

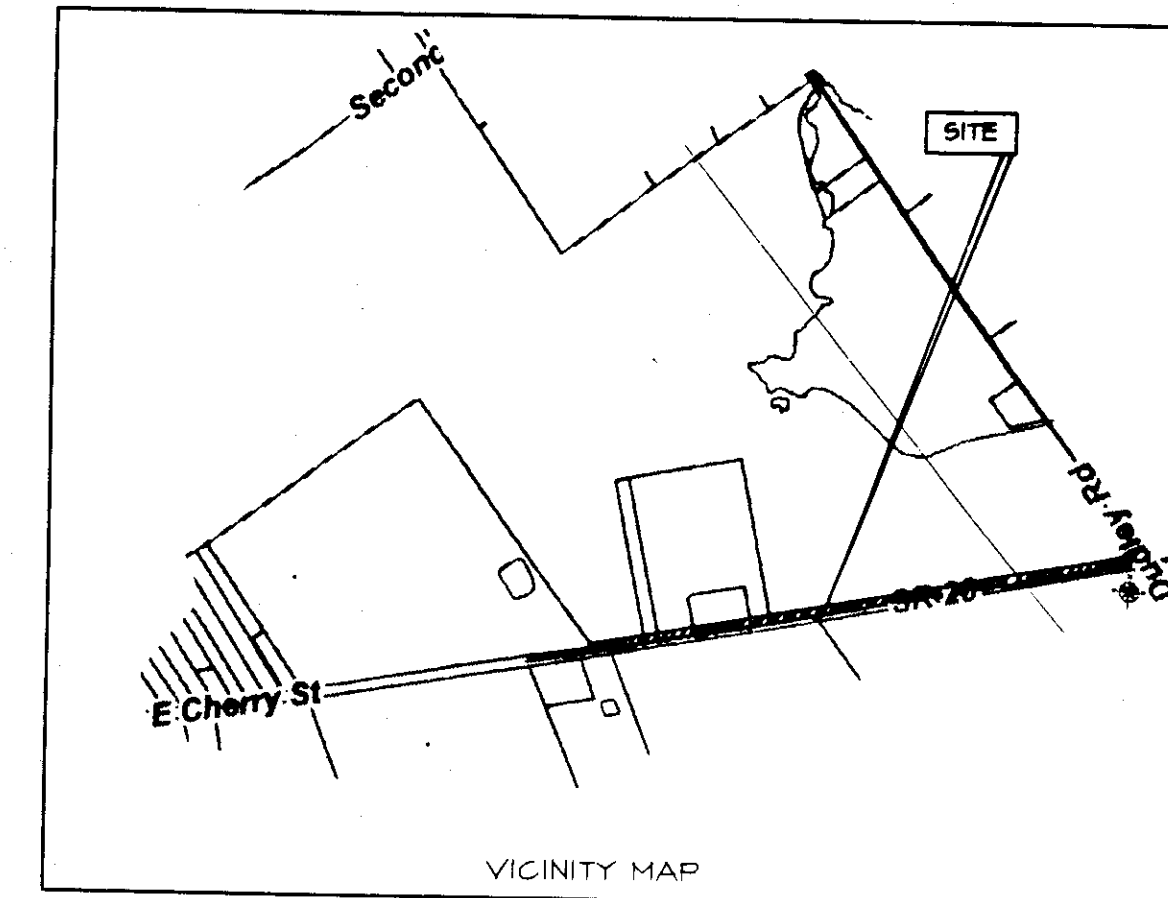
FINAL PLAT RIGHT-OF-WAY DEDICATION SITUATED IN VIRGINIA MILITARY SURVEY NO. 1121 VILLAGE OF BLANCHESTER MARION TOWNSHIP - CLINTON COUNTY, OHIO

VOLUME 36 PLAT NO. 159
CLINTON COUNTY ENGINEERS
RECORD OF LAND DIVISION
10-11-2006
OWNERS & DEVELOPERS

DEED REFERENCES

VILLARS FARM PROPERTIES LLC O.R. 551 PG. 615 O.R. 551 PG. 614 O.R. 551 PG. 623 O.R. 551 PG. 627 S.R. 33 PL. 106 ORIG. 310.311 AC. (REMAINING PART)	KROGER LIMITED PARTNERSHIP, I O.R. 644 PG. 615 S.R. 35 PL. 214 PARCEL I, 11.410 AC. PARCEL II, 1.714 AC. PARCEL III, 1.945 AC.
---	---

- (1) VILLARS FARM PROPERTIES LLC
JAMES D. VILLARS
15510 PEBBLE BROOK DRIVE
CENTERVILLE, VIRGINIA 20120
- (2) KROGER LIMITED PARTNERSHIP, I
130 TRI-COUNTY PARKWAY,
SUITE 324
CINCINNATI, OHIO 45246



VILLARS FARM PROPERTIES LLC
O.R. 551 PG. 615
O.R. 551 PG. 614
O.R. 551 PG. 623
O.R. 551 PG. 627
S.R. 33 PL. 106
ORIG. 310.311 AC.

KROGER LIMITED PARTNERSHIP, I
O.R. 644 PG. 615
S.R. 35 PL. 214
PARCEL I, 11.410 AC.

VILLARS FARM PROPERTIES LLC
O.R. 551 PG. 615
O.R. 551 PG. 614
O.R. 551 PG. 623
O.R. 551 PG. 627
S.R. 33 PL. 106
ORIG. 310.311 AC.

THE BOARD OF EDUCATION OF THE BLANCHESTER LOCAL SCHOOL DISTRICT
D.B. 142 PG. 508
S.R. 11 PG. 307
46.31 AC.

JOHANNES CORNELIS ROBER
O.R. 220 PG. 152
S.R. 25 PL. 226
TRACT II, 10.415 AC.

PARCEL	OWNER
PARCEL A 0.412 AC.	PART OF THE ORIGINAL 310.311 ACRE TRACT, VILLARS FARM PROPERTIES LLC O.R. 551 PG. 615, O.R. 551 PG. 614, O.R. 551 PG. 623, O.R. 551 PG. 627
PARCEL B 0.070 AC.	PART OF PARCEL III, 1.945 ACRE TRACT, KROGER LIMITED PARTNERSHIP, I O.R. 644 PG. 615
PARCEL C 0.184 AC.	PART OF PARCEL I, 11.410 ACRE TRACT, KROGER LIMITED PARTNERSHIP, I O.R. 644 PG. 615
PARCEL D 0.294 AC.	PART OF PARCEL II, 1.714 ACRE TRACT, KROGER LIMITED PARTNERSHIP, I O.R. 644 PG. 615
PARCEL E 0.046 AC.	PART OF PARCEL I, 11.410 ACRE TRACT, KROGER LIMITED PARTNERSHIP, I O.R. 644 PG. 615
PARCEL F 1.844 AC.	PART OF THE ORIGINAL 310.311 ACRE TRACT, VILLARS FARM PROPERTIES LLC O.R. 551 PG. 615, O.R. 551 PG. 614, O.R. 551 PG. 623, O.R. 551 PG. 627

ACREAGE TABLE

PARCEL A - 0.412 OF AN ACRE
PARCEL F - 1.844 ACRES
TOTAL = 2.256 ACRES
PART OF THE ORIGINAL 310.311 ACRE TRACT
VILLARS FARM PROPERTIES LLC
O.R. 551 PG. 615, O.R. 551 PG. 614,
O.R. 551 PG. 623, & O.R. 551 PG. 627
PARCEL B - 0.070 OF AN ACRE
PARCEL C - 0.184 OF AN ACRE
PARCEL D - 0.294 OF AN ACRE
PARCEL E - 0.046 OF AN ACRE
TOTAL = 0.607 OF AN ACRE
PART OF PARCEL I, 11.410 ACRE TRACT
PART OF PARCEL II, 1.714 ACRE TRACT
PART OF PARCEL III, 1.945 ACRE TRACT
KROGER LIMITED PARTNERSHIP, I
O.R. 644 PG. 615

OWNER'S CONSENT AND DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS, AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

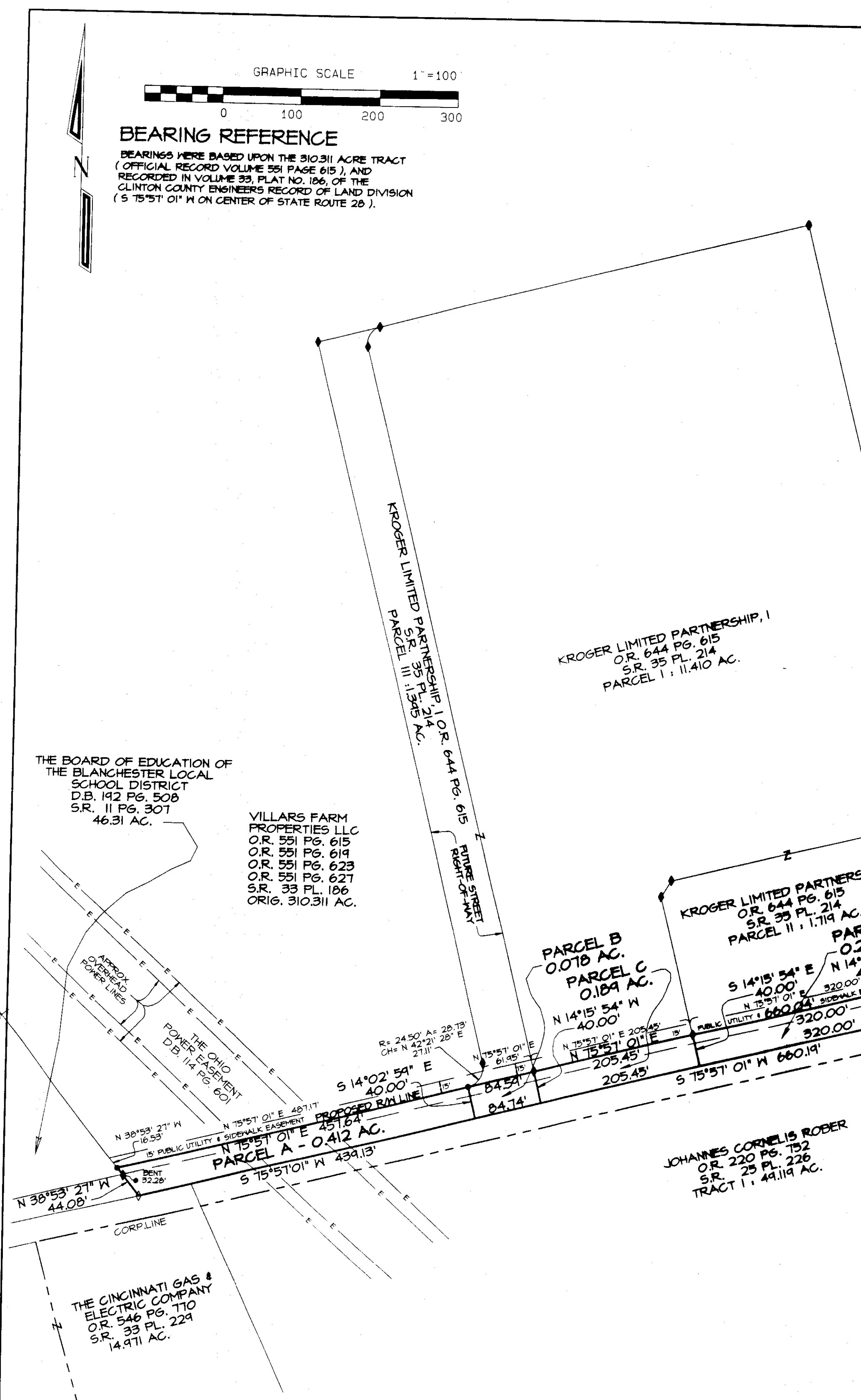
ANY "PUBLIC UTILITY EASEMENT" AS SHOWN ON THE PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS, THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THE PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, TRIMMING IMMEDIATELY ADJACENT THEREON, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENT, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO, DAYTON POWER AND LIGHT, HIGHLAND COUNTY WATER CO., INC., TCI CABLEVISION OF OHIO, AND VERIZON.

October 11, 2006
Legals were not required for the parcels shown on this survey plat per Prosecuting Attorney, William E. Peelle.
Engineer's Map Office
Melodee Hilderbrant

RECEIVED FOR RECORD: October 4, 2006
TIME RECORDED: 2:34 PM
BOOK NO. 8 PAGE NO. 145-B
FEE: \$ 80.00
BRENDA J. HUFF
Recorder
Clinton County, OH

ENGINEERS APPROVAL
I HAVE CHECKED THIS PLAT, FIND THE BEARINGS AND DISTANCES PLAT SATISFACTORILY, AND FIND NO CONFLICT WITH THE VILLAGE SUBDIVISION REGULATIONS.
Robert J. Holman
VILLAGE ENGINEER
DATE: 10-13-06



VILLAGE OF BLANCHESTER PLANNING COMMISSION APPROVAL

UNDER AUTHORITY PROVIDED BY ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF OHIO AND ORDINANCES ADOPTED BY COUNCIL OF THE VILLAGE OF BLANCHESTER, OHIO, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF BLANCHESTER AS FOLLOWS:
APPROVED BY THE VILLAGE OF BLANCHESTER PLANNING COMMISSION AT A MEETING HELD 13th DAY OF July, 2006.
Erin Wayne West
CHAIRMAN
Christina G. Sutton
SECRETARY

KROGER LIMITED PARTNERSHIP I
AN OHIO LIMITED PARTNERSHIP
BY: *Krisp Inc.*
GENERAL PARTNER
BY: *James D. Villars*
TITLE: VICE PRESIDENT
ACKNOWLEDGMENT
STATE OF OHIO }
COUNTY OF HAMILTON } SS:
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE,
BRUCE M. GACK PERSONALLY APPEARED AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

VILLARS FARM PROPERTIES LLC
AN OHIO LIMITED LIABILITY COMPANY
BY: *James D. Villars*
JAMES D. VILLARS
TITLE: *Manager*
ACKNOWLEDGMENT
STATE OF VIRGINIA } SS:
COUNTY OF FAIRFAX }
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE,
JAMES D. VILLARS PERSONALLY APPEARED AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

LEGEND
● SET 3/8" IRON PIN WITH PLASTIC CAP STAMPED A.S.A.P. SUR. L.S. 1200.
○ SET MASS NAIL.
◇ FOUND NAIL.
◆ FOUND 3/8" IRON PIN UNLESS OTHERWISE DENOTED.

SURVEYOR CERTIFICATION
I, STEVEN D. WEBB, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF OHIO.
STEVEN D. WEBB



REVISOR JUNE 19, 2006
PREPARED BY
A.S.A.P. SURVEYS
543 GRAND AVE