

4 TOWN 6 RANGE 4 SW 1/4 SECTION 1 TOWNSHIP 4 CONCORD MIAMI COUNTY OHIO

Covenants and Restrictions:
This subdivision is subject to the terms and conditions of the Declaration of Covenants, Conditions, and Restrictions for Stony Brook Estates on file with the Recorder of Miami County, Ohio in Official Record 2015 O.R. -

is incorporated herein by reference hereto.

Eastman Meter
5" Drainage & Utility Easement along
of interior lot lines.
10" Utility Easement behind all street R/W
lines and rear lot lines.
All other easements as shown.



Detention Basin and Storm Water Covenants and Restrictions:

Curve Table	No.	Radius	Δ	Arc Length	Long Chord
1.	264.89	41746.11'	163.11'	168.86'	N 23°32'32" W
2.	379.83'	0514.30'	34.76'	34.76'	N 41°48'21" W
3.	379.83'	16741.03'	110.83'	110.24'	N 20°50'35" W
4.	379.83'	15253.34'	103.38'	105.05'	N 14°33'16" W
5.	379.83'	02726.24'	16.18'	16.18'	N 09°23'17" W
6.	379.83'	46715.31'	249.39'	244.29'	S 24°17'50" E
7.	288.69'	4741.00'	211.29'	206.65'	S 23°32'46" E
8.	314.69'	20752.39'	114.74'	114.11'	S 13°06'37" E
9.	329.83'	06702.53'	38.56'	36.54'	S 41°15'09" E
10.	329.83'	30722.53'	174.94'	172.90'	S 27°53'15" E
11.	329.83'	0331.44'	20.32'	20.32'	S 02°55'17" E
12.	15.00'	69702.05'	23.57'	21.22'	S 40°30'58" E
13.	15.00'	69702.05'	23.57'	21.21'	S 40°30'58" E
14.	15.00'	69702.05'	23.57'	21.22'	N 40°30'58" E
15.	15.00'	69702.05'	23.57'	21.21'	N 40°30'58" E
16.	15.00'	69702.05'	23.57'	21.21'	N 40°30'58" E

The following covenants are non-negotiable and shall run with the land:
1. Miami County and Concrete streets and storm water facilities shall be constructed and maintained in accordance with Miami County Storm Water Management Control Regulations as recorded in Misc. Bk. 21, Pg. 585
2. The lots on the within plat are governed by the rules and regulations as noted in the Miami County Recorder's Records.
3. In the event that the grantees fail to maintain and repair said facilities in a manner approved by the Miami County Engineer, the grantees agree to pay any and all costs as determined by the Miami County Engineer. The grantees shall be held liable to the authority to perform any and all such maintenance and repair as he deems in his judgement.
4. No structures, plantings, fencing, culvert pipes or other materials shall be placed or permitted to remain within the storm water detention facilities according to item 1) without the written permission of the Miami County Engineer.
5. The finish grade of any lot or lots or ports thereof shall comply with the finish grade and grading plan as shown on the sediment and erosion control plan.
6. Stony Brook Estates, LLC, its successors and assigns shall maintain the offsite storm and detention areas until developed.
Area Summary
18 Building Lots 10,4803 Ac.
Dedicated Street R/W 1,8794 Ac.
Total 12,3597 Ac.
Basin Easement Area 0,3248 Ac.

Miami County Commissioners
This plat was reviewed and approved by the Commissioners this _____ day of _____, 2015.
(Approval of this plat for recording purposes does not constitute an acceptance of the description of any plat, section or lot shown on this plat, nor does any plat, section 711.041, Ohio Revised Code.)

Miami County Engineer
This plat was reviewed and approved by the Engineer this _____ day of _____, 2015.

Miami County Planning Commission
This plat was reviewed and approved by the Commission this _____ day of _____, 2015.

Legend
IRON PIN FOUND
O 5/8" CAPPED IRON PIN
SET (COZAT, 88001)

References
Miami County Engineer's Record of Land Surveys Volume 30, Page 106
Volume 31, Page 106
Volume 47, Page 21
(continued sheet 2)

Miami County Engineer
This plat was reviewed and approved by the Engineer this _____ day of _____, 2015.

COZAT ENGINEERING COMPANY
Land Surveyor
7709 OH 45373
(614) 339-2921
www.cozat.com



Notary Public in and for State of Ohio
My commission expires _____

I hereby certify that the above plat and its accompanying representations as based on a field survey conducted in accordance with the State of Ohio requirements for boundary surveys, 5/8" minimum required iron pins set at all lot corners.

Dedication
We, the undersigned, being all of the owners of the land herein plotted, do hereby accept and approve this plat and all of the protective covenants and the restrictions and do hereby voluntarily consent to the execution of said plat and dedicate the streets shown to the public use forever.
Easements shown or noted on this plat are for the construction, maintenance, repair, replacement, or removal of open ditch surface water drainage or operation of gas, sewer, water, electric, telephone or other utility lines, and for the installation of other structures to the free use of said utilities and for providing right of way for the same. All such easements and structures shall be maintained as such forever.

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APPROVED AND TRANSMITTED
THIS _____ DAY OF _____, 20____

MAAMI CO. AUDITOR BY: _____ DEPUTY

Scale in Feet
0 50 100 200
Graphic Scale in Feet
1" = 100'