

DEDICATION:

We the undersigned, being the owners of the land herein subdivided, do hereby voluntarily consent to the execution of said plat and do hereby dedicate the streets and utility easements to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water lines, gas lines, storm sewer drainage, sanitary sewer, electric, telephone or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purpose, and are to be maintained as such forever.

We also dedicate to Greene County, Ohio, the sanitary sewer lines and water lines upon completion of construction of said items; we also dedicate an easement over the lands upon which the said sanitary lines and water mains are installed to the public use forever.

James W. Boyes
WITNESS
James W. Boyes
WITNESS

OWNER:
CLASSIC PROPERTIES, INC.
Joseph F. Fradette
President of
PRINTED NAME
CLASSIC PROPERTIES, INC.
118411 MASON MONTGOMERY ROAD
SUITE A
CINCINNATI, OHIO 45249

Cynthia A. Strathmann
WITNESS
Christi M. Davis
WITNESS

MORTGAGEE:
THE PROVIDENT BANK
Kathleen Stevens
KATHLEEN STEVENS, Vice President of
THE PROVIDENT BANK
THREE EAST FOURTH STREET
CINCINNATI, OHIO 45202

ACKNOWLEDGEMENTS:

County of HAMILTON
State of OHIO s.s.
Be it remembered that on this 16th day of MARCH, 2002, before me came Joseph F. Fradette, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have set my hand and notary seal on the day and date above written.



Notary Public, State of Ohio
COUNTY OF HAMILTON
STATE OF OHIO

County of HAMILTON
State of OHIO s.s.
Be it remembered that on this 20th day of MARCH, 2002, before me came Kathleen Stevens, Vice President, who acknowledged the signing and execution of the foregoing plat to be her voluntary act and deed.

In testimony whereof, I have set my hand and notary seal on the day and date above written.



Notary Public, State of Ohio
COUNTY OF HAMILTON
STATE OF OHIO

State of Ohio, County of Greene, s.s.
JAMES W. BOYES, being duly sworn, says that all persons and corporations to the best of his knowledge interested in this dedication either as owners or lien holders, have united in its execution.



PRINTED NAME JAMES W. BOYES, Vice President of Classic Properties, Inc.
In testimony whereof, I have set my hand and notary seal this 20th day of MARCH, 2002.
Notary Public, State of Ohio
COUNTY OF Montgomery
STATE OF Ohio

DEED REFERENCE:

Situated in the City of Beavercreek, County of Greene, State of Ohio and being in Section 29, Town 3, Range 7 M.Rs. and being part of that land conveyed to Classic Properties, Inc. as recorded in Volume 1641, Page 5147 of the records of Greene County, Ohio.

NOTES:

- 1. The Declaration of Covenants, Conditions, and Restrictions are as recorded in Volume _____ Page _____ in the official records of Greene County, Ohio.
- 2. All owners of any portion of the property, their successors and assigns, acknowledge that the close proximity of the golf course to the property will cause there to be golf balls hit onto lots and expose the property to other potential risks incident to the proximity to the play of golf, and that residences and other improvements on lots and persons on the lots are susceptible to being struck by golf balls and to other damage and injury from the play of golf and the operation of the golf course. All lot owners and all persons on the property assume the risk of any damages or losses to property and injuries or death to persons due, directly or indirectly, to the physical proximity to the adjacent golf course and the development, placement and operation thereof. The owners of any portion of the property, their successors and assigns, agree to hold harmless and hereby waive any right of action or claim resulting from the assumed risks against the City of Beavercreek, the Declarant, the Association, the owner or operator of the golf course, or any player on the golf course.

APPROVALS: (For Sanitary Sewer and Water Main)

The Board of County Commissioners of Greene County, Ohio hereby approves and accepts this plat and recommends that the same be recorded, signed this 16 day of MARCH, 2002.

James W. Boyes COMMISSIONER
Richard Madley COMMISSIONER
William Warner COMMISSIONER

APPROVALS: (For Street and Plat Recording)

This plat approved by the Planning Commission of the City of Beavercreek, Ohio this 11th day of MARCH, 2002.

James W. Boyes PLANNING DIRECTOR
Richard Madley CHAIRMAN
William Warner MAYOR

Transferred on this 30th day of April, 2002.

Dorothy A. Delaney
GREENE COUNTY AUDITOR

File No: 14409
Fee: \$0.00 Plat Cabinet Vol. 34 Pages 857 B, 858 A, 858 B
Received for record this 30th day of April, 2002 859 A
at 12:29 PM Recorded this 30th day of April, 2002.

Mary L. Morris
GREENE COUNTY RECORDER

14409

RECORD PLAN

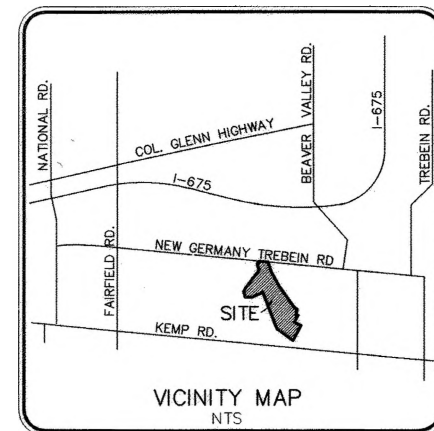
**THE WOODLANDS AT CANTERBURY TRAILS
(CANTERBURY TRAILS SECTION NINE)**

LOCATED IN:

SECTIONS 23 & 29, TOWN 3, RANGE 7 M.Rs.
CITY OF BEAVERCREEK
GREENE COUNTY, OHIO
CONTAINING 16.771 ACRES
DECEMBER 2001



409 E. MONUMENT AVE.
DAYTON, OHIO 45402
937.461.5660
FAX: 937.461.0743

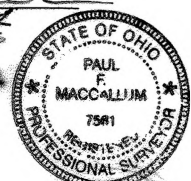


CERTIFICATION:

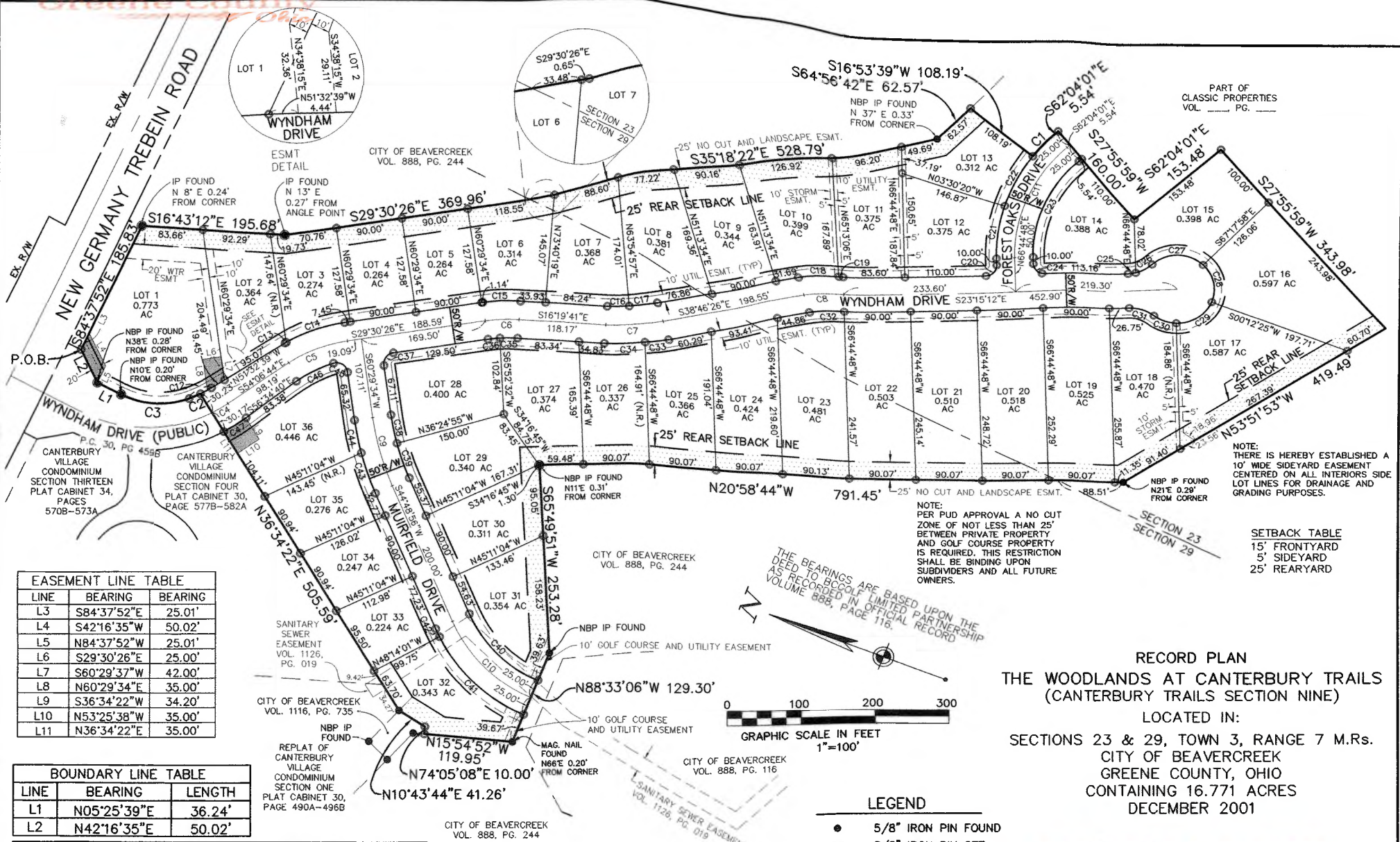
The within plat represents a survey made by me and contains 16.771 acres, being part of that land conveyed to Classic Properties, Inc. as recorded in Volume 1641, Page 147 of the records of Greene County, Ohio.

This plat represents a survey made by me and that the monuments shown thereon exist or will be set as shown and that all dimensional details are correct; that I have fully complied with the requirements of the City of Beavercreek Regulations and the subdivision laws of the State of Ohio governing surveying, dividing, and mapping of the land; and that this plat is a correct representation of all exterior boundaries of the land surveyed.

By: Paul F. MacCallum 3/8/2002
Paul F. MacCallum Date
Ohio Registered Surveyor No. 7561



Layer State: . Areas
 G:\SA\Projects\Classic Properties\39208 Woodlands at Canterbury Trails\CADD\Survey\39208R.DWG, DEC 13, 2001 - 10:42:37
 G:\SA\Projects\Classic Properties\39208 Woodlands at Canterbury Trails\CADD\Survey\39208R.DWG, Plotted By: Gaudin, Plotted: Apr. 24, 2002 - 4:00pm



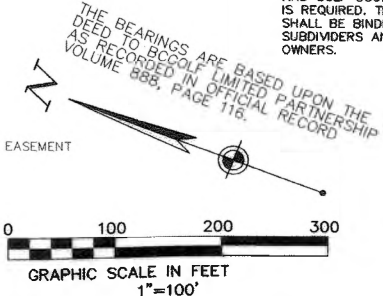
EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L3	S84°37'52"E	25.01'
L4	S42°16'35"W	50.02'
L5	N84°37'52"W	25.01'
L6	S29°30'26"E	25.00'
L7	S60°29'37"W	42.00'
L8	N60°29'34"E	35.00'
L9	S36°34'22"W	34.20'
L10	N53°25'38"W	35.00'
L11	N36°34'22"E	35.00'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°25'39"E	36.24'
L2	N42°16'35"E	50.02'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	LENGTH	DIRECTION	CHORD	DELTA
C1	225.00'	43.35'	S67°35'11"E	43.28'	11°02'20"
C2	170.00'	16.62'	N42°56'44"W	16.61'	5°36'00"
C3	120.00'	95.45'	N17°21'32"W	92.95'	45°34'23"

SEE SHEET 3 FOR LOT CURVE DATA

AREA SUMMARY	
LOTS	14.226 ACRES
R/W	2.545 ACRES
TOTAL	16.771 ACRES



NOTE: PER PUD APPROVAL A NO CUT ZONE OF NOT LESS THAN 25' BETWEEN PRIVATE PROPERTY AND GOLF COURSE PROPERTY IS REQUIRED. THIS RESTRICTION SHALL BE BINDING UPON SUBDIVIDERS AND ALL FUTURE OWNERS.

NOTE: THERE IS HEREBY ESTABLISHED A 10' WIDE SIDEYARD EASEMENT CENTERED ON ALL INTERIORS SIDE LOT LINES FOR DRAINAGE AND GRADING PURPOSES.

SETBACK TABLE	
15' FRONTYARD	
5' SIDEYARD	
25' REARYARD	

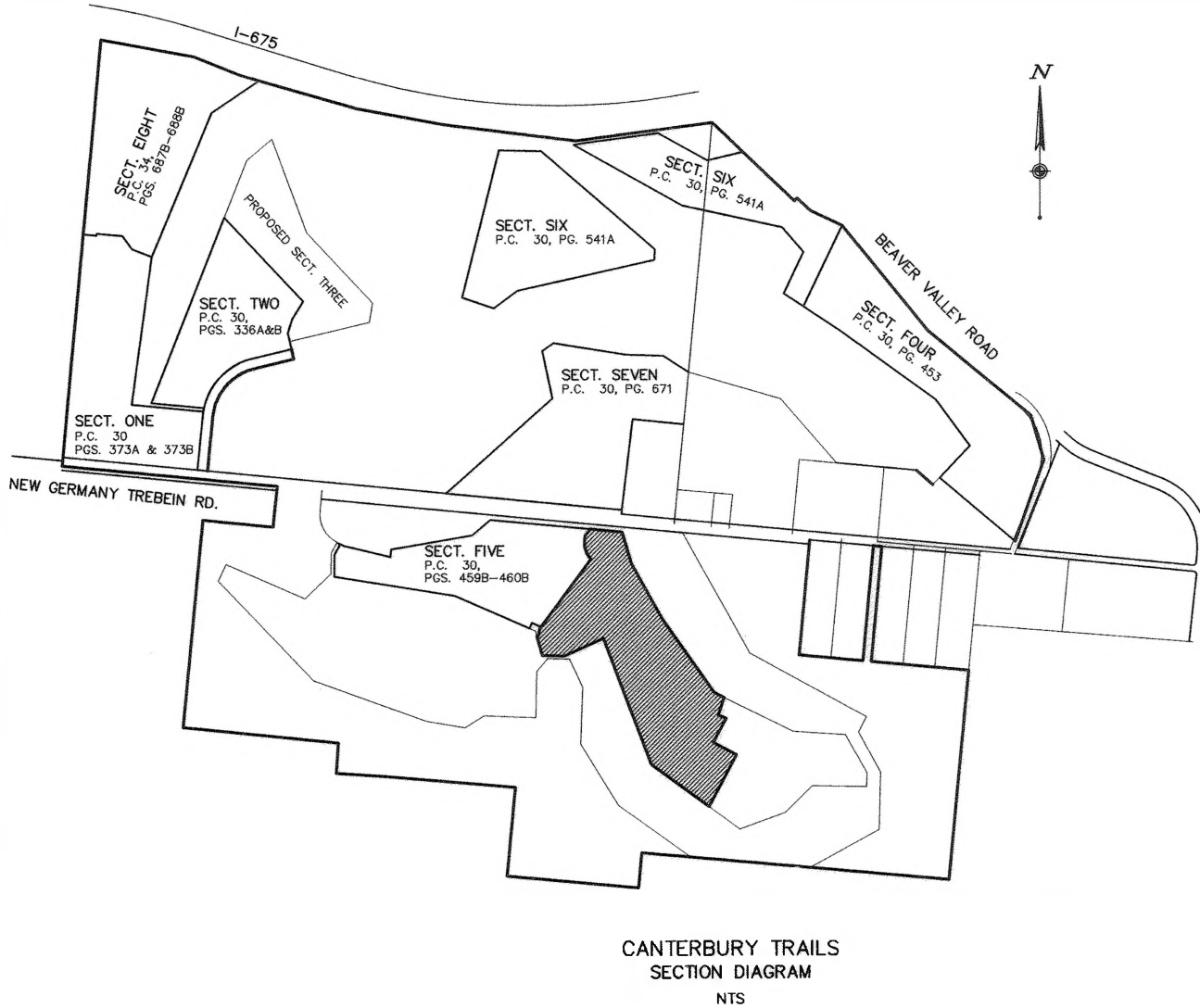
RECORD PLAN
THE WOODLANDS AT CANTERBURY TRAILS
(CANTERBURY TRAILS SECTION NINE)
 LOCATED IN:
 SECTIONS 23 & 29, TOWN 3, RANGE 7 M.Rs.
 CITY OF BEAVERCREEK
 GREENE COUNTY, OHIO
 CONTAINING 16.771 ACRES
 DECEMBER 2001

- LEGEND**
- 5/8" IRON PIN FOUND
 - 5/8" IRON PIN SET
 - ▭ 25' NO CUT ZONE AND LANDSCAPE EASEMENT
 - ▭ LANDSCAPE AND MONUMENTATION EASEMENT TO "THE WOODLANDS AT CANTERBURY TRAILS HOA, INC"
 - (N.R.) NON-RADIAL

409 E. MONUMENT AVE.
 DAYTON, OHIO 45402
 937.461.5680
 FAX: 937.461.0743

RECORD PLAN
THE WOODLANDS AT CANTERBURY TRAILS
(CANTERBURY TRAILS SECTION NINE)

LOCATED IN:
SECTIONS 23 & 29, TOWN 3, RANGE 7 M.Rs.
CITY OF BEAVERCREEK
GREENE COUNTY, OHIO
CONTAINING 16.771 ACRES
DECEMBER 2001



409 E. MONUMENT AVE.
DAYTON, OHIO 45402
937.461.5660
FAX 937.461.0743

CURVE TABLE					
CURVE	RADIUS	LENGTH	DIRECTION	CHORD	DELTA
C4	200.00'	24.95'	S50°32'14"E	24.94'	7°09'01"
C5	200.00'	85.89'	N41°48'35"W	85.23'	24°36'18"
C6	200.00'	46.00'	N22°55'03"W	45.90'	13°10'45"
C7	200.00'	78.35'	S27°33'03"E	77.85'	22°26'45"
C8	200.00'	54.18'	N31°00'49"W	54.01'	15°31'14"
C9	350.00'	95.77'	S52°39'15"W	95.47'	15°40'38"
C10	200.00'	151.55'	S23°06'25"W	147.95'	43°25'02"
C11	200.00'	178.67'	N87°39'36"W	172.79'	51°11'11"
C12	170.00'	35.11'	N46°03'41"W	35.04'	11°49'54"
C13	225.00'	2.02'	N51°17'15"W	2.02'	0°30'48"
C14	225.00'	84.52'	N40°16'09"E	84.03'	21°31'25"
C15	225.00'	51.75'	N22°55'03"W	51.64'	13°10'45"
C16	175.00'	29.80'	N21°12'22"W	29.76'	9°45'22"
C17	175.00'	38.76'	N32°25'44"W	38.68'	12°41'23"
C18	225.00'	54.95'	N31°46'40"W	54.81'	13°59'32"
C19	225.00'	6.00'	N24°01'03"W	6.00'	1°31'42"
C20	15.00'	23.56'	N68°15'12"W	21.21'	90°00'00"
C21	225.00'	77.55'	S76°37'14"W	77.17'	19°44'52"
C22	225.00'	80.11'	N83°18'20"W	79.69'	20°23'59"
C23	175.00'	156.34'	S87°39'36"E	151.19'	51°11'11"
C24	15.00'	23.56'	N21°44'48"E	21.21'	90°00'00"
C25	50.00'	10.50'	N29°16'08"W	10.48'	12°01'52"
C26	50.00'	25.64'	N49°58'25"W	25.36'	29°22'42"
C27	50.00'	76.24'	N20°58'52"W	69.07'	87°21'48"
C28	50.00'	58.91'	N56°27'13"E	55.56'	67°30'23"
C29	50.00'	60.97'	S54°51'43"E	57.26'	69°51'45"
C30	50.00'	33.24'	S00°53'14"E	32.63'	38°05'13"
C31	50.00'	36.14'	S02°32'54"E	35.36'	41°24'35"
C32	175.00'	47.40'	S31°00'49"E	47.26'	15°31'14"
C33	225.00'	32.58'	S34°37'32"E	32.55'	8°17'47"
C34	225.00'	55.56'	S23°24'10"E	55.42'	14°08'58"
C35	175.00'	23.81'	S20°13'34"E	23.79'	7°47'47"
C36	175.00'	16.44'	S26°48'57"E	16.43'	5°22'58"
C37	15.00'	23.56'	S74°30'26"E	21.21'	90°00'00"
C38	325.00'	39.18'	N57°02'19"E	39.16'	6°54'29"
C39	325.00'	49.74'	N49°12'00"E	49.69'	8°46'09"
C40	175.00'	132.63'	N23°06'13"E	129.48'	43°25'26"
C41	225.00'	158.50'	S21°35'07"W	155.24'	40°21'44"
C42	225.00'	11.97'	S43°17'27"W	11.97'	3°02'57"
C43	375.00'	57.46'	S49°12'18"W	57.40'	8°46'44"
C44	375.00'	45.15'	S57°02'37"W	45.12'	6°53'54"
C45	15.00'	25.81'	S11°11'39"W	22.74'	98°35'50"
C46	175.00'	56.42'	S47°20'28"E	56.18'	18°28'25"
C47	230.00'	35.41'	S52°10'03"E	35.37'	8°49'15"

Layer State: Xrefs:
 G:\Sd\Projects\Classic Properties\592028 Woodlands at Canterbury Trails\CADD\Survey\592028RP.DWG, DEC 13, 2001 - 10:42:37
 G:\Sd\Projects\Classic Properties\592028 Woodlands at Canterbury Trails\CADD\Survey\592028RP.DWG, Plotted By: Gaudin, Plotted: Mar. 05, 2002 - 3:50pm

DESCRIPTION

SITUATE IN SECTION 23 AND 29, TOWNSHIP 3, RANGE 7 M.R.S., CITY OF BEAVERCREEK, COUNTY OF GREENE, STATE OF OHIO, AND BEING PART OF A TRACT OF LAND CONVEYED TO CLASSIC PROPERTIES AS RECORDED IN OFFICIAL RECORD VOLUME _____, PAGE _____ (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE GREENE COUNTY RECORDERS OFFICE, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (SET) IN THE EAST LINE OF CANTERBURY TRAILS SECTION 5 AS RECORDED IN PLAT CABINET 30, PAGE 459B, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF WYNDHAM DRIVE AND A SOUTH LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF BEAVERCREEK AS RECORDED IN OFFICIAL RECORD VOLUME 888, PAGE 244;

THENCE ALONG THE LINES OF SAID CITY OF BEAVERCREEK TRACT FOR THE FOLLOWING FIVE (5) COURSES:

- 1. SOUTH EIGHTY-FOUR DEGREES THIRTY-SEVEN MINUTES FIFTY-TWO SECONDS EAST (S84°37'52"E) FOR ONE HUNDRED EIGHTY-FIVE AND 83/100 FEET (185.83') [WITNESS AN IRON PIN (FOUND) NORTH EIGHT DEGREES EAST (N8°E) NO AND 24/100 FEET (0.24') FROM SAID CORNER];
2. SOUTH SIXTEEN DEGREES FORTY-THREE MINUTES TWELVE SECONDS EAST (S16°43'12"E) FOR ONE HUNDRED NINETY-FIVE AND 68/100 FEET (195.68') [WITNESS AN IRON PIN (FOUND) NORTH THIRTEEN DEGREES EAST (N13°E) NO AND 27/100 FEET (0.27') FROM SAID CORNER];
3. SOUTH TWENTY-NINE DEGREES THIRTY MINUTES TWENTY-SIX SECONDS EAST (S29°30'26"E) FOR THREE HUNDRED SIXTY-NINE AND 96/100 FEET (369.96') TO A 5/8" IRON PIN (SET);
4. SOUTH THIRTY-FIVE DEGREES EIGHTEEN MINUTES TWENTY-TWO SECONDS EAST (S35°18'22"E) FOR FIVE HUNDRED TWENTY-EIGHT AND 79/100 FEET (528.79') [WITNESS AN IRON PIN (FOUND) NORTH THIRTY-SEVEN DEGREES EAST (N37°E) NO AND 33/100 FEET (0.33') FROM SAID CORNER];
5. SOUTH SIXTY-FOUR DEGREES FIFTY-SIX MINUTES FORTY-TWO SECONDS EAST (S64°56'42"E) FOR SIXTY-TWO AND 57/100 FEET (62.57') TO A 5/8" IRON PIN (SET);

THENCE OVER SAID CLASSIC PROPERTIES LAND ON A NEW DIVISION LINE FOR THE FOLLOWING SIX (6) COURSES:

- 1. ON A RADIAL LINE, SOUTH SIXTEEN DEGREES FIFTY-THREE MINUTES THIRTY-NINE SECONDS WEST (S16°53'39"W) FOR ONE HUNDRED EIGHT AND 19/100 FEET (108.19') TO A 5/8" IRON PIN (SET);
2. ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF TWO HUNDRED TWENTY-FIVE AND 00/100 FEET (225.00') FOR AN ARC DISTANCE OF FORTY-THREE AND 35/100 FEET (43.35'), [CHORD BEARING SOUTH SIXTY-SEVEN DEGREES THIRTY-FIVE MINUTES ELEVEN SECONDS EAST (S67°35'11"E) FOR FORTY-THREE AND 28/100 FEET (43.28'), DELTA ANGLE OF SAID CURVE BEING ELEVEN DEGREES TWO MINUTES TWENTY SECONDS (11°02'20")] TO A 5/8" IRON PIN (SET) AT A POINT OF TANGENCY;
3. SOUTH SIXTY-TWO DEGREES FOUR MINUTES ONE SECOND EAST (S62°04'01"E) FOR FIVE AND 54/100 FEET (5.54') TO A 5/8" IRON PIN (SET);

4. SOUTH TWENTY-SEVEN DEGREES FIFTY-FIVE MINUTES FIFTY-NINE SECONDS WEST (S27°55'59"W) FOR ONE HUNDRED SIXTY AND 00/100 FEET (160.00') TO A 5/8" IRON PIN (SET);

5. SOUTH SIXTY-TWO DEGREES FOUR MINUTES ONE SECOND EAST (S62°04'01"E) FOR ONE HUNDRED FIFTY-THREE AND 48/100 FEET (153.48') TO A 5/8" IRON PIN (SET);

6. SOUTH TWENTY-SEVEN DEGREES FIFTY-FIVE MINUTES FIFTY-NINE SECONDS WEST (S27°55'59"W) FOR THREE HUNDRED FORTY-THREE AND 98/100 FEET (343.98') TO A 5/8" IRON PIN (SET) IN A NORTHEASTERLY LINE OF THE SAID CITY OF BEAVERCREEK LAND;

THENCE ALONG THE LINES OF SAID CITY OF BEAVERCREEK LAND FOR THE FOLLOWING FIVE (5) COURSES:

- 1. NORTH FIFTY-THREE DEGREES FIFTY-ONE MINUTES FIFTY-THREE SECONDS WEST (N53°51'53"W) FOR FOUR HUNDRED NINETEEN AND 49/100 FEET (419.49') [WITNESS AN IRON PIN (FOUND) NORTH TWENTY-ONE DEGREES EAST (N21°E) NO AND 29/100 FEET (0.29') FROM SAID CORNER];
2. NORTH TWENTY DEGREES FIFTY-EIGHT MINUTES FORTY-FOUR SECONDS WEST (N20°58'44"W) FOR SEVEN HUNDRED NINETY-ONE AND 45/100 FEET (791.45') [WITNESS AN IRON PIN (FOUND) NORTH ELEVEN DEGREES EAST (N11°E) NO AND 31/100 FEET (0.31') FROM SAID CORNER];
3. SOUTH SIXTY-FIVE DEGREES FORTY-NINE MINUTES FIFTY-ONE SECONDS WEST (S65°49'51"W) FOR TWO HUNDRED FIFTY-THREE AND 28/100 FEET (253.28') TO AN IRON PIN WITH NBP CAP (FOUND);
4. NORTH EIGHTY-EIGHT DEGREES THIRTY-THREE MINUTES SIX SECONDS WEST (N88°33'06"W) FOR ONE HUNDRED TWENTY-NINE AND 30/100 FEET (129.30') [WITNESS A MASONRY NAIL (FOUND) NORTH SIXTY-SIX DEGREES EAST (N66°E) NO AND 20/100 FEET (0.20') FROM SAID CORNER];
5. NORTH FIFTEEN DEGREES FIFTY-FOUR MINUTES FIFTY-TWO SECONDS WEST (N15°54'52"W) FOR ONE HUNDRED NINETEEN AND 95/100 FEET (119.95') TO A 5/8" IRON PIN (SET) AT THE SOUTH CORNER OF ANOTHER TRACT OF LAND CONVEYED TO THE CITY OF BEAVERCREEK AS RECORDED IN OFFICIAL RECORD VOLUME 1116, PAGE 735;

THENCE ALONG THE EAST LINES OF SAID CITY OF BEAVERCREEK TRACT RECORDED IN OFFICIAL RECORD VOLUME 1116, PAGE 735 FOR THE FOLLOWING TWO (2) COURSES:

- 1. NORTH SEVENTY-FOUR DEGREES FIVE MINUTES EIGHT SECONDS EAST (N74°05'08"E) FOR TEN AND 00/100 FEET (10.00') TO A 5/8" IRON PIN (SET);
2. NORTH TEN DEGREES FORTY-THREE MINUTES FORTY-FOUR SECONDS EAST (N10°43'44"E) FOR FORTY-ONE AND 26/100 FEET (41.26') TO A 5/8" IRON PIN (SET) AT THE MOST EASTERLY CORNER OF SAID CITY OF BEAVERCREEK LAND;

THENCE IN PART ALONG THE EAST LINE OF REPLAT OF CANTERBURY VILLAGE CONDOMINIUM SECTION ONE AS RECORDED IN PLAT CABINET 30, PAGE 490A, IN PART ALONG CANTERBURY VILLAGE CONDOMINIUM SECTION FOUR AS RECORDED IN PLAT CABINET 30, PAGE 577B AND IN PART ALONG THE SOUTH LINE OF SAID WYNDHAM DRIVE, ON A NON-RADIAL BEARING, NORTH THIRTY-SIX DEGREES THIRTY-FOUR MINUTES TWENTY-TWO SECONDS EAST (N36°34'22"E) FOR FIVE HUNDRED FIVE AND 59/100 FEET (505.59') TO A 5/8" IRON PIN (SET) AT A CORNER OF SAID CANTERBURY TRAILS SECTION 5 SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID WYNDHAM DRIVE;

THENCE ALONG THE EAST LINE OF SAID CANTERBURY TRAILS SECTION 5 AND THE EAST RIGHT-OF-WAY LINE OF SAID WYNDHAM DRIVE FOR THE FOLLOWING FOUR (4) COURSES:

- 1. ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF ONE HUNDRED SEVENTY AND 00/100 FEET (170.00') FOR AN ARC DISTANCE OF SIXTEEN AND 62/100 FEET (16.62'), [CHORD BEARING NORTH FORTY-TWO DEGREES FIFTY-SIX MINUTES FORTY-FOUR SECONDS WEST (N42°56'44"W) FOR SIXTEEN AND 61/100 FEET (16.61'), DELTA ANGLE OF SAID CURVE BEING FIVE DEGREES THIRTY-SIX MINUTES ZERO SECONDS (5°36'00")] TO A 5/8" IRON PIN (SET) AT A POINT OF COMPOUND CURVATURE;
2. ON A CURVE TO THE RIGHT WITH A RADIUS OF ONE HUNDRED TWENTY AND 00/100 FEET (120.00') FOR AN ARC DISTANCE OF NINETY-FIVE AND 45/100 FEET (95.45'), [CHORD BEARING NORTH SEVENTEEN DEGREES TWENTY-ONE MINUTES THIRTY-TWO SECONDS WEST (N17°21'32"W) FOR NINETY-TWO AND 95/100 FEET (92.95'), DELTA ANGLE OF SAID CURVE BEING FORTY-FIVE DEGREES THIRTY-FOUR MINUTES TWENTY-THREE SECONDS (45°34'23")] TO A POINT OF TANGENCY [WITNESS AN IRON PIN (FOUND) NORTH TEN DEGREES EAST (N10°E) NO AND 20/100 FEET (0.20') FROM SAID POINT OF TANGENCY];
3. NORTH FIVE DEGREES TWENTY-FIVE MINUTES THIRTY-NINE SECONDS EAST (N05°25'39"E) FOR THIRTY-SIX AND 24/100 FEET (36.24') [WITNESS AN IRON PIN (FOUND) NORTH THIRTY-EIGHT DEGREES EAST (N38°E) NO AND 28/100 FEET (0.28') FROM SAID CORNER];
4. NORTH FORTY-TWO DEGREES SIXTEEN MINUTES THIRTY-FIVE SECONDS EAST (N42°16'35"E) FOR FIFTY AND 02/100 FEET (50.02') TO THE POINT OF BEGINNING, CONTAINING SIXTEEN AND 771/1000 (16.771) ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

RECORD PLAN THE WOODLANDS AT CANTERBURY TRAILS (CANTERBURY TRAILS SECTION NINE)

LOCATED IN: SECTIONS 23 & 29, TOWN 3, RANGE 7 M.Rs. CITY OF BEAVERCREEK GREENE COUNTY, OHIO CONTAINING 16.771 ACRES DECEMBER 2001

Greenwood City Ohio logo with address: 409 E. MONUMENT AVE. DAYTON, OHIO 45402 937.461.5660 FAX: 937.461.0743 WOOLPERT

Layer State: , Kreis: G:\Projects\Classic Properties\39208 Woodlands at Canterbury Trails\CADD\Survey\39208RP.DWG, DEC 13, 2001 - 10:42:37 G:\Projects\Classic Properties\39208 Woodlands at Canterbury Trails\CADD\Survey\39208RP.DWG, Plotted By: Gaudin, Mar 08, 2002 - 3:21pm