RIVERBEND DRIVE

STREET DEDICATION PLAT

Village of Aberdeen, Brown County, Ohio

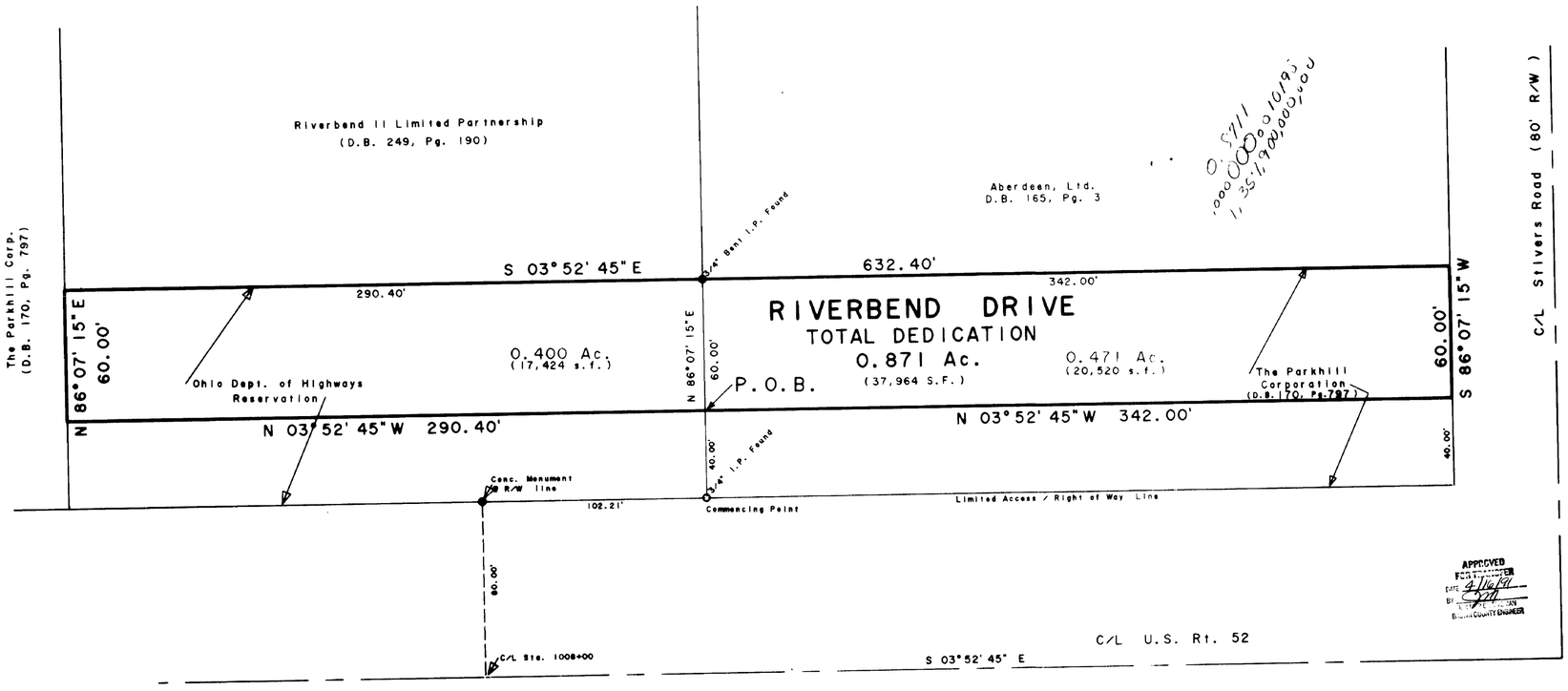
Part of Reuben Field's V.M.S. Survey #995

North

40 0 40 80 120

GRAPHIC SCALE - FEET

Basis of Bearing - N 03°52'45" W - West line of Riverbend II Limited Partnership tract.



APPROVED FOR TRANSFER
DATE 4/16/91
BY
BROWN COUNTY ENGINEER

LEGAL DESCRIPTION

Situate in the Village of Aberdeen, Brown County, Ohio, being part of Reuben Fields' Virginia Military Survey #995. Also being part of a 3.000 acre tract conveyed to Riverbend II Limited Partnership (D.B. 249, Pg. 190), and The Parkhill Corporation (D.B. 170, Pg. 797) of the Brown County Recorder's Office, and said Dedication being across a Ohio Dept. of Highways Preservation strip and being more particularly described as follows:

COMMENCING at an iron pipe found at the southwest corner of said 3.00 Ac. Tract, said pipe being North 03 degrees 52 minutes 45 seconds West a distance of 342.00 feet from the northeast corner of U.S. 52 and Stivers Road, said point being on the easterly right-of-way line of U.S. 52, South 03 degrees 52 minutes 45 seconds East a distance of 102.21 feet from a concrete monument found 80 feet left (east) of Station 1008+00 of U.S. Route 52;

THENCE North 86 degrees 07 minutes 15 seconds East, along the common line between the 3.00 acre tract and the Parkhill parcel, across the Ohio Dept. of Highways Preservation strip for a distance of 40.00' to a point, the TRUE POINT OF BEGINNING;

THENCE, North 03 degrees 52 minutes 45 seconds West, across the 3.00 acre tract, through the Preservation strip for a distance of 290.40' to a point in the Northerly line of said 3.00 acre tract;

THENCE, North 86 degrees 07 minutes 15 seconds East, along said Northerly line and across the Preservation strip for a distance of 60.00 ' to a point, said point being in the easterly line of a Ohio Dept. of Highways Preservation strip;

THENCE, South 03 degrees 52 minutes 45 seconds East, along the easterly line of said Preservation strip, through the 3.00 acre tract, crossing the common line between said 3.00 acre tract and the Parkhill parcel at 290.40' and along the common line between the Parkhill parcel and the Aberdeen Ltd. tract, for a total distance of 632.40' to a point, the southwest corner of the Aberdeen Ltd. tract, the southeast corner of the Parkhill parcel, said point being in the north R/W line of Stivers Road;

THENCE, South 86 degrees 07 minutes 15 seconds West, along the north R/W line of Stivers Road, the south line of the Parkhill Corporation and the Preservation strip for a distance of 60.00' to a point;

THENCE, North 03 degrees 52 minutes 45 seconds West, across the Parkhill parcel and the Preservation strip, for a distance of 342.00' to the POINT OF BEGINNING.

CONTAINING 0.871 ACRES of land, more or less.

Together with and subject to covenants, easements, and restrictions of record. Notably, a highway reservation agreement dated June 16, 1970 between the State of Ohio, Department of Highways, Mrs. Helen Applegate, and the Parkhill Corporation covering a strip of land 100 feet wide along the existing easterly right-of-way line of U.S. 52.

OWNERS ACKNOWLEDGEMENT and DEDICATION

We, Riverbend II Limited Partnership, and The Parkhill Corporation, the undersigned, the owners of the land shown on this plat, being first duly sworn, do hereby acknowledge and adopt this as a true plat of RIVERBEND DRIVE, and do hereby dedicate to public use forever the above named STREET as shown hereon as a public street.

Riverbend II Limited Partnership

Witness — Bernard J. Swaab, Managing Gen. Partner

Witness

The Parkhill Corporation

Witness — Ernest B. Hillemeyer, President

Witness — Billyce B. Money, Secretary

NOTARY PUBLIC
STATE OF Ohio
COUNTY OF Franklin

Sworn to, before me, and signed in my presence by the above named duly authorized individuals on behalf of Riverbend II Limited Partnership this 9th day of April, 1991.

Notary Public

My commission expires 7-2-92

DEBORAH ANN FRAZIER
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES JULY 2, 1992

NOTARY PUBLIC
STATE OF Kentucky
COUNTY OF Mason

Sworn to, before me, and signed in my presence by the above named duly authorized individuals on behalf of The Parkhill Corporation this 10th day of April, 1991.

Notary Public

My commission expires 3-1-93

AUDITOR

Transferred this _____ day of _____, 1991

Brown County Auditor

COUNCIL APPROVAL

Aberdeen, Ohio April 15th, 1991.

We, the Council of the Incorporated Village of Aberdeen Ohio, do hereby approve and accept RIVERBEND DRIVE as shown on this plat as a public street by passage of

Ordinance No. 1991-09 on April 15th, 1991.

Attest: Clerk

Mayor

RECORDER

Filed for Record this _____ day of _____, 1991 at _____ M.

Recorded this _____ day of _____, 1991 in Plat Book _____, Page # _____

Fee _____

Brown County Recorder

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:
I do hereby state that this is a true and accurate survey made by me or under my supervision, and that all points are as called, and that there are no encroachments either way across any line except as shown.

Larry B. Felts, P.S. #6814 — Date 4-8-91

STATE OF OHIO REGISTERED SURVEYOR

AHLERS, MOE & ASSOC. INC.
Engineers & Surveyors
360 West Waterloo Street
Canal Winchester, Ohio 43110
(614) 837-1178

April 08, 1991 — Drg. 90-[illegible], Proj. 91-0179