

DESCRIPTION

BEING ALL OF INLOT #3444 AND INLOT #3445 OF NORTHGATE COMMERCE CENTER AND IN THE CITY OF TIPP CITY, OHIO AS SHOWN IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS VOLUME 18, PAGE 144 AND DEED BOOK 101, PAGE 168.

DEDICATION

WE THE UNDERSIGN, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN REPLATTED DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID REPLAT AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON SAID REPLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, GAS, 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 INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS, GATEWAY CENTER DEVELOPMENT, LTD.

Martin L. Given
MARTIN L. GIVEN, MANAGING PARTNER

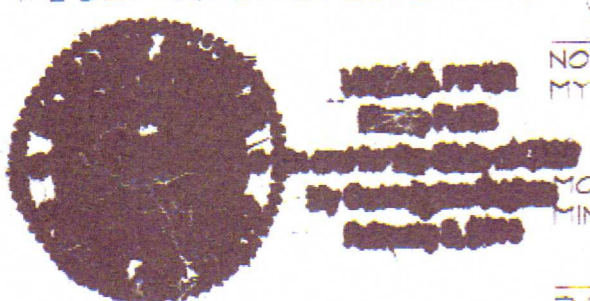
Christa A. Peepers
WITNESS

Nicholas Bensman
NICHOLAS BENSMAN, MANAGING PARTNER

Linda Liraumen
WITNESS

ACKNOWLEDGMENT

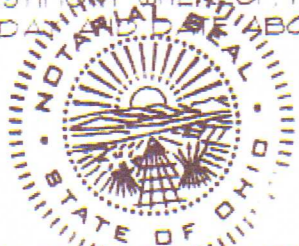
STATE OF OHIO MIAMI COUNTY, SS BE IT REMEMBERED THAT ON THIS 28th DAY OF March, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MARTIN L. GIVEN AND NICHOLAS BENSMAN, MANAGING PARTNERS OF GATEWAY CENTER DEVELOPMENT, LTD. TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THERE FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.



Daniel F. Heitmeyer
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: February 27, 2011

MORTGAGEE:
MINSTER BANK
Daniel F. Heitmeyer
DANIEL F. HEITMEYER
VICE PRESIDENT OF COMMERCIAL BANKING

STATE OF OHIO MIAMI COUNTY, SS BE IT REMEMBERED THAT ON THIS 28th DAY OF March, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FRANK WAGNER, ITS COMMERCIAL LOAN OFFICER TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THERE FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.



Daniel J. Weaver
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 24, 2011

STATE OF OHIO MIAMI COUNTY, SS JOHN M. GARMHAUSEN OF WESTERN OHIO TITLE AGENCY, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS HAVING INTEREST EITHER AS OWNERS OR AS LIEN HOLDERS IN THE DEDICATION, PREPARATION AND RECORDING OF THIS PLAT HAVE UNITED IN ITS EXECUTION AND SIGNED HEREON.

John M. Garmhausen
JOHN GARMHAUSEN

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Brigg G. Elsner
BRIGG G. ELSNER, Notary Public
in and for the State of Ohio
My Commission Expires, July 24, 2011

Brigg G. Elsner
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 24, 2011

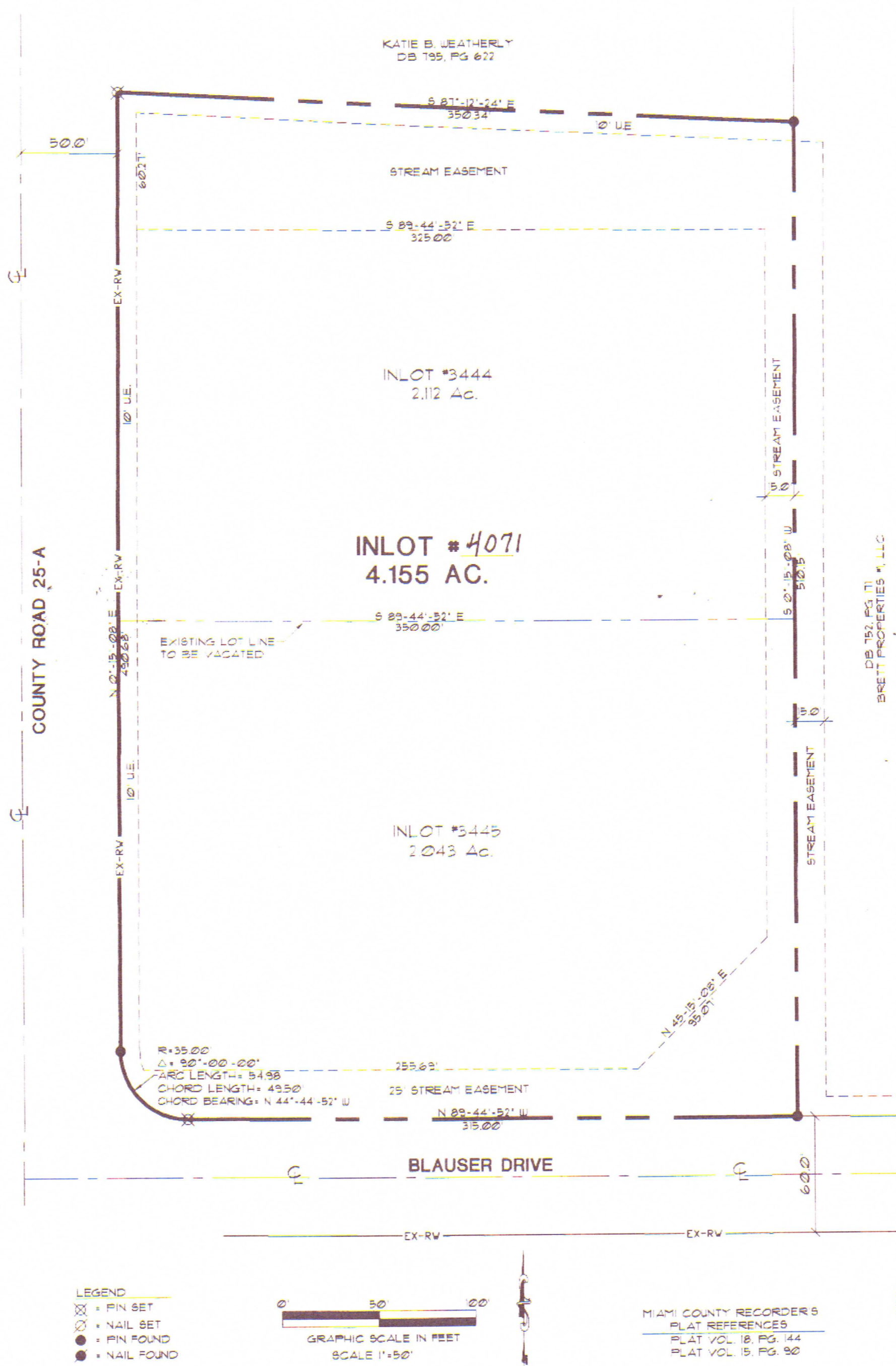
CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 16th DAY OF March, 2009

Michael J. Fisher
CHAIRPERSON

Thaulea J. Jannell
SECRETARY

**NORTHGATE COMMERCE CENTER
REPLAT OF INLOTS #3444 & #3445**



PLAT BOOK 22 PAGE 73

MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 28 DAY OF March, 2009, AT 11:15 AM. FILE # 200908-0360 FEE \$ 43.20

John A. Alexander
MIAMI COUNTY RECORDER

TRANSFERRED THIS 16 DAY OF March, 2009

Christa A. Peepers
MIAMI COUNTY AUDITOR

Linda Liraumen
DEPUTY AUDITOR

PROTECTIVE COVENANTS AND RESTRICTIONS

SUBJECT TO ALL PROTECTIVE COVENANTS AND RESTRICTIONS AS RECORDED IN PLAT VOLUME 18, PAGE 144, WHEN INLOT #3444 AND INLOT #3445 ARE DEVELOPED THE FOLLOWING THE ONLY PERMITTED USES FOR THESE LOTS:

- 1) PROFESSIONAL OFFICES INCLUDING MEDICAL, DENTAL AND OPTICAL.
- 2) SALES OFFICES AND RETAIL SALES INCIDENTAL TO OTHER PERMITTED USES.
- 3) OFFICES OF BASIC RESEARCH, DESIGN AND PRODUCT DEVELOPMENT OR TRAINING.
- 4) LABORATORIES, FILM, TESTING OR EXPERIMENTAL RESEARCH OR ENGINEERING.

NOTE: IF A CONCRETE BOX CULVERT IS INSTALLED OFF BLAUSER DRIVE FOR A DRIVEWAY ACCESS, SHALL REMAIN PRIVATELY MAINTAINED STRUCTURE BY THE OWNERS OF INLOTS.



I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH SURVEYS AND DEEDS OF RECORD.

Daniel J. Weaver
DANIEL J. WEAVER
OHIO REG. SURVEYOR No. 7472