

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE RIGHT-OF-WAY 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 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.

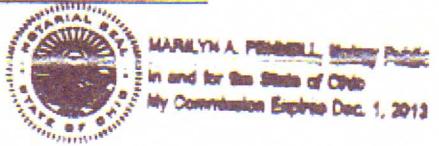
OWNER: LESHER FARMS, LTD.

BY: Marilyn L. Richards ITS: managing partner
MARILYN L. RICHARDS

STATE OF Ohio - COUNTY OF Miami, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF May, 2012 BY MARILYN L. RICHARDS, ON BEHALF OF LESHERS FARMS, LTD.

Marilyn A. Fennell
NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec. 1, 2013



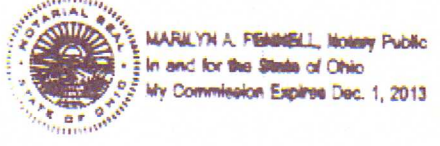
OWNER: MARILYN L. RICHARDS

BY: Marilyn L. Richards
MARILYN L. RICHARDS

STATE OF Ohio - COUNTY OF Miami, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF May, 2012 BY MARILYN L. RICHARDS.

Marilyn A. Fennell
NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec. 1, 2013



OWNER: ABBOTT LABORATORIES

BY: Dale R. Johnson ITS: VICE PRESIDENT
DALE R. JOHNSON

STATE OF IL - COUNTY OF Lake, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10th DAY OF May, 2012 BY DALE R. JOHNSON, ON BEHALF OF ABBOTT LABORATORIES.

Kathryn A. Landers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/28/13

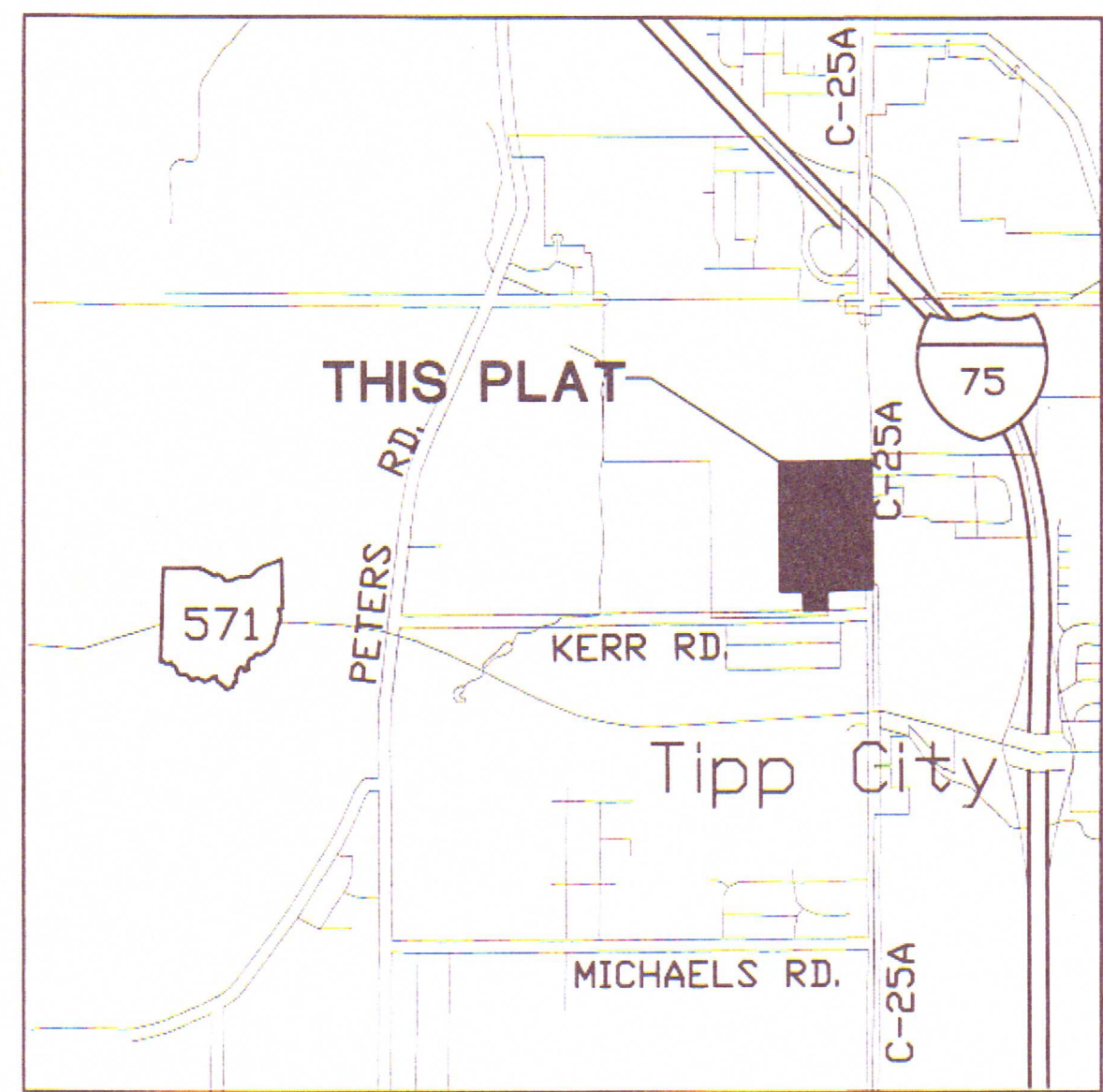


LOT RESTRICTIONS

LOT 4: IS AN UNBUILDABLE LOT UNTIL ABBOTT PARK WAY IS CONSTRUCTED AND COMPLETED TO CITY STANDARDS BY THE PROPERTY OWNER OR THEIR DESIGNEE TO THE WESTERN SUBDIVISION LINE.

LOT 5: IS AN UNBUILDABLE LOT UNTIL ABBOTT PARK WAY IS CONSTRUCTED AND COMPLETED TO CITY STANDARDS BY THE PROPERTY OWNER OR THEIR DESIGNEE TO THE WESTERN SUBDIVISION LINE. LOT 5 IS PROHIBITED ACCESS TO KERR ROAD UNTIL EITHER KERR ROAD IS CONSTRUCTED AND COMPLETED TO CITY STANDARDS OR SURETY POSTED, BY THE PROPERTY OWNER OR THEIR DESIGNEE.

INTERSTATE CROSSINGS BUSINESS PARK
BEING PT INLOT 2348 & INLOT 4115 IN SEC. 16, T 4 N, R 6 E,
CITY OF TIPP CITY, MIAMI COUNTY, OHIO



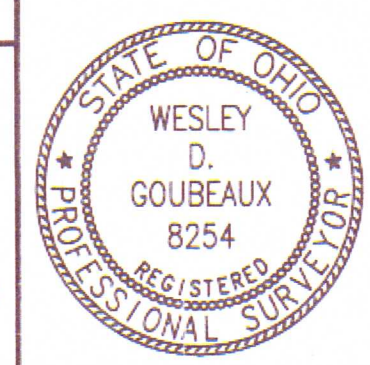
VICINITY MAP
(N.T.S.)

STORM WATER DRAINAGE RESTRICTIONS

- ANY SITE DEVELOPMENT OR BUILDING CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION SHALL INCLUDE CONSTRUCTION OF A SEPARATE ON-SITE STORM WATER DETENTION BASIN, DESIGNED AS FOLLOWS, AND SUBJECT TO REVIEW BY THE TIPP CITY ENGINEER:
 - THE DETENTION BASINS SHALL HAVE THEIR OUTLET AT THE APPROXIMATE LOCATION AS SHOWN IN THE SCHEMATIC PLAN OF THE APPROVED SUBDIVISION IMPROVEMENT DRAWINGS.
 - DETENTION BASINS SHALL BE DESIGNED IN ACCORDANCE WITH TIPP CITY DESIGN STANDARDS.
 - THE AREA TO BE USED IN THESE CALCULATIONS SHALL INCLUDE THE ENTIRE PLATTED LOT ACREAGE.
 - NO FIXED STRUCTURE OR IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERRECTED OR PLANTED WITHIN ANY PART OF A STORM WATER DRAINAGE EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS AND TREES.
 - THE LOT OWNER SHALL MAINTAIN SAID BASINS IN THE OPERABLE MANNER TO WHICH THEY WERE DESIGNED.
- THE CITY OF TIPP CITY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THIS SUBDIVISION FOR MAINTENANCE PURPOSES IN ANY STORM WATER DETENTION BASIN AREA CONSTRUCTED PURSUANT TO RESTRICTION 1, ABOVE. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE OWNER OF SAID LOT.
- THESE STORM WATER DRAINAGE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Wesley D. Goubeaux 4-24-2012
WESLEY D. GOUBEAUX, P.S. #8254 DATE



PLAT BOOK 23, PAGE 88
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 24 DAY
OF May, 2012, AT 3:33 P.M.
FILE No. 201208107043 FEE: \$86.40
John S. Alexander
JOHN S. ALEXANDER, RECORDER
Dona Swihart
DEPUTY

TRANSFERRED THIS 24 DAY
OF May, 2012
Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY: Linda Trivette
DEPUTY AUDITOR

DEVELOPER

CITY OF TIPP CITY
260 S. GARBER DRIVE
TIPP CITY, OHIO 45371
PH: (937) 667-6305

OWNER

LESHER FARMS, LTD (3/4 INTEREST) &
MARILYN L. RICHARDS (1/4 INTEREST)
754 BANEERRY COURT
TIPP CITY, OHIO 45371
CONTACT: MARILYN L. RICHARDS
PH: (937) 667-3330

OWNER

ABBOTT LABORATORIES
100 ABBOTT PARK RD.
ABBOTT PARK, IL 60064
CONTACT: DALE JOHNSON, V.P.
PH: (847) 937-3930

DESCRIPTION

BEING A SUBDIVISION OF 136.443 ACRES OWNED BY LESHER FARMS, LTD. (3/4 INTEREST) AND MARILYN L. RICHARDS (1/4 INTEREST) AS DESCRIBED IN DEED BOOK 603, PAGE 108 AND DEED BOOK 667, PAGE 314 AND INLOT 4115 OWNED BY ABBOTT LABORATORIES AS DESCRIBED IN OFFICIAL RECORD 263, PAGE 872 AS SHOWN ON PLAT BOOK 23, PAGE 78.

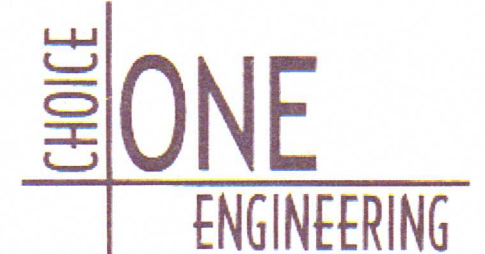
APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 20th DAY OF May, 2012 THIS PLAT WAS REVIEWED AND APPROVED.

Stacy M. Wall Marilyn A. Fennell
CHAIRMAN SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 21 DAY OF May, 2012

John Kessler Quince M. Baten
PRESIDENT OF COUNCIL CLERK OF COUNCIL



440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE:
4-24-2012
DRAWN BY:
WDG
JOB NUMBER:
MIATCH1207COV
SHEET NUMBER
1 OF 2

INTERSTATE CROSSINGS BUSINESS PARK

BEING PT INLOT 2348 & INLOT 4115 IN SEC. 16, T 4 N, R 6 E,
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

I.L. 3214
MEIJER DISTRIBUTION, INC.
D.B. 663-765
D.B. 711-494

PLAT BOOK 23 PAGE 38A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 24 DAY
OF May, 2012.

DEED REFERENCE
DEED BOOK 603, PAGE 108
DEED BOOK 667, PAGE 314
OFFICIAL RECORD 263, PG. 872

SURVEY REFERENCE
REC. PLAT 23, PAGE 78
REC. PLAT 22, PAGE 70
REC. PLAT 17, PAGE 29
LAND SUR. VOL. 36, PLAT 30
LAND SUR. VOL. 17, PLAT 40

LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ PK NAIL FOUND
- ⊙ MONUMENT BOX W/IP FOUND
- EXIST. CORP. LINE

DEVELOPER

CITY OF TIPP CITY
260 S. GARBER DRIVE
TIPP CITY, OHIO 45371
PH: (937) 667-6305

OWNER

ABBOTT LABORATORIES
100 ABBOTT PARK RD.
ABBOTT PARK, IL 60064
CONTACT: DALE JOHNSON, V.P.
PH: (847) 937-3930

OWNER

LESHER FARMS, LTD (3/4 INTEREST) &
MARILYN L. RICHARDS (1/4 INTEREST)
754 BANE BERRY COURT
TIPP CITY, OHIO 45371
CONTACT: MARILYN L. RICHARDS
PH: (937) 667-3330

AREA SUMMARY

5 BUILDING LOTS	132.167 NET AC.
DEDICATED STREET R/W	4.276 ACRES
TOTAL	136.443 ACRES TOTAL

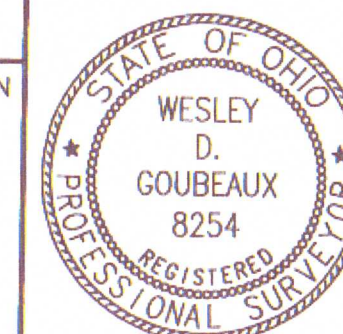
CURVE CHART

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	35.00'	81°-54'-05"	50.03'	45.88'	S 40°-24'-32" W
C2	35.00'	90°-31'-12"	55.30'	49.72'	S 45°-48'-05" E
C3	15.00'	90°-31'-10"	23.70'	21.31'	S 45°-48'-06" E

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION
HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY
DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT
CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Wesley D. Coubeaux
WESLEY D. COUBEAUX, P.S. #8254

4-24-2012
DATE



CHOICE **ONE**
ENGINEERING

440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
www.choiceoneengineering.com

703 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554

DATE:
4-24-2012
DRAWN BY:
WDG
JOB NUMBER:
MIATCH1207FIN
SHEET NUMBER
2 OF 2

