Montgomery County Auditor

Karl L. Keith

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I394-15-3-9 & 14 ALL

Plat BK. 181 pg. 13

Judy Dodge Recorder
Montgomery County
CONDO-BL-86621 Seq:
Pgs: 3 05/01/01 13:48:24

CONDOMINUM PLAN

LINDEN PROFESSIONAL BUILDING CONDOMINIUM

For Declaration See: 01-282 D04

SECTION 15, TOWN 2, RANGE 7, M.R.s.

CITY OF RIVERSIDE MONTGOMERY COUNTY, OHIO

CONTAINING 1.310 ACRES LOT
CONTAINING 0.177 ACRES R/W
CONTAINING 1.487 ACRES TOTAL

TRANSFERRED
01 MAY -1 PM 1:44
KARL L. KEIM
AUDITOR

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY — JOB# 2001-00182

CHECKED BY — DATE 4/26/01

BEARING BASIS:
EAST RIGHT-OF-WAY LINE OF QUINBY LANE FROM HOLLADAY HOMES, SECTION ONE, P.B.61, PG. 20
N 4°41'20"E

Graphic Scale
30 0 15 30
1 inch = 30 ft.

PERTINENT INFORMATION:
DEED REFERENCE:
1.487 ACRES CONVEYED TO G & B PARTNERS IN MF#00-139 E04

OCCUPATION STATEMENT:
LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

OWNER/DEVELOPER:
G & B PARTNERS LLC
4440 LINDEN AVE.
DAYTON, OHIO

LEGEND
IRON PIN FOUND
RR SPIKE FOUND
INDICATES LIMITED COMMON AREAS
INDICATES COMMON AREA UNLESS OTHERWISE NOTED

DEDICATION:
WE THE UNDERSIGNED, BEING ALL OWNERS AND LIENHOLDERS OF THE LANDS HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY RESERVE EASEMENTS TO THE PUBLIC USE FOREVER.

AN EASEMENT UNTO AMERITECH AND / OR THE DAYTON POWER AND LIGHT COMPANY TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REPAIR, SUPPLEMENT, AND REMOVE AT ANY TIME OR TIMES HEREAFTER, UNDERGROUND COMMUNICATIONS SERVICE CABLE FACILITIES AND / OR ELECTRIC POWER CABLE AND APPURTENANCES IN, UNDER, AND UPON A STRIP OF LAND THREE (3) FEET IN WIDTH EXTENDING FROM FRONT, REAR, OR SIDE LOT LINE TO THE DWELLING SITE ON SAID LOT. SAID GRANT INCLUDES THE RIGHT AT ALL TIMES OF INGRESS TO AND EGRESS FROM SAID STRIP, THE RIGHT TO USE THE PREMISES PARALLEL TO AND ADJOINING THE BOUNDARIES OF SAID STRIP FOR THE OPERATION OF APPARATUS, APPLIANCES, AND EQUIPMENT FOR ANY OF THE PURPOSES HEREIN SPECIFIED AND THE RIGHT TO CLEAR AND KEEP CLEARED SAID STRIP OF ALL SHRUBBERY, TREES, ROOTS, UNDERGROWTH, AND OBSTRUCTIONS SO AS TO KEEP FACILITIES CLEAR THEREOF. THE SAID TELEPHONE COMPANY AND / OR POWER AND LIGHT COMPANY SHALL PROMPTLY RESTORE THE SURFACE TO ITS FORMER STATE OF USEFULNESS. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER: G & B PARTNERS LLC.
AN OHIO LIMITED LIABILITY COMPANY

WITNESS Sandra Rosenfelder — WITNESS Patricia L. Franzer — GARY F. IGLEBURGER, MANAGING MEMBER

LIENHOLDER: KEY BANK, NA

WITNESS Joel D. Wolfe — WITNESS Patricia L. Franzer — Kelly A. Hauseth, Vice President

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 23rd DAY OF April, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GARY F. IGLEBURGER, MANAGING MEMBER, FOR G & B PARTNERS LLC, AN OHIO LIMITED LIABILITY COMPANY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF THE LIMITED LIABILITY COMPANY.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC — PATRICIA L. FRANZER, Notary Public In and for the State of Ohio
MY COMMISSION EXPIRES: My Commission Expires July 13, 2003

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 30th DAY OF April, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Kelly A. Hauseth, AS Vice President, FOR KEY BANK, NA, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC — PATRICIA L. FRANZER, Notary Public In and for the State of Ohio
MY COMMISSION EXPIRES: My Commission Expires July 13, 2003

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

GARY F. IGLEBURGER, MANAGING MEMBER OF G & B PARTNERS LLC, BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.
G & B PARTNERS LLC.

BY: GARY F. IGLEBURGER, MANAGING MEMBER

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

NOTARY PUBLIC — PATRICIA L. FRANZER, Notary Public In and for the State of Ohio
MY COMMISSION EXPIRES: My Commission Expires July 13, 2003

DESCRIPTION / CERTIFICATION:

THE WITHIN CONDOMINIUM PLAN OF 1.487 ACRES IN SECTION 15, TOWN 5, RANGE 7, M.R.s. AS CONVEYED TO G & B PARTNERS BY MF#00-139 E04 AS RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

I CERTIFY THAT THE MEASUREMENTS AND MONUMENTS TO BE CORRECT AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

I CERTIFY THAT THESE DRAWINGS ACCURATELY SHOW THE BUILDING OR BUILDINGS, AS CONSTRUCTED.

JOHN F. BURKHARDT, PROFESSIONAL ENGINEER, OHIO NO. 53110

JOHN F. BURKHARDT, PROFESSIONAL SURVEYOR, OHIO NO. 6487

TRANSFERRED
01 MAY -1 PM 1:45
KARL L. KEIM
AUDITOR

PREPARED BY:
BURKHARDT ENGINEERING COMPANY
6400 BIGGER ROAD
SUITE B
CENTERVILLE, OHIO 45459
PHONE:(937)436-7330
FAX:(937)436-7978

Revisions — Date — Description

Date 2/28/01
Design: JFB Drawn: JAW Checked: JFB Sheet: 1 of 3
BASE DWG. 667BASE PROJ. NO. 667 ROAD FILE 667SH1

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I394-15-3-9&14 ALL

Plat BK. 181 pg. 13A

Judy Dodge Recorder
Montgomery County
CONO-01-046671 6847
$233.00 05/01/01 10:10:44

TRANSFERRED
01 MAY -1 PM 1:46
KARL L. KEITH
AUDITOR

FLOOR PLAN

LINDEN PROFESSIONAL BUILDING CONDOMINIUM

For Declaration See: 01-282 D04

SECTION 15, TOWN 2, RANGE 7, M.R.s.

CITY OF RIVERSIDE MONTGOMERY COUNTY, OHIO

CONTAINING 1.310 ACRES LOT
CONTAINING 0.177 ACRES R/W
CONTAINING 1.487 ACRES TOTAL

NORTH

BASEMENT FLOOR

F.C. ELEVATION 902.88
F.F. ELEVATION 895.88

GROUND FLOOR
FINISHED FLOOR ELEV. = 903.78
CEILING HEIGHT = 8.5'

BASEMENT FLOOR
FINISHED FLOOR ELEV. = 895.88
CEILING HEIGHT = 7.0'

STAIRWELLS
CEILING HEIGHT = 9.0'

UNIT SIZES:

4440 LINDEN AVE. =	4,159 SQ. FT. (1st FLR)	4,255 SQ.FT. (Bsm"t)
4450 LINDEN AVE. =	1,550 SQ. FT. (1st FLR)	1,646 SQ.FT. (Bsm"t)
4460 LINDEN AVE. =	1,789 SQ. FT. (1st FLR)	1,789 SQ.FT. (Bsm"t)
TOTAL =	7,498 SQ. FT. (1st FLR)	7,690 SQ. FT. (Bsm"t)

NORTH

GROUND FLOOR

F.C. ELEVATION 912.28
F.F. ELEVATION 903.78

INDICATES LIMITED COMMON AREAS

INDICATES COMMON AREA UNLESS OTHERWISE NOTED

CERTIFICATION:

I CERTIFY THAT THE MEASUREMENTS AND MONUMENTS TO BE CORRECT AS SHOWN.
I CERTIFY THAT THESE DRAWINGS ACCURATELY SHOW THE BUILDING OR BUILDINGS, AS CONSTRUCTED.

JOHN T. BURKHARDT, PROFESSIONAL ENGINEER, OHIO NO. 53110

JOHN T. BURKHARDT, PROFESSIONAL SURVEYOR, OHIO NO. 6487

Graphic Scale
10 0 5 10
1 inch = 10 ft.

TRANSFERRED
01 MAY -1 PM 1:46
KARL L. KEITH
AUDITOR

BURKHARDT ENGINEERING COMPANY
6400 BIGGER ROAD
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FAX:(937)436-7978

No.	Date	Description
Revisions		

Date 2/09/01
Sheet 2 of 3
Design JTB Drawn JAW Checked JTB
BASE DWG. PROJ. NO. 667 ACAD FILE: 667SH2

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Plat BK. 181 pg. 13B

For Declaration see: 01-282 D04

Judy Dodge Recorder
Montgomery County
COND-01 036671 D037
Fee: 0.00 00093740 13:48:58

TRANSFERRED
01 MAY -1 PM 1:44
KARL L. KEITH
AUDITOR

CONDOMINUM PLAN

LINDEN PROFESSIONAL BUILDING CONDOMINIUM

SECTION 15,TOWN 2,RANGE 7,M.R.s.

CITY OF RIVERSIDE MONTGOMERY COUNTY, OHIO

CONTAINING 1.310 ACRES LOT
CONTAINING 0.177 ACRES R/W
CONTAINING 1.487 ACRES TOTAL

FRONT VIEW
(NORTH SIDE)

SIDE VIEW
(WEST SIDE)

REAR VIEW
(SOUTH SIDE)

SIDE VIEW
(EAST SIDE)

TRANSFERRED
01 MAY -1 PM 1:44
KARL L. KEITH
AUDITOR

Revisions	Description	Date
3		
2		
1		

BURKHARDT ENGINEERING COMPANY
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Date 3/09/01

Design: JTB Drawn: JAW Checked: JTB Sheet: 3 of 3

BASE DWG. PROJ. NO. 667 ACAD FILE: 667SH3