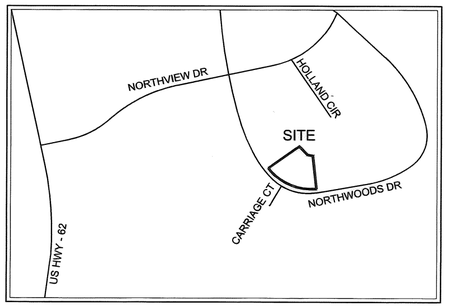
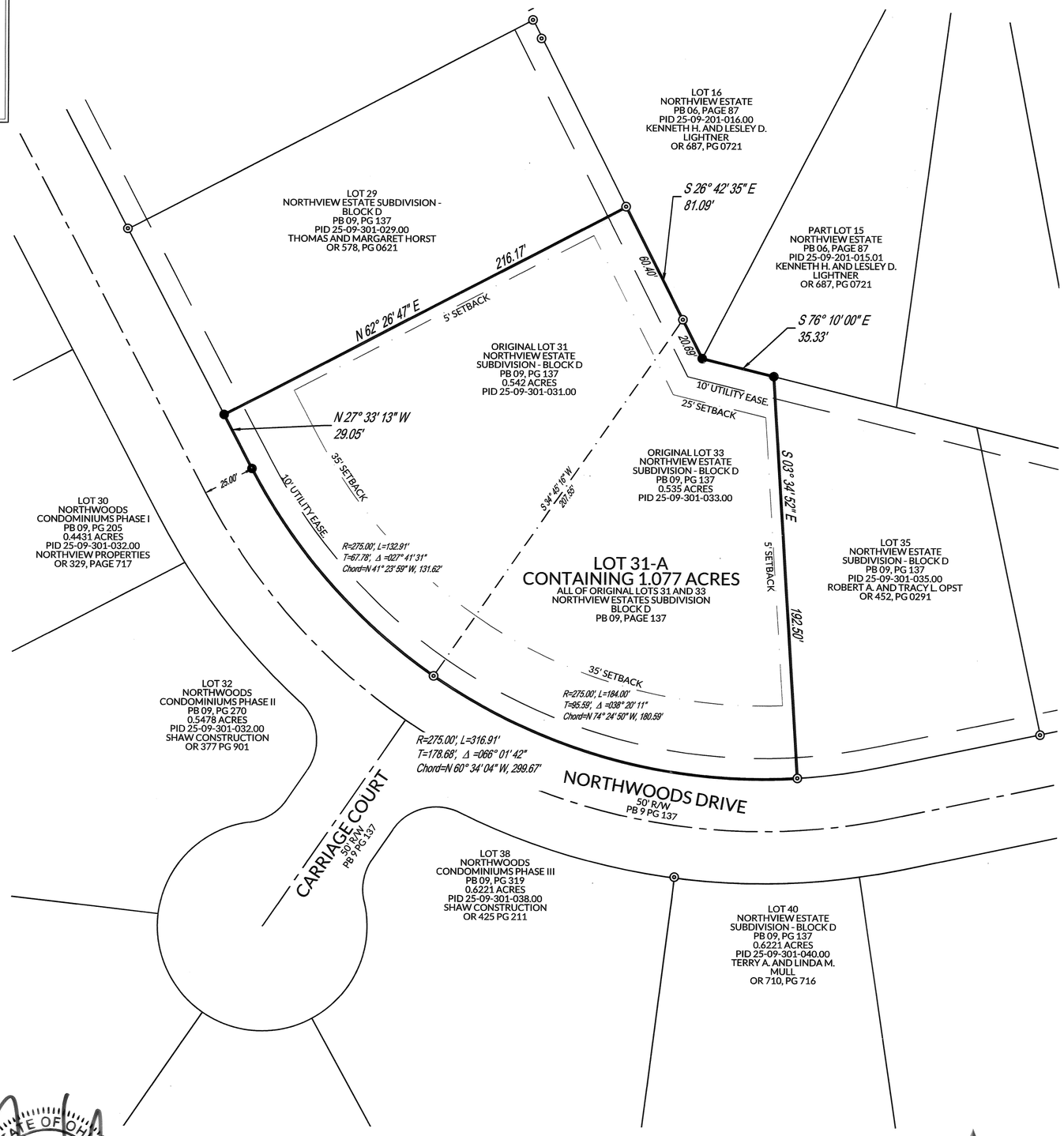
REPLAT OF LOTS 31 AND 33
NORTHVIEW ESTATES
SUBDIVISION - BLOCK D

VMS 2414, CITY OF HILLSBORO,
HIGHLAND COUNTY, STATE OF OHIO
CONTAINING - 1.077 TOTAL ACRES
JULY 2022

PB 11 Pg 409



VICINITY MAP
N.T.S.



PARCEL INFORMATION
PARCEL NUMBER: 25-09-301-031.00 - ALL OF LOT 31.
PARCEL NUMBER: 25-09-301-033.00 - ALL OF LOT 33.

RAJU KANTILAL PATEL
OR 998 PAGE 2246

ZONED:
RESIDENTIAL "A"
FRONT SETBACK = 35' PER PLAT
SIDE SETBACK = 5'
REAR SETBACK = 20'

MAP LEGEND
- FOUND 5/8" IRON PIN STAMPED "MCCARTY"
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND PROFESSIONALS"
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- SETBACK LINE
- ROADWAY CENTERLINE

DEDICATION
I HEREBY CERTIFY THAT RAJU KANTILAL PATEL AS RECORDED IN OR BOOK 998, PAGE 2246 ACCEPTS THIS PLAT AS SHOWN HEREON.

R.K Patel — 7-21-22
RAJU KANTILAL PATEL — DATE

R.K Patel
WITNESS — DATE

NOTARY
STATE OF: Ohio
COUNTY OF: Highland

BE IT REMEMBERED THAT ON THIS 21 DAY OF July, 2022

BEFORE ME, A NOTARY PUBLIC AND FOR SAID STATE, AND COUNTY, CAME R.K Patel (OWNER), WHOM THEN DID ACKNOWLEDGE THE SIGNING OF THE HEREIN INSTRUMENT AND THE SAME IS HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSE THEREIN MENTIONED AND THAT OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION.

IN TESTIMONY THERETO, I HAVE SET MY SIGNATURE AND SEAL.

NOTARY PUBLIC: Molly Lundberg
COMMISSION EXPIRY: 11-16-2022

APPROVAL
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF HILLSBORO

[signature] — 7-21-22
~~HEALTH~~ AND SAFETY ~~OFFICER~~ Service Director — DATE

HIGHLAND COUNTY MAP OFFICE [signature] 07-21-2022

SURVEYOR'S NOTES
1. NORTH AND BEARING SYSTEM BASED UPON THE NORTH WESTERLY LINE OF ORIGINAL LOT 31 (NORTH 62°26'47" EAST) AS RECORDED ON THE RECORD PLAT OF NORTHVIEW SUBDIVISION - BLOCK D AS RECORDED ON PLAT BOOK 9, PAGE 137.
1. THIS PLAN MEETS ALL OF THE BOUNDARY SURVEY STANDARDS PURSUANT O.A.C. 4733-37 AND O.R.C. 711.01
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
3. MONUMENTS FOUND ARE IN GOOD OVERALL CONDITION UNLESS NOTED OTHERWISE.
4. ACCESS TO PARCEL IS AVAILABLE VIA NORTHWOODS DRIVE

OCCUPATION STATEMENT
THERE EXIST NO PHYSICAL EVIDENCE OF OCCUPATION ALONG THE NORTHERLY, EASTERLY OR SOUTHERLY LINES AS ASCERTAINED. THERE EXIST A WOVEN WIRE FENCE IN PART ALONG THE WESTERLY LINE AS SHOWN HEREON. PARCEL IS VACANT AND HAS NO BUILDINGS IMPROVED ON THE SUBJECT PARCEL(S).

PERTINENT DOCUMENTS
ALL DOCUMENTS THAT ARE SHOWN HEREON WERE USED TO ASCERTAIN THE BOUNDARY AS SHOWN HEREON.

NORTHVIEW ESTATES SUBDIVISION - BLOCK D AS RECORDED IN PLAT BOOK 9, PAGE 137 WAS USED TO DETERMINE THE BOUNDARY.

SURVEYOR
J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND
PROFESSIONALS, LLC
8534 YANKEE STREET
DAYTON, OH 45458
937.535.0855
WWW.BALANDPROFESSIONALS.COM
ABT@BALANDPROFESSIONALS.COM

CLIENT/DEVELOPER
RAJU KANTILAL PATEL
311 RED FOX DRIVE
DALLAS, GA 30157

STATE OF OHIO — BRYANT ABT — REGISTERED PROFESSIONAL SURVEYOR

202200004157 07/22/2022 12:42 PM
Filed for Record in HIGHLAND County, Ohio
Chad E. McConnaughey Rec Fees: $43.20
PLAT OR Vol 11 Pgs 409 - 409

NORTH
40 0 40
GRAPHIC SCALE (IN FEET)

REPLAT LOTS 31 AND 33
NORTHVIEW ESTATES SUBDIVISION-BLOCK D

1324-1326 NORTHWOODS DR
HILLSBORO

VMS 2414
HIGHLAND COUNTY, OHIO

SCALE: 1" = 40'	DATE: 07/11/22	
DESIGN: N/A	BA LAND PROFESSIONALS	JOB NO.: 22-0314
DRAWN: JBA		SHEET NO.: 1 OF 1
CHECKED: DPB		

Z:\BALANDPRO\BA LAND PROJECTS\BA LAND PROJECTS - SURVEYING\22-0314 PATEL 1324 AND 1326 NORTHWOODS DRIVE, HILLSBORO, OH\CAD\22-0314 PATEL 1324 AND 1326 NORTHWOODS, HILLSBORO.DWG - 7/20/2022 7:47 AM