

2006 JUN 29 PM 3:20

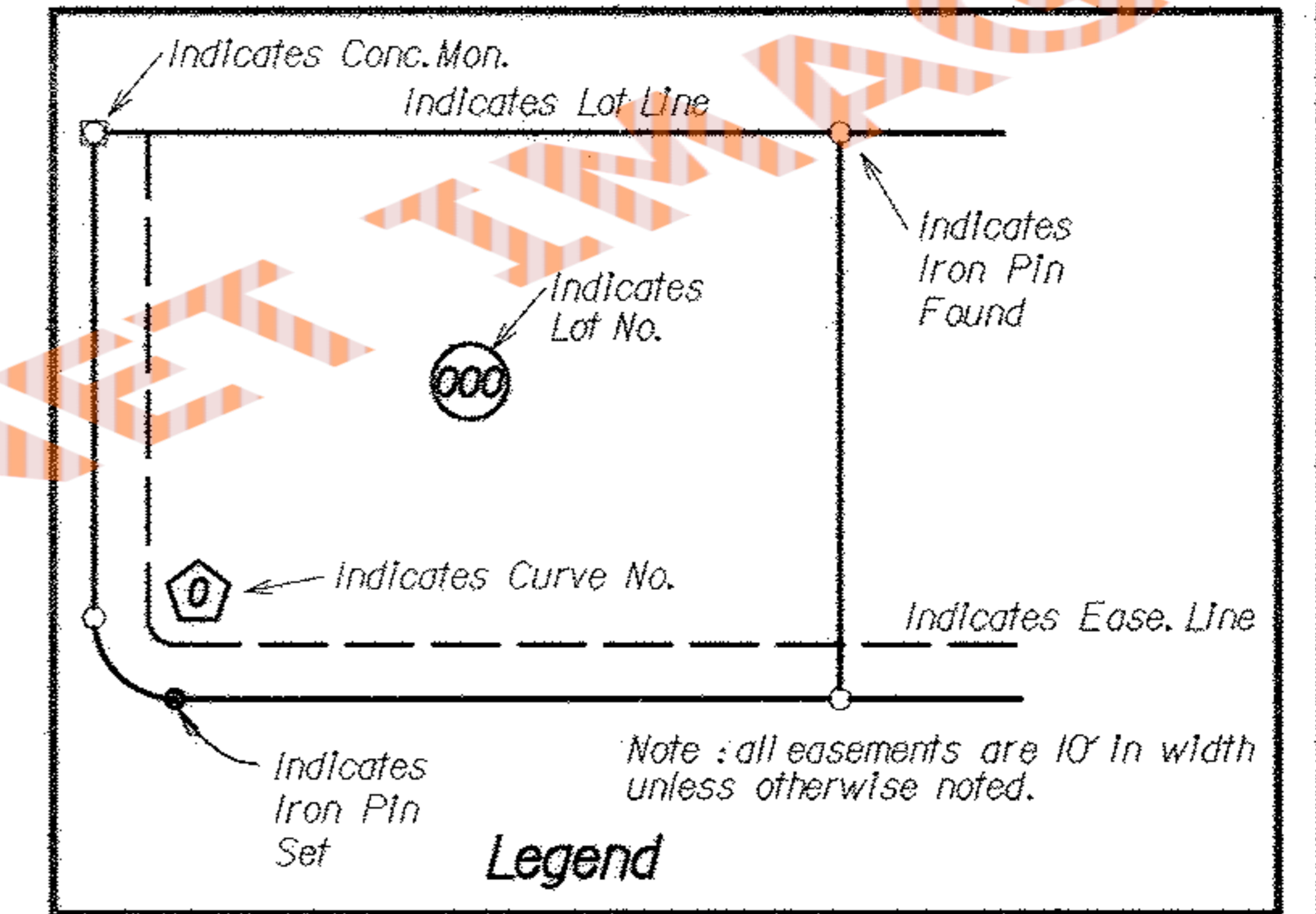
MARY L. USKOP  
GREENE CO. RECORDER  
XENIA, OHIO

# RECORD PLAN WRIGHT CYCLE ESTATES SECTION TWELVE

15025

BEING A REPLAT OF ALL OF LOT 132  
AND PART OF LOT 133 IN  
WRIGHT CYCLE ESTATES - SECTION SEVEN  
PLAT CABINET VOLUME No.35, PAGES 233B-234B  
A PLANNED UNIT DEVELOPMENT  
CONTAINING 4.040 ACRES  
LOCATED IN MILITARY SURVEY NO. 2263 & 2264  
CITY OF XENIA - GREENE COUNTY, OHIO  
23 LOTS

LOT AREAS	
NO.	AREA IN S.F.
209	9377
210	5800
211	5800
212	5800
213	5800
214	5800
215	5800
216	5800
217	5800
218	5800
219	13727
220	6828
221	5000
222	5000
223	5000
224	5000
225	5000
226	5000
227	5000
228	5000
229	5000
230	5000
231	8077
ALLEY	10409
R/W	25347
TOTAL	175965



CURVE DATA				
NO.	RAD.	ARC. L	DELTA	CHORD
1	R=15.00'	23.56'	1-90°0'0"	LCH-S 40°10'0"E ~ 21.2'
2	R=15.00'	23.56'	1-90°0'0"	LCH-N49°50'0"E ~ 21.2'
3	R=15.00'	23.56'	1-90°0'0"	LCH-N49°50'0"E ~ 21.2'
4	R=15.00'	23.56'	1-90°0'0"	LCH-N40°10'0"W ~ 21.2'

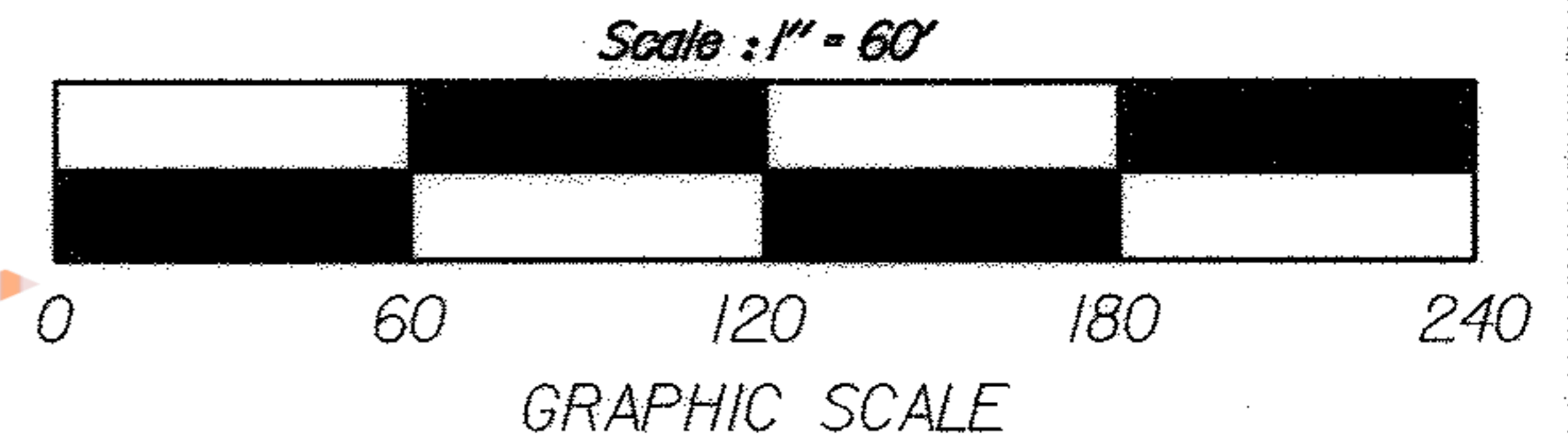
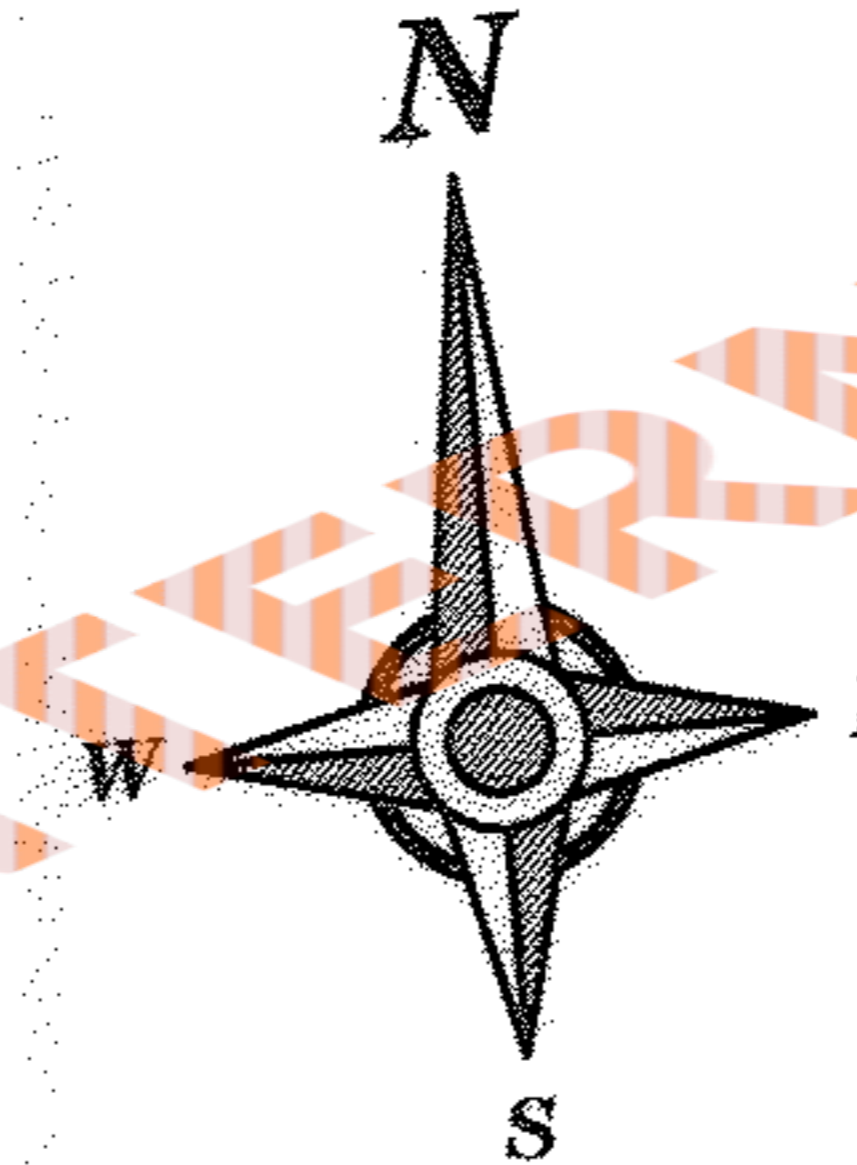
CANNONDALE AVE.

WRIGHT CYCLE ESTATES - SECTION SIX  
PLAT CABINET VOL.34, PGS.992B-994A

TANDEM DRIVE

PUBLIC ALLEY

S 85°10'0"E ~ 520.00'



CERTIFICATION:  
I hereby certify that this is a true and complete survey made under my supervision.  
Iron pins will be set at all lot corners upon completion of construction.  
Curve distances are measured on the arc.  
*Ralph D. Amos* 6/29/06  
Ralph D. Amos, Professional Surveyor  
State of Ohio no.5787



OWNER & DEVELOPER:  
P. F. D. DEVELOPMENT P.L.L.  
984 ORVILLE WAY  
XENIA, OHIO 45385  
PHONE : (937) 376-9113

Prepared By: *nhz* **Greene County** SHEET 1 of 4

**SCHAEFFER, AMOS & HUGHES, LLC**  
ENGINEERS SURVEYORS  
1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104

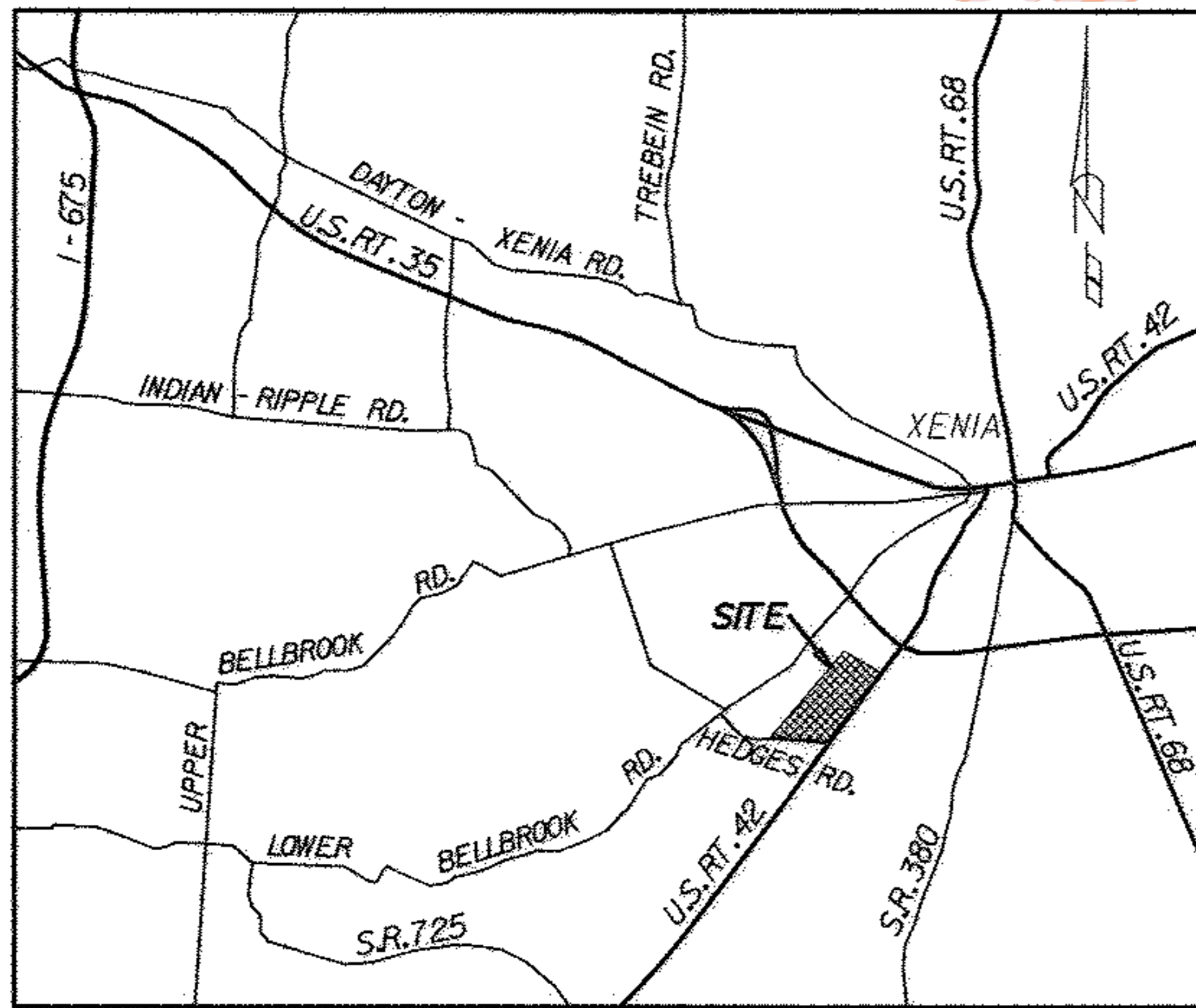
DATE: 6/20/2006  
JOB NO. 04-1745.A

# RECORD PLAN WRIGHT CYCLE ESTATES SECTION TWELVE

BEING A REPLAT OF ALL OF LOT 132  
AND PART OF LOT 133 IN  
WRIGHT CYCLE ESTATES - SECTION SEVEN  
PLAT CABINET VOLUME No.35,PAGES 233B-234B  
A PLANNED UNIT DEVELOPMENT  
CONTAINING 4.040 ACRES  
LOCATED IN MILITARY SURVEY NO. 2263 & 2264  
CITY OF XENIA - GREENE COUNTY, OHIO  
23 LOTS

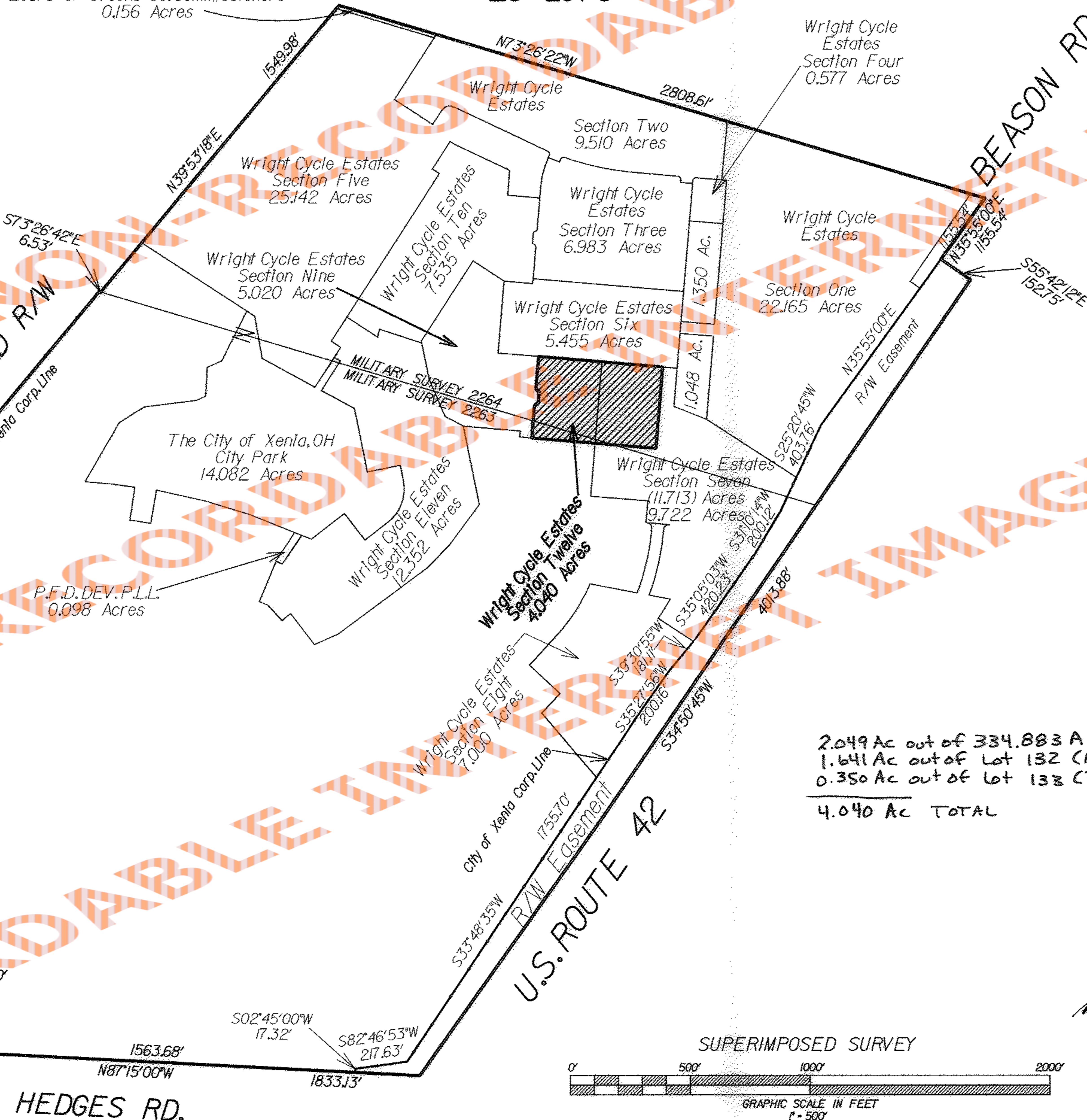
**DESCRIPTION:**  
Sited in Military Survey No. 2263 and 2264, City of Xenia, County of Greene, State of Ohio and being a subdivision of 4.040 Acres out of a 334.883 Acre Tract as conveyed to P.F.D. DEVELOPMENT P.L.L. by deeds as recorded in Official Record Volume 967, Pg. 251 and Pg. 255, being also a replat of all of Lot 132 and part of Lot 133 in Wright Cycle Estates, Section Seven as recorded in Plat Cabinet Volume 35, Pages 233B-234B.

**OWNER:**  
P.F.D. DEVELOPMENT P.L.L.  
984 ORVILLE WAY  
XENIA, OHIO 45385  
937-376-9113



VICINITY MAP  
NOT TO SCALE

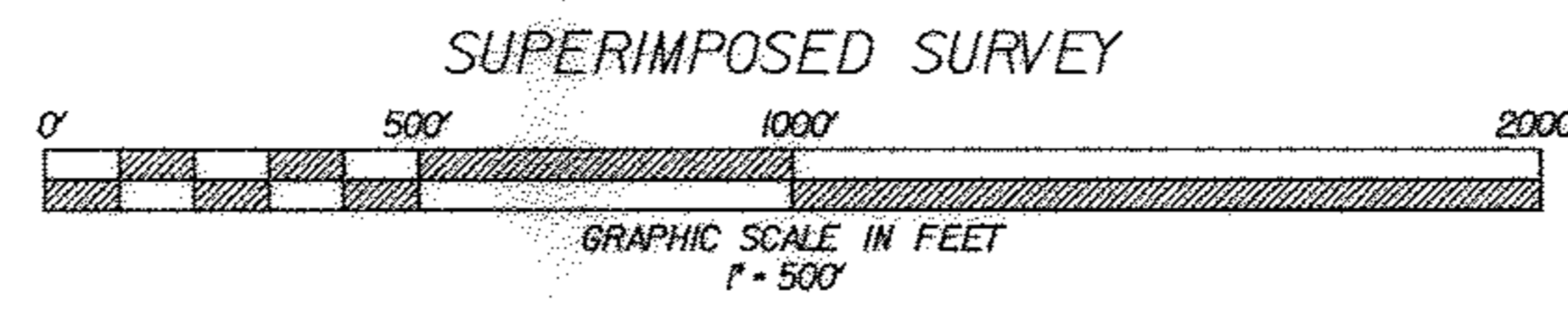
Board of Greene Co. Commissioners  
0.156 Acres



334.883 ACRES	TOTAL
- 10.464 ACRES	S.R. 42 HIGHWAY EASE.
324.419 ACRES	(BEASON RD. ESMT.)
- 0.555 ACRES	
323.864 ACRES	WRIGHT CYCLE EST. SEC. 1
- 22.165 ACRES	
301.699 ACRES	WRIGHT CYCLE EST. SEC. 2
- 9.510 ACRES	
292.189 ACRES	WRIGHT CYCLE EST. SEC. 3
- 6.983 ACRES	
285.206 ACRES	CHURCHES OF CHRIST IN CHRISTIAN UNION
- 1.048 ACRES	
- 1.350 ACRES	
282.808 ACRES	BD. OF CO. COMM. GREENE CO., OHIO
- 0.156 ACRES	
282.652 ACRES	WRIGHT CYCLE EST. SEC. 4
- 0.577 ACRES	
282.075 ACRES	WRIGHT CYCLE EST. SEC. 5
- 25.142 ACRES	
256.933 ACRES	WRIGHT CYCLE EST. SEC. 6
- 5.455 ACRES	
251.478 ACRES	WRIGHT CYCLE EST. SEC. 7
- 9.722 ACRES	
241.756 ACRES	P.F.D. DEV. P.L.L.
- 0.098 ACRES	
241.658 ACRES	THE CITY OF XENIA, OH
- 14.082 ACRES	
227.576 ACRES	WRIGHT CYCLE EST. SEC. 8
- 7.000 ACRES	
220.576 ACRES	WRIGHT CYCLE EST. SEC. 9
- 5.020 ACRES	
215.556 ACRES	WRIGHT CYCLE EST. SEC. 10
- 7.535 ACRES	
208.021 ACRES	WRIGHT CYCLE EST. SEC. 11
- 12.352 ACRES	
195.669 ACRES	WRIGHT CYCLE EST. SEC. 12
- 4.040 ACRES	
191.629 ACRES	REMAINING

2.049 Ac out of 334.883 Ac  
1.641 Ac out of Lot 132 (ALL)  
0.350 Ac out of Lot 133 (PART)  
4.040 Ac TOTAL

NORTH  
BEARING BASIS:  
WRIGHT CYCLE ESTATES  
SECTION ONE  
PLAT CAB. VOL. 30  
PGS. 319A-320B



Prepared By: **SCHAEFFER, AMOS & HUGHES, LLC**  
SHEET 2 of 4

**SCHAEFFER, AMOS & HUGHES, LLC**  
ENGINEERS  
SURVEYORS  
1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104

RECORD PLAN  
WRIGHT CYCLE ESTATES  
SECTION TWELVE

BEING A REPLAT OF ALL OF LOT 132  
AND PART OF LOT 133 IN

WRIGHT CYCLE ESTATES - SECTION SEVEN

PLAT CABINET VOLUME No.35,PAGES 233B-234B

A PLANNED UNIT DEVELOPMENT  
CONTAINING 4.040 ACRES

LOCATED IN MILITARY SURVEY NO. 2263 & 2264  
CITY OF XENIA - GREENE COUNTY, OHIO

23 LOTS

PROTECTIVE COVENANTS AND RESTRICTIONS

1. All lots in the Wright Cycle Estates Section Twelve subdivision shall be known and described as single family residential lots.
2. No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence.
3. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
4. No building shall be located nearer to the front lot line or nearer to the side street line than the minimum building setback line shown on the recorded plat. Lots 209 through 219 shall provide a minimum rear yard of thirty (30) feet and Lots 220 through 231 shall provide a minimum rear yard of twenty (20) feet. Lots 209 through 231 shall provide a minimum side yard of four (4) feet with a minimum total side yard of ten (10) feet. Lots 209 through 231 with a zero (0) side yard on one side shall provide a minimum side yard on the other side of eight (8) feet.
5. On lots 209 through 231 when a zero (0) side yard is used, the adjacent lot shall provide a three (3) foot wide easement, adjacent to the zero (0) side yard, to be used for maintenance and repair of the structure.
6. On lots 209 through 231 storage sheds and other out buildings shall not be permitted.
7. Lots 209 through 231 shall have vehicular driveway access to the public alleys at the rear of the lots and no vehicular driveway access shall be permitted to the public streets from these lots.
8. On lots 209 through 231, all structures shall have front porches.
9. Garages on Lots 209 through 219 shall be located outside of the 30' storm drainage easement.
10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes. They are to be limited in number so as not to cause a nuisance or disturbance to others, and they are not permitted to run loose.
11. All signs erected on any lot in this subdivision shall meet all requirements of the City of Xenia Zoning Ordinance.
12. Drainage channels, swales and slopes in this subdivision have been established for the conveyance of surface drainage to the public streets or storm sewers and shall be maintained continuously for such purposes by the lot owners. No materials shall be removed from or placed upon any lot which obstructs, retards or changes the direction of flow of water through these drainage channels, swales or slopes.
13. No lot shall be used as a dumping ground for rubbish or trash. Garbage or other waste shall not be kept except in sanitary containers. Equipment for the storage of such materials shall be kept in a clean and sanitary condition. No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any tract and no portion thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
14. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the recording date of this plat, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
15. The covenants and restrictions shall be enforceable by injunction and otherwise by the grantor, its successors and assigns. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
16. On Lots 209 through 231, the living area of the main structure constructed as a one-story residence on any homestead, exclusive of porches, basements and garages, shall not be less than 1400 square feet, and in the case of any residence of more than one-story, the requirements as to living area shall be at least 1400 square feet total for both stories.
17. No lot shall be subdivided into smaller tracts for additional residences.
18. No portion of any residential lot, except the interior of the residential dwelling located thereon an appurtenant garage, shall be used for the storage of automobiles, trailers, motorcycles or other vehicles, whether operative or not, scrap iron, water, paper or glass, or any reclamation products, parts or materials, except that during the period an improvement is being erected upon any such lot, building materials to be used in the construction of such improvement may be stored thereon; provided, however, any building material not in said improvement within ninety (90) days after its delivery to such lot shall be moved therefrom. All improvements must be completed by an owner within one (1) year from the date of the beginning of the construction thereof.
19. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
20. Aluminum siding is not permitted.
21. All exterior plans are to be approved or disapproved by developer prior to construction.
22. Each residence shall have an electric light fixture on a pole in the front yard. The fixture will have an electronic eye to operate for the outside environment. The light fixture shall be between six (6) and ten (10) feet high and approved by the developer as to type and location prior to erection. Maintenance and repair of said light fixture shall be the responsibility of each individual lot owner.
23. The minimum permitted roof pitch is 7/12.
24. Mill finished aluminum windows are not permitted.
25. No residence shall be allowed to have vinyl siding on the first floor.
26. All residences shall have an attached garage, for not less than two (2) cars, either directly attached or by a connecting breezeway, and shall be of like design and material as the main residence. No garage shall be converted to residential living area.
27. Any truck, motorcycle, boat, bus, trailer, camper or other similar housing or recreational device, if stored on any said lot, shall be housed within a garage building.
28. Two trees per lot will be placed on the lot.
29. All fences, storage buildings and accessory buildings shall be approved by the developer prior to construction.
30. All property owners of lots abutting public alleys will be charged a special maintenance fee by the City of Xenia for upkeep and maintenance of said public alleys.
31. Corner Lots 209, 219, 220 and 231 shall have window openings on the garage wall facing the street.
32. The dedicated streets within this plat will allow parking on one side of the street only, as required by the City of Xenia, Ohio.

Greene County  
Prepared By: *MS* SHEET 3 of 4

SCHAEFFER, AMOS & HUGHES, LLC  
ENGINEERS  
SURVEYORS

1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104

DATE: 6/20/2006  
JOB NO. 04-1745.A

RECORD PLAN

WRIGHT CYCLE ESTATES SECTION TWELVE

BEING A REPLAT OF ALL OF LOT 132 AND PART OF LOT 133 IN WRIGHT CYCLE ESTATES - SECTION SEVEN PLAT CABINET VOLUME No.35,PAGES 233B-234B A PLANNED UNIT DEVELOPMENT CONTAINING 4.040 ACRES LOCATED IN MILITARY SURVEY NO. 2263 & 2264 CITY OF XENIA - GREENE COUNTY,OHIO 23 LOTS

DEDICATION

We, the undersigned, being all of the owners and lienholders of lands herein platted do hereby voluntarily consent to the execution of said plat and restrictions and do hereby dedicate to public use of all streets, alleys, sanitary sewers, water lines, storm sewers, drainage easements and gas lines and also do hereby grant easements as shown on the plat for construction, operation, maintenance, repair, replacement, or removal of water lines, gas lines, storm sewer drainage, sanitary 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 of ingress and egress to the property for said purposes and are to be maintained as such forever.

Witness P.F.D.DEVELOPMENT P.L.L.

Jeffrey S. Fear Print Name JEFFREY S. FEAR

Witness

Kimberly Brown Norman D. Fear Print Name Kimberly Brown Norman D. Fear, Managing Partner

State of Ohio, S.S.

Be It remembered that on this 22 day of June 2006, before me, a notary public in and for said State, personally came P.F.D.DEVELOPMENT P.L.L. by Norman D. Fear, its Managing Partner, who acknowledged the signing and execution of the foregoing Instrument to be their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal on the day and date last aforesaid.

Kimberly Brown Notary Public April 29, 2010 My commission expires

Kimberly Brown

State of Ohio, S.S.

Norman D. Fear, Managing Partner for P.F.D. Development P.L.L., being duly sworn, says that all persons and corporations to the best of his knowledge interested in this dedication, either as owners or lienholders, have united in its execution.

By: Norman D. Fear Norman D. Fear, Managing Partner

Sworn to and signed in my presence on this 22 day of June 2006.

Kimberly Brown Notary Public April 29, 2010 My commission expires

Kimberly Brown

ACCEPTANCE AND APPROVAL:

ACCEPTANCE AND APPROVAL IS MADE BY THE CITY COUNCIL OF THE CITY OF XENIA, OHIO THIS 28 DAY OF October 2004.

Lee G. Esprit, Jr. Mark Bazalak DR. LEE G. ESPRIT, JR. PRESIDENT OF CITY COUNCIL MARK BAZELAK CLERK OF CITY COUNCIL

THE PROPERTY DESCRIBED HEREIN KNOWN AS WRIGHT CYCLE ESTATES SECTION TWELVE IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WRIGHT CYCLE ESTATES WHICH IS RECORDED AT OFFICIAL RECORD VOLUME 2434, PAGE 113 OF THE GREENE COUNTY, OHIO DEED RECORDS.

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF XENIA, OHIO THIS 7 DAY OF October 2004.

Phyllis A. Pennewitt Mark Bazalak PHYLIS A. PENNEWITT CHAIRPERSON OF THE XENIA PLANNING & ZONING COMMISSION MARK BAZELAK CLERK OF THE XENIA PLANNING & ZONING COMMISSION

James S. Jones, P.E. CITY OF XENIA, OHIO, CITY ENGINEER

Louanna Delaney 6-29-06 GREENE COUNTY AUDITOR DATE

TRANSFERRED

TRANSFERRED ON THIS 29th DAY OF June 2006. GREENE COUNTY AUDITOR

Mary L. Morris June 29, 2006 GREENE COUNTY RECORDER DATE

RECORDED

PLAT CABINET VOLUME NO. 36, PAGES 165B, 166A, 166B, 167A

RECEIVED 6/29/06

RECORDED 6/29/06

FEE \$160.00 GREENE COUNTY RECORDER



Handwritten note: mhw 6-22-06

Prepared By: SHEET 4 of 4

SCHAEFFER, AMOS & HUGHES, LLC

ENGINEERS SURVEYORS 1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104

DATE: 6/20/2006 JOB NO. 04-1745A