

**LEGEND:**

- 5 / 8" IRON PIN (FOUND)
- 5 / 8" IRON PIN (SET)
- × CROSS NOTCH (SET)
- ✱ MAG SPIKE OR MAG NAIL (FOUND)
- (180.25') RECORDED DISTANCE  
(IF DIFFERENT FROM MEASURED)

**BASIS OF BEARING:**

BEARINGS ARE BASED UPON THE NORTH RIGHT-OF-WAY LINE OF EAST DIXIE DRIVE BEING SOUTH 64°15'20" WEST AS SHOWN ON PLAT BOOK 200, PAGE 32 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO.

**RECORD PLAN  
721 EAST DIXIE DRIVE CONSOLIDATION PLAT**

BEING A REPLAT OF LOTS 1389, 1390, 1391, AND PART LOT 1392 OF THE CONSECUTIVE NUMBERS OF LOTS OF THE CITY OF WEST CARROLLTON, OHIO AND A 16.5 FOOT ALLEY LOCATED IN SECTION 22, TOWN 1, RANGE 6, M.R.s. MONTGOMERY COUNTY, OHIO

CONTAINING: 1.018 ACRES

FEBRUARY 2023

TRANSFERRED  
23 MAR - 8 PM 2:20  
KARRAS, GEORGIO A.  
RECORDED

240P35

REEL: 2023-00012364  
KIND: PLAT  
RECORDED: 02/15/2023 AT 02:28:36 PM  
FILE NO: 2023-00012364  
MONTGOMERY COUNTY, OH  
BRANDON C. McCLAIN RECORDER  
FILE: 2023-00012364

**DESCRIPTION:**

THE WITHIN IS A SUBDIVISION CONTAINING 1.018 ACRES BEING ALL OF LOTS 1389, 1390, 1391, AND PART OF LOT 1392 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF WEST CARROLLTON, OHIO, ALL OF A 0.136 ACRE PARCEL AND A 0.271 ACRE PARCEL BEING PART OF THE ABANDONED MIAMI AND ERIE CANAL, ALL CONVEYED TO THE HOSPITALITY RETAIL GROUP, LLC BY DEED RECORDED IN I.R. DEED 22-063140 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

**DEDICATION:**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY RESERVE THE EASEMENTS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN WITHIN THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SEWER OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REASONABLY REMOVING AND/OR TRIMMING TREES, AND REASONABLY CONTROLLING OBSTRUCTIONS, THAT UNREASONABLY INTERFERE WITH USE OF THOSE UTILITIES, AND FOR INGRESS AND EGRESS TO ACCOMPLISH THOSE PURPOSES. THE EASEMENTS ARE TO BE MAINTAINED AS SUCH FOREVER.

**OWNER:**

HOSPITALITY RETAIL GROUP, LLC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*Giorgio A. Karras*  
GIORGIO A. KARRAS  
PARTNER

*David D. Reiff*  
WITNESS NAME PRINTED

*David D. Reiff*  
SIGNATURE OF WITNESS

*Art Harden*  
WITNESS NAME PRINTED

*Art Harden*  
SIGNATURE OF WITNESS

**NOTARY:**

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:  
BE IT REMEMBERED THAT ON THIS 15th DAY OF FEBRUARY, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY CAME HOSPITALITY RETAIL GROUP, LLC BY GIORGIO A. KARRAS, ITS PARTNER, WHO ACKNOWLEDGES THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC: *Kimberly J. Morgan*

*Kimberly J. Morgan*  
PRINT NAME:

9/15/24

MY COMMISSION EXPIRES:

**OWNERS STATEMENT:**

GIORGIO A. KARRAS BEING DULY SWORN SAY THAT ALL PARTIES, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS REPLAT EITHER AS OWNER OR LIENHOLDER, HAVE UNITED IN ITS EXECUTION.

*Giorgio A. Karras*  
GIORGIO A. KARRAS

2/15/2023  
DATE:

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

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

*Kimberly J. Morgan*  
PRINT NAME  
KIMBERLY J. MORGAN  
9-15-24

MY COMMISSION EXPIRES:

**NOTES:**

1. THERE IS A 13.9' +/- OVERLAP BETWEEN PARCELS V & VI.
2. THE ORIGINAL PLAT OF "JOHN TAYLOR'S PLAT OF ALEXANDERSVILLE" RECORDED IN P.B. 1, PAGE 13 HAS A R/W WIDTH OF 49' FOR ALEX ROAD, THE AUDITORS VARIOUS DRAWINGS & TAX MAPPING HAS A R/W WIDTH OF 49.5', THE GOVERNOR'S DEED TO THE CITY OF WEST CARROLLTON FROM THE STATE OF OHIO (DEED M.F. 74-231A06) HAS A R/W WIDTH OF 50', AND THE 1973 R/W PLANS FOR EAST DIXIE DRIVE STATE 66' (50'+16').
3. THE TWO (2) 16 FOOT WIDE PARCELS CONVEYED TO THE CITY OF WEST CARROLLTON DEED M.F. 73-591A03 AND DEED M.F. 74-231A06 ALONG ALEX ROAD WERE NEVER FORMERLY DEDICATED.
4. IT IS UNKNOWN IF THE CITY OF WEST CARROLLTON HAS A THOROUGHFARE PLAN.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY SUPERVISION BASED ON FIELD WORK IN SEPTEMBER 2021. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

**PLANNING COMMISSION:**

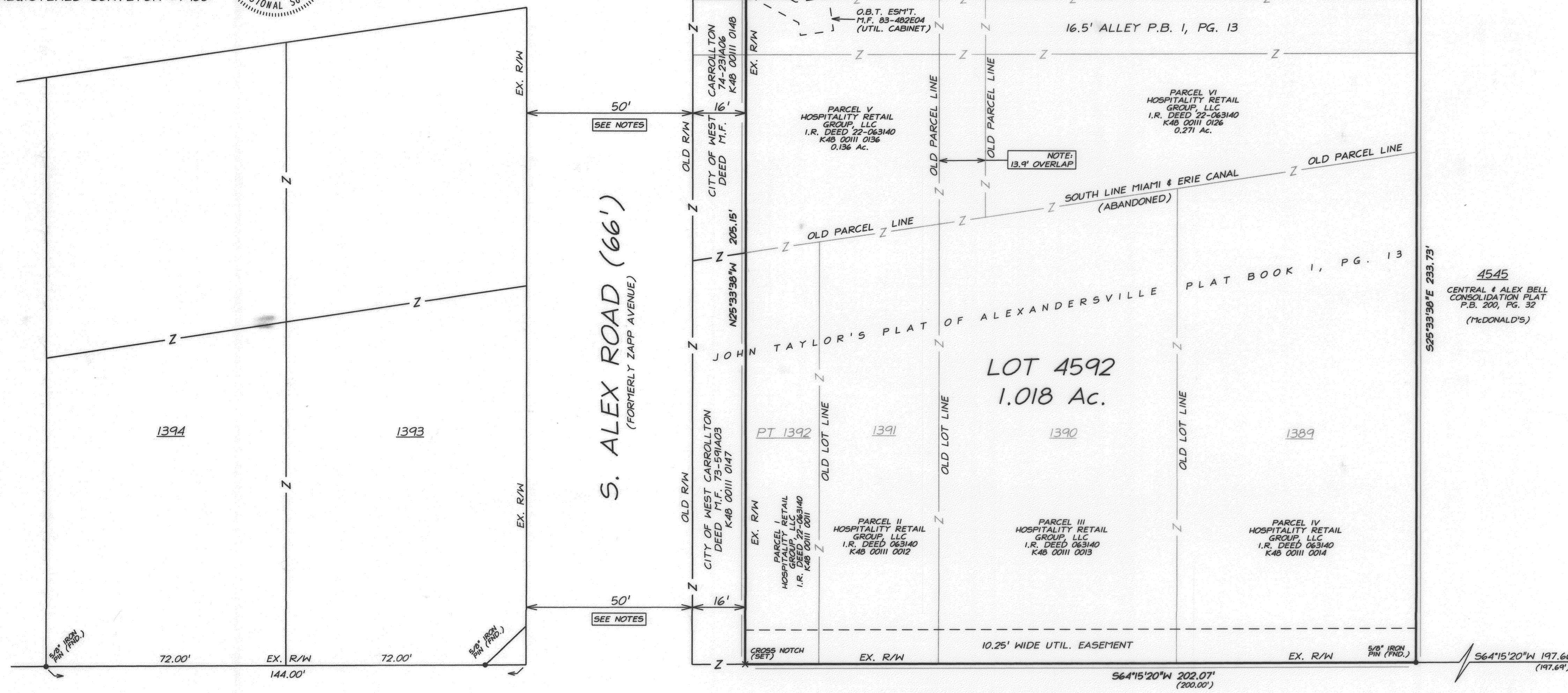
APPROVED THIS 15th DAY OF March, 2023 BY THE CITY OF WEST CARROLLTON, OHIO.

*Gregory S. Gaines*  
GREGORY S. GAINES  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

*Terry W. Hughes*  
TERRY W. HUGHES  
OHIO REGISTERED SURVEYOR #7965



EAST CENTRAL AVE. (VARIES)



EAST DIXIE DR. (66')

EAST DIXIE DR. (63')

PLAT BOOK 240 PAGE: 35

**SUPERIMPOSED AREA NOTE:**  
SUPERIMPOSED AREA COMPRISES OF ALL LANDS CONTAINED IN CURRENT DEEDS.

**OCCUPATION STATEMENT:**  
NO OCCUPATION OTHER THAN EXISTING MONUMENTS FOUND

APPROVED FOR DESCRIPTION  
*Brandon C. McClain*  
ENGINEER OF MONTGOMERY COUNTY  
CHECKED BY: SKS  
2022-0396  
JOB#  
3-3-23  
DATE

PREPARED BY:  
**Buckeye**  
SURVEYING GROUP, INC.  
933 COTTONWOOD ROAD  
DAYTON, OHIO 45419  
PHONE 937-293-8166  
FAX 937-294-1522  
www.BuckeyeSurveyingGroup.com  
PROFESSIONAL SURVEYORS

RECORD PLAN  
#721 E. DIXIE DRIVE  
1.018 Acres  
SECTION 22, TOWN 1, RANGE 6 M.R.s.  
CITY OF WEST CARROLLTON  
MONTGOMERY COUNTY, OHIO

SCALE: 1"=20'  
DATE: FEB. 2023  
PROJ. No. 22-0637  
SHEET No. 1 of 1