

# The Chateau Subdivision – Section Three

10N TOWN      4E RANGE      19 NW ¼ SECTION      WAYNE TOWNSHIP      DARKE COUNTY      OHIO STATE      VERSAILLES VILLAGE

Village of Versailles Administrator

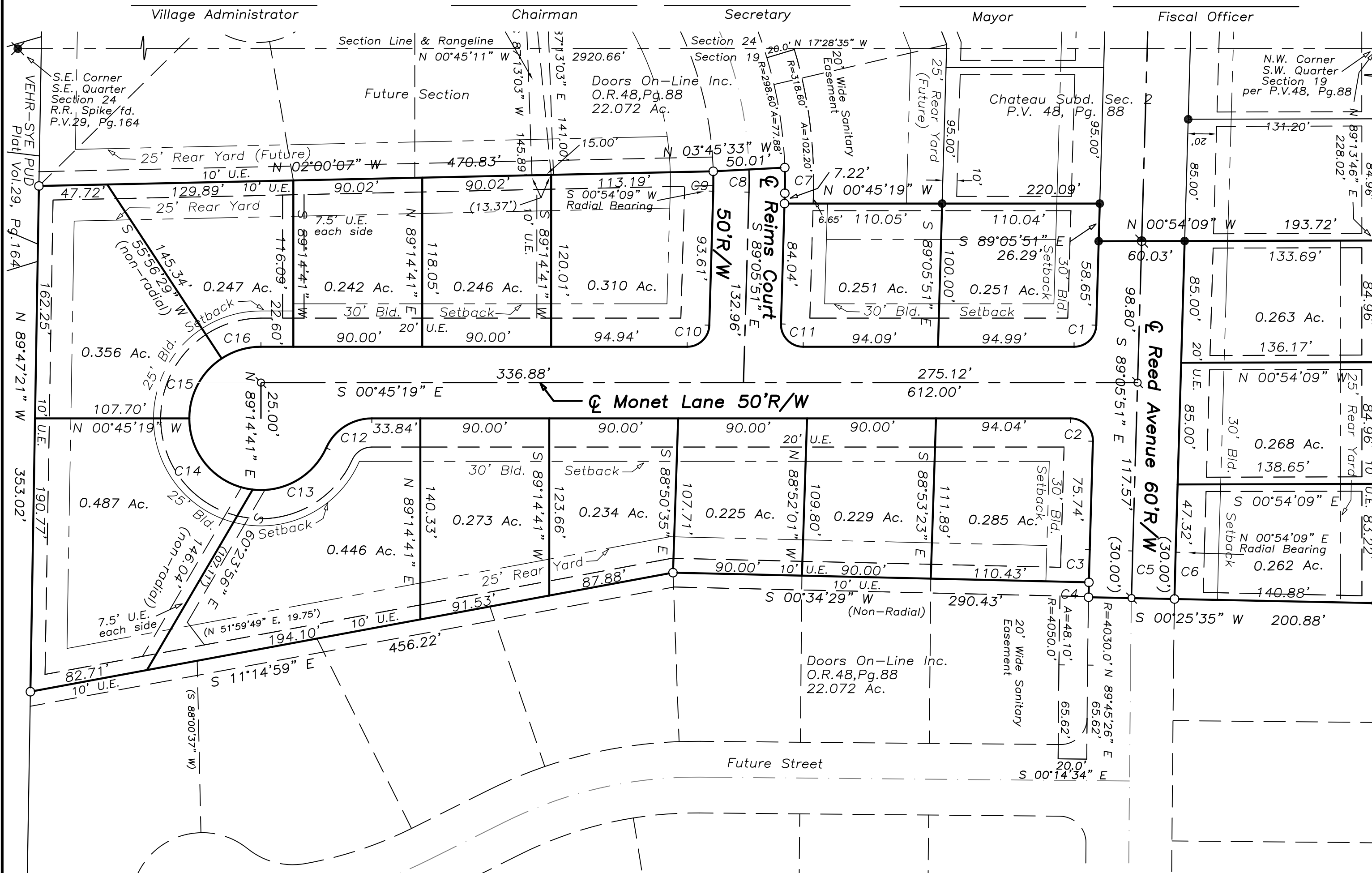
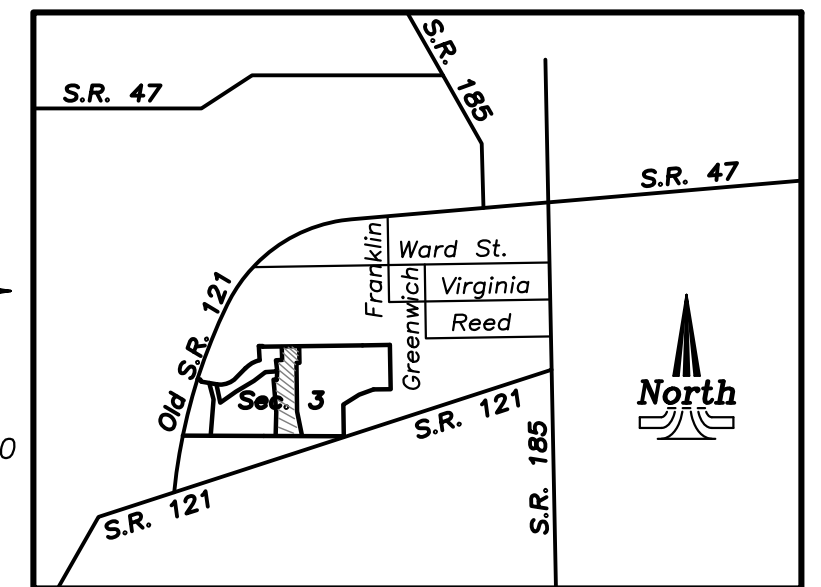
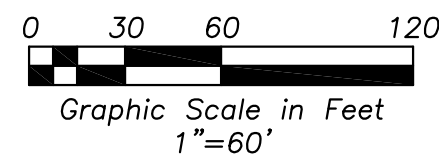
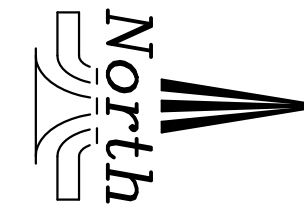
Village of Versailles Planning Commission

Approval by Village of Versailles Council

The within plat is accepted on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the Administrator of the Village of Versailles.

The within plat is accepted on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the Planning Commission of the Village of Versailles.

The within plat is accepted on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the Council of the Village of Versailles.



Notes:

- 5/8" Dia. capped iron pin (Cozatt, 6001) set at all lot corners and points of curvature upon completion of construction.
- Typical Building Setbacks are 30 feet from the front Right of Way line unless otherwise noted.
- All interior lot lines are subject to a 5' utility easement on either side of the property line unless otherwise noted.
- 20' utility easement behind all street right-of-ways.

### Acreage Breakdown

1.297 Street Acreage  
4.875 Lot Acreage  
6.172 Total Acreage

| CURVE DATA |          |        |           |                      |
|------------|----------|--------|-----------|----------------------|
| Curve #    | Radius   | Arc    | Delta     | Chord                |
| C1         | 15.50'   | 23.90' | 88°20'32" | 21.60' S 44°55'35" E |
| C2         | 15.50'   | 24.80' | 91°39'28" | 22.23' N 45°04'25" E |
| C3         | 4030.00' | 22.74' | 00°19'40" | 22.74' S 89°15'33" E |
| C4         | 4030.00' | 10.43' | 00°08'54" | 10.43' N 89°29'42" W |
| C5         | 4000.00' | 32.92' | 00°28'18" | 32.92' S 89°20'00" E |
| C6         | 3970.00' | 32.68' | 00°28'18" | 32.67' N 89°20'00" W |
| C7         | 298.60'  | 17.91' | 04°39'42" | 17.91' N 89°11'03" E |
| C8         | 273.60'  | 15.88' | 04°39'42" | 15.87' N 89°14'24" E |
| C9         | 248.60'  | 13.84' | 04°39'42" | 13.84' N 89°18'26" E |
| C10        | 15.50'   | 23.90' | 88°20'32" | 21.60' S 44°55'35" E |
| C11        | 15.50'   | 24.80' | 91°39'28" | 22.23' S 45°04'25" W |
| C12        | 35.00'   | 40.12' | 65°41'07" | 37.93' N 33°37'31" W |
| C13        | 50.00'   | 63.12' | 72°19'35" | 59.01' N 30°16'39" W |
| C14        | 50.00'   | 72.74' | 84°06'51" | 66.50' N 47°33'55" E |
| C15        | 50.00'   | 49.48' | 56°41'48" | 47.48' S 62°24'25" E |
| C16        | 50.00'   | 29.06' | 33°18'12" | 28.66' S 17°24'25" E |

### Description

Being a plat of 6.172 Acres in the northwest corner of Section 19, Wayne Township, Village of Versailles Darke County, Ohio, as acquired by Doors On-Line, Inc., by Deed Book 409, Page 817 of the Darke County Recorder's Deed Records.

I hereby certify that the above subdivision plat is accurately represented as based on a field survey completed under my direct supervision. 5/8" dia. capped iron pins set at all lot corners and street lines upon completion of construction.

### Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat and all of the restrictive covenants as referenced herein, and do hereby voluntarily consent to the execution of said plat and to the dedication of the streets as shown hereon, to the public use forever.

Easements shown or noted on this plat are for construction, maintenance, repair, replacement, or removal of open ditch surface water, electric, telephone, or privilege of removing any and all trees or other obstructions and 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.

Authorized Representative \_\_\_\_\_  
Doors On-Line Inc.

### State of Ohio, County of Darke, S.S.

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public in and for said county and state, personally appeared Doors On-Line, Inc. by John L. Lenz, the afore signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

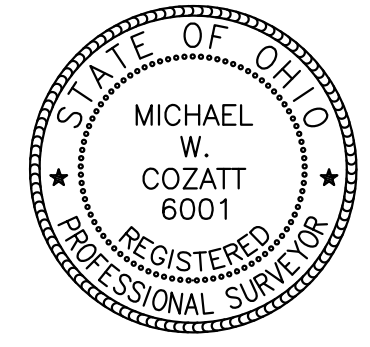
Notary Public in and for State of Ohio  
My commission expires \_\_\_\_\_

### LEGEND

- IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET (COZATT, S6001)
- ⊙ MAG NAIL FOUND
- MAG NAIL SET

### REFERENCES

VOL. 48, Pg. 88  
Darke County Recorder's  
Plat Records



MICHAEL W. COZATT      DATE  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
CIVIL ENGINEER      LAND SURVEYOR  
534 N. Elm St. Suite C      TROY, OH 45373  
JOB NO. 13816      (937)-339-2921  
File: C:\JOBS\2015\Chateau2015\Chateau Subdivision\Section three.dwg  
Drawn By: DMC Checked By: MWC      Sheet 1