



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

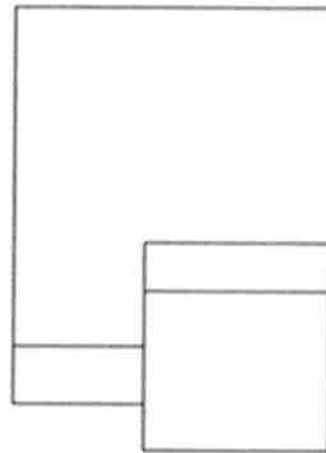
Linda Oda
Recorder

Parcel ID	0521365003	Current Owner	MITCHELL KEVIS LEANDREW	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315143	Property Address	9578 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 599 0.1894 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch

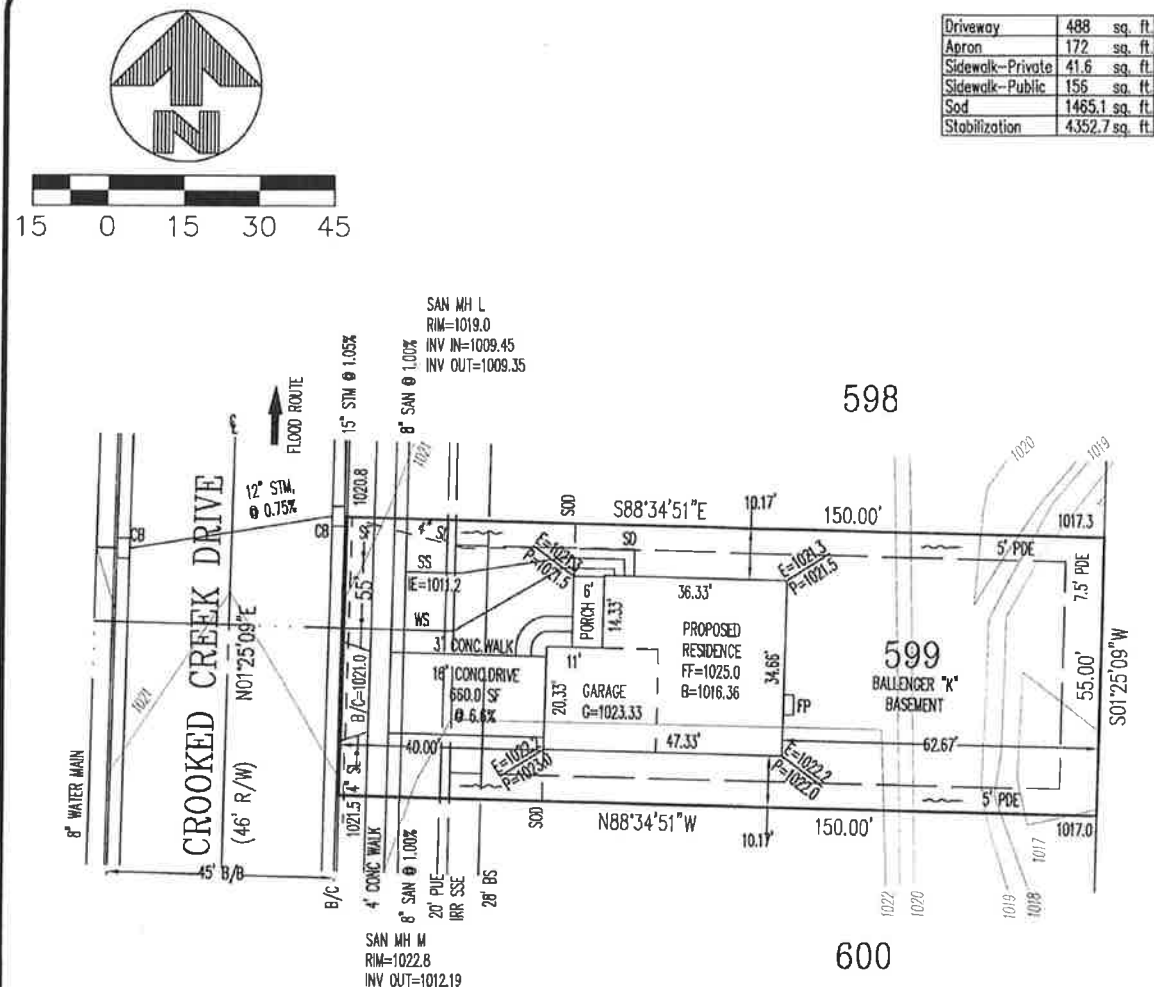


Residential Building and Last Sale Summary

Last Sale Amount	\$288,070	Bedrooms	4
Last Sale Date	08/28/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,108 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	673 sq. ft.
Year Built	2019	Total Living Area	2,781 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$241,840	\$84,640
TOTAL	\$300,840	\$105,290
CAUV	\$0	-



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SOODED.

PROJECT No. WINDING

DWG No. 190576PA

DATE: 3-15-19

RYAN HOMES

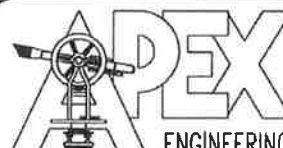
EXHIBIT "A"

PLOT PLAN
LOT 599 (8,250 SF) 0.1894 AC
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: DWM

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERISTY BLD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202



WARREN COUNTY

Property Services

Matt Nolan
Auditor

Barney Wright
Treasurer

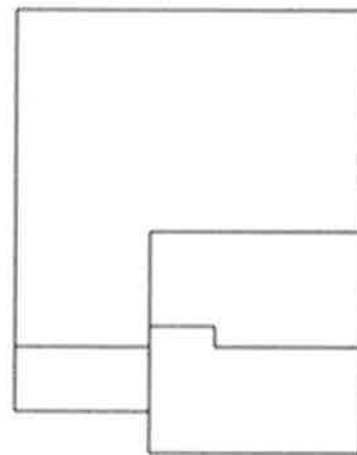
Linda Oda
Recorder

Parcel ID	0521365004	Current Owner	CURD STEPHEN & MALONE	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315142	Property Address	9582 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 598 0.1894 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$284,685	Bedrooms	4
Last Sale Date	08/09/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,880 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	647 sq. ft.
Year Built	2019	Total Living Area	2,527 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$243,800	\$85,330
TOTAL	\$302,800	\$105,980
CAUV	\$0	-



15 0 15 30 45

PLOT PLAN PREPARED
FROM AN UNRECORDED
RECORD PLAT



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER
AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN
"E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN
ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY
FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH
FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS
CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL
BE OBTAINED BY THE BUILDER. APEX ASSUMES NO
RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND
AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE
ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE
BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING
ENCROACHMENTS THAT MAY OCCUR.

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDING OR SOODED.

PROJECT No. WINDING

DWG No. 190422PA

DATE: 02-28-19

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 598 (11,112 SF) 0.2551 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL

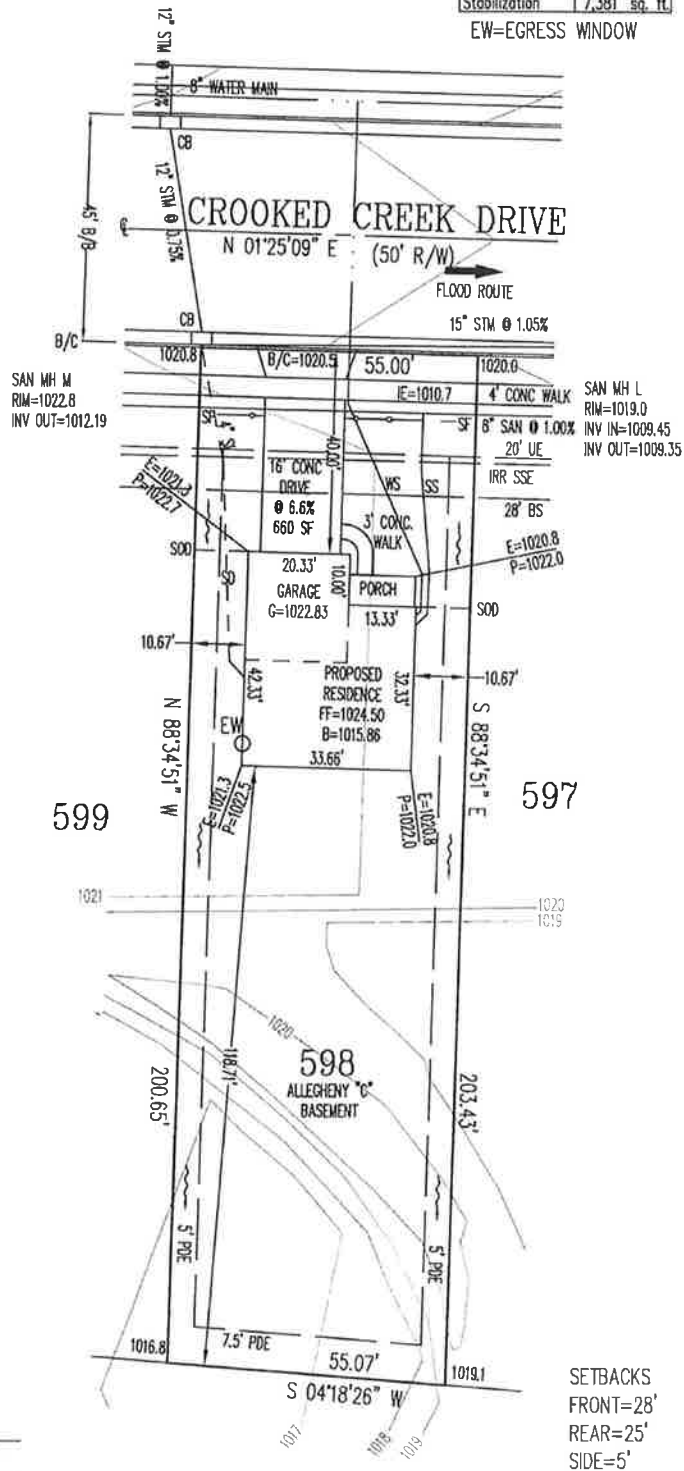
CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH. (513) 424-5202 OR (513) 932-8991 FAX (513) 424-5202

Driveway	488 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	35 sq. ft.
Sidewalk-Public	156 sq. ft.
Sod	1,525 sq. ft.
Stabilization	7,381 sq. ft.

EW=EGRESS WINDOW



SETBACKS
FRONT=28'
REAR=25'
SIDE=5'



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

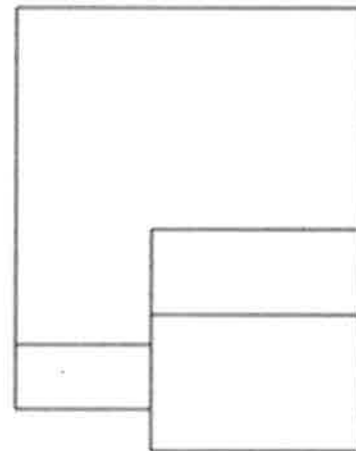
Linda Oda
Recorder

Parcel ID	0521365005	Current Owner	MALTESE JOSEPH A &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315141	Property Address	9586 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 597 0.1895 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$390,000	Bedrooms	4
Last Sale Date	10/21/2022	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,832 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	647 sq. ft.
Year Built	2019	Total Living Area	2,479 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$228,550	\$79,990
TOTAL	\$287,550	\$100,640
CAUV	\$0	-

15 0 15 30 45



SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

C86
R=1208.00'
L=0.68'

PLOT PLAN PREPARED
FROM AN UNRECORDED
RECORD PLAT



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER
AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN
"E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN
ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY
FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH
FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS
CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL
BE OBTAINED BY THE BUILDER. APEX ASSUMES NO
RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND
AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE
ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE
BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING
ENCROACHMENTS THAT MAY OCCUR.

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDDED OR SOODED.

PROJECT No. WINDING

DWG No. 190324PA

DATE: 2/13/2019

RYAN HOMES

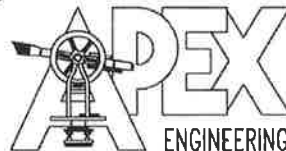
EXHIBIT "A"

PLOT PLAN
LOT 597 (11,273 SF) 0.2588 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

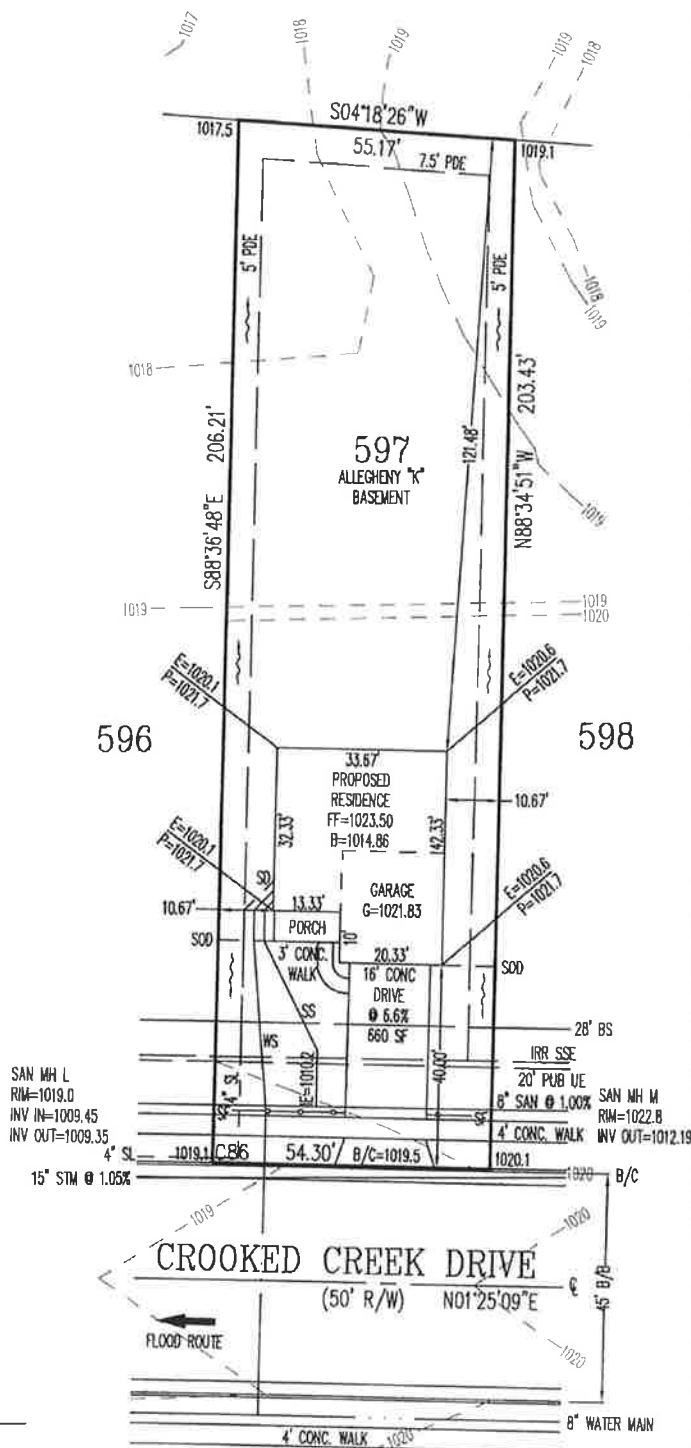
DRAWN: REW

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH. (513) 424-5202 OR (513) 932-8991 F/

Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	35	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1,528	sq. ft.
Stabilization	7,542	sq. ft.





WARREN COUNTY

Property Records

Matt Nolan
Auditor

Barney Wright
Treasurer

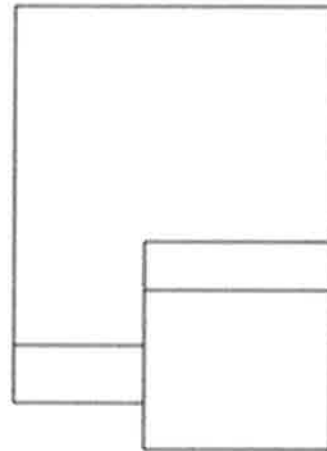
Linda Oda
Recorder

Parcel ID	0521365006	Current Owner	SHRESTHA ABHISHEK	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315140	Property Address	9590 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 596 0.1972 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$302,430	Bedrooms	3
Last Sale Date	09/17/2019	Exterior	COMBINATION
Owner Occupied	N	Above Grade Living Area	2,108 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	673 sq. ft.
Year Built	2019	Total Living Area	2,781 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$262,860	\$92,000
TOTAL	\$321,860	\$112,650
CAUV	\$0	-



15 0 15 30 45

Driveway	488.4 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	41.6 sq. ft.
Sidewalk-Public	152.3 sq. ft.
Sod	1459.5 sq. ft.
Stabilization	4710.1 sq. ft.

EW=EGRESS WINDOW



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

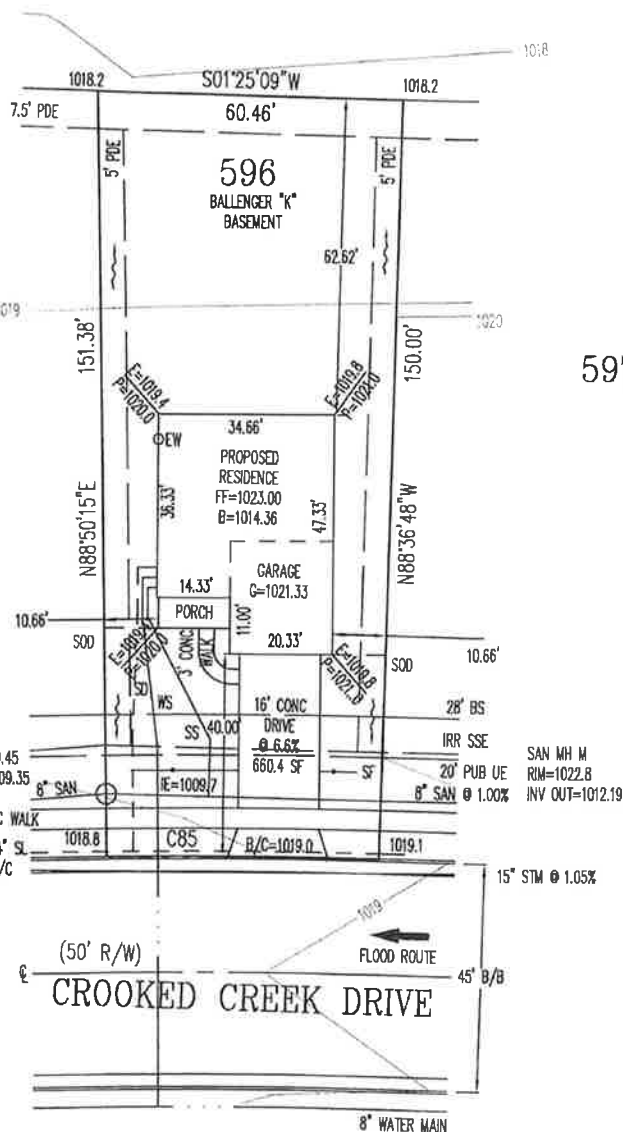
BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDD OR SOODED.



C85
R=1208'
L=53.75'

SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

PROJECT No. WINDING

DWG No. 191030PA

DATE: 5-08-19

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 596 (8,590 SF) 0.1972 AC
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: DWM

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERISTY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

23-BZA-009 Exhibit 25B



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

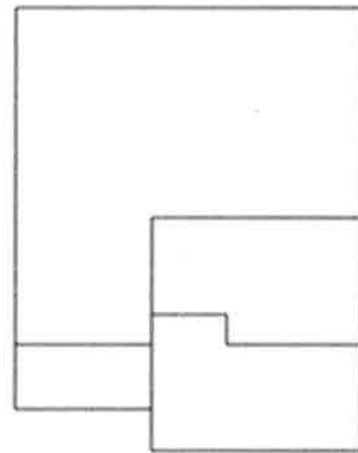
Linda Oda
Recorder

Parcel ID	0521365007	Current Owner	SAFRAN ERIN E.	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315139	Property Address	9594 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 595 0.201 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$0	Bedrooms	4
Last Sale Date	10/29/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,851 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	647 sq. ft.
Year Built	2019	Total Living Area	2,498 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$209,380	\$73,280
TOTAL	\$268,380	\$93,930
CAUV	\$0	-

15 0 15 30 45



SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

PLAT RECORDED
FEBRUARY 22, 2019

C84
R=1208.00'
L=53.75'

594



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

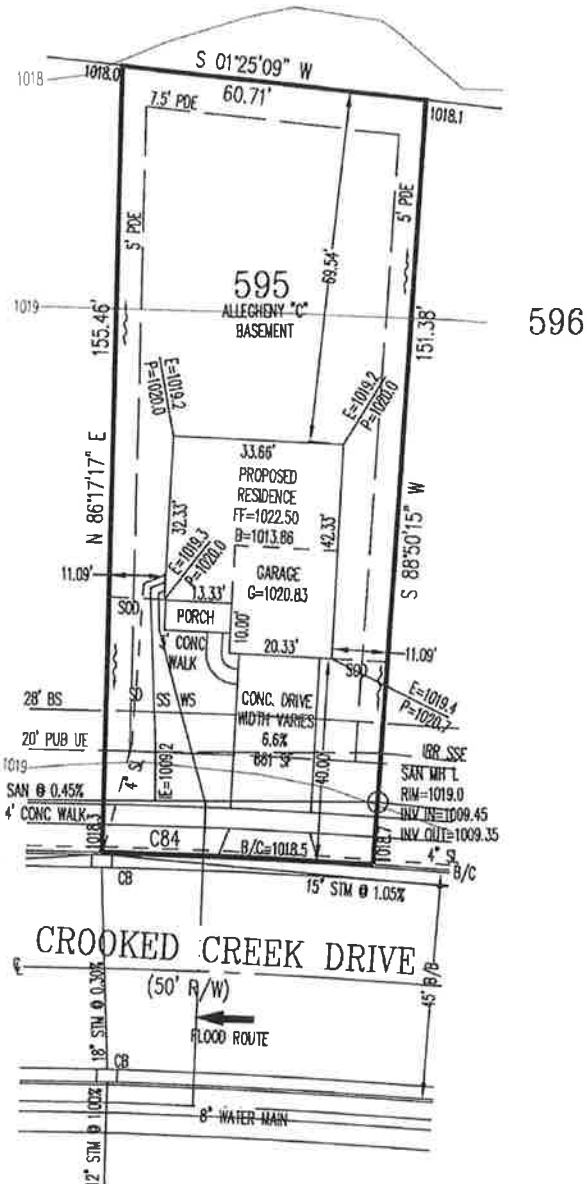
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.



Driveway	489	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	35	sq. ft.
Sidewalk-Public	153	sq. ft.
Sod	1524	sq. ft.
Stabilization	5029	sq. ft.

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SODDED.

PROJECT No. WINDING

DWG No. 191780PA

DATE: 08-14-19

RYAN HOMES

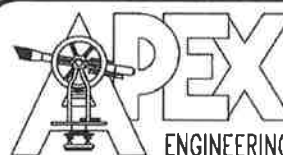
EXHIBIT "A"

PLOT PLAN
LOT 595 (8,756 SF) 0.2010 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH. (513) 424-5202 OR (513) 932-8991 FJ

23-BZA-009 Exhibit 26B



WARREN COUNTY

Property Records

Matt Nolan
Auditor

Barney Wright
Treasurer

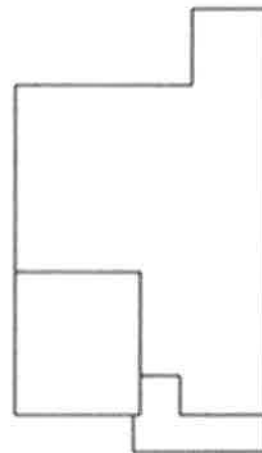
Linda Oda
Recorder

Parcel ID	0521365008	Current Owner	EMERSON DOUGLAS & XINA	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315138	Property Address	9598 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 594 0.2086 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$351,905	Bedrooms	4
Last Sale Date	11/06/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,708 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,711 sq. ft.
Year Built	2019	Total Living Area	3,419 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$305,050	\$106,770
TOTAL	\$364,050	\$127,420
CAUV	\$0	-



SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

C83
R=1208.00'
L=53.75'



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

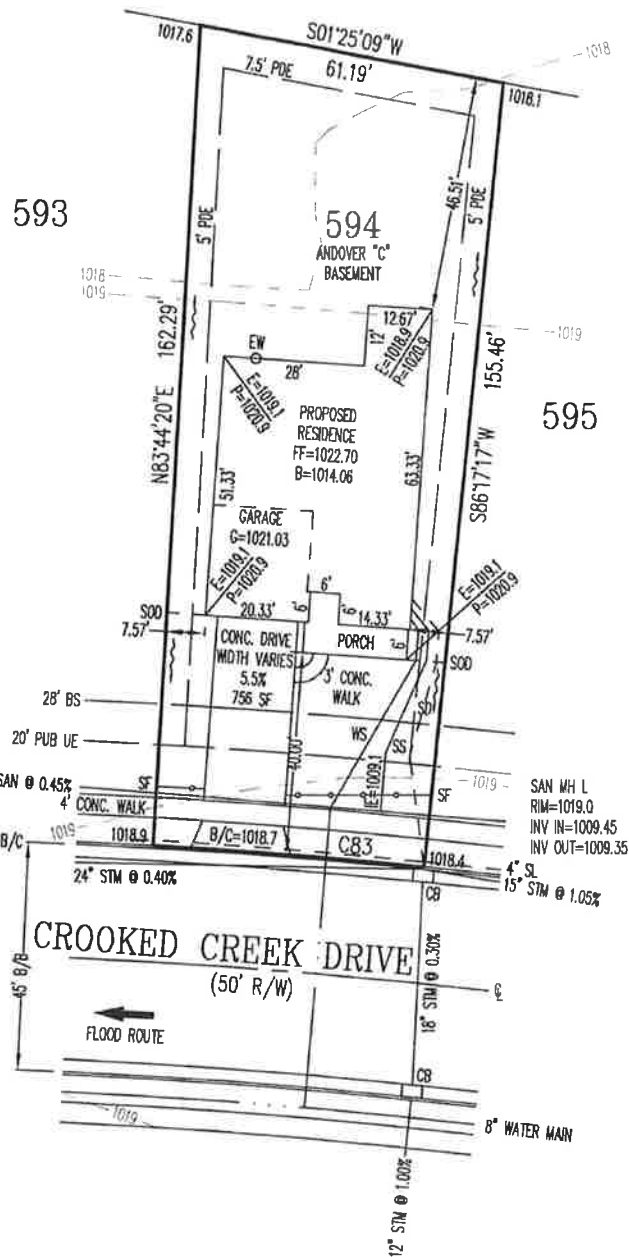
BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

Driveway	584	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	23	sq. ft.
Sidewalk-Public	15.3	sq. ft.
Sod	1,435	sq. ft.
Stabilization	4,369	sq. ft.

EW=EGRESS WINDOW

593



ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SODDED.

PROJECT No. WINDING

DWG No. 191318PA

DATE: 6/12/2019

RYAN HOMES

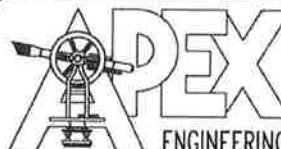
EXHIBIT "A"

PLOT PLAN
LOT 594 (9,086 SF) 0.2086 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: REW

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH. (513) 424-5202 OR (513) 932-8991 FAX (513) 424-5202



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

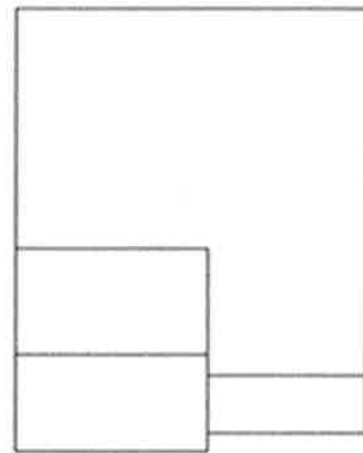
Linda Oda
Recorder

Parcel ID	0521365009	Current Owner	KIRNEC JULIE ANN &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315137	Property Address	9602 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 593 0.2201 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$322,860	Bedrooms	4
Last Sale Date	10/17/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,512 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	771 sq. ft.
Year Built	2019	Total Living Area	3,283 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$281,240	\$98,430
TOTAL	\$340,240	\$119,080
CAUV	\$0	-



Driveway	489	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	30	sq. ft.
Sidewalk-Public	153	sq. ft.
Sod	1,428	sq. ft.
Stabilization	5,621	sq. ft.

SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

C82
R=1208.00'
L=53.75'



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

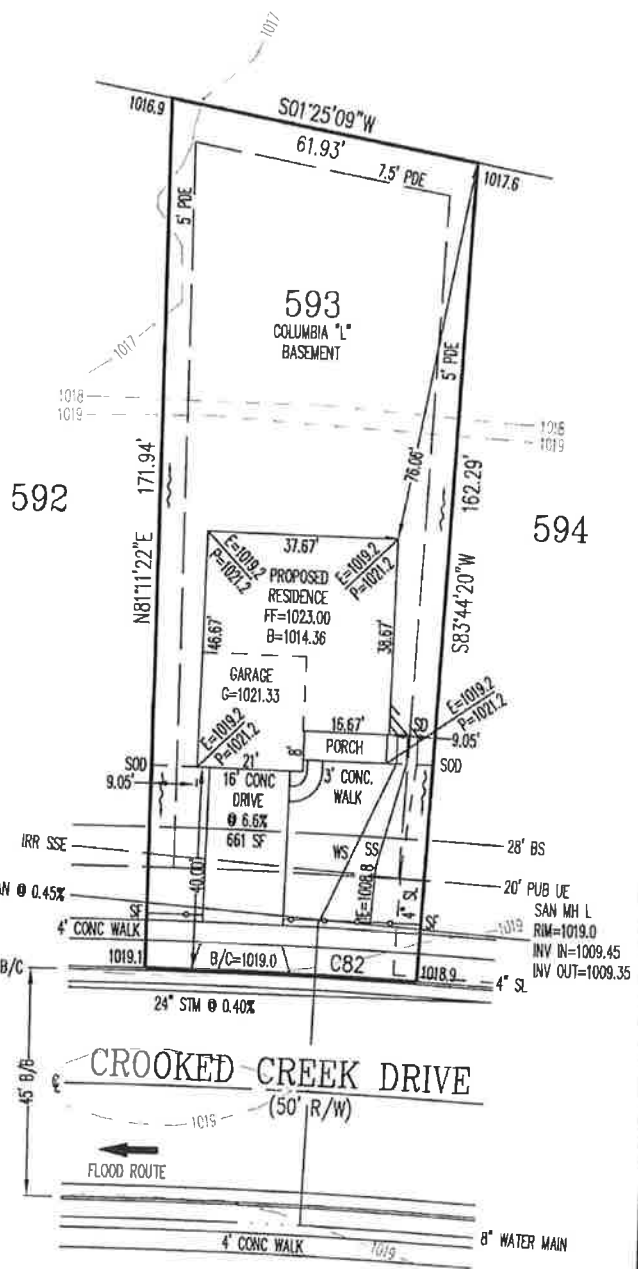
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.



ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SOODED.

DATE: 4/26/2019 PROJECT No. WINDING DWG No. 190942PA
RYAN HOMES EXHIBIT "A"

PLOT PLAN
LOT 593 (9,589 SF) 0.2201 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO
SCALE: 1"=30' DRAWN: REW CHECKED: KC

APEX
ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX -



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

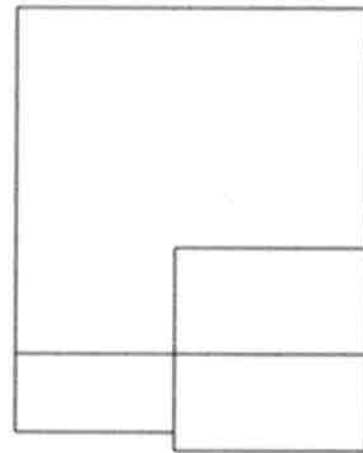
Linda Oda
Recorder

Parcel ID	0521365010	Current Owner	BEAM CHAD & TAYLOR	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315136	Property Address	9606 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 592 0.2521 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$315,550	Bedrooms	5
Last Sale Date	07/26/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,444 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	731 sq. ft.
Year Built	2019	Total Living Area	3,175 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$276,010	\$96,600
TOTAL	\$335,010	\$117,250
CAUV	\$0	-

Driveway	489 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	29 sq. ft.
Sidewalk-Public	148 sq. ft.
Sod	1,407 sq. ft.
Stabilization	12,496 sq. ft.

EW=EGRESS WINDOW

SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

PREPARED FROM AN
UNRECORDED PLAT



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER
AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN
"E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN
ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY
FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH
FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS
CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL
BE OBTAINED BY THE BUILDER. APEX ASSUMES NO
RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND
AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE
ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE
BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING
ENCROACHMENTS THAT MAY OCCUR.

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDDED OR SOODED.

PROJECT No. WINDING

DWG No. 190047PA

DATE: 1/19/2019

RYAN HOMES

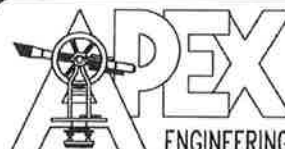
EXHIBIT "A"

PLOT PLAN
LOT 592 (16,430 SF) 0.3772 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: REW

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERISTY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX -(513) 424-6202

23-BZA-009 Exhibit 29B



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

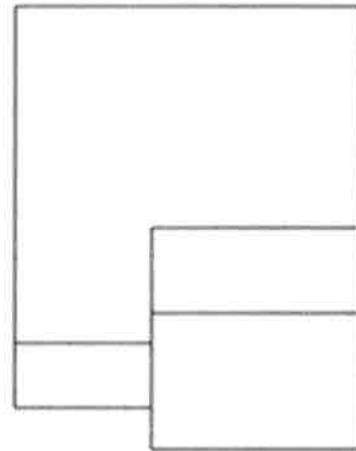
Linda Oda
Recorder

Parcel ID	0521365012	Current Owner	PALANKI RAJA SEKHARA	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315135	Property Address	1795 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 591 0.1518 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$410,000	Bedrooms	4
Last Sale Date	05/23/2022	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,832 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	647 sq. ft.
Year Built	2020	Total Living Area	2,479 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$228,550	\$79,990
TOTAL	\$287,550	\$100,640
CAUV	\$0	-



WARREN COUNTY

Property Services

Matt Nolan
Auditor

Barney Wright
Treasurer

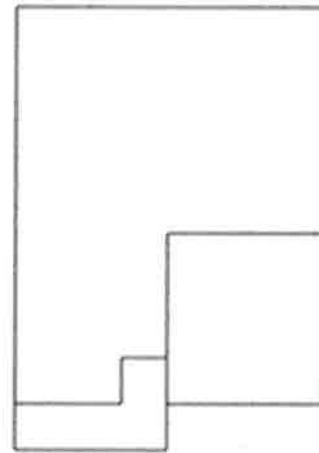
Linda Oda
Recorder

Parcel ID	0521365013	Current Owner	GRAY GARY G. & MELODY	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315134	Property Address	1799 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 590 0.1644 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



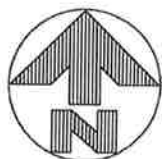
Residential Building and Last Sale Summary

Last Sale Amount	\$337,385	Bedrooms	3
Last Sale Date	07/15/2020	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1,564 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,114 sq. ft.
Year Built	2020	Total Living Area	2,678 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$264,780	\$92,670
TOTAL	\$323,780	\$113,320
CAUV	\$0	-

15 0 15 30 45



C75
R=735.00'
L=42.28'

SETBACKS:
FRONT YARD=28'
REAR YARD=25'
SIDE YARD=5'

Driveway	530	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	23	sq. ft.
Sidewalk-Public	187	sq. ft.
Sod	1541	sq. ft.
Stabilization	2509	sq. ft.

EW=EGRESS WINDOW

RECORD PLAT RECORDED ON FEBRUARY 22, 2019



SAN MH 7A-480
RIM=1016.14
INV IN=1006.16
INV OUT=1005.88

SAN MH 7A-479
RIM=1013.48
INV IN=1003.34
INV OUT=1003.03

INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

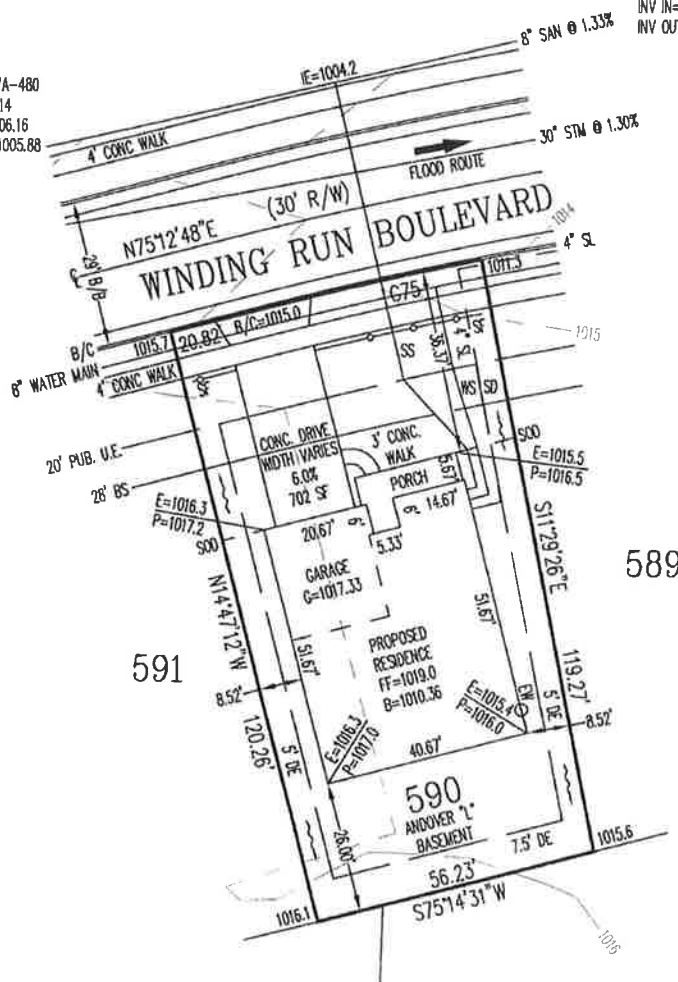
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.



ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SOODED.

PROJECT No. WINDING

DWG No. 200447PA

DATE: 03/03/2020

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 590 (7,162 SF) 0.1644 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLS

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERISTY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

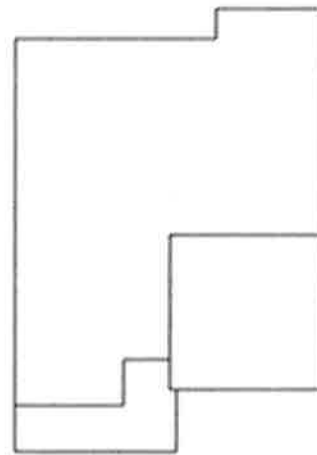
Linda Oda
Recorder

Parcel ID	0521365014	Current Owner	DAVIS TIM & SHARON	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315133	Property Address	1803 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 589 0.1683 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch

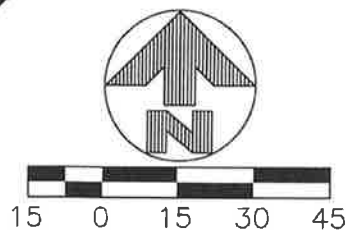


Residential Building and Last Sale Summary

Last Sale Amount	\$328,400	Bedrooms	2
Last Sale Date	09/09/2021	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,460 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	750 sq. ft.
Year Built	2019	Total Living Area	2,210 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$231,190	\$80,920
TOTAL	\$290,190	\$101,570
CAUV	\$0	-



Driveway	521	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	23	sq. ft.
Sidewalk-Public	203	sq. ft.
Sod	1,653	sq. ft.
Stabilization	2,704	sq. ft.

EW=EGRESS WINDOW

PLOT PLAN DONE FROM AN
UN RECORDED RECORD PLAT.

INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER
AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN
"E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN
ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY
FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH
FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS
CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL
BE OBTAINED BY THE BUILDER. APEX ASSUMES NO
RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND
AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE
ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE
BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING
ENCROACHMENTS THAT MAY OCCUR.

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDING OR SOODED.

SETBACKS

FRONT=28'

REAR=25'

SIDE=5'

C74

R=735.00'

L=67.41'



PROJECT No. WINDING

DWG No. 190365PA

DATE: 02-18-19

RYAN HOMES

EXHIBIT "A"

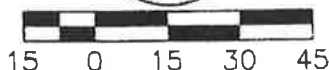
PLOT PLAN
LOT 589 (7,331 SF) 0.1683 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL

CHECKED: KC





Driveway	521	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	23	sq. ft.
Sidewalk-Public	203	sq. ft.
Sod	1,853	sq. ft.
Stabilization	2,704	sq. ft.

EW=EGRESS WINDOW

SAN MI J
RM=1016.9
INV IN=1007.00
INV OUT=1006.90

SAN IN :
RIN=1014.1
ENV IN=1004.06
ENV OUT=1003.96

PLOT PLAN DONE FROM AN
UN RECORDED RECORD PLAT.

INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN
"E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN
ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY
FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE
ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE
BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING
ENCROACHMENTS THAT MAY OCCUR.

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDING OR SODDED.

PROJECT No. WINDING

DWG No. 190365PA

DATE: 02-18-19

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 589 (7,331 SF) 0.1683 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL

CHECKED: KC



ENGINEERING & SURVEYING, INC.
 1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
 PH. (513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202



WARREN COUNTY

Property Search

Matt Nolan
Auditor

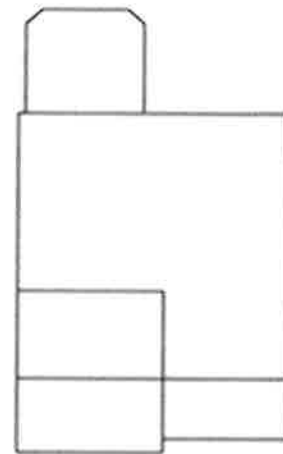
Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	0521365016	Current Owner	SHOUGH MEGAN E. &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315131	Property Address	1811 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 587 0.1634 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture

Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$402,611	Bedrooms	4
Last Sale Date	03/03/2022	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,424 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	771 sq. ft.
Year Built	2019	Total Living Area	3,195 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$256,000	\$89,600
TOTAL	\$315,000	\$110,250
CAUV	\$0	-

5 0 15 30 45



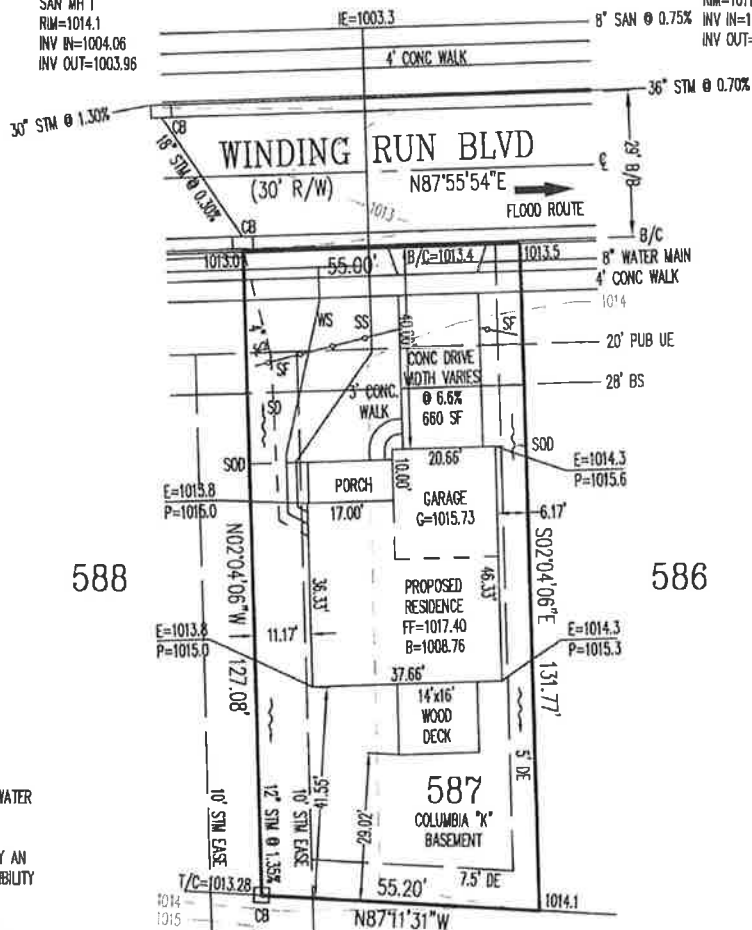
Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	30	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1427	sq. ft.
Stabilization	2930	sq. ft.

SETBACKS:

FRONT YARD=28'
REAR YARD=25'
SIDE YARD=5'

SAN MH I
RIM=1014.1
INV IN=1004.06
INV OUT=1003.96

SAN MH H
RIM=1011.4
INV IN=1001.42
INV OUT=1001.32



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

RECORD PLAT RECORDED ON 02/22/2019

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SODDED.

PROJECT No. WINDING

DWG No. 192524PA

DATE: 12-05-19

RYAN HOMES

EXHIBIT

PLOT PLAN
LOT 587 (7118 SF) 0.1634 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDIND CREEK, SEC. 7
CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX -- (513) 424-6202



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

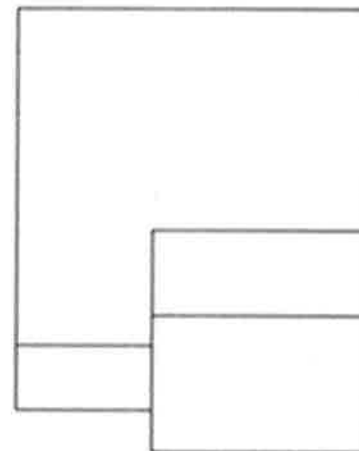
Linda Oda
Recorder

Parcel ID	0521365017	Current Owner	BISELL MELISA MARIE	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315130	Property Address	1815 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 586 0.1693 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$311,230	Bedrooms	3
Last Sale Date	04/22/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,832 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	647 sq. ft.
Year Built	2019	Total Living Area	2,479 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$240,960	\$84,340
TOTAL	\$299,960	\$104,990
CAUV	\$0	-



15 0 15 30 45

PLAT RECORDED FEBRUARY 22, 2019

Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	35	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1525	sq. ft.
Stabilization	3639	sq. ft.

EW=EGRESS WINDOW



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SOODED.

PROJECT No. WINDING

DWG No. 192442PA

DATE: 11-20-19

RYAN HOMES

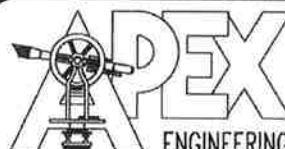
EXHIBIT "A"

PLOT PLAN
LOT 586 (7,375 SF) 0.1693 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

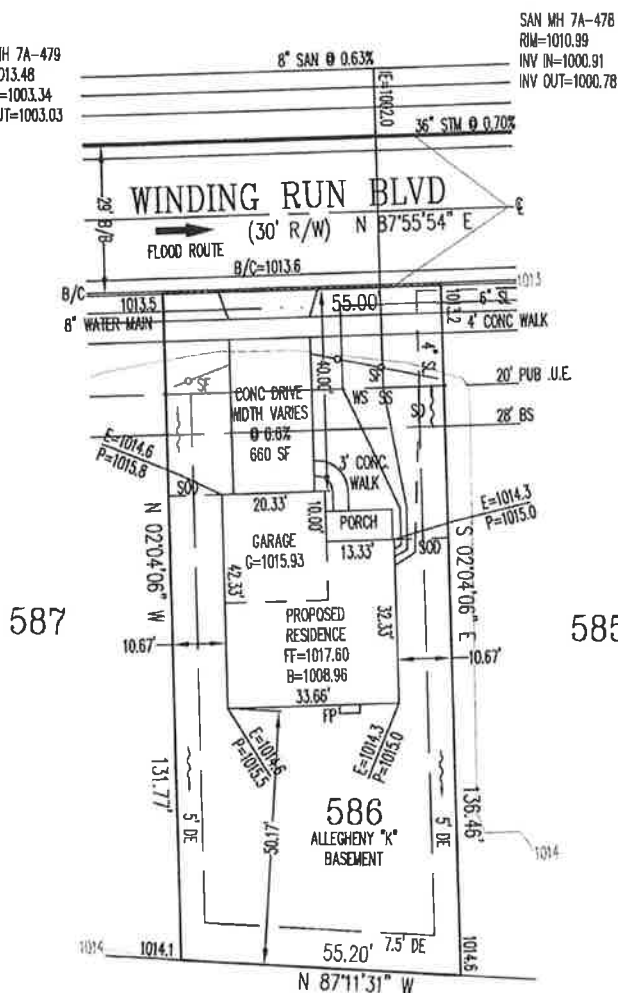
SCALE: 1"=30'

DRAWN: JLL

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202





WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

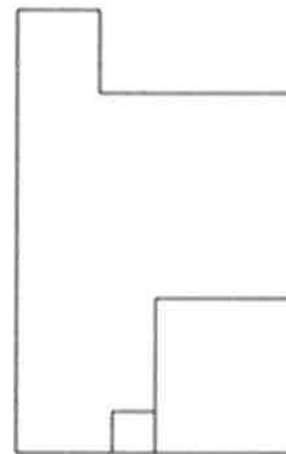
Linda Oda
Recorder

Parcel ID	0521365018	Current Owner	CHANCEY GARY CLINTON &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315129	Property Address	1819 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 585 0.1753 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch

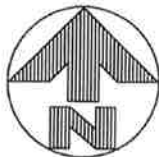


Residential Building and Last Sale Summary

Last Sale Amount	\$349,020	Bedrooms	3
Last Sale Date	02/03/2020	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1,708 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,258 sq. ft.
Year Built	2019	Total Living Area	2,966 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$283,400	\$99,190
TOTAL	\$342,400	\$119,840
CAUV	\$0	-



15 0 15 30 45

PLAT RECORDED FEBRUARY 22, 2019



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SODDED.

PROJECT No. WINDING

DWG No. 191695PA

DATE: 07-31-19

RYAN HOMES

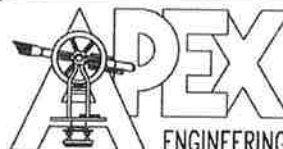
EXHIBIT "A"

PLOT PLAN
LOT 585 (7,636 SF) 0.1753 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	23	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1381	sq. ft.
Stabilization	3187	sq. ft.

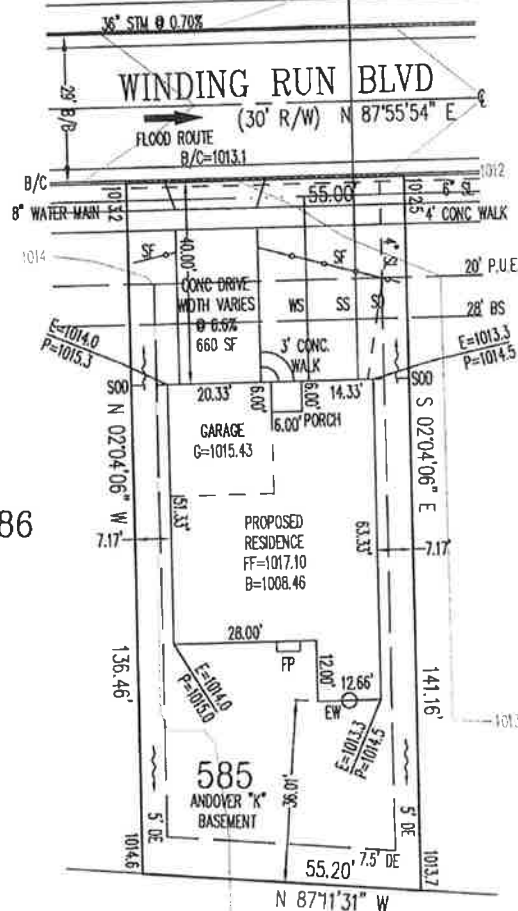
EW=EGRESS WINDOW

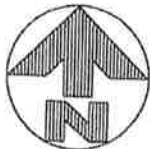
SAN MH 1
RIM=1014.1
INV IN=1004.06
INV OUT=1003.96

8" SAN @ 0.75%

IE=1002.3

SAN MH H
RIM=1011.4
INV IN=1001.42
INV OUT=1001.32

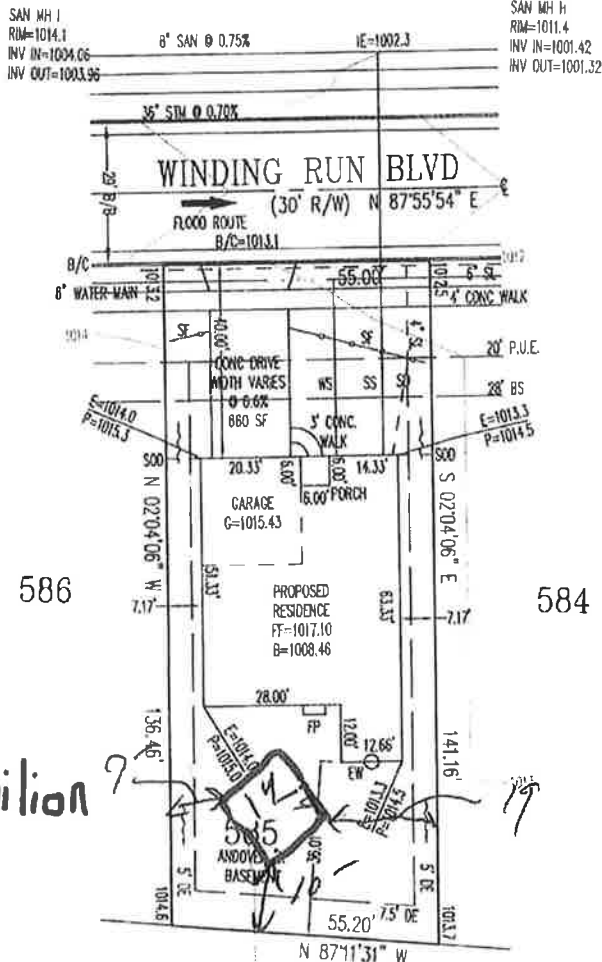




PLAT RECORDED FEBRUARY 22, 2019

Driveway	488 sq. ft.
Acron	172 sq. ft.
Sidewalk-Private	23 sq. ft.
Sidewalk-Public	156 sq. ft.
Sod	1381 sq. ft.
Stabilization	3187 sq. ft.

EW=EGRESS WINDOW



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SOODED.

PROJECT No. WINDING

DWG No. 191695PA

DATE: 07-31-19

RYAN HOMES

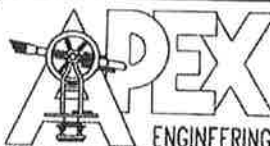
EXHIBIT "A"

PLOT PLAN
LOT 585 (7,636 SF) 0.1753 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

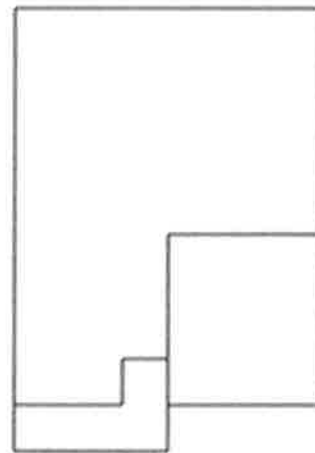
Linda Oda
Recorder

Parcel ID	0521365019	Current Owner	FRANCE ALLISON & BRANDON	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315128	Property Address	1823 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 584 0.1812 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$328,600	Bedrooms	4
Last Sale Date	12/16/2019	Exterior	MASONRY
Owner Occupied	N	Above Grade Living Area	1,564 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,114 sq. ft.
Year Built	2019	Total Living Area	2,678 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$288,850	\$101,100
TOTAL	\$347,850	\$121,750
CAUV	\$0	-



15 0 15 30 45

Driveway	579	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	23	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1434	sq. ft.
Stabilization	3323	sq. ft.

EW=EGRESS WINDOW

PLAT RECORDED FEBRUARY 22, 2019



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SODDED.

PROJECT No. WINDING

DWG No. 191600PA

DATE: 07-17-19

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 584 (7,893 SF) 0.1812 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-8202

23-BZA-009 Exhibit 36B



WARREN COUNTY

Property Records

Matt Nolan
Auditor

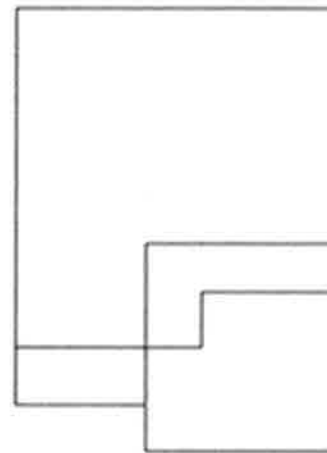
Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	0521365020	Current Owner	WANG LIQIANG & XIAOFENG	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315127	Property Address	1827 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 583 0.201 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture

Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$286,662	Bedrooms	4
Last Sale Date	12/27/2019	Exterior	COMBINATION
Owner Occupied	N	Above Grade Living Area	2,144 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2019	Total Living Area	2,144 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$250,010	\$87,500
TOTAL	\$309,010	\$108,150
CAUV	\$0	-



15 0 15 30 45

C71
R=465.00'
L=33.66'

PLAT RECORDED FEBRUARY 22, 2019



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SODDED.

PROJECT No. WINDING

DWG No. 191718PA

DATE: 08-07-19

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 583 (8,756 SF) 0.2010 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL

CHECKED: KC

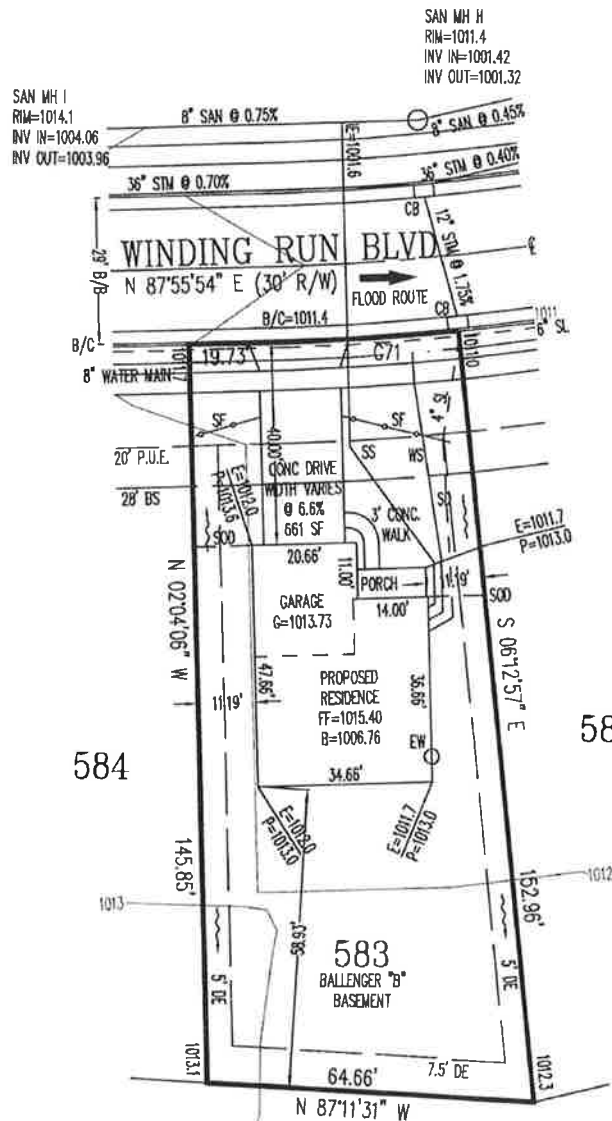


ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 F

23-BZA-009 Exhibit 37B

Driveway	489	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	40	sq. ft.
Sidewalk-Public	152	sq. ft.
Sod	1564	sq. ft.
Stabilization	4775	sq. ft.

EW=EGRESS WINDOW





WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

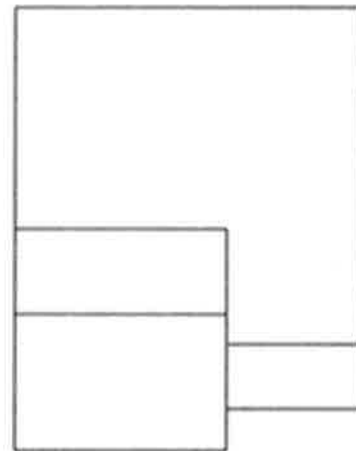
Linda Oda
Recorder

Parcel ID	0521365021	Current Owner	COYLE ANDREW & KAREN	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315126	Property Address	1831 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 582 0.2017 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$278,520	Bedrooms	4
Last Sale Date	11/14/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,832 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	647 sq. ft.
Year Built	2019	Total Living Area	2,479 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$238,950	\$83,630
TOTAL	\$297,950	\$104,280
CAUV	\$0	-



15 0 15 30 45



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

C70
R=465.00'
L=50.51'

SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SODDED.

PROJECT No. WINDING

DWG No. 191485PA

DATE: 07-01-19

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 582 (8786 SF) 0.2017 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL

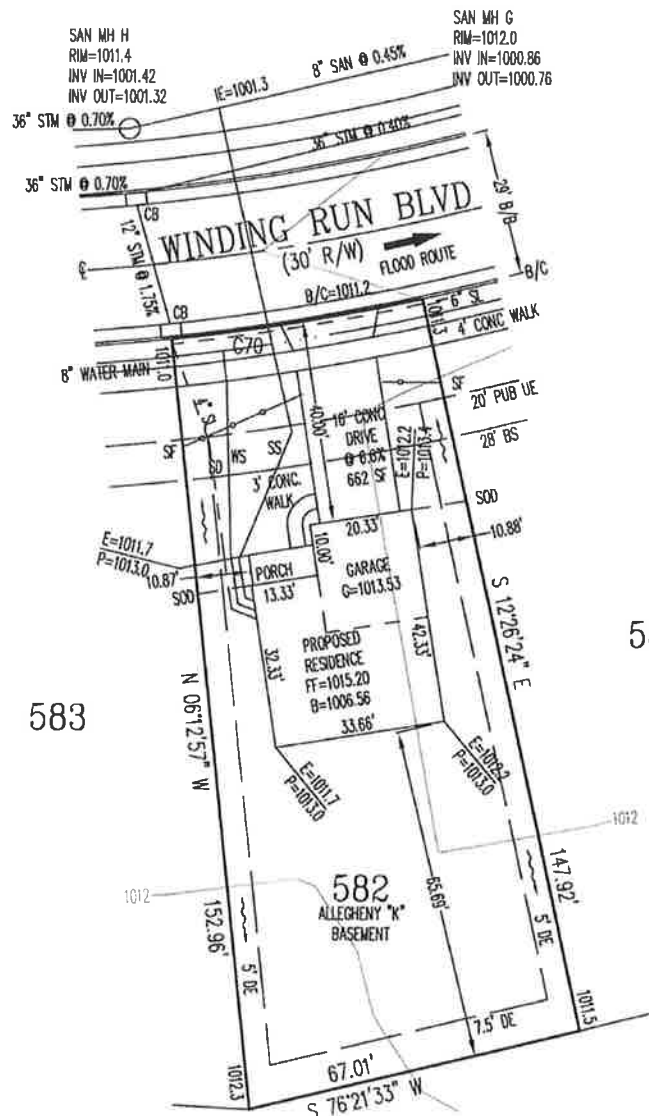
CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

23-BZA-009 Exhibit 38B

Driveway	490 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	35 sq. ft.
Sidewalk-Public	142 sq. ft.
Sod	1,456 sq. ft.
Stabilization	5,136 sq. ft.





WARREN COUNTY

Property Services

Matt Nolan
Auditor

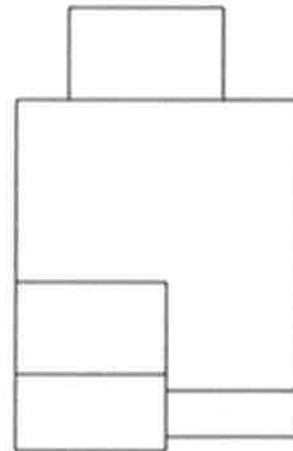
Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	0521365022	Current Owner	MUNSHI EBRAHIM	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315125	Property Address	1835 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 581 0.2167 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture

Primary Sketch



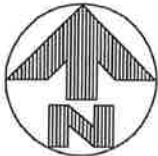
Residential Building and Last Sale Summary

Last Sale Amount	\$370,000	Bedrooms	4
Last Sale Date	11/17/2021	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,492 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	710 sq. ft.
Year Built	2019	Total Living Area	3,202 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$304,110	\$106,440
TOTAL	\$363,110	\$127,090
CAUV	\$0	-

15 0 15 30 45



SAN MH H
RIM=1011.4
INV IN=1001.42
INV OUT=1001.32

6" SAN @ 0.45%

36" STM @ 0.40%

PLOT PLAN PREPARED
FROM AN UNRECORDED
RECORD PLAT



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SODDED.

PROJECT No. WINDING

DWG No. 190323PA

DATE: 2/12/2019

RYAN HOMES

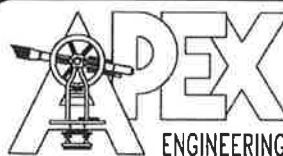
EXHIBIT "A"

PLOT PLAN
LOT 581 (9439 SF) 0.2167 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: REW

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991

Driveway	489 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	36 sq. ft.
Sidewalk-Public	159 sq. ft.
Sod	1,588 sq. ft.
Stabilization	5,330 sq. ft.

EW=EGRESS WINDOW

SETBACKS
FRONT=28'
REAR=25'
SIDE=5'

C69
R=465.00'
L=54.77'

580

582

581
COLUMBIA "L"
BASEMENT



WARREN COUNTY

Property

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

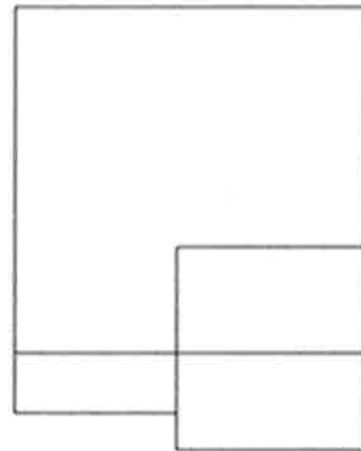
Parcel ID	0521365023	Current Owner	HAMMOND CHRISTOPHER &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315124	Property Address	1839 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 580 0.2176 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture

No Photo Available



Primary Sketch



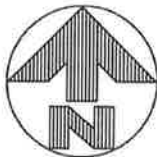
Residential Building and Last Sale Summary

Last Sale Amount	\$330,455	Bedrooms	4
Last Sale Date	10/29/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,444 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	771 sq. ft.
Year Built	2019	Total Living Area	3,215 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$292,480	\$102,370
TOTAL	\$351,480	\$123,020
CAUV	\$0	-

15 0 15 30 45



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SODDED.

PROJECT No. WINDING

DWG No. 191249PA

DATE: 5/31/2019

RYAN HOMES

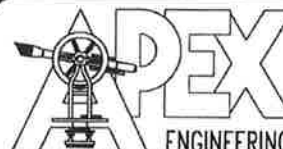
EXHIBIT "A"

PLOT PLAN
LOT 580 (9,477 SF) 0.2176 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC.7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: REW

CHECKED: KC



ENGINEERING & SURVEYING, INC.
 1068 NORTH UNIVERSTY BLVD. MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX -(513) 424-6202

Driveway	489	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	29	sq. ft.
Sidewalk-Public	149	sq. ft.
Sod	1,432	sq. ft.
Stabilization	5,510	sq. ft.

EW=EGRESS WINDOW

SETBACKS:

FRONT YARD=28'

REAR YARD=25'

SIDE YARD=5'

C68

R=465.00'

L=52.26'

