



# WARREN COUNTY

*Property Records*

**Matt Nolan**  
Auditor

**Barney Wright**  
Treasurer

**Linda Oda**  
Recorder

Parcel ID	0521365024	Current Owner	PATEL AMIT B.	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315123	Property Address	1843 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: 579 0.3882 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	\$394,650	Bedrooms	5
Last Sale Date	10/02/2019	Exterior	COMBINATION
Owner Occupied	N	Above Grade Living Area	3,060 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2019	Total Living Area	3,060 sq. ft.

## Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$348,830	\$122,090
TOTAL	\$407,830	\$142,740
CAUV	\$0	-

15 0 15 30 45



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

SAN MH G  
RIM=1012.0  
INV IN=1000.86  
INV OUT=1000.76

SAN MH 7A-462  
RIM=1011.4  
INV=988.73

Driveway	807 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	33 sq. ft.
Sidewalk-Public	1,001 sq. ft.
Sod	3,526 sq. ft.
Stabilization	9,249 sq. ft.

EW=EGRESS WINDOW

C65  
R=185.00'  
L=103.90'

C66  
R=34.50'  
L=54.19'

C67  
R=465.00'  
L=30.43'

SAN MH A  
RIM=1012.0  
INV IN=989.28  
INV OUT=989.18

SAN MH B  
RIM=1011.5  
INV IN=989.67  
INV OUT=989.57

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.

PROJECT No. WINDING

DWG No. 190997PA

DATE: 5/3/2019

RYAN HOMES

EXHIBIT "A"

PLOT PLAN  
LOT 579 (16,910 SF) 0.3882 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) 424-6202



# WARREN COUNTY

*Property Search*

**Matt Nolan**  
Auditor

**Barney Wright**  
Treasurer

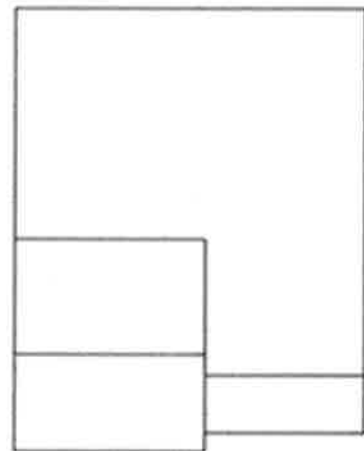
**Linda Oda**  
Recorder

Parcel ID	0521365025	Current Owner	SALDANA JASON M	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315122	Property Address	9511 WHISPERING STREAM CT CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 578 0.1825 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	\$412,500	Bedrooms	5
Last Sale Date	01/19/2022	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	\$303,820	\$106,340
TOTAL	\$362,820	\$126,990
CAUV	\$0	-





# WARREN COUNTY

*Property Services*

**Matt Nolan**  
Auditor

**Barney Wright**  
Treasurer

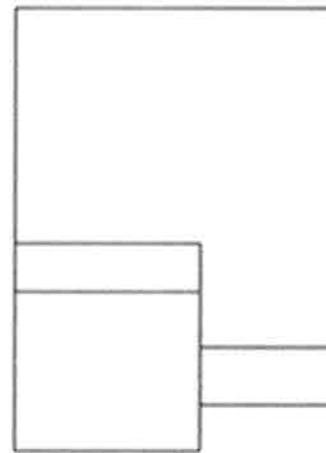
**Linda Oda**  
Recorder

Parcel ID	0521365026	Current Owner	CASHEN CRAIG	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315121	Property Address	9507 WHISPERING STREAM CT CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 577 0.1843 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



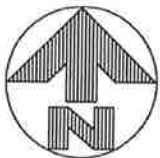
**Residential Building and Last Sale Summary**

Last Sale Amount	\$375,000	Bedrooms	4
Last Sale Date	10/08/2021	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,108 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2019	Total Living Area	2,108 sq. ft.

**Value Summary**

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$265,120	\$92,790
TOTAL	\$324,120	\$113,440
CAUV	\$0	-

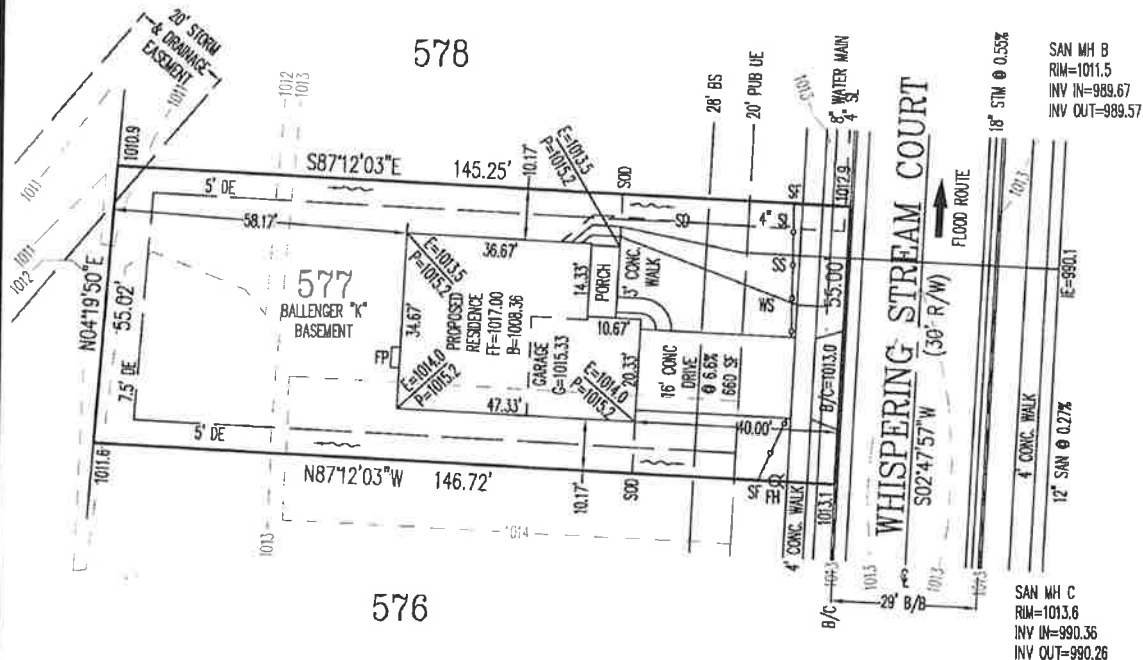
15 0 15 30 45



Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	37	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1,484	sq. ft.
Stabilization	4,133	sq. ft.

M.O.E.=1013.50

TOP OF WINDOW WELLS  
OR BOTTOM OF  
BASEMENT WINDOWS TO  
BE ABOVE THE M.O.E.



INFORMATION FROM CONSTRUCTION DRAWINGS.

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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. 190776PA

DATE: 4/5/2019

RYAN HOMES

EXHIBIT "A"

PLOT PLAN  
LOT 577 (8,029 SF) 0.1843 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





# WARREN COUNTY

*Property Search*

**Matt Nolan**  
Auditor

**Barney Wright**  
Treasurer

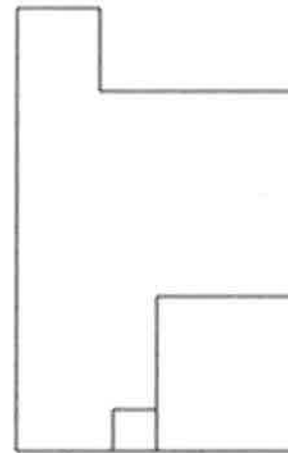
**Linda Oda**  
Recorder

Parcel ID	0521365027	Current Owner	LUONG GARY & JESSICA	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315120	Property Address	9503 WHISPERING STREAM CT CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 576 0.1862 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	\$336,240	Bedrooms	4
Last Sale Date	07/06/2020	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	2020	Total Living Area	2,966 sq. ft.

Value Summary

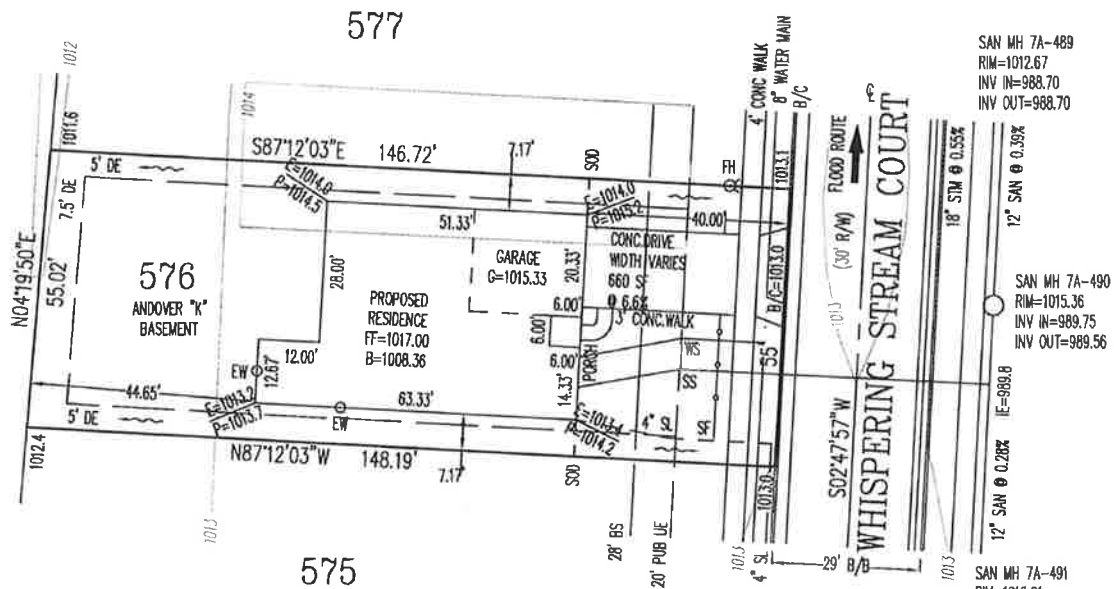
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$255,880	\$89,560
TOTAL	\$314,880	\$110,210
CAUV	\$0	-





Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	25	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1376	sq. ft.
Stabilization	3671	sq. ft.

EW=EGRESS WINDOW



INFORMATION FROM CONSTRUCTION DRAWINGS.

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



ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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PROJECT No. WINDING

DWG No. 200248pa

DATE: 2-06-20

RYAN HOMES

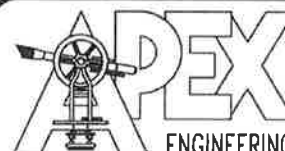
EXHIBIT "A"

PLOT PLAN  
LOT 576 (8,110 sf) 0.1862 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.  
1058 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202





# WARREN COUNTY

*Property Division*

**Matt Nolan**  
Auditor

**Barney Wright**  
Treasurer

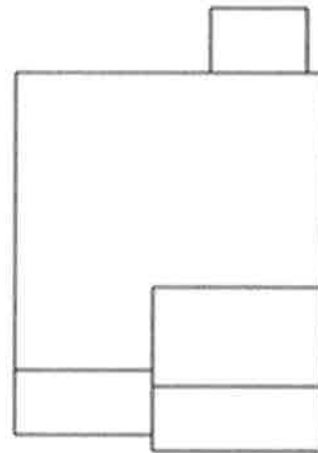
**Linda Oda**  
Recorder

Parcel ID	0521365028	Current Owner	BEATY CODY WILSON &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315119	Property Address	9499 WHISPERING STREAM CT CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 575 0.188 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	\$360,295	Bedrooms	4
Last Sale Date	09/04/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,568 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2020	Total Living Area	2,568 sq. ft.

Value Summary

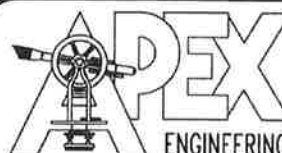
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$279,500	\$97,830
TOTAL	\$338,500	\$118,480
CAUV	\$0	-

576

SAN MH 7A-491  
RIM=1016.01  
INV IN=990.84  
INV OUT=990.51

EXHIBIT "A"

CHECKED: KC



**ENGINEERING & SURVEYING, INC.**  
 1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042  
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23-BZA-009 Exhibit 45B



# WARREN COUNTY

*Property Search*

**Matt Nolan**  
Auditor

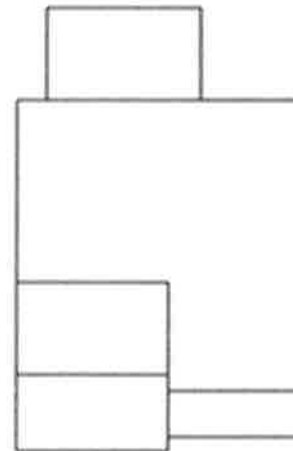
**Barney Wright**  
Treasurer

**Linda Oda**  
Recorder

Parcel ID	0521365029	Current Owner	GHIMIRE BIPIN & NEUPAN	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315118	Property Address	9495 WHISPERING STREAM CT CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 574 0.1899 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

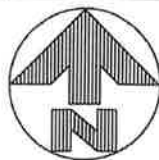


## Residential Building and Last Sale Summary

Last Sale Amount	\$341,310	Bedrooms	4
Last Sale Date	05/29/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,492 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	771 sq. ft.
Year Built	2020	Total Living Area	3,263 sq. ft.

## Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$265,510	\$92,930
TOTAL	\$324,510	\$113,580
CAUV	\$0	-

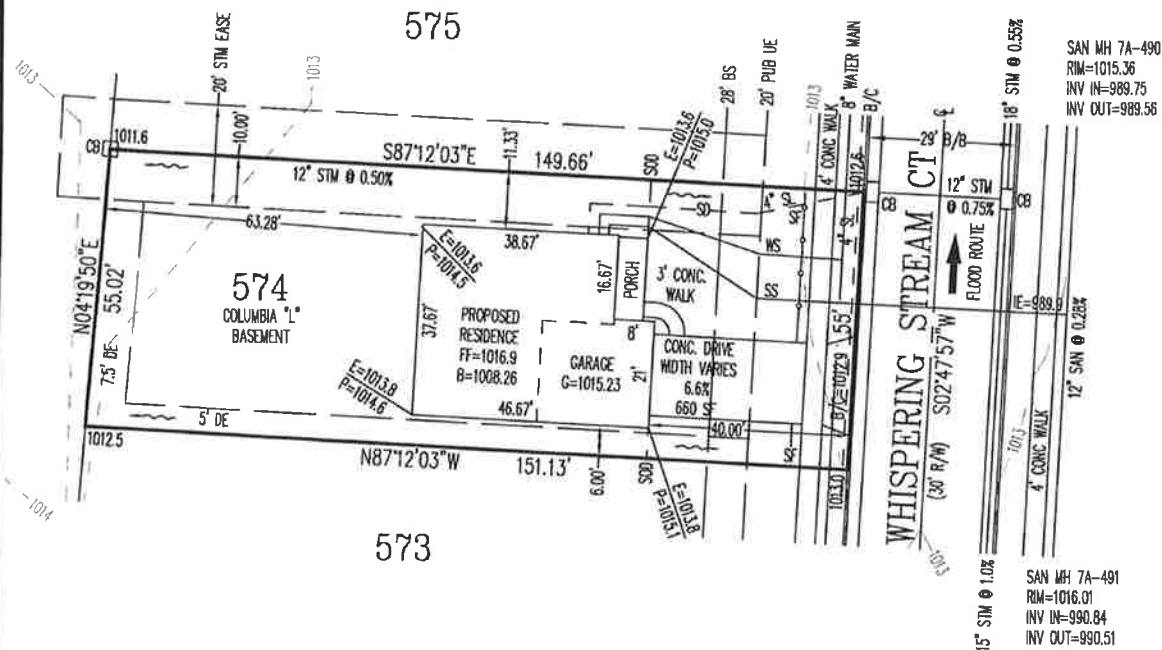


15 0 15 30 45

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

Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	30	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1439	sq. ft.
Stabilization	4290	sq. ft.

RECORD PLAT RECORDED ON FEBRUARY 22, 2019



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.

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ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

PROJECT No. WINDING

DWG No. 200084PA

DATE: 01/17/2020

RYAN HOMES

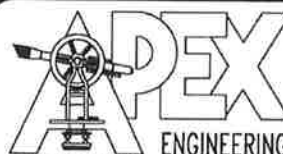
EXHIBIT

PLOT PLAN  
LOT 574 (9,272 SF) 0.1899 AC.  
THE VILLAGES OF WINDING CREEK  
THE BOULEVARDS AT WINDING CREEK, SEC. 7  
CLEARCREEK TWP., WARREN COUNTY, OHIO

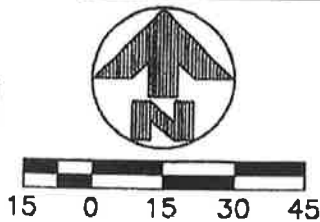
SCALE: 1"=30'

DRAWN: JLS

CHECKED: KC



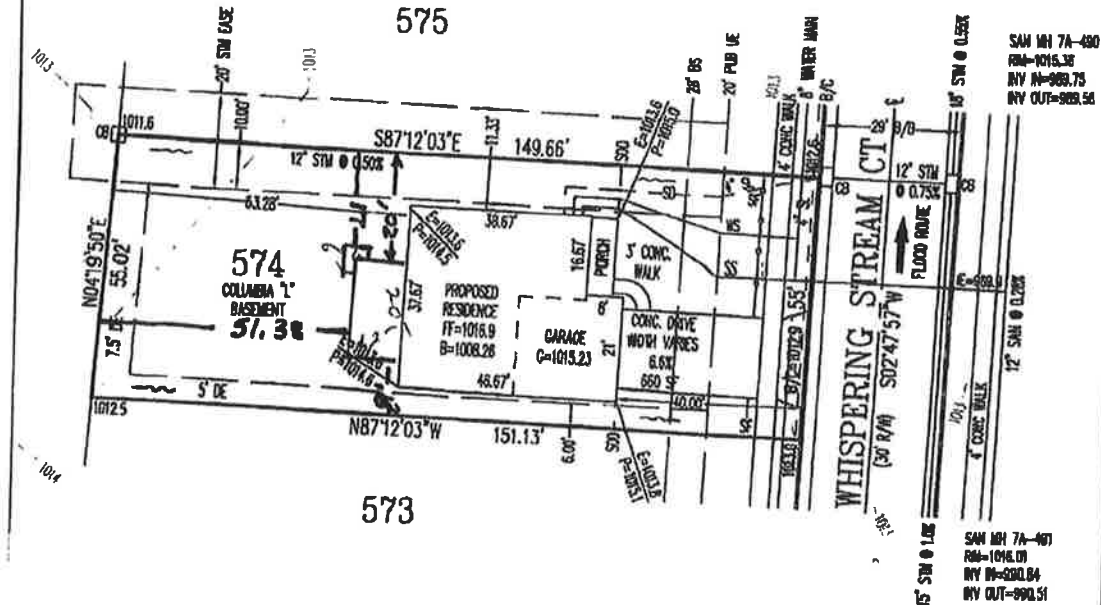
ENGINEERING & SURVEYING, INC.  
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202



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

Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	30	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1439	sq. ft.
Stationation	4290	sq. ft.

RECORD PLAT RECORDED ON FEBRUARY 22, 2019



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ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ANY AREA NOT BEHIND HOME NOT DISPLAYED WILL NOT BE SETBACK OR SLOTTED.

PROJECT No. WINDING

DWG No. 200084PA

DATE: 01/17/2020

RYAN HOMES

EXHIBIT

**PLOT PLAN**  
 LOT 574 (9,272 SF) 0.1899 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.**  
 1088 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042  
 PH. (513) 424-5202 OR (513) 932-8991 FAX - (513) 424-8202



# WARREN COUNTY

*Property Search*

**Matt Nolan**  
Auditor

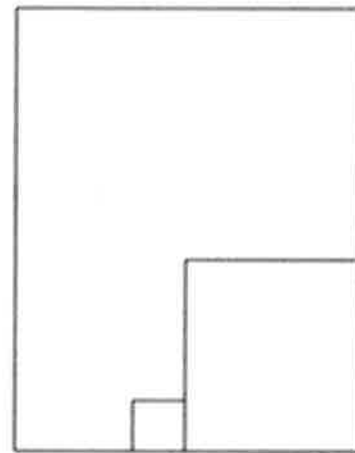
**Barney Wright**  
Treasurer

**Linda Oda**  
Recorder

Parcel ID	0521320028	Current Owner	HARM KENNETH PAUL &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315094	Property Address	9541 WHISPERING STREAM CT CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 550 0.1904 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

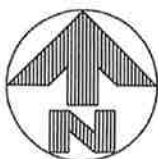


## Residential Building and Last Sale Summary

Last Sale Amount	\$310,105	Bedrooms	3
Last Sale Date	03/16/2020	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1,564 sq. ft.
Homestead Exemption	Y	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	\$238,100	\$83,340
TOTAL	\$297,100	\$103,990
CAUV	\$0	-

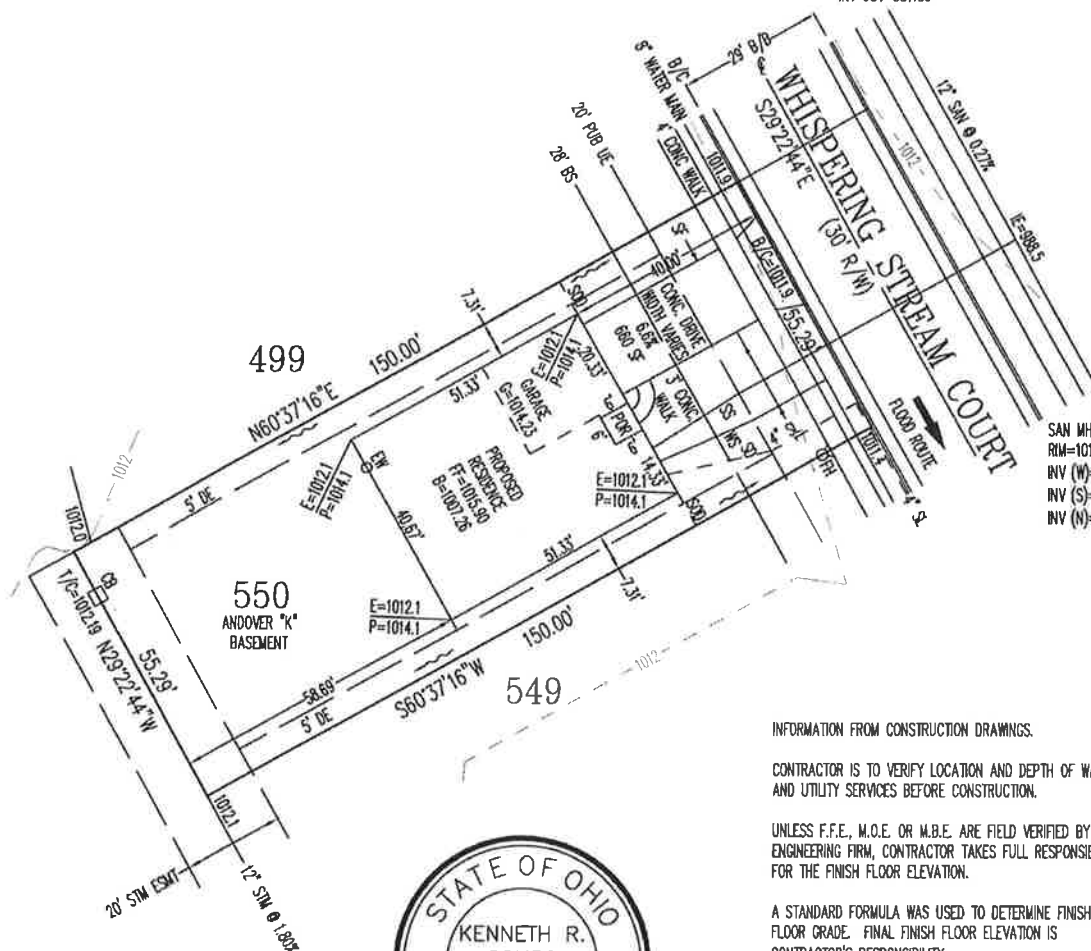


Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	23	sq. ft.
Sidewalk-Public	158	sq. ft.
Sod	1,391	sq. ft.
Stabilization	3,996	sq. ft.

EW=EGRESS WINDOW

SAN MH 71-461  
RIM=1011.0  
INV IN=987.90  
INV IN=987.91  
INV OUT=987.80

SAN MH 7A-462  
RIM=1011.95  
INV (W)=996.02  
INV (S)=988.83  
INV (N)=988.73



**SETBACKS:**

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



PLAT RECORDED FEBRUARY 22, 2019

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  
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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. 192226PA

DATE: 10/13/2019

RYAN HOMES

EXHIBIT

PLOT PLAN  
LOT 550 (8,294 SF) 0.1904 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) 424-6202





# WARREN COUNTY

*Property Records*

**Matt Nolan**  
Auditor

**Barney Wright**  
Treasurer

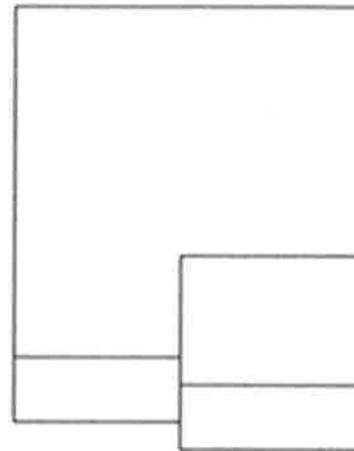
**Linda Oda**  
Recorder

Parcel ID	0521320027	Current Owner	OKELBERRY RYON & JONI	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315093	Property Address	9537 WHISPERING STREAM CT CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 549 0.2598 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



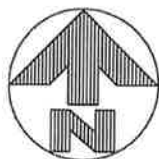
## Residential Building and Last Sale Summary

Last Sale Amount	\$415,000	Bedrooms	3
Last Sale Date	09/23/2022	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,728 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2019	Total Living Area	2,728 sq. ft.

## Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$297,470	\$104,110
TOTAL	\$356,470	\$124,760
CAUV	\$0	-

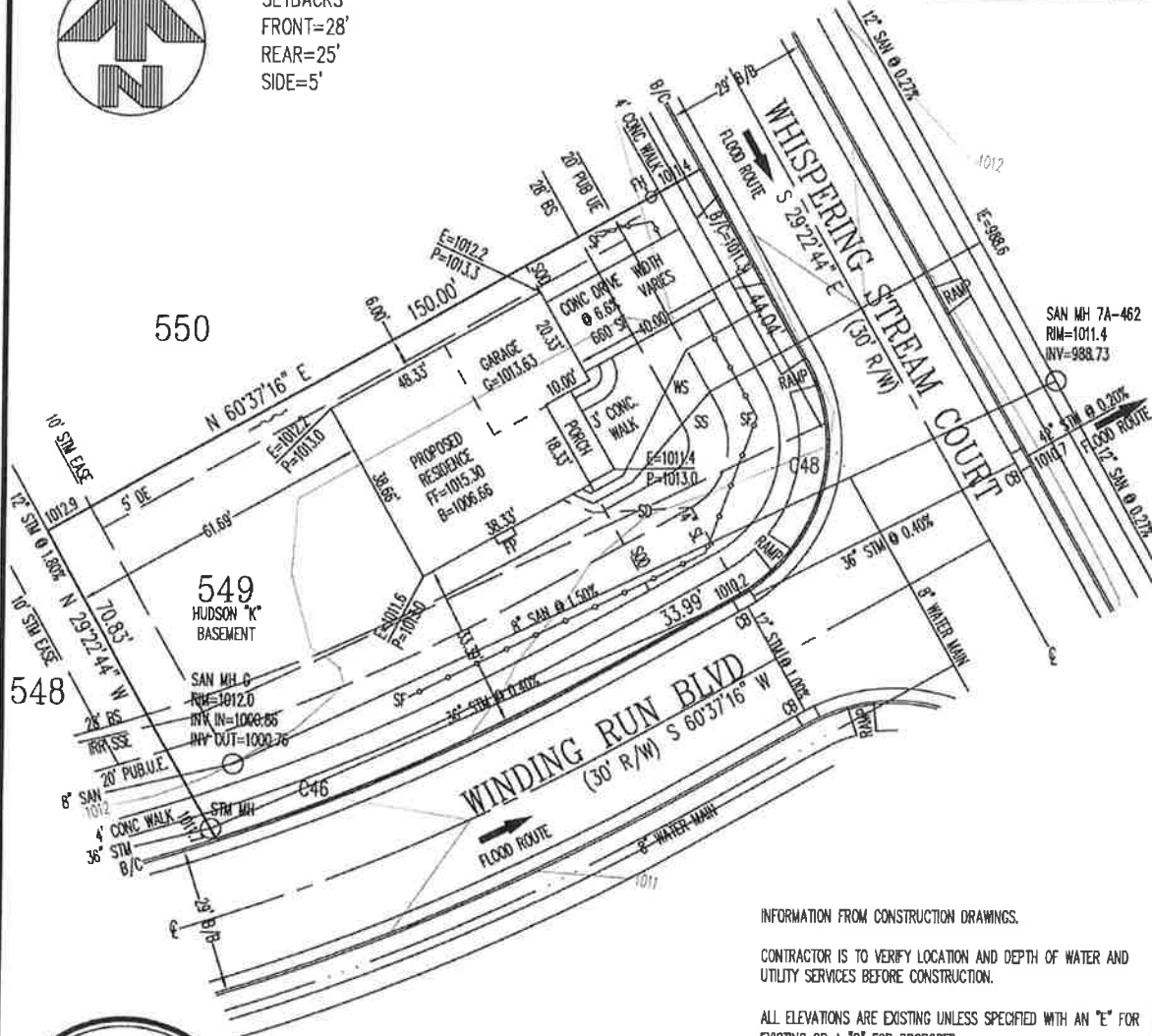
15 0 15 30 45



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

SAN MH 71-461  
RIM=1011.0  
INV IN=987.90  
INV IN=987.91  
INV OUT=987.80

Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	37	sq. ft.
Sidewalk-Public	806	sq. ft.
Sod	2851	sq. ft.
Stabilization	5263	sq. ft.



C46  
R=435.00'  
L=82.00'

C48  
R=34.50'  
L=54.19'

INFORMATION FROM CONSTRUCTION DRAWINGS.

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

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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. 191152PA

DATE: 05-20-19

RYAN HOMES

EXHIBIT "A"

PLOT PLAN  
LOT 549 (11,317 SF) 0.2598 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

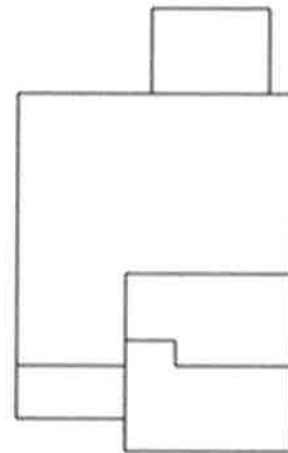
**Linda Oda**  
Recorder

Parcel ID	0521320026	Current Owner	LIN XU & JIANG QING	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315092	Property Address	1834 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: 548 0.2082 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	\$398,000	Bedrooms	3
Last Sale Date	11/30/2023	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,874 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	574 sq. ft.
Year Built	2019	Total Living Area	2,448 sq. ft.

## Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$241,250	\$84,440
TOTAL	\$300,250	\$105,090
CAUV	\$0	-



15 0 15 30 45



C45  
R=435.00'  
L=97.95'

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

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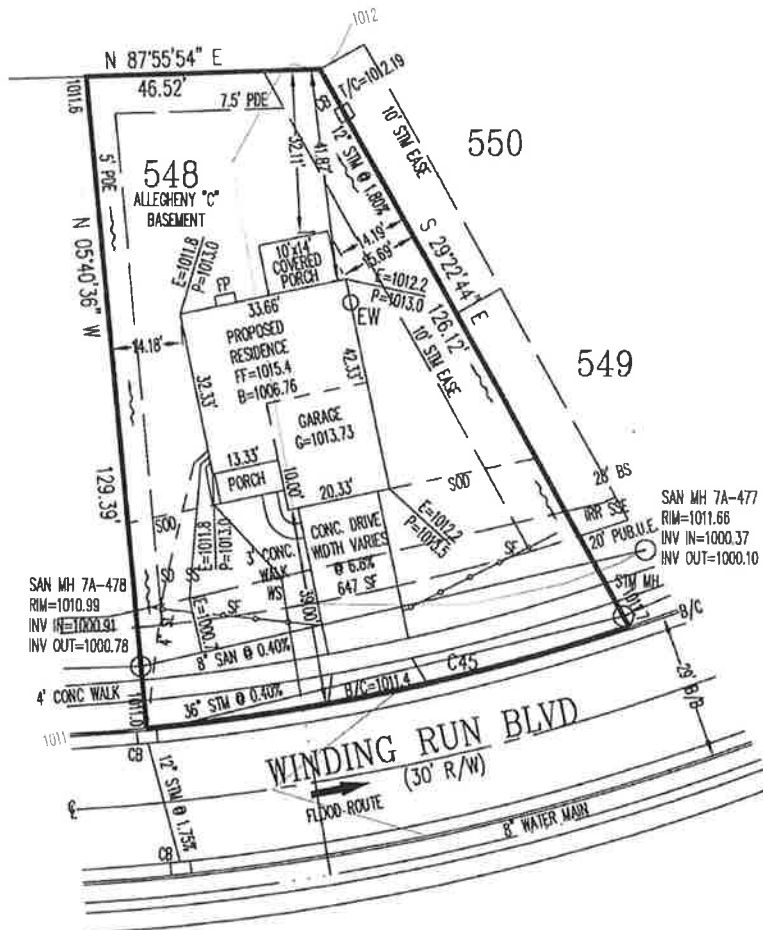
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Driveway	475	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	35	sq. ft.
Sidewalk-Public	316	sq. ft.
Sod	2625	sq. ft.
Stabilization	3963	sq. ft.

EW=EGRESS WINDOW

547



ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

PROJECT No. WINDING

DWG No. 192440PA

DATE: 11-20-19

RYAN HOMES

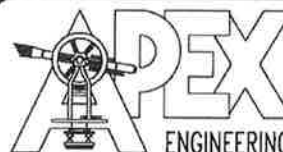
EXHIBIT "A"

**PLOT PLAN**  
LOT 548 (9,069 SF) 0.2082 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 Records*

**Matt Nolan**  
Auditor

**Barney Wright**  
Treasurer

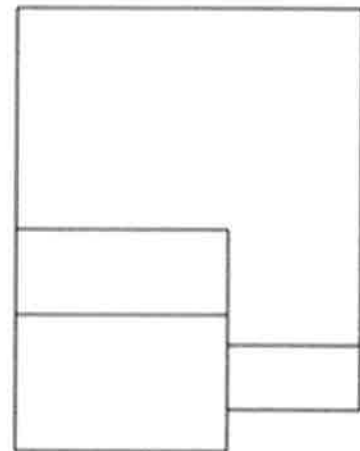
**Linda Oda**  
Recorder

Parcel ID	0521320025	Current Owner	LANGENBACH JUSTIN & DEMI	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315091	Property Address	1828 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: 547 0.1743 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	\$392,000	Bedrooms	3
Last Sale Date	04/20/2022	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,832 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	646 sq. ft.
Year Built	2019	Total Living Area	2,478 sq. ft.

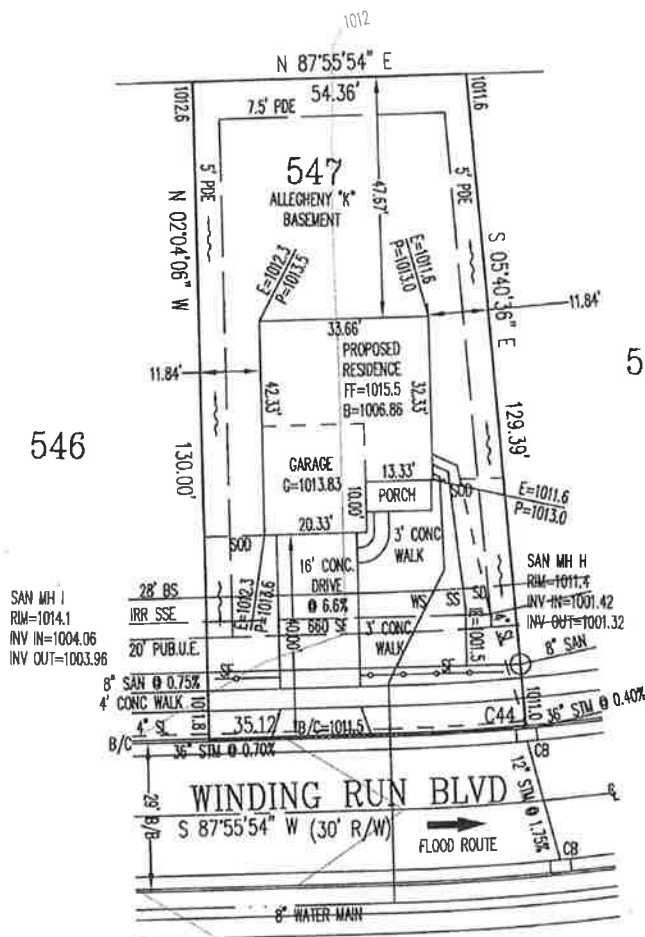
## Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$239,380	\$83,780
TOTAL	\$298,380	\$104,430
CAUV	\$0	-



15 0 15 30 45

Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	35	sq. ft.
Sidewalk-Public	185	sq. ft.
Sod	1780	sq. ft.
Stabilization	3581	sq. ft.



548

546

#### INFORMATION FROM CONSTRUCTION DRAWINGS.

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C44  
R=435.00'  
L=27.40'

**SETBACKS**  
FRONT YARD=28'  
REAR YARD=32'  
SIDE YARD=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. 191022PA

DATE: 05-07-19

RYAN HOMES

EXHIBIT "A"

**PLOT PLAN**  
LOT 547 (7,593 SF) 0.1743 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 Services*

**Matt Nolan**  
Auditor

**Barney Wright**  
Treasurer

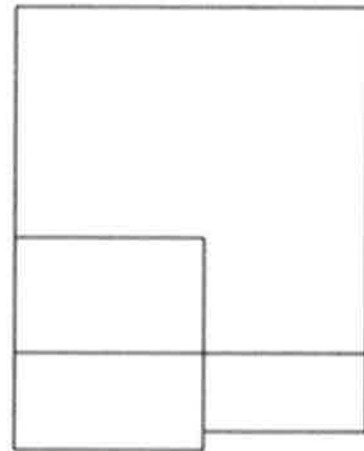
**Linda Oda**  
Recorder

Parcel ID	0521320024	Current Owner	PAGLIARINI LOUIS & NANCY	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315090	Property Address	1824 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: 546 0.1641 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	\$322,385	Bedrooms	4
Last Sale Date	07/14/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,424 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,000 sq. ft.
Year Built	2020	Total Living Area	3,424 sq. ft.

## Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$259,660	\$90,880
TOTAL	\$318,660	\$111,530
CAUV	\$0	-



15 0 15 30 45



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

Driveway	488 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	29 sq. ft.
Sidewalk-Public	156 sq. ft.
Sod	1425 sq. ft.
Stabilization	3190 sq. ft.

RECORD PLAT RECORDED ON FEBRUARY 22, 2019



INFORMATION FROM CONSTRUCTION DRAWINGS.

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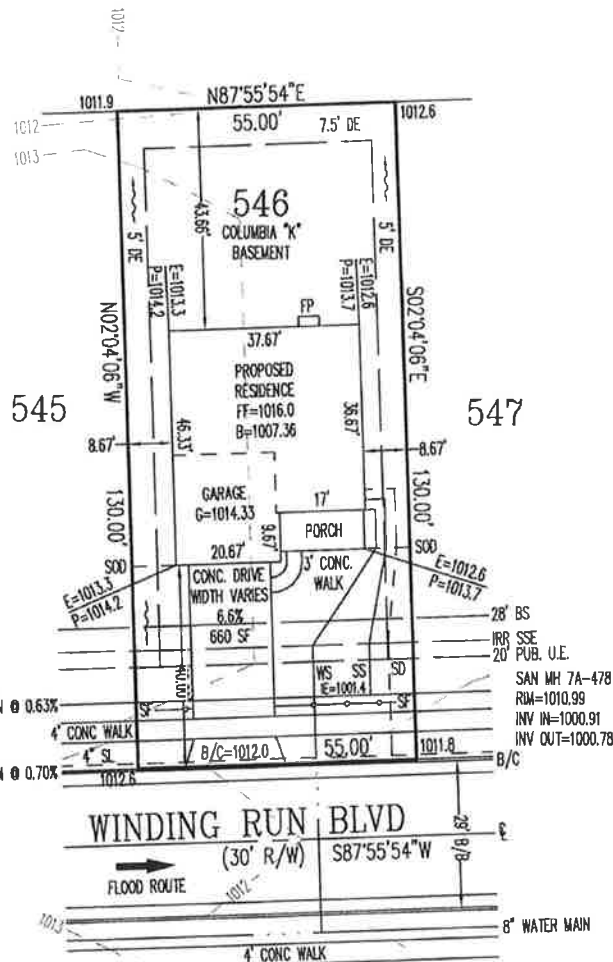
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SAN MH 7A-479  
RM=1013.48  
INV IN=1003.34  
INV OUT=1003.03  
8" SAN @ 0.63%

36" STM @ 0.70%



ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

PROJECT No. WINDING

DWG No. 200545PA

DATE: 03/12/2020

RYAN HOMES

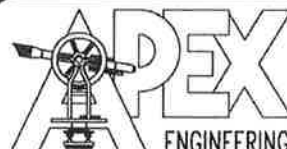
EXHIBIT

PLOT PLAN  
LOT 546 (7,150 SF) 0.1641 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



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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

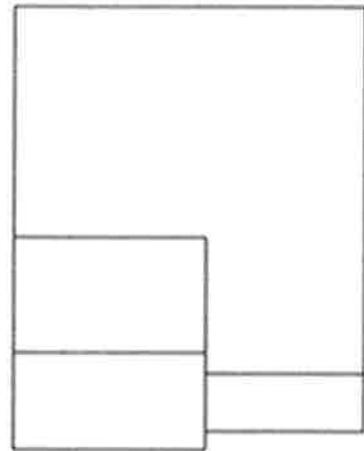
**Linda Oda**  
Recorder

Parcel ID	0521320023	Current Owner	STRAUSS ZACHARY &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315089	Property Address	1820 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: 545 0.1641 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

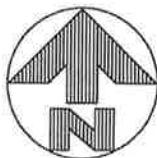


## Residential Building and Last Sale Summary

Last Sale Amount	\$338,955	Bedrooms	4
Last Sale Date	06/16/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,492 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	771 sq. ft.
Year Built	2020	Total Living Area	3,263 sq. ft.

## Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$257,890	\$90,260
TOTAL	\$316,890	\$110,910
CAUV	\$0	-



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

Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	30	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1432	sq. ft.
Stabilization	3174	sq. ft.

RECORD PLAT RECORDED ON FEBRUARY 22, 2019



INFORMATION FROM CONSTRUCTION DRAWINGS.

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

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ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

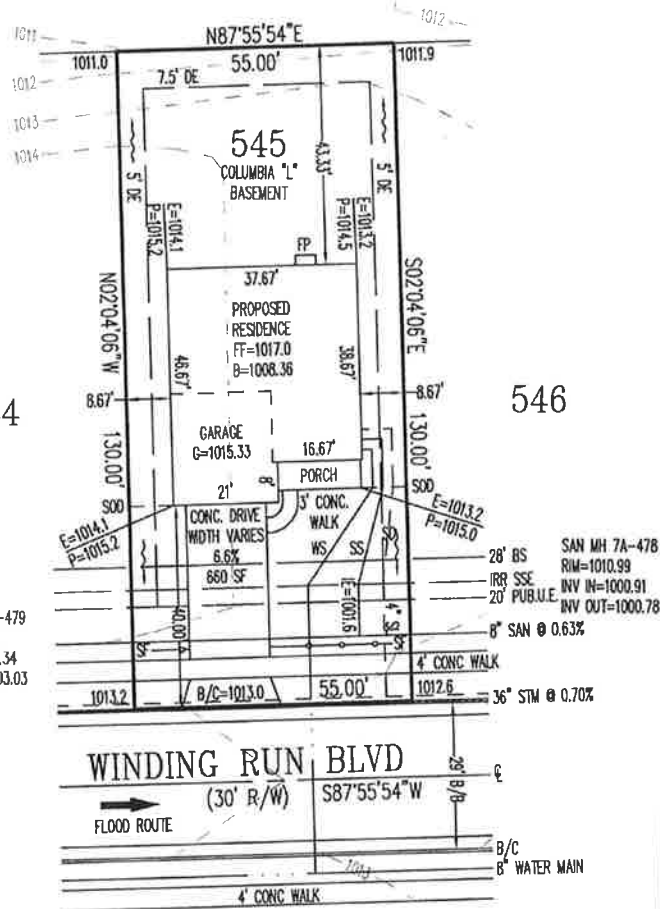
ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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544

546

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



PROJECT No. WINDING

DWG No. 200082PA

DATE: 01/17/2020

RYAN HOMES

EXHIBIT

PLOT PLAN  
LOT 545 (7,150 SF) 0.1641 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 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

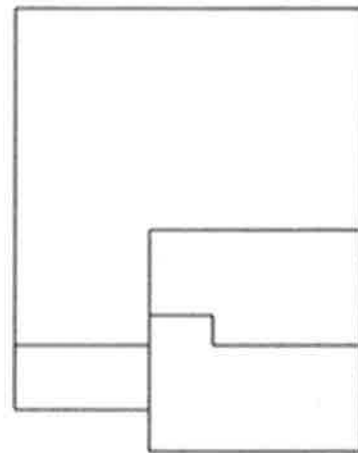
**Linda Oda**  
Recorder

Parcel ID	0521320022	Current Owner	COLLINS REBECCA SHARON	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315088	Property Address	1816 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: 544 0.1641 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



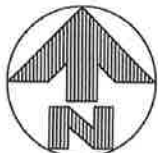
## Residential Building and Last Sale Summary

Last Sale Amount	\$296,115	Bedrooms	4
Last Sale Date	09/09/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,874 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	647 sq. ft.
Year Built	2020	Total Living Area	2,521 sq. ft.

## Value Summary

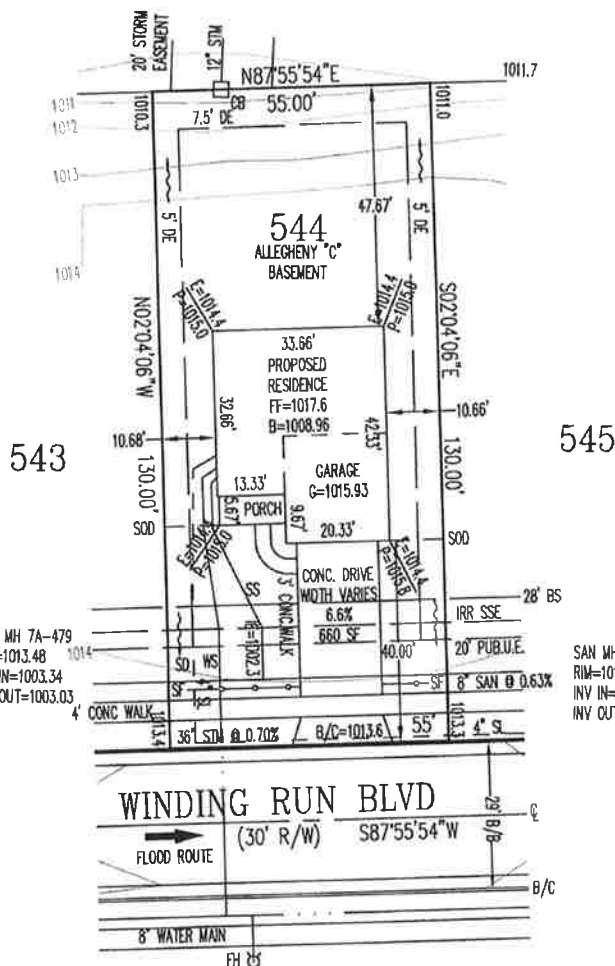
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$222,250	\$77,790
TOTAL	\$281,250	\$98,440
CAUV	\$0	-

RECORD PLAT RECORDED ON FEBRUARY 22, 2019



15 0 15 30 45

Driveway	488 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	39 sq. ft.
Sidewalk-Public	156 sq. ft.
Sod	1444.1 sq. ft.
Stabilization	3484.1 sq. ft.



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.

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



PROJECT No. WINDING

DWG No. 200653PA

DATE: 03-25-20

RYAN HOMES

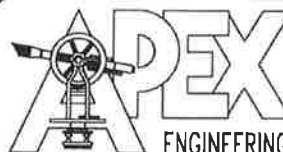
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SCALE: 1"=30'

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23-BZA-009 Exhibit 53B



# WARREN COUNTY

*Property Search*

**Matt Nolan**  
Auditor

**Barney Wright**  
Treasurer

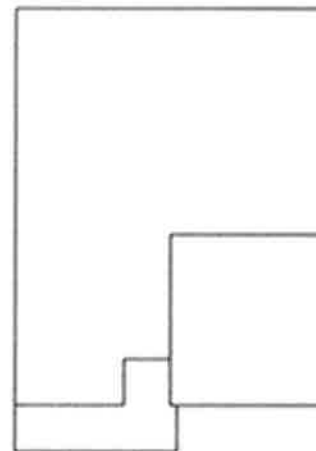
**Linda Oda**  
Recorder

Parcel ID	0521320021	Current Owner	GALENTINE JOINT	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315087	Property Address	1812 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: 543 0.1651 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	2
Last Sale Date	09/11/2023	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1,564 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	777 sq. ft.
Year Built	2020	Total Living Area	2,341 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$256,800	\$89,880
TOTAL	\$315,800	\$110,530
CAUV	\$0	-

23-BZA-009 Exhibit 54B