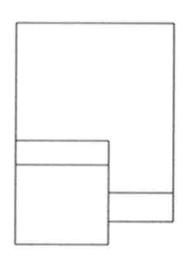
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Parcel ID Parcel Seq	0521320020 0	Current Owner	REYNOLDS JASON ALLEN &	Value As Of	01-01-2023
Account Number	0315086	Property Address	1808 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of Tax Data As Of	12-08-2023 12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 542 0.1773 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID School District	056009 WAYNE LSD	OH Public School Dist No	8308



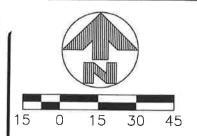
Primary Sketch



Residential Building and Last Sale Summary

5	Bedrooms	\$318,170	Last Sale Amount
COMBINATION	Exterior	06/18/2020	Last Sale Date
2,108 sq. ft.	Above Grade Living Area	Y	Owner Occupied
673 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
2,781 sq. ft.	Total Living Area	2020	Year Built

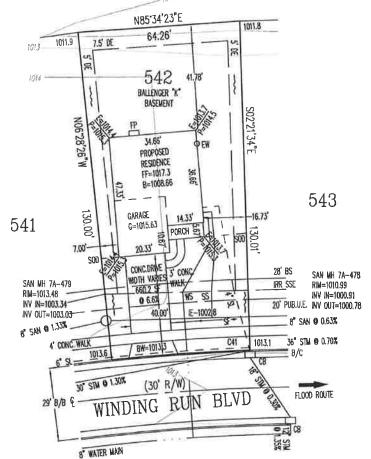
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$241,840	\$84,640
TOTAL	\$300,840	\$105,290
CAUV	\$0	-



PLAT RECORDED FEBRUARY 22, 2019

Oriveway	488.2 sq. ft
Apron	172 sq. ft
Sidewalk-Private	41,6 sq. ft
Sidewalk-Public	157.9 sq. ft
Sod	1565.2 sq. ft
Stabilization	3724.4 sq. ft.

EW=EGRESS WINDOW



SETBACKS FRONT=28' REAR=25'

C41 R=765' L=54.94'

SIDE=5'

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: ______ DATE: _____

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

PROJECT No. WINDING

DWG No. 200124PA

DATE: 1-23-20

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 542 (7,723 SF) 0.1773 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 7
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: DWM

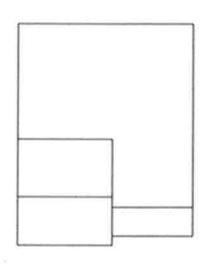




Parcel ID Parcel Seq	0521320019 0	Current Owner	NEACE RACHEL & JAKE	Value As Of	01-01-2023
Account Number	0315085	Property Address	1804 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of Tax Data As Of	12-08-2023 12-08-2023
egal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 541 0.1775 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
03 CLEARCREEK TWP		Neighborhood ID	056009	OH Public School	8308
WAYNE LSD	School District	WAYNE LSD	Dist No	0300	



Primary Sketch



Residential Building and Last Sale Summary

4	Bedrooms	\$316,535	Last Sale Amount
COMBINATION	Exterior	06/19/2020	Last Sale Date
2,492 sq. ft.	Above Grade Living Area	N	Owner Occupied
0 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
2,492 sq. ft.	Total Living Area	2020	Year Built

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$241,550	\$84,540
TOTAL	\$300,550	\$105,190
- CAUV	\$0	<u> </u>





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

1013

Driveway	489	sq. ft.
Apron	172	sa. ft.
Sidewalk-Private	30	sq. ft.
Sidewalk-Private Sidewalk-Public	159	sq. ft.
Sod	1503	sq. ft.
Stabilization	3685	sq. ft.

-1012

1011.9

C40 R=765.00' L=55.01' RECORD PLAT RECORDED ON FEBRUARY 22, 2019

N81'27'58"E



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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ADVISSE AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE
ON ANY AND ALL SETBACKS, RROTT, REAR, AND SIDES, THE
BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING
ENCROACHMENTS THAT MAY OCCUR.

ANY AREA 30' BEHAND HOME NOT DISTURBED WILL NOT BE SEEDED OR SOCIOED.

ACCEPTED BY: DATE: _______ DATE: _______ DATE: ______

PROJECT No.

1012 - '014 541 COLUMBIA "L" BASEMENT 37.67 N10.35 PROPOSED 542 RESIDENCE FF=1017.9 B=1009.26 540 GARAGE 16.67 130.00 G=1016.23 PORCH 3, CONC 21 SAN MH 7A-479 CONC. DRIVE WALK RIM=1013.48 MOTH VARIES INV IN=1003.34 6,6% _ INV OUT=1003.03 661 5 20' PUB. U.E. IRR SSE 8" SAN @ 0.63% 4' CONC WALK 1013.6 B/C=1013.9 C40 8° SAN @ 1.33%= SAN MH 7A-480 RIM=1016.14 INV IN=1006.16 FLOOD ROUTE INV OUT=1005.88 (30' R/W) BLVD WINDING RUN 30" STM @ 1.30% B" WATER MAIN

DATE: 01/29/2020

PROJECT No. WINDING RYAN HOMES DWG No. 200180PA

EXHIBIT "A"

PLOT PLAN LOT 541 (7,735 SF) 0.1775 AC.

THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK, SEC. 7 CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLS





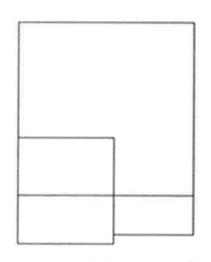
Matt Nolan Auditor Barney Wright Treasurer Linda Oda Recorder

Parcel ID	0521320018	Current Owner	PATEL MIT & ABHIGNYA		04 04 0000
Parcel Seq	0	Current Owner	PATEL WIT & ABRIGNYA	Value As Of	01-01-2023
Account Number 0315084	Property Address 250 WINDING RUN BLVD		Ownership As Of	12-08-2023	
	Troponty Address	CENTERVILLE 45458	Tax Data As Of	12-08-2023	
∟egal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 540 0.1775 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
03 Tax District CLEARCREEK TWP		Neighborhood ID	056009	OH Public School	
Tax District	WAYNE LSD	School District	WAYNE LSD	Dist No	8308

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

4	Bedrooms	\$344,990	Last Sale Amount
COMBINATION	Exterior	12/02/2020	Last Sale Date
2,424 sq. ft.	Above Grade Living Area	Y	Owner Occupied
0 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
2,424 sq. ft.	Total Living Area	2020	Year Built

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$265,960	\$93,090
TOTAL	\$324,960	\$113,740
CAUV	\$0	-





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

N 77"20'46"

540 columbia "k"

BASEMENT

37.66 PROPOSED RESIDENCE FF=1018.9

GARAGE

G=1017.23

CONC. DRIV MOTH VARIES 3 CONC

B=1010.26

17.00

PORCH 🗐

FLOOD ROUTE

WINDING RUN BOULEVARD

7.5' DE

130.00

IRR SS 20' PUB-UE

SAN MH 7A-480

NV OUT=1005.88 8/C

RIM=1016.14 INV IN=1006.16

539

Driveway	489	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	30	sq. ft.
Sidewolk-Public	159	sq. ft
Sod	1490	sq. ft
Stabilization	3701	sq. ft

EW=EGRESS WINDOW

541

SAN MH 7A-479

RIM=1013.48

INV IN=1003.34

INV OUT=1003.03

8" WATER MAIN

C39 R=765.00 L=55.01'

RECORD PLAT RECORDED ON FEBRUARY 22, 2019

1012.7



INFORMATION FROM CONSTRUCTION DRAWINGS.

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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.

ANY AREA 30' BEHAND HOME NOT DISTURBED WILL HOT BE SEEDED OR SOUDED,

ACCEPTED BY:_ DATE: ACCEPTED BY:_

PROJECT No. WINDING

DWG No. 200720PA

DATE: 04-02-20

RYAN HOMES

EXHIBIT "A"

PLOT PLAN LOT 540 (7,735 SF) 0.1775 AC. THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK, SEC. 7 CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30"

DRAWN: JLL

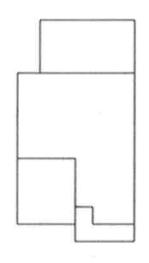




Parcel ID	0521320017	Current Owner	HAYNES LAURA ANN &	Value As Of	01-01-2023
Parcel Seq	0	S. Hit G			
Account Number	0315093	Property Address	1796 WINDING RUN BLVD	Ownership As Of	12-08-2023
Account Number 0315083	Flopelty Address	CENTERVILLE 45458	Tax Data As Of	12-08-2023	
Legal Description	VIL.WN.CRK/BLVD,WNC7 LOT: 539 0.1645 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tau Bishis	03 CLEARCREEK TWP	Neighborhood ID	056009	OH Public School	2000
Tax District CLEARCREEK TWP WAYNE LSD	School District	WAYNE LSD	Dist No	8308	



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$337,685	Bedrooms	3
Last Sale Date	12/02/2019	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	2019	Total Living Area	2,678 sq. ft.

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$299,400	\$104,790
TOTAL	\$358,400	\$125,440
CAUV	\$0	





C38 R=765.00' L=0.97'

Driveway	584	SQ.	ft.
Apron	172	SQ.	ft.
Sidewalk-Private	23	SQ.	ft
Sidewalk-Public	157	SQ.	ft.
Sod	1441	SC.	ft.
Stabilization	2592	80	ft

EW=EGRESS WINDOW

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



INFORMATION FROM CONSTRUCTION DRAWINGS.

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APEX ENGINEERING & SURVEYING INC.

	10%	1		
5	N75'12'51"E)15.5 \		
N75'12'48"E	45.50 7.5 PDE			
1017.1 9.72	539	<u> </u>		
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ANDOVER "C"	//		
21 Sept. 1998	S PP 100			
1 11	40.5	11112		
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	PROPOSED RESIDENCE FF=1019:7	1.050 E	540	
N14:47'12"W	8=1011'0g	11,1	540	
1		1 88.88		
OPEN SPACE 1.22	GAIGNOL TOO'	1137 12 1-1-123	<u> </u>	
OPEN SPACE	20.33	RCH SOOT A	1016.1 1017.4	
E-10169 SC	CONC. DRIVE 3'S	CONC.		MH I
E-1016.9	5.3% 156 SF 155	1	INV	=1014.1 IN=1004.06 OUT=1003.96
IRR S	E 11 18	NS SSIS IS		001-1000.30
20' PUB UE	- S	54.09' C88	1015.0	o" stm @ 1,30%
RIM=1016.9 8" SAN 0 1.50%	NC. WALK	7.37		,
INV IN=1007.00 INV OUT=1006.90	To I	RUN BLV	(W)	
9	016 WINDIN S751	2'48"W (30' R)	dip	
	FLOOD ROUTE			
		C WALK		
8° WATER	MAIN 4 CO			

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEFDED OR SODDIED

ACCEPTED BY:

ACCEPTED BY:__

_____ DATE: __

DATE:

23-BZA-009 Exhibit 58B



Barney Wright Treasurer

Linda Oda

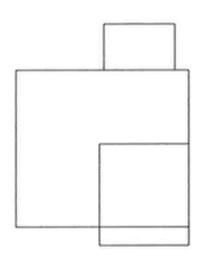
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Re	eco	rder

Parcel ID Parcel Seq	0521320015 0	Current Owner	JIMENEZ SHAWN &	Value As Of	01-01-2023
Account Number	0315077	Property Address	9622 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of Tax Data As Of	12-08-2023 12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 513 0.2393 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Gensus Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID School District	056009 WAYNE LSD	OH Public School Dist No	8308

Primary Picture



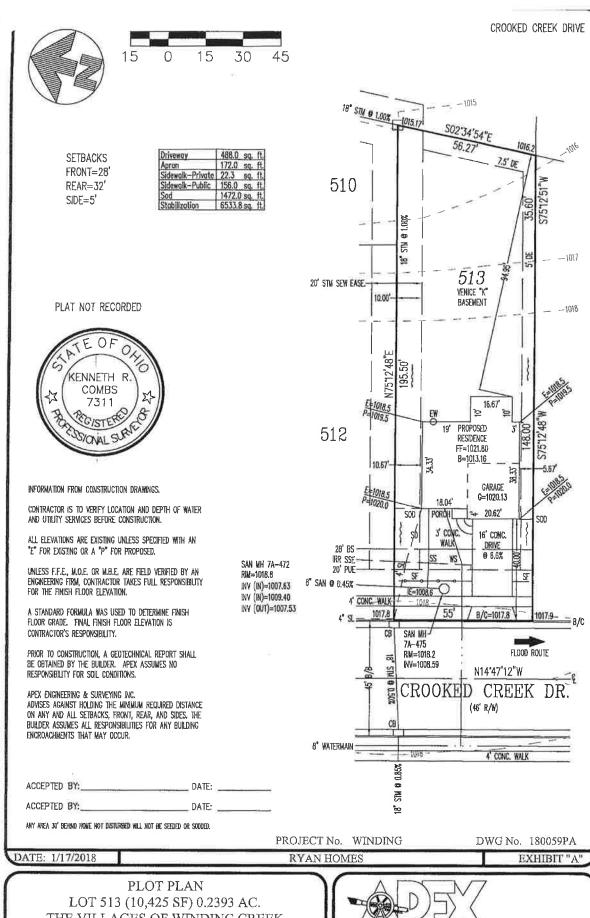
Primary Sketch



Residential Building and Last Sale Summary

4	Bedrooms	\$296,195	Last Sale Amount
COMBINATION	Exterior	07/31/2018	Last Sale Date
2,384 sq. ft.	Above Grade Living Area	Y	Owner Occupied
0 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
2,384 sq. ft.	Total Living Area	2018	Year Built

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$250,360	\$87,630
TOTAL	\$309,360	\$108,280
CAUV	\$0	H



PLOT PLAN
LOT 513 (10,425 SF) 0.2393 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30'

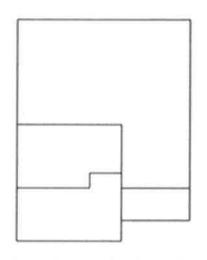
DRAWN: JLS



Parcel ID Parcel Seq	0521320014 0	Current Owner	PEAGLER VANESSA LEE	Value As Of	01-01-2023
Account Number	0315076	Property Address	9626 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of Tax Data As Of	12-08-2023 12-08-2023
Legal Description	VIL:WN.CRK/BLVD.WNC6 LOT: 512 0.1869 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID School District	056009 WAYNE LSD	OH Public School Dist No	8308



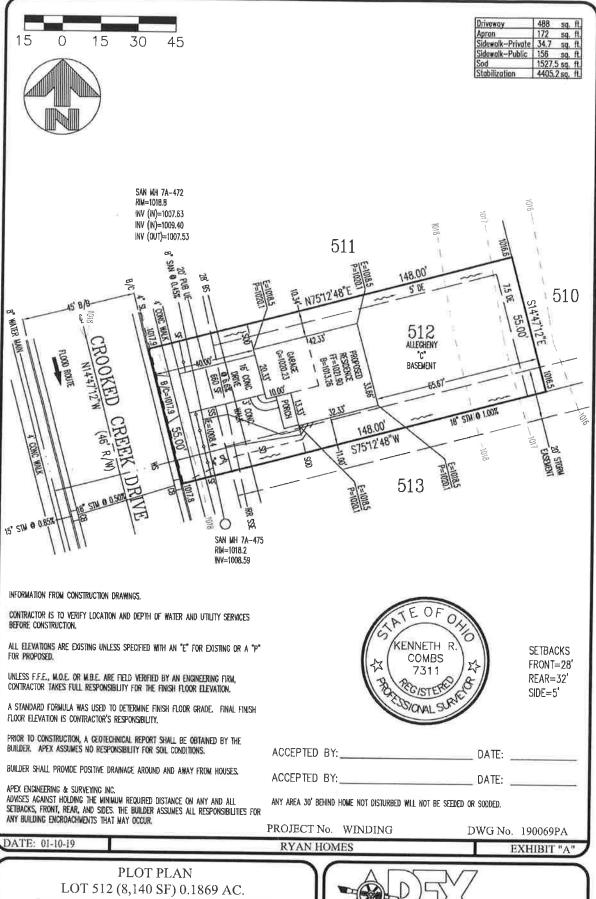
Primary Sketch



Residential Building and Last Sale Summary

sunt \$283,8	Last Sale Amount	Bedrooms	3
te 08/29/20	Last Sale Date	Exterior	COMBINATION
ied	Owner Occupied	Above Grade Living Area	1,854 sq. ft.
nption	Homestead Exemption	Finished Basement/Attic	647 sq. ft.
20	Year Built	Total Living Area	2,501 sq. ft.

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$240,570	\$84,200
TOTAL	\$299,570	\$104,850
CAUV	\$0	1



PLOT PLAN
LOT 512 (8,140 SF) 0.1869 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL

CHECKED: KC

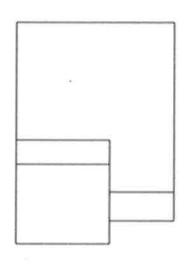


23-BZA-009 Exhibit 60B

Parcel ID	0521320013	Current Owner	HUBER ANDREW & SARA	Value As Of	01-01-2023
Parcel Seq	0		TIBLITY & GARACT	Valido As Of	01-01-2023
Account Number 0315075	Property Address 9630 CROOKED CREEK DR CENTERVILLE 45458	9630 CROOKED CREEK DR	Ownership As Of	12-08-2023	
		CENTERVILLE 45458	Tax Data As Of	12-08-2023	
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 511 0.2907 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP	Neighborhood ID	056009	OH Public School	
Tax District	WAYNE LSD	School District	WAYNE LSD	Dist No	8308



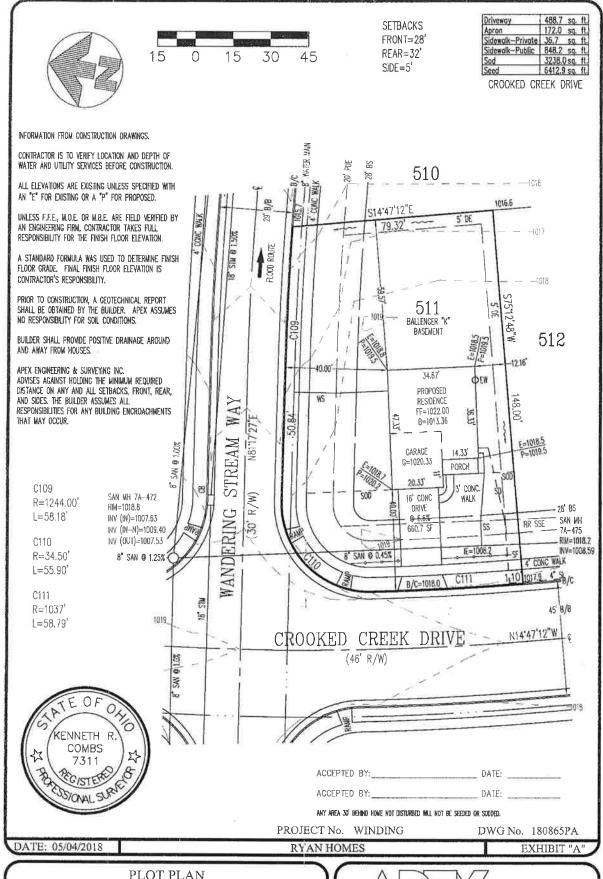
Primary Sketch



Residential Building and Last Sale Summary

4	Bedrooms	\$282,775	Last Sale Amount
COMBINATION	Exterior	11/06/2018	Last Sale Date
2,108 sq. ft.	Above Grade Living Area	Υ	Owner Occupied
623 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
2,731 sq. ft.	Total Living Area	2018	Year Built

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$247,070	\$86,470
TOTAL	\$306,070	\$107,120
CAUV	\$0	-



PLOT PLAN

LOT 511 (12,662 SF) 0.2907 AC.

THE VILLAGES OF WINDING CREEK

THE BOULEVARDS AT WINDING CREEK, SEC. 6

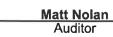
CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30' DRAWN:

DRAWN: TRS/JLS CHECKED: KO



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



Barney Wright Treasurer Linda Oda Recorder

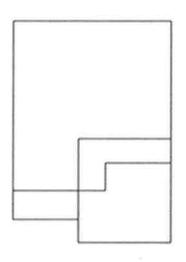
WARREN COUNTY

Parcel ID Parcel Seq	0521320012 0	Current Owner	KAYLOR JOSHUA R	Value As Of	01-01-2023
Account Number	0315074	Property Address	1737 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of Tax Data As Of	12-08-2023 12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 510 0.1799 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009 WAYNE LSD	OH Public School Dist No	8308

Primary Picture



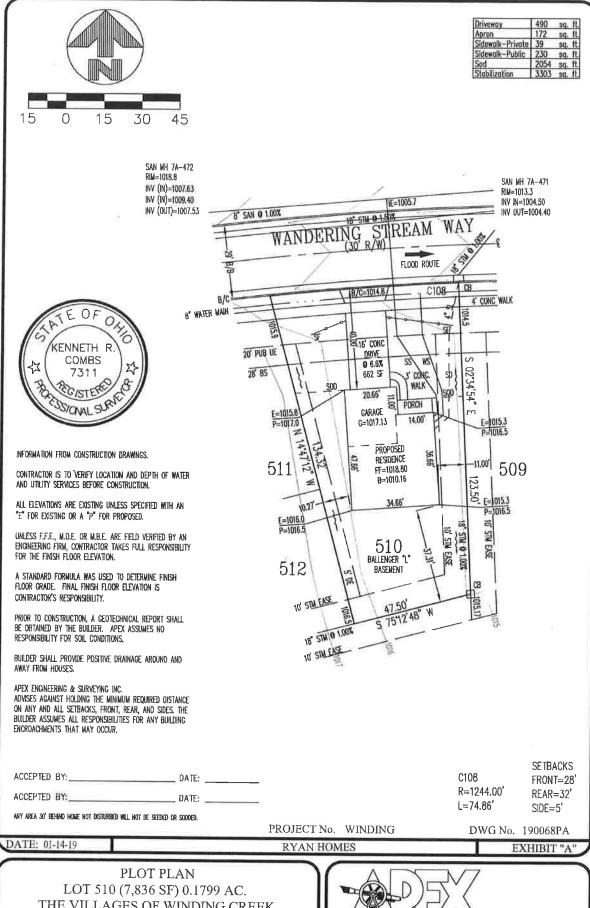
Primary Sketch



Residential Building and Last Sale Summary

4	Bedrooms	\$0	Last Sale Amount
COMBINATION	Exterior	07/19/2021	Last Sale Date
2,144 sq. ft.	Above Grade Living Area	Υ	Owner Occupied
673 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
2,817 sq. ft.	Total Living Area	2019	Year Built

VALUATION	TRUE VALUE	ASSESSED VALUE	
LAND	\$59,000	\$20,650	
BUILDING	\$230,020	\$80,510	
TOTAL	\$289,020	\$101,160	
CAUV	\$0		



THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK, SEC. 6 CLEARCREEK TWP., WARREN COUNTY, OHIO

DRAWN: JLL





Matt Nolan Auditor Barney Wright Treasurer Linda Oda Recorder

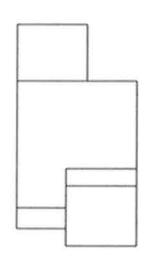
Parcel ID	0521320011	Current Owner	D.K.	Value As Of	04 04 0000
Parcel Seq	0	Current Owner	D.K.	Value As Of	01-01-2023
Account Number 0315073	Property Address 1741 WANDERING STREAM WAY CENTERVILLE 45458	1741 WANDERING STREAM WAY	Ownership As Of	12-08-2023	
		CENTERVILLE 45458	Tax Data As Of	12-08-2023	
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 509 0.2214 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
	0.22 14 ACKES	PART EATH			
03 Tax District CLEARCREEK TWP	Neighborhood ID	056009	OH Public School	8308	
	WAYNE LSD	School District	WAYNE LSD	Dist No	0000

Primary Picture

Primary Sketch

No Photo Available

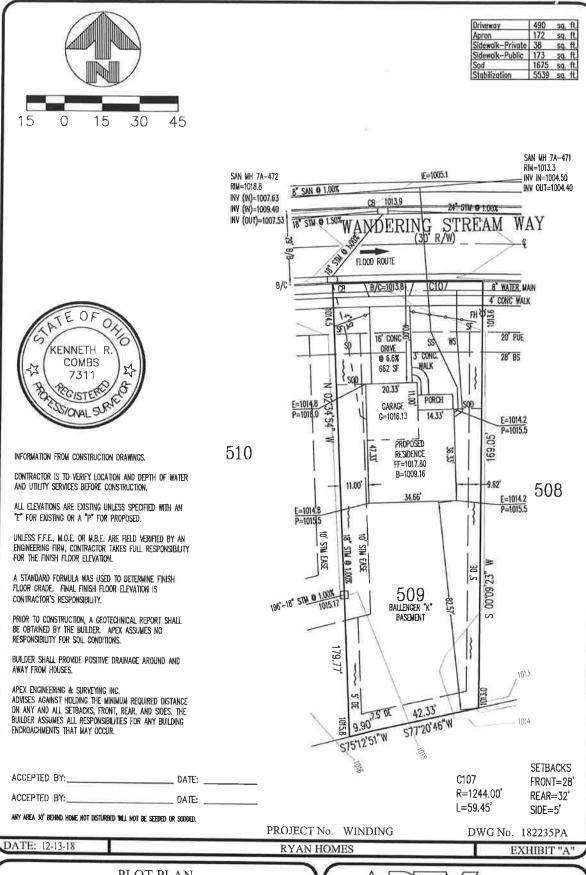




Residential Building and Last Sale Summary

4	Bedrooms	\$0	Last Sale Amount
COMBINATION	Exterior	08/30/2019	Last Sale Date
2,108 sq. ft.	Above Grade Living Area	Y	Owner Occupied
673 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
2,781 sq. ft.	Total Living Area	2018	Year Built

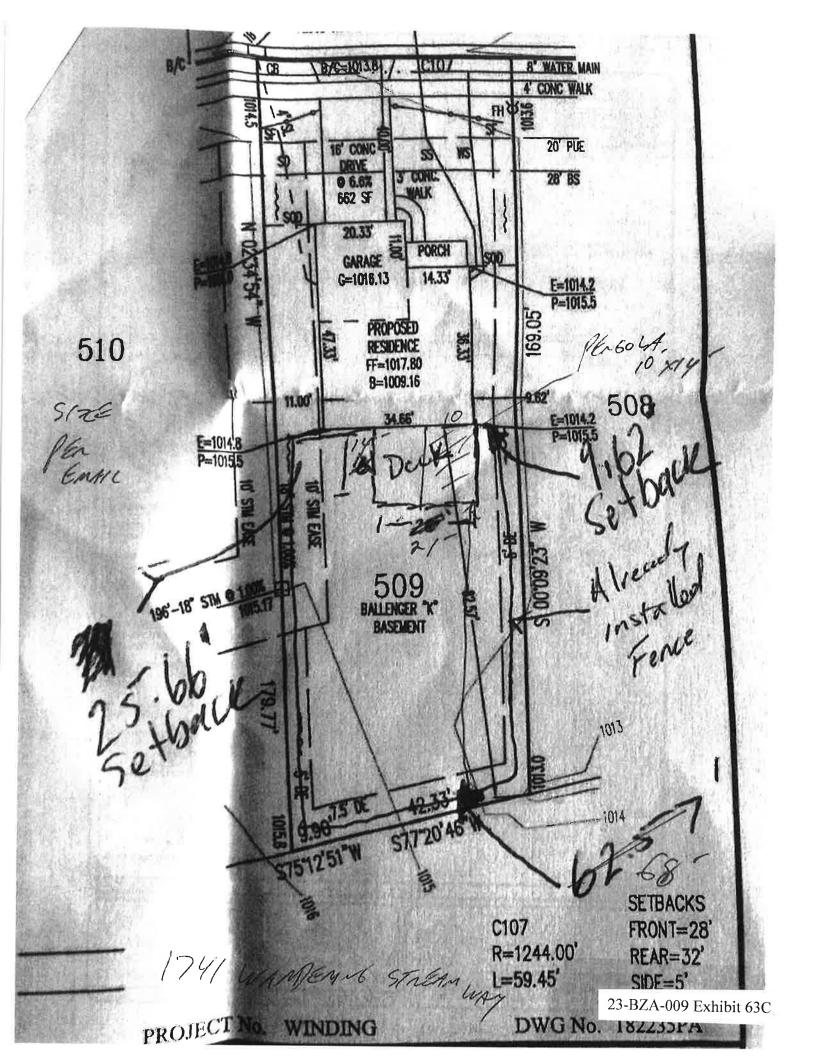
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$233,420	\$81,700
TOTAL	\$292,420	\$102,350
CAUV	\$0	-



PLOT PLAN
LOT 509 (9,644 SF) 0.2214 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30' DRAWN: JLL





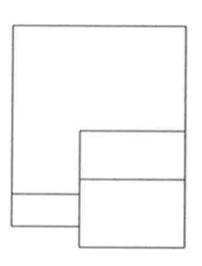
Parcel ID	0521320010	All a street		7 To 100	
Parcel Seq	0	Current Owner	REGER SARA & MICHAEL	Value As Of	01-01-2023
Account Number 0315072	Property Address 1745 WANDERING STREAM WAY CENTERVILLE 45458		Ownership As Of	12-08-2023	
		CENTERVILLE 45458	Tax Data As Of	12-08-2023	
Legal Description	VIL.WN,CRK/BLVD.WNC6 LOT: 508 0.2076 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP	Neighborhood ID	056009	OH Public School	
WAYNE LSD	School District	WAYNE LSD	Dist No	8308	

Matt Nolan Auditor

Primary Picture



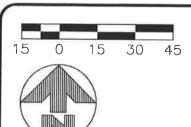
Primary Sketch



Residential Building and Last Sale Summary

4	Bedrooms	\$410,000	Last Sale Amount
COMBINATION	Exterior	03/21/2023	Last Sale Date
1,812 sq. ft.	Above Grade Living Area	Y	Owner Occupied
0 sq. ft	Finished Basement/Attic	N	Homestead Exemption
1,812 sq. ft	Total Living Area	2018	Year Built

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$215,350	\$75,370
TOTAL	\$274,350	\$96,020
CAUV	\$0	



SETBACKS FRONT=28' REAR=32' SIDE=5'

Driveway	492	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	35	sq. ft.
Sidewolk-Public	167	sq. ft.
Sod	1,550	sq. ft.
Stabilization	5,268	sq. ft.

EW=EGRESS WINDOW

C106 R=1244.00' L=39.24'

SAN MH 7A-472 RIM=1018.8 INV (IN)=1097.63 8" SAN @ 1.00% = INV (UT)=1099.40 INV (UUT)=1007.53

SAN MH 7A-471
RIM=1013.3
INV IN=1004.50
INV OUT=1004.40
IE=1004.2
8* SAN @ 1.35%
INV (IN)=1000.6
INV (OUT)=1000.5
INV (OUT)=1000.5
INV (OUT)=1000.5

(30' R/W)

S88'02'11"E



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 CRADE. 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.

FLOOD ROUTE 1013.1 C106 \ B/C=1012.9 / 8" WATER MAIN - H0126- - 6" SL 18.70 4' CONC WALK FH 1013 _ 20' PUE 16' CONC 8 WS 28' BS 0 6.5% 3' CON 664 SF WALK SOD 20.33 E=1013.8 P=1015.1 PORCH GARAGE E=1013.5 P=1015.1 13.33 G=1015.23 509 PROPOSED 3233 RESIDENCE 507 FF=1016.90 69 B=1008,26 10.84 57,49" 508 ALLECHENY "K" BASEMENT 31.83 22.01 -S81'27'58"W PROJECT No. WINDING DWG No. 182234PA RYAN HOMES EXHIBIT "A"

PLOT PLAN

LOT 508 (9,042 SF) 0.2076 AC. THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK, SEC. 6 CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DATE: 12/10/2018

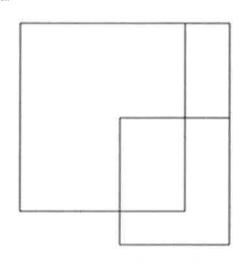
DRAWN: REW



Parcel ID	0521320009	Current Owner	CULBRETH MARY KATHERINE	Value As Of	01-01-2023
Parcel Seq	0	Current Owner	GOEBRETT MART RATHERINE	Value As OI	01-01-2023
Account Number	nt Number 0315071 Property Address CENTERVILLE 45458	Bronarty Address	1749 WANDERING STREAM WAY	Ownership As Of	12-08-2023
Account Number 03/3077		CENTERVILLE 45458	Tax Data As Of	12-08-2023	
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 507 0.1938 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP	Neighborhood ID	056009	OH Public School	2000
WAYNE LSD	School District	WAYNE LSD	Dist No	8308	



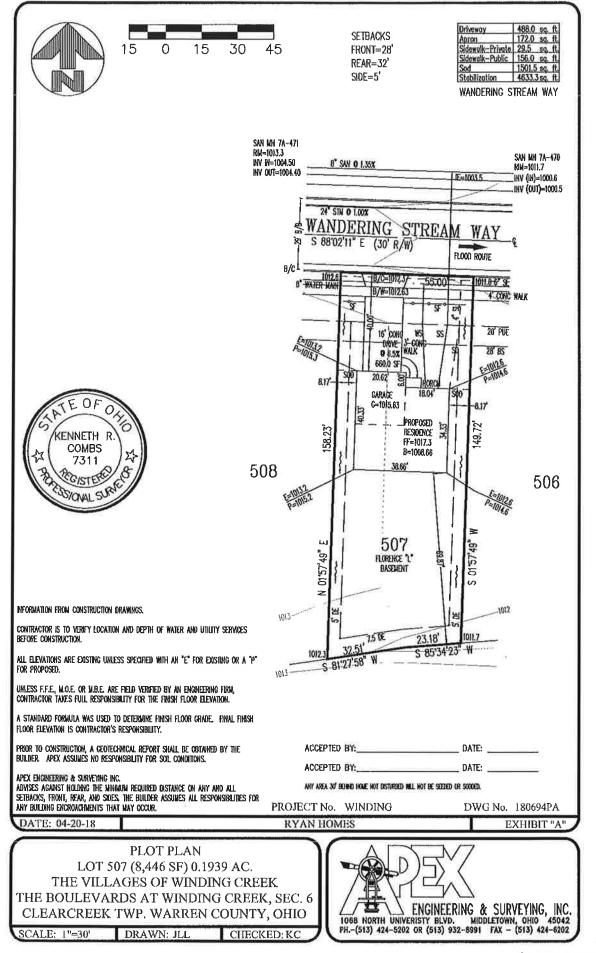
Primary Sketch



Residential Building and Last Sale Summary

3	Bedrooms	\$273,085	Last Sale Amount
COMBINATION	Exterior	09/18/2018	Last Sale Date
1,972 sq. ft.	Above Grade Living Area	Υ	Owner Occupied
0 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
1,972 sq. ft.	Total Living Area	2018	Year Built

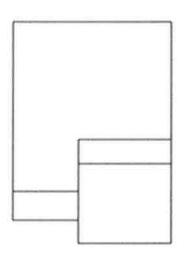
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$233,090	\$81,580
TOTAL	\$292,090	\$102,230
CAUV	\$0	



Parcel ID Parcel Seq	0521320008 0	Current Owner	HARDY COLLEEN G.	Value As Of	01-01-2023
Account Number	0315070	Property Address	1753 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of Tax Data As Of	12-08-2023 12-08-2023
∟egal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 506 0.1853 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Childe Hill	056009 WAYNE LSD	OH Public School Dist No	8308



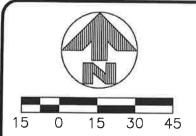
Primary Sketch



Residential Building and Last Sale Summary

4	Bedrooms	\$285,075	Last Sale Amount
COMBINATION	Exterior	11/28/2018	Last Sale Date
2,108 sq. ft.	Above Grade Living Area	Υ	Owner Occupied
673 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
2,781 sq. ft.	Total Living Area	2018	Year Built

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$243,220	\$85,130
TOTAL	\$302,220	\$105,780
CAUV	\$0	-



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INFORMATION FROM CONSTRUCTION DRAWINGS.

AND UTILITY SERVICES BEFORE CONSTRUCTION.

"E" FOR EXISTING OR A "P" FOR PROPOSED.

FOR THE FINISH FLOOR ELEVATION.

CONTRACTOR'S RESPONSIBILITY.

APEX ENGINEERING & SURVEYING INC.

ENCROACHMENTS THAT MAY OCCUR.

AWAY FROM HOUSES.

ACCEPTED BY:

ACCEPTED BY:

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN

ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY

A STANDARD FORMULA WAS USED TO DETERMINE FINISH

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

ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING

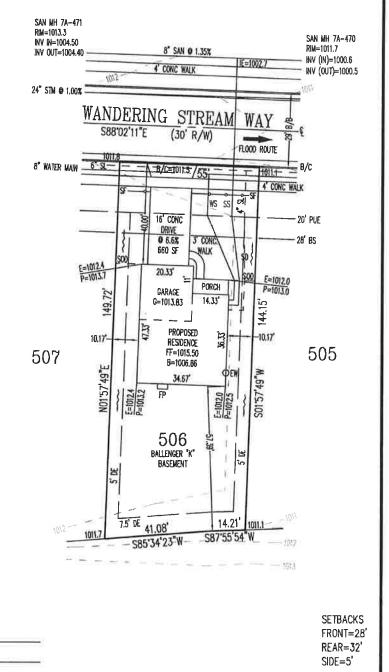
ANY AREA 30" BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SODDED.

FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS

COMBS

Driveway	488.0 sq. ft.
Apron	172.0 sq. ft
Sidewalk-Private	36.7 sq. ft
Sidewalk-Public	156.0 sq. ft
Sod	1483.9 sq. ft
Stabilization	4181 B sa #

WANDERING STREAM WAY EW=EGRESS WINDOW



DATE: 06/28/2018 RYAN HOMES PLOT PLAN LOT 506 (8,070 SF) 0.1853 AC. THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK, SEC. 6

CLEARCREEK TWP. WARREN COUNTY, OHIO

DATE:

DATE:

SCALE: 1"=30'

DRAWN: JLS

CHECKED: KC

PROJECT No. WINDING



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

DWG No. 181214PA

EXHIBIT "A"



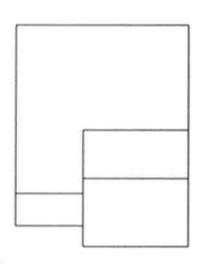
Barney Wright Treasurer Linda Oda Recorder

Parcel ID	0521320007	Current Owner	MILLED ADAM CUDICTORUED		04 04 0000
Parcel Seq	0	Current Owner	MILLER ADAM CHRISTOPHER	Value As Of	01-01-2023
Account Number	0315069	Property Address	Property Address 1757 WANDERING STREAM WAY	Ownership As Of	12-08-2023
S 15009	CENTER	CENTERVILLE 45458	Tax Data As Of	12-08-2023	
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 505 0.1796 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP	Neighborhood ID	056009	OH Public School	2000
WAYNE LSD	School District	WAYNE LSD	Dist No	8308	

Primary Picture



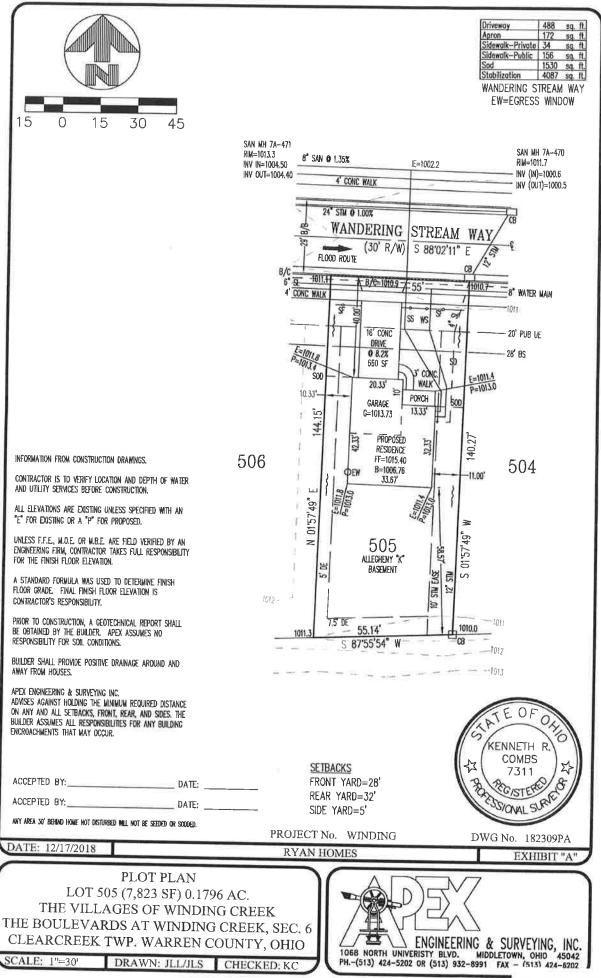
Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$262,710	Bedrooms	3
Last Sale Date	05/23/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,812 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	574 sq. ft.
Year Built	2019	Total Living Area	2,386 sq. ft.

VALUATION	TRUE VALUE	ASSESSED VALUE	
LAND	\$59,000	\$20,650	
BUILDING	\$221,140	\$77,400	
TOTAL	\$280,140	\$98,050	
CAUV	\$0		

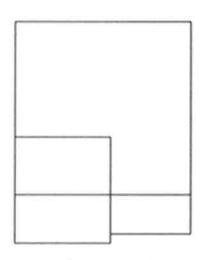


arney wright	Line
Treasurer	Red

Parcel ID Parcel Seq	0521320006 0	Current Owner	PRICE SHARMILA PEARL	Value As Of	01-01-2023
Account Number	0315068	Property Address	1761 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of Tax Data As Of	12-08-2023 12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 504 0.175 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009 WAYNE LSD	OH Public School Dist No	8308



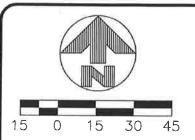
Primary Sketch



Residential Building and Last Sale Summary

4	Bedrooms	\$290,770	Last Sale Amount
COMBINATION	Exterior	03/04/2019	Last Sale Date
2,424 sq. ft.	Above Grade Living Area	Y	Owner Occupied
769 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
3,193 sq. ft.	Total Living Area	2018	Year Built

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$252,410	\$88,340
TOTAL	\$311,410	\$108,990
CAUV	\$0	-



Driveway	488.0 sq. ft.
Apron	172.0 sq. ft.
Sidewalk-Private	29.2 sq. ft.
Sidewalk-Public	155.8 sq. ft.
Sod	1516.1 sq. ft.
Stabilization	3571.2 sq. ft.

WANDERING STREAM WAY EW=EGRESS WINDOW

SAN MH 7A-470

RIM=1011.7

C104 R=515.00' L=1.55'



INFORMATION FROM CONSTRUCTION DRAWINGS.

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INV (IN)=1000.6 8" SAN @ 1.35% INV (OUT)=1000.5 24" SIM @ 1.00% WANDERING G STREAM (30) F/W) S 88'0 S 88'02'11" E FLOOD ROUTE 18/C=1010.97 10# 10H.0 8 WATER MAIN -1010. 53.36 4 CONC WALK 20' PUE 16' CONC DRIVE 9 6.6% 28' BS CONC 660 SF WALK 20.66 PORCH GARAGE 17.00 G=1013,23 11.00 140.27 PROPOSED 46.33 RESIDENCE 36 505 503 FF=1014.9 B=1006.26 504 STIL EAST 49 COLUMBIA "K" 10' STIN EASE BASEMENT 01.47 01.57 1011.Q \$ 87'55'54" 1013

> SETBACKS FRONT=28 REAR=32' SIDE=5'

ACCEPTED BY: DATE: _ ACCEPTED BY: DATE:

ANY AREA 30' BEHOND HOME NOT INSTURBED WILL NOT BE SEEDED OR SODDED.

PROJECT No. WINDING

DWG No. 181374PA EXHIBIT "A"

DATE: 07-30-18

RYAN HOMES

SAN MH 7A-471 RIM=1013.3 INV IN=1004.50

INV OUT=1004.40

ENGINEERING & SURVEYING, INC.

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

PLOT PLAN LOT 504 (7,623 SF) 0.1750 AC. THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK, SEC. 6 CLEARCREEK TWP. WARREN COUNTY, OHIO

1 ++

SCALE: 1"=30"

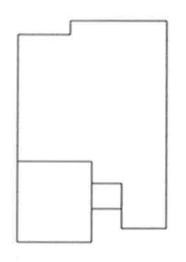
DRAWN: JLL

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Parcel ID	0521320005	Current Owner	OUZIEL MICHAEL &	Value As Of	01-01-2023
Parcel Seq	0	Current Owner	OOZIEL MICHAEL &	Value As Of	01-01-2023
Account Number	0315067	Property Address	1765 WANDERING STREAM WAY	Ownership As Of	12-08-2023
		Property Address	CENTERVILLE 45458	Tax Data As Of	12-08-2023
egal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 503 0,1833 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP	Neighborhood ID	056009	OH Public School	2000
Tax District	WAYNE LSD	School District	WAYNE LSD	Dist No	8308



Primary Sketch



Residential Building and Last Sale Summary

	Bedrooms	\$293,885	Last Sale Amount
COMBINATIO	Exterior	02/21/2019	Last Sale Date
1,728 s	Above Grade Living Area	Υ	Owner Occupied
1,093 s	Finished Basement/Attic	N	Homestead Exemption
2,821 s	Total Living Area	2018	Year Built

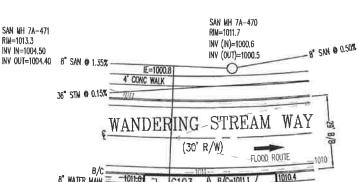
VALUATION	TRUE VALUE	ASSESSED VALUE	
LAND	\$59,000	\$20,650	
BUILDING	\$255,070	\$89,270	
TOTAL	\$314,070	\$109,920	
CAUV	\$0	2	



C103 R=515.00' L=52.19'

Driveway	488.3 sq. ft.
Apron	172.0 sq. ft.
Sidewalk-Private	53.2 sq. ft.
Sidewalk-Public	147.8 sq. ft.
Sod	1469.8 sq. ft.
Stabilization	3370.3 sq. ft.

WANDERING STREAM WAY



COMBS

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.

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	VANDEF	(30' R/	w)	M WA	AY 32
8" WATER MAIN = 4' CC 20' PUE — 28' BS —	NC WALK I	C103 A	B/C=1011.1	\$ 7.9	
\$ 504	NOT 47'26"E 136.38" Elle	WALK	ENCE:	8 % (A) S0400 55 E 133.20	502
1011 = 1012	301.7	50 BRENTW BASEA 65.9)3 000 "L" MENT	5' DE	1012.0

ACCEPTED BY:	DATE:	
ACCEPTED BY:	DATE:	
any area 30° behind home not disturbed will not be seeded or	SODDED.	

PROJECT No. WINDING

DWG No. 181462PA

DATE: 08/08/2018

RYAN HOMES

EXHIBIT "A"

PLOT PLAN LOT 503 (7,986 SF) 0.1833 AC. THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK, SEC. 6 CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLS

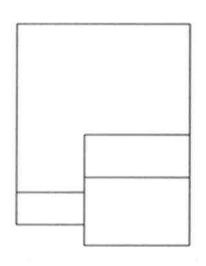


	WARREN	COUNTY
AT	Piep	alg Shooth

Parcel ID Parcel Seq	0521320004 0	Current Owner	MC DONALD PAUL JOSEPH &	Value As Of	01-01-2023
Account Number	0315066	Property Address	1769 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 502 0.1868 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Tax Data As Of Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID School District	056009 WAYNE LSD	OH Public School Dist No	8308



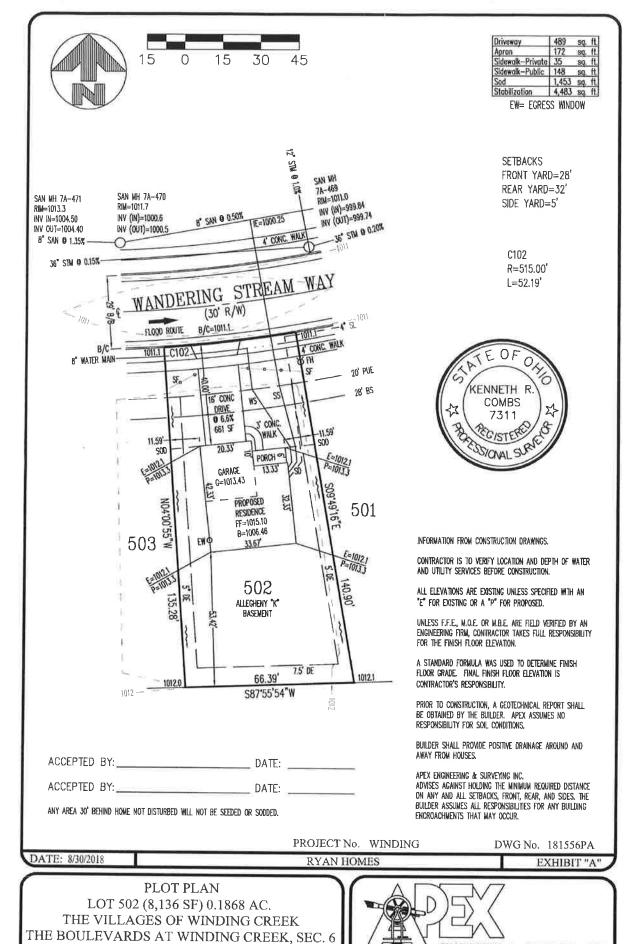
Primary Sketch



Residential Building and Last Sale Summary

4	Bedrooms	\$271,965	Last Sale Amount
COMBINATION	Exterior	01/23/2019	Last Sale Date
1,832 sq. ft.	Above Grade Living Area	Y	Owner Occupied
647 sq. ft,	Finished Basement/Attic	N	Homestead Exemption
2,479 sq. ft.	Total Living Area	2018	Year Built

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$230,420	\$80,650
TOTAL	\$289,420	\$101,300
CAUV.	\$0	



23-BZA-009 Exhibit 70B

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

SCALE: 1"=30"

CLEARCREEK TWP., WARREN COUNTY, OHIO

DRAWN: REW



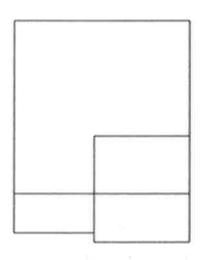
Matt Nolan Auditor Barney Wright Treasurer Linda Oda Recorder

Parcel ID	0521320003	Current Owner	GUMP HOLLY A.	Value As Of	01-01-2023
Parcel Seq	0				
Account Number 0315065	Daniel Address	1773 WANDERING STREAM WAY	Ownership As Of	12-08-2023	
	Property Address	CENTERVILLE 45458	Tax Data As Of	12-08-2023	
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 501 0.2006 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
	03 Tax District CLEARCREEK TWP	Neighborhood ID	056009	OH Public School	8308
Tax District CLEARCREEK TWP WAYNE LSD	School District	WAYNE LSD	Dist No	8308	

Primary Picture



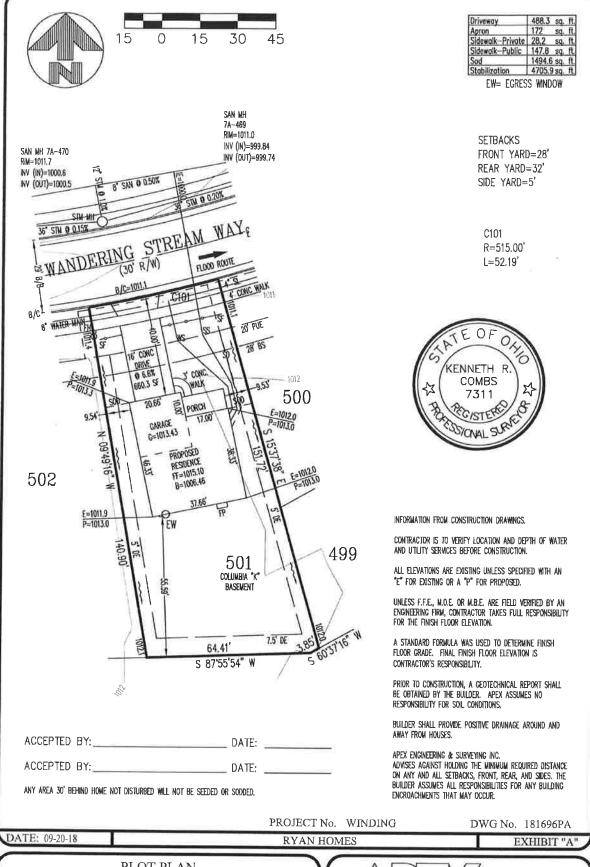
Primary Sketch



Residential Building and Last Sale Summary

3	Bedrooms	\$314,000	Last Sale Amount
COMBINATION	Exterior	11/27/2019	Last Sale Date
2,424 sq. ft.	Above Grade Living Area	Y	Owner Occupied
769 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
3,193 sq. ft.	Total Living Area	2018	Year Built

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$278,160	\$97,360
TOTAL	\$337,160	\$118,010
CAUV	\$0	



PLOT PLAN LOT 501 (8,738 SF) 0.2006 AC. THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK, SEC. 6 CLEARCREEK TWP., WARREN COUNTY, OHIO

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

1"=30"

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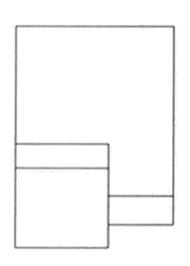
Parcel ID	0521320002	Current Owner	RANDOLPH JAMES DAVID &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number 0315064	Property Address	9549 WHISPERING STREAM CT	Ownership As Of	12-08-2023	
	CENTER	CENTERVILLE 45458	Tax Data As Of	12-08-2023	
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 500 0,2254 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tour District	03 CLEARCREEK TWP	Neighborhood ID 056009	OH Public School		
Tax District CLEARCREEK TWP WAYNE LSD	School District	WAYNE LSD	Dist No	8308	

Matt Nolan Auditor

Primary Picture



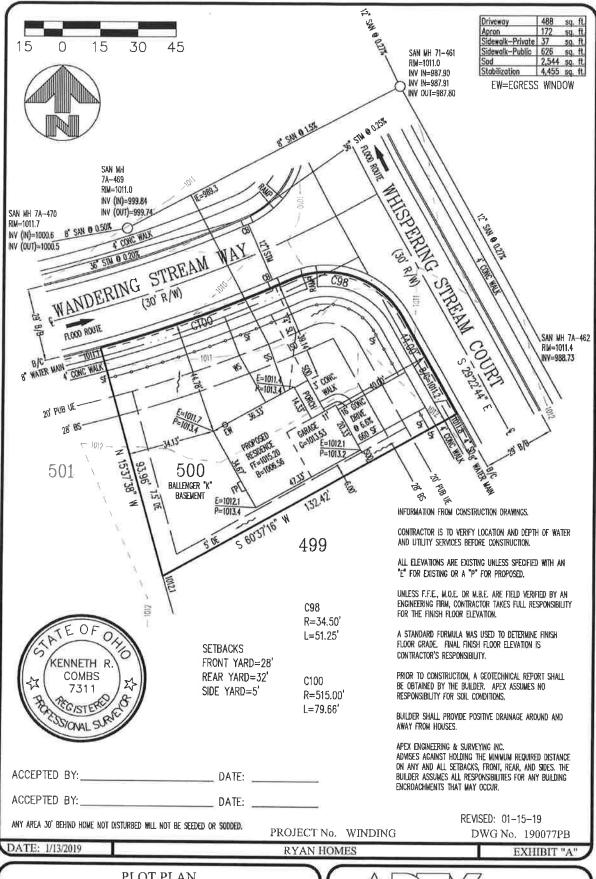
Primary Sketch



Residential Building and Last Sale Summary

4	Bedrooms	\$291,070	Last Sale Amount
COMBINATION	Exterior	06/04/2019	Last Sale Date
2,108 sq. ft.	Above Grade Living Area	Y	Owner Occupied
673 sq. ft.	Finished Basement/Attic	N	Homestead Exemption
2,781 sq. ft.	Total Living Area	2019	Year Built

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$253,360	\$88,680
TOTAL	\$312,360	\$109,330
CAUV	\$0	



PLOT PLAN
LOT 500 (9,820 SF) 0.2254 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP., WARREN COUNTY, OHIO

CALE: 1"=30' DRAWN: REW CHECKED: KC

