



WARREN COUNTY

Property Search

Matt Nolan
Auditor

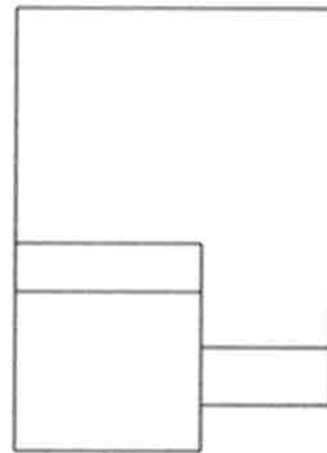
Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	0521320020	Current Owner	REYNOLDS JASON ALLEN &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315086	Property Address	1808 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: 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	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture

Primary Sketch



Residential Building and Last Sale Summary

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

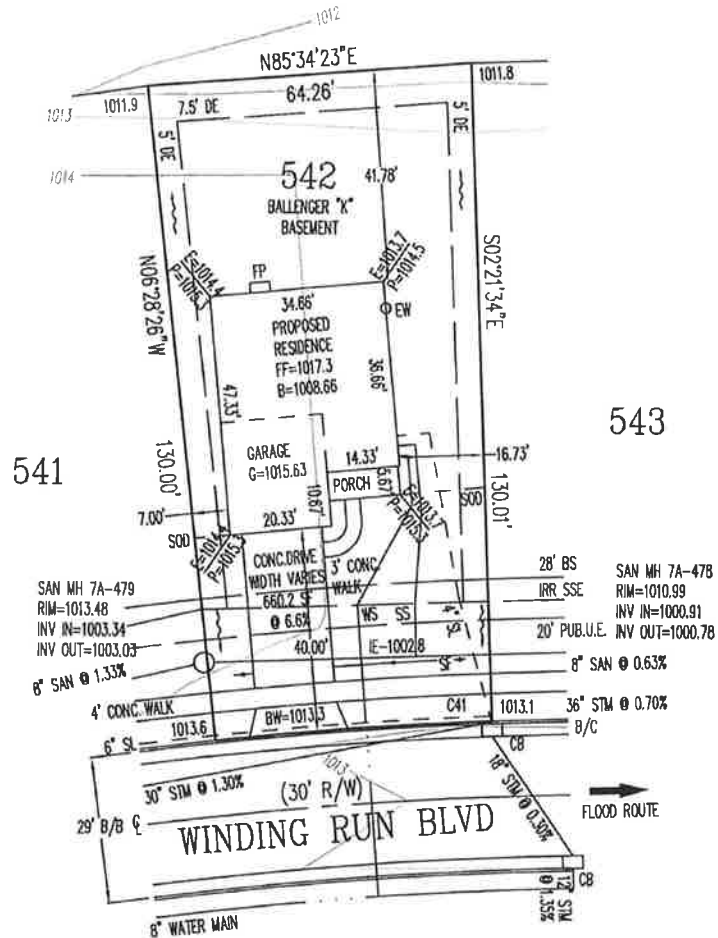


15 0 15 30 45

PLAT RECORDED FEBRUARY 22, 2019

Driveway	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' C41
REAR=25' R=765'
SIDE=5' L=54.94'

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. 200124PA

DATE: 1-23-20

RYAN HOMES

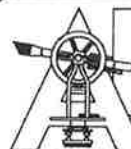
EXHIBIT "A"

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

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 Services

Matt Nolan
Auditor

Barney Wright
Treasurer

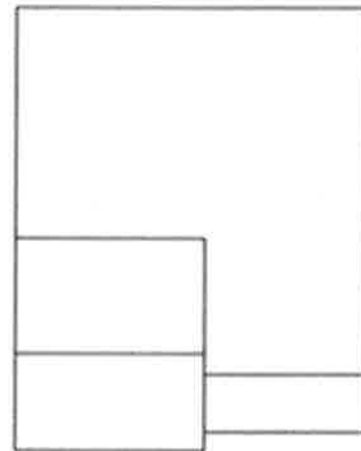
Linda Oda
Recorder

Parcel ID	0521320019	Current Owner	NEACE RACHEL & JAKE	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315085	Property Address	1804 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: 541 0.1775 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	\$316,535	Bedrooms	4
Last Sale Date	06/19/2020	Exterior	COMBINATION
Owner Occupied	N	Above Grade Living Area	2,492 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2020	Total Living Area	2,492 sq. ft.

Value Summary

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



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

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

C40
R=765.00'
L=55.01'

RECORD PLAT RECORDED ON FEBRUARY 22, 2019



INFORMATION FROM CONSTRUCTION DRAWINGS.

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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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BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

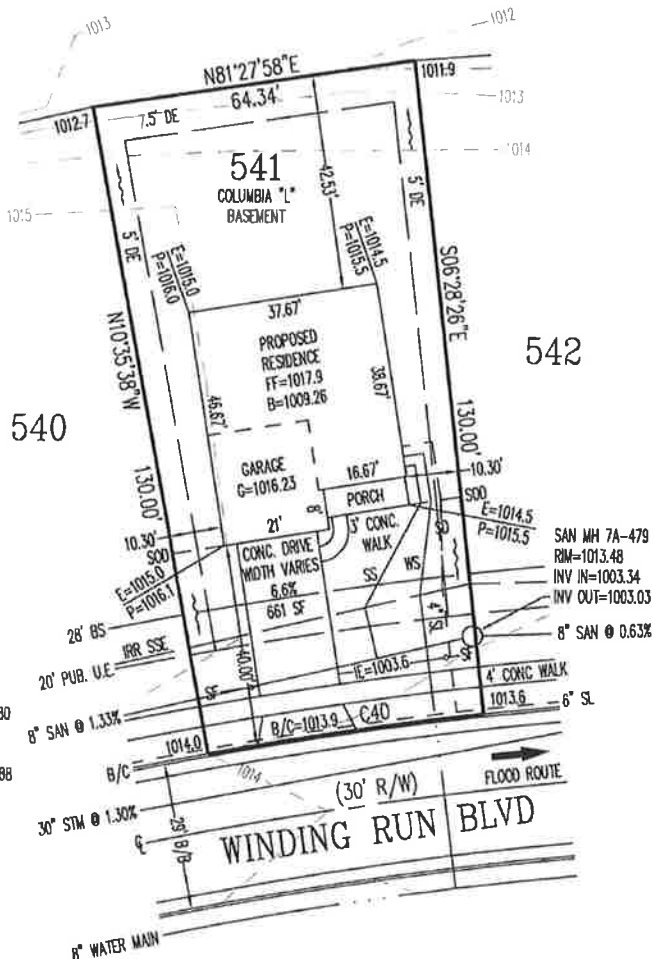
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APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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



PROJECT No. WINDING

DWG No. 200180PA

DATE: 01/29/2020

RYAN HOMES

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

CHECKED: KC



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WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

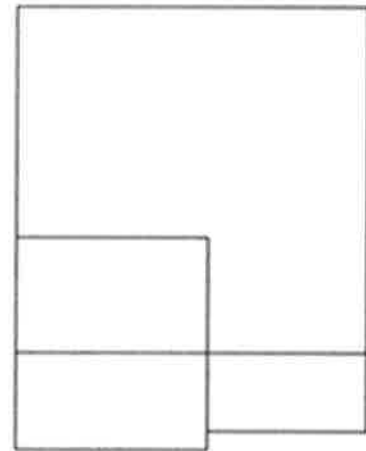
Linda Oda
Recorder

Parcel ID	0521320018	Current Owner	PATEL MIT & ABHIGNYA	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315084	Property Address	1800 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: 540 0.1775 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



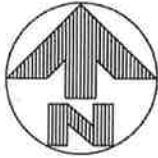
Residential Building and Last Sale Summary

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

Value Summary

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

15 0 15 30 45



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

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

EW=EGRESS WINDOW

C39
R=765.00'
L=55.01'

RECORD PLAT RECORDED ON FEBRUARY 22, 2019



INFORMATION FROM CONSTRUCTION DRAWINGS.

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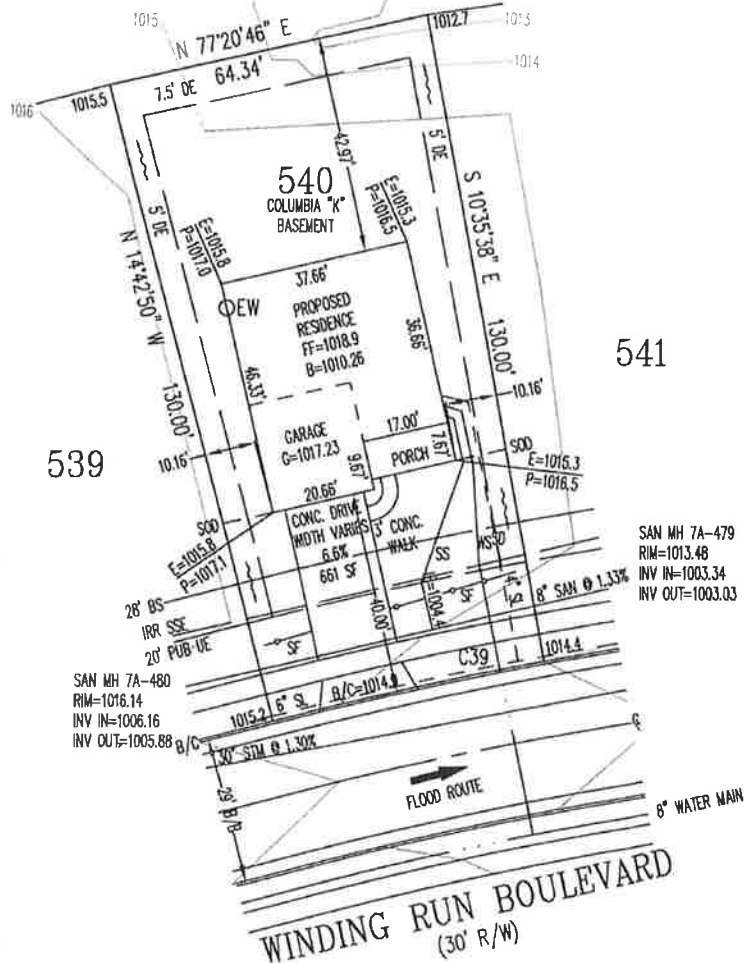
ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

539

541



PROJECT No. WINDING

DWG No. 200720PA

DATE: 04-02-20

RYAN HOMES

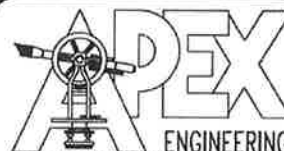
EXHIBIT "A"

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

CHECKED: KC



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

23-BZA-009 Exhibit 57B



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

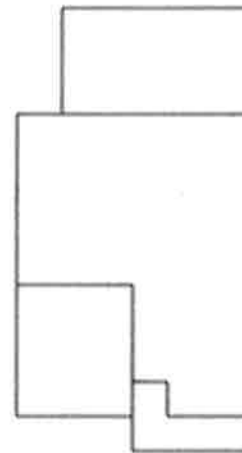
Linda Oda
Recorder

Parcel ID	0521320017	Current Owner	HAYNES LAURA ANN &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315083	Property Address	1796 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: 539 0.1645 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	\$337,685	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.

Value Summary

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

**SETBACKS:**

FRONT YARD=28'

REAR YARD=25'

SIDE YARD=5'

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	sq. ft.
Stabilization	2592	sq. ft.

EW=EGRESS WINDOW



INFORMATION FROM CONSTRUCTION DRAWINGS.

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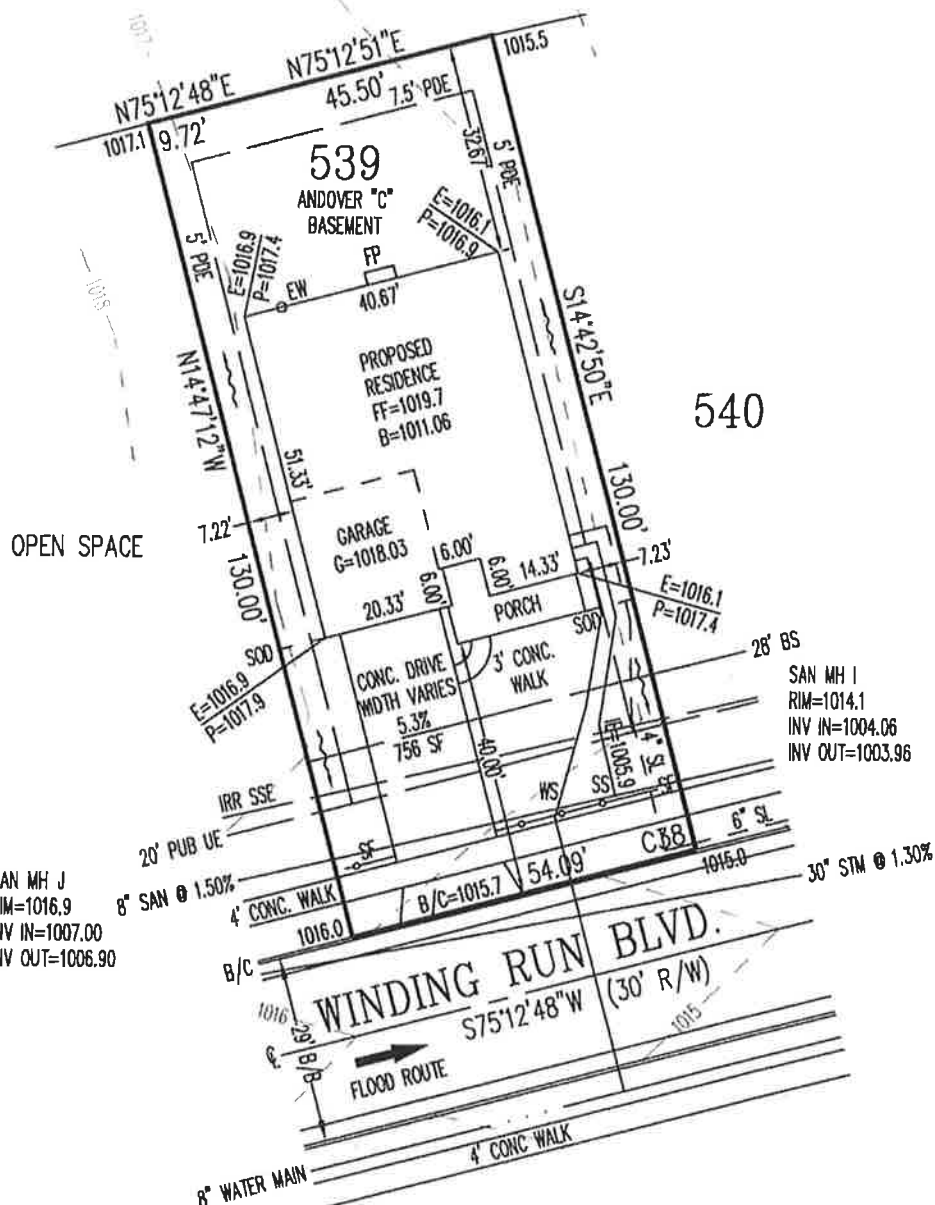
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APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE LIABILITY REQUIRED

OPEN SPACE

SAN MH J
RIM=1016.9
INV IN=1007.00
INV OUT=1006.90



ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

23-BZA-009 Exhibit 58B

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SETBACK OR SETOFF



WARREN COUNTY

Property Taxes

Matt Nolan
Auditor

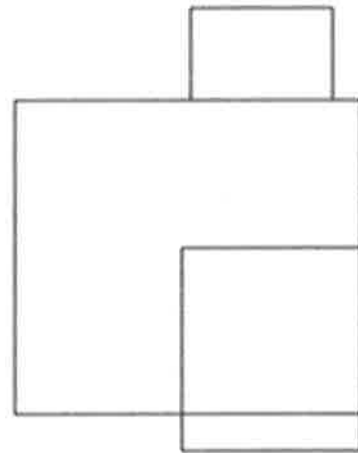
Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	0521320015	Current Owner	JIMENEZ SHAWN &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315077	Property Address	9622 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 513 0.2393 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	\$296,195	Bedrooms	4
Last Sale Date	07/31/2018	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,384 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2018	Total Living Area	2,384 sq. ft.

Value Summary

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



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

Driveway	488.0 sq. ft.
Apron	172.0 sq. ft.
Sidewalk-Private	22.3 sq. ft.
Sidewalk-Public	156.0 sq. ft.
Sod	1472.0 sq. ft.
Stabilization	6533.8 sq. ft.

PLAT NOT RECORDED



INFORMATION FROM CONSTRUCTION DRAWINGS.

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

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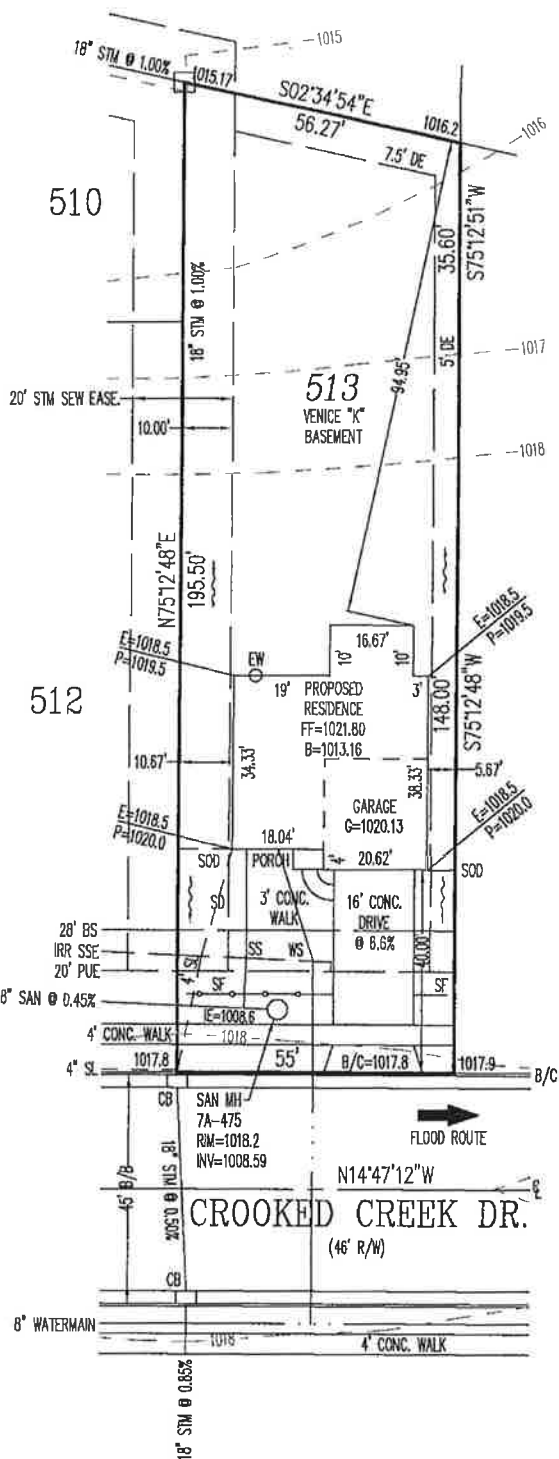
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SAN MH 7A-472
RM=1018.8
INV (IN)=1007.63
INV (IN)=1009.40
INV (OUT)=1007.53



ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

PROJECT No. WINDING

DWG No. 180059PA

DATE: 1/17/2018

RYAN HOMES

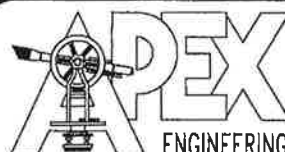
EXHIBIT "A"

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

SCALE: 1"=30'

DRAWN: JLS

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
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WARREN COUNTY

Property Records

Matt Nolan
Auditor

Barney Wright
Treasurer

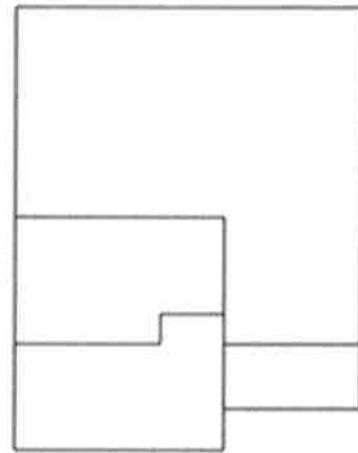
Linda Oda
Recorder

Parcel ID	0521320014	Current Owner	PEAGLER VANESSA LEE	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315076	Property Address	9626 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	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	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$283,900	Bedrooms	3
Last Sale Date	08/29/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,854 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	647 sq. ft.
Year Built	2019	Total Living Area	2,501 sq. ft.

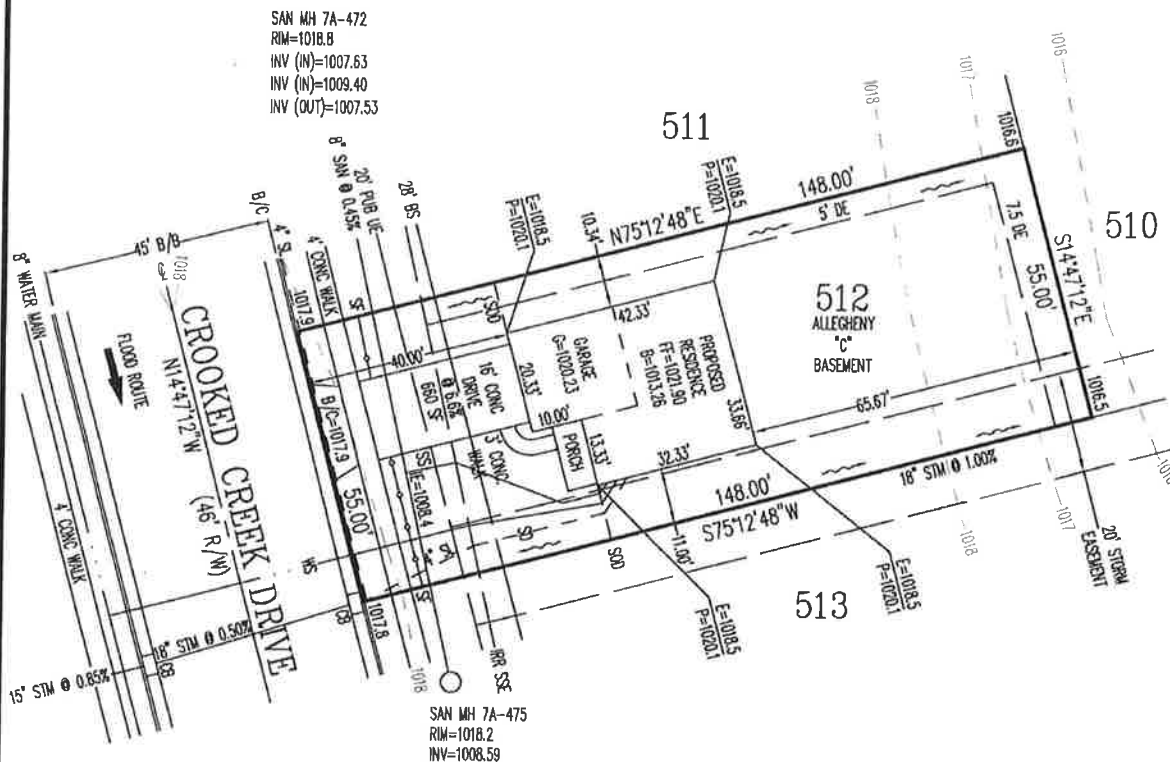
Value Summary

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



Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	34.7	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1527.5	sq. ft.
Stabilization	4405.2	sq. ft.

SAN MH 7A-472
RIM=1018.8
INV (IN)=1007.63
INV (IN)=1009.40
INV (OUT)=1007.53



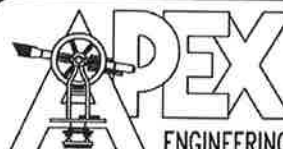
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DWG No. 190069PA

EXHIBIT "A"

CHECKED: KC



ENGINEERING & SURVEYING, INC.

1068 NORTH UNIVERSITY BLVD. MIDDLETOWN
PH.-(513) 424-5202 OR (513) 932-8991 FAX

23-BZA-009 Exhibit 60B



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

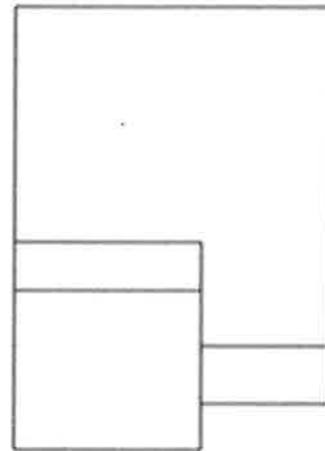
Linda Oda
Recorder

Parcel ID	0521320013	Current Owner	HUBER ANDREW & SARA	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315075	Property Address	9630 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				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 WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch

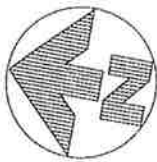


Residential Building and Last Sale Summary

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

Value Summary

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



15 0 15 30 45

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

Driveway	488.7 sq. ft.
Apron	172.0 sq. ft.
Sidewalk-Private	36.7 sq. ft.
Sidewalk-Public	848.2 sq. ft.
Sod	3238.0 sq. ft.
Seed	6412.9 sq. ft.

CROOKED CREEK DRIVE

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.

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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.

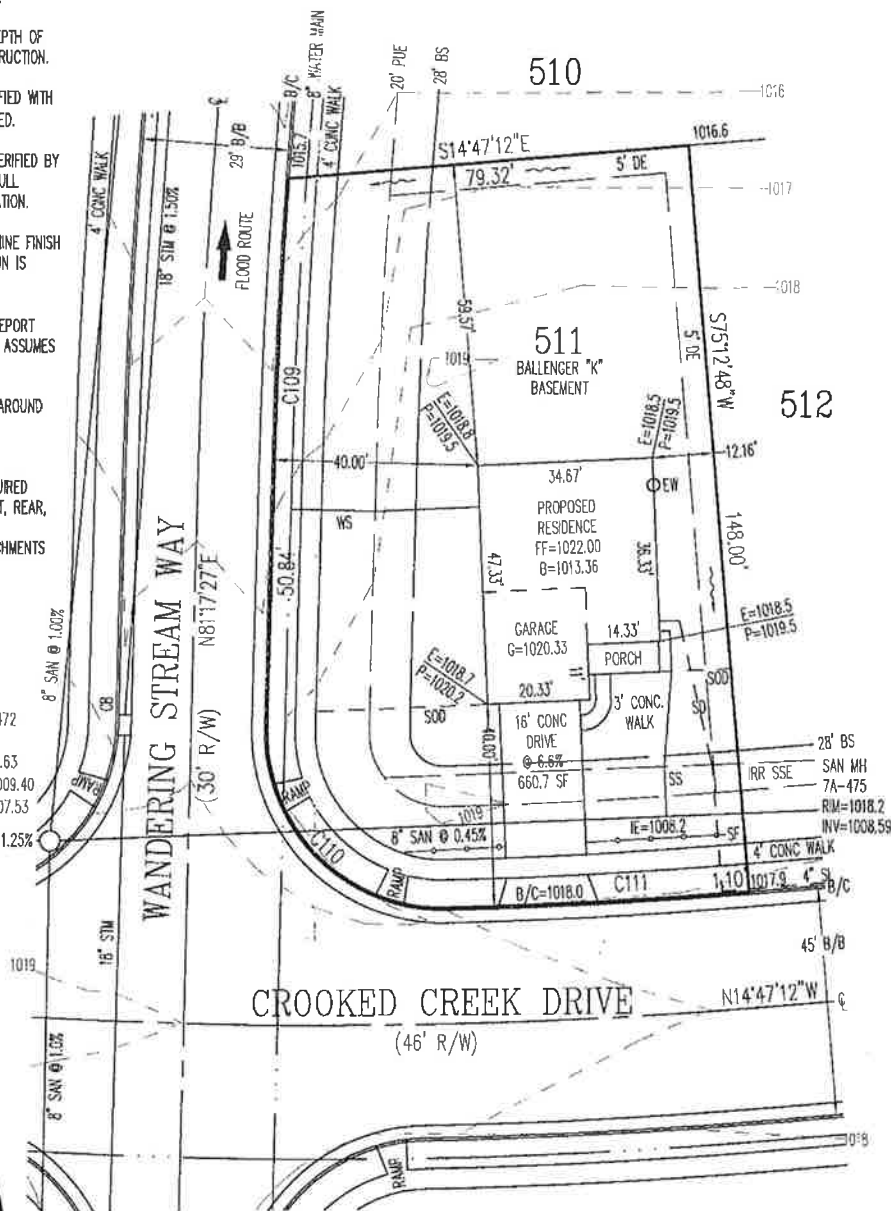
C109
R=1244.00'
L=58.18'

C110
R=34.50'
L=55.90'

C111
R=1037'
L=58.79'

SAN MH 7A-472
RIM=1018.8
INV (IN)=1007.63
INV (IN-M)=1009.40
INV (OUT)=1007.53

8" SAN @ 1.25%





WARREN COUNTY

Property Services

Matt Nolan
Auditor

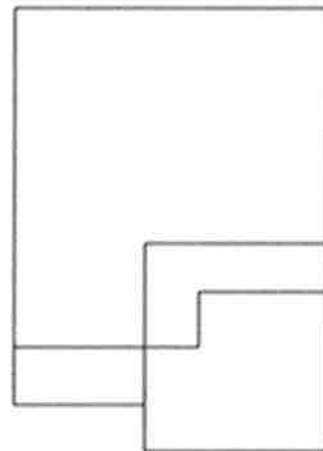
Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	0521320012	Current Owner	KAYLOR JOSHUA R	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315074	Property Address	1737 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	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	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	07/19/2021	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,144 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	673 sq. ft.
Year Built	2019	Total Living Area	2,817 sq. ft.

Value Summary

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



15 0 15 30 45

Driveway	490	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	39	sq. ft.
Sidewalk-Public	230	sq. ft.
Sod	2054	sq. ft.
Stabilization	3303	sq. ft.

SAN MH 7A-472
RIM=1018.8
INV (IN)=1007.63
INV (IN)=1009.40
INV (OUT)=1007.53

SAN MH 7A-471
RIM=1013.3
INV IN=1004.50
INV OUT=1004.40



INFORMATION FROM CONSTRUCTION DRAWINGS.

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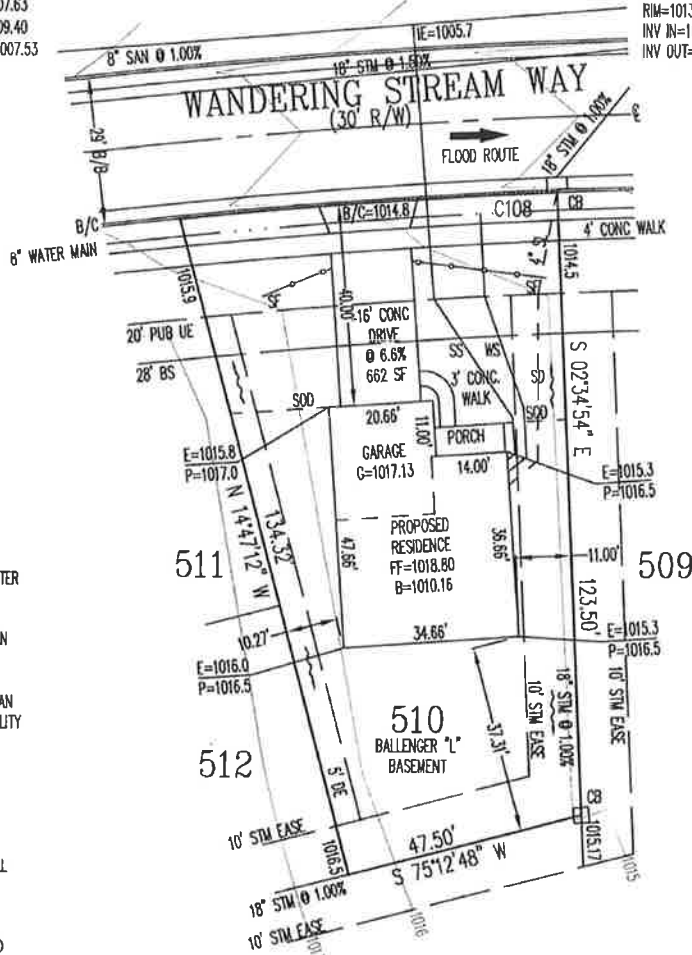
BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC.
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ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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



SETBACKS
C108
R=1244.00'
L=74.86'
FRONT=28'
REAR=32'
SIDE=5'

PROJECT No. WINDING

DWG No. 190068PA

DATE: 01-14-19

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 510 (7,836 SF) 0.1799 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



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

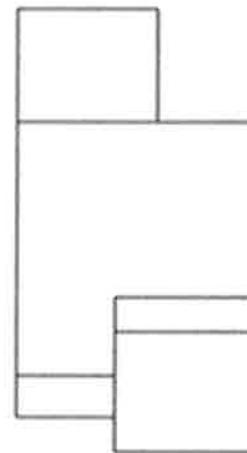
Parcel ID	0521320011	Current Owner	D.K.	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315073	Property Address	1741 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 509 0.2214 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
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

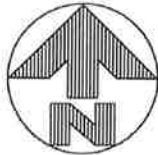


Residential Building and Last Sale Summary

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

Value Summary

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



15 0 15 30 45

Driveway	490 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	38 sq. ft.
Sidewalk-Public	173 sq. ft.
Sod	1675 sq. ft.
Stabilization	5539 sq. ft.



INFORMATION FROM CONSTRUCTION DRAWINGS.

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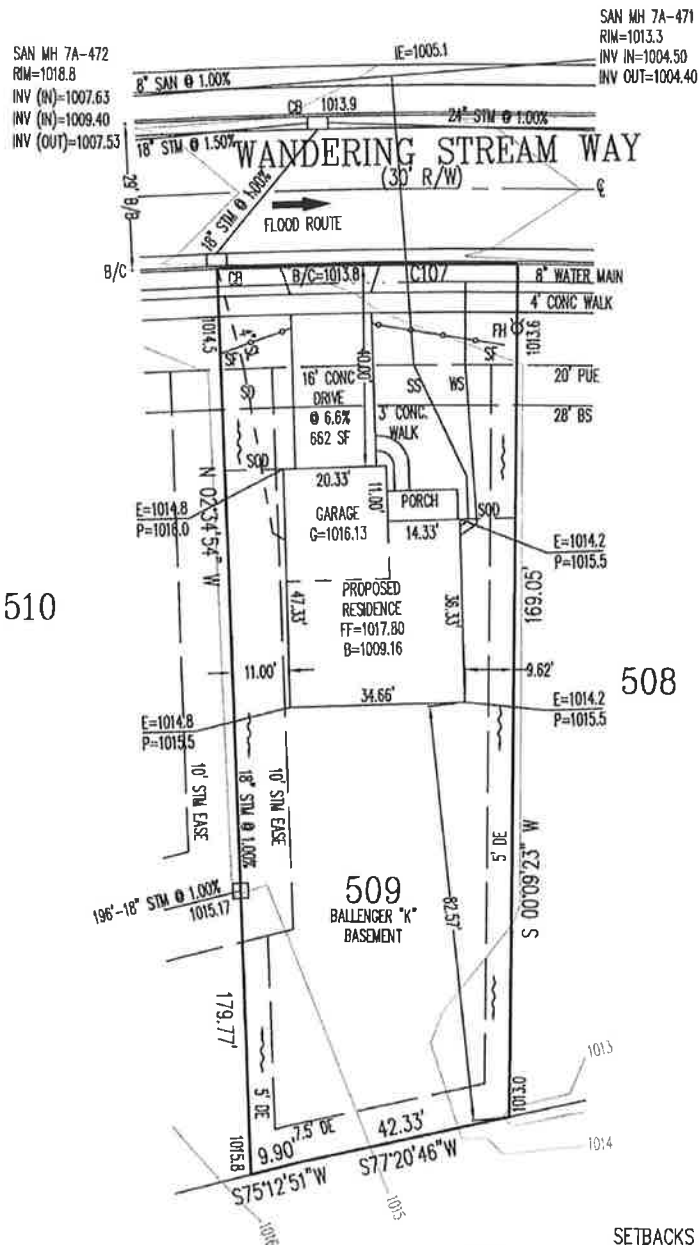
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ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

510



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

PROJECT No. WINDING

DWG No. 182235PA

DATE: 12-13-18

RYAN HOMES

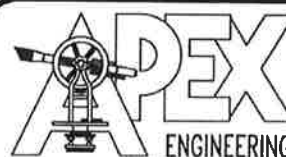
EXHIBIT "A"

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

CHECKED: KC



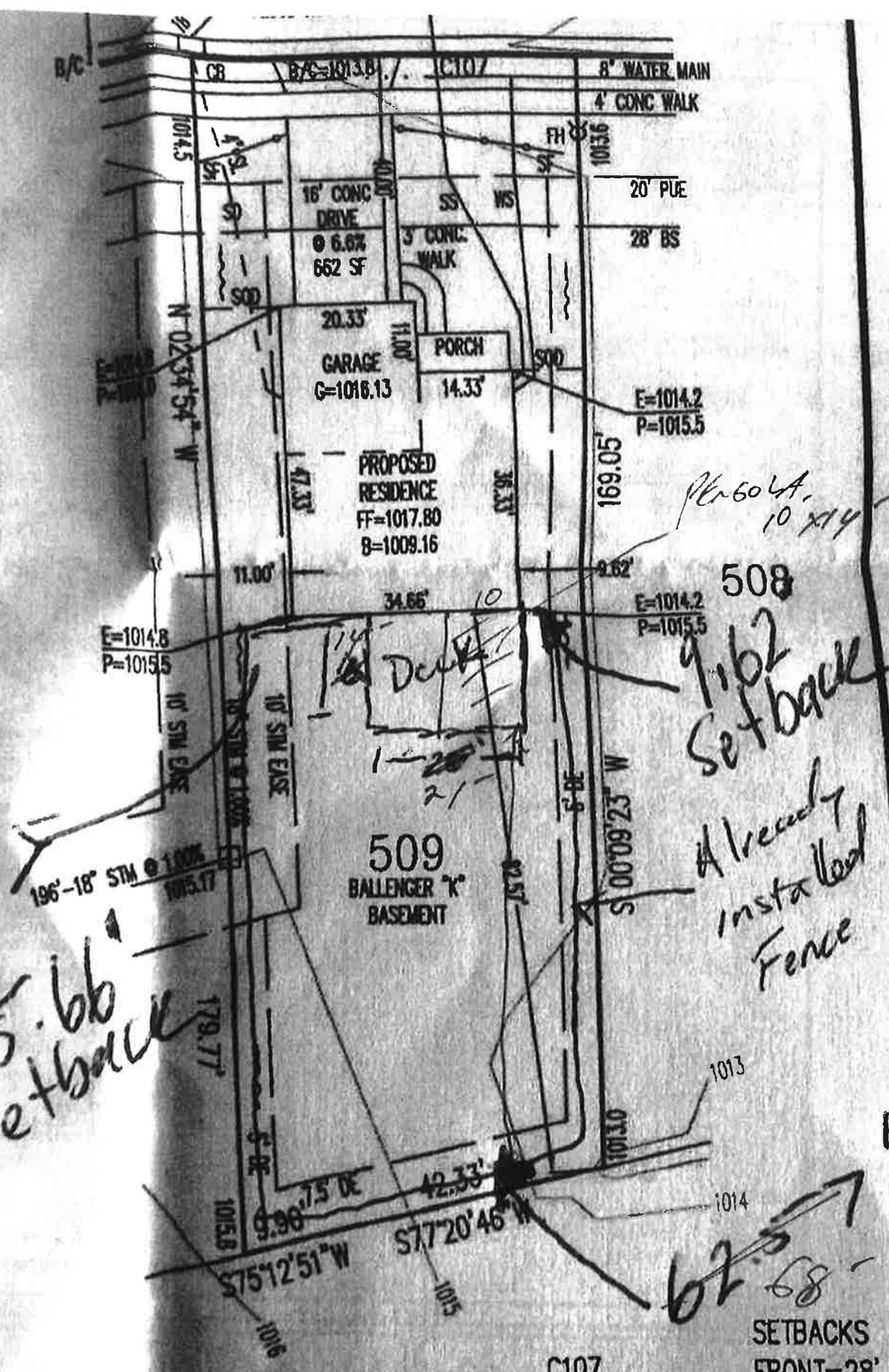
ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX

23-BZA-009 Exhibit 63B

510

SIZE
PER
EMHC

25.66
Setback



Per 604, 10' x 14'

9.62
Setback
Already
Installed
Fence

62.68

1741 WINDING STREAM WAY

PROJECT No. WINDING

C107
R=1244.00'
L=59.45'

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

DWG No. 182235PA



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

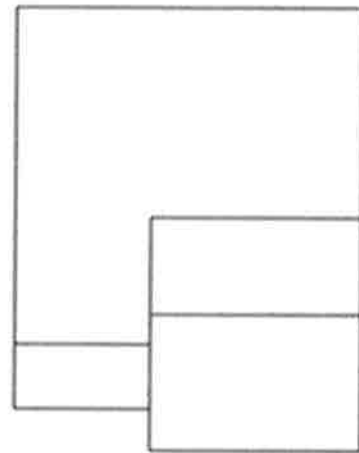
Linda Oda
Recorder

Parcel ID	0521320010	Current Owner	REGER SARA & MICHAEL	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315072	Property Address	1745 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-08-2023
				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 WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



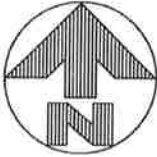
Residential Building and Last Sale Summary

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

Value Summary

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

15 0 15 30 45



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

Driveway	492 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	35 sq. ft.
Sidewalk-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)=1007.63
INV (IN)=1008.40
INV (OUT)=1007.53

SAN MH 7A-471
RIM=1013.3
INV IN=1004.50
INV OUT=1004.40

SAN MH 7A-470
RIM=1011.7
INV (IN)=1000.6
INV (OUT)=1000.5



INFORMATION FROM CONSTRUCTION DRAWINGS.

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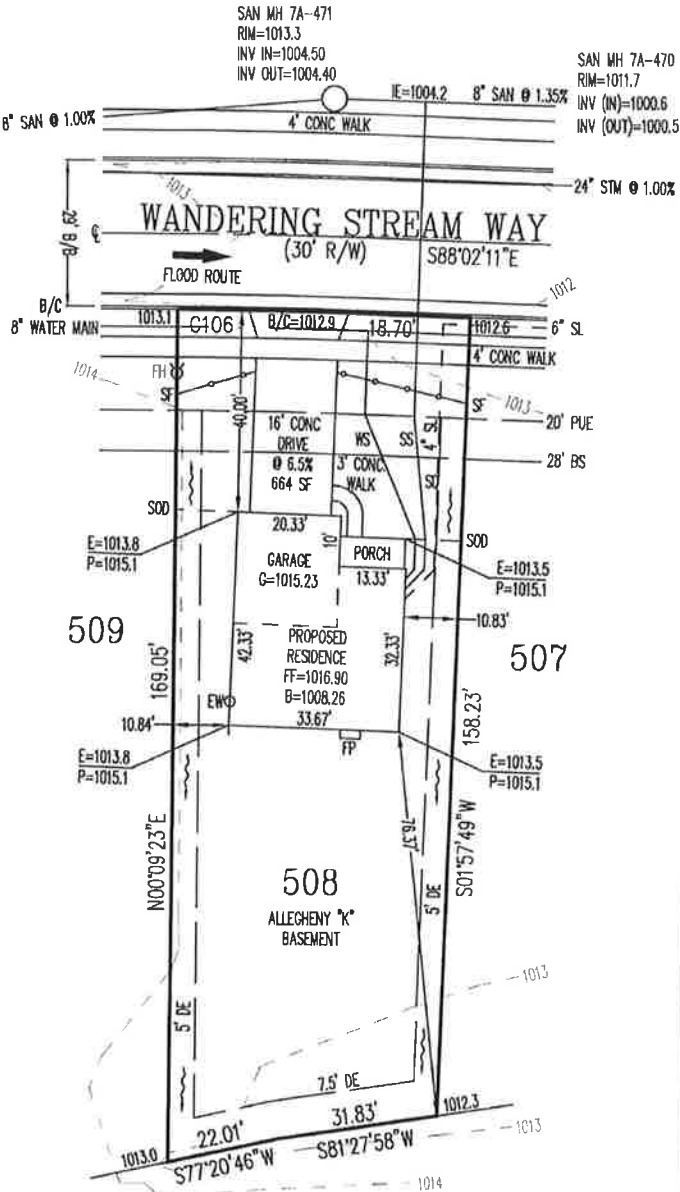
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ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

PROJECT No. WINDING

DWG No. 182234PA

DATE: 12/10/2018

RYAN HOMES

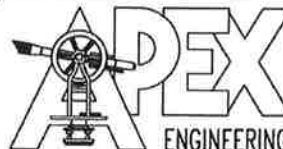
EXHIBIT "A"

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'

DRAWN: REW

CHECKED: KC





WARREN COUNTY

Property Records

Matt Nolan
Auditor

Barney Wright
Treasurer

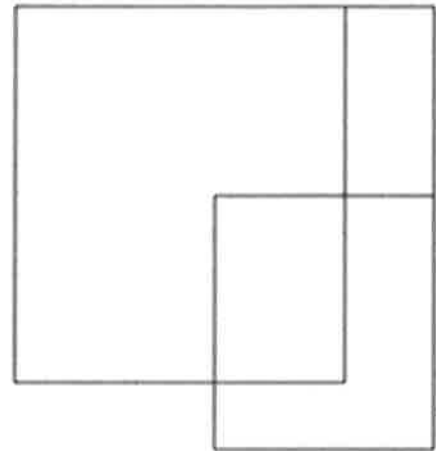
Linda Oda
Recorder

Parcel ID	0521320009	Current Owner	CULBRETH MARY KATHERINE	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315071	Property Address	1749 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-08-2023
				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 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	\$273,085	Bedrooms	3
Last Sale Date	09/18/2018	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,972 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2018	Total Living Area	1,972 sq. ft.

Value Summary

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



15 0 15 30 45

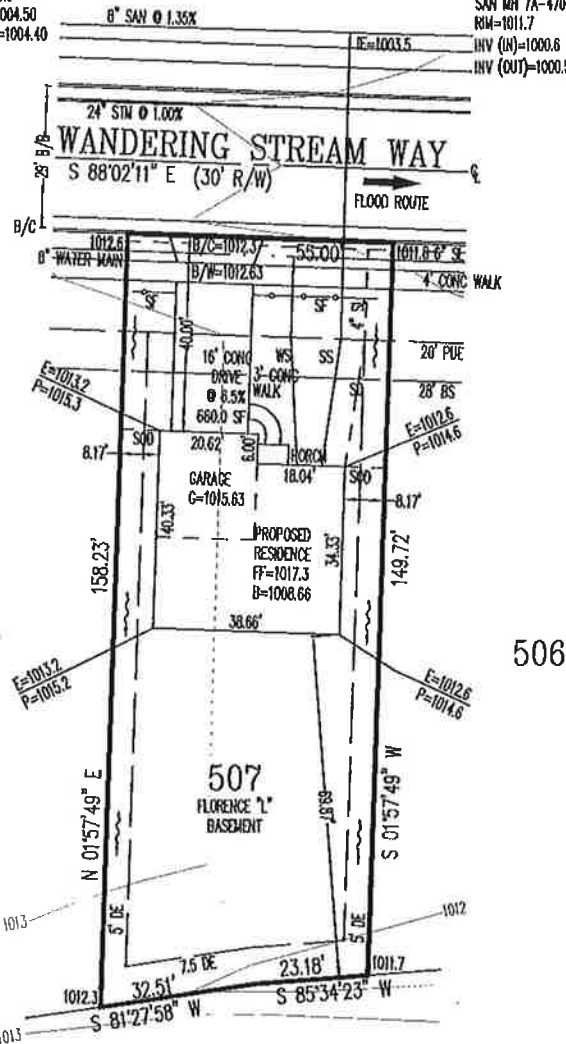
SETBACKS
FRONT=28'
REAR=32'
SIDE=5'

Driveway	488.0 sq. ft.
Apron	172.0 sq. ft.
Sidewalk-Private	29.5 sq. ft.
Sidewalk-Public	156.0 sq. ft.
Sod	1501.5 sq. ft.
Stabilization	4633.3 sq. ft.

WANDERING STREAM WAY

SAN MH 7A-471
RM=1013.3
INV IN=1004.50
INV OUT=1004.40

SAN MH 7A-470
RM=1011.7
INV (IN)=1000.6
INV (OUT)=1000.5



INFORMATION FROM CONSTRUCTION DRAWINGS.

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ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

ANY AREA NOT BEHIND HOME NOT DISTURBED WILL NOT BE SEEDS OR SOODED.

PROJECT No. WINDING

DWG No. 180694PA

DATE: 04-20-18

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 507 (8,446 SF) 0.1939 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



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



WARREN COUNTY

Property Records

Matt Nolan
Auditor

Barney Wright
Treasurer

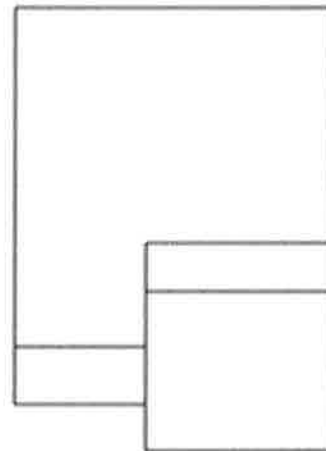
Linda Oda
Recorder

Parcel ID	0521320008	Current Owner	HARDY COLLEEN G.	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315070	Property Address	1753 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal 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	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	\$285,075	Bedrooms	4
Last Sale Date	11/28/2018	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,108 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	673 sq. ft.
Year Built	2018	Total Living Area	2,781 sq. ft.

Value Summary

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



15 0 15 30 45

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	4181.8 sq. ft.

WANDERING STREAM WAY
EW=EGRESS WINDOW



INFORMATION FROM CONSTRUCTION DRAWINGS.

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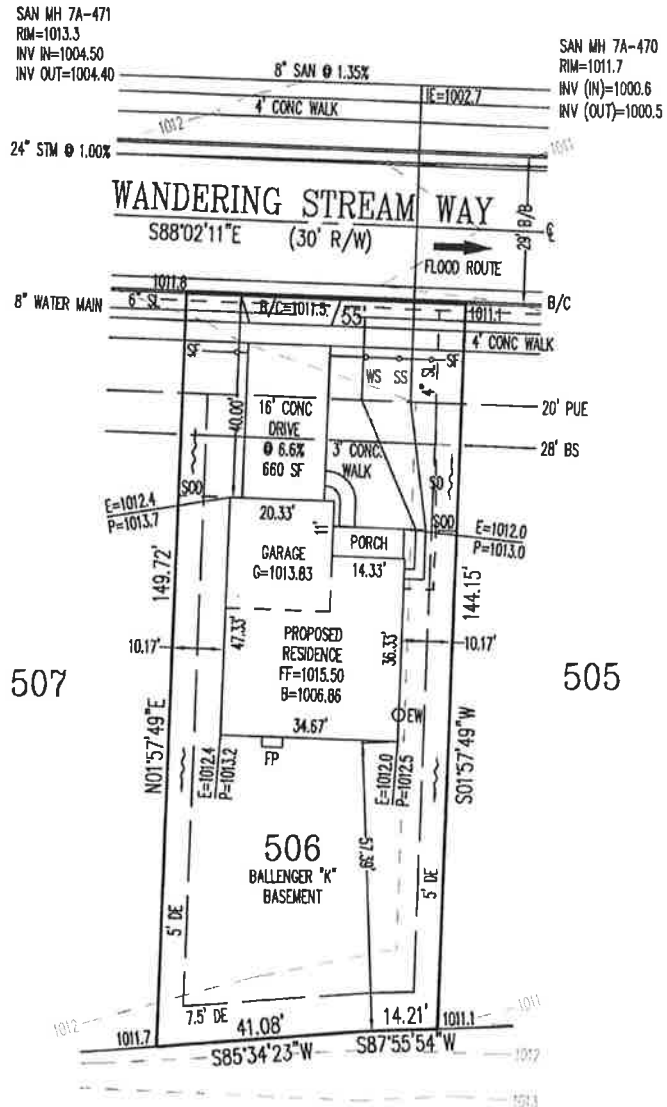
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ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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



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

PROJECT No. WINDING

DWG No. 181214PA

DATE: 06/28/2018

RYAN HOMES

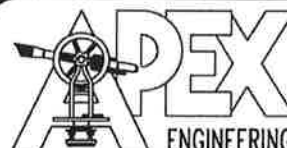
EXHIBIT "A"

PLOT PLAN
LOT 506 (8,070 SF) 0.1853 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLARECREEK 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

7/2/2018

23-BZA-009 Exhibit 66B



WARREN COUNTY

Property Search

Matt Nolan
Auditor

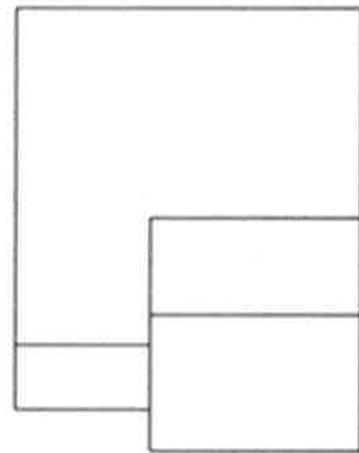
Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	0521320007	Current Owner	MILLER ADAM CHRISTOPHER	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315069	Property Address	1757 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-08-2023
				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 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	\$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.

Value Summary

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



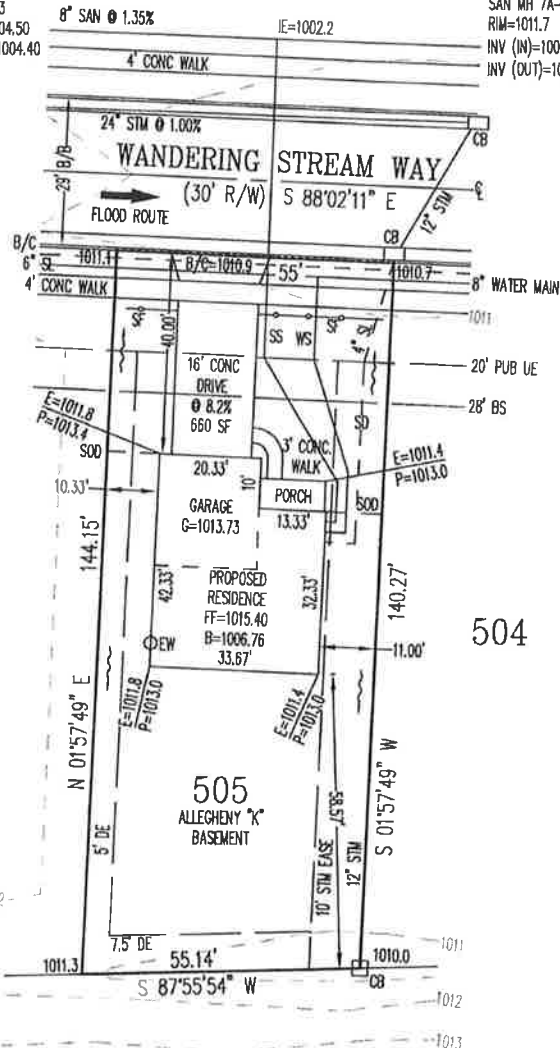
15 0 15 30 45

Driveway	488	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	34	sq. ft.
Sidewalk-Public	156	sq. ft.
Sod	1530	sq. ft.
Stabilization	4087	sq. ft.

WANDERING STREAM WAY
EW=EGRESS WINDOW

SAN MH 7A-471
RIM=1013.3
INV IN=1004.50
INV OUT=1004.40

SAN MH 7A-470
RIM=1011.7
INV (IN)=1000.6
INV (OUT)=1000.5



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.

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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.

SETBACKS

FRONT YARD=28'

REAR YARD=32'

SIDE YARD=5'



PROJECT No. WINDING

DWG No. 182309PA

DATE: 12/17/2018

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 505 (7,823 SF) 0.1796 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL/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

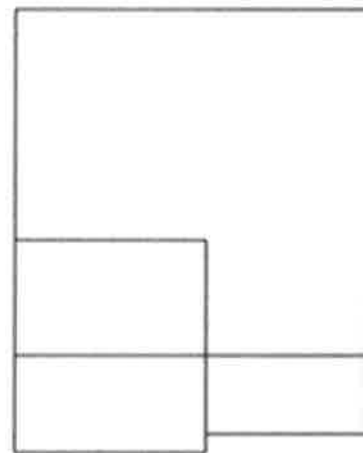
Linda Oda
Recorder

Parcel ID	0521320006	Current Owner	PRICE SHARMILA PEARL	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315068	Property Address	1761 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	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	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

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

Value Summary

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



15 0 15 30 45

C104
R=515.00'
L=1.55'



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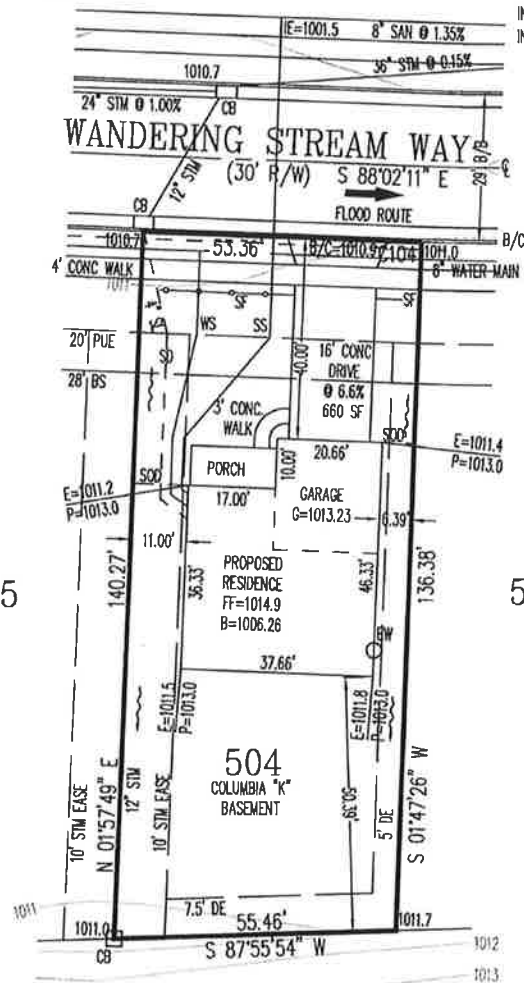
ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

SAN MH 7A-471
RIM=1013.3
INV IN=1004.50
INV OUT=1004.40

SAN MH 7A-470
RIM=1011.7
INV (IN)=1000.6
INV (OUT)=1000.5



505

503

504
COLUMBIA "K"
BASEMENT

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

PROJECT No. WINDING

DWG No. 181374PA

DATE: 07-30-18

RYAN HOMES

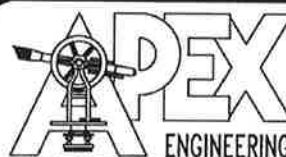
EXHIBIT "A"

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

SCALE: 1"=30'

DRAWN: JLL

CHECKED: KC



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1068 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

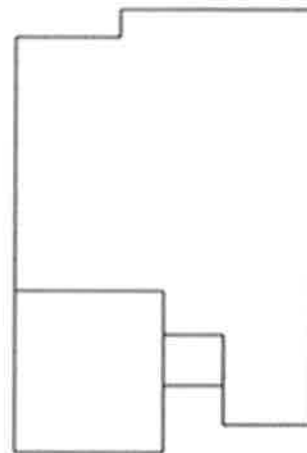
Linda Oda
Recorder

Parcel ID	0521320005	Current Owner	OUZIEL MICHAEL &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315067	Property Address	1765 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal 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 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	\$293,885	Bedrooms	3
Last Sale Date	02/21/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,728 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,093 sq. ft.
Year Built	2018	Total Living Area	2,821 sq. ft.

Value Summary

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

15 0 15 30 45



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

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



INFORMATION FROM CONSTRUCTION DRAWINGS.

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

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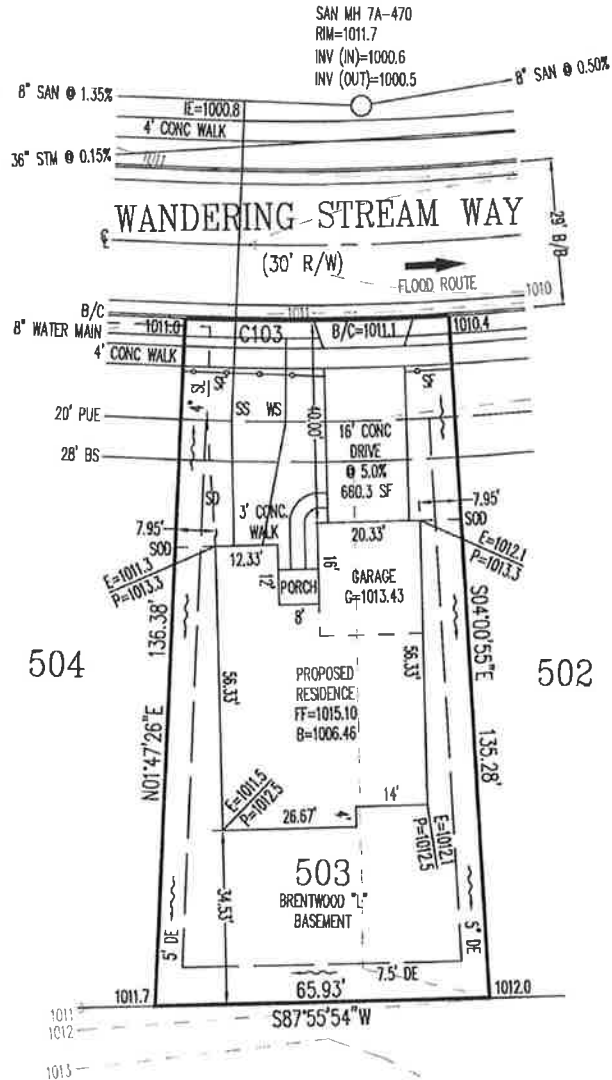
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

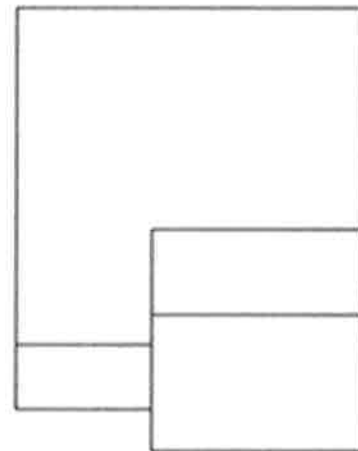
Linda Oda
Recorder

Parcel ID	0521320004	Current Owner	MC DONALD PAUL JOSEPH &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315066	Property Address	1769 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data 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)	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

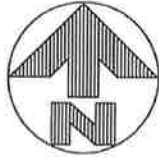


Residential Building and Last Sale Summary

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

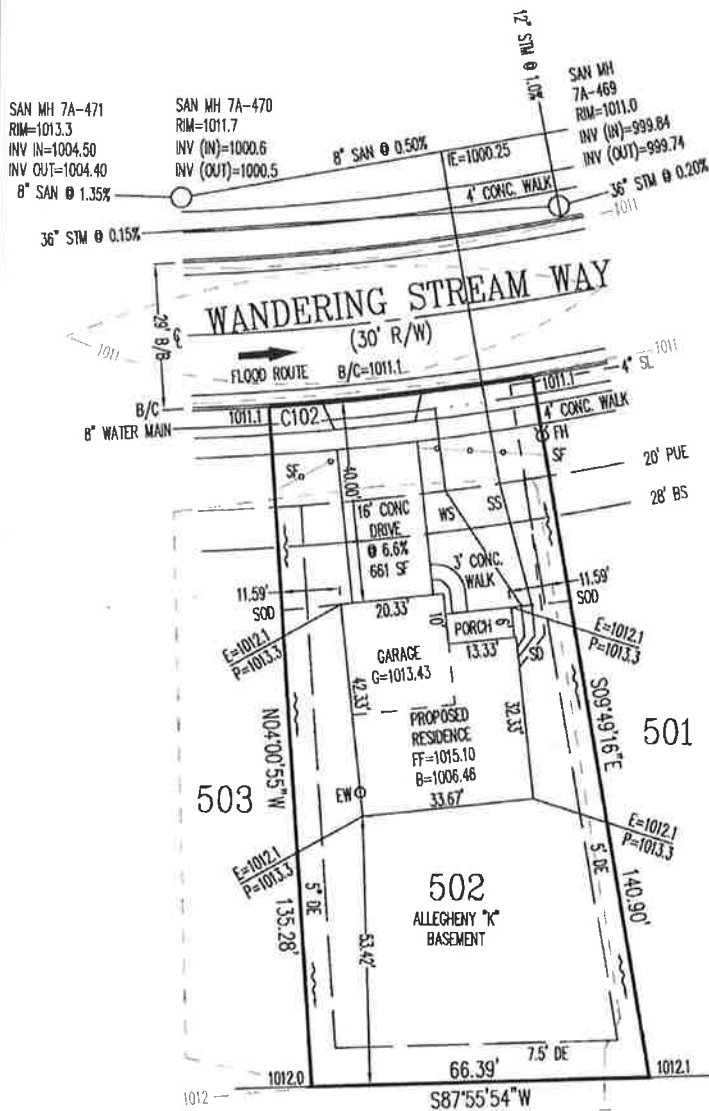
Value Summary

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



Driveway	489	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	35	sq. ft.
Sidewalk-Public	148	sq. ft.
Sod	1,453	sq. ft.
Stabilization	4,483	sq. ft.

EW= EGRESS WINDOW



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

C102
R=515.00'
L=52.19'



INFORMATION FROM CONSTRUCTION DRAWINGS.

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ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

PROJECT No. WINDING

DWG No. 181556PA

DATE: 8/30/2018

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 502 (8,136 SF) 0.1868 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: REW

CHECKED: KC





WARREN COUNTY

Property Search

Matt Nolan
Auditor

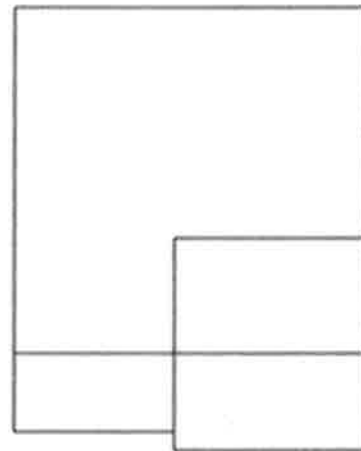
Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	0521320003	Current Owner	GUMP HOLLY A.	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315065	Property Address	1773 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-08-2023
				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
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	\$314,000	Bedrooms	3
Last Sale Date	11/27/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,424 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	769 sq. ft.
Year Built	2018	Total Living Area	3,193 sq. ft.

Value Summary

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



Driveway	488.3 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	28.2 sq. ft.
Sidewalk-Public	147.8 sq. ft.
Sod	1494.6 sq. ft.
Stabilization	4705.9 sq. ft.

EW= EGRESS WINDOW



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

C101
R=515.00'
L=52.19'



502

500

499

501

COLUMBIA "K"
BASEMENT

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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INFORMATION FROM CONSTRUCTION DRAWINGS.

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PROJECT No. WINDING

DWG No. 181696PA

DATE: 09-20-18

RYAN HOMES

EXHIBIT "A"

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

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

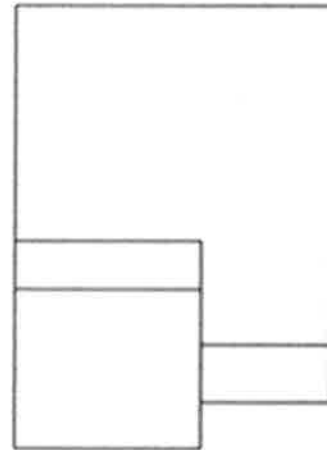
Linda Oda
Recorder

Parcel ID	0521320002	Current Owner	RANDOLPH JAMES DAVID &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315064	Property Address	9549 WHISPERING STREAM CT CENTERVILLE 45458	Ownership As Of	12-08-2023
				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
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



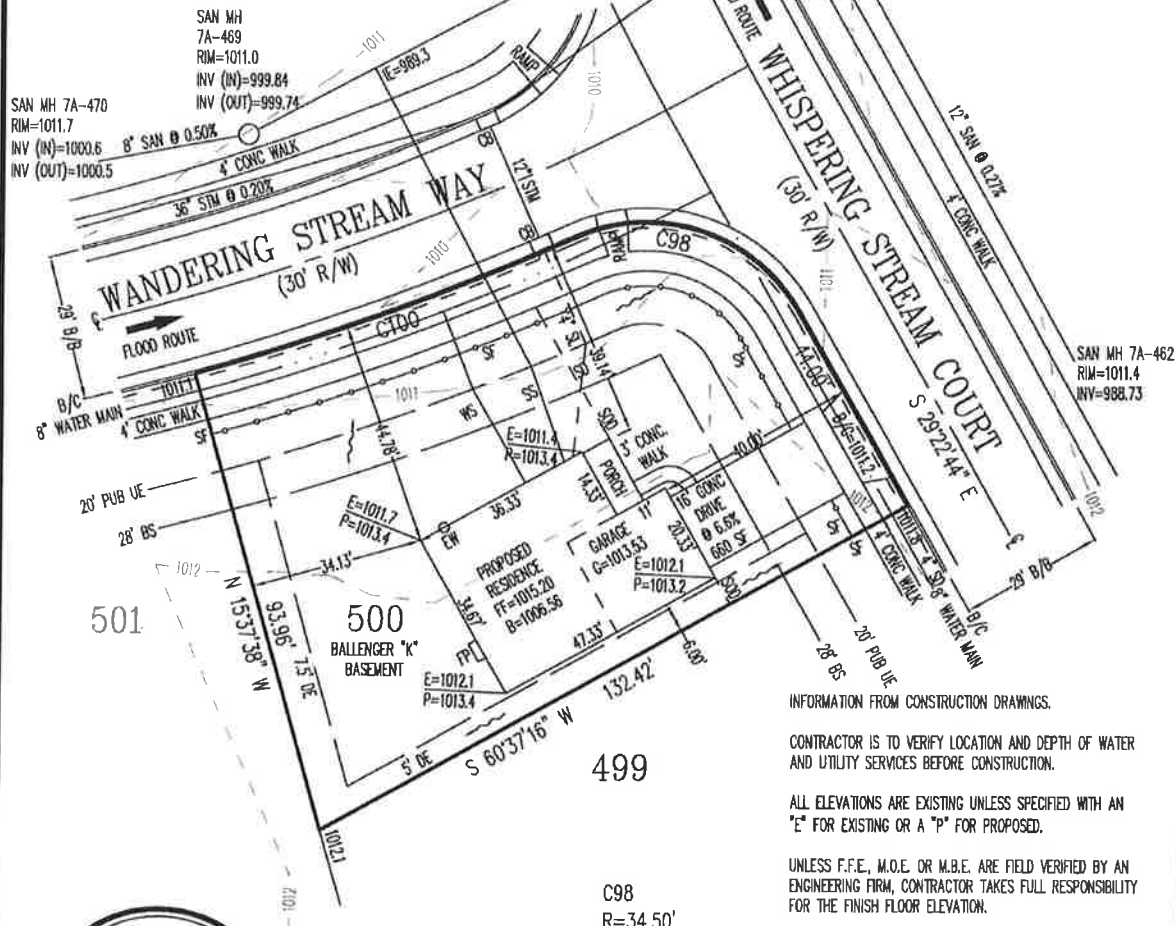
Residential Building and Last Sale Summary

Last Sale Amount	\$291,070	Bedrooms	4
Last Sale Date	06/04/2019	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	\$253,360	\$88,680
TOTAL	\$312,360	\$109,330
CAUV	\$0	

15 0 15 30 45



Driveway	488 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	37 sq. ft.
Sidewalk-Public	626 sq. ft.
Sod	2,544 sq. ft.
Stabilization	4,455 sq. ft.

EW=EGRESS WINDOW



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

C98
R=34.50'
L=51.25'

C100
R=515.00'
L=79.66'

INFORMATION FROM CONSTRUCTION DRAWINGS.

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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

REVISED: 01-15-19

DWG No. 190077PB

DATE: 1/13/2019

RYAN HOMES

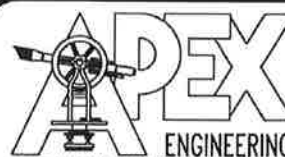
EXHIBIT "A"

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

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 -

23-BZA-009 Exhibit 72B