



WARREN COUNTY

Property Records

Matt Nolan
Auditor

Barney Wright
Treasurer

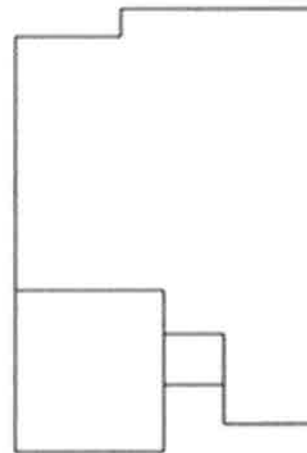
Linda Oda
Recorder

Parcel ID	0521320001	Current Owner	VORHOLT KATHLEEN	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315063	Property Address	9545 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: 499 0.1794 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	\$365,000	Bedrooms	2
Last Sale Date	04/29/2021	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,728 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	1,098 sq. ft.
Year Built	2018	Total Living Area	2,826 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$280,720	\$98,250
TOTAL	\$339,720	\$118,900
CAUV	\$0	-



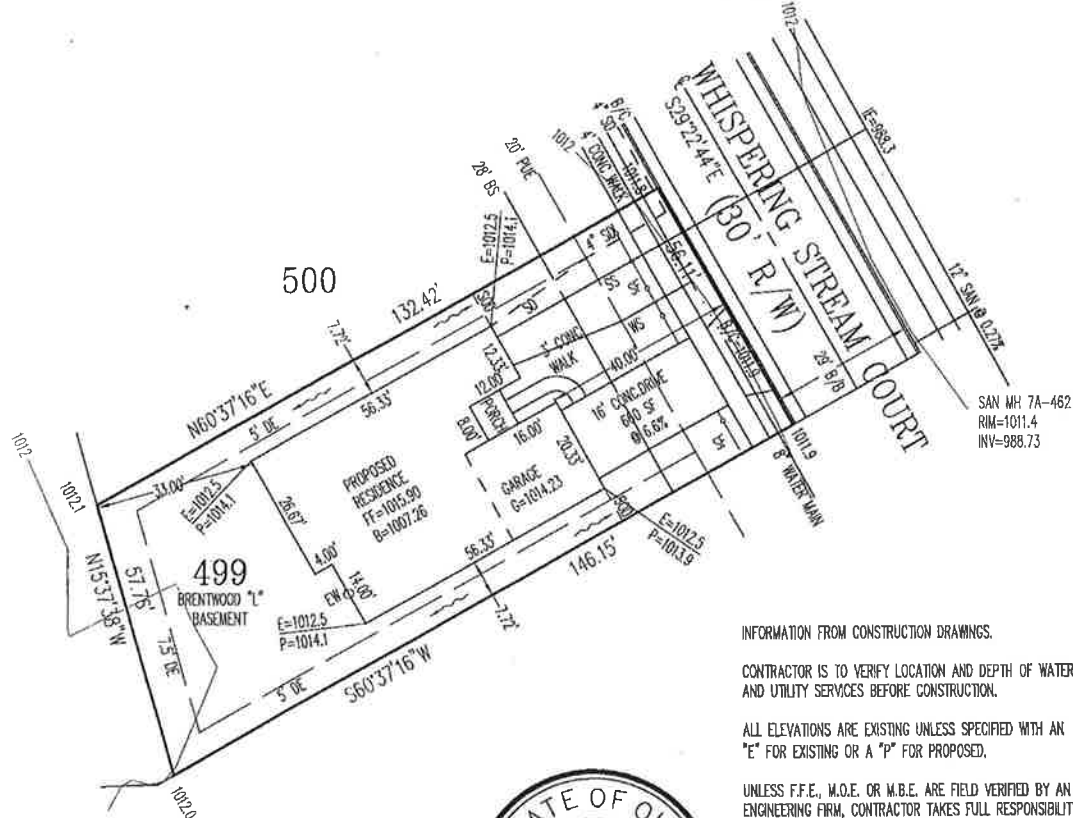
PLAT NOT RECORDED

15 0 15 30 45

Driveway	488.0 sq. ft.
Apron	172.0 sq. ft.
Sidewalk-Private	52.1 sq. ft.
Sidewalk-Public	160.4 sq. ft.
Sod	1518.6 sq. ft.
Stabilization	3141.9 sq. ft.

WHISPERING STREAM COURT
EW=EGRESS WINDOW

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



SETBACKS
FRONT=28'
REAR=32'
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.

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. 180264PA

DATE: 02-20-18

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 499 (7,814 SF) 0.1794 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: TRS

CHECKED: KC

APEX
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

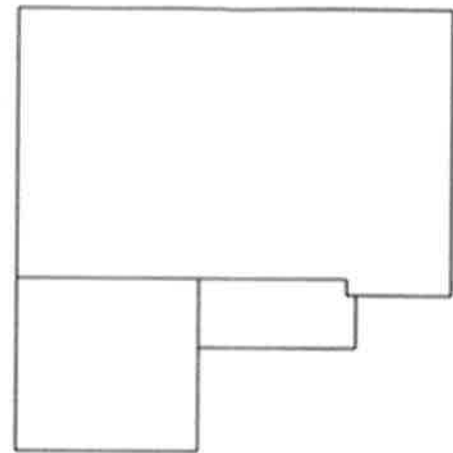
Linda Oda
Recorder

Parcel ID	0521310019	Current Owner	DECKER JOHN & AMANDA	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315046	Property Address	1776 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: 482 0.4275 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

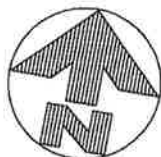


Residential Building and Last Sale Summary

Last Sale Amount	\$285,295	Bedrooms	4
Last Sale Date	12/07/2018	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,574 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,201 sq. ft.
Year Built	2018	Total Living Area	2,775 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$244,300	\$85,510
TOTAL	\$303,300	\$106,160
CAUV	\$0	-



WANDERING STREAM WAY

15 0 15 30 45

SETBACKS

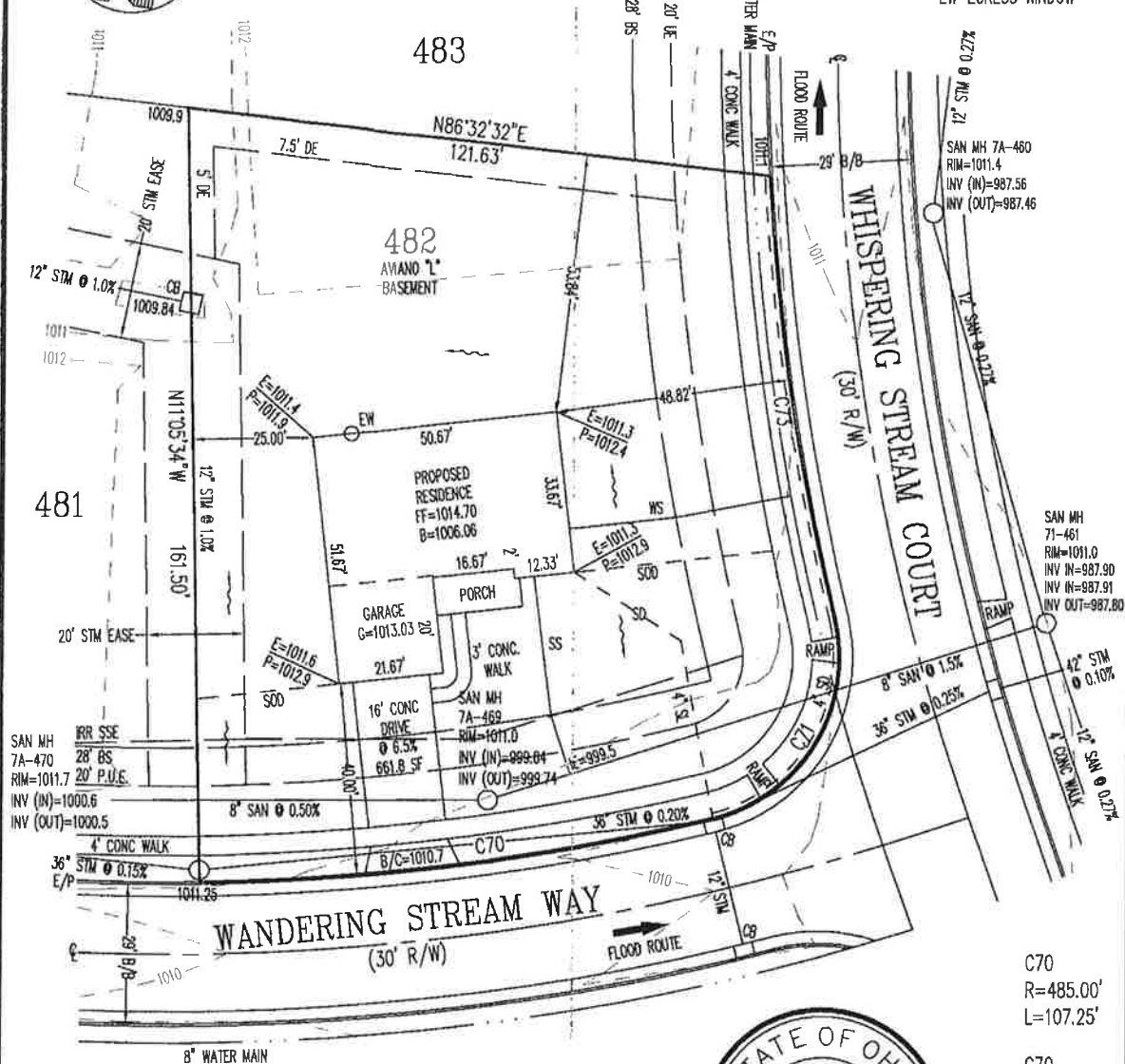
FRONT=28'

REAR=32'

SIDE=7'

Driveway	489.8 sq. ft.
Apron	172.0 sq. ft.
Sidewalk-Private	65.2 sq. ft.
Sidewalk-Public	966.1 sq. ft.
Sod	5435.3 sq. ft.
Seed	9371.5 sq. ft.

EW=EGRESS WINDOW



INFORMATION FROM CONSTRUCTION DRAWINGS.

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BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

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

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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 SEEDDED OR SOODED.

C70
R=485.00'
L=107.25'

C70
R=34.50'
L=54.12'

C73
R=515.00'
L=93.26'

DATE: 05/20/2018

PROJECT No. WINDING

DWG No. 180934PA

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 482 (18,623 SF) 0.4275 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
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



5/22/2018

23-BZA-009 Exhibit 74B



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

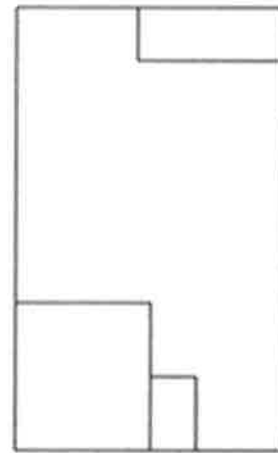
Linda Oda
Recorder

Parcel ID	0521310018	Current Owner	HUTCHINSON BRANDON D. &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315045	Property Address	1768 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: 481 0.2339 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	\$348,780	Bedrooms	3
Last Sale Date	09/20/2019	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1,947 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,157 sq. ft.
Year Built	2019	Total Living Area	3,104 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$313,240	\$109,630
TOTAL	\$372,240	\$130,280
CAUV	\$0	-



Driveway	494	sq. ft.
Apron	173	sq. ft.
Sidewalk-Private	25	sq. ft.
Sidewalk-Public	232	sq. ft.
Sod	1982	sq. ft.
Stabilization	4608	sq. ft.

WANDERING STREAM WAY
EW=EGRESS WINDOW

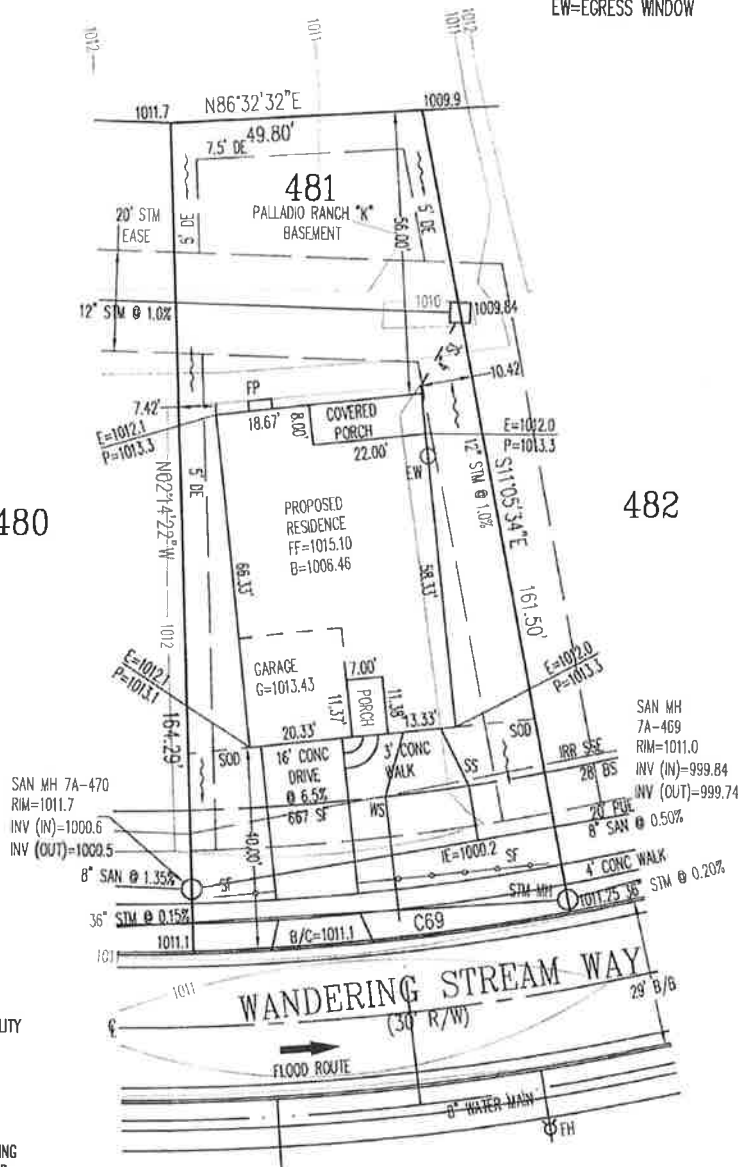
SETBACKS
FRONT=28'
REAR=32'
SIDE=7'

C69
R=485.00'
L=74.94'



480

482



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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ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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PROJECT No. WINDING

DWG No. 191021PA

DATE: 05-08-19

RYAN HOMES

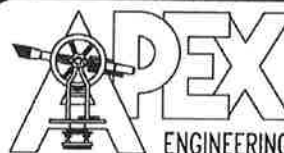
EXHIBIT "A"

PLOT PLAN
LOT 481 (10,198 SF) 0.2339 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: TRS

CHECKED: KC



ENGINEERING & SURVEYING, INC.

1068 NORTH UNIVERSITY BLVD. MIDDLETOWN

PH.-(513) 424-5202 OR (513) 932-8991 FAX -

23-BZA-009 Exhibit 75B





WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

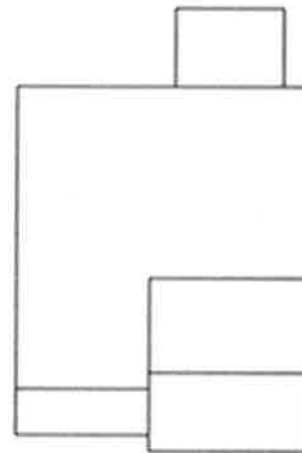
Linda Oda
Recorder

Parcel ID	0521310017	Current Owner	BAKHT ALI JAVID &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315044	Property Address	1764 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: 480 0.2557 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	\$367,870	Bedrooms	4
Last Sale Date	04/24/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,492 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	771 sq. ft.
Year Built	2019	Total Living Area	3,263 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$286,480	\$100,270
TOTAL	\$345,480	\$120,920
CAUV	\$0	-



Driveway	490	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	30	sq. ft.
Sidewalk-Public	229	sq. ft.
Sod	2061	sq. ft.
Stabilization	6319	sq. ft.

WANDERING STREAM WAY
EW=EGRESS WINDOW

SETBACKS:

FRONT YARD=28'

REAR YARD=32'

SIDE YARD=7'

PLAT RECORDED FEBRUARY 28, 2018

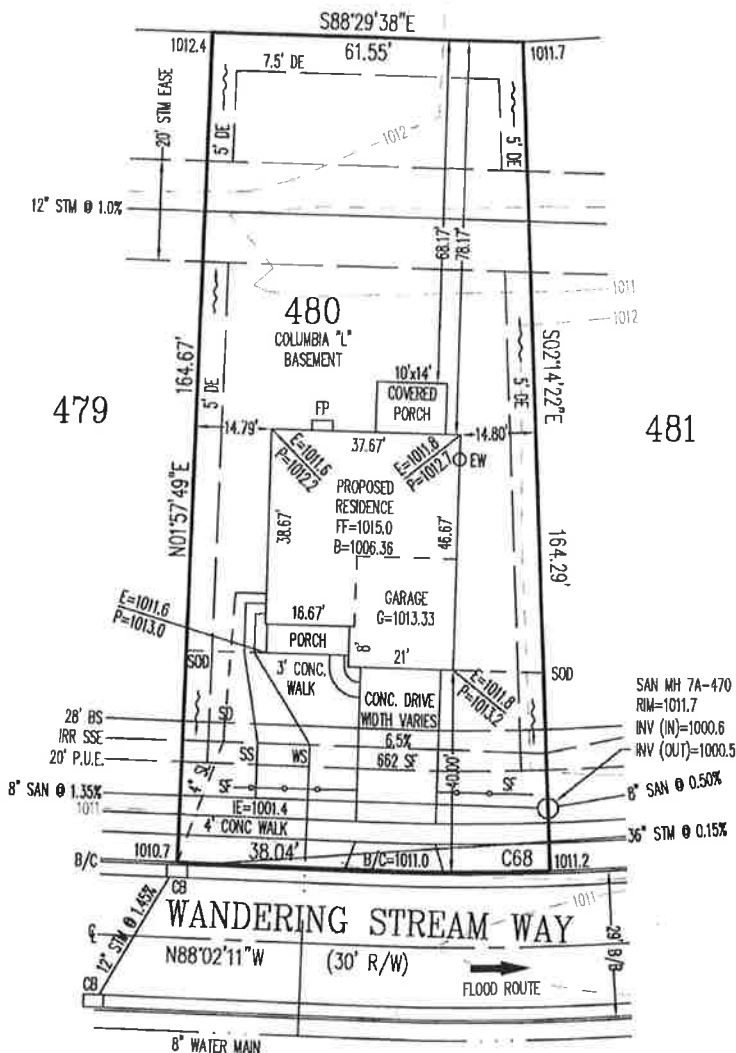
C68

R=485.00'

L=35.58'



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



INFORMATION FROM CONSTRUCTION DRAWINGS.

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ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

PROJECT No. WINDING

DWG No. 192346PA

DATE: 11/01/2019

RYAN HOMES

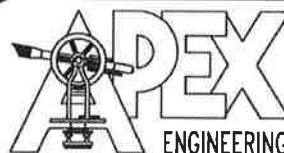
EXHIBIT "A"

PLOT PLAN
LOT 480 (11,136 SF) 0.2557 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 UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX -

23-BZA-009 Exhibit 76B



WARREN COUNTY

Shirley Smith

Matt Nolan
Auditor

Barney Wright
Treasurer

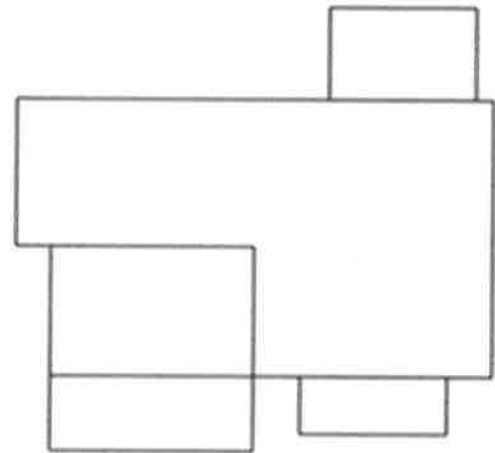
Linda Oda
Recorder

Parcel ID	0521310016	Current Owner	BORON MATT JESSE	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315043	Property Address	1756 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: 479 0.2642 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	\$341,720	Bedrooms	4
Last Sale Date	04/05/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,948 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2018	Total Living Area	2,948 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$307,860	\$107,750
TOTAL	\$366,860	\$128,400
CAUV	\$0	-



15 0 15 30 45

Driveway	488 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	51 sq. ft.
Sidewalk-Public	216 sq. ft.
Sod	2,017 sq. ft.
Stabilization	6,539 sq. ft.

EW=EGRESS WINDOW



SETBACKS
FRONT=28'
REAR=32'
SIDE=7'

INFORMATION FROM CONSTRUCTION DRAWINGS.

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

24" STM @ 1.00%

8" WATER MAIN

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

PROJECT No. WINDING

DWG No. 182057PA

DATE: 11/12/2018

RYAN HOMES

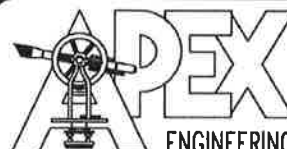
EXHIBIT "A"

PLOT PLAN
LOT 479 (11,507 SF) 0.2642 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
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23-BZA-009 Exhibit 77B



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

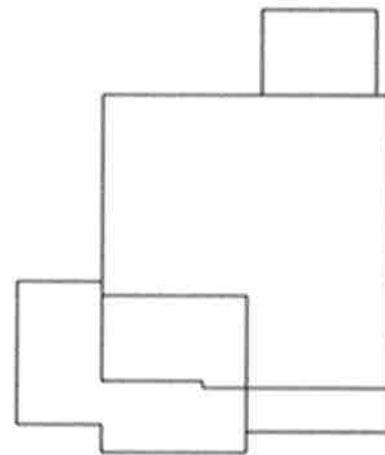
Linda Oda
Recorder

Parcel ID	0521310015	Current Owner	GAVER KEITH MICHAEL &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315042	Property Address	1752 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: 478 0.2633 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

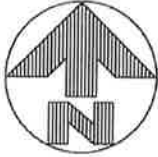


Residential Building and Last Sale Summary

Last Sale Amount	\$441,175	Bedrooms	5
Last Sale Date	11/14/2019	Exterior	COMBINATION
Owner Occupied	N	Above Grade Living Area	3,006 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,023 sq. ft.
Year Built	2019	Total Living Area	4,029 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$406,060	\$142,120
TOTAL	\$465,060	\$162,770
CAUV	\$0	-



Driveway	807	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	33	sq. ft.
Sidewalk-Public	216	sq. ft.
Sod	1,764	sq. ft.
Stabilization	6,264	sq. ft.

SETBACKS
FRONT=28'
REAR=32'
SIDE=7'



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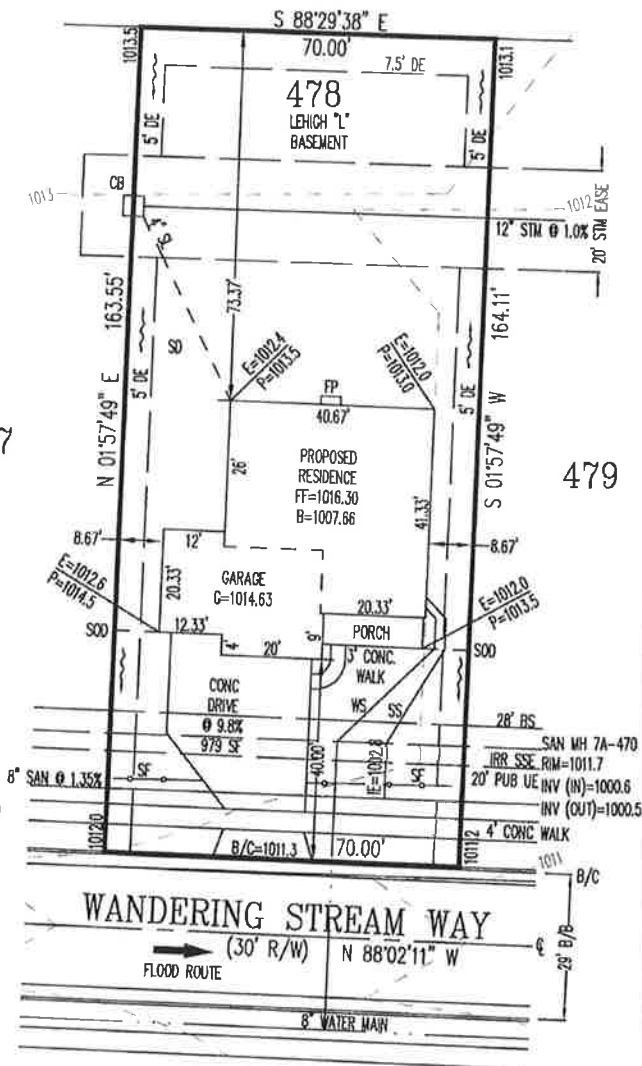
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477

479

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



ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

PROJECT No. WINDING

DWG No. 191368PA

DATE: 6/13/2019

RYAN HOMES

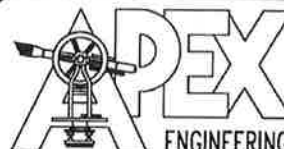
EXHIBIT "A"

PLOT PLAN
LOT 478 (11,469 SF) 0.2633 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLL/REW

CHECKED: KC



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

23-BZA-009 Exhibit 78B



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

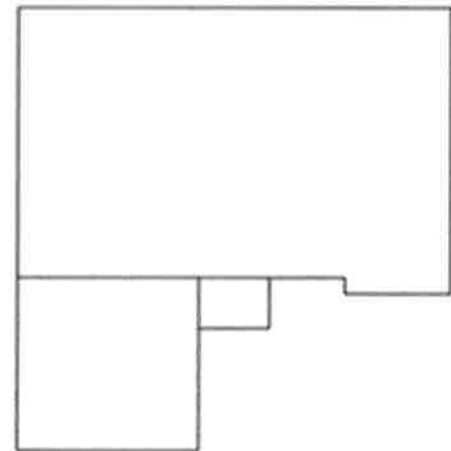
Linda Oda
Recorder

Parcel ID	0521310014	Current Owner	COOPMAN FRANCES &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315041	Property Address	1748 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: 477 0.2617 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	\$303,770	Bedrooms	3
Last Sale Date	09/16/2019	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1,574 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	977 sq. ft.
Year Built	2019	Total Living Area	2,551 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$258,390	\$90,440
TOTAL	\$317,390	\$111,090
CAUV	\$0	-



WARREN COUNTY

Property Records

Matt Nolan
Auditor

Barney Wright
Treasurer

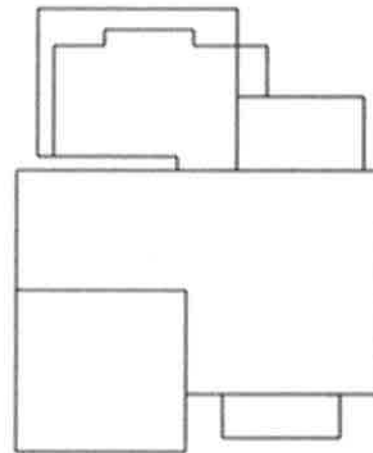
Linda Oda
Recorder

Parcel ID	0521310013	Current Owner	MUTH AARON & KAREN	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315040	Property Address	1744 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: 476 0.2803 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	\$458,500	Bedrooms	4
Last Sale Date	06/29/2021	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,466 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,068 sq. ft.
Year Built	2018	Total Living Area	3,534 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$347,310	\$121,560
TOTAL	\$406,310	\$142,210
CAUV	\$0	-



15 0 15 30 45

Driveway	489.2 sq. ft.
Apron	172.1 sq. ft.
Sidewalk-Private	60.6 sq. ft.
Sidewalk-Public	217.8 sq. ft.
Sod	2069.4 sq. ft.
Stabilization	7213.9 sq. ft.

WANDERING STREAM WAY
EW=EGRESS WINDOW

SETBACKS
FRONT=28'
REAR=32'
SIDE=7'



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.

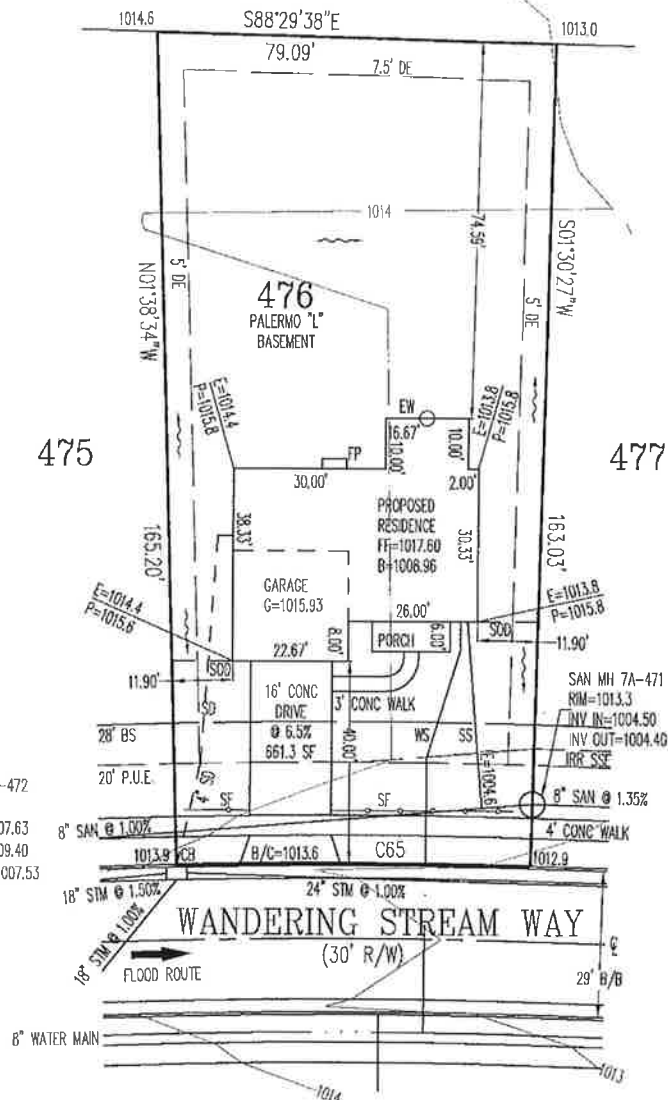
PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

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.

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

C65
R=1274.00'
L=70.05'



ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

PROJECT No. WINDING

DWG No. 180826PA

DATE: 05-02-18

RYAN HOMES

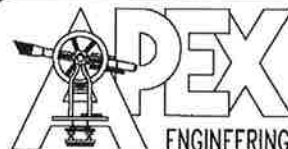
EXHIBIT "A"

PLOT PLAN
LOT 476 (12,208 SF) 0.2803 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: TRS

CHECKED: KC



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

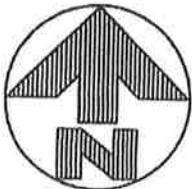
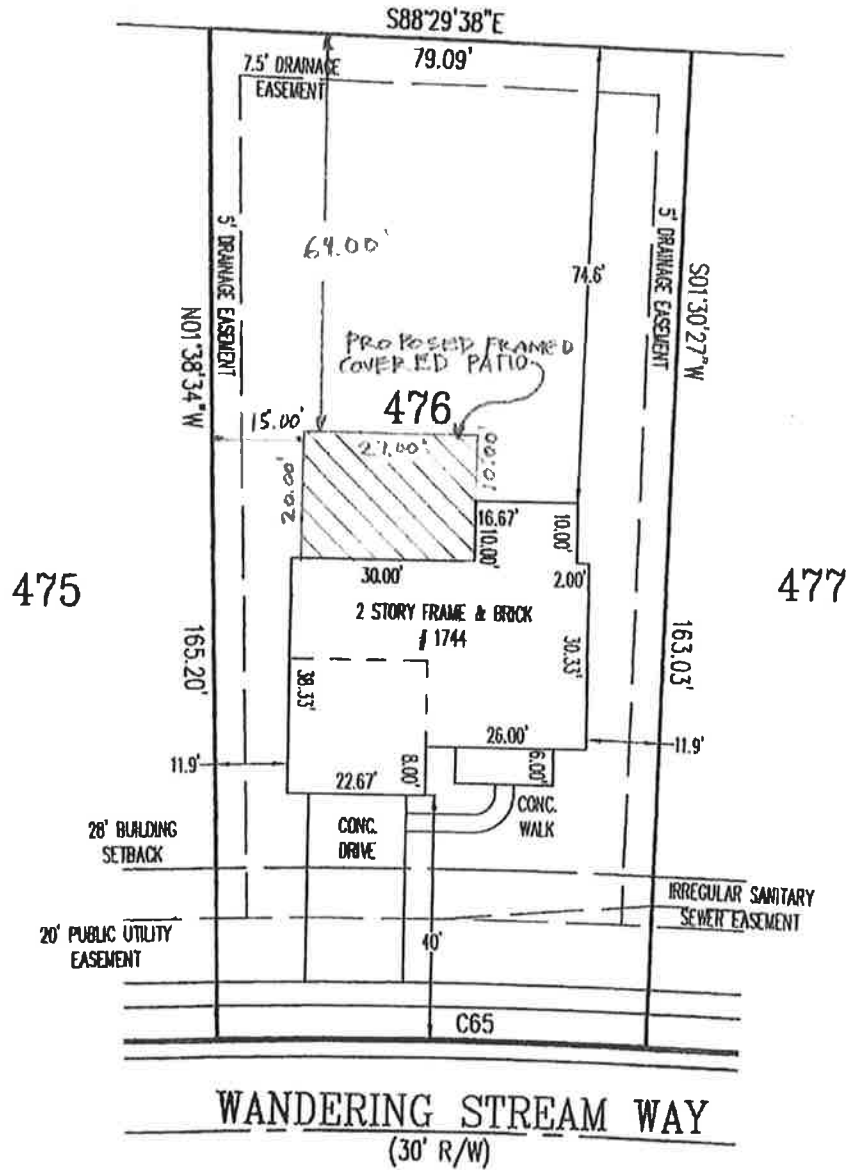


5/3/2018

23-BZA-009 Exhibit 80B

STREET ADDRESS: 1744 WANDERING STREAM WAY
 CITY OR VILLAGE:
 TOWNSHIP: CLEARCREEK
 COUNTY: WARREN
 STATE: OHIO
 PLAT NAME: THE VILLAGES OF WINDING CREEK
 THE BOULEVARDS AT WINDING CREEK 6
 LOT NUMBER: 476
 PLAT BOOK: 97
 PAGES: 24

LENDER: NVR MORTGAGE



SCALE 1" = 30'

C65
 R=1274.00'
 L=70.05'



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

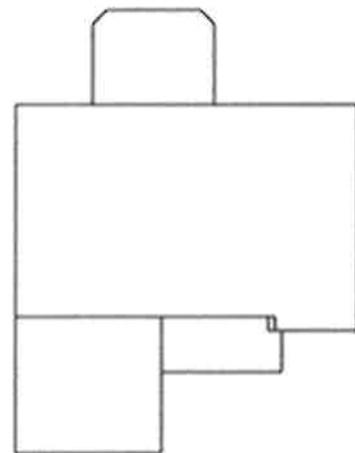
Linda Oda
Recorder

Parcel ID	0521310012	Current Owner	FOX NICOLE M.	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315039	Property Address	1740 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: 475 0.2879 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

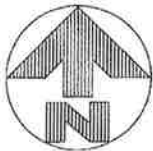


Residential Building and Last Sale Summary

Last Sale Amount	\$312,410	Bedrooms	4
Last Sale Date	07/31/2018	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1,576 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,201 sq. ft.
Year Built	2018	Total Living Area	2,777 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$275,500	\$96,430
TOTAL	\$334,500	\$117,080
CAUV	\$0	-



15 0 15 30 45

SETBACKS
FRONT=28'
REAR=32'
SIDE=7'

Driveway	489.4 sq. ft.
Apron	172.0 sq. ft.
Sidewalk-Private	64.6 sq. ft.
Sidewalk-Public	217.6 sq. ft.
Sod	2511.8 sq. ft.
Stabilization	6882.5 sq. ft.

WANDERING STREAM WAY
EW=EGRESS WINDOW

PLAT NOT RECORDED

C64
R=1274.00'
L=69.99'



474

476

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

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 SOODED.

PROJECT No. WINDING

DWG No. 180303PA

DATE: 02-27-18

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 475 (12,541 SF) 0.2879 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: TRS

CHECKED: KC

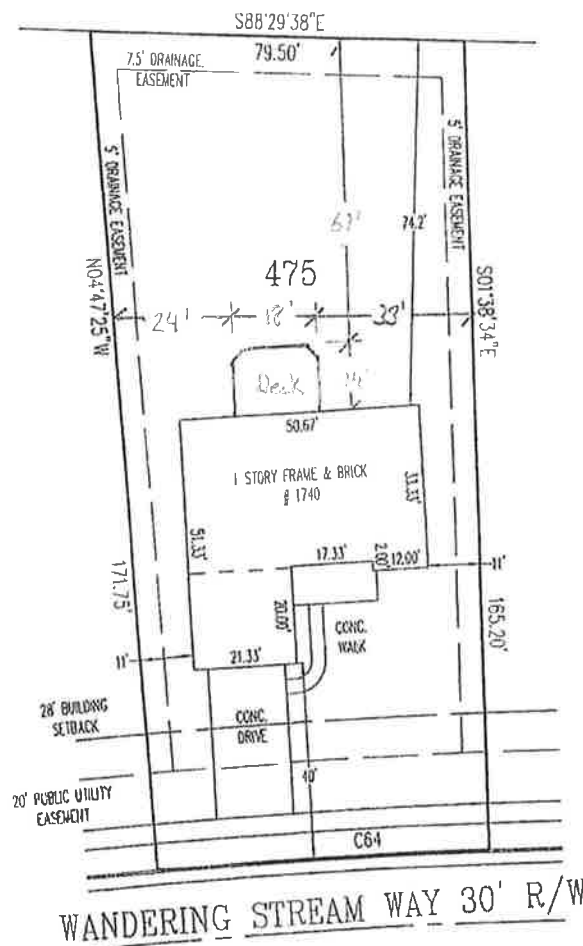


ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

3/2/17

23-BZA-009 Exhibit 81B

LENDER: NVR MORTGAGE



THE PURPOSE OF THIS DRAWING IS TO VERIFY
THE HOUSE AND DRIVE LOCATION ONLY.

WE HEREBY CERTIFY THAT THIS SURVEY SHOWS THE NEW HOME IMPROVEMENTS AS LOCATED ON THE PREMISES DESCRIBED, THAT THE IMPROVEMENTS ARE ENTIRELY WITHIN LOT LINES, AND THAT THERE ARE NO ENCROACHMENTS UPON THE PREMISES DESCRIBED BY THE IMPROVEMENTS EXCEPT AS SHOWN.

NOTE: THIS IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38 OF THE ADMINISTRATIVE CODE. IT IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF SAID CODE. DO NOT USE TO ESTABLISH FENCE LINES OR BUILDING LINES. THIS CERTIFICATION DOES NOT INCLUDE EXISTING FENCES.

PROJECT No. WINDING

DWG No. 180303PM

DATE: 7-19-18

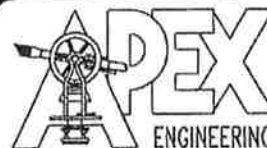
EXHIBIT "A"

MORTGAGE LOCATION SURVEY
LOT 475
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK 6
CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: DWM

CHECKED: KC



ENGINEERING & SURVEYING, INC.
 1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
 PH.-(513) 424-9202 OR (513) 932-8991 FAX - (513) 424-9202



WARREN COUNTY

Property Services

Matt Nolan
Auditor

Barney Wright
Treasurer

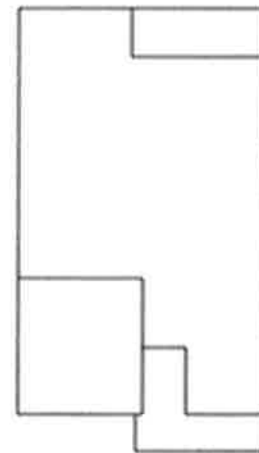
Linda Oda
Recorder

Parcel ID	0521310011	Current Owner	HECK ALEXANDER C &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315038	Property Address	1736 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: 474 0.3039 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

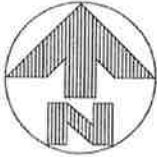


Residential Building and Last Sale Summary

Last Sale Amount	\$465,000	Bedrooms	3
Last Sale Date	05/09/2022	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,947 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,157 sq. ft.
Year Built	2018	Total Living Area	3,104 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$314,310	\$110,010
TOTAL	\$373,310	\$130,660
CAUV	\$0	-



SETBACKS
FRONT=28'
REAR=32'
SIDE=7'

Driveway	583.6 sq. ft.
Apron	172.0 sq. ft.
Sidewalk-Private	24.2 sq. ft.
Sidewalk-Public	217.6 sq. ft.
Sod	2185.4 sq. ft.
Stabilization	7261.4 sq. ft.

WANDERING STREAM WAY
EW=EGRESS WINDOW

C63
R=1274.00'
L=69.99'



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.

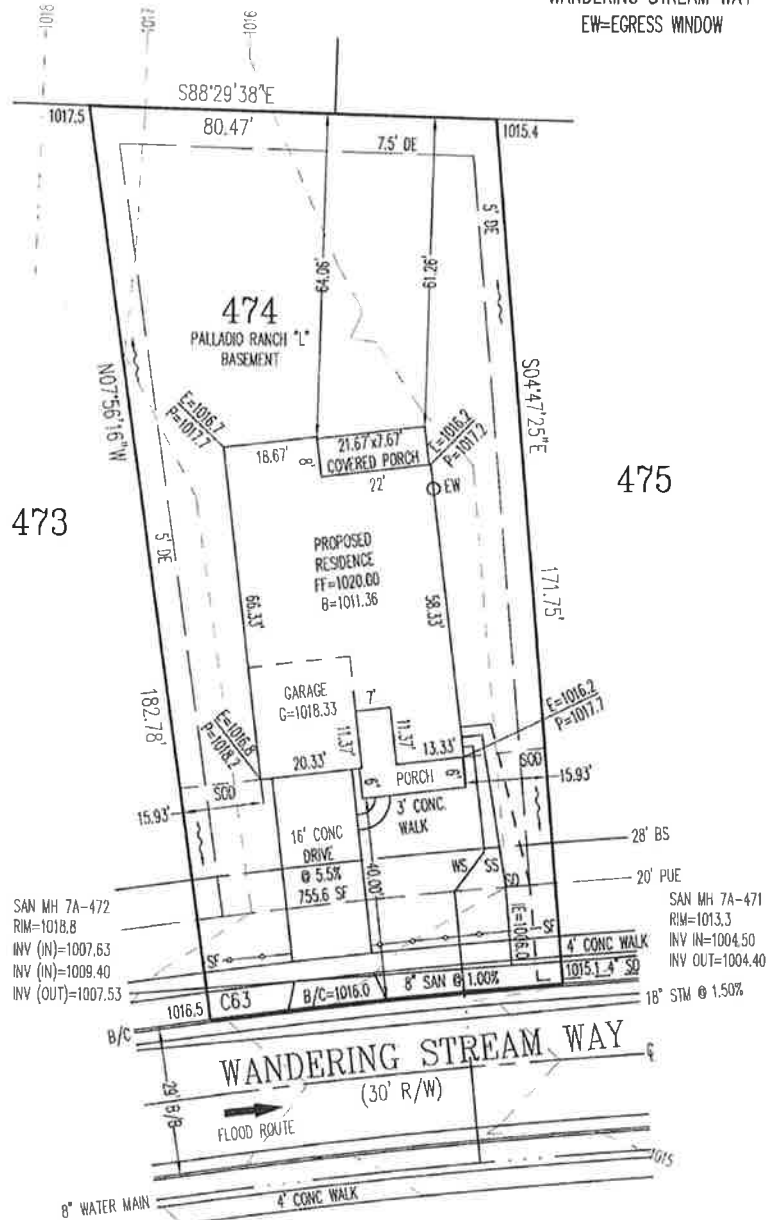
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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 SEEDING OR SODDED.

PROJECT No. WINDING

DWG No. 181496PA

DATE: 08/13/2018

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 474 (13,239 SF) 0.3039 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
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



8/20/2018

23-BZA-009 Exhibit 82B



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

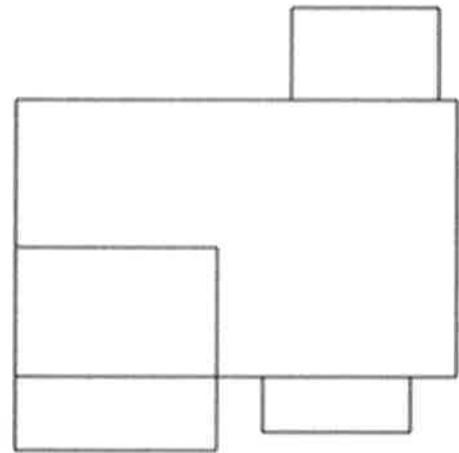
Linda Oda
Recorder

Parcel ID	0521310010	Current Owner	PITTMAN LUKE & RACHAEL	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315037	Property Address	9644 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: 473 0.4202 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	\$352,747	Bedrooms	4
Last Sale Date	05/14/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,820 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	795 sq. ft.
Year Built	2018	Total Living Area	3,615 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$313,380	\$109,680
TOTAL	\$372,380	\$130,330
CAUV	\$0	-

15 0 15 30 45



PLOT PLAN LOT 473 (18,303 SF) 0.4202 ACRES THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK, SECTION 6 CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO FOR: RYAN HOMES

Driveway	519	sq. ft.
Apron	173	sq. ft.
Sidewalk-Private	136	sq. ft.
Sidewalk-Public	1,091	sq. ft.
Sod	7,848	sq. ft.
Stabilization	6,819	sq. ft.

SETBACKS
 FRONT=28'
 REAR=32'
 SIDE=7'

C59
 R=1037.00'
 L=163.10'

C60
 R=34.50'
 L=55.90'

C62
 R=1274.00'
 L=17.15'

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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SCALE: 1"=30'
 DATE: 12/13/2018
 DRAWN: REW
 DESIGNED: -
 CHECKED: KRC

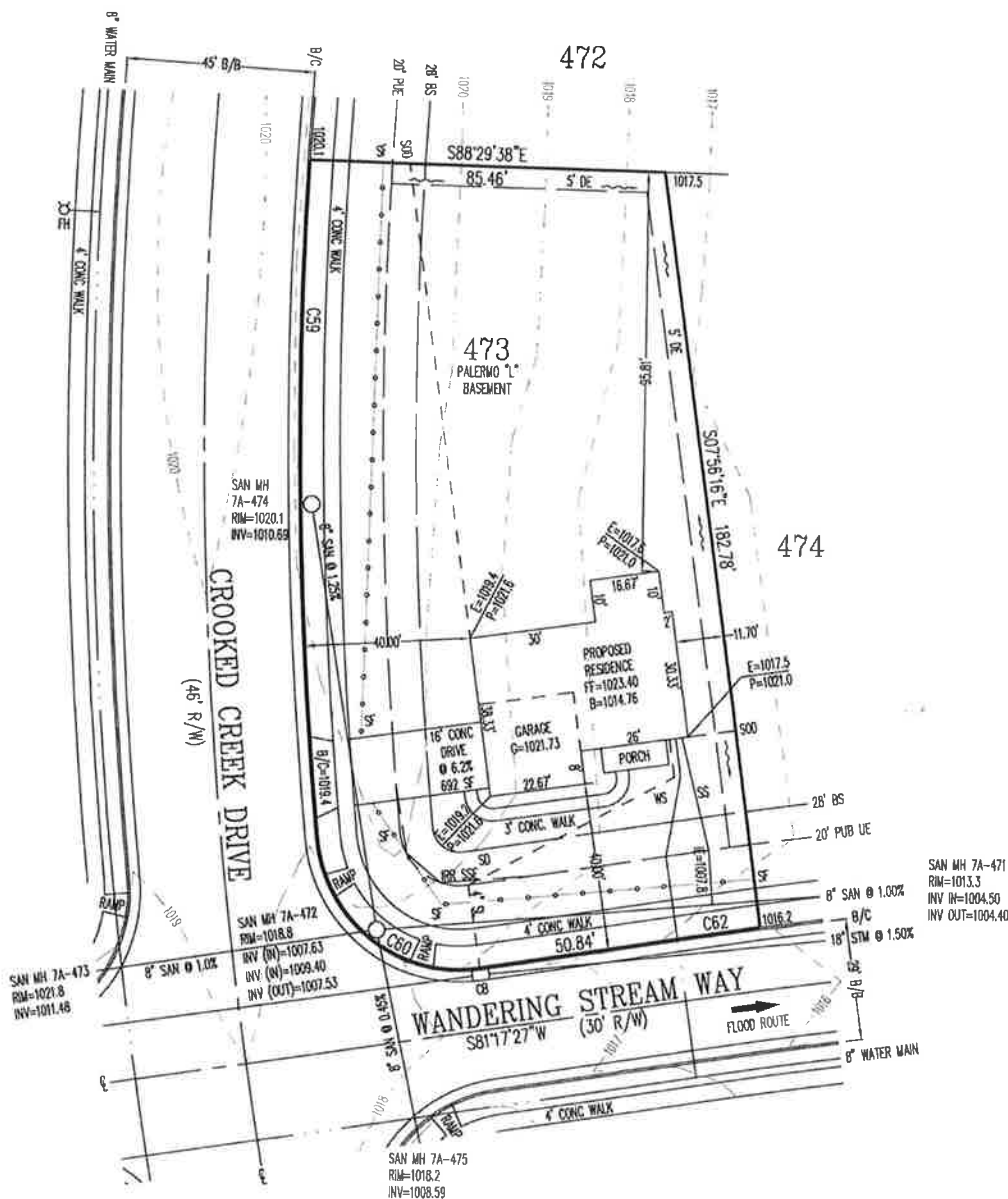


ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
 PH. (513) 424-5202 OR (513) 932-8991 FAX - (513) 424-8202

REVISIONS:
 1.
 2.
 3.
 4.

PROJECT: WINDI
 DRAWING: 1822

23-BZA-009 Exhibit 83B





WARREN COUNTY

Property Details

Matt Nolan
Auditor

Barney Wright
Treasurer

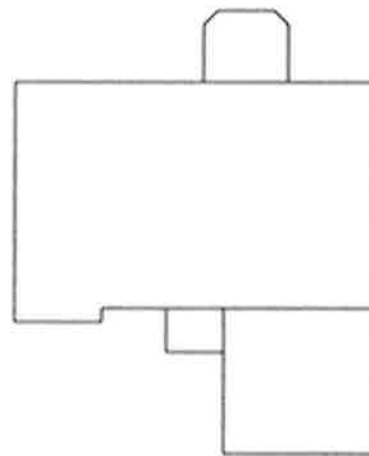
Linda Oda
Recorder

Parcel ID	0527442009	Current Owner	DICKEY JASON & WEBER	Value As Of	01-01-2023
Parcel Seq	1				
Account Number	0145014	Property Address	1725 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-11-2023
				Tax Data As Of	12-11-2023
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 516 PT 0.2796 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	01 CLEARCREEK TWP SPRINGBORO CSD	Neighborhood ID	056009	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$329,000	Bedrooms	4
Last Sale Date	03/18/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,574 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,201 sq. ft.
Year Built	2018	Total Living Area	2,775 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$54,280	\$19,000
BUILDING	\$269,020	\$94,160
TOTAL	\$323,300	\$113,160
CAUV	\$0	-



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	0527442009	Current Owner	DICKEY JASON & WEBER	Value As Of	01-01-2023
Parcel Seq	2				
Account Number	0315080	Property Address	1725 WANDERING STREAM WAY CENTERVILLE 45458	Ownership As Of	12-11-2023
				Tax Data As Of	12-11-2023
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 516 PT 0.0241 ACRES	State Use Code	0500 - RESIDENTIAL VACANT (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

No Photo Available



**No Sketch Found
For Selected Property**

Residential Building and Last Sale Summary

Last Sale Amount	\$0	Bedrooms	0
Last Sale Date	03/18/2020	Exterior	
Owner Occupied	N	Above Grade Living Area	0 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	0	Total Living Area	0 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$4,720	\$1,650
BUILDING	\$0	\$0
TOTAL	\$4,720	\$1,650
CAUV	\$0	-

Driveway	403.3 sq. ft.
Apron	108.2 sq. ft.
Sidewalk-Private	153.6 sq. ft.
Sidewalk-Public	872.1 sq. ft.
Sod	3891.7 sq. ft.
Stabilization	5571.4 sq. ft.

EW=EGRESS WINDOW

CROOKED CREEK DRIVE
PLAT NOT RECORDED

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

8" SAN @ 1.00%
8" SAN @ 1.25%



SAN MH
7A-475
RIM=1016.2
INV=1008.59



INFORMATION FROM CONSTRUCTION DRAWINGS.

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

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

UNLESS F.F.E., M.O.E. OR M.D.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.

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.

SAN MH 7A-473
RIM=1021.8
INV=1011.48

SETBACKS
FRONT=28'
REAR=32'
SIDE=7'

C12
R=1083.00'
L=55.32

C13
R=34.50'
L=52.66'

PROJECT No. WINDING

DWG No. 180158PA

DATE: 02-01-18

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 516 (13,227 SF) 0.3037 AC
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: TRS

CHECKED: KC



ENGINEERING & SURVEYING, INC.
1088 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH. (513) 424-5202 OR (513) 932-8991 FAX - (513) 424-5202



WARREN COUNTY

Property Records

Matt Nolan
Auditor

Barney Wright
Treasurer

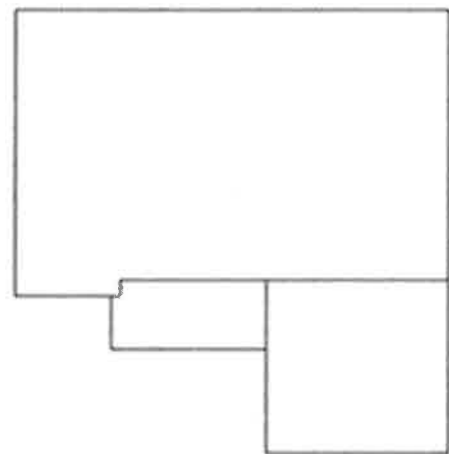
Linda Oda
Recorder

Parcel ID	0527442008	Current Owner	UPPALAPATI KASI	Value As Of	01-01-2023
Parcel Seq	1				
Account Number	0145013	Property Address	9625 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-11-2023
				Tax Data As Of	12-11-2023
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 515 PT 0.1802 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	01 CLEARCREEK TWP SPRINGBORO CSD	Neighborhood ID	056009	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$402,000	Bedrooms	4
Last Sale Date	12/09/2021	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,574 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	922 sq. ft.
Year Built	2018	Total Living Area	2,496 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$44,250	\$15,490
BUILDING	\$286,200	\$100,170
TOTAL	\$330,450	\$115,660
CAUV	\$0	-



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	0527442008	Current Owner	UPPALAPATI KASI	Value As Of	01-01-2023
Parcel Seq	2				
Account Number	0315079	Property Address	9625 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: 515 PT 0.0606 ACRES	State Use Code	0500 - RESIDENTIAL VACANT (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

No Photo Available



**No Sketch Found
For Selected Property**

Residential Building and Last Sale Summary

Last Sale Amount	\$0	Bedrooms	0
Last Sale Date	12/09/2021	Exterior	
Owner Occupied	N	Above Grade Living Area	0 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	0	Total Living Area	0 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$14,750	\$5,160
BUILDING	\$0	\$0
TOTAL	\$14,750	\$5,160
CAUV	\$0	-

15 0 15 30 45



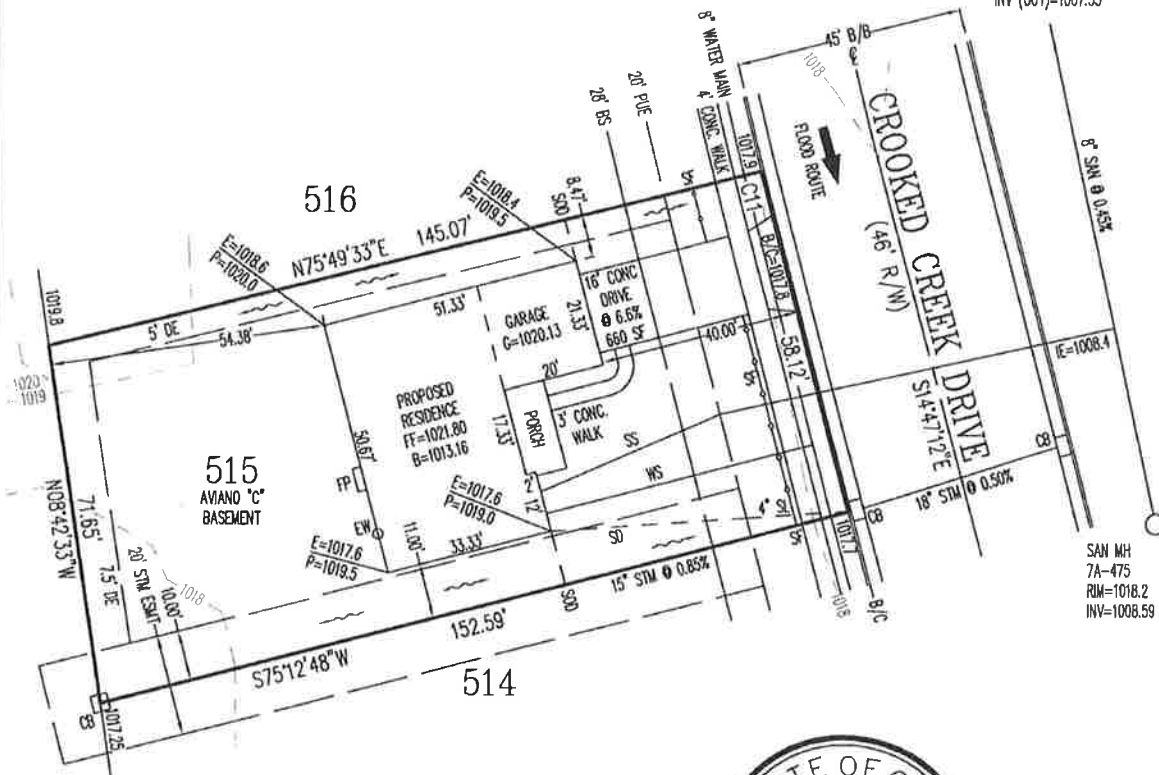
SETBACKS
FRONT=28'
REAR=32'
SIDE=7'

Driveway	488 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	66 sq. ft.
Sidewalk-Public	216 sq. ft.
Sod	2,457 sq. ft.
Stabilization	4,887 sq. ft.

EW=EGRESS WINDOW

C11
R=1083.00'
L=11.58'

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



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. 181506PA

DATE: 8/16/2018

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 515 (10,489 SF) 0.2408 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 85C



WARREN COUNTY

Property Records

Matt Nolan
Auditor

Barney Wright
Treasurer

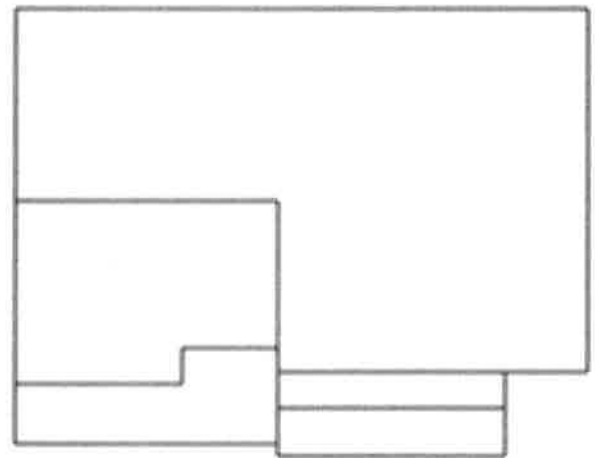
Linda Oda
Recorder

Parcel ID	0527442007	Current Owner	GATES JUDSON & CHARLA	Value As Of	01-01-2023
Parcel Seq	1				
Account Number	0145012	Property Address	9621 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-11-2023
				Tax Data As Of	12-11-2023
Legal Description	VIL.WN.CRK/BLVD.WNC6 LOT: 514 PT 0.1497 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	01 CLEARCREEK TWP SPRINGBORO CSD	Neighborhood ID	056009	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$312,330	Bedrooms	4
Last Sale Date	08/07/2018	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,627 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2018	Total Living Area	2,627 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$35,400	\$12,390
BUILDING	\$297,990	\$104,300
TOTAL	\$333,390	\$116,690
CAUV	\$0	-



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	0527442007	Current Owner	GATES JUDSON & CHARLA	Value As Of	01-01-2023
Parcel Seq	2				
Account Number	0315078	Property Address	9621 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: 514 PT 0.099 ACRES	State Use Code	0500 - RESIDENTIAL VACANT (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

No Photo Available



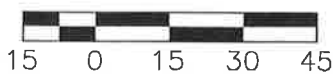
**No Sketch Found
For Selected Property**

Residential Building and Last Sale Summary

Last Sale Amount	\$0	Bedrooms	0
Last Sale Date	08/07/2018	Exterior	
Owner Occupied	N	Above Grade Living Area	0 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	0	Total Living Area	0 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$23,600	\$8,260
BUILDING	\$0	\$0
TOTAL	\$23,600	\$8,260
CAUV	\$0	-



CROOKED CREEK DRIVE

SETBACKS
FRONT=28'
REAR=32'
SIDE=7'

Driveway	504.0 sq. ft.
Apron	172.0 sq. ft.
Sidewalk-Private	45.3 sq. ft.
Sidewalk-Public	216.0 sq. ft.
Sod	2020.1 sq. ft.
Stabilization	6124.0 sq. ft.

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

PLAT NOT RECORDED



INFORMATION FROM CONSTRUCTION DRAWINGS.

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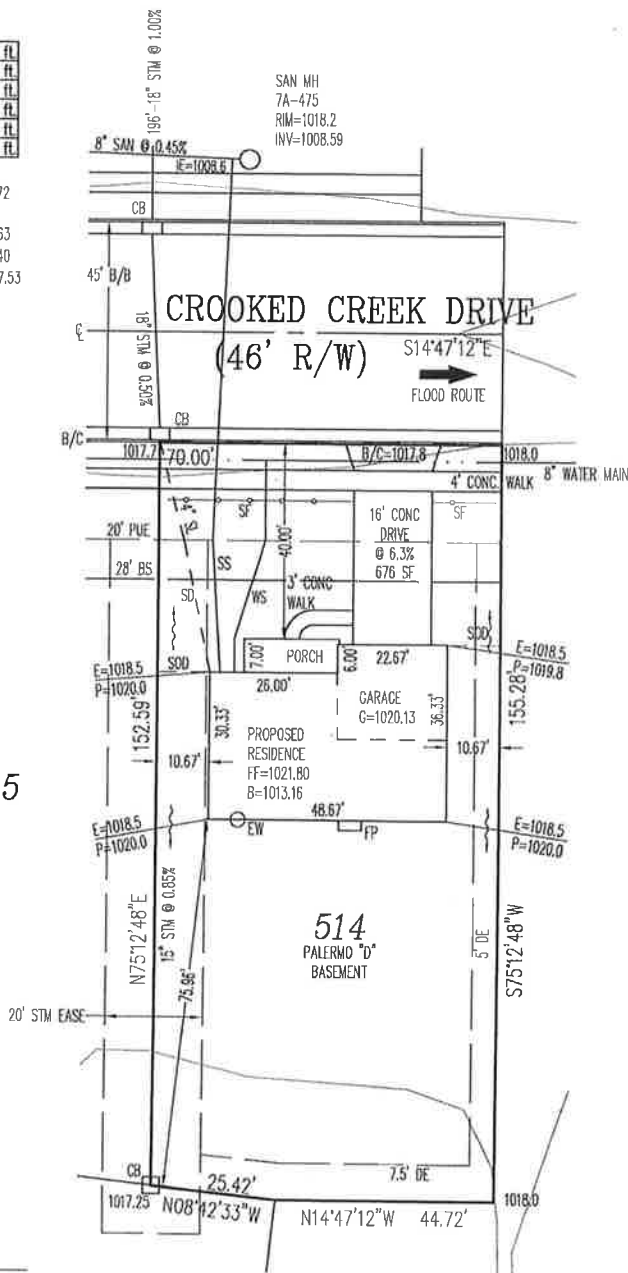
APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE
IN ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE
BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING
ENCROACHMENTS THAT MAY OCCUR.

ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

515



DATE: 02-12-18

PROJECT No. WINDING

DWG No. 180211PA

RYAN HOMES

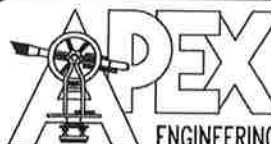
EXHIBIT "A"

PLOT PLAN
LOT 514 (10,835 SF) 0.2487 AC.
THE VILLAGES OF WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP. WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: TRS

CHECKED: KC



ENGINEERING & SURVEYING, INC.
 1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
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23-BZA-009 Exhibit 86C



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

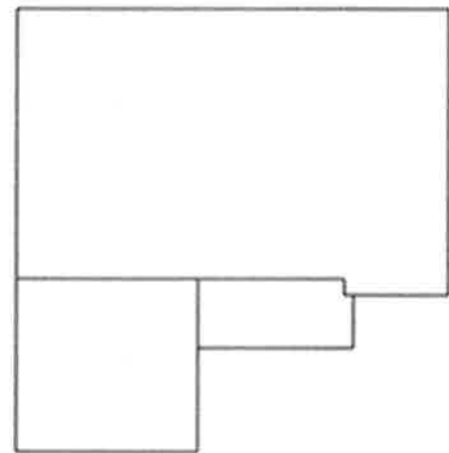
Linda Oda
Recorder

Parcel ID	0521351001	Current Owner	OLMSTED DIANA L &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315150	Property Address	9605 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 607 0.2392 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	\$435,000	Bedrooms	4
Last Sale Date	09/26/2022	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,574 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1,201 sq. ft.
Year Built	2019	Total Living Area	2,775 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$284,570	\$99,600
TOTAL	\$343,570	\$120,250
CAUV	\$0	-

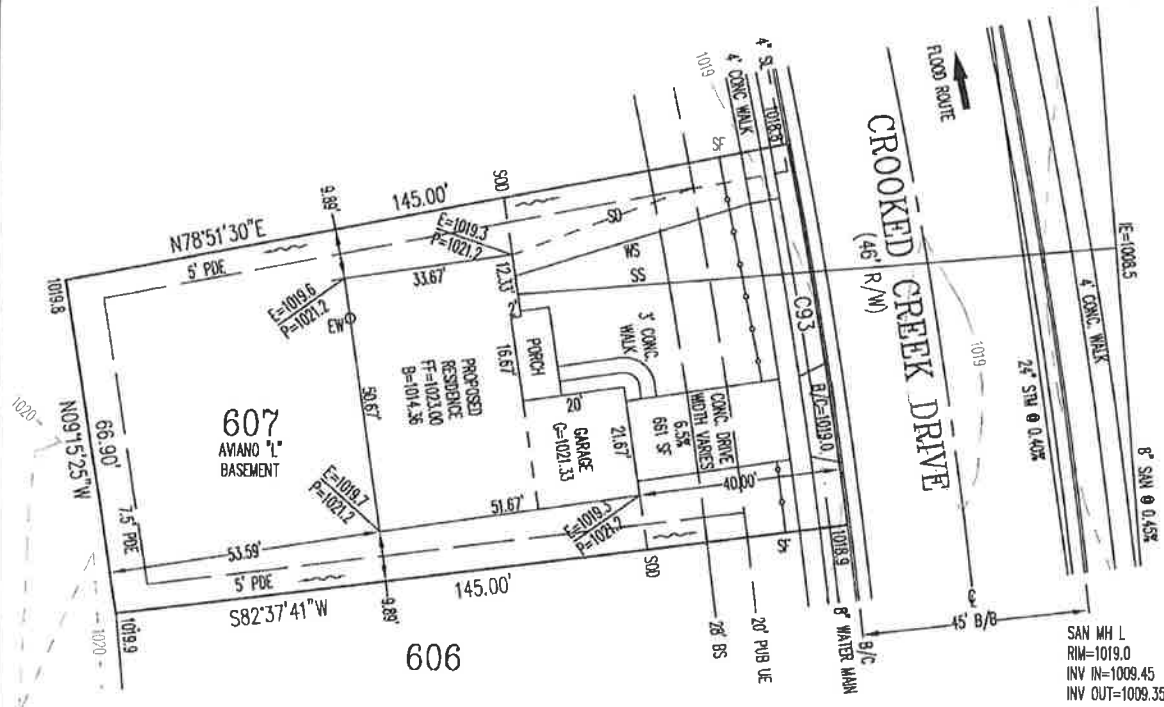


15 0 15 30 45

Driveway	489 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	67 sq. ft.
Sidewalk-Public	240 sq. ft.
Sod	2,645 sq. ft.
Stabilization	4,600 sq. ft.

EW=EGRESS WINDOW

SAN MH K
RIM=1018.6
INV IN=1008.05
INV IN=1008.05
INV OUT=1007.95



INFORMATION FROM CONSTRUCTION DRAWINGS.

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SETBACKS:

FRONT YARD=28'
REAR YARD=32'
SIDE YARD=7'

C93
R=1162.00'
L=76.45'



ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

PROJECT No. WINDING

DWG No. 191379PA

DATE: 6/15/2019

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 607 (10,424 SF SF) 0.2392 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

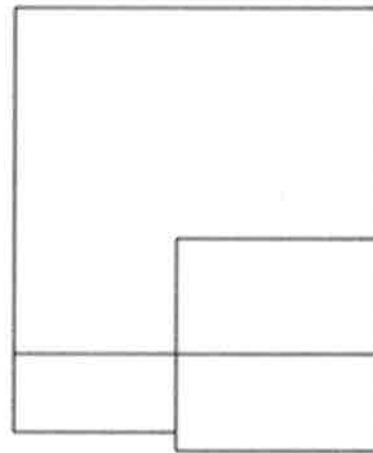
Linda Oda
Recorder

Parcel ID	0521351002	Current Owner	PATEL MIT	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315149	Property Address	9597 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 606 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

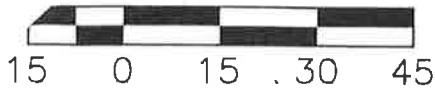


Residential Building and Last Sale Summary

Last Sale Amount	\$319,990	Bedrooms	4
Last Sale Date	11/25/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,484 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	771 sq. ft.
Year Built	2019	Total Living Area	3,255 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$281,270	\$98,440
TOTAL	\$340,270	\$119,090
CAUV	\$0	-



SETBACKS
FRONT=28'
REAR=32'
SIDE=7'

C92
R=1162.00'
L=76.45'



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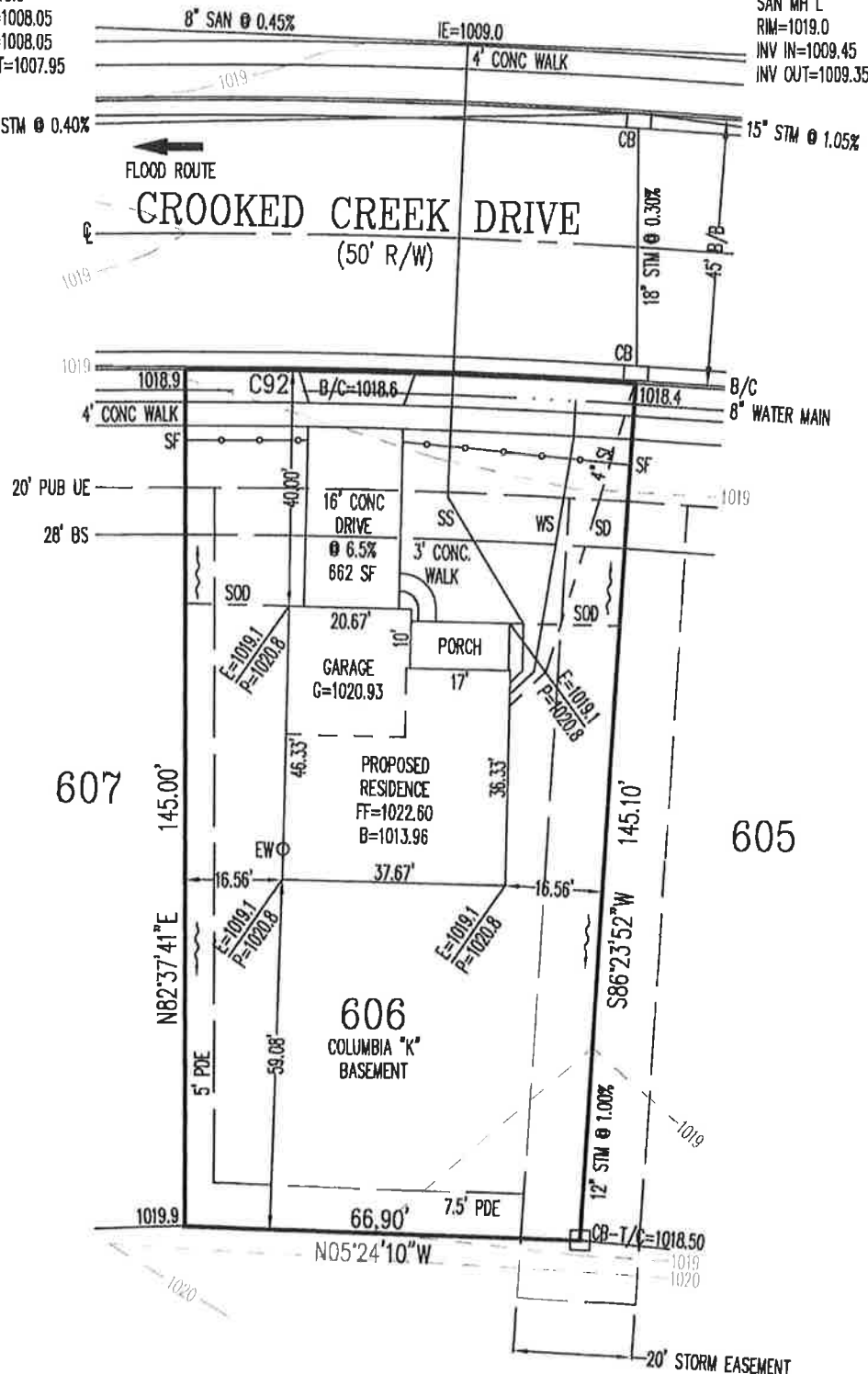
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Driveway	489	sq. ft.
Apron	173	sq. ft.
Sidewalk-Private	29	sq. ft.
Sidewalk-Public	240	sq. ft.
Sod	2,163	sq. ft.
Stabilization	5,651	sq. ft.

EW=EGRESS WINDOW

SAN MH K
RIM=1018.6
INV IN=1008.05
INV OUT=1007.95

SAN MH L
RIM=1019.0
INV IN=1009.45
INV OUT=1009.35





WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

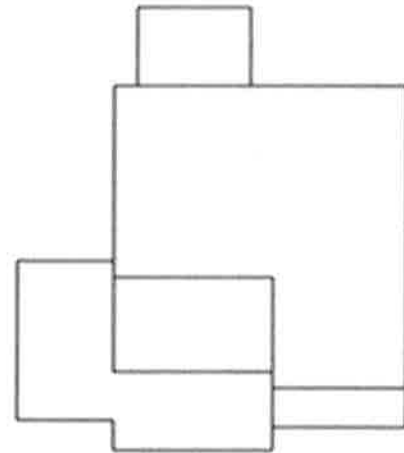
Linda Oda
Recorder

Parcel ID	0521351003	Current Owner	LEE HSIEN-JIM & SIDNEY A	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315148	Property Address	9593 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 605 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	\$454,900	Bedrooms	4
Last Sale Date	08/02/2021	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,492 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	710 sq. ft.
Year Built	2019	Total Living Area	3,202 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$318,400	\$111,440
TOTAL	\$377,400	\$132,090
CAUV	\$0	-



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

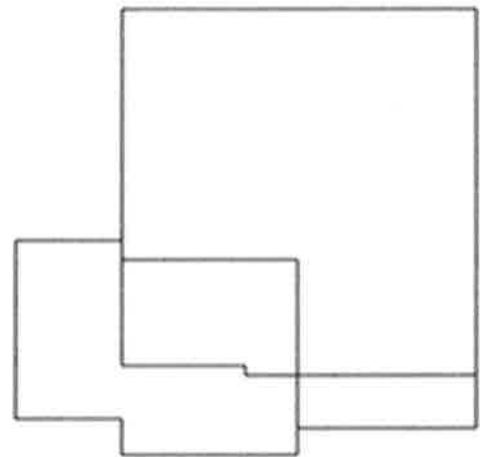
Linda Oda
Recorder

Parcel ID	0521351004	Current Owner	REED DANIEL ARTHUR &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315147	Property Address	9585 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 604 0.235 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

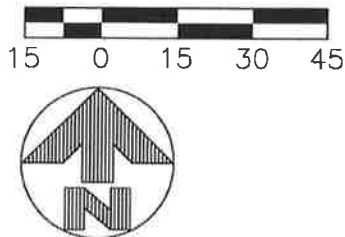


Residential Building and Last Sale Summary

Last Sale Amount	\$394,990	Bedrooms	5
Last Sale Date	12/11/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	3,006 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	968 sq. ft.
Year Built	2019	Total Living Area	3,974 sq. ft.

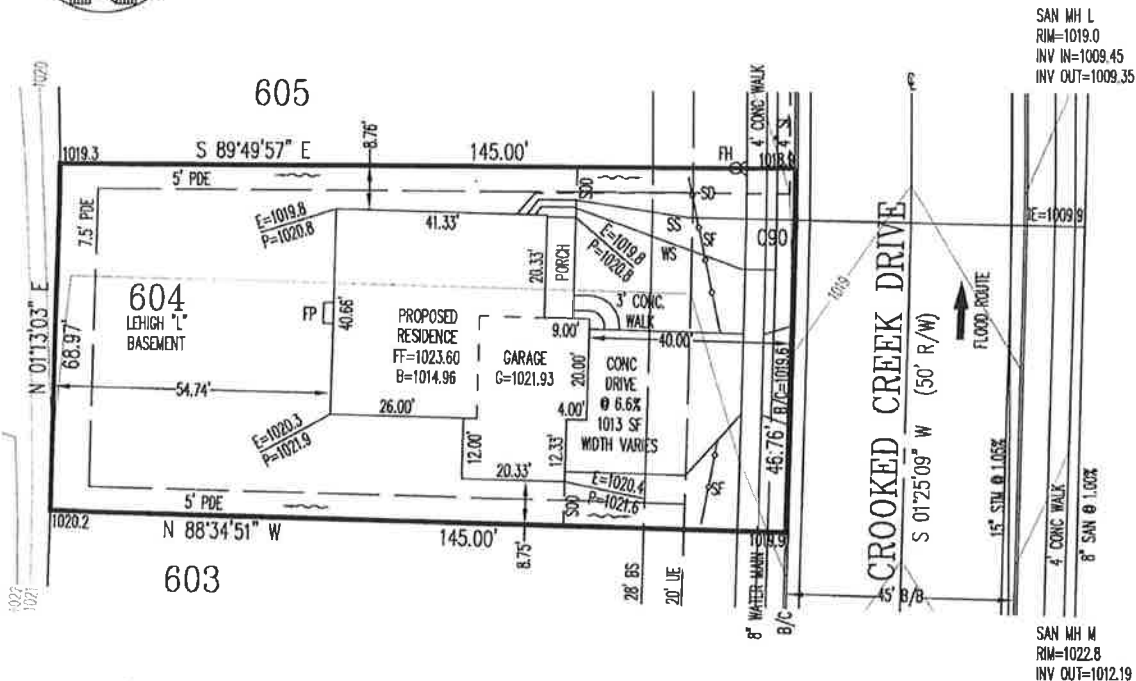
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$351,770	\$123,120
TOTAL	\$410,770	\$143,770
CAUV	\$0	-



PLAT RECORDED FEBRUARY 22, 2019

Driveway	841	sq. ft.
Apron	172	sq. ft.
Sidewalk-Private	33	sq. ft.
Sidewalk-Public	224	sq. ft.
Sod	1804	sq. ft.
Stabilization	4959	sq. ft.



INFORMATION FROM CONSTRUCTION DRAWINGS.

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

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

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

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

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

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

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

SETBACKS
FRONT=28'
REAR=32'
SIDE=7'

C90
R=1162.00'
L=25.39'



ACCEPTED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

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

PROJECT No. WINDING

DWG No. 191584PA

DATE: 07-17-19

RYAN HOMES

EXHIBIT "A"

PLOT PLAN
LOT 604 (10,237 SF SF) 0.2350 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) 424-6702

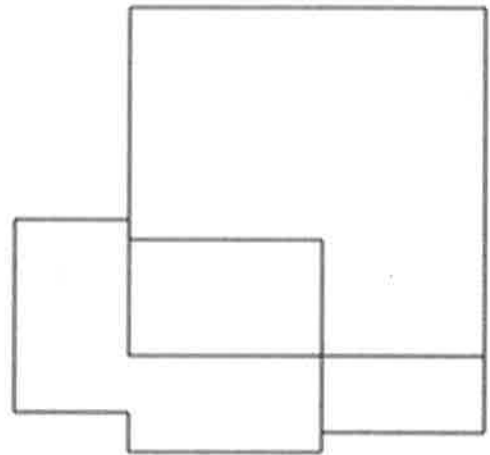


Parcel ID	0521351005	Current Owner	CALLAWAY MARI HELEN	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315146	Property Address	9581 CROOKED CREEK DR CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 603 0.233 ACRES	State Use 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	\$400,992	Bedrooms	4
Last Sale Date	08/24/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2,424 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	771 sq. ft.
Year Built	2020	Total Living Area	3,195 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$313,560	\$109,750
TOTAL	\$372,560	\$130,400
CAUV	\$0	-



EW=EGRESS WINDOW

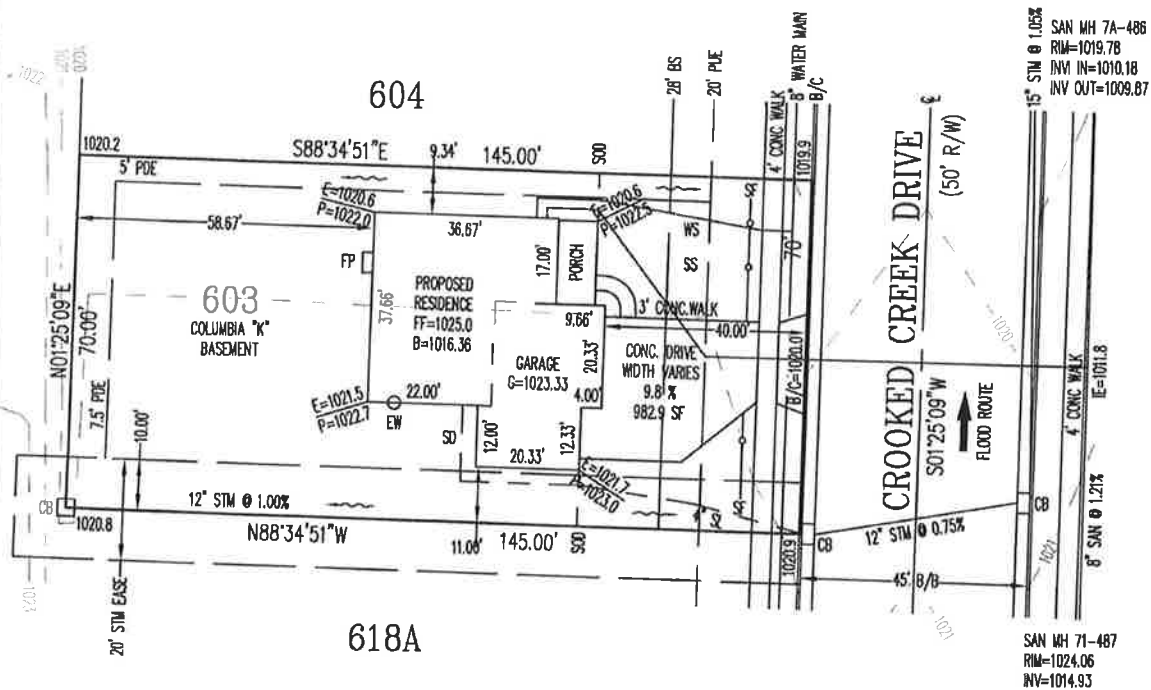


EXHIBIT "A"



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PH.-(513) 424-5202 OR (513) 932-8991 FAX 22 DZA

23-BZA-009 Exhibit 91B