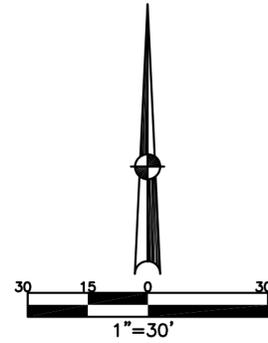


SECTION 17
TOWN 6
RANGE 6

CITY OF PIQUA
MIAMI COUNTY, OHIO

NE PLAT 31

REC. 23 - 46 THRU 46F (NO ADDITIONAL R/W IN THIS BLOCK)



CITY OF PIQUA
D.B. 543-911

CITY OF PIQUA
R/W EASEMENT
D.B. 638-763

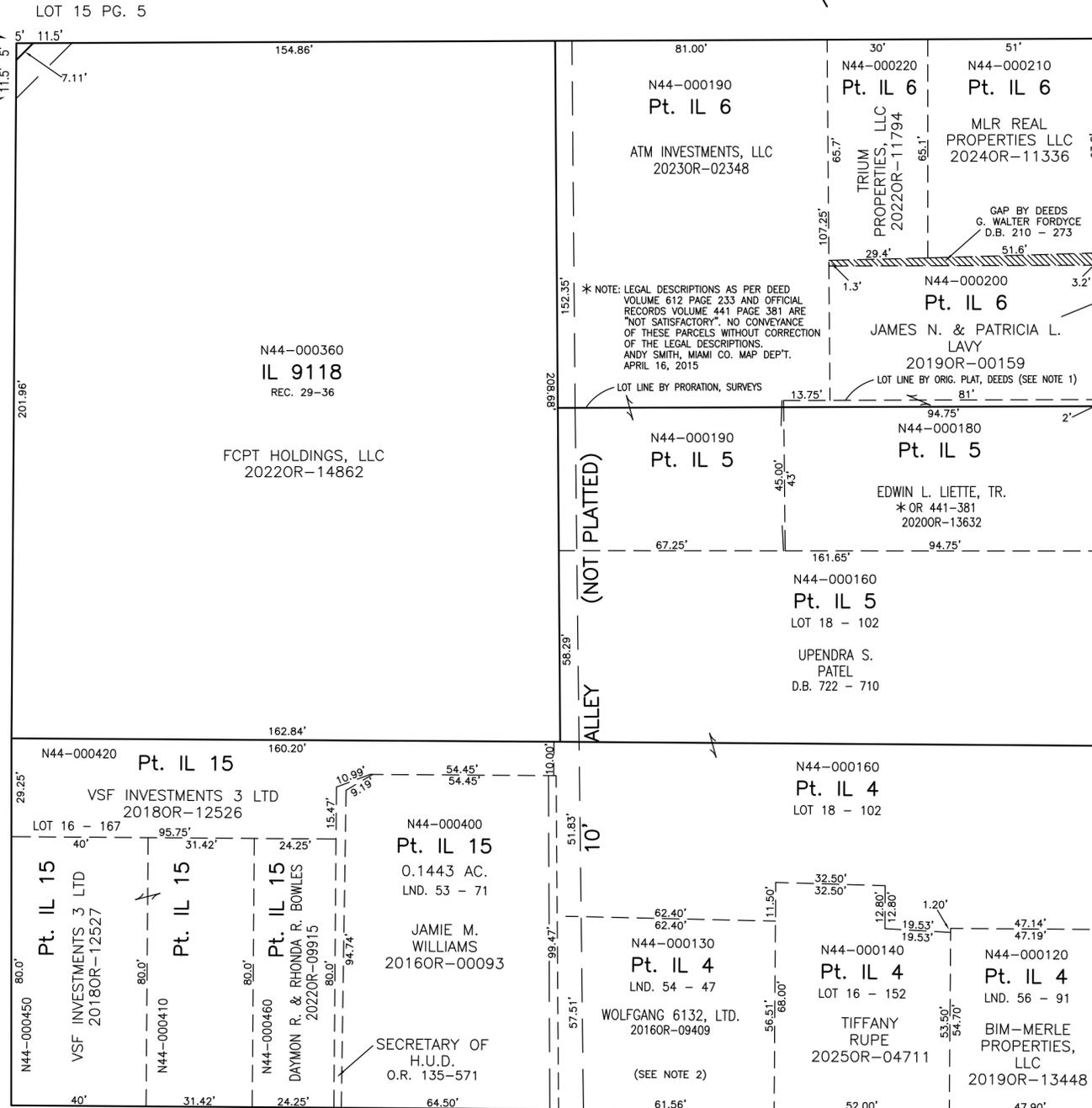
ASH STREET 66' R/W

ABBREVIATION LEGEND		
OR 105-865	=	OFFICIAL RECORD 105 PAGE 865
D.B. 613-172	=	DEED BOOK 613, PAGE 172
REC. 15-72	=	RECORDER'S PLAT BOOK 15, PAGE 72
LND. 33-15	=	LAND SURVEY VOLUME 33, PAGE 15
LOT 19-12	=	LOT SURVEY VOLUME 19, PAGE 12
R.R. 8-29	=	ROAD RECORD VOLUME 8, PAGE 29
R/W	=	RIGHT OF WAY
C	=	CENTERLINE
AC.	=	ACRES
TWP.	=	TOWNSHIP
TR.	=	TRACT
IL	=	INLOT

LINE LEGEND		
	=	Blow-up Boundary
	=	Property Line
	=	Lot Split Line
	=	Section Line
	=	Centerline
	=	Right-of-Way Line
	=	Gap / Overlap

SURVEY INDEX		
LOT 14 - 42	REC. 29-36	DEED BK. 1 - 1
LOT 15 - 5		
LOT 16 - 152		
LOT 16 - 167		
LOT 18 - 102		
LND 53 - 71		
LND 54 - 47		
LND. 56 - 91		

SPRING STREET 66' R/W



THIS LEGAL DESC. NOT SATISFACTORY

HARRISON STREET
40' WIDTH (AS OCCUPIED; R/W UNDETERMINED)

HIGH STREET 66' R/W

NOTE 1: THE DEEDS WHICH SUBDIVIDED LOTS 4 AND 6 SEEM TO HONOR THE ORIGINAL PLATTED FRONTAGE ALONG HARRISON STREET, WHILE THE DEEDS THAT SUBDIVIDED LOT 5 SEEM TO THROW THE APPARENT OVERAGE ENTIRELY INTO THAT LOT. WHILE THIS DOES NOT FIT THE SURVEYS THAT PRORATE THE OVERAGE INTO THE LOTS PROPORTIONATELY, IT DOES PROVIDE THE BEST FIT OF THE PROPERTY LINES AGAINST THE 2008 ORTHOPHOTOGRAPHY. THE PROPERTY LINES FOR THE N.E. PART OF LOT 5 AND THE S.E. PART OF LOT 6 ARE MAPPED ACCORDINGLY. THE SOUTH LINE OF THE 40' X 81' TRACT IS LOCATED BY EXTENDING EASTWARD THE 13.75' LINE AS DESCRIBED IN D.B. 578 - 221, BEING 107.25' SOUTH OF THE SOUTH LINE OF ASH STREET. THE 2' X 94.75' TRACT ADJACENT TO THE SOUTH IS DESCRIBED AS BEING PART OF LOT 5, BUT MAY ACTUALLY BE PART OF LOT 6 WHEN THE LOT LINES ARE RELOCATED BY PRORATING THE OVERAGE PROPORTIONATELY INTO THE LOTS, INCREASING THE TOTAL FRONTAGE OF LOT 6 FROM 107.25' TO 109.40'.

NOTE 2: THE DEEDS WHICH FIRST SUBDIVIDED LOT 4 (D.B. 11-89 AND D.B. 16-446) CALL FOR A LOT DEPTH OF 9.5 POLES (156.75'), WHICH MATCH THE ORIGINAL PLAT. D.B. 66-399 SPLITS 55' OFF THE WEST END OF THE SOUTH HALF OF LOT 4; HOLDING A DISTANCE OF 156.75' FROM THE ESTABLISHED SOUTHEAST CORNER OF LOT 4, AND PRODUCING A LINE 55' EAST FROM THAT POINT PROVIDED A DECENT FIT OF THE OCCUPATION LINE AGAINST THE 2008 ORTHOPHOTOGRAPHY, AND MORE CLOSELY MATCHED THE LINE AS ESTABLISHED BY LOT SURVEY VOL. 16 PG. 152. HOWEVER, THE WEST LINE DID NOT MATCH THE LOT LINE ESTABLISHED BY LOT SURVEYS 16 - 152 AND 18 - 102. LAND SURVEY 54 - 47 HONORS AND MATCHES THE EXISTING SURVEYS AND DEEDS ON THE ADJACENT PROPERTIES, AND ACCOUNTS FOR THE OVERAGE IN THE BLOCK BY SURVEYING THE REMAINDER OF THE SOUTH HALF OF INLOT 4.

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
PAUL P. HUELSKAMP, P.E., P.S., COUNTY ENGINEER
DATE: SEPTEMBER 22, 1995
REVISED: May 2, 2025 JBOGART