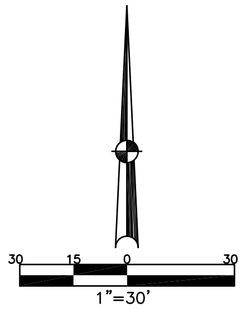
SECTION 17
TOWN 6
RANGE 6

CITY OF PIQUA
MIAMI COUNTY, OHIO

N.E. PLAT 31



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
℄	= 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		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		

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: September 25, 2020 SSHORT

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

ASH STREET 66' R\W

LOT 15 PG. 5

CITY OF PIQUA
D.B. 543–911

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

5' 11.5'
7.09'
11.5' 5'

101.33' (NET, DEED)

N44–000360
Pt. IL 13

GEORGE B. & RUTH A.
McMILLAN, "TRUSTEES"
D.B. 684 – 215

(D.B. 374 – 735)

106.33' (DEED)

N44–000370
Pt. IL 13

(D.B. 628 – 692)

106.33' (DEED)

N44–000350
Pt. IL 13

(D.B. 556 – 626; 1/2 INT.)
(D.B. 556 – 628; 1/2 INT.)

81.00'

N44–000190
Pt. IL 6

JAMES L. FOSTER
D.B. 578 – 221

30'

N44–000220
Pt. IL 6

PALEJE EAST
HOLDINGS, LLC
2016OR–14370

65.7'
107.25'
65.1'

51'

N44–000210
Pt. IL 6

LEONARD C. &
DONNA C. WIRZ
D.B. 777 –182

63.8'

GAP BY DEEDS
G. WALTER FORDYCE
D.B. 210 – 273

29.4'
51.6'
1.3'
3.2'

N44–000200
Pt. IL 6

JAMES N. & PATRICIA L.
LAVY
20190R–00159

LOT LINE BY ORIG. PLAT, DEEDS (SEE NOTE 1)

13.75'
81'
94.75'
2'

* NOTE: LEGAL DESCRIPTIONS AS PER DEED VOLUME 612 PAGE 233 AND OFFICIAL RECORDS VOLUME 441 PAGE 381 ARE "NOT SATISFACTORY". NO CONVEYANCE OF THESE PARCELS WITHOUT CORRECTION OF THE LEGAL DESCRIPTIONS. ANDY SMITH, MIAMI CO. MAP DEP'T. APRIL 16, 2015

152.35'

LOT LINE BY PRORATION, SURVEYS

50' (DEED)
50' (DEED)

66' R\W SPRING STREET

156.75'

N44–000380
Pt. IL 14
LOT 14 – 42

THE DUNSON SUPPLY COMPANY
D.B. 516 – 666

50.00'
50.00'

156.75'

N44–000390
Pt. IL 14
LOT 14 – 42

49.00'
49.00'

156.75'
160.20'

N44–000190
Pt. IL 5

(NOT PLATTED)

45.00'
43'
43'

67.25'
161.65'
94.75'

N44–000180
Pt. IL 5

EDWIN L. LIETTE, TR.
* OR 441–381
20200R–13632

N44–000160
Pt. IL 5
LOT 18 – 102

UPENDRA S.
PATEL
D.B. 722 – 710

58.29'
58.00'

ALLEY

N44–000420
Pt. IL 15

VSF INVESTMENTS 3 LTD
2018OR–12526

LOT 16 – 167

29.25'
10.99'
9.19'
54.45'
54.45'
15.47'
10.00'
51.83'
10'
99.47'
57.51'

N44–000160
Pt. IL 4
LOT 18 – 102

54.70'

N44–000400
Pt. IL 15
0.1443 AC.
LND. 53 – 71

JAMIE M.
WILLIAMS
20160R–00093

SECRETARY OF
H.U.D.
O.R. 135–571

40' 95.75' 31.42' 24.25' 64.50'

80.0'
80.0'
80.0'
80.0'
94.74'

N44–000450
Pt. IL 15
VSF INVESTMENTS 3 LTD
2018OR–12527

N44–000410
Pt. IL 15

N44–000460
Pt. IL 15
TYLER R. ASHMAN
O.R. 335–246

40' 31.42' 24.25'

62.40'
62.40'
11.50'
56.51'
68.00'

N44–000130
Pt. IL 4
LND. 54 – 47

WOLFGANG 6132, LTD.
20160R–09409

(SEE NOTE 2)

61.56'

32.50'
32.50'
12.80'
12.80'
19.53'
19.53'
1.20'
53.50'
54.70'

N44–000140
Pt. IL 4
LOT 16 – 152

N.D. & L.
YOUNKER
20170R–10883

52.00'

47.14'
47.19'
54.70'

N44–000120
Pt. IL 4
LND. 56 – 91

BIM–MERLE
PROPERTIES,
LLC
20190R–13448

47.90'

HIGH STREET 66' R\W

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