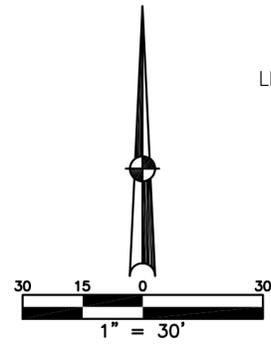


CITY OF PIQUA
MIAMI COUNTY, OHIO

SECTION 7 TOWN 6 RANGE 6

PARCEL NUMBER

PLAT NW 61



LINDBURGH PLACE
REC. 4 - 8

ABBREVIATION LEGEND

2014OR-07759	= RECORDER'S DOCUMENT NUMBER
OR 406-509	= OFFICIAL RECORD 406 PAGE 509
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

SURVEY INDEX

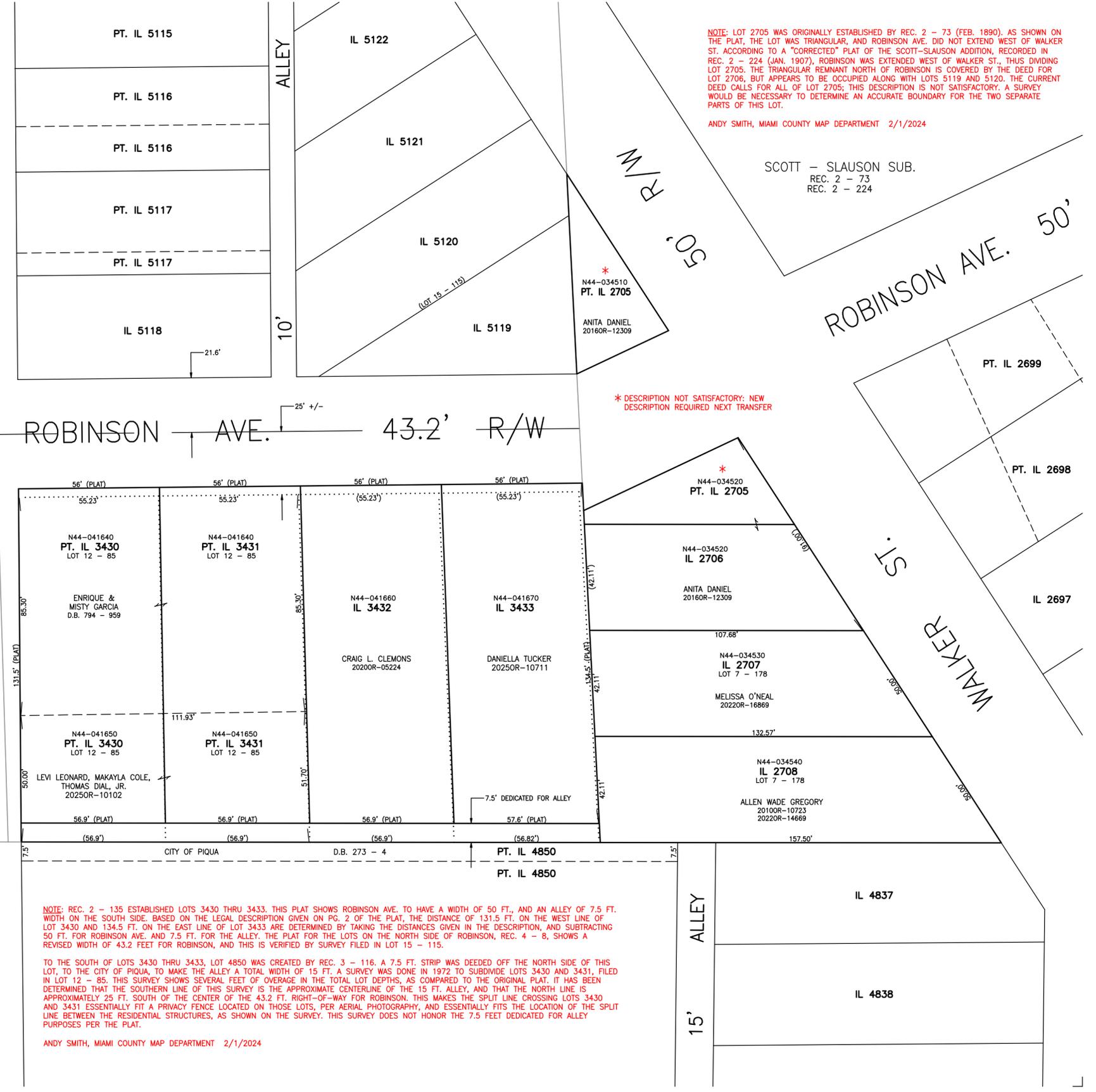
LOT 7 - 178	REC. 2 - 73
LOT 12 - 85	REC. 2 - 135
LOT 15 - 115	REC. 2 - 224
	REC. 3 - 116
	REC. 4 - 8

LOTS 3430 - 3433
MYERS ADDITION
REC. 2 - 135

WILDER HEIGHTS
REC. 3 - 116

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
PAUL P. HUELSKAMP, P.E., P.S., MIAMI COUNTY ENGINEER
DATE: FEBRUARY 2, 2024 A.S.
REVISED: September 18, 2025 TCROWTHER

LINCOLN STREET



NOTE: LOT 2705 WAS ORIGINALLY ESTABLISHED BY REC. 2 - 73 (FEB. 1890). AS SHOWN ON THE PLAT, THE LOT WAS TRIANGULAR, AND ROBINSON AVE. DID NOT EXTEND WEST OF WALKER ST. ACCORDING TO A "CORRECTED" PLAT OF THE SCOTT-SLAUSON ADDITION, RECORDED IN REC. 2 - 224 (JAN. 1907), ROBINSON WAS EXTENDED WEST OF WALKER ST., THUS DIVIDING LOT 2705. THE TRIANGULAR REMNANT NORTH OF ROBINSON IS COVERED BY THE DEED FOR LOT 2706, BUT APPEARS TO BE OCCUPIED ALONG WITH LOTS 5119 AND 5120. THE CURRENT DEED CALLS FOR ALL OF LOT 2705; THIS DESCRIPTION IS NOT SATISFACTORY. A SURVEY WOULD BE NECESSARY TO DETERMINE AN ACCURATE BOUNDARY FOR THE TWO SEPARATE PARTS OF THIS LOT.

ANDY SMITH, MIAMI COUNTY MAP DEPARTMENT 2/1/2024

SCOTT - SLAUSON SUB.
REC. 2 - 73
REC. 2 - 224

* DESCRIPTION NOT SATISFACTORY: NEW DESCRIPTION REQUIRED NEXT TRANSFER

NOTE: REC. 2 - 135 ESTABLISHED LOTS 3430 THRU 3433. THIS PLAT SHOWS ROBINSON AVE. TO HAVE A WIDTH OF 50 FT., AND AN ALLEY OF 7.5 FT. WIDTH ON THE SOUTH SIDE. BASED ON THE LEGAL DESCRIPTION GIVEN ON PG. 2 OF THE PLAT, THE DISTANCE OF 131.5 FT. ON THE WEST LINE OF LOT 3430 AND 134.5 FT. ON THE EAST LINE OF LOT 3433 ARE DETERMINED BY TAKING THE DISTANCES GIVEN IN THE DESCRIPTION, AND SUBTRACTING 50 FT. FOR ROBINSON AVE. AND 7.5 FT. FOR THE ALLEY. THE PLAT FOR THE LOTS ON THE NORTH SIDE OF ROBINSON, REC. 4 - 8, SHOWS A REVISED WIDTH OF 43.2 FEET FOR ROBINSON, AND THIS IS VERIFIED BY SURVEY FILED IN LOT 15 - 115.

TO THE SOUTH OF LOTS 3430 THRU 3433, LOT 4850 WAS CREATED BY REC. 3 - 116. A 7.5 FT. STRIP WAS DEEDED OFF THE NORTH SIDE OF THIS LOT, TO THE CITY OF PIQUA, TO MAKE THE ALLEY A TOTAL WIDTH OF 15 FT. A SURVEY WAS DONE IN 1972 TO SUBDIVIDE LOTS 3430 AND 3431, FILED IN LOT 12 - 85. THIS SURVEY SHOWS SEVERAL FEET OF OVERAGE IN THE TOTAL LOT DEPTHS, AS COMPARED TO THE ORIGINAL PLAT. IT HAS BEEN DETERMINED THAT THE SOUTHERN LINE OF THIS SURVEY IS THE APPROXIMATE CENTERLINE OF THE 15 FT. ALLEY, AND THAT THE NORTH LINE IS APPROXIMATELY 25 FT. SOUTH OF THE CENTER OF THE 43.2 FT. RIGHT-OF-WAY FOR ROBINSON. THIS MAKES THE SPLIT LINE CROSSING LOTS 3430 AND 3431 ESSENTIALLY FIT A PRIVACY FENCE LOCATED ON THOSE LOTS, PER AERIAL PHOTOGRAPHY, AND ESSENTIALLY FITS THE LOCATION OF THE SPLIT LINE BETWEEN THE RESIDENTIAL STRUCTURES, AS SHOWN ON THE SURVEY. THIS SURVEY DOES NOT HONOR THE 7.5 FEET DEDICATED FOR ALLEY PURPOSES PER THE PLAT.

ANDY SMITH, MIAMI COUNTY MAP DEPARTMENT 2/1/2024