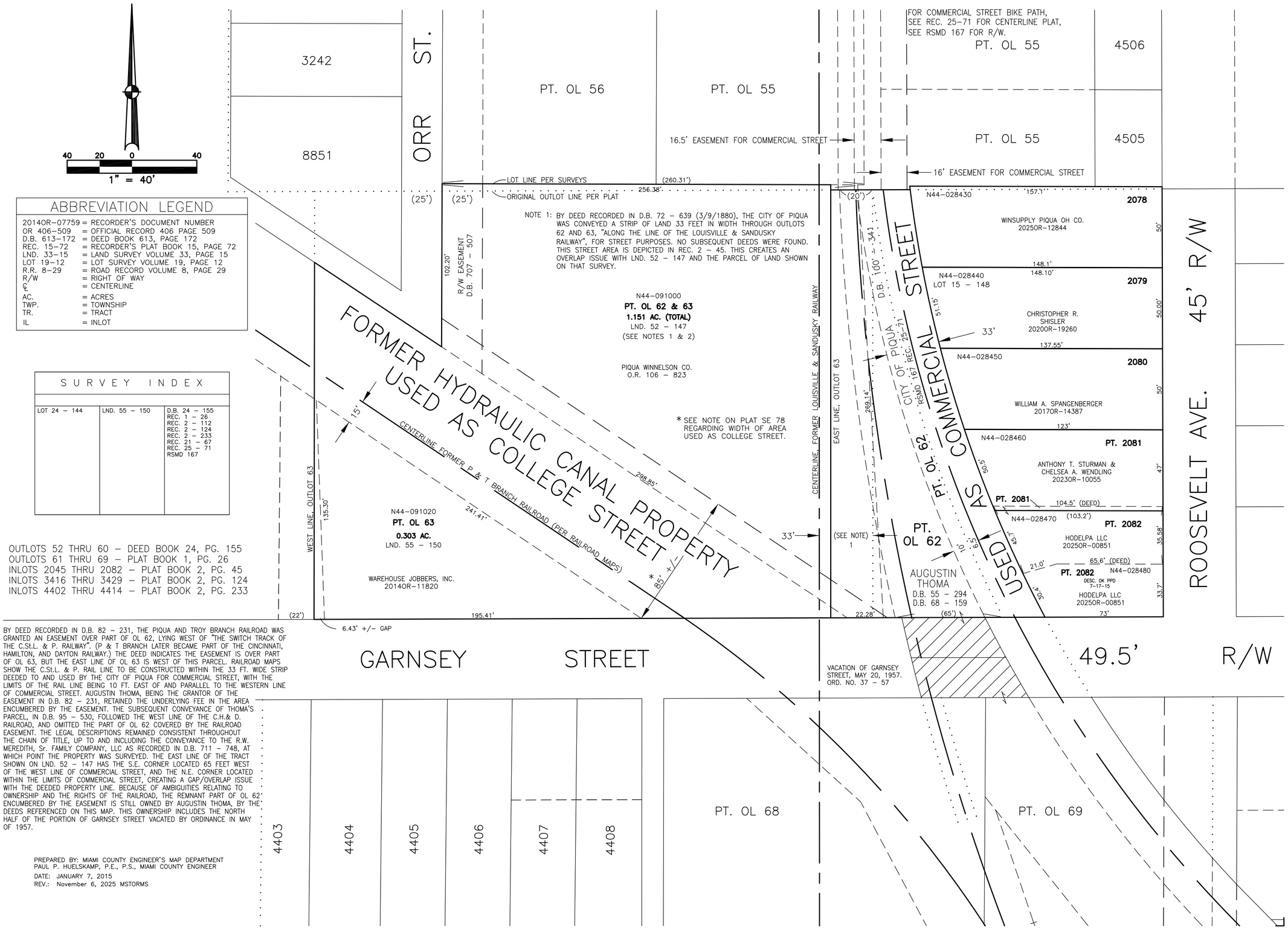
SECTION 19
TOWN 6
RANGE 6

CITY OF PIQUA
MIAMI COUNTY, OHIO

PLAT SE 79



ABBREVIATION LEGEND

20140R–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
℄	= CENTERLINE
AC.	= ACRES
TWP.	= TOWNSHIP
TR.	= TRACT
IL	= INLOT

SURVEY INDEX

LOT 24 – 144	LND. 55 – 150	D.B. 24 – 155 REC. 1 – 26 REC. 2 – 112 REC. 2 – 124 REC. 2 – 233 REC. 21 – 67 REC. 25 – 71 RSMD 167

OUTLOTS 52 THRU 60 – DEED BOOK 24, PG. 155
OUTLOTS 61 THRU 69 – PLAT BOOK 1, PG. 26
INLOTS 2045 THRU 2082 – PLAT BOOK 2, PG. 45
INLOTS 3416 THRU 3429 – PLAT BOOK 2, PG. 124
INLOTS 4402 THRU 4414 – PLAT BOOK 2, PG. 233

NOTE 2: BY DEED RECORDED IN D.B. 82 – 231, THE PIQUA AND TROY BRANCH RAILROAD WAS GRANTED AN EASEMENT OVER PART OF OL 62, LYING WEST OF "THE SWITCH TRACK OF THE C.St.L. & P. RAILWAY". (P & T BRANCH LATER BECAME PART OF THE CINCINNATI, HAMILTON, AND DAYTON RAILWAY.) THE DEED INDICATES THE EASEMENT IS OVER PART OF OL 63, BUT THE EAST LINE OF OL 63 IS WEST OF THIS PARCEL. RAILROAD MAPS SHOW THE C.St.L. & P. RAIL LINE TO BE CONSTRUCTED WITHIN THE 33 FT. WIDE STRIP DEEDED TO AND USED BY THE CITY OF PIQUA FOR COMMERCIAL STREET, WITH THE LIMITS OF THE RAIL LINE BEING 10 FT. EAST OF AND PARALLEL TO THE WESTERN LINE OF COMMERCIAL STREET. AUGUSTIN THOMA, BEING THE GRANTOR OF THE EASEMENT IN D.B. 82 – 231, RETAINED THE UNDERLYING FEE IN THE AREA ENCUMBERED BY THE EASEMENT. THE SUBSEQUENT CONVEYANCE OF THOMA'S PARCEL, IN D.B. 95 – 530, FOLLOWED THE WEST LINE OF THE C.H.& D. RAILROAD, AND OMITTED THE PART OF OL 62 COVERED BY THE RAILROAD EASEMENT. THE LEGAL DESCRIPTIONS REMAINED CONSISTENT THROUGHOUT THE CHAIN OF TITLE, UP TO AND INCLUDING THE CONVEYANCE TO THE R.W. MEREDITH, Sr. FAMILY COMPANY, LLC AS RECORDED IN D.B. 711 – 748, AT WHICH POINT THE PROPERTY WAS SURVEYED. THE EAST LINE OF THE TRACT SHOWN ON LND. 52 – 147 HAS THE S.E. CORNER LOCATED 65 FEET WEST OF THE WEST LINE OF COMMERCIAL STREET, AND THE N.E. CORNER LOCATED WITHIN THE LIMITS OF COMMERCIAL STREET, CREATING A GAP/OVERLAP ISSUE WITH THE DEEDED PROPERTY LINE. BECAUSE OF AMBIGUITIES RELATING TO OWNERSHIP AND THE RIGHTS OF THE RAILROAD, THE REMNANT PART OF OL 62 ENCUMBERED BY THE EASEMENT IS STILL OWNED BY AUGUSTIN THOMA, BY THE DEEDS REFERENCED ON THIS MAP. THIS OWNERSHIP INCLUDES THE NORTH HALF OF THE PORTION OF GARNSEY STREET VACATED BY ORDINANCE IN MAY OF 1957.

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
PAUL P. HUELSKAMP, P.E., P.S., MIAMI COUNTY ENGINEER

DATE: JANUARY 7, 2015
REV.: November 6, 2025 MSTORMS