SPRING CREEK TOWNSHIP | PT. N.W. QTR.~15 SECTION | 1 TOWN | 12 RANGE

SHELBY CO.

VOLUME 61 PAGE 1 - A
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

℄ BROWN RD.

℄ MIAMI - SHELBY RD. ~ 60'
R/W ℄ N. LINE SEC. 15

℄ N 84° 32'-34" W 1319.62 TOTAL

℄ 659.76

℄ 659.86

(30')

(21.98' DUE TO PLOWING)

N.E. COR. ~ N.W. QTR. ~ SEC. 15

N.W. COR. ~ SEC. 15

MIAMI CO.

TIE 30.12' @ S 5°-32'W

TRACT - 2
10.0104 AC. TOTAL
0.4543 AC. R/W
9.5559 AC. NET

TRACT-1 REVISED
10.0101 AC. TOTAL
0.4544 AC. R/W
9.5557 AC. NET

TO ℄ 660.19

N 5°-22'-53"E TO ℄ 660.23

TO ℄ 660.27

G.A. & C.A. REISINGER
10.001 AC.
LS 32-15 MHT 1982
LS 39-173 TRZ 1993

BEARINGS - SEE PG. 1 OF 2

TR.1 & TR.2 SHOWN ON L.S. 39 -37 HEREBY SUPERCEDED BY FIELD CONDITIONS FOUND AS SHOWN HEREON.

IPF 0.55'W.? @ N84° 32'-22"W

661.10

661.07

IPF 0.35'E. @ S84° 32'-22"E

193.58

S 84° 32'-22" E 1128.59'

IPF N61° 45'E @ 0.2' ℄

0 200 400 600

2671.18 TO ℄

1448.99 FROM ℄

10.3650 AC. TOTAL
0.3529 AC. R/W
10.0121 AC. NET

VACANT LAND N OF CREEK

1102.81

S 3° 34'-03"E

LS 39-37 Pwb 1992 ~ 61.445 AC. PLUS 2 - 10.010 AC. TRACTS SUPERCEDED BY THIS RE-SURVEY & SPLIT INCL. CR 25-A AS SHOWN.

CREEK

D.B. 704-744

T.S. & V.L. PETRY
19.6773 AC.
LS 32-15 MHT 1992

2686.13 TO ℄ RD ON N.

TO ℄ 1197.88

44' S.W. OF P.T.

3.5' S.W. OF P.T.

APPROX. BOAC +/-

℄ TROY - SIDNEY RD. ~ W. SEC. LINE

EDWARD G. BAILEY

TRACT-3 SEE PG. 1 OF 2

N 5°-29'-21" E

140.13

227.80

23.51'

S 23°-18'-37" E 282.68'

#10440 EX. HOUSE

EX. POND

#10410 EX. HOUSE

S 4°-59'-08" E 30.00'

IPF TO ℄ MAG TIE N 5°-52'-33"E @ 31.90'

P.I.-3

P.C.

P.T.

BR

P.C.

BR

30.11'

G 263.04 ℄

S 85°-00'-52" W P.T. TO P.C. 743.55

℄ C.R. 25-A ~ 60' R/W ℄ DETAILS ON PG. 2 OF 2

P.I.-1

℄ C.R. 25-A

BR (FKA U.S. 25)

BR

P.I.-2

31.33'

SEE PG. 2 OF 2

P.T.

TRACT-4
51.0811 AC. TOTAL
1.5093 R/W AC.
49.5718 AC. NET

℄ CURVE & P.I. =
R = 2656.27'
Δ = 5°-27'-27"
L = 253.01
CH = 252.92' @ S 87°-44'-36" W

562.00 TO ℄

825.98 TO ℄

S 5°-16'-03" W HALF-SECTION LINE

TOTAL

A.L. HAWES, LE; A.L. HAWES, TOD
74.2471 AC.

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED PROFESSIONAL SURVEYOR

RESURVEY OF PARCELS AT 10440/10410 CR 25-A FOR R. SCOTT PENCE - 71.4565 AC. PLUS TR.-1 INFO. SHOWN.

Steven D. Leffel 11/25/2021

STEVEN D. LEFFEL, P.E., P.S., LLC
CIVIL ENGINEERING & LAND SURVEYING
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573

FENCES REMOVED

N 83°-53'-58" W 1330.09

HALF-SECTION LINE

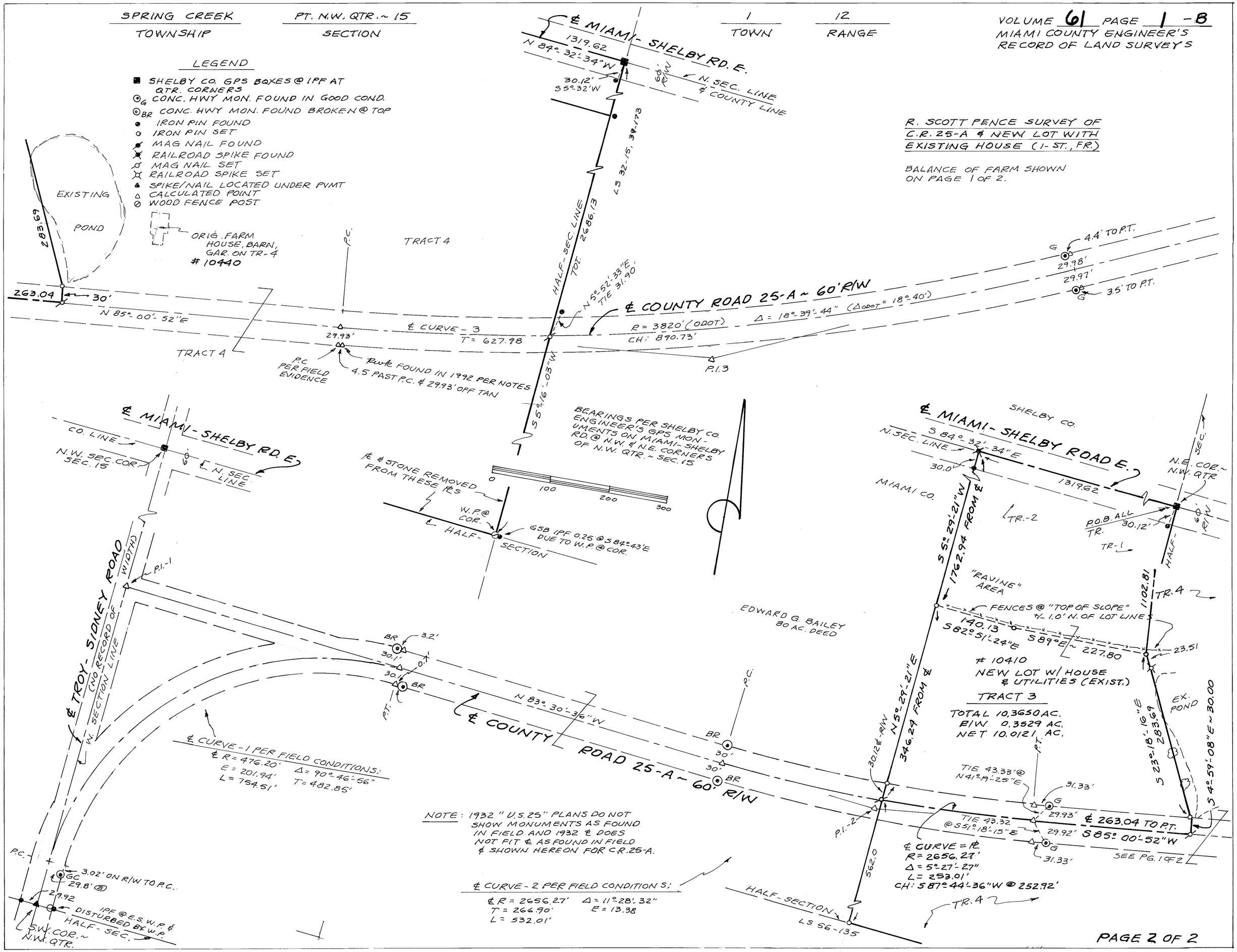
S.A. & K.L. SNIDER, TR. 81.869 AC.
LS 56-135 GSB

W.P. ON TRUE COR. @ CENTER OF SECTION

IPF DISTURBED BY W.P. INSTALLATION NOW 0.25' @ S 84°-43'E

NAIL/SPIKE LOCATED @ S.W. COR. ~ N.W. QTR.

P.C. G


SPRING CREEK
TOWNSHIP
PT. N.W. QTR. ~ 15
SECTION
1
TOWN
12
RANGE
VOLUME 61 PAGE 1 -B
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
LEGEND
SHELBY CO. GPS BOXES @ IPF AT QTR. CORNERS
CONC. HWY MON. FOUND IN GOOD COND.
CONC. HWY MON. FOUND BROKEN @ TOP
IRON PIN FOUND
IRON PIN SET
MAG NAIL FOUND
RAILROAD SPIKE FOUND
MAG NAIL SET
RAILROAD SPIKE SET
SPIKE/NAIL LOCATED UNDER PVMT
CALCULATED POINT
WOOD FENCE POST
R. SCOTT PENCE SURVEY OF C.R. 25-A & NEW LOT WITH EXISTING HOUSE (1-ST., FR.)
BALANCE OF FARM SHOWN ON PAGE 1 OF 2.
℄ MIAMI-SHELBY RD. E.
1319.62
N 84°-32'-34"W
30.12'
S 5°-32'W
60' R/W
N. SEC. LINE & COUNTY LINE
LS 32-15, 39-173
HALF-SEC. LINE
TOT. 2686.13
N 5°-52'-33"E
TIE 31.90'
EXISTING POND
283.69
ORIG. FARM HOUSE, BARN, GAR. ON TR-4
10440
TRACT 4
263.04
30'
N 85°-00'-52"E
℄ CURVE-3
T = 627.98
29.93'
P.C. PER FIELD EVIDENCE
Rwk FOUND IN 1992 PER NOTES
4.5 PAST P.C. & 29.93' OFF TAN
℄ COUNTY ROAD 25-A ~ 60' R/W
R = 3820' (ODOT)
CH: 890.73'
Δ = 18°-39'-44" (ΔODOT = 18°-40')
P.I.3
4.4' TO P.T.
29.98'
29.97'
3.5' TO P.T.
S 5°-16'-03"W
BEARINGS PER SHELBY CO. ENGINEER'S GPS MONUMENTS ON MIAMI-SHELBY RD. @ N.W. & N.E. CORNERS OF N.W. QTR. ~ SEC. 15
0
100
200
300
℄ MIAMI-SHELBY RD. E.
CO. LINE
N.W. SEC. COR. SEC. 15
60'
N. SEC. LINE
℄ & STONE REMOVED FROM THESE PLS
W.P. @ COR.
GSB IPF 0.25' @ S 84°-43'E DUE TO W.P. @ COR.
HALF-SECTION
℄ TROY-SIDNEY ROAD
(NO RECORD OF WIDTH)
W. SECTION LINE
P.I.-1
BR
3.2'
30.1'
0.7'
30.1'
BR
P.T.
N 83°-30'-36"W
℄ COUNTY ROAD 25-A ~ 60' R/W
P.C.
BR
30'
30'
BR
℄ CURVE-1 PER FIELD CONDITIONS:
℄ R = 476.20'
E = 201.94'
L = 754.51'
Δ = 90°-46'-56"
T = 482.85'
NOTE: 1932 "U.S. 25" PLANS DO NOT SHOW MONUMENTS AS FOUND IN FIELD AND 1932 ℄ DOES NOT FIT ℄ AS FOUND IN FIELD & SHOWN HEREON FOR C.R. 25-A.
℄ CURVE-2 PER FIELD CONDITIONS:
℄ R = 2656.27'
T = 266.90'
L = 532.01'
Δ = 11°-28'-32"
E = 13.38
P.C.
GC
3.02' ON R/W TO P.C.
29.8' (S)
29.92
IPF @ E.S. W.P. & DISTURBED BY W.P.
HALF-SEC.
S.W. COR. ~ N.W. QTR.
EDWARD G. BAILEY
80 AC. DEED
SHELBY CO.
℄ MIAMI-SHELBY ROAD E.
N. SEC. LINE
S 84°-32'-34"E
30.0'
1319.62
MIAMI CO.
N.E. COR. ~ N.W. QTR.
SEC.
60' R/W
P.O.B. ALL TR.
30.12'
TR.-2
TR.-1
HALF-
S 5°-29'-21"W
1762.94 FROM ℄
"RAVINE" AREA
FENCES @ "TOP OF SLOPE" +/- 1.0' N. OF LOT LINES
140.13
S 82°-51'-24"E
S 89°E ~ 227.80
1102.81
TR.4
23.51
10410
NEW LOT W/ HOUSE & UTILITIES (EXIST.)
TRACT 3
TOTAL 10.3650 AC.
R/W 0.3529 AC.
NET 10.0121 AC.
EX. POND
S 23°-18'-16"E
283.69
S 4°-59'-08"E ~ 30.00
N 5°-29'-21"E
346.24 FROM ℄
30.12' ℄-R/W
P.T.
TIE 43.33' @ N 41°-19'-25"E
31.33'
29.93'
TIE 43.32 @ S 51°-18'-15"E
29.92'
31.33'
℄ 263.04 TO P.T.
S 85°-00'-52"W
SEE PG. 1 OF 2
P.I.-2
562.0
℄ CURVE = PL
R = 2656.27'
Δ = 5°-27'-27"
L = 253.01'
CH: S 87°-44'-36"W @ 252.92'
HALF-SECTION
LS 56-135
TR.4
PAGE 2 OF 2

VOLUME 61 PAGE 2
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

TROY CORPORATION | N. W. SECTION | 3510 INLOT

60'

VAC. R/W

60'

60'

FLEET RD.

3514

83.66

120

LOT 5-90

80

5

WESTBROOK NO 3
REC. 5-50
SETBACK LINE

120

LOTS VACATED
ODOT R/W-I-75

70

10' U.E.

3511
WILLIAMS, ET AL

70

IPF 0.15' N. OF COR.

N 87° 21' E 156.24

82.50'

IL 3510
DUNN #270

70.00

70.00

N 2° 33' W

S 2° 39' E

87.66

IPF 0.16' E. OF COR.

S 87° 21' W 156.37

3509
PAPPAS, ET AL

70

25' MIN.

20' S/B

TROY

W. MAIN ST.

WESTON ROAD ~ 60' R/W

60'

SUSSEX RD.

60'

120

LOT 5-91

60'

60'

COVENT RD.

LEGEND

- o IRON PIN SET
- ● IRON PIN FOUND
- ▲ IRON PIN LOCATED UNDER CONC. S/W

FIELD WORK JUNE/JULY 2021

BEARING PER REC. 5-50

0 50 100 150

DETAIL

SCALE: 1" = 20'

BURIED IPF 0.15' N. OF COR.

EX. ℄ ~ NTS

℄

N 87° 21' E TOTAL 156.24

82.50'

R/W

APPROX. LOC. ODOT ℄

70.00

N 2° 33' W

10' U.E.

IL 3510
DUNN

HOUSE #270

COV. POR.

25' S/B LINE

70.00

S 2° 39' E

EX. CONC. S/W

CURB

℄ WESTON ROAD

℄ NOT ON ℄

EX. GAR.

87.66

S 87° 21' W

1.7'

℄

156.37' TOTAL

IPF 0.16' E. OF COR.

25' MIN.

30'

SURVEY OF IL 3510 FOR FRANK T. & CINDA L. DUNN

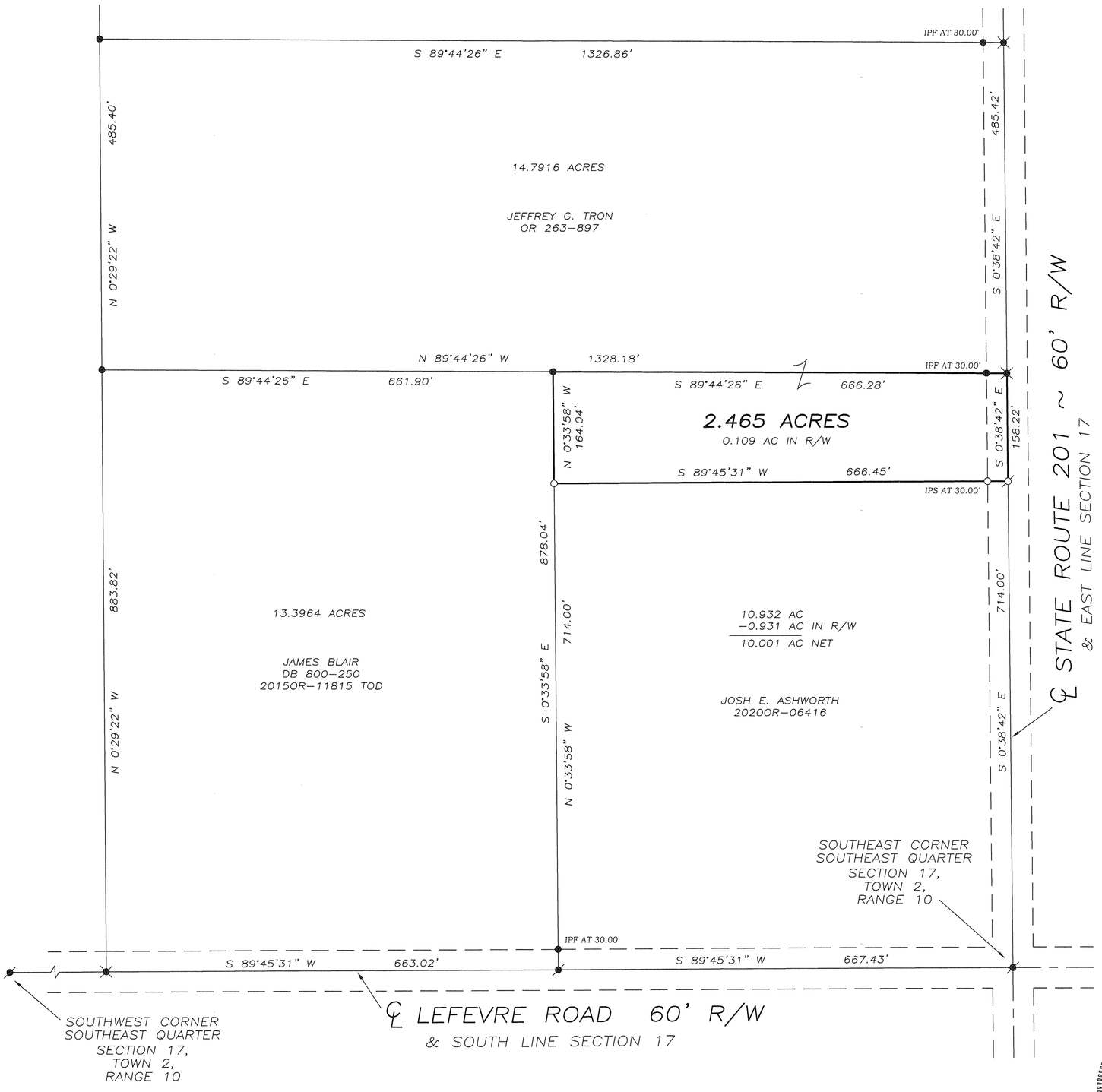
Steven D. Leffel 12/10/2021

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573

ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 17, TOWN 2, RANGE 10
SOUTHEAST QUARTER

VOLUME 61 PAGE 3

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ◉ PK NAIL FOUND
- ⊗ GIN SPINDLE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 42, PAGE 170
VOLUME 51, PAGE 194
VOLUME 54, PAGE 9
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S
RECORDS:
OFFICIAL RECORD 263, PAGE 897
DOCUMENT 20200R–06416

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Mark D. Stover 12-16-2021
DEPUTY DATE

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

12/14/2021 2.465 ACRES
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

NOTE: 2.465 ACRE TRACT TO BE CONVEYED TO ADJACENT OWNER. NO NEW BUILDING SITE CREATED BY THIS SURVEY.

0 60 120 240
GRAPHIC SCALE IN FEET
1" = 120'

SURVEY FOR JEFF TRON
IN SECTION 17, ELIZABETH TOWNSHIP

Michael W. Cozatt 12/16/21
MICHAEL W. COZATT, P.S. #6001 DATE

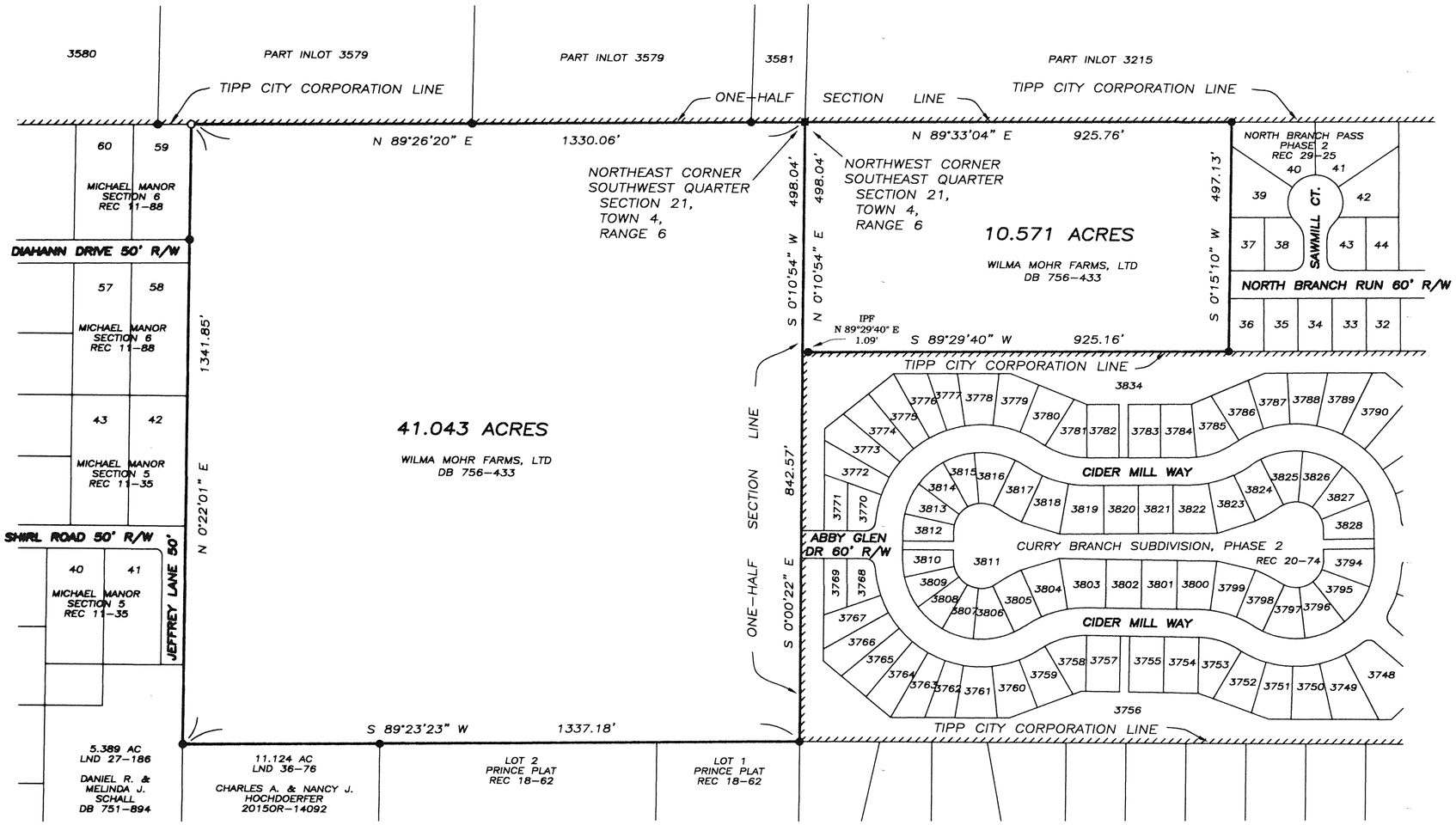
STATE OF OHIO
MICHAEL W. COZATT S–6001
REGISTERED PROFESSIONAL SURVEYOR

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. ___21
LAND SURVEYOR
TROY, OH 45373
(937) 339–2921

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 21, TOWN 4, RANGE 6
SOUTHWEST & SOUTHEAST QUARTERS

VOLUME 61 PAGE 4

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ■ CORNER STONE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS SURVEYS:

LOT SURVEY 24, PAGE 52
LOT SURVEY 24, PAGE 178
LAND SURVEY 32, PAGE 77
LAND SURVEY 32, PAGE 90
LAND SURVEY 36, PAGE 76
LAND SURVEY 59, PAGE 137

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 11, PAGE 35
PLAT BOOK 11, PAGE 88
PLAT BOOK 17, PAGE 30
PLAT BOOK 18, PAGE 62
PLAT BOOK 18, PAGE 81
PLAT BOOK 20, PAGE 74
PLAT BOOK 28, PAGE 29
PLAT BOOK 29, PAGE 25

DEEDS AS SHOWN HEREON

BASIS OF BEARING:
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S. NAD 83 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402

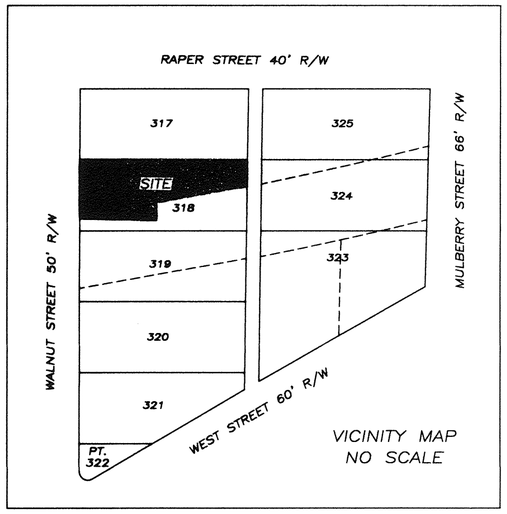
0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

DECEMBER 16, 2021	SURVEY OF 2 TRACTS FOR THE MOHR FAMILY IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. # 7724 NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

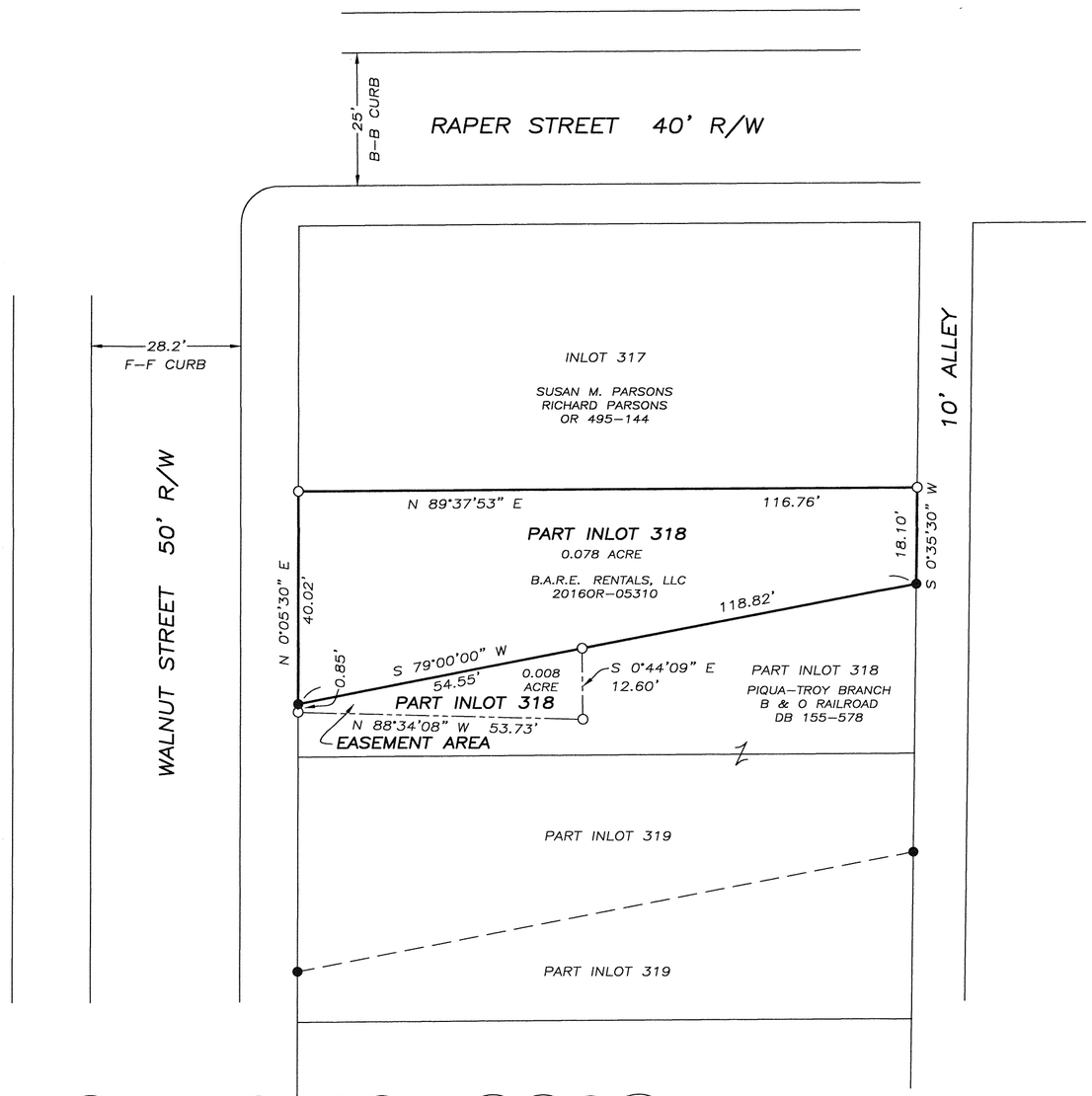
CITY OF TROY, MIAMI COUNTY, OHIO
PART INLOT 318 & EASEMENT SURVEY

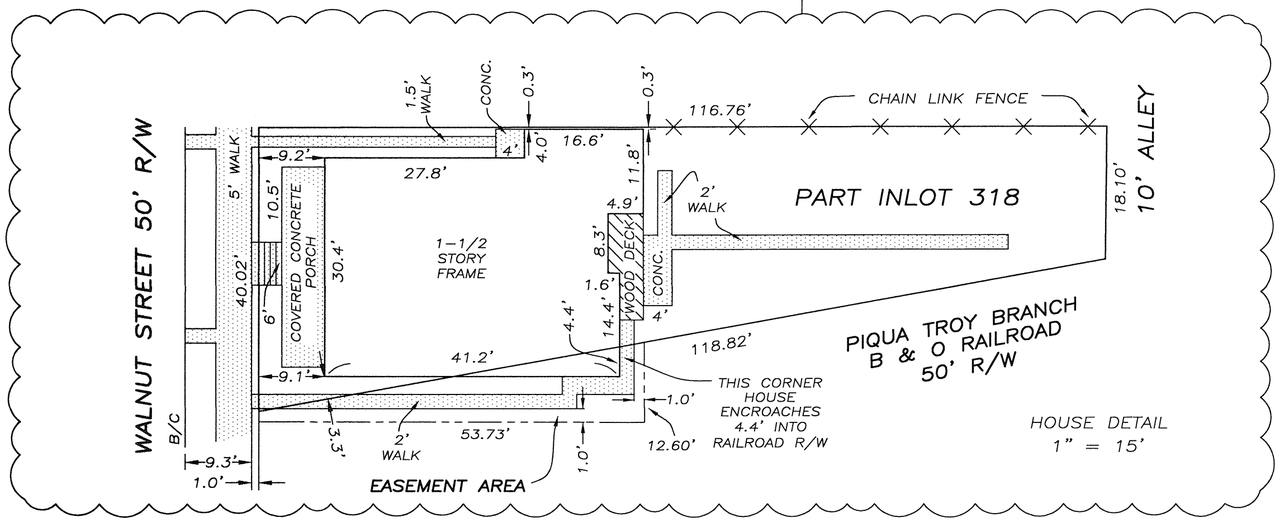
VOLUME 61 PAGE 5

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



VICINITY MAP
NO SCALE





HOUSE DETAIL
1" = 15'

LEGEND

- O 5/8" CAPPED IRON PIN SET
- ● 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 11 PAGE 162
VOLUME 14 PAGE 110
VOLUME 21 PAGE 73

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 52 PAGE 92

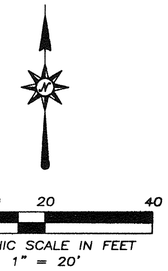
MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 23, PAGE 400
DEED BOOK 155, PAGE 578
DOCUMENT 2016OR-05310

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THAT PORTION OF INLOT 318 THAT IS INCLUDED IN THE PIQUA-TROY BRANCH OF THE B&O RAILROAD RIGHT-OF-WAY, THAT HAS LONG BEEN OCCUPIED BY THE PROPERTY IMMEDIATELY TO THE NORTH, AND TO ESTABLISH A FORMAL EASEMENT TO PERMIT SAID OCCUPATION.
2. THIS HOUSE WAS SHOWN AS BEING PARTIALLY WITHIN RAILROAD RIGHT-OF-WAY IN LOT SURVEY VOLUME 11 PAGE 162, CONDUCTED IN JUNE 1971. IN RETRACING LOT SURVEY 11-162 IT WAS FOUND THAT THE SURVEY HAD A CLOSURE ERROR OF 0.75 FEET. THAT CLOSURE ERROR WAS RECTIFIED USING THE MONUMENTS FOUND, AND RESETTING THE MONUMENTS THAT HAD BEEN LOST, OR HAD NEVER BEEN SET.
3. THE BASIS OF BEARING IS N 00°05'30" E ON THE EAST RIGHT-OF-WAY LINE OF WALNUT STREET AND AS PER LOT SURVEY 11-162, AND OTHER SURVEYS OF RECORD.

THE 0.008 AC. PART OF INLOT 318 SHOWN ON THIS SURVEY IS FOR EASEMENT PURPOSES ONLY, AND DOES NOT CONSTITUTE A LOT SPLIT FOR CONVEYANCE PURPOSES. THIS BOUNDARY MAY NOT BE USED FOR CONVEYANCE PURPOSES WITHOUT REVIEW AND APPROVAL BY THE CITY OF TROY.



GRAPHIC SCALE IN FEET
1" = 20'

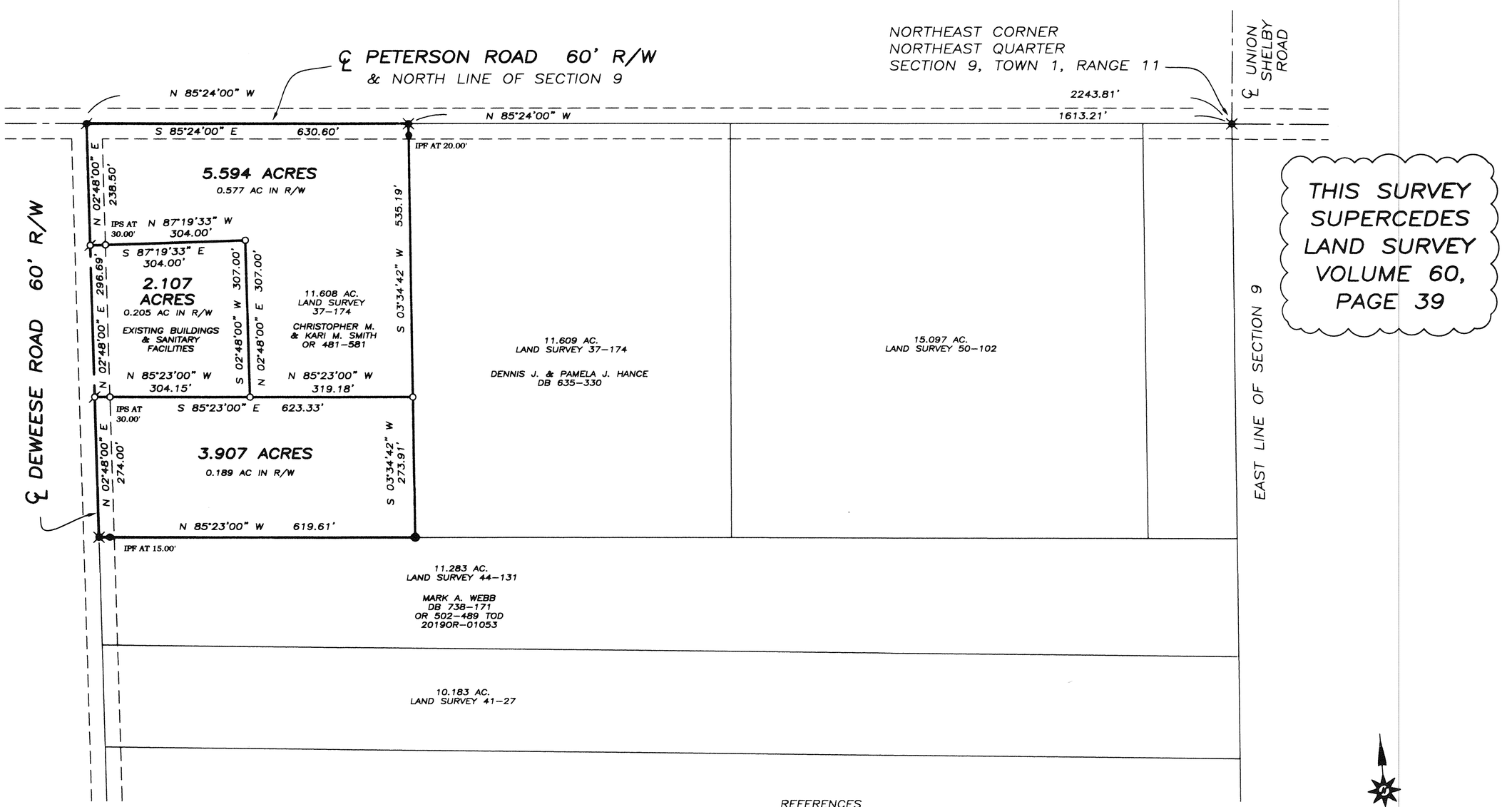
SURVEY FOR B.A.R.E. RENTALS, LLC
IN MIAMI COUNTY, OHIO ~ MAY 18, 2021
REVISED: DECEMBER 15, 2021

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

SMITH SURVEY
STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 9, TOWN 1, RANGE 11
NORTHEAST QUARTER

VOLUME 61 PAGE 6
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



THIS SURVEY SUPERCEDES LAND SURVEY VOLUME 60, PAGE 39

LEGEND
- o CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ✓ P.K. NAIL FOUND
- ✖ RAILROAD SPIKE FOUND

REFERENCES
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 33, PAGE 117
VOLUME 37, PAGE 174

MIAMI COUNTY RECORDER'S RECORDS
OFFICIAL RECORD 481, PAGE 581
DEEDS AS SHOWN HEREON

0 75 150 300
GRAPHIC SCALE IN FEET
1" = 150'

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. HuelsKamp PE, PS
MIAMI COUNTY ENGINEER
Matt D Thomas 12.15.2021
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
DATE 12/16/2021
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Nancy Tyler, R.E.H.S
DATE 12/15/2021
MIAMI COUNTY
GENERAL HEALTH DEPT.

SURVEY FOR CHRISTOPHER & KARI SMITH
IN MIAMI COUNTY, OHIO ~ DECEMBER 2, 2021

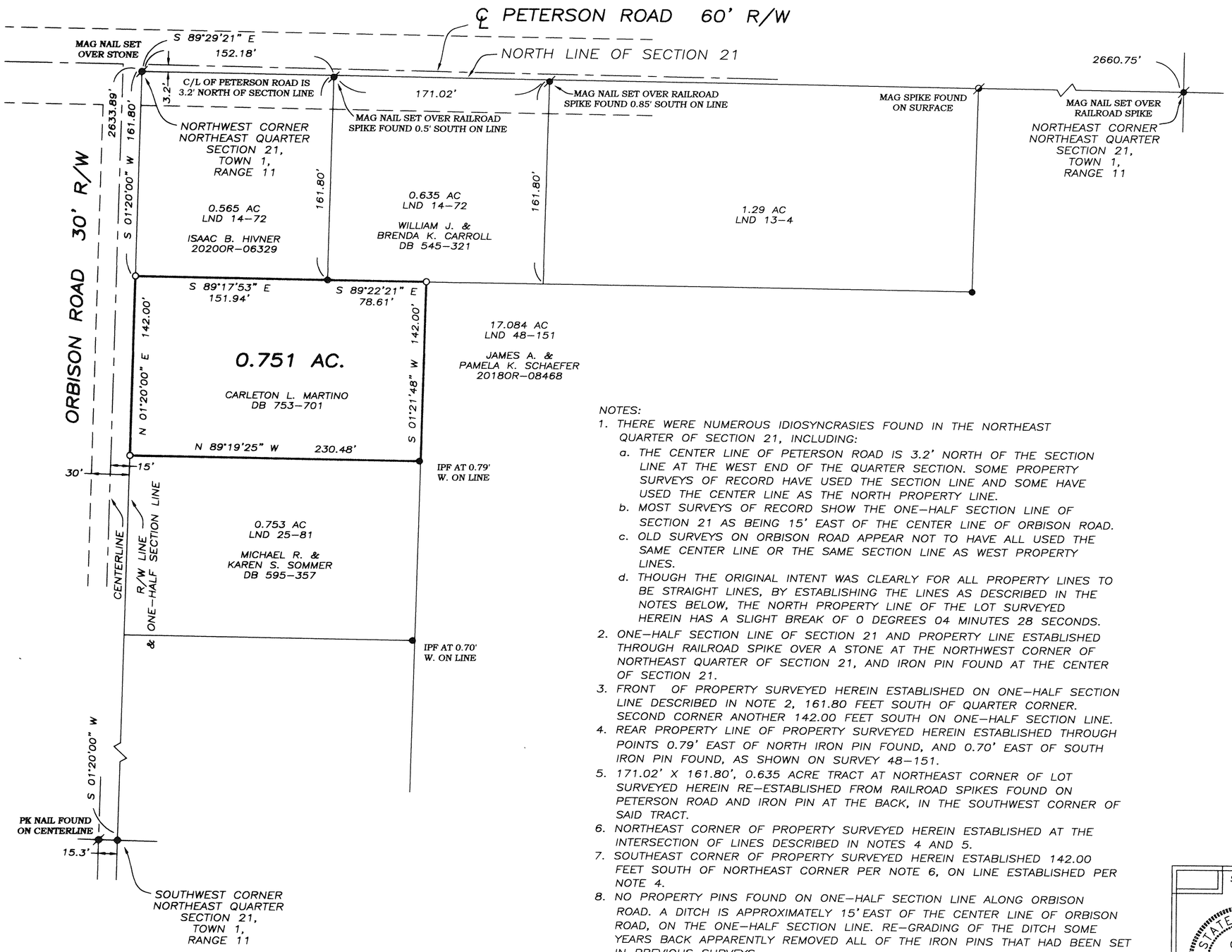
STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 21, TOWN 1, RANGE 11
NORTHEAST QUARTER

VOLUME 61 PAGE 7

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL FOUND
- ⌀ MAG SPIKE FOUND
- ✖ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 13, PAGE 4
VOLUME 14, PAGE 72
VOLUME 22, PAGE 74
VOLUME 23, PAGE 1
VOLUME 24, PAGE 2
VOLUME 25, PAGE 81
VOLUME 33, PAGE 97
VOLUME 44, PAGE 178
VOLUME 48, PAGE 151

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 10, PAGE 35
AND AS SHOWN HEREON

NOTES:

1. THERE WERE NUMEROUS IDIOSYNCRASIES FOUND IN THE NORTHEAST QUARTER OF SECTION 21, INCLUDING:
   a. THE CENTER LINE OF PETERSON ROAD IS 3.2' NORTH OF THE SECTION LINE AT THE WEST END OF THE QUARTER SECTION. SOME PROPERTY SURVEYS OF RECORD HAVE USED THE SECTION LINE AND SOME HAVE USED THE CENTER LINE AS THE NORTH PROPERTY LINE.
   b. MOST SURVEYS OF RECORD SHOW THE ONE-HALF SECTION LINE OF SECTION 21 AS BEING 15' EAST OF THE CENTER LINE OF ORBISON ROAD.
   c. OLD SURVEYS ON ORBISON ROAD APPEAR NOT TO HAVE ALL USED THE SAME CENTER LINE OR THE SAME SECTION LINE AS WEST PROPERTY LINES.
   d. THOUGH THE ORIGINAL INTENT WAS CLEARLY FOR ALL PROPERTY LINES TO BE STRAIGHT LINES, BY ESTABLISHING THE LINES AS DESCRIBED IN THE NOTES BELOW, THE NORTH PROPERTY LINE OF THE LOT SURVEYED HEREIN HAS A SLIGHT BREAK OF 0 DEGREES 04 MINUTES 28 SECONDS.
2. ONE-HALF SECTION LINE OF SECTION 21 AND PROPERTY LINE ESTABLISHED THROUGH RAILROAD SPIKE OVER A STONE AT THE NORTHWEST CORNER OF NORTHEAST QUARTER OF SECTION 21, AND IRON PIN FOUND AT THE CENTER OF SECTION 21.
3. FRONT OF PROPERTY SURVEYED HEREIN ESTABLISHED ON ONE-HALF SECTION LINE DESCRIBED IN NOTE 2, 161.80 FEET SOUTH OF QUARTER CORNER. SECOND CORNER ANOTHER 142.00 FEET SOUTH ON ONE-HALF SECTION LINE.
4. REAR PROPERTY LINE OF PROPERTY SURVEYED HEREIN ESTABLISHED THROUGH POINTS 0.79' EAST OF NORTH IRON PIN FOUND, AND 0.70' EAST OF SOUTH IRON PIN FOUND, AS SHOWN ON SURVEY 48-151.
5. 171.02' X 161.80', 0.635 ACRE TRACT AT NORTHEAST CORNER OF LOT SURVEYED HEREIN RE-ESTABLISHED FROM RAILROAD SPIKES FOUND ON PETERSON ROAD AND IRON PIN AT THE BACK, IN THE SOUTHWEST CORNER OF SAID TRACT.
6. NORTHEAST CORNER OF PROPERTY SURVEYED HEREIN ESTABLISHED AT THE INTERSECTION OF LINES DESCRIBED IN NOTES 4 AND 5.
7. SOUTHEAST CORNER OF PROPERTY SURVEYED HEREIN ESTABLISHED 142.00 FEET SOUTH OF NORTHEAST CORNER PER NOTE 6, ON LINE ESTABLISHED PER NOTE 4.
8. NO PROPERTY PINS FOUND ON ONE-HALF SECTION LINE ALONG ORBISON ROAD. A DITCH IS APPROXIMATELY 15' EAST OF THE CENTER LINE OF ORBISON ROAD, ON THE ONE-HALF SECTION LINE. RE-GRADING OF THE DITCH SOME YEARS BACK APPARENTLY REMOVED ALL OF THE IRON PINS THAT HAD BEEN SET IN PREVIOUS SURVEYS.
9. REFERENCE BEARING NORTH 01 DEGREE 20 MINUTES 00 SECONDS EAST PER RECORD PLAT 10-35 AND OTHER SURVEYS OF RECORD.

N

0 30 60 120

GRAPHIC SCALE IN FEET
1" = 60'

SURVEY OF EXISTING TRACT FOR CARLETON MARTINO IN MIAMI COUNTY, OHIO ~ DECEMBER 13, 2021

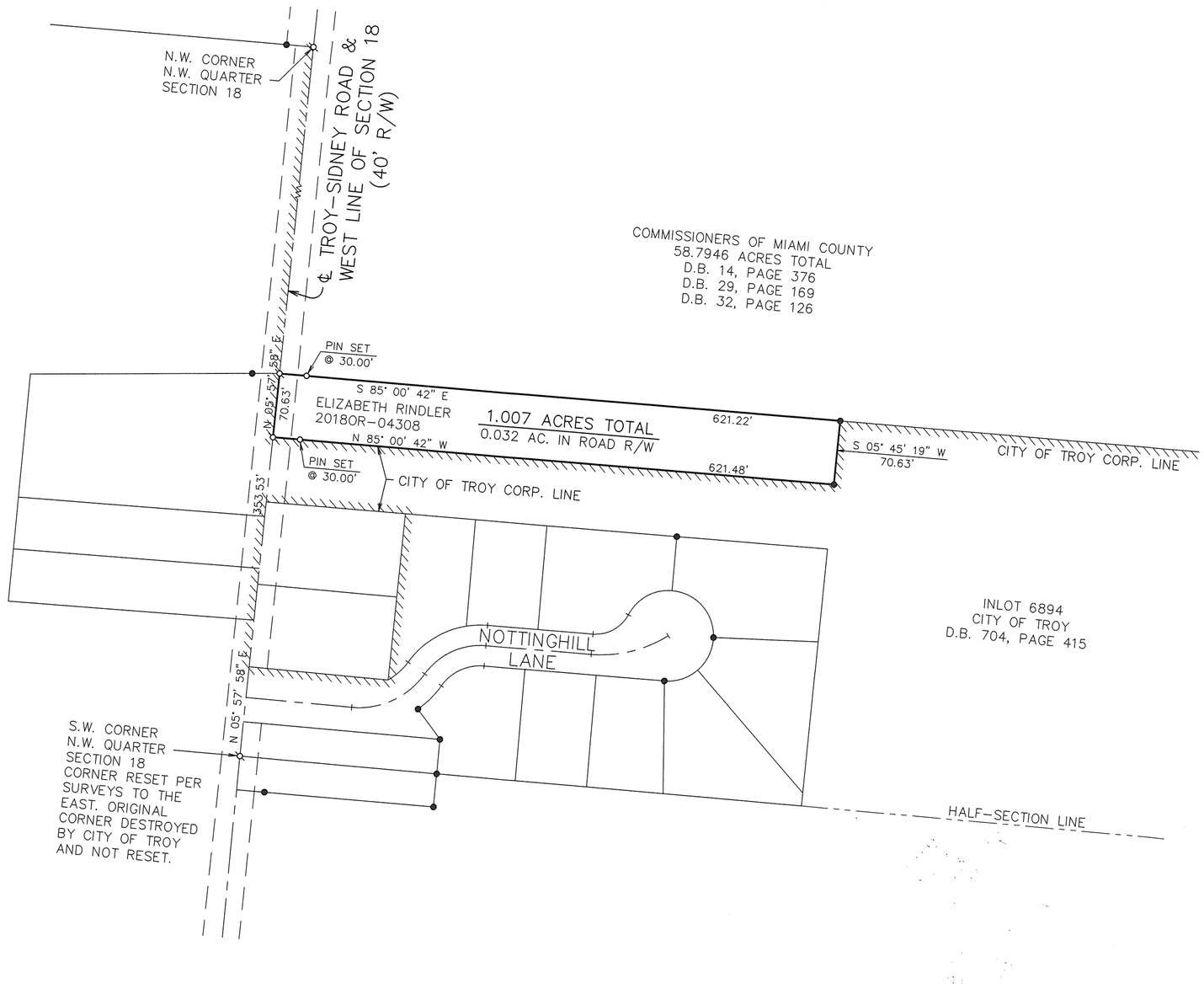
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

1	10 BTMRS	NW 1/4 – 18	Staunton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 8
Miami County Engineer's
Record of Land Surveys



N

Scale: 1"=100'
0 50 100 150 200

Legend

- ● Iron pin found
- ⌀ Mag nail set
- ○ 5/8"ø capped iron pin set (Cozatt, S6001)

References

- Vol. 22, Page 198
- Vol. 24, Page 91

— MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

- Vol. 24, Page 135
- Vol. 26, Page 95
- Vol. 27, Page 27
- Vol. 49, Page 199
- Vol. 53, Page 61

— MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

- P.B.12, Page 143
- P.B.18, Page 89
- P.B.21, Page 137
- P.B 24, Page 02
- P.B.26, Page 15

— MIAMI COUNTY RECORDER'S PLAT RECORDS

Basis of Bearings

The bearings are based on the west line of Section 18 and the centerline of Troy–Sidney Road, bearing N 05° 57' 58" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2008U07, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 1.007 acres for Elizabeth Rindler.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 12/27/21

Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 26021 *Ph. (937) 339–2921*

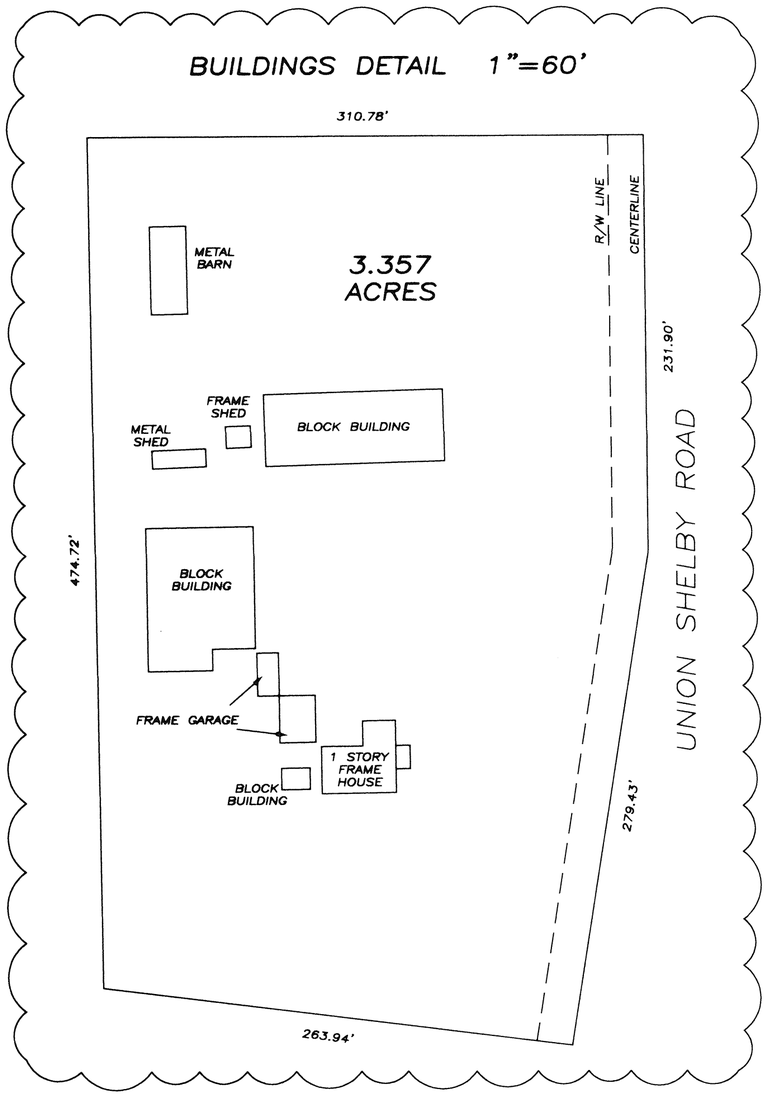
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO

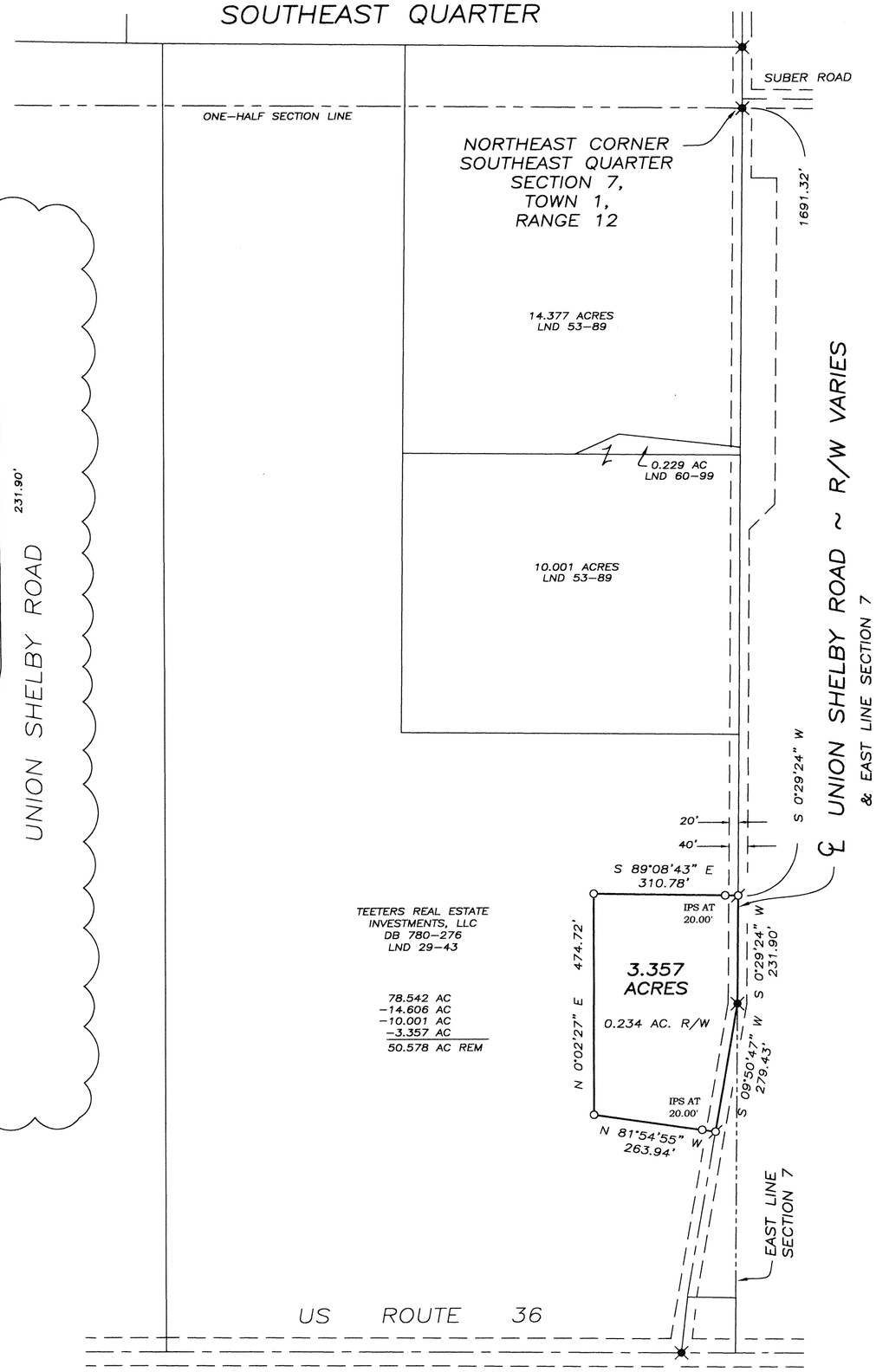
SECTION 7, TOWN 1, RANGE 12

SOUTHEAST QUARTER

VOLUME 61 PAGE 9

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





LEGEND

- o CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ✖ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 29, PAGE 43
BASIS OF BEARING,
C/L UNION SHELBY ROAD
VOLUME 36, PAGE 174
VOLUME 53, PAGE 89

MIAMI COUNTY RECORDER'S
RECORDS OF DEEDS:
BOOK 780, PAGE 276

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, PE, PS
MIAMI COUNTY ENGINEER
Austin Lehman 12/23/2021
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
12/28/2021
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Mary Lytton, REHS
DATE 12/29/21
MIAMI COUNTY
GENERAL HEALTH DEPT.

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

SURVEY FOR TEETERS R.E.I., LLC
IN MIAMI COUNTY, OHIO ~ DECEMBER 15, 2021

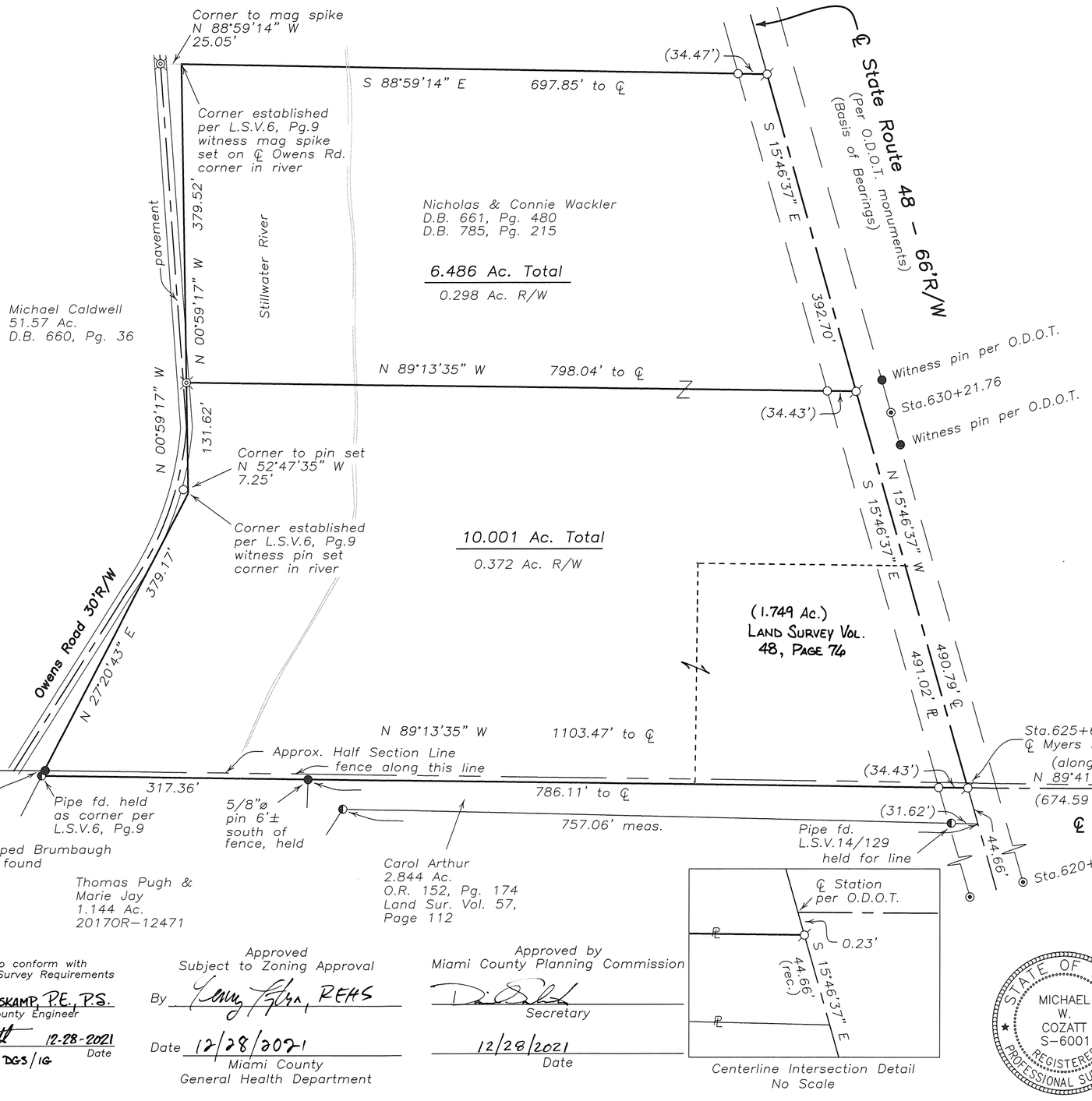
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

7	5E	SW 1/4 5 NW 1/4	NEWTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 61 Page 10
Miami County Engineer's
Record of Land Surveys



Centerline Intersection Detail
No Scale



0 50 100 200
Graphic Scale in Feet
1"=100'

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- Mag Spike Set
- Mag Spike Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

Miami County Engineer's
Record of Land Surveys
Volume 6, Page 9
Volume 12, Page 123
Volume 13, Page 113
Volume 14, Page 129
Volume 17, Page 178
Volume 48, Page 76
Volume 52, Page 34
Volume 57, Page 112

O.D.O.T. Centerline Plat
MIA–48–11.83

Basis of Bearings:
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey split of 2 tracts for Jason Wackler

Certified to conform with
Miami County Survey Requirements
Paul P. Huelskamp, P.E., P.S.
Miami County Engineer
Deputy — 12-28-2021 Date
PER DGS/IG

Approved
Subject to Zoning Approval
By Tony Tyler, REHS
Date 12/28/2021
Miami County
General Health Department

Approved by
Miami County Planning Commission
Secretary
12/28/2021
Date

STATE OF OHIO
MICHAEL W. COZATT
S–6001
REGISTERED PROFESSIONAL SURVEYOR

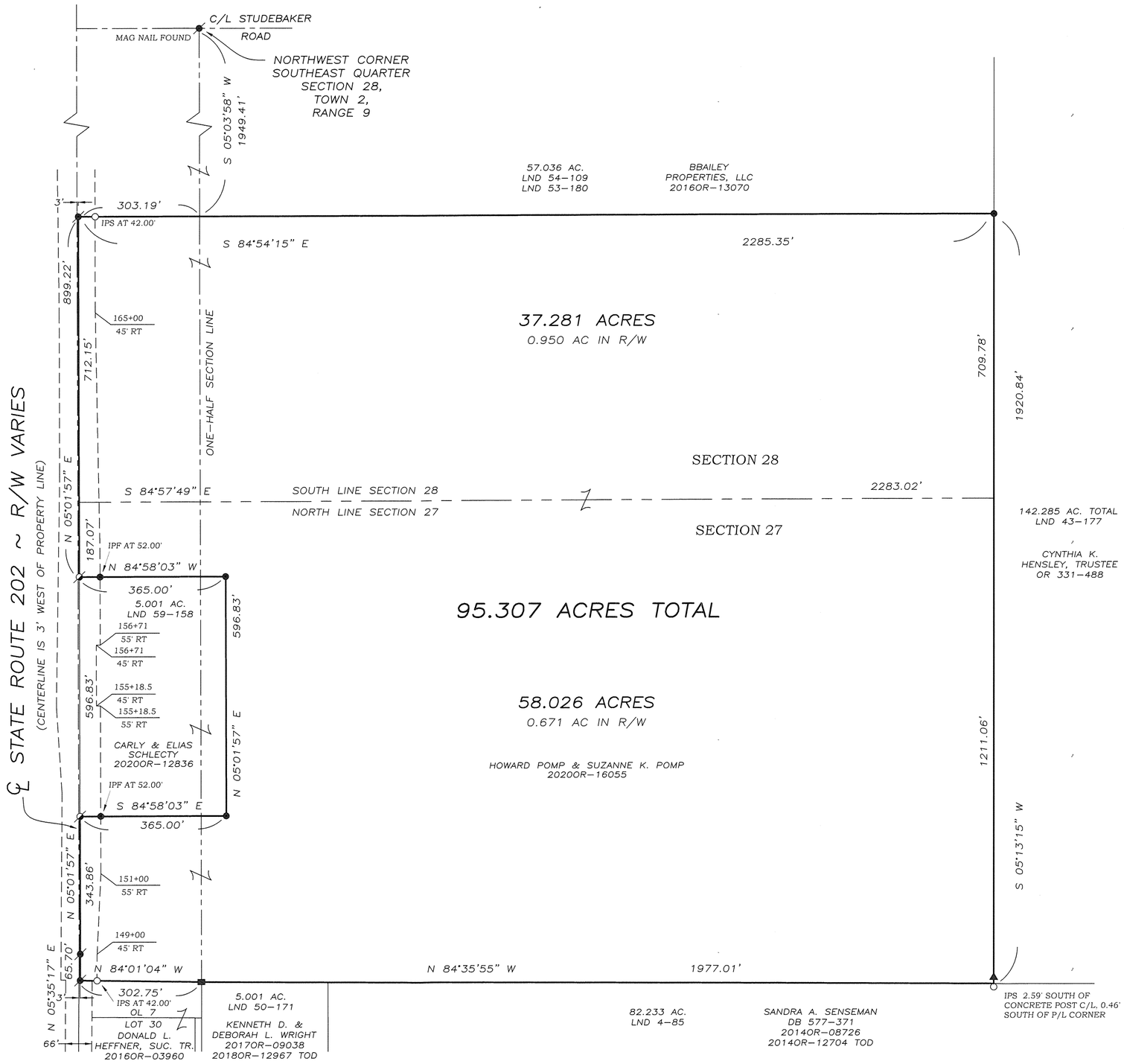
Michael W. Cozatt 12/27/21
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 05420
File Name: C:\Jobs\2020\05420.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339–2921

MIAMI COUNTY / OHIO — BETHEL TOWNSHIP — 27 NW, NE 1/4, 28 SW, SE 1/4 SECTION — 2 TOWN — 9 BTMRS RANGE

VOLUME 61 PAGE 11

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊘ P.K. NAIL FOUND
- ⊘ MAG SPIKE FOUND
- ■ STONE FOUND
- ▲ CONCRETE POST

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 40, PAGE 103
VOLUME 43, PAGE 177
VOLUME 50, PAGE 171
VOLUME 53, PAGE 180
VOLUME 54, PAGE 109
VOLUME 59, PAGE 158

ODOT R/W PLANS
MIA–202 ~ 0.00–5.07

MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT 20200R–16055

BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 202, BEARING N 05°01'57" E, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT, GEOID 12A, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK.

OCCUPATION STATEMENT

MONUMENTED PROPERTY LINES GENERALLY FIT OCCUPATION WHERE OCCUPATION EXISTS.

MONUMENTATION STATEMENT

MONUMENTATION IS CORRECT AS SHOWN AND IN GOOD CONDITION UNLESS SHOWN OTHERWISE.

SURVEY FOR HOWARD & SUZANNE POMP IN SECTION 27 & 28, BETHEL TOWNSHIP

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

STATE OF OHIO — MICHAEL W. COZATT S–6001 — REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 12/28/21

MICHAEL W. COZATT, P.S. #6001 — DATE

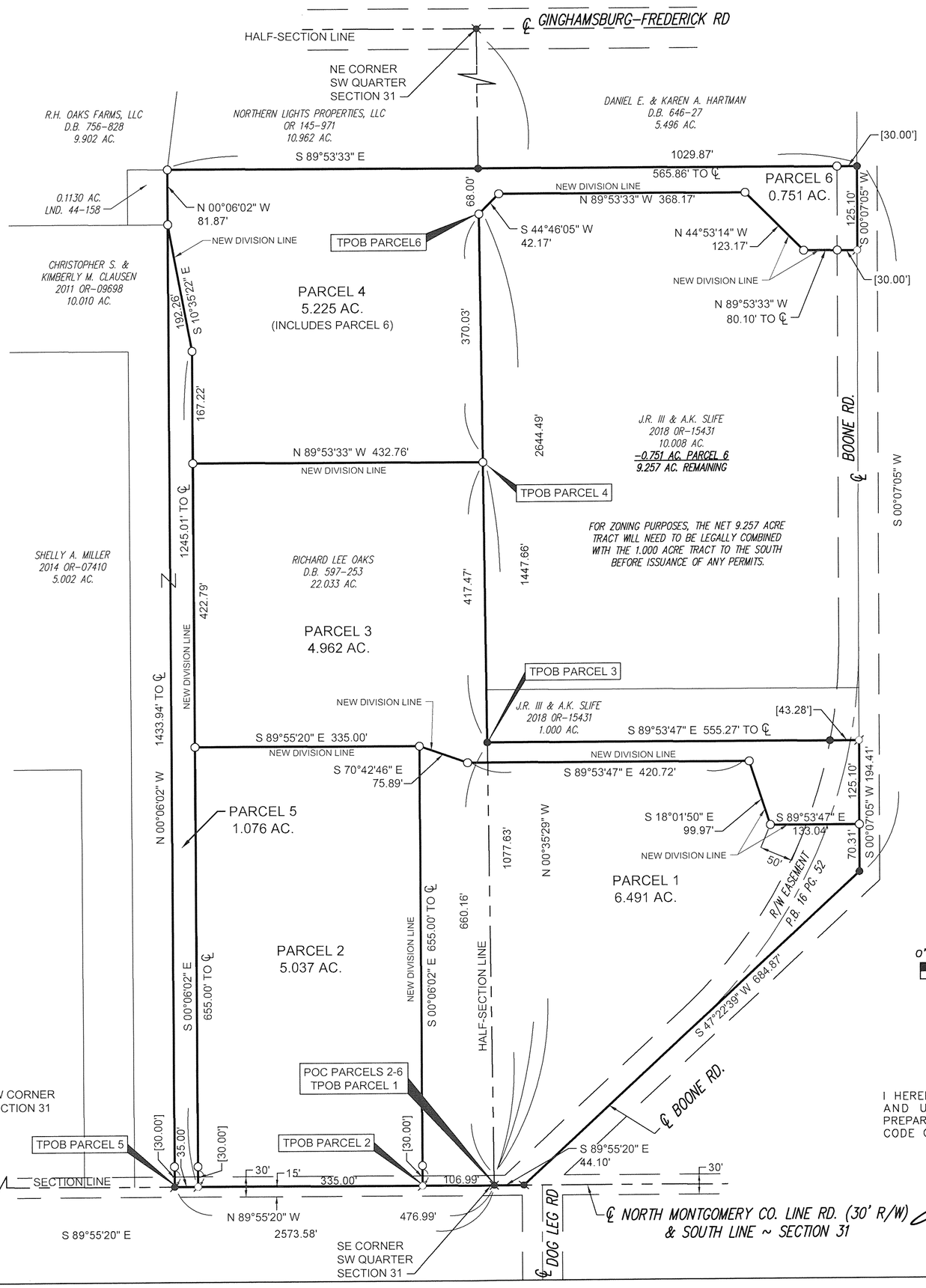
COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
534 N. ELM ST. SUITE C — TROY, OH 45373
JOB NO. 31321 — (937) 339–2921
JULY 30, 2021

VOLUME 61 PAGE 12

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

PLAT OF SURVEY

31 SECTION | 4N TOWN | 6E RANGE | MONROE TOWNSHIP



LEGEND

- O 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ⌭ MAG NAIL SET
- ⌭ MAG NAIL FOUND
- ✖ RAILROAD SPIKE FOUND

REFERENCES

RECORD PLATS:

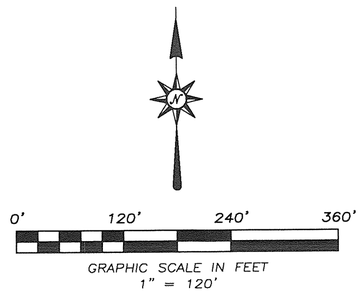
VOLUME 16, PAGE 52
AND AS SHOWN HEREON

LAND SURVEYS:

VOLUME 51, PAGE 87
VOLUME 52, PAGE 129
VOLUME 52, PAGE 126
VOLUME 44, PAGE 158
VOLUME 52, PAGE 93
AND AS SHOWN HEREON

DEEDS AS REFERENCED HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE SOUTH LINE OF SECTION 31 BEING S 89°55'20" E.



FOR PARCELS 1–4:
APPROVED BY
MIAMI COUNTY PLANNING COMMISSION

1/6/2022
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

FOR PARCEL 5 & PARCEL 6:
CONVEYANCE OF REAL PROPERTY UNDER O.R.C. 711.001 TRANSFER OF PROPERTY BETWEEN ADJOINING PROPERTY OWNERS. NO NEW BUILDING SITE CREATED.

APPROVED BY
MIAMI COUNTY PLANNING COMMISSION

1/6/2022
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

FOR PARCELS 1 THROUGH PARCEL 6:

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp, P.E., P.S.
MIAMI COUNTY ENGINEER

12-30-2021
DEPUTY DATE

APPROVED, SUBJECT TO ZONING APPROVAL
BY: Gary Fox, REHS
DATE: 1/4/2022

MIAMI COUNTY GENERAL HEALTH DEP'T.

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS.

12-27-2021
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

LOT SPLIT SURVEY OF ALL OF 22.033 ACRE OAKS TRACT & PART OF 10.008 ACRE SLIFE TRACT LOCATED IN MIAMI COUNTY ~ DATE: 12/28/2021

STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698–3000
FAX (937) 698–3928
EMAIL: John@BES–Engineer.com

BES JOB #815.21 DRAWN BY: SRF CHECKED BY: JJB

VOLUME 61 PAGE 13
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

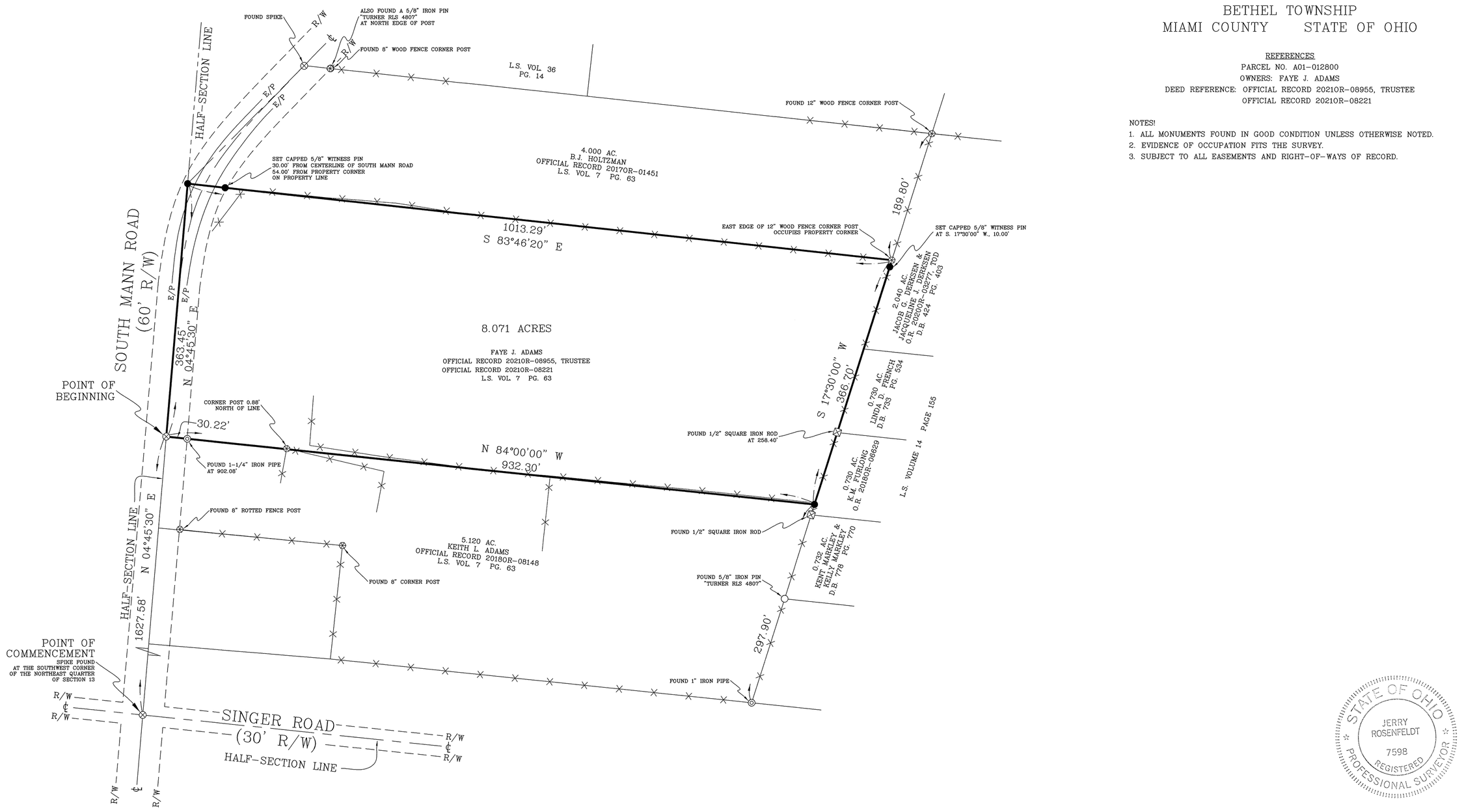
BEARINGS BASED ON
SOUTH LINE BEARING OF
N. 84°00'00" W., OF RECORD IN
20210R-08955 OF THE
MIAMI COUNTY RECORDER'S OFFICIAL RECORDS
SHOWN ON A PLAT OF SURVEY IN
VOLUME 7 PAGE 63
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

PLAT OF SURVEY

PART OF THE NORTH ONE-HALF
OF THE NORTHEAST QUARTER OF
SECTION 13 TOWN 2 RANGE 9
MIAMI RIVERS SURVEY
BETHEL TOWNSHIP
MIAMI COUNTY STATE OF OHIO

REFERENCES
PARCEL NO. A01-012800
OWNERS: FAYE J. ADAMS
DEED REFERENCE: OFFICIAL RECORD 20210R-08955, TRUSTEE
OFFICIAL RECORD 20210R-08221

NOTES!
1. ALL MONUMENTS FOUND IN GOOD CONDITION UNLESS OTHERWISE NOTED.
2. EVIDENCE OF OCCUPATION FITS THE SURVEY.
3. SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.



LEGEND

○	FOUND IRON PIN
◎	FOUND IRON PIPE
⊠	FOUND SQUARE IRON ROD
⊗	SET MAG SPIKE UNLESS NOTED OTHERWISE
⊛	EXISTING WOOD FENCE CORNER POST
●	SET 5/8" IRON PIN
-x-x-	EXISTING FENCELINE ON OR NEAR THE PROPERTY LINE UNLESS SHOWN TO BE OTHERWISE
E/P	EDGE OF PAVEMENT
℄	CENTERLINE

DRAWING SCALE
0' 100' 200'
SCALE: 1" = 100'

PROPERTY ADDRESS:	PROJECT DETAILS		SURVEY COMPANY	SURVEYOR'S CERTIFICATION
9165 SOUTH MANN ROAD TIPP CITY, OH 45371	PROJECT NO.: 2021.538 DATE: 10-27-21 DRAWN BY: MRF APPROVED: JRR	PAGE: 1 OF 1	QCM INC. 7395 KINGSGATE WAY WEST CHESTER, OH 45069 (513) 779-8425 INFO@QCM-INC.NET	I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN ON THIS PLAT WERE EITHER SET OR FOUND AS DEPICTED.
OWNER/ DEVELOPER	REVISIONS			
FAYE J. ADAMS				
SURVEYOR				
JERRY ROSENFELDT				Jerry Rosenfeldt 10-27-21
				JERRY ROSENFELDT, OHIO LICENSED SURVEYOR NO. 7598 — DATE

STATE OF OHIO
JERRY ROSENFELDT
7598
REGISTERED
PROFESSIONAL SURVEYOR

TROY / CORPORATION | S.W. / SECTION | IL 890 / INLOT | PT. OL 7 / OUTLOT

VOLUME 61 PAGE 14

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

BENT

LOT 57-5
LOT 18-1/2
LS 55-68
LS 58-6

0 20 40 60

70.2

100.00

0.17'

15' ALLEY

TIE N 49°-28'E @ 70.06

SEE NOTE

0.07

E. W. CANAL STREET
66' R/W

R/W

2.0'

REC. 2-11
IN ERROR

M&E R/W

11.63

M&E MON. +/- 18" DEEP

PT. IL 889 - MONTGOMERY PRINTING CO. INC. - D.B. 466-346
D.B. 76-554

NOTE ~
1. BAR FND. 2015/16
MISSING IN 2018 - FND
SHORT, LOOSE IPF
IN ITS PLACE

LS 57-95A,B

88.37

M&E R/W - N60°-31'-07"W

R/W - R

69.28 *

N 30°-04'-28"E

S 59°-54'-58"E

133.00

9120.995F/
0.2094 AC.

206 S. MARKET
IL 890

N29°-51'-40"E
66.00

P.O.B.

LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- MIAMI & ERIE CANAL MON. FND.
- IRON PIPE FOUND
- SQ. IRON BAR FOUND
- CALCULATED CORNER/POINT
- RAIL ROAD SPIKE FOUND
- CUT CROSS ON CONCRETE
- FOUND CROSS 2018

PT. OL 7
TOM CAIRNS
2017OR-06871

2.39'

2016 IPS

103.29

1.4' OVER LAP

46.50

25.00 *

N 60°-31'-07"W

TIMOTHY A. CALICOAT, JR.
2020OR-05222

LS 57-95A,B
REC. 2-11 PLAT (1880)

M&E R/W

ASSESSOR'S PLAT REC. 2-11
LINE - NOT ACCURATE

133.00

67.88' TO M&E R/W

92.88

TOTAL

70' ON PLAT
IS INCORRECT

S 59°-59'-16"E

99.00

SET 2018

FND. OLD I.P BENT
2015

N 30°-04'-50"E

45.5'

* ERROR FND.
OVERLAPS
RS IN-
FOLLOWING
LINES

IN REC. 26-56
ONTO SENIOR
-CORRECTLY - NOT
M&E PROPERTY

PT. OL 7
FORMER M&E PROPERTY - D.B. 517-618 (D.B. 425-325)
N 60°-31'-07"W
3325 S.F. / D. 0.0763 AC

133.00

25'

2.12'

IL 10686
REPLATTED REC. 26-56 *
MARKET STREET MANAGEMENT, LLC

FKA PT. OL 7
D.B. 440-224

EASTERN-
MOST COR.
IL 10686

BEARINGS PER
LAND SURVEY 57-95A,B
LOT 24-46

REF. M&E CANAL MAPS
P. 180

45.5'

N 30°-04'-50"E @ 366.95

E. & S. MARKET ST. ~ 99' R/W

S 30°-04'-50"W

100.00'

R/W

IL 931
W. SMITH, ET AL
LOT 9-196

FOUND
2016

IPF @ RACE - BLOCK
@ S.E. COR. IL 203

M&E R/W
P.I.

SET 2018

LOT 16-97
LOT 4-108

M&E R/W

R/W

0.1' N.E. OF COR.
FND 2016

SURVEY OF 206 S. MARKET STREET
PROPERTY IN TROY FOR TIM
CALICOAT CONTAINING 12,445.99
SF OR 0.2857 ACRE TOTAL 2 PARCELS

Steven D. Leffel 1/5/2022
REV. 1/18/22

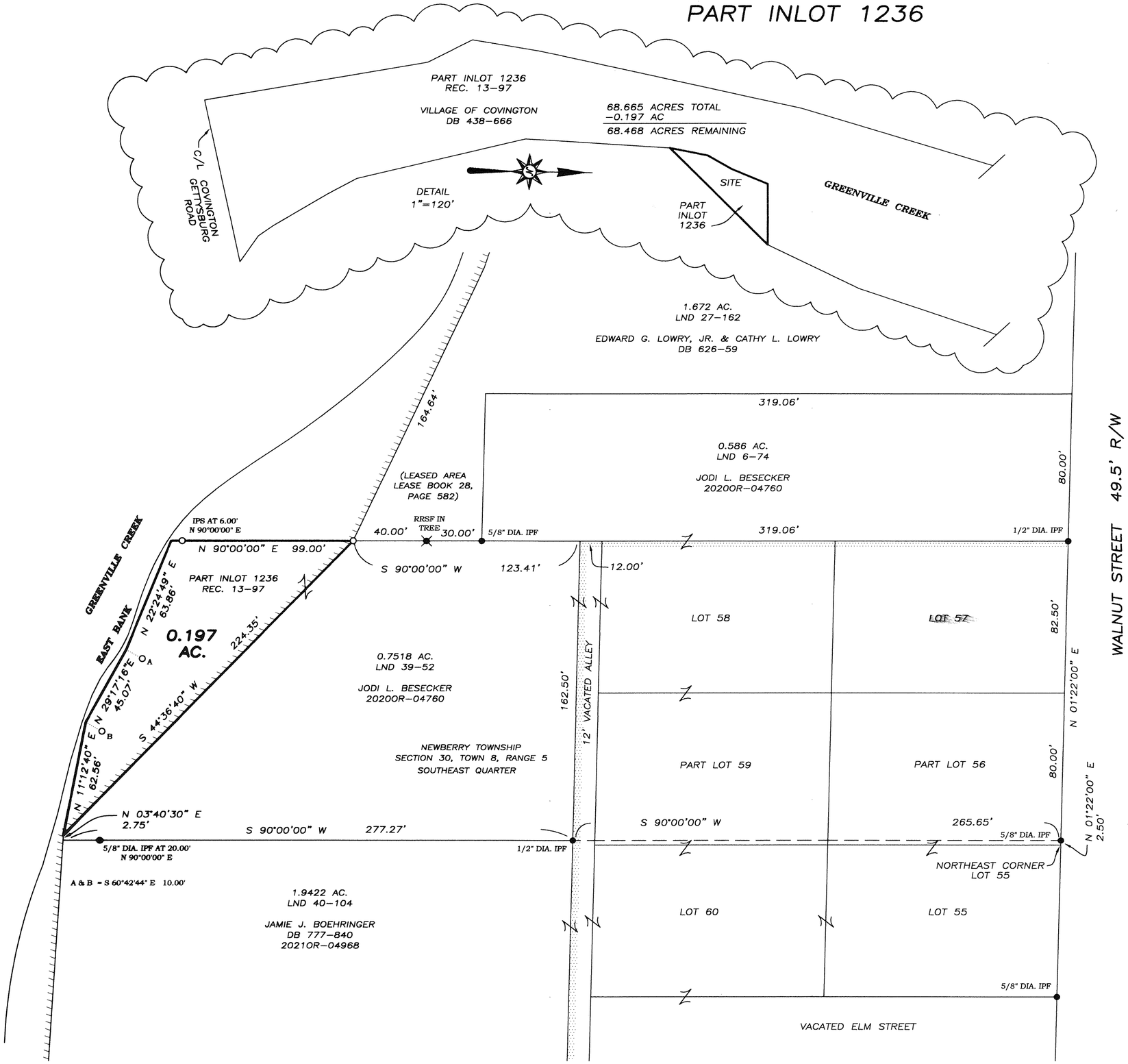
STATE OF OHIO
STEVEN
DEAN
LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573 H/O

VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO
PART INLOT 1236

VOLUME 61 PAGE 15

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ■ STONE FOUND
- ◉ IRON PIPE FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 6, PAGE 74
VOLUME 27, PAGE 162
VOLUME 39, PAGE 52
VOLUME 40, PAGE 104

BEARINGS CORRESPOND TO LAND SURVEY 39-52

MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT 20200R-04760
LEASE BOOK 28, PAGE 582
PLAT BOOK 1, PAGES 299-300
PLAT BOOK 13, PAGE 97

UNINCORPORATED VILLAGE OF WEST COVINGTON LINE
VILLAGE OF COVINGTON CORPORATION LINE

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 26th DAY OF OCTOBER, 2021.

Edward L. McCord
CHAIRMAN

[signature]
SECRETARY

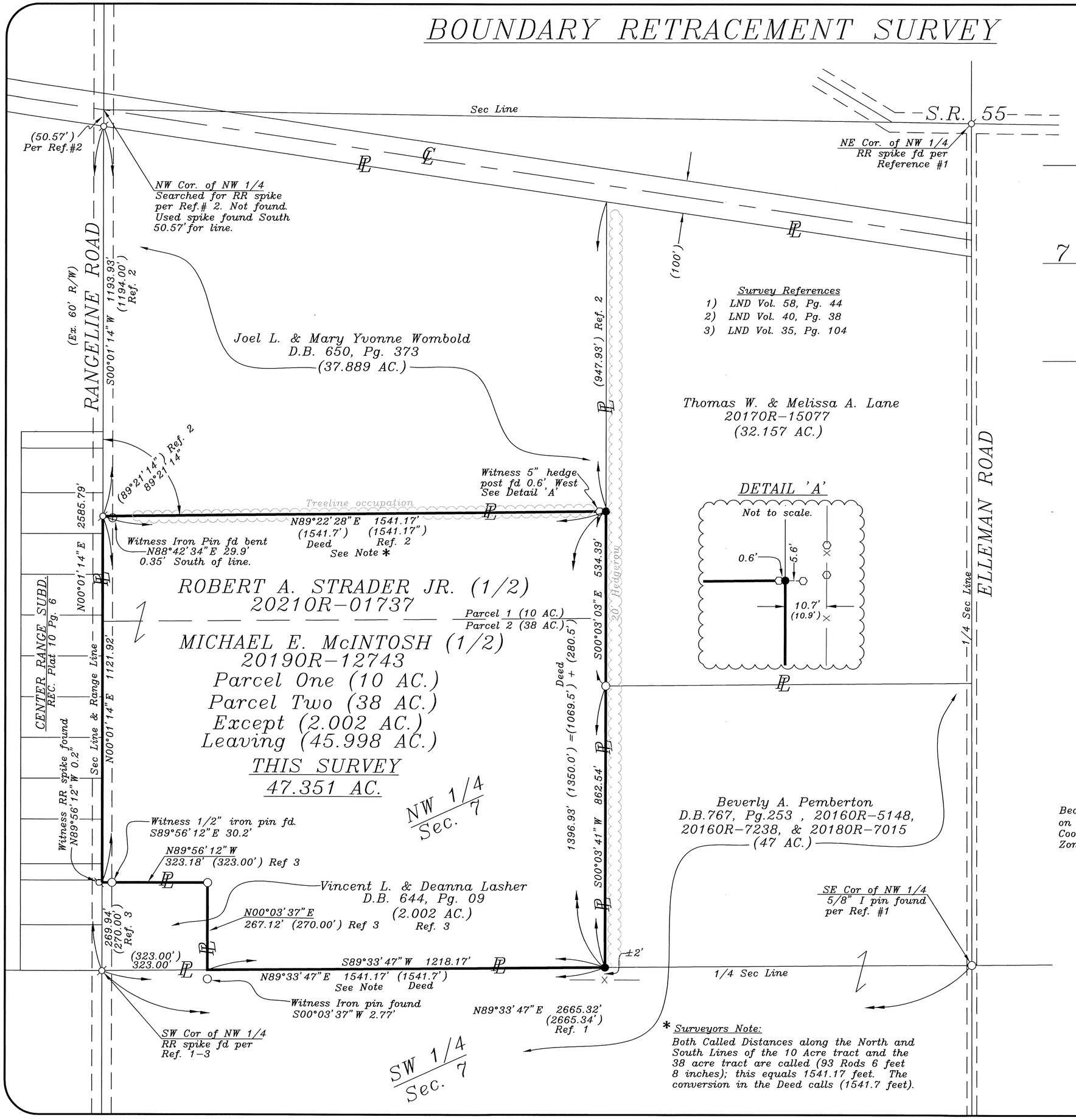
NOTE: THE PURPOSE OF THIS SURVEY IS TO CLAIM A PORTION OF LAND THAT WAS NOT INCLUDED IN LAND SURVEY 39, PAGE 52.

0 20 40 80
GRAPHIC SCALE IN FEET
1" = 40'

MAY 1, 2021	SURVEY FOR JODI BESECKER IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724 NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

BOUNDARY RETRACEMENT SURVEY

VOLUME 61 PLAT 16
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



6	5E
Town	Range
7 NW 1/4	UNION
Section	Township
MIAMI	OHIO
County	State

LEGEND

- □ Stone Found
- ⬡ Corner Post Found
- ⌀ 6" R. R. Spike Found
- ◎ Iron Pipe Found
- ○ Iron Pin Found
- ⌘ Nail Found
- △ Concrete Monument Found
- ● 5/8" Iron Pin Set
- ● 3" Spike Set
- ● 2 ½" Nail Set
- —×— Existing Fenceline

Note: Called distances are enclosed by parentheses.

N

SCALE: 1" = 200'

0 100 200 400

Bearings and distances are based on the NAD83 (2011) State Plane Coordinate System, Ohio South Zone, ODOT VRS CORS Network. Grid distances shown.

STATE OF OHIO JAMES F. STAYTON S-6739 REGISTERED SURVEYOR

Surveyed by: James F. Stayton Date 12-22-21
James F. Stayton
Reg. Surveyor #6739

* Surveyors Note:
Both Called Distances along the North and South Lines of the 10 Acre tract and the 38 acre tract are called (93 Rods 6 feet 8 inches); this equals 1541.17 feet. The conversion in the Deed calls (1541.7 feet).

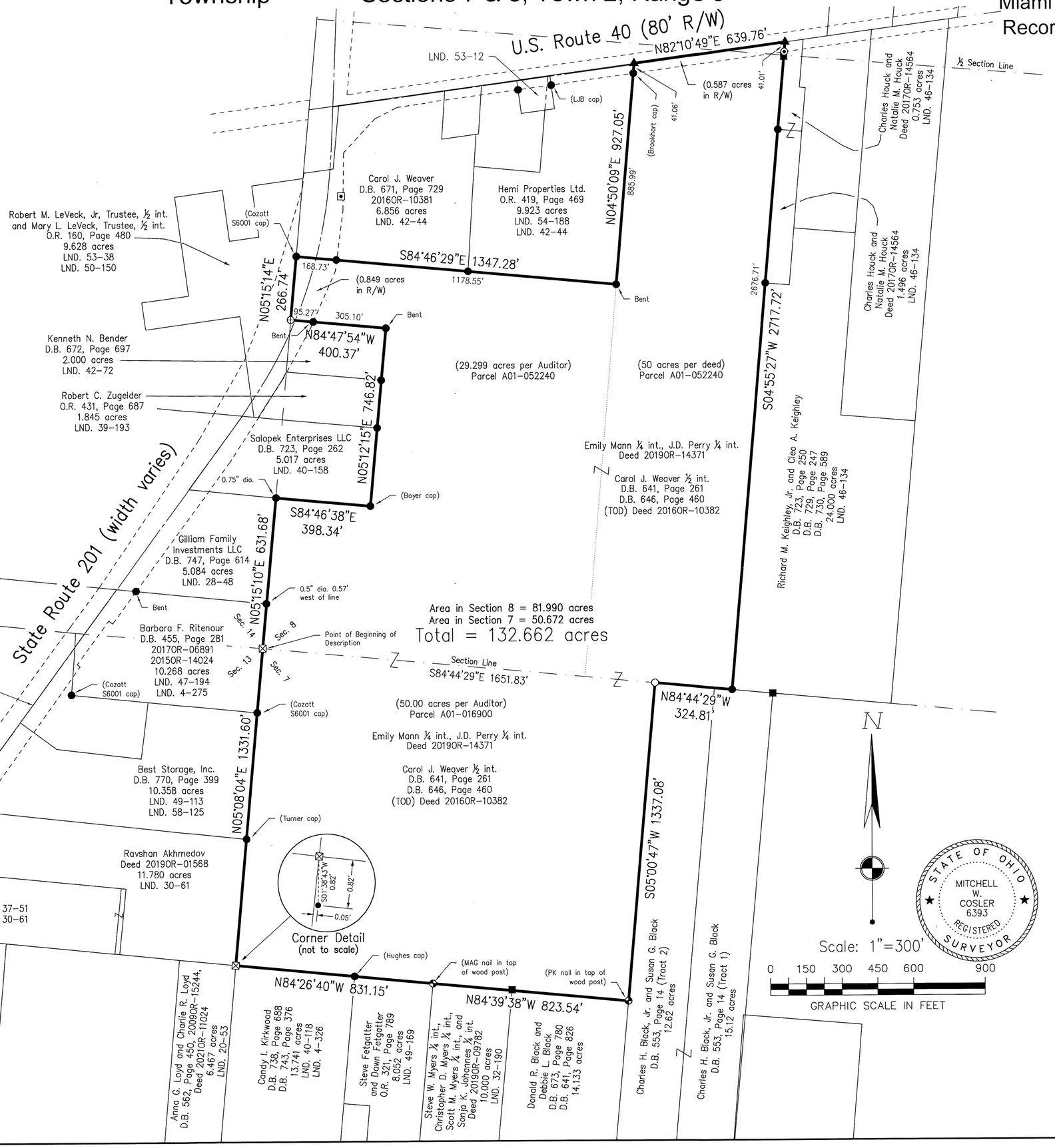
PLAT OF SURVEY	Date: 12-22-21
ROBERT A. STRADER 1818 W. Parkway Drive Piqua, Ohio 45356	Drawn By: ERO
J.F.STAYTON & ASSOCIATES ELDORADO, OHIO PH. 273-4341	Checked: JFS
	Dwg. No. 4146

Bethel Township

Sections 7 & 8, Town 2, Range 9

Volume 61 Page 17

Miami County Engineer's Record of Land Surveys



– MONUMENT LEGEND –

- ● 0.63" dia. iron pin found or size per plan if cap exists, name is shown by symbol
- ○ 0.63" dia. iron pin set or to be set with yellow plastic cap stamped: "COSLER 6393"
- ⊙ 1.0" OD iron pipe found or size per plan
- ⊠ Stone found
- ▲ Railroad Spike found
- △ Railroad Spike set
- ✪ P.K. Nail found
- ✪ 0.25" MAG Nail found
- ⊕ 0.25" MAG Nail set or to be set
- ⊡ Concrete Monument found
- ⊡ Concrete Monument set
- HM Highway Reference Monument found
- RW Highway Right of Way Monument found
- □ 12" square concrete post found or size per plan
- ■ 12" dia. wood post found or size per plan
- ⧋ Survey Control – 0.5" rebar with red plastic cap stamped: "COSLER TRAVERSE"
- ⊙ No monument set due to obstruction (see reference monuments)

SURVEYORS NOTES:

1. Monuments found or set, refer to "Monument Legend", on this sheet. All monuments are in good condition and flush with the ground, unless otherwise labeled such as (+8") for top 8 inches above grade or "–" for depth below grade.
2. Plats, deed references, and survey records as noted on this drawing were used as pertinent documents and source data as a basis for carrying out the work for this survey.
3. Occupation evidenced, if any, is listed on the survey along the appropriate property lines.
4. Bearings & distances are based on NAD 83 (2011)(EPOCH:2010) State Plane Grid (3402 OH S) in US Survey Feet. Divide drawing distances by combined scale factor CF=0.99993455 to obtain ground surface distances.
5. Date of field survey is December 10, 2021.
6. Surveyor has made no investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Plat of Survey for Carol J. Weaver (TOD)

By: Mitchell W. Cosler
Mitchell W. Cosler
Ohio Surveyor No. 6393

Cosler Engineering, LLC
545 Hilltop Road
Beavercreek Twp. OH 45385-7137
Ph (937)426-9913
mcosler@sbcglobal.net

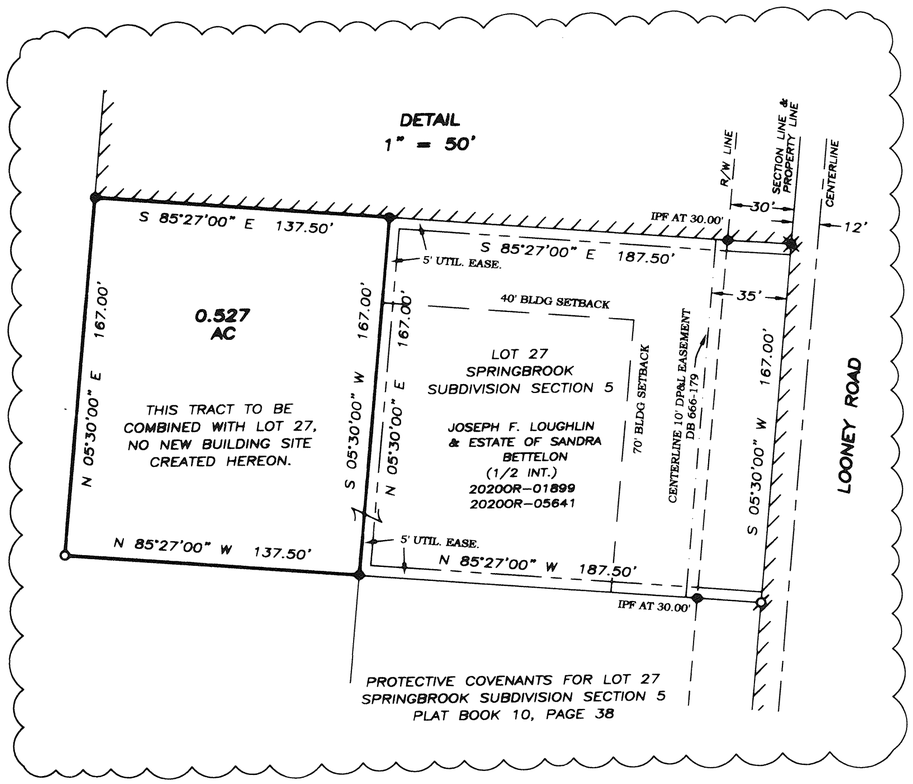
JOB NO. 5426

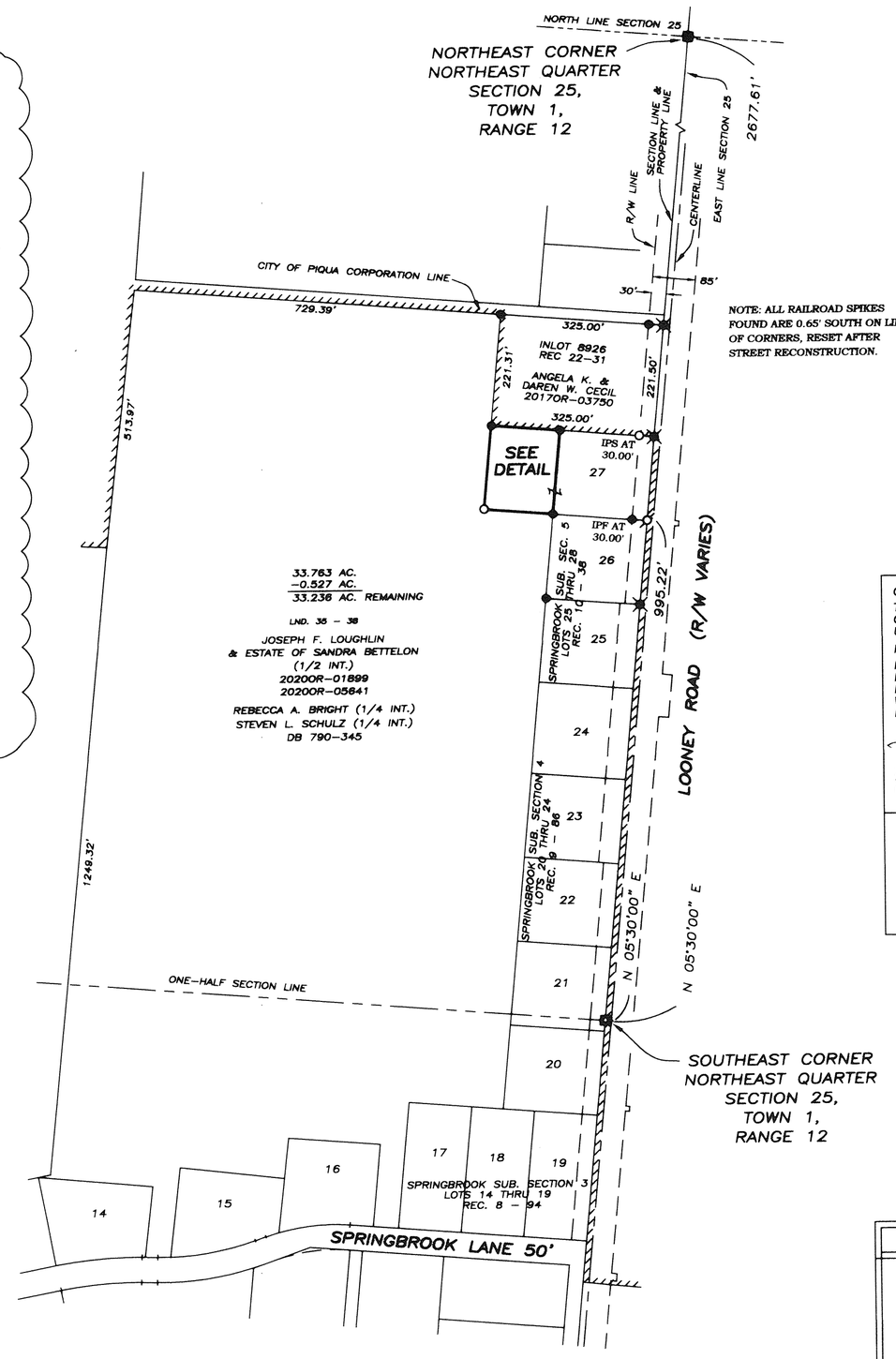
DATE: JANUARY 20, 2022

SCALE: 1"=300' SHEET 1 OF 1

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 25, TOWN 1, RANGE 12
NORTHEAST QUARTER

VOLUME 61 PAGE 18
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





NOTE: ALL RAILROAD SPIKES FOUND ARE 0.65' SOUTH ON LINE OF CORNERS, RESET AFTER STREET RECONSTRUCTION.

LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ✖ RAILROAD SPIKE FOUND
- ▣ IRON PIN IN MONUMENT BOX FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 35, PAGE 38
VOLUME 50, PAGE 29

MIAMI COUNTY RECORDER'S PLAT RECORDS:
PLAT BOOK 10, PAGE 38
PLAT BOOK 18, PAGE 32
PLAT BOOK 21, PAGE 142
PLAT BOOK 22, PAGE 31
DEED BOOK 685, PAGE 184
AND DEEDS AS SHOWN HEREON

CERTIFICATION OF REGISTRATION

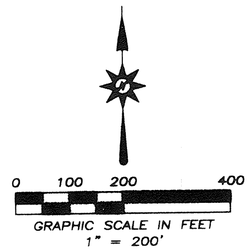
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

1/25/2022 (0.527 ACRE TRACT)
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER,
Mark S Storms 1/25/22
DEPUTY DATE



SURVEY FOR JOSEPH LOUGHLIN
IN MIAMI COUNTY, OHIO ~ DECEMBER 27, 2021

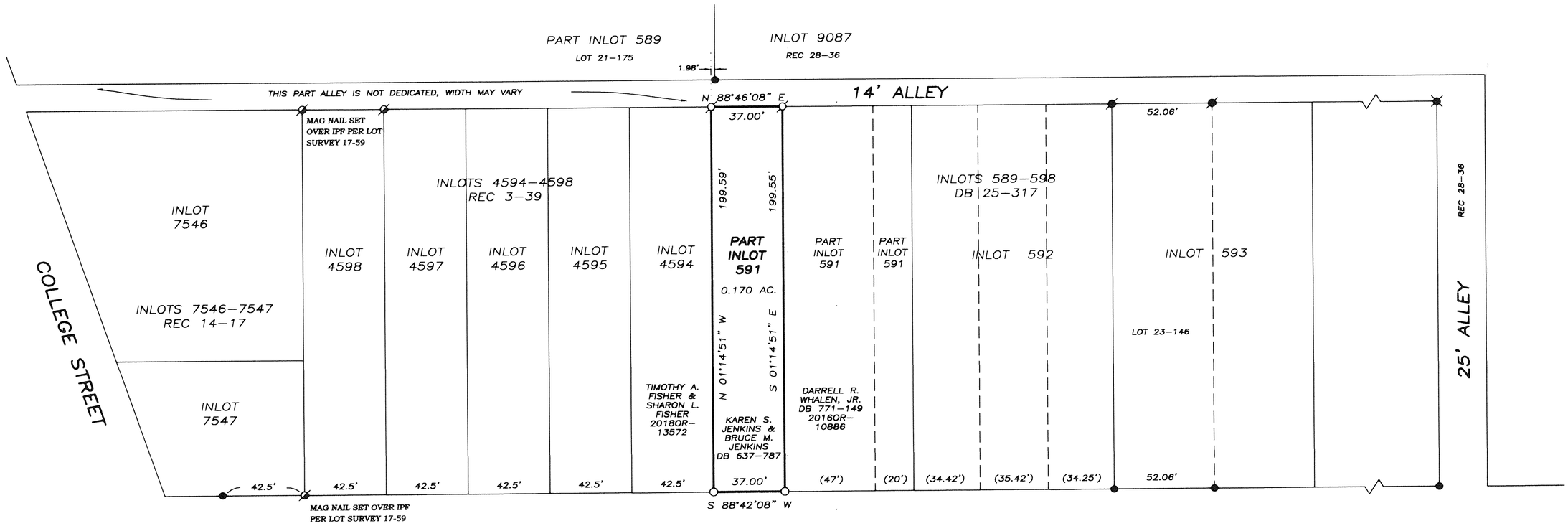
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 591

VOLUME 61 PAGE 19
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



WOOD STREET 49.5' R/W

NOTES:

1. THE NORTH RIGHT–OF–WAY LINE OF WOOD STREET WAS RE–ESTABLISHED FROM THE IRON PIN FOUND 42.5 FEET WEST OF THE SOUTHEAST CORNER OF INLOT 7547 ON A LINE TO THE IRON PIN FOUND 52.06 FEET EAST OF THE SOUTHWEST CORNER OF INLOT 593.
2. THE SOUTH LINE OF THE 14' ALLEY WAS RE–ESTABLISHED FROM THE MAG NAIL SET OVER A SPIKE FOUND AT THE NORTHWEST CORNER OF INLOT 4598 ON A LINE TO THE MAG NAIL FOUND 52.06 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH PART OF INLOT 593, AS SHOWN IN LOT SURVEY 23–146.
3. THE WEST LINE OF PART INLOT 591 WAS RE–ESTABLISHED AS FOLLOWS:
   A. THE SOUTH END IS ON THE NORTH RIGHT–OF–WAY OF WOOD STREET A DISTANCE OF 255.00' (6 X 42.5') EAST OF THE IRON PIN REFERENCED IN NOTE 1 ABOVE.
   B. THE NORTH END OF THE LINE IS ON THE ALLEY LINE A DISTANCE OF 212.50' (5 X 42.5') EAST OF THE MAG NAIL SET OVER THE IRON PIN FOUND AT THE NORTHWEST CORNER OF INLOT 4598.
4. OCCUPATION LINES WEST OF INLOT 591 ARE CONSISTENT WITH THE PLATTED DIMENSIONS SHOWN IN RECORD PLAT 3–39.
5. THE LOTS EAST OF THE TRACT SURVEYED HEREIN AS SHOWN IN DEED VOLUME 25–317 APPEAR TO HAVE SIGNIFICANT OVERAGE. THE PLATTED DISTANCE FROM THE SUBDIVISION LINE AT THE SOUTHWEST CORNER OF INLOT 591 TO THE SOUTHWEST CORNER OF INLOT 593 IS 208.22', AND THE MEASURED DISTANCE IS 211.86'. MEASURING EAST TO OTHER PINS FOUND EAST OF INLOT 593, BUT NOT SHOWN ON THIS SURVEY, REVEAL ADDITIONAL OVERAGE. EXISTING OCCUPATION LINES WOULD NEED TO TAKE ADVANTAGE OF PRO–RATED OVERAGE IN THE SUBDIVISION TO AVOID CONFLICT WITH OLD, EXISTING STRUCTURES, EAST OF THE PROPERTY SURVEYED HEREIN.
6. THE LOT SURVEYED HEREIN WAS RE–ESTABLISHED WITH THE WEST LINE AS DESCRIBED IN NOTE 3 ABOVE, AND THE EAST LINE MEASURED 37.00' EAST, ESTABLISHING AN EAST LINE CONSISTENT WITH OLD FENCES AND OCCUPATION LINES.
7. MOST PINS CALLED FOR ON OLDER SURVEYS IN THE EAST PART OF THE BLOCK ON WOOD STREET APPEAR TO HAVE BEEN DESTROYED WITH THE CONSTRUCTION OF THE NEW APARTMENT COMPLEX, WEST OF ROOSEVELT.
8. BASIS OF BEARING IS SOUTH 88 DEGREES 42 MINUTES 08 SECONDS WEST ON THE NORTH RIGHT–OF–WAY LINE OF WOOD STREET PER LOT SURVEY 23–146.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS:

LOT SURVEY 4, PAGE 191
LOT SURVEY 10, PAGE 87
LOT SURVEY 17, PAGE 59
LOT SURVEY 21, PAGE 175
LOT SURVEY 22, PAGE 143
LOT SURVEY 23, PAGE 96
LOT SURVEY 23, PAGE 118
LOT SURVEY 23, PAGE 146

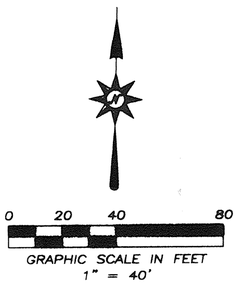
MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 25, PAGE 317
PLAT BOOK 3, PAGE 39
PLAT BOOK 14, PAGE 17
PLAT BOOK 28, PAGE 36
DEEDS AS SHOWN HEREON

LEGEND

○ 5/8" CAPPED IRON PIN SET
● IRON PIN FOUND
⌀ MAG NAIL FOUND
⌀ MAG SPIKE SET
⌀ MAG NAIL SET OVER IRON PIN FOUND
⌀ RAILROAD SPIKE FOUND

(XX.XX) DEEDED DIMENSION



GRAPHIC SCALE IN FEET
1" = 40'

SURVEY OF EXISTING TRACT FOR KAREN & BRUCE JENKINS
IN MIAMI COUNTY, OHIO ~ JANUARY 19, 2022

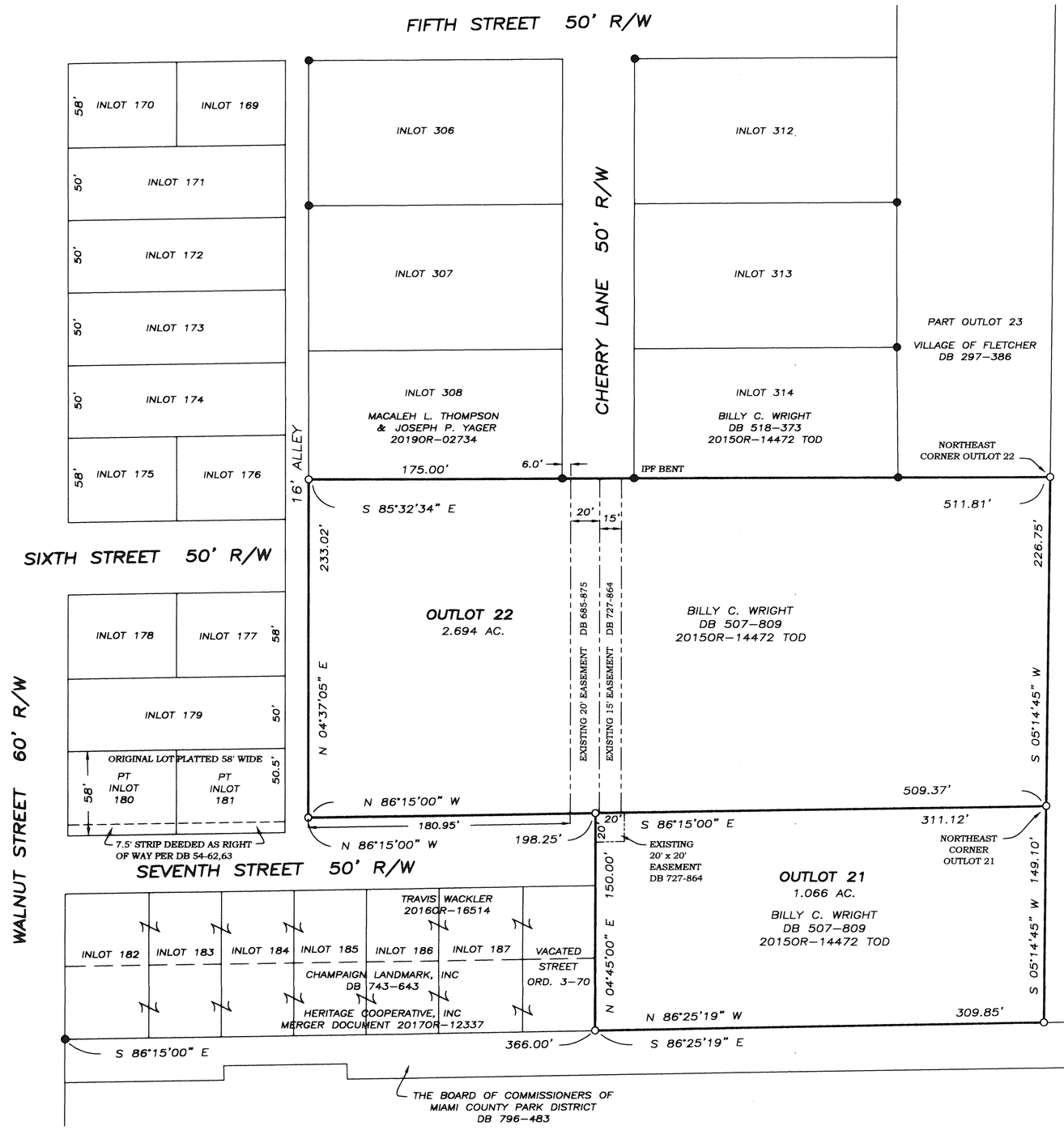
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778–3807

VILLAGE OF FLETCHER, MIAMI COUNTY, OHIO
OUTLOTS 21 & 22

VOLUME 61 PAGE 20

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ✖ RAILROAD SPIKE FOUND

REFERENCES

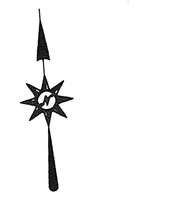
MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:

LOT SURVEY 4, PAGE 112
LOT SURVEY 8, PAGE 105
LOT SURVEY 9, PAGE 41
LOT SURVEY 13, PAGE 198
LAND SURVEY 35, PAGE 118
LAND SURVEY 38, PAGE 184
LAND SURVEY 50, PAGE 1
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 1, PAGE 18
PLAT BOOK 2, PAGE 17
PLAT BOOK 9, PAGE 82
DEEDS AS SHOWN HEREON

NOTE: LOTS NUMBERED 169 THROUGH 187 ARE SHOWN AND DIMENSIONED ACCORDING TO RECORD PLAT VOLUME 1, PAGE 18 (EICHELBERGER'S ADD.). OCCUPATION GENERALLY FITS WELL BETWEEN FIFTH STREET AND SIXTH STREET. HOWEVER, THERE APPEARS TO BE A SIGNIFICANT ERROR IN THE BLOCK BETWEEN SIXTH STREET AND SEVENTH STREET. THE SOUTH LINE OF SEVENTH STREET IS LOCATED BY MORE MODERN SURVEYS, AND GENERALLY FITS OCCUPATION WELL. HOLDING THE ORIGINAL LOT DIMENSIONS FOR THE LOTS BETWEEN SIXTH AND SEVENTH STREETS PRODUCES A NET DISTANCE OF APPROXIMATELY 37 FEET FOR SEVENTH STREET. THIS ERROR WAS APPARENTLY RECOGNIZED IN 1874. BY DEED RECORDED IN DEED BOOK 54, PAGES 62 AND 63, EICHELBERGER CONVEYED A 7.5 FT. STRIP OFF THE SOUTH END OF LOTS 180 AND 181 TO THE VILLAGE OF FLETCHER "FOR THE PURPOSE OF MAKING THE STREET FIFTY FEET WIDE". RECORD PLAT VOLUME 2, PAGE 17 (1880 ASSESSOR'S PLAT), WHICH ESTABLISHES OUTLOTS 21 AND 22, ERRONEOUSLY SHOWS SEVENTH STREET TO HAVE A WIDTH OF 57.5 FEET. THIS SURVEY PROPERLY ESTABLISHES THE STREET AS A 50 FT. WIDTH RIGHT–OF–WAY.



0 30 60 120
GRAPHIC SCALE IN FEET
1" = 60'

JANUARY 15, 2022

SURVEY OF OUTLOTS 21 & 22
FOR THE WRIGHT FAMILY IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

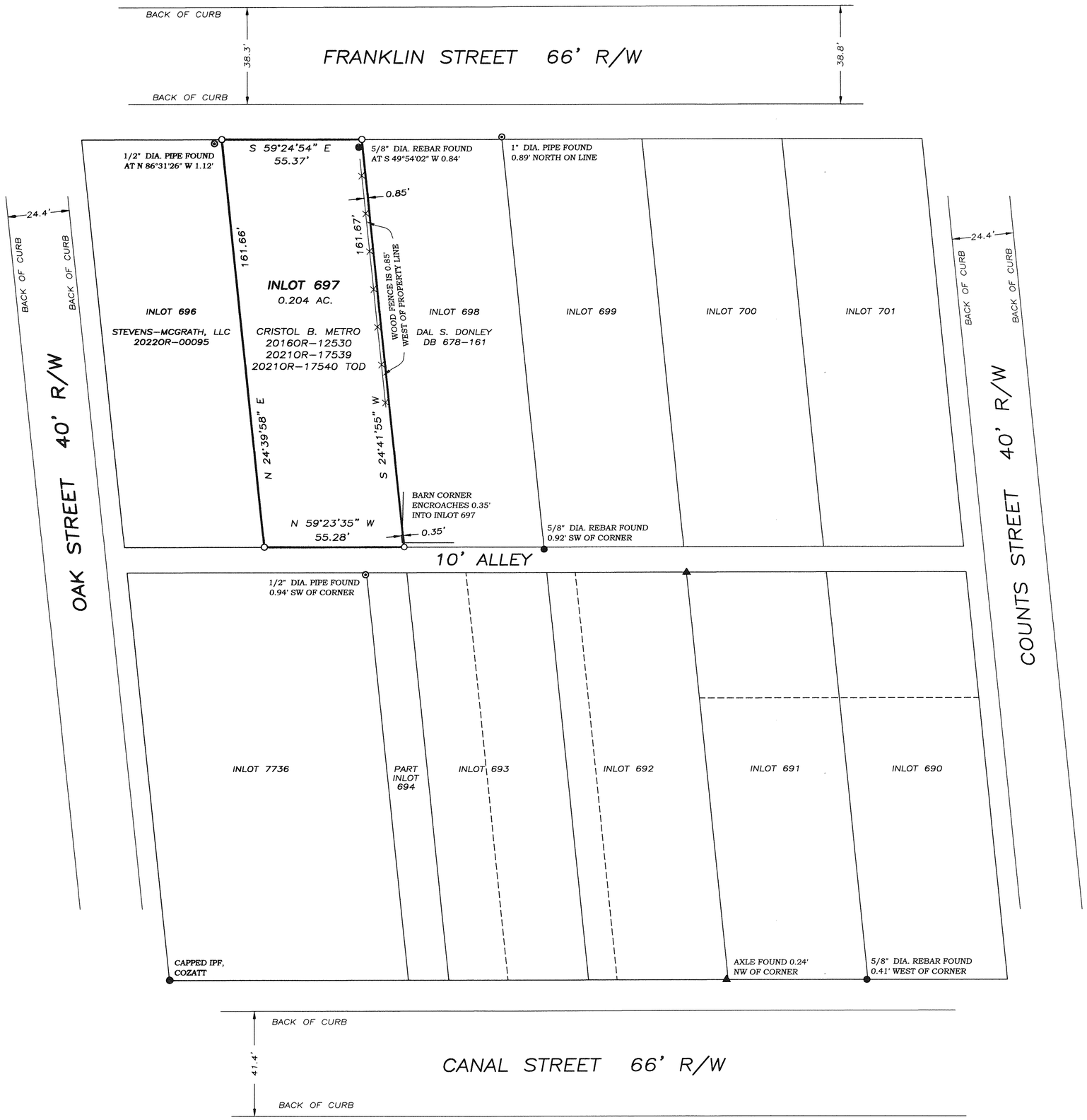
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

CITY OF TROY, MIAMI COUNTY, OHIO
INLOT 697

VOLUME 61 PAGE 21

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ◉ PIPE FOUND
- ▲ AXLE FOUND

REFERENCES

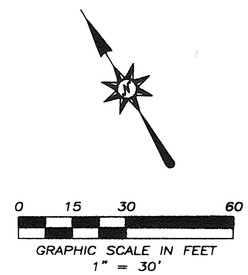
MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS:

VOLUME 2, PAGE 43
VOLUME 17, PAGE 184

MIAMI COUNTY RECORDER'S
RECORDS:

PLAT BOOK 1, PAGE 324
PLAT BOOK 16, PAGE 93
DEEDS AS SHOWN HEREON

BASIS OF BEARING:
BEARINGS ARE BASED ON THE OHIO
DEPARTMENT OF TRANSPORTATION
V.R.S. NAD 83 (2011 ADJ.) OHIO
STATE PLANE SOUTH ZONE 3402



JANUARY 17, 2022	RE-SURVEY OF INLOT 697 FOR CRISTOL METRO IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

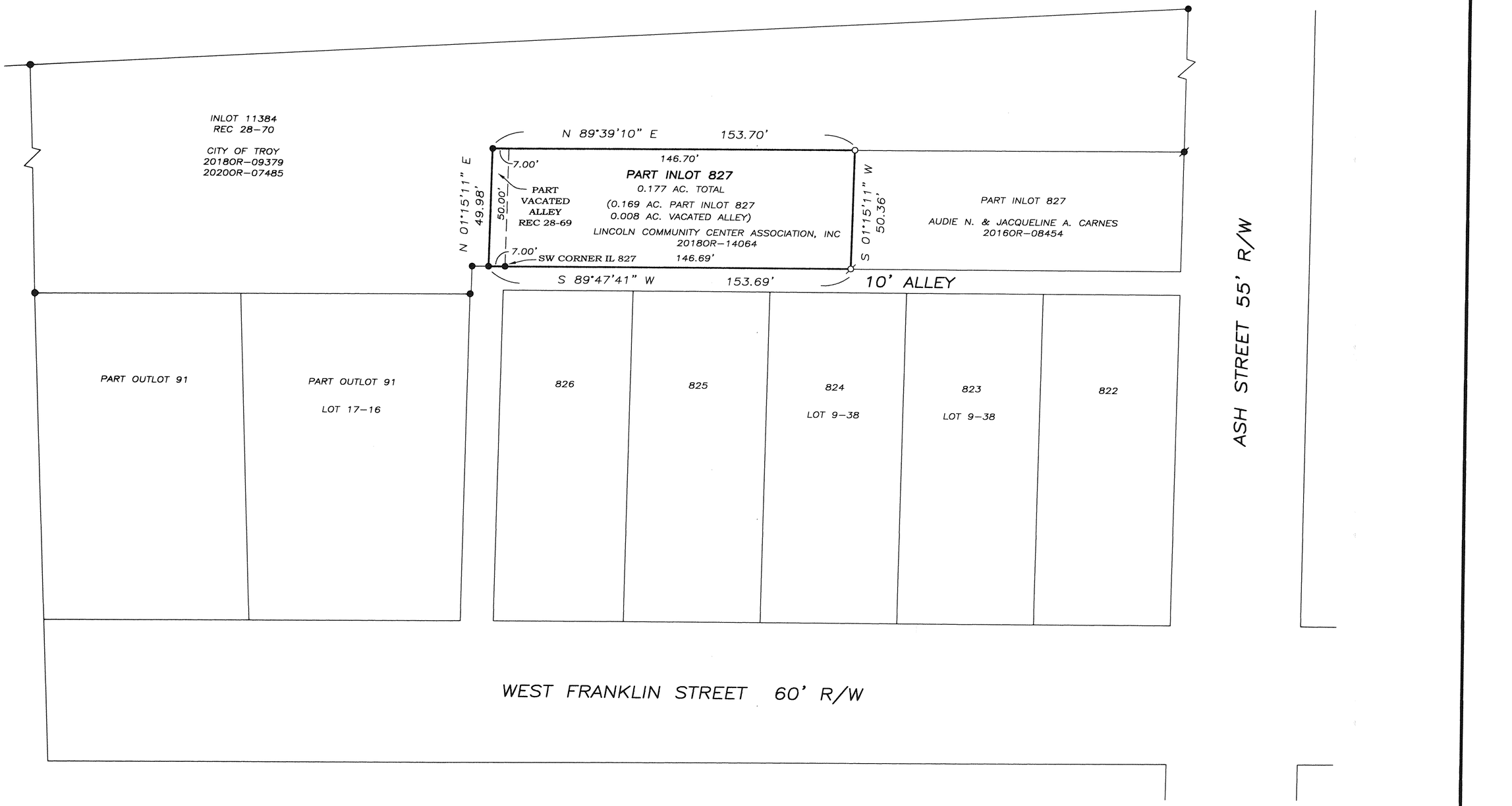
Neil E. Teaford, P.S.#7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

CITY OF TROY, MIAMI COUNTY, OHIO
PART INLOT 827

VOLUME 61 PAGE 22

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 9, PAGE 38
VOLUME 17, PAGE 16

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 1, PAGE 343
PLAT BOOK 27, PAGE 27
PLAT BOOK 28, PAGE 69
PLAT BOOK 28, PAGE 70
DEEDS AS SHOWN HEREON

LEGEND

- O 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- Ø MAG NAIL SET
- ⌀ MAG NAIL FOUND

BASIS OF BEARING:
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S. NAD 83 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402

0 15 30 60
GRAPHIC SCALE IN FEET
1" = 30'

JANUARY 21, 2022

SURVEY OF PART INLOT 827 AND PART VACATED ALLEY FOR LCCA, INC. IN MIAMI COUNTY, OHIO

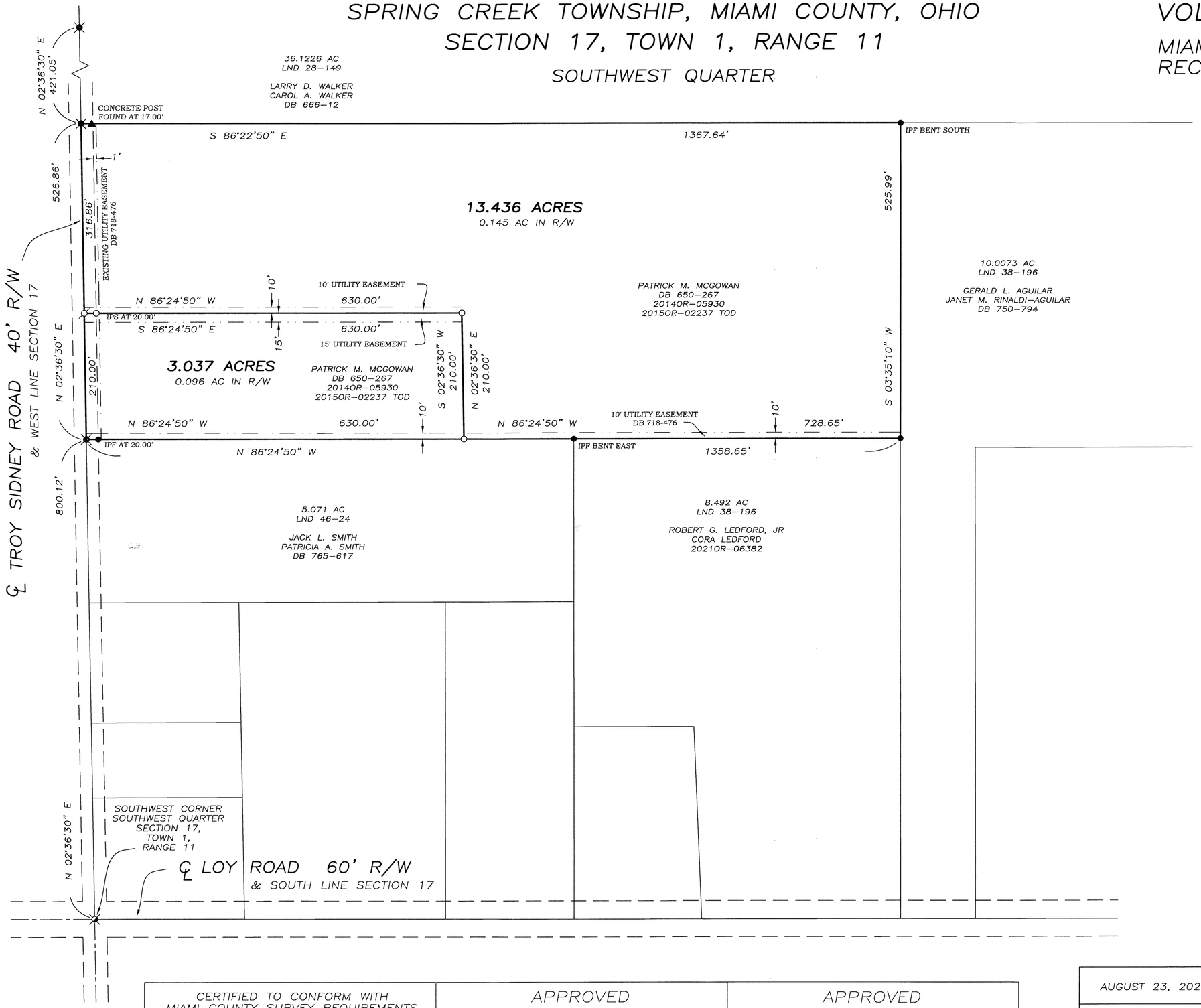
STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 17, TOWN 1, RANGE 11
SOUTHWEST QUARTER

VOLUME 61 PAGE 23
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⊗ BOAT SPIKE FOUND
- ◉ RAILROAD SPIKE FOUND
- ▲ CONCRETE POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 28, PAGE 149
VOLUME 38, PAGE 196
VOLUME 46, PAGE 24

BEARINGS CORRESPOND
TO LAND SURVEY 38–196

MIAMI COUNTY RECORDER'S RECORDS:
AS SHOWN HEREON

0 60 120 240
GRAPHIC SCALE IN FEET
1" = 120'

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Mark S Storms 9-10-21
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
1/27/2022
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Henry Fortin, REHS
DATE 12/2/2021
MIAMI COUNTY
GENERAL HEALTH DEPT.

AUGUST 23, 2021

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

SURVEY FOR PATRICK MCGOWAN
IN MIAMI COUNTY, OHIO

Neil E. Teaford, P.S.

NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

Covington | Corporation

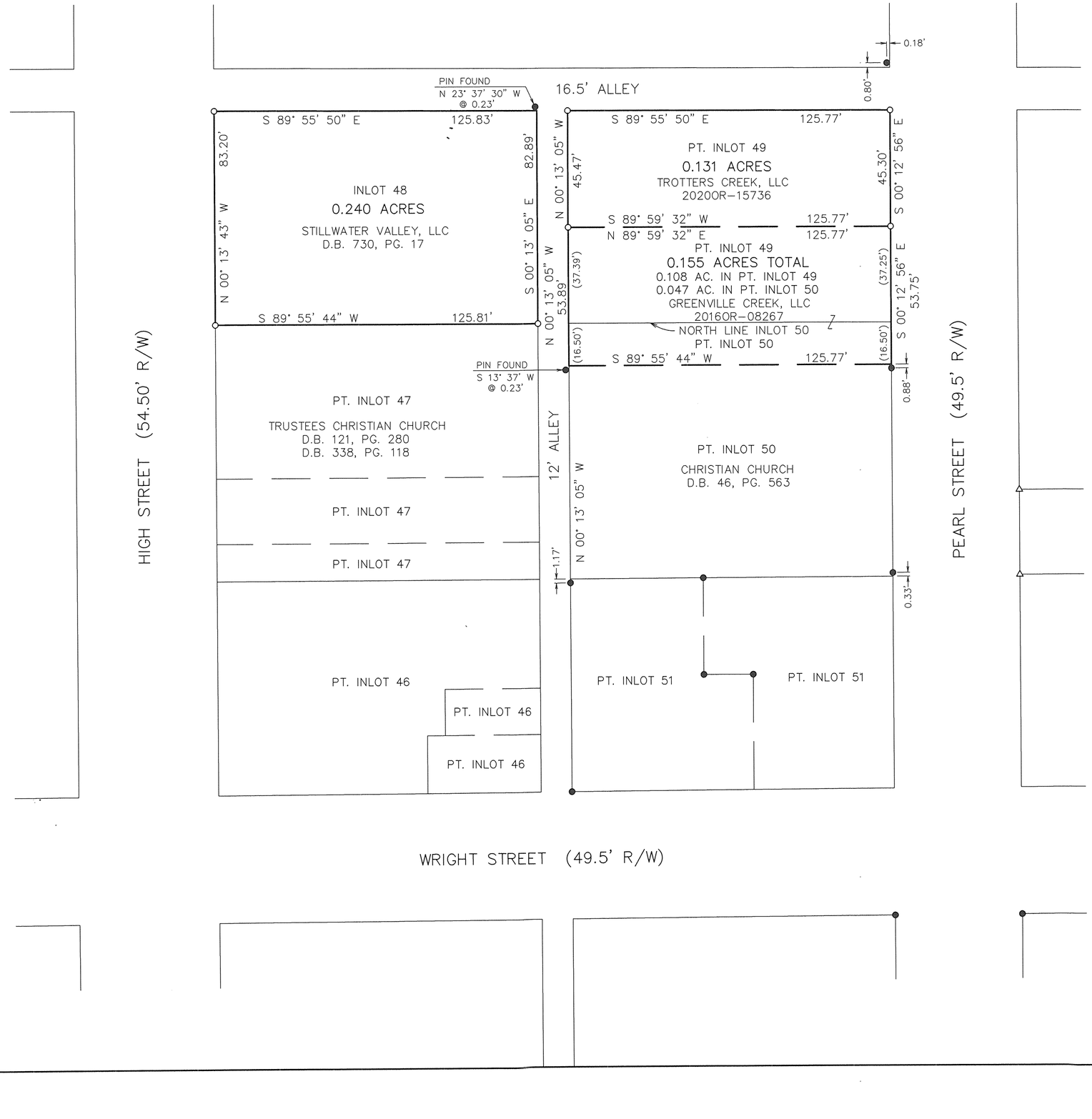
48, 49, & Pt. 50 | Inlot

Miami | County

Ohio | State

Volume 61 Page 24

Miami County Engineer's Record of Land Surveys



N

Scale: 1"=30'

0 15 30 45 60

Legend

- ● Iron pin found
- △ Iron pipe found
- o 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 14, Pg. 06; Vol. 15, Pg. 154; Vol. 19, Pg. 90 } Miami County Engineer's Record of Lot Surveys
- Vol. 53, PG. 119 } Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the west line of Pearl Street, bearing S 00° 12' 56" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of multiple tracts in Covington, Ohio.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 2/01/22

Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 23821 Ph. (937) 339-2921

MIAMI COUNTY	NEWTON	35 SW 1/4	8	4E
OHIO	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 61 PAGE 25

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

S 89°28'28" E 1322.44'

ONE-HALF SECTION LINE

NORTHWEST CORNER SOUTHWEST QUARTER SECTION 35, TOWN 8, RANGE 4

62.9261 AC
LND 49-173

DENNIS L. RESSLER & CAROL L. RESSLER
OR 32-732
BRIAN D. RESSLER
OR 32-732
20150R-13711

S 0°07'30" W 1322.41'

17.2' TO C/L 6" WOOD POST

662.69'

S 89°40'10" E 660.00'

660.00'

N 0°07'30" E

10.000 ACRES

0.227 AC. IN R/W

660.00'

S 0°07'30" W

℄ PEMBERTON ROAD 30' R/W

THERESA LOUISE BROWN
DB 489-842
20190R-03901 TOD
20210R-09818

WEST LINE SECTION 35

28.758 AC

DAN B. MORRIS &
JILL R. MORRIS
DB 658-189

N 89°40'10" W 660.00'

IPS AT 15.00'

1.242 AC
LND 19-96

SOUTHWEST CORNER SOUTHWEST QUARTER SECTION 35, TOWN 8, RANGE 4

℄ HORSESHOE BEND ROAD 40' R/W

& SOUTH LINE SECTION 35

LEGEND

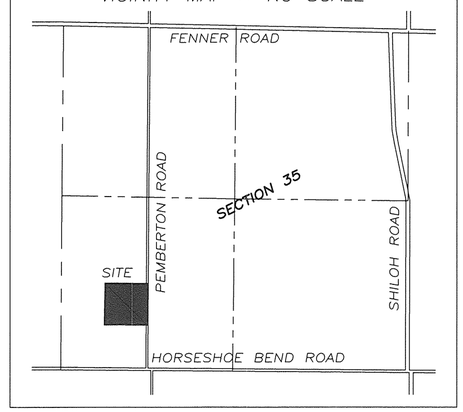
- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- ▲ WOOD POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 39, PAGE 23
VOLUME 49, PAGE 173, 173A
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

VICINITY MAP ~ NO SCALE



N
W E
S

0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

SURVEY OF EXISTING 10 ACRE TRACT
FOR TONY BROWN
IN SECTION 35, NEWTON TOWNSHIP

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

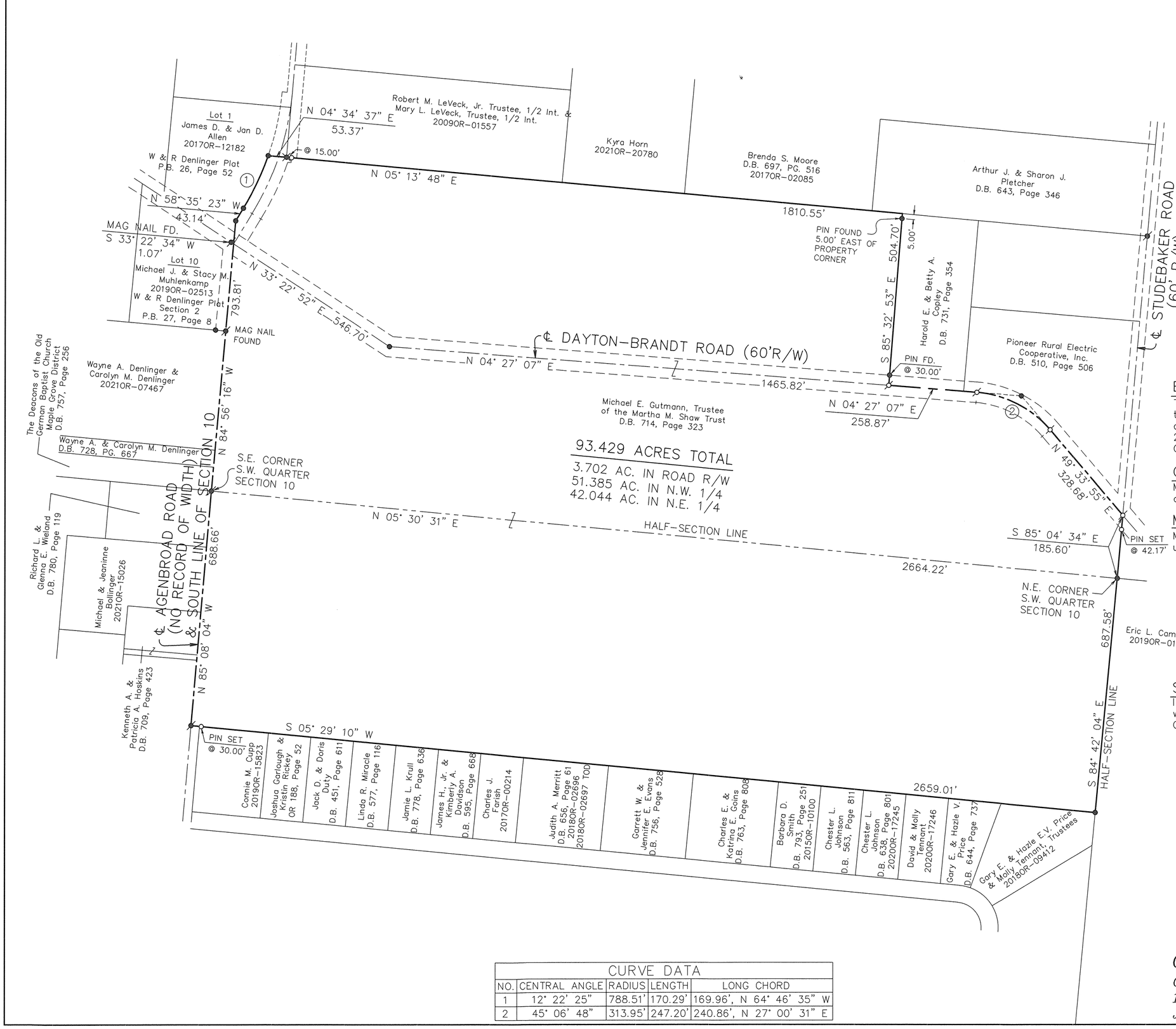
Michael W. Cozatt 2/01/22

MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 01822
JANUARY 27, 2022
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

2	9 BTMRS	SE & SW 1/4 – 10	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 26
Miami County Engineer's Record of Land Surveys



93.429 ACRES TOTAL
3.702 AC. IN ROAD R/W
51.385 AC. IN N.W. 1/4
42.044 AC. IN N.E. 1/4

CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	12° 22' 25"	788.51'	170.29'	169.96', N 64° 46' 35" W
2	45° 06' 48"	313.95'	247.20'	240.86', N 27° 00' 31" E

N

Scale: 1"=200'
0 100 200 300 400

Legend

- ⊗ Mag nail set over existing monument
- ● Iron pin found
- ⊠ R.R. spike found
- ⊘ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Land Surveys:
Vol. 22, Pg. 39
Vol. 26, Pg. 63
Vol. 46, Pg. 131

Miami County Recorder's Plat Records:
P.B. 07, Pg.122
P.B. 07, Pg.127
P.B. 12, Pg.107
P.B. 16, Pg. 97
P.B. 26, Pg. 52
P.B. 27, Pg. 08

Basis of Bearings

The bearings are based on the south line of Section 10 and the centerline of Agenbroad Road, bearing N 84° 56' 16" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 93.429 acres for The Martha Shaw Trust.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

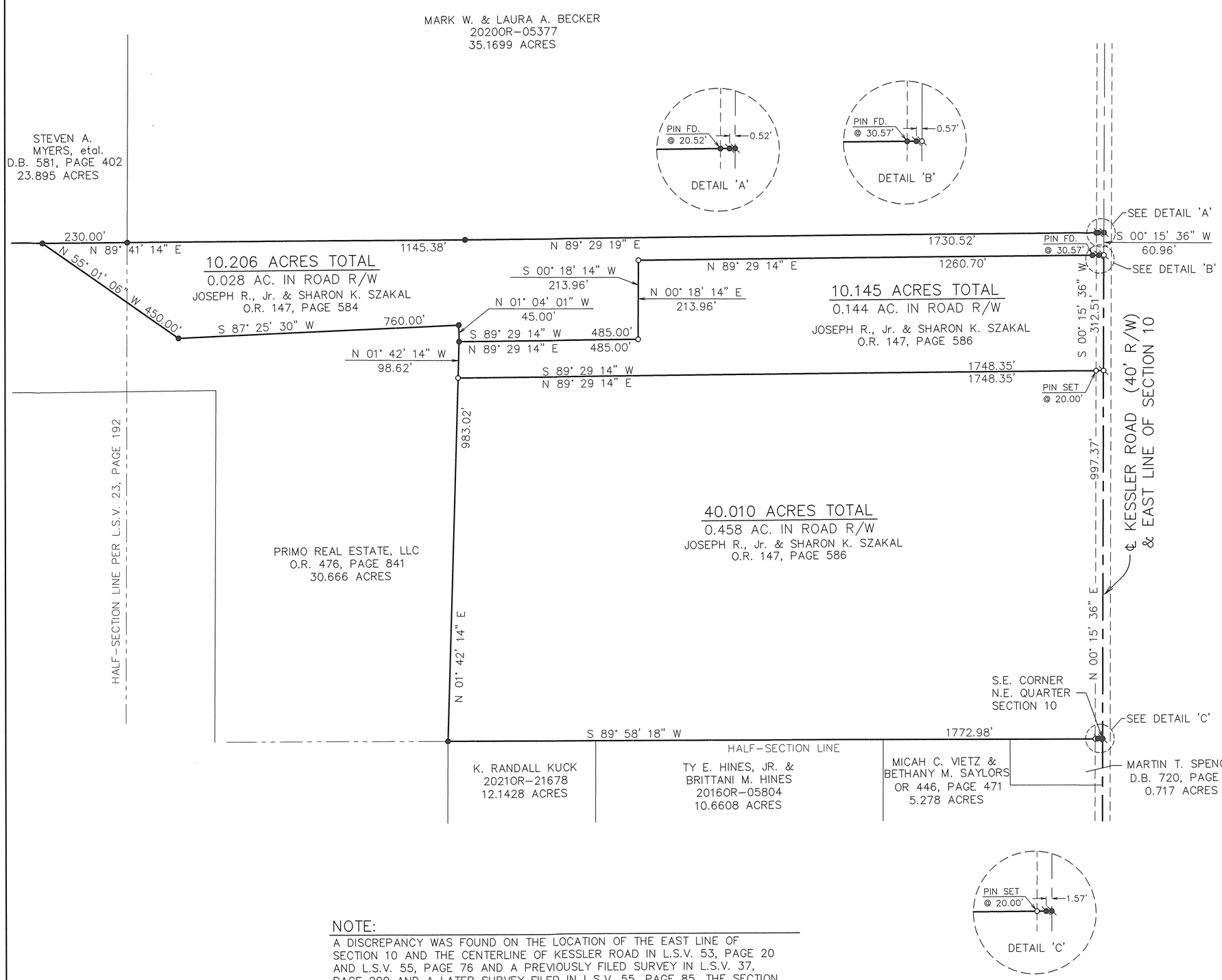
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt, P.S. #6001 — 2/01/22 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 00222 *Ph. (937) 339–2921*

6	5E	NW 1/4 – 10 NE 1/4 – 10	Union	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 27
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=200'
0 100 200 300 400

Legend

- Mag nail found
- Iron pin found
- Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Land Surveys:
- Vol. 23, Pg. 192
- Vol. 37, Pg. 200
- Vol. 53, Pg. 20
- Vol. 55, Pg. 76
- Vol. 55, Pg. 85

Basis of Bearings

The bearings are based on the east line of Section 10 and the centerline of Kessler Road, bearing N 00° 15' 36" E as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 3 tracts for Joseph and Sharon Szakal.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 2/9/22

Michael W. Cozatt, P.S. #6001 Date

NOTE:

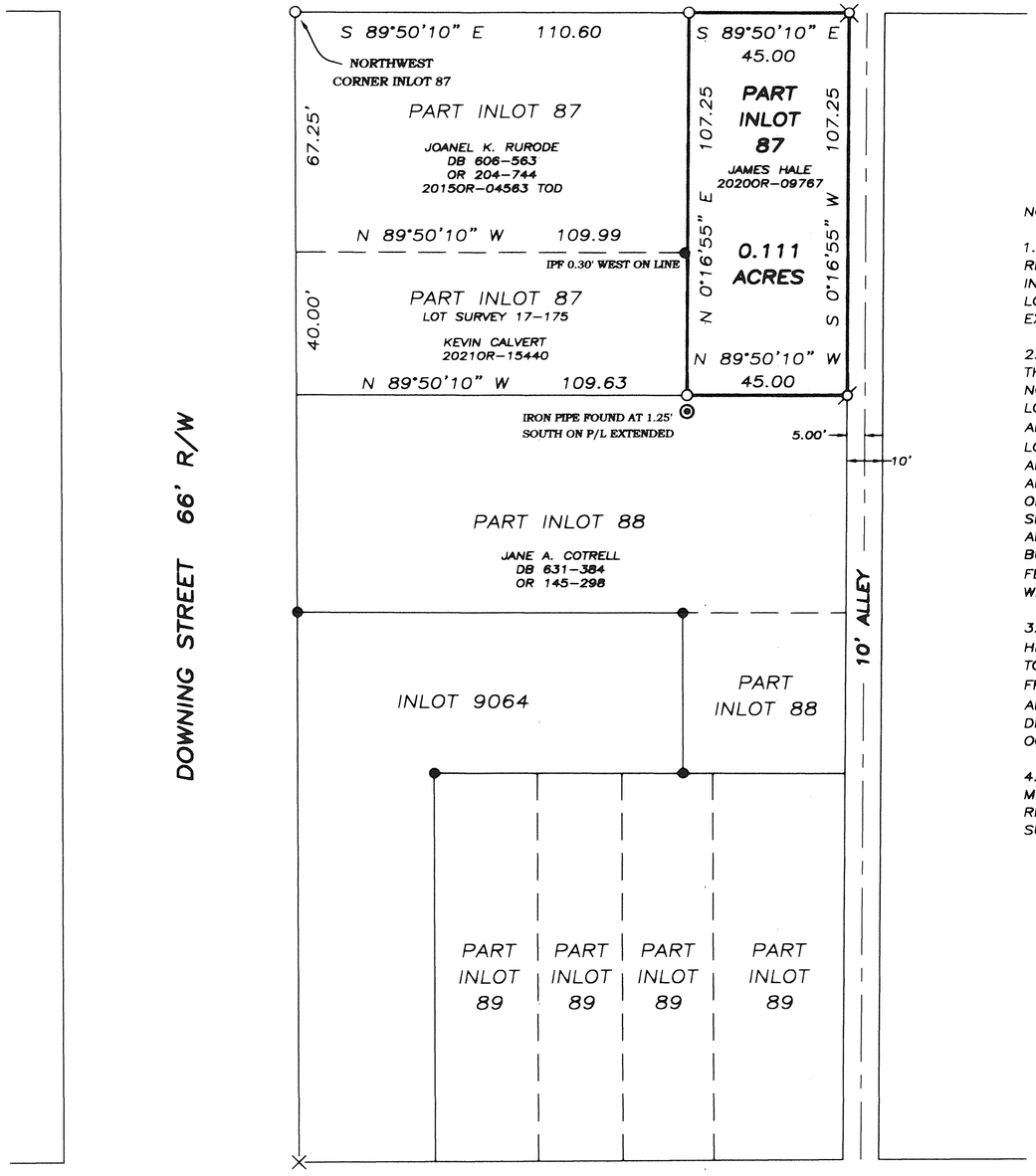
A DISCREPANCY WAS FOUND ON THE LOCATION OF THE EAST LINE OF SECTION 10 AND THE CENTERLINE OF KESSLER ROAD IN L.S.V. 53, PAGE 20 AND L.S.V. 55, PAGE 76 AND A PREVIOUSLY FILED SURVEY IN L.S.V. 37, PAGE 200 AND A LATER SURVEY FILED IN L.S.V. 55, PAGE 85. THE SECTION LINE AND CENTERLINE AS ESTABLISHED BY L.S.V. 37, PAGE 200 AND L.S.V. 55, PAGE 85 WAS HONORED IN THIS SURVEY.

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 26221 *Ph. (937) 339-2921*

CITY OF PIQUA
MIAMI COUNTY, OHIO
PART INLOT 87

VOLUME 61 PAGE 28

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ⌀ RAILROAD SPIKE SET
- × CROSS NOTCH FOUND
- ◉ IRON PIPE FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 1, PAGE 1
PLAT BOOK 27, PAGE 25
AND DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 1, PAGE 62
VOLUME 1, PAGE 82
VOLUME 15, PAGE 168
VOLUME 17, PAGE 175

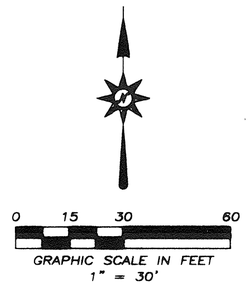
NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO REESTABLISH THE TRACT AT THE EAST PORTION OF INLOT 87. A PART OF INLOT 87 WAS SURVEYED IN LOT SURVEY 17-175 IN 1987. THIS SURVEY IS AN EXTENSION OF LOT SURVEY 17-175.

2. THERE IS HISTORICAL INCONSISTENCY REGARDING THE WIDTH OF THE ALLEY RUNNING NORTH-AND-SOUTH THROUGH THE BLOCK. RECENT LOT SURVEYS 15-168 AND 17-175 SHOW THE ALLEY WIDTH 12', AS DOES THE TAX MAP. HOWEVER, LOT SURVEY 1-62 FROM 1919 SHOWS A 10' ALLEY, AND LOT SURVEY 1-82 IN 1922 DID NOT SHOW ANY DIMENSION. FURTHERMORE, THE ORIGINAL PLAT OF PIQUA IN DEED BOOK 1, PAGE 1 DOES NOT SHOW ANY ALLEY IN THIS BLOCK. THERE CLEARLY IS AN ALLEY THAT IS USED BY THE PUBLIC. THE OLD BUILDINGS ON BOTH SIDES OF THE ALLEY ARE 11.5 FEET APART. THIS SURVEY USED THE 10' ALLEY WIDTH.

3. REGARDING THE TOTAL FRONTAGE OF THE LOT HEREIN DESCRIBED, LOT SURVEY 17-175 SAYS, "50' TO CENTER LINE ALLEY." THEREFORE, THE ACTUAL FRONTAGE IS 50' LESS ONE-HALF OF THE 10' ALLEY, OR 45'. THIS IS CONSISTENT WITH DIMENSIONS FOUND IN THE FIELD AND THE OCCUPATION OF LONG-STANDING STRUCTURES.

4. BASIS OF BEARING IS SOUTH 89 DEGREES 50 MINUTES 10 SECONDS EAST WEST ON THE SOUTH RIGHT-OF-WAY LINE OF GREENE STREET PER LOT SURVEY 17-175.



GRAPHIC SCALE IN FEET
1" = 30'

SURVEY OF EXISTING TRACT, PART INLOT 87
IN MIAMI COUNTY, OHIO ~ JANUARY 31, 2022

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

VOLUME 61 PAGE 29

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

13 & 24 SECTION | 6 TOWN | 5 EAST RANGE | MONROE TOWNSHIP

HAROLD K. & AMBER L. HAMILTON
DEED OR111–346
8.831 ACRES

JOSEPH J. & LISA M. ALLISON, TOD
DEED 20160R–13433
DEED 20180R–01717
10.002 ACRES

(447.49')

MARCUS R. PRATT
DEED BOOK 695, PAGE 823
15.000 ACRES

(757.15')

N 89°39'51" E 1826.80'

DENNIS K. MCCURDY & KATHERINE C. SMITH
DEED BOOK 663, PAGE 159
15.396 ACRES

(532.66')

S 00°27'51" E

(892.13')

TYRONE E. & CANDI S. HISSONG
DEED 20150R–07128
54.002 ACRES

JOSEPH F. PAYTON, JR. & CAROLYN J. PAYTON
DEED BOOK 680, PAGE 776
15.322 ACRES

(817.8')

N 01°34'52" W 1281.75'

53.783 ACRES

(53.569 ACRES S 13 &
0.214 ACRES S 24)

CHARLES H. ELLIOTT
DEED 20140R–01103
DEED OR490–741
ALL OF PARCELS TWO & THREE
(53.803) ACRES

S 00°27'51" E 1290.93'

(956.12')

ONE HALF SECTION LINE

CHARLES ELLIOT, TRUSTEE
DEED OR490–741
48.497 ACRES

T.J. ARNOLD
DEED BOOK 798, PAGE 210
3.406 ACRES

(463.0')

N 89°57'57" E
26.16'

N 14°01'16" W
92.31'

S 89°57'57" W

SOUTH LINE SECTION 13
NORTH LINE SECTION 24

S 89°57'57" W 1771.87'

P.O.B.
SOUTHEAST CORNER
SOUTHWEST QUARTER
SECTION 13

T.J. ARNOLD
DEED BOOK 798, PAGE 210
0.965 ACRES

N 52°25'45" W
335.50'

[30.14']

N 45°30'04" E
154.39' to ℄

S 45°32'05" W
178.24' to ℄

S 00°02'52" E
98.36'

ASPEN CO. LLC
DEED 20200R–07069
7.523 ACRES

RLD3, LLC
DEED 20170R–10585
16.787 ACRES

M.A. DILBONE
DEED 20190R–12672
3.527 ACRES

BENT IPF

(119.38')

N 52°25'45" W
30.17'

[30.13']

30'

30'

℄ STATE ROUTE 571 (60' R/W)

KENNETH R. MATTIS
DEED BOOK 632, PAGE 313
23.578 ACRES

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ⌭ MAG NAIL SET
- ▲ STONE FOUND
- ⊡ R/W MONUMENT FOUND
- ( ) REFERENCED DISTANCE OF RECORD

0' 150' 300' 450'

GRAPHIC SCALE IN FEET
1" = 150'

REFERENCES:

LAND SURVEYS:

VOLUME 10, PAGE 173
VOLUME 10, PAGE 175
VOLUME 38, PAGE 17
VOLUME 38, PAGE 126
VOLUME 56, PAGE 105
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE SOUTH LINE OF SECTION 13 BEING N 89°57'57" W.

CERTIFICATION:

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

BERNARD D. KIENOW, JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

BOUNDARY RETRACEMENT SURVEY OF 53.783 ACRE FOR NICK HISSONG
LOCATED IN MONROE TOWNSHIP, MIAMI COUNTY ~ DATE 2/15/2022

STATE OF OHIO
BERNARD D. KIENOW JR.
S-7456
REGISTERED
PROFESSIONAL SURVEYOR

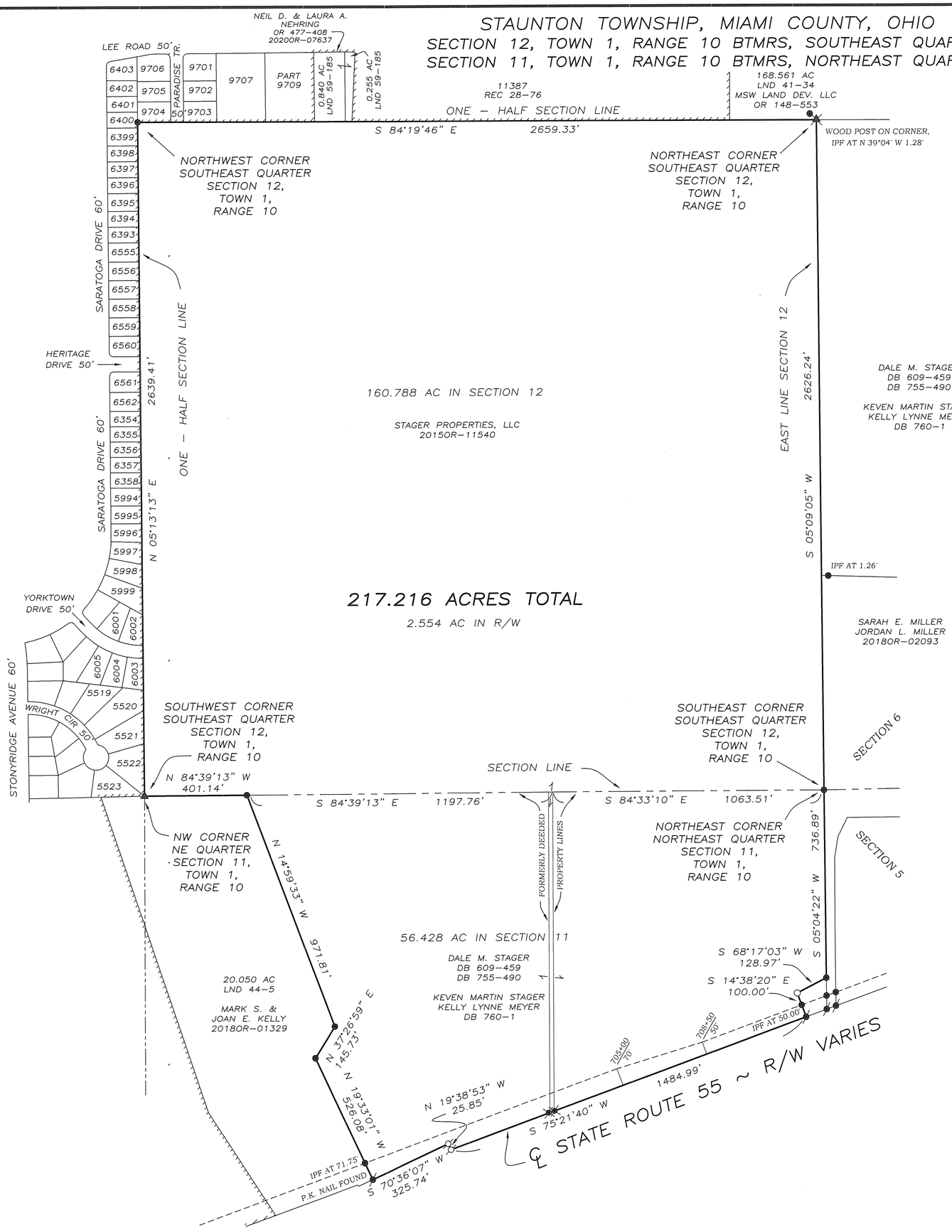
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698–3000
FAX (937) 698–3928
EMAIL: John@BES–Engineer.com

BES JOB #102.22 DRAWN BY: GWG CHECKED BY: JJB

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 12, TOWN 1, RANGE 10 BTMRS, SOUTHEAST QUARTER
SECTION 11, TOWN 1, RANGE 10 BTMRS, NORTHEAST QUARTER

VOLUME 61 PAGE 30

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ▲ STEEL FENCE POST
- ✕ WOOD FENCE POST

////////// CITY OF TROY CORPORATION LINE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 24, PAGE 200
VOLUME 38, PAGE 53
VOLUME 44, PAGE 5
VOLUME 58, PAGE 79
VOLUME 58, PAGE 135
VOLUME 59, PAGE 185

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 28, PAGE 76
DEEDS AS SHOWN HEREON

SURVEY FOR DALE STAGER IN STAUNTON TOWNSHIP

N W E S

0 150 300 600
GRAPHIC SCALE IN FEET
1" = 300'

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 1/07/22

MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 32220
JANUARY 6, 2022
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

North

BEARINGS BASED ON THE CENTERLINE OF GINGHAMSBURG ROAD (N 89°00'00"W) AS RECORDED IN SURVEY VOLUME 39, PAGE 15 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

200 0 200 400 600

GRAPHIC SCALE: 1"= 200' JOB# 5958

4	6	34	MONROE
TOWN	RANGE	SECTION	TOWNSHIP

VOLUME 61 PAGE 31
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

Monument Legend

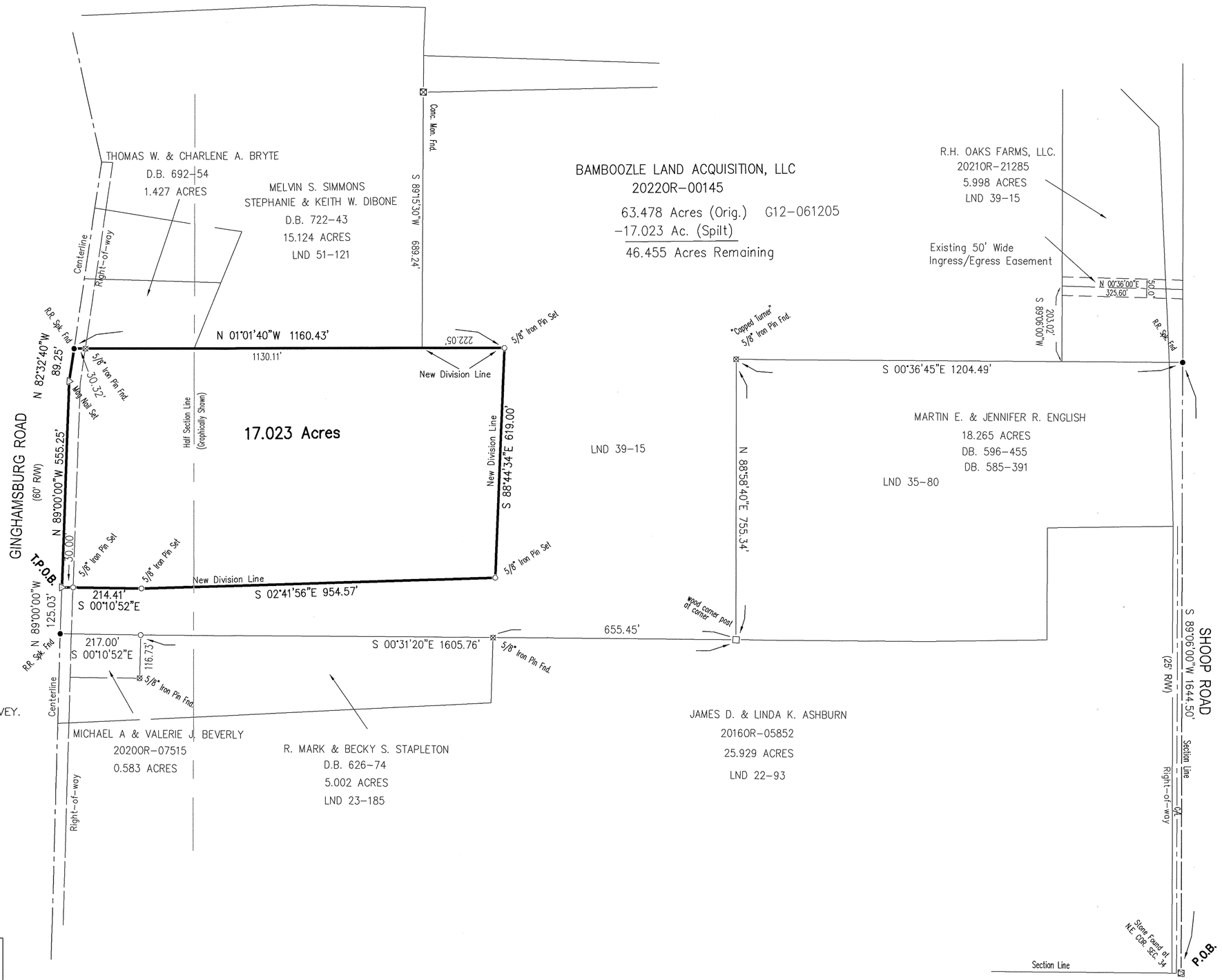
- ⊠ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set
- ▩ Indicates Iron Pipe found
- ◬ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument found
- ◘ Indicates Concrete Monument set
- ● Indicates Railroad Spike found
- □ Indicates Wood Corner Post found

REFERENCES:

Deed: 63.478 ACRES – BAMBOOZLE LAND ACQUISITION, LLC. – 20220R-00145

LAND SURVEYS:

LND 39-15
LND 35-80
LND 51-121
LND 22-93
LND 33-32
LND 23-185



SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE. PS.
MIAMI COUNTY ENGINEER

DEPUTY 2-18-2022 DATE

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735

STATE OF OHIO THOMAS K. MARSH 7735 REGISTERED PROFESSIONAL SURVEYOR

VOLUME 61 PAGE 32

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

TROY
CORPORATION

S.W.
SECTION

PT. IL 423
INLOT

BEARINGS PER
LOT 21-121

RACE

STREET

60'

S 60° E
111.96

60

LOT 21-121
1996

IL 427

TIE TO ⚡
MAG 0.13'
@ 334°26'W

20

N 60°-01'-30" W
112.09

G.T.
59.95

40

PT. IL 426

N 60°-01'-30" W
112.13

20

~ 4.78'

5'

2'
NTS

60

PT. IL 426

239.82 P.R.

CURBS R&R
SINCE 1996
LOT 21-121

0 20 40 60 80

SHORT STREET ~ 66' R/W

R/W N 30°-09' E
60

425

M.M. KENDALL
IL 424

ON ℄
EXT.
0.27'
INTO
R/W

10' ALLEY

S 30°-01'-30" W
W. LINE OF ALLEY

PLUM STREET ~ 66' R/W

LOT 18-47

ON ℄
EXT.
0.5'
INTO
R/W

S 60°-05'-30" E
112.48

46.00

PT. INLOT
HAREN 423
327 S. SHORT ST.
5172.02 S.F.

14

N 60°-07' W
112.58

45.95

S 30°-01'-30" W

14

+/- 0.1'

PT. IL 423

G. KATZENBARGER, ETAL
PT. IL 422
LS 53-144

PT. IL 422

DRURY LANE

10'

TIE N 14°-06' E ~ 0.36'

SEE LOT 9-47
RE: WIDTH OF DRURY

D.B. 583-368
2020 OR-04204
D.B. 171-182
P.B. 583-365
REC. 1-22
REC. 1-120

LEGEND

- MAG NAIL FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- CALCULATED CORNER
- RAILROAD SPIKE SET

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED PROFESSIONAL SURVEYOR

SURVEY OF PART OF IL 423 AT
327 S. SHORT ST. - TROY - FOR
PATRICK & PATRICIA HAREN

Steven D. Leffel 2/12/2022

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573

7 NW 1/4	8N	5E	NEWBERRY	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 61 PLAT NO. 33
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: JANUARY 2022

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp P.E.P.S.
MIAMI COUNTY ENGINEER

DEPUTY 2-11-2022 DATE

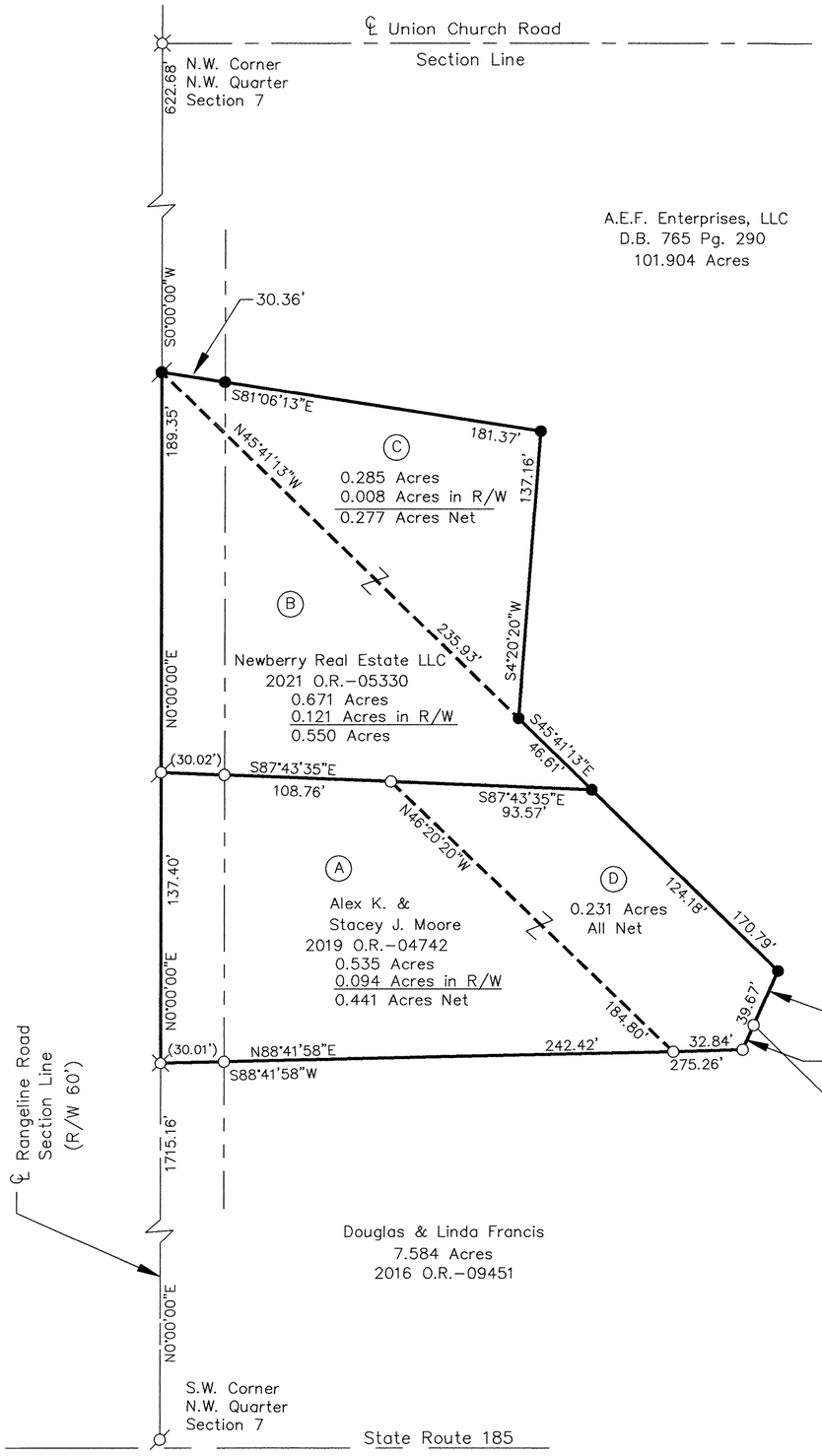
CERTIFICATION OF REGISTRATION

This is to certify that Planning Commission Approval of this conveyence is not required, as being exempt under O.R.C. 711.001.

Notice is given to all parties:

No additional building site is created by this conveyence, no structure may be erected or maintained on the premises herein conveyed without furthur compliance with all Zoning, Building, and Planning Regulations of Miami County.

2/22/2022
Secretary
Miami County Planning Commmission



A.E.F. Enterprises, LLC
D.B. 765 Pg. 290
101.904 Acres

N

SCALE: 1" = 50'
0 25 50 75 100

BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY.

LEGEND

- □ WOOD FENCE POST FOUND
- ▣ CONCRETE CORNER FENCE POST
- ⌀ MAG NAIL OR PK NAIL FOUND
- ⌀ MAG NAIL SET
- ⌧ RAILROAD SPIKE FOUND
- ○ REBAR OR PIN FOUND
- ◎ T-BAR FOUND
- ● 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- ---------- PROPERTY LINE TO BE VACATED

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

NOTE: Tract D is an Add-on to Tract A and is being taken from tract B. Tract C is an add-on to Tract B

Revised Moore Tract

0.766 Acres
0.094 Acres in R/W
0.672 Acres Net

Revised Newberry Real Estate Tract

0.725 Acres
0.129 Acres in R/W
0.596 Acres Net

SURVEY REFERENCES

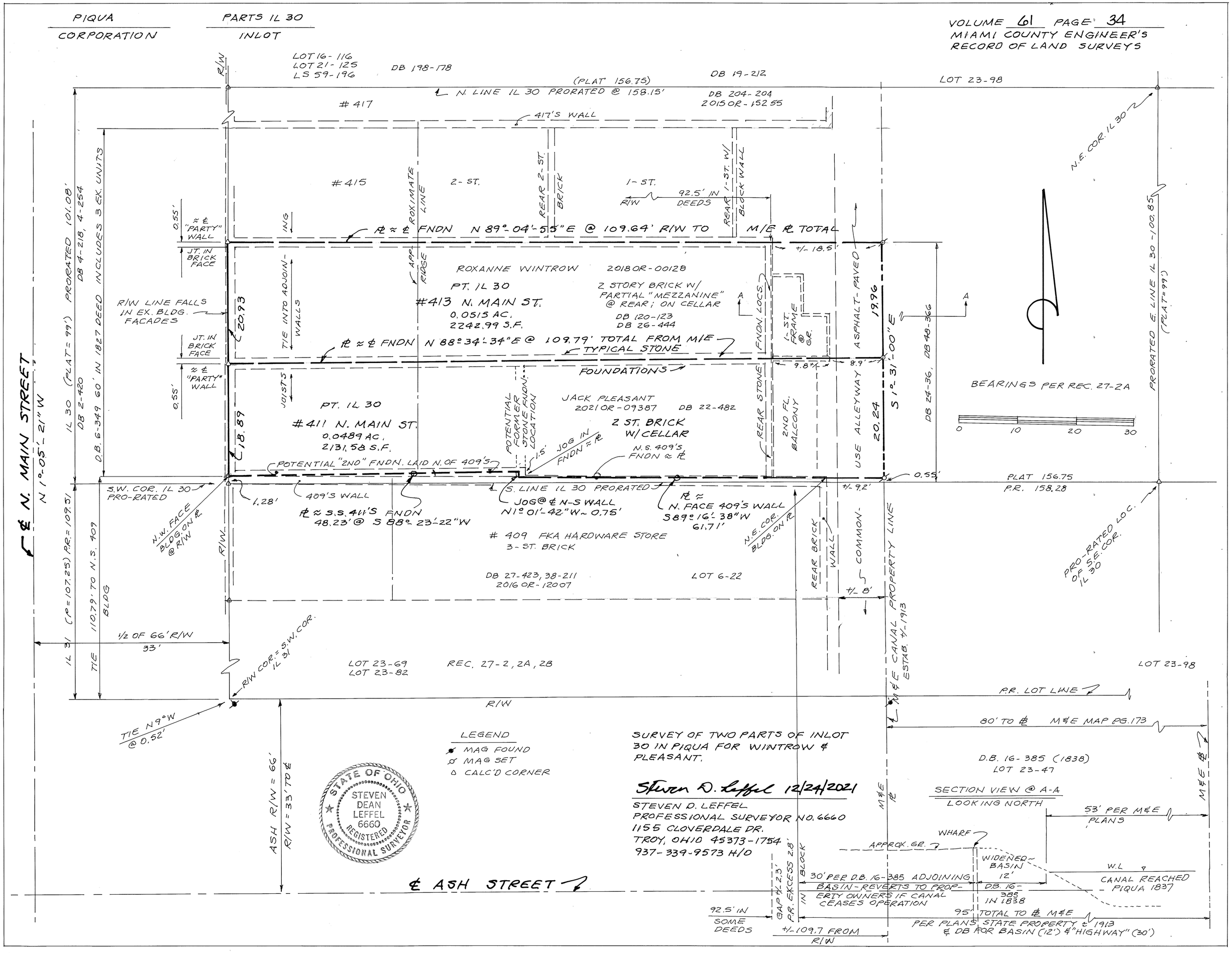
Miami County Engineer's Record of Land Surveys

Survey Volume 7 Page 139
Survey Volume 25 Page 173
Survey Volume 34 Page 114
Survey Volume 57 Page 145

STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED PROFESSIONAL SURVEYOR

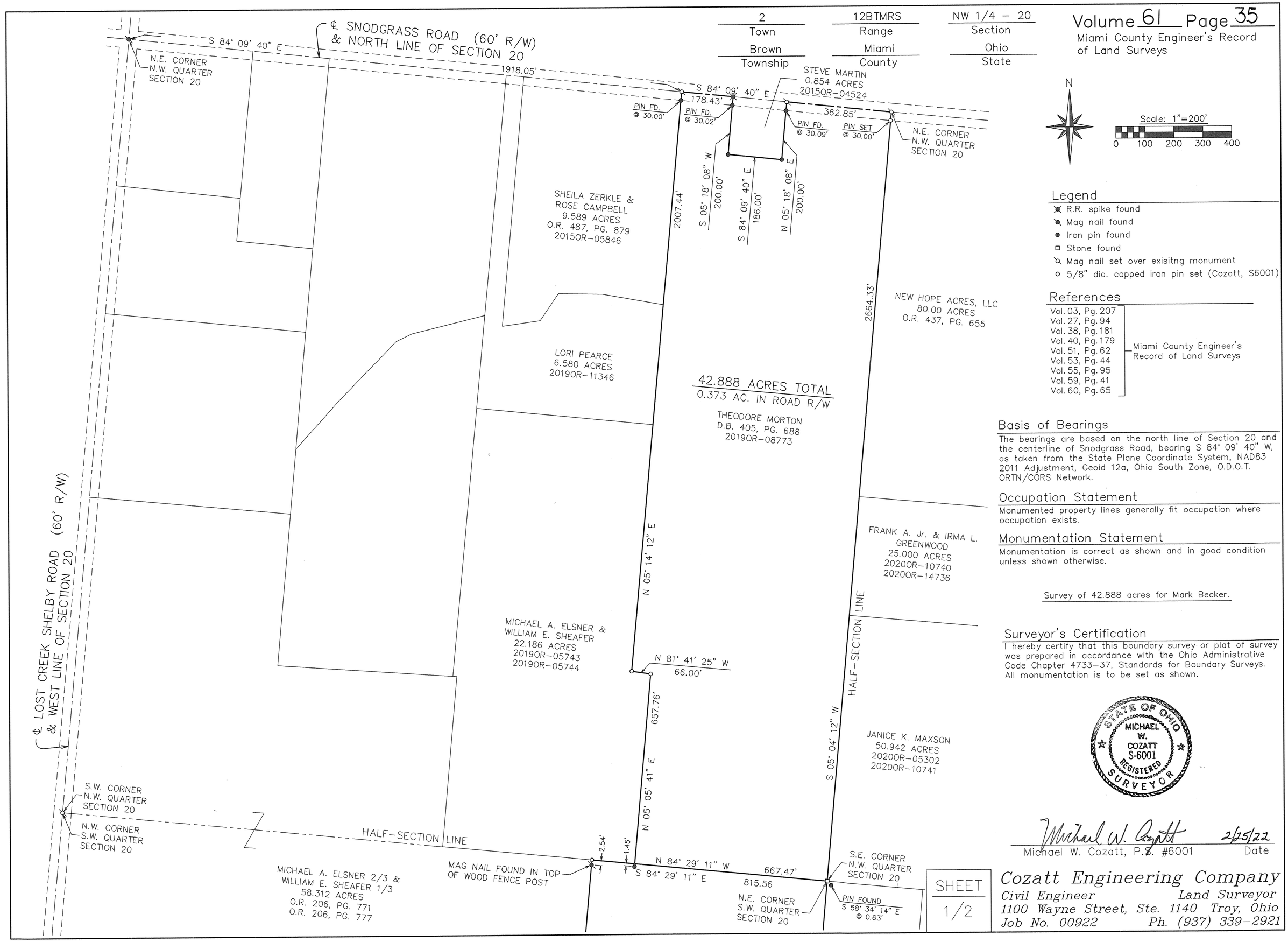
Larry J. Bill Feb. 11, 2022
LARRY J. BILL, P.S. #7557 DATE

Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320


PIQUA
CORPORATION
PARTS IL 30
INLOT
VOLUME 61 PAGE 34
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
LOT 16-116
LOT 21-125
LS 59-196
DB 198-178
(PLAT 156.75)
DB 19-212
LOT 23-98
N. LINE IL 30 PRORATED @ 158.15'
DB 204-204
2015 OR-152 55
#417
417'S WALL
N.E. COR. IL 30
#415
2-ST.
1-ST.
92.5' IN DEEDS
R/W
REAR 2-ST. BRICK
REAR 1-ST. W/ BLOCK WALL
ROXIMATE LINE
0.55'
≈ ℄ "PARTY" WALL
JT. IN BRICK FACE
℄ ≈ ℄ FNDN N 89°-04'-55"E @ 109.64' R/W TO M/E ℄ TOTAL
+/- 18.5'
ROXANNE WINTROW
2018 OR-00128
PT. IL 30
#413 N. MAIN ST.
0.0515 AC.
2242.99 S.F.
2 STORY BRICK W/ PARTIAL "MEZZANINE" @ REAR; ON CELLAR
DB 120-123
DB 26-444
R/W LINE FALLS IN EX. BLDG. FACADES
20.93
TIE INTO ADJOIN-WALLS
APP. RIDGE
FNDN. LOCS.
1-ST. FRAME @ GR.
ASPHALT-PAVED
19.96
S 1°-31'-00"E
DB 24-36, DB 48-366
℄ ≈ ℄ FNDN N 88°34'-34"E @ 109.79' TOTAL FROM M/E
TYPICAL STONE
FOUNDATIONS
9.8'
8.9'
JOISTS
PT. IL 30
#411 N. MAIN ST.
0.0489 AC.
2131.58 S.F.
18.89
POTENTIAL FORMER STONE FNDN. LOCATION
JACK PLEASANT
2021 OR-09387
DB 22-482
2 ST. BRICK W/ CELLAR
N.S. 409'S FNDN ≈ ℄
REAR STONE
2ND FL. BALCONY
USE ALLEYWAY
20.24
BEARINGS PER REC. 27-2A
0 10 20 30
PRORATED E. LINE IL 30 -100.85 (PLAT=99')
POTENTIAL "2ND" FNDN. LAID N. OF 409'S
1.5'
JOG IN FNDN ≈ ℄
0.55'
PLAT 156.75
P.R. 158.28
S.W. COR. IL 30 PRO-RATED
1.28'
409'S WALL
S. LINE IL 30 PRORATED
+/- 9.2'
℄ ≈ S.S. 411'S FNDN 48.23' @ S 88°-23'-22"W
JOG @ ℄ N-S WALL N1°01'-42"W ~ 0.75'
℄ ≈ N. FACE 409'S WALL S89°16'-38"W 61.71'
N.W. FACE BLDG. ON ℄ @ R/W
N.E. COR. BLDG. ON ℄
409 FKA HARDWARE STORE
3-ST. BRICK
REAR BRICK WALL
COMMON-
PRO-RATED LOC. OF S.E. COR. IL 30
DB 27-423, 38-211
2016 OR-12007
LOT 6-22
+/- 8'
M&E CANAL PROPERTY LINE ESTAB. +/- 1913
℄ N. MAIN STREET
N 1°-05'-21" W
IL 30 (PLAT=99') PRORATED 101.08'
DB 4-218, 4-254
DB 2-420
D.B. 6-349 60' IN 1827 DEED INCLUDES 3 EX. UNITS
IL 31 (P=107.25) P.R.=109.51
TIE 110.79' TO N.S. 409 BLDG
1/2 OF 66' R/W
33'
R/W COR. = S.W. COR. IL 31
LOT 23-69
LOT 23-82
REC. 27-2, 2A, 2B
LOT 23-98
P.R. LOT LINE
R/W
TIE N9°W @ 0.52'
80' TO ℄ M&E MAP PG. 173
LEGEND
MAG FOUND
MAG SET
CALC'D CORNER
SURVEY OF TWO PARTS OF INLOT 30 IN PIQUA FOR WINTROW & PLEASANT.
Steven D. Leffel 12/24/2021
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DR.
TROY, OHIO 45373-1754
937-339-9573 H/O
STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR
ASH R/W = 66'
R/W = 33' TO ℄
D.B. 16-385 (1838)
LOT 23-47
SECTION VIEW @ A-A
LOOKING NORTH
53' PER M&E PLANS
WHARF
APPROX. GR.
WIDENED BASIN
12'
W.L.
CANAL REACHED PIQUA 1837
30' PER D.B. 16-385 ADJOINING BASIN - REVERTS TO PROPERTY OWNERS IF CANAL CEASES OPERATION
D.B. 16-385 IN 1838
℄ ASH STREET
92.5' IN SOME DEEDS
GAP +/- 2.3'
P.R. EXCESS 2.8' IN BLOCK
95' TOTAL TO ℄ M&E PER PLANS STATE PROPERTY ≈ 1913 & DB FOR BASIN (12') & "HIGHWAY" (30')
+/- 109.7 FROM R/W

2	12BTMRS	NW 1/4 – 20
Town	Range	Section
Brown	Miami	Ohio
Township	County	State

Volume 61 Page 35
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=200'
0 100 200 300 400

Legend

- R.R. spike found
- Mag nail found
- Iron pin found
- Stone found
- Mag nail set over exisitng monument
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Land Surveys
- Vol. 03, Pg. 207
- Vol. 27, Pg. 94
- Vol. 38, Pg. 181
- Vol. 40, Pg. 179
- Vol. 51, Pg. 62
- Vol. 53, Pg. 44
- Vol. 55, Pg. 95
- Vol. 59, Pg. 41
- Vol. 60, Pg. 65

Basis of Bearings

The bearings are based on the north line of Section 20 and the centerline of Snodgrass Road, bearing S 84° 09' 40" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 42.888 acres for Mark Becker.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys. All monumentation is to be set as shown.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

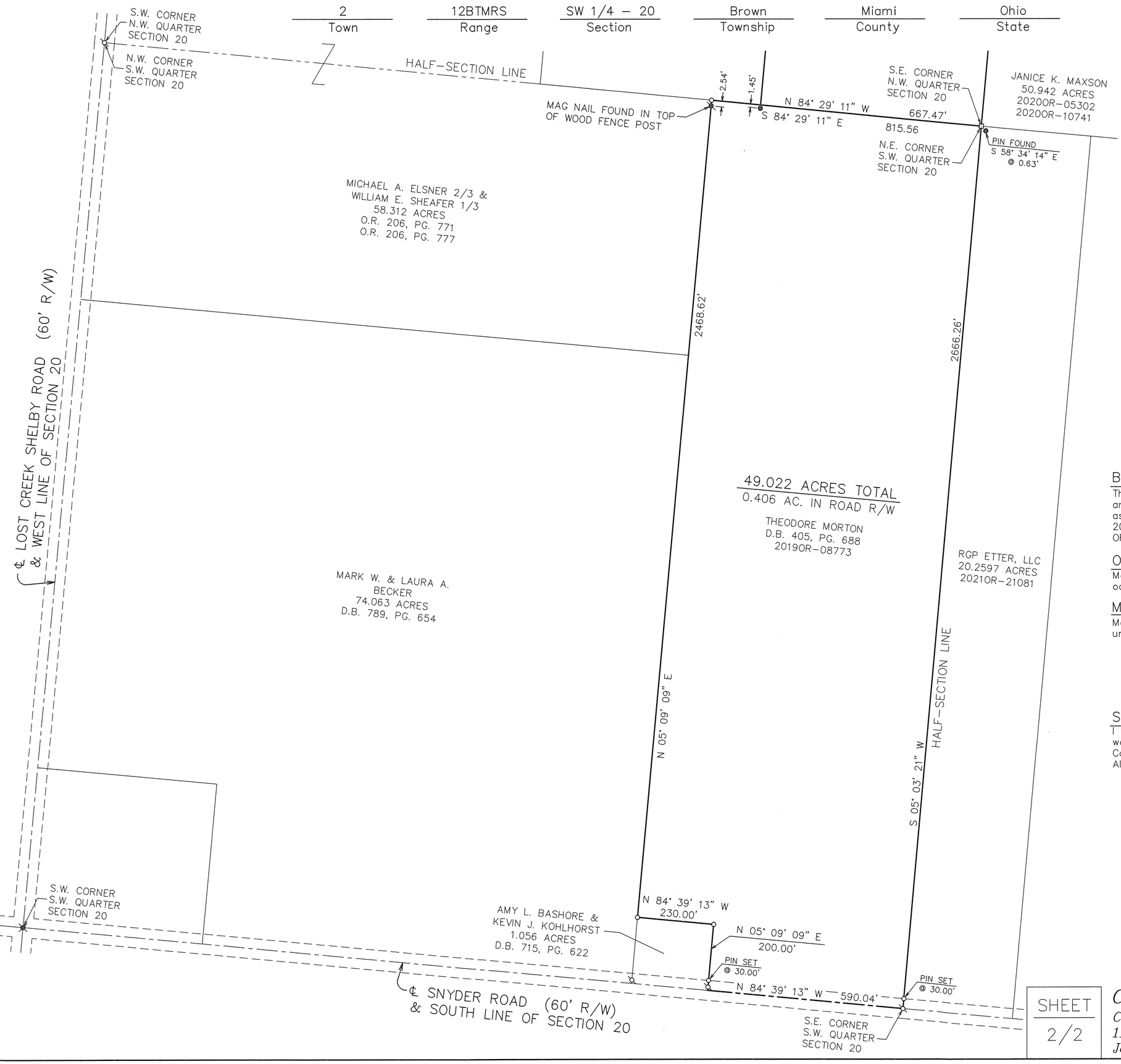
Michael W. Cozatt 2/25/22
Michael W. Cozatt, P.S. #6001 Date

SHEET 1/2

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 00922 *Ph. (937) 339-2921*

2	12BTMRS	SW 1/4 – 20	Brown	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 35-A
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=200'
0 100 200 300 400

Legend

- R.R. spike found
- Mag nail found
- Iron pin found
- Stone found
- Mag nail set over exisitng monument
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Land Surveys:
Vol. 03, Pg. 207
Vol. 27, Pg. 94
Vol. 38, Pg. 181
Vol. 40, Pg. 179
Vol. 51, Pg. 62
Vol. 53, Pg. 44
Vol. 55, Pg. 95
Vol. 59, Pg. 41
Vol. 60, Pg. 65

Basis of Bearings

The bearings are based on the south line of Section 20 and the centerline of Snyder Road, bearing N 84° 39' 13" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 49.022 acres for Mark Becker.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys. All monumentation is to be set as shown.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt, P.S. #6001 — 2/25/22 Date

SHEET 2/2

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 00922 *Ph. (937) 339-2921*

UPDIKE PLAT OF SURVEY No. 3

4 SECTION | 4 TOWN | 6 RANGE | CONCORD TOWNSHIP | MIAMI, OHIO COUNTY

VOLUME 61 PLAT 36
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE;

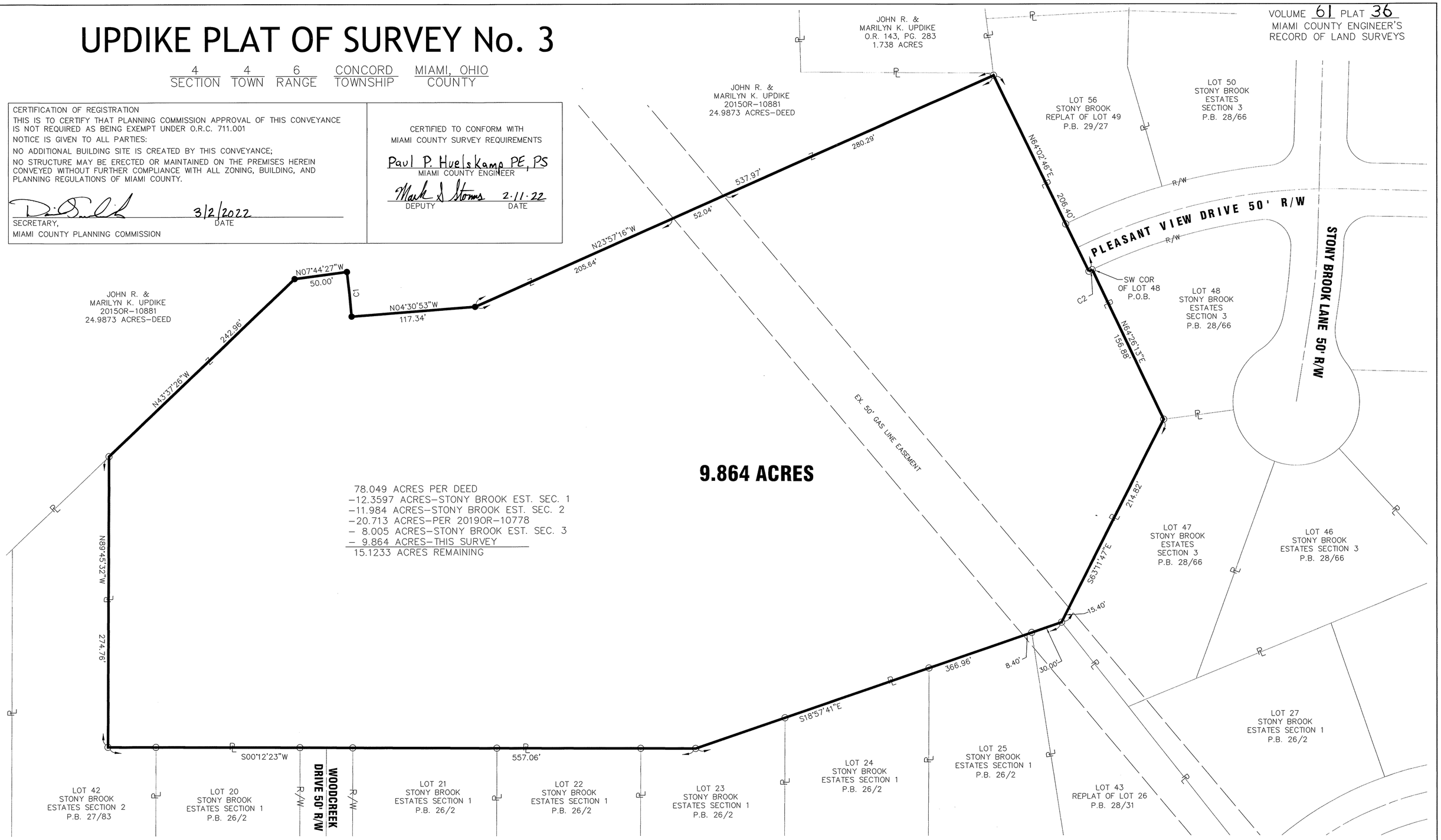
NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

3/2/2022
SECRETARY, DATE
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark A Stowns 2.11.22
DEPUTY DATE



9.864 ACRES

78.049 ACRES PER DEED
−12.3597 ACRES−STONY BROOK EST. SEC. 1
−11.984 ACRES−STONY BROOK EST. SEC. 2
−20.713 ACRES−PER 20190R−10778
− 8.005 ACRES−STONY BROOK EST. SEC. 3
− 9.864 ACRES−THIS SURVEY
15.1233 ACRES REMAINING

DEED REFERENCE

20150R−10881

REFERENCES

LND. SUR. VOL. 6, PG. 31
LND. SUR. VOL. 56, PG. 65
LND. SUR. VOL. 56, PG. 150
LND. SUR. VOL. 56, PG. 164
LND. SUR. VOL. 59, PG. 76
LND. SUR. VOL. 60, PG. 28
REC. P.B. VOL. 9, PG. 15
REC. P.B. VOL. 11, PG. 62
REC. P.B. VOL. 26, PG. 2
REC. P.B. VOL. 27, PG. 83
REC. P.B. VOL. 28, PG. 31
REC. P.B. VOL. 28, PG. 66
REC. P.B. VOL. 29, PG. 27

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ◎ CONC. MONUMENT FOUND
- CX CURVE NUMBER
- EX. GAS LINE EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	755.00'	42.51'	3°13'35"	42.51'	N83°52'20"E
C2	525.00'	3.58'	0°23'26"	3.58'	N25°45'31"W

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE 1" = 60'

0 30 60 120

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Allen J Bertke
ALLEN J. BERTKE, P.S. #8629

2-10-2022
DATE

STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 02−09−2022
DRAWN BY: MPL
JOB NUMBER: MIACON2101
SHEET NUMBER 1 OF 1

2	10BTMRS	NE 1/4–34	Elizabeth	Miami	Ohio
Town	Range	Section	Township	County	State

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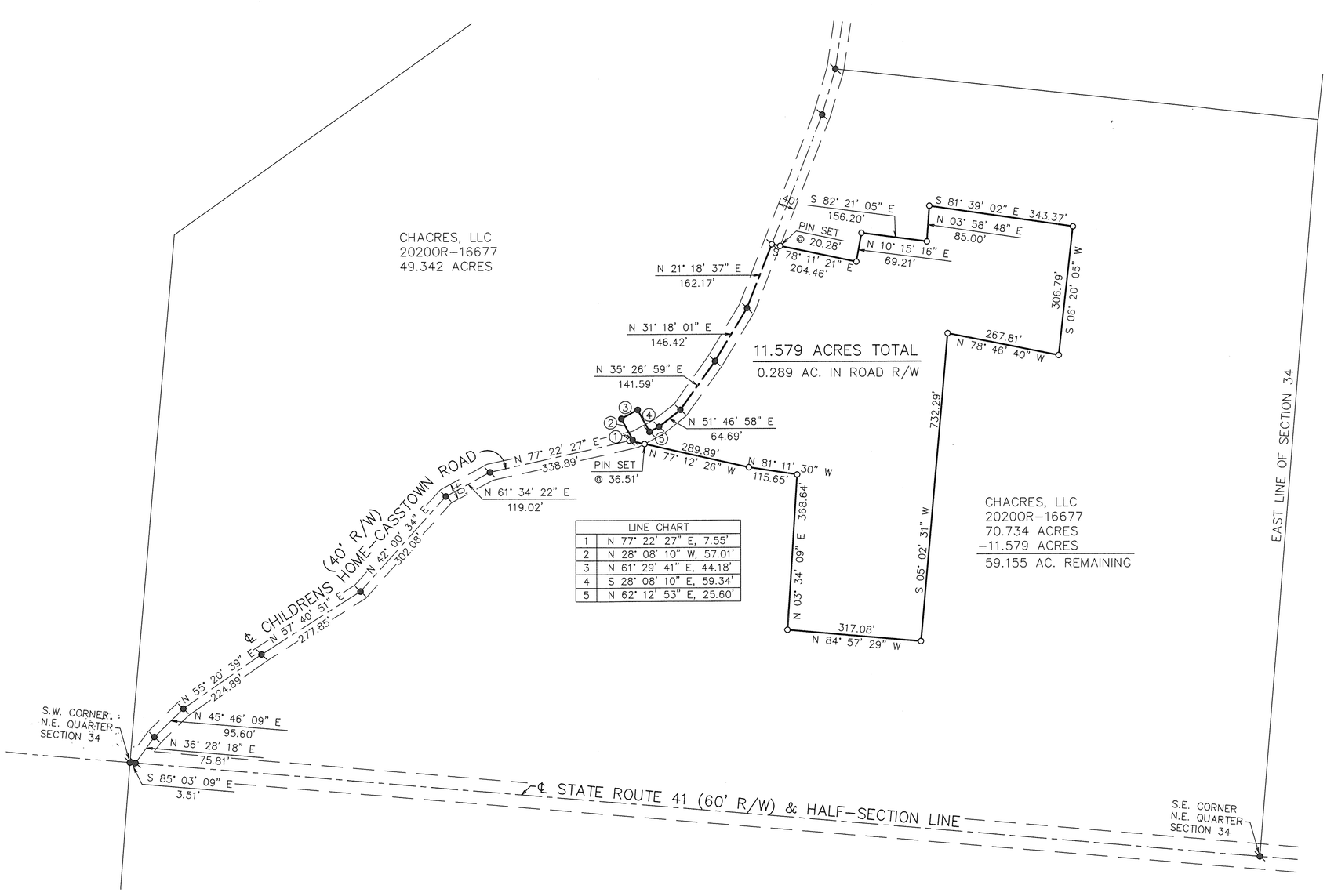
Miami County Engineer's
Record of Land Surveys



LINE CHART	
1	N 77° 22' 27" E, 7.55'
2	N 28° 08' 10" W, 57.01'
3	N 61° 29' 41" E, 44.18'
4	S 28° 08' 10" E, 59.34'
5	N 62° 12' 53" E, 25.60'

Legend

- ● Iron pin found
- ⊗ Mag nail found
- ⊘ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 58, Pg. 99 { Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 11.579 acres for CHACRES, LLC

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

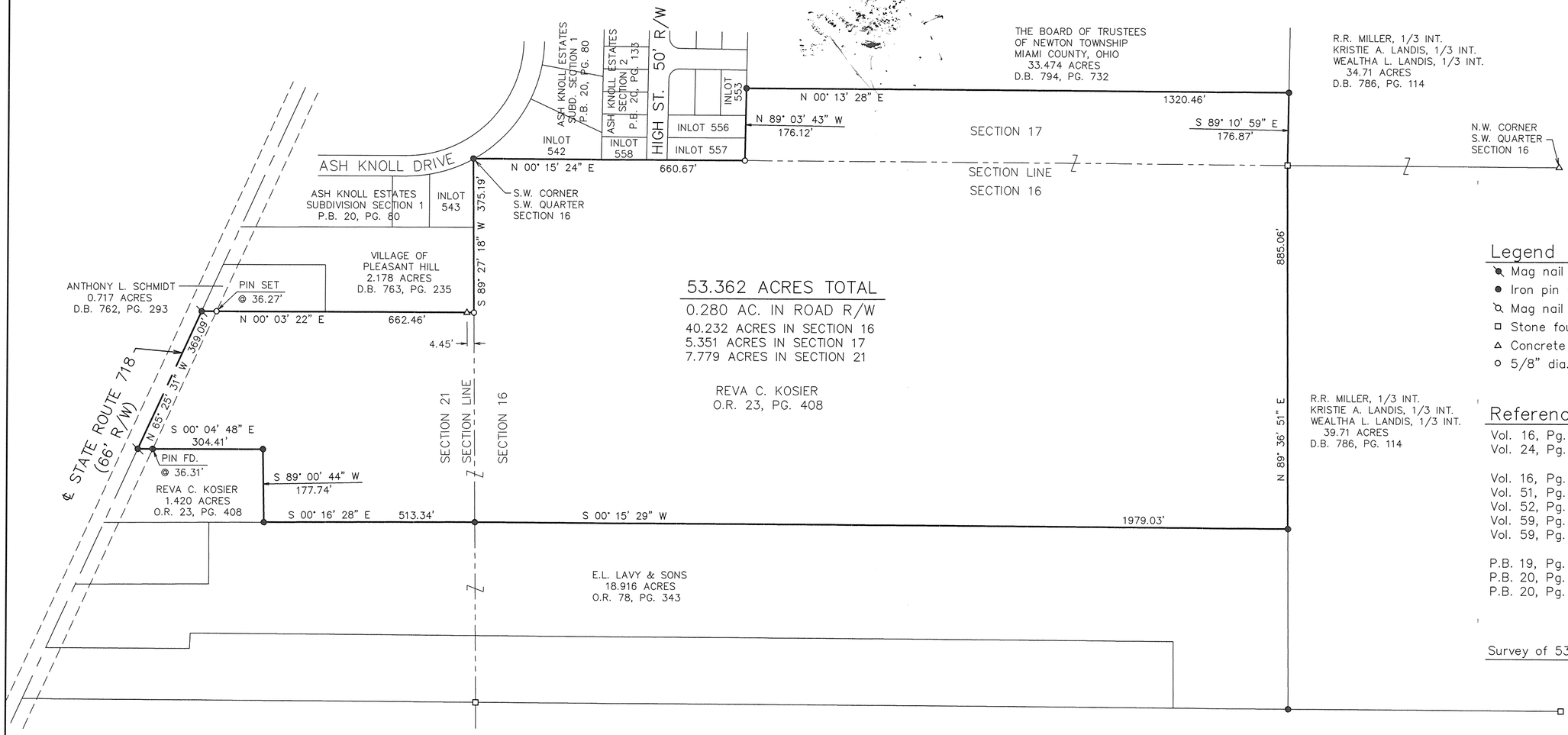
Michael W. Cozatt 3/04/22

Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 09321 Ph. (937) 339–2921

Volume 61 Page 38
Miami County Engineer's Record of Land Surveys

7	5E	SW 1/4 – 16 SE 1/4 – 17 NW 1/4 – 21	Newton	Miami	Ohio
Town	Range	Section	Township	County	State



Legend

- Mag nail set over existing monument
- Iron pin found
- Mag nail set
- Stone found
- Concrete fence post
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 16, Pg. 149; Vol. 24, Pg. 44 — Miami County Engineer's Record of Lot Surveys
- Vol. 16, Pg. 85; Vol. 51, Pg. 118; Vol. 52, Pg. 113; Vol. 59, Pg. 102; Vol. 59, Pg. 117 — Miami County Engineer's Record of Land Surveys
- P.B. 19, Pg. 126; P.B. 20, Pg. 80; P.B. 20, Pg. 133 — Miami County Engineer's Record of Lot Surveys

Survey of 53.362 ac. for the Reva Kosier Trust.

Basis of Bearings

The bearings are based on the south line of Section 16 bearing S 89° 27' 18" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07 Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

STATE OF OHIO MICHAEL W. COZATT S-6001 REGISTERED SURVEYOR

Michael W. Cozatt, P.S. #6001 — 3/04/22 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 25321 *Ph. (937) 339–2921*

ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 14, TOWN 2, RANGE 10
NORTHEAST QUARTER

VOLUME 61 PAGE 39

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

NORTHEAST CORNER
NORTHEAST QUARTER
SECTION 14,
TOWN 2,
RANGE 10

℄ WALNUT GROVE CLARK COUNTY ROAD
& NORTH LINE SECTION 14

S 05°12'46" W
1796.14'

2620.98'

IPF AT 30.00'

114.624 AC
LND 53-198

WESLEYLAND, LLC
OR 280-3

S 84°59'44" E

1578.00'

827.85'

19.620 ACRES

0.224 AC IN R/W

RONDA D. HERSHBERGER
& RAEGAN S. SCHNEIDER
20220R-01827

N 85°06'14" W

S 85°06'14" E

901.50'

901.50'

IPS AT 30.00'

324.84'

S 05°12'46" W

500.00'

500.00'

N 05°27'24" E

S 05°12'46" W

N 05°12'46" E

10.348 ACRES

0.344 AC IN R/W

RONDA D. HERSHBERGER
& RAEGAN S. SCHNEIDER
20220R-01827

500.00'

S 05°12'46" W

STATE ROUTE 201 ~ 60' R/W
& EAST LINE SECTION 14

℄

SOUTHEAST CORNER
NORTHEAST QUARTER
SECTION 14,
TOWN 2,
RANGE 10

N 85°06'14" W

680.04'

N 85°06'14" W

901.50'

CONCRETE MONUMENT FOUND AT 30.00'

1581.54'

S 85°06'14" E

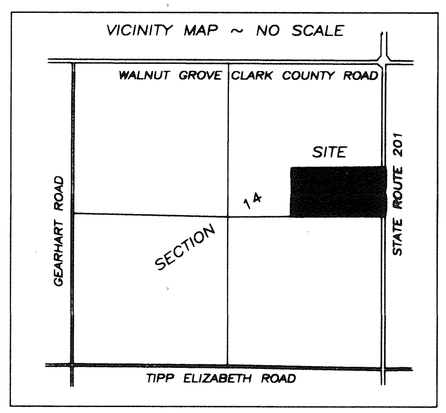
IPF N 05°27'24" E 3.02' FROM
WOOD POST, WOOD POST IS ON
PROPERTY CORNER

ONE-HALF SECTION LINE

67.481 AC
LND 55-187

SUTHERLY LAND, LLC
20140R-08504
20140R-08505

VICINITY MAP ~ NO SCALE



REFERENCES

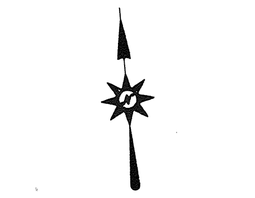
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

LAND SURVEY 23, PAGE 148
LAND SURVEY 25, PAGE 125
LAND SURVEY 53, PAGE 198
LAND SURVEY 55, PAGE 187

MIAMI COUNTY RECORDER'S
RECORDS:

PLAT BOOK 7, PAGE 77
DEEDS AS SHOWN HEREON

BASIS OF BEARING:
BEARINGS ARE BASED ON NAD
83, GEOD 2003 OHIO SOUTH
ZONE ODOT VRS CORS NETWORK



GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ● CONCRETE MONUMENT FOUND
- ✕ WOOD FENCE POST

FEBRUARY 22, 2022

SURVEY OF 2 TRACTS FOR THE
HERSHBERGER FAMILY IN MIAMI COUNTY, OHIO

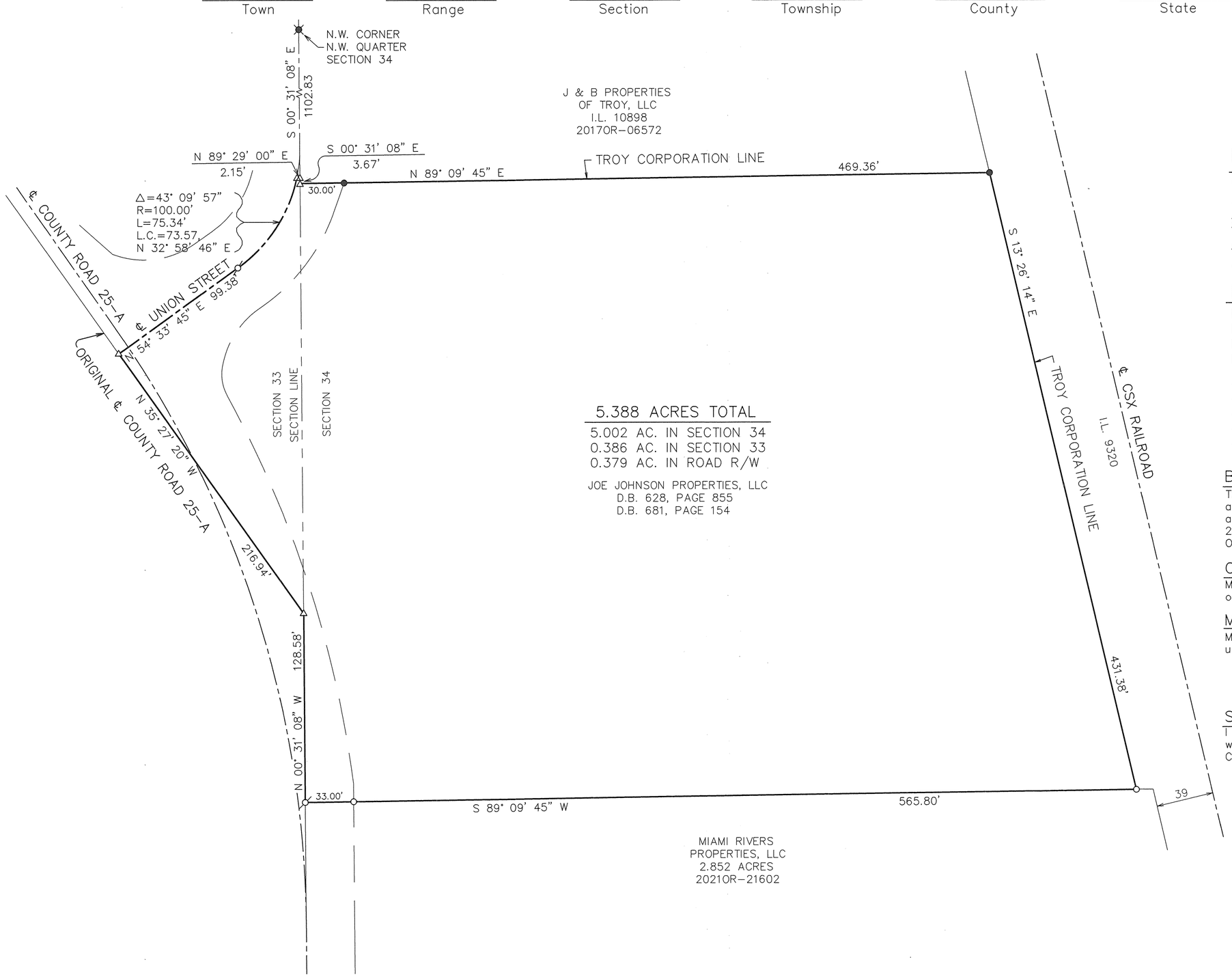
STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S.#7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

5	6E	NE 1/4 – 33 NW 1/4 – 34	Concord	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 40
Miami County Engineer's
Record of Land Surveys



N

Scale: 1"=50'
0 25 50 75 100

Legend

- ● Iron pin found
- △ Mag nail found
- ⊗ R.R. spike found
- ⌀ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Recorder's Plat Records:
- P.B. 19, Page 27
- P.B. 19, Page 132
- P.B. 21, Page 143
- P.B. 27, Page 59

Miami County Engineer's Record of Land Surveys:
- Vol. 05, Page 55
- Vol. 16, Page 64
- Vol. 58, Page 57
- Vol. 59, Page 70
- Vol. 60, Page 36

Basis of Bearings

The bearings are based on the west line of Section 34 and the centerline of Union Street, bearing S 00° 31' 08" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 5.388 acres for Joe Johnson Properties, LLC.

Surveyor's Certification

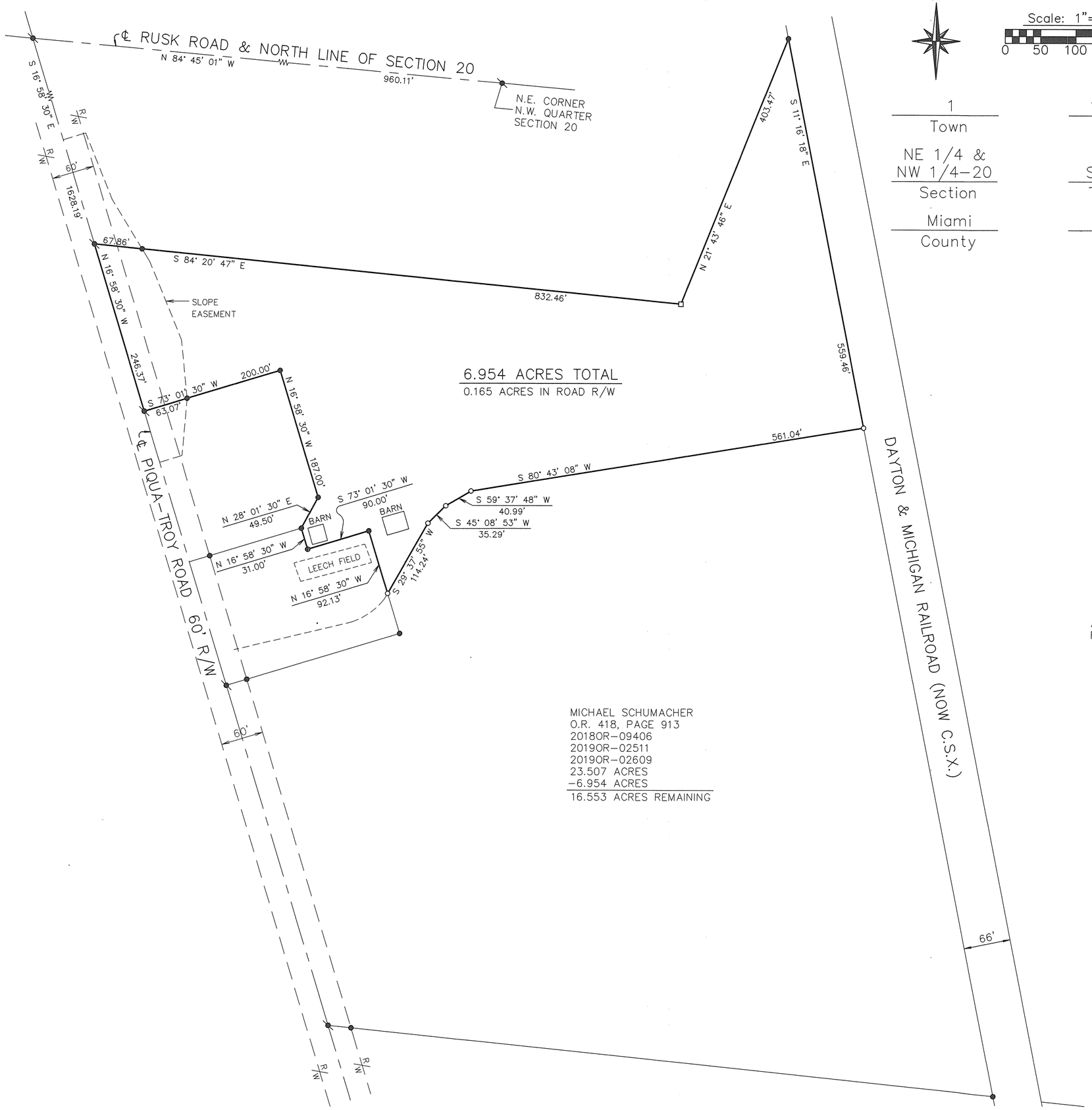
I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. GOZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 3/09/22

Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 03322 Ph. (937) 339-2921



MICHAEL SCHUMACHER
O.R. 418, PAGE 913
20180R-09406
20190R-02511
20190R-02609
23.507 ACRES
-6.954 ACRES
16.553 ACRES REMAINING

N

Scale: 1"=100'
0 50 100 150 200

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Miami County Engineer's
Record of Land Surveys

1	11BTMRS
Town	Range
NE 1/4 & NW 1/4-20	Staunton
Section	Township
Miami	Ohio
County	State

Legend

- ● Iron pin found
- ⊗ Mag nail found
- ⊘ Mag nail set
- □ Stone found
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 32, Pg. 47 } Miami County Engineer's
Vol. 58, Pg. 131 } Record of Land Surveys

P.B. 15, Pg. 70 } Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the centerline of Piqua-Troy Road, bearing N 16° 58' 30" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark L. Stems 2-17-2022
DEPUTY DATE

Approved by the Miami County Planning Department; No Plat Required.
FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY
6.954 Acre Tract

3/10/2022
MIAMI COUNTY PLANNER

Survey of 6.954 acres for Mike Schumacher.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

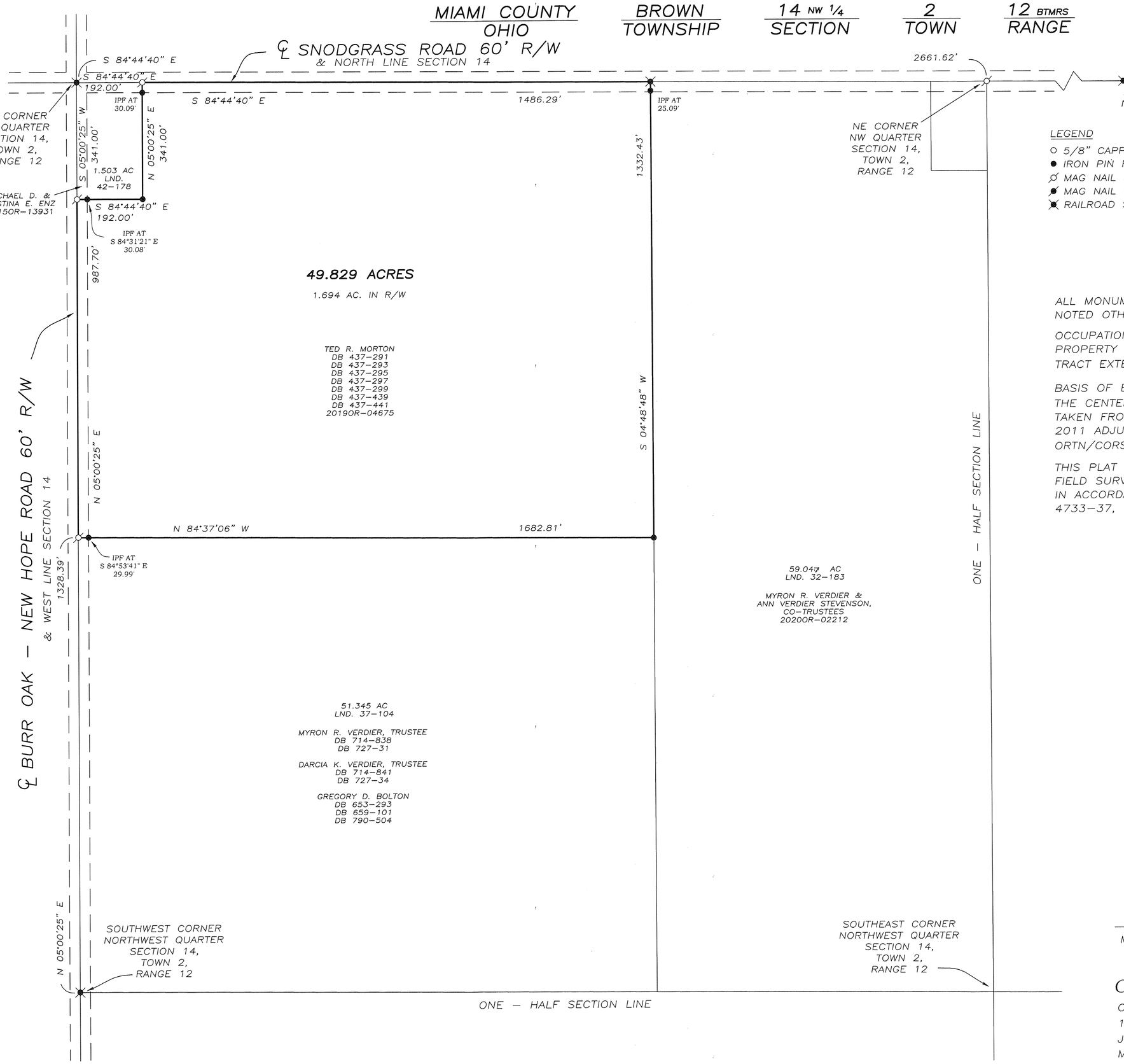
Michael W. Cozatt 2/17/22
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 28719 Ph. (937) 339-2921

MIAMI COUNTY / OHIO | BROWN TOWNSHIP | 14 NW 1/4 SECTION | 2 TOWN | 12 BTMRS RANGE

VOLUME 61 PAGE 42

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ⌀ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 3, PAGE 213
VOLUME 32, PAGE 183
VOLUME 37, PAGE 104
VOLUME 39, PAGE 64
VOLUME 42, PAGE 178

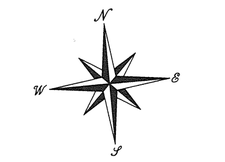
MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

ALL MONUMENTS FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE

OCCUPATION LINES, WHERE EXISTING, GENERALLY AGREE WITH PROPERTY LINES, HOWEVER, MOWING LINES OF 1.503 ACRE TRACT EXTEND APPROXIMATELY 20' EAST AND 20' SOUTH.

BASIS OF BEARING IS THE NORTH LINE OF SECTION 14 AND THE CENTERLINE OF SNODGRASS ROAD, S 84°44'40" E, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT, GEOID 12A, OHIO SOUTH ZONE, O.D.O.T. ORTN/CORS NETWORK.

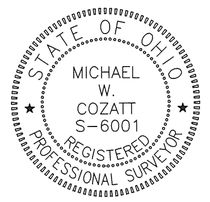
THIS PLAT IS AN ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37, STANDARDS FOR BOUNDARY SURVEYS.



0 100 200 400

GRAPHIC SCALE IN FEET
1" = 200'

SURVEY OF 49.829 ACRES FOR MARK BECKER IN SECTION 14, BROWN TOWNSHIP



Michael W. Cozatt 3/11/22

MICHAEL W. COZATT, P.S. #6001 — DATE

COZATT ENGINEERING COMPANY

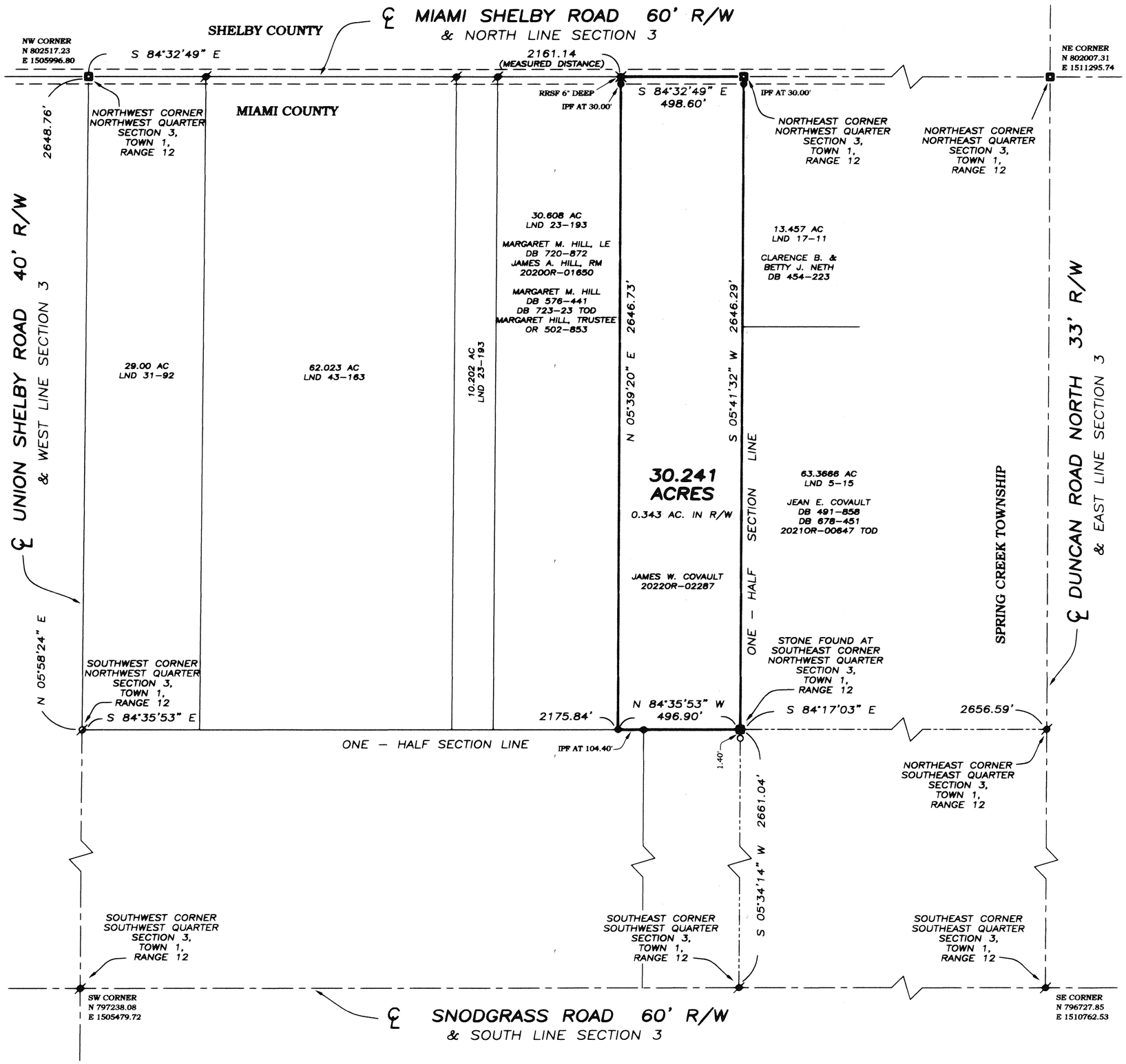
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 03722
MARCH 5, 2022

LAND SURVEYOR
TROY, OH 45373
(937) 339–2921

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 3, TOWN 1, RANGE 12
NORTHWEST QUARTER

VOLUME 61 PAGE 43

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- O CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ✖ RAILROAD SPIKE FOUND
- ▲ 8" WOOD POST FOUND
- ⌀ HINGE NAIL FOUND
- ⌀ MAG NAIL SET OVER RAILROAD SPIKE FOUND
- ◘ IRON PIN IN MONUMENT BOX FOUND
- ■ STONE FOUND

SECTION CORNER STATE PLANE COORDINATES SHOWN AS SUCH:
NE CORNER
N 802007.31
E 1511295.74

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 5, PAGE 15
VOLUME 17, PAGE 11
VOLUME 23, PAGE 193
VOLUME 30, PAGE 7
VOLUME 30, PAGE 192
VOLUME 31, PAGE 92
VOLUME 43, PAGE 163
VOLUME 53, PAGE 60
VOLUME 53, PAGE 158
VOLUME 58, PAGE 177
VOLUME 60, PAGE 166

MIAMI COUNTY RECORDER'S RECORDS AS SHOWN HEREON

NOTES:

1. 2" X 8" STONE FOUND 12" DEEP. WITNESS IRON PIN SET AT THE BASE OF AN OLD 4" X 8" LEANING WOOD POST (NOT SHOWN), 1.40' SOUTH OF THE STONE AT THE CENTER OF THE SECTION.
2. REFERENCE BEARING SOUTH 84°32'49" EAST ON THE CENTER LINE OF MIAMI SHELBY ROAD AND ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION THREE (3), PER STATE PLANE COORDINATES.



0 150 300 600
GRAPHIC SCALE IN FEET
1" = 300'

SURVEY OF 30.241 ACRES FOR JEAN COVAULT
IN MIAMI COUNTY, OHIO ~ MARCH 2, 2022

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

VOLUME 61 PAGE 44

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

2 TOWN | 12 RANGE | 26 SECTION | BROWN TOWNSHIP

North

BEARINGS BASED ON THE HALF SECTION LINE OF SECTION 26 (N 84°51'53"W) AS RECORDED IN SURVEY VOLUME 51, PAGE 182 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

200 0 200 400 600

GRAPHIC SCALE: 1"= 200' JOB# 5984

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

Monument Legend

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set
- ⊠ Indicates Iron Pipe found
- ⧋ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ● Indicates Railroad Spike found

REFERENCES:

DEED: GRACE MEYER, PAUL ETTER & ROSS ETTER (⅓ INT EACH)–20210R–21705

LAND SURVEYS:

LND 51–182
LND 54–21

S 84°34'34"E 1326.39'
Section Line
Right–of–way
SNODGRASS ROAD (60' R/W)
S 84°34'32"E 1326.33'
Centerline
Right–of–way
30.02'
Capped "Teaford" Pin Fnd
Mag Nail Found @ NE. COR. SEC. 26
T.P.O.B.
RR Spk. called per LND 51-182 (not found)

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

80.0 Ac. (by deed)
GRACE MEYER, 1/3 INT.
PAUL ETTER, 1/3 INT.
ROSS ETTER, 1/3 INT.
20210R–21705

81.640 Acres

LND 54–21

MARRS FARM, LLC.
57.141 AC.
D.B. 781–831
OR 406–311

Half Section Line
CASSTOWN - FLETCHER ROAD (40' R/W)
N 04°50'45"E 2685.94'
2655.92'
Centerline
Right–of–way
S 04°52'16"W 2679.24'
LOST CREEK - SHELBY ROAD (40' R/W)
Section Line
Right–of–way

Mag Nail called found at CL Cor. per LND 51–182 (found)
S 84°51'53"E 1325.10'
Half Section Line
Capped "Teaford" Pin Fnd @ S 46°18'48" W – 0.40
1305.10'
N 84°51'53"W 1325.10'
* IP called at R/W per LND 51–182 (not found)
* Mag Nail called found at CL Cor. per LND 51–182 (not found)
* 20.00'
Mag Nail Found (unknown origin) S 04°59'23"W 10.77'
S 04°54'00"W 2673.82'
Mag Nail Found @ SE COR. SEC. 26

LND 51–182

BRUCE E. & CAROL A. CRON
106.8515 AC.
D.B. 799–532
20150R–06885

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp, PE, PS
MIAMI COUNTY ENGINEER

Austin Palmer
DEPUTY

3-15-2022
DATE

S:\Jobs\5000\5984 FINAL\5984 Survey.dwg Mar 14, 2022 - 12:37:07pm Kevin

MIAMI COUNTY | SPRING CREEK TOWNSHIP | 21 NW 1/4 SECTION | 1 TOWN | 12 BTMRS RANGE

VOLUME 61 PAGE 45

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

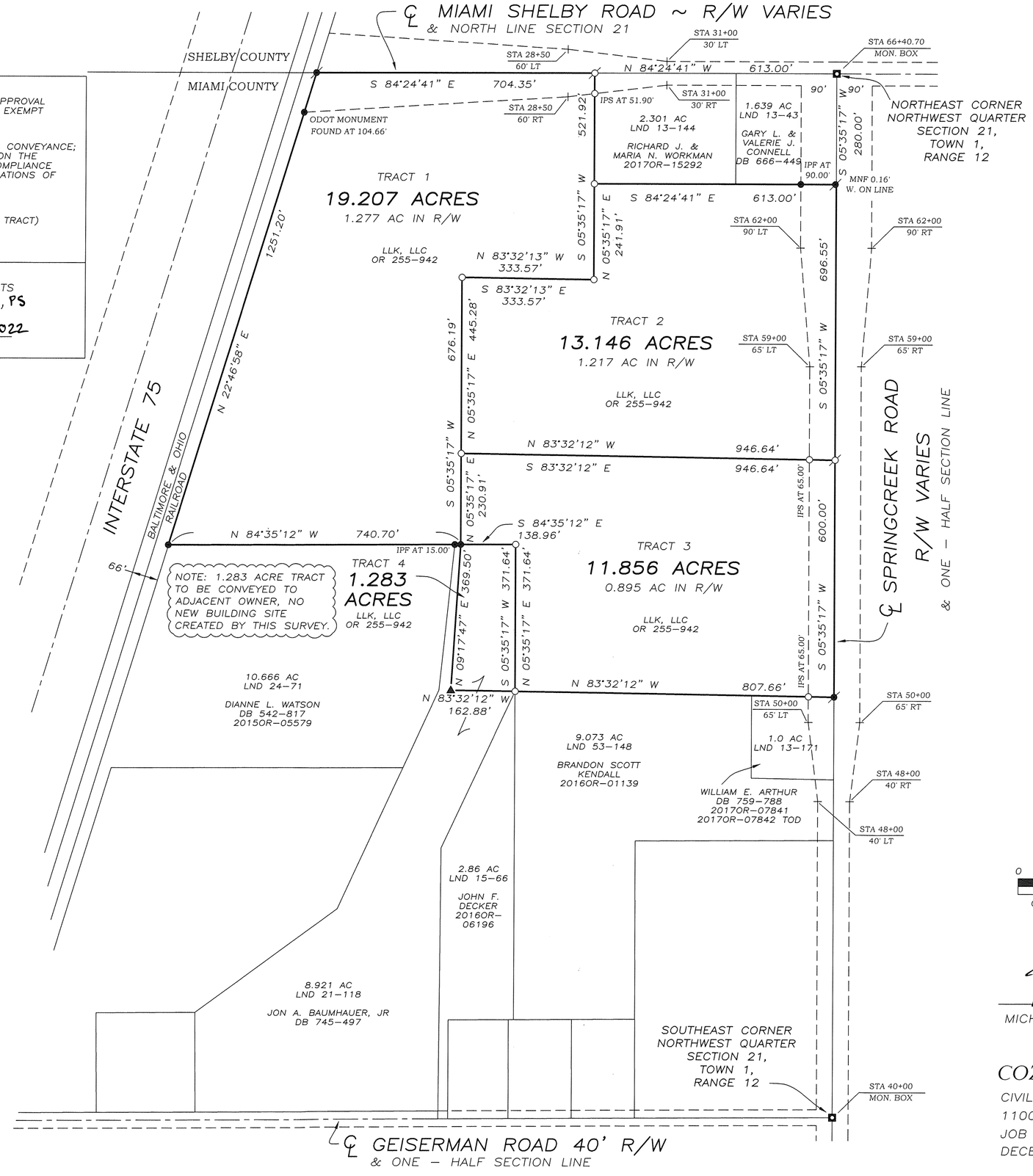
3/15/22 (1.283 ACRE TRACT)

SECRETARY
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, PE, PS
MIAMI COUNTY ENGINEER
Austin Palmer 3-15-2022
DEPUTY DATE

ACREAGE SUMMARY

TRACT 1	19.207 ACRES
TRACT 2	13.146 ACRES
TRACT 3	11.856 ACRES
TRACT 4	1.283 ACRES
	45.492 ACRES TOTAL



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ✕ RAILROAD SPIKE FOUND
- ● MAG NAIL FOUND
- ✳ GIN SPINDLE FOUND
- ■ STONE FOUND
- ◘ IRON PIN IN MONUMENT BOX FOUND
- ▲ WOOD POST FOUND

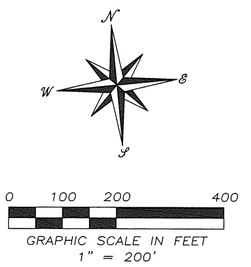
REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 13, PAGE 43
VOLUME 13, PAGE 144
VOLUME 13, PAGE 171
VOLUME 14, PAGE 182
VOLUME 15, PAGE 66
VOLUME 21, PAGE 118
VOLUME 24, PAGE 71
VOLUME 53, PAGE 148

ODOT R/W PLANS
MIA-25-17.48 PGS. 370-372

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 255, PAGE 942
AND DEEDS AS SHOWN HEREON

SURVEY FOR LLK, LLC
IN SECTION 21, SPRING CREEK TOWNSHIP



STATE OF OHIO
MICHAEL W. COZATT S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 3/14/22

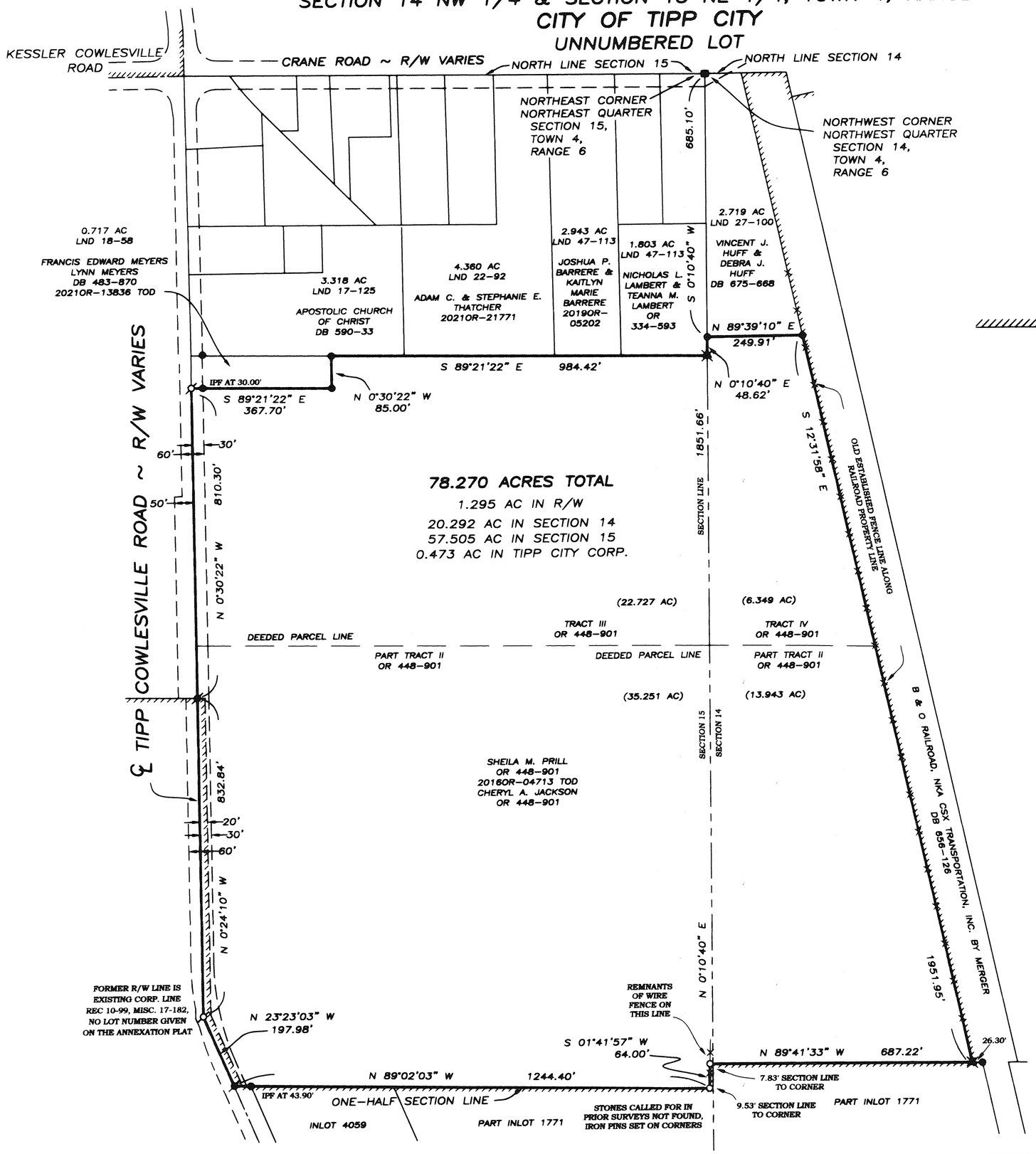
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 27320
DECEMBER 30, 2021
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 14 NW 1/4 & SECTION 15 NE 1/4, TOWN 4, RANGE 6
CITY OF TIPP CITY
UNNUMBERED LOT

VOLUME 61 PAGE 46

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ✖ WOOD POST FOUND
- ■ STONE FOUND

////////// CITY OF TIPP CITY CORPORATION LINE

REFERENCES

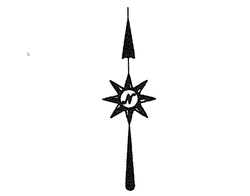
MIAMI COUNTY ENGINEER'S RECORDS SURVEYS:

LOT SURVEY 23, PAGE 30
LAND SURVEY 3, PAGE 229
LAND SURVEY 6, PAGE 199
LAND SURVEY 8, PAGE 72
LAND SURVEY 9, PAGE 22
LAND SURVEY 9, PAGE 92
LAND SURVEY 11, PAGE 169
LAND SURVEY 17, PAGE 39
LAND SURVEY 17, PAGE 125
LAND SURVEY 18, PAGE 58
LAND SURVEY 27, PAGE 100
LAND SURVEY 31, PAGE 128
LAND SURVEY 47, PAGE 98
LAND SURVEY 47, PAGE 113
LAND SURVEY 48, PAGE 134
LAND SURVEY 48, PAGE 147

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 7, PAGE 59
PLAT BOOK 10, PAGE 99
PLAT BOOK 17, PAGE 12
PLAT BOOK 19, PAGE 3
PLAT BOOK 20, PAGE 93-93H
PLAT BOOK 22, PAGE 28
PLAT BOOK 22, PAGE 45-45A
PLAT BOOK 28, PAGE 37
MISC. BOOK 17, PAGES 182-193
DEEDS AS SHOWN HEREON

BASIS OF BEARING:
BEARINGS ARE BASED ON NAD 83, GEOD 2003 OHIO SOUTH ZONE ODOT VRS CORS NETWORK



FEBRUARY 11, 2022	SURVEY OF EXISTING TRACTS FOR THE PRILL & JACKSON FAMILIES IN MIAMI COUNTY, OHIO

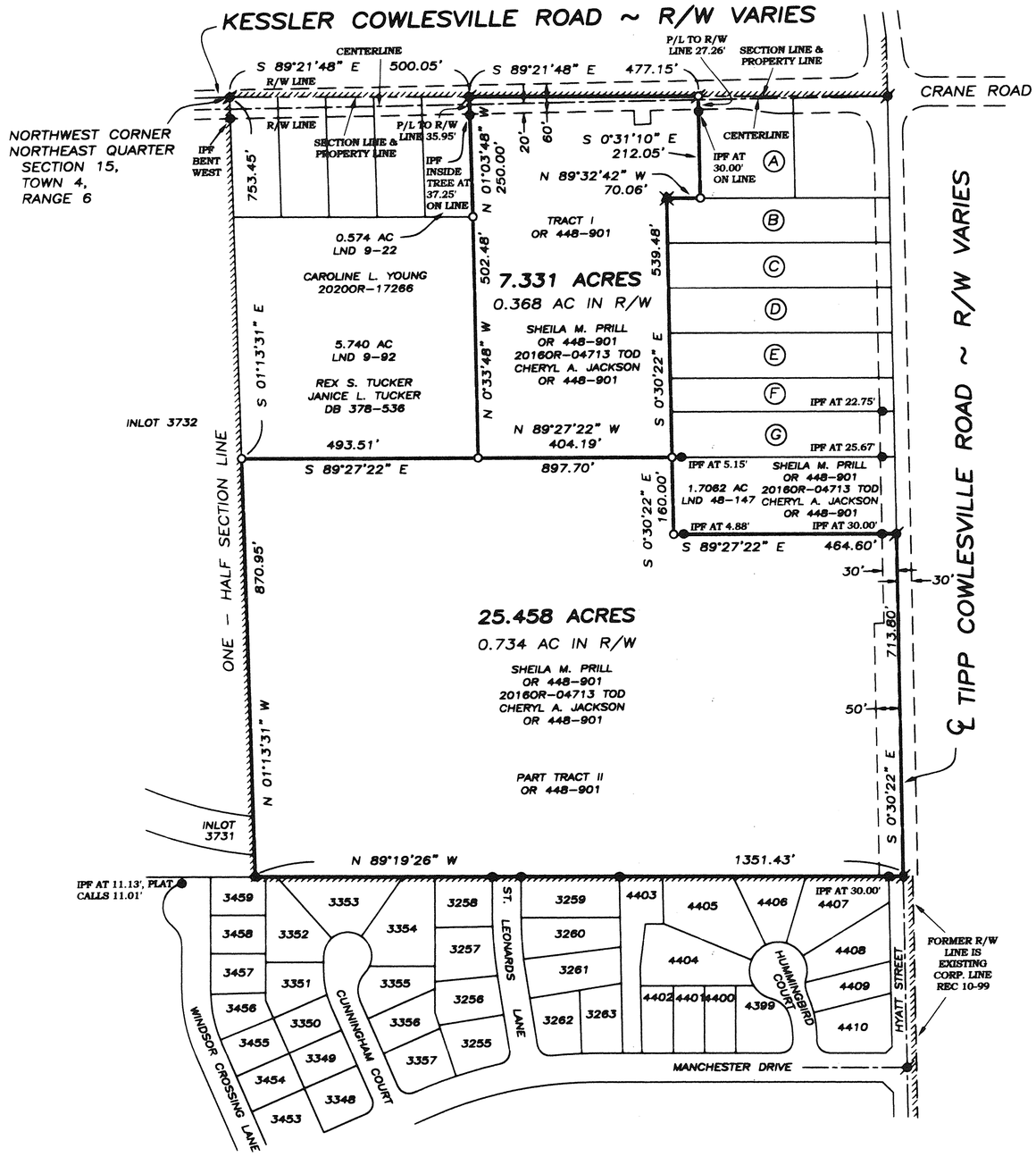
STATE OF OHIO · NEIL E. TEAFORD 7724 · REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 15, TOWN 4, RANGE 6
NORTHEAST QUARTER

VOLUME 61 PAGE 47
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ✕ WOOD FENCE POST

CITY OF TIPP CITY CORPORATION LINE

Ⓐ 0.958 AC LND 31-128
DAVID WARREN MARTIN 20150R-05602 20200R-06701 TOD

Ⓑ 1.000 AC LND 6-199
DAN RICHARD DETRICK DB 488-664

Ⓒ 1.000 AC LND 6-199
ALVIN L. EVANS DB 668-230 20160R-12669 20170R-03527 TOD

Ⓓ 1.000 AC LND 6-199
MISTY D. OLINGER 20140R-14575

Ⓔ 1.000 AC LND 6-199
BRUCE TANDY JENNIFER TANDY 20160R-06409

Ⓕ 0.747 AC LND 8-72
BENNY W. BENTLEY DB 756-503 20200R-05602 TOD

Ⓖ 1.013 AC LND 8-72
DAVID S. HALE 20210R-03664

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS SURVEYS:
LOT SURVEY 23, PAGE 30
LAND SURVEY 3, PAGE 229
LAND SURVEY 6, PAGE 199
LAND SURVEY 8, PAGE 72
LAND SURVEY 9, PAGE 22
LAND SURVEY 9, PAGE 92
LAND SURVEY 11, PAGE 169
LAND SURVEY 17, PAGE 39
LAND SURVEY 17, PAGE 125
LAND SURVEY 18, PAGE 58
LAND SURVEY 27, PAGE 100
LAND SURVEY 31, PAGE 128
LAND SURVEY 47, PAGE 98
LAND SURVEY 47, PAGE 113
LAND SURVEY 48, PAGE 134
LAND SURVEY 48, PAGE 147

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 7, PAGE 59
PLAT BOOK 10, PAGE 99
PLAT BOOK 17, PAGE 12
PLAT BOOK 17, PAGE 89
PLAT BOOK 19, PAGE 3
PLAT BOOK 20, PAGE 93-93H
PLAT BOOK 22, PAGE 28
PLAT BOOK 22, PAGE 45-45A
PLAT BOOK 28, PAGE 37

DEEDS AS SHOWN HEREON

BASIS OF BEARING:
BEARINGS ARE BASED ON NAD 83, GEOD 2003 OHIO SOUTH ZONE ODOT VRS CORS NETWORK

N

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

FEBRUARY 11, 2022	SURVEY OF 2 EXISTING TRACTS FOR THE PRILL & JACKSON FAMILIES IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

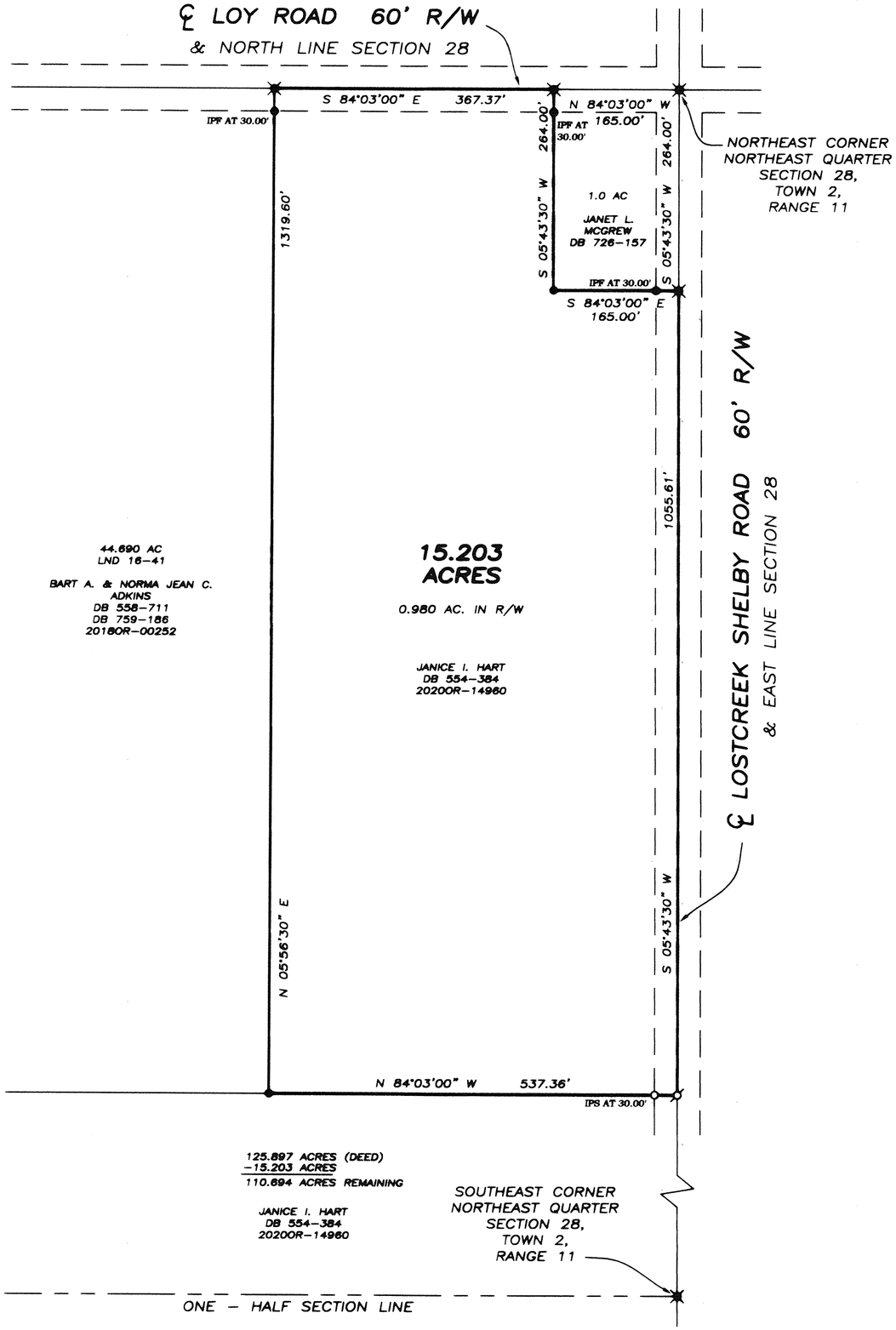
Neil E. Teaford, PS. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 28, TOWN 2, RANGE 11
NORTHEAST QUARTER

VOLUME 61 PAGE 48

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ✖ RAILROAD SPIKE FOUND

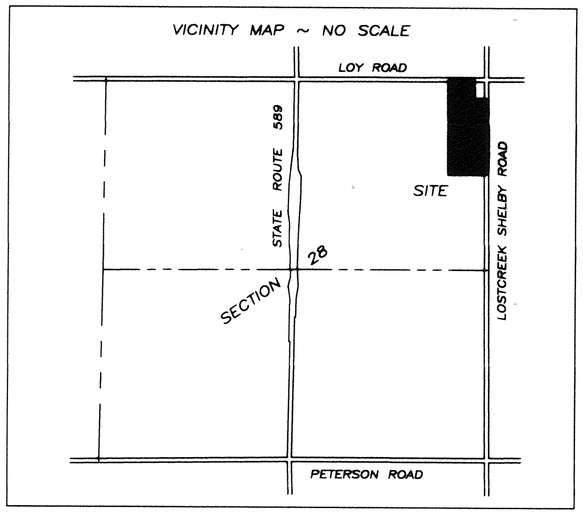
REFERENCES

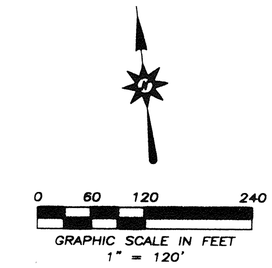
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 16, PAGE 41
VOLUME 20, PAGE 40

MIAMI COUNTY RECORDER'S RECORDS
AS SHOWN HEREON

REFERENCE BEARING SOUTH 84°03'00" EAST ON THE CENTER LINE OF LOY ROAD AND ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, PER LAND SURVEY 20, PAGE 40.





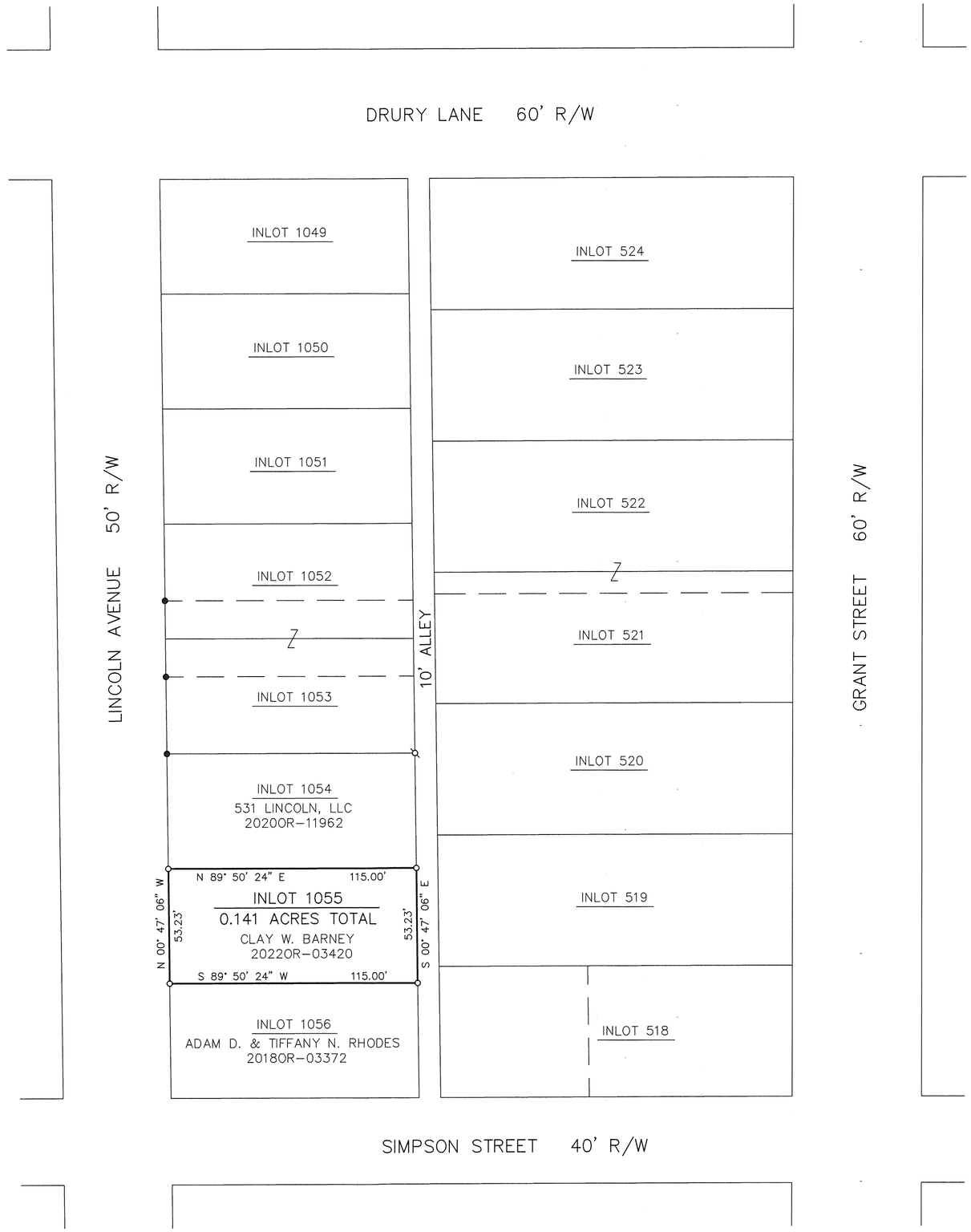
SURVEY OF 15.203 ACRES FOR DUSTIN HAFER
IN MIAMI COUNTY, OHIO ~ MARCH 10, 2022

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

Volume 61 Page 49
Miami County Engineer's Record of Land Surveys

Troy Corporation | 1055 Inlot | Miami County | Ohio State



N

Scale: 1"=40'
0 20 40 60 80

Legend

- ● Iron pin found
- ⌀ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 02, Pg. 81 } Miami County Engineer's
Vol. 14, Pg. 138 } Record of Lot Surveys

P.B. 01, Pg. 146 } Miami County Recorder's
P.B. 01, Pg. 458 } Plat Records

Basis of Bearings

The bearings are based on the east line of Lincoln Avenue, bearing N 00° 47' 06" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of Inlot 1055, Troy, Ohio for Clay Barney

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 3/23/22
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 03822 Ph. (937) 339-2921

MIAMI COUNTY | OHIO

LOST CREEK | TOWNSHIP

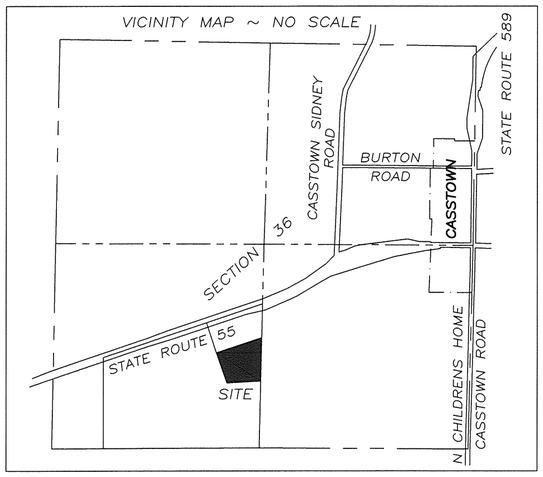
36 SW 1/4 | SECTION

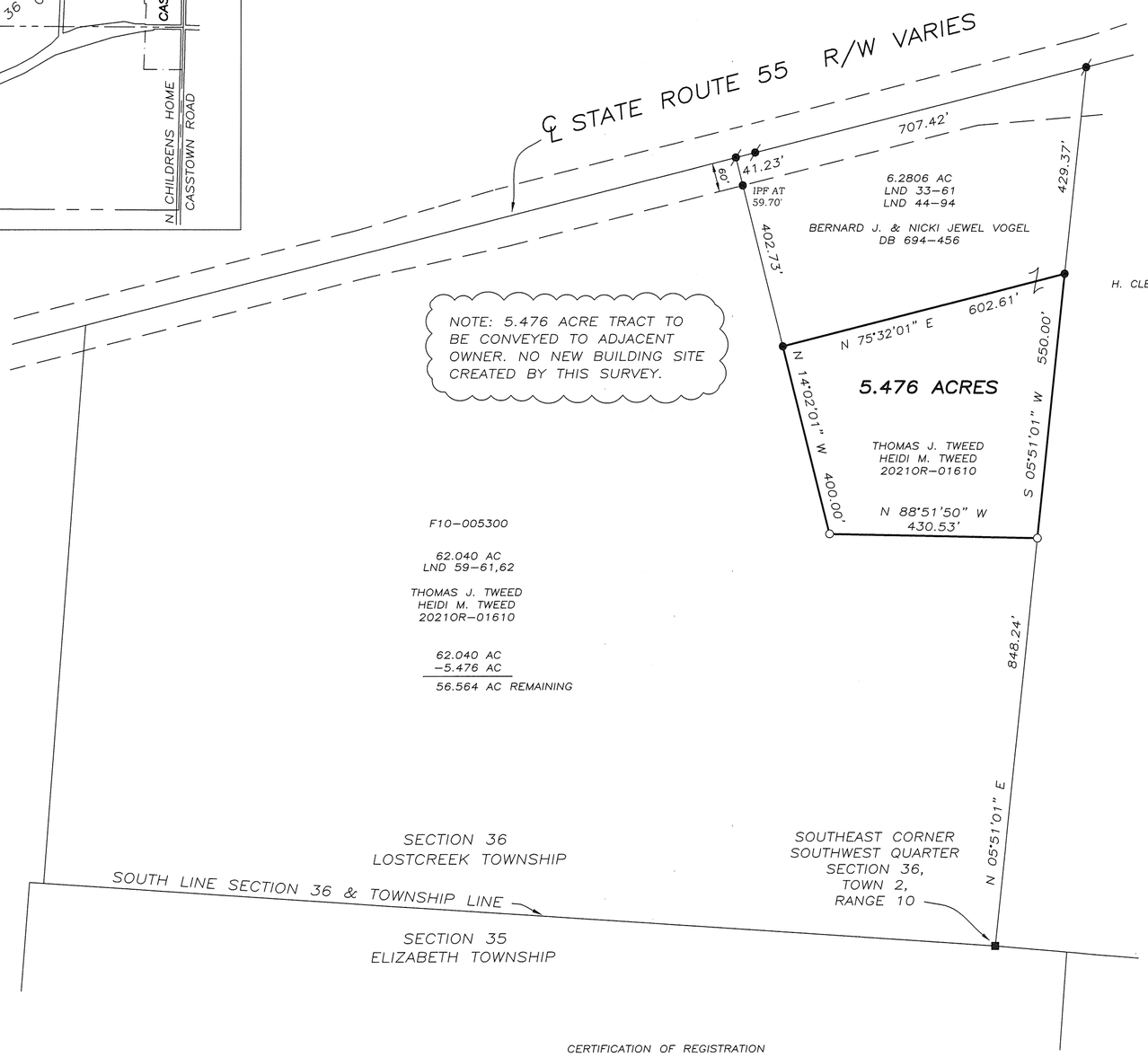
2 | TOWN

10 BTMRS | RANGE

VOLUME 61 PAGE 50

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊘ MAG NAIL FOUND
- ■ STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 33, PAGE 61
VOLUME 44, PAGE 94
VOLUME 59, PAGE 61, 62

ODOT R/W PLANS MIA-55-12.15

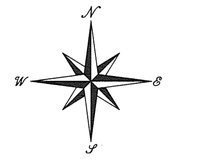
MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

ALL MONUMENTS FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE

OCCUPATION LINES, WHERE EXISTING, GENERALLY AGREE WITH PROPERTY LINES.

BASIS OF BEARING: GPS STATE PLANE COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT, GEOID 12A, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK.

THIS PLAT IS AN ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS.



SURVEY OF 5.476 ACRES FOR BERNARD VOGEL IN SECTION 36, LOST CREEK TOWNSHIP

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE,PS
MIAMI COUNTY ENGINEER
Mark D Storms 3.24.2022
DEPUTY DATE

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

3/24/2022
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

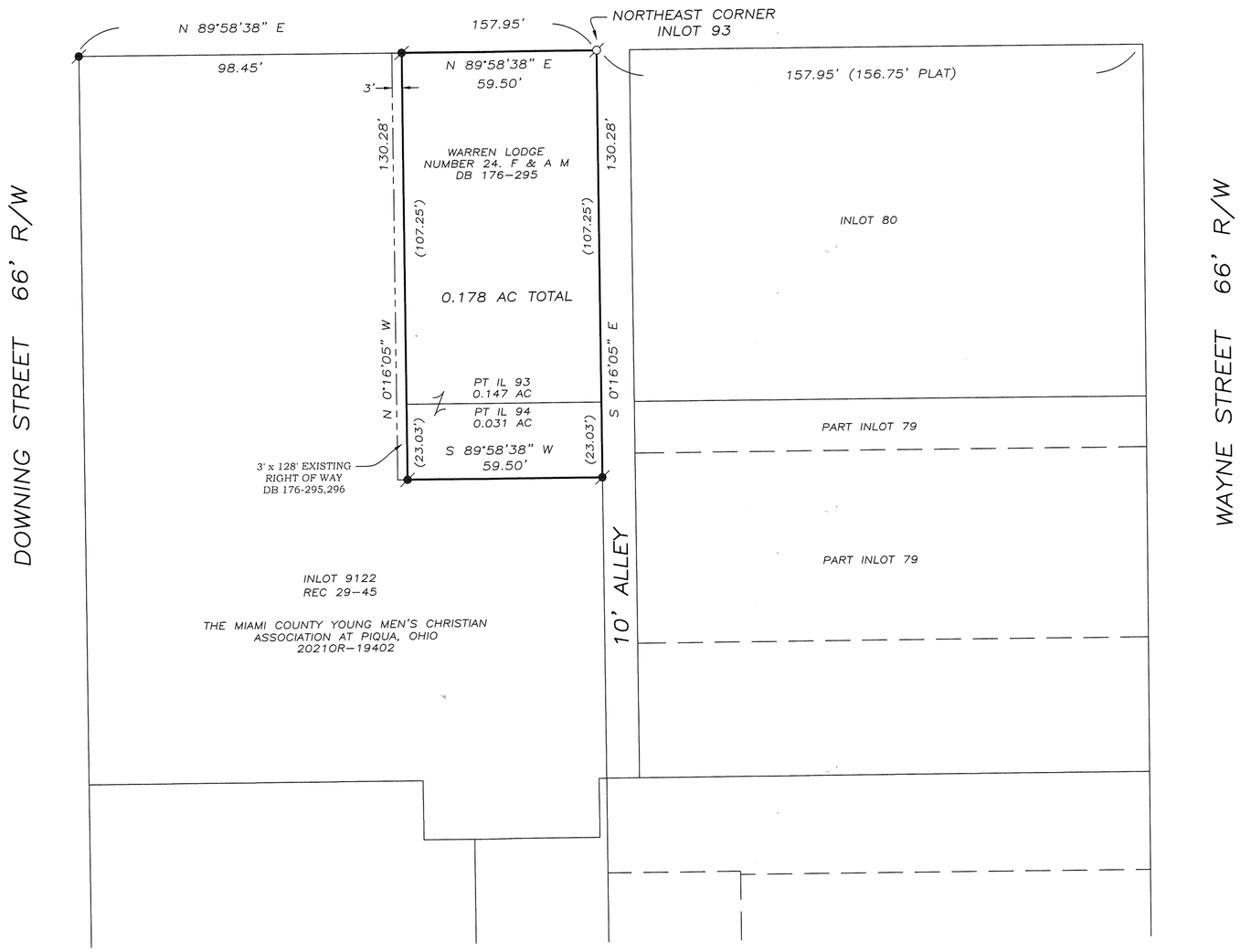
Michael W. Cozatt 3/21/22
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 03722
MARCH 5, 2022
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

CITY OF PIQUA, MIAMI COUNTY, OHIO
PARTS INLOTS 93 & 94

VOLUME 61 PAGE 51

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND

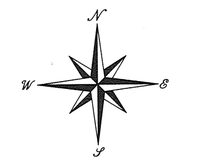
REFERENCES

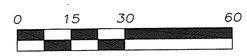
MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:

LOT SURVEY 14, PAGE 94
LOT SURVEY 14, PAGE 162
LOT SURVEY 20, PAGE 73
LAND SURVEY 51, PAGE 6
LAND SURVEY 53, PAGE 138

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 23, PAGE 63
PLAT BOOK 29, PAGE 45
BASIS OF BEARINGS



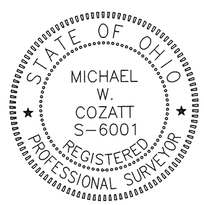


GRAPHIC SCALE IN FEET
1" = 30'

SURVEY OF EXISTING TRACT FOR
F & A M WARREN LODGE 24

Michael W. Cozatt 3/30/22

MICHAEL W. COZATT, P.S. #6001 DATE



COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 055 22
FEBRUARY 23, 2022
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

North

BEARINGS BASED ON THE SOUTH SECTION LINE OF SECTION 28 (N 88°40'15"W) AS RECORDED IN SURVEY VOLUME 33, PAGE 18 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

200 0 200 400 600

GRAPHIC SCALE: 1"= 200' JOB# 5995

3-29-2022

4	6	28	MONROE
TOWN	RANGE	SECTION	TOWNSHIP

VOLUME 61 PAGE 52
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

Monument Legend

- ⊠ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set
- ⊠ Indicates Iron Pipe found
- ⧋ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument Box found
- ● Indicates Railroad Spike found
- □ Indicates Fence Post Found
- ⊠ Indicates Stone found

REFERENCES:

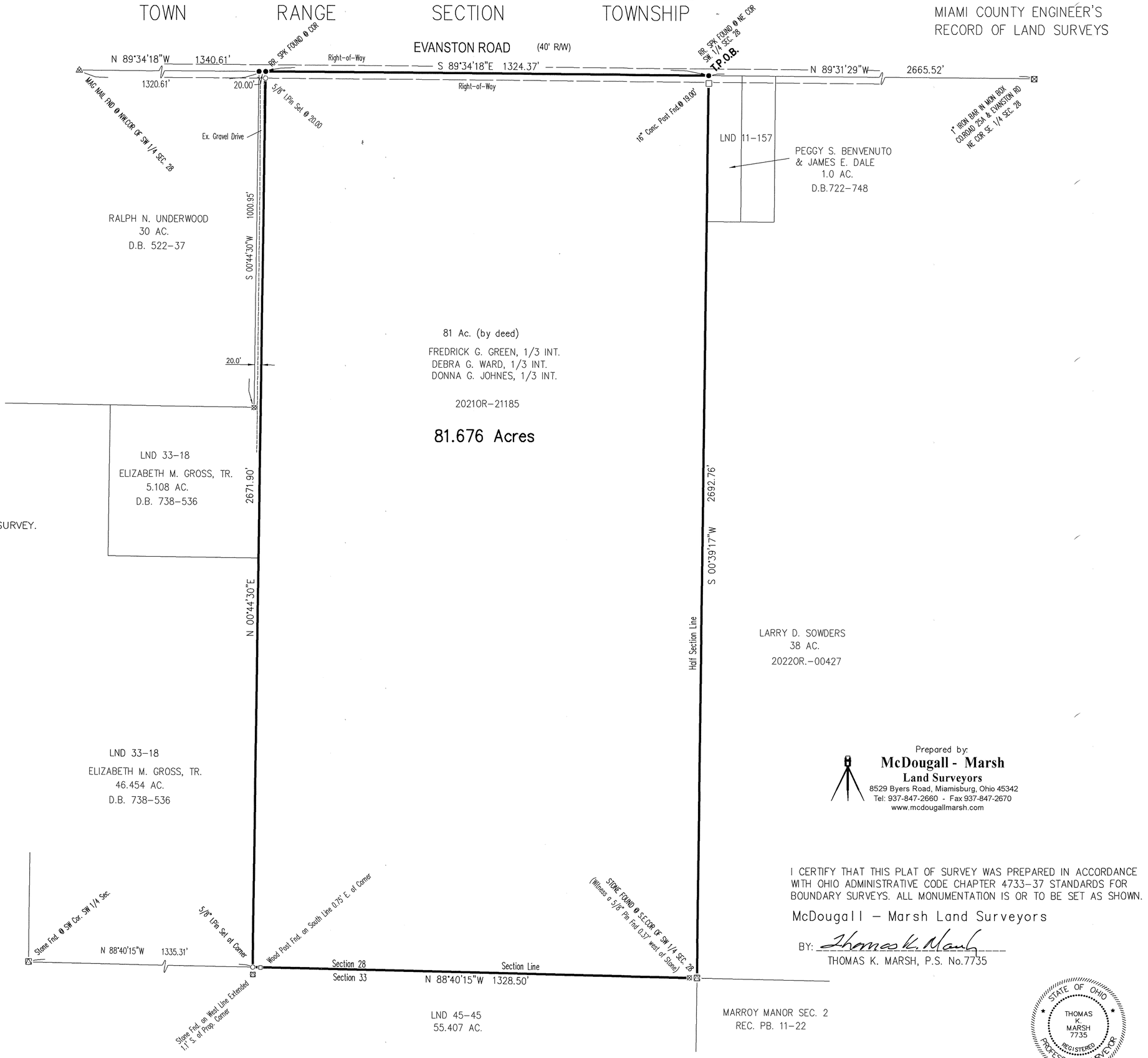
DEED: FREDERICK G. GREEN, DEBRA G. WARD, DONNA G. JOHNES (ALL 1/3 INTEREST) 20210R-21185

LAND SURVEYS:

LND 33-18
LND 11-157
LND 45-45

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp P.E., P.S.
MIAMI COUNTY ENGINEER

Mark S Storms 3-31-22
DEPUTY DATE

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall – Marsh Land Surveyors

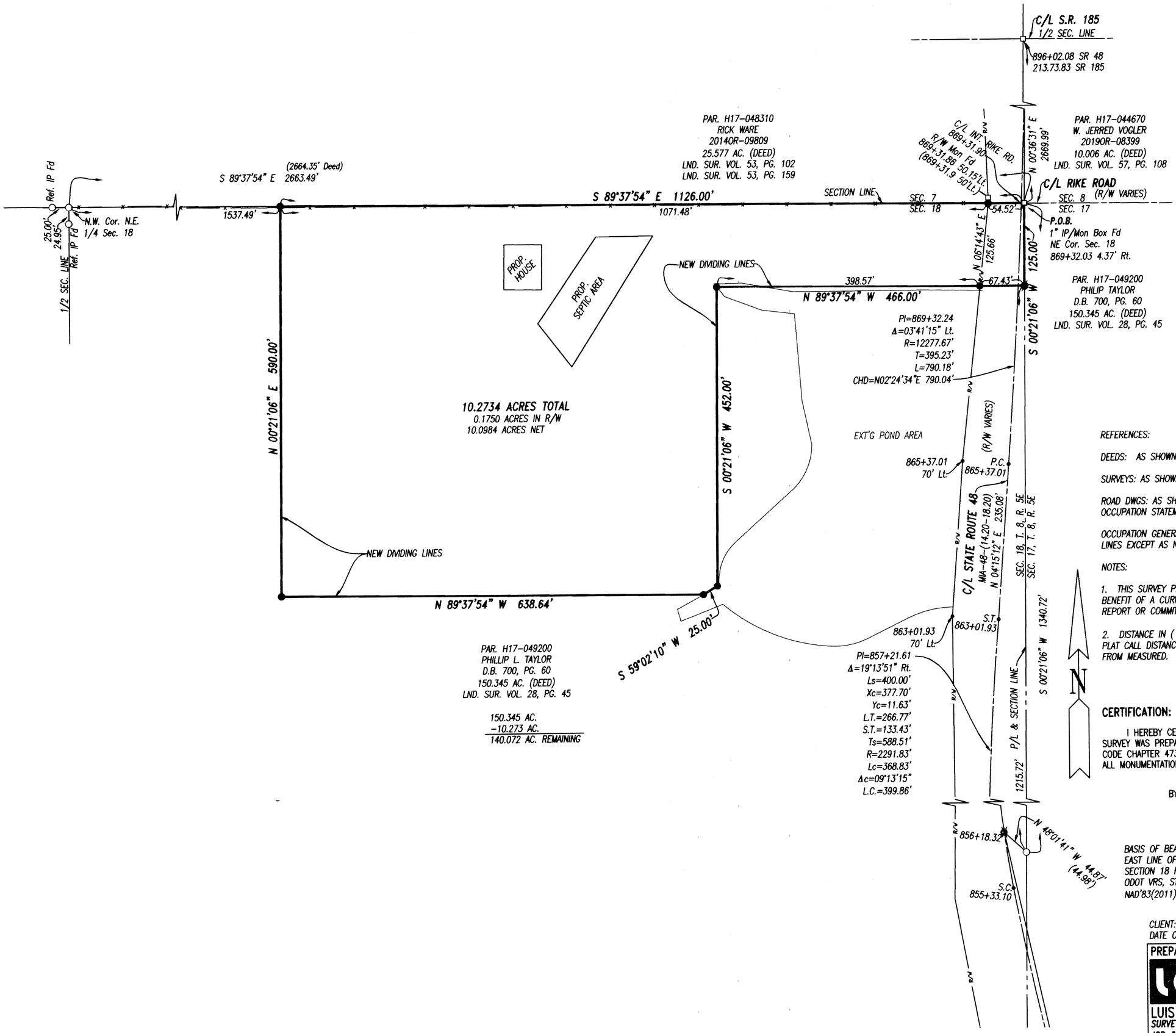
BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

G:\Jobs\5995\5995 CRFN\5995 SURVEY.dwg 5995 Cross Survey Mar 29, 2022 - 3:38:10pm Tom

NEWBERRY TOWNSHIP | N.E. 1/4 ~ 18 SECTION | 8 TOWN | 5 E RANGE

VOLUME 61 PAGE 53
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATED: APRIL 2022



MONUMENTATION LEGEND

SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
⊙	IRON PIPE FOUND	I PIPE FD
⊗	R.R. SPIKE FOUND	RR SPK FD
⊠	CROSS FOUND	X FD
△	STONE FOUND	STN FD
⌀	MAG OR PK NAIL FOUND	MAG OR PK FD
□	MONUMENT FOUND	MON FD
●	IRON PIN & CAP SET	IP & CAP SET
✱	R.R. SPIKE SET	RR SPK SET
✕	CROSS SET	X SET
◉	MAG NAIL SET	MAG SET
■	MONUMENT SET	MON SET
⬟	3/4" IP SET W/2" CAP	IP & CAP SET

NOTE: ALL FOUND IRON PINS ARE #5 REBARS IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL FOUND IRON PIPES ARE 3/4" I.D. IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL SET IRON PINS ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.

REFERENCES:

DEEDS: AS SHOWN

SURVEYS: AS SHOWN

ROAD DWGS: AS SHOWN
OCCUPATION STATEMENT:

OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.

NOTES:

1. THIS SURVEY PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH REPORT OR COMMITMENT.

2. DISTANCE IN ( ) INDICATES A DEED OR PLAT CALL DISTANCE WHERE IT DIFFERS FROM MEASURED.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

BY: Luis G. Riancho 4/1/2022
LUIS G. RIANCHO DATE
REGISTERED SURVEYOR OF OHIO NO. 5287

STATE OF OHIO
LUIS G. RIANCHO 5287
REGISTERED SURVEYOR

BASIS OF BEARING: S 00°21'06" W FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18 FROM GPS OBSERVATIONS UTILIZING ODOT VRS, STATE PLANE COORDINATE SYSTEM, NAD'83(2011) (GEOID'12), OHIO SOUTH ZONE.

CLIENT: CHRIS RANSOM
DATE OF SURVEY: MAR. 2022

0 100 200 300
GRAPHIC SCALE
SCALE 1"=100'

PREPARED BY:
LGR
LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
TEL 937 836-1585
FAX 937 836-9974
LGRIANCHO@WOH.RR.COM
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

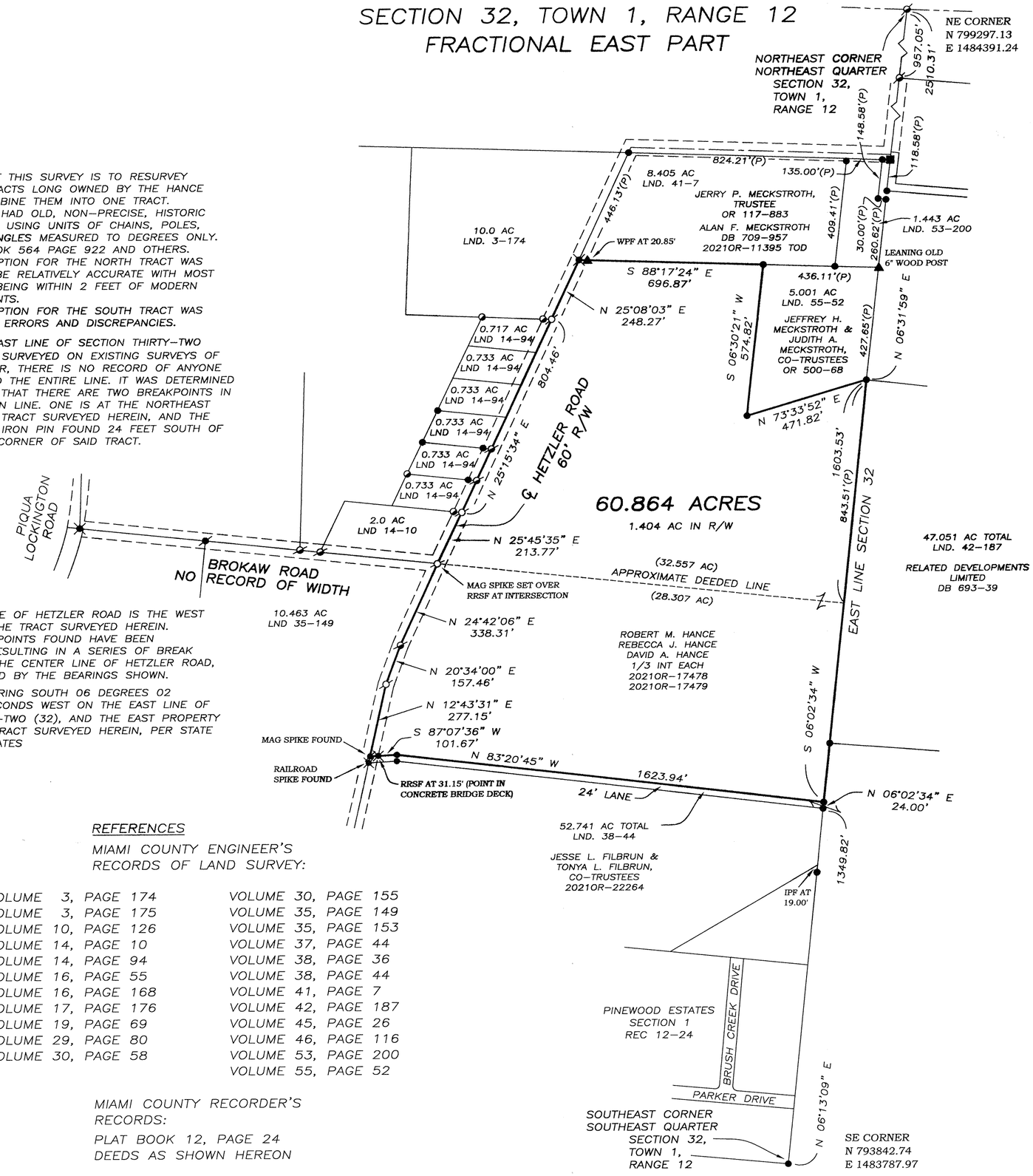
JOB # 22020 MAR. 2022
DRAWING: 22020POS.DWG
PLOT DATE 04-01-2022

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 32, TOWN 1, RANGE 12
FRACTIONAL EAST PART

VOLUME 61 PAGE 54

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO RESURVEY TWO EXISTING TRACTS LONG OWNED BY THE HANCE FAMILY, AND COMBINE THEM INTO ONE TRACT.
   A. BOTH TRACTS HAD OLD, NON-PRECISE, HISTORIC DESCRIPTIONS, USING UNITS OF CHAINS, POLES, LINKS, AND ANGLES MEASURED TO DEGREES ONLY. SEE DEED BOOK 564 PAGE 922 AND OTHERS.
      I. THE DESCRIPTION FOR THE NORTH TRACT WAS FOUND TO BE RELATIVELY ACCURATE WITH MOST DISTANCES BEING WITHIN 2 FEET OF MODERN MEASUREMENTS.
      II. THE DESCRIPTION FOR THE SOUTH TRACT WAS LADEN WITH ERRORS AND DISCREPANCIES.
2. PARTS OF THE EAST LINE OF SECTION THIRTY-TWO (32) HAVE BEEN SURVEYED ON EXISTING SURVEYS OF RECORD. HOWEVER, THERE IS NO RECORD OF ANYONE HAVING SURVEYED THE ENTIRE LINE. IT WAS DETERMINED BY THIS SURVEY THAT THERE ARE TWO BREAKPOINTS IN THE EAST SECTION LINE. ONE IS AT THE NORTHEAST CORNER OF THE TRACT SURVEYED HEREIN, AND THE OTHER IS AT AN IRON PIN FOUND 24 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID TRACT.
3. THE CENTER LINE OF HETZLER ROAD IS THE WEST PROPERTY OF THE TRACT SURVEYED HEREIN.
   A. CENTERLINE POINTS FOUND HAVE BEEN HONORED, RESULTING IN A SERIES OF BREAK POINTS ON THE CENTER LINE OF HETZLER ROAD, AS EVIDENCED BY THE BEARINGS SHOWN.
4. REFERENCE BEARING SOUTH 06 DEGREES 02 MINUTES 34 SECONDS WEST ON THE EAST LINE OF SECTION THIRTY-TWO (32), AND THE EAST PROPERTY LINE FOR THE TRACT SURVEYED HEREIN, PER STATE PLANE COORDINATES



LEGEND
- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ◒ IRON PIPE FOUND
- ⌀ MAG SPIKE SET
- ⊘ MAG NAIL SET OVER RAILROAD SPIKE FOUND
- ⊛ MAG SPIKE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ■ STONE FOUND
- ▲ WOOD CORNER POST FOUND
- (P) PLATTED/DEEDED DISTANCE OF RECORD

SECTION CORNER STATE PLANE COORDINATES SHOWN AS SUCH:
NE CORNER
N 799297.13
E 1484391.24

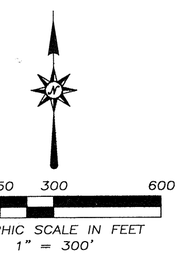
REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEY:

VOLUME 3, PAGE 174	VOLUME 30, PAGE 155
VOLUME 3, PAGE 175	VOLUME 35, PAGE 149
VOLUME 10, PAGE 126	VOLUME 35, PAGE 153
VOLUME 14, PAGE 10	VOLUME 37, PAGE 44
VOLUME 14, PAGE 94	VOLUME 38, PAGE 36
VOLUME 16, PAGE 55	VOLUME 38, PAGE 44
VOLUME 16, PAGE 168	VOLUME 41, PAGE 7
VOLUME 17, PAGE 176	VOLUME 42, PAGE 187
VOLUME 19, PAGE 69	VOLUME 45, PAGE 26
VOLUME 29, PAGE 80	VOLUME 46, PAGE 116
VOLUME 30, PAGE 58	VOLUME 53, PAGE 200
	VOLUME 55, PAGE 52

MIAMI COUNTY RECORDER'S RECORDS:

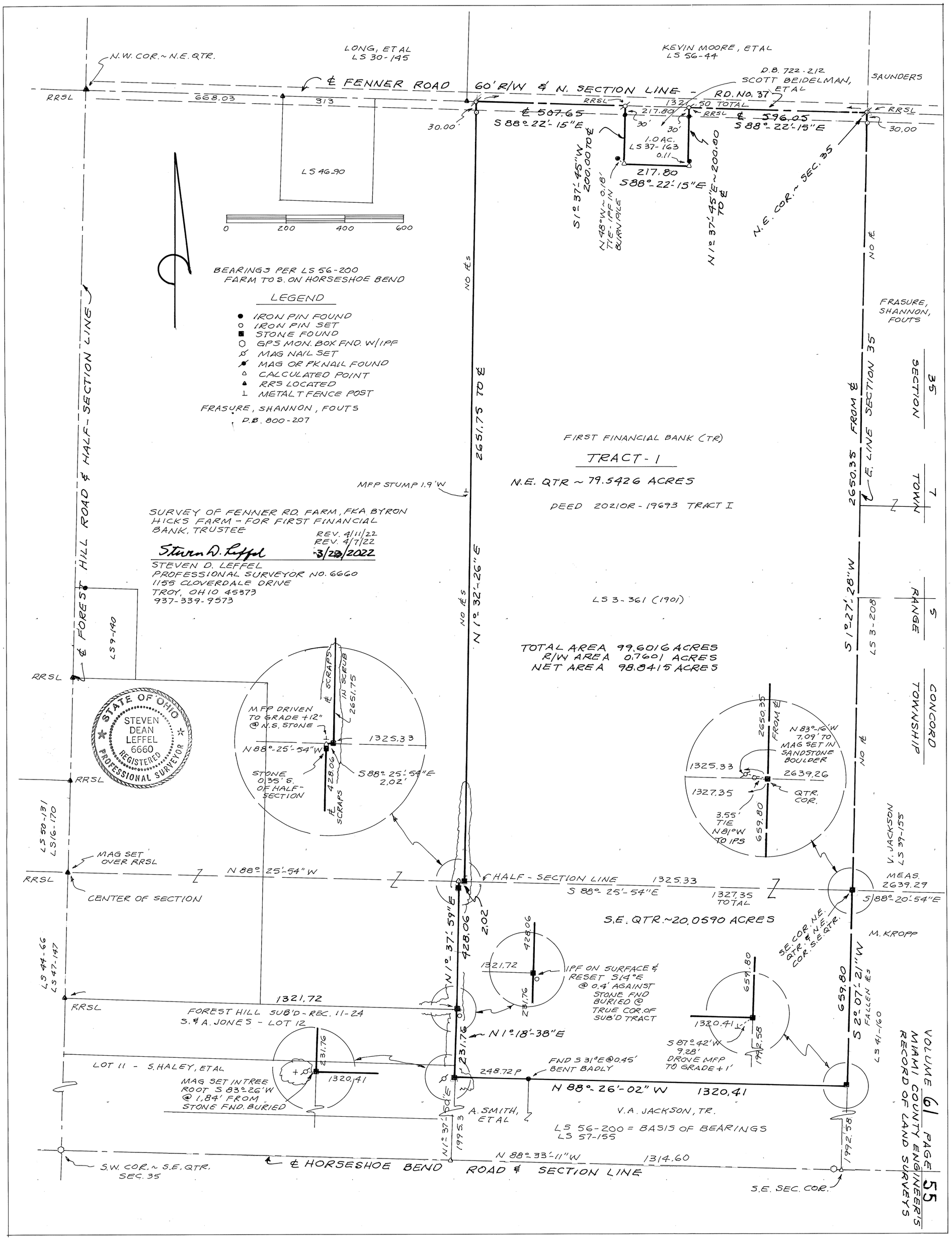
PLAT BOOK 12, PAGE 24
DEEDS AS SHOWN HEREON



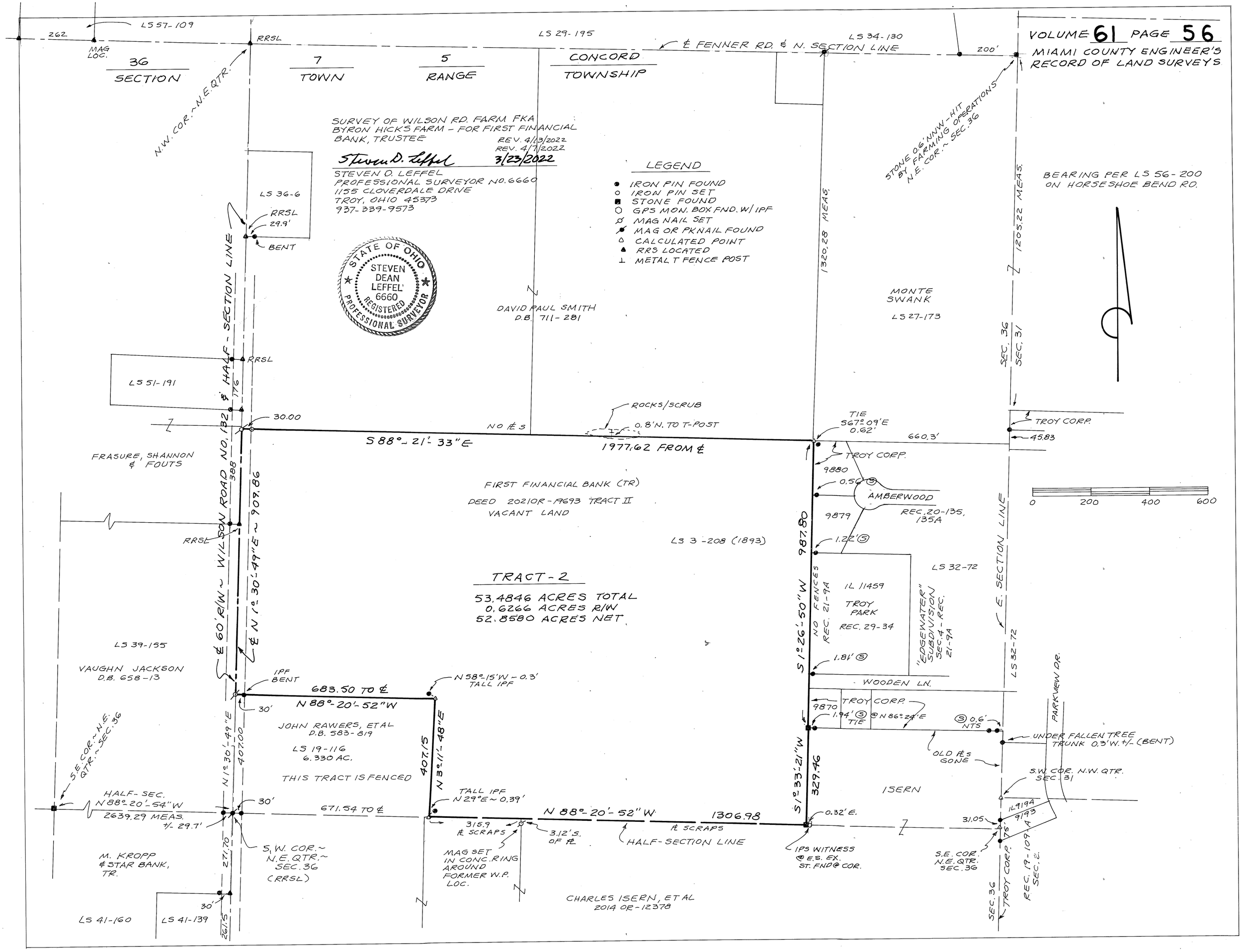
SURVEY FOR ROBERT HANCE
IN MIAMI COUNTY, OHIO ~ MARCH 17, 2022

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

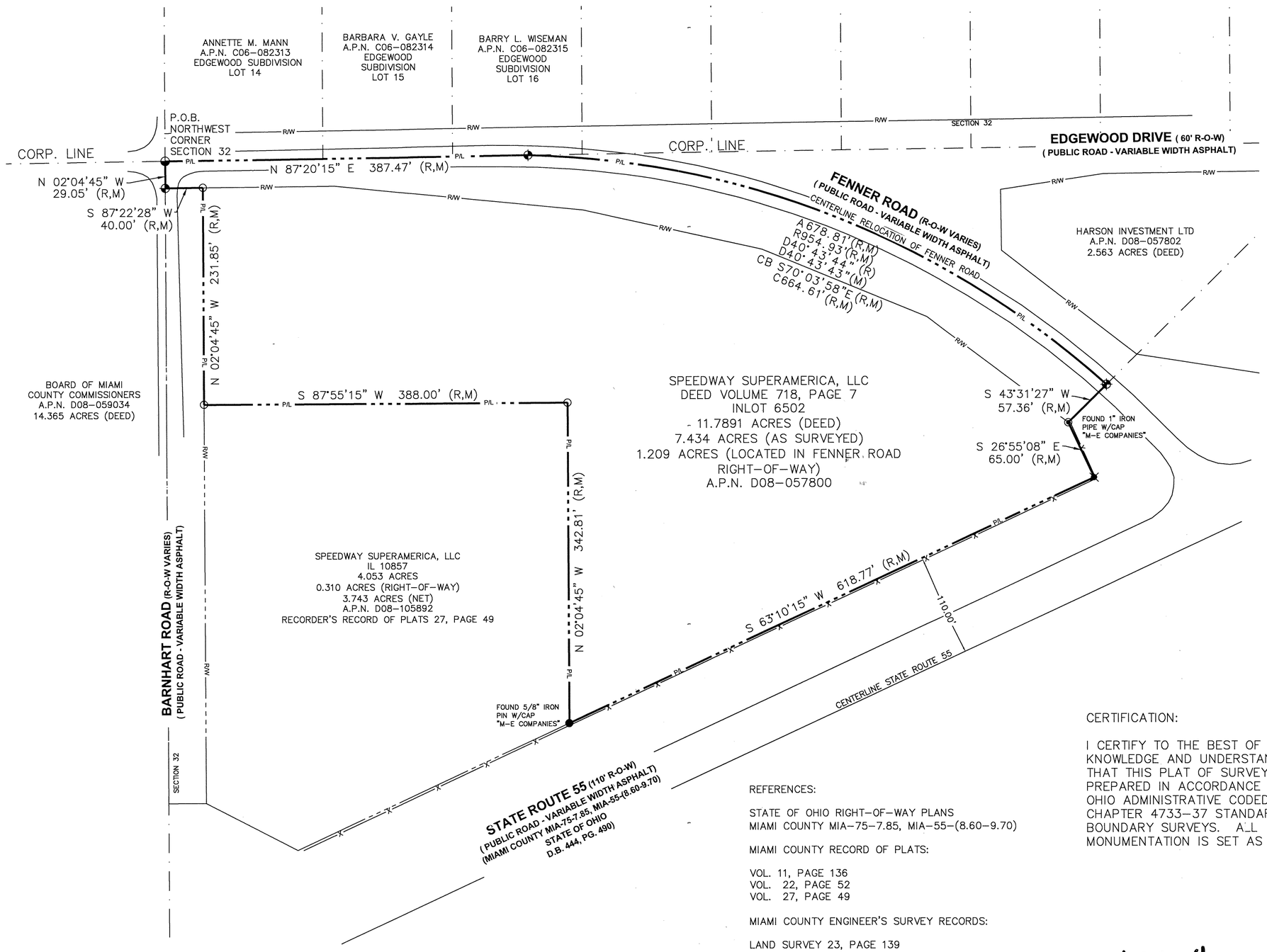
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607



N.W. COR. ~ N.E. QTR.
LONG, ET AL
LS 30-145
KEVIN MOORE, ET AL
LS 56-44
D.B. 722-212
SCOTT BEIDELMAN, ET AL
SAUNDERS
℄ FENNER ROAD 60' R/W & N. SECTION LINE - RD. NO. 37
RRSL
668.03
313
30.00
℄ 507.65
S 88°-22'-15"E
1325.50 TOTAL
217.80
℄ 596.05
S 88°-22'-15"E
30'
1.0 AC.
LS 37-163
0.11
217.80
S 88°-22'-15"E
S 1°-37'-45"W 200.00 TO ℄
N 48°W ~ 0.18' TIE - IPF IN BURN PILE
N 1°-37'-45"E ~ 200.00 TO ℄
N.E. COR. ~ SEC. 35
LS 46-90
0
200
400
600
BEARINGS PER LS 56-200
FARM TO S. ON HORSESHOE BEND
LEGEND
IRON PIN FOUND
IRON PIN SET
STONE FOUND
GPS MON. BOX FND. W/IPF
MAG NAIL SET
MAG OR PK NAIL FOUND
CALCULATED POINT
RRS LOCATED
METAL T FENCE POST
FRASURE, SHANNON, FOUTS
D.B. 800-207
NO ℄s
2651.75 TO ℄
FRASURE, SHANNON, FOUTS
℄ FOREST HILL ROAD & HALF-SECTION LINE
FIRST FINANCIAL BANK (TR)
TRACT-1
N.E. QTR ~ 79.5426 ACRES
DEED 20210R-19693 TRACT I
MFP STUMP 1.9'W
2650.35 FROM ℄
E. LINE SECTION 35
35
SECTION
7
TOWN
5
RANGE
CONCORD
TOWNSHIP
SURVEY OF FENNER RD. FARM, FKA BYRON HICKS FARM - FOR FIRST FINANCIAL BANK, TRUSTEE
REV. 4/11/22
REV. 4/7/22
Steven D. Leffel
3/23/2022
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573
N 1°-32'-26"E
LS 3-361 (1901)
S 1°-27'-28"W
LS 3-208
LS 9-140
TOTAL AREA 99.6016 ACRES
R/W AREA 0.7601 ACRES
NET AREA 98.8415 ACRES
STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED PROFESSIONAL SURVEYOR
MFP DRIVEN TO GRADE +12" @ N.S. STONE
℄ SCRAPS
IN SCRUB
2651.75
1325.33
N 88°-25'-54"W
STONE 0.35' S. OF HALF-SECTION
428.06
S 88°-25'-54"E 2.02'
℄ SCRAPS
2650.35 FROM ℄
N 83°-16'W 7.09' TO MAG SET IN SANDSTONE BOULDER
1325.33
2639.26
1327.35
QTR. COR.
3.55' TIE N 81°W TO IPS
659.80
LS 50-131
LS 16-170
MAG SET OVER RRSL
N 88°-25'-54"W
HALF-SECTION LINE
1325.33
S 88°-25'-54"E
1327.35 TOTAL
V. JACKSON
LS 39-155
MEAS. 2639.29
S 88°-20'-54"E
CENTER OF SECTION
S.E. QTR. ~ 20.0590 ACRES
S.E. COR. N.E. QTR. & N.E. COR. S.E. QTR.
M. KROPP
N 1°-37'-59"E
428.06
2.02
428.06
1321.72
231.76
IPF ON SURFACE & RESET S 14°E @ 0.4' AGAINST STONE FND BURIED @ TRUE COR. OF SUB'D TRACT
659.80
1320.41
S 87°-42'W 9.28' DROVE MFP TO GRADE +1'
1992.58
659.80
S 2°-07'-21"W
FALLEN ℄s
LS 41-160
LS 44-66
LS 47-147
1321.72
FOREST HILL SUB'D - REC. 11-24
S. & A. JONES - LOT 12
N 1°-18'-38"E
231.76
231.76
LOT 11 - S. HALEY, ET AL
1320.41
MAG SET IN TREE ROOT S 83°-26'W @ 1.84' FROM STONE FND. BURIED
248.72 P
FND S 31°E @ 0.45' BENT BADLY
N 88°-26'-02" W
1320.41
A. SMITH, ET AL
V.A. JACKSON, TR.
LS 56-200 = BASIS OF BEARINGS
LS 57-155
N 1°-37'-50"E
1995.3
1992.58
N 88°-33'-11"W
1314.60
S.W. COR. ~ S.E. QTR. SEC. 35
℄ HORSESHOE BEND ROAD & SECTION LINE
S.E. SEC. COR.
VOLUME 61 PAGE 55
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS


VOLUME 61 PAGE 56
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
36 SECTION
7 TOWN
5 RANGE
CONCORD TOWNSHIP
℄ FENNER RD. & N. SECTION LINE
LS 57-109
LS 29-195
LS 34-130
262
MAG LOC.
RRSL
200'
N.W. COR.~N.E. QTR.
SURVEY OF WILSON RD. FARM FKA BYRON HICKS FARM - FOR FIRST FINANCIAL BANK, TRUSTEE
REV. 4/13/2022
REV. 4/7/2022
3/23/2022
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573
LEGEND
IRON PIN FOUND
IRON PIN SET
STONE FOUND
GPS MON. BOX FND. W/ IPF
MAG NAIL SET
MAG OR PKNAIL FOUND
CALCULATED POINT
RRS LOCATED
METAL T FENCE POST
STONE 0.6' NNW-HIT BY FARMING OPERATIONS N.E. COR.~SEC. 36
BEARING PER LS 56-200 ON HORSESHOE BEND RD.
1320.28 MEAS.
1205.22 MEAS.
LS 36-6
RRSL
29.9'
BENT
STATE OF OHIO
STEVEN DEAN LEFFEL 6660
REGISTERED PROFESSIONAL SURVEYOR
DAVID PAUL SMITH D.B. 711-281
MONTE SWANK
LS 27-173
SEC. 36
SEC. 31
LS 51-191
RRSL
176
30.00
NO ℄S
ROCKS/SCRUB
0.8'N. TO T-POST
S 88°-21'-33"E
1977.62 FROM ℄
TIE S67°09'E 0.62'
660.3'
TROY CORP.
45.83
FRASURE, SHANNON & FOUTS
388
TROY CORP.
9880
0.56' (S)
AMBERWOOD
REC. 20-135, 135A
FIRST FINANCIAL BANK (TR)
DEED 20210R-19693 TRACT II
VACANT LAND
0 200 400 600
9879
1.22' (S)
LS 3-208 (1893)
987.80
LS 32-72
E. SECTION LINE
℄ 60' R/W ~ WILSON ROAD NO. 132 & HALF-SECTION LINE
℄ N 1°30'-49"E ~ 909.86
RRSL
TRACT-2
53.4846 ACRES TOTAL
0.6266 ACRES R/W
52.8580 ACRES NET
S 1°26'-50"W
NO FENCES REC. 21-9A
IL 11459
TROY PARK
REC. 29-34
"EDGEWATER" SUBDIVISION SEC. 4 - REC. 21-9A
LS 39-155
1.81' (S)
LS 32-72
VAUGHN JACKSON D.B. 658-13
IPF BENT
683.50 TO ℄
N 88°-20'-52"W
N 58°-15'W ~ 0.3' TALL IPF
WOODEN LN.
PARKVIEW DR.
30'
TROY CORP.
9870
1.94' (S) TIE @ N 86°24'E
(S) 0.6' NTS
JOHN RAWERS, ET AL D.B. 583-819
LS 19-116 6.330 AC.
THIS TRACT IS FENCED
407.15
N 3°11'-48"E
S.E. COR.~N.E. QTR.~SEC. 36
N 1°30'-49"E
407.00
S 1°33'-21"W
329.46
OLD ℄S GONE
UNDER FALLEN TREE TRUNK 0.3'W. +/- (BENT)
S.W. COR. N.W. QTR. SEC. 31
ISERN
HALF-SEC. N 88°-20'-54"W 2639.29 MEAS. +/- 29.7'
30'
671.54 TO ℄
TALL IPF N 29°E ~ 0.39'
N 88°-20'-52"W
1306.98
0.32' E.
31.05
IL 9194
9193
315.9 ℄ SCRAPS
3.12' S. OF ℄
℄ SCRAPS
HALF-SECTION LINE
IPS WITNESS @ E.S. EX. ST. FND @ COR.
S.E. COR. N.E. QTR. SEC. 36
75'
M. KROPP & STAR BANK, TR.
271.70
S.W. COR.~ N.E. QTR.~ SEC. 36 (RRSL)
MAG SET IN CONC. RING AROUND FORMER W.P. LOC.
CHARLES ISERN, ET AL 2014 OR-12378
SEC. 36
TROY CORP.
REC. 19-109-A SEC. 2
30'
LS 41-160
LS 41-139
261.5

SW 1/4 SECTION 32, TOWNSHIP 5, RANGE 6, CITY OF TROY



LEGEND

- ● PIN FOUND
- ○ PIN SET
- ⊗ DRILL HOLE FOUND
- ⊕ MAG NAIL SET
- ◒ MAG NAIL FOUND
- ◉ PIPE FOUND
- R RECORD
- M MEASURED

SCALE : 1" = 80'

0 40' 80' 160'

BEARINGS SHOWN HEREON REFER TO THE GRID MERIDIAN OF THE OHIO COORDINATE SYSTEM. SOUTH ZONE (NAD 83-2011) AS DETERMINED BY GPS OBSERVATION

NO.	DATE	DESCRIPTION	INT.
1	02-17-2022	PLAT	CW
2	02-18-2022	REVISION	CW
3	02-24-2022	REVISION	CW

Know what's **below.** **Call** before you dig.

REFERENCES:

STATE OF OHIO RIGHT-OF-WAY PLANS
MIAMI COUNTY MIA-75-7.85, MIA-55-(8.60-9.70)

MIAMI COUNTY RECORD OF PLATS:

VOL. 11, PAGE 136
VOL. 22, PAGE 52
VOL. 27, PAGE 49

MIAMI COUNTY ENGINEER'S SURVEY RECORDS:

LAND SURVEY 23, PAGE 139

LOT SURVEY 23-166

DEED VOLUMES SHOWN HEREON

CERTIFICATION:

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODED CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS SET AS SHOWN.

Robert L. Griffin 3/2/2022
Robert L. Griffin, P.S.
Ohio Professional Surveyor No. 7204
rgriffin@ghgcivil.com

STATE OF OHIO
ROBERT L. GRIFFIN
PS.7204
REGISTERED PROFESSIONAL SURVEYOR

GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
642 Brooksedge Blvd.
Westerville, OH. 43081
PH. 614-942-6042
rgriffin@ghgcivil.com

PROJECT NO.: 22-089-50	DRAWN: CDW
DATE: 2022-02-18	DESIGN: CDW
SCALE: 1" = 80'	CHECKED: RLG

RETRACEMENT SURVEY
OF A
7.434 ACRE PARCEL
LOCATED IN THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 5, RANGE 6 OF THE CITY OF TROY, COUNTY OF MIAMI, STATE OF OHIO

TITLE:

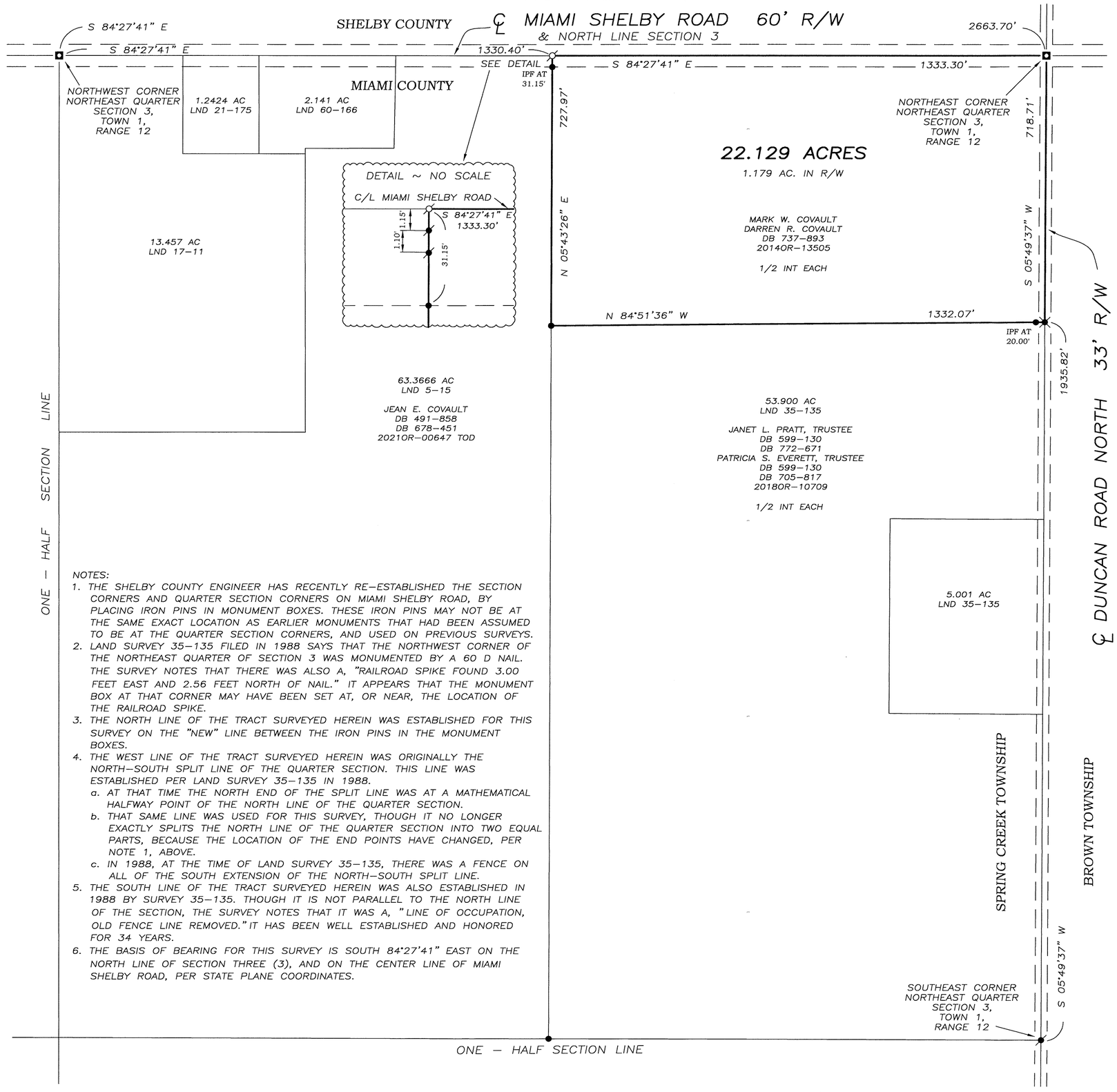
PLAN STATUS: SHEET NO. 1

C:\Users\Corey Wehr\Gandee Heydinger Group\GHG Survey - General\22-089-50-CDS-Speedway Troy OH\External Reference\Dwg\S BASE.dwg Layout1 Feb 24, 2022 - 3:35:05pm Corey Wehr

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 3, TOWN 1, RANGE 12
NORTHEAST QUARTER

VOLUME 61 PAGE 58

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ✖ RAILROAD SPIKE FOUND
- ⌀● MAG NAIL FOUND
- ◘ IRON PIN IN MONUMENT BOX FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 5 PAGE 15
VOLUME 17 PAGE 11
VOLUME 35 PAGE 135
VOLUME 37 PAGE 25
VOLUME 38 PAGE 69
VOLUME 47 PAGE 51
VOLUME 50 PAGE 26
VOLUME 60 PAGE 166
VOLUME 61 PAGE 43

MIAMI COUNTY RECORDER'S RECORDS AS SHOWN HEREON

NOTES:

1. THE SHELBY COUNTY ENGINEER HAS RECENTLY RE-ESTABLISHED THE SECTION CORNERS AND QUARTER SECTION CORNERS ON MIAMI SHELBY ROAD, BY PLACING IRON PINS IN MONUMENT BOXES. THESE IRON PINS MAY NOT BE AT THE SAME EXACT LOCATION AS EARLIER MONUMENTS THAT HAD BEEN ASSUMED TO BE AT THE QUARTER SECTION CORNERS, AND USED ON PREVIOUS SURVEYS.
2. LAND SURVEY 35-135 FILED IN 1988 SAYS THAT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 3 WAS MONUMENTED BY A 60 D NAIL. THE SURVEY NOTES THAT THERE WAS ALSO A, "RAILROAD SPIKE FOUND 3.00 FEET EAST AND 2.56 FEET NORTH OF NAIL." IT APPEARS THAT THE MONUMENT BOX AT THAT CORNER MAY HAVE BEEN SET AT, OR NEAR, THE LOCATION OF THE RAILROAD SPIKE.
3. THE NORTH LINE OF THE TRACT SURVEYED HEREIN WAS ESTABLISHED FOR THIS SURVEY ON THE "NEW" LINE BETWEEN THE IRON PINS IN THE MONUMENT BOXES.
4. THE WEST LINE OF THE TRACT SURVEYED HEREIN WAS ORIGINALLY THE NORTH-SOUTH SPLIT LINE OF THE QUARTER SECTION. THIS LINE WAS ESTABLISHED PER LAND SURVEY 35-135 IN 1988.
   a. AT THAT TIME THE NORTH END OF THE SPLIT LINE WAS AT A MATHEMATICAL HALFWAY POINT OF THE NORTH LINE OF THE QUARTER SECTION.
   b. THAT SAME LINE WAS USED FOR THIS SURVEY, THOUGH IT NO LONGER EXACTLY SPLITS THE NORTH LINE OF THE QUARTER SECTION INTO TWO EQUAL PARTS, BECAUSE THE LOCATION OF THE END POINTS HAVE CHANGED, PER NOTE 1, ABOVE.
   c. IN 1988, AT THE TIME OF LAND SURVEY 35-135, THERE WAS A FENCE ON ALL OF THE SOUTH EXTENSION OF THE NORTH-SOUTH SPLIT LINE.
5. THE SOUTH LINE OF THE TRACT SURVEYED HEREIN WAS ALSO ESTABLISHED IN 1988 BY SURVEY 35-135. THOUGH IT IS NOT PARALLEL TO THE NORTH LINE OF THE SECTION, THE SURVEY NOTES THAT IT WAS A, "LINE OF OCCUPATION, OLD FENCE LINE REMOVED." IT HAS BEEN WELL ESTABLISHED AND HONORED FOR 34 YEARS.
6. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 84°27'41" EAST ON THE NORTH LINE OF SECTION THREE (3), AND ON THE CENTER LINE OF MIAMI SHELBY ROAD, PER STATE PLANE COORDINATES.

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

SURVEY OF 22.129 ACRES FOR THE COVAULT FAMILY
IN MIAMI COUNTY, OHIO ~ APRIL 12, 2022

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

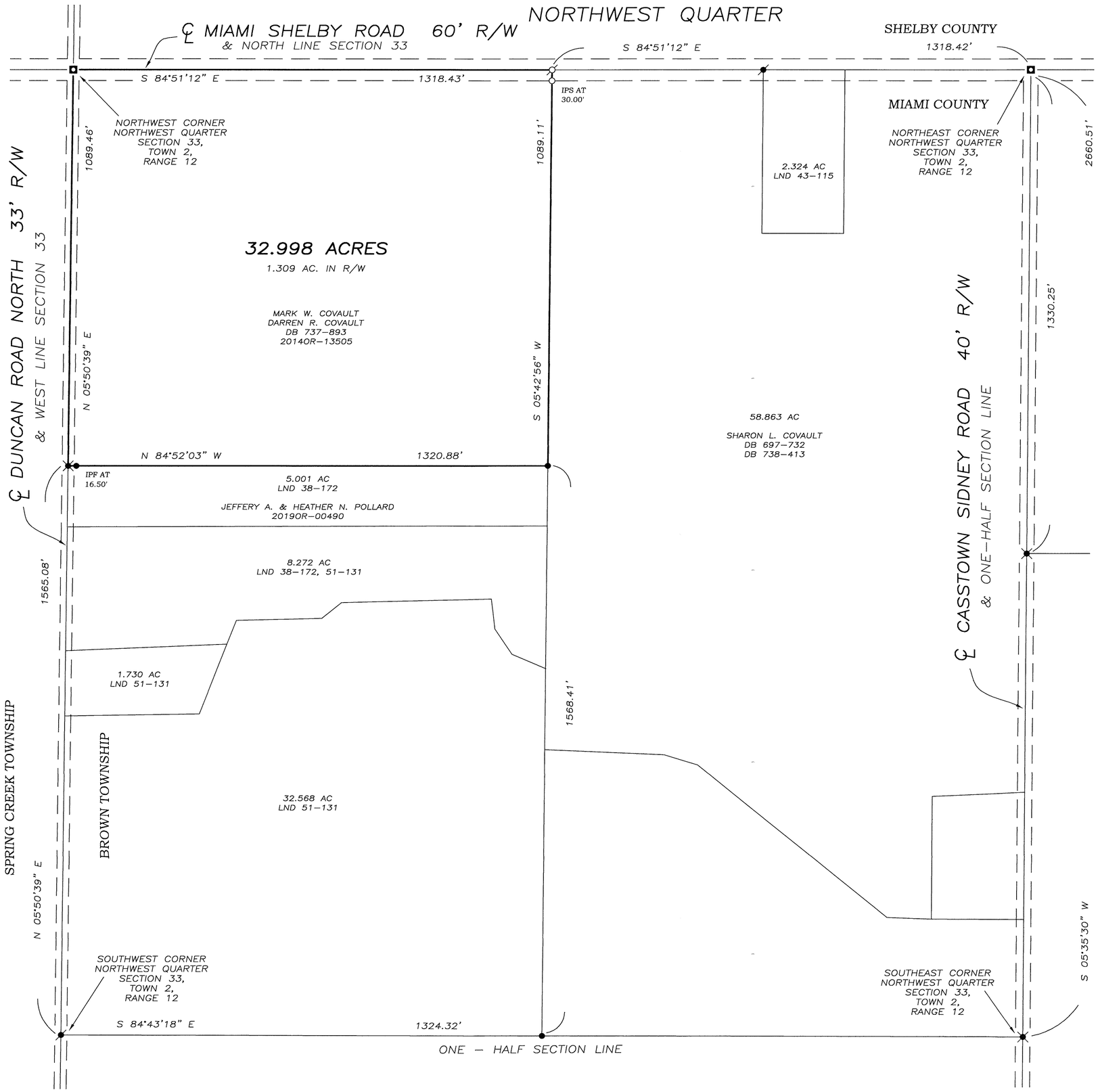
Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

BROWN TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 33, TOWN 2, RANGE 12
NORTHWEST QUARTER

VOLUME 61 PAGE 59

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ✕ RAILROAD SPIKE FOUND
- ✕ MAG NAIL FOUND
- ◘ IRON PIN IN MONUMENT BOX FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 4 PAGE 150
VOLUME 38 PAGE 172
VOLUME 43 PAGE 115
VOLUME 51 PAGE 131
VOLUME 51 PAGE 135
VOLUME 52 PAGE 40

MIAMI COUNTY RECORDER'S RECORDS
AS SHOWN HEREON

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 84°51'12" EAST ON THE NORTH LINE OF SECTION THIRTY THREE (33), AND ON THE CENTER LINE OF MIAMI SHELBY ROAD, PER STATE PLANE COORDINATES.

0 100 200 400

GRAPHIC SCALE IN FEET
1" = 200'

SURVEY OF 32.998 ACRES FOR THE COVAULT FAMILY
IN MIAMI COUNTY, OHIO ~ APRIL 12, 2022

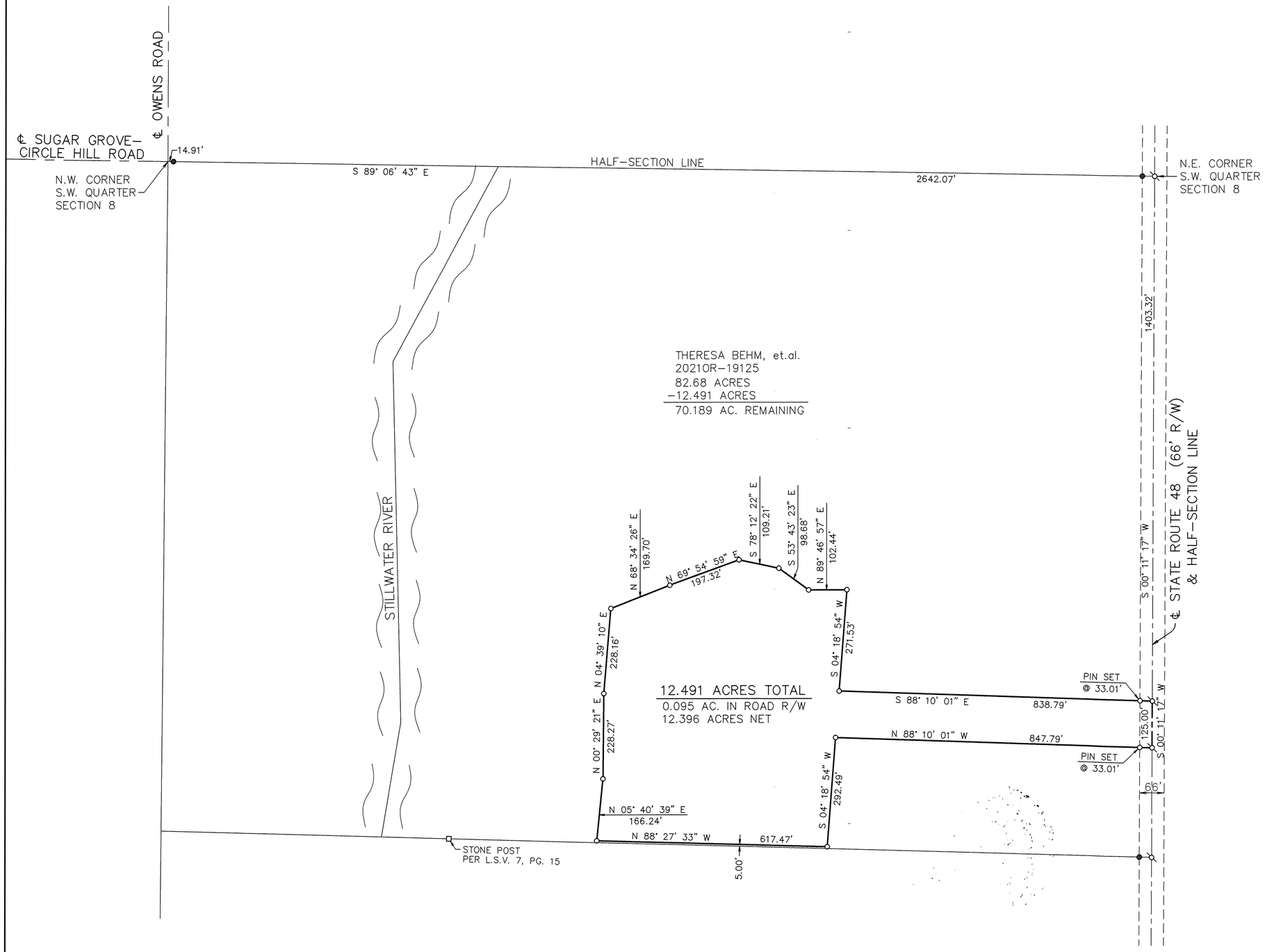
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

7	5E	SW 1/4 – 8	Newton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 60
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=200'
0 100 200 300 400

Legend

- Mag nail found
- ● Iron pin found
- Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Land Surveys
- Vol. 07, Page 15
- Vol. 26, Page 57
- Vol. 30, Page 71
- Vol. 46, Page 35
- Vol. 52, Page 35

Basis of Bearings

The bearings are based on the half–section line and the centerline of State Route 48, bearing S 00° 11' 17" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 12.491 acres for Lance and Paula Miller.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 4/20/21

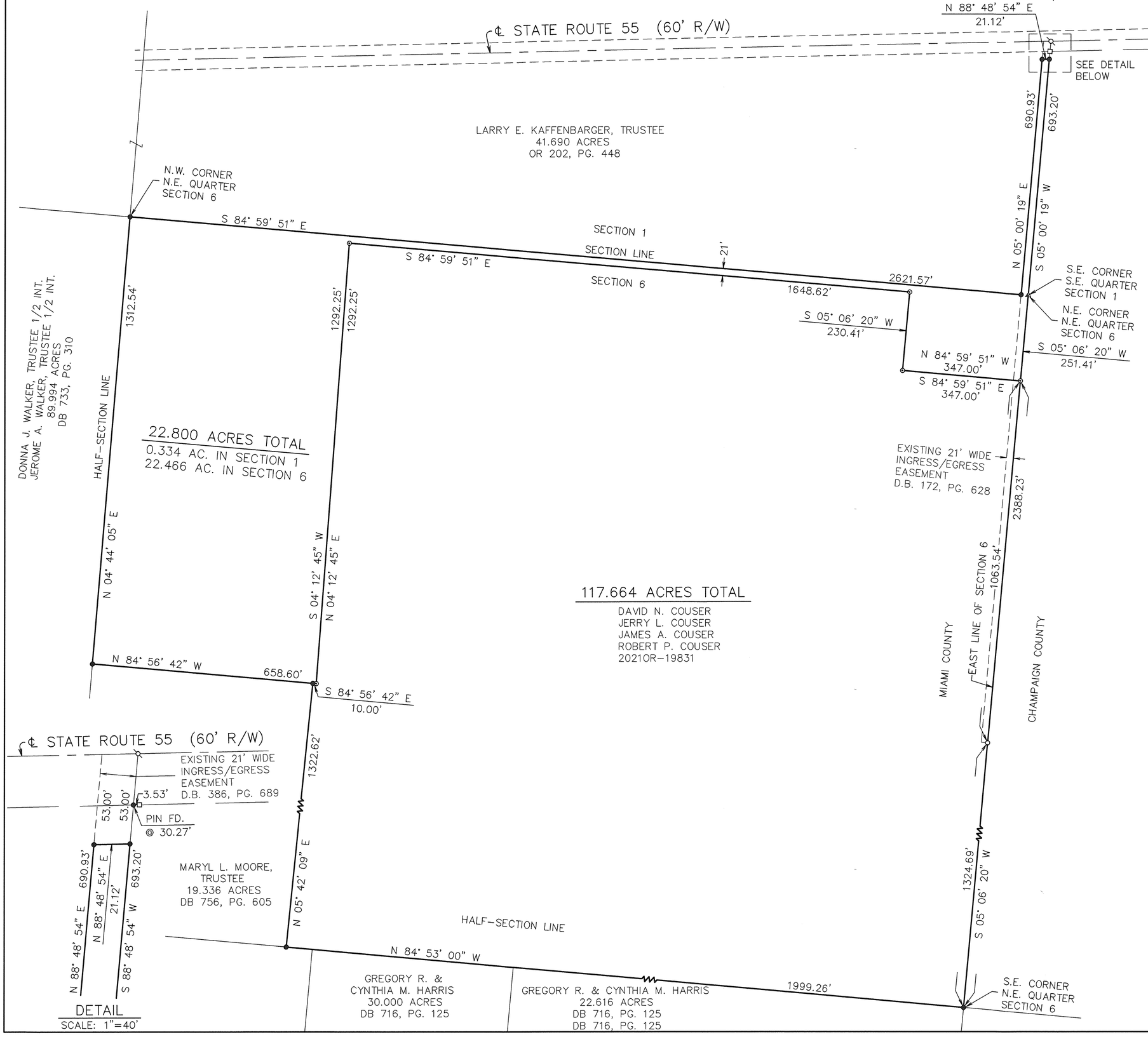
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 01522 Ph. (937) 339–2921

2	11BTMRS 10BTMRS	SE 1/4 – 1 NE 1/4 – 6	Lost Creek	Miami	Ohio
Town	Range	Section	Township	County	State

Scale: 1"=200'
0 100 200 300 400

Volume 61 Page 61
Miami County Engineer's Record of Land Surveys



Legend

- ● Iron pin found
- △ Iron pipe found
- □ Concrete highway monument
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Land Surveys:
Vol. 19, Pg. 23
Vol. 35, Pg. 181
Vol. 44, Pg. 68
Vol. 53, Pg. 94
Vol. 59, Pg. 26

Basis of Bearings

The bearings are based on the east line of Section 6 bearing S 05° 06' 20" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

CERTIFICATION OF REGISTRATION

This is to certify that Planning Commission Approval of this conveyance is not required as being exempt under O.R.C. 711.01

Notice is given to all parties:
No additional building site is created by this conveyance: No structure may be erected or maintained on the premises herein conveyed without further compliance with all Planning, Building, and Zoning Regulations of Miami County.
117.664 Acre Tract

6/7/2022
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY
4-7-2022
DATE

Survey of 2 tracts for the Couser Heirs.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 6/06/22
Michael W. Cozatt, P.S. #6001 Date

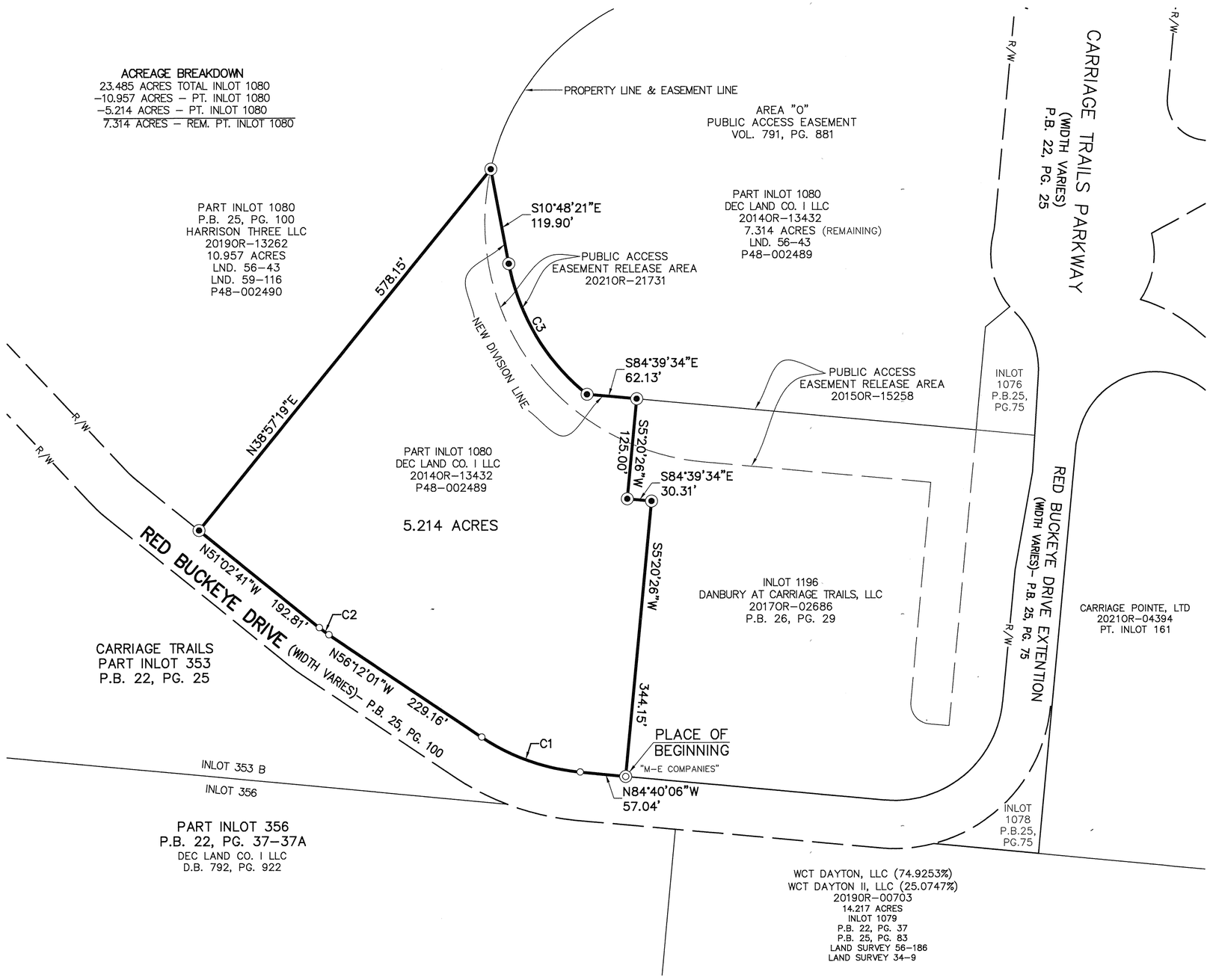
Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 28521 *Ph. (937) 339-2921*

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, PART INLOT 1080

VOLUME 61 PAGE 62

MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS



Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	131.67'	265.00'	28°28'05"	N70°26'03"W	130.32'
C2	14.85'	165.00'	5°09'20"	N53°37'21"W	14.84'
C3	193.55'	275.00'	40°19'31"	S30°58'06"E	189.58'

GRAPHIC SCALE

100 50 0 100

(IN FEET)
1 inch = 100 ft.

LEGEND

- ◎ IRON PIN FOUND (AS NOTED)
- ◉ IRON PIN SET (⅝" REBAR, 30" LONG W/PLASTIC CAP "IBI GROUP/S–6872/S–7740)"
- ○ MAG NAIL FOUND

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
- DOCUMENT No. 20140R–13432
- DOCUMENT No. 20190R–13262
- DOCUMENT No. 20150R–15732
- DOCUMENT No. 20170R–02686
- DOCUMENT No. 20210R–04394
- D.B. 791, PG. 881
- D.B. 792, PG. 922

MIAMI COUNTY RECORDERS PLAT RECORDS
- P.B. 25, PG. 75, P.B. 26, PG. 29
- P.B. 25, PG. 100, P.B. 22, PG. 25
- P.B. 22, PG. 37, P.B. 25, PG. 83

LAND SURVEYS AS NOTED ON THE PLAT

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM,GRID SOUTH ZONE

APPROVED:

THIS SURVEY PLAT IS ACCEPTED AND APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHT, OHIO

ON April 19 2022

A K Sorrell
CITY OF HUBER HEIGHTS PLANNING DIRECTOR
Aaron K. Sorrell

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

STATE OF OHIO
DAVID L. CHIESA 7740
REGISTERED SURVEYOR

IBI GROUP

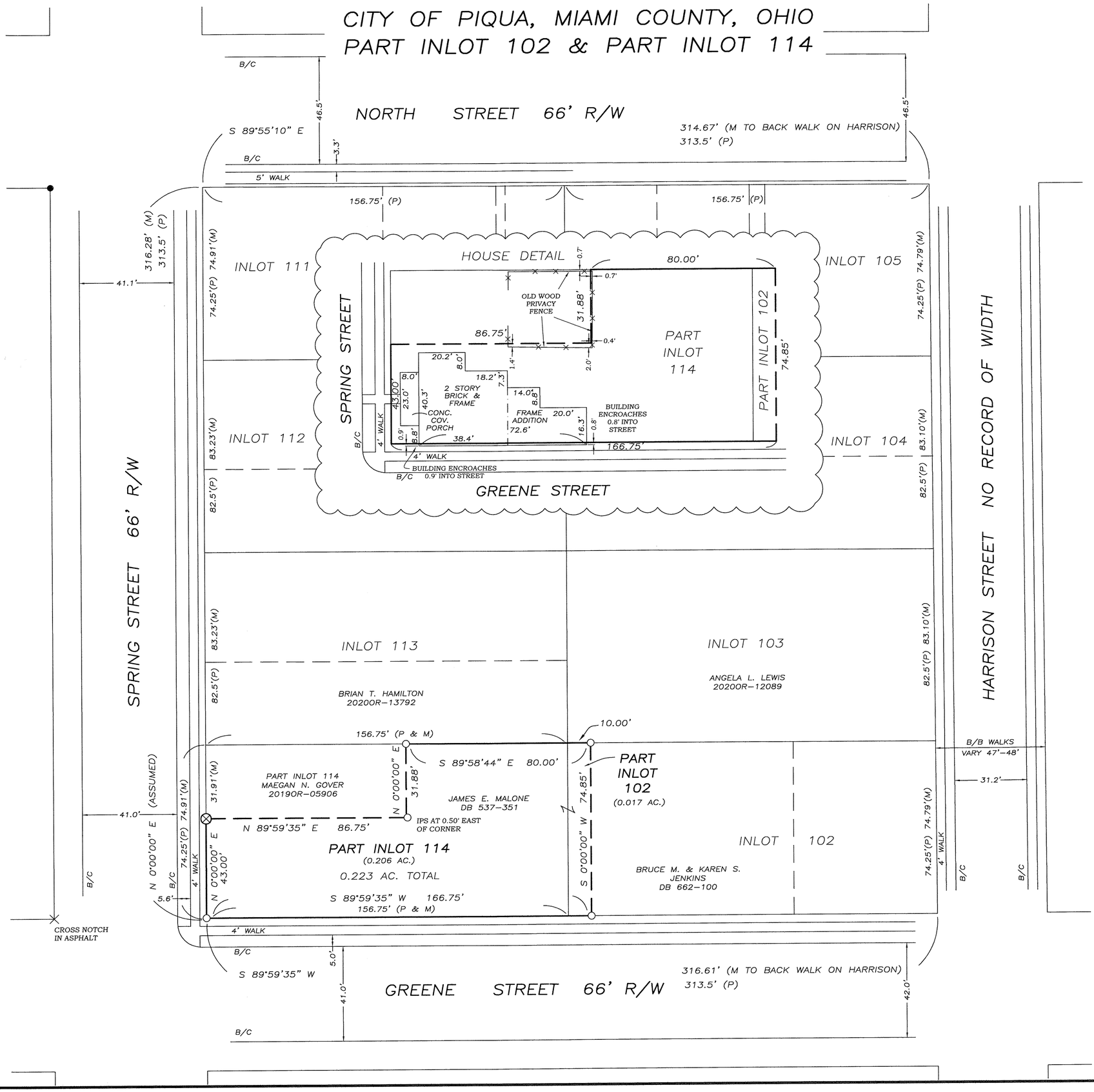
BY David L. Chiesa 04/18/22
David L. Chiesa P.S.
Registered Surveyor No. 7740

IBI GROUP
8101 N. High Street
Columbus, OH 43235 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com
Contact: DAVE CHIESA

J:\120845_CT_6-2_6-4\5.9 Drawings\baseinfo\survey\REDWOOD APTS\SURVEY PLAT INLOT 1080.dwg by:david.chiesa on 04/18/2022 @ 07:38:39 am ~ © M+E Companies, Inc.

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 102 & PART INLOT 114

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● 5/8" IRON PIN FOUND
- × CROSS NOTCH FOUND
- ⊗ CROSS NOTCH SET IN CONCRETE
- (P) DENOTES PLATTED OR DEEDED DIMENSION
- (M) DENOTES MEASURED DIMENSION

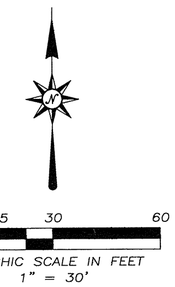
REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 3, PAGE 71
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S SURVEY RECORDS:
LOT SURVEY 6, PAGE 151
LOT SURVEY 15, PAGE 175
LOT SURVEY 21, PAGE 23
LAND SURVEY 49, PAGE 53
LAND SURVEY 60, PAGE 98

NOTES:

1. THERE IS NO RECORD SHOWING THE RIGHT OF WAY WIDTH OF HARRISON STREET IN THIS BLOCK PER LOT SURVEYS 6–151, 15–175, 21–23 AND LAND SURVEY 49–53 TO THE EAST.
2. EAST–WEST OVERAGES WERE FOUND AS SHOWN ALONG THE NORTH LINE OF GREENE STREET AND SOUTH LINE OF NORTH STREET BETWEEN SPRING STREET AND THE BACK OF WALK ON HARRISON STREET. THESE OVERAGES WERE NOT PRORATED DUE TO THE UNDETERMINED RIGHT OF WAY WIDTH OF HARRISON STREET AND PHYSICAL BUILDING AND OCCUPATION LINES SHOW THESE OVERAGES SHOULD GO INTO THE EASTERN TIER OF LOTS.
3. NORTH–SOUTH OVERAGES WERE PRORATED INTO THE LOTS AS SHOWN. THE DEEDED LOT FRONTAGE OF THE MALONE TRACT WAS HELD AT 43.00 FEET WITH NO ADDITIONAL PRORATION TO AVOID ANY CONFLICT WITH THE STRUCTURE ON THE GOVER PARCEL TO THE NORTH.



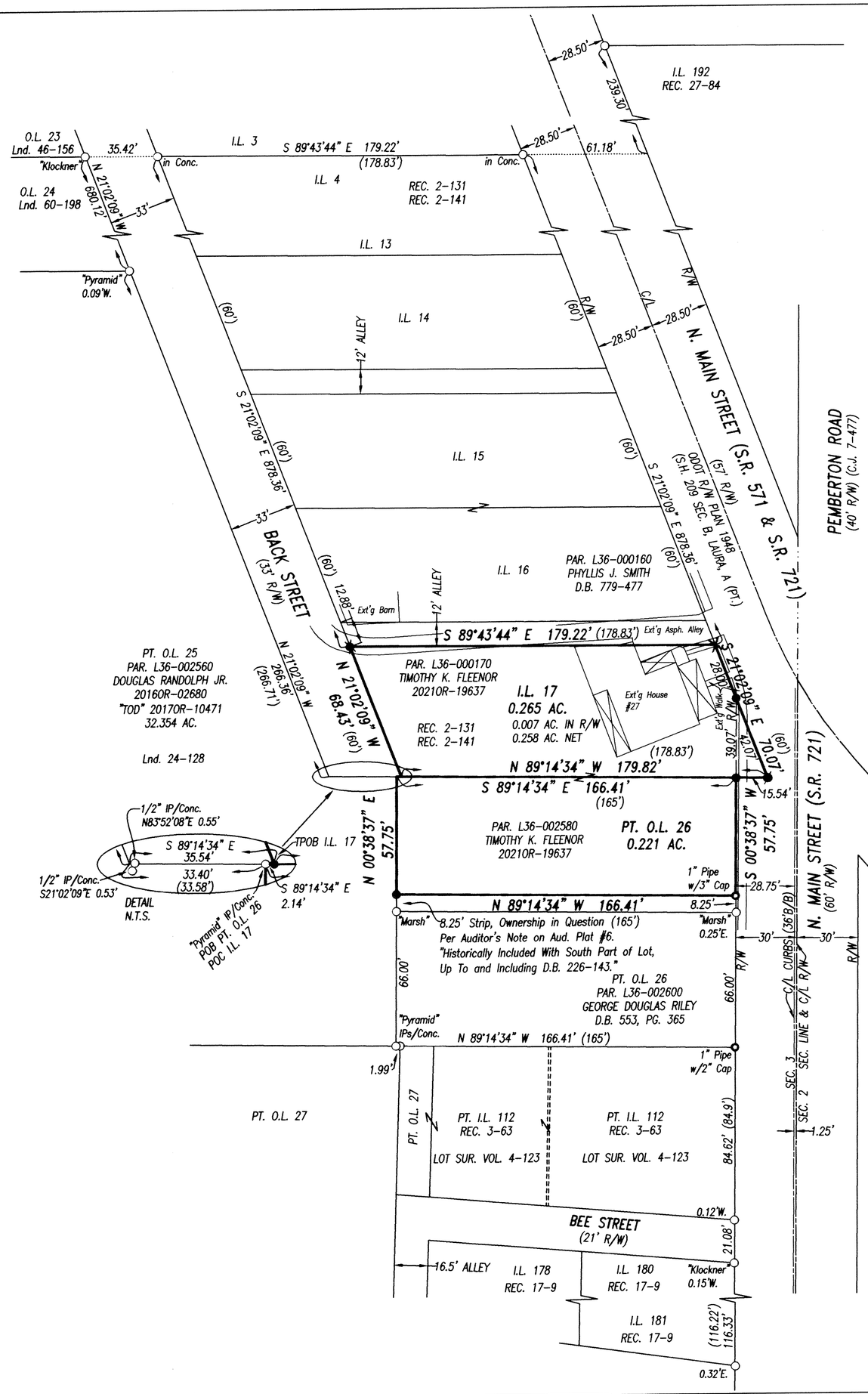
SURVEY FOR JAMES E. MALONE
IN MIAMI COUNTY, OHIO ~ APRIL 14, 2022

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

LAURA VILLAGE | S.E. Qtr. 3 SECTION | 7 TOWN | 4 E RANGE

VOLUME 61 PAGE 64
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATED: APRIL 2022



REFERENCES:

DEEDS: AS SHOWN

SURVEYS: AS SHOWN &
LOT SUR. VOL. 15-155
LOT SUR. VOL. 5-112

ROAD DWGS: AS SHOWN

OCCUPATION STATEMENT:
OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.

NOTES:

1. THIS SURVEY PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH REPORT OR COMMITMENT.

2. DISTANCE IN ( ) INDICATES A DEED OR PLAT CALL DISTANCE WHERE IT DIFFERS FROM MEASURED.

ABBREVIATIONS:
D.B. DEED BOOK
C/L CENTERLINE
I.L. INLOT
LND. LAND SURVEY VOL.-PAGE
O.L. OUTLOT
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
REC. RECORD PLAT VOL.-PAGE
SEC. SECTION
SUR. SURVEY
TPOB TRUE POINT OF BEGINNING
R/W RIGHT-OF-WAY

BASIS OF BEARING: N 21°02'09" W FOR THE WEST LINE OF BACK STREET FROM SURVEY VOL. LND. 60-198.

N

MONUMENTATION LEGEND

SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
○	IRON PIPE FOUND	I PIPE FD
⊗	R.R. SPIKE FOUND	RR SPK FD
⊠	CROSS FOUND	X FD
△	STONE FOUND	STN FD
⌀	MAG OR PK NAIL FOUND	MAG OR PK FD
□	MONUMENT FOUND	MON FD
●	IRON PIN & CAP SET	IP & CAP SET
⊗	R.R. SPIKE SET	RR SPK SET
⊠	CROSS SET	X SET
⬢	MAG NAIL SET	MAG SET
■	MONUMENT SET	MON SET
⬟	3/4" IP SET W/2" CAP	IP & CAP SET

NOTE: ALL FOUND IRON PINS ARE #5 REBARS IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL FOUND IRON PIPES ARE 3/4" I.D. IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL SET IRON PINS ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

BY: Luis G. Riancho 4/27/2022
LUIS G. RIANCHO — DATE
REGISTERED SURVEYOR OF OHIO NO. 5287

STATE OF OHIO
LUIS G. RIANCHO 5287
REGISTERED SURVEYOR

CLIENT: AMY BREHM, FREEDOM TITLE
DATE OF SURVEY: APR. 2022

0 40 80 120
GRAPHIC SCALE
SCALE 1"=40'

PREPARED BY:
LGR
LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
TEL 937 836-1585
FAX 937 836-9974
LGRIANCHO@WOH.RR.COM
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

JOB # 22030 APRIL 2022
DRAWING: 22030POS.DWG
PLOT DATE 04-27-2022

4	6	5	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

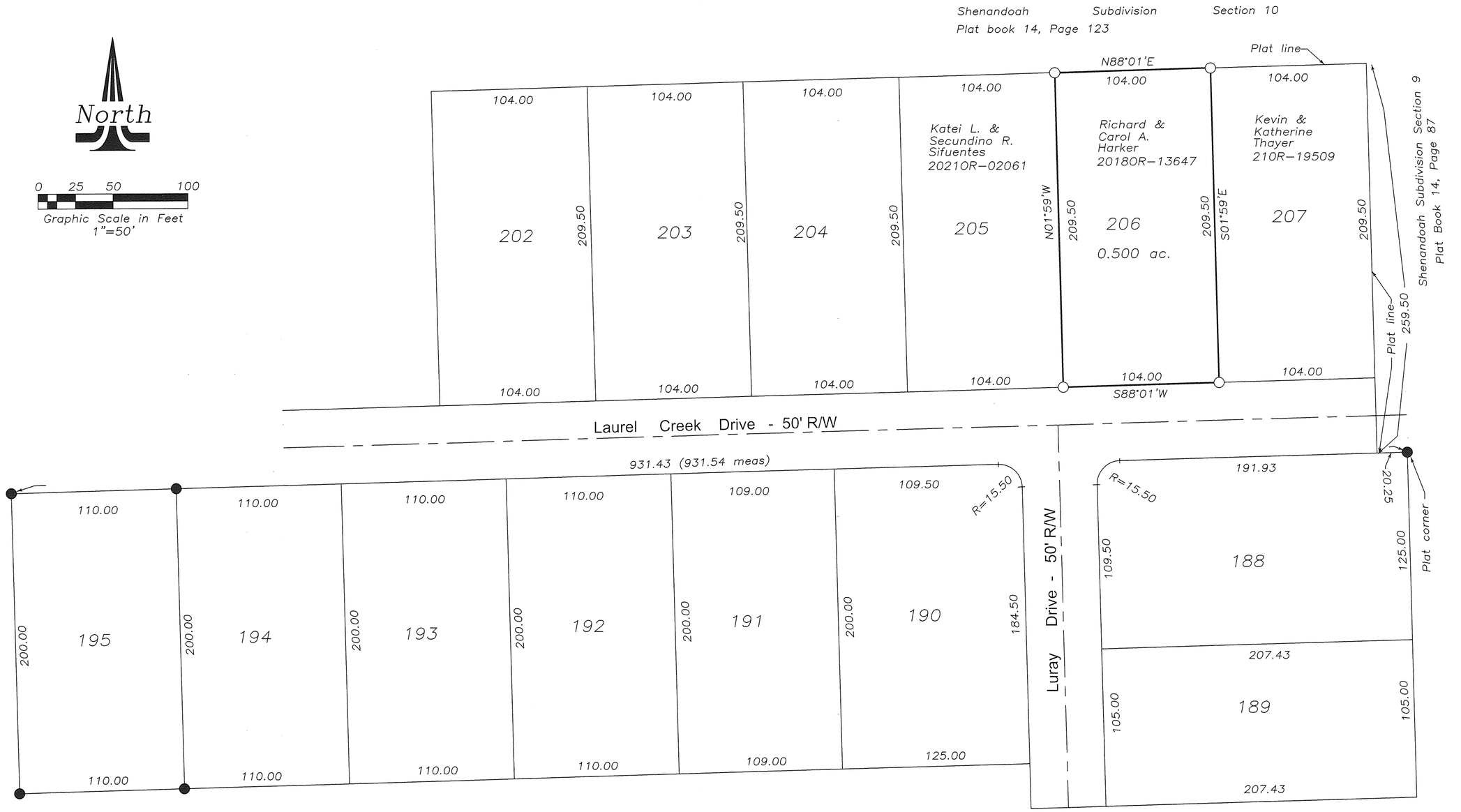
Volume 61 Page 65
Miami County Engineer's
Record of Land Surveys

206 — LOT

SHENANDOAH SEC. 11 — SUBDIVISION

North

0 25 50 100
Graphic Scale in Feet
1"=50'



Legend

- ● Iron Pin Found
- ○ 5/8" Capped Iron Pin Set (Cozatt, S6001)

References

Miami County Engineer's
Record of Land Surveys
Volume 55, Page 171

Miami County Recorder
Record of Plats
Plat Book 15, Page 29
(Basis of Bearings)

Survey of Lot 206 for
Richard and Carol Harker

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

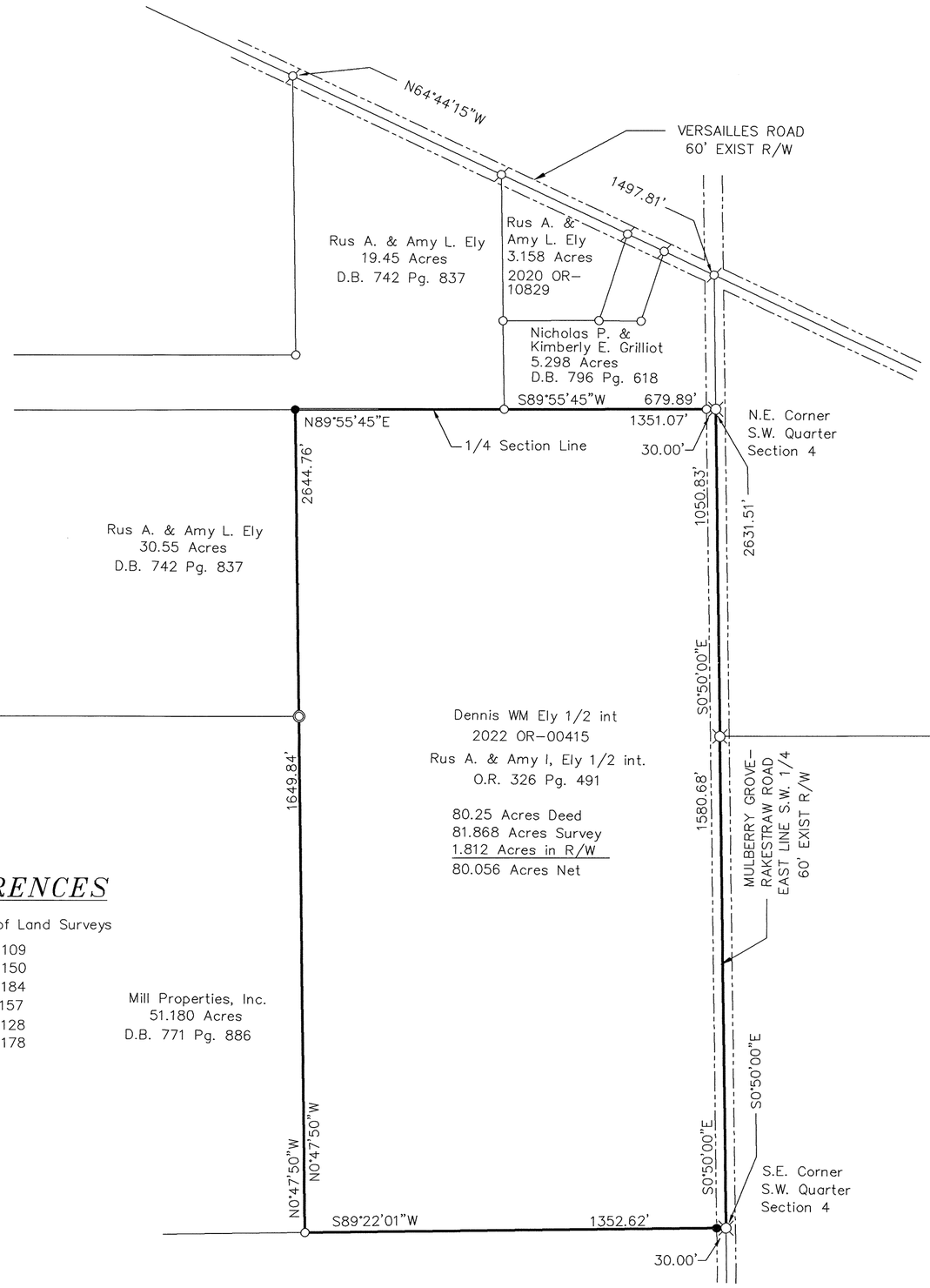
Michael W. Cozatt 5/06/22
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
1100 Wayne St., Suite 1140
Troy, OH 45373
(937) 339–2921

Job No. 04422
File Name: C:\Jobs\2022\04422.dwg
Drawn by: DMC ~ Checked by: MWC

SW 1/4 4	8N	5E	NEWBERRY	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 61 PLAT NO. 66
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



N

SCALE: 1" = 300'

0 150 300 450 600

BASIS OF BEARING IS ASSUMED
AND IS USED TO DENOTE ANGULAR
MEASUREMENT ONLY

LEGEND

- ODOT MON. BOX
- STONE FOUND
- MAG NAIL OR PK NAIL FOUND
- RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- WOOD FENCE POST CORNER
- MAG NAIL SET
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- FENCE LINE

ALL MONUMENTS IN GOOD CONDITION
UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 30 Page 109
Survey Volume 32 Page 150
Survey Volume 46 Page 184
Survey Volume 51 Page 157
Survey Volume 53 Page 128
Survey Volume 59 Page 178

STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED
PROFESSIONAL SURVEYOR

SURVEY FOR RUS & DENNIS ELY

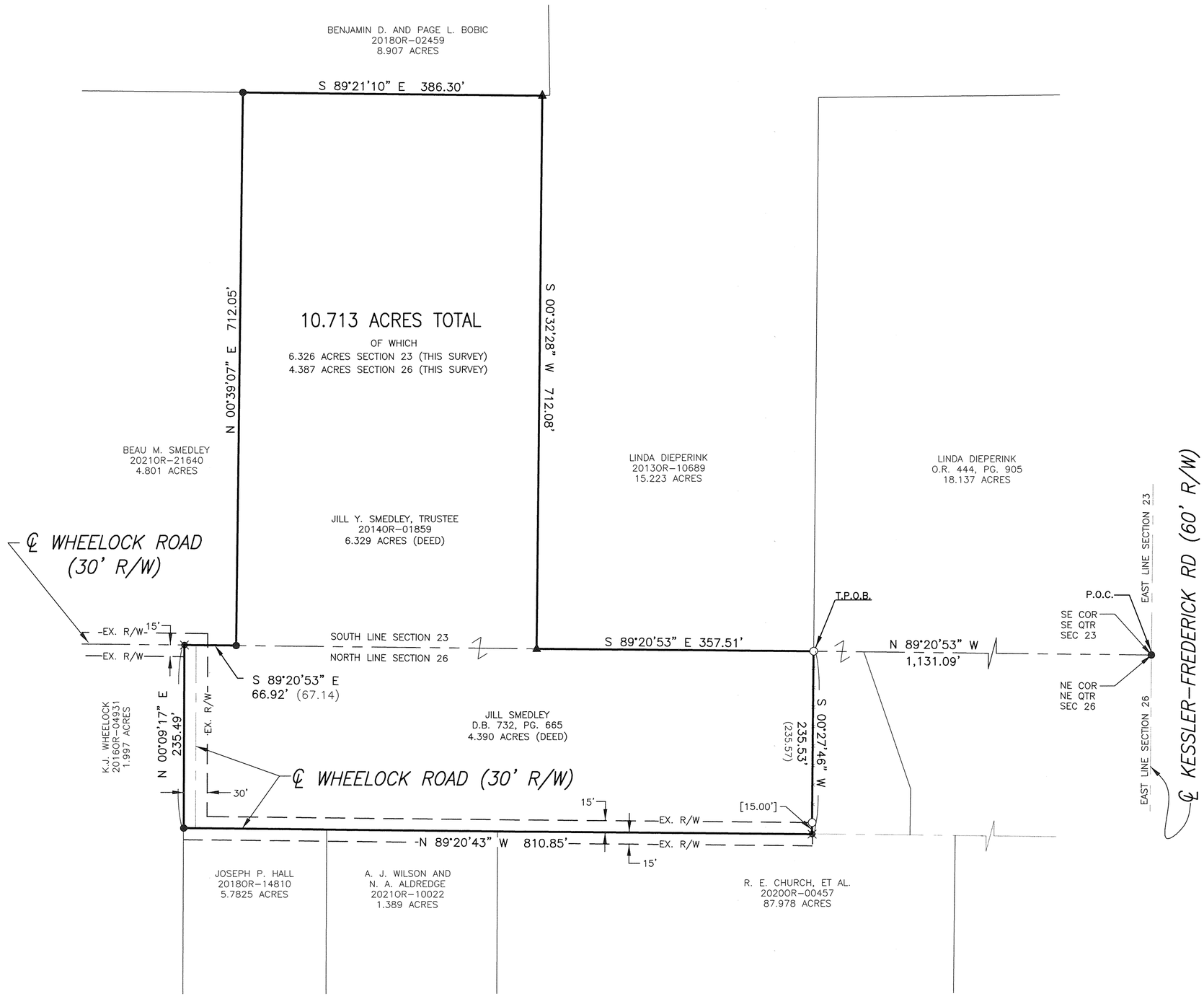
Larry J. Bill May 9, 2022
LARRY J. BILL, P.S. #7557 DATE

Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320

VOLUME 61 PAGE 67

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

23 & 26 SECTION | 6 TOWN | 5 EAST RANGE | UNION TOWNSHIP



LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ⌀ MAG NAIL SET
- ● 5/8" IRON PIN FOUND
- ✱ RAILROAD SPIKE FOUND
- ▲ STONE FOUND
- —x—x— EXISTING FENCE LINE
- ( ) REFERENCED DISTANCE OF RECORD

0' 100' 200' 300'

GRAPHIC SCALE IN FEET
1" = 100'

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE SOUTH LINE OF SECTION 23 BEING N 89°20'53" W.

REFERENCES:

LAND SURVEYS:

VOLUME 54, PAGE 182
VOLUME 55. PAGE 119
VOLUME 57. PAGE 62
VOLUME 58, PAGE 200
VOLUME 59, PAGE 28
VOLUME 59, PAGE 103
VOLUME 60, PAGE 194
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

CERTIFICATION:

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

5-9-2022

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

BOUNDARY SURVEY OF 10.713 ACRES FOR JILL SMEDLEY
LOCATED IN UNION TOWNSHIP, MIAMI COUNTY ~ DATE 05/09/2022

STATE OF OHIO
JOHN J. BRUMBAUCH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

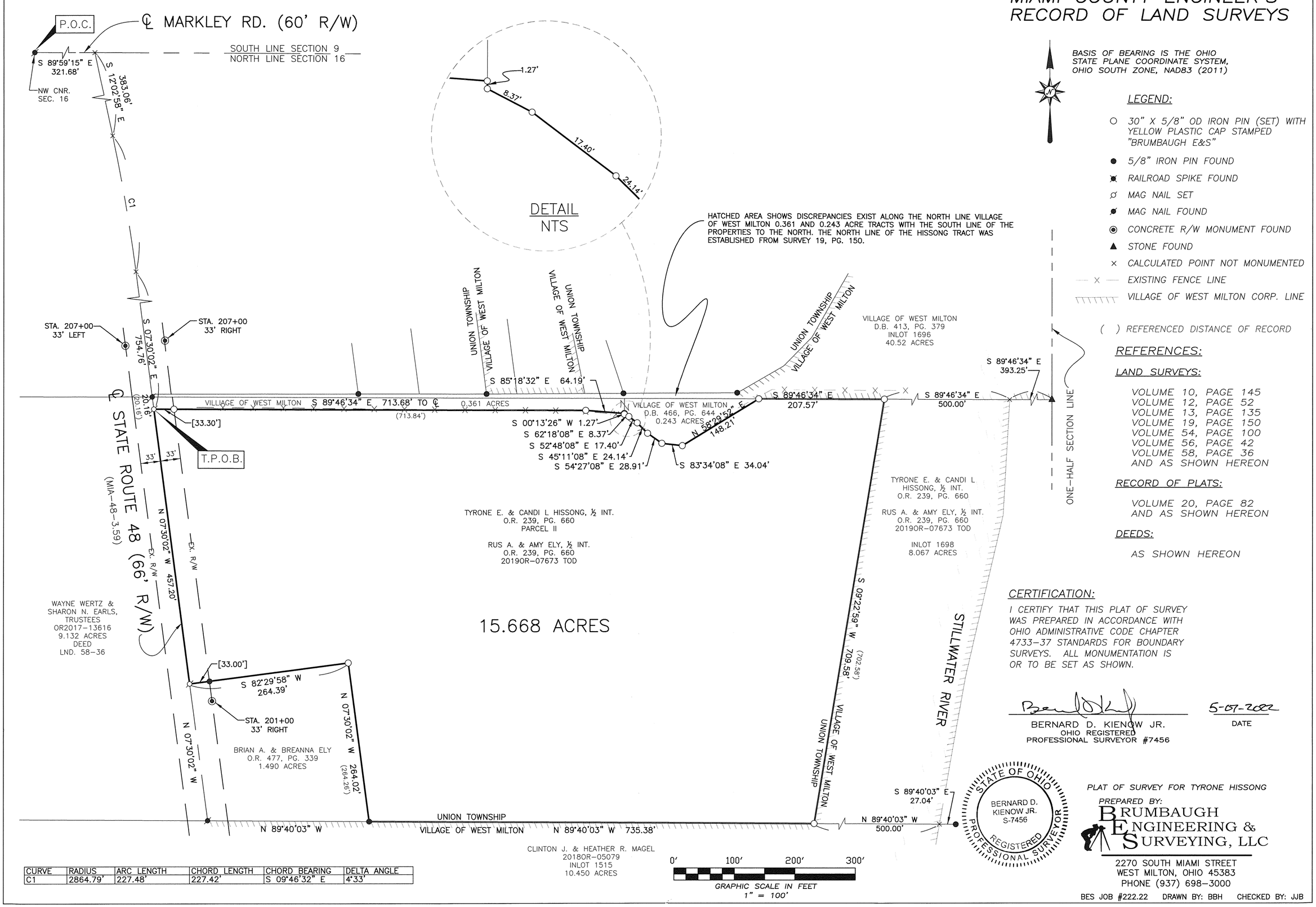
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #160.22 DRAWN BY: BBH CHECKED BY: JJB

VOLUME 61 PAGE 68

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

16 SECTION | 6 TOWN | 5E RANGE | UNION TOWNSHIP



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2864.79'	227.48'	227.42'	S 09°46'32" E	4°33'

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011)

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ✖ RAILROAD SPIKE FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ◉ CONCRETE R/W MONUMENT FOUND
- ▲ STONE FOUND
- × CALCULATED POINT NOT MONUMENTED
- — X — EXISTING FENCE LINE
- VILLAGE OF WEST MILTON CORP. LINE

( ) REFERENCED DISTANCE OF RECORD

REFERENCES:

LAND SURVEYS:

VOLUME 10, PAGE 145
VOLUME 12, PAGE 52
VOLUME 13, PAGE 135
VOLUME 19, PAGE 150
VOLUME 54, PAGE 100
VOLUME 56, PAGE 42
VOLUME 58, PAGE 36
AND AS SHOWN HEREON

RECORD OF PLATS:

VOLUME 20, PAGE 82
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

CERTIFICATION:

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

5-07-2022
DATE

STATE OF OHIO — BERNARD D. KIENOW JR. S-7456 — REGISTERED PROFESSIONAL SURVEYOR

PLAT OF SURVEY FOR TYRONE HISSONG

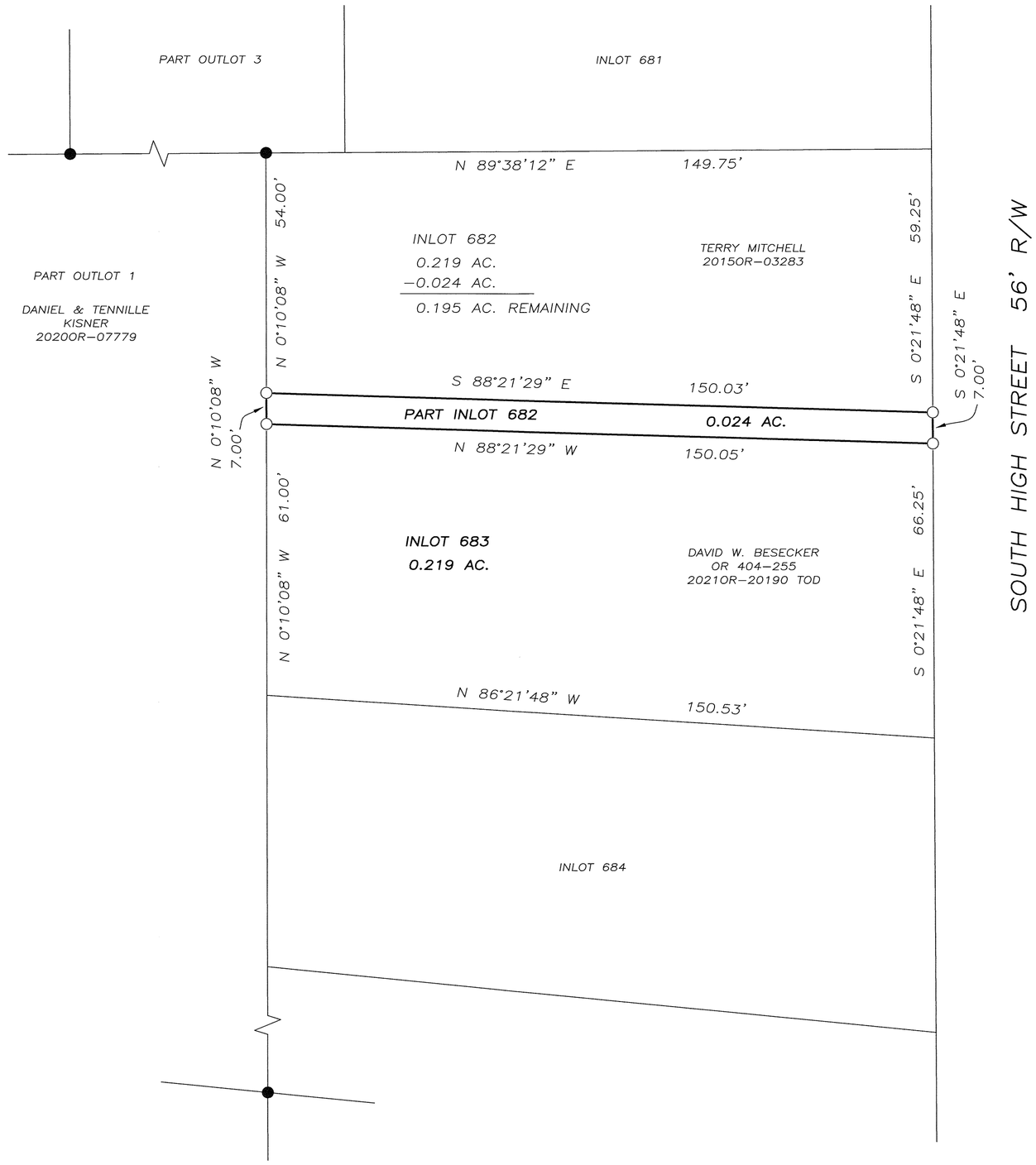
PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000

BES JOB #222.22 DRAWN BY: BBH CHECKED BY: JJB

VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO
PART INLOT 682

VOLUME 61 PAGE 69

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊙ PIPE FOUND

REFERENCES

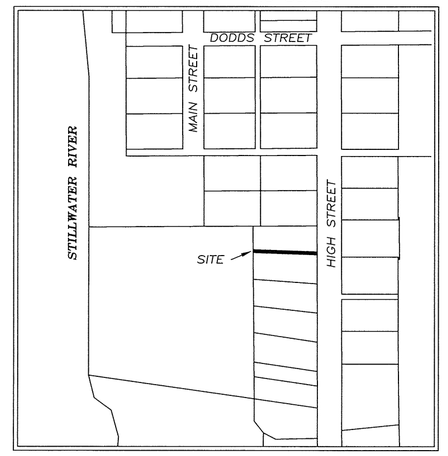
MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:

LOT SURVEY 2, PAGE 46
LOT SURVEY 12, PAGE 117
LAND SURVEY 59, PAGE 193
BASIS OF BEARING

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 2, PAGE 209
PLAT BOOK 3, PAGE 93
OFFICIAL RECORD 404, PAGE 255
DOCUMENT 20150R-03283

VICINITY MAP ~ NO SCALE

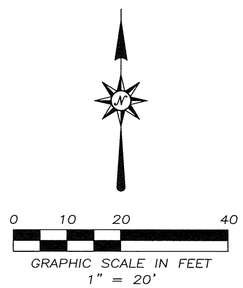


NOTE: 7 FOOT PART OF INLOT 682 TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED BY THIS SURVEY.

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 28 DAY OF ~~FEBRUARY~~, 2022.

Edward L. McCord
CHAIRMAN

SECRETARY



MAY 3, 2022	SURVEY OF PART INLOT 682 FOR DAVID BESECKER IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

North

BEARINGS BASED ON THE HALF SECTION LINE OF SECTION 17 (N 89°00'44" E) AS RECORDED IN SURVEY VOLUME 54, PAGE 125 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

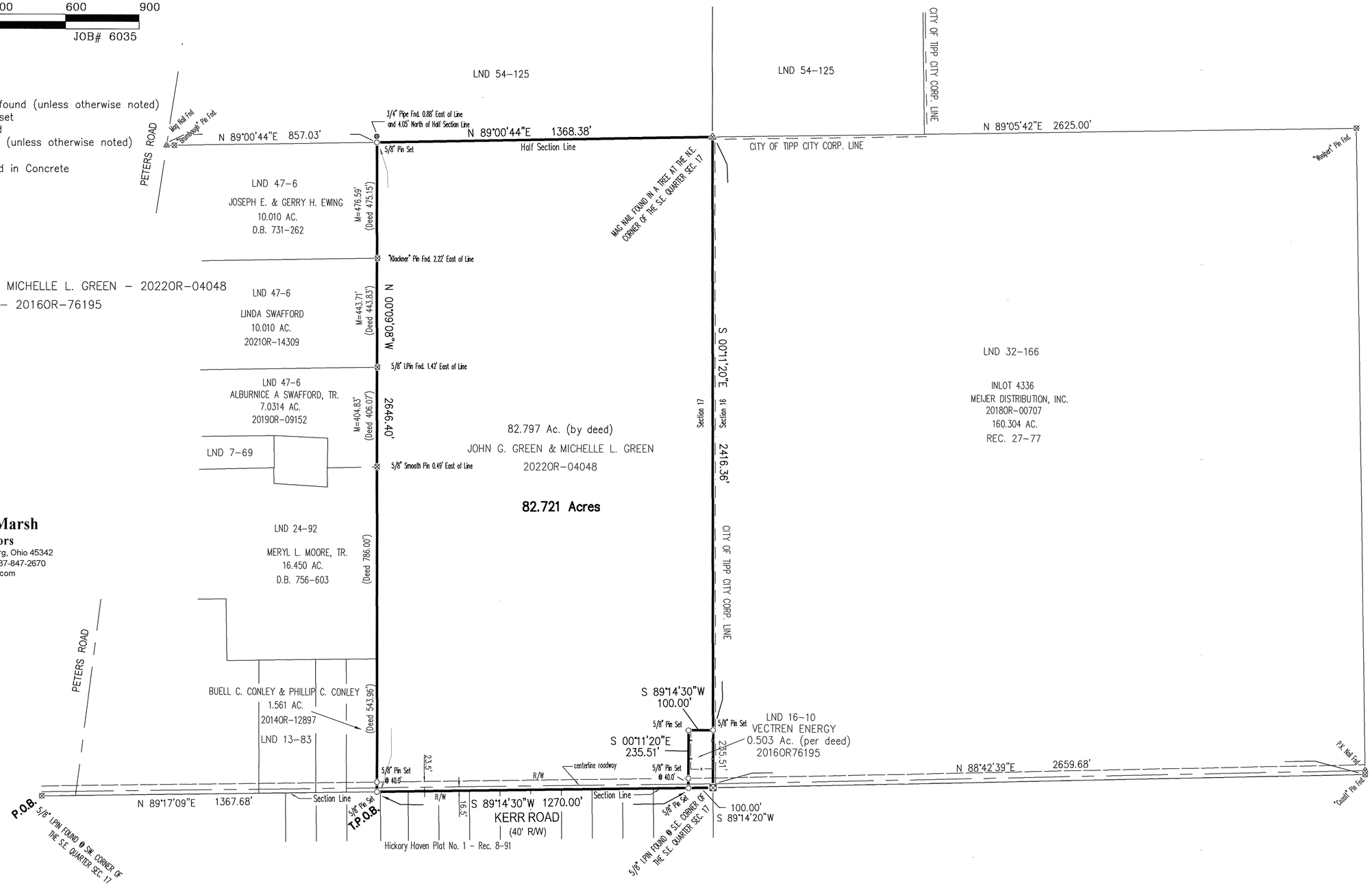
4	6	17	MONROE
TOWN	RANGE	SECTION	TOWNSHIP

VOLUME 61 PAGE 70
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

300 0 300 600 900
GRAPHIC SCALE: 1"= 300' JOB# 6035
5/12/2022

Monument Legend

- ⊠ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set
- ⊠ Indicates Iron Pipe found
- ⧋ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ⊠ Indicates 5/8" Pin Found in Concrete



REFERENCES:

DEED: JOHN G. GREEN & MICHELLE L. GREEN – 20220R-04048
VECTREN ENERGY – 20160R-76195

LAND SURVEYS:

LND 54-125
LND 32-166
LND 47-6
LND 13-83
LND 16-10
LND 24-92

RECORD PLATS:

REC. 27-77

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S. Thoms 5.13.22
DEPUTY DATE

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
3. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"
4. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall – Marsh Land Surveyors
BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735

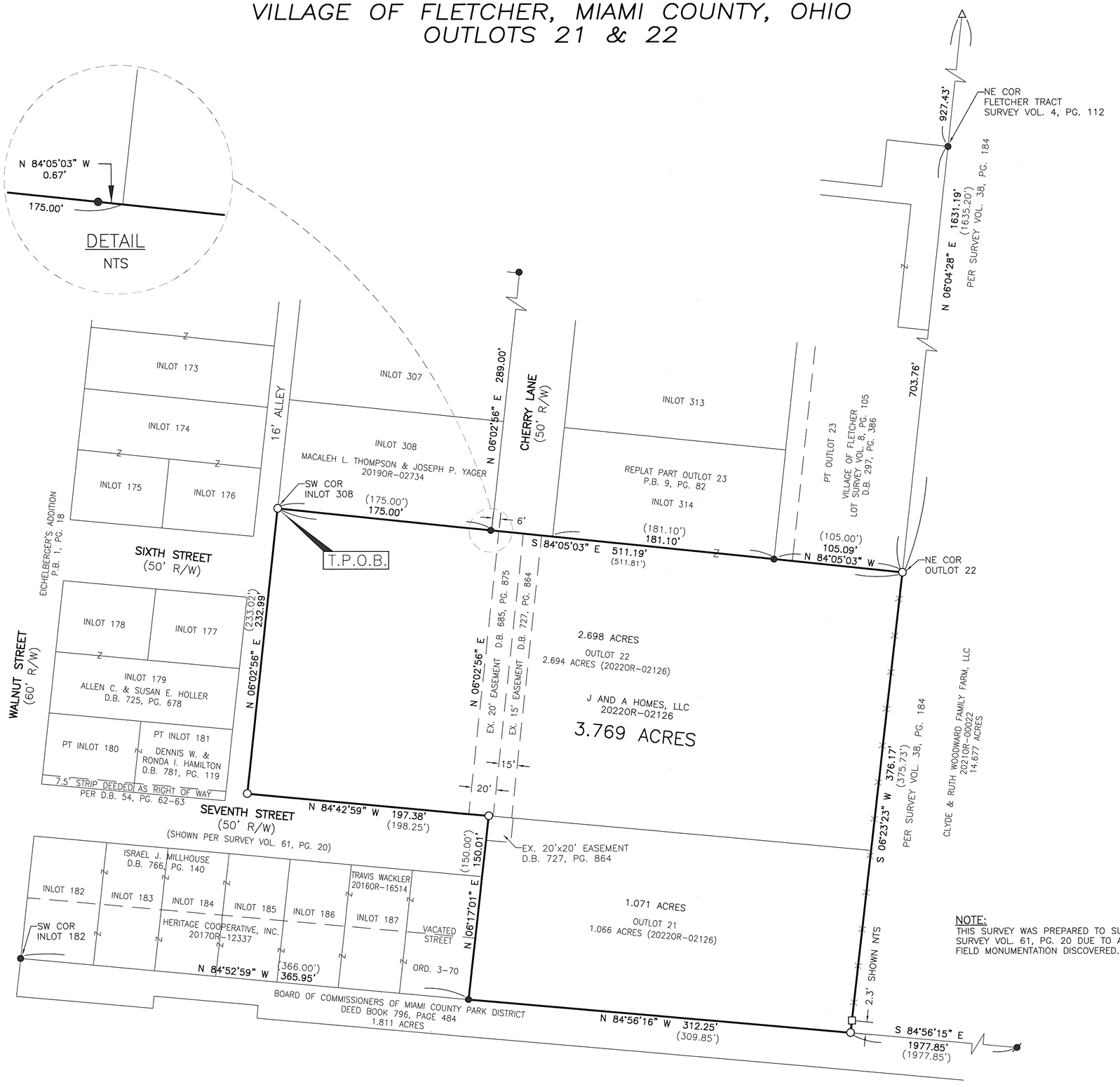
STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

S:\Jobs\6000\6035.Kerr.Rd\6035.Survey.dwg May 12, 2022 - 11:32:15am tom

VILLAGE OF FLETCHER, MIAMI COUNTY, OHIO
OUTLOTS 21 & 22

VOLUME 61 PAGE 71

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) BEING THE SOUTH LINE OF P.B. 9, PG. 82, S 84°05'03" E.

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ⌀ MAG SPIKE FOUND
- △ CONCRETE MONUMENT FOUND
- □ WOOD FENCE POST FOUND
- — X — EXISTING FENCE LINE
- ( ) REFERENCED DISTANCE OF RECORD

REFERENCES:

LAND SURVEYS:

VOLUME 35, PAGE 118
VOLUME 38, PAGE 184
VOLUME 50, PAGE 1
VOLUME 61, PAGE 20
AND AS SHOWN HEREON

LOT SURVEYS:

VOLUME 4, PAGE 112
VOLUME 8, PAGE 105

RECORD OF PLATS:

VOLUME 9, PAGE 82
AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

CERTIFICATE OF SURVEYOR:

I HEREBY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN DECEMBER, 2021. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

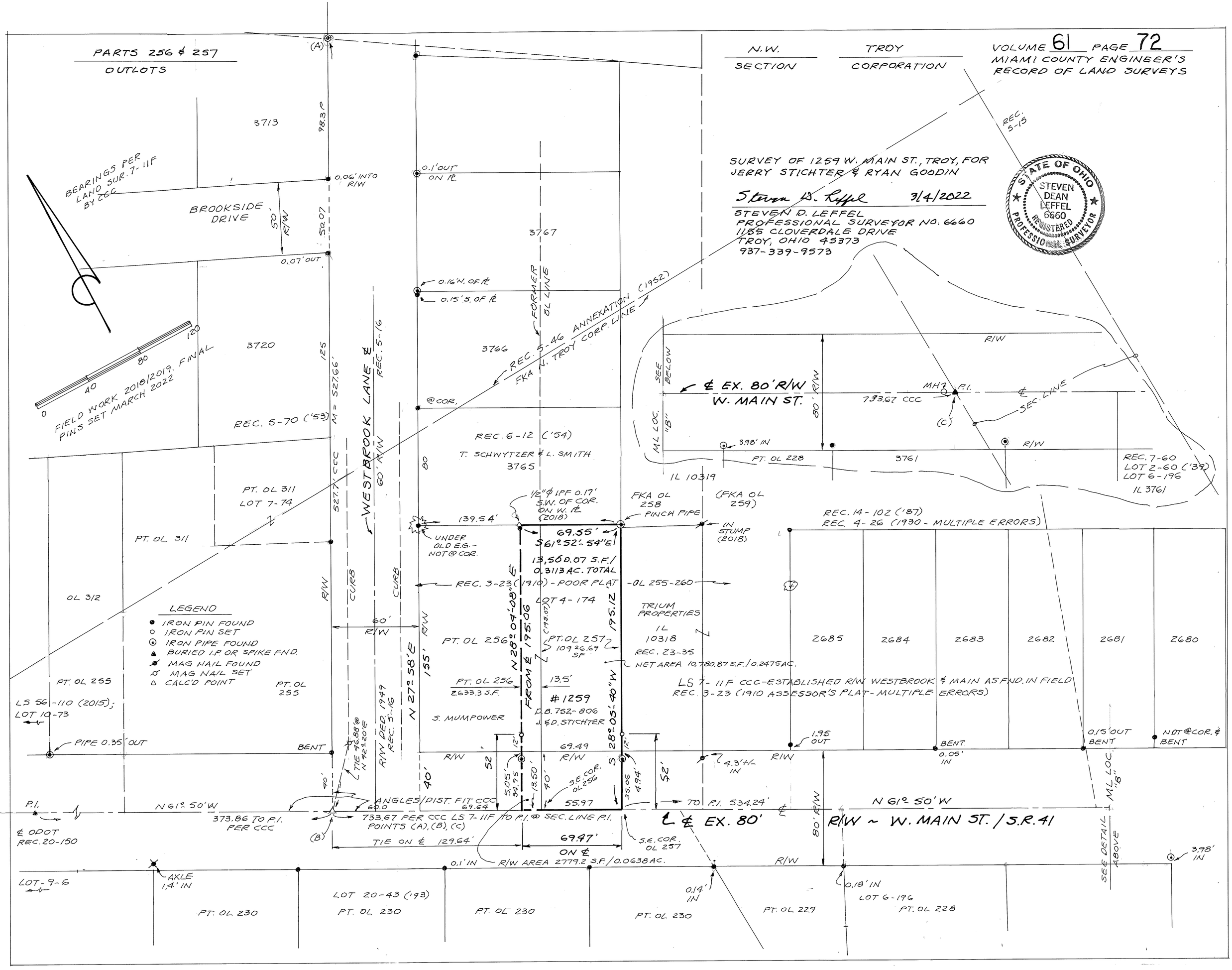
NOTE:
THIS SURVEY WAS PREPARED TO SUPERCEDE SURVEY VOL. 61, PG. 20 DUE TO ADDITIONAL FIELD MONUMENTATION DISCOVERED.

BOUNDARY RETRACEMENT SURVEY OF 20220R-02126 FOR J AND A HOMES LLC
LOCATED IN VILLAGE OF FLETCHER, MIAMI COUNTY ~ 05/10/2022

STATE OF OHIO
BERNARD D. KIENOW JR. S-7456
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

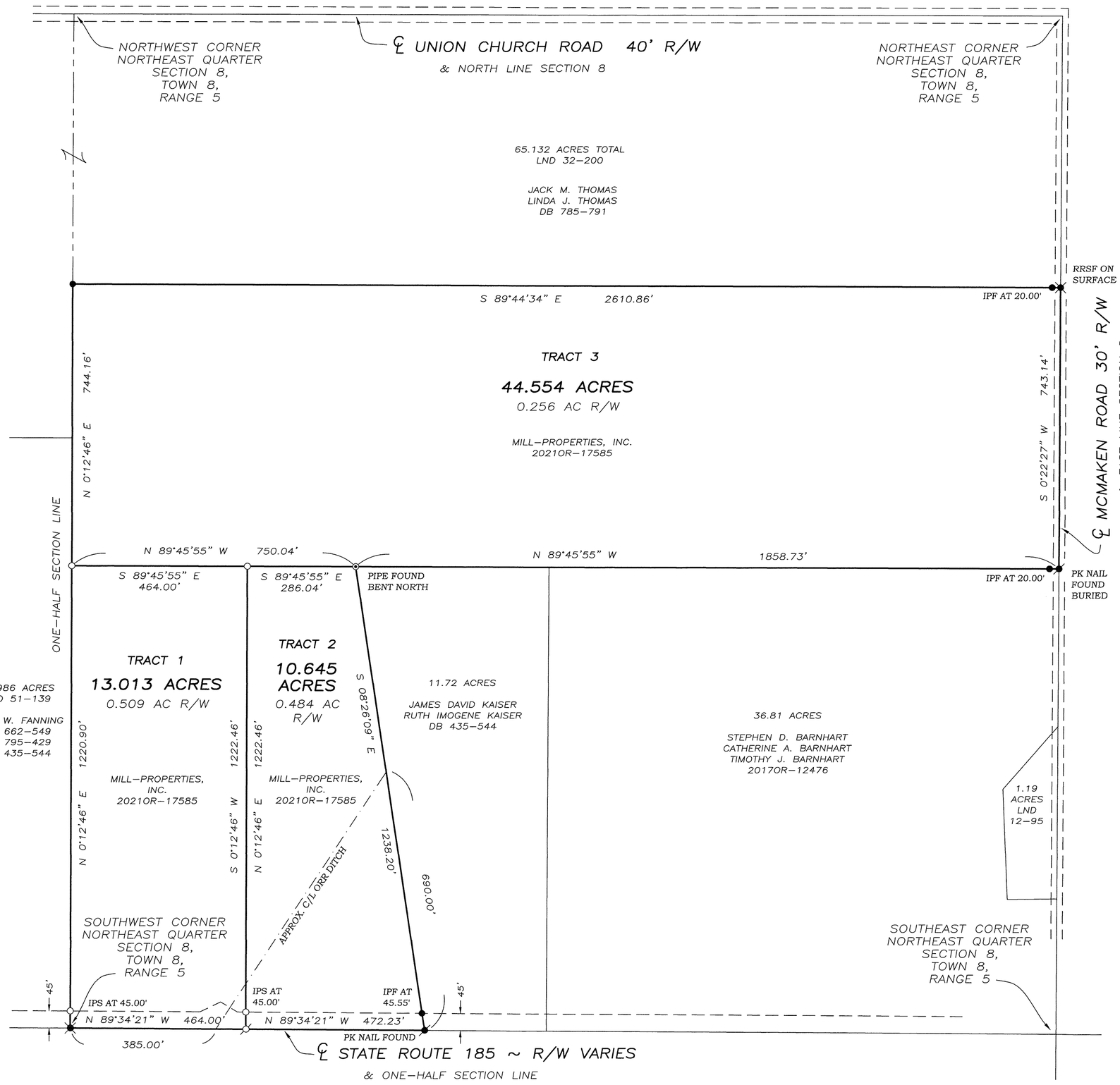
BES JOB #757.21 DRAWN BY: GWG CHECKED BY: JJB

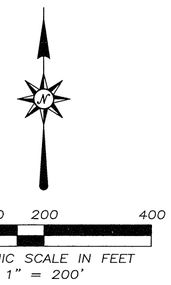

PARTS 256 & 257
OUTLOTS
N.W.
SECTION
TROY
CORPORATION
VOLUME 61 PAGE 72
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
SURVEY OF 1259 W. MAIN ST., TROY, FOR
JERRY STICHTER & RYAN GOODIN
Steven D. Leffel 3/4/2022
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573
STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR
BEARINGS PER LAND SUR. 7-11F BY CCC
BROOKSIDE DRIVE
50' R/W
0.06' INTO R/W
0.07' OUT
0.1' OUT ON ℄
0.16' N. OF ℄
0.15' S. OF ℄
FORMER OL LINE
REC. 5-46 ANNEXATION (1952)
FKA N. TROY CORP. LINE
REC. 5-15
3713
3720
3767
3766
3765
REC. 5-70 ('53)
FIELD WORK 2018/2019. FINAL PINS SET MARCH 2022
0
40
80
120
M = 527.66'
527.7' CCC
WESTBROOK LANE ℄
REC. 5-16
60' R/W
@COR.
REC. 6-12 ('54)
T. SCHWYTZER & L. SMITH
PT. OL 311
LOT 7-74
PT. OL 311
OL 312
LEGEND
IRON PIN FOUND
IRON PIN SET
IRON PIPE FOUND
BURIED I.P. OR SPIKE FND.
MAG NAIL FOUND
MAG NAIL SET
CALC'D POINT
PT. OL 255
PT. OL 255
LS 56-110 (2015); LOT 10-73
PIPE 0.35' OUT
BENT
TIE 46.88' @ N 42°20'E
R/W DED. 1949 REC. 5-16
N 27° 58' E
155'
60' R/W
R/W
CURB
CURB
R/W
139.54'
UNDER OLD E.G. - NOT @ COR.
1/2"Ø IPF 0.17' S.W. OF COR. ON W. ℄ (2018)
69.55'
S61°52'-54"E
13,560.07 S.F./0.3113 AC. TOTAL
REC. 3-23 (1910) - POOR PLAT
LOT 4-174
N 28°04'-08"E
FROM ℄ 195.06
(195.07)
PT. OL 256
PT. OL 257
109 26.69 SF
PT. OL 256
2633.3 S.F.
13.5'
#1259
D.B. 752-806
J. & D. STICHTER
S. MUMPOWER
S 28°05'-40"W
195.12
69.49
R/W
R/W
52'
40'
5.05'
34.95
13.50'
40'
S.E. COR. OL 256
35.06
4.94'
52'
55.97
TO P.I. 534.24'
N 61° 50' W
ANGLES/DIST. FIT CCC
60.0
69.64
P.I.
373.86 TO P.I. PER CCC
733.67 PER CCC LS 7-11F TO P.I. @ SEC. LINE P.I.
POINTS (A), (B), (C)
℄ ODOT REC. 20-150
(B)
TIE ON ℄ 129.64'
69.97'
ON ℄
S.E. COR. OL 257
R/W AREA 2779.2 S.F./0.0638 AC.
0.1' IN
LOT-9-6
AXLE 1.4' IN
LOT 20-43 ('93)
PT. OL 230
PT. OL 230
PT. OL 230
PT. OL 230
PT. OL 229
0.14' IN
0.18' IN
LOT 6-196
PT. OL 228
SEE DETAIL ABOVE
3.98' IN
℄ EX. 80'
R/W ~ W. MAIN ST. / S.R. 41
80' R/W
N 61° 50' W
℄ EX. 80' R/W
W. MAIN ST.
SEE BELOW
ML LOC. "B"
80' R/W
MH7
P.I.
733.67 CCC
(C)
SEC. LINE
R/W
3.98' IN
PT. OL 228
3761
IL 10319
REC. 7-60
LOT 2-60 ('39)
LOT 6-196
IL 3761
FKA OL 258
PINCH PIPE
(FKA OL 259)
IN STUMP (2018)
REC. 14-102 ('87)
REC. 4-26 (1930 - MULTIPLE ERRORS)
TRIUM PROPERTIES
IL 10318
REC. 23-35
NET AREA 10,780.87 S.F./0.2475 AC.
LS 7-11F CCC-ESTABLISHED R/W WESTBROOK & MAIN AS FND. IN FIELD
REC. 3-23 (1910 ASSESSOR'S PLAT - MULTIPLE ERRORS)
2685
2684
2683
2682
2681
2680
1.95 OUT
BENT 0.05' IN
0.15' OUT BENT
NOT @ COR. & BENT
4.3'+/- IN
ML LOC. "B"

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 8, TOWN 8, RANGE 5
NORTHEAST QUARTER

VOLUME 61 PAGE 73

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





LEGEND

- ○ CAPPED IRON PIN SET
- ⌀ MAG NAIL SET
- ● IRON PIN FOUND
- ⊙ PIPE FOUND
- ⊙ MAG NAIL OR P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 12, PAGE 95
VOLUME 32, PAGE 200
VOLUME 51, PAGE 139

ODOT R/W PLANS
MIA–185–(4.45)(4.63)

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

BASIS OF BEARING:
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 83 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402

MAY 2, 2022	SURVEY OF 3 TRACTS FOR MARK MILLER IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

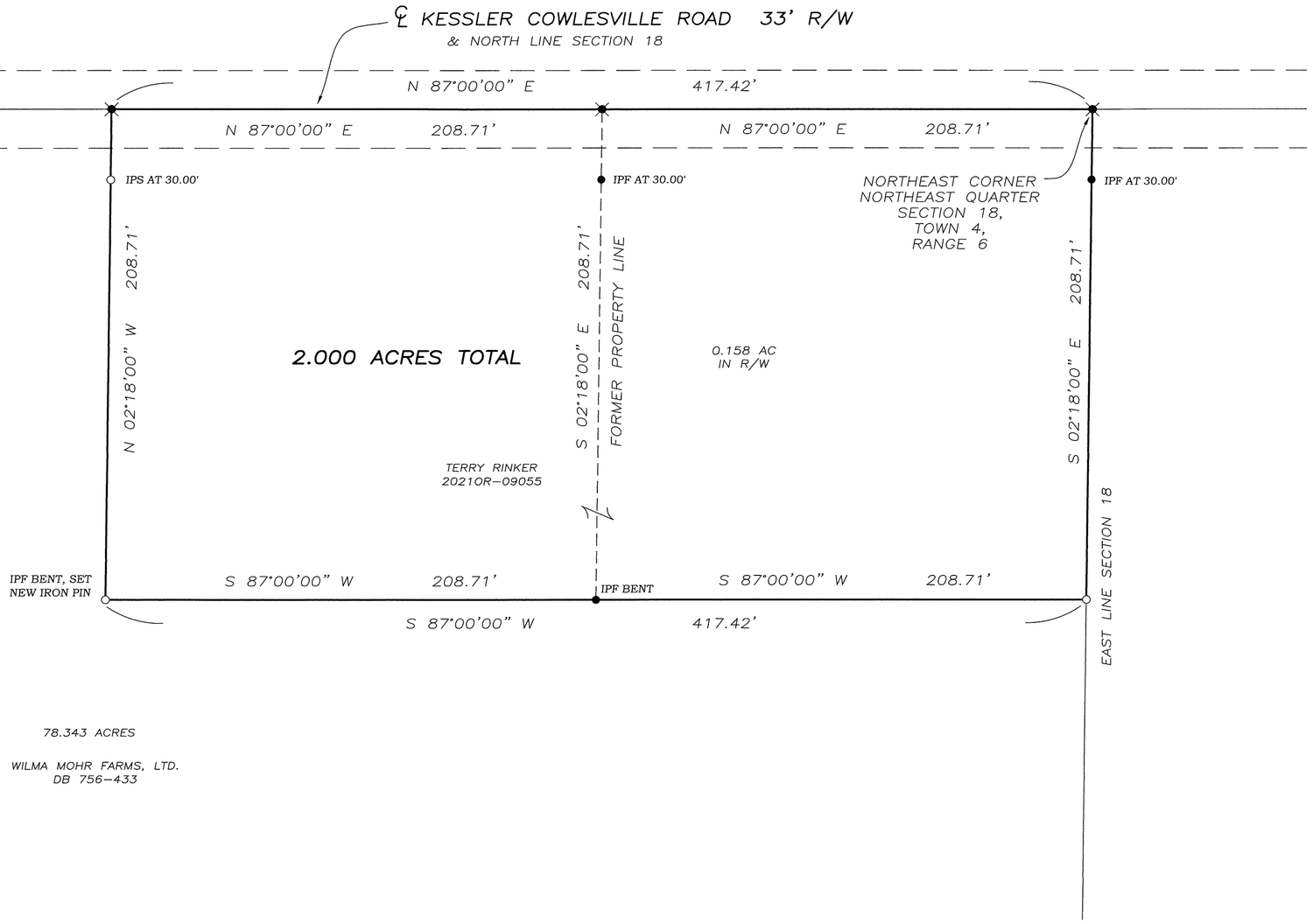
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 18, TOWN 4, RANGE 6
NORTHEAST QUARTER

VOLUME 61 PAGE 74

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



78.343 ACRES

WILMA MOHR FARMS, LTD.
DB 756-433

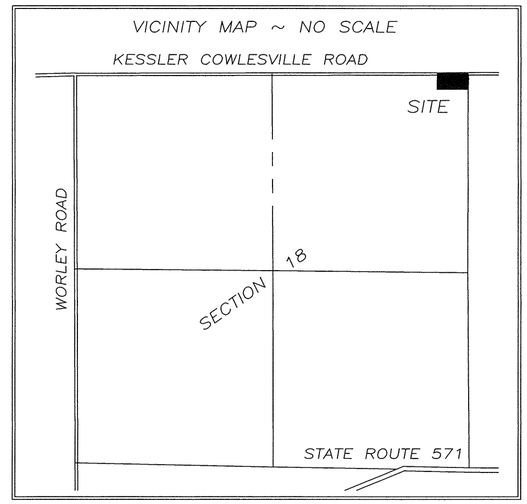
LEGEND

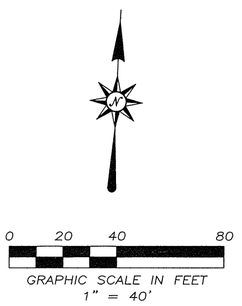
- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 13, PAGE 200
VOLUME 18, PAGE 89
BASIS OF BEARING

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON





MAY 4, 2022	SURVEY TO COMBINE 2 EXISTING TRACTS FOR TERRY RINKER IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

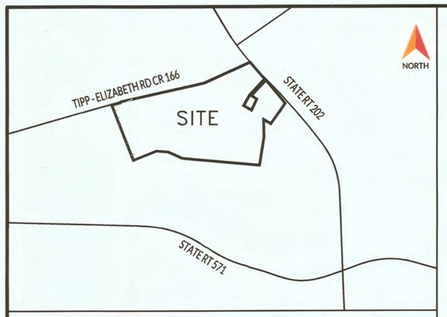
NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

PLAT OF SURVEY

SR 202 AND TIPP-ELIZABETH ROAD
FRACTIONAL SECTION 6, TOWN 1 RANGE 9 M.Rs.
FRACTION SECTION 36, TOWN 2 RANGE 9 M.Rs.
SECTION 31, TOWN 2 RANGE 10 M.Rs.
BETHEL AND ELIZABETH TOWNSIP
MIAMI COUNTY, OHIO

VOL 61, PAGE 75
MIAMI COUNTY ENIGNEER'S
RECORD OF LAND SURVEYS

NORTH
0 300 600 900
SCALE 1"= 300'



VICINITY MAP N.T.S.

SURVEYOR'S NOTES

1. NORTH AND BEARING SYSTEM REFERENCED TO THE OH STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83 AND THE ODOT V.R.S. NETWORK, COLLECTED UTILIZING AN SP80 RECEIVER DURING A FIELD SURVEY CONDUCTED ON 04/28/22. REFERENCE IS HEREBY MADE TO THE CENTERLINE OF TIPP-ELIZABETH ROAD AND THE SET MAG NAILS (N78°54'34"E)
2. ALL UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE ONLY OR BY PROVIDED SITE PLANS. NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UTILITIES ARE SHOWN.
3. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MIAMI COUNTY RECORDERS OFFICE ON FILE IN TROY OHIO
4. SURVEY PREPARED FROM FIELDWORK PERFORMED IN APRIL OF 2022. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
5. ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA TIPP-ELIZABETH ROAD AND SR-202 BEING OPEN AN PUBLIC ROADWAYS,
6. PREPARED ACCORDING TO OAC 4733-37 STATE OF OHIO STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.
7. EVIDENCE OF ENCROACHMENTS NOTED HEREON
8. NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES EXCEPT WHERE SHOWN.

ELIZABETH TWP
SEC 31, TOWN 2, RANGE 10, M.Rs.
FR SEC 36, TOWN 2, RANGE 9, M.Rs.
BETHEL TWP

THOMAS M. AND BARBARA J. FULTON, TRUSTEES
DB VOL 708, PG 458
DB VOL 708, PG 463
LND SV 28, PAGE 154

S 39° 56' 56" E 1213.42'
368.92'
271.41'
510.08'
S 84° 22' 26" E

ST ROUTE 202
60' R/W PER TAX MAP RECORDS
RECORD PLAT VOL 13, PAGE 115
S 39° 56' 57" E 827.18'
S 39° 56' 57" E 836.22'

FOUND 5/8" IRON PIN @ 35.28'
FOUND 5/8" IRON PIN @ 36.00'
30.00'
385.71'

S 42° 08' 44" W 668.43'
N 42° 08' 44" E 664.58'
N 58° 05' 16" W 175.68'
N 30° 16' 44" E 243.39'
S 29° 48' 24" W 255.74'
S 61° 52' 56" E 185.81'
METAL CORNER POST
METAL CORNER POST

KEPPER CEMETERY
NO DEED RECORD
LND SV18, PG 49

P.O.B - FOUND STONE.
NE CORNER
FR SECT 36, TOWN 2, RANGE 9

SEC 31, TOWN 2, RANGE 10, M.Rs.
SEC 25, TOWN 2, RANGE 10, M.Rs.
FR SEC 36, TOWN 2, RANGE 9, M.Rs.
SEC 30, TOWN 2, RANGE 9, M.Rs.

1043.73'
S 38° 27' 34" W
39.62'
T.P.O.B.
30.00'
30.53'
N 39° 56' 57" W 18.80'

451.12'
492.51'
15.15'
EVIDENCE OF FENCE OVER BOUNDARY LINE
S 36° 32' 04" W 481.65'
S 22° 13' 04" W 158.57'
S 12° 14' 34" W 169.39'
N 54° 07' 26" W 264.00'

LARRY D. AND SONIA J. EWALD
DB VOL 539,PG 873
LND SV 29, PAGE 45

1194.83'
S 07° 04' 14" W

GRUSENMEYER LAND, LLC.
DB VOL 737, PAGE 411
LND SV 28, PAGE 115
LND SV 52, PG 189

FR SEC 6, TOWN 1, RANGE 9, M.Rs.
FR SEC 36, TOWN 2, RANGE 9, M.Rs.

TIPP - ELIZABETH ROAD
60' R/W
MC ROAD RECORD VOL 8, PAGE 106

R=900.00', L=224.19'
T=112.68', Δ =014° 16' 21"
Chord=N 71° 46' 24" E, 223.61'
N 64° 37' 54" E 844.50'
N 78° 54' 34" E 2005.19'
30.00'

R=6009.27', L=699.21'
T=350.00', Δ =006° 40' 00"
Chord=N 75° 37' 37" E, 698.82'
N 78° 57' 37" E 147.05'
N 11° 02' 23" W 0.46'
EASEMENT FOR HIGHWAY PURPOSES
MIAMI COUNTY COMMISSIONERS
VOL 597, PAGE 545

N 72° 18' 56" E 73.41'
ORIGINAL CENTERLINE
30.22'
R=6009.27', L=298.71'
T=149.39', Δ =002° 50' 53"
Chord=N 73° 43' 04" E, 298.68'

FOUND ½" IRON PIN STAMPED "MCMC 7735"
S 05° 35' 28" W 731.80'
654.19'
N 24° 38' 32" W
CORPORATION LINE

CITY OF TIPP CITY
INLOT # 3837
PB 20, PAGE 84
CITY OF TIPP CITY
DB VOL 745 PG 250
DB VOL 733, PG 211
LND SV 47, PAGE 65

FR SEC 6, TOWN 1, RANGE 9, M.Rs.
FR SEC 36, TOWN 2, RANGE 9, M.Rs.
1706.17'
182.76'
BETHEL TOWNSHIP
TIPP CITY
LND SV 47, PAGE 189

PARCEL I
CONTAINING 206.8484 ACRES
LINDA A. EIDEMILLER DOC 2015OR - 02522

PARCEL II
CONTAINING 1.5306 ACRES
LINDA A. EIDEMILLER DB VOL 745, PAGE 248

S 84° 29' 25" E 440.00'
N 66° 22' 16" E 847.24'
394.30'
N 78° 32' 51" W
S 72° 55' 46" W 165.39'
S 81° 24' 56" W 124.28'
S 51° 09' 22" E 125.66'
CORPORATION LINE
CORPORATION LINE
S 68° 48' 27" W 384.70'
N 51° 09' 22" W 220.10'
617.74'
546.56'
N 84° 25' 25" W
2206.39'
1042.08'
N 54° 59' 27" W 42.52'
FOUND ½" IRON PIN STAMPED "MCMC 7735"
S 65° 23' 08" W 276.19'
CORPORATION LINE
STONE
STONE

MIAMI COUNTY PARK DISTRICT
DB VOL 751PG 623
LND SV 30, PAGE 133

MIAMI COUNTY PARK DISTRICT
DB VOL 657, PG 628
LND SV 40, PAGE 195

CONTAINING - 208.3790 TOTAL ACRES

(9076990 SQFT)
204.3582 ACRES WITHIN FRAC. SECTION 36, TOWN 2, RANGE 9
2.9085 ACRES WITHIN FRAC. SECTION 6, TOWN 1, RANGE 9
1.1123 ACRES WITHIN SECTION 31, TOWN 2, RANGE 10 (ELIZABETH TWP)
1.0696 ACRES WITHIN R/W OF SR 202
3.0048 ACRES WITHIN R/W OF TIPP-ELIZABETH RD
LND SV 47 PG 65

CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT IS A BOUNDARY SURVEY PREPARED ACCORDING TO O.A.C. 4733-37 AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY B A LAND PROFESSIONALS, LLC UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS CALLED TO BE SET HAVE BEEN SO AS OF THE DATE OF THIS SURVEY.

STATE OF OHIO
BRYANT ABT S-8593
REGISTERED
PROFESSIONAL SURVEYOR

SIGNED _____ DATE 05/11/22 .
J. BRYANT ABT
OH PS # S-8593
8534 YANKEE STREET, DAYTON OH 45458
ABT@BALANDPROFESSIONALS.COM

MAP LEGEND

- FOUND METAL CORNER POST
- FOUND 5/8" IRON PIN WITHOUT CAP - UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND PROFESSIONALS"
- SET MAG NAIL
- SECTION LINE
- BOUNDARY LINE
- ADJOINER LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY LINE
- CORP. LINE

OCCUPATION STATEMENT

THERE IS NO EVIDENCE OF OCCUPTION EXCEPT WHERE SHOWN HEREON.

FLOOD ZONE STATEMENT

THE PROPERTY AS SURVEYED CURRENTLY LIES WITHIN ZONE A - AND IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FIRM 39109C0260EWITH AND EFFECTIVE DATE OF 08/02/2011

VESTING DEED

DEED TO LINDA EIDEMILLER AS RECORDED IN DB VOL 745, PG 248 AND DOC 2015OR - 02522

PERTINENT DOCUMENTS USED

DEED VOLUME RECORDS USED AS SHOWN:

SURVEY RECORDS:
LND SV 38, PAGE 194
LND SV 18, PAGE 49
LND SV 52,PAGE 189
LND SV 28, PAGE 155
LND SV 28, PAGE 156
LND SV 47,PAGE 189
LND SV 47, PAGE 65
LND SV 30, PAGE 133
LND SV 40, PAGE 195
LND SV 29, PAGE 45
LND SV 56, PAGE 190
LND SV 28, PAGE 154

ROAD RECORDS:
RR 8, PAGE 106 (TIPP - ELIZABETH RD)

RECORD PLATS:
TIPP CITY ANNEXATION PB 20, PAGE 84
REC PB 16, PG 9
R/W SUMMARY REC BOOK 13, PG 115

PLAT OF SURVEY

VI PROPERTIES LLC

SEC 31, TWN 2 RNG 10 M.Rs., FR SECT 6, 36 TWN 1 RNG 9 M.Rs.
SR 202 AND TIPP-ELIZABETH RD MAIMI COUNTY, OHIO

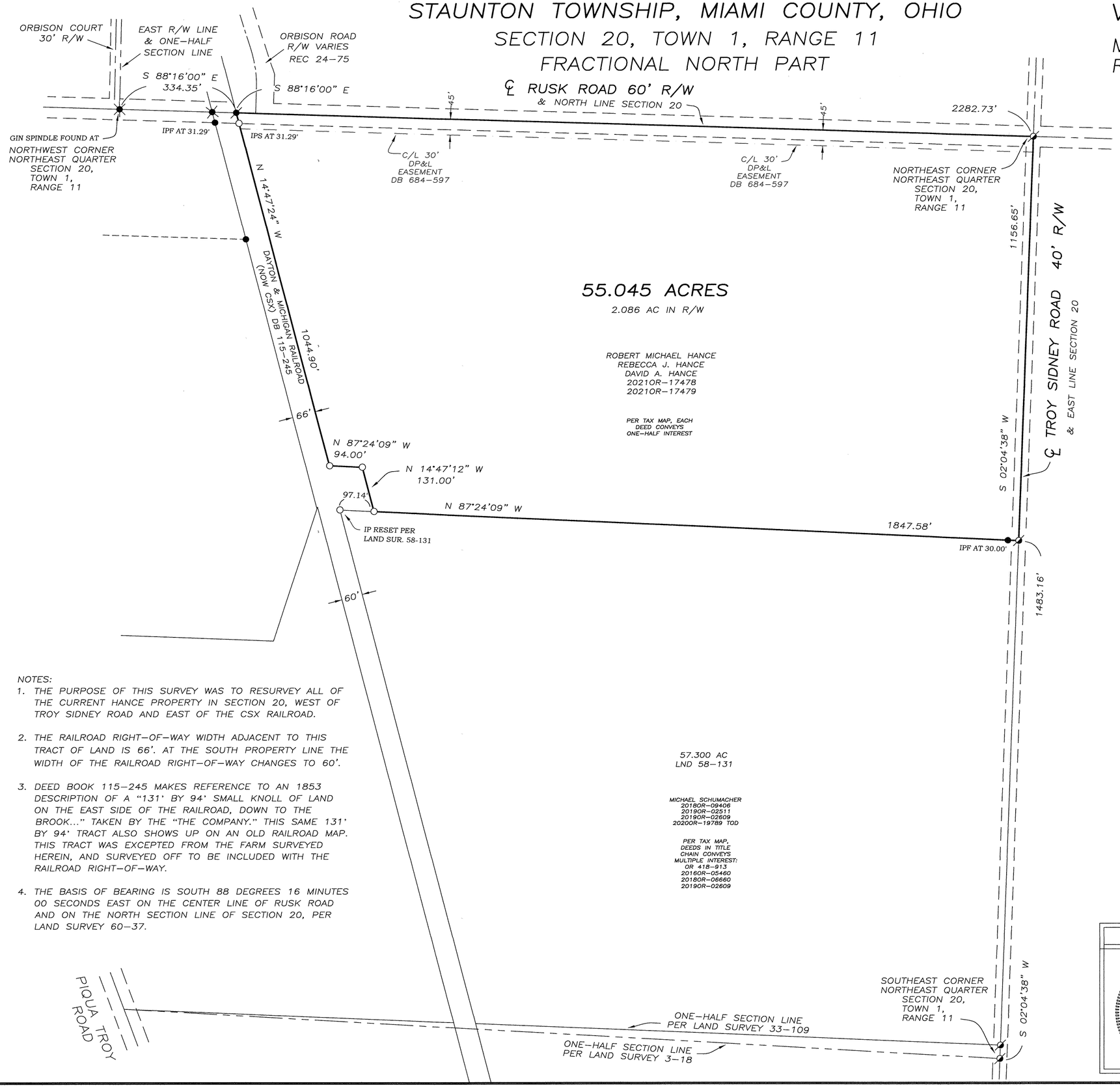
SCALE: 1" =300'	DATE: 02/04/2022
DESIGN: N/A	JOB NO.: 22-0234
DRAWN: JBA	SHEET NO.: 1 OF 1
CHECKED: DPB	BA LAND PROFESSIONALS

Z:\BALANDPRO\BA LAND PROJECTS\BA LAND PROJECTS - SURVEYING\22-0234 VAUGHN TIPP CITY OH 202 AND TIPP ELIZABETH RD, TIPP CITY, OH\CAD\22-0234 VAUGHN TIPP CITY OH 202 AND TIPP CITY PLAT OF SURVEY.DWG - 5/18/2022 3:53 PM

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 20, TOWN 1, RANGE 11
FRACTIONAL NORTH PART

VOLUME 61 PAGE 76

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊘ MAG NAIL FOUND
- ⊘ MAG SPIKE FOUND
- ✕ RAILROAD SPIKE FOUND
- ✳ GIN SPINDLE FOUND

REFERENCES:
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 3, PAGE 18
VOLUME 25, PAGE 195
VOLUME 32, PAGE 47
VOLUME 33, PAGE 109
VOLUME 58, PAGE 116
VOLUME 58, PAGE 131
VOLUME 60, PAGE 37

MIAMI COUNTY RECORDER'S
RECORDS:
DEEDS AS SHOWN HEREON
PLAT BOOK 24, PAGE 75

TAX MAP:
STAUNTON TOWNSHIP PLAT 28

NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO RESURVEY ALL OF THE CURRENT HANCE PROPERTY IN SECTION 20, WEST OF TROY SIDNEY ROAD AND EAST OF THE CSX RAILROAD.
2. THE RAILROAD RIGHT-OF-WAY WIDTH ADJACENT TO THIS TRACT OF LAND IS 66'. AT THE SOUTH PROPERTY LINE THE WIDTH OF THE RAILROAD RIGHT-OF-WAY CHANGES TO 60'.
3. DEED BOOK 115-245 MAKES REFERENCE TO AN 1853 DESCRIPTION OF A "131' BY 94' SMALL KNOLL OF LAND ON THE EAST SIDE OF THE RAILROAD, DOWN TO THE BROOK..." TAKEN BY THE "THE COMPANY." THIS SAME 131' BY 94' TRACT ALSO SHOWS UP ON AN OLD RAILROAD MAP. THIS TRACT WAS EXCEPTED FROM THE FARM SURVEYED HEREIN, AND SURVEYED OFF TO BE INCLUDED WITH THE RAILROAD RIGHT-OF-WAY.
4. THE BASIS OF BEARING IS SOUTH 88 DEGREES 16 MINUTES 00 SECONDS EAST ON THE CENTER LINE OF RUSK ROAD AND ON THE NORTH SECTION LINE OF SECTION 20, PER LAND SURVEY 60-37.

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

SURVEY FOR ROBERT HANCE
IN MIAMI COUNTY, OHIO ~ MAY 14, 2022

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

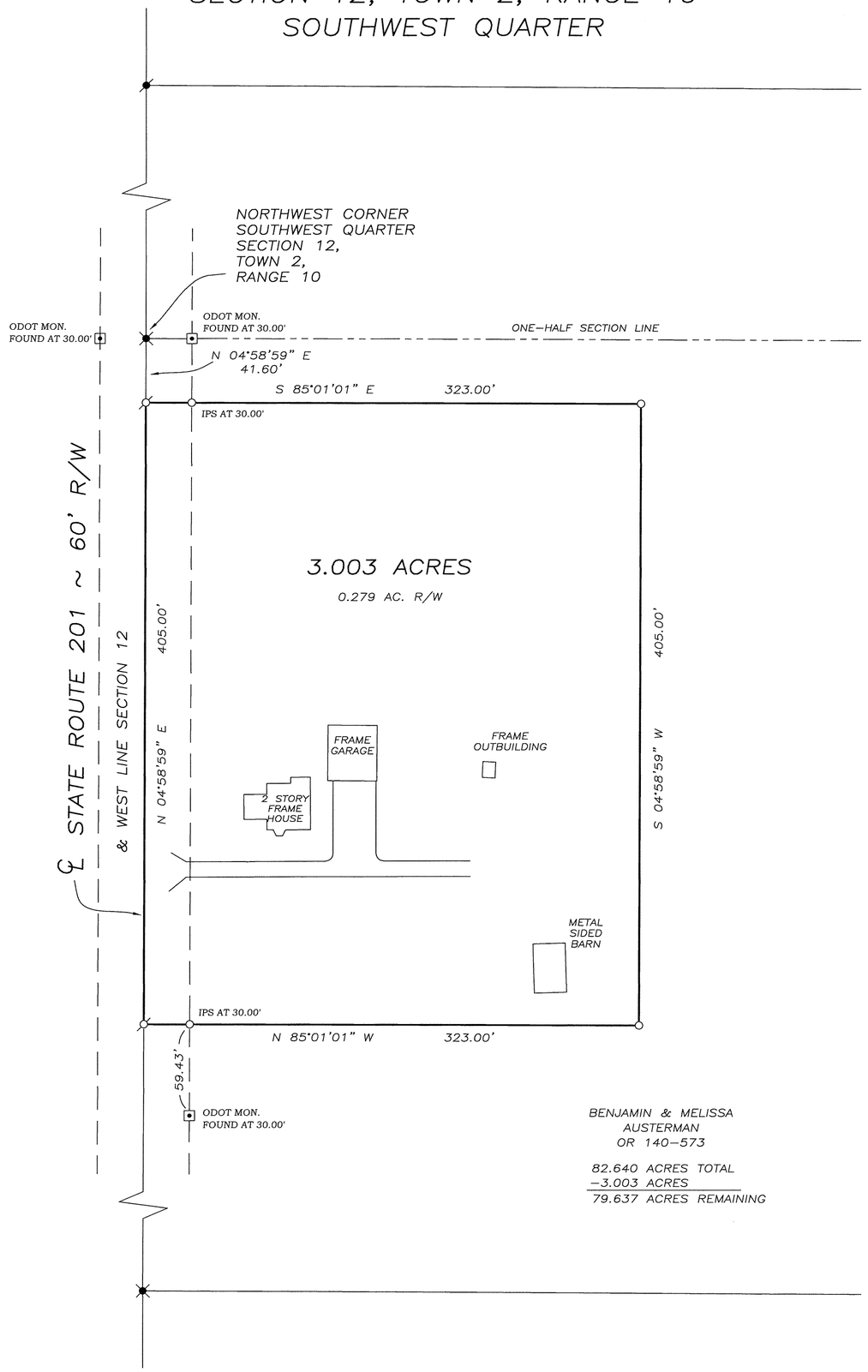
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 12, TOWN 2, RANGE 10
SOUTHWEST QUARTER

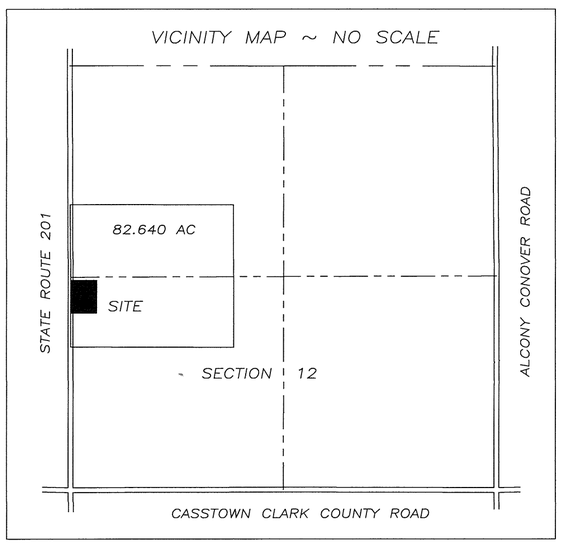
VOLUME 61 PAGE 77

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



BENJAMIN & MELISSA
AUSTERMAN
OR 140-573

82.640 ACRES TOTAL
-3.003 ACRES
79.637 ACRES REMAINING



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- MAG SPIKE SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- ⊡ ODOT R/W MONUMENT

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 2, PAGE 152
VOLUME 23, PAGE 168
VOLUME 49, PAGE 55
VOLUME 53, PAGE 17
BASIS OF BEARING,
C/L STATE ROUTE 201

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S. Sterns 5-19-22
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
5/23/2022
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Jerry Flynn, REHS
DATE 5/20/2022
MIAMI COUNTY
GENERAL HEALTH DEPT.

0 30 60 120
GRAPHIC SCALE IN FEET
1" = 60'

SURVEY FOR BEN & MELISSA AUSTERMAN
IN MIAMI COUNTY, OHIO ~ MAY 9, 2022

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

THIS IS A REVISED VERSION, DATED 7-12-2022 A.S. MAP DEP'T.

Bearing Reference:
LND 29-173
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

OWNER'S RECORDS
JANE M. STUDEBAKER, 1989 TRUST
DOC# 2020OR-01142

28 SECTION | 2 TOWN | 9 RANGE | BETHEL TOWNSHIP

VOLUME 61 PAGE 78
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

SURVEYORS NOTE:
** CENTERLINE OF S.R. 202 IS AS SHOWN ON THE SURVEY PREPARED BY MICHAEL W. COZATT REGISTERED SURVEY NO 6001. ON LND 46-125 TO ESTABLISH THE CENTERLINE OF S.R. 202 ON THIS SURVEY THE MAG NAILS THAT ARE CALLED FOR ON THE SURVEY PREPARED BY MICHAEL W. COZATT REGISTERED SURVEY NO 6001 ON LND 50-165 AND CALLED OUT AS THE S.W. CORNER N.E. QUARTER SECTION 28 AND N.E. CORNER N.E. QUARTER SECTION 28 WERE LOCATED.

SURVEYORS NOTE:
* SECTION TIE IS AS SHOWN ON THE SURVEY PREPARED BY JOE M. TURNER REGISTERED SURVEY NO 5728 THAT STATED (CORRECTED SECTION TIE) AND SHOWN ON LND 29-173 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

ISAACS, SHANE A. & TERRI M.
DOC# 2021OR-20370
LND 46-125
3.108 ACRES

SCOTT & VALERIE MONIACI LIVING TRUST
DOC# 2020OR-17157
LND 46-125
3.092 ACRES

SCOTT & VALERIE MONIACI LIVING TRUST
DOC# 2020OR-17156
LND 50-152
4.763 ACRES

FLORA FAMILY FARM, LLC
D.B. 714, PAGE 120

HENSLEY FAMILY LIMITED PARTNERSHIP
D.B 782, PAGE 120
LND 50-165
140.693 ACRES

POINT OF BEGINNING
*IS THE SAME POINT AS SHOWN ON LND 29-173

MAG NAIL FOUND

*TO SECTION TIE
N 2°22'00" W
2660.68'

*RAILROAD SPIKE FOUND

* S 87°40'00" W
775.70'

* S 87°33'00" W
659.03'

STUDEBAKER ROAD N0. 236 (40' RIGHT OF WAY)

**CENTERLINE S.R. 202
N 2°12'12" W

20'

**S 87°43'44" W - 297.19'

*CENTERLINE OF STUDEBAKER ROAD AND HALF SECTION LINE

N 87°40'00" E - 1207.17' (SURVEYED)

665.60' (DEED)

379.84' (DEED)

161.73' (DEED)

*STONE FOUND

SECTION 22 - SECTION 28

5/8" IRON PIN ON LINE 25.00' FROM CORNER

20'

MAG NAIL FOUND
0.19' NORTH
0.33' EAST
FROM CORNER

5/8" IRON PIN ON LINE 25.00' FROM CORNER

NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28

RIGHT OF WAY PER DOC# 2022OR-02471

8.13 ACQUISITION LLC
DOC# 2022OR-02471
LND 5-69
1 ACRE

N 87°40'00" E - 297.61'

N 02°30'00" W
146.66'

JANE M. STUDEBAKER, 1989 TRUST
DOC# 2020OR-01142
LND 29-173
LND 16-114
LND 13-56
LND 9-90
LND 9-89

DEEDED PARCEL FIVE
7.000 ACRES

S 02°30'00" E - 457.73'

8.13 ACQUISITION LLC
DOC# 2022OR-10806
LND 31-129
8.135 ACRES

45'

SURVEYED PARCEL ONE
2.194 ACRES

DEEDED PARCEL ONE
2.202 ACRES

DEEDED PARCEL TWO
1.704 ACRES

N 02°30'00" W - 459.13'
FORMER PROPERTY LINE

N 02°30'00" W - 458.94'
FORMER PROPERTY LINE

2.194 ACRES SW 1/4 SECTION
13.946 ACRES SE 1/4 SECTION
16.140 ACRES TOTAL
0.331 ACRES IN STATE ROUTE 202
0.554 ACRES IN STUDEBAKER ROAD

DEEDED PARCEL THREE
4.000 ACRES

N 02°30'00" W - 458.50'
FORMER PROPERTY LINE

5/8" STAINLESS STEEL PIN IN CONCRETE FOUND
0.76' NORTH
0.19' WEST
FROM CORNER
LND 29-173
0.7' NORTH
0.33' WEST
FROM CORNER

LINE ESTABLISHED BY FENCE SURVEY AND FILED IN LND 9-89 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

MOZELLE WILEY
D.B. 541, PAGE 91
LND 22-133
304.272 ACRES

STATE ROUTE NO. 202 (45' HALF RIGHT OF WAY)
RS-72B
(MIA-202-0.00-5.07)
N 2°12'12" W - 320.12

S 87°38'00" W
161.73'

S 87°38'00" W - 379.84'

S 87°36'00" W - 665.60'

5/8" IRON PIN FOUND
0.22' NORTH ON LINE
FROM CORNER

45'

S 87°42'00" W - 299.27'

N 87°38'00" E - 541.57'

DEEDED PARCEL FOUR
1.243 ACRES

FORMER PROPERTY LINE

100.00'

N 02°30'00" W
91.87'

S 87°38'00" W - 541.57'

S 02°30'00" E
100.00'

BBAILEY PROPERTIES, LLC
DOC# 2016OR-13070
LND 54-109
67.641 ACRES

5/8" STEEL PIN WITH 1.2' STEEL PLATE
0.19' SOUTH
0.06' EAST
FROM CORNER

APPOXIMATE HALF-SECTION LINE PER LND-54-109

STUDEBAKER FAMILY NATIONAL ASSOCIATION
DOC# 2018OR-15604
LND 29-173
5.898 ACRES

S 02°30'00" E - 250.13'

S 87°38'00" W - 411.32'

5/8" IRON PIN
0.04' NORTH
0.22' WEST
FROM CORNER

S 02°30'00" E
75.00'

S 87°38'00" W - 224.00'

5/8" IRON PIN
0.04' NORTH
0.20' WEST
FROM CORNER

REFERENCES:
LAND SURVEYS: LND
LOT SURVEYS: LOT
RECORDERS PLAT: REC
ROAD SURVEY: RS

LND 5-69	LND 22-133
LND 46-125	LND 16-114
LND 50-152	LND 13-56
LND 50-165	LND 9-90
LND 31-129	LND 9-89
LND 54-109	RS-72B
LND 29-173	REC 8-1

SURVEYOR'S NOTES
1) Pertinent Documents and Sources of Data Used are as Shown on Plat.
2) This plat is a result of a present field survey.
3) In general, the occupation matches adjacent properties and survey records.
4) Monumentation set as shown. Monuments found in good condition Unless Otherwise Noted.

LEGEND
○ 5/8" Iron Pin Found or as otherwise noted.
● 5/8" Iron Pin with Cap Stamped DJB 7058 Set.
⊕ Mag Nail Set

GRAPHIC SCALE IN FEET
0 100 200 300
1"= 100'

STATE OF OHIO
DANIEL J. BINZ
S-7058
REGISTERED
PROFESSIONAL SURVEYOR

BY: Daniel J Binz

Binz Surveying, LLC
OHIO – INDIANA – KENTUCKY – FLORIDA
• ALTA/ACSM SURVEY • MORTGAGE LOCATION SURVEY • PROPERTY SURVEY
• CONSOLIDATION SURVEY • GPS • TOPOGRAPHIC SURVEY • CONSTRUCTION LAYOUT
(binzsurveying@gmail.com 513-367-0055)

BOUNDARY SURVEY TO COMBINED 5 EXISTING TRACTS
SURVEY FOR 8.13 ACQUISITION LLC AND SITUATED IN
PART OF THE S.E 1/4 AND S.W. 1/4 OF SECTION 28
TOWNSHIP 2, RANGE 9, B.T.M.R.S.
TOWNSHIP OF BETHEL, MIAMI COUNTY, OHIO

Job Number
22001.17

Revisions

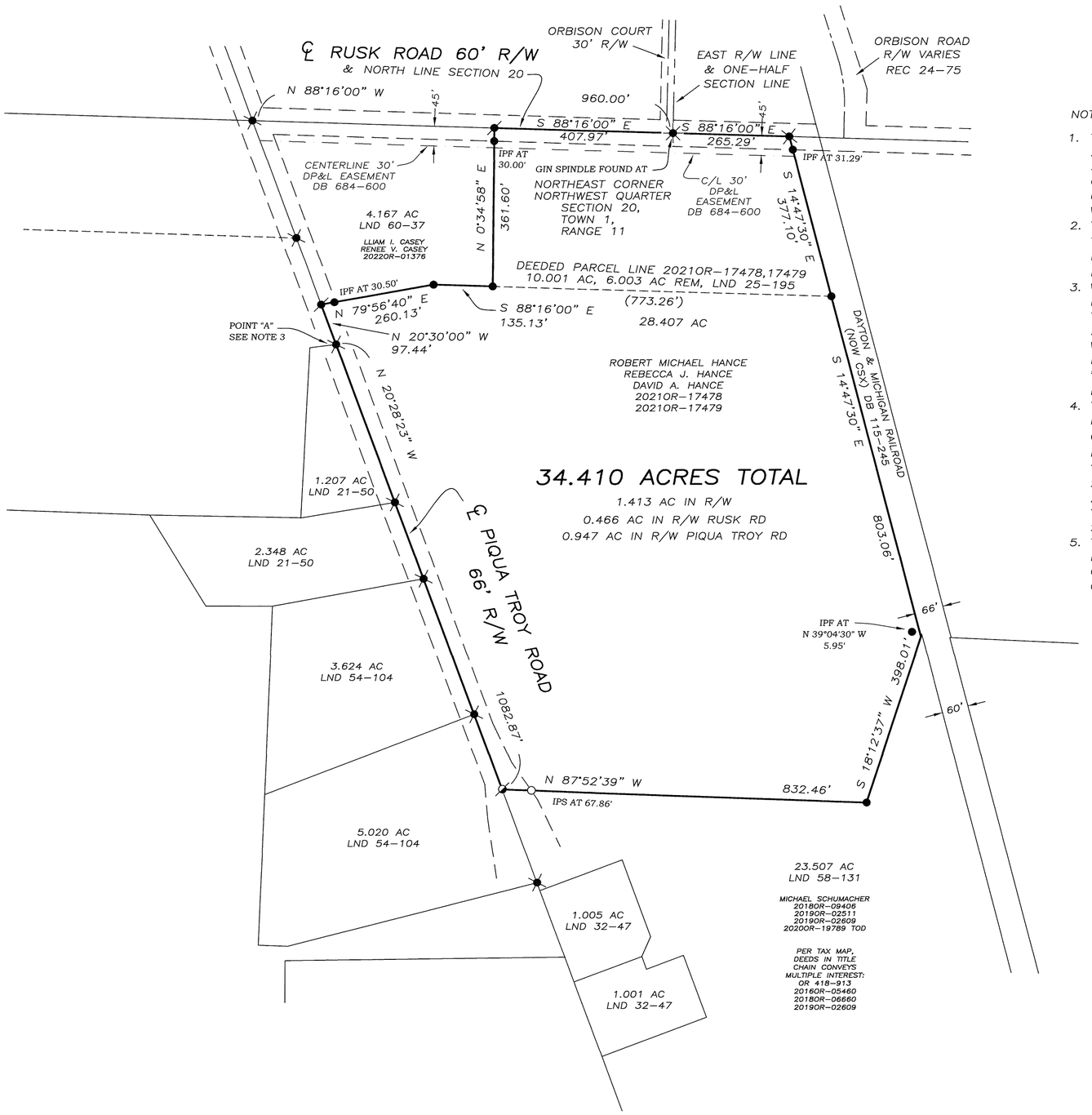
Date
5/19/2022

Sheet Number
1
1

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 20, TOWN 1, RANGE 11
FRACTIONAL NORTH PART

VOLUME 61 PAGE 79

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO RESURVEY ALL OF THE CURRENT HANCE PROPERTIES IN SECTION 20, EAST OF PIQUA TROY ROAD AND WEST OF THE CSX RAILROAD, AND THEN COMBINE THE 6.003 ACRE TRACT PER LAND SURVEY 60-137 WITH THE REST OF THE PROPERTY.
2. THE RAILROAD RIGHT-OF-WAY WIDTH ADJACENT TO THIS TRACT OF LAND IS 66'. AT THE SOUTH PROPERTY LINE THE WIDTH OF THE RAILROAD RIGHT-OF-WAY CHANGES TO 60'.
3. WHILE THERE IS NO RECORD OF AN INTENDED BREAK IN THE CENTER LINE OF PIQUA TROY ROAD THROUGH THIS PROPERTY, A SLIGHT DEFLECTION ANGLE OF 0 DEGREES 01 MINUTES 37 SECONDS WAS FOUND IN UNCOVERING CENTER LINE MONUMENTS GOING NORTH AND SOUTH FROM POINT "A" SHOWN, AND THIS SURVEY REFLECTED THAT DEFLECTION ANGLE ACCORDINGLY.
4. THERE IS A DISCREPANCY REGARDING THE RIGHT-OF-WAY WIDTH OF PIQUA TROY ROAD. THE ORIGINAL ROAD RECORDS SHOW 66', VIRTUALLY ALL RECORDED SURVEYS SHOW 60', AND RECORD PLAT 15-70 SHOWING DETAILS OF A SLOPE EASEMENT SHOWS 66'. FOR THIS SURVEY 66' WAS ASSUMED AS THE RIGHT-OF-WAY WIDTH, CONSISTENT WITH THE RECORD PLAT, BUT INCONSISTENT WITH OTHER SURVEYS OF RECORD.
5. THE BASIS OF BEARING IS SOUTH 88 DEGREES 16 MINUTES 00 SECONDS EAST ON THE CENTER LINE OF RUSK ROAD AND ON THE NORTH SECTION LINE OF SECTION 20, AS PER LAND SURVEY 60-37.

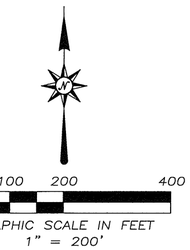
LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊘ MAG NAIL FOUND
- ⊙ MAG SPIKE FOUND
- ✕ RAILROAD SPIKE FOUND
- ✳ GIN SPINDLE FOUND

REFERENCES:

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 3, PAGE 12
VOLUME 3, PAGE 18
VOLUME 5, PAGE 47
VOLUME 21, PAGE 50
VOLUME 25, PAGE 195
VOLUME 28, PAGE 199
VOLUME 32, PAGE 47
VOLUME 54, PAGE 104
VOLUME 58, PAGE 116
VOLUME 58, PAGE 131
VOLUME 60, PAGE 37

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 15, PAGE 70
PLAT BOOK 24, PAGE 75
DEEDS AS SHOWN HEREON



GRAPHIC SCALE IN FEET
1" = 200'

SURVEY FOR ROBERT HANCE
IN MIAMI COUNTY, OHIO ~ MAY 6, 2022

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

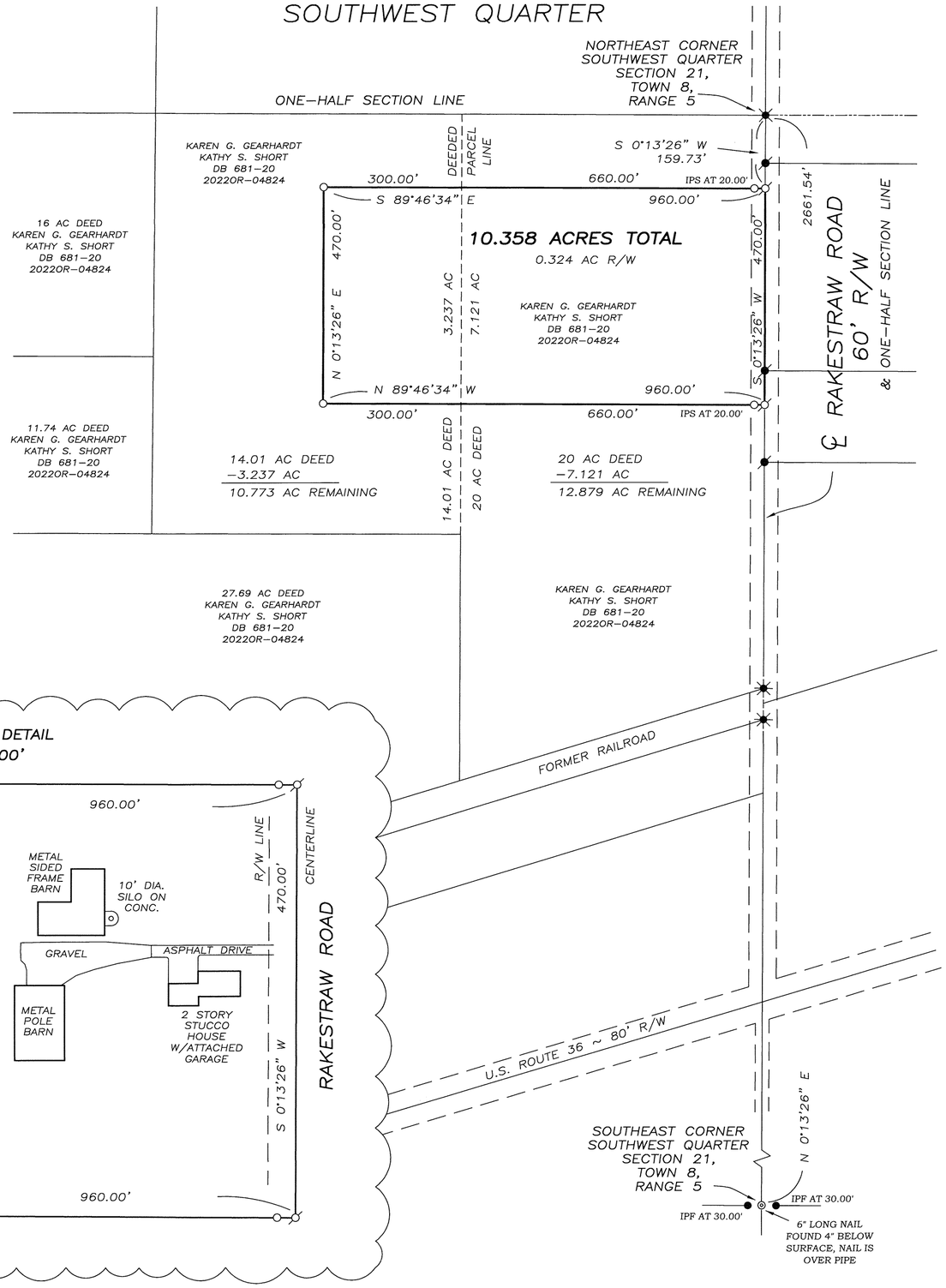
NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

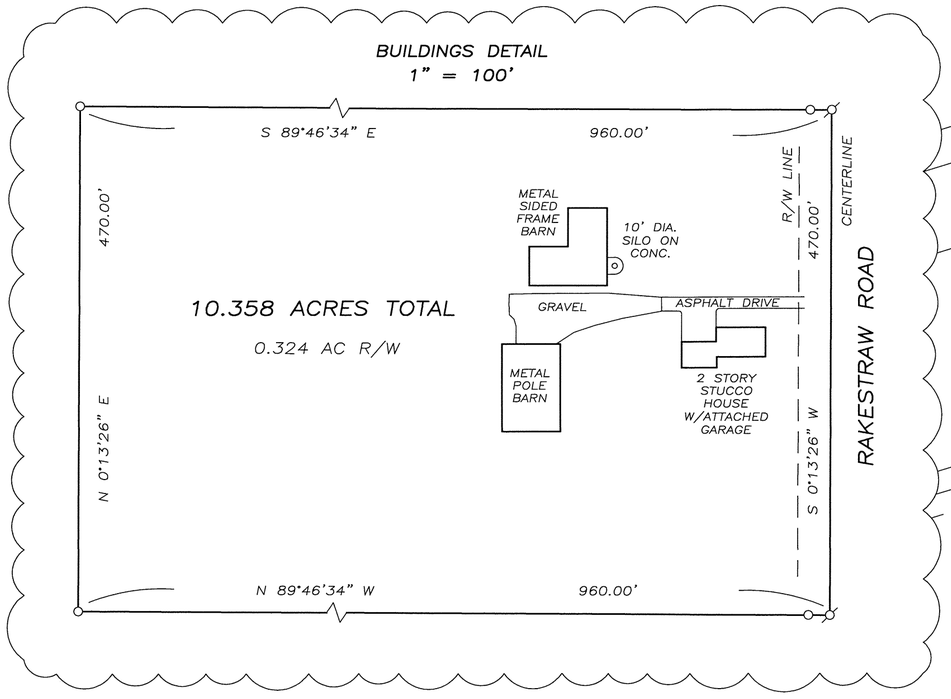
SECTION 21, TOWN 8, RANGE 5

SOUTHWEST QUARTER

VOLUME 61 PAGE 80

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ✱ RAILROAD SPIKE FOUND
- ✱ MAG NAIL FOUND
- ◎ PIPE FOUND
- ✳ GIN SPINDLE FOUND

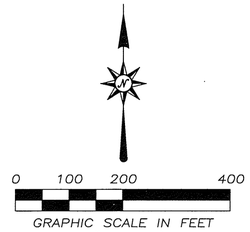
REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 448
VOLUME 9, PAGE 97
RECORDED IN PLAT BOOK 5, PAGE 80
VOLUME 40, PAGE 36
VOLUME 40, PAGE 93
VOLUME 45, PAGE 192
BASIS OF BEARING
VOLUME 46, PAGE 75
VOLUME 56, PAGE 170

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 5, PAGE 80
DEEDS AS SHOWN HEREON



SURVEY FOR KAREN GEARHARDT & KATHY SHORT
IN MIAMI COUNTY, OHIO ~ MAY 13, 2022

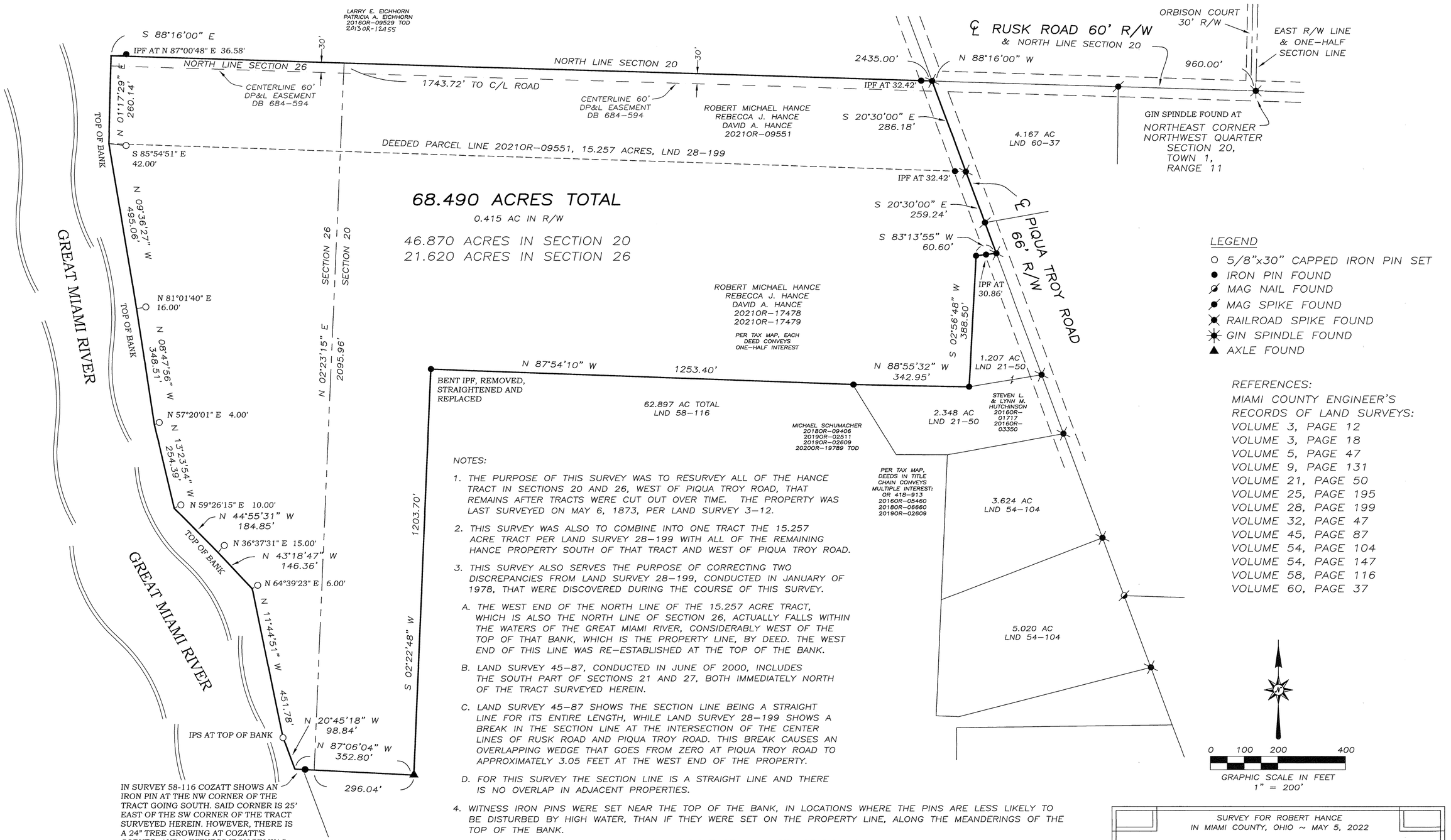
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 20 & 26, TOWN 1, RANGE 11
FRACTIONAL NORTH PART

VOLUME 61 PAGE 81

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊘ MAG NAIL FOUND
- ⊘ MAG SPIKE FOUND
- ✕ RAILROAD SPIKE FOUND
- ✳ GIN SPINDLE FOUND
- ▲ AXLE FOUND

REFERENCES:

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 12
VOLUME 3, PAGE 18
VOLUME 5, PAGE 47
VOLUME 9, PAGE 131
VOLUME 21, PAGE 50
VOLUME 25, PAGE 195
VOLUME 28, PAGE 199
VOLUME 32, PAGE 47
VOLUME 45, PAGE 87
VOLUME 54, PAGE 104
VOLUME 54, PAGE 147
VOLUME 58, PAGE 116
VOLUME 60, PAGE 37

N

0 100 200 400

GRAPHIC SCALE IN FEET
1" = 200'

NOTES:

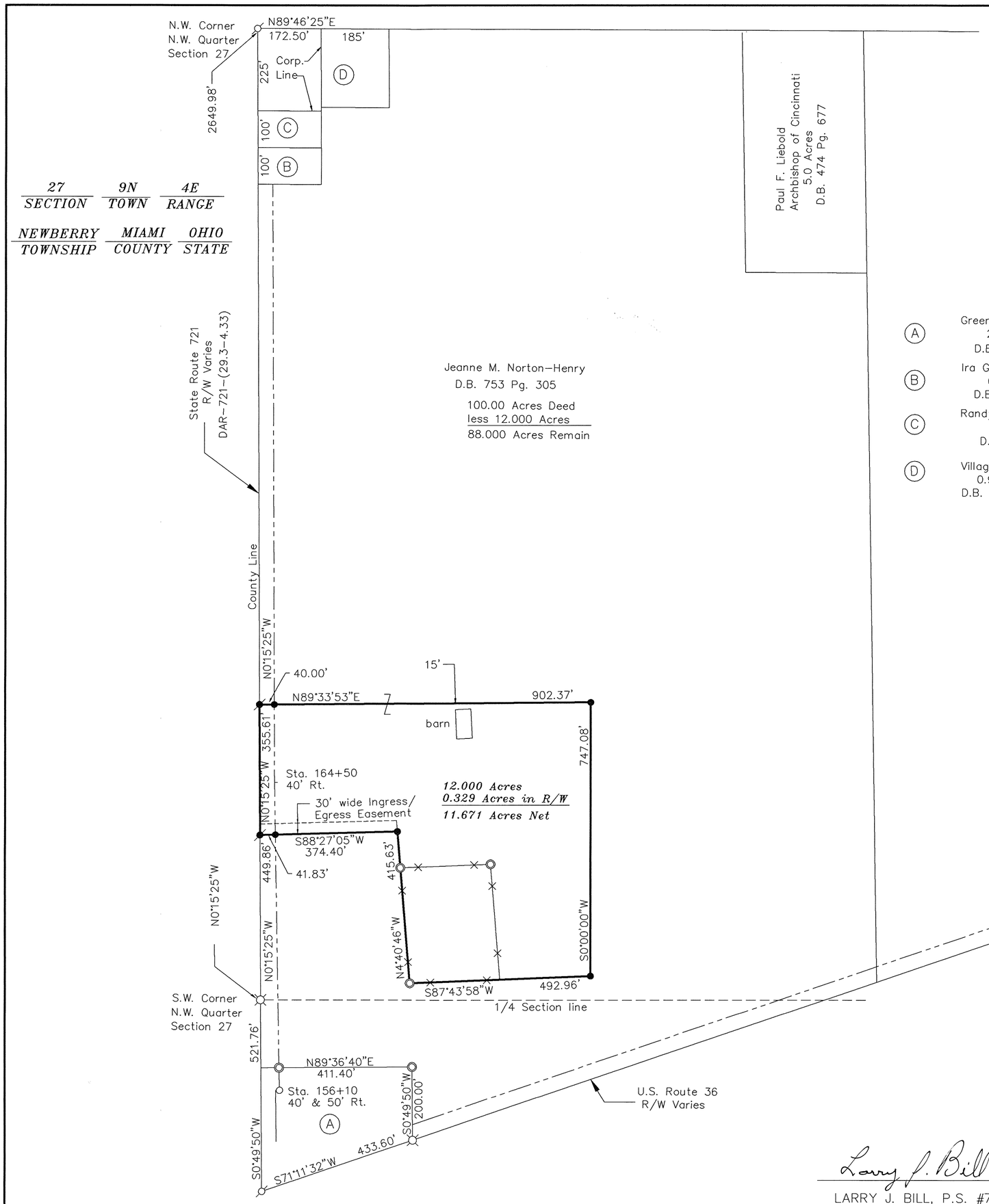
1. THE PURPOSE OF THIS SURVEY WAS TO RESURVEY ALL OF THE HANCE TRACT IN SECTIONS 20 AND 26, WEST OF PIQUA TROY ROAD, THAT REMAINS AFTER TRACTS WERE CUT OUT OVER TIME. THE PROPERTY WAS LAST SURVEYED ON MAY 6, 1873, PER LAND SURVEY 3-12.
2. THIS SURVEY WAS ALSO TO COMBINE INTO ONE TRACT THE 15.257 ACRE TRACT PER LAND SURVEY 28-199 WITH ALL OF THE REMAINING HANCE PROPERTY SOUTH OF THAT TRACT AND WEST OF PIQUA TROY ROAD.
3. THIS SURVEY ALSO SERVES THE PURPOSE OF CORRECTING TWO DISCREPANCIES FROM LAND SURVEY 28-199, CONDUCTED IN JANUARY OF 1978, THAT WERE DISCOVERED DURING THE COURSE OF THIS SURVEY.
   - A. THE WEST END OF THE NORTH LINE OF THE 15.257 ACRE TRACT, WHICH IS ALSO THE NORTH LINE OF SECTION 26, ACTUALLY FALLS WITHIN THE WATERS OF THE GREAT MIAMI RIVER, CONSIDERABLY WEST OF THE TOP OF THAT BANK, WHICH IS THE PROPERTY LINE, BY DEED. THE WEST END OF THIS LINE WAS RE-ESTABLISHED AT THE TOP OF THE BANK.
   - B. LAND SURVEY 45-87, CONDUCTED IN JUNE OF 2000, INCLUDES THE SOUTH PART OF SECTIONS 21 AND 27, BOTH IMMEDIATELY NORTH OF THE TRACT SURVEYED HEREIN.
   - C. LAND SURVEY 45-87 SHOWS THE SECTION LINE BEING A STRAIGHT LINE FOR ITS ENTIRE LENGTH, WHILE LAND SURVEY 28-199 SHOWS A BREAK IN THE SECTION LINE AT THE INTERSECTION OF THE CENTER LINES OF RUSK ROAD AND PIQUA TROY ROAD. THIS BREAK CAUSES AN OVERLAPPING WEDGE THAT GOES FROM ZERO AT PIQUA TROY ROAD TO APPROXIMATELY 3.05 FEET AT THE WEST END OF THE PROPERTY.
   - D. FOR THIS SURVEY THE SECTION LINE IS A STRAIGHT LINE AND THERE IS NO OVERLAP IN ADJACENT PROPERTIES.
4. WITNESS IRON PINS WERE SET NEAR THE TOP OF THE BANK, IN LOCATIONS WHERE THE PINS ARE LESS LIKELY TO BE DISTURBED BY HIGH WATER, THAN IF THEY WERE SET ON THE PROPERTY LINE, ALONG THE MEANDERINGS OF THE TOP OF THE BANK.
5. THERE IS A DISCREPANCY REGARDING THE RIGHT-OF-WAY WIDTH OF PIQUA TROY ROAD. THE ORIGINAL ROAD RECORDS SHOW 66', VIRTUALLY ALL RECORDED SURVEYS SHOW 60', AND RECORD PLAT 15-70 SHOWING DETAILS OF A SLOPE EASEMENT SHOWS 66'. FOR THIS SURVEY 66' WAS ASSUMED AS THE RIGHT-OF-WAY WIDTH, CONSISTENT WITH THE RECORD PLAT, BUT INCONSISTENT WITH OTHER SURVEYS OF RECORD.
6. APPROXIMATE SECTION LINE SHOWN ESTABLISHED PER LAND SURVEY 28-199 AND PER LAND SURVEY 58-116
7. THE BASIS OF BEARING IS SOUTH 88 DEGREES 16 MINUTES 00 SECONDS EAST ON THE CENTER LINE OF RUSK ROAD AND ON THE NORTH SECTION LINE OF SECTIONS 26 AND 20, PER LAND SURVEY 60-37.

SURVEY FOR ROBERT HANCE
IN MIAMI COUNTY, OHIO ~ MAY 5, 2022

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

VOLUME NO. 61 PLAT NO. 82
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



SCALE: 1" = 200'

0 100 200 300 400

N

BASIS OF BEARING IS ASSUMED
AND IS USED TO DENOTE ANGULAR
MEASUREMENT ONLY

(A) Greenville National Bank
2.536 Acres
D.B. 766 Pg. 803

(B) Ira G. & Mary J. Hicks
0.396 Acres
D.B. 500 Pg. 552

(C) Randy Hicks
0.396 Acres
D.B. 730 Pg. 34

(D) Village of Bradford
0.913 Acres
D.B. 568 Pg. 666

LEGEND

- ODOT MON. BOX
- STONE FOUND
- MAG NAIL OR PK NAIL FOUND
- RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- FENCE POST CORNER (TYPE SHOWN)
- MAG NAIL SET
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- FENCE LINE

ALL MONUMENTS IN GOOD CONDITION
UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 7 Page 122
Survey Volume 15 Page 56
Survey Volume 32 Page 164
Survey Volume 49 Page 180
Survey Volume 54 Page 18

Darke County Survey References
P.V. 11 PG. 52
P.V. 16 PG. 37
P.V. 45 PG. 75

STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED
PROFESSIONAL SURVEYOR

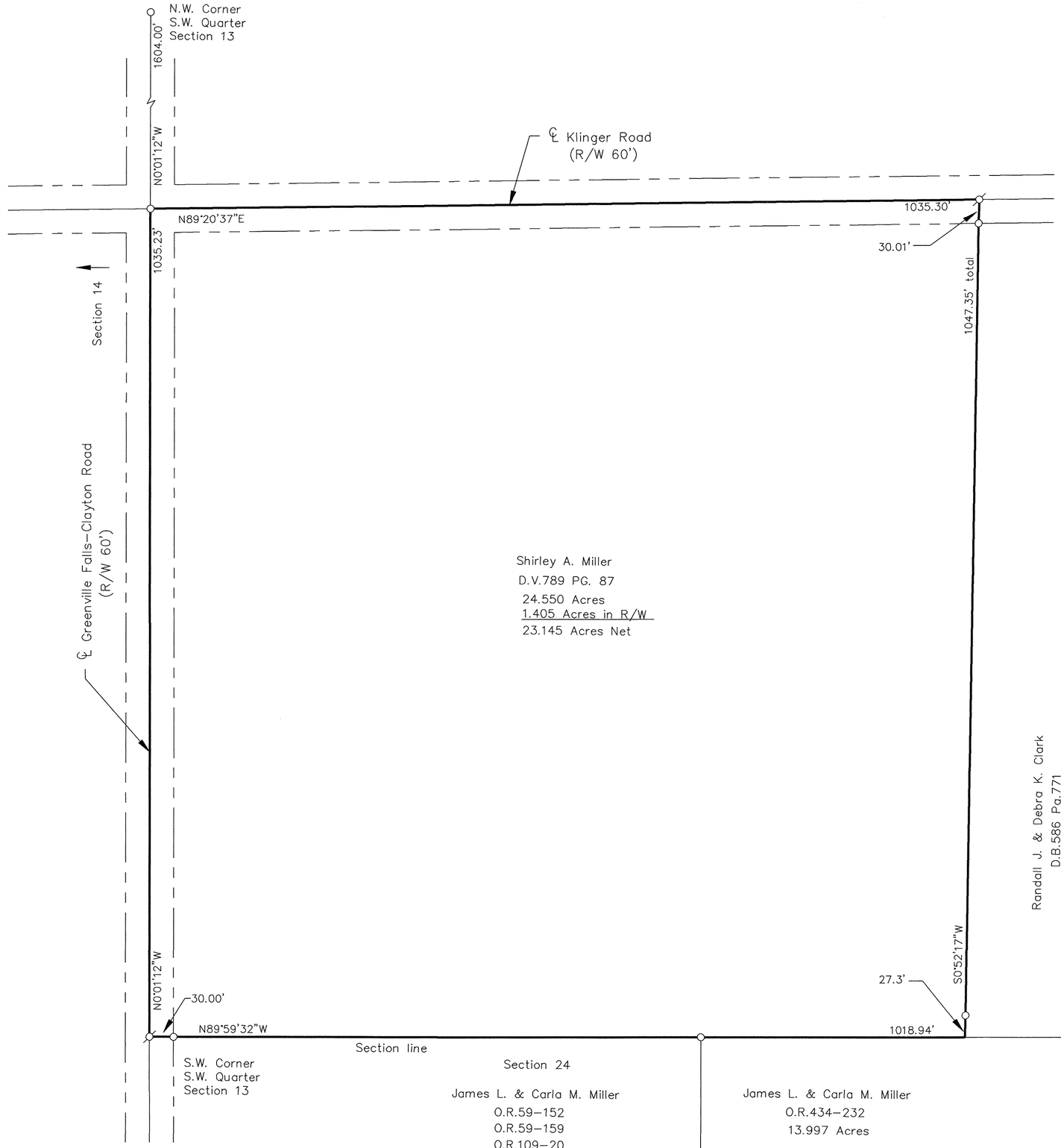
Larry J. Bill June 10, 2022
LARRY J. BILL, P.S. #7557 DATE

SURVEY FOR JEANNE NORTON-HENRY

Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320

13 SW 1/4	9N	4E	NEWBERRY	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 61 PLAT NO. 83
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: JUNE 2022



N

SCALE: 1" = 100'

0 50 100 150 200

BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY.

LEGEND

- □ WOOD FENCE POST FOUND
- ▣ CONCRETE CORNER FENCE POST
- ⌀ MAG NAIL OR PK NAIL FOUND
- ⌀ MAG NAIL SET
- ⊠ RAILROAD SPIKE FOUND
- ○ REBAR OR PIN FOUND
- ◎ IRON PIPE FOUND
- ● 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 34 Page 91
Survey Volume 37 Page 61
Survey Volume 39 Page 8
Survey Volume 47 Page 195
Survey Volume 53 Page 86
Survey Volume 54 Page 20
Survey Volume 59 Page 159

STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED PROFESSIONAL SURVEYOR

Larry J. Bill June 10, 2022
LARRY J. BILL, P.S. #7557 DATE

Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320

ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 2, TOWN 2, RANGE 10
NORTHWEST & NORTHEAST QUARTER

VOLUME 61 PAGE 84

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

ALCONY CONOVER ROAD

NORTHWEST CORNER
NORTHWEST QUARTER
SECTION 2,
TOWN 2,
RANGE 10

℄ WALNUT GROVE CLARK
COUNTY ROAD 60' R/W
& NORTH LINE SECTION 2

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE PS
MIAMI COUNTY ENGINEER
DEPUTY _____ DATE 06/02/2022

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

1.515 ACRES

LoeRson Perrett 06/07/22
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

LEGEND
- O CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ◉ P.K. NAIL FOUND

S 84°18'05" E 1124.70'

S 84°38'45" E 1084.43'

N 27°50'45" E 81.92'

S 63°07'00" E 473.28'

705.44'

S 27°38'20" W

S 40°35'00" W 112.42'

IPS AT 36.34'

1844.94'

S 83°46'10" E

674.27'

N 01°55'33" E

WEST LINE SECTION 2

ONE - HALF SECTION LINE

86.245 ACRES
LND 51-141

MARK M. & YVETTE G. VAN DE GRIFT
DB 795-487
OR 264-523 TOD

86.245 ACRES
-10.560 ACRES
-12.001 ACRES
-12.000 ACRES
-1.515 ACRES
50.169 ACRES REMAINING

N 11°25'13" W 330.17'

N 46°24'59" W 112.19'

N 03°59'40" W 59.19'

265.71'

N 06°13'50" E 300.00'

N 83°46'10" W

1639.89'

IPS AT 36.34'

S 40°35'00" W 363.38'

12.000 ACRES TOTAL
0.250 ACRES R/W
11.750 ACRES NET

1.181 AC NE 1/4
10.819 AC NW 1/4

DAYTON BRANDT ROAD 60' R/W ℄

22.191 ACRES
LND 49-94

RODNEY M. & LINDA K.
GASVODA
DB 765-400

S 83°46'10" E

1905.60'

N 03°59'40" W 34.80'

607.41'

260.35'

12.001 ACRES TOTAL
0.222 ACRES R/W
11.779 ACRES NET

0.062 AC NE 1/4
11.939 AC NW 1/4

S 40°35'00" W 315.07'

N 85°13'00" W 38.58'

S 43°44'00" W 40.43'

1631.15'

N 83°46'10" W

S83°46'10"E 209.36'

1.515 AC.

N 0°12'40" E 347.06'

N 06°13'50" E 345.14'

S 83°46'10" E 1421.79'

S 43°44'00" W 131.56'

S 08°46'00" W 104.69'

S 43°44'00" W 7.78'

10.560 ACRES
LNE 59-118

MATTHEW M. VAN DE GRIFT &
DAWN M. VAN DE GRIFT
20190R-14033

L=154.70'
Δ=09°35'00"
R=924.93'
CH=S 38°56'30" W
154.52'

S 84°03'16" E 168.41'

S 83°51'53" E 689.62'

172.96'

N 83°46'10" W 1248.82'

S 83°46'10" E 1421.78'

IPF AT 67.33'

IPF AT 56.00'

ONE - HALF SECTION LINE

SOUTHWEST CORNER
NORTHWEST QUARTER
SECTION 2,
TOWN 2,
RANGE 10

49.3914 ACRES
LND 22-48

JONATHAN L. & KARA N. MILLER
2015OR-06412

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 22, PAGE 48
VOLUME 49, PAGE 94
VOLUME 51, PAGE 141
VOLUME 59, PAGE 118

BEARINGS AND SECTION
CORNER TIE CORRESPOND
TO LAND SURVEY 51-141

MIAMI COUNTY RECORDER'S RECORDS
DEED BOOK 795, PAGE 487
PLAT BOOK 10, PAGE 65
DEEDS AS SHOWN HEREON

NOTE: 1.515 ACRE TRACT TO BE CONVEYED TO ADJACENT OWNER. NO NEW BUILDING SITE TO BE CREATED BY THIS SURVEY.

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

SEPTEMBER 20, 2021

SURVEY FOR THE VAN DE GRIFT FAMILY
IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

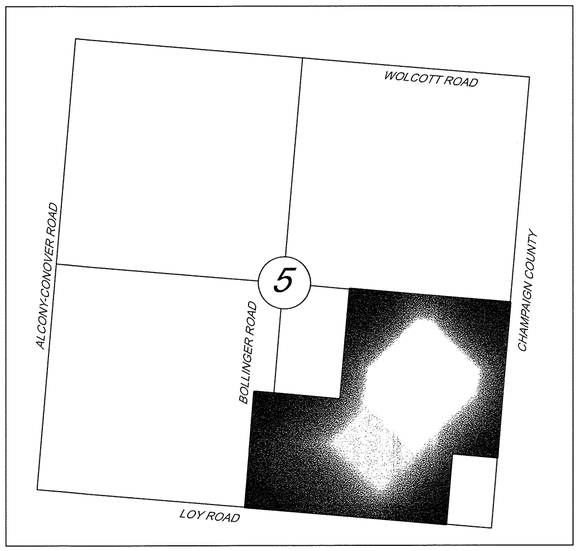
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

PLAT OF SURVEY FOR SHAW ESTATE

SITUATED IN:
THE S. 1/2, SECTION 5
TOWN 2. RANGE 11,
BROWN TOWNSHIP,
MIAMI COUNTY, OHIO

VICINITY MAP



BROWN TOWNSHIP | 2 TOWN | 11 B.T.M.R.S. RANGE | 5 S. 1/2 SECTION

VOLUME 61, PAGE 85
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

JOHN H. AND MELISSA BEAL
D.B. 683, PG. 557, 1/2 INT.
D.B. 683, PG. 640, 1/2 INT.
LND 11-8
80.191 AC.

NORTHWEST CORNER
SOUTHEAST QUARTER
SECTION 5

NORTH LINE SOUTHEAST QUARTER S85°03'42"E 1872.01'

NORTHEAST CORNER
SOUTHEAST QUARTER
SECTION 5

NORTH AND BEARING SYSTEM BASED ON OHIO SOUTH STATE PLANE GRID, NAD 83 ADJ. 2011.

RHONDA K. HEFFNER
20210R-21323
2017OR-1911, TOD
D.B. 718, PG. 158
LND 46-63
18.004 AC.

N05°11'23"E 1563.12'

BOLLINGER ROAD (60' R/W)

S85°03'27"E 1004.44'

227.51'

101.648 ACRES
2.576 AC. IN R/W

JANET AND DAVID SHAW
20120R-16127
LND 35-109
132.442 AC.

30' R/W

N84°48'37"W 392.63'

223.00'

N05°11'23"E

392.63'

S84°48'37"E

1344.78'

JEFFREY A. AND KATHY S. KNOOP
20120R-16125
LND 35-109
LND 51-73
2.010 AC.

EAST LINE OF SOUTHEAST QUARTER OF SECTION 5

S04°49'12"W 1806.37'

MIAMI COUNTY

CHAMPAIGN COUNTY

JKJ LAND HOLDINGS LLC
20190R-10454
30.253 AC.

N04°34'13"E 1344.80'

N04°50'11"E 1344.74'

WEST LINE OF SOUTHEAST QUARTER OF SECTION 5

6.927 AC. IN SW. 1/4

23.857 AC. IN SE. 1/4

30.784 ACRES
1.587 AC. IN R/W

N84°59'20"W 528.32'

S05°11'23"W 848.02'

S04°56'11"W 828.52'

S04°49'12"W 827.83'

JOHN H. AND MELISSA BEAL
20170R-04963
LND 57-187
8.986 AC.

MICHELLE G. BAKER
20200R-12921
LND 18-57
1.075 AC.

LEGEND:
- MAG NAIL FOUND
- PK NAIL FOUND
- SPIKE FOUND
- WOOD POST FOUND
- 5/8" IRON PIN FOUND

SOUTHWEST CORNER
SOUTHEAST QUARTER
SECTION 5

221.27'

30' R/W

768.63'

N85°03'27"W 989.90'

LOY ROAD (60' R/W)

SOUTH LINE SOUTHEAST QUARTER N85°03'27"W 1359.00'

POB
30.784 AC.

POB
101.652 AC.

N85°03'27"W 530.06'

SOUTHEAST CORNER
SOUTHEAST QUARTER
SECTION 5

0 100 200 400
SCALE 1"=200'

NOTES:
FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
DATA SOURCES INCLUDE DOCUMENTS CITED.
A TITLE SEARCH IS RECOMMENDED TO DETERMINE EASEMENTS, RESTRICTIONS, AND/OR OTHER ENCUMBRANCES AFFECTING THE PROPERTY SHOWN HEREON.

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

STATE OF OHIO
MICHAEL L. HOWBERT
7959
REGISTERED SURVEYOR

MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
MAY 31, 2022

HOWBERT SURVEYING LLC
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
419-863-0289

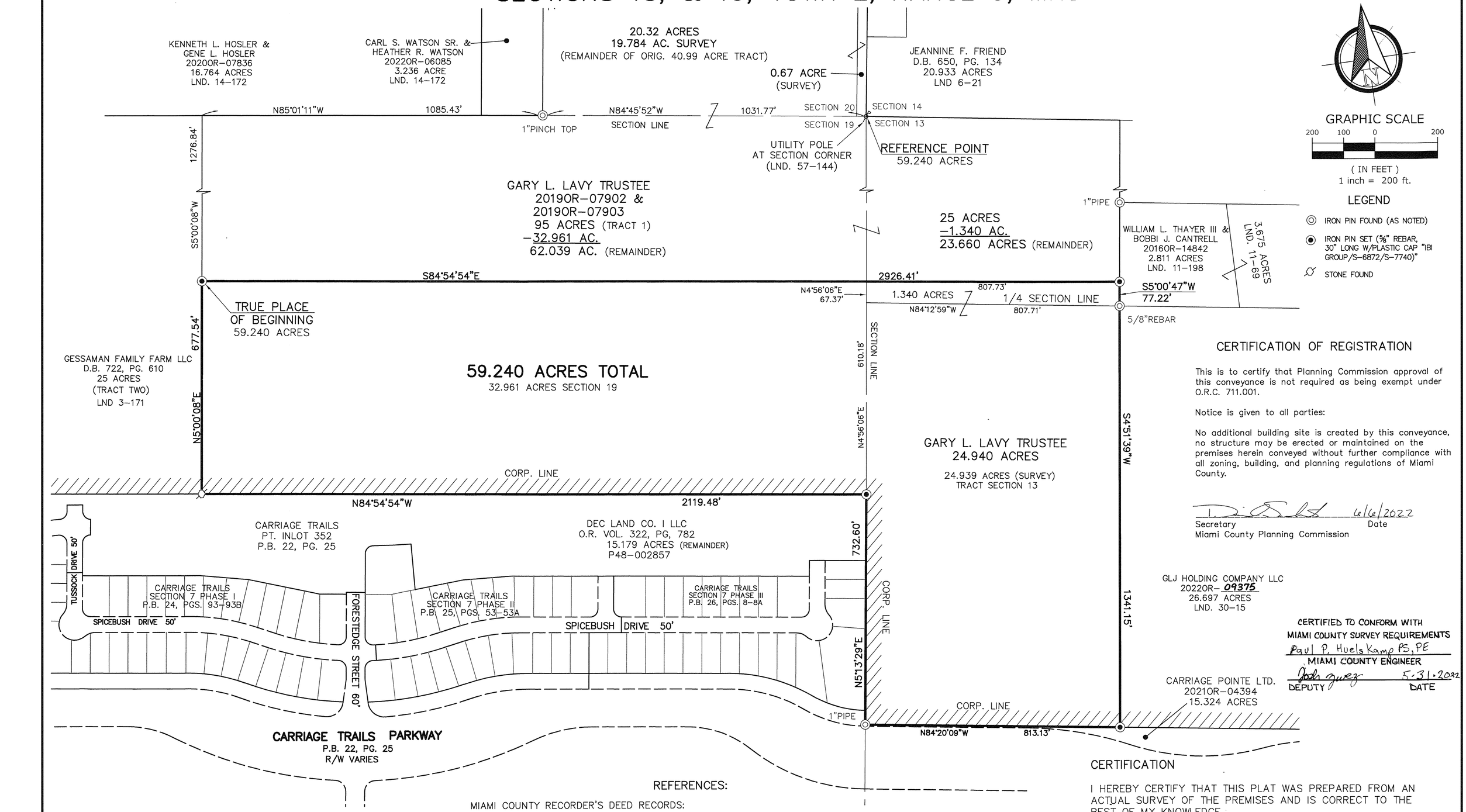
DATE: 5/31/22	REV.:
CLIENT: M. BOYER	SCALE: 1" = 200'
JOB #: 285-05-22	CHK:

FILE: 05JAN22.DWG

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL
SECTIONS 13, & 19, TOWN 2, RANGE 9, MRS

VOLUME 61 PAGE 86
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS



GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200 ft.

LEGEND
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (⅝" REBAR, 30" LONG W/PLASTIC CAP "IBI GROUP/S–6872/S–7740)"
- STONE FOUND

CERTIFICATION OF REGISTRATION

This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.001.

Notice is given to all parties:

No additional building site is created by this conveyance, no structure may be erected or maintained on the premises herein conveyed without further compliance with all zoning, building, and planning regulations of Miami County.

6/6/2022
Secretary Date
Miami County Planning Commission

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PS, PE
MIAMI COUNTY ENGINEER
5-31-2022
DEPUTY DATE

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM,GRID SOUTH ZONE

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
DOCUMENT No. 20190R–07902
DOCUMENT No. 20190R–07903
DOCUMENT No. 20150R–13536
DOCUMENT No. 20220R–06085
DOCUMENT No. 20160R–14842
DOCUMENT No. 20210R–04394

D.B. 650, PG. 134 D.B. 616, PG. 414
O.R. 322, PG. 782 D.B. 722, PG. 610

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 25, PG. 10, P.B. 24, PG. 37
P.B. 26, PG. 20 P.B. 22, PG. 25,

LAND SURVEYS AS NOTED ON THE PLAT

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

STATE OF OHIO DAVID L. CHIESA 7740 REGISTERED SURVEYOR

IBI GROUP
BY David L. Chiesa 05/24/22
David L. Chiesa P.S.
Registered Surveyor No. 7740

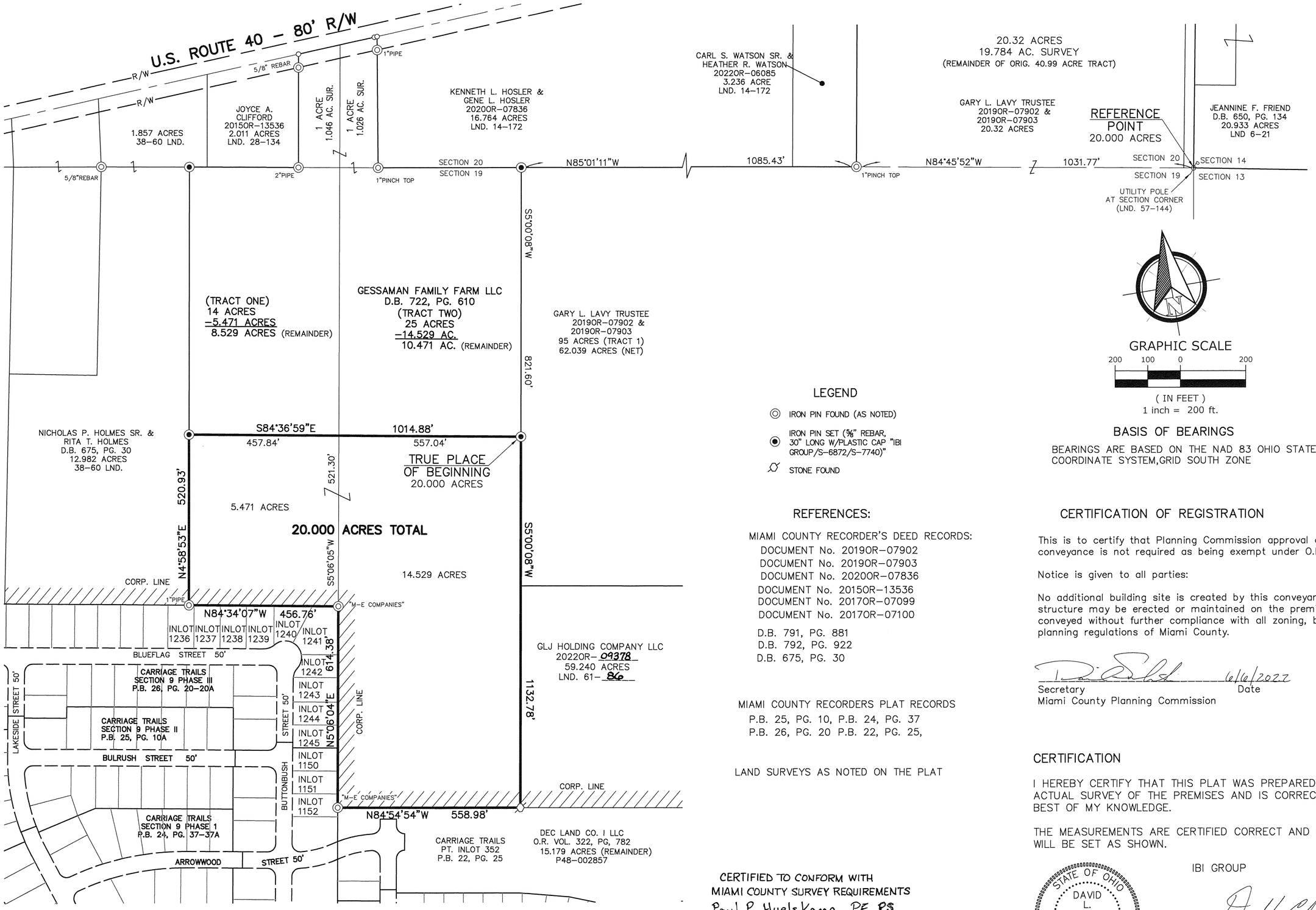
IBI GROUP
8101 N. High Street
Columbus, OH 43235 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com
Contact: DAVE CHIESA

J:\120845_CT_6-2_6-4\5-9 Drawings\baseinfo\survey\ANNEX\LAVY SPLIT.dwg by:david.chiesa on 05/24/2022 @ 02:49:50 pm ~ © M•E Companies, Inc.

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL
SECTION 19, TOWN 2, RANGE 9, MRS

VOLUME 61 PAGE 87
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS



GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200 ft.

LEGEND

- ◎ IRON PIN FOUND (AS NOTED)
- ◉ IRON PIN SET (⅝" REBAR, 30" LONG W/PLASTIC CAP "IBI GROUP/S–6872/S–7740)"
- STONE FOUND

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM,GRID SOUTH ZONE

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
DOCUMENT No. 20190R–07902
DOCUMENT No. 20190R–07903
DOCUMENT No. 20200R–07836
DOCUMENT No. 20150R–13536
DOCUMENT No. 20170R–07099
DOCUMENT No. 20170R–07100

D.B. 791, PG. 881
D.B. 792, PG. 922
D.B. 675, PG. 30

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 25, PG. 10, P.B. 24, PG. 37
P.B. 26, PG. 20 P.B. 22, PG. 25,

LAND SURVEYS AS NOTED ON THE PLAT

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
DEPUTY 5·31·2022 DATE

CERTIFICATION OF REGISTRATION

This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.001.

Notice is given to all parties:

No additional building site is created by this conveyance, no structure may be erected or maintained on the premises herein conveyed without further compliance with all zoning, building, and planning regulations of Miami County.

6/16/2022
Secretary Date
Miami County Planning Commission

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

STATE OF OHIO · DAVID L. CHIESA 7740 · REGISTERED SURVEYOR

IBI GROUP
BY 06/24/22
David L. Chiesa P.S.
Registered Surveyor No. 7740

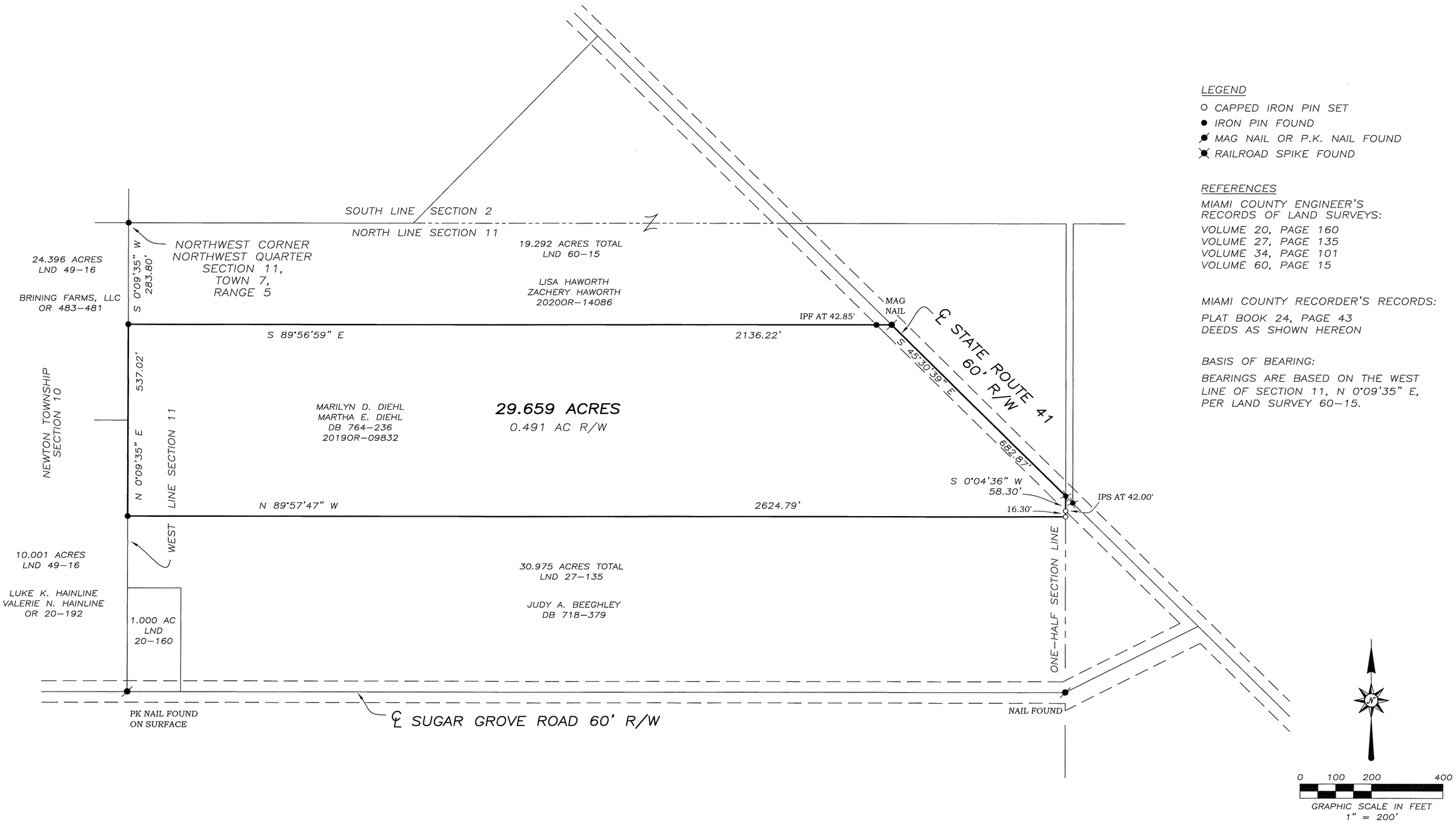
IBI GROUP
8101 N. High Street
Columbus, OH 43235 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com
Contact: DAVE CHIESA

J:\120845_CT_6-2_6-4\5.9 Drawings\baseinfo\survey\ANNEX\GESSAMAN SPLIT.dwg by:david.chiesa on 05/24/2022 @ 02:46:17 pm ~ © M•E Companies, Inc.

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 11, TOWN 7, RANGE 5
NORTHWEST QUARTER

VOLUME 61 PAGE 88

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊘ MAG NAIL OR P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 20, PAGE 160
VOLUME 27, PAGE 135
VOLUME 34, PAGE 101
VOLUME 60, PAGE 15

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 24, PAGE 43
DEEDS AS SHOWN HEREON

BASIS OF BEARING:

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 11, N 0°09'35" E, PER LAND SURVEY 60-15.

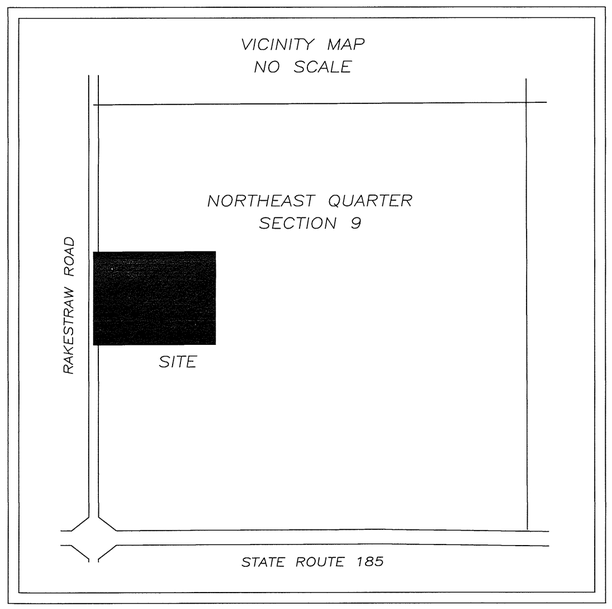
JUNE 4, 2022	SURVEY OF EXISTING TRACT FOR DALE BOWMAN IN MIAMI COUNTY, OHIO
STATE OF OHIO · NEIL E. TEAFORD 7724 · REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

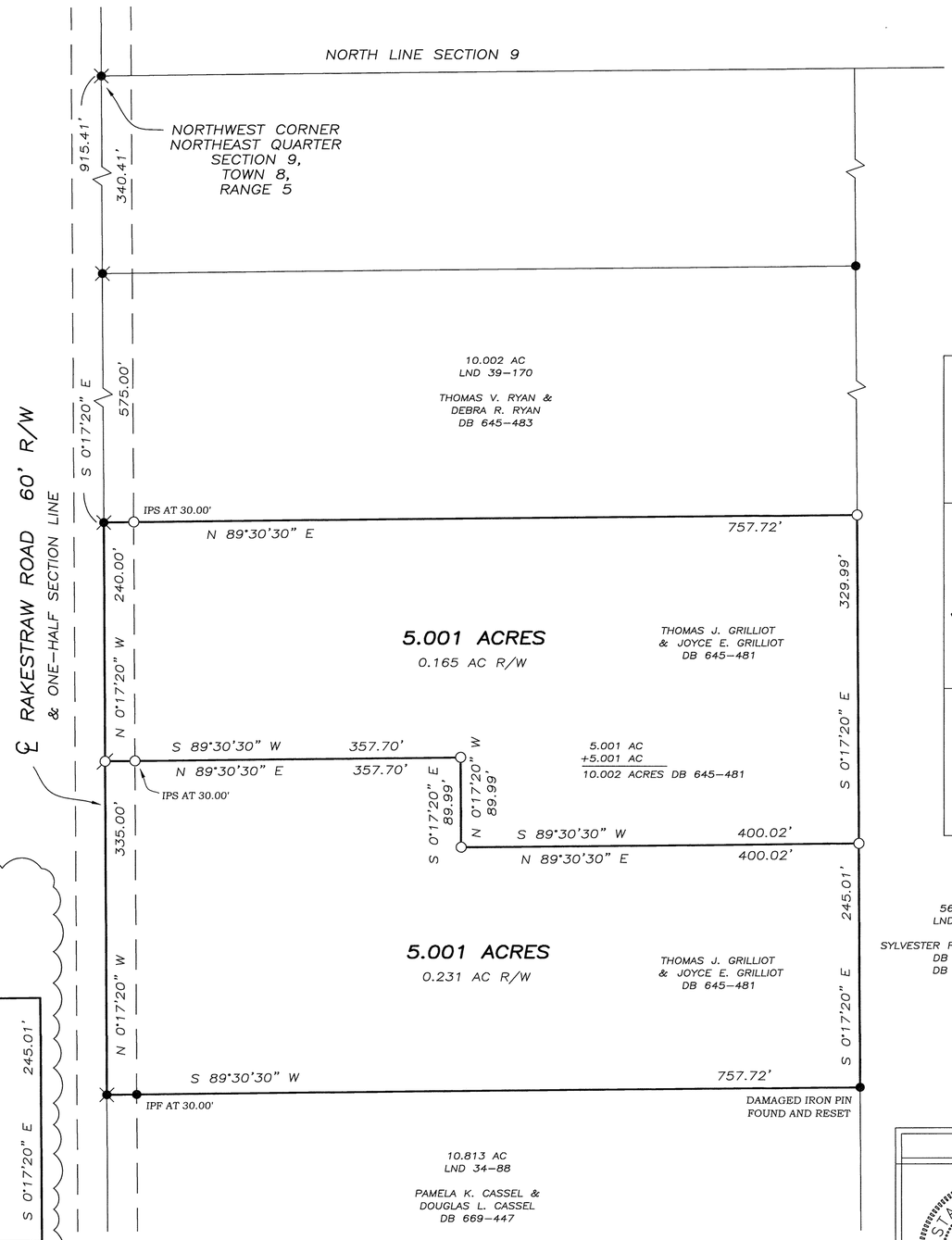
NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

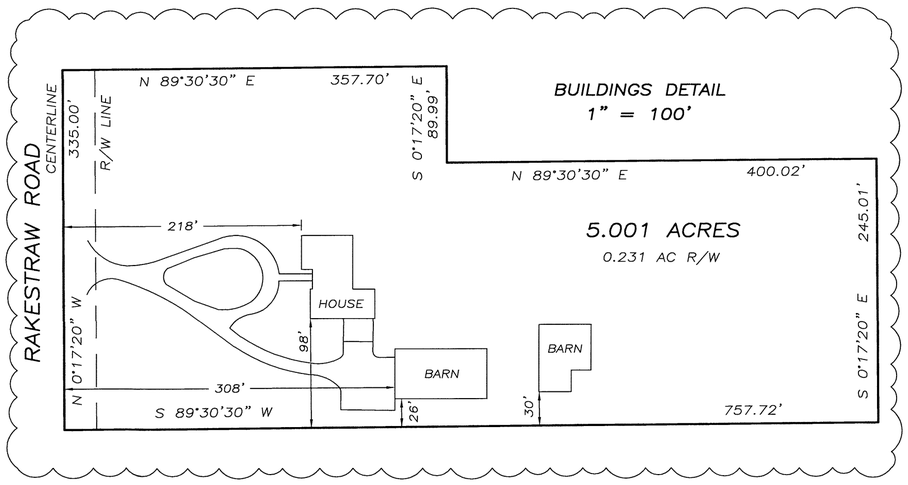
NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 9, TOWN 8, RANGE 5
NORTHEAST QUARTER

VOLUME 61 PAGE 89

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS







LEGEND

- O IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ✖ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 30, PAGE 107
VOLUME 39, PAGE 170

BASIS OF BEARING ON CENTERLINE
RAKESTRAW ROAD N 0°17'20" W
PER LAND SURVEY 39-170

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 645, PAGE 481

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P Huelskamp PE,PS
MIAMI COUNTY ENGINEER
Josh Zwez 6.9.2022
DEPUTY DATE

LARGE LOT DEVELOPMENT

APPROVED BY MIAMI COUNTY
PLANNING DEPARTMENT;
NO PLAT REQUIRED

6/17/22
DIRECTOR DATE
MIAMI COUNTY PLANNING COMMISSION

APPROVED
SUBJECT TO ZONING APPROVAL
BY Mary Lynn REHS
DATE 6/9/2022
MIAMI COUNTY
GENERAL HEALTH DEPT.

56.406 AC
LND 30-107
SYLVESTER F. MEYER, TRUSTEE
DB 765-798
DB 800-137

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

SURVEY FOR TOM & JOYCE GRILLIOT
IN MIAMI COUNTY, OHIO ~ JUNE 3, 2022

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

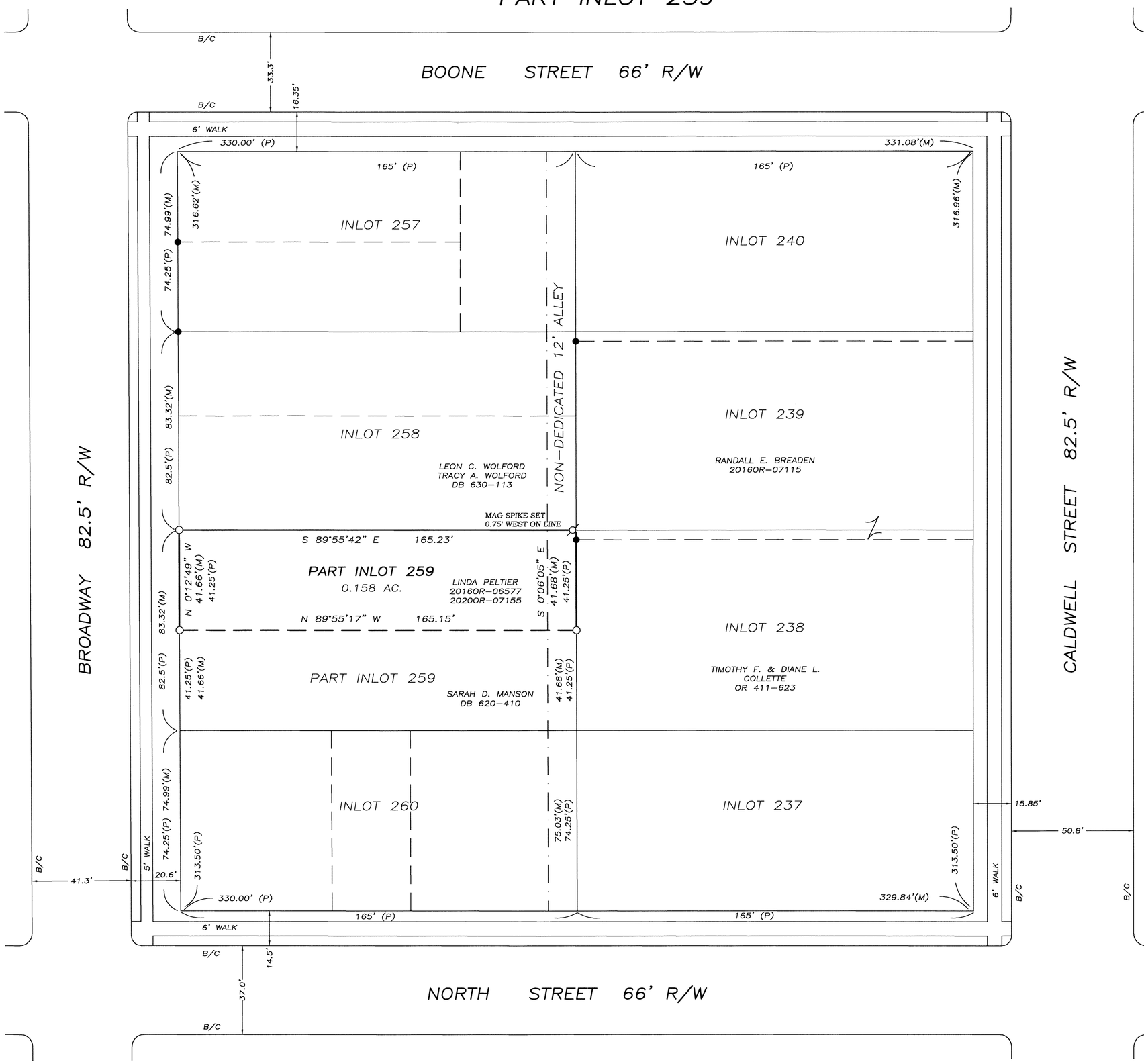
Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 259

VOLUME 61 PAGE 90

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET

(P) DENOTES PLATTED OR DEEDED DIMENSION
(M) DENOTES MEASURED OR PRORATED DIMENSION

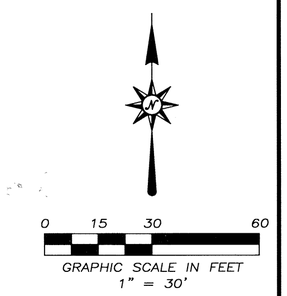
NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE TRACT WHICH IS DESCRIBED BY DEED AS THE NORTH ONE-HALF OF INLOT 259.
2. AN OLD GARAGE IS LOCATED WITH ITS SOUTH FACE ON THE SOUTH PROPERTY LINE. THIS GARAGE IS TO BE TORN DOWN AND REPLACED WITH A NEW GARAGE SET ACCORDING TO MODERN ZONING CODE SETBACKS, AFTER THE COMPLETION OF THIS SURVEY.
3. PRO-RATED DIMENSIONS:
   - A. THE PLATTED BLOCK LENGTH ON BROADWAY IS 313.50' AND THE MEASURED LENGTH IS 316.62
   - B. THE PLATTED BLOCK LENGTH ON BOONE STREET IS 330.00' AND THE MEASURED LENGTH IS 331.08
   - C. THE PLATTED BLOCK LENGTH ON CALDWELL IS 313.50' AND THE MEASURED LENGTH IS 316.96
   - D. THE PLATTED BLOCK LENGTH ON NORTH STREET IS 330.00' AND THE MEASURED LENGTH IS 329.84
   - E. THE PLATTED LENGTH OF THE COMBINED REAR LOT LINES RUNNING NORTH AND SOUTH IS 313.50' AND THE MEASURED LENGTH IS 316.79
   - F. FOR THIS SURVEY THE LOTS WERE ADJUSTED BY TRADITIONAL PRO-RATION, AS SHOWN
4. THERE IS A LONGTIME ESTABLISHED 12' ALLEY AS SHOWN HEREON.
   - A. THERE IS NO RECORD OF THIS ALLEY EVER BEING OFFICIALLY DEDICATED, OR OTHERWISE RECOGNIZED BY ANY OFFICIAL LEGISLATION.
   - B. THIS ALLEY IS LOCATED FULLY ON THE WEST LOTS ONLY, WITH THE EAST LINE OF THE ALLEY ALSO BEING THE EAST LINE OF INLOTS 257, 258, 259 AND 260.
   - C. LOT SURVEY 21-62 FROM 1956 SHOWS AN "UNDEDICATED ALLEY," 12' WIDE, ACROSS THE EAST END OF INLOT 260. THIS IS CONSISTENT WITH THE ACTUAL LOCATION OF THE ALLEY.
5. BASIS OF BEARING IS NORTH 00 DEGREES 12 MINUTES 49 SECONDS WEST ON THE EAST RIGHT-OF-WAY LINE OF BROADWAY, PER LOT SURVEY 21-24.

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 16, PAGE 358
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S SURVEY RECORDS:
LOT SURVEY 12, PAGE 49
LOT SURVEY 13, PAGE 186
LOT SURVEY 21, PAGE 24
LOT SURVEY 21, PAGE 62



GRAPHIC SCALE IN FEET
1" = 30'

SURVEY OF EXISTING TRACT, PART INLOT 259
IN MIAMI COUNTY, OHIO ~ JUNE 5, 2022

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

West Covington	17 & Pt. 18	8	5E	SE 1/4–30	Miami	Ohio
Un–Incorporated Village	Inlot	Town	Range	Section	County	State

Volume 61 Page 91
Miami County Engineer's Record of Land Surveys



Legend

- ● Iron pin found
- ⚲ Mag nail found
- ⚲ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 21, Pg. 88 { Miami County Engineer's Record of Lot Surveys

P.B. 01, Pg. 210 { Miami County Recorder's Plat Records

Survey of multiple tracts for CARL LOWRY

Basis of Bearings

The bearings are based on the west line of Section 10 and the centerline of Johnsville–Brookville Road, bearing S 00° 32' 21" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 6/16/22

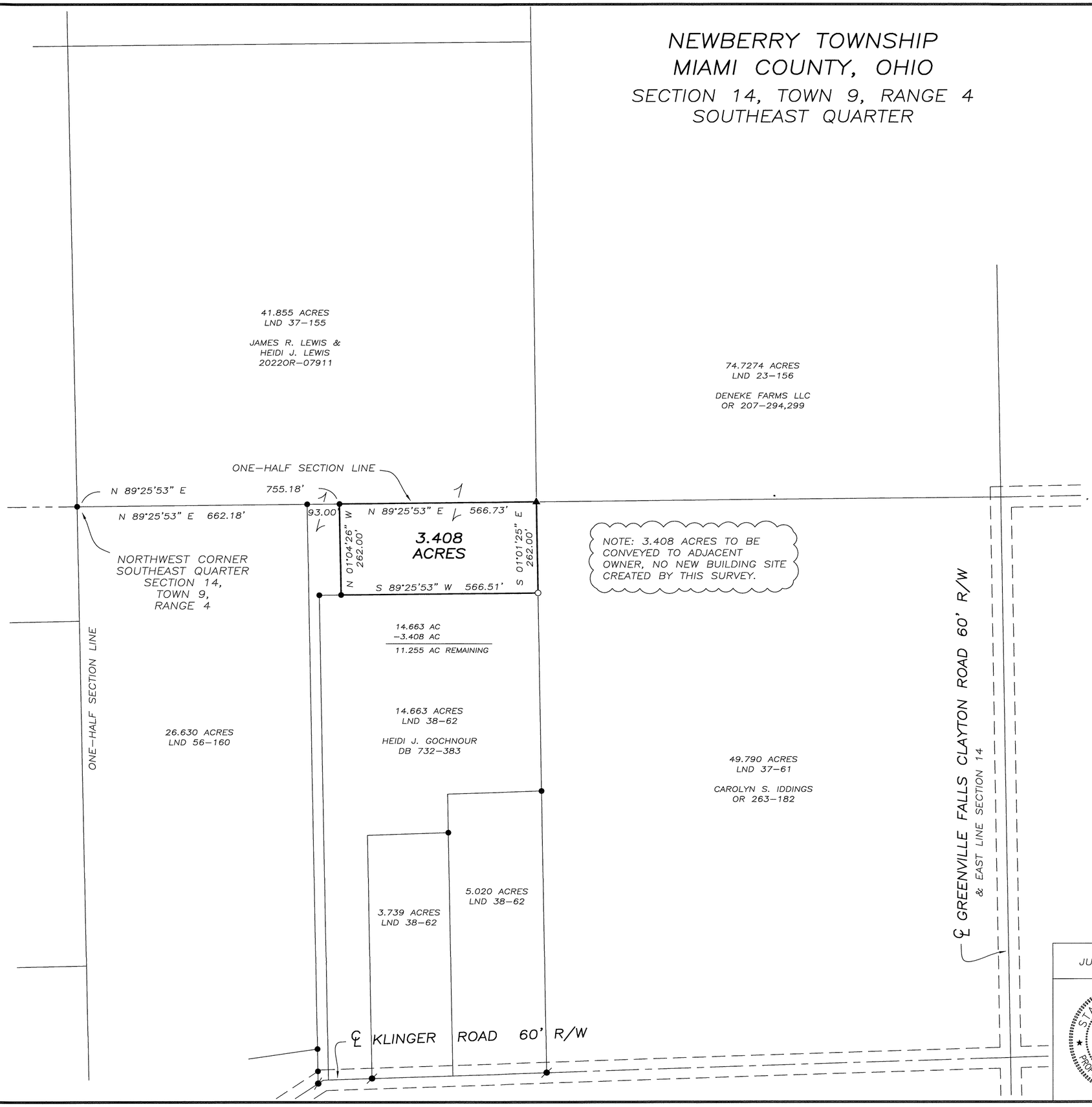
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 03122 Ph. (937) 339–2921

NEWBERRY TOWNSHIP
MIAMI COUNTY, OHIO
SECTION 14, TOWN 9, RANGE 4
SOUTHEAST QUARTER

VOLUME 61 PAGE 92

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊘ MAG NAIL OR P.K. NAIL FOUND
- ▲ CONCRETE POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 37, PAGE 155
VOLUME 38, PAGE 62

BASIS OF BEARING:

BEARINGS ARE BASED ON
LAND SURVEY 38–62.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P Huelskamp PE,PS
MIAMI COUNTY ENGINEER

Mark D Storms 6·22·22
DEPUTY DATE

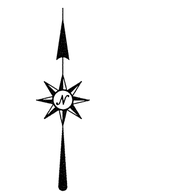
CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

6/23/2022 3.408 ACRES
SECRETARY
MIAMI COUNTY PLANNING COMMISSION



JUNE 12, 2022

SURVEY OF 3.408 ACRES FOR JIM LEWIS
IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

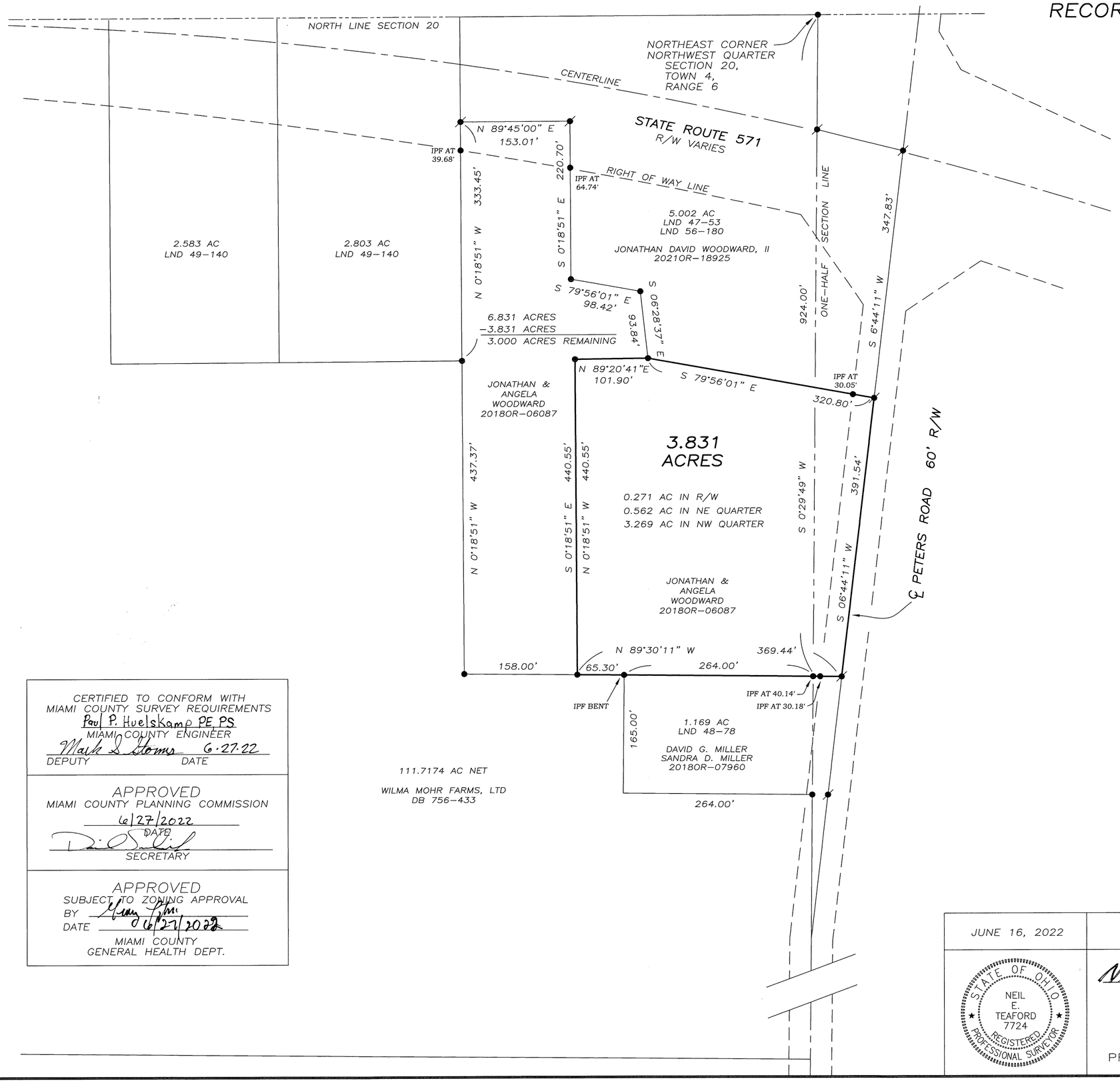
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 20, TOWN 4, RANGE 6, NE & NW 1/4

VOLUME 61 PAGE 93

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ✓ P.K. NAIL FOUND

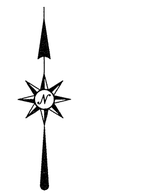
REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 34, PAGE 94
VOLUME 47, PAGE 53
VOLUME 48, PAGE 78
VOLUME 51, PAGE 17
VOLUME 52, PAGE 192
VOLUME 56, PAGE 180

MIAMI COUNTY RECORDER'S
RECORDS:

DOCUMENT 20180R-06087
AND DOCUMENTS AS SHOWN HEREON



GRAPHIC SCALE IN FEET
1" = 100'

BASIS OF BEARING: EAST
LINE NORTHWEST QUARTER
PER LAND SURVEY 47-53

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE PS
MIAMI COUNTY ENGINEER
Mark S. Toms 6.27.22
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
6/27/2022
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 06/27/2022
MIAMI COUNTY
GENERAL HEALTH DEPT.

JUNE 16, 2022

SURVEY FOR THE WOODWARD FAMILY
IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL
E.
TEAFORD
7724
REGISTERED
PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

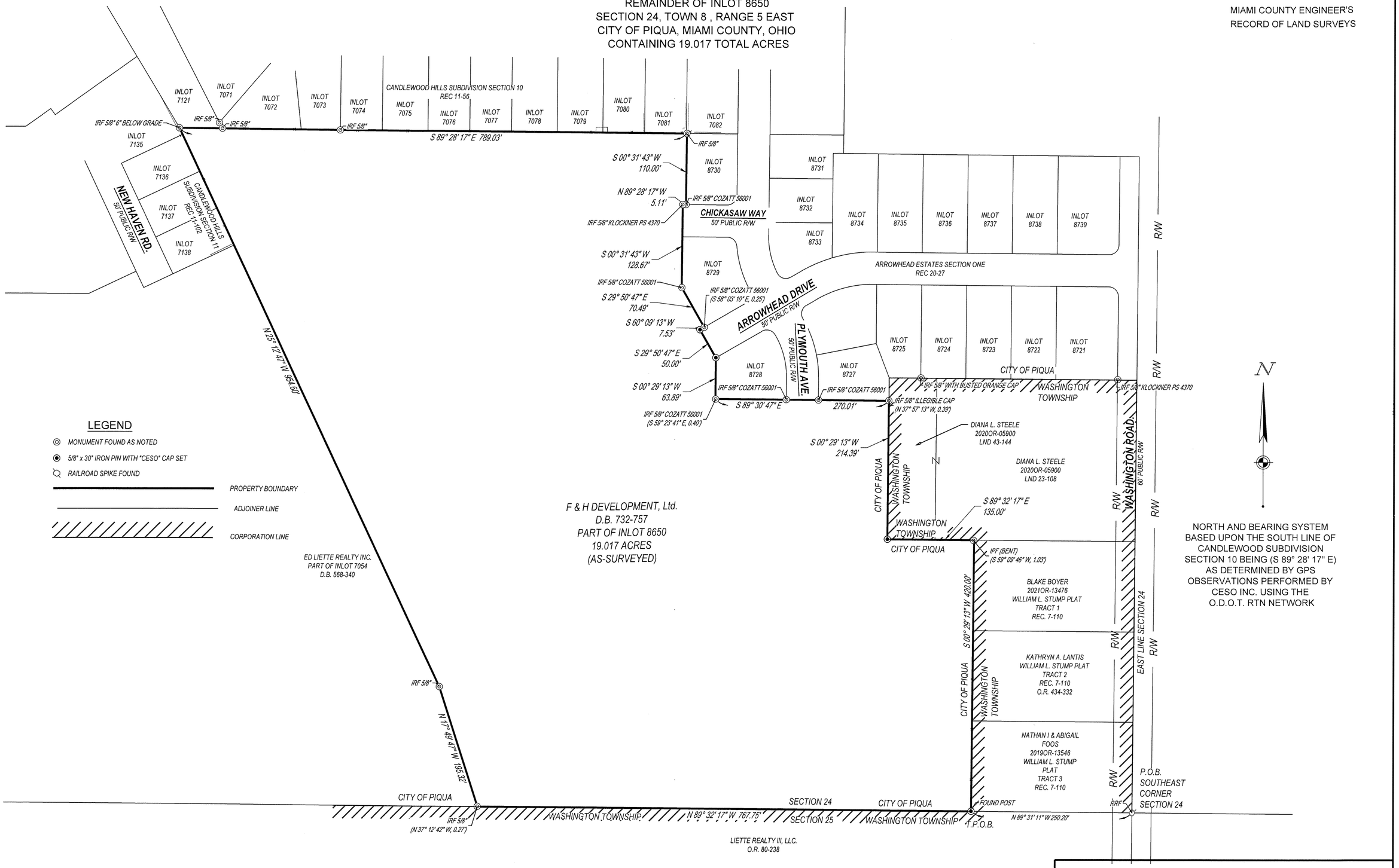
NEIL E. TEAFORD, P.S.
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

PLAT OF SURVEY

REMAINDER OF INLOT 8650
SECTION 24, TOWN 8 , RANGE 5 EAST
CITY OF PIQUA, MIAMI COUNTY, OHIO
CONTAINING 19.017 TOTAL ACRES

VOLUME 61 PAGE 94

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- MONUMENT FOUND AS NOTED
- 5/8" x 30" IRON PIN WITH "CESO" CAP SET
- RAILROAD SPIKE FOUND
- PROPERTY BOUNDARY
- ADJOINER LINE
- CORPORATION LINE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN JANUARY OF 2022, AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS, OAC 4733-37.

6-27-2022

SIGNED — DATE

SEAN T. BROOKS
OHIO P.S. #8828

STATE OF OHIO
SEAN BROOKS
PS-8828
REGISTERED PROFESSIONAL SURVEYOR

SURVEYOR'S NOTES

1. OCCUPATION IN GENERAL MATCHED THE SURVEY.
2. ALL PERTINENT DOCUMENTS USED AND SHOWN HEREON ARE ON FILE AT THE MIAMI COUNTY RECORDER'S OFFICE, TROY, OHIO.

GRAPHIC SCALE

100 0 50 100 200

SCALE: 1" =100'

REVISIONS		
NO.	DATE	DESCRIPTION

PLAT OF SURVEY

REMAINDER OF INLOT 8650

WASHINGTON RD
CITY OF PIQUA

SEC 24, T8, R5E
MIAMI COUNTY, OHIO

SCALE: 1 " - 100'

DATE: 6-24-2022

DESIGN: N/A

DRAWN: JKH

CHECKED: STB

CESO
WWW.CESOINC.COM

JOB NO.: 760384

SHEET NO.: 1 OF 1

W:\PROJECTS\DDCM\760384 - ARROWHEAD ESTATES\04-SURVEY\DWG\760384 - PLAT OF SURVEY.DWG - 6/24/2022 2:48 PM

Bearings based on the centerline of Shiloh Road (S 00°53'20" E) as Recorded in Survey Volume 34, Page 153 and Survey Volume 59, Page 12 of the Survey Records of Miami County, Ohio

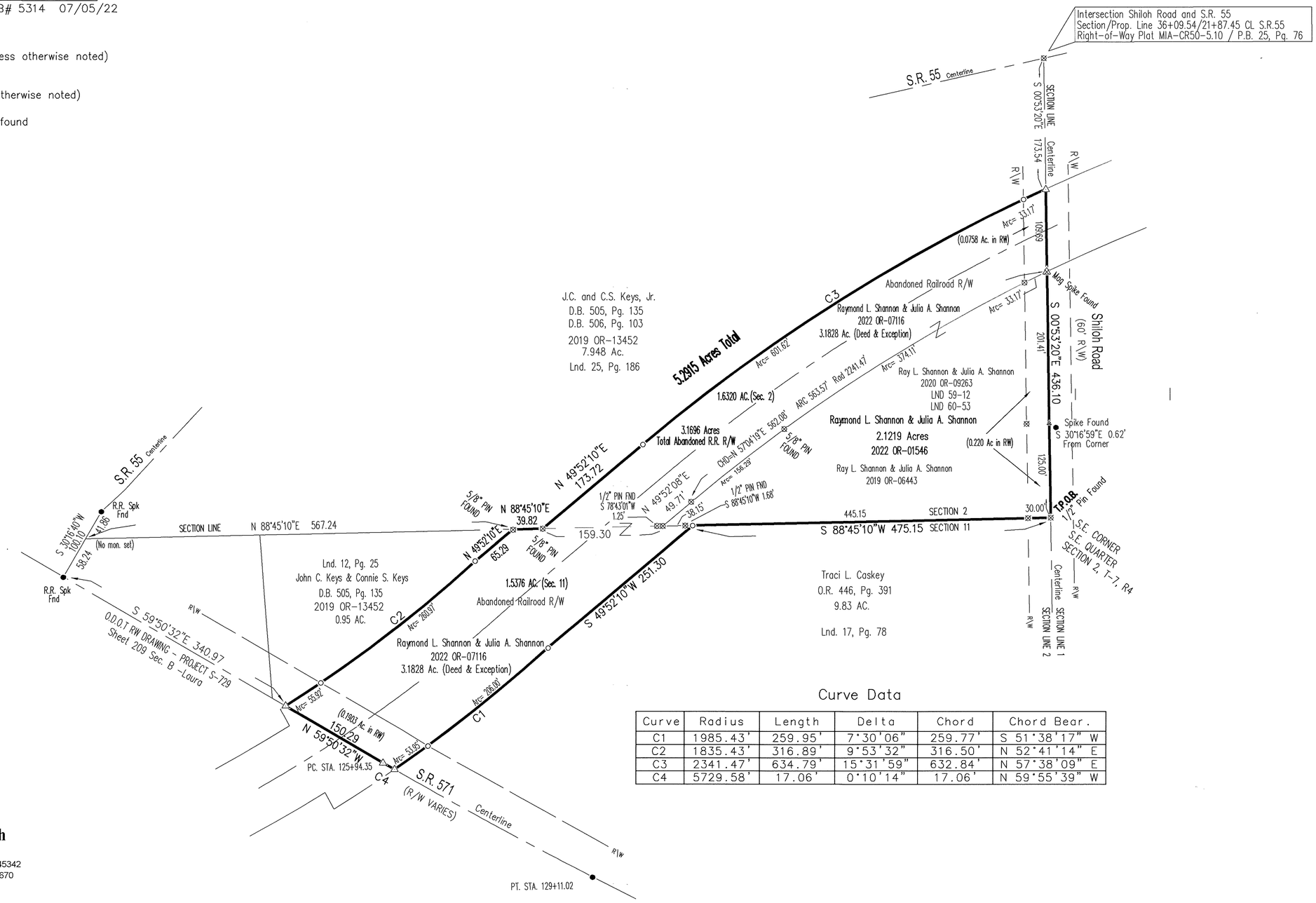
2 & 11	7	4E	UNION	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME 61 PAGE 95
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

100 0 100 200 300
GRAPHIC SCALE: 1"= 100' JOB# 5314 07/05/22

Monument Legend

- ⊠ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set
- ⊠ Indicates Iron Pipe found
- ⧋ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument Box found
- □ Indicates Concrete Monument set
- ● Indicates Railroad Spike found
- × Indicates Scribe found



Curve Data

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1985.43'	259.95'	7°30'06"	259.77'	S 51°38'17" W
C2	1835.43'	316.89'	9°53'32"	316.50'	N 52°41'14" E
C3	2341.47'	634.79'	15°31'59"	632.84'	N 57°38'09" E
C4	5729.58'	17.06'	0°10'14"	17.06'	N 59°55'39" W

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh

THOMAS K. MARSH, P.S. No.7735

7-7-22

STATE OF OHIO · THOMAS K. MARSH 7735 · REGISTERED PROFESSIONAL SURVEYOR

REFERENCES:

DEEDS: Raymond L. Shannon & Julia A. Shannon – 2022 OR-07116 (Abandoned R.R. R/W); 2022 OR-01546
RAY L & JULIA A. SHANNON – 2019 OR-06443 & 2020 OR-09263.

SURVEYS: SURVEY VOL. 60, PG. 53 (Lnd 60-53); SURVEY VOL. 59, PG. 12 (Lnd 59-12); SURVEY VOL 34, PG. 153 (Lnd 34-153)
SURVEY VOL. 25, PG. 186 (Lnd 25-186); SURVEY VOLUME 17, PG. 78 (Lnd 17-78); SURVEY VOL 12, PG. 25 (Lnd 12-25)

O.D.O.T. R/W DRAWING – PROJECT S-179 SHEET 209 SEC. B – LAURA

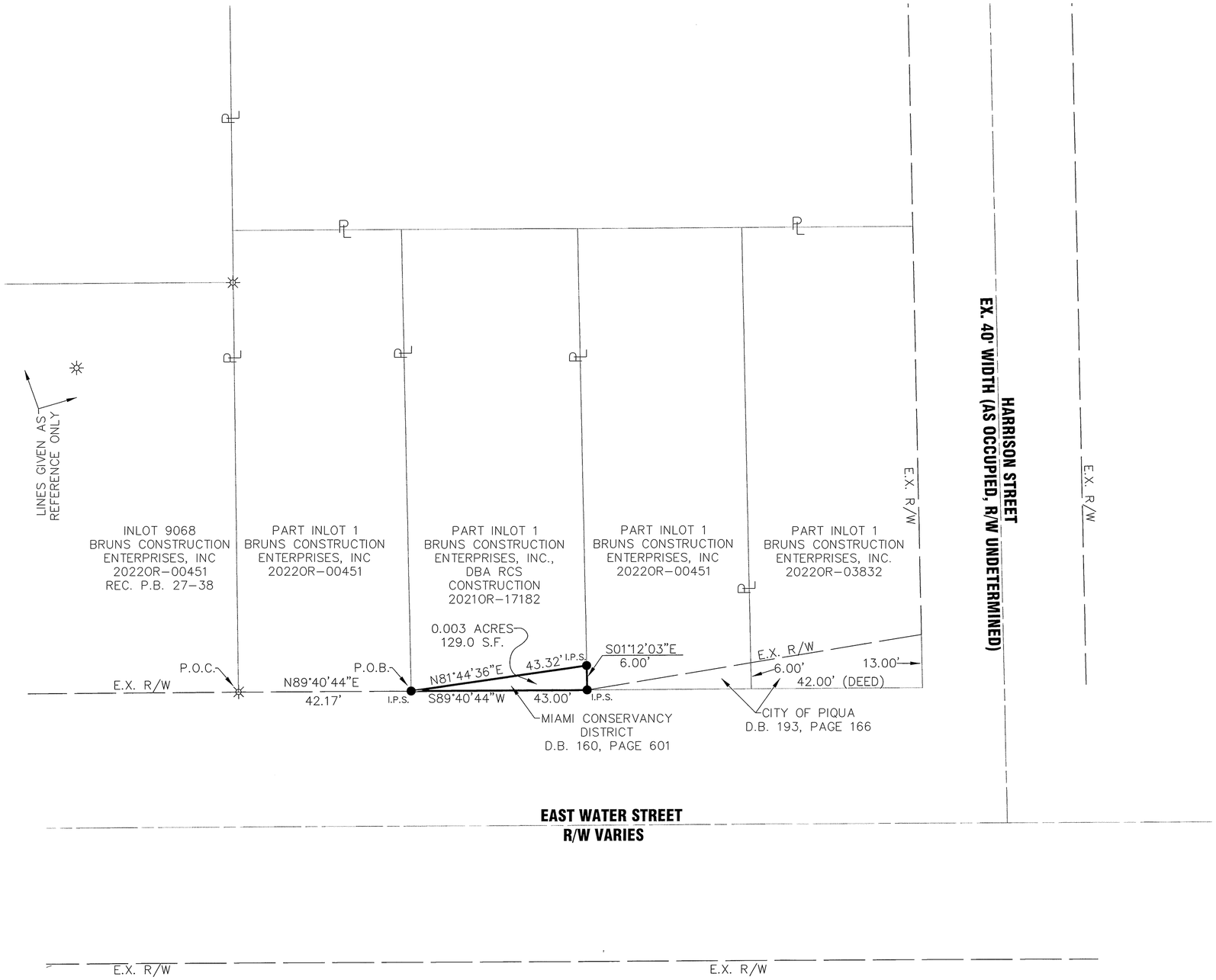
SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

S:\Jobs\5000\5314\June2022\ShilohRoad Survey.dwg 5314-2022 SURVEY Jul 07, 2022 - 1:09:07pm Tom

PART INLOT 1 INLOT | CITY OF PIQUA CITY | MIAMI, OHIO COUNTY

VOLUME 61 PAGE 96
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
7-12, 2022



THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A,
OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=20'

0 10 20 40

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ✳ MAG SPIKE FOUND

SURVEY REFERENCE
REC. P.B. 24, PG. 85
REC. P.B. 27, PG. 38

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

7-8-2022
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

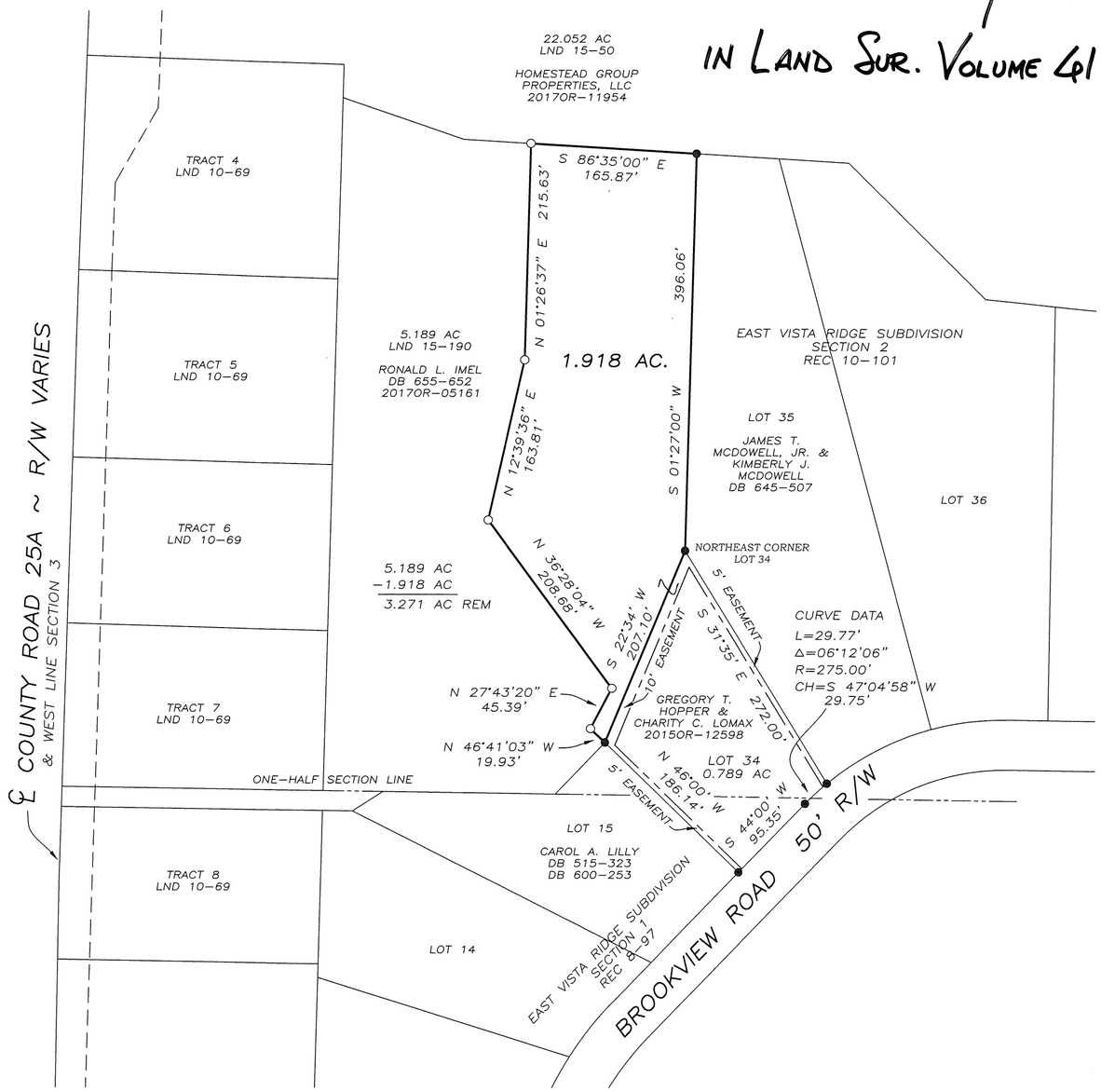
DATE:	06-28-2022
DRAWN BY:	AJB
JOB NUMBER:	MIAPIQ2108
SHEET NUMBER	1 OF 1

MIAMI COUNTY / OHIO | CONCORD / TOWNSHIP | 3 NW 1/4 / SECTION | 4 / TOWN | 6 / RANGE

VOLUME 61 PAGE 97

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

SUPERSEDED BY NEW SURVEY
IN LAND SUR. VOLUME 61 PG. 110



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
PLAT BOOK 8, PAGE 97
PLAT BOOK 10, PAGE 101
BASIS OF BEARINGS

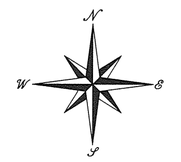
DEEDS/DOCUMENTS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 10 PAGE 69
VOLUME 15 PAGE 50
VOLUME 15 PAGE 190
VOLUME 51 PAGE 97
VOLUME 58 PAGE 55

ALL MONUMENTS FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE

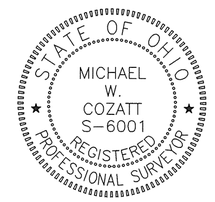
OCCUPATION LINES, WHERE EXISTING, GENERALLY AGREE WITH PROPERTY LINES.

THIS PLAT IS AN ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS.



0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

SURVEY OF 1.918 ACRES FOR GREGORY HOPPER
IN SECTION 3, CONCORD TOWNSHIP



Michael W. Cozatt 6/30/22
MICHAEL W. COZATT, P.S. #6001 DATE

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
DEPUTY 07/05/2022 DATE

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

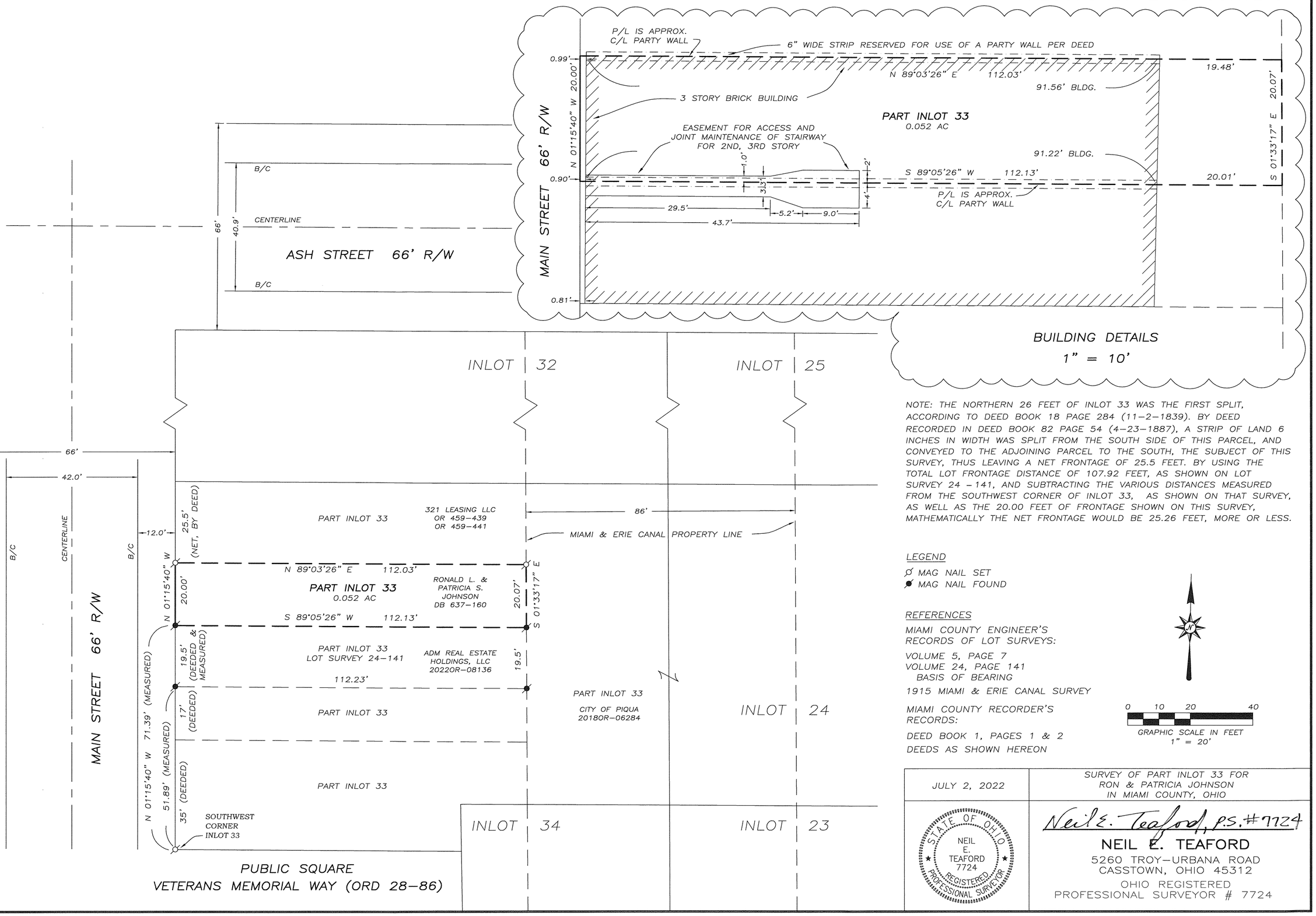
7/12/2022
SECRETARY
MIAMI COUNTY PLANNING COMMISSION 1.918 AC.

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 04122
JUNE 29, 2022
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 33

VOLUME 61 PAGE 98

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



NOTE: THE NORTHERN 26 FEET OF INLOT 33 WAS THE FIRST SPLIT, ACCORDING TO DEED BOOK 18 PAGE 284 (11-2-1839). BY DEED RECORDED IN DEED BOOK 82 PAGE 54 (4-23-1887), A STRIP OF LAND 6 INCHES IN WIDTH WAS SPLIT FROM THE SOUTH SIDE OF THIS PARCEL, AND CONVEYED TO THE ADJOINING PARCEL TO THE SOUTH, THE SUBJECT OF THIS SURVEY, THUS LEAVING A NET FRONTAGE OF 25.5 FEET. BY USING THE TOTAL LOT FRONTAGE DISTANCE OF 107.92 FEET, AS SHOWN ON LOT SURVEY 24 – 141, AND SUBTRACTING THE VARIOUS DISTANCES MEASURED FROM THE SOUTHWEST CORNER OF INLOT 33, AS SHOWN ON THAT SURVEY, AS WELL AS THE 20.00 FEET OF FRONTAGE SHOWN ON THIS SURVEY, MATHEMATICALLY THE NET FRONTAGE WOULD BE 25.26 FEET, MORE OR LESS.

LEGEND

- ⌀ MAG NAIL SET
- ● MAG NAIL FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 5, PAGE 7
VOLUME 24, PAGE 141
BASIS OF BEARING

1915 MIAMI & ERIE CANAL SURVEY

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 1, PAGES 1 & 2
DEEDS AS SHOWN HEREON

N

0 10 20 40
GRAPHIC SCALE IN FEET
1" = 20'

JULY 2, 2022	SURVEY OF PART INLOT 33 FOR RON & PATRICIA JOHNSON IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

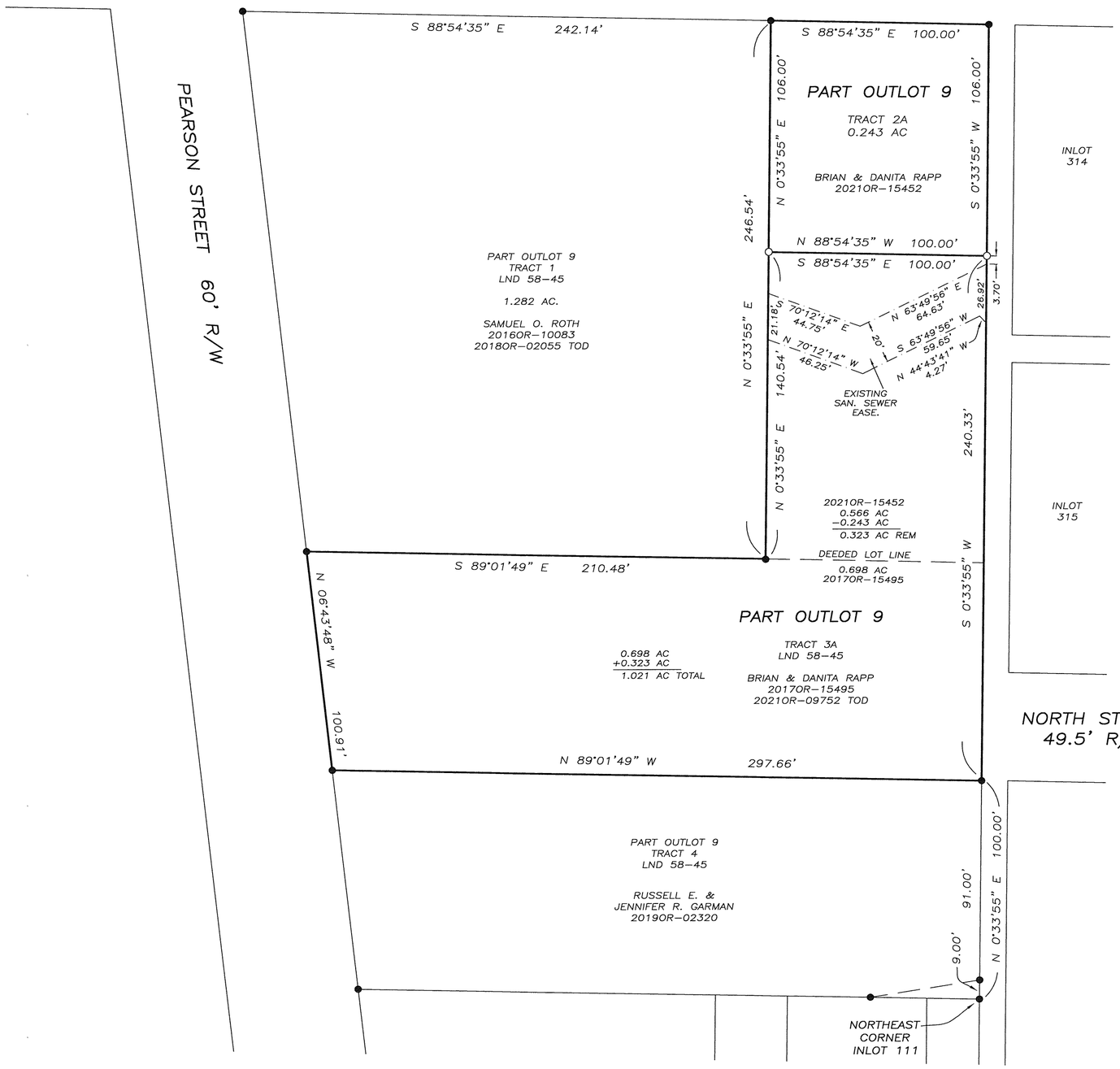
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

VILLAGE OF PLEASANT HILL
MIAMI COUNTY, OHIO
PART OUTLOT 9

VOLUME 61 PAGE 99

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

○ 5/8" CAPPED IRON PIN SET
● IRON PIN FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:

LOT SURVEY 14, PAGE 43
LOT SURVEY 19, PAGE 67
LOT SURVEY 19, PAGE 163
LOT SURVEY 19, PAGE 200
LOT SURVEY 20, PAGE 119
LAND SURVEY 58, PAGE 45
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 1, PAGE 417
PLAT BOOK 3, PAGE 97
PLAT BOOK 13, PAGE 22

APPROVED THIS 17th DAY OF March, 2022
BY THE VILLAGE OF PLEASANT HILL PLANNING COMMISSION.

CHAIRMAN

0 20 40 80
GRAPHIC SCALE IN FEET
1" = 40'

JULY 8, 2022

LOT SPLIT OF PART OUTLOT 9
FOR BRIAN & DANITA RAPP
IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
WEST PART
SECTION 21, TOWN 1, RANGE 11
CENTRAL PART FRACTIONAL
SECTION 27, TOWN 1, RANGE 11

VOLUME 61 PAGE 100

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. HuelsKamp P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY — DATE 7-20-2022

APPROVED
MIAMI COUNTY PLANNING COMMISSION
7/21/2022
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 7/20/2022
MIAMI COUNTY
GENERAL HEALTH DEPT.

NOTE: THE PURPOSE OF THIS SURVEY WAS TO CUT OFF A 2.136 ACRE PARCEL WITH A HOUSE AND ACCOMPANYING BUILDINGS FROM AN EXISTING TRACT SHOWN IN LAND SURVEY 52–156.

Certification of Registration

This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.001.

Notice is given to all parties:

No additional building site is created by this conveyance, no structure may be erected or maintained on the premises herein conveyed without further compliance with all zoning, building, and planning regulations of Miami County. (8.064 Acres)

Secretary
Miami County Planning Commission — Date 7/21/2022

N 86°04'50" W 1035.5'
NORTH LINE SECTION 27
NORTH LINE SECTION 21
℄ PETERSON ROAD
S 24°42'10" E 1586.58'
NORTHEAST CORNER FRACTIONAL SECTION 27 TOWN 1, RANGE 11
S 24°54'10" E 543.37'
S 24°54'10" E
16.437 AC LND 52–156

BUILDING DETAIL 1" = 80'
N 20°57'01" W 163.57'
S 67°21'29" W 120.72'
2.136 ACRES
16.5'
57.27'
N 25°43'50" W 73.77'
BARN
313.88'
424.30'
GARAGE
HOUSE
S 65°45'57" W
N 66°46'30" E
30.0'
S 25°0'0" E 92.68'
S 24°54'10" E 140.27'
30.01'
PIQUA TROY ROAD

SECTION 27, TOWN 1, RANGE 11
N 4°20' E 765.95'
SECTION 21, TOWN 1, RANGE 11
℄ PIQUA TROY ROAD 60' R/W
735.21'
30.01'

LEGEND
- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊘ MAG SPIKE SET
- ⊘ MAG NAIL FOUND
- ✱ MAG NAIL FOUND OVER RAILROAD SPIKE

GREAT MIAMI RIVER
ONE–HALF SECTION LINE
NORTHEAST QUARTER FRACTIONAL SEC. 27
NORTHWEST QUARTER SECTION 21
IPS AT 30.01'
424.30'
N 66°46'30" E
N 85°55' W 427.67'
S 24°54'10" E 140.27'
MAG NAIL SET OVER RAILROAD SPIKE FOUND
2.136 ACRES
0.161 AC IN R/W
0.010 ACRES IN SECTION 27
2.126 ACRES IN SECTION 21
S 25°0'0" E 92.68'
MAG NAIL SET OVER RAILROAD SPIKE FOUND
(20.05')
(43.02')
(266.80')
N 20°57'01" W 163.57'
S 67°21'29" W 120.72'
N 25°43'50" W 73.77'
S 65°45'57" W 313.88'
IPF AT 30.00'
IPF AT 0.09' N76°E OF COR.
57.27'
IPF AT 0.10' E. ON P/L
0 50 100 200
GRAPHIC SCALE IN FEET 1" = 100'

10.2001 AC LND 52–156
ROBERT M. & KAREN S. NEWMAN 2021OR–21231
10.2001 AC
–2.1360 AC
8.0641 AC REMAINING
0.4246 AC SEC. 21
7.6395 AC SEC. 27
1.722 AC LND 48–92 ZACHARY B. & KELLY M. RAMEY 2018OR–07260
21.843 AC NET LND 45–170
ROBERT M. & KAREN S. NEWMAN DB 712–150
SOUTHEAST QUARTER FRACTIONAL SEC. 27
SOUTHWEST QUARTER SECTION 21

REFERENCES
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 45, PAGE 170
VOLUME 52, PAGE 156

SURVEY FOR MIKE & KAREN NEWMAN
IN MIAMI COUNTY, OHIO ~ JULY 9, 2022

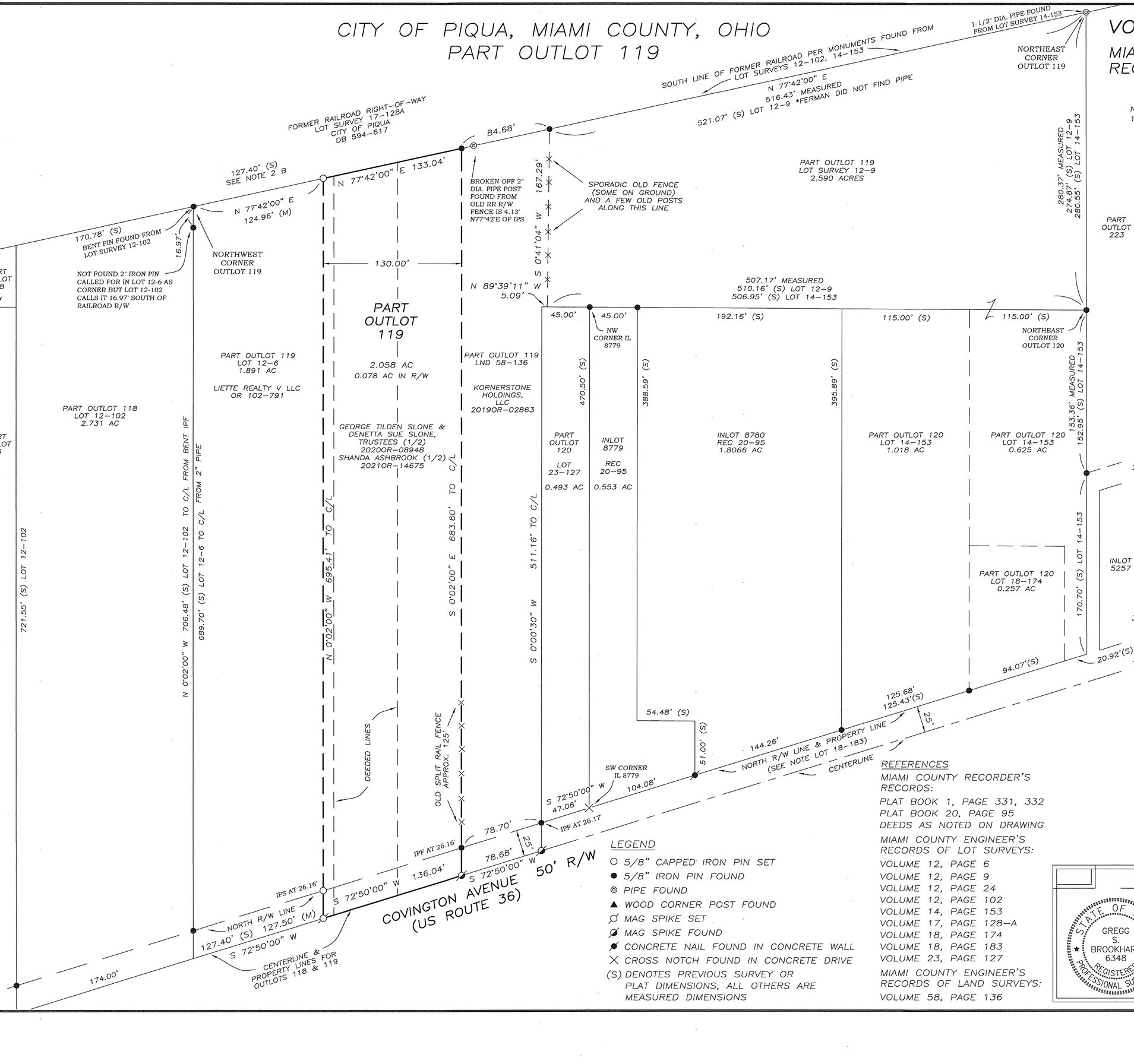
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778–3607

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART OUTLOT 119

VOLUME 61 PAGE 101

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF A 130' WIDE PORTION OF INLOT 119 THAT WAS PREVIOUSLY DESCRIBED IN THREE DIFFERENT TRACTS AS SHOWN IN 20210R-14675, AND OTHERS.
   - A. NONE OF THE THREE DESCRIPTIONS WERE PREPARED IN ACCORDANCE WITH MODERN SURVEYING STANDARDS, AND NONE CLOSE MATHEMATICALLY. HOWEVER, THE FOLLOWING STATEMENTS BECAME APPARENT DURING RESEARCH AND FIELD WORK ON THIS SURVEY.
     - i. ONE DESCRIPTION DESCRIBES THE WEST HALF OF A 120 FOOT WIDE STRIP OF LAND.
     - ii. A SECOND DESCRIPTION ATTEMPTS TO DESCRIBE THE REMAINING EAST HALF OF THE SAME 120 FOOT WIDE STRIP. HOWEVER, IT ERRONEOUSLY CALLS FOR 60 FEET OF FRONTAGE ON COVINGTON AVENUE. COVINGTON AVENUE IS NOT PERPENDICULAR TO THE PROPERTY LINES AND A STRICT INTERPRETATION OF THIS DIMENSION WOULD LEAVE A GAP OF 2.79 FEET, WHICH WAS CLEARLY NOT INTENDED.
     - iii. A THIRD DESCRIPTION DESCRIBES A 10 FOOT STRIP OF LAND IMMEDIATELY WEST OF THE 120 FOOT STRIP.
   - B. OTHER INCONSISTENCIES IN THE DESCRIPTIONS APPEAR BECAUSE ACTUAL MEASURED DISTANCES SHOWN FOR NORTH-SOUTH DISTANCES ARE FROM THE COVINGTON AVENUE RIGHT OF WAY LINE NORTH TO THE RAILROAD RIGHT OF WAY LINE. HOWEVER, THEY ARE DESCRIBED AS DISTANCES FROM THE CENTERLINE OF COVINGTON AVENUE, WHICH HAS A RIGHT OF WAY WITH A 50 FEET.
2. LOT SURVEY VOLUME 12 PAGE 6 IS A SURVEY OF THE BALANCE OF INLOT 119 IMMEDIATELY WEST OF THE PROPERTY SURVEYED HEREIN.
   - A. SURVEY 12-6 SHOWS THE FRONTAGE OF COVINGTON AVENUE AS 127.4 FEET. THIS MEASURED DISTANCE IS 127.50 FEET.
   - B. SURVEY 12-6 SHOWS THE RAILROAD RIGHT OF WAY AT THE BACK OF THE PROPERTY ALSO BEING 127.4 FEET. THE SURVEY ALSO SHOWS COVINGTON AVENUE AND THE RAILROAD RIGHT OF WAY AS BEING NEARLY PARALLEL. THE MEASURED DISTANCE ALONG THE RAILROAD RIGHT OF WAY FROM THE PROPERTY SURVEYED HEREIN IS 124.96 FEET TO THE WEST LINE OF INLOT 119.
3. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 72°50'00" WEST ALONG THE CENTERLINE OF COVINGTON AVENUE AS PER LAND SURVEY LAND SURVEY 58-136.
4. ALSO REFER TO ALL NOTES ON LAND SURVEY 58-136.

LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● 5/8" IRON PIN FOUND
- ◎ PIPE FOUND
- ▲ WOOD CORNER POST FOUND
- ⌀ MAG SPIKE SET
- ⌀ MAG SPIKE FOUND
- ● CONCRETE NAIL FOUND IN CONCRETE WALL
- × CROSS NOTCH FOUND IN CONCRETE DRIVE
- (S) DENOTES PREVIOUS SURVEY OR PLAT DIMENSIONS, ALL OTHERS ARE MEASURED DIMENSIONS

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 1, PAGE 331, 332
PLAT BOOK 20, PAGE 95
DEEDS AS NOTED ON DRAWING

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 12, PAGE 6
VOLUME 12, PAGE 9
VOLUME 12, PAGE 24
VOLUME 12, PAGE 102
VOLUME 14, PAGE 153
VOLUME 17, PAGE 128-A
VOLUME 18, PAGE 174
VOLUME 18, PAGE 183
VOLUME 23, PAGE 127

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 58, PAGE 136

0 30 60 120

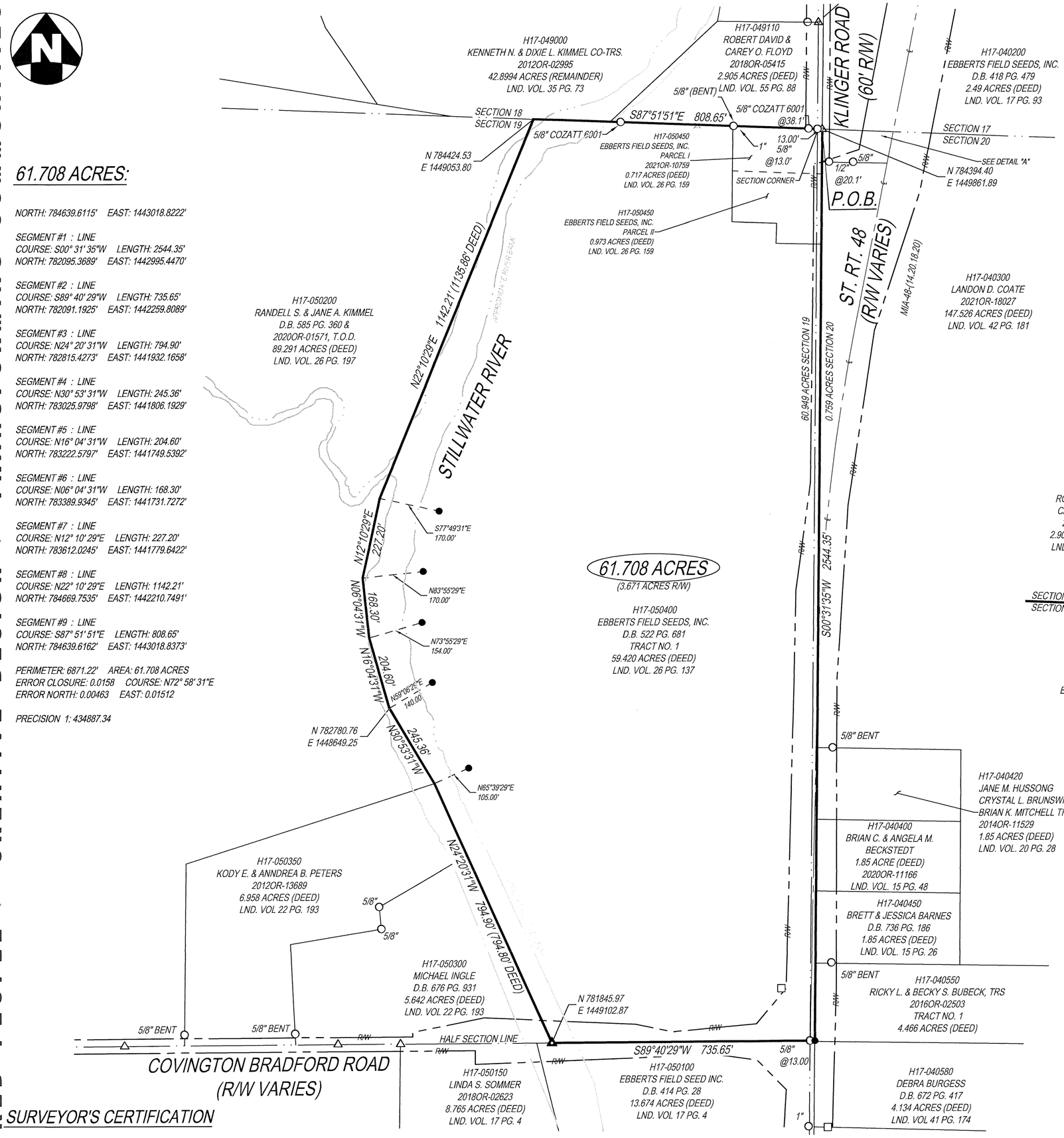
GRAPHIC SCALE IN FEET
1" = 60'

SURVEY FOR GEORGE & DENETTA SLONE
IN MIAMI COUNTY, OHIO ~ JUNE 30, 2022

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



61.708 ACRES:

NORTH: 784639.6115' EAST: 1443018.8222'

SEGMENT #1 : LINE
COURSE: S00° 31' 35"W LENGTH: 2544.35'
NORTH: 782095.3689' EAST: 1442995.4470'

SEGMENT #2 : LINE
COURSE: S89° 40' 29"W LENGTH: 735.65'
NORTH: 782091.1925' EAST: 1442259.8089'

SEGMENT #3 : LINE
COURSE: N24° 20' 31"W LENGTH: 794.90'
NORTH: 782815.4273' EAST: 1441932.1658'

SEGMENT #4 : LINE
COURSE: N30° 53' 31"W LENGTH: 245.36'
NORTH: 783025.9798' EAST: 1441806.1929'

SEGMENT #5 : LINE
COURSE: N16° 04' 31"W LENGTH: 204.60'
NORTH: 783222.5797' EAST: 1441749.5392'

SEGMENT #6 : LINE
COURSE: N06° 04' 31"W LENGTH: 168.30'
NORTH: 783389.9345' EAST: 1441731.7272'

SEGMENT #7 : LINE
COURSE: N12° 10' 29"E LENGTH: 227.20'
NORTH: 783612.0245' EAST: 1441779.6422'

SEGMENT #8 : LINE
COURSE: N22° 10' 29"E LENGTH: 1142.21'
NORTH: 784669.7535' EAST: 1442210.7491'

SEGMENT #9 : LINE
COURSE: S87° 51' 51"E LENGTH: 808.65'
NORTH: 784639.6162' EAST: 1443018.8373'

PERIMETER: 6871.22' AREA: 61.708 ACRES
ERROR CLOSURE: 0.0158 COURSE: N72° 58' 31"E
ERROR NORTH: 0.00463 EAST: 0.01512

PRECISION 1: 434887.34

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTATION HAS BEEN SET AS SHOWN.

MATTHEW HABEDANK — DATE 7/18/2022
OHIO PROFESSIONAL SURVEYOR NO. 8611

VOLUME 61 PAGE 102
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

LEGEND

- 5/8" IRON PIN FOUND (UNLESS NOTED)
- 5/8" IRON PIN SET (KLEINGERS)
- PIPE FOUND (SIZE AS NOTED)
- RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- MAG NAIL SET
- CONCRETE MONUMENT FOUND
- FENCE POST
- FENCE LINE
- RIGHT OF WAY
- CENTERLINE
- SECTION LINE
- EDGE OF WATER

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER X 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
5. HORIZONTAL DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC), AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS) . (NAD '83 - 2011).

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:
STATE OF OHIO
MATTHEW D. HABEDANK
8611
REGISTERED PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1.	5-23-2022	CONSOLIDATION - JDB
2	7-18-2022	COUNTY COMMENTS - ARI

BOUNDARY SURVEY
61.708 ACRES

SECTIONS 19 & 20, TOWN 8, RANGE 5E
CONGRESS LANDS WEST OF THE MIAMI
NEWBERRY TOWNSHIP
MIAMI COUNTY, OHIO
FOR: MUHA CONSTRUCTION

PROJECT NO: 211198VSD000
DATE: 5-23-2022
SCALE: 1" = 200'
0 100 200 400

SHEET NAME:
EBBERTS FIELD SEEDS

SHEET NO.
1 OF 1

H:\2021\211198\000_DWG\211198VSD000 (EBBERTS FIELD SEEDS CONSOLIDATION).dwg, 7/18/2022 12:48:19 PM, algel

Plat of Survey

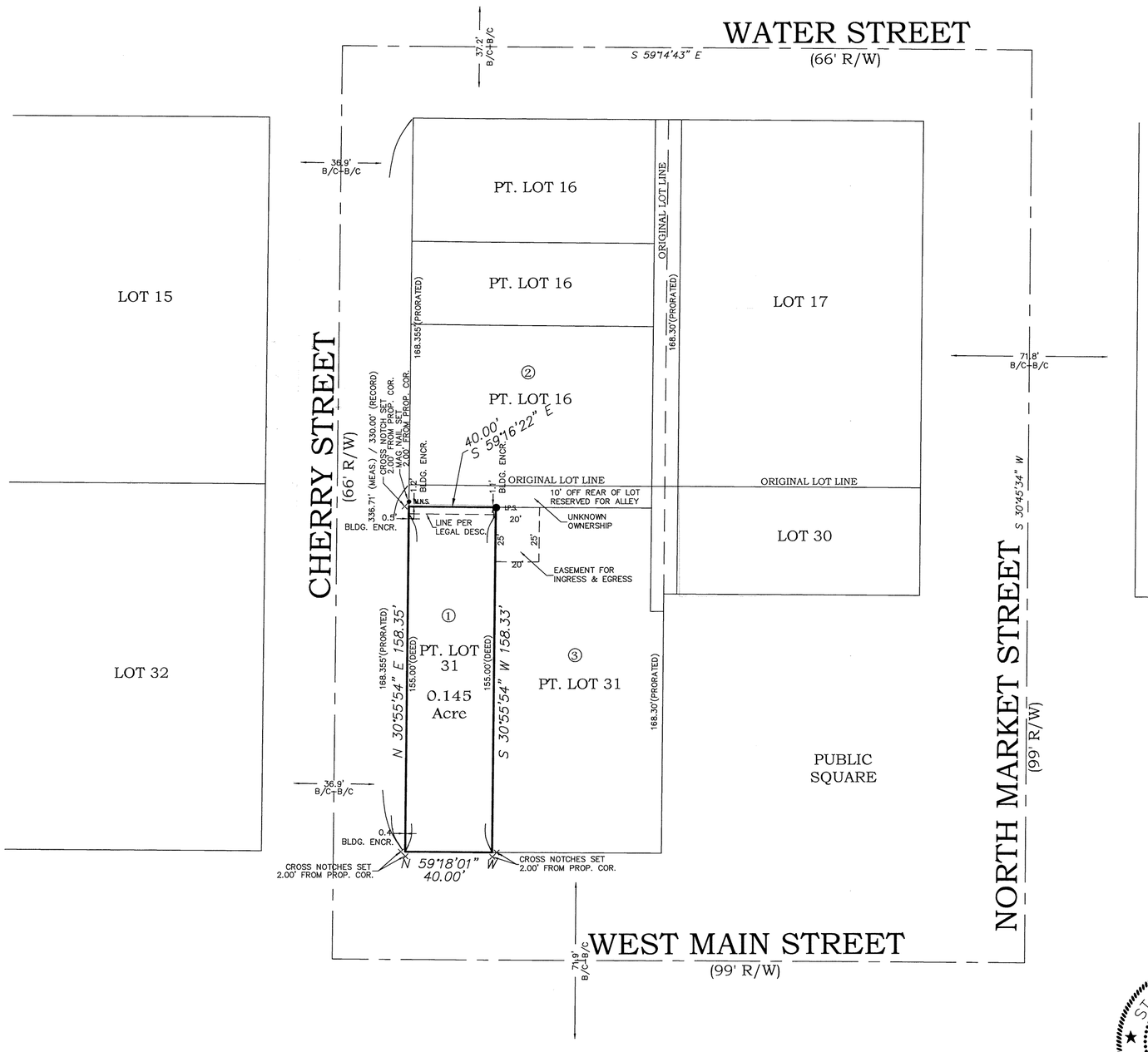
9 West Main Street

Being Part of Inlot 31 on the Plat of Troy,
as Recorded in Deed Book 1 Page 3
City of Troy,
Miami County, Ohio
0.145 Acre

VOLUME 61 PAGE 103
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



VICINITY MAP
NO SCALE



SCALE 1 INCH = 40 FEET
0 20 40 60 80

BASIS OF BEARINGS :

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD 83 (2011) WITH THE EAST RIGHT OF WAY LINE OF CHERRY STREET BEING N 30°55'54" E.

MONUMENT LEGEND :

- ● I.P.S. IRON PIN SET W/ID CAP (5/8" X 30" CAPPED "EAM GEODATA 7984")
- ○ I.P.F. IRON PIN FOUND (SIZE NOTED)
- ⓘ I.P.F. IRON PIN FOUND W/ID CAP (SIZE NOTED)
- ◎ P.F. IRON PIPE FOUND (SIZE NOTED)
- • M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- × CROSS CUT SET
- × CROSS CUT FOUND
- ▣ MONUMENT BOX FOUND

REFERENCES :

LOT SURVEY VOL. 1 PG. 99
LOT SURVEY VOL. 3 PG. 131
LOT SURVEY VOL. 4 PG. 75
LOT SURVEY VOL. 11 PG. 80
LOT SURVEY VOL. 15 PG. 23
LOT SURVEY VOL. 16 PG. 104

OWNERSHIP TABLE :

① PERIPHERY VENTURES LLC
VOL. 288 PG. 445, OFFICIAL RECORDS

② CITY OF TROY, OHIO
VOL. 397 PG. 921, DEED RECORDS

③ CITY OF TROY, OHIO
VOL. 539 PG. 717, DEED RECORDS

SURVEY NOTES :

1. BLOCK WAS RE-ESTABLISHED BY CURB SPLITS. LOT DISTANCES WERE PRORATED BY FIELD MEASUREMENTS.
2. OCCUPATION IN GENERAL FITS SURVEY, UNLESS OTHERWISE NOTED.
3. LEGAL DESCRIPTION OF SUBJECT PARCEL DOES NOT INDICATE ANY INTENT IN REGARD TO THE 10' ALLEY AT REAR OF INLOT 31 OR TO THE EXTENTS OF THE BUILDING. BOUNDARY WAS RE-ESTABLISHED BY EXISTING FEATURES AS LOCATED IN THE FIELD.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37, STANDARDS FOR BOUNDARY SURVEYS AND PERFORMED UNDER MY DIRECT SUPERVISION IN JULY, 2022 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984
DATE OF SURVEY : 07/21/2022

STATE OF OHIO
ERIC A. MOODY
S-7984
REGISTERED PROFESSIONAL SURVEYOR

EAM GEODATA SOLUTIONS
EAMGEODATA.COM 937.369.0811

12 SECTION | 5 RANGE | 7 TOWN | CONCORD TOWNSHIP

VOLUME 61 PAGE 104

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

SECTION LINE

N.E. COR. SEC. 11

N.W. COR. ~ SEC. 12
RR5F SET OVER DEEP IPF IN 2013

LND. 41-66 (1995)
MAG SET IN 2013 REPLACED W/ 16" 5/8" IRON PIN @ ℄ PVMTS

W/ SEC. LINE 2342.87 S2°56'30"E

S2°59'30"E 2334.63' ℄ STILLWELL PAVEMENT

0.5' L ℄ 40' R/W

1302.85

463.38' ℄

7.16'

2.51'

TR. "A"

N61°33'10"E ℄

299.19' ℄

TIE 22.94' S52°27'E

TIE 2342.87 S2°56'30"E

℄ STILLWELL ROAD PVMT. S2°59'50"E ~ 2334.63' (CCC ℄ 1956) ~ 40' R/W ℄ ON SEC. LINE IN DETAIL

LND. 47-141 (2003)
LND. 27-46 (1976)

LND. 55-83 (2013)
R. THIES, ETAL

℄ ELDEAN ROAD ~ 40' R/W

℄ N 85°32'40"E ~ 1302.85

463.38' ℄

20.01

839.47 ℄

30.01

2607.10

1304.25

SARA DURHAM (OB 664-776)
LND. 35-199 (1988)

LND. 3-279

386.96

S.E. COR. ~ N.W. QTR.

(155.65)

HALF-SECTION

S87°-22'-55"W

1304.16 TOTAL

LAID-OVER (NOT USED)

HALF-SECTION

TRACT "A"

TRACT "B"

N2°56'30"W 299.19 TO ℄ ELDEAN

788.63' ℄

344.64 TO ℄

S2°40'50"E

N87° -10'-50"E ~ 1303.09

LND. 8-56 (1950)
LND. 10-98 (1955)

LND. 11-83 CCC '56

LND. 14-42 (1961)

ELDEAN ROAD 40' R/W

SEE ℄ 1940 DETAIL BELOW

10.4966 AC. TOT.
- 0.1595 A. R/W (41)
- 0.2161 A. R/W ELDEAN
10.1210 AC. NET

15.1739 AC. ~ TOTAL
0.3854 AC. ~ R/W
14.7885 AC. ~ NET

LND. 3-428 (1901)
DONALD L. HONEYMAN
D.B. 468-234 ('70)

LND. 45-50 (2000)

N2°56'30"W 465.34

N2°54'02"W TOTAL ℄ TO ℄ 332.97

444.03

APPROX. 9"X11" LARGE LIMESTONE UNCOVERED BY ELEC. CONTRACTOR EXCAVATION N62°32'E ~ 0.7' TO PEAK ON REMAINING TOP OF STONE FROM IP RESET PER LND. 35-199

344.64

1303.09

1304.16

444.03

IP RESET - ELEC. CONTRACTOR EXCAVATED IT & F.P.

NOTE:
QTR. SEC. CORNER RE-ESTABLISHED SETTING 30" I.PIN 12" BELOW GRADE W/ 16" IPS AS WITNESS ON TOP OF 30" IPS & AT GRADE W/ BOTH I.D. CAPS SET AT CALCULATED COR. USING AVAIL. RECORDS & MEAS.

FOREST HILL

LND. 54-189 (2013)
LS 52-24 (2008)

LND. 6-174 ('46)

LND. 18-191 (1967)

N70°27'-58"W 408.94

DAVID SANGER

LND. 36-184 (1989)

WRAY

S.M. SHAEFER

FROM ℄ 293.68 N20°-45'-40"E

96.42'

S85°32'-40"W 838.15

LND. 4-7 (1905)
LND. 3-199 (1893)
LND. 43-28 (1997)
D.B. 767-176
OR 130-202

S44.34' ℄

34.96

226.41' TO P.T.

TRACT "C"

15.5092 AC. TOTAL
- 0.6724 AC. R/W
14.8368 AC. - NET

S2°54'02"E ~ 1068.34 TO ℄ ~ 1512.37 TO ℄

M-D INVESTMENTS

LND. 43-116 (1998)
LND. 45-28 (2000)
LND. 4-138 (1915)

0 200 400 600

BEARINGS PER LND. 55-83 ℄ ELDEAN RD. E. OF STILLWELL ROAD

HONEYMAN

SEC. LINE 465.34

TR. "A"

2.46' 2.66

℄

N2°-30'-10"E

408.94

411.60

SANGER

SEE DETAIL

℄ P.C.

℄ P.I.

0.3' E. OF ℄ TIE N21°-20' @ 30.65'

ARC - R 1637.02'
Δ = 0°-25'-45"
CH N61°-47'-43"W ~ 12.26'
L = 12.26'

(30.28' TO R/W)

229.68' ℄

226.41' ℄

P.T.

0.3' INTO R/W

N62°-09'-35"W 976.33' ℄

STATE ROUTE 41 ~ 60' R/W

1202.74' ℄

EMMEL
LND. 25-23 (1973)

LIGHTNER

1.46' W.

BENT/ UNUSED

DAVID R. ZELNICK PROPERTIES INC.

18.75'

ELEC. EASEMENT 20200R-14932

18.75'

TIE TO IPF N2°-25'W @ 34.89'

ELECTRIC LINE CONST. D/W GRAVEL

906.33

34.95'

LND. 50-90

LND. 34-155 (1986)

LEGEND

- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- MAG NAIL SET
- LOCATED I.P. OR SPIKE
- CALCULATED CORNER
- MAG NAIL FOUND
- STONE FOUND
- IRON PIN SET

1956 ℄ ELDEAN

CCC ℄ @ ℄

HONEYMAN

QTR. COR.

465.34

℄ PER LND. 45-50, 52-24 54-189, NOT FOLLOWING SR41'S "1940 ℄" OR INCLUDING P.I. NEAR ELDEAN 2.66'

1940 P.I.

60' R/W

SR 41

℄ DETAIL

NTS

℄ FOREST HILL

"1940 ℄" SEE RS-9 TRUE ℄

408.94

DAMAGED

LND. 6-174

SANGER

163.9

SEC. LINE

1637.02' = R

PT. LOC. ON CURVE NOT TAN @ LND. 45-50

℄ P.C.

℄ P.I. 1940

SECTION LINE N2°56'30"W

S.W. COR. ~ SEC. 12

SECTION LINE

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED PROFESSIONAL SURVEYOR

RESURVEY OF RONALD D. JACKSON FARM & SUBDIVISION INTO 3 TRACTS.

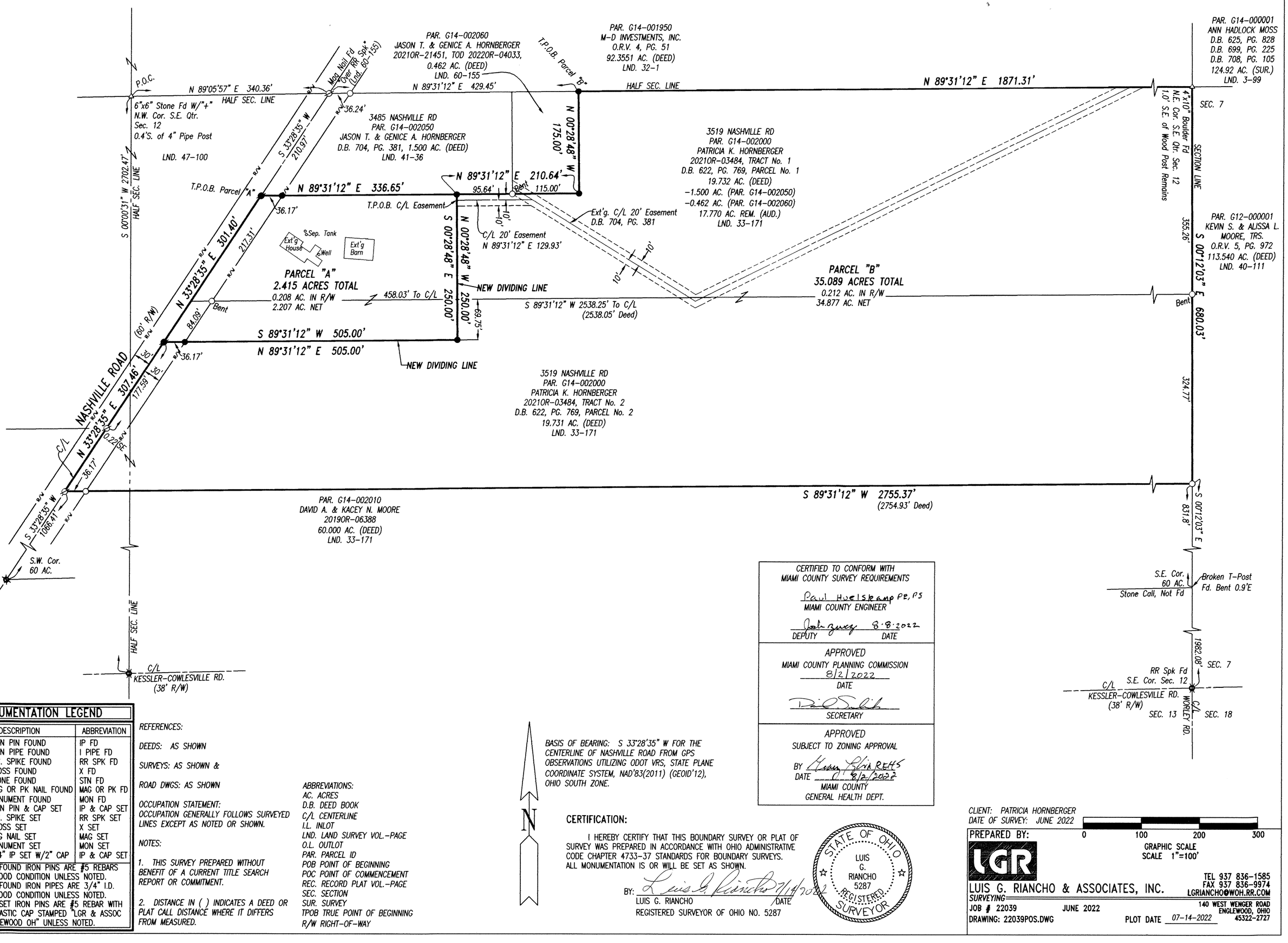
8/11/22 - ADD. QTR. COR. NOTE
REV. 7/29/22

Steven D. Leffel 6/21/2022

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573

VOLUME 61 PAGE 105
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
DATE:

MONROE	S.E. 1/4 ~ 12	6	5 E
TOWNSHIP	SECTION	TOWN	RANGE



MONUMENTATION LEGEND

SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
●	IRON PIPE FOUND	I PIPE FD
⊗	R.R. SPIKE FOUND	RR SPK FD
⊠	CROSS FOUND	X FD
△	STONE FOUND	STN FD
Ø	MAG OR PK NAIL FOUND	MAG OR PK FD
□	MONUMENT FOUND	MON FD
●	IRON PIN & CAP SET	IP & CAP SET
⊗	R.R. SPIKE SET	RR SPK SET
X	CROSS SET	X SET
⬟	MAG NAIL SET	MAG SET
■	MONUMENT SET	MON SET
⬟	3/4" IP SET W/2" CAP	IP & CAP SET

NOTE: ALL FOUND IRON PINS ARE #5 REBARS IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL FOUND IRON PIPES ARE 3/4" I.D. IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL SET IRON PINS ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.

REFERENCES:

DEEDS: AS SHOWN

SURVEYS: AS SHOWN &

ROAD DWGS: AS SHOWN

OCCUPATION STATEMENT:
OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.

NOTES:

1. THIS SURVEY PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH REPORT OR COMMITMENT.

2. DISTANCE IN ( ) INDICATES A DEED OR PLAT CALL DISTANCE WHERE IT DIFFERS FROM MEASURED.

ABBREVIATIONS:
AC. ACRES
D.B. DEED BOOK
C/L CENTERLINE
I.L. INLOT
LND. LAND SURVEY VOL.-PAGE
O.L. OUTLOT
PAR. PARCEL ID
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
REC. RECORD PLAT VOL.-PAGE
SEC. SECTION
SUR. SURVEY
TPOB TRUE POINT OF BEGINNING
R/W RIGHT-OF-WAY

BASIS OF BEARING: S 33°28'35" W FOR THE CENTERLINE OF NASHVILLE ROAD FROM GPS OBSERVATIONS UTILIZING ODOT VRS, STATE PLANE COORDINATE SYSTEM, NAD'83(2011) (GEOID'12), OHIO SOUTH ZONE.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul Huelskamp PE, PS
MIAMI COUNTY ENGINEER
DEPUTY 8·8·2022 DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
8/2/2022
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Henry Klein REHS
DATE 8/2/2022
MIAMI COUNTY
GENERAL HEALTH DEPT.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

BY: Luis G. Riancho 7/14/2022
LUIS G. RIANCHO DATE
REGISTERED SURVEYOR OF OHIO NO. 5287

STATE OF OHIO
LUIS G. RIANCHO 5287
REGISTERED SURVEYOR

CLIENT: PATRICIA HORNBERGER
DATE OF SURVEY: JUNE 2022

0 100 200 300
GRAPHIC SCALE
SCALE 1"=100'

PREPARED BY:
LGR
LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
TEL 937 836-1585
FAX 937 836-9974
LGRIANCHO@WOH.RR.COM
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

JOB # 22039 JUNE 2022
DRAWING: 22039POS.DWG
PLOT DATE 07-14-2022

PLAT OF SURVEY - 1.052 Ac. (PT. INLOT 11324)

FOR:

HARSON INVESTMENTS LTD.

LOCATED IN:
SECTION 17, TOWN 5, RANGE 6 EAST, MRs
CITY OF TROY
MIAMI COUNTY, OHIO

SURVEY VOL. 61 PG. 106
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

NORTH

GRAPHIC SCALE
0 100 200 300
SCALE: 1" = 100'
JUNE 28, 2022

BEARING BASIS

CORRELATED TO THE NORTH-SOUTH RIGHT-OF-WAY LINE OF TOWNE PARK DRIVE AS RECORDED IN PLAT BOOK 20 PAGE 73 AS N 03°02'28" W.

OCCUPATION STATEMENT

LINES OF OCCUPATION ARE IN REASONABLE AGREEMENT WITH TITLE LINES.

SURVEY REFERENCES:

PLAT BOOK 20 PAGE 73
PLAT BOOK 28 PAGE 34
PLAT BOOK 28 PAGE 15
DEED BOOK 749 PG 205
INSTRUMENT 20200R-08021

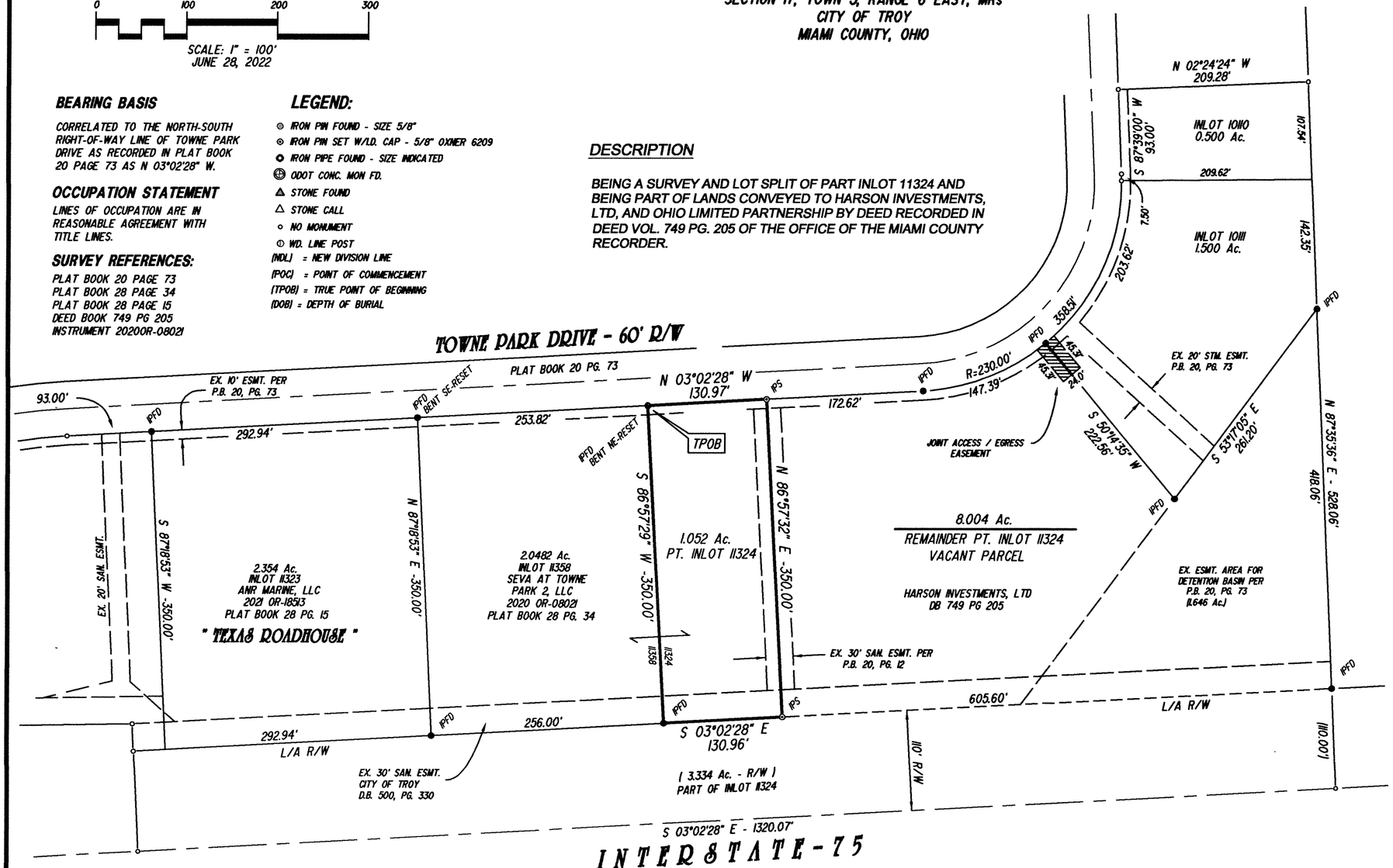
LEGEND:

- IRON PIN FOUND - SIZE 5/8"
- IRON PIN SET W/I.D. CAP - 5/8" OXNER 6209
- IRON PIPE FOUND - SIZE INDICATED
- ODOT CONC. MON FD.
- STONE FOUND
- STONE CALL
- NO MONUMENT
- WD. LINE POST

(NDL) = NEW DIVISION LINE
(POC) = POINT OF COMMENCEMENT
(TPOB) = TRUE POINT OF BEGINNING
(DOB) = DEPTH OF BURIAL

DESCRIPTION

BEING A SURVEY AND LOT SPLIT OF PART INLOT 11324 AND BEING PART OF LANDS CONVEYED TO HARSON INVESTMENTS, LTD, AND OHIO LIMITED PARTNERSHIP BY DEED RECORDED IN DEED VOL. 749 PG. 205 OF THE OFFICE OF THE MIAMI COUNTY RECORDER.



CITY OF TROY

THIS SURVEY AND LOT SPLIT REVIEWED AND APPROVED THIS 15TH DAY OF AUGUST, 2022.

CITY ENGINEER: JILLIAN RHOADES PE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 - STANDARDS FOR BOUNDARY SURVEYS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND IS BASED ON ACTUAL FIELD-WORK. MEASUREMENTS ARE CORRECT AND MONUMENTS HAVE BEEN SET AS SHOWN.

M.L. OXNER - REG. SURVEYOR No. 6209
DATED: JUNE 29, 2022

STATE OF OHIO
M. L. OXNER
S-6209
REGISTERED SURVEYOR

PROFESSIONAL ASSOCIATES INC.
CIVIL ENGINEER / SURVEYOR
516 PATRICIA FAYE CT., BROOKVILLE, OH 45309
M.L.OXNER P.E., P.S. PH. 937-238-1677 (C)

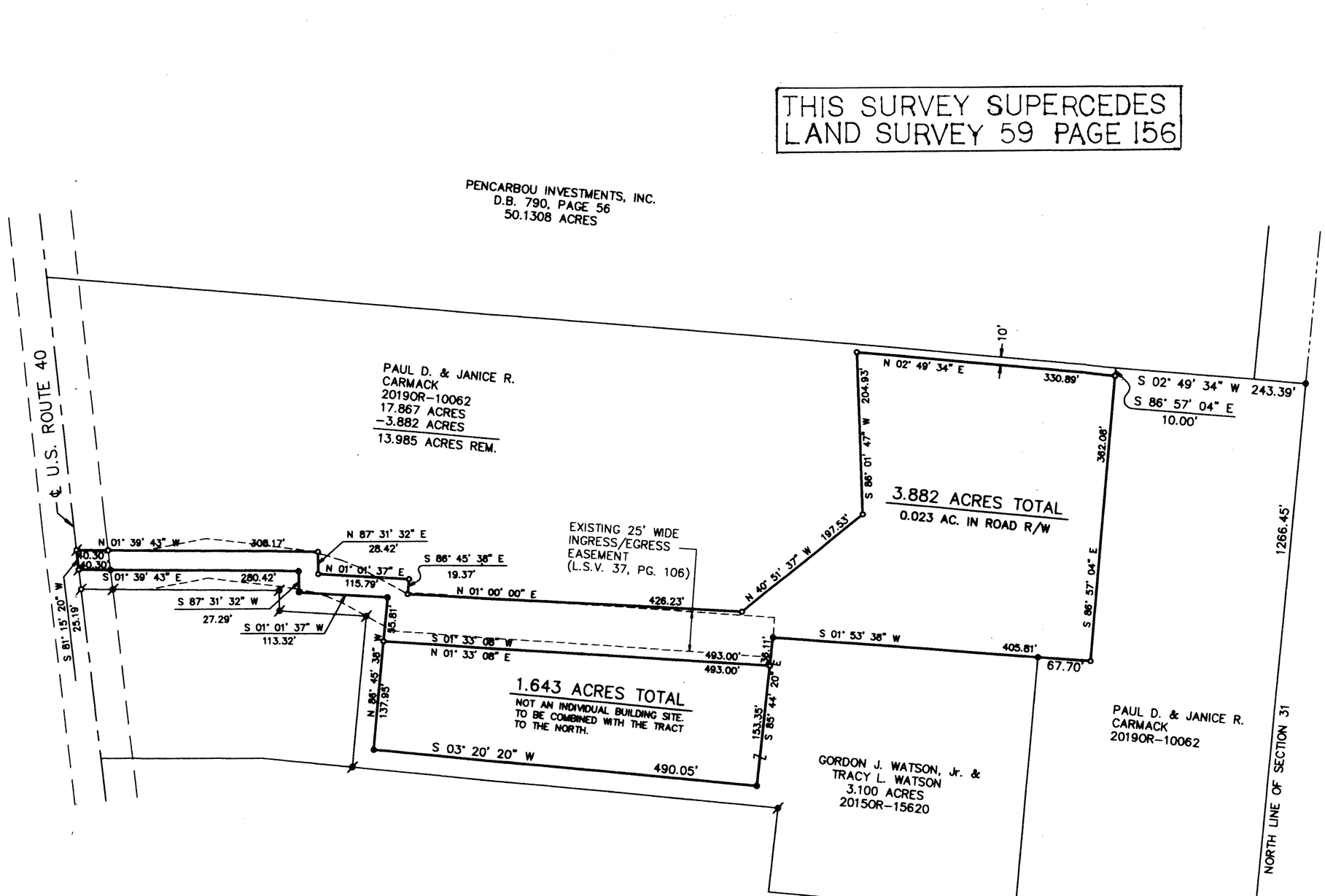
F:2003/202204 POS 1.052 Ac.

2	9 BTMRS	NE 1/4-31	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 107

Miami County Engineer's
Record of Land Surveys

THIS SURVEY SUPERCEDES
LAND SURVEY 59 PAGE 156



Legend

- ● Iron pin found
- ⊗ Iron pipe found
- ⊗ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Land Surveys:
Vol. 05, Pg. 102
Vol. 08, Pg. 65
Vol. 10, Pg. 45
Vol. 10, Pg. 79
Vol. 36, Pg. 34
Vol. 37, Pg. 106
Vol. 59, Pg. 156

Scale: 1"=100'
0 50 100 150 200

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Christopher J. Sharp 4-29-21
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
SECRETARY 8/11/2022 DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY:
DATE: 5/3/2021
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 3.882 acres for Doug Carmack.

Basis of Bearings

The bearings are based on the centerline U.S. Route 40, bearing S 81° 15' 20" W, as taken from Vol. 37, Page 106 of the Miami County Engineer's Record of Land Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

CERTIFICATION OF REGISTRATION

This is to certify that Planning Commission Approval of this conveyance is not required as being exempt under O.R.C. 711.01

Notice is given to all parties:
No additional building site is created by this conveyance: No structure may be erected or maintained on the premises herein conveyed without further compliance with all Planning, Building, and Zoning Regulations of Miami County.
1.643 Acre Tract

8/12/2022
Miami County Planner

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt, P.S. #6001 4/20/21
Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 31720 Ph. (937) 339-2921

Covington | Corporation

PT. 1205 | Inlot

Miami | County

Ohio | State

Volume 61 Page 108

Miami County Engineer's Record of Land Surveys

THIS LOT SPLIT WAS REVIEWED AND APPROVED THIS 27 DAY OF JUNE, 2022 BY THE VILLAGE OF COVINGTON PLANNING COMMISSION.

Edward L. McCord
CHAIRMAN

SECRETARY

THIS LOT SPLIT WAS REVIEWED AND APPROVED THIS 1 DAY OF AUGUST, 2022 BY THE VILLAGE OF COVINGTON.

Edward L McCord
MAYOR

Scale: 1"=40'
0 20 40 60 80

Notes:

1. Monuments (pins) found or set on this survey match the locations per Lot Survey Volume 19, Page 14 and agree with existing deeds.
2. Existing fences were set according to original pins–set in error.

Legend

- ● Iron pin found
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)
- ◬ Mag nail set
- ⊗ Gin spindle found
- ⊘ Mag nail found
- △ Pins set in error (Lot Surv. Vol. 19, Page 14)
- –×–×– Existing chain link fence

References

Vol. 14, Pg. 100
Vol. 18, Pg. 37
Vol. 19, Pg. 14
Vol. 19, Pg. 168
} Miami County Engineer's Record of Lot Surveys

Vol. 55, Pg. 14
Vol. 57, Pg. 44
} Miami County Engineer's Record of Land Surveys

P.B. 10, Pg. 81
P.B. 12, Pg. 94
} Miami County Recorder's Plat Records

R/W

℄ STATE ROUTE 41 (60' R/W)

R/W VARIES

℄ MOTE DRIVE

N.W. CORNER INLOT 1205

9.92'

100.00'

S 63° 23' 00" E 100.00'

LINE PER LOT SURVEY 19, PAGE 14

S 63° 23' 00" E

141.16'

10.07'

PIN FD. @ 34.07'

10.02'

34.35'

313.04'

S 01° 22' 00" E

30'

80'

S 26° 38' 00" W

S 43° 19' 57" W 52.20'

9.92'

PT. INLOT 1205
BRENT DAVIS & JODY BOEHRINGER
20180R–04346

181.30'

181.30'

S 26° 37' 01" W

N 26° 37' 01" E

△=01° 22' 35"
R=2261.83'
L=54.36'
L.C.=54.36'
S 62° 42' 14" E

S 26° 38' 00" W 64.38'

ACCESS EASEMENT 0.013 ACRES

S 68° 14' 27" E 74.35'

77.09'

15.00'

S 79° 25' 13" E 119.72'

GRAVEL DRIVEWAY

KMARC INVESTMENTS, LLC
20160R–07641

PT. INLOT 1205
2.415 ACRES
–0.138 ACRES
2.277 AC. REMAINING

ACCESS EASEMENT–0.070 ACRES

N 68° 14' 27" W 102.19'

40.00'

35.51'

S 26° 37' 01" W

N 79° 50' 03" W 13.81'

S 00° 56' 00" W 37.68'

S 26° 38' 24" W 10.10'

S 79° 25' 13" E 112.57'

N 26° 38' 00" E 62.75'

PT. INLOT 1205
0.138 ACRES
NOT AN INDIVIDUAL BUILDING SITE. TO BE COMBINED WITH TRACT TO SOUTH.

N 89° 04' 00" W 138.19'

10.10'

LINE OF OCCUPATION

ASPHALT PARKING

STORE AND LOCK

INLOT 1155

180.00'

96'

PT. INLOT 1205
SET LAND GROUP, LLC.
D.B. 783, PG. 476

4.38'

162.19'

LINE OF OCCUPATION

N 00° 56' 00" E

STORE AND LOCK

STORE AND LOCK

STORE AND LOCK

STORE AND LOCK

N 26° 38' 00" E

SECTION 29

N 89° 04' 00" W 216.25'

15.47'

SECTION LINE

N 89° 04' 00" W 291.45'

PIN FOUND N 86° 40' 36" W @ 0.39'

SECTION 32

9.10'

INLOT 1156

LINE PER LOT SURVEY 19, PAGE 14 AS WITNESSED BY IRON PINS SET IN ERROR–USING 40' R/W LINE FOR STATE ROUTE 41

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

DEPUTY

8·10·2022
DATE

Split of Inlot 1205 in the Village of Covington for KMARC Investments, LLC.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

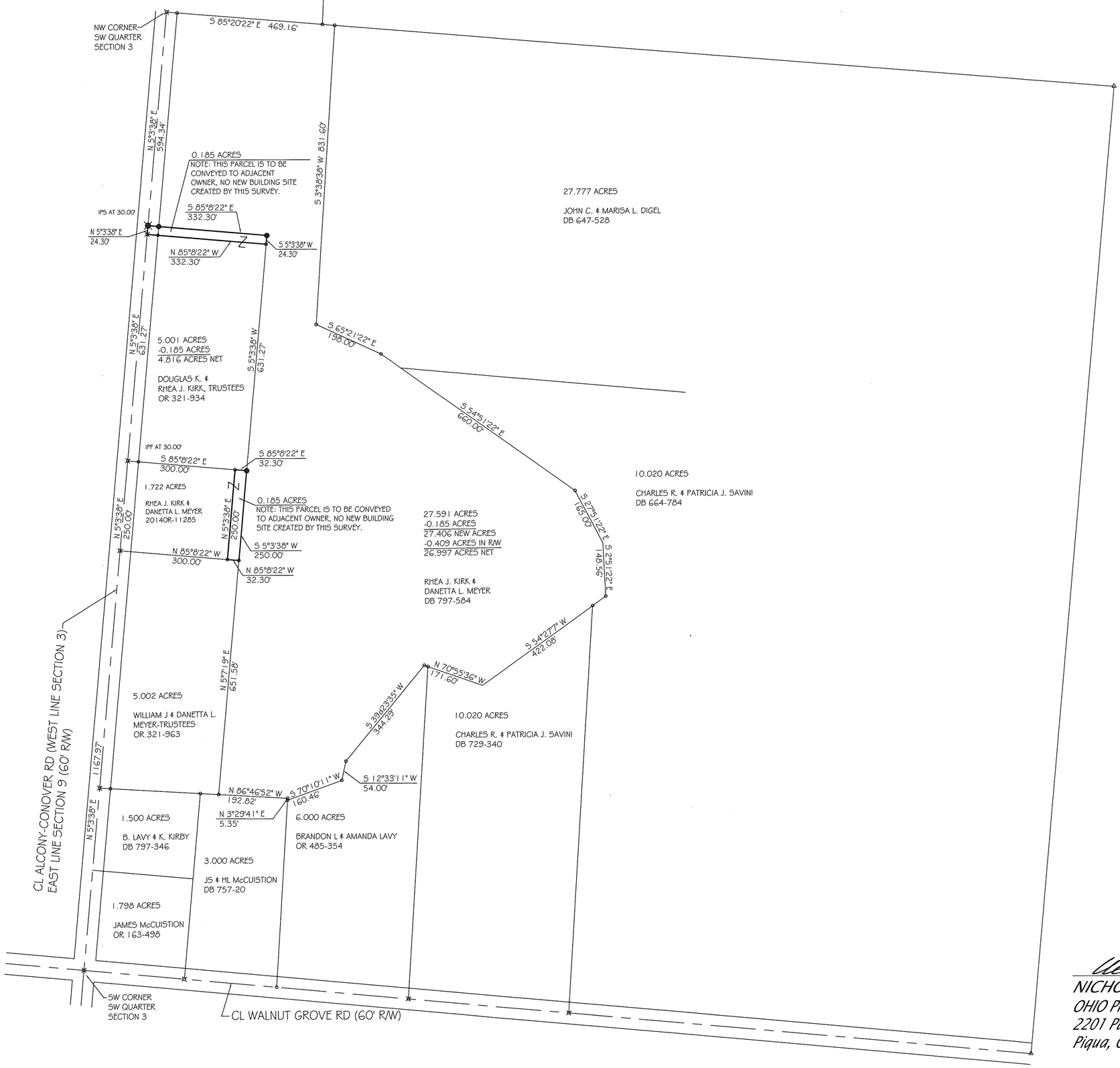
Michael W. Cozatt 5/27/22

Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 06422 Ph. (937) 339–2921

2	10	SW $\frac{1}{4}$ 3	ELIZABETH	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 61, PAGE 109
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ● --5/8" X 30" REBAR WITH CAP SET
- ⊠ --MAG NAIL SET
- ⊠ --RAILROAD SPIKE FOUND/CALC
- ○ --IRON PIN FOUND/CALC
- ◎ --CONC. MARKER IN MON. BOX FOUND
- ◔ --2 1/2" STEEL COR. POST FOUND
- △ CALCULATED SECTION CORNER/QUARTER SECTION CORNER

BEARINGS BASED UPON STATE PLANE COORDINATES NAD 83, OHIO SOUTH ZONE

SCALE 1"=200'

0 100 200 400

SURVEY REFERENCES:

MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS
VOL. 21, PG. 169
VOL. 34, PG. 146
VOL. 35, PG. 7
VOL. 35, PG. 136

SURVEY FOR MEYER IN SECTION 3, ELIZABETH TOWNSHIP

~APPROVALS~

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark D Stoms 8.17.22
DEPUTY DATE

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER ORC 711.001.

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE: NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

8/17/2022
SECRETARY DATE FOR EACH TRACT
MIAMI COUNTY PLANNING COMMISSION

Nick Miller 8/9/2022
NICHOLAS L. MILLER DATE
OHIO PROFESSIONAL SURVEYOR #8384
2201 Patterson-Halpin Road
Piqua, Ohio 45356

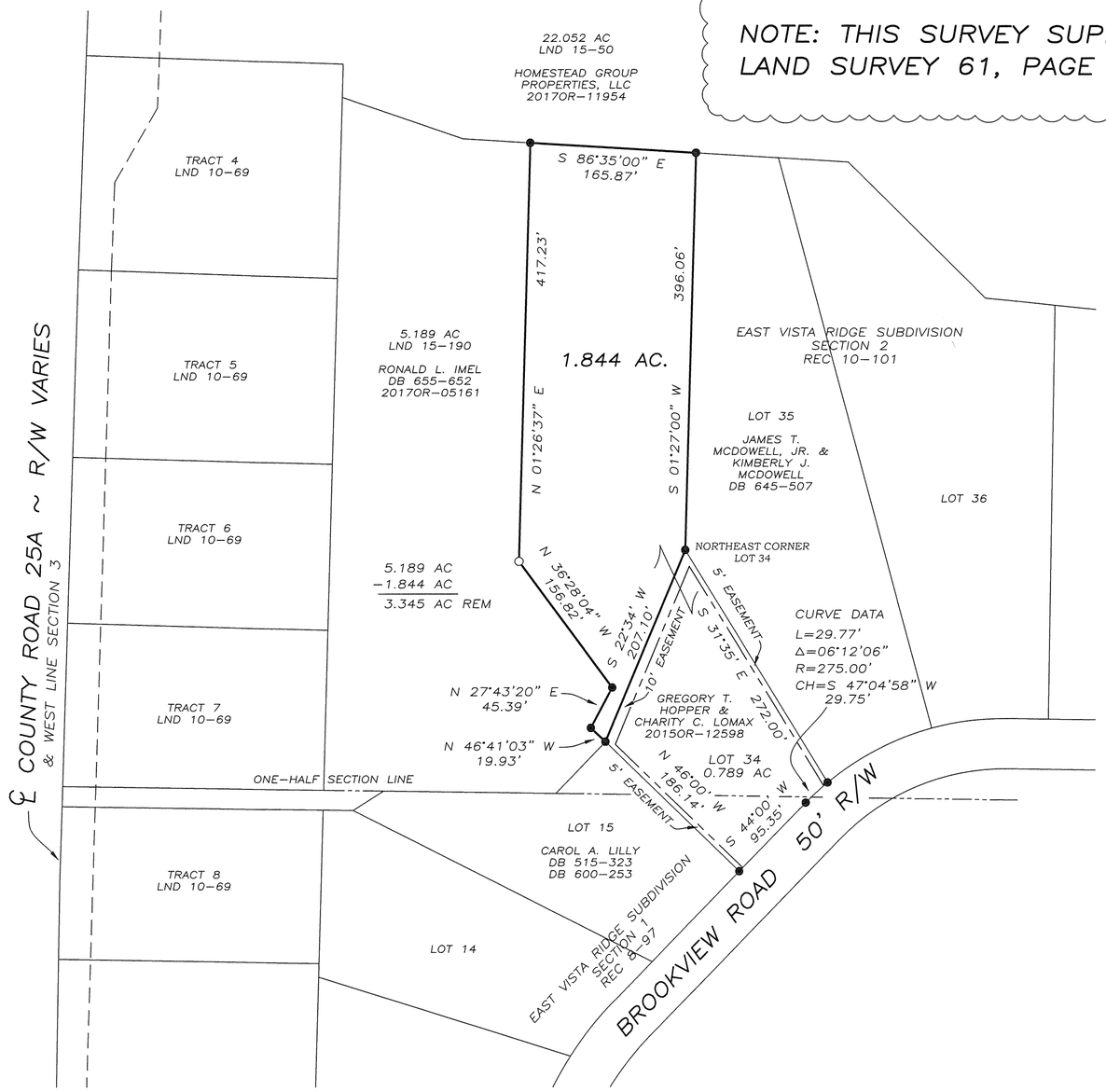
STATE OF OHIO
NICHOLAS L. MILLER
NO. 8384
REGISTERED
PROFESSIONAL SURVEYOR

MIAMI COUNTY / OHIO | CONCORD / TOWNSHIP | 3 NW 1/4 / SECTION | 4 / TOWN | 6 / RANGE

VOLUME 61 PAGE 110

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

NOTE: THIS SURVEY SUPERCEDES LAND SURVEY 61, PAGE 97



0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

SURVEY OF 1.844 ACRES FOR GREGORY HOPPER IN SECTION 3, CONCORD TOWNSHIP

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark D. Storms 8-17-22
DEPUTY DATE

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

D. Schl 8/18/22
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

1.844 AC.

LEGEND

○ CAPPED IRON PIN SET
● IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
PLAT BOOK 8, PAGE 97
PLAT BOOK 10, PAGE 101
BASIS OF BEARINGS

DEEDS/DOCUMENTS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 10 PAGE 69
VOLUME 15 PAGE 50
VOLUME 15 PAGE 190
VOLUME 51 PAGE 97
VOLUME 58 PAGE 55
VOLUME 61 PAGE 97

ALL MONUMENTS FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE

OCCUPATION LINES, WHERE EXISTING, GENERALLY AGREE WITH PROPERTY LINES.

THIS PLAT IS AN ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37, STANDARDS FOR BOUNDARY SURVEYS.

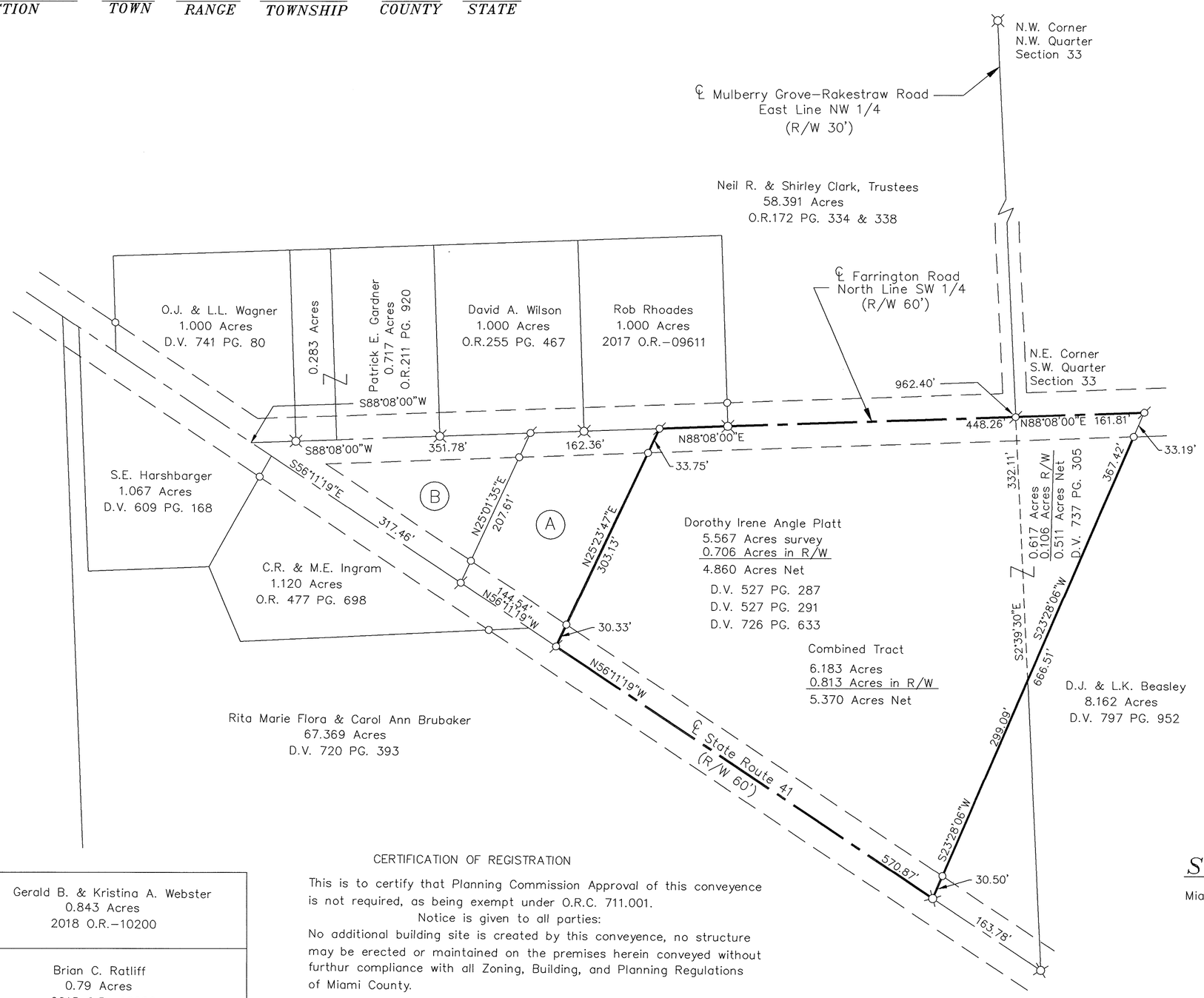
STATE OF OHIO
MICHAEL W. COZATT
S–6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 8/16/22
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 04122
AUGUST 8, 2022
LAND SURVEYOR
TROY, OH 45373
(937) 339–2921

33 SW & SE 1/4 SECTION | 8N TOWN | 5E RANGE | NEWBERRY TOWNSHIP | MIAMI COUNTY | OHIO STATE

VOLUME NO. 61 PLAT NO. 111
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: AUGUST 2022



N

SCALE: 1" = 100'

0 50 100 150 200

BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY.

LEGEND

□	WOOD FENCE POST FOUND
⌀	MAG NAIL OR PK NAIL FOUND
●	MAG NAIL SET
⌧	RAILROAD SPIKE FOUND
○	REBAR OR PIN FOUND
◎	4" METAL POST
●	5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
(p)	PLAT DISTANCE
(m)	MEASURED DISTANCE
(d)	DEED DISTANCE

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

A	Gerald B. & Kristina A. Webster 0.843 Acres 2018 O.R.–10200
B	Brian C. Ratliff 0.79 Acres 2015 O.R.–10062

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE. PS
MIAMI COUNTY ENGINEER
08/23/2022
DEPUTY DATE

CERTIFICATION OF REGISTRATION

This is to certify that Planning Commission Approval of this conveyence is not required, as being exempt under O.R.C. 711.001.

Notice is given to all parties:

No additional building site is created by this conveyence, no structure may be erected or maintained on the premises herein conveyed without furthur compliance with all Zoning, Building, and Planning Regulations of Miami County.

N/A Combination of Existing Tracts DRS 8/23/22
Secretary
Miami County Planning Commmission

STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED PROFESSIONAL SURVEYOR

Larry J. Bill Aug 19, 2022
LARRY J. BILL, P.S. #7557 DATE

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 16 Page 106
Survey Volume 18 Page 75
Survey Volume 23 Page 171
Survey Volume 24 Page 179
Survey Volume 35 Page 10
Survey Volume 35 Page 50
Survey Volume 46 Page 80
Survey Volume 57 Page 133
Survey Volume 58 Page 101

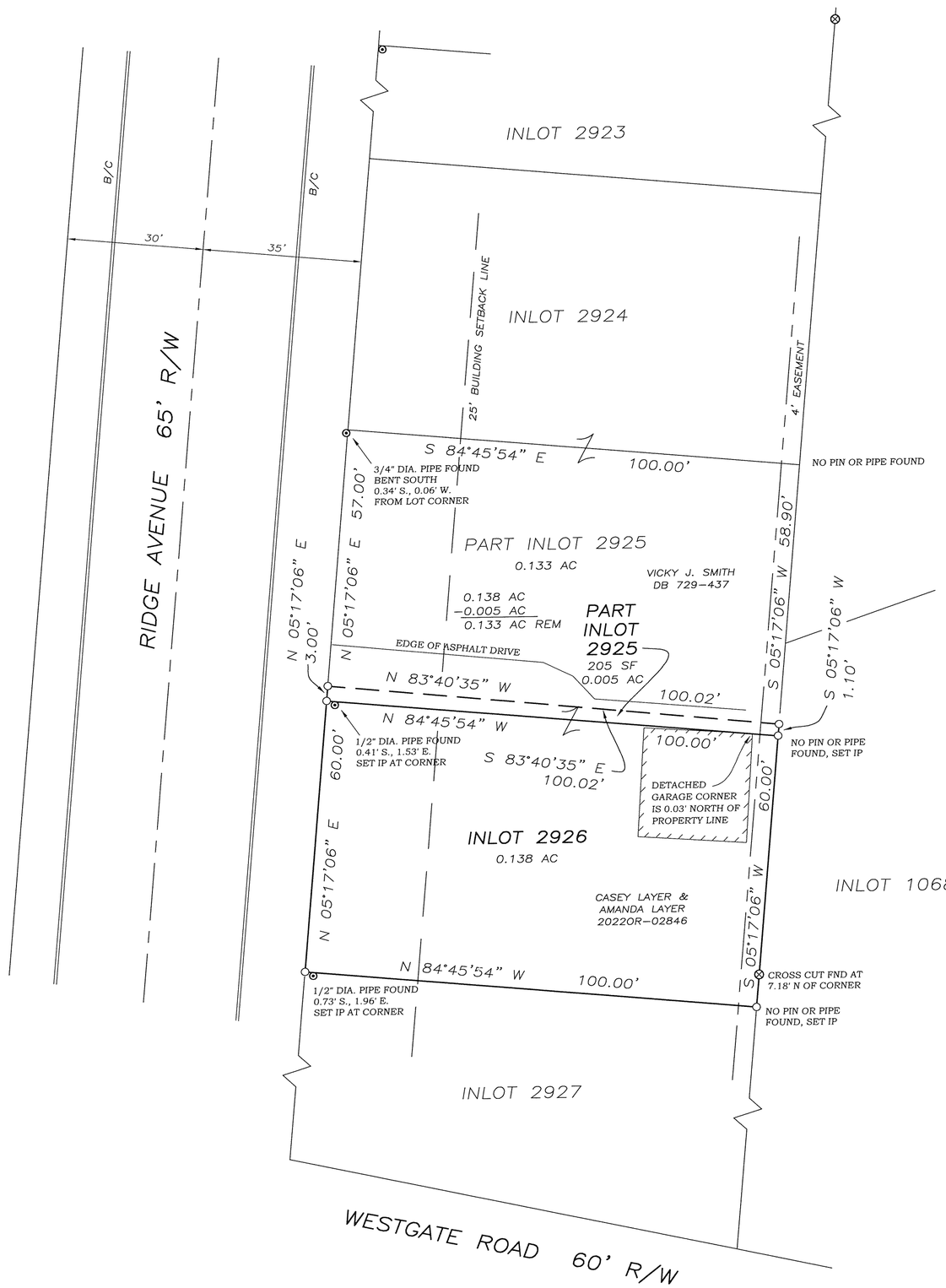
SURVEY TO COMBINE PLATT TRACTS

Larry J. Bill
Professional Surveyor
9826 New Harrison–Bradford Road
Bradford, Ohio 45308
Phone (937) 448–6320
Fax (937) 448–6323

CITY OF TROY, MIAMI COUNTY, OHIO
PART INLOT 2925

VOLUME 61 PAGE 112

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ⊙ PIPE FOUND
- ⊗ CROSS FOUND IN CONCRETE MONUMENT

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 4, PAGE 51
PLAT BOOK 18, PAGE 12
PLAT BOOK 26, PAGE 53

DEEDS AS SHOWN HEREON

BASIS OF BEARING:
BEARINGS AR BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 83 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402

SURVEY OF A 205 SF STRIP OF LAND TO BE TRANSFERRED FROM INLOT 2925 TO INLOT 2926.

CITY OF TROY ENGINEER
THIS LOT SPLIT REVIEWED AND APPROVED
THIS 29th DAY OF SEPTEMBER, 2022

0 10 20 40
GRAPHIC SCALE IN FEET
1" = 20'

AUGUST 12, 2022 REV: SEPT 16, 2022	SURVEY OF PART INLOT 2925 & INLOT 2926 IN THE CITY OF TROY, MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

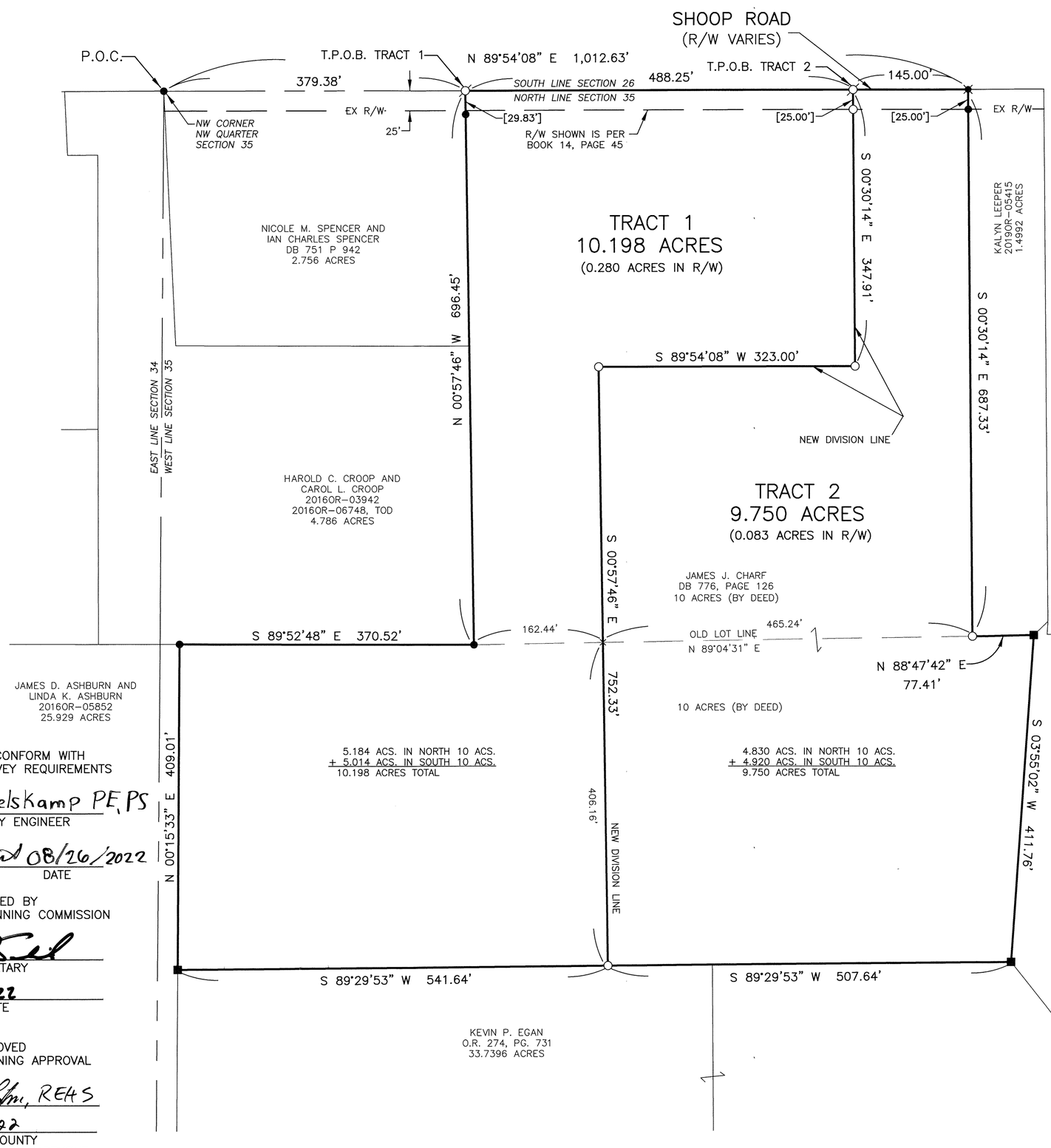
Neil E. Teaford, PS. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

VOLUME 61 PAGE 113

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

35 SECTION | 4 TOWN | 6E RANGE | MONROE TOWNSHIP



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE,PS
MIAMI COUNTY ENGINEER

DEPUTY DATE 08/26/2022

APPROVED BY
MIAMI COUNTY PLANNING COMMISSION

SECRETARY

8/26/2022
DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY Gary Lynn, REHS

DATE 8/24/22
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ⌀ MAG NAIL SET
- ✱ RAILROAD SPIKE FOUND
- ■ NAIL AND WASHER IN TOP OF 1' DIA. CONCRETE FENCE POST FOUND (IP LOOKED FOR NOT FOUND)
- × CALCULATED POINT
- ( ) REFERENCED DISTANCE OF RECORD

REFERENCES:

LAND SURVEYS:

VOLUME 22, PAGE 186
VOLUME 24, PAGE 173
VOLUME 32, PAGE 82
VOLUME 44, PAGE 33
VOLUME 51, PAGE 177
VOLUME 52, PAGE 133
VOLUME 54, PAGE 57
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

RECORDER'S BOOK:

BOOK 14, PAGE 45
AND AS SHOWN HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE NORTH LINE OF SECTION 35 BEING N 89°54'08" E.

0' 100' 200' 300'
GRAPHIC SCALE IN FEET
1" = 100'

CERTIFICATION:

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

LOT SPLIT SURVEY OF 20.00 ACRES FOR JAMES CHARF
LOCATED IN MONROE TOWNSHIP, MIAMI COUNTY ~ DATE 08/22/2022

STATE OF OHIO
BERNARD D. KIENOW JR.
S-7456
REGISTERED
PROFESSIONAL SURVEYOR

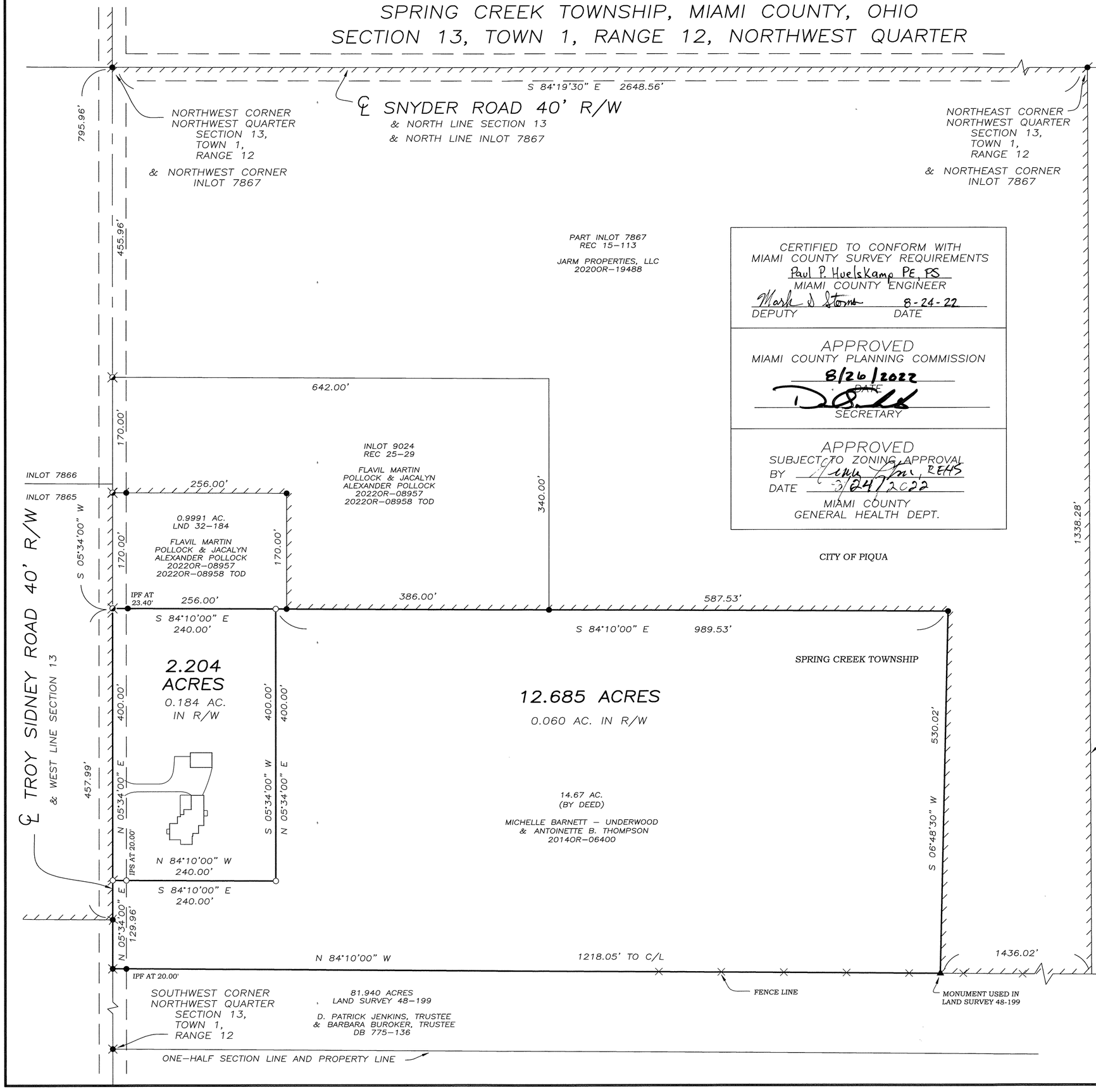
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #159.22 DRAWN BY: BBH CHECKED BY: JJB

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 13, TOWN 1, RANGE 12, NORTHWEST QUARTER

VOLUME 61 PAGE 114

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Mark D Storm 8-24-22
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
8/26/2022
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY [illegible], REHS
DATE 8/24/2022
MIAMI COUNTY
GENERAL HEALTH DEPT.

<u>LEGEND</u>

- ○ 5/8" IRON PIN SET
- ● 5/8" IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- ◉ MAG NAIL FOUND
- ▲ HINGE NAIL FOUND IN TOP 6" WOOD POST
- ⊠ MAG SPIKE FOUND
- ////// DENOTES CORPORATION LINE

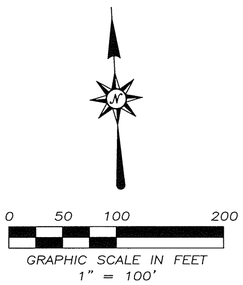
<u>REFERENCES</u>

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 24, PAGE 145
VOLUME 32, PAGE 184
VOLUME 48, PAGE 199

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 495, PAGE 876
DEED BOOK 617, PAGE 357
DEED BOOK 691, PAGE 97
PLAT BOOK 15, PAGE 113
PLAT BOOK 25, PAGE 29
DOCUMENT NUMBER 20140R-06400
MISC. BOOK 2, PAGE 293
MISC. BOOK 3, PAGE 424
DEED BOOK 492, PAGE 215
DEED BOOK 527, PAGE 325
DEED BOOK 570, PAGE 120
DEED BOOK 604, PAGE 480

THE PURPOSE OF THIS SURVEY WAS TO RESURVEY A 14.886 ACRE TRACT (14.67 ACRES BY DEED) AND THEN CUT OUT A 2.204 ACRE TRACT CONTAINING BUILDINGS AND SANITARY FACILITIES

BASIS OF BEARING IS NORTH 05 DEGREES 34 MINUTES 00 SECONDS EAST ON THE WEST LINE OF SECTION THIRTEEN (13) AND ON THE CENTER LINE OF TROY SIDNEY ROAD, PER RECORD PLAT 25-29.



GRAPHIC SCALE IN FEET
1" = 100'

SURVEY FOR
MICHELLE BARNETT-UNDERWOOD & ANTOINETTE THOMPSON
IN MIAMI COUNTY, OHIO ~ AUGUST 8, 2022

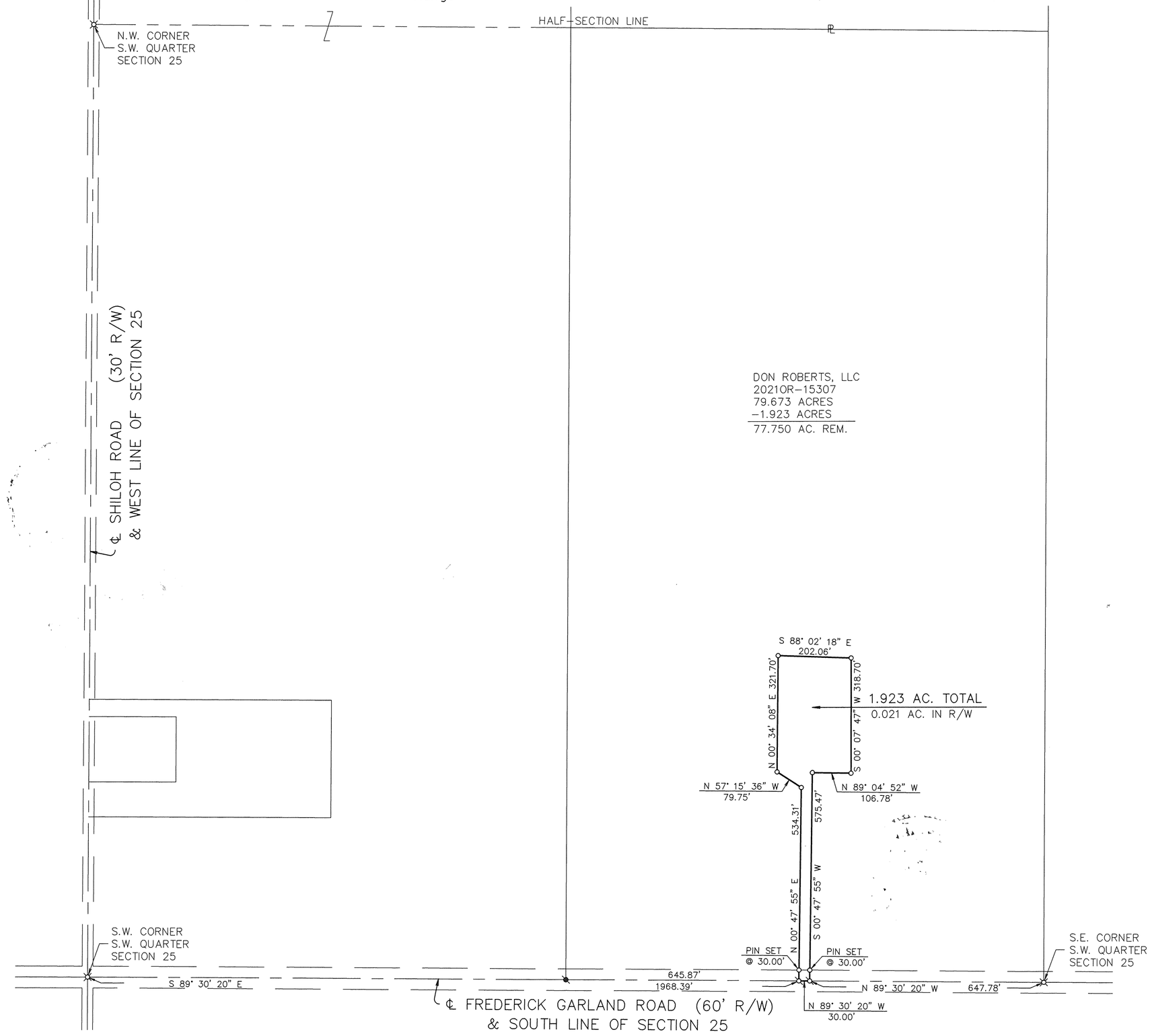
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

7	4E	SW 1/4 – 25	Union	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 115
Miami County Engineer's
Record of Land Surveys



N

Scale: 1"=200'
0 100 200 300 400

Legend

- ● Iron pin found
- ✱ R.R. spike found
- ⊗ Mag nail found
- ⊠ Mag nail set
- ⊗ Mag nail set over existing monument
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 25, Pg. 32
Vol. 37, Pg. 68
Vol. 47, Pg. 193
Vol. 58, Pg. 198
} Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S. Stone 8-29-22
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

[illegible] 8/29/2022
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Mary Ann, REHS.

DATE: 8/29/2022
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 1.923 acres for Don Roberts, LLC.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 8/29/22
Michael W. Cozatt, P.S. #6001 Date

Basis of Bearings

The bearings are based on the south line of Section 25 and the centerline of Frederick Garland Road, bearing N 89° 30' 20" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 08222 Ph. (937) 339-2921

7	4E	NE 1/4 – 34	Union	Miami	Ohio
Town	Range	Section	Township	County	State

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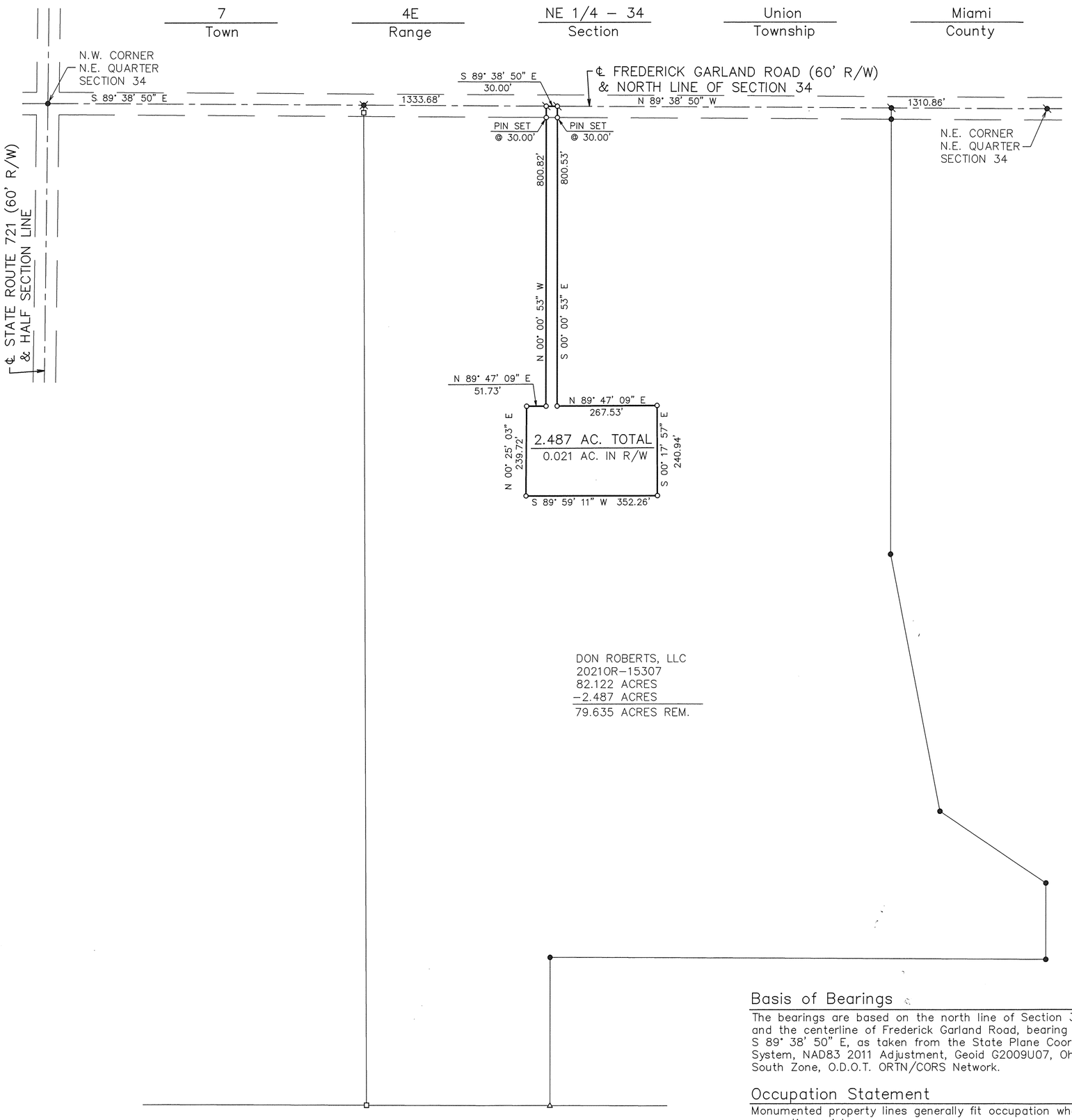
Miami County Engineer's
Record of Land Surveys



N

Scale: 1"=200'

0 100 200 300 400

Legend

- ● Iron pin found
- ✱ R.R. spike found
- ✎ Mag nail found
- △ Wood fence post found
- □ Stone found
- ⊗ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 60, Pg. 148 { Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark D Storms — 8-29-22
DEPUTY — DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

SECRETARY — 8/29/2022 DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Gina Kim, REHS

DATE: 8/29/2022

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2.487 acres for Don Roberts, LLC.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL
W.
COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt — 8/29/22
Michael W. Cozatt, P.S. #6001 — Date

Basis of Bearings

The bearings are based on the north line of Section 34 and the centerline of Frederick Garland Road, bearing S 89° 38' 50" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 08022 *Ph. (937) 339-2921*

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 20, TOWN 8, RANGE 5
SOUTHEAST QUARTER

VOLUME 61 PAGE 117

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

ONE–HALF SECTION LINE

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	APPROVED SUBJECT TO ZONING APPROVAL	LARGE LOT DEVELOPMENT
Paul P. Huelskamp PE,PS MIAMI COUNTY ENGINEER Mark S Stons 8-25-22 DEPUTY DATE	BY Mary Ann, REHS DATE 8/31/2022 MIAMI COUNTY HEALTH DISTRICT	APPROVED BY MIAMI COUNTY PLANNING DEPARTMENT; NO PLAT REQUIRED DIRECTOR 8/31/2022 DATE MIAMI COUNTY PLANNING COMMISSION

INGLE ROAD
NO RECORD

68.947 ACRES

RUDY FAMILY LLC
DB 778–131

11.0445 ACRES
LND 42–97
LND 51–152

ROGER C. CLARK &
DEBRA L. CLARK
DB 799–201
20200R–03276 TOD

PK NAIL FOUND

S 89°57'13" E

1048.41'

S 0°38'47" W
30.00'

IPS AT 30.00'

N 89°57'13" W 593.36'

1293.35'

5.035
ACRES

ROGER C. CLARK &
DEBRA L. CLARK
20180R–04248
20180R–05528 TOD

N 0°32'34" E 442.96'

S 0°32'29" W 412.96'

N 89°57'13" W 455.00'

66.390 ACRES
LND 28–62

ROGER C. CLARK &
DEBRA L. CLARK
20180R–04248
20180R–05528 TOD

66.390 ACRES
–5.035 ACRES
61.355 ACRES REMAINING

ONE–HALF SECTION LINE

℄ MCMAKEN ROAD ~ NO RECORD OF WIDTH
& EAST LINE SECTION 20

SOUTHEAST CORNER
SOUTHEAST QUARTER
SECTION 20,
TOWN 8,
RANGE 5

N 0°38'47" E

SOUTH LINE SECTION 20

LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ GIN SPINDLE FOUND
- ⌀ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 28, PAGE 62
VOLUME 40, PAGE 94
VOLUME 41, PAGE 3
VOLUME 42, PAGE 97
VOLUME 51, PAGE 152
VOLUME 53, PAGE 80

BASIS OF BEARING:

BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 83 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402

N

0 100 200 400

GRAPHIC SCALE IN FEET
1" = 200'

AUGUST 9, 2022

SURVEY OF 5.035 ACRES FOR THE CLARK FAMILY IN MIAMI COUNTY, OHIO

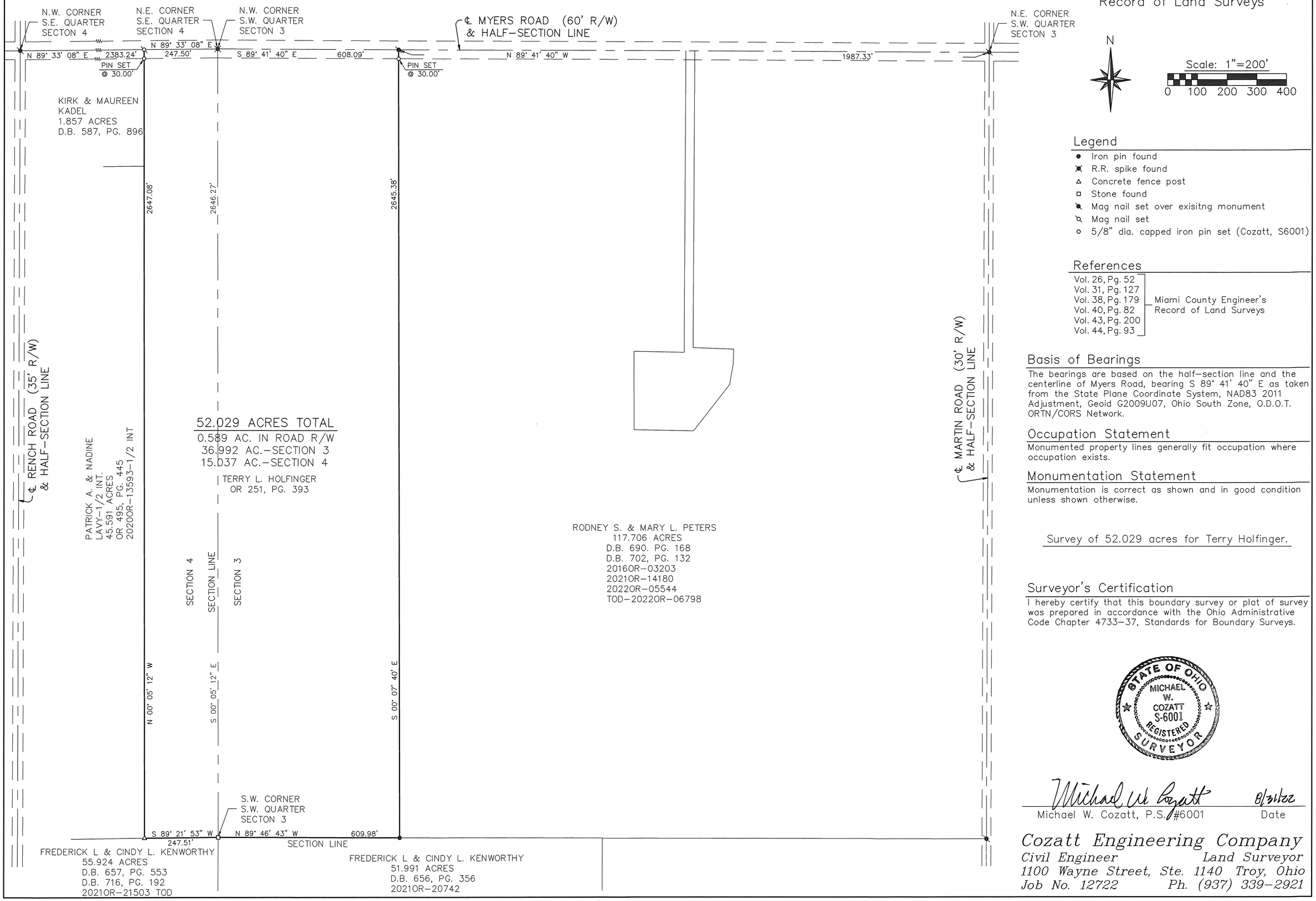
STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S.#7724

NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

7	5E	SW 1/4 – 3 SE 1/4 – 4	Newton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 118
Miami County Engineer's
Record of Land Surveys



N

Scale: 1"=200'
0 100 200 300 400

Legend

- ● Iron pin found
- ✱ R.R. spike found
- △ Concrete fence post
- □ Stone found
- ◔ Mag nail set over exisitng monument
- ◔ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 26, Pg. 52
- Vol. 31, Pg. 127
- Vol. 38, Pg. 179
- Vol. 40, Pg. 82
- Vol. 43, Pg. 200
- Vol. 44, Pg. 93

Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the half–section line and the centerline of Myers Road, bearing S 89° 41' 40" E as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 52.029 acres for Terry Holfinger.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 8/31/22

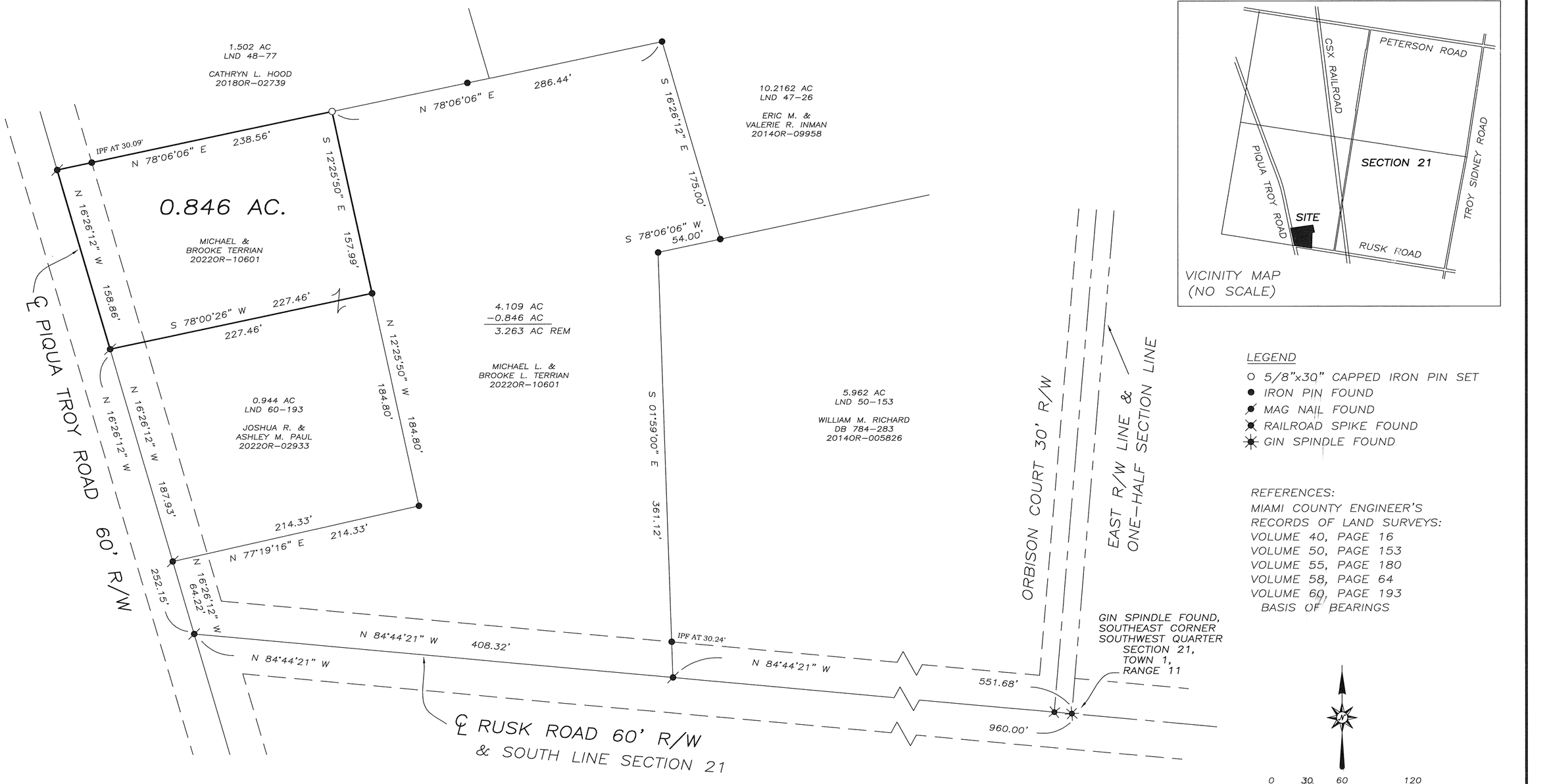
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 12722 Ph. (937) 339–2921

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 21, TOWN 1, RANGE 11
SOUTHWEST QUARTER

VOLUME 61 PAGE 119

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



VICINITY MAP
(NO SCALE)

LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ✓ MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ✳ GIN SPINDLE FOUND

REFERENCES:
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 40, PAGE 16
VOLUME 50, PAGE 153
VOLUME 55, PAGE 180
VOLUME 58, PAGE 64
VOLUME 60, PAGE 193
BASIS OF BEARINGS

0 30 60 120
GRAPHIC SCALE IN FEET
1" = 60'

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

9/1/2022
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

0.846 AC.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
9/1/22
DEPUTY DATE

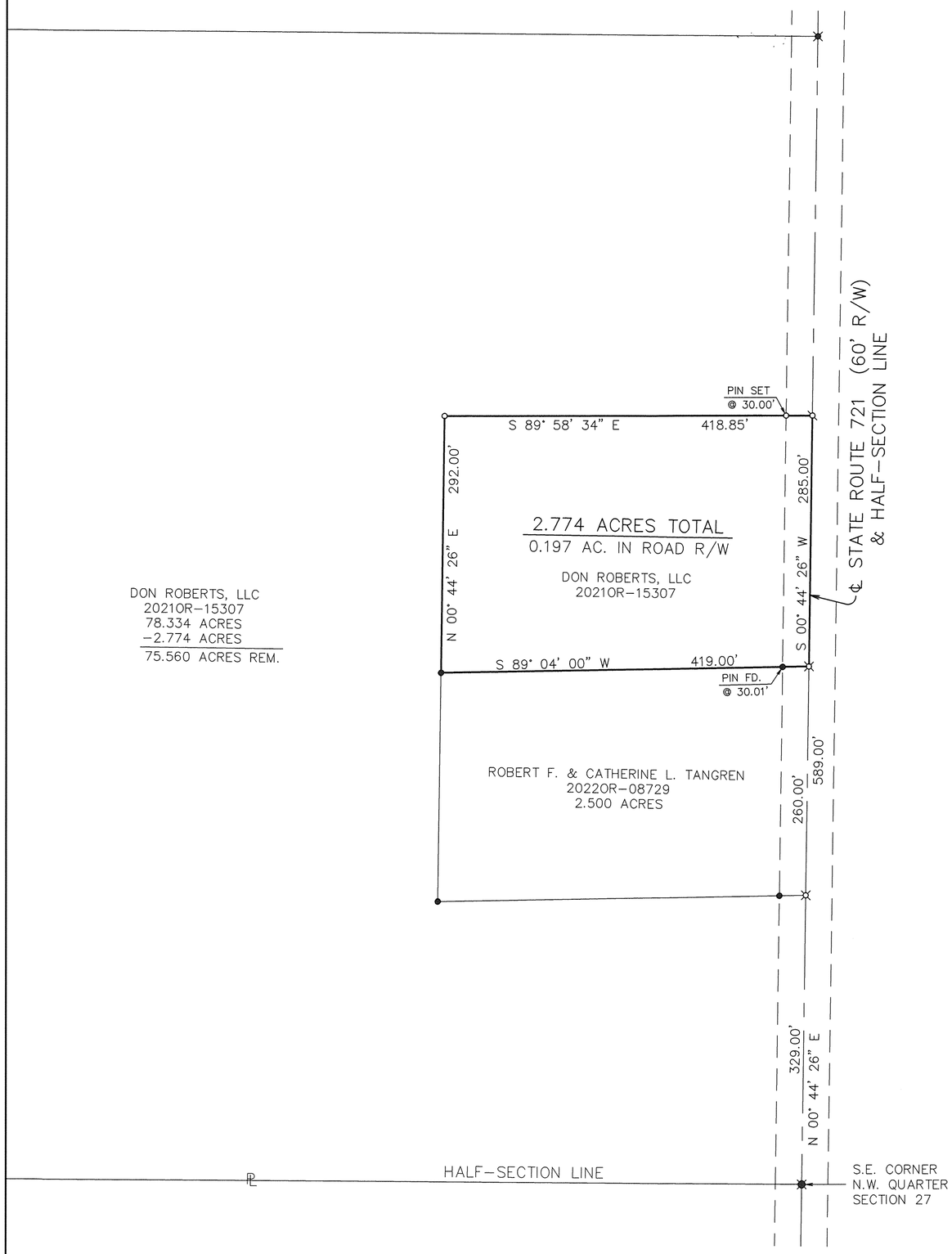
SURVEY FOR MICHAEL TERRIAN
IN MIAMI COUNTY, OHIO ~ AUGUST 24, 2022

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773–9479

7	4E	NW 1/4 – 27	Union	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 120
Miami County Engineer's
Record of Land Surveys



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark D Storms — 8.29.22
DEPUTY — DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

[signature] — 9/2/2022
SECRETARY — DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Jenny Shi, REHS

DATE: 8/30/2022

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

N

Scale: 1"=100'
0 50 100 150 200

Legend

- ● Iron pin found
- ✖ R.R. spike found
- ⊠ Gin spindle found
- ⊗ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 29, Pg. 167
Vol. 45, Pg. 58
Vol. 60, Pg. 147
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the half-section line and the centerline of State Route 721, bearing S 00° 44' 26" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 2.774 acres for Don Roberts, LLC.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt — 8/29/22
Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 07922 *Ph. (937) 339-2921*

MIAMI COUNTY
OHIO

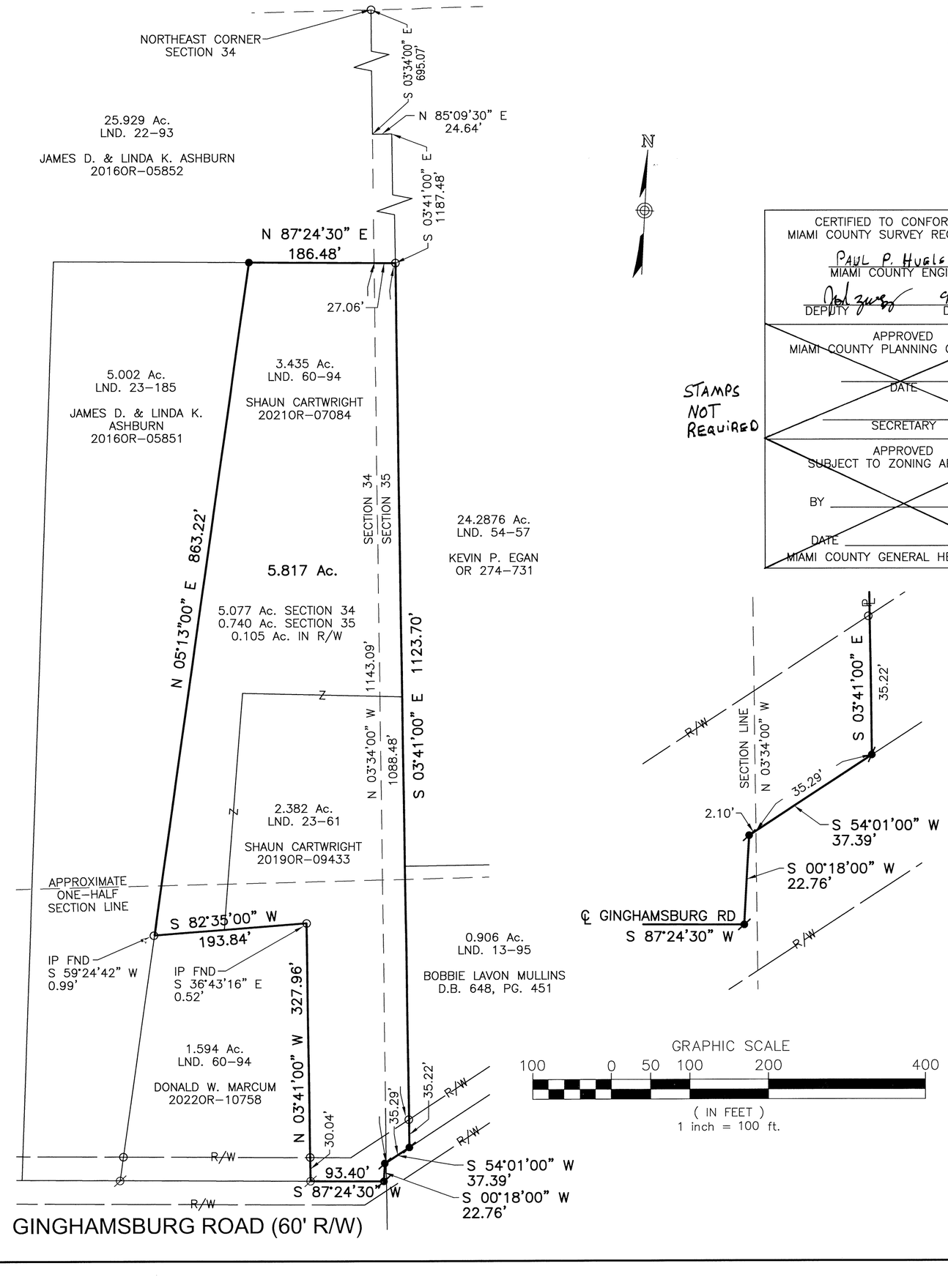
MONROE
TOWNSHIP

34 NE, SE 1/4 35 NW, SW 1/4
SECTION

4
TOWN

6
RANGE

VOLUME 61 PAGE 121
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUGLEKAMP PE. PS.
MIAMI COUNTY ENGINEER

DEPUTY 9.2.22 DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

DATE

SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL

BY

DATE

MIAMI COUNTY GENERAL HEALTH DEPT.

STAMPS NOT REQUIRED

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

TIE TO SECTION CORNER WAS TAKEN FROM MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS VOLUME 60, PAGE 94.

SURVEY REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS
VOLUME 13, PAGE 95
VOLUME 22, PAGE 93
VOLUME 23, PAGE 61
VOLUME 23, PAGE 185
VOLUME 32, PAGE 82
VOLUME 54, PAGE 57
VOLUME 60, PAGE 94
BASIS OF BEARINGS

LEGEND

- ○ 5/8" IRON PIN FOUND
- ⌀ MAG NAIL FOUND
- ● IP SET W/CAP ID "ADMIRAL"
- ⌀ MAG NAIL SET

SURVEY OF 2 TRACTS FOR SHAUN CARTWRIGHT
IN SECTION 34 & 35, MONROE TOWNSHIP

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

Dennis Blevins 8-30-22

DENNIS BLEVINS DATE
REGISTERED SURVEYOR
OHIO LICENSE No. S–6804

STATE OF OHIO
DENNIS M. BLEVINS
S-6804
REGISTERED
PROFESSIONAL SURVEYOR

ADMIRAL ENGINEERING & SURVEYING
14 WEST FIRST STREET
DAYTON, OHIO 45402
937-223-5807
FAX 937-223-5871

SCALE	DRAWN	CHECKED
1"=100'	DWB	DB
DATE	JOB NO.	
8–25–2022	22–026	

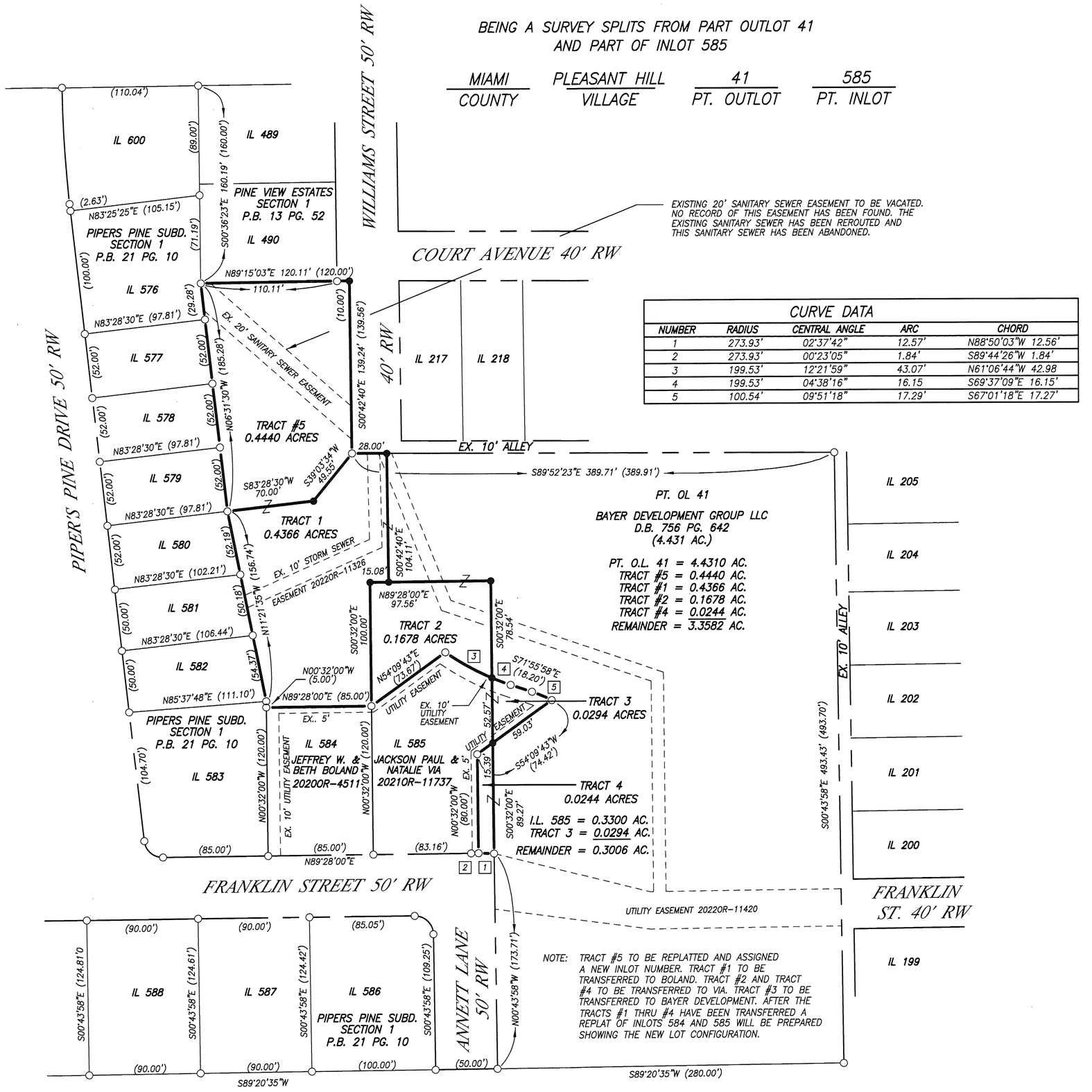
C:\Civil 3D Projects\22-026 CARTWRIGHT SURVEY\DWG\22026-base.dwg Thu, Aug 25, 2022 - 11:23am

BAYER DEVELOPMENT GROUP LLC SURVEY - PLEASANT HILL, OHIO

VOLUME 61 PAGE 122
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS

BEING A SURVEY SPLITS FROM PART OUTLOT 41
AND PART OF INLOT 585

MIAMI	PLEASANT HILL	41	585
COUNTY	VILLAGE	PT. OUTLOT	PT. INLOT



CURVE DATA

NUMBER	RADIUS	CENTRAL ANGLE	ARC	CHORD
1	273.93'	02°37'42"	12.57'	N88°50'03"W 12.56'
2	273.93'	00°23'05"	1.84'	S89°44'26"W 1.84'
3	199.53'	12°21'59"	43.07'	N61°06'44"W 42.98
4	199.53'	04°38'16"	16.15	S69°37'09"E 16.15'
5	100.54'	09°51'18"	17.29'	S67°01'18"E 17.27'

APPROVED: _____ DATE: 8/25/22
VILLAGE OF PLEASANT HILL MAYOR

N

0 60' 120'

SCALE 1"=60'

LEGEND

- ● IRON PIN SET ±30" LONG W/ SURVEYOR CAP
- ○ IRON PIN FOUND
- ⌀ IRON SPIKE FOUND
- ( ) CALLED DIMENSION

SURVEY REFERENCE

1) LOT SURVEY VOLUME 15 PAGE 89.
2) BROKEN ARROW ESTATES SECTION 1 PLAT BOOK 13 PAGE 14.
3) PINE VIEW ESTATES SECTION 1 PLAT BOOK 13 PAGE 52.
4) BROKEN ARROW ESTATES SECTION 3 PLAT BOOK 16 PAGE 77.
4) PIPERS PINE SUBDIVISION SECTION I PLAT BOOK 21 PAGE 10.

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREIN.
Louis J. Bergman 8-22-22
LOUIS J. BERGMAN, PROFESSIONAL SURVEYOR #7177

STATE OF OHIO
LOUIS J. BERGMAN
7177
REGISTERED
PROFESSIONAL SURVEYOR

BEARINGS BASED ON PIPERS PINE SUBDIVISION SECTION 1. PLAT BOOK 21 PAGE 10

MOTE & ASSOCIATES, INC.
ENGINEERS – LAND SURVEYORS
214 WEST 4th STREET GREENVILLE, OHIO 45331
PHONE: (937) 548-7511 FAX: (937) 548-7484
E-MAIL: info@moteandassociatesinc.com
WEBSITE: www.moteandassociatesinc.com

SURVEY OF FIVE TRACTS
KURT BAYER
PLEASANT HILL OHIO

REVISIONS:

DATE: 8-22-22
DRAWN: L.J.B.
CHECKED: J.L.M.
JOB NO. PL16032922
DRAWING NO. 1C2791

6 TOWN | 5 E RANGE | 4 SECTION | UNION TOWNSHIP | MIAMI, OHIO COUNTY

VOLUME 61 PAGE 123
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
Sept. 9, 2022

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, GEOID 18,
OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=200'
0 100 200 400

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- P.F. IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- POST FOUND
- CONCRETE MONUMENT FOUND
- STONE FOUND
- MONUMENT BOX W/IP FOUND
- N.M. CORNER NOT MONUMENTED

TRACT 1A
40.661 AC.

TRACT 7A
34.580 AC.

TRACT 1A
40.661 ACRES TOTAL
2.360 AC. WITHIN EX. R/W
38.301 ACRES NET

TRACT 7A
34.580 ACRES TOTAL
0.108 AC. WITHIN EX. R/W
34.472 ACRES NET

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark L Storms 9.9.22
DEPUTY DATE

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	1488.68'	48°51'27"	1269.43'	1231.32'	N71°52'07"W
C2	288.07'	66°22'17"	333.70'	315.35'	N50°31'00"E
C3	362.43'	102°18'23"	647.15'	564.54'	N68°29'03"E
C4	320.00'	33°06'44"	184.93'	182.37'	S76°55'05"E
C5	200.00'	27°32'24"	96.13'	95.21'	N72°45'23"E
C6	327.00'	75°19'22"	429.88'	399.59'	N21°19'31"E
C7	1561.11'	31°26'15"	856.56'	845.86'	N00°37'00"W
C8	1148.55'	14°52'52"	298.31'	297.47'	N07°39'42"E
C9	1273.55'	14°52'52"	330.77'	329.84'	S07°39'42"W
C10	1436.11'	31°26'15"	787.98'	778.13'	S00°37'00"E
C11	452.00'	37°01'06"	292.03'	286.98'	S02°10'23"W
C12	2864.79'	08°24'50"	420.69'	420.32'	S85°34'20"E
C13	2864.79'	09°00'00"	450.00'	449.54'	S85°51'55"E
C14	5729.84'	01°25'44"	142.89'	142.89'	N88°55'13"E
C15	2834.79'	08°24'50"	416.29'	415.92'	S85°34'20"E
C16	2894.79'	09°00'00"	454.71'	454.25'	S85°51'55"E
C17	5759.84'	01°17'31"	129.88'	129.88'	N88°59'19"E

SURVEY REFERENCE
LAND SURVEY 41, PAGE 151

WESLEY D. GOUBEAUX, P.S. #8254 — 8/29/2022 DATE

STATE OF OHIO · WESLEY D. GOUBEAUX 8254 · REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 08-29-2022
DRAWN BY: WDG
JOB NUMBER: MIAUNI2201
SHEET NUMBER 1 OF 1

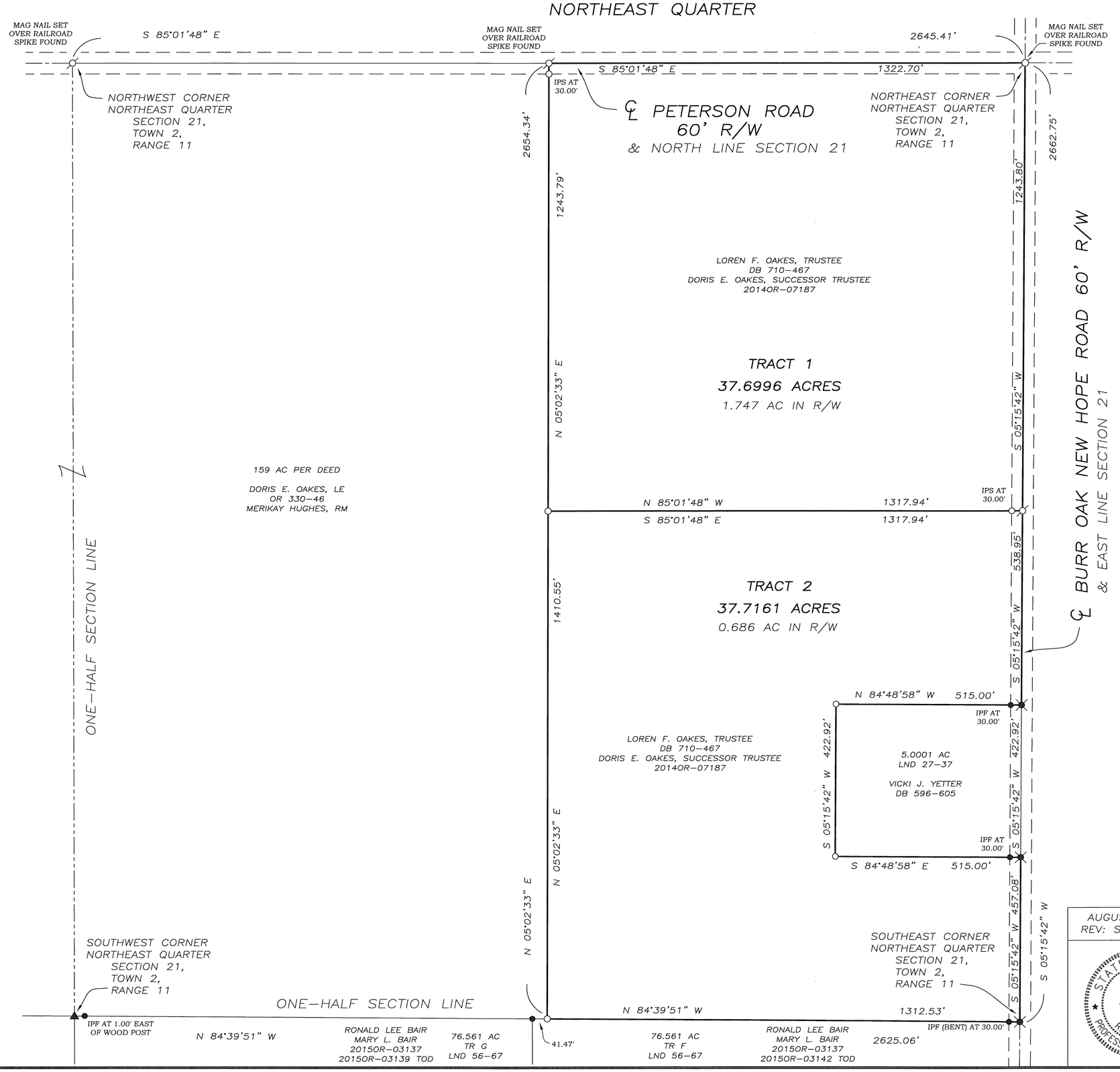
LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 21, TOWN 2, RANGE 11

NORTHEAST QUARTER

VOLUME 61 PAGE 124

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ▲ WOOD FENCE POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 6, PAGE 61
VOLUME 27, PAGE 37
VOLUME 45, PAGE 146
VOLUME 53, PAGE 95
VOLUME 56, PAGE 67

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402.

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 361, PAGE 645
RIGHT OF WAY EASEMENT
TO PIONEER RURAL
ELECTRIC COOPERATIVE, INC.
DEED BOOK 512, PAGE 30
DEED BOOK 710, PAGE 467
AND DEEDS AS SHOWN HEREON

AUGUST 16, 2022
REV: SEPT. 2, 2022

SURVEY OF 2 TRACTS FOR THE
OAKES FAMILY IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

7	4E	SE 1/4 – 26	Union	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 125
Miami County Engineer's
Record of Land Surveys

N

Scale: 1"=100'
0 50 100 150 200

Legend

- ● Iron pin found
- ✖ R.R. spike found
- ⊗ Mag nail found
- ⊘ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 60, Pg. 151 { Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huels Kamp PE, PS
MIAMI COUNTY ENGINEER

Mark D Stone 8-29-22
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

Jackson Burke 9/19/2022
SECRETARY DATE

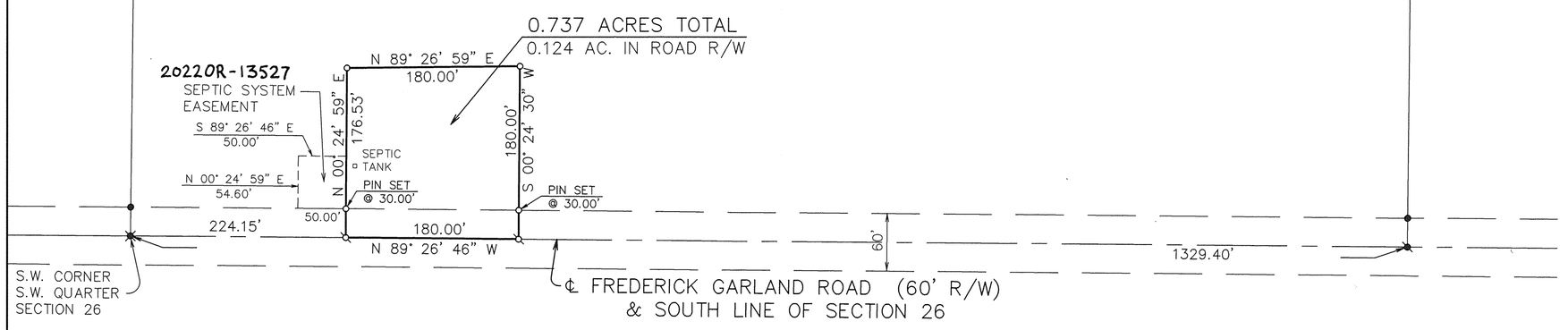
APPROVED
SUBJECT TO ZONING APPROVAL

BY: Emily Stai, REHS

DATE: 9/14/2022

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

DON ROBERTS, LLC
20210R-15307
100.9126 ACRES
-0.737 ACRES
100.1756 ACRES REM.



Basis of Bearings

The bearings are based on the south line of Section 26 and the centerline of Frederick Garland Road, bearing N 89° 26' 46" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 0.737 acres for Don Roberts, LLC.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

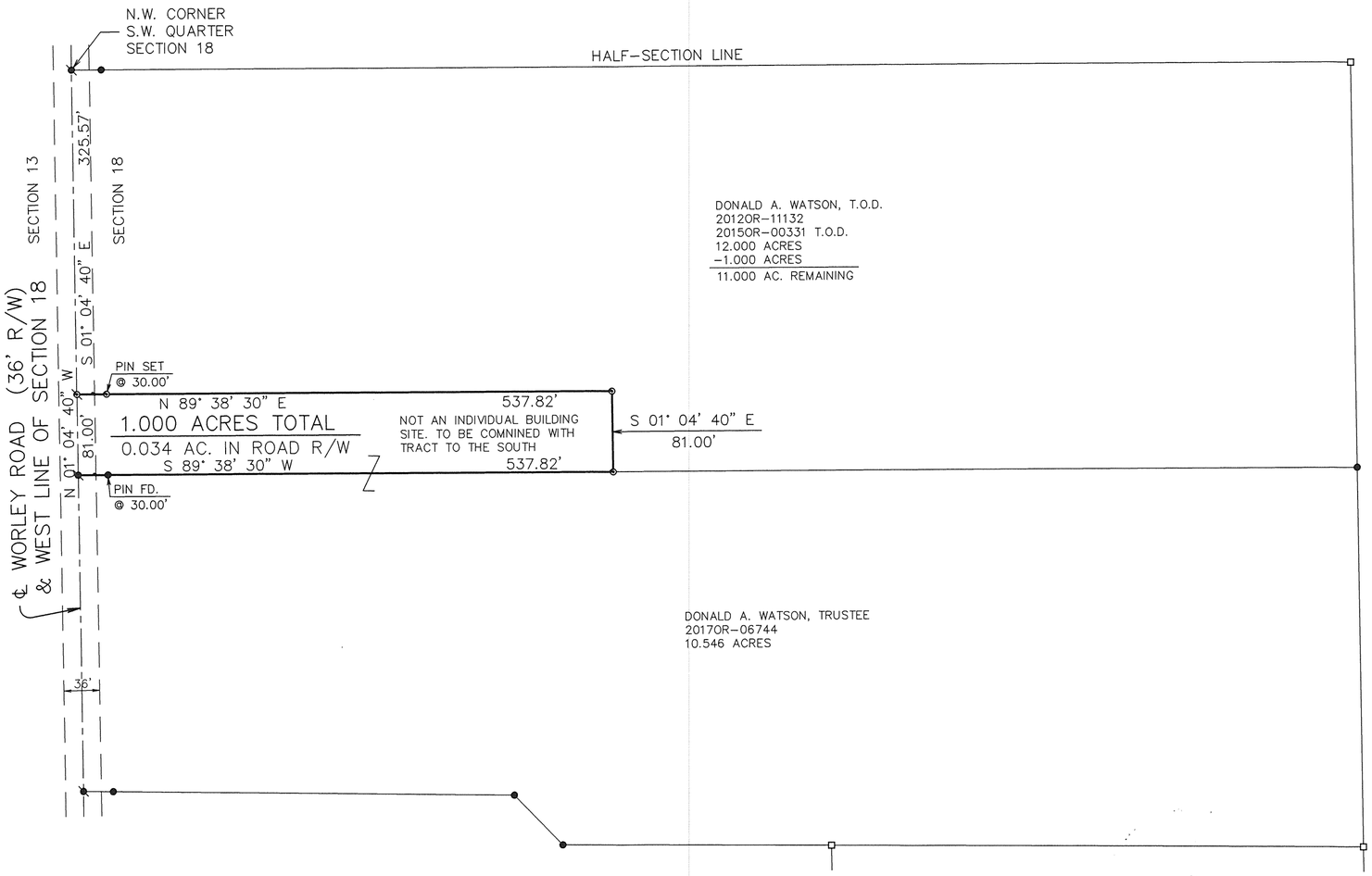
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W Cozatt 8/24/22
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 08122 Ph. (937) 339-2921

4	6E	SW 1/4 – 18	Monroe	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 126
Miami County Engineer's
Record of Land Surveys



Legend

- ● Iron pin found
- ✎ Mag nail found
- ✎ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)
- □ Stone found

References

Vol. 54, Pg. 60 } Miami County Engineer's
Vol. 55, Pg. 139 } Record of Land Surveys

Basis of Bearings

The bearings are based on the west line of Section 18 and the centerline of Worley Road, bearing N 01° 04' 40" W, as found on Volume 55, Page 139 of the Miami County Engineer's Record of Land Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Split of 1.000 acres for Don Watson.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 9/13/22
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 13522 Ph. (937) 339-2921

CERTIFICATION OF REGISTRATION

This is to certify that Planning Commission Approval of this conveyance is not required as being exempt under O.R.C. 711.01

Notice is given to all parties:
No additional building site is created by this conveyance:
No structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building. and Zoning Regulations of Miami County.
1.000 Acre Tract

9/19/2022
MIAMI COUNTY PLANNER

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP PE. P.S.
MIAMI COUNTY ENGINEER

DEPUTY 9.13.2022 DATE

PT.43 COVINGTON MIAMI
OUTLOTS VILLAGE COUNTY

VOLUME 61 PAGE 127
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

SURVEY FOR JACK H. MAIER

BEING A SURVEY OF 7.312 ACRES, PART OF OUTLOT 43, AND BEING LOCATED IN THE S.W. QUARTER OF SECTION 29, TOWN 8 NORTH, RANGE 5 EAST, NEWBERRY TWP., MIAMI COUNTY, VILLAGE OF COVINGTON, OHIO.

BEARINGS ARE BASED FROM LOT SURVEY VOL. 14, PAGE 195

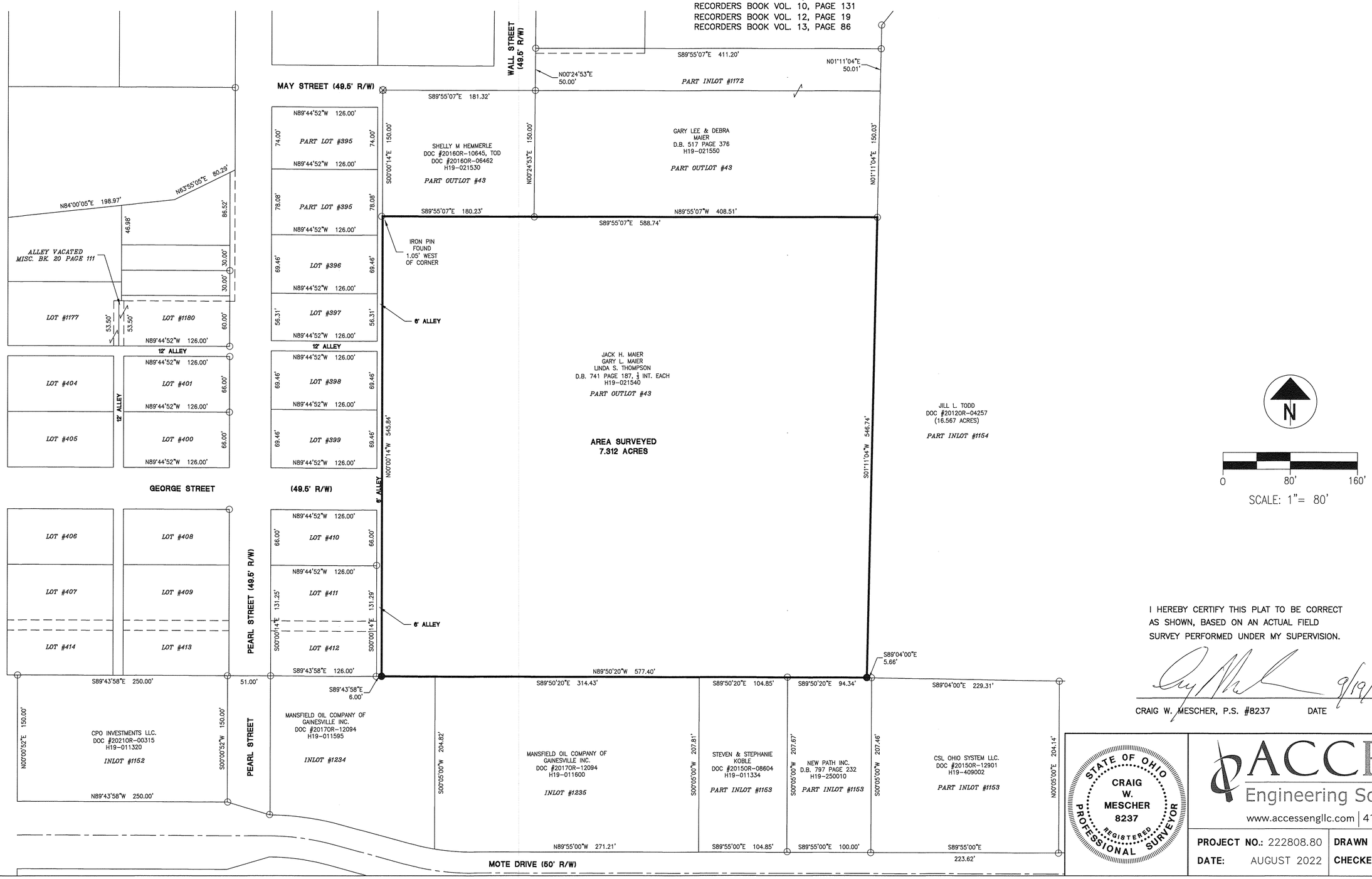
REFERENCES

LOT SURVEY. VOL. 9, PAGE 127
LOT SURVEY. VOL. 10, PAGE 60
LOT SURVEY. VOL. 11, PAGE 117
LOT SURVEY. VOL. 13, PAGE 80
LOT SURVEY. VOL. 14, PAGE 100
LOT SURVEY. VOL. 14, PAGE 116
LOT SURVEY. VOL. 14, PAGE 195
LOT SURVEY. VOL. 16, PAGE 135
LOT SURVEY. VOL. 18, PAGE 76
LOT SURVEY. VOL. 19, PAGE 12
LOT SURVEY. VOL. 23, PAGE 43
LAND SURVEY. VOL. 21, PAGE 191

RECORDERS BOOK VOL. 1, PAGE 448
RECORDERS BOOK VOL. 10, PAGE 131
RECORDERS BOOK VOL. 12, PAGE 19
RECORDERS BOOK VOL. 13, PAGE 86

LEGEND

○ = IRON PIN FOUND
◎ = IRON PIPE FOUND
⊠ = RAILROAD SPIKE FOUND
⊠ = 6"x6" STONE FOUND
⊘ = MAG NAIL FOUND
● = 5/8"x30" CAPPED IRON PIN SET "MESCHER 8237"



I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION.

CRAIG W. MESCHER, P.S. #8237 DATE 9/19/2022

STATE OF OHIO
CRAIG W. MESCHER
8237
REGISTERED PROFESSIONAL SURVEYOR

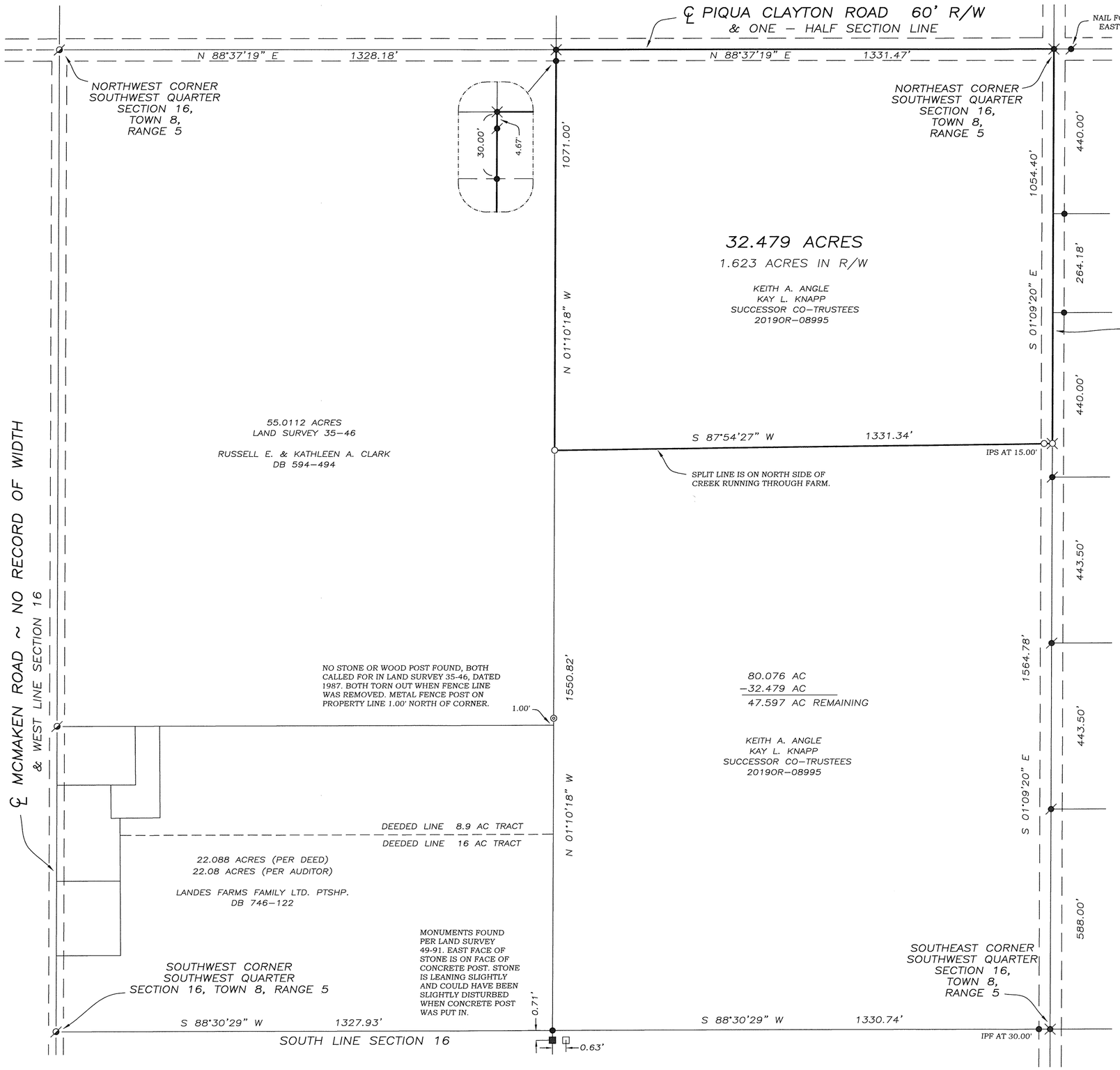
ACCESS
Engineering Solutions
www.accessengllc.com | 419-586-1430

PROJECT NO.:	222808.80	**DRAWN BY:**	KJB
DATE:	AUGUST 2022	**CHECKED BY:**	CWM

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 16, TOWN 8, RANGE 5
SOUTHWEST QUARTER

VOLUME 61 PAGE 128

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ⊗ MAG SPIKE SET
- ⊘ MAG NAIL FOUND OVER RAILROAD SPIKE FOUND
- ⊘ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- □ 6"x6" CONCRETE POST
- ■ 5"x8" LIMESTONE FOUND
- ◎ FENCE POST FOUND

REFERENCES

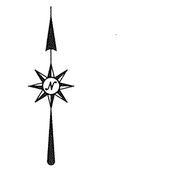
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 2, PAGE 44
VOLUME 3, PAGE 138
VOLUME 29, PAGE 162
VOLUME 32, PAGE 104
VOLUME 35, PAGE 46
VOLUME 41, PAGE 17
VOLUME 42, PAGE 56
VOLUME 49, PAGE 91
VOLUME 57, PAGE 192

BASIS OF BEARING ON CENTERLINE RAKESTRAW ROAD S 01°09'20" E PER LAND SURVEY 57-192

MIAMI COUNTY RECORDER'S RECORDS:

DEEDS AS SHOWN HEREON



GRAPHIC SCALE IN FEET
1" = 200'

SURVEY FOR KEITH ANGLE & KAY KNAPP
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 15, 2022

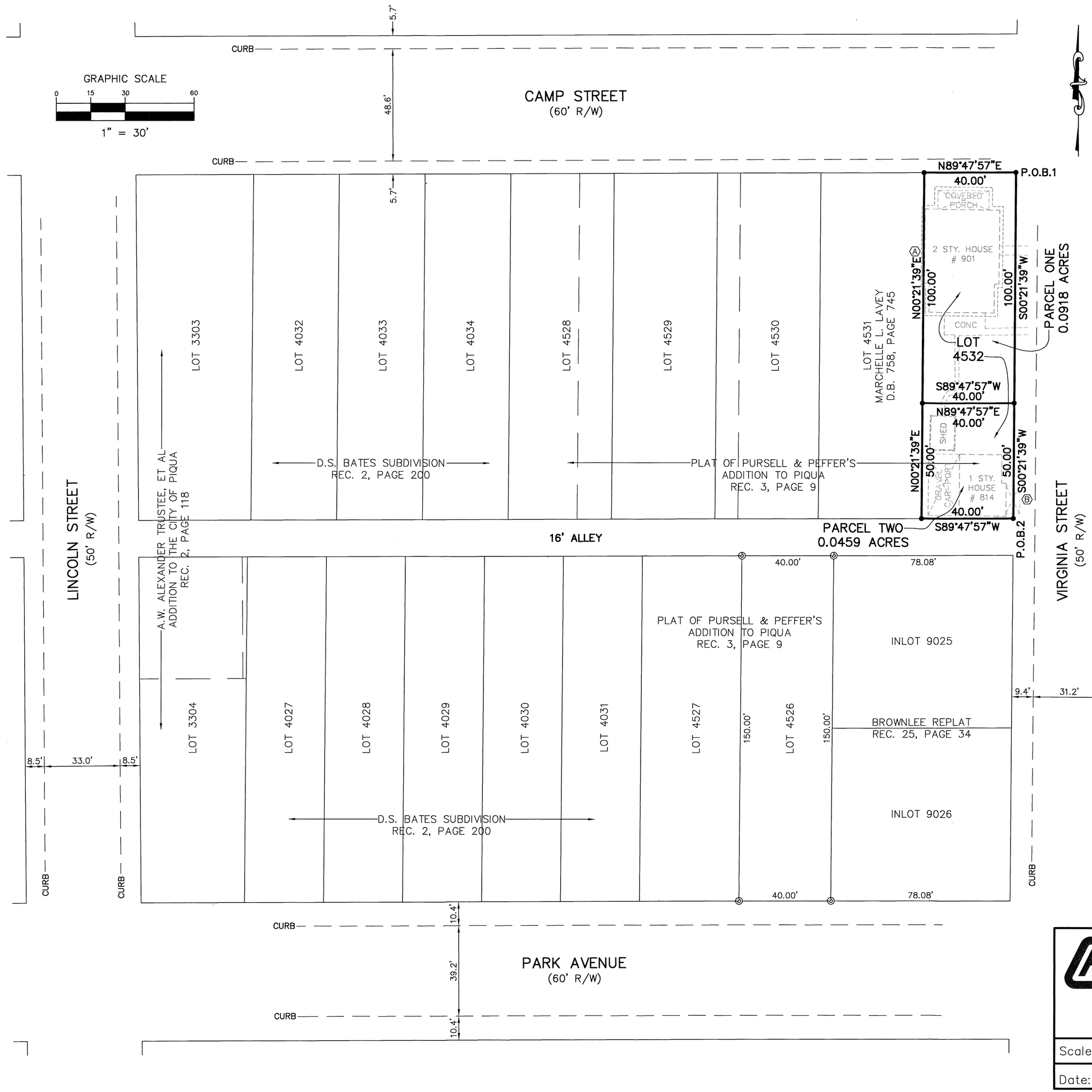
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

N.W. SECTION | 4532 LOT | PIQUA CITY

VOLUME 61, PAGE 129.
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS



BASIS OF BEARINGS:
- ALL BEARINGS ARE BASED UPON GPS OBSERVATIONS TAKEN ON APRIL 26, 2022, OHIO STATE PLANE COORDINATES, SOUTH ZONE, US FOOT, NAD83, WITH THE SOUTH RIGHT-OF-WAY LINE OF CAMP STREET BEING N87°47'57"E.

SURVEY REFERENCES:
- ALL DEEDS, PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.
- SUR. PLAT NO. 186, VOL. NO. 7
- D.B. 209, PAGE 529
- D.B. 209, PAGE 530

CURRENT OWNER:
- DIANA L. CORNELISSE & AUGUSTA DeLANE GRAZULIS – 2021OR-11093

GENERAL NOTES:
- ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.
- OCCUPATION, IN GENERAL, FITS THE SURVEY.

SYMBOL LEGEND	
●	SET 5/8" IRON PIN W/"HALEY-DUSA" CAP
Ⓑ	FOUND 3/4" IRON PIPE

Ⓐ HOUSE EAVE IS 0.8-1.0'± OVER PROPERTY LINE. (FOUNDATION WALL IS CLEAR OF PROPERTY LINE.)

Ⓑ COVERED CONCRETE PORCH IS 2.8'± INTO R/W.

CERTIFICATION:
I CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS FOUND OR SET OR TO BE SET AS SHOWN HEREON.

Thomas E. Dusa

Thomas E. Dusa
Registered Surveyor
Ohio License Number S-7143

Field Survey Date: 04-26-2022

STATE OF OHIO
THOMAS E. DUSA
S-7143
REGISTERED
SURVEYOR

Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"=30'	Drawn: SBM	Checked: TED
Date: 09-21-2022	Job No. S5026	

MIAMI COUNTY / OHIO

STAUNTON / TOWNSHIP

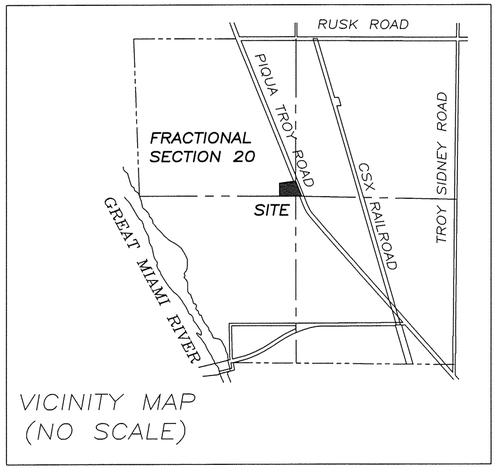
20 NORTH FRACTIONAL PART / SECTION

1 / TOWN

11 BTMRS / RANGE

VOLUME 61 PAGE 130

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



VICINITY MAP
(NO SCALE)

LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ◒ IRON PIPE FOUND
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ◉ MAG NAIL FOUND
- ✳ GIN SPINDLE FOUND
- ▲ AXLE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 9, PAGE 131
VOLUME 54, PAGE 147
VOLUME 58, PAGE 116

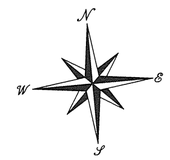
BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE CENTERLINE OF PIQUA TROY ROAD, S 16°58'30" E, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD 83 2011 ADJUSTMENT, GEOID G2009U07, OHIO SOUTH ZONE, ODOT ORTN/CORS NETWORK.

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

ALL MONUMENTS FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE

OCCUPATION LINES, WHERE EXISTING, GENERALLY AGREE WITH PROPERTY LINES

THIS PLAT IS AN ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS.



0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

SURVEY OF EXISTING TRACT FOR MASSINGILL & IDDINGS IN SECTION 20, STAUNTON TOWNSHIP

STATE OF OHIO
MICHAEL W. COZATT S-6001
REGISTERED PROFESSIONAL SURVEYOR

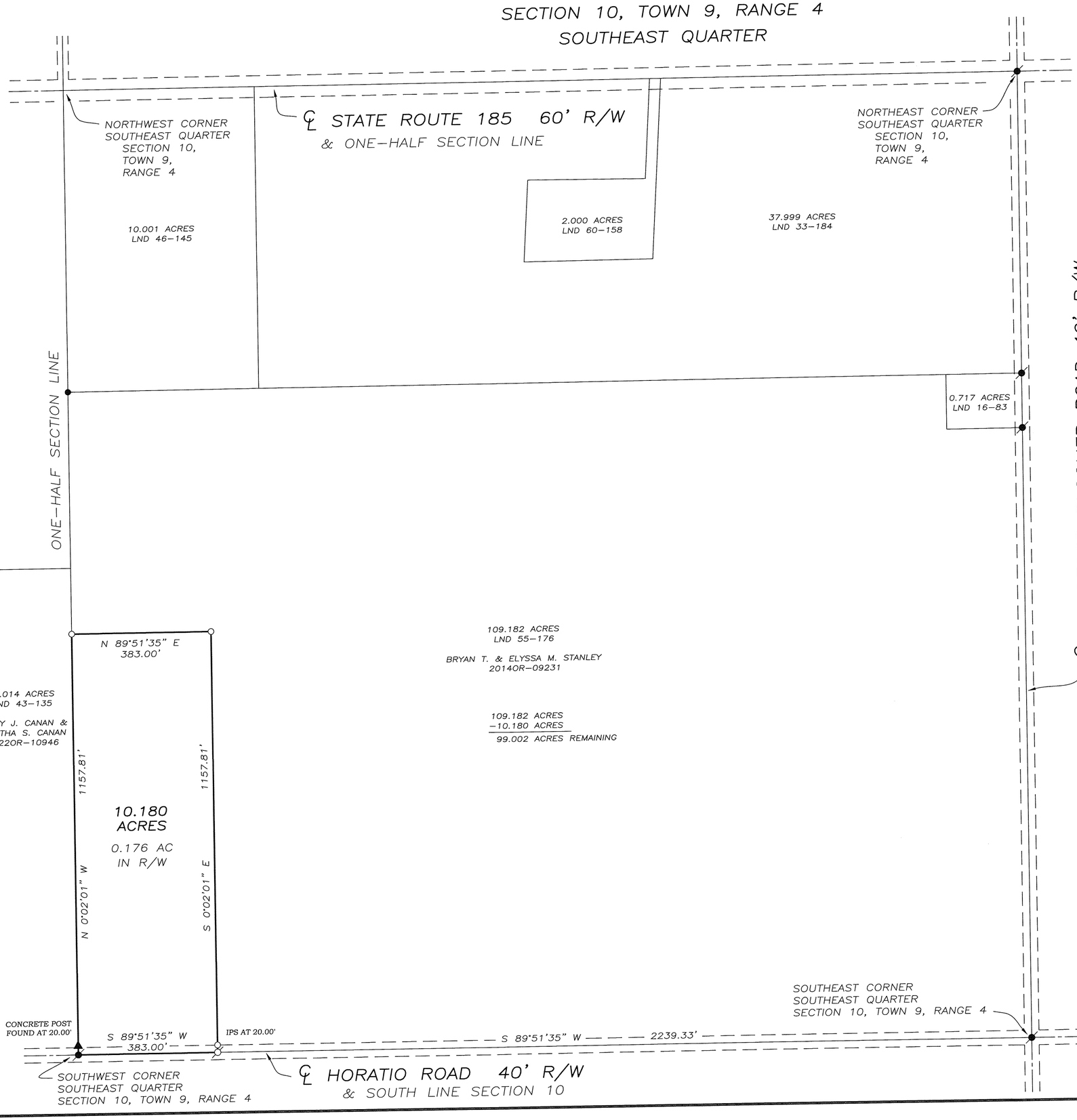
Michael W. Cozatt 9/28/22

MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 15522
SEPTEMBER 25, 2022
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 10, TOWN 9, RANGE 4
SOUTHEAST QUARTER

VOLUME 61 PAGE 131
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ▲ CONCRETE FENCE POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 33, PAGE 184
VOLUME 46, PAGE 145
VOLUME 55, PAGE 176
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S RECORDS:

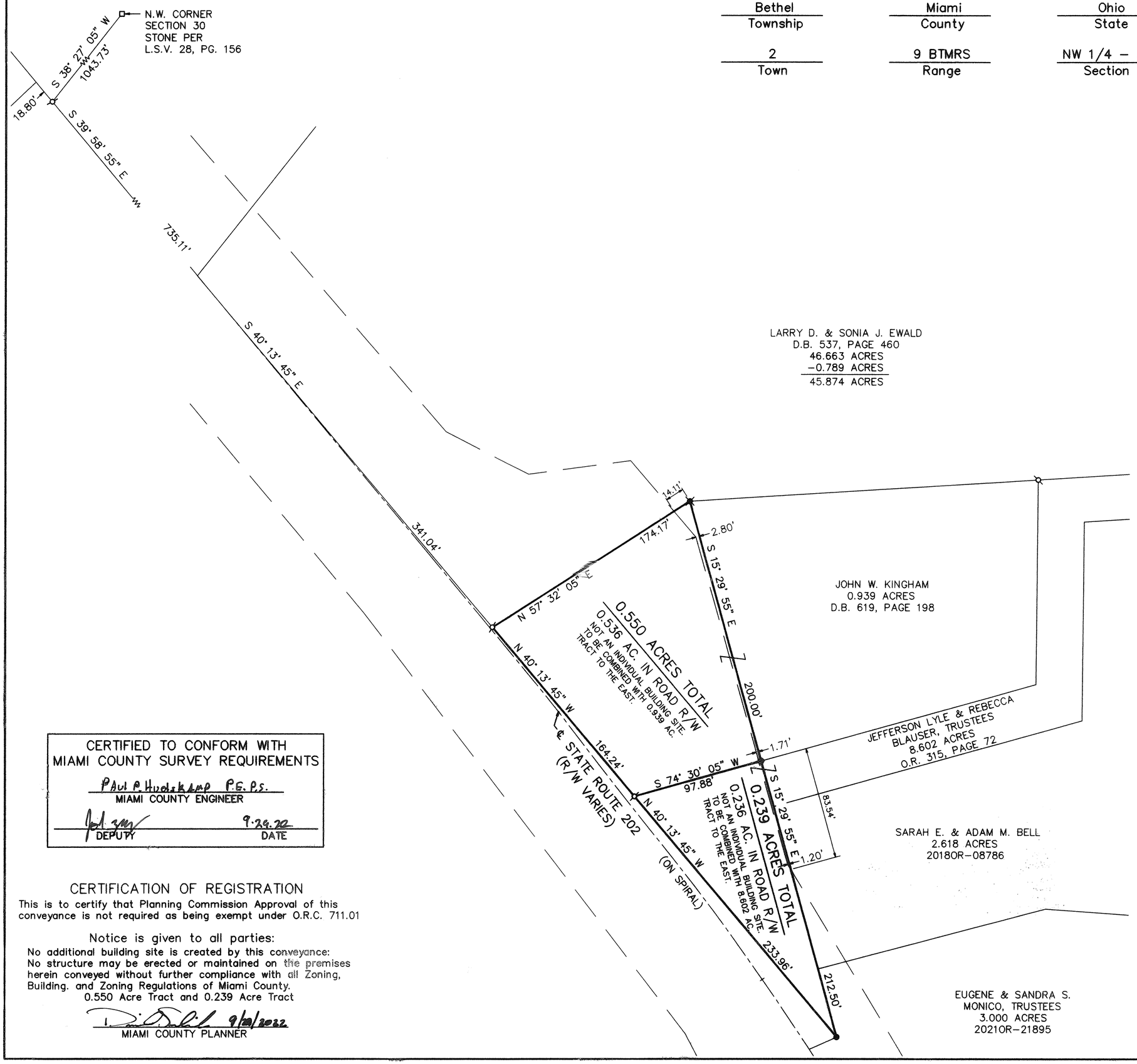
DEEDS AS SHOWN HEREON

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

SEPTEMBER 20, 2022	SURVEY FOR THE STANLEY FAMILY IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724
	NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

Bethel	Miami	Ohio
Township	County	State
2	9 BTMRS	NW 1/4 – 30
Town	Range	Section

Volume 61 Page 132
Miami County Engineer's
Record of Land Surveys



N

Scale: 1"=50'
0 25 50 75 100

Legend

- ● Iron pin found
- ✖ R.R. spike found
- ⌀ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 27, Page 58
Vol. 28, Page 156
Vol. 29, Page 45
Vol. 45, Page 66
Vol. 54, Page 96
} Miami County Engineer's Record of Land Surveys

O.D.O.T. R/W MAP MIA-202-0.00-5.07

Basis of Bearings

The bearings are based on the east line of the tract hereon divided, bearing S 15° 29' 55" East as taken from the State Plane Coordinate System, NAD83, 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 0.789 acres for Larry & Sonia Ewald.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt, P.S. #6001 — 9/20/22 Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 09422 Ph. (937) 339-2921

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Hudelkamp P.E. P.S.
MIAMI COUNTY ENGINEER

DEPUTY — 9.29.22 DATE

CERTIFICATION OF REGISTRATION

This is to certify that Planning Commission Approval of this conveyance is not required as being exempt under O.R.C. 711.01

Notice is given to all parties:
No additional building site is created by this conveyance: No structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building. and Zoning Regulations of Miami County.
0.550 Acre Tract and 0.239 Acre Tract

9/20/2022
MIAMI COUNTY PLANNER

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 11, TOWN 1, RANGE 11

SOUTHEAST QUARTER

VOLUME 61 PAGE 133

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

RRSF 2" DEEP

NORTHWEST CORNER SOUTHEAST QUARTER SECTION 11, TOWN 1, RANGE 11

ONE–HALF SECTION LINE

NORTHEAST CORNER SOUTHEAST QUARTER SECTION 11, TOWN 1, RANGE 11

MAG SPIKE FOUND 2" DEEP

2619.42'

2625.65'

974.43'

976.74'

59 AC
LND 3–128

JOHN S. GARBRY
DB 634–793

℄ FAIRVIEW SNODGRASS ROAD 60' R/W
& ONE–HALF SECTION LINE

IPS AT 30.00'

S 84°40'14" E

2622.76'

IPS AT 30.00'

984.99'

1648.91'

℄ UNION SHELBY ROAD 60' R/W
& EAST LINE SECTION 11

N 05°16'03" E

94.406 ACRES
3.385 AC IN R/W

JOHN L. HOUSER, TRUSTEE
20180R–02968

N 84°35'12" W
330.07'

RRSF 2" DEEP

IPF BENT, RESET AT 30.00'

5.001 AC
LND 27–62

PATRICIA K. OBARA, TRUSTEE
DB 769–358

660.00'

660.00'

N 05°16'03" E

N 05°16'03" E

SW CORNER SE QUARTER SECTION 11, TOWN 1, RANGE 11

IPF AT 28.78'

330.07'

N 84°35'12" W

2305.73'

SPRING CREEK
SECTION 11

TOWNSHIP
SECTION 5

S 04°48'53" W

S 04°48'53" W

SOUTHEAST CORNER SOUTHEAST QUARTER SECTION 11, TOWN 1, RANGE 11

MAG NAIL FOUND ON SURFACE (SET OVER RRS)

MAG NAIL SET OVER RAILROAD SPIKE FOUND

MAG NAIL SET PER LND 60-173 TORE OUT FROM ROAD CONSTRUCTION

N 84°35'12" W

℄ LOY ROAD 60' R/W
& SOUTH LINE SECTION 11

2635.80'

STAUNTON
SECTION 10

TWP.
SECTION 4

LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀● MAG NAIL FOUND
- ⌀× RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 128
VOLUME 16, PAGE 77
VOLUME 27, PAGE 62
VOLUME 41, PAGE 81
VOLUME 45, PAGE 88
VOLUME 56, PAGE 145
VOLUME 60, PAGE 173

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402.

MIAMI COUNTY RECORDER'S RECORDS:

DEEDS AS SHOWN HEREON

0 100 200 400

GRAPHIC SCALE IN FEET
1" = 200'

SEPTEMBER 26, 2022

SURVEY OF EXISTING TRACT FOR THE HOUSER FAMILY IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. # 7724

NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 10, TOWN 1, RANGE 11
NORTHEAST QUARTER

VOLUME 61 PAGE 134

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

FAIRVIEW SNODGRASS ROAD 60' R/W

℄ LOY ROAD 60' R/W & NORTH LINE SECTION 10

SPRING CREEK SECTION 11

TOWNSHIP SECTION 5

MAG NAIL FOUND ON SURFACE

MAG NAIL SET PER LND 60-173 TORE OUT FROM ROAD CONSTRUCTION

IPS AT 30.00'

S 84°35'12" E 1815.80'

N 84°35'12" W 820.00'

IPF AT 30.00'

NORTHWEST CORNER NORTHEAST QUARTER SECTION 10, TOWN 1, RANGE 11

NORTHEAST CORNER NORTHEAST QUARTER SECTION 10, TOWN 1, RANGE 11

584.00'

S 05°01'08" W

STAUNTON SECTION 10

TOWNSHIP SECTION 4

10.993 AC
LND 60-173

BETTIE E. TAYLOR
20210R-20195

S 84°35'12" E 820.00'

IPF AT 30.00'

ONE-HALF SECTION LINE

2616.27'

℄ UNION SHELBY ROAD 60' R/W & EAST LINE SECTION 10

1321.66'

S 05°01'08" W

117.937 ACRES
2.161 AC IN R/W

112.506 AC
LND 48-200

KENNETH EUGENE KIRBY, TRUSTEE
JENNIFER LYNNE KIRBY, TRUSTEE
OR 219-718

JOHN L. HOUSER, TRUSTEE
2018OR-02968

DONA A. HOUSER
2018OR-04529
2018OR-04530 TOD
2020OR-19746

DEEDED LINE 50 ACRE TRACT
DEEDED LINE 30 ACRE TRACT

DEEDED LINE 30 ACRE TRACT
DEEDED LINE ORIGINAL 80 ACRE TRACT

N 05°13'19" E

N 86°55'31" W 903.47'

N 85°33'46" W 968.36'

IPS AT 30.00'

S 05°01'08" W 30.00'

IPS BURIED 15" DEEP

S 86°55'31" E 903.47'

N 85°33'46" W 968.06'

IPS AT 30.00'

673.69'

655.25'

655.25'

659.75'

14.629 ACRES
0.021 AC IN R/W

4.816 AC
LND 20-181

ROBERT W. THIMMES
DB 760-135

5.000 AC
LND 20-181

MARCIA A. NISWONGER, TRUSTEE
DB 700-245

40.208 AC
LND 27-96

E L LAVY & SONS
DB 683-590

S 05°13'19" W

N 05°13'19" E

5.000 AC
LND 20-35

SOUTHEAST CORNER NORTHEAST QUARTER SECTION 10, TOWN 1, RANGE 11

KRISTIN L. KRONENBERGER
DB 728-111

SOUTHWEST CORNER NORTHEAST QUARTER SECTION 10, TOWN 1, RANGE 11

N 84°44'15" W 771.43'

N 84°44'15" W 905.60'

N 84°44'15" W 968.00'

S 05°01'08" W

STONE REPLACED BY WOOD CORNER POST

128.135 AC
LND 14-90

CHARLES RICHARD MCKINNEY & CAROL J. REID
20210R-02389

ONE-HALF SECTION LINE

5.000 AC
LND 20-5

CHARLOTTE L. MOTE
OR 276-975

LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ⌀ RAILROAD SPIKE FOUND
- ⌀ MAG SPIKE FOUND
- ▲ WOOD CORNER POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 14, PAGE 90
VOLUME 20, PAGE 5
VOLUME 20, PAGE 35
VOLUME 20, PAGE 181
VOLUME 27, PAGE 96
VOLUME 48, PAGE 200
VOLUME 60, PAGE 173

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402.

MIAMI COUNTY RECORDER'S RECORDS:

DEEDS AS SHOWN HEREON

N

0 100 200 400

GRAPHIC SCALE IN FEET
1" = 200'

SEPTEMBER 27, 2022

SURVEY OF 2 TRACTS FOR THE HOUSER FAMILY IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

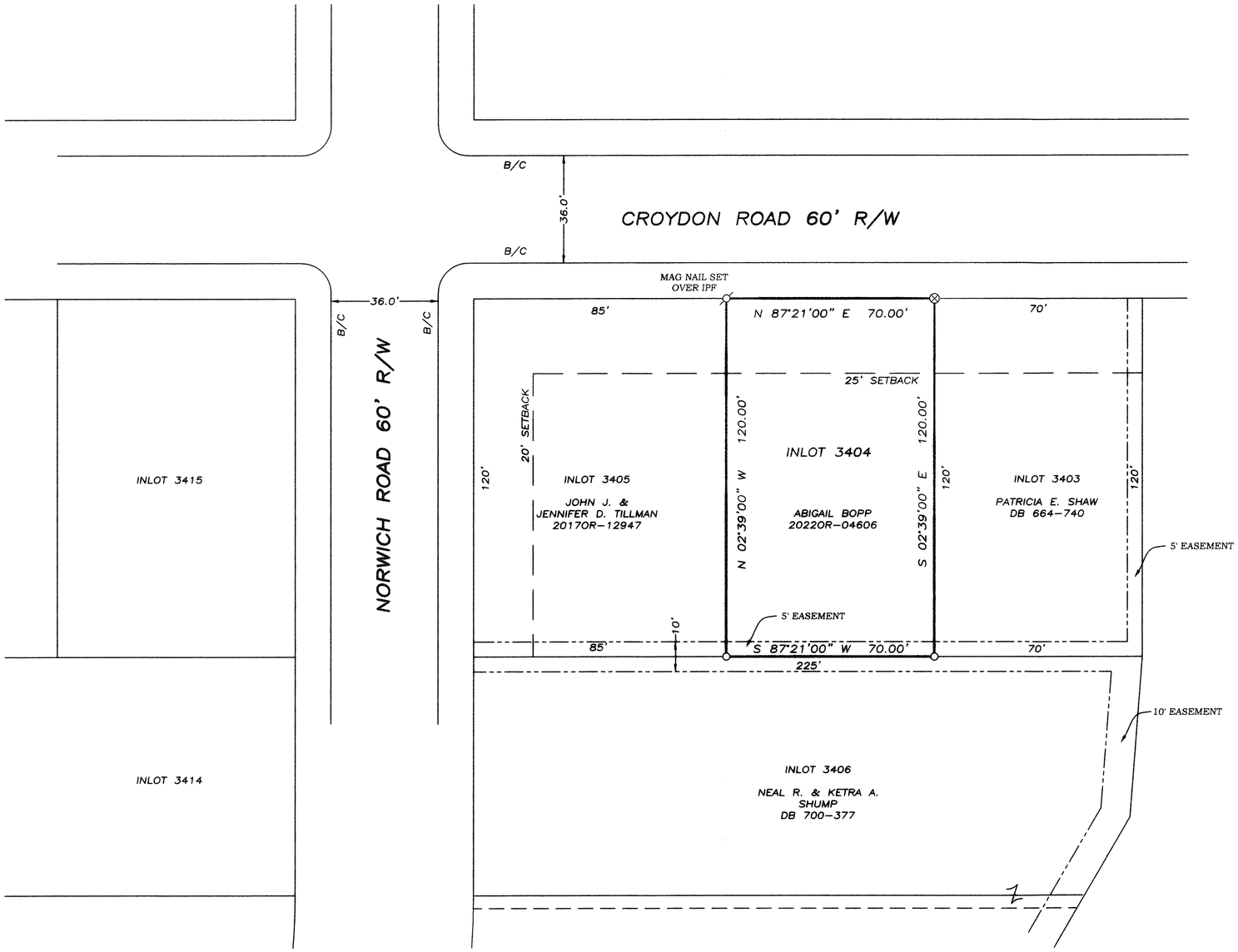
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

CITY OF TROY, MIAMI COUNTY, OHIO
INLOT 3404

VOLUME 61 PAGE 135

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⊗ CROSS IN WALK

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 5, PAGE 16
BASIS OF BEARINGS

PLAT BOOK 5, PAGE 46



0 15 30 60

GRAPHIC SCALE IN FEET
1" = 30'

SURVEY OF INLOT 3404 FOR ABIGAIL BOPP

STATE OF OHIO
MICHAEL W. COZATT S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 10/12/22

MICHAEL W. COZATT, P.S. #6001 DATE

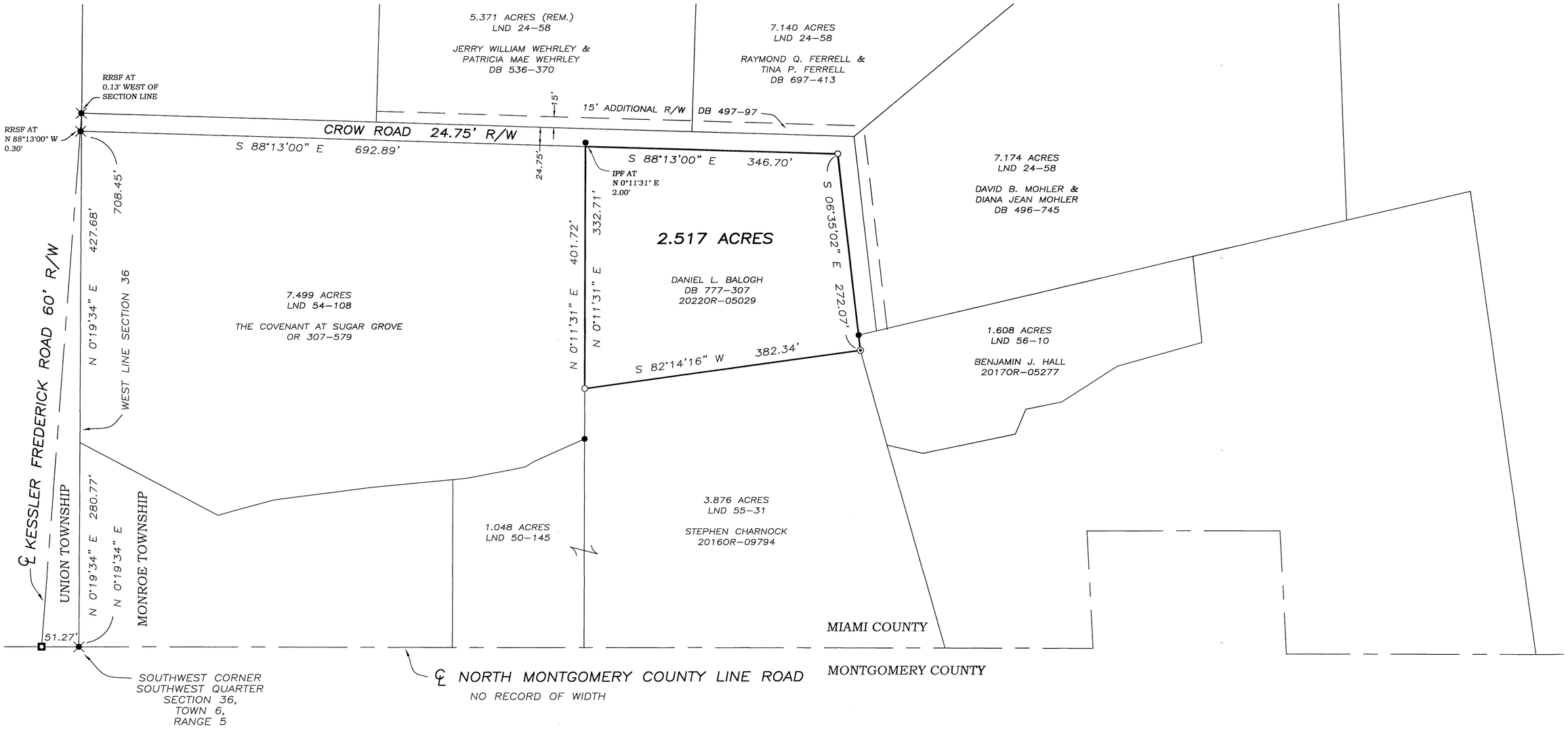
COZATT ENGINEERING COMPANY

CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 158 22
SEPTEMBER 26, 2022

LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

MONROE TOWNSHIP MIAMI COUNTY, OHIO
SECTION 36, TOWN 6, RANGE 5
SOUTHWEST QUARTER

VOLUME 61 PAGE 136
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ✱ MAG NAIL OR P.K. NAIL FOUND
- ⊙ ROUND WOOD FENCE POST FOUND IN CONCRETE
- ✕ RAILROAD SPIKE FOUND
- ◘ IRON PIN IN MONUMENT BOX FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 15, PAGE 33
VOLUME 24, PAGE 58
VOLUME 50, PAGE 145
VOLUME 54, PAGE 108
VOLUME 55, PAGE 31
VOLUME 56, PAGE 10

BASIS OF BEARING:

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER, SECTION 36, N 0°19'34" E PER THE STATE PLANE COORDINATE SYSTEM, NAD83, OHIO SOUTH ZONE.

N

0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

OCTOBER 10, 2022	SURVEY OF EXISTING TRACT OF 2.517 ACRES IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

SURVEY OF TRACT B TO BE TRANSFERRED TO MICHAEL SUBER'S ADJACENT, EXISTING HOME TRACT

REV. 9/15/22

Steven D. Leffel 8/16/2022

STEVEN D. LEFFEL
PROFESSIONAL SURVEY NO. 6660
1155 CLOVERDALE DR.
TROY, OHIO 45373-1754
937-339-9573

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED PROFESSIONAL SURVEYOR

STAUNTON TOWNSHIP | 2 SECTION | 1 TOWN | 10 RANGE

BEARINGS ON ℄ 202 PER LND. 57-163

0 100 200 300

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER ORC 711.001. NOTICE IS GIVEN TO ALL PARTIES: NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

SECRETARY, MIAMI COUNTY PLANNING COMMISSION — DATE 10/12/2022

MATCH LINE @ P.I. — 606.19' — P.C. 1954 — 195.56' — S 40°-09'-30" E 217.16' — ℄ STATE ROUTE 202 — LND. 28-157

231.78 TO ℄ — N 49° 50'-30" E — 40

2016 IPS MISSING NOTE "A" IPS

PLOWED FIELD

EXISTING POLE BARN

TR. A
1.1810 AC.
LND. 57-163
NOTE CHANGE IN SEC. COR. TIE HEREON

JOHN H. & SUZAN SUBER

221.81

237.15 TO ℄ — N 48°-44' E

TIE 40.1' S 48°-49' W FROM ℄ TO BENT IPF

N 68°-47'-06" E 22.29'

756.12' TIE 343.40' — R/W

1.843 AC.
LND. 49-128

EX. HOUSE LOT

BROKEN MON — 40' — R/W

MICHAEL H. SUBER OR 459-762

P.O.B.-NEW TRACT

59.97'

S 38°-47' E 322.68'

N 53°-38' E 245.38' TO ℄

IPF S 66° W @ 0.15'

S 40°-09'-30" E 255.12' — 70'

FORMER RD. & C. 1936 PER MCD

FIELD

N 3°-52'-00" E 401.40'

TRACT B

3.7673 AC. TOTAL TO ℄
0.4460 AC. R/W
3.3213 AC. NET

CROSS CUT ON CONC. @ BRIDGE

TIE 58°-02'-42" W 93.95'

LND. 5-37

LND. 36-65 W/ SEC. LINE CHANGE HEREON

NOTE "A" IPS

FIELD

S 58°-08'-51" W 707.11' 558.81' — R/W

N 85°-11'-04" W 591.67 TOT.

107.38

RELOCATED & C. 1950'S

R/W

REF. MIA-202-(8.13-8.56) 814.67

HOWARD E. SUBER, TR. DB 744-469

WOODED LEVEE

LOST CREEK

BUCKEYE SURF & TURF, LLC

LND. 59-54
LND. 13-178

2016-FND. 3/4" IP DEEP & SET 30"-5/8" IPS ON TOP AT THIS SPOT

TIE: N 0°-39'-48" E 3.39'

MCD NOTES: STONE WAS HERE-RE-ESTAB. LOC. PER MCD - SUPERCEDES TIE ON LND. 57-163

N 85°-48' W 32.56' TIE

500.00'

N. W. COR. SEC. 2 REVISED

S 86°-03'-04" E SEC. COR. TO ℄

N. SEC. LINE

SEC. 3

S 30°-26'-10" E 299.92' ON ℄

P.I.

S 32°-15'-32" E 606.19' ON ℄

38, 39, 53

700'

MCD

FR. SEC. 8-37, REC. 8-37

N 4°-14'-43" E 33493 (1936)

SEC. 2

P.I.

MATCH LINE @ P.I.

195.56' TIE

LND. 57-163 & SR 202

LND. 49-128

756.12' S 40°-09'-30" E

TRACT B

LND. 33-140 LANE

@ 30' R/W

106' W. OF SEC. LINE

MCD

EBBERTS RD. DED. ROAD 30' R/W

700'

LINE - SEC. 2

MCD

NOTES 33492 ℄

W. SEC. LINE & MONUMENTS

DETAIL
SCALE: 1" = 400'

BENT ⅜" IRON F.P. REMNANT S.W. COR. @ CONC. +/- 1" E. OF SEC. LINE

14.42' TIE

W. SEC. LINE

MCD LL

LND. 4-34
LND. 37-69
LND. 3-257

12"+ BY 8"+ SECTION STONE FOUND @ S.W. COR. SEC. 2 +/- 1.5' E. OF E/P, EAST SIDE OF CURVE - PLACED RRS ON STONE & BACKFILLED HOLE

TIE S 89°-31' E - 9.12' RRSS IN ASPHALT CURVE IN RD.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS.
Paul P. Huelskamp P.E., P.S.
MIAMI COUNTY ENGINEER
Andy Emtt — DEPUTY
9-27-2022 — DATE

42.08

N 20° E @ 5.0' 3½' HIGH, LG. STONE @ S.S. LG. TREE

FORMER R/W BY MCD

TIE 2.17' S 65°-34' E

LND. 37-69

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- MAG NAIL OR PK FND
- MAG NAIL SET
- RAILROAD SPIKE SET
- CALCULATION POINT
- STONE FND
- CONC. HWY. MON. FND.
- NOTE "A" IPS - 30"-4 IPS @ 12" MIN. BELOW GRADE IN PLOWED FIELD & BACKFILLED

VOLUME 61 PAGE 137
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

MONUMENTS REV. 8/30/2022

BRANNON SURVEY

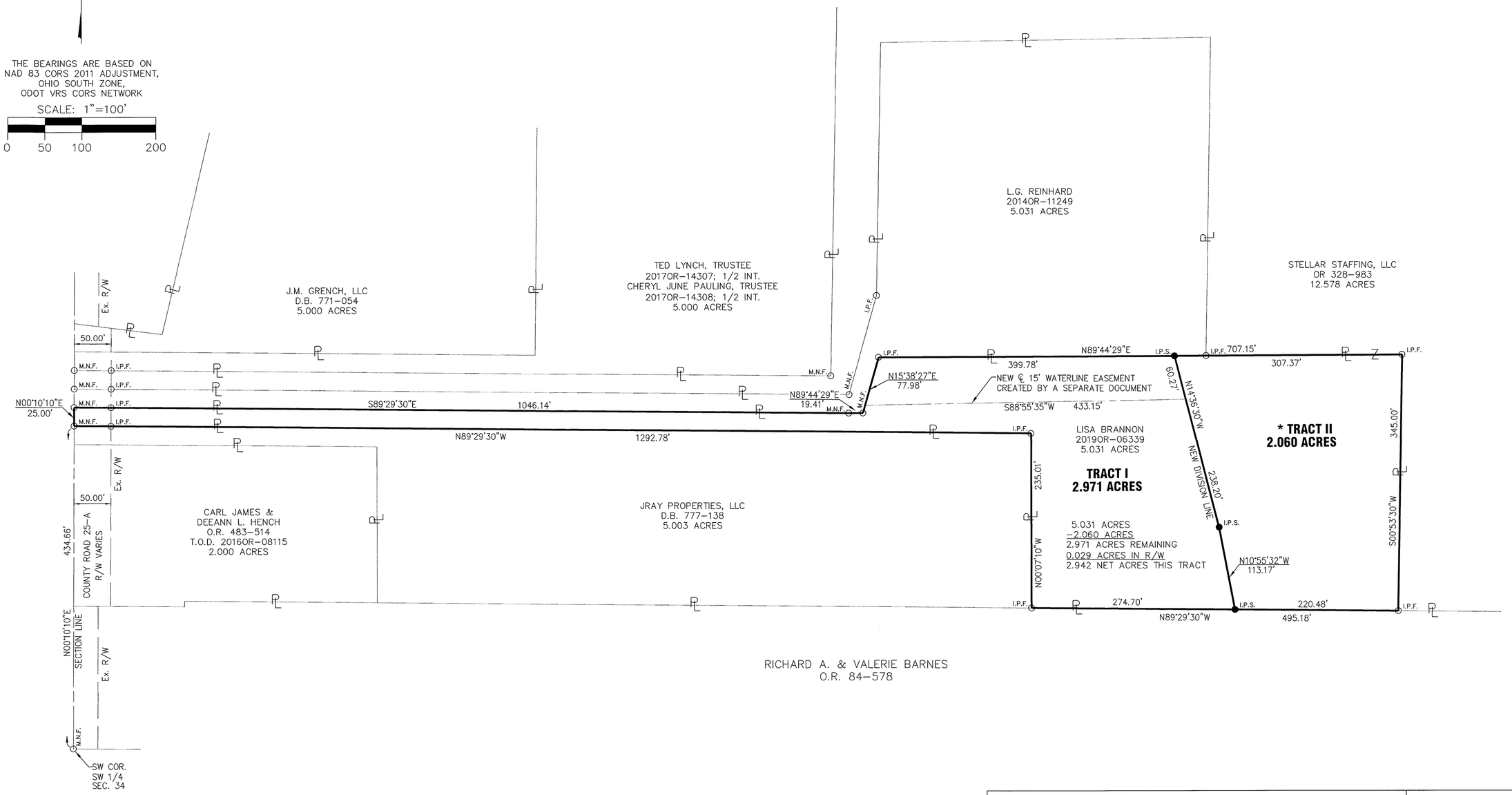
VOLUME 61 PAGE 138
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
21st October, 2022

4 N TOWN | 6 E RANGE | 34 SECTION | MONROE TOWNSHIP | MIAMI, OHIO COUNTY

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
OHIO SOUTH ZONE,
ODOT VRS CORS NETWORK

SCALE: 1"=100'

0 50 100 200



CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE;

NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

10/20/2022 2.060 ACRE TRACT
SECRETARY, DATE
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S Storms 10.21.22
DEPUTY DATE

LEGEND

- ●I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○I.P.F. IRON PIN FOUND
- ○M.N.F. MAG NAIL FOUND

SURVEY REFERENCE
LAND SURVEY 46, PAGE 59
LAND SURVEY 47, PAGE 153
LAND SURVEY 54, PAGE 115

Allen J Bertke
ALLEN J. BERTKE, P.S. #8629

9-30-2022
DATE

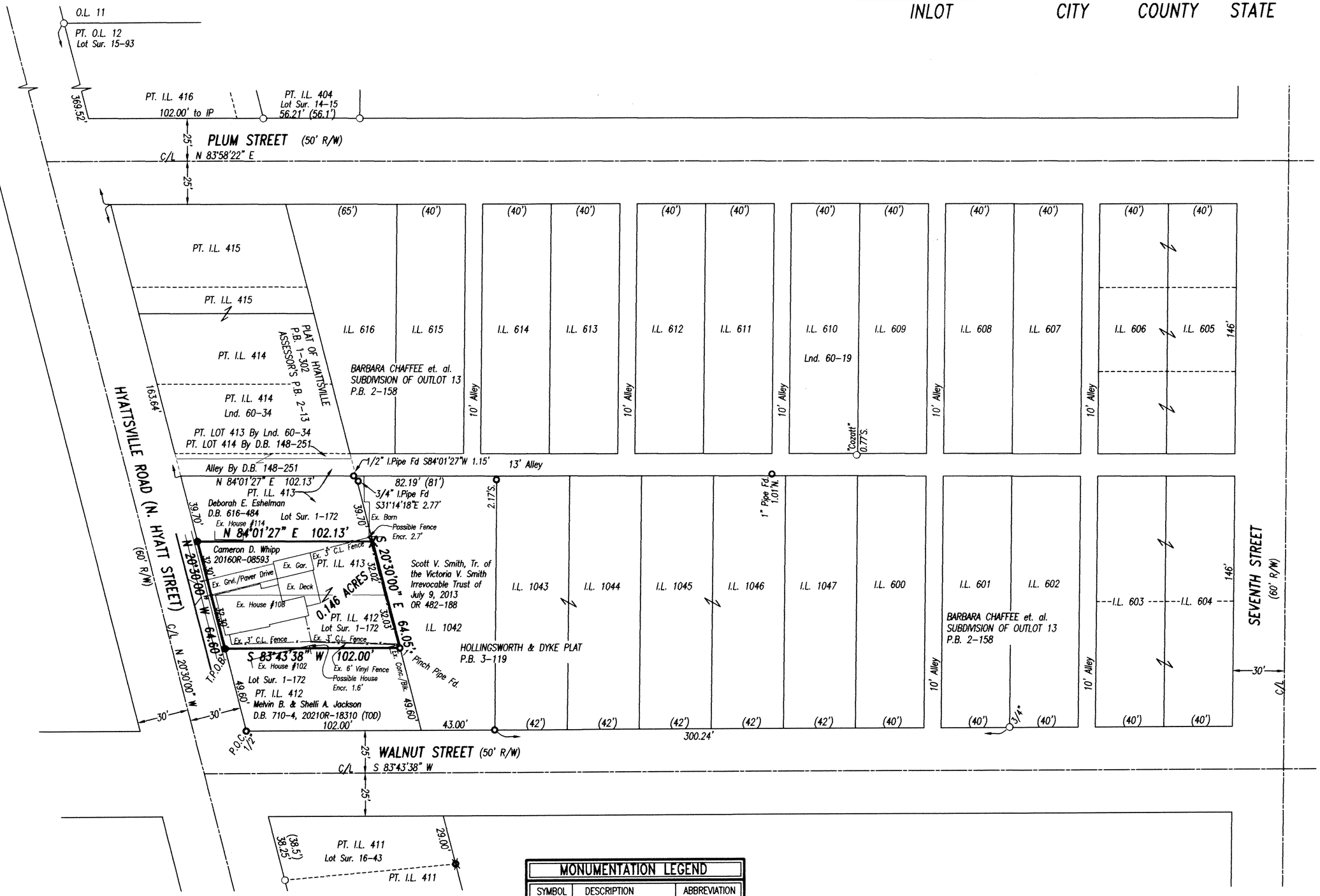
STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 09–22–2022
DRAWN BY: RMF
JOB NUMBER: MIAMON2202
SHEET NUMBER 1 OF 1

PT. 412 & PT. 413 INLOT — TIPP CITY — MIAMI COUNTY — OHIO STATE

VOLUME 61 PAGE 139
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



MONUMENTATION LEGEND

SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
○	IRON PIPE FOUND	I PIPE FD
⊗	R.R. SPIKE FOUND	RR SPK FD
⊠	CROSS FOUND	X FD
△	STONE FOUND	STN FD
∅	MAG OR PK NAIL FOUND	MAG OR PK FD
□	MONUMENT FOUND	MON FD
●	IRON PIN & CAP SET	IP & CAP SET
⊗	R.R. SPIKE SET	RR SPK SET
X	CROSS SET	X SET
⬢	MAG NAIL SET	MAG SET
■	MONUMENT SET	MON SET
⬟	3/4" IP SET W/2" CAP	IP & CAP SET

NOTE: ALL FOUND IRON PINS ARE #5 REBARS IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL FOUND IRON PIPES ARE 3/4" I.D. IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL SET IRON PINS ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

BY: Luis G. Riancho 10/21/2022
LUIS G. RIANCHO — DATE
REGISTERED SURVEYOR OF OHIO NO. 5287

STATE OF OHIO
LUIS G. RIANCHO 5287
REGISTERED SURVEYOR

REFERENCES:

DEEDS: AS SHOWN

RECORD PLATS:

REC. 1-302
REC. 2-13
REC. 2-158
REC. 3-119

SURVEYS: AS SHOWN &
LOT SUR. VOL. 1-172
LOT SUR. VOL. 16-43
LOT SUR. VOL. 10-129
LOT SUR. VOL. 18-33
LND. 60-34

ROAD DWGS: AS SHOWN

OCCUPATION STATEMENT:
OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.

NOTES:

1. THIS SURVEY PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH REPORT OR COMMITMENT.

2. DISTANCE IN ( ) INDICATES A DEED OR PLAT CALL DISTANCE WHERE IT DIFFERS FROM MEASURED.

ABBREVIATIONS:
D.B. DEED BOOK-PAGE
C/L CENTERLINE
I.L. INLOT
LND. LAND SURVEY VOL.-PAGE
LOT SUR. LOT SURVEY VOL.-PAGE
O.L. OUTLOT
OR OFFICIAL RECORD VOL.-PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
P.B. PLAT BOOK-PAGE
REC. RECORD PLAT-PAGE
SEC. SECTION
SUR. SURVEY
TPOB TRUE POINT OF BEGINNING
R/W RIGHT-OF-WAY

N

BASIS OF BEARING: N 22°30'00" W FOR THE EASTERLY LINE OF HYATTSVILLE ROAD (N. HYATT STREET) FROM PLAT OF HYATTSVILLE, PLAT BOOK 1, PAGE 302.

CLIENT: CAMERON WHIPP
DATE OF SURVEY: OCT. 2022

0 40 80 120
GRAPHIC SCALE
SCALE 1"=40'

PREPARED BY:
LGR
LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
TEL 937 836-1585
FAX 937 836-9974
LGRIANCHO@WOH.RR.COM
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

JOB # 22078 OCT. 2022
DRAWING: 22078POS.DWG
PLOT DATE 10-21-2022

VOLUME 61 PAGE 140
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

North

BEARINGS BASED ON THE CENTERLINE OF COVINGTON-BRADFORD ROAD (N 85°55'00"E) AS RECORDED IN SURVEY VOLUME 44, PAGE 61 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

100 0 100 200 300

GRAPHIC SCALE: 1"= 100' JOB#6139

8	5 EAST	S.E. QTR-19	NEWBERRY
TOWN	RANGE	SECTION	TOWNSHIP

Monument Legend

- ⊠ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set
- ⊠ Indicates Iron Pipe found
- ⧋ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument Box found
- □ Indicates Concrete Monument set
- ● Indicates Railroad Spike found
- × Indicates Scribe found

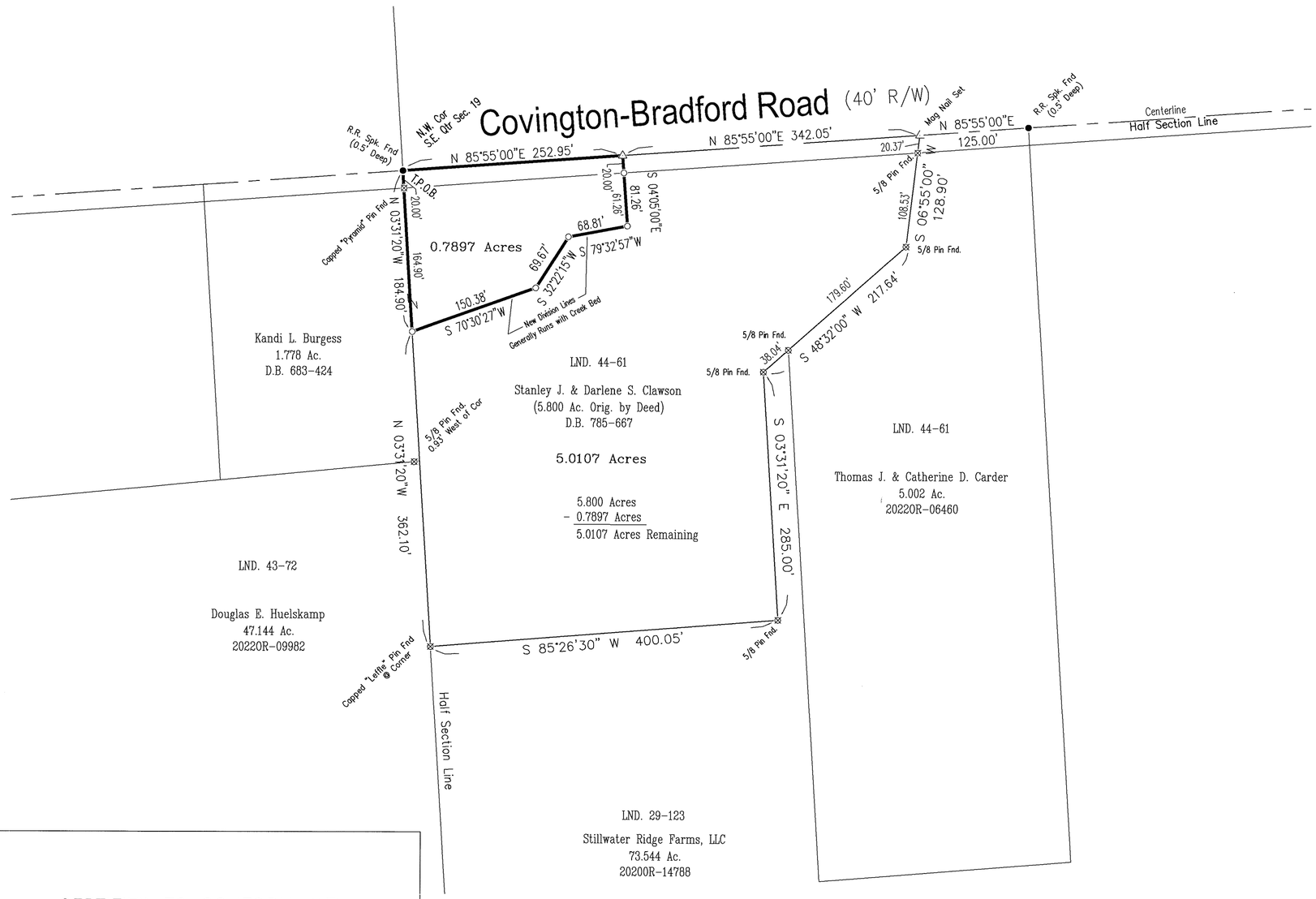
Deed: 5.800 ACRES – Stanley J. & Darlen S. Clawson
D.B. 785-667

LAND SURVEYS:
Survey Volume 44, Page 61
Survey Volume 43, Page 72
Survey Volume 29, Page 123

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.



CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

10/28/2022 (0.7897 ACRE TRACT)
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, P.E. P.S.
MIAMI COUNTY ENGINEER
Mark S Sterns 10.27.22
DEPUTY DATE

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall – Marsh Land Surveyors
BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735

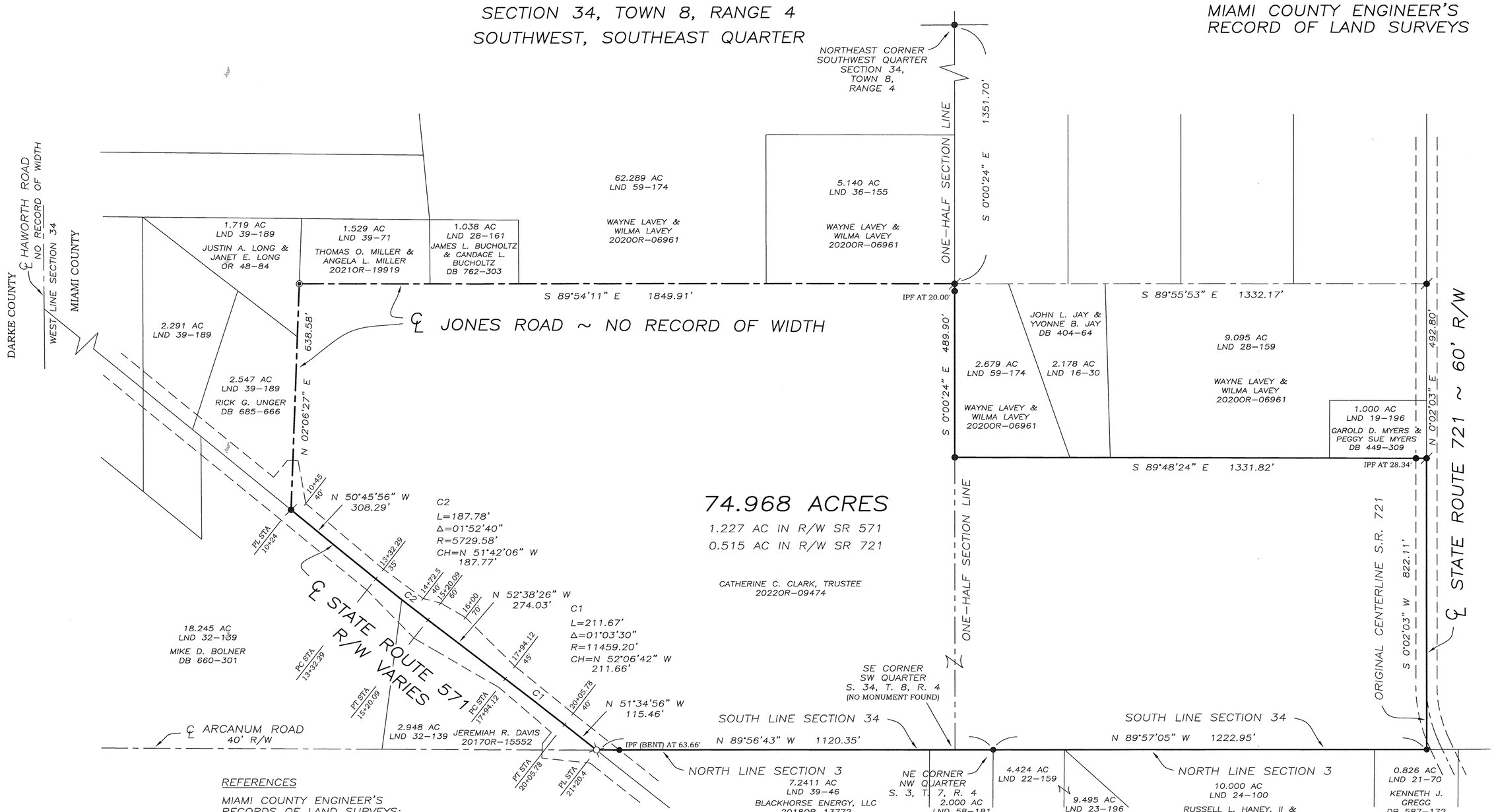
STATE OF OHIO
THOMAS K MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

J:\Jobs\6000\6139 Clawson\6139 Clawson.dwg 6139.MiamiCo.-SURVEY Oct 26, 2022 - 8:53:26am Tom

NEWTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 34, TOWN 8, RANGE 4
SOUTHWEST, SOUTHEAST QUARTER

VOLUME 61 PAGE 141

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



74.968 ACRES

1.227 AC IN R/W SR 571
0.515 AC IN R/W SR 721

CATHERINE C. CLARK, TRUSTEE
20220R-09474

UNION TOWNSHIP, SECTION 3, TOWN 7, RANGE 4

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 7, PAGE 196
VOLUME 16, PAGE 30
VOLUME 19, PAGE 52
VOLUME 19, PAGE 196
VOLUME 21, PAGE 70
VOLUME 22, PAGE 159
VOLUME 23, PAGE 196
VOLUME 24, PAGE 100
VOLUME 28, PAGE 159
VOLUME 28, PAGE 161
VOLUME 32, PAGE 139
VOLUME 36, PAGE 155
VOLUME 39, PAGE 46
VOLUME 39, PAGE 71
VOLUME 39, PAGE 189
VOLUME 58, PAGE 181
VOLUME 59, PAGE 174

ODOT R/W PLANS:
S.R. 571 MIAMI COUNTY S.H. 209 SEC. B
S.R. 721 MIAMI COUNTY MIA. 721 6.18

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

LEGEND

○ 5/8" CAPPED IRON PIN SET
● IRON PIN FOUND
⌀ MAG NAIL SET
⌀ MAG NAIL SET OVER RAILROAD SPIKE FOUND
◉ 1/2" DIA. PIPE FOUND
⌀ MAG NAIL FOUND

OCTOBER 27, 2022

SURVEY OF EXISTING TRACT FOR THE CLARK FAMILY IN MIAMI COUNTY, OHIO

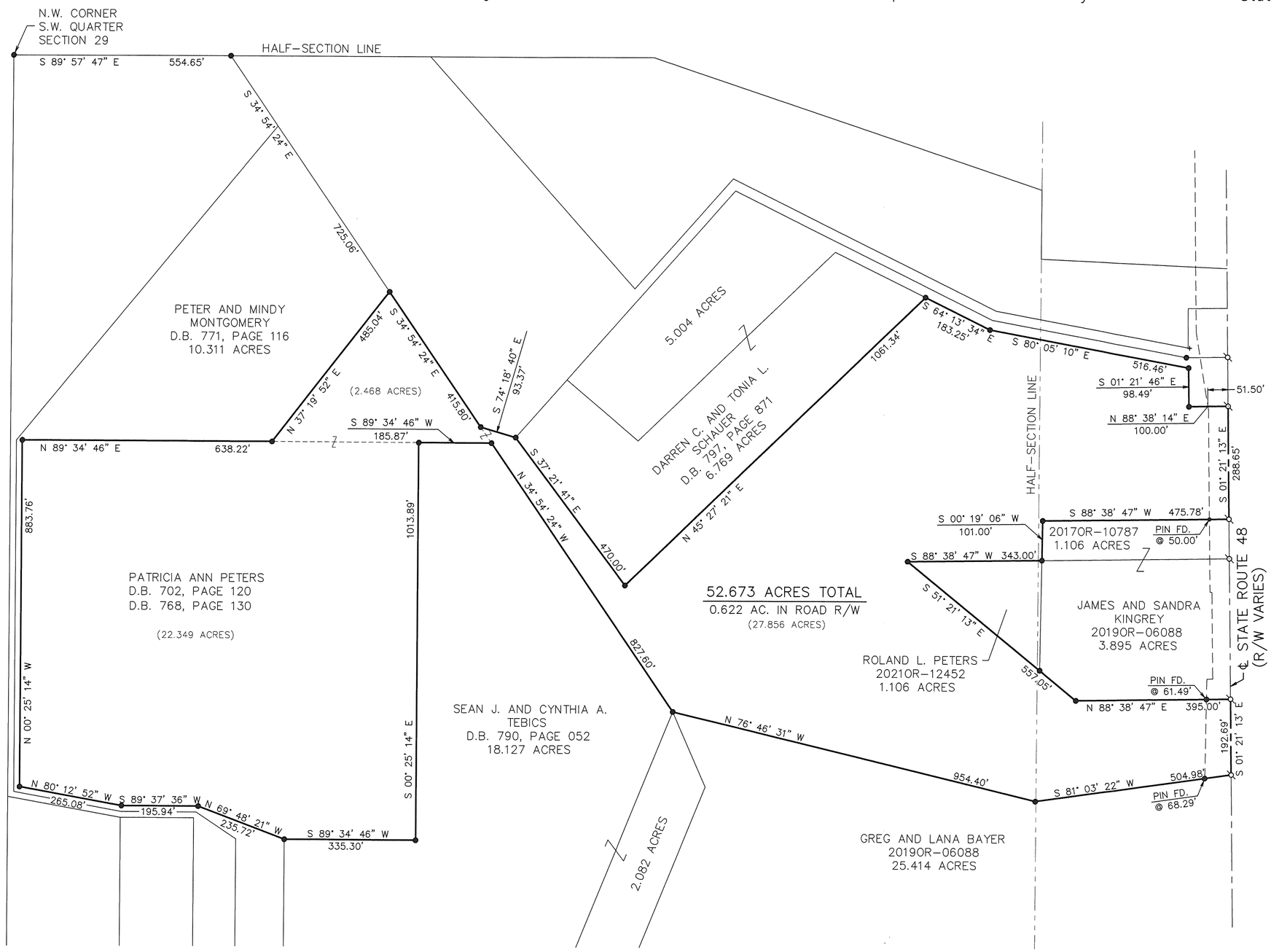
STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

7	5E	S.E. 1/4 & SW 1/4 – 29	Newton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 142
Miami County Engineer's
Record of Land Surveys



N

Scale: 1"=200'
0 100 200 300 400

Legend

- ● Iron pin found
- ⊗ Mag nail set over exisiting monument

References

- P.B. 39, PG. 153
- P.B. 40, PG. 77
- P.B. 42, PG. 144
- P.B. 49, PG. 155
- P.B. 49, PG. 175
- P.B. 51, PG. 65
- P.B. 51, PG. 173

Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the centerline of State Route 48, bearing, S 01° 21' 13" E, as found on Land Survey Volume 39, Page 153 of the Miami County Engineer's Record of Land Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 52.673 acres for Roland Peters.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 11/08/22

Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 04222 Ph. (937) 339-2921

SEC. 8 & 9 — 6 — 5 E
SECTION — TOWN — RANGE
UNION TOWNSHIP — MIAMI COUNTY — OHIO STATE

VOLUME 61 PAGE 143
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

MONUMENTATION LEGEND		
SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
○	IRON PIPE FOUND	I PIPE FD
⊗	R.R. SPIKE FOUND	RR SPK FD
⊠	CONC. POST FOUND	CONC. POST FD
△	STONE FOUND	STN FD
⌀	MAG OR PK NAIL FOUND	MAG OR PK FD
□	MONUMENT FOUND	MON FD
●	IRON PIN & CAP SET	IP & CAP SET
✱	R.R. SPIKE SET	RR SPK SET
✕	CROSS SET	X SET
⬢	MAG NAIL SET	MAG SET
■	MONUMENT SET	MON SET
⬟	3/4" IP SET W/2" CAP	IP & CAP SET

NOTE: ALL FOUND IRON PINS ARE #5 REBARS IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL FOUND IRON PIPES ARE 3/4" I.D. IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL SET IRON PINS ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.

REFERENCES:

DEEDS: AS SHOWN

RECORD PLATS: REC. 20-82

SURVEYS:

Lnd. 4-254	Lnd. 12-35
Lnd. 35-40	Lnd. 28-55
Lnd. 55-165	Lnd. 57-190
Lnd. 33-41	Lnd. 49-198
Lnd. 12-43	Lnd. 35-33
Lnd. 28-76	Lnd. 51-113
Lnd. 29-92	Lnd. 54-154
Lnd. 36-105	Lnd. 31-176
Lnd. 29-89	Lnd. 29-159
Lnd. 28-189	Lnd. 16-198
Lnd. 17-12	

ROAD DWGS: MIA-48-3.69-4.82

OCCUPATION STATEMENT:
OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.

NOTES:

1. THIS SURVEY PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH REPORT OR COMMITMENT.

2. DISTANCE IN ( ) INDICATES A DEED OR PLAT CALL DISTANCE WHERE IT DIFFERS FROM MEASURED.

ABBREVIATIONS:
Brkn. MONUMENT BROKEN OFF
d. DEPTH BELOW GRADE
D.B. DEED BOOK-PAGE
C/L CENTERLINE
I.L. INLOT
LND. LAND SURVEY VOL.-PAGE
OR OFFICIAL RECORD VOL.-PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
P.B. PLAT BOOK-PAGE
REC. RECORD PLAT-PAGE
SEC. SECTION
SUR. SURVEY
TPOB TRUE POINT OF BEGINNING
R/W RIGHT-OF-WAY

LINE TABLE:
L1 - N 89°24'47" W 365.03'
L2 - S 12°04'23" E 1290.55'
L3 - S 12°04'23" E 1530.55'
L4 - S 12°04'23" E 1760.55'
L5 - S 77°55'37" W 226.85'

BASIS OF BEARING: S 12°04'23" E FOR THE CENTERLINE OF S. STATE ROUTE 48 FROM GPS OBSERVATIONS UTILIZING ODOT VRS STATE PLANE COORDINATE SYSTEM, NAD'83(2011)(GEIOD'12), OHIO SOUTH ZONE.

GRAPHIC SCALE
SCALE 1"=200'
0 200 400 600

CLIENT: ROBERT F. BUSSE, JR.
DATE OF SURVEY: OCT. 2022

PREPARED BY:
LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
JOB # 22080 OCT. 2022
DRAWING NAME 22080POS PLOT DATE 11-15-2022
TEL 937 836-1585
FAX 937 836-9974
LGRIANCHO@WOH.RR.COM
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

Lnd. 57-190

S 89°32'39" E 504.58'
PK Fd. Top of 18"x18" Conc. Post NW Cor. SE 1/4 Sec. 8

(507.91') S 89°32'39" E 508.05'

5/8" IP Fd. in Wire Fence @ N. Edge 24" Stump

11.26'

N 89°49'07" E 2662.97'

1/2 SEC. LINE

PK Fd. Top of 18"x18" Conc. Post

S 00°01'23" W 798.04' (798.12')

Par. L32-053000
McCowen Farms, LLC
OR 239-687
66.365 Ac.
Lnd. 36-105

251+00 33'L 33'R

S 12°04'23" E 418.17'

Lnd. 28-55

263.00' S 89°49'07" W

1" IP Fd NE Cor. SE 1/4 Sec. 8 P.O.C. PARCELS "A","B"&"D"

Lnd. 12-35

Lnd. 28-189

WEST MILTON CORP LINE (REC. 20-82)

S. STATE ROUTE 48 C/L

MIA-48-3.69-4.82 (66' R/W)

544.86' 0.1'd. Brkn.

241+00 0.5'd. Brkn.

255.63'

S 01°36'41" E 786.00' (786.10')

S 77°55'37" W 81.61' (81.12')

SEC. LINE

33.00'

(431.49') N 89°32'34" W 431.54'

S 89°32'34" E 1132.91'

PK Fd. Top of 18"x18" Conc. Post

Par. L32-052750
CANDACE D. ALEXANDER
20160R-03388
20220R-15406 (TOD)
3.976 Ac.
Lnd. 55-165, 33-41, 12-43

I.L. 1687

1/2" 33.93'

"cozdt"

232.21'

I.L. 1688 Lnd. 29-89

12.18' 1/2"

236+00 1.0'd. Brkn.

220.84'

L2

33.00'

T.P.O.B. PARCEL "D"

WEST MILTON CORP LINE (REC. 20-82)

S 12°04'23" E 240.00'

L3

583.00'

S 77°55'37" W 325.38'

N 77°55'37" E

(1.162 Ac.)

T.P.O.B. PARCEL "B"

231+00 0.7'd. Brkn.

230.00'

S 12°04'23" E 310.00'

L4

Ex. Grvl. Dr.

T.P.O.B. PARCEL "A"

S 12°04'23" E 80.00'

33.82'

I.L. 1687

S 89°24'47" E 365.03'

L1

356.15'

N 77°55'37" E

226.85'

NEW DIVIDING LINE

248.87'

S 12°04'23" E

CALUMET ROAD (60' R/W)

0.6'd. Brkn.

226+00 Brkn.

Section Line Detail

13.98'

240.00'

66.66'

SEC. LINE

117.13'

131.56'

PARCEL "C"
(COMBINED REMAINDER)
94.216 ACRES
(89.718 AC. SEC. 8)
(4.498 AC. SEC. 9)
2.338 AC. IN R/W
91.878 AC. NET

S 12°51'25" E 321.77' (321.53')

N 87°29'11" E 162.02'

S 11°54'50" E 190.67'

PARCEL "D"
3.212 ACRES
(2.990 AC. SEC. 8)
(0.222 AC. SEC. 9)
0.182 AC. IN R/W
3.030 AC. NET

N 12°04'23" W 240.00'

S 77°55'37" W 583.00'

(2.051 Ac.)

Par. L32-052745
ROBERT F. BUSSE JR.
D.B. 594-429 &
D.B. 573-259
3.213 Ac.
Lnd. 35-40

Ex. Grvl. Dr.

PARCEL "B"
(COMBINED WITH PARCEL "A")
3.405 ACRES
(2.733 AC. SEC. 8)
(0.672 AC. SEC. 9)
0.232 AC. IN R/W
3.173 AC. NET

N 77°55'37" E 226.85'

Par. L32-051010
ROBERT F. BUSSE JR. &
LYNN A. BUSSE
D.B. 742-229
3.078 Ac.
Lnd. 35-40

PARCEL "A"
0.327 ACRES
(0.140 AC. SEC. 8)
(0.187 AC. SEC. 9)
0.058 AC. IN R/W
0.269 AC. NET
**NOT A BUILDABLE TRACT - SHALL BE COMBINED WITH OR ATTACHED TO THE ADJACENT PARCEL TO ITS NORTH.

Par. L32-052645
YVONNE J. BUSSE, TR.
20170R-14514, TRACT IV
28.468 Ac.
Lnd. 28-76

Par. L32-052640
ROBERT F. BUSSE, JR. &
JAMES A. BUSSE, CO-TRS.
20220R-15588, PARCEL I
30.468 Ac.
Lnd. 28-76

N 00°07'37" W 2631.17' from C/L

N 00°07'37" W 2632.43'

1/2 SEC. LINE

S 00°01'23" W 1835.58' to C/L

Par. L32-051000
ROBERT F. BUSSE, JR. &
JAMES A. BUSSE, CO-TRS.
20220R-15588, PARCEL II
62.307 Ac. (Deed)
61.482 Ac. (Tax Data Sheet)

4.498 AC. SEC. 9

N 00°18'19" E 2667.25'

SEC. LINE

604.39' MIA-48-3.69-4.82 (66' R/W)

S. STATE ROUTE 48 C/L

883.22'

I.L. 1687

3221+00 @E. Edge/Pole Leans SE

Par. L32-052646
RITA ANN & HARRY J. BUSSE, III
D.B. 563-703
2.000 Ac.
Lnd. 29-92

Detail

1.65' 20.21'

RR Spk Fd 0.3'd.

RR Spk Fd 0.3'd. 2.50'N.

SEC. 8

N 89°28'17" W 2659.09'

(30' R/W)

(501.02') 501.17'

N 89°24'04" W 504.59'

522.14'

1115.17' (1115.23')

MARKLEY ROAD C/L & SEC. LINE

30'

(60' R/W)

N 89°24'04" W 2138.48'

N 89°24'04" W 2643.07'

P.O.B. PARCEL "C" Mag Nail Fd 0.2'd. Reported Over RR Spk @ Sec. Cor.

Ref IP Set @ 24.00'

280.67'

33'

(552.75') S 89°47'49" W 550.59'

"DP&L"

51.17' 50' I.L. 1689 Lnd. 16-198

33.89'

Lnd. 17-12

Lnd. 29-159

WEST MILTON CORP LINE (REC. 20-82)

I.L. 1690

S 12°04'23" E 365.86'

215+72.32 PT 33'L 33'R

S 89°29'26" W 320.92'

Lnd. 35-33
Lnd. 49-198

Lnd. 51-113

Lnd. 54-154

RR Spk Fd 0.4'd.
0.81'N. of SW Cor. SE 1/4 Sec. 8
Per Lnd. 31-176 & Lnd. 51-113

SEC. 8 SEC. 9 SEC. 16 SEC. 17

SEC. LINE & C/L DAVIS RD. (30' R/W)

SEC. 17

N

Certificate of Registration
This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001.
Notice is given to all parties: No additional building site is created by this conveyance; no structure may be erected or maintained on the 0.327 acre (Parcel "A") premises herein conveyed without further compliance with all Zoning, Building and Planning Regulations of Miami County.

Secretary, Miami County Planning Commission 11/15/22

Certified to conform with Miami County Survey Requirements

Paul P. Huelskamp PEPS
Miami County Engineer

Deputy 11/16/22 Date

STATE OF OHIO
LUIS G. RIANCHO
5287
REGISTERED SURVEYOR

CERTIFICATION:

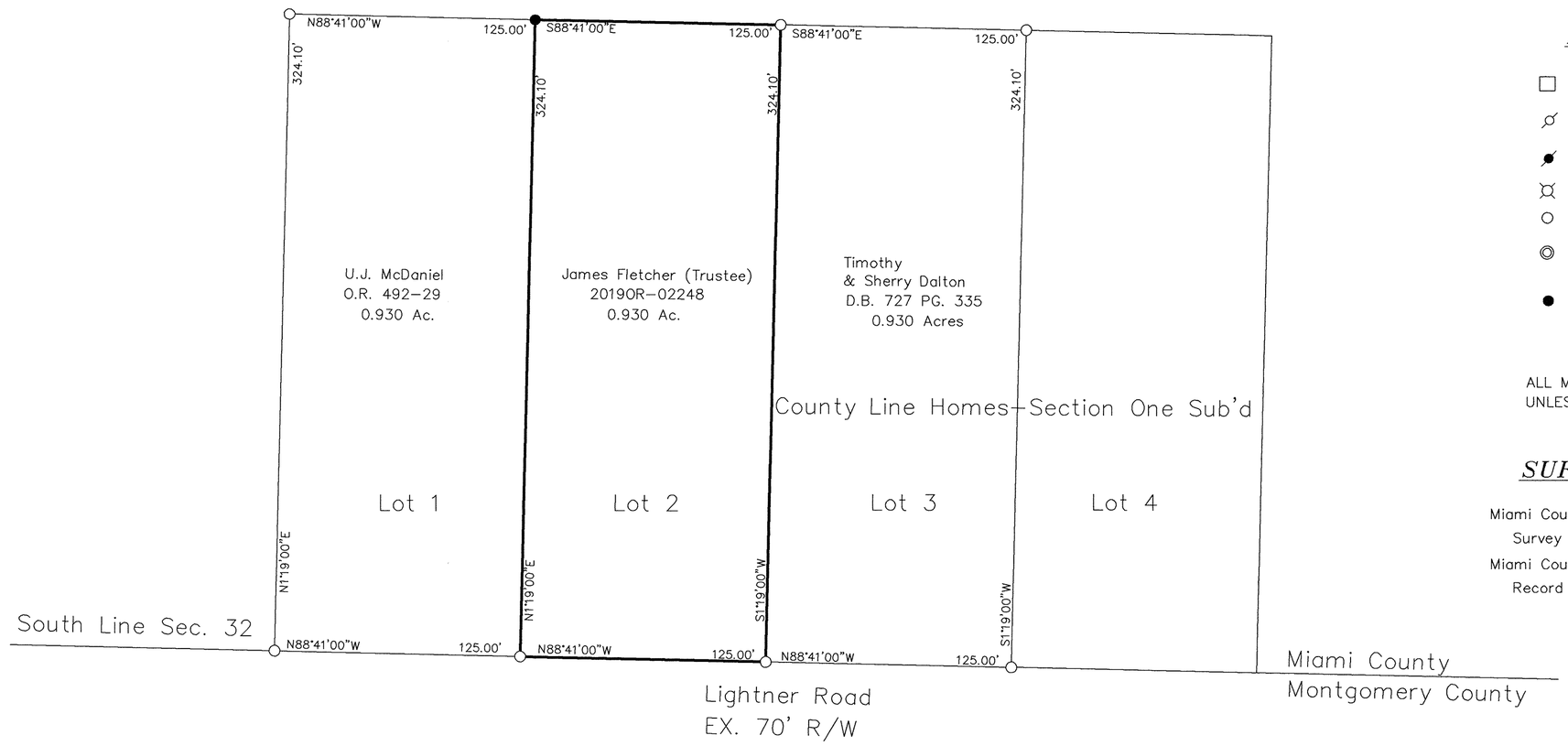
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

BY: Luis G. Riancho 11/15/2022
LUIS G. RIANCHO DATE
REGISTERED SURVEYOR OF OHIO NO. 5287

S.E. 1/4 32	4 NORTH	6 EAST	MONROE	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

RESURVEY OF LOT 2
COUNTY LINE HOMES–SECTION ONE SUBDIVISION

VOLUME NO. 61 PLAT NO. 144
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: NOVEMBER 2022



N

BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY.

0 25 50 75 100

SCALE: 1" = 50'

LEGEND

- □ STONE FOUND
- ⌀ MAG NAIL OR PK NAIL FOUND
- ● MAG NAIL SET
- ⌑ R.R. SPIKE FOUND
- ○ REBAR FOUND
- ◎ COTTON GIN SPINDLE
- ● 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys
Survey Volume 45 Page 147
Miami County Recorder's Record
Record Book 9 Page 150

Larry J. Bill Nov 16, 2022
LARRY J. BILL, P.S. #7557 DATE

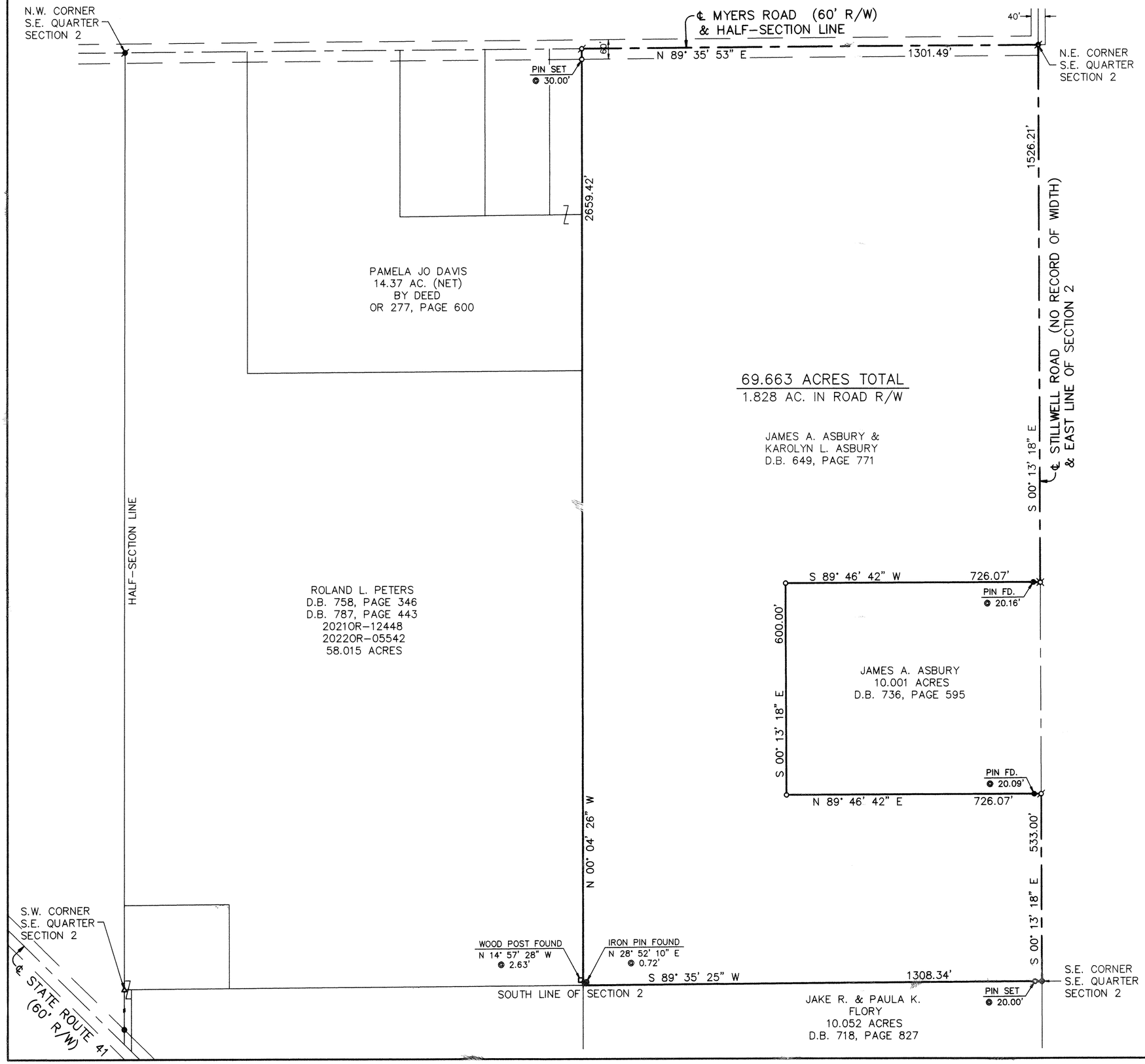
STATE OF OHIO
LARRY J. BILL
S–7557
REGISTERED
PROFESSIONAL SURVEYOR

Survey For James and Laurie Fletcher

Larry J. Bill
Professional Surveyor
9826 New Harrison–Bradford Road
Bradford, Ohio 45308
Phone (937) 448–6320

7	5E	SE 1/4–2	Concord	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 145
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=200'
0 100 200 300 400

Legend

- ● Iron pin found
- ✖ R.R. spike found
- ⌀ Mag nail found
- ⌑ PK nail found
- △ 4" steel fence post found
- □ Wood fence post found
- ⌀ Mag nail set
- ○ 5/8"ø capped iron pin set (COZATT, S6001)

References

Miami County Engineer's Record of Land Surveys:
- Vol. 15, Pg. 184
- Vol. 24, Pg. 180
- Vol. 27, Pg. 46
- Vol. 38, Pg. 74
- Vol. 41, Pg. 66
- Vol. 47, Pg. 122
- Vol. 47, Pg. 141
- Vol. 48, Pg. 187
- Vol. 59, Pg. 147

Basis of Bearings

The bearings are based on the half-section line and the centerline of Myers Road, bearing N 89° 35' 53" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 69.663 ac. for James and Karolyn Asbury.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

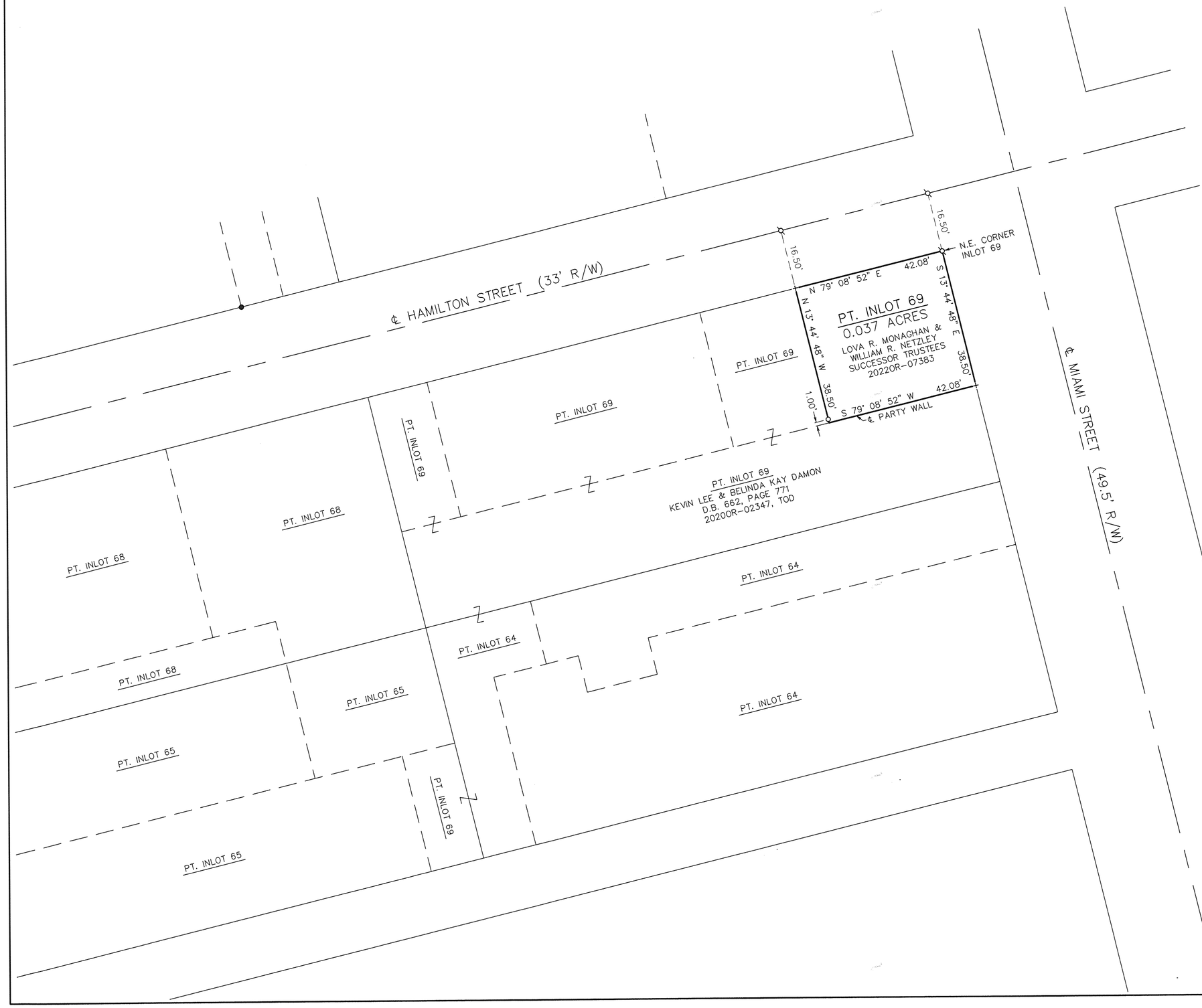
Michael W. Cozatt 11/16/22

Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 19422 *Ph. (937) 339–2921*

West Milton / Corporation | Pt. 69 / Inlot | Miami / County | Ohio / State

Volume 61 Page 146
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=20'
0 10 20 30 40

Legend

- ● Iron pin found
- \+ Cut cross set
- ⌀ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 03, Pg. 86
Vol. 04, Pg. 150
Vol. 10, Pg. 36
} Miami County Engineer's Record of Lot Surveys

Basis of Bearings

The bearings are based on the centerline of Miami Street bearing S 00° 32' 21" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of Pt. I.L. 69 in West Milton for Billy Netzley.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

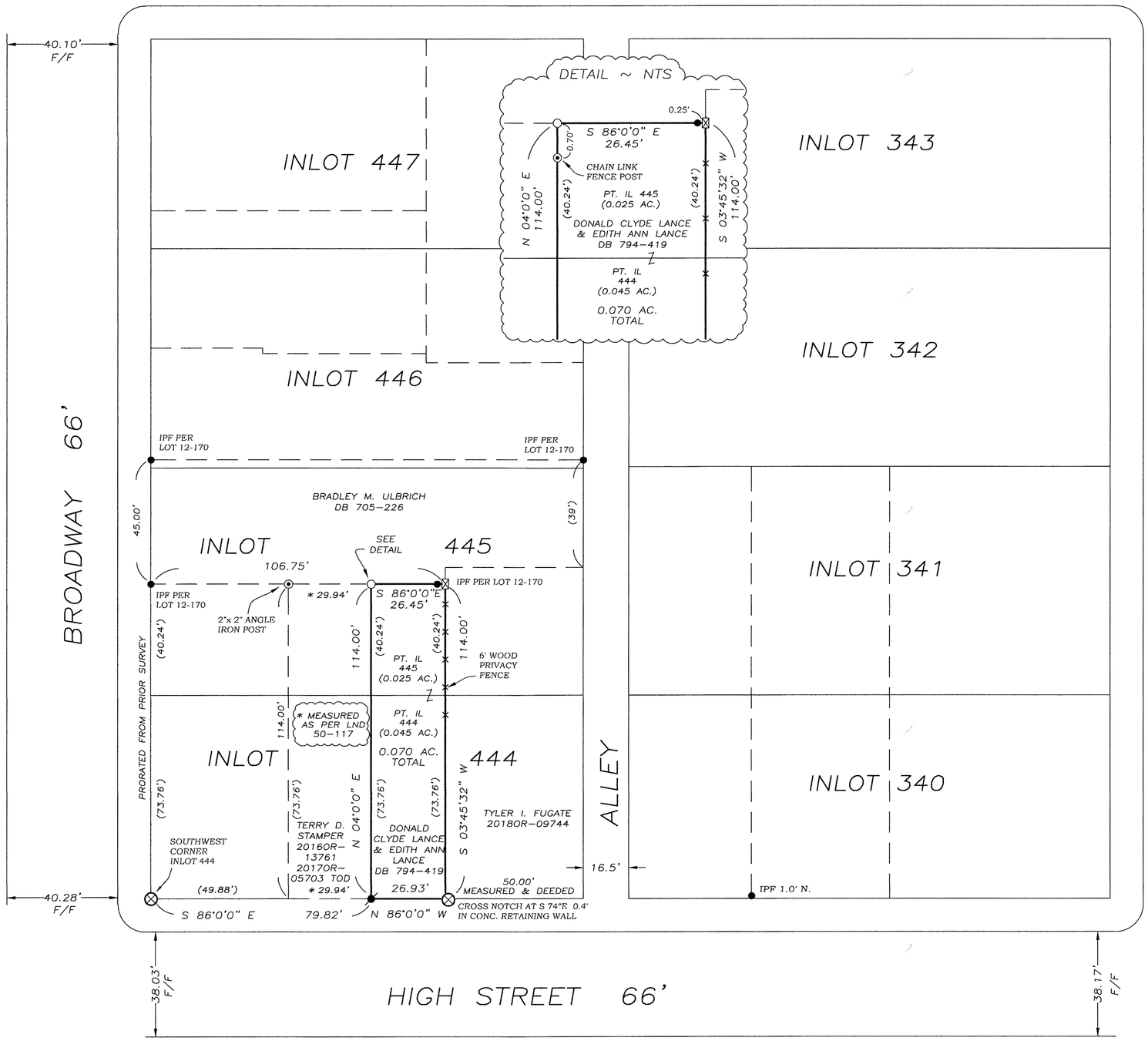
Michael W. Cozatt 11/16/22
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 16722 *Ph. (937) 339-2921*

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 444 & 445

VOLUME 61 PAGE 147

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● 5/8" IRON PIN FOUND
- ◪ NAIL SET IN CONCRETE
- ⊗ CROSS NOTCH SET IN CONCRETE
- ⊙ STEEL POST FOUND
- ⊠ 4"x6" WOOD POST FOUND
- ( ) DIMENSIONS SHOWN AS PRORATED FROM PRIOR SURVEYS

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

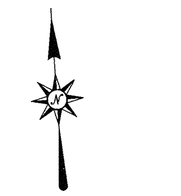
DEED BOOK 794, PAGE 419
DOCUMENT 20170R-05703
DOCUMENT 20180R-09744

MIAMI COUNTY ENGINEER'S SURVEY RECORDS:

LOT SURVEY 5, PAGE 143
LOT SURVEY 10, PAGE 141
LOT SURVEY 12, PAGE 11
LOT SURVEY 12, PAGE 41
LOT SURVEY 12, PAGE 87
LOT SURVEY 12, PAGE 170
LOT SURVEY 18, PAGE 115
LAND SURVEY 50, PAGE 117

NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO REESTABLISH A 0.070 ACRE COMBINED PARCEL WHICH IS A PART OF INLOT 444 AND ALSO A PART OF INLOT 445.
2. LAND SURVEY 50-117 WAS A 2006 SURVEY OF THE TRACT IMMEDIATELY TO THE EAST OF THIS TRACT.
   a. THE REAR MONUMENTS FROM LAND SURVEY 50-117 WERE FOUND OR RESET, AS SHOWN. THE NORTHEAST CORNER OF THAT SURVEY IS THE NORTHWEST CORNER OF THE TRACT SURVEYED HEREIN.
   b. THE CROSS-NOTCHES IN CONCRETE AT THE FRONT OF LAND SURVEY 50-117 WERE NOT ABLE TO BE RECOVERED.
3. LOT SURVEY 12-170 FROM 1973, AND ALSO LOT SURVEY 5-143 FROM 1955, WERE SURVEYS OF THE TRACT IMMEDIATELY NORTH OF THIS TRACT.
   a. FOUR OF THE SIX PINS SHOWN ON LOT SURVEY 12-170 WERE FOUND. ONE PIN FOUND IS AT THE NORTHEAST CORNER OF THE TRACT SURVEYED HEREIN.
4. THE REAR CORNERS USED HEREIN ARE THE MONUMENTS FROM THE TWO SURVEYS REFERENCED ABOVE.
5. THE FRONT CORNERS USED HEREIN WERE ESTABLISHED BY FIRST LOCATING THE STREET LINE ON HIGH STREET AND THEN MATCHING THE PRO-RATED FRONTAGE DISTANCES FROM PAST SURVEYS, AS SHOWN IN LAND SURVEY 50-117, AND ALSO MATCHING BEARINGS FROM THAT SAME SURVEY.
6. THE NORTH & SOUTH LINES OF THE LOT HEREIN SURVEYED BOTH MATCH EXISTING OCCUPATION LINES AS ESTABLISHED BY AN OLD PRIVACY FENCE ON THE EAST LINE AND THE SPLIT OF A VERY NARROW GAP BETWEEN RESIDENTIAL HOUSE EVE LINES ON THE LOT BEING SURVEYED AND THE HOUSE ON THE LOT TO THE WEST.
7. BASIS OF BEARING IS SOUTH 86 DEGREES 00 MINUTES 00 SECONDS EAST ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGH STREET AND ALSO THE SOUTH LINE OF INLOT 444, PER LAND SURVEY 50-117.



GRAPHIC SCALE IN FEET
1" = 30'

SURVEY FOR DON LANCE
IN MIAMI COUNTY, OHIO ~ OCTOBER 11, 2022

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

North

BEARINGS BASED ON THE CENTERLINE OF ROSS ROAD AND NORTH LINE OF SECTION 20 (S 85°07'19"W) AS RECORDED IN SURVEY VOLUME 45, PAGE 53, OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

200 0 200 400 600

GRAPHIC SCALE: 1"= 200' JOB#6166

20	2	9 BTMRS	BETHEL	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME 61 PAGE 148
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

REFERENCES:

DEED: 26.498 ACRES (BY DEED) MARY K. BOWMAN – DEED BOOK 725, PAGE 906

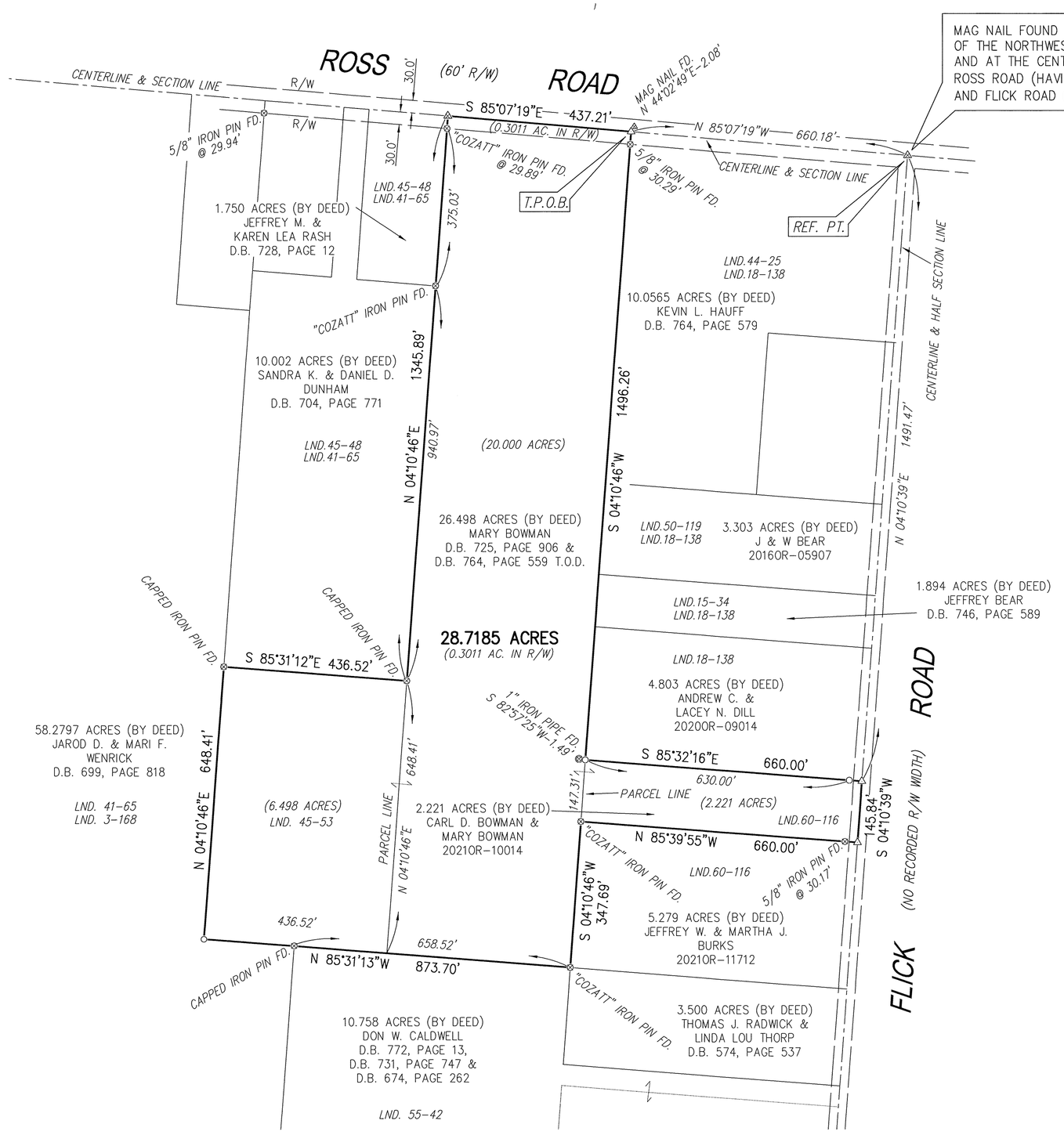
2.221 ACRES (BY DEED) CARL D. & MARY K. BOWMAN – 20210R–10014

Monument Legend

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set
- ⊠ Indicates Iron Pipe found
- ⟁ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument Box found
- □ Indicates Concrete Monument set
- ● Indicates Railroad Spike found
- × Indicates Scribe found

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.



Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh

THOMAS K. MARSH, P.S. No.7735

NOV. 17, 2022

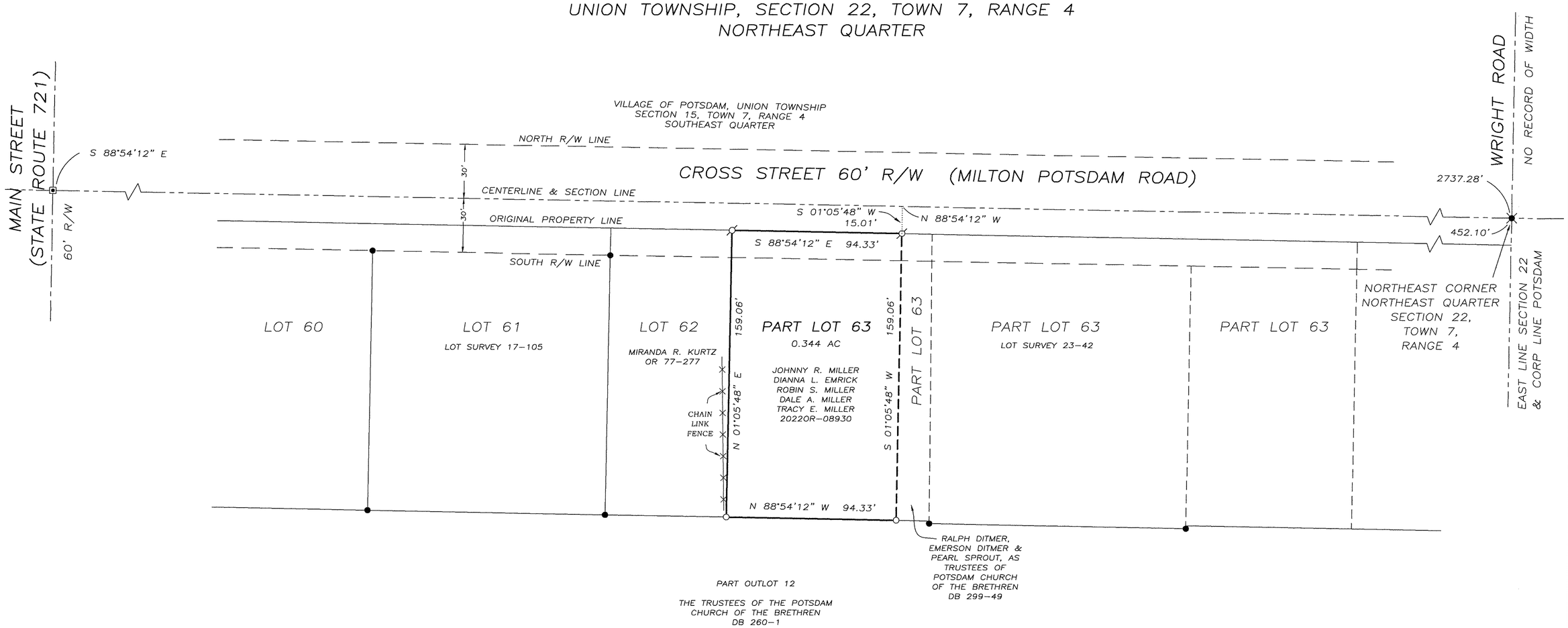
STATE OF OHIO
THOMAS K. MARSH
7735
REGISTERED PROFESSIONAL SURVEYOR

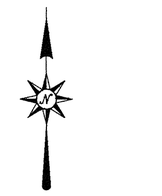
S:\Jobs\6000\6166 BOWMAN\6166 BOWMAN.dwg 4551 SURVEY-1-SURVEY Nov 17, 2022 - 9:02:10am Kevin

VILLAGE OF POTSDAM, MIAMI COUNTY, OHIO
PART LOT 63

INCORPORATED VILLAGE OF POTSDAM
UNION TOWNSHIP, SECTION 22, TOWN 7, RANGE 4
NORTHEAST QUARTER

VOLUME 61 PAGE 149
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





0 20 40 80
GRAPHIC SCALE IN FEET
1" = 40'

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ✖ RAILROAD SPIKE FOUND
- ⊡ IRON PIN IN MONUMENT BOX FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 1, PAGES 534-535
PLAT BOOK 27, PAGE 64
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S SURVEY RECORDS:

LOT SURVEY 17, PAGE 105
LOT SURVEY 23, PAGE 42

BASIS OF BEARING

BEARINGS AR BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 83 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE

NOVEMBER 4, 2022

SURVEY OF EXISTING PART LOT 63
POTSDAM, MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. # 7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

MIAMI COUNTY
OHIO

NEWBERRY
TOWNSHIP

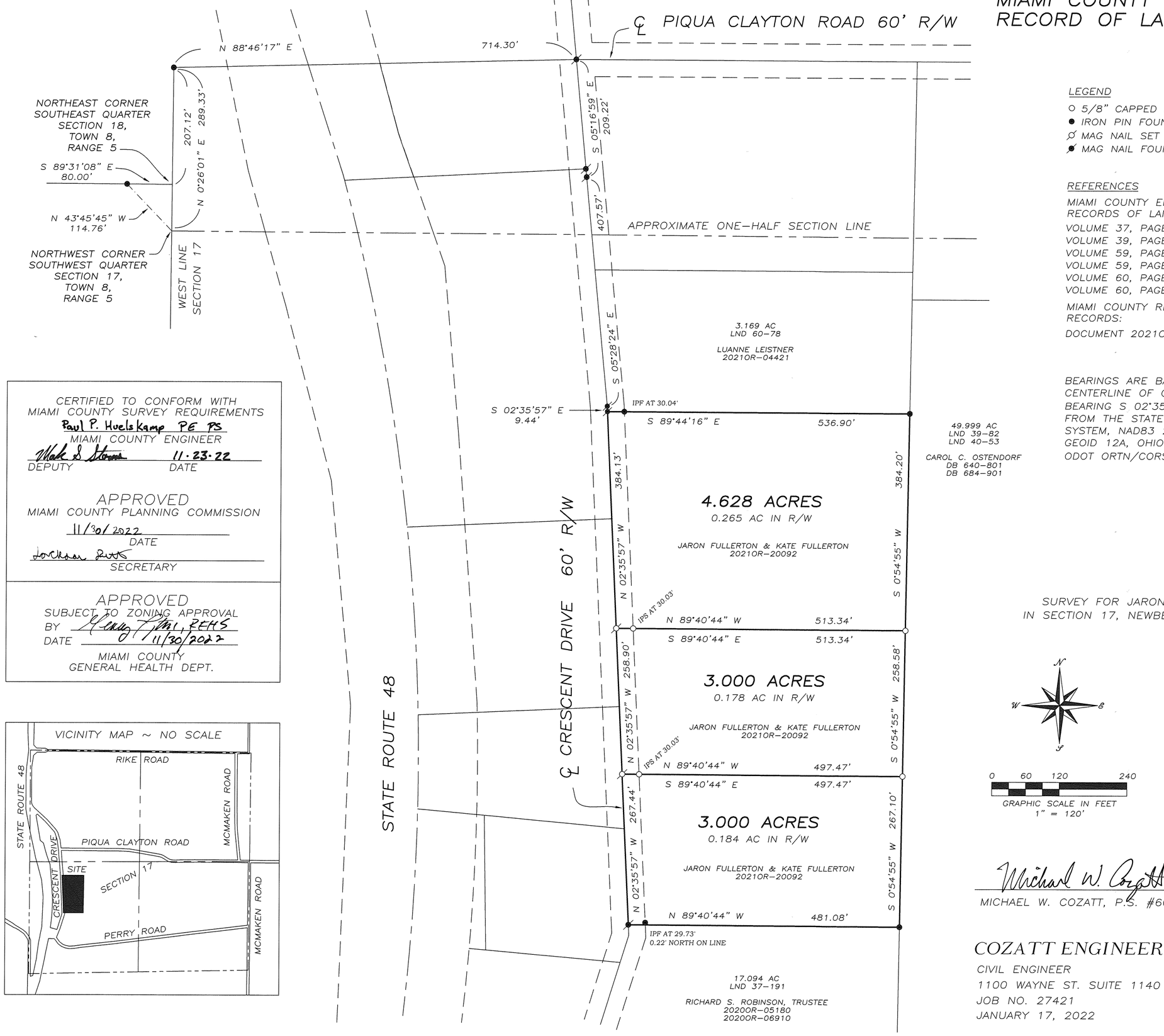
17 SW 1/4
SECTION

8
TOWN

5
RANGE

VOLUME 61 PAGE 150

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 37, PAGE 191
VOLUME 39, PAGE 82
VOLUME 59, PAGE 157
VOLUME 59, PAGE 181
VOLUME 60, PAGE 78
VOLUME 60, PAGE 85

MIAMI COUNTY RECORDER'S RECORDS:

DOCUMENT 20210R-20092

BEARINGS ARE BASED ON THE CENTERLINE OF CRESCENT DRIVE, BEARING S 02°35'57" E, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT, GEOID 12A, OHIO SOUTH ZONE, ODOT ORTN/CORS NETWORK.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE PS
MIAMI COUNTY ENGINEER
Mark D Storm 11-23-22
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
11/30/2022
DATE
Jonathan Rucks
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Holly Timm, REHS
DATE 11/30/2022
MIAMI COUNTY
GENERAL HEALTH DEPT.

SURVEY FOR JARON FULLERTON
IN SECTION 17, NEWBERRY TOWNSHIP

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 11/16/22
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 27421
JANUARY 17, 2022
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

SURVEY OF 72.971 ACRES FOR PAULINE M. SHOUP

8N	5E	NW 1/4 ~32	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 61, PAGE 151
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ● --5/8" X 30" REBAR WITH CAP SET
- ○ --IRON PIN FOUND
- ◪ --MAG NAIL SET
- ⌀ --MAG NAIL FOUND
- ◎ --ODOT CONC. R/W MONUMENT

BEARINGS BASED UPON STATE PLANE COORDINATES NAD 83, GEOID 12b, OHIO SOUTH ZONE

SCALE 1"=200'

0 100 200 400

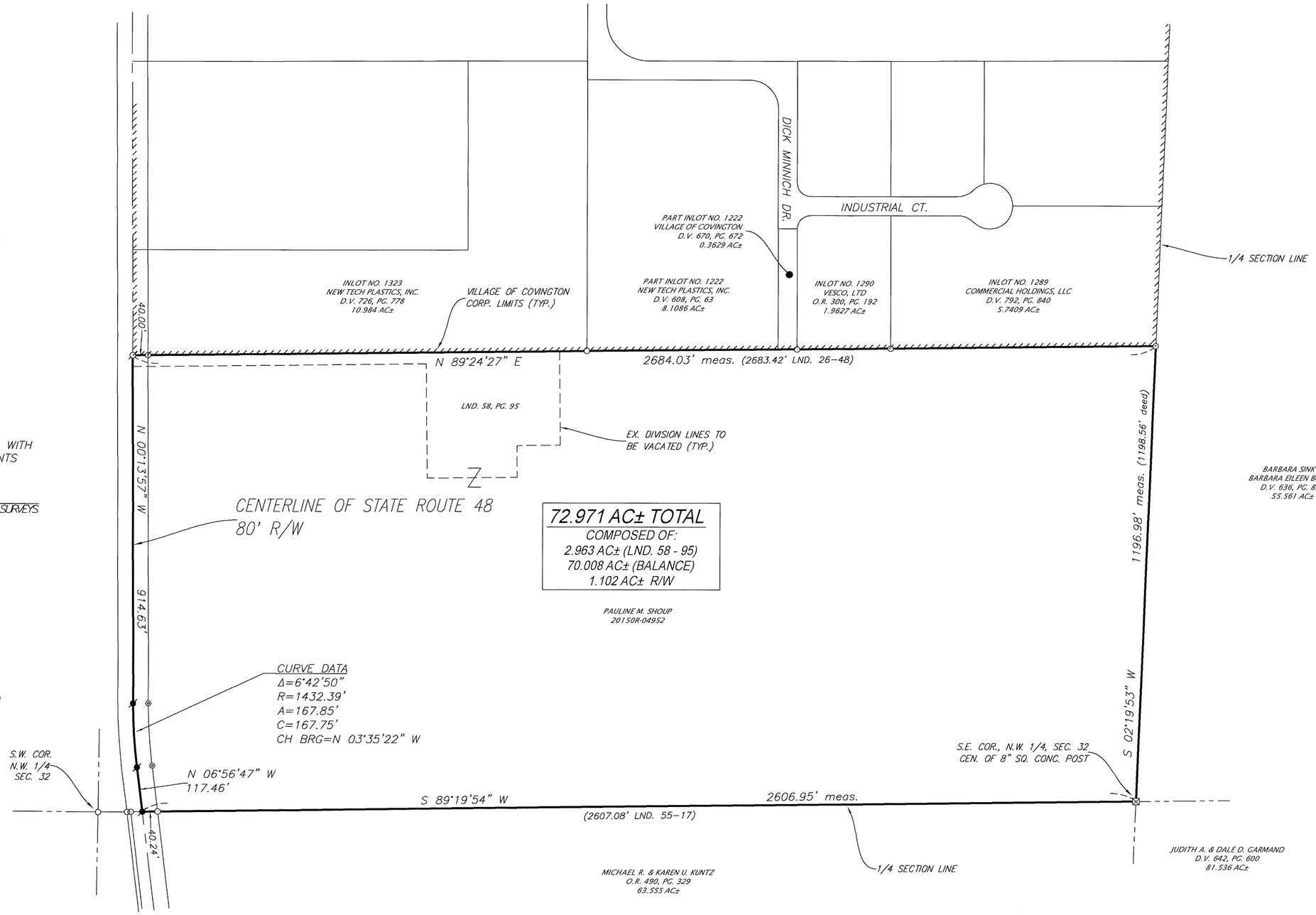
THIS PLAT IS CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

SURVEY REFERENCES:

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
VOL. 3, PG. 289
VOL. 21, PG. 191
VOL. 26, PG. 48
VOL. 28, PG. 198
VOL. 39, PG. 110
VOL. 44, PG. 1
VOL. 53, PG. 150
VOL. 55, PG. 17
VOL. 58, PG. 95
VOL. 60, PG. 2

MIAMI COUNTY RECORDER'S PLATS
VOL. 10, PG. 81
VOL. 17, PG. 105
VOL. 22, PG. 44

ODOT CENTERLINE PLAT MIA-48-11.83



PREPARED BY:

Magoto
Land Surveying, Ltd.

STATE OF OHIO
RANDALL J. MAGOTO
7768
REGISTERED
PROFESSIONAL SURVEYOR

Randall J. Magoto — Nov. 23, 2022

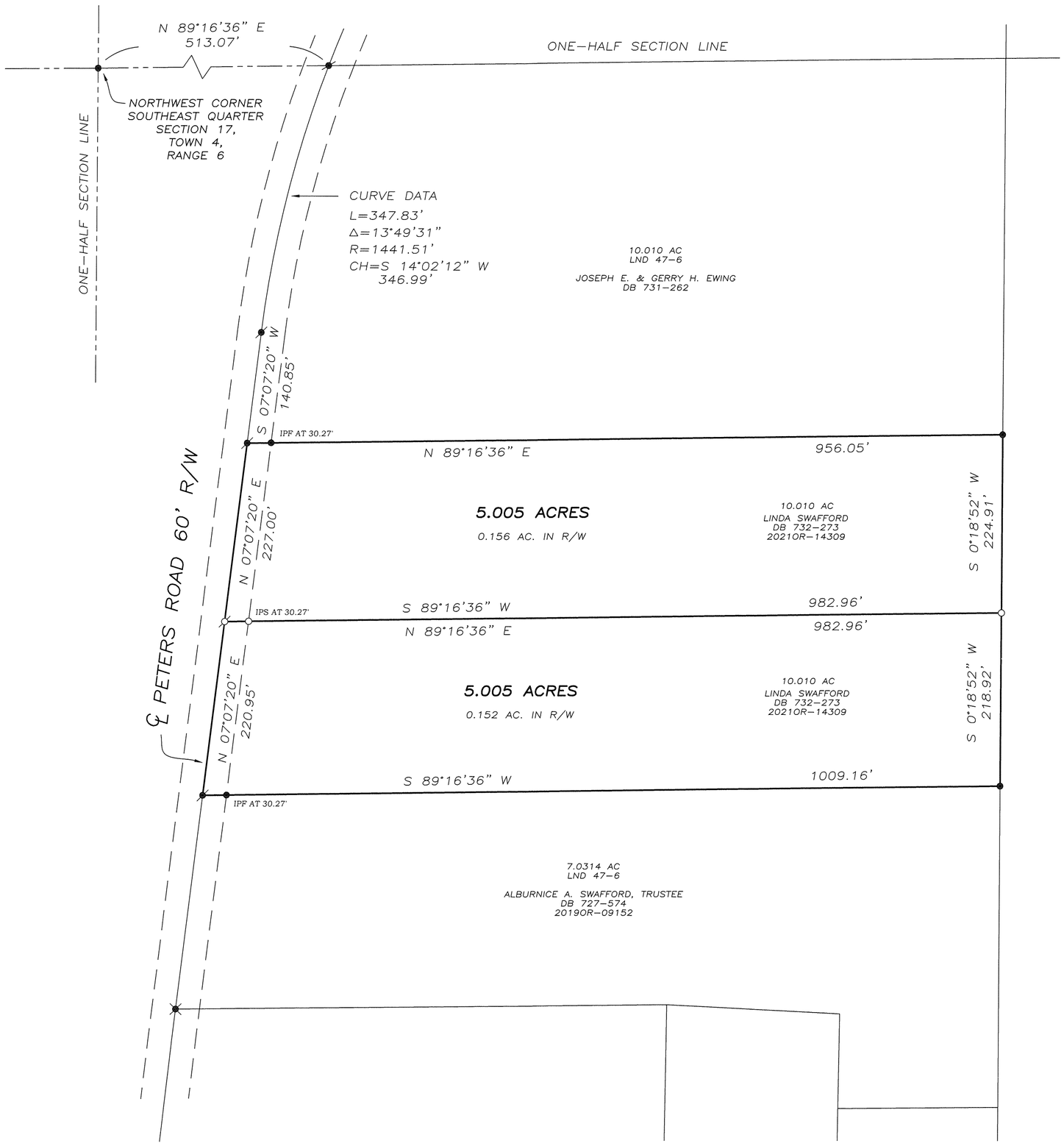
RANDALL J. MAGOTO — DATE
OHIO PROFESSIONAL SURVEYOR #7768
2723 Loy Road, Ft. Loramie, Ohio 45845
Phone #937-295-2958
MagotoSurvey@Gmail.com

file #221144 11/22 rjm

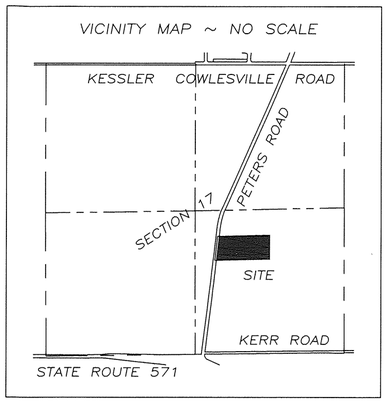
MIAMI COUNTY / OHIO | MONROE / TOWNSHIP | 17 SE 1/4 / SECTION | 4 / TOWN | 6 / RANGE

VOLUME 61 PAGE 152

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



VICINITY MAP ~ NO SCALE



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀● MAG NAIL FOUND
- ⌀✕ RAILROAD SPIKE FOUND

REFERENCES

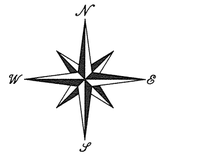
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 7, PAGE 69
VOLUME 32, PAGE 130
VOLUME 47, PAGE 6
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
DEPUTY — DATE 11·21·22

APPROVED
MIAMI COUNTY PLANNING COMMISSION
12/5/2022
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Jean Linton REHS
DATE 11/28/2022
MIAMI COUNTY
GENERAL HEALTH DEPT.



0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

SURVEY OF 2 TRACTS FOR LINDA SWAFFORD IN SECTION 17, MONROE TOWNSHIP

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

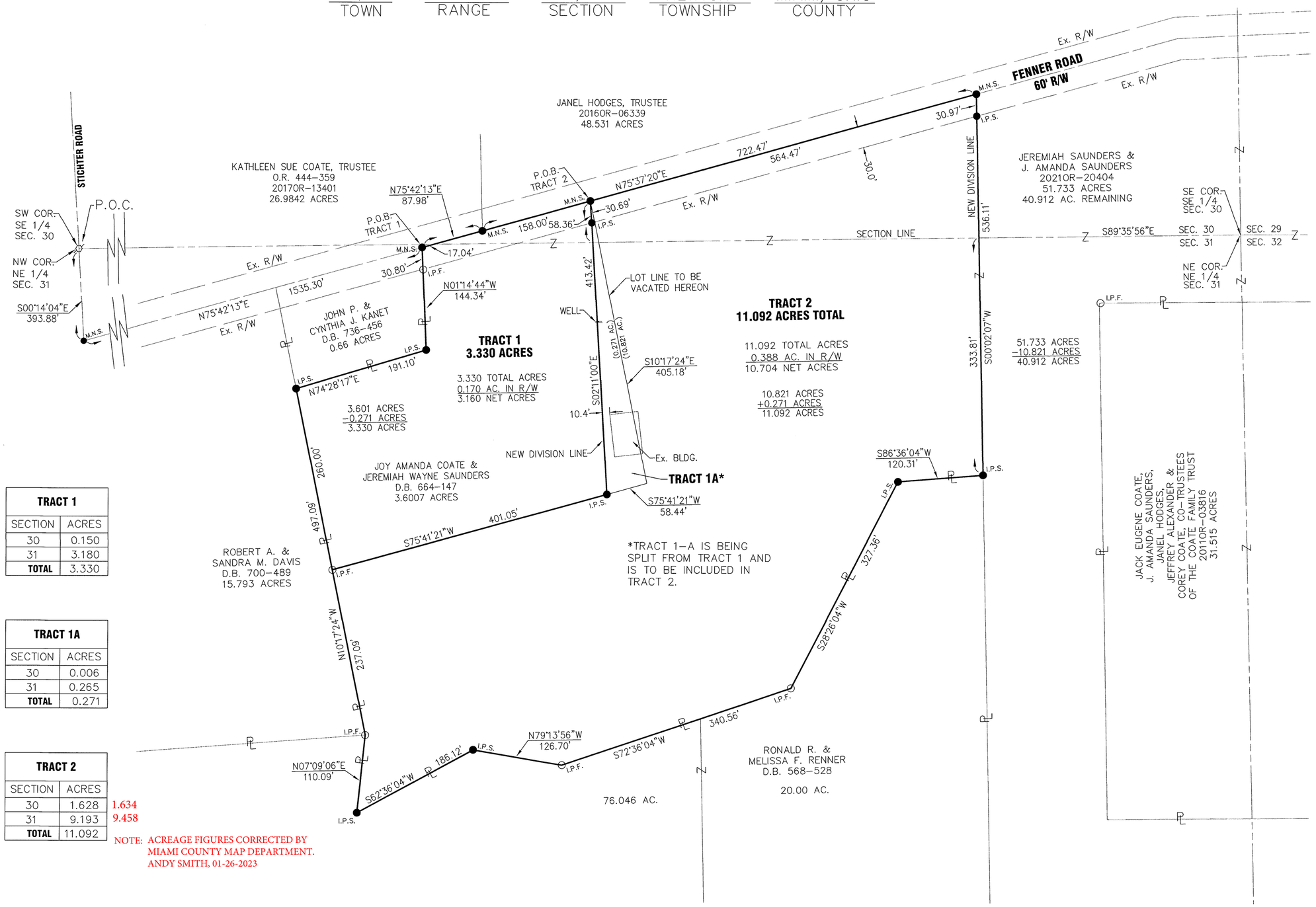
Michael W. Cozatt — 11/10/22
MICHAEL W. COZATT, P.S. #6001 — DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
1100 WAYNE ST. SUITE 1140 — TROY, OH 45373
JOB NO. 00122 — (937) 339-2921
JANUARY 18, 2022

SAUNDERS SURVEY

7	5	S.E. 1/4 –30 N.E. 1/4 –31	NEWTON	MIAMI, OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY

VOLUME 61 PAGE 153
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
December 6, 2022



THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100"

0 50' 100' 200'

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ○ M.N.F. MAG NAIL FOUND
- ● M.N.S. MAG NAIL SET
- ⌀ RAILROAD SPIKE FOUND

TRACT 1	
SECTION	ACRES
30	0.150
31	3.180
TOTAL	3.330

TRACT 1A	
SECTION	ACRES
30	0.006
31	0.265
TOTAL	0.271

TRACT 2		
SECTION	ACRES	
30	1.628	1.634
31	9.193	9.458
TOTAL	11.092	

NOTE: ACREAGE FIGURES CORRECTED BY MIAMI COUNTY MAP DEPARTMENT. ANDY SMITH, 01-26-2023

APPROVED

SUBJECT TO ZONING APPROVAL
BY Cindy Pini, REHS
DATE 12/6/2022
MIAMI COUNTY HEALTH DISTRICT

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE;

NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

SECRETARY, MIAMI COUNTY PLANNING COMMISSION — DATE 12/1/2022

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

DEPUTY — DATE 11.30.22

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629 — 11-22-2022 DATE

SURVEY REFERENCE
LAND SURVEY 10, PAGE 26
LAND SURVEY 39, PAGE 160
LAND SURVEY 41, PAGE 107
LAND SURVEY 53, PAGE 59

STATE OF OHIO · ALLEN J. BERTKE 8629 · REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	9–14–2022
DRAWN BY:	RMF
JOB NUMBER:	MIANWT2202
SHEET NUMBER	1 OF 1

LOT SPLIT OF INLOT 11358

SECTION 17, TOWN 5, RANGE 6 EAST, MIAMI RIVER SURVEY
CITY OF TROY
MIAMI COUNTY, OHIO

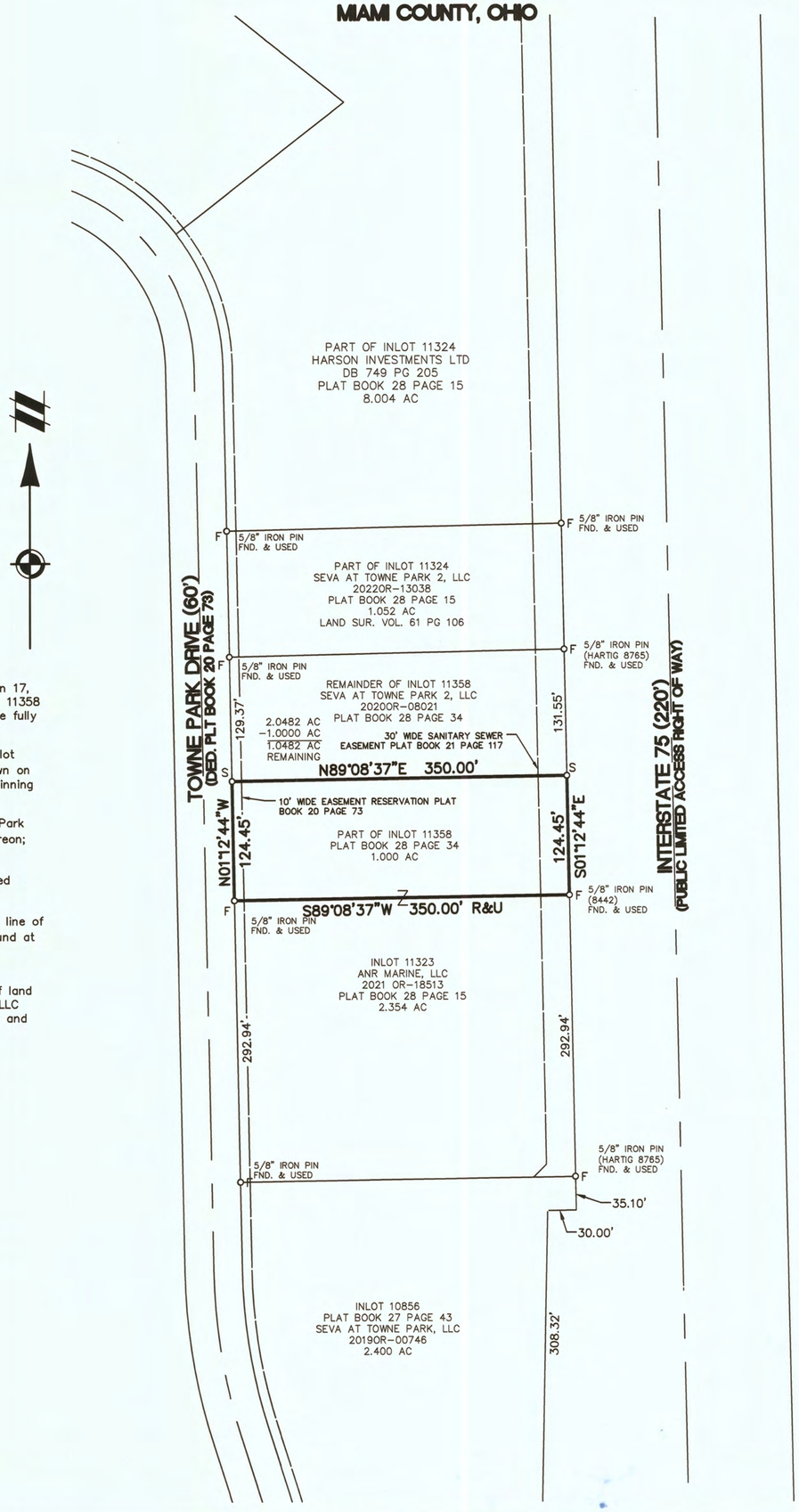
SURVEY VOL. 61 PAGE 154

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CITY OF TROY

THIS SURVEY AND LOT SPLIT REVIEWED AND APPROVED THIS 22ND DAY OF NOV. 2022

JILLIAN RHOADES, PE
CITY ENGINEER



DESCRIPTION:

Situated in the City of Troy, County of Miami, State of Ohio, and being in Section 17, Township 5, Range 6 East of the Miami River Survey and also being part of Inlot 11358 as shown on Plat Book 28 Page 34 of the Miami County Records and being more fully bounded and described as follows;

Commencing at a 5/8 inch iron pin found at the southwesterly corner of said Inlot 11358 and being on the easterly line of Towne Park Drive (60 feet wide) as shown on Plat Book 20 Page 73 of the Miami County Records, and being the Place of Beginning of the parcel of land herein described.

Course No. 1: thence North 01°12'44 West along the said easterly line of Towne Park Drive, a distance of 124.45 feet to a 5/8 inch iron pin capped ATWELL set thereon;

Course No. 2: thence North 89°08'37 East along a new division line, a distance of 350.00 feet to a 5/8 inch iron pin capped ATWELL set on the westerly limited access line of Interstate 75 (220' wide);

Course No. 3: thence South 01°12'44 East along the said westerly limited access line of Interstate 75, a distance of 124.45 feet to a 5/8 inch iron pin capped 8442 found at the southeasterly corner of said Inlot 11358;

Course No. 4: thence South 89°08'37 West along the southerly line of said Inlot 11358, a distance of 350.00 feet to the place of beginning of the parcel of land herein described, containing 1.000 acre of land according to a survey by Atwell, LLC under the supervision of Paul Wander PS 8728 and being the same more or less and being subject to all legal highways and easements.

LEGEND

oF	FOUND MONUMENT AS NOTED
oS	SET 5/8" IRON PIN
R	RECORD
M	MEASURED
C	CALCULATED
VOL	VOLUME
AC	ACRES
PPN	PERMANENT PARCEL NUMBER

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OHIO STATE PLANE COORDINATE SYSTEM NAD83 (2011), SOUTH ZONE, AS DETERMINED BY ODOT VRS GPS OBSERVATIONS ON OCTOBER 4, 2022

SURVEY NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SPLIT 1.000 ACRE FROM THE SOUTH SIDE OF INLOT 11358
2. DATE OF FIELD SURVEY IS OCTOBER 6, 2022

SURVEY REFERENCES:

-PLAT BOOK 20 PAGE 73
-PLAT BOOK 27 PAGE 43
-PLAT BOOK 28 PAGE 15
-PLAT BOOK 28 PAGE 34
-LAND SUR. VOL 61 PG 106

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SURVEY PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

PAUL WANDER PS 8728

11/16/2022
DATE:

STATE OF OHIO
PAUL M. WANDER
8728
REGISTERED
PROFESSIONAL SURVEYOR

ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

SECTION 17
TOWN 5, RANGE 6 EAST, MIAMI RIVER SURVEY
CITY OF TROY
MIAMI COUNTY, OHIO

CLIENT TEXAS ROADHOUSE

PLAT OF SURVEY – 1.000 Ac. (PART OF INLOT 11358)

DATE 10/25/2022

REVISIONS
2022.10.27 COMMENTS
2022.11.15 AC REVISION

SCALE 0 50 100
1" : 100 FEET

DR. MS | CH. PW
P.M. WANDER
BOOK .
CAD FILE: 22005773SU-01.DWG
JOB 22005773
FILE CODE: .
SHEET NO. 1

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 11, TOWN 1, RANGE 11
SOUTHEAST QUARTER

VOLUME 61 PAGE 155

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

64.135 AC
LND 56–145

BRADLEY R. & KIMBERLY R. DEWEESE
20150R–10960

5.001 AC
LND 45–88
CRAIG S. RAY
DB 716–870, 718–269

ONE–HALF SECTION LINE

RRSF 2" DEEP

IPF AT 30.00'

S 84°43'14" E 1536.50'

IPF AT 25.00'

S 84°43'14" E 1078.42'

RRSF 2" DEEP

NORTHWEST CORNER SOUTHEAST QUARTER SECTION 11, TOWN 1, RANGE 11

N 05°16'04" E 255.00'

JOHN S. GARBRY
DB 634–793

10.252 ACRES
0.176 AC IN R/W

S 05°16'04" W 360.00'

N 05°16'04" E 360.00'

16.367 ACRES
0.587 AC IN R/W

NORTHEAST CORNER SOUTHEAST QUARTER SECTION 11, TOWN 1, RANGE 11

58.653 ACRES TOTAL

N 84°43'14" W 1015.00'

IPS AT 20.00'

S 84°43'14" E 1015.00'

N 05°16'04" E 105.00'

S 05°16'04" W 105.00'

N 84°43'14" W 521.50'

N 84°43'14" W 191.32'

N 04°48'29" E 100.96'

N 84°40'14" W 290.00'

S 84°43'14" E 332.82'

S 84°43'14" E 380.00'

S 04°48'29" W 100.96'

S 84°40'14" E 290.00'

JOHN S. GARBRY
DB 634–793

851.75'

S 04°48'29" W

N 05°16'04" E 719.44'

21.512 ACRES
0.495 AC IN R/W

JOHN S. GARBRY
DB 634–793

615.64'

S 04°48'29" W

615.64'

N 04°48'29" E

10.522 ACRES
0.086 AC IN R/W

JOHN S. GARBRY
DB 634–793

390.00'

S 04°48'29" W

390.00'

N 04°48'29" E

IPS AT 30.00'

N 84°40'14" W 600.00'

S 84°40'14" E 600.00'

S 04°48'29" W 125.01'

N 84°40'14" W 1352.76'

N 84°40'14" W 1270.00'

IPS AT 21.00'

IPS AT 30.00'

S 84°40'14" E 2622.76'

℄ FAIRVIEW SNODGRASS ROAD 60' R/W
& ONE–HALF SECTION LINE

984.99'

94.406 AC
LND 61–133

BRIAN & LISA EVERINGHAM
20220R–15627

1648.91'

℄ UNION SHELBY ROAD 60' R/W
& EAST LINE SECTION 11

5.001 AC
LND 27–62

660.00'

SW CORNER SE QUARTER SECTION 11, TOWN 1, RANGE 11

330.07'

MAG NAIL FOUND ON SURFACE (SET OVER RRS)

SPRING CREEK TOWNSHIP
SECTION 11

TOWNSHIP
SECTION 5

SOUTHEAST CORNER SOUTHEAST QUARTER SECTION 11, TOWN 1, RANGE 11

℄ LOY ROAD 60' R/W
& SOUTH LINE SECTION 11

STAUNTON TWP.
SECTION 10 SECTION 4

LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ⌀ MAG NAIL FOUND
- ⌀ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 128
VOLUME 16, PAGE 77
VOLUME 27, PAGE 62
VOLUME 41, PAGE 81
VOLUME 45, PAGE 88
VOLUME 56, PAGE 145
VOLUME 60, PAGE 173
VOLUME 61, PAGE 133

MIAMI COUNTY RECORDER'S RECORDS:

DEEDS AS SHOWN HEREON

NOTE: THE PROPERTY LINE ON THE SOUTH SIDE OF THE FARM SURVEYED HEREIN WAS RECENTLY ESTABLISHED BY LAND SURVEY 61–133, AND WAS HONORED FOR THIS SURVEY, AS WELL. THE "FENCE ROW" BETWEEN THE PROPERTIES IS A STRIP OF LAND APPROXIMATELY 25' WIDE, FULL OF TREES AND DENSE UNDERBRUSH. THERE IS NO ESTABLISHED CONTINUOUS FENCE STANDING. HOWEVER, A FEW REMNANTS OF VERY OLD, DOWNED, WIRE FENCE WERE FOUND THAT VARY FROM THE PROPERTY LINE BY AS MUCH AS 5'. THE PROPERTY LINE CORRECTLY PRORATES THE TWO ADJACENT FARMS THAT WERE ESTABLISHED BY LAND SURVEY 3–128 IN 1887.

N

0 100 200 400

GRAPHIC SCALE IN FEET
1" = 200'

GARBRY FARM SURVEY FOR BRIAN & LISA MAGOTO
IN MIAMI COUNTY, OHIO ~ NOVEMBER 28, 2022

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

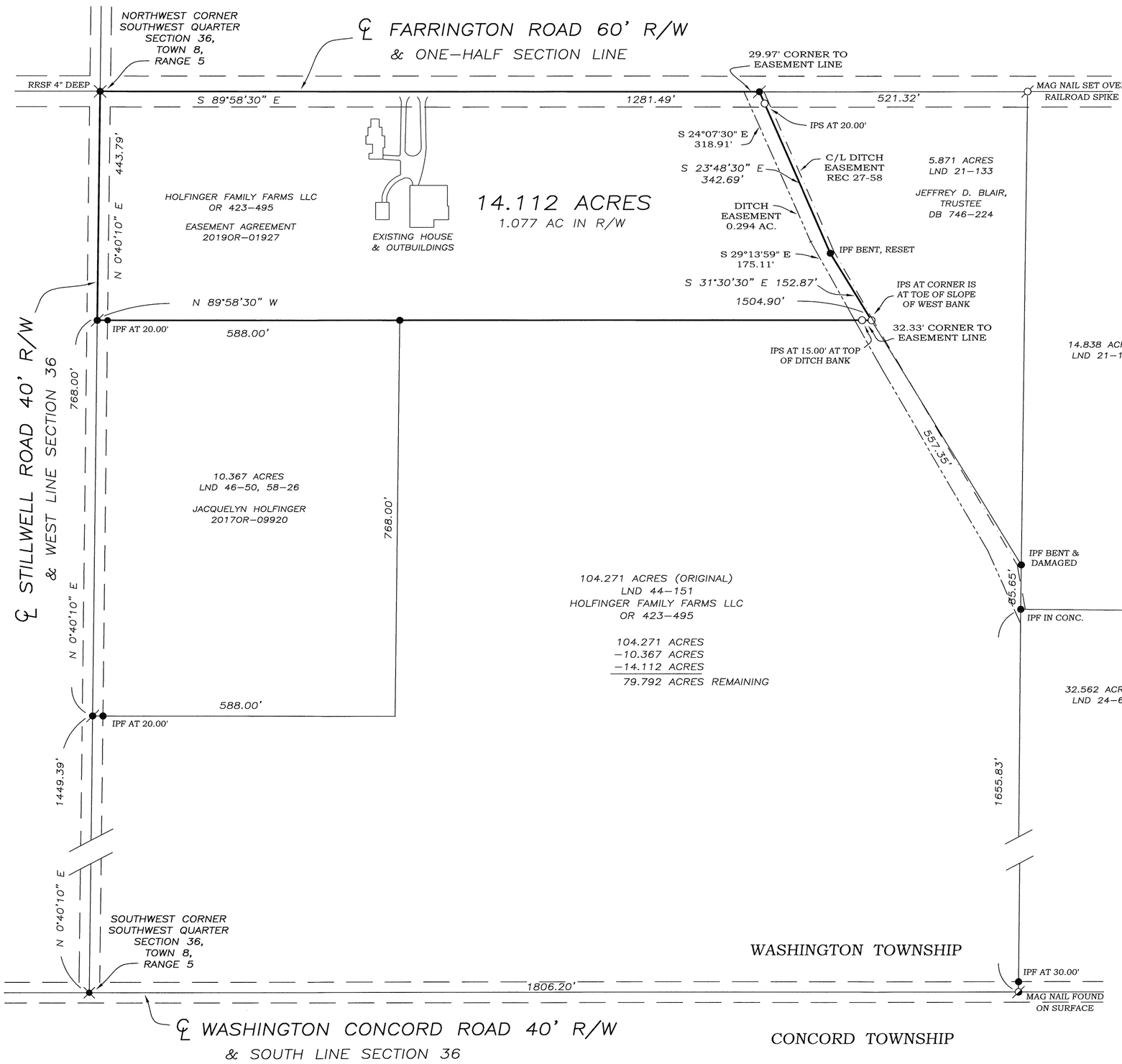
Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778–3607

WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 36, TOWN 8, RANGE 5
SOUTHWEST QUARTER

VOLUME 61 PAGE 156

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ⌀ MAG SPIKE FOUND
- ⊗ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 21, PAGE 133
VOLUME 24, PAGE 61
VOLUME 44, PAGE 151
VOLUME 46, PAGE 50
VOLUME 58, PAGE 26

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 27, PAGE 58
DEEDS AS SHOWN HEREON

NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO DIVIDE OFF A 14.112 PARCEL FROM AN EXISTING FARM.
2. THE BASIS OF BEARING IS S 89°58'30" E ON THE ONE-HALF SECTION LINE AND THE CENTER LINE OF FARRINGTON ROAD PER LAND SURVEY 44-151.

0 75 150 300

GRAPHIC SCALE IN FEET
1" = 150'

SURVEY FOR PAUL HOLFINGER
IN MIAMI COUNTY, OHIO ~ DECEMBER 4, 2022

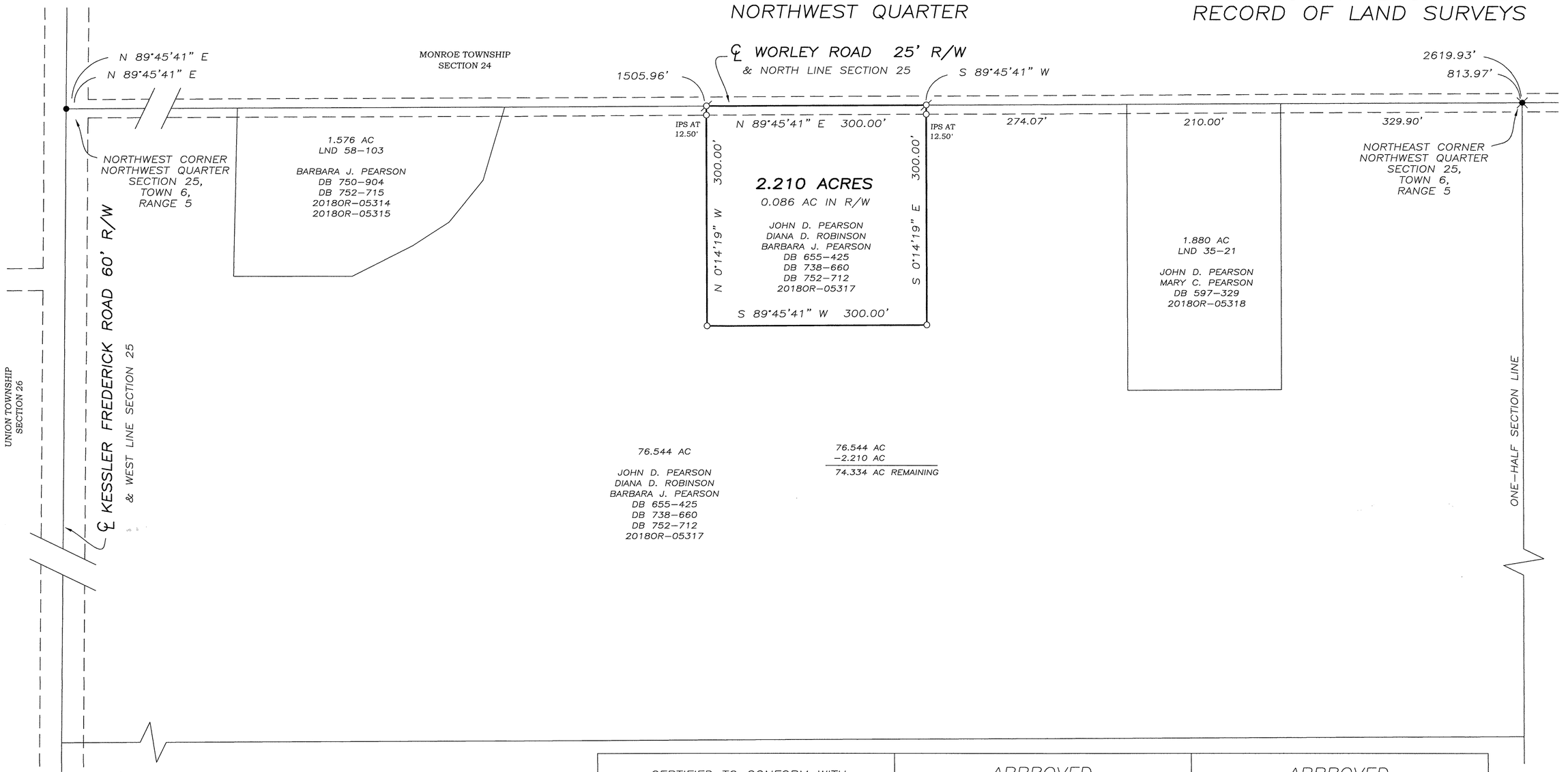
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

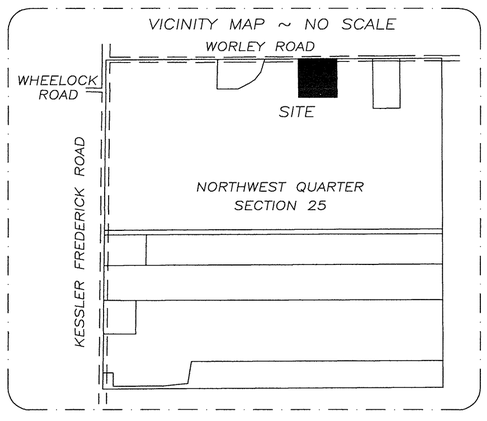
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

MONROE TOWNSHIP MIAMI COUNTY, OHIO
SECTION 25, TOWN 6, RANGE 5
NORTHWEST QUARTER

VOLUME 61 PAGE 157

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





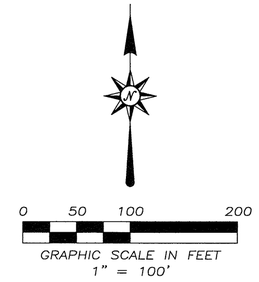
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	APPROVED MIAMI COUNTY PLANNING COMMISSION	APPROVED SUBJECT TO ZONING APPROVAL
Paul P. Huelskamp PE, PS MIAMI COUNTY ENGINEER DEPUTY — DATE 12.12.22	12/12/2022 DATE SECRETARY	BY Henry Fyffe, REHS DATE 12/12/2022 MIAMI COUNTY GENERAL HEALTH DEPT.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 35, PAGE 21
VOLUME 49, PAGE 39
VOLUME 58, PAGE 103

BASIS OF BEARING:
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402.

LEGEND
- o CAPPED IRON PIN SET
- ⌀ MAG NAIL SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL OR P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND



OCTOBER 14, 2022

SURVEY OF 2.210 ACRES FOR THE PEARSON FAMILY IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

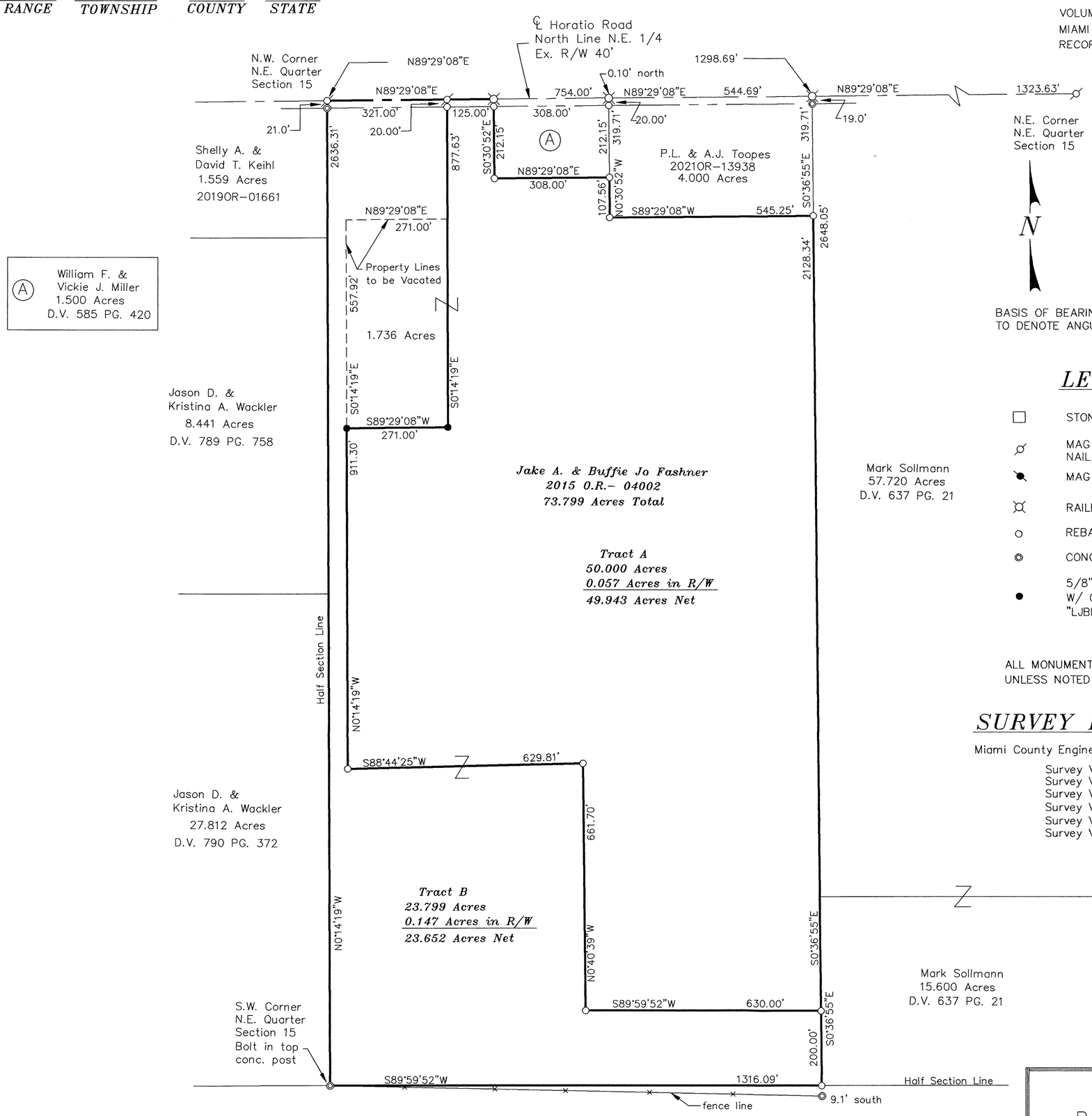
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

15 NE 1/4	9N	4E	NEWBERRY	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

PLAT OF SURVEY

VOLUME NO. 61 PLAT NO. 158
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: DECEMBER 2022



BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY.

LEGEND

- □ STONE FOUND
- ⌀ MAG NAIL OR PK NAIL FOUND
- ◥ MAG NAIL SET
- ⌀ RAILROAD SPIKE FOUND
- ○ REBAR OR PIN FOUND
- ◎ CONCRETE POST FOUND
- ● 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 31 Page 191
Survey Volume 32 Page 46
Survey Volume 38 Page 185
Survey Volume 53 Page 22
Survey Volume 57 Page 179
Survey Volume 60 Page 137

STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED PROFESSIONAL SURVEYOR

SURVEY FOR JAKE FASHNER

Larry J. Bill Dec 13, 2022
LARRY J. BILL, P.S. #7557 DATE

Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320

STAUNTON	1	1	10 MRS
TOWNSHIP	SECTION	TOWN	RANGE
ELIZABETH	31	2	10 MRS
TOWNSHIP	SECTION	TOWN	RANGE
BETHEL	6	1	9 MRS
TOWNSHIP	SECTION	TOWN	RANGE
BETHEL	36	2	9 MRS
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 61, PAGE 154
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE FILED 12-15-2022

PLAT OF SURVEY
GRUSENMEYER LAND, LLC
831.4178 ACRES
DECEMBER 15, 2022

ACREAGE SUMMARY

TRACT 1 – 406.5547 ACRES
TRACT 2 – 304.0495 ACRES
TRACT 3 – 23.9954 ACRES
TRACT 4 – 96.8182 ACRES
TOTAL – 831.4178 ACRES

GRAPHIC SCALE
−500 0 250 500 1000 2000
(IN FEET)
1 inch = 500 ft.

CERTIFICATION:

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY DATED NOVEMBER 18, 2022.

Jeffrey A. Van Atta 12/15/2022
JEFFREY A. VAN ATTA — DATE
PROFESSIONAL OHIO REGISTERED
SURVEYOR #7354

STATE OF OHIO · JEFFREY A. VAN ATTA 7354 · REGISTERED PROFESSIONAL SURVEYOR

SURVEY REFERENCES:

SUR. 28/157
SUR. 37/69
SUR. 38/194
SUR. 47/65
SUR. 47/108
SUR. 57/193
SUR. 61/75
D.B. 636, PG. 514
D.B. 733, PG. 211
D.B. 737, PG. 411
D.B. 744, PG. 469
D.B. 758, PG. 789
20170R-06949
20170R-06950
20220R-08815
ROAD RECORD 8, PG. 106
RECORDER'S BOOK 16, PG. 9
REC. 20-84

LEGEND:

- ○ 5/8"IRON PIN FOUND
- ○ 1" IRON PIPE FOUND
- □ CONCRETE MONUMENT FOUND
- ⊗ PK NAIL FOUND
- STONE CALLED FOR
- ● IRON PIN TO BE SET (5/8" DIA, 30" LONG)
- ⊗ PK NAIL TO BE SET
- ▲ WITNESS PIN TO BE SET

P.O.B. TRACTS 1-4
STONE CALLED FOR, SUR. 28/155
NE CORNER S1, T1, R10 MRS

CHILDREN'S HOME
GRAYSON RD
(60' PUBLIC R/W)

S56°01'23"W 108.22'
S40°27'12"E 217.99'
SECTION 1, TOWN 1, RANGE 10 MRS
SECTION 31, TOWN 2, RANGE 10 MRS

DETAIL "A" N.T.S
N64°11'22"E 82.68'
S25°48'38"E 30.00'
N74°59'52"E 1297.30'
T.P.O.B. TRACT 1
S64°10'30"W 66.40'

HOWARD E. SUBER, TRS.
D.B. 744, PG. 469
(35.108 ACRES)
SUR. 37/69

BEVERLY A. FULTON, TRS.
D.B. 636, PG. 514
(333.35 ACRES)
SUR. 28/157

KENWORTHY BROTHERS, LLC
20170R-06949
20170R-06950
(109.068 ACRES)
SUR. 57/193

KENWORTHY BROTHERS, LLC
20170R-06949
20170R-06950
(9.03 ACRES)

GRUSENMEYER LAND, LLC
AN OHIO LIMITED LIABILITY COMPANY
D.B. 737, PG. 411
(25.596 ACRES)
(SUR. 47/108)

N16°22'17"E 40.00'
N20°20'52"E 186.00'
S75°50'38"E 483.86'
S67°46'33"E 122.03'
S55°53'38"E 489.38'
S34°03'13"E 277.23'
N64°11'22"E 82.68'
S25°48'38"E 30.00'
N74°59'52"E 1297.30'
N49°33'33"E 341.31'
N76°15'22"E 444.88'
105.23'
236.08'
S40°14'05"E 344.26'
R=4200.00'
L=408.87'
Lch=S37°26'45"E
Lch Dist=408.71'
Δ=05°34'40"
S34°39'25"E 481.46'
R=2500.00'
L=345.91'
Lch=S30°41'35"E
Lch Dist=345.64'
Δ=07°55'40"
STATE ROUTE 202
(60' PUBLIC R/W)
S26°13'45"E 957.58'
S47°04'20"E 30.02'
N43°22'38"E 743.40'
S45°04'09"E 404.49'
N43°50'33"E 483.87'
N43°24'51"E 552.24'
S86°14'29"E 252.58'
SEE DETAIL "A"
T.P.O.B. TRACT 1
S78°05'39"W 100.39'
N64°10'30"E 66.40'
N80°59'10"W 103.97'
N16°56'14"W 164.65'
N80°20'01"W 103.64'
N06°52'28"W 56.84'
N05°34'11"W 141.28'
N24°54'09"E 67.70'
NEW DIVISION LINES (TYP.)
S80°47'21"W 100.20'
N12°51'06"W 396.20'
S79°40'16"W 100.10'
N07°48'21"W 160.13'
S79°02'54"W 100.15'
S79°13'22"W 99.36'
N14°05'50"W 246.69'
GRUSENMEYER LAND, LLC
AN OHIO LIMITED LIABILITY COMPANY
D.B. 737, PG. 411
(801.795 ACRES)
N07°43'18"W 102.23'
S73°27'13"W 101.20'
N25°22'15"W 133.59'
S70°23'02"W 100.51'
N13°51'41"W 452.68'
S72°16'33"W 100.23'
℄ LOST CREEK
NEW DIVISION LINES (TYP.)
N21°35'13"W 283.72'
S63°57'18"W 100.30'
N30°30'10"W 44.41'
N67°45'52"E 101.04'
N13°58'07"W 459.86'
LOST CREEK
CONSERVATION EASEMENT
26.930 ACRES
D.B. 758, PG. 789
S71°48'09"W 100.27'
N22°25'34"W 274.98'
S71°31'58"W 100.24'
N14°30'29"W 303.53'
S70°03'38"W 100.45'
N25°22'15"W 174.08'
S71°06'21"W 100.64'
N12°25'02"W 111.11'
N12°45'19"E 206.29'
N89°49'44"W 102.45'
N89°40'31"W 102.40'
N12°06'20"W 54.86'
S89°58'15"W 102.26'
N12°02'50"E 156.49'
N88°53'09"W 101.85'
N09°49'07"W 146.34'
S89°11'19"W 101.25'
251.75'
625.35'
N08°11'46"E 867.11'
615.36'
NEW DIVISION LINES (TYP.)
S89°48'14"W 101.08'
N08°35'17"W 212.09'
S85°51'57"W 100.30'
N00°19'12"E 244.35'
SEE DETAIL "D"
S85°49'41"W 100.31'
N08°39'49"W 404.56'
(1257.56')
GRUSENMEYER LAND, LLC
AN OHIO LIMITED LIABILITY COMPANY
D.B. 737, PG. 411
(3.9823 ACRES)
VACATION-ROAD RECORD 8, PG. 106
RECORDER'S BOOK 16, PG. 9
SUR. VOL. 38, PG. 194
R=6009.27'
L=312.33'
208.22'
220.90'
S72°17'20"W 429.12'
SEE DETAIL "B"
R=6009.27'
L=386.88'
30'
-30'
S11°02'40"E 0.52'
S78°57'20"W 147.05'
S78°53'53"W 2005.06'
TIPP ELIZABETH ROAD
(PUBLIC R/W VARIES)
R=6009.27'
L=699.21'
Lch=S75°37'20"W
Lch Dist=698.82'
Δ=06°40'00"
VI PROPERTIES, LLC
20220R-08815
(208.3790 ACRES)
SUR. 61/75
SEE DETAIL "C"
S14°01'48"E 1.28'
CORE LINE
S75°58'12"W 834.70'
S75°56'17"W 1083.73'
R=3734.27'
L=239.92'
Lch=N74°07'46"E
Lch Dist= 239.88'
Δ=03°40'52"
CORE LINE
PT. INLOT 3837
REC. 20-84
CITY OF TIPP CITY
D.B. 733, PG. 211
(126.5755 ACRES)
SUR. 47/65
N22°28'06"W 84.66'
N54°10'41"E 106.72'
N15°27'37"W 204.00'
N89°27'33"E 100.00'
N02°57'23"E 376.00'
S84°10'06"E 99.97'
N09°29'23"E 366.00'
S82°13'43"E 99.83'
N06°44'23"E 267.00'
N87°35'10"E 101.15'
N10°47'37"W 608.00'
N70°20'57"E 101.22'
N27°47'37"W 288.00'
183.33'
104.67'
N18°32'37"W 212.00'
N32°15'37"W 235.00'
N43°26'57"W 303.70'
N52°24'04"E 100.88'
N60°43'49"E 95.85'
N63°59'06"E 100.83'
N67°14'57"W 290.00'
NEW DIVISION LINES (TYP.)
N57°25'57"W 275.00'
N34°34'15"E 102.52'
N27°33'55"E 100.72'
N37°36'39"E 100.61'
N46°27'28"E 100.61'
N56°48'23"E 101.03'
N76°13'35"E 103.28'
N39°40'57"W 310.00'
N27°09'57"W 286.00'
N76°13'35"E 103.28'
N56°48'23"E 101.03'
N46°27'28"E 100.61'
N00°38'57"W 216.00'
S84°24'10"E 101.18'
GREAT MIAMI RIVER
CONSERVATION EASEMENT
15.095 ACRES
D.B. 758, PG. 789
N11°47'03"E 460.00'
S71°16'11"E 101.34'
N25°46'03"E 110.00'
S71°49'29"E 101.46'
N10°40'03"E 200.00'
S73°34'19"E 100.51'
N22°11'03"E 180.00'
S80°24'12"E 102.47'
N02°59'57"W 300.00'
NEW DIVISION LINES (TYP.)
N14°08'57"W 238.00'
N81°25'44"E 100.47'
N23°18'57"W 225.00'
N71°16'09"E 100.32'
N43°54'03"E 108.46'
MIAMI RIVER
STAUNTON TWP.
SECTION 1, TOWN 1, RANGE 10 MRS
SECTION 6, TOWN 1, RANGE 9 MRS
BETHEL TWP.
ELIZABETH TWP.
SECTION 31, TOWN 2, RANGE 10 MRS
SECTION 36, TOWN 2, RANGE 9 MRS
BETHEL TWP.
SECTION 1, TOWN 1, RANGE 10 MRS
SECTION 31, TOWN 2, RANGE 10 MRS
SHEETS DITCH
CONSERVATION EASEMENT
14.597 ACRES
D.B. 758, PG. 789
℄ SHEETS DITCH
NEW DIVISION LINES (TYP.)
T.P.O.B. TRACT 3
304.93'
S26°56'15"E 1739.64'
432.00'
T.P.O.B. TRACT 4
N63°03'45"E 826.75'
S71°56'15"E 311.13'
N63°03'45"E 554.22'
S81°45'40"W 50.00'
S08°14'20"E 259.03'
S71°40'59"W 50.78'
S28°23'41"E 198.36'
S63°26'54"W 50.03'
S24°42'30"E 285.79'
S68°29'07"W 50.08'
S18°19'15"E 144.40'
S18°19'15"E 165.45'
N63°03'45"E 651.71'
S71°40'45"W 50.00'
S68°58'15"W 50.06'
S23°44'15"E 122.74'
S61°59'18"W 50.14'
S32°17'09"E 406.93'
S62°10'50"W 50.15'
S23°21'11"E 232.68'
S62°54'32"W 50.11'
S30°49'44"E 369.85'
S51°14'12"W 50.48'
S34°42'41"W 50.57'
S29°22'05"W 50.08'
S37°27'41"W 50.18'
S39°44'39"W 50.05'
S35°33'20"W 50.02'
S37°34'53"W 50.10'
NEW DIVISION LINES (TYP.)
N63°03'45"E 840.00'
N63°03'45"E 311.13'
1002.71'
240.61'
376.03'
837.36'
S64°37'13"W 1213.41'
S46°41'51"E 56.41'
S63°52'47"E 299.77'
S57°23'02"E 125.26'
11.31'
S47°41'35"E 251.92'
S52°49'06"E 313.94'
S48°46'01"E 135.09'
S38°48'05"E 22.57'
N46°12'57"E 50.19'
R=900.00'
L=88.60'
Lch=S67°26'26"W
Lch Dist=88.57'
Δ=05°38'26"
R=900.00'
L=135.59'
Lch=S74°34'36"W
Lch Dist=135.46'
Δ=08°37'54"
R=3050.00'
L=313.04'
Lch=S29°52'40"E
Lch Dist=312.90'
Δ=05°52'50"
S32°49'05"E 668.70'
TIPP ELIZABETH ROAD
(60' PUBLIC R/W)
(NOT SURVEYED)
R=5200.00'
L=647.91'
Lch=S36°23'15"E
Lch Dist=647.49'
Δ=07°08'20"
S39°57'25"E 126.57'

TRACT 1
406.5547 ACRES
305.3314 ACRES IN STAUNTON TWP., S1, T1, R10
101.2233 ACRES IN BETHEL TWP., S6, T1, R9
GRUSENMEYER LAND, LLC
AN OHIO LIMITED LIABILITY COMPANY
D.B. 737, PG. 411
(801.795 ACRES)

TRACT 2
304.0495 ACRES
126.8050 AC. IN STAUNTON TWP. S1, T1, R10
18.9553 AC. IN BETHEL TWP. S6, T1, R9
111.5076 AC. IN ELIZABETH TOWNSHIP S31, T2, R10
46.7816 AC. IN BETHEL TWP., S36, T2, R9
GRUSENMEYER LAND, LLC
AN OHIO LIMITED LIABILITY COMPANY
D.B. 737, PG. 411
(801.795 ACRES)

TRACT 3
23.9954 ACRES
GRUSENMEYER LAND, LLC
AN OHIO LIMITED LIABILITY COMPANY
D.B. 737, PG. 411
(801.795 ACRES)

TRACT 4
96.8182 ACRES
88.5569 IN ELIZABETH TWP., S31, T2, R10
8.2613 IN BETHEL TWP., S36, T2, R9
GRUSENMEYER LAND, LLC
AN OHIO LIMITED LIABILITY COMPANY
D.B. 737, PG. 411
(801.795 ACRES)

DETAIL "C" N.T.S
S14°01'48"E 1.28'

DETAIL "B" N.T.S
S11°02'40"E 0.52'

DETAIL "D" N.T.S
TRACT 1
TRACT 2
60'
30'
EX R/W
220.90'
S72°17'20"W
208.22'
429.12'
CITY OF TIPP CITY

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF TIPP ELIZABETH ROAD AS TAKEN FROM NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE 3402, GEOID 2012A (S75°55'53"W)

PREPARED BY:
VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

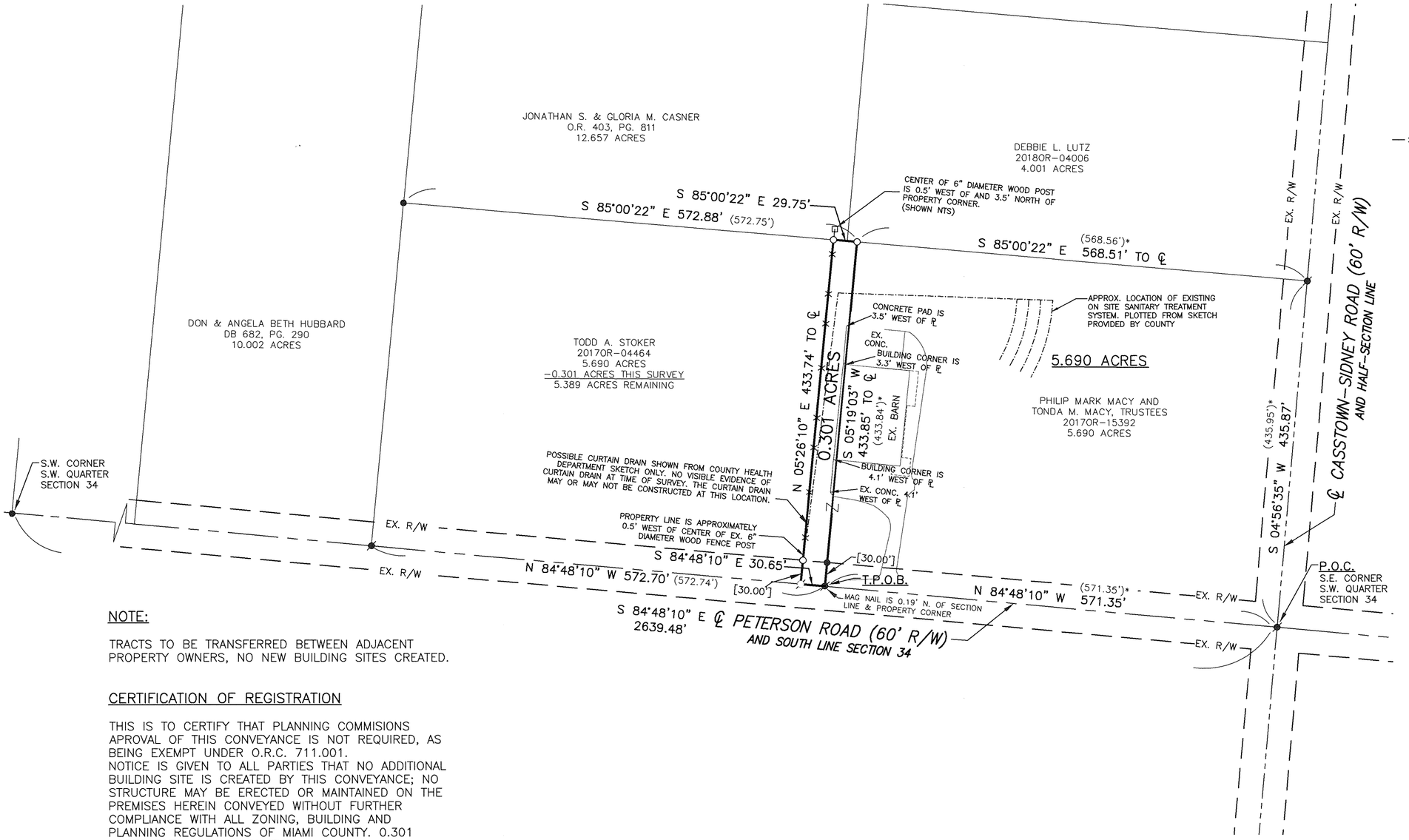
JOB No 7943 SHEET 1 OF 1

H:\CADD\Projects\Grusenmeyer Farm\GRUSENMEYER FARM PS.DWG, DEC 15, 2022 - 10:22:50

34 SECTION | 2 TOWN | 11BTMRS RANGE | LOSTCREEK TOWNSHIP

VOLUME 61 PAGE 160

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- —x—x— EXISTING APPROXIMATE 4" WOODEN POST / WIRE FENCE LINE
- ( ) REFERENCED DISTANCE OF RECORD
- ( )* REFERENCED DISTANCE OF RECORD PER DEED 2017OR-15392

W N E S

0' 100' 200' 300'

GRAPHIC SCALE IN FEET
1" = 100'

REFERENCES:

LAND SURVEYS:

VOLUME 36, PAGE 82
VOLUME 41, PAGE 172
VOLUME 47, PAGE 185
VOLUME 48, PAGE 71
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

BASIS OF BEARING:

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF PETERSON ROAD N 84°48'10" W.

CERTIFICATION:

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

NOTE:

TRACTS TO BE TRANSFERRED BETWEEN ADJACENT PROPERTY OWNERS, NO NEW BUILDING SITES CREATED.

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISIONS APROVAL OF THIS CONVEYANCE IS NOT REQUIRED, AS BEING EXEMPT UNDER O.R.C. 711.001. NOTICE IS GIVEN TO ALL PARTIES THAT NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING AND PLANNING REGULATIONS OF MIAMI COUNTY. 0.301 ACRES TOTAL BEING CONVEYED.

12/16/2022
SECRETARY, MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS:

Paul P. Huelskamp P.E., P.S.
MIAMI COUNTY ENGINEER

Constance Capps
DEPUTY

12/16/22
DATE

NOTE:
BUILDINGS AND DRIVEWAYS SHOWN HEREON WERE LOCATED FROM A FIELD SURVEY DATED FEBRUARY, 2022. NO OTHER BUILDINGS OR MAJOR IMPROVEMENTS WERE LOCATED.

LOT SPLIT SURVEY OF 0.301 ACRES FOR: PHILIP MACY
LOCATED IN LOSTCREEK TOWNSHIP, MIAMI COUNTY ~ DATE 12/14/2022

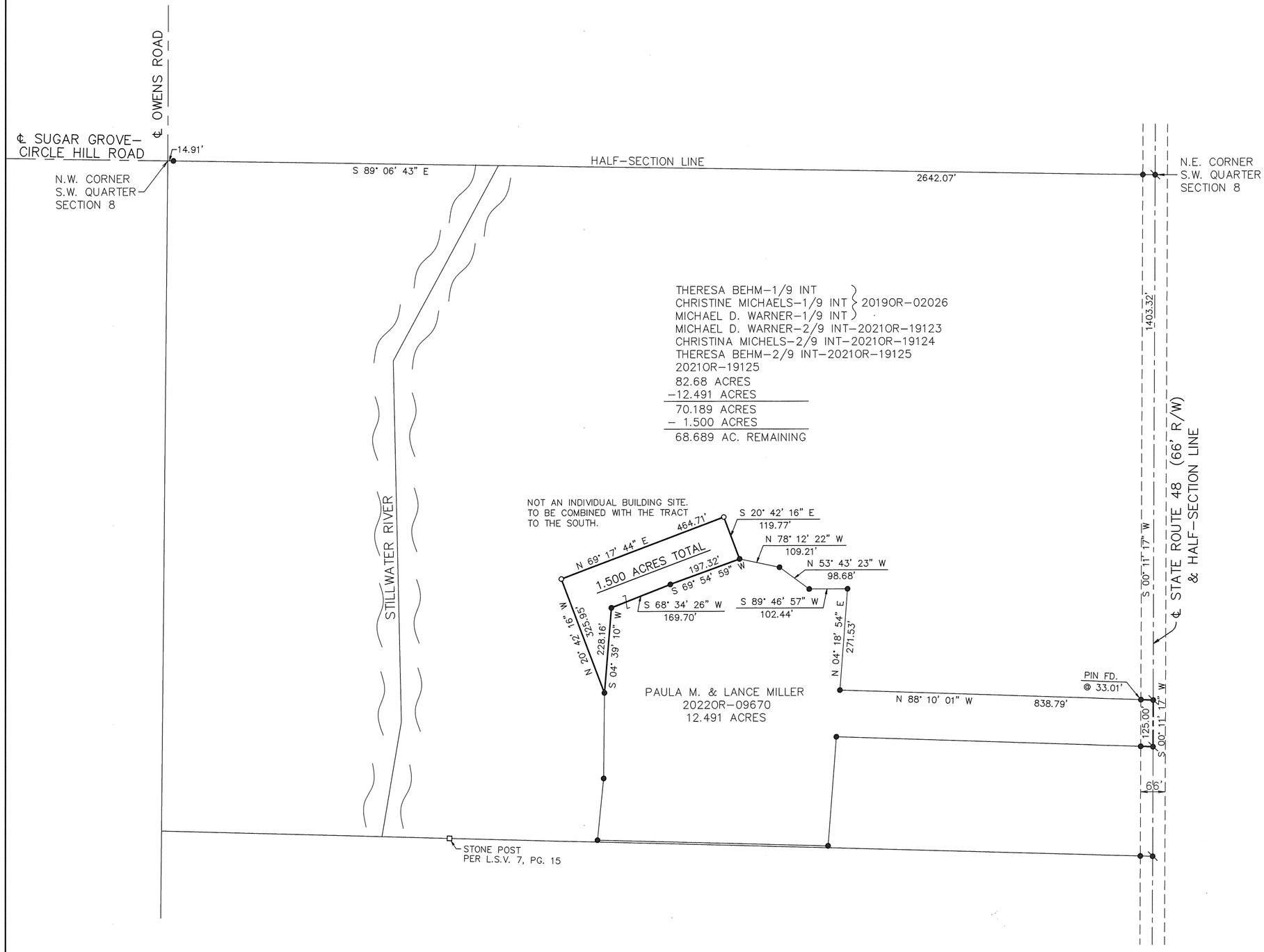
STATE OF OHIO · BERNARD D. KIENOW JR. S-7456 · REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #667.22 DRAWN BY: SES CHECKED BY: JJB

7	5E	SW 1/4 – 8	Newton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 161
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=200'
0 100 200 300 400

Legend

- Mag nail found
- ● Iron pin found
- Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Land Surveys
- Vol. 07, Page 15
- Vol. 26, Page 57
- Vol. 30, Page 71
- Vol. 46, Page 35
- Vol. 52, Page 35

Basis of Bearings

The bearings are based on the half–section line and the centerline of State Route 48, bearing S 00° 11' 17" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 1.500 acres for Lance and Paula Miller.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 12/16/22
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 19322 Ph. (937) 339–2921

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul Huelskamp PE, PS
MIAMI COUNTY ENGINEER
DEPUTY 12/19/22 DATE

CERTIFICATION OF REGISTRATION

This is to certify that Planning Commission Approval of this conveyance is not required as being exempt under O.R.C. 711.01

Notice is given to all parties:

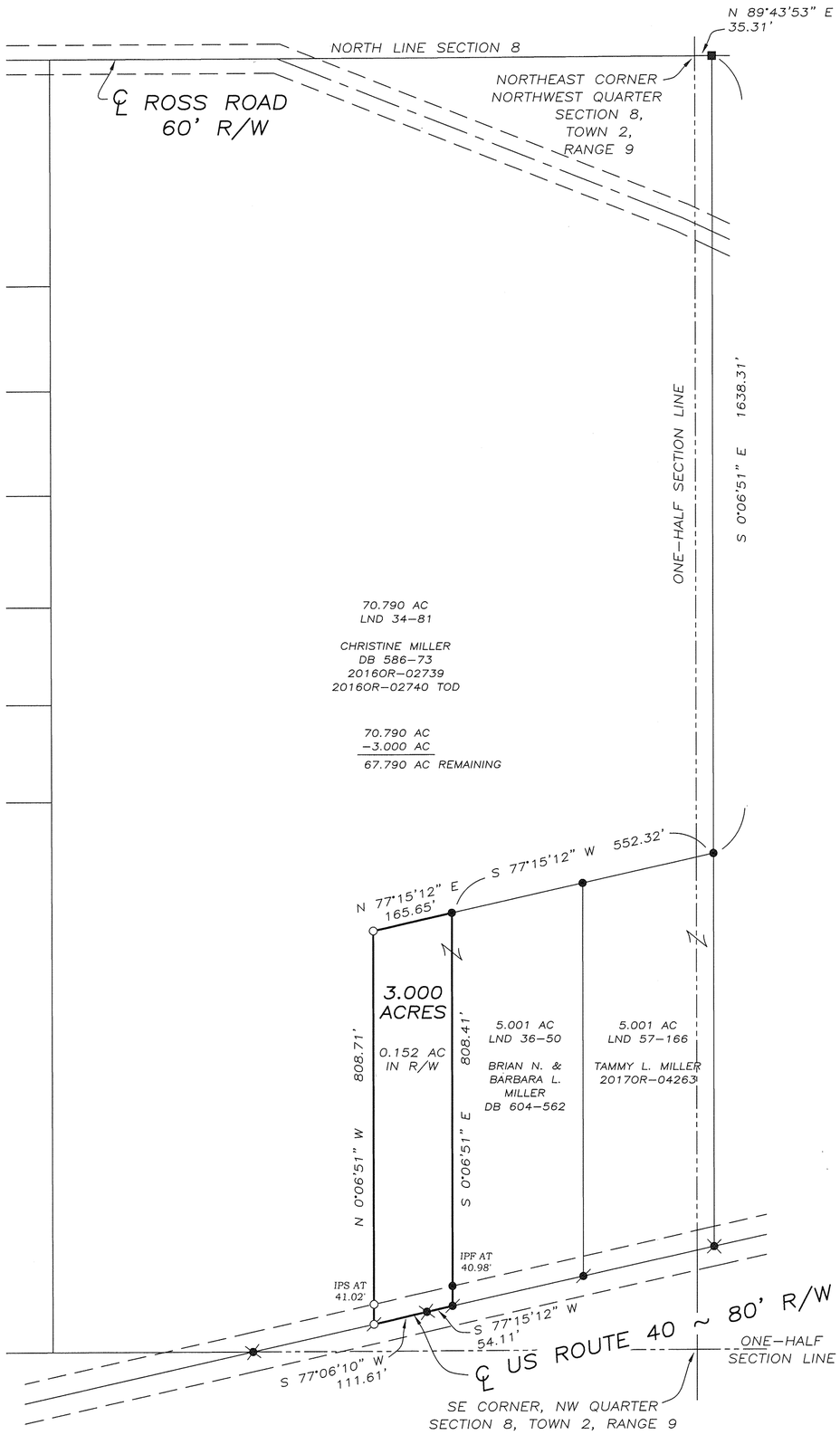
No additional building site is created by this conveyance: No structure may be erected or maintained on the premises herein conveyed without further compliance with all Planning, Building, and Zoning Regulations of Miami County.
1.500 Acre Tract

12/19/2022
MIAMI COUNTY PLANNING

MIAMI COUNTY / OHIO | BETHEL / TOWNSHIP | 8 NW 1/4 / SECTION | 2 / TOWN | 9 BTMRS / RANGE

VOLUME 61 PAGE 162

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

DEPUTY DATE 12/19/22

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

12/19/2022
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

3.000 AC.

NOTE: 3.000 ACRE TRACT TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED BY THIS SURVEY.

LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⊛ PK NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ■ STONE FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:

DEEDS/DOCUMENTS AS SHOWN HEREON

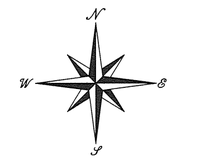
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 34 PAGE 81
VOLUME 36 PAGE 50
VOLUME 57 PAGE 166
BASIS OF BEARINGS

ALL MONUMENTS FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE

OCCUPATION LINES, WHERE EXISTING, GENERALLY AGREE WITH PROPERTY LINES.

THIS PLAT IS AN ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS.



0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

SURVEY OF 3.000 ACRES FOR BRIAN MILLER IN SECTION 8, BETHEL TOWNSHIP

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 12/16/22
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. _____22
OCTOBER 20, 2022
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

VOLUME 61 PAGE 163

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
12-29-2022

NEWTON | 18 | 7 | 5-E
TOWNSHIP | SECTION | TOWN | RANGE

SECTION LINE

N.W. COR. ~ N.E. QTR. ~ SEC. 18

TOT. 833.98
S 3° 54' 27" E ~ 737.67 TIE

T.P.O.B. - REM. TR. - 4

N 84° - 33' - 40" E 886.79

W.P. @ TRUE COR. - IPF S 70° 42' W @ 0.21'

96.31

(40.38') BENT

LEVI ROBBINS
LND. 21-142

TOTAL 617.13 FROM ℄ HALF-SECTION LINE

(38.21)
N 3° 56' - 01" W

(33.67)

N 76° 12' - 40" W 270.01

66' R/W

℄ N 80° 15' - 10" W 19.45'

LND. 27-176
D. SHUMAN, TR.

LND. 56-54 & 56-45
V. BARTON TRUST
2016 OR - 14238

N 84° - 57' - 55" E 439.37 TO ℄

(20')

20.00 ℄
S 3° - 46' - 20" E

(20')

S 84° - 57' - 55" W 419.87 FROM ℄

N 2° - 15' - 17" W 137.94

214.21
S 2° - 15' - 17" E

LND. 38-141; 56-45
D. & K. SCHLEINITZ

LND. 56-191

LND. 36-44
G. & M. MIKALAUSKAS

256.04
S 3° - 46' - 20" E

℄ OWENS ROAD
30' R/W

LND. 57-92
2016 OR - 08469
1.000 AC.

15'

N 84° - 33' - 40" E 425.62 TO ℄

379.87 ℄

TRACT 4 - REMAINDER

15.1205 ACRES - TOTAL
0.2006 ACRE - R/W OWENS
0.0159 ACRE - R/W LAUVER
14.9040 ACRES - NET

2016 OR - 10639
LND. 57-92 TR. 4R, 5, 6 & 7
LND. 31-79
LND. 23-9

N 89° - 01' - 12" W 239.22

(53.27)

N 13° - 47' - 20" E 130.0

IPS

41.32'

(WOODED)

182.84

N 68° - 20' - 18" W 870.00 TOTAL TO ℄

383.13

(127.32)

N 88° - 08' - 16" W 326.32

184.60 TO ℄
S 1° - 41' - 25" E

M. WEBER & K. THEIS
2011 OR - 07176

1.450 AC.
LND. 15-177

W.P. @ COR. W/PKF 0.19' N. OF COR.

215.34

375.34 TOT. TO ℄

TRACT - 5

3.6910 ACRES - TOTAL
0.2840 ACRE - R/W
3.4070 ACRES - NET

TRACT - 6

3.3000 ACRES - TOTAL
0.0875 ACRE - R/W LAUVER
3.2125 ACRES - NET

40.57 TOTAL

N 19° - 36' - 34" E

376.16 TOT.

(129.44')

304.03 TO ℄

33.02' TO ℄

(WOODED)

30'

33.17'

N 68° - 22' - 37" W

TRACT - 7

3.4999 ACRES - TOTAL
0.1463 ACRE - R/W OWENS
3.3536 ACRES - NET

(OPEN FIELD)

19.00'
S 30° - 45' - 30" W

N 21° - 39' - 42" E
IPS - IPS 240.56

41.68'

IPS
28.8'

℄ LAUVER ROAD ~ 66' R/W

N 76° - 12' - 40" W 203.25 ℄

P.I.

N 76° - 09' - 40" W 170.00

85.67
255.67

272.83
698.84' TOT.

6.16'

TO ℄ OWENS N 68° - 20' - 18" W 416.01 FROM ℄

P. SHERIDAN
LND. 17-45
LND. 13-60

P.I.
C. & K. MINNICH

℄ 8.00' @ N 59° 14' - 30" W

TOT. 272.83

TALL BENT 1½" ℄
S 30° - 45' - 30" W 19.00'

6.16'

0.10' W. OF LOT COR. ON ℄ TO PKS IN ROOT

MULTI-TRUNK TREE IN WIRE ℄

1.484 AC.
LND. 16-76
R. MYERS
2010 OR - 16384

LND. 26-54
L. LEONARD

DETAIL - NTS

RD. REC. R/W
9-39
0.047 AC. R/W
@ BRIDGE

S 3° - 46' - 20" E

LND. 47-109
LND. 5-29
LND. 45-122

S 88° - 11' - 20" E W/ ℄ 59.40

P.I.

138.42 ℄
S 15° - 05' - 43" E

1750 ℄
S 29° - 43' - 30" W

113.32 ℄
S 01° - 00' - 38" E

℄ OWENS ROAD

LND. 25-19

(16.1')

TR. - 4 REM.

TR. - 7

DETAIL

870.0 TOT. TO 304.03 TO ℄

P.I. ℄ & NEW LOT COR. SM. MAG SET OVER RRSF IN 2016

LND. 32-35

138.42 ℄

℄ OWENS ROAD

EX. ROAD LOG. SEE LND. 23-9
30' R/W

℄ PVMT

379.87 ℄ = ℄ EXT.

S 85° - 40' E 48.49' TIE

P.I.

DETAIL - NTS

LEGEND

- ● IRON PIN FOUND
- ○ IRON PIN SET 30" + LONG
- ○ IRON PIN SET 16-20" LONG
- ⊘ MAG SET
- ⊛ MAG FOUND
- ✱ RRS OR MAG LOCATED
- △ CALCULATED POINT
- ⊙ IRON PIPE FOUND
- ✱ RAILROAD SPIKE FOUND

BEARINGS PER LND. 57-92

0 100 200 300

SUBDIVISION OF TRACT 4 FOR GREG & JOYCE DIXON WITH 3 NEW TRACTS

Steven D. Leffel 11-11-22

STEVEN D. LEFFEL, PE, PS, LLC
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573

APPROVED
MIAMI COUNTY PLANNING COMMISSION
12/28/2022
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 12/28/22
MIAMI COUNTY
GENERAL HEALTH DEP'T.

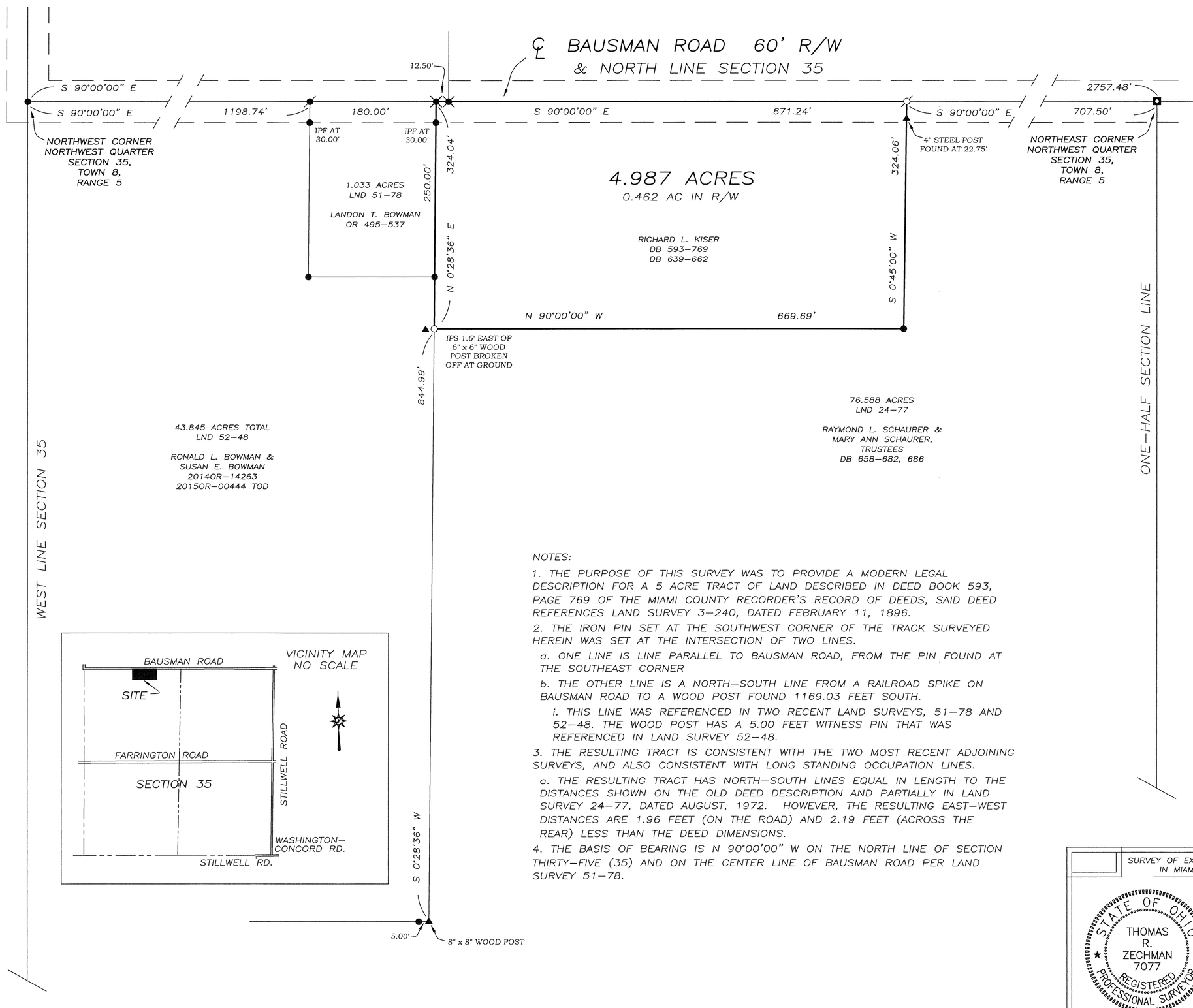
STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
Andy Emitt 12-28-2022
DEPUTY DATE

WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 35, TOWN 8, RANGE 5
NORTHWEST QUARTER

VOLUME 61 PAGE 164

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET OVER RAILROAD SPIKE FOUND
- ⊘ PK NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ◘ IRON PIN FOUND IN MONUMENT BOX
- ▲ POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

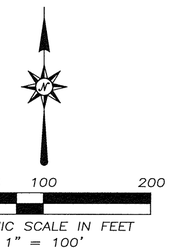
VOLUME 3, PAGE 240
VOLUME 24, PAGE 77
VOLUME 31, PAGE 46
VOLUME 39, PAGE 140
VOLUME 51, PAGE 78
VOLUME 51, PAGE 153
VOLUME 52, PAGE 48
VOLUME 57, PAGE 170

MIAMI COUNTY RECORDER'S RECORDS:

DEEDS AS SHOWN HEREON

NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO PROVIDE A MODERN LEGAL DESCRIPTION FOR A 5 ACRE TRACT OF LAND DESCRIBED IN DEED BOOK 593, PAGE 769 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, SAID DEED REFERENCES LAND SURVEY 3–240, DATED FEBRUARY 11, 1896.
2. THE IRON PIN SET AT THE SOUTHWEST CORNER OF THE TRACK SURVEYED HEREIN WAS SET AT THE INTERSECTION OF TWO LINES.
   a. ONE LINE IS LINE PARALLEL TO BAUSMAN ROAD, FROM THE PIN FOUND AT THE SOUTHEAST CORNER
   b. THE OTHER LINE IS A NORTH–SOUTH LINE FROM A RAILROAD SPIKE ON BAUSMAN ROAD TO A WOOD POST FOUND 1169.03 FEET SOUTH.
      i. THIS LINE WAS REFERENCED IN TWO RECENT LAND SURVEYS, 51–78 AND 52–48. THE WOOD POST HAS A 5.00 FEET WITNESS PIN THAT WAS REFERENCED IN LAND SURVEY 52–48.
3. THE RESULTING TRACT IS CONSISTENT WITH THE TWO MOST RECENT ADJOINING SURVEYS, AND ALSO CONSISTENT WITH LONG STANDING OCCUPATION LINES.
   a. THE RESULTING TRACT HAS NORTH–SOUTH LINES EQUAL IN LENGTH TO THE DISTANCES SHOWN ON THE OLD DEED DESCRIPTION AND PARTIALLY IN LAND SURVEY 24–77, DATED AUGUST, 1972. HOWEVER, THE RESULTING EAST–WEST DISTANCES ARE 1.96 FEET (ON THE ROAD) AND 2.19 FEET (ACROSS THE REAR) LESS THAN THE DEED DIMENSIONS.
4. THE BASIS OF BEARING IS N 90°00'00" W ON THE NORTH LINE OF SECTION THIRTY–FIVE (35) AND ON THE CENTER LINE OF BAUSMAN ROAD PER LAND SURVEY 51–78.



SURVEY OF EXISTING TRACT FOR GREGORY AND AMY MORROW
IN MIAMI COUNTY, OHIO ~ DECEMBER 27, 2022

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

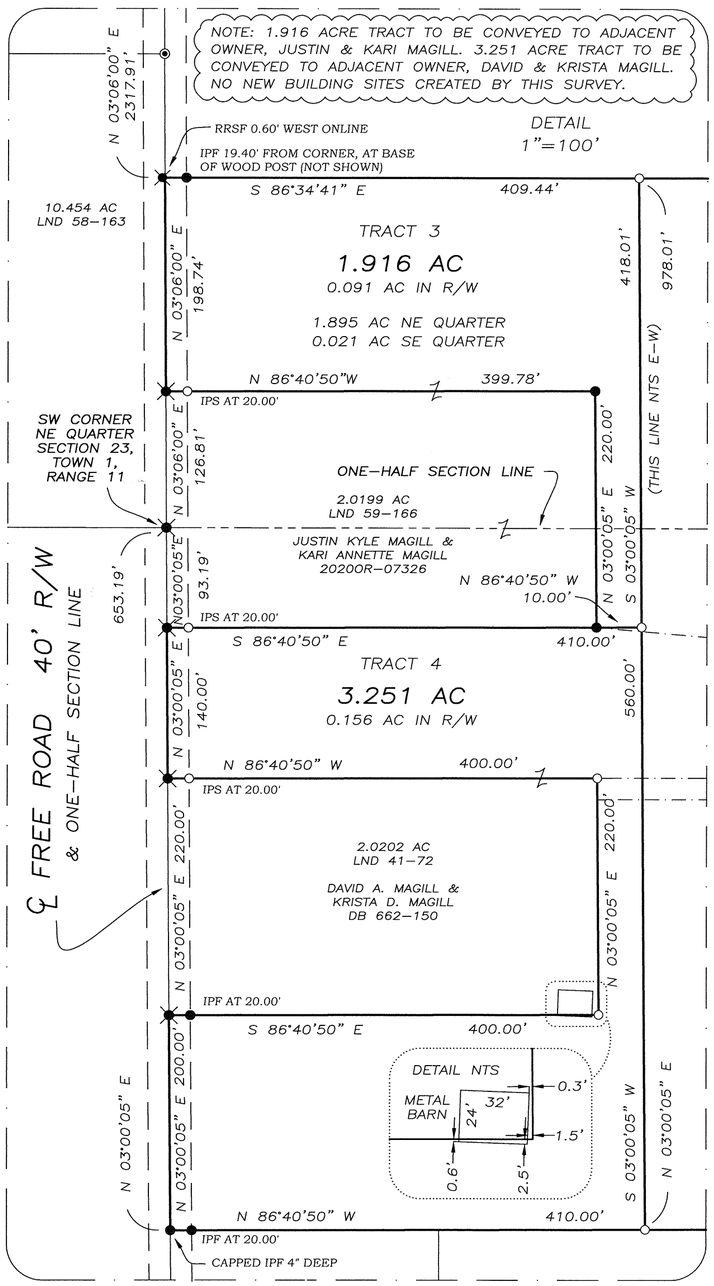
THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773–9479

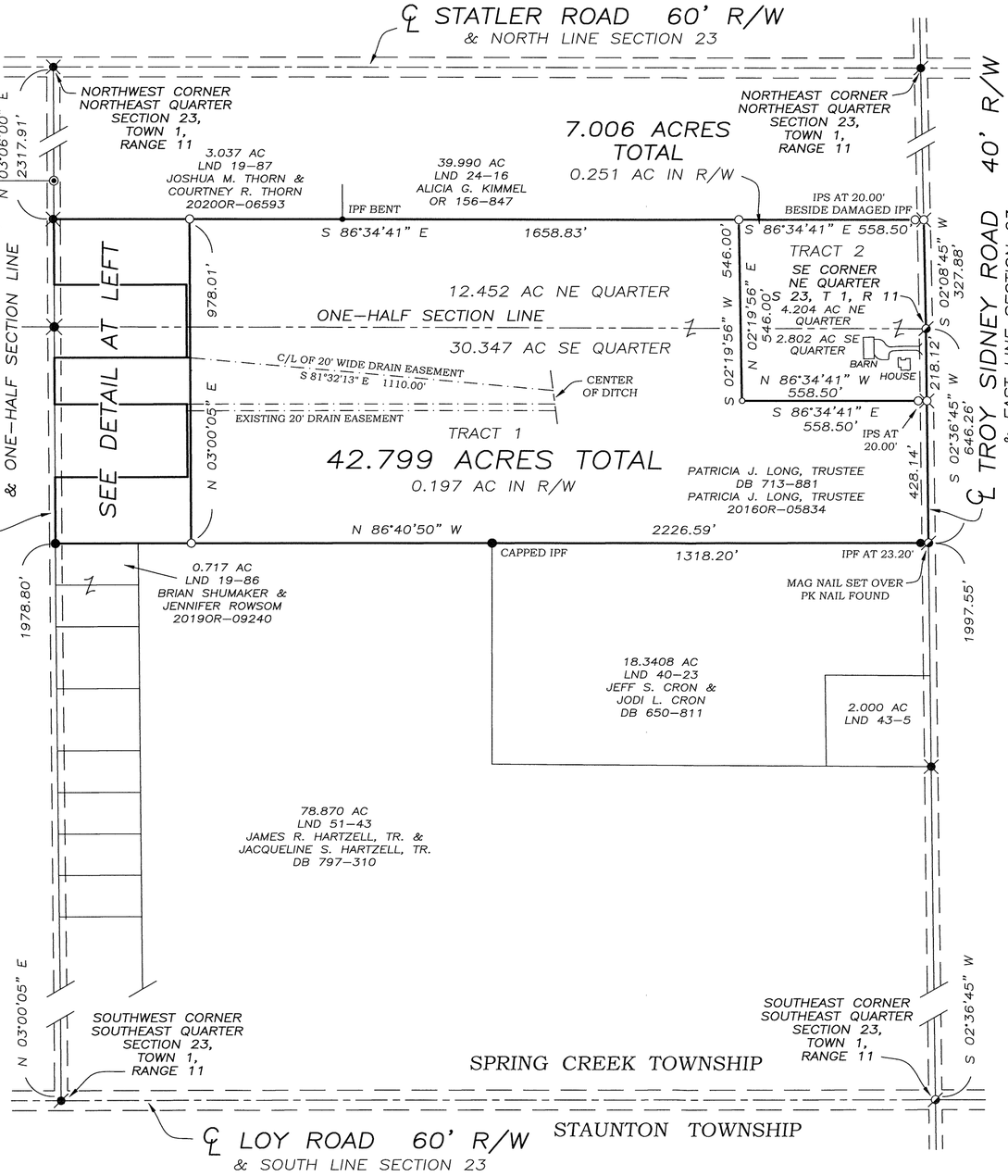
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 23, TOWN 1, RANGE 11
NORTHEAST, SOUTHEAST QUARTER

VOLUME 61 PAGE 165

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

NOTE: 1.916 ACRE TRACT TO BE CONVEYED TO ADJACENT OWNER, JUSTIN & KARI MAGILL. 3.251 ACRE TRACT TO BE CONVEYED TO ADJACENT OWNER, DAVID & KRISTA MAGILL. NO NEW BUILDING SITES CREATED BY THIS SURVEY.





LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ⌧ MAG SPIKE SET
- ⌀ MAG NAIL SET OVER RAILROAD SPIKE FOUND
- ⌀ P.K. NAIL FOUND
- ⌧ RAILROAD SPIKE FOUND
- ◉ MAG SPIKE FOUND

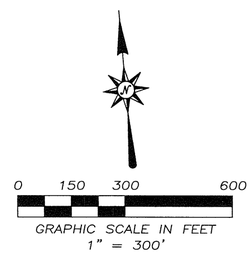
REFERENCES

SURVEYS USED TO PREPARE SURVEY

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
VOLUME 19, PAGE 86
VOLUME 20, PAGE 104
VOLUME 40, PAGE 23
VOLUME 41, PAGE 72
VOLUME 41, PAGE 187
VOLUME 43, PAGE 5
VOLUME 51, PAGE 43
VOLUME 58, PAGE 163
VOLUME 59, PAGE 166

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

NOTES:
1. THE PURPOSE OF THIS SURVEY WAS TO RETRACE LAND SURVEY 41–187, AND THEN DIVIDE OFF TWO TRACTS ON THE WEST END OF THE FARM AND A 7.006 ACRE TRACT IN THE NORTHEAST CORNER, WHICH INCLUDES EXISTING BUILDINGS.
2. THE BASIS OF BEARING IS S 03°00'05" W ON THE ONE–HALF SECTION LINE AND THE CENTER LINE OF FREE ROAD IN THE SOUTHEAST QUARTER OF SECTION 23 PER LAND SURVEY 41–187.
3. THE ORIGINAL NE CORNER OF THE LONG FARM WAS CALLED AS A PK NAIL SET BY TREON IN LAND SURVEY 41–187 WITH A WITNESS PIN SET 20.0 FEET WEST OF THE PK NAIL. THE PK NAIL WAS NOT FOUND AND THE WITNESS PIN WAS FOUND BUT HAD BEEN HIT AND DAMAGED. THE NE FARM CORNER WAS RESET BY HOLDING THE DISTANCE OF 327.88 FEET NORTH OF THE SE CORNER OF THE NE QUARTER OF SECTION 23 AS SHOWN BY TREON AND HOLDING THE CENTER LINE DEFLECTION ANGLE AT THE QUARTER CORNER AS RECORDED ON THE TREON SURVEY.



CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

SECRETARY
MIAMI COUNTY PLANNING COMMISSION

1.916 AC
3.251 AC

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
DEPUTY — DATE 1.9.23

APPROVED
MIAMI COUNTY PLANNING COMMISSION
DATE 1/10/2023
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 1/10/2023
MIAMI COUNTY
GENERAL HEALTH DEPT.

SURVEY FOR PATRICIA LONG ESTATE
IN MIAMI COUNTY, OHIO ~ DECEMBER 15, 2022

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778–3607

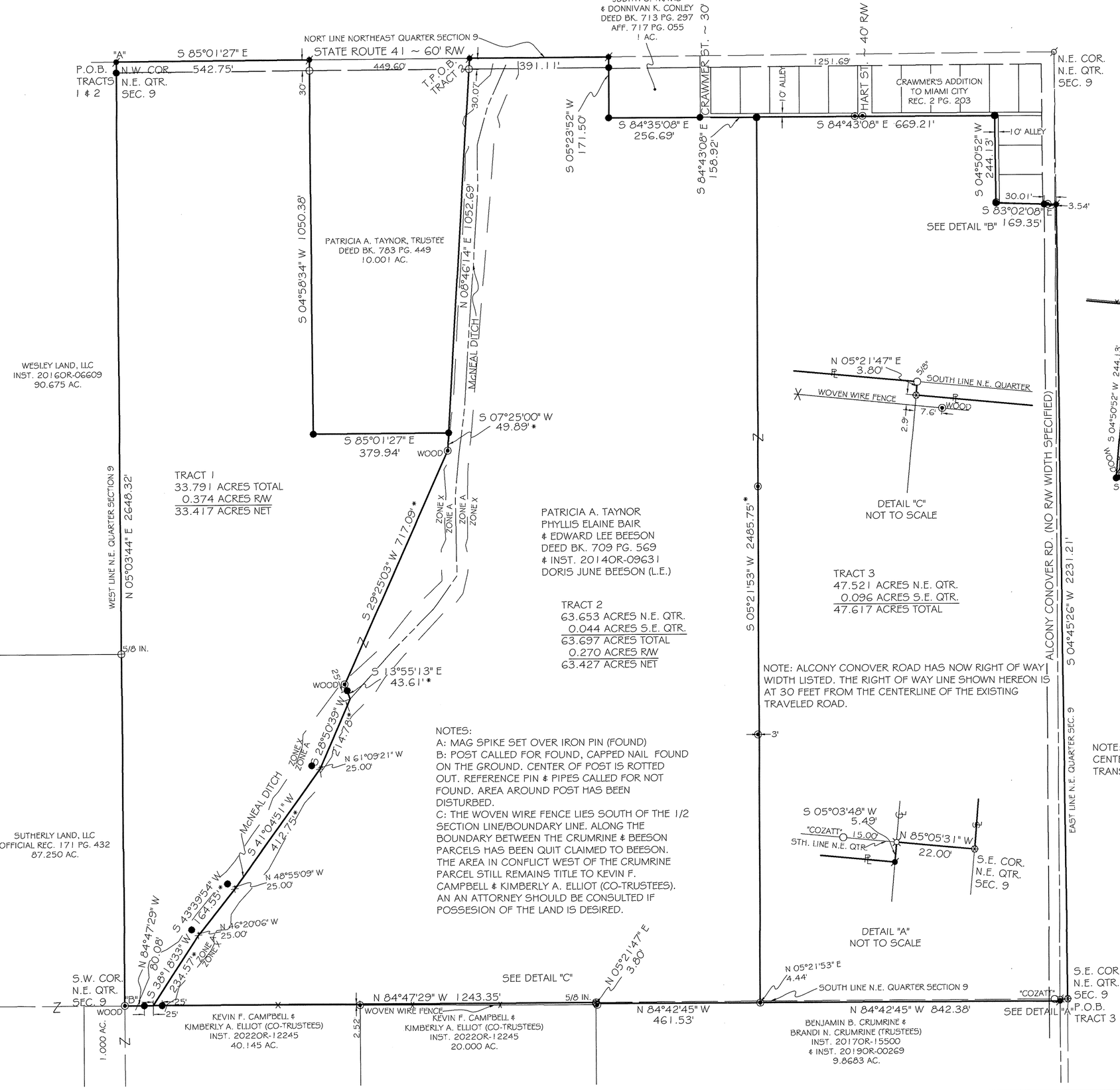
TAYNOR, BAIR & BEESON SURVEY

N.E. & S.E. 1\4 SEC. 9, T 2, R 10 B.T.M.R.S.

ELIZABETH TWP., MIAMI CO., OHIO

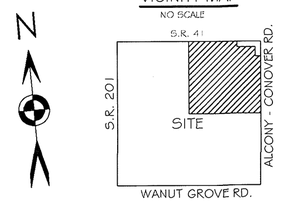
VOLUME 61 PAGE 166

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



VICINITY MAP

NO SCALE



0' 200' 400'

SCALE 1" = 200'

BASIS OF BEARING: BEARINGS ARE BASED STATE OF OHIO V.R.S. NAD 83 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3401.

LEGEND

- MAG SPIKE (SET)
- IRON PIN (SET)
- MAG SPIKE (FOUND)
- RAILROAD SPIKE (FOUND)
- IRON PIN (FOUND)
- IRON PIPE (FOUND)
- WOOD POST (FOUND)
- FIELD STONE (FOUND)
- NEW DIVISION LINE

SURVEY REFERENCES

LND SUR. 1 PG. 7
LND SUR. 2 PG. 95
LND SUR. 6 PG. 51
LND SUR 8 PG. 45
LND SUR 32-137
LND SUR 33 PG. 70
LND SUR 34 PG. 192
LND SUR 38 PG. 80
LND SUR 38 PG 81
LND SUR 38 PG. 142
LND SUR 53 PG. 50
LND SUR 54 PG. 63
LND SUR 56 PG. 41
LND SUR 61 PG. 109
REC. 2 PG. 203
REC. 6 PG. 112A

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONES A & X OF THE FLOOD INSURANCE RATE MAP, NO. 39109C0200E EFFECTIVE DATE OF AUG. 2, 2011 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, PORTIONS OF THIS PROPERTY ARE IN A SPECIAL FLOOD HAZARD AREA.

NOTE: PARCELS EAST ARE CLAIMING OWNERSHIP TO THE CENTER OF ALCONY CONOVER ROAD. I COULD FIND NO TRANSFER OF OWNERSHIP. LEGAL ADVICE IS ADVISED.

STATE OF OHIO
CHRISTOPHER S. HARMON S-7988
REGISTERED PROFESSIONAL SURVEYOR

Christopher S Harmon

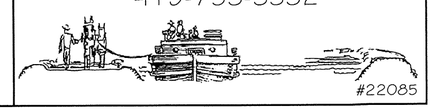
CHRISTOPHER S. HARMON P.S. #7988

1/11/23

DATE

SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY AS PERFORMED BY MYSELF IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37, STANDARDS FOR BOUNDARY SURVEYS. ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN NOVEMBER, 2022 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332



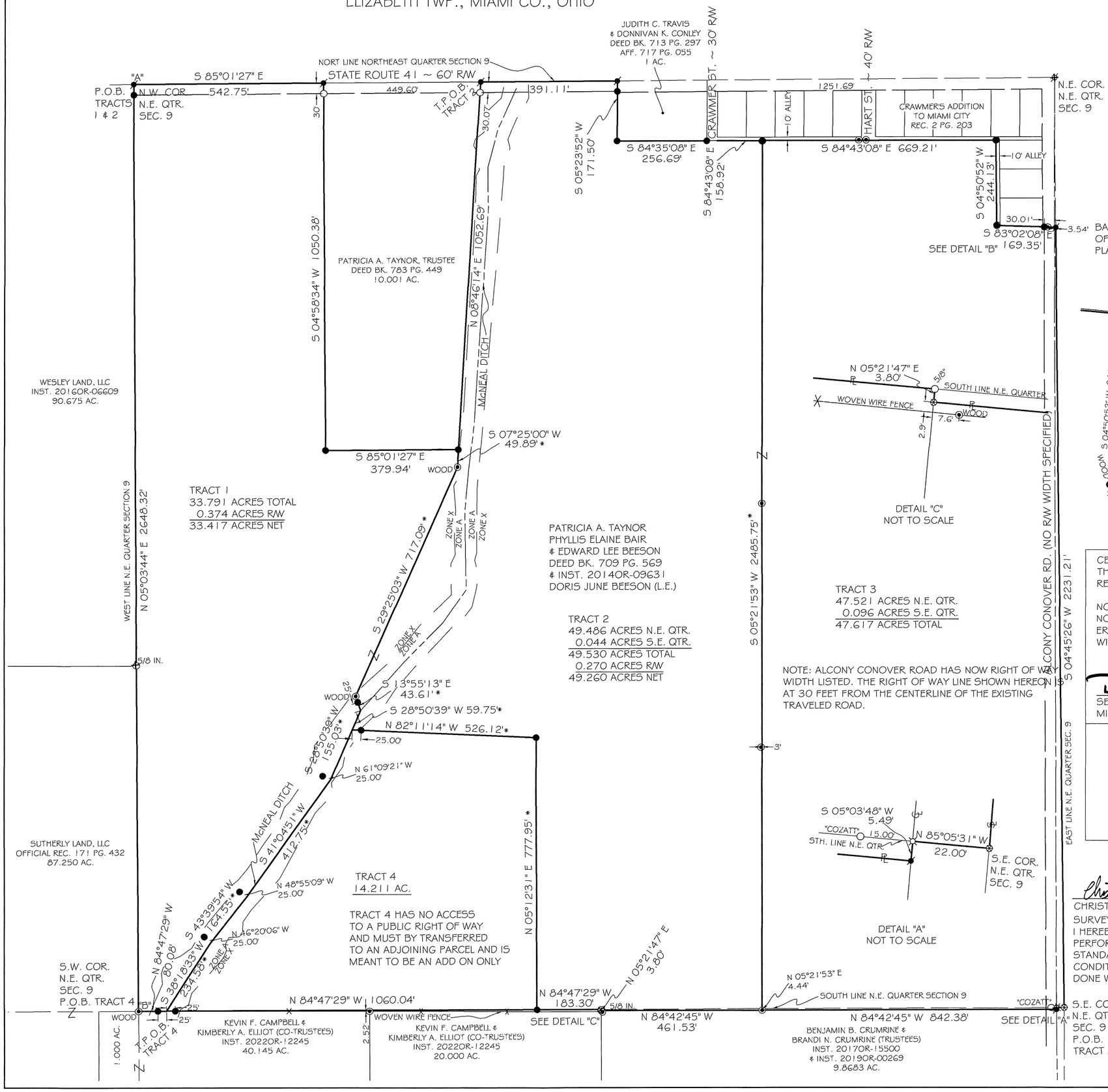
#22085

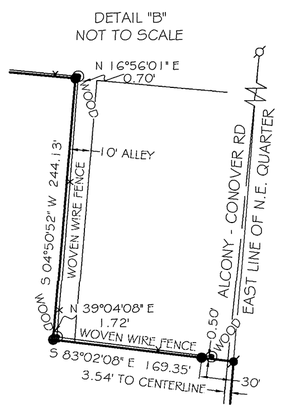
REVISION

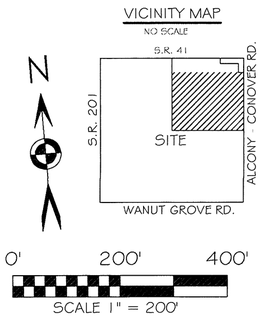
TAYNOR, BAIR & BEESON SURVEY

N.E. & S.E. 1\4 SEC. 9, T 2, R 10 B.T.M.R.S.
ELIZABETH TWP., MIAMI CO., OHIO

VOLUME 61 PAGE 166
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS







LEGEND

- MAG SPIKE (SET)
- IRON PIN (SET)
- MAG SPIKE (FOUND)
- RAILROAD SPIKE (FOUND)
- IRON PIN (FOUND)
- IRON PIPE (FOUND)
- WOOD POST (FOUND)
- FIELD STONE (FOUND)
- NEW DIVISION LINE

SURVEY REFERENCES

LND SUR. 1 PG. 7
LND SUR. 2 PG. 95
LND SUR. 6 PG. 51
LND SUR 8 PG. 45
LND SUR 32-137
LND SUR 33 PG. 70
LND SUR 34 PG. 192
LND SUR 38 PG. 80
LND SUR 38 PG 81
LND SUR 38 PG. 142
LND SUR 53 PG. 50
LND SUR 54 PG. 63
LND SUR 56 PG. 41
LND SUR 61 PG. 109
LND SUR 61 PG. 166
REC. 2 PG. 203
REC. 6 PG. 112A

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONES A & X OF THE FLOOD INSURANCE RATE MAP, NO. 39109C0200E EFFECTIVE DATE OF AUG. 2, 2011 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, PORTIONS OF THIS PROPERTY ARE IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

A: MAG SPIKE SET OVER IRON PIN (FOUND)
B: POST CALLED FOR FOUND, CAPPED NAIL FOUND ON THE GROUND. CENTER OF POST IS ROTTED OUT. REFERENCE PIN & PIPES CALLED FOR NOT FOUND. AREA AROUND POST HAS BEEN DISTURBED.
C: THE WOVEN WIRE FENCE LIES SOUTH OF THE 1/2 SECTION LINE/BOUNDARY LINE. ALONG THE BOUNDARY BETWEEN THE CRUMRINE & BEESON PARCELS HAS BEEN QUIT CLAIMED TO BEESON. THE AREA IN CONFLICT WEST OF THE CRUMRINE PARCEL STILL REMAINS TITLE TO KEVIN F. CAMPBELL & KIMBERLY A. ELLIOT (CO-TRUSTEES). AN AN ATTORNEY SHOULD BE CONSULTED IF POSSESION OF THE LAND IS DESIRED.

NOTE: PARCELS EAST ARE CLAIMING OWNERSHIP TO THE CENTER OF ALCONY CONOVER ROAD. I COULD FIND NO TRANSFER OF OWNERSHIP. LEGAL ADVICE IS ADVISED.

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C.. 711.001

NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLAINCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

3/27/2023
SECRETARY — DATE (14.211 ACRE TRACT)
MIAMI COUNTY PLANNING COMMISSIONN

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

DEPUTY — 3.17.23 DATE

STATE OF OHIO
CHRISTOPHER S. HARMON
S-7988
REGISTERED SURVEYOR
PROFESSIONAL SURVEYOR

3/16/23
CHRISTOPHER S. HARMON P.S. #7988 — DATE

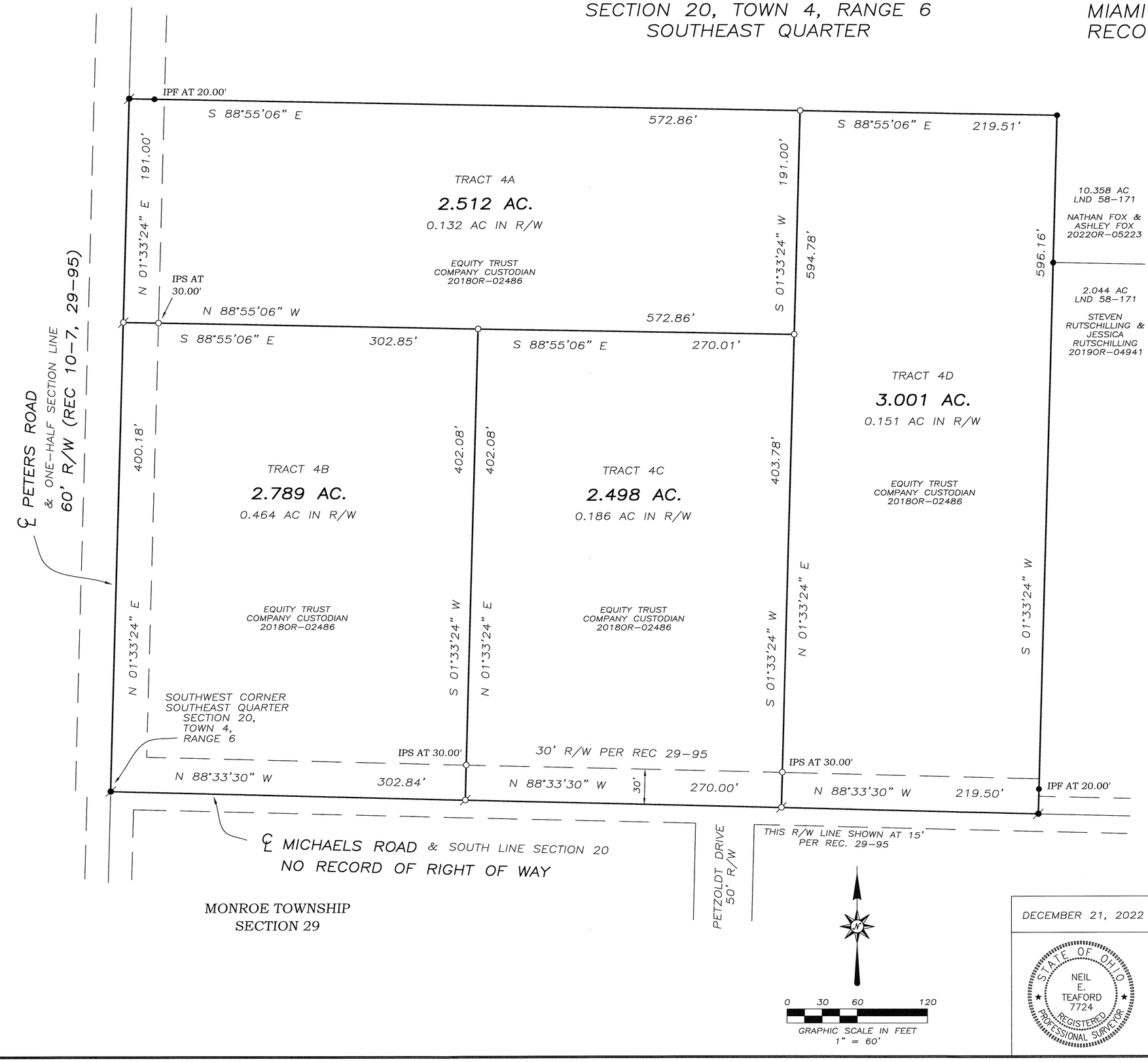
SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY AS PERFORMED BY MYSELF IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS. ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN NOVEMBER, 2022 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332

#22085

MONROE TOWNSHIP MIAMI COUNTY, OHIO
SECTION 20, TOWN 4, RANGE 6
SOUTHEAST QUARTER

VOLUME 61 PAGE 167
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND
- ○ CAPPED IRON PIN SET
- ⌀ MAG NAIL SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL FOUND
- ⌀ PK NAIL FOUND

REFERENCES
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 58, PAGE 89
VOLUME 58, PAGE 171
BASIS OF BEARING

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Mark S Storms 1.6.23
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
1/18/23
DATE
[signature]
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY [signature], REHS
DATE 1/10/2023
MIAMI COUNTY
GENERAL HEALTH DEPT.

DECEMBER 21, 2022

SURVEY OF 4 TRACTS FOR DALE MOSIER IN MIAMI COUNTY, OHIO

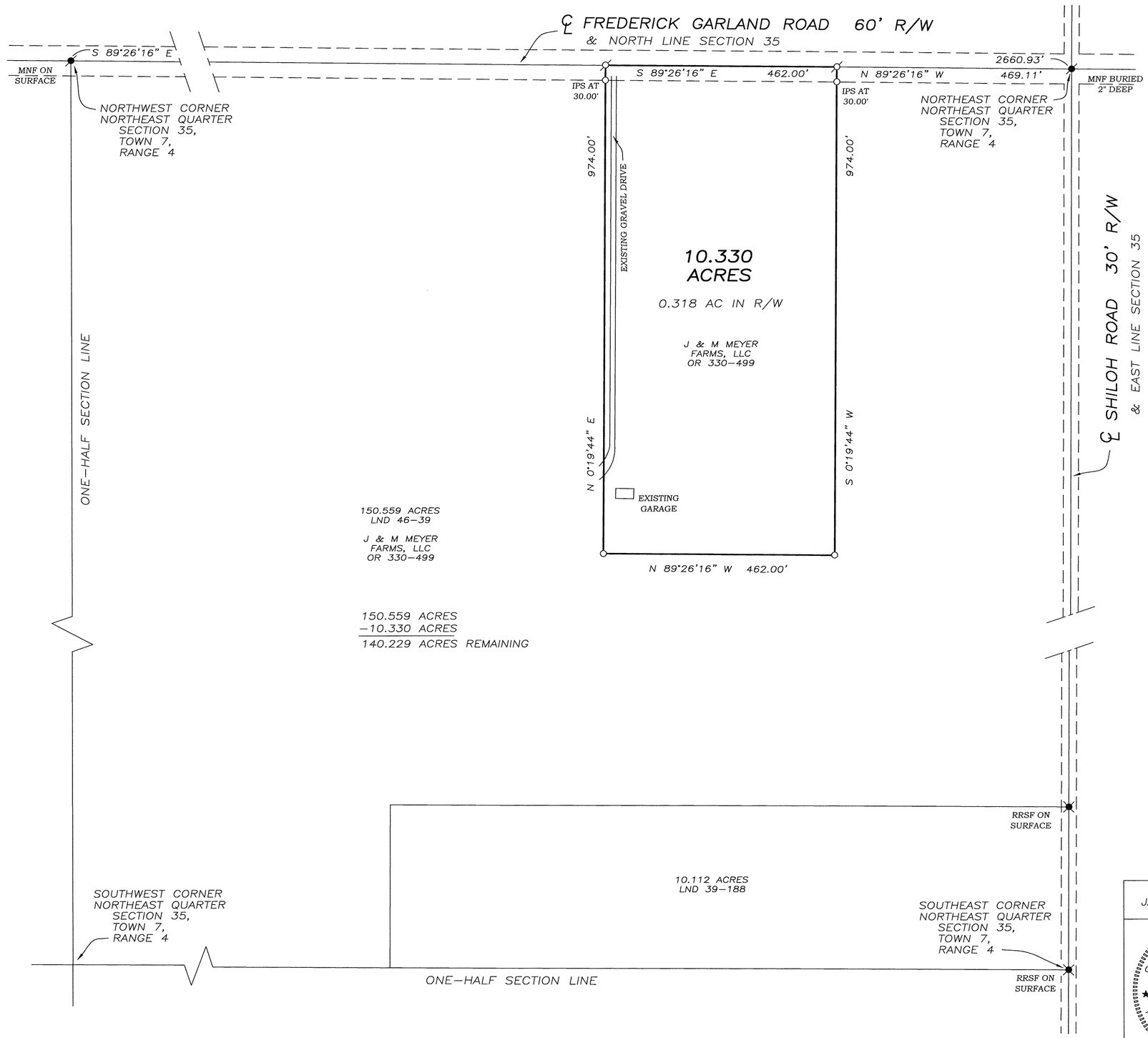
STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. # 7724
NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

UNION TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 35, TOWN 7, RANGE 4
NORTHEAST QUARTER

VOLUME 61 PAGE 168

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ⌀ MAG NAIL SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL FOUND
- ⌀ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 39, PAGE 188
VOLUME 46, PAGE 39

BASIS OF BEARING:
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.

N

0 75 150 300

GRAPHIC SCALE IN FEET
1" = 150'

JANUARY 13, 2023

SURVEY FOR JAMES & MARIE MEYER
IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

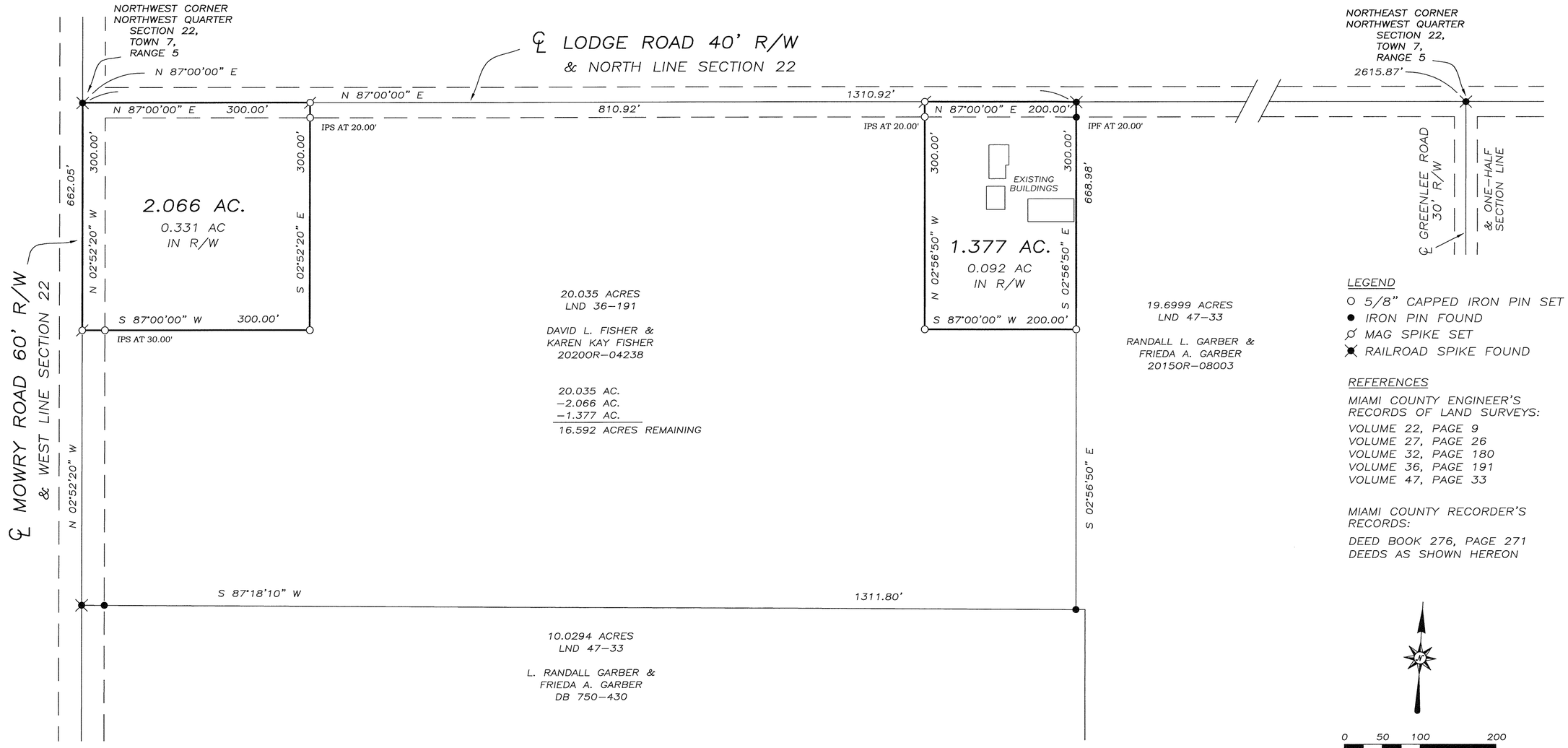
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

NEWTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 22, TOWN 7, RANGE 5
NORTHWEST QUARTER

VOLUME 61 PAGE 169

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ✕ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 22, PAGE 9
VOLUME 27, PAGE 26
VOLUME 32, PAGE 180
VOLUME 36, PAGE 191
VOLUME 47, PAGE 33

MIAMI COUNTY RECORDER'S
RECORDS:

DEED BOOK 276, PAGE 271
DEEDS AS SHOWN HEREON

0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Mark L Storms 1.23.23
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
1/23/2023
DATE
Jackson Permutt
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Mary Jane REHS
DATE 01/23/2023
MIAMI COUNTY
GENERAL HEALTH DEPT.

SURVEY FOR DAVID & KAREN FISHER
IN MIAMI COUNTY, OHIO ~ JANUARY 16, 2023

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

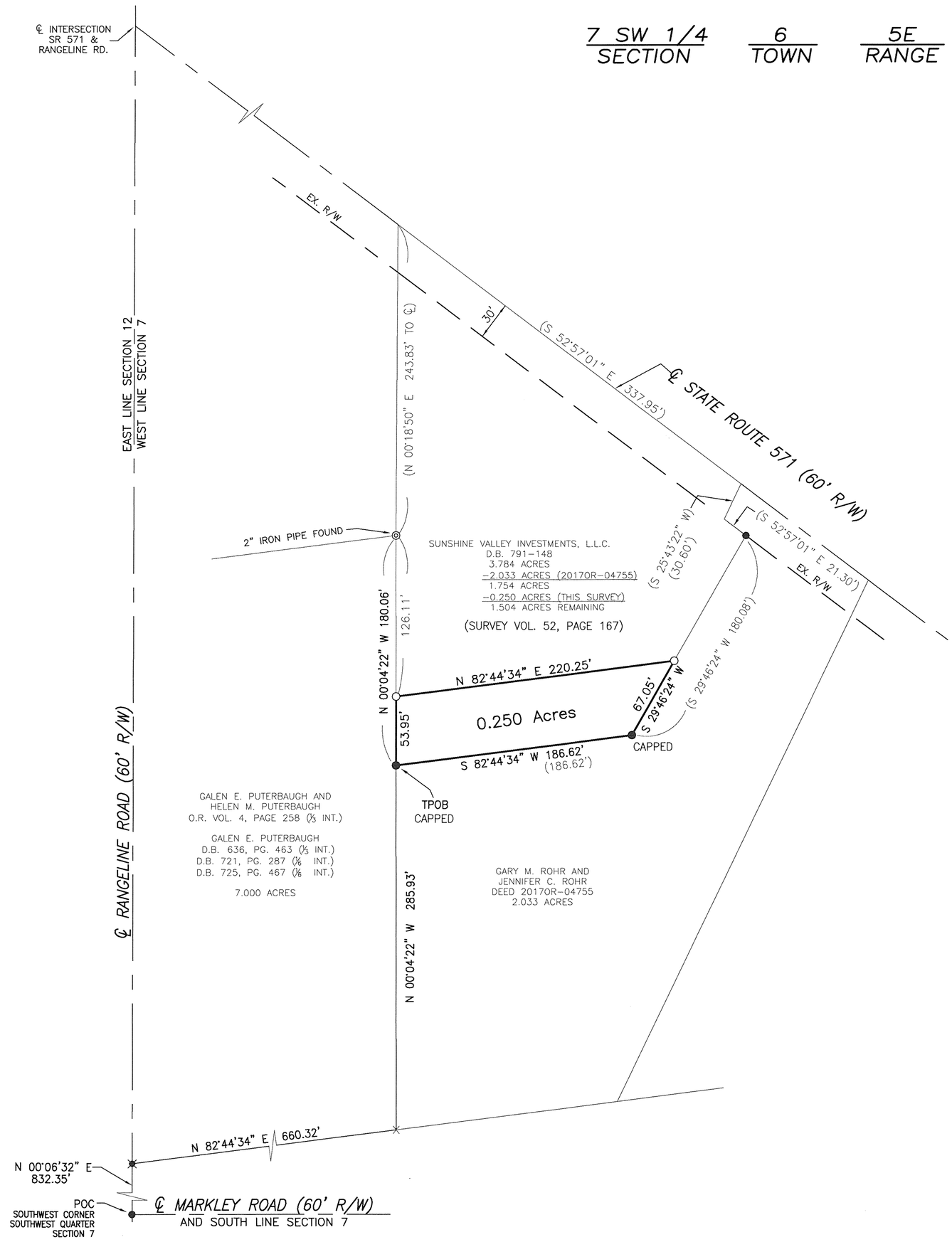
Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

7 SW 1/4 SECTION | 6 TOWN | 5E RANGE | UNION TOWNSHIP

VOLUME 61 PAGE 170

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTE:

TRACTS TO BE TRANSFERRED BETWEEN ADJACENT PROPERTY OWNERS, NO NEW BUILDING SITES CREATED.

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISIONS APROVAL OF THIS CONVEYANCE IS NOT REQUIRED, AS BEING EXEMPT UNDER O.R.C. 711.001.
NOTICE IS GIVEN TO ALL PARTIES THAT NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING AND PLANNING REGULATIONS OF MIAMI COUNTY. 0.250 ACRES TOTAL BEING CONVEYED.

1/23/2023
SECRETARY, MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS:

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark D. Stevens 1.25.23
DEPUTY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: REHS
DATE: 1/23/23
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ✱ RAILROAD SPIKE FOUND
- ⌀ MAG NAIL FOUND
- ◎ IRON PIPE FOUND
- × CALCULATED POINT, NOT MONUMENTED
- ( ) REFERENCED DISTANCE OF RECORD

0' 60' 120' 180'
GRAPHIC SCALE IN FEET
1" = 60'

W N E S

REFERENCES:

LAND SURVEYS:

VOLUME 24, PAGE 59
VOLUME 26, PAGE 178
VOLUME 29, PAGE 95
VOLUME 44, PAGE 111
VOLUME 46, PAGE 144
VOLUME 47, PAGE 15
VOLUME 47, PAGE 37
VOLUME 52, PAGE 167
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

BASIS OF BEARING:

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE SURVEY OF S.R. 571 (AS RECORDED IN MIAMI COUNTY PLAT RECORDS VOLUME 52, PLAT 167 BEING S 52°57'01" E.)

CERTIFICATION:

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

1/12/2023
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

LOT SPLIT SURVEY OF 0.250 ACRES FOR: SUNSHINE VALLEY INVESTMENTS, L.L.C.
LOCATED IN UNION TOWNSHIP, MIAMI COUNTY, OHIO ~ DATE 1/12/2023

STATE OF OHIO · JOHN J. BRUMBAUGH S-8218 · REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #659.22 DRAWN BY: SES CHECKED BY: JJB

Tipp City	186	Miami	Ohio
Corporation	Inlot	County	State

Volume 61 Page 171
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=40'
0 20 40 60 80

Legend

- ● Iron pin found
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)
- ⌀ MAG NAIL IN R.R.TIE

References

Vol. 08, Pg. 90
Vol. 09, Pg. 194
Vol. 18, Pg. 11
} Miami County Engineer's Record of Lot Surveys

P.B. 15, Pg. 41 } Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the south line of Inlot 186 and the north line of Broadway, bearing S 89° 29' 39" W, as found in Volume 18, Page 11 of the Miami County Engineer's Record of Lot Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of Inlot 186 in Tipp City for Don Hall.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

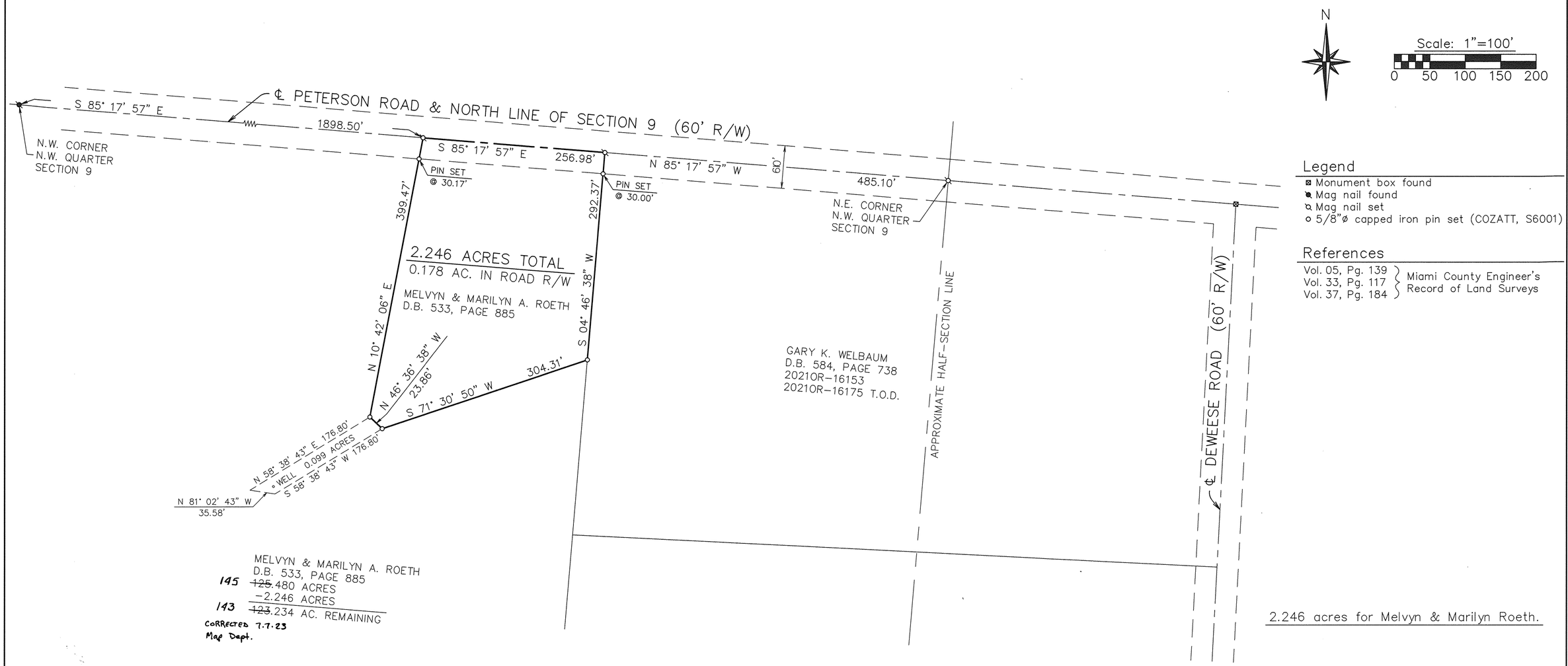
Michael W. Cozatt 1/25/23

Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 20922 Ph. (937) 339-2921

1	11BTMRS	NW 1/4 – 9	Staunton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 172
Miami County Engineer's
Record of Land Surveys



MELVYN & MARILYN A. ROETH
D.B. 533, PAGE 885
145 ~~125~~.480 ACRES
−2.246 ACRES
143 ~~123~~.234 AC. REMAINING
CORRECTED 7.7.23
Map Dept.

Legend

- ⊠ Monument box found
- ● Mag nail found
- ○ Mag nail set
- o 5/8"ø capped iron pin set (COZATT, S6001)

References

Vol. 05, Pg. 139
Vol. 33, Pg. 117
Vol. 37, Pg. 184
} Miami County Engineer's Record of Land Surveys

2.246 acres for Melvyn & Marilyn Roeth.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt, P.S. #6001 — 1/24/23 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 26421 *Ph. (937) 339-2921*

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark D. Stern — 1.26.23
DEPUTY — DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

Lockman Rindt — 1/26/23
SECRETARY — DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Jenny Griffin, REHS
DATE: 1/26/23
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Basis of Bearings

The bearings are based on the north line of Section 9 and the centerline of Peterson Road, bearing S 85° 17' 55" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

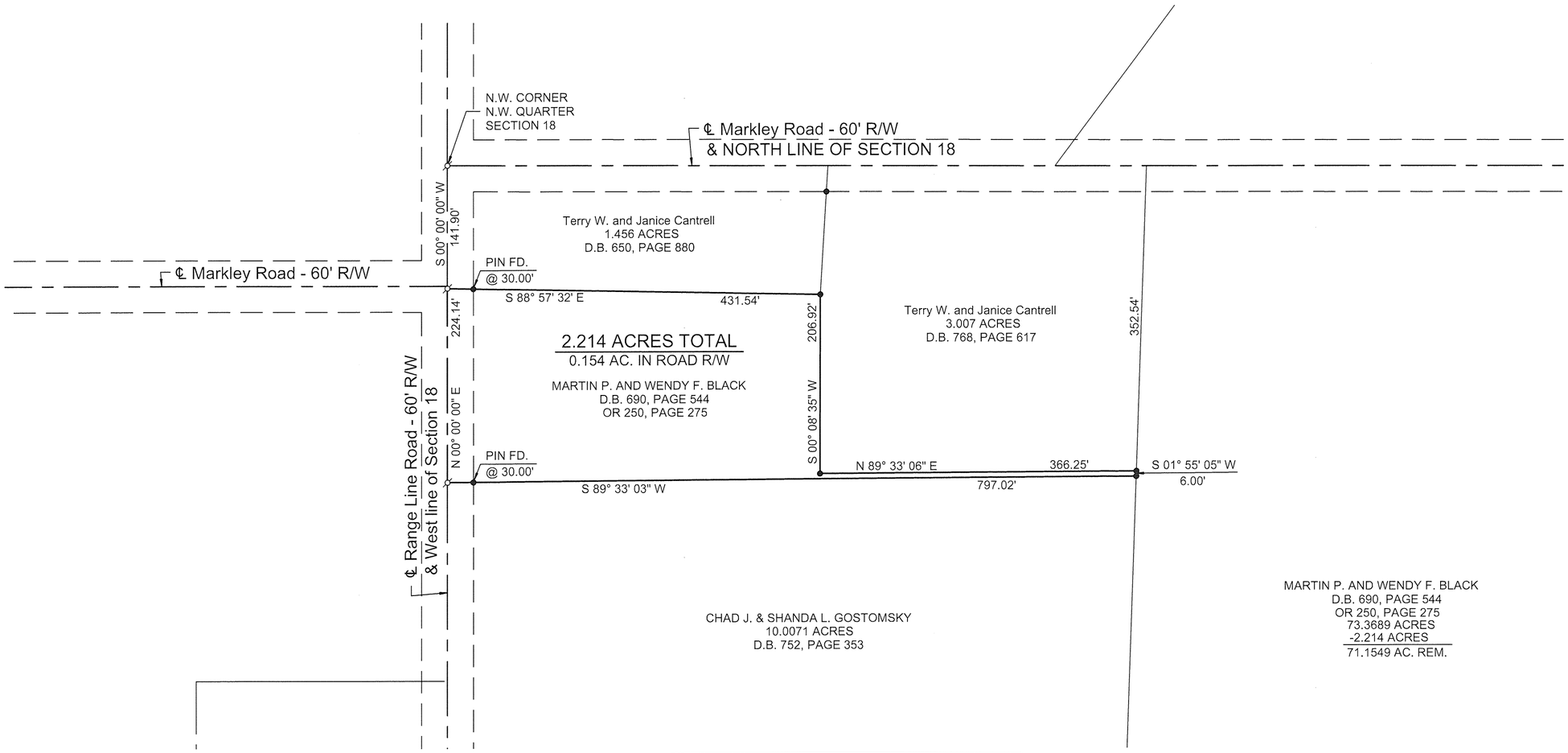
Monumentation is correct as shown and in good condition unless shown otherwise.

6	5E	NW 1/4-18	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 61 Page 173
Miami County Engineer's
Record of Land Surveys

North

0 50 100 200
Graphic Scale in Feet
1"=100'



Legend

- ● Iron Pin Found
- ⌀ Mag Nail Set

References

Vol. 36, Pg. 140] Miami County Engineer's
Vol. 48, Pg. 94] Record of Land Surveys

Basis of Bearings

Bearings are based on the west line of Section 18 and the centerline of Rangeline Road, bearing N 00° 00' 00" E, as found in L.S.V. 48, Page 94 of the Miami County Engineer's Record of land Surveys

Survey of 2.214 acres for Scott Paulus.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark A Stevens 1-26-23
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

[illegible] 1/26/23
SECRETARY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

BY: Gary Gfm, REHS DATE: 1/26/23
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

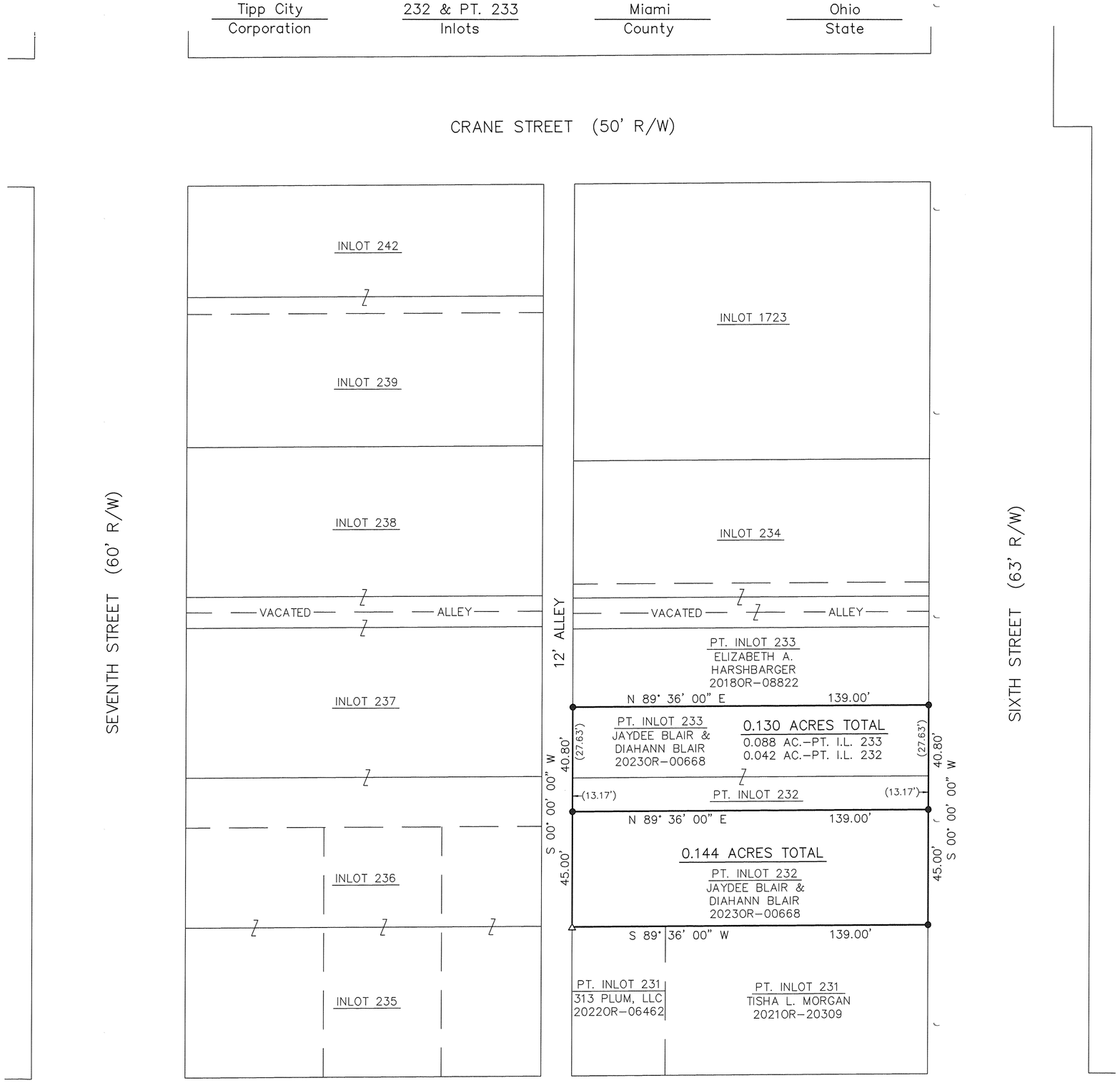
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

I hereby certify that this boundary survey of plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

Michael W. Cozatt 1/24/23
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
1100 Wayne St, Suite 1140
Job No. 15722
File Name: C:\Jobs\2022\15722.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

Tipp City	232 & PT. 233	Miami	Ohio
Corporation	Inlots	County	State



Volume 61 Page 174
Miami County Engineer's Record of Land Surveys

N

Scale: 1"=30'
0 15 30 45 60

Legend

- ● Iron pin found
- △ Iron pipe found

References

Vol. 04, Pg. 138
Vol. 08, Pg. 167
Vol. 14, Pg. 79
} Miami County Engineer's Record of Lot Surveys

P.B. 01, PG. 51
P.B. 10, PG. 59
} Miami County Recorder's Plat Records

Approval by the City of Tipp City

Approved by the City of Tipp City, Ohio this 1st day of February, 2023.

Mike Murray
City Engineer

Colin Carville
City Planner

Basis of Bearings

The bearings are assumed.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of parts of Inlot 232 and 233 in Tipp City for Jaydee Blair.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 1/30/23

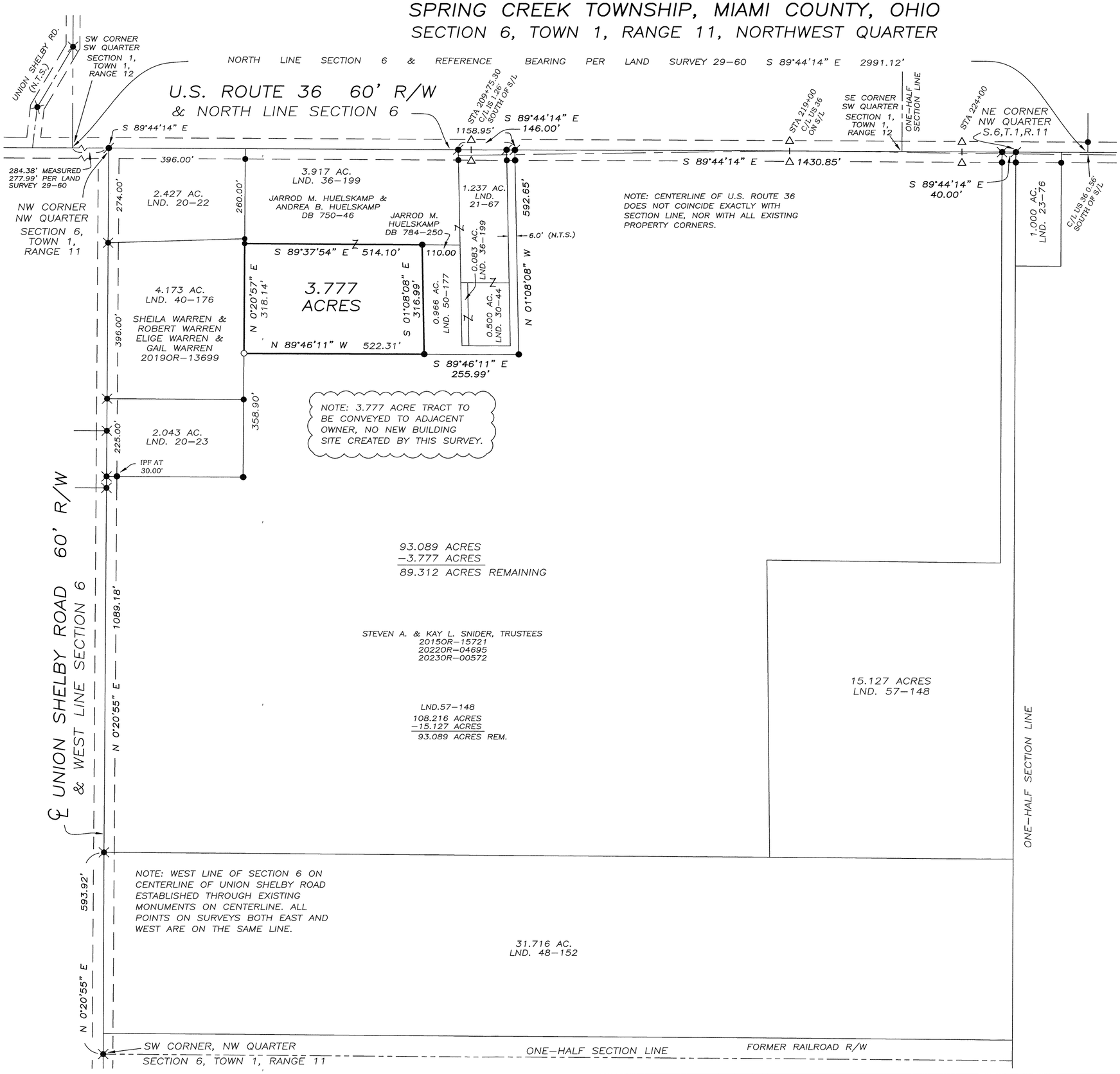
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 01223 Ph. (937) 339-2921

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 6, TOWN 1, RANGE 11, NORTHWEST QUARTER

VOLUME 61 PAGE 175

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ⊘ P.K. NAIL FOUND
- ⊗ MAG SPIKE FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ ODOT R/W MONUMENT

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 19, PAGE 130
VOLUME 20, PAGE 22
VOLUME 20, PAGE 23
VOLUME 21, PAGE 67
VOLUME 23, PAGE 76
VOLUME 29, PAGE 60
VOLUME 30, PAGE 44
VOLUME 34, PAGE 121
VOLUME 35, PAGE 164
VOLUME 36, PAGE 199
VOLUME 40, PAGE 63
VOLUME 40, PAGE 176
VOLUME 46, PAGE 100
VOLUME 48, PAGE 20
VOLUME 48, PAGE 139
VOLUME 48, PAGE 152
VOLUME 50, PAGE 177
VOLUME 57, PAGE 148

O.D.O.T. R/W PLANS
DEEDS AS SHOWN HEREON

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S Storms 2.3.23
DEPUTY DATE

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

2/3/23 3.777 AC
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

SURVEY FOR JERRY HUELSKAMP
IN MIAMI COUNTY, OHIO ~ JANUARY 12, 2023

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

THOMAS R. ZECHMAN
OHIO REGISTERED PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 36, TOWN 9, RANGE 5
NORTHWEST QUARTER

VOLUME 61 PAGE 176
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

NORTHWEST CORNER
NORTHWEST QUARTER
SECTION 36,
TOWN 9,
RANGE 5

N 86°43'24" E

MNS OVER RRSF, 0.24' NORTH OF CORNER, ON WEST PROPERTY LINE EXTENDED

℄ MIAMI SHELBY ROAD 60' R/W & NORTH LINE SECTION 36

SHELBY COUNTY

2656.02'

N 86°43'24" E 315.02'

230.02'

85.00'

IPF AT 30.00'

N 86°43'24" E 2341.00'

PHYSICAL CENTERLINE OF REESE ROAD IS APPROX. 1.5' WEST OF MONUMENT BOX

MIAMI COUNTY

NORTHEAST CORNER
NORTHWEST QUARTER
SECTION 36,
TOWN 9,
RANGE 5

TRACTS 1–7
LND 17–14
TRACTS 1A–7A
LND 26–126

TR 7
0.799 AC
DAVID A. KOESTER &
CYNTHIA S. KOESTER
DB 775–248

TR 7A
0.2917
AC

TR 6
0.718 AC
JUSTIN M. DANIEL &
NATALIE M. MESCHER
2022OR–00742

TR 6A
0.2654
AC

TR 5 & 5A
0.9834 AC
DONALD L. OSBORNE
& KIMBERLY J. OSBORNE
2020OR–12170

TR 4
0.718 AC
PATRICK L. KIST &
KAREN J. KIST
DB 711–870

TR 4A
0.2654
AC

IPF 0.40' E. OF LINE EXTENDED

TR 3
0.718 AC
SARAH E. COPPOCK
& RONALD E.
COPPOCK, JR
2021OR–14576

TR 3A
0.2654
AC

1494.75'

TR 2 ~ 0.718 AC
GEORGE M.
GRUNKEMEYER &
VICKI L.
GRUNKEMEYER
DB 678–250

TR 3A
0.2654
AC

TR 1
0.739 AC
ALAN LEO KAISER
2020OR–07728

TR 1A
0.2732
AC

N 03°59'40" W

℄ PATTERSON ROAD ~ R/W VARIES
& WEST LINE SECTION 36

3.791 AC
LND 19–80

BILLY F. VORESS
DB 771–392
DB 772–354

80.078 ACRES
1.612 AC IN R/W MIAMI SHELBY ROAD

SUSANNE MARIE BROWN
& DIANE LYNN MORGAN,
SUCCESSOR CO–TRUSTEES
2022OR–10480

REECE ROAD NO RECORD OF WIDTH

S 04°01'45" E 1485.00'

PROPERTY LINE
& ONE–HALF SECTION LINE

PHYSICAL CENTERLINE OF REESE ROAD
IS APPROX. 2.5' WEST OF MAG NAIL

S 86°29'05" W 2341.80'

2" METAL PIPE POST
FOUND AT 22.00'

MNF 2" DEEP

6' PIPE POST FOUND
OVER BENT IPF

612.10'

98.172 AC
LND 51–81

ROBERT P. CRUMP
DB 791–129

NOTE: THE BASIS OF BEARING IS S 04°01'45" E ON THE ONE–HALF SECTION LINE, PER LAND SURVEY 51–81.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 4, PAGE 206
VOLUME 4, PAGE 209
VOLUME 7, PAGE 99
VOLUME 17, PAGE 14
VOLUME 19, PAGE 80
VOLUME 26, PAGE 126
VOLUME 27, PAGE 69
VOLUME 42, PAGE 25
VOLUME 44, PAGE 13
VOLUME 51, PAGE 81

LEGEND

P● PIPE OVER IRON PIN FOUND
● IRON PIN FOUND
⌀ MAG NAIL SET OVER RAILROAD SPIKE FOUND
◉ MAG NAIL FOUND
◒ PIPE FOUND
◘ IRON PIN FOUND IN MONUMENT BOX

0 75 150 300
GRAPHIC SCALE IN FEET
1" = 150'

SURVEY FOR SUSANNE BROWN & DIANE MORGAN
IN MIAMI COUNTY, OHIO ~ JAUARY 25, 2023

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778–3607

North

BEARINGS BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10 (N 89°41'48"E) AS RECORDED IN SURVEY VOLUME 54, PLAT 150 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

200 0 200 400 600

GRAPHIC SCALE: 1"= 200' JOB#6168

10	8	4	NEWTON	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME 61 PLAT 177
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

CURVE DATA:

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1200.00'	88.39'	4°13'13"	88.37'	S 00°52'17"E

REFERENCES:

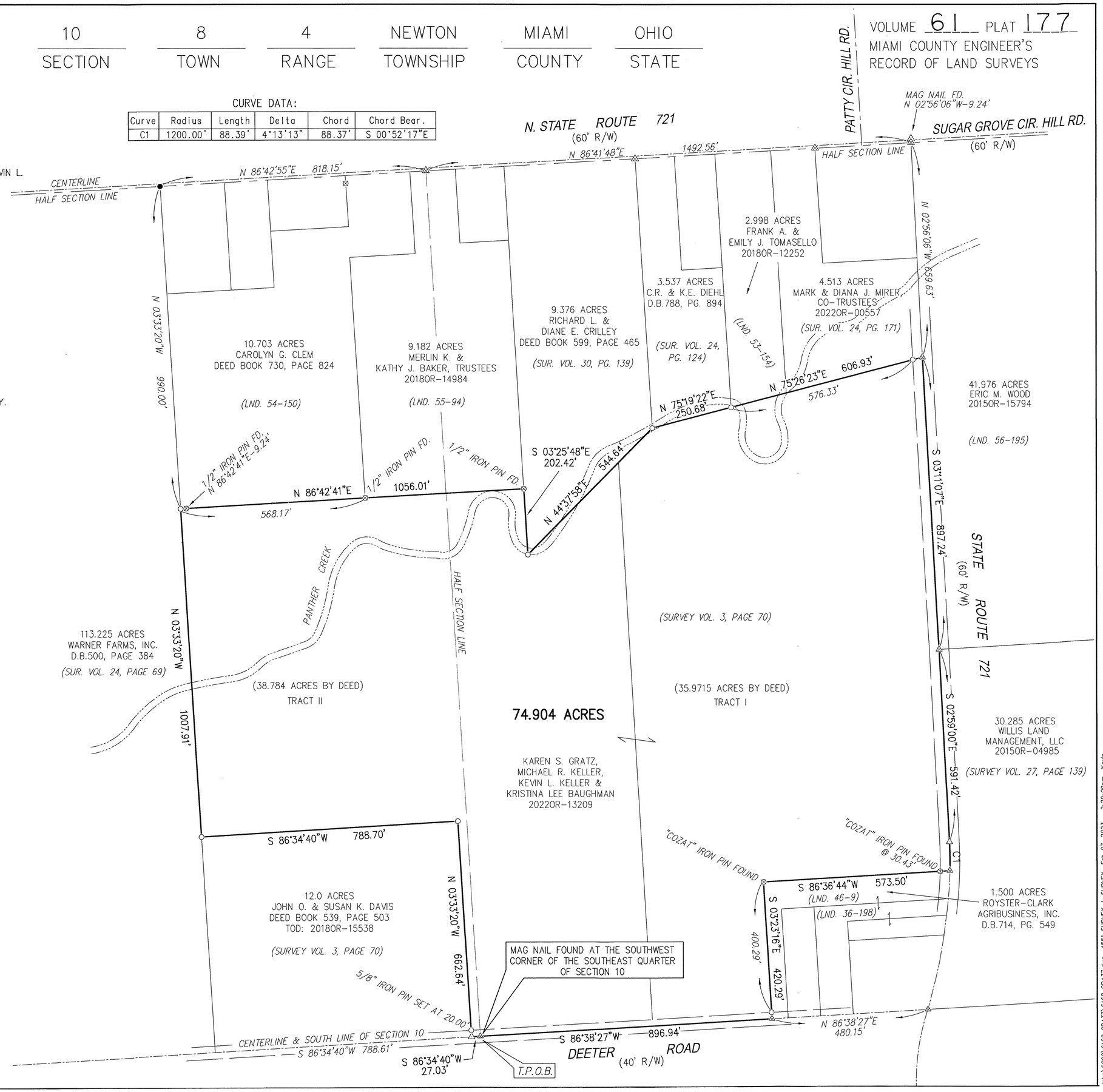
Deed: TRACT I & TRACT II – KAREN S. GRATZ, MICHAEL R. KELLER, KEVIN L. KELLER & KRISTINA LEE BAUGHMAN – 2202R–13209

Monument Legend

- ⊠ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- ⍋ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument Box found
- □ Indicates Concrete Monument set
- ● Indicates Railroad Spike found
- × Indicates Scribe found

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.



Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735
Feb 7, 2023

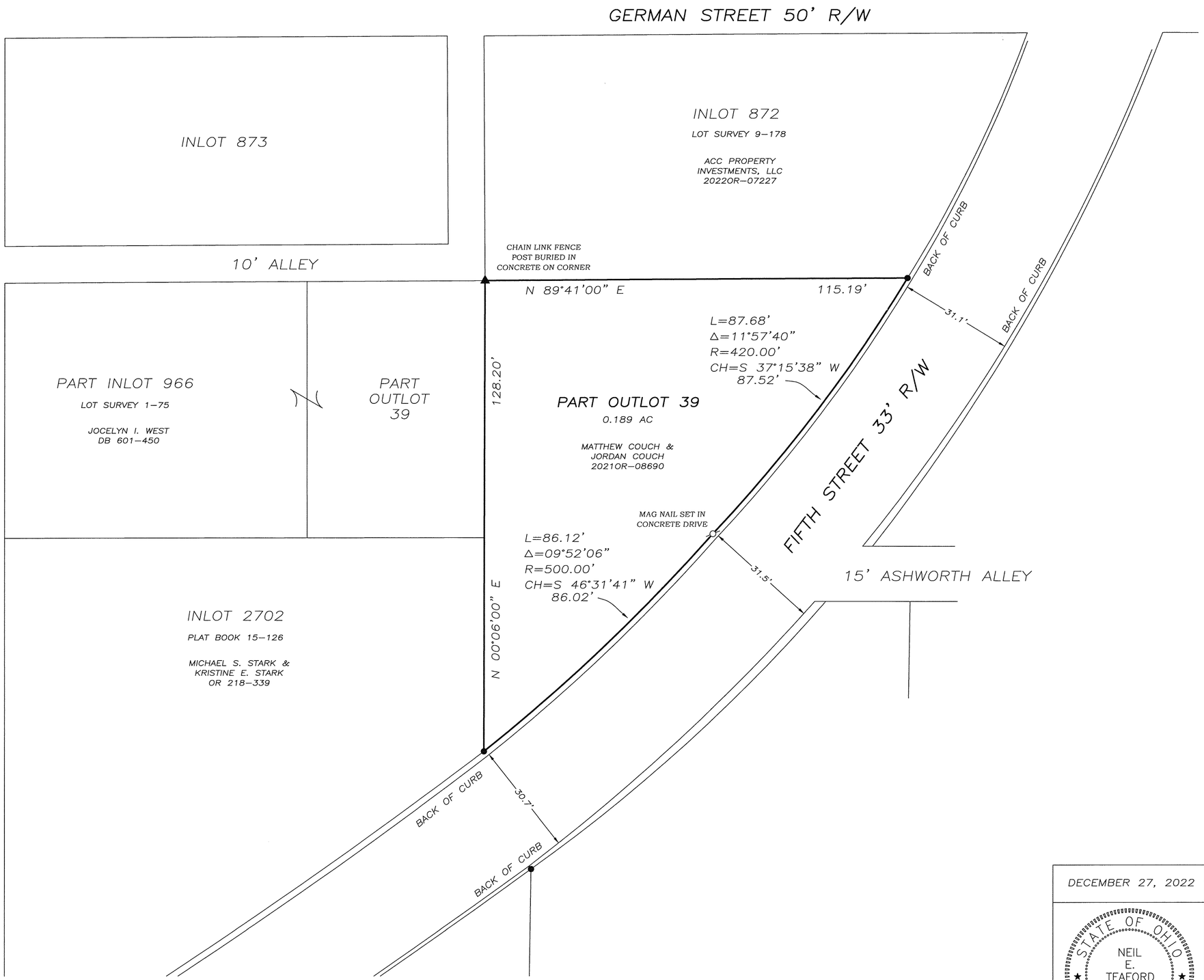
STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

Jobs\6000\6168 GRATZ\6168 GRATZ.dwg 4551 SURVEY-1-SURVEY Feb 07, 2023 - 2:29:09pm Kevin

CITY OF TIPP CITY, MIAMI COUNTY, OHIO
PART OULOT 39

VOLUME 61 PAGE 178

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- o 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ▲ POST FOUND

REFERENCES

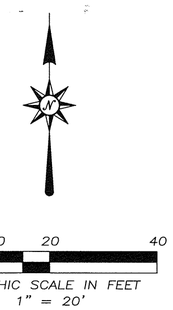
MIAMI COUNTY ENGINEER'S RECORDS:

LOT SURVEY 1, PAGE 75
LOT SURVEY 1, PAGE 178
LOT SURVEY 6, PAGE 12
LOT SURVEY 9, PAGE 177
LOT SURVEY 9, PAGE 178
LAND SURVEY 52, PAGE 105

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 15, PAGE 126
BASIS OF BEARING
DEEDS AS SHOWN HEREON

NOTE: DESCRIPTION OF LAND CONVEYED TO THE VILLAGE OF TIPPECANOE CITY FROM THE DAYTON AND TROY ELECTRIC RAILWAY COMPANY IN DEED BOOK 216, PAGE 129, DESCRIBES A CENTERLINE WITH A SPIRAL RADIUS, RADIUS AND SPIRAL RADIUS, 16.5 FEET ON EITHER SIDE OF THE CENTERLINE, NOW USED AS FIFTH STREET. FOR THIS SURVEY, THE TWO RADII SHOWN WAS CALCULATED FROM FIELD SHOTS AND LINES OF OCCUPATION.



0 10 20 40

GRAPHIC SCALE IN FEET
1" = 20'

DECEMBER 27, 2022	RE-SURVEY OF PART OUTLOT 39 FOR THE TRUPP FAMILY IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

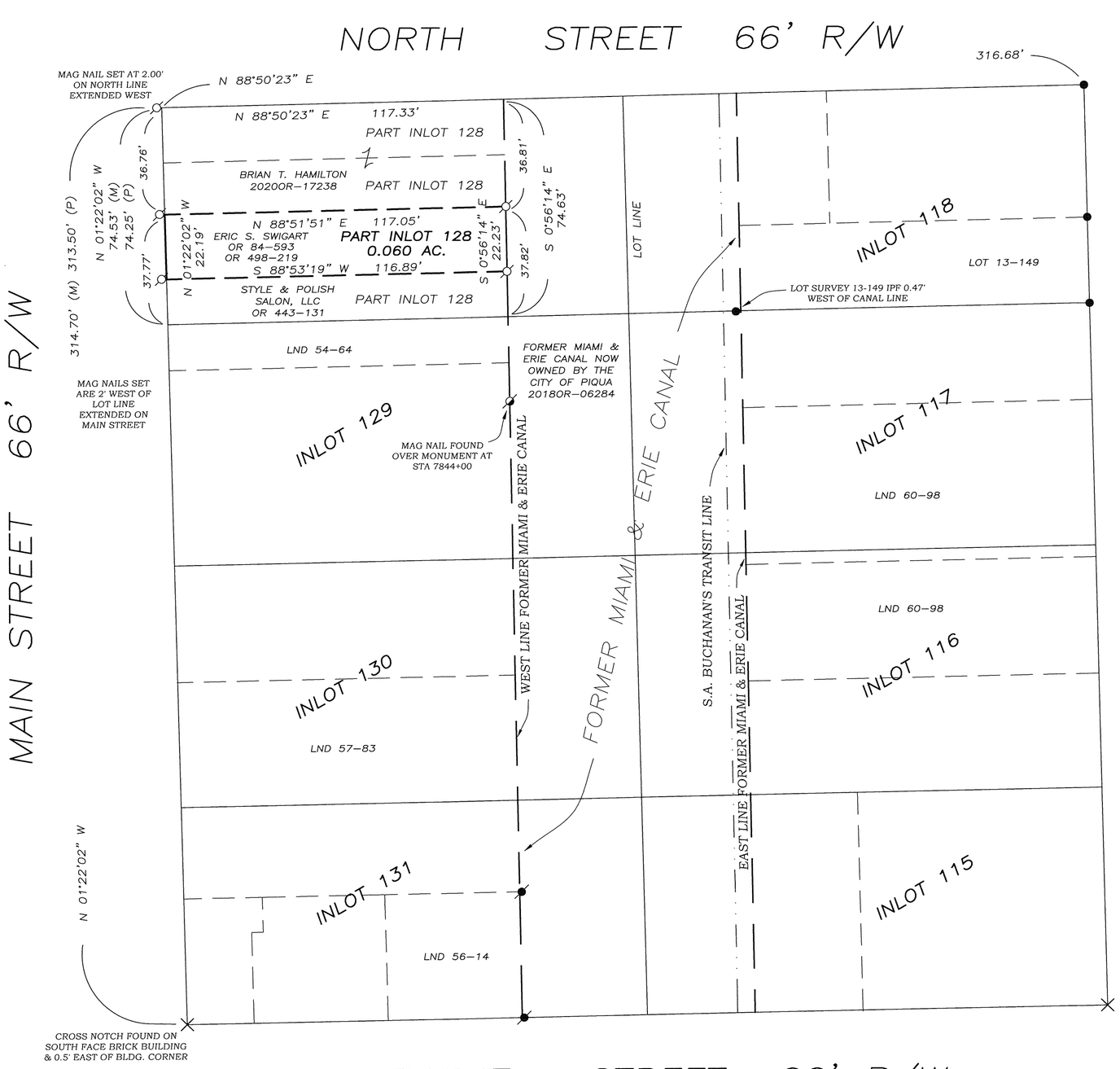
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 128

VOLUME 61 PAGE 179

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE FOUND
- ⌀ MAG NAIL SET
- ✕ CROSS NOTCH FOUND
- ⌀ MAG NAIL FOUND OVER CANAL MONUMENT

(P) PLATTED DIMENSIONS
(M) MEASURED DIMENSION

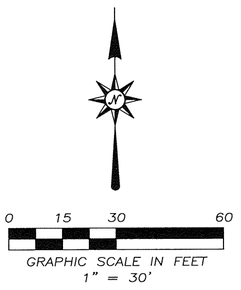
REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 3, PAGE 71
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 13, PAGE 149
VOLUME 16, PAGE 116
VOLUME 18, PAGE 162
VOLUME 23, PAGE 47
VOLUME 23, PAGE 82
VOLUME 23, PAGE 98

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 64
VOLUME 56, PAGE 14
BASIS OF BEARING
VOLUME 57, PAGE 83
VOLUME 60, PAGE 98

NOTES:
1. CURRENT DEEDS WERE USED TO ESTABLISH PROPERTY LINES FOR THIS SURVEY. DUE TO OVERAGES IN THE BLOCK, PRORATED DISTANCES WERE USED TO CALCULATE PRESENT PROPERTY LINES OF INLOT 128, AS SHOWN HEREON.
2. DEED BOOK 81, PAGES 382 AND 384 EACH CONVEYED OUT A 6 INCH PART OF INLOT 128, IN EACH CASE, THEY DESCRIBE IT AS A BRICK WALL. THOSE TWO PARTS OF INLOT 128 WERE INCLUDED IN THE SWIGART PARCEL.



GRAPHIC SCALE IN FEET
1" = 30'

JANUARY 24, 2023

SURVEY FOR ERIC SWIGART AT 527 N. MAIN STREET IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

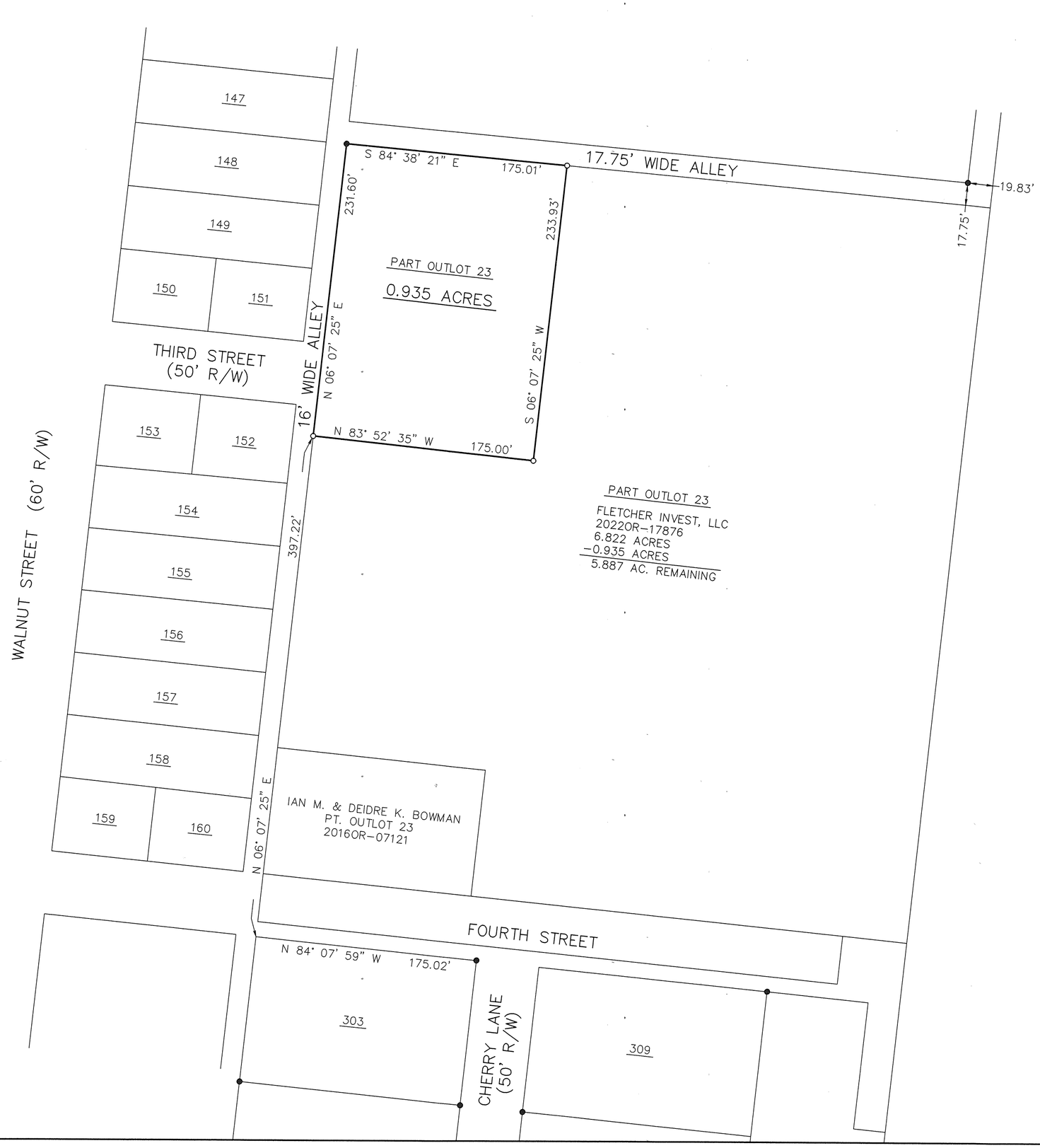
STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

Pt. 23 Outlot | Fletcher Corporation | Miami County | Ohio State

Volume 61 Page 180
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=60'
0 30 60 90 120

Legend

- ● Iron pin found
- ⌀ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Lot Surveys:
- Vol. 04, Pg. 112
- Vol. 05, Pg. 104
- Vol. 10, Pg. 81
- Vol. 11, Pg. 97

Miami County Recorder's Plat Records:
- P.B. 05, Pg. 10
- P.B. 09, Pg. 82

Approvals

THIS LOTSPLIT WAS REVIEWED AND APPROVED BY THE VILLAGE OF FLETCHER.

Ryan Read MAYOR DATE: 2-13-2023

Basis of Bearings

The bearings are based on the east line of the 16' wide alley, bearing N 06° 07' 25" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of Pt. Outlot 23 in Fletcher, Ohio for D.A. Bowman Construction.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 1/24/23

Michael W. Cozatt, P.S. #6001 Date

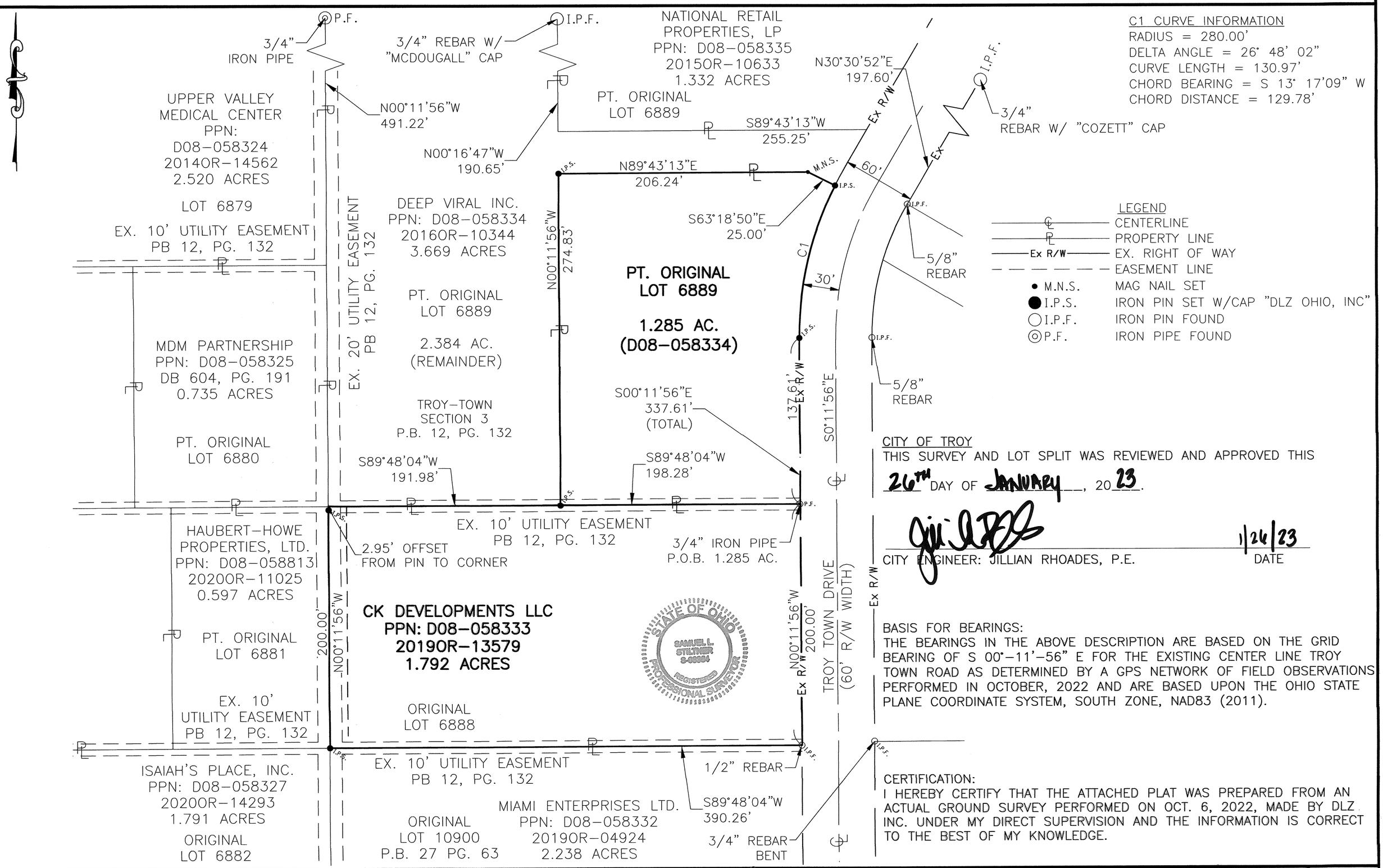
Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 20322 *Ph. (937) 339-2921*

DLZ
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

1.285 AC. LOT SPLIT PT. OF ORIGINAL LOT 6889 & LOT SURVEY ORIGINAL LOT 6888

CITY OF TROY, MIAMI COUNTY, STATE OF OHIO,
TROY–TOWN SECTION 3
PLAT BOOK 12, PAGE 132

VOL. 61 PG. 181
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



C1 CURVE INFORMATION
RADIUS = 280.00'
DELTA ANGLE = 26° 48' 02"
CURVE LENGTH = 130.97'
CHORD BEARING = S 13° 17'09" W
CHORD DISTANCE = 129.78'

LEGEND
- ℄ CENTERLINE
- PL PROPERTY LINE
- Ex R/W EX. RIGHT OF WAY
- EASEMENT LINE
- M.N.S. MAG NAIL SET
- I.P.S. IRON PIN SET W/CAP "DLZ OHIO, INC"
- I.P.F. IRON PIN FOUND
- P.F. IRON PIPE FOUND

CITY OF TROY
THIS SURVEY AND LOT SPLIT WAS REVIEWED AND APPROVED THIS 26TH DAY OF JANUARY, 2023.

CITY ENGINEER: JILLIAN RHOADES, P.E. — DATE 1/26/23

BASIS FOR BEARINGS:
THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE GRID BEARING OF S 00°–11'–56" E FOR THE EXISTING CENTER LINE TROY TOWN ROAD AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN OCTOBER, 2022 AND ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011).

CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED ON OCT. 6, 2022, MADE BY DLZ INC. UNDER MY DIRECT SUPERVISION AND THE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE.

0 50' 100' 200'
SCALE: 1" = 50'

Samuel L. Stiltner — 12/08/2022
SAMUEL L. STILTNER, P.S. NO. 8364 — DATE:

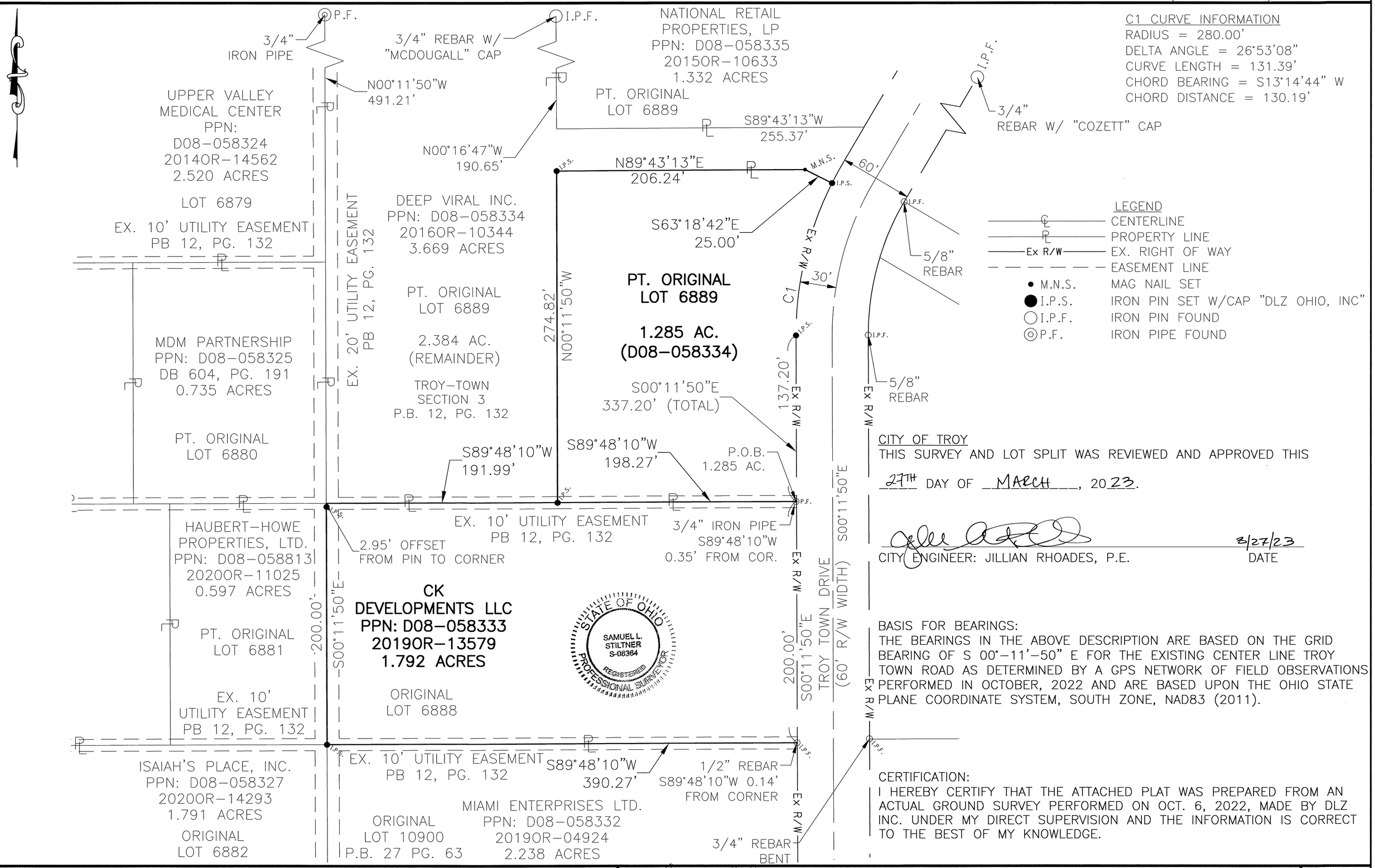
DRAWN BY: DDC
REVIEWED BY: SLS

DLZ
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

1.285 AC. LOT SPLIT PT. OF ORIGINAL LOT 6889 & LOT SURVEY ORIGINAL LOT 6888

CITY OF TROY, MIAMI COUNTY, STATE OF OHIO,
TROY–TOWN SECTION 3
PLAT BOOK 12, PAGE 132

VOL. 61 PG. 181
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
(REVISED)



C1 CURVE INFORMATION
RADIUS = 280.00'
DELTA ANGLE = 26°53'08"
CURVE LENGTH = 131.39'
CHORD BEARING = S13°14'44" W
CHORD DISTANCE = 130.19'

LEGEND
- ℄ CENTERLINE
- PL PROPERTY LINE
- Ex R/W EX. RIGHT OF WAY
- EASEMENT LINE
- • M.N.S. MAG NAIL SET
- ● I.P.S. IRON PIN SET W/CAP "DLZ OHIO, INC"
- ○ I.P.F. IRON PIN FOUND
- ◎ P.F. IRON PIPE FOUND

CITY OF TROY
THIS SURVEY AND LOT SPLIT WAS REVIEWED AND APPROVED THIS
27TH DAY OF MARCH, 2023.

CITY ENGINEER: JILLIAN RHOADES, P.E. — DATE 3/27/23

BASIS FOR BEARINGS:
THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE GRID BEARING OF S 00°–11'–50" E FOR THE EXISTING CENTER LINE TROY TOWN ROAD AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN OCTOBER, 2022 AND ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011).

CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED ON OCT. 6, 2022, MADE BY DLZ INC. UNDER MY DIRECT SUPERVISION AND THE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE.

0 50' 100' 200'
SCALE: 1" = 50'

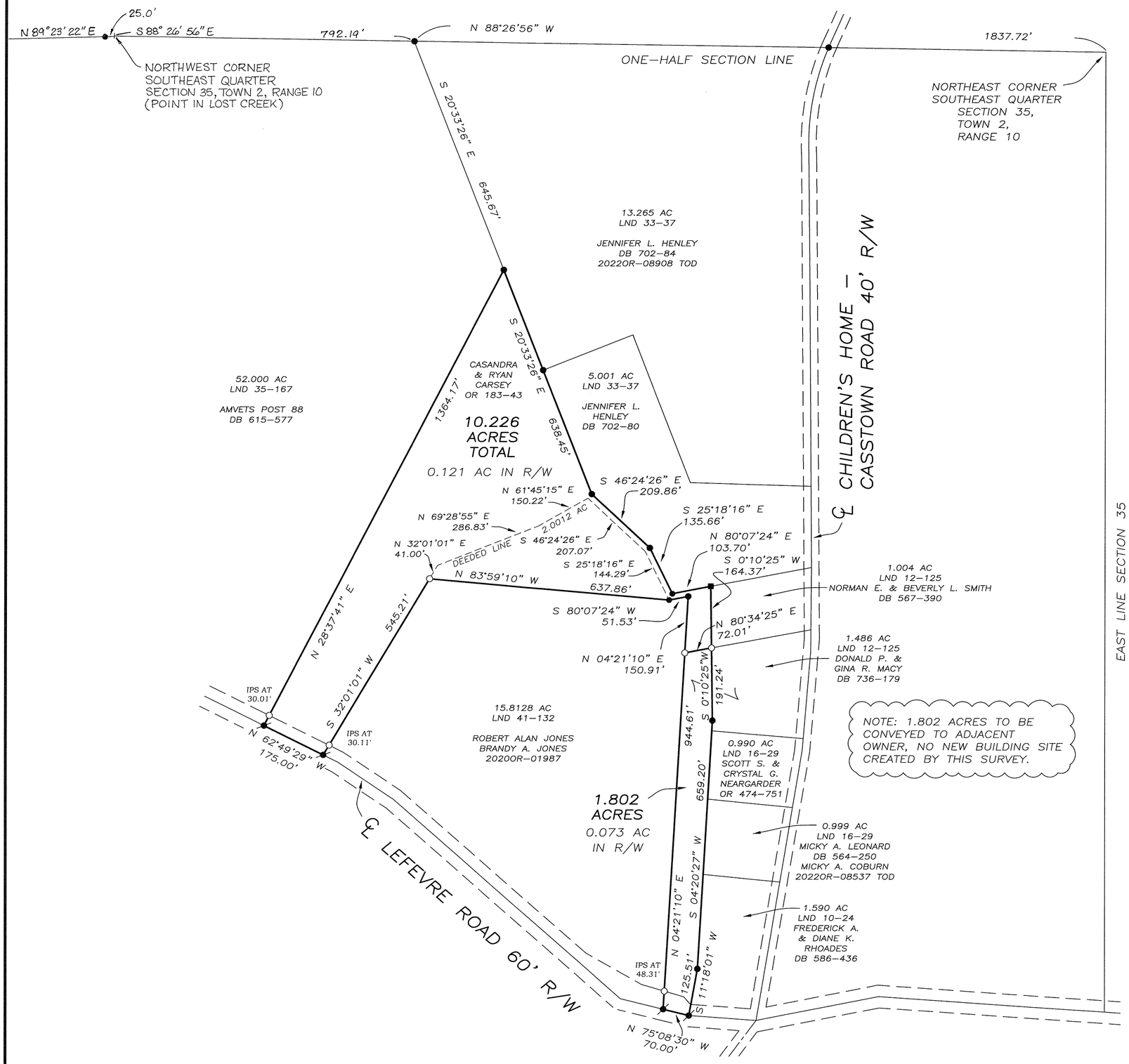
SAMUEL L. STILTNER, P.S. NO. 8364 — DATE: 3/24/2023

DRAWN BY: DDC
REVIEWED BY: SLS

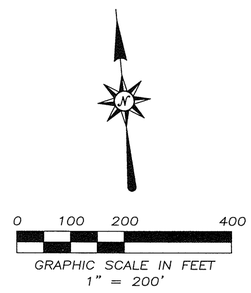
ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 35, TOWN 2, RANGE 10
SOUTHEAST QUARTER

VOLUME 61 PAGE 182

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



NOTE: 1.802 ACRES TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED BY THIS SURVEY.



GRAPHIC SCALE IN FEET
1" = 200'

LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊗ PK NAIL FOUND
- ■ CORNER STONE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 35, PAGE 167
VOLUME 39, PAGE 115
VOLUME 41, PAGE 132
BASIS OF BEARINGS
VOLUME 45, PAGE 185

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 13, PAGE 90
DEEDS AS SHOWN HEREON

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
DEPUTY _____ DATE 2.8.23

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

2/13/23 1.802 ACRES
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

JULY 7, 2022
REV: JAN. 28, 2023

SURVEY OF 2 TRACTS FOR THE
CARSEY FAMILY IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

7 SW 1/4	6N	5E	UNION	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

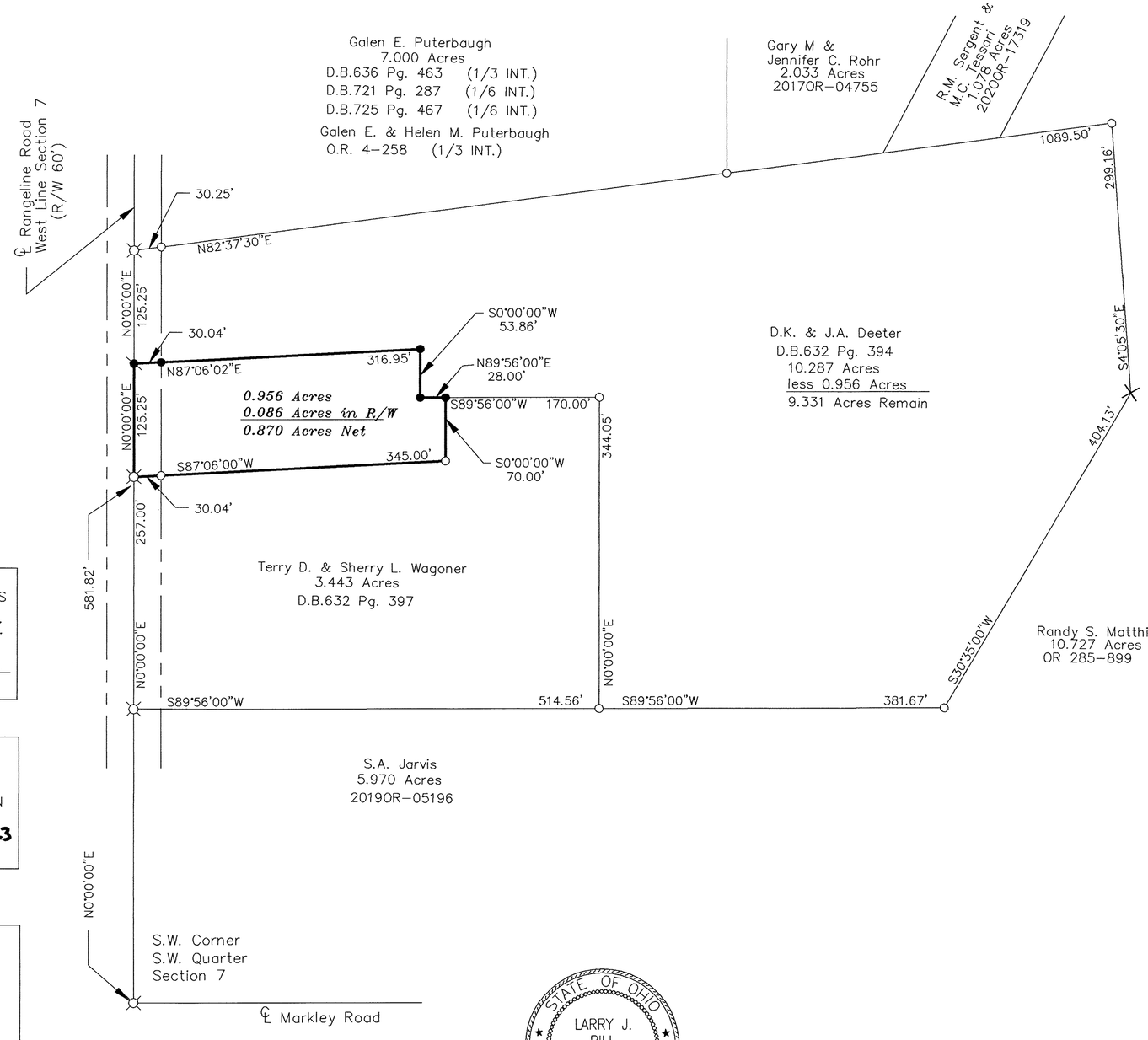
VOLUME NO. 61 PLAT NO. 183
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: FEBRUARY 2023

N

SCALE: 1" = 100'

0 50 100 150 200

BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY.



LEGEND

- □ WOOD FENCE POST FOUND
- × CUT CROSS
- ⌀ MAG NAIL OR PK NAIL FOUND
- ● MAG NAIL SET
- ⊠ RAILROAD SPIKE FOUND
- ○ REBAR OR PIN FOUND
- ◎ IRON PIPE FOUND
- ● 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 29 Page 95
Survey Volume 38 Page 151
Survey Volume 46 Page 144

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp P.E., P.S.
MIAMI COUNTY ENGINEER
Andy Smith 3-2-2023
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
3/6/2023
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Tony Flora, REHS
DATE: 3/3/2023
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED PROFESSIONAL SURVEYOR

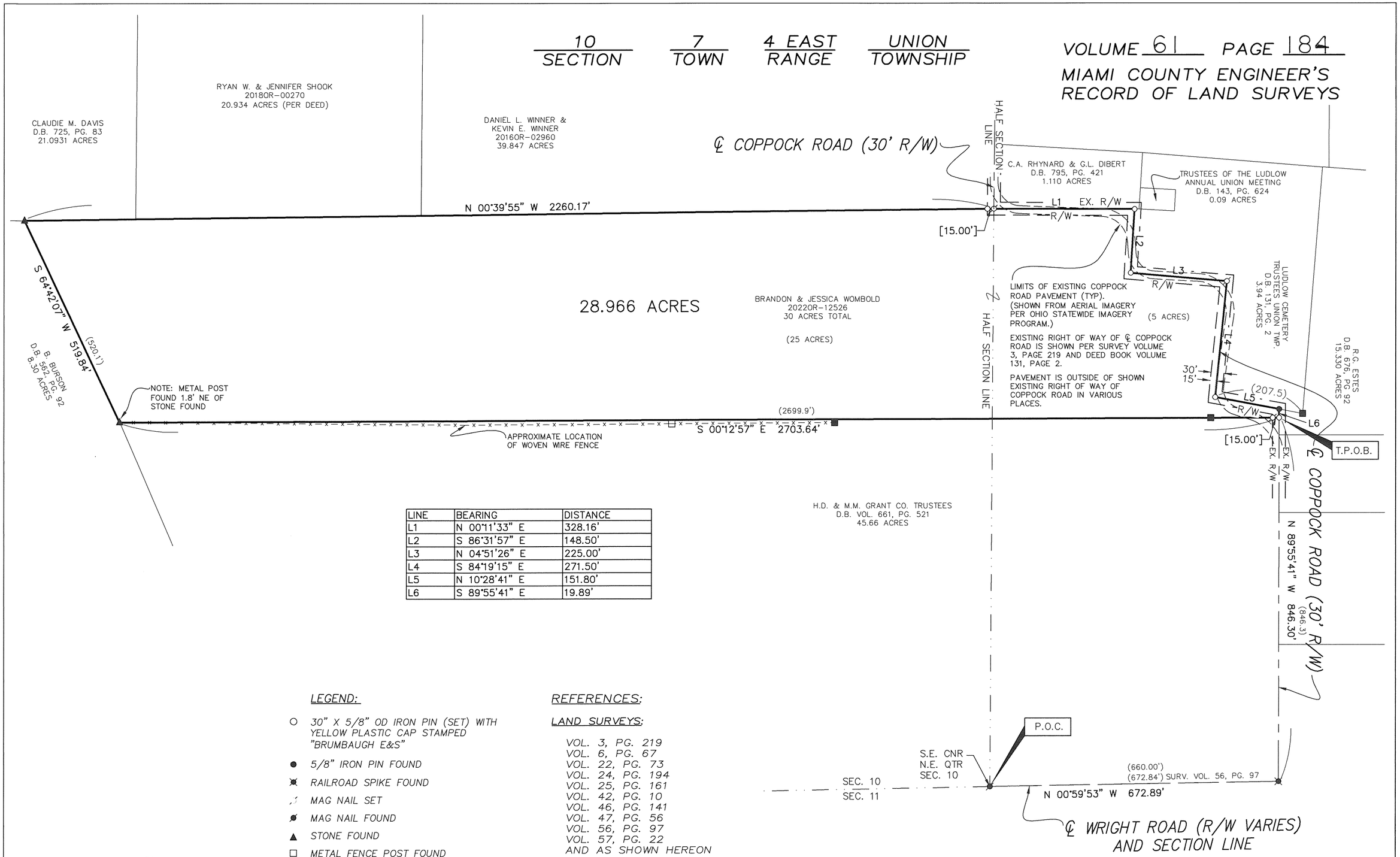
Larry J. Bill Mar. 2, 2023
LARRY J. BILL, P.S. #7557 DATE

Larry J. Bill
Professional Surveyor
9826 New Harrison–Bradford Road
Bradford, Ohio 45308
Phone (937) 448–6320

VOLUME 61 PAGE 184

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

10 SECTION | 7 TOWN | 4 EAST RANGE | UNION TOWNSHIP



LINE	BEARING	DISTANCE
L1	N 00°11'33" E	328.16'
L2	S 86°31'57" E	148.50'
L3	N 04°51'26" E	225.00'
L4	S 84°19'15" E	271.50'
L5	N 10°28'41" E	151.80'
L6	S 89°55'41" E	19.89'

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⁄ MAG NAIL SET
- ⊘ MAG NAIL FOUND
- ▲ STONE FOUND
- □ METAL FENCE POST FOUND
- ■ CONCRETE FENCE POST FOUND
- —x—x— EXISTING WOVEN WIRE FENCE
- ( ) REFERENCED DISTANCE OF RECORD

REFERENCES:

LAND SURVEYS:

VOL. 3, PG. 219
VOL. 6, PG. 67
VOL. 22, PG. 73
VOL. 24, PG. 194
VOL. 25, PG. 161
VOL. 42, PG. 10
VOL. 46, PG. 141
VOL. 47, PG. 56
VOL. 56, PG. 97
VOL. 57, PG. 22
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF WRIGHT ROAD BEING N 00°59'53" W

0' 150' 300' 450'

GRAPHIC SCALE IN FEET
1" = 150'

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

BOUNDARY SURVEY OF 28.966 ACRES FOR DELORES WEBB; LOCATED IN UNION TOWNSHIP, MIAMI COUNTY ~ 03/06/2023

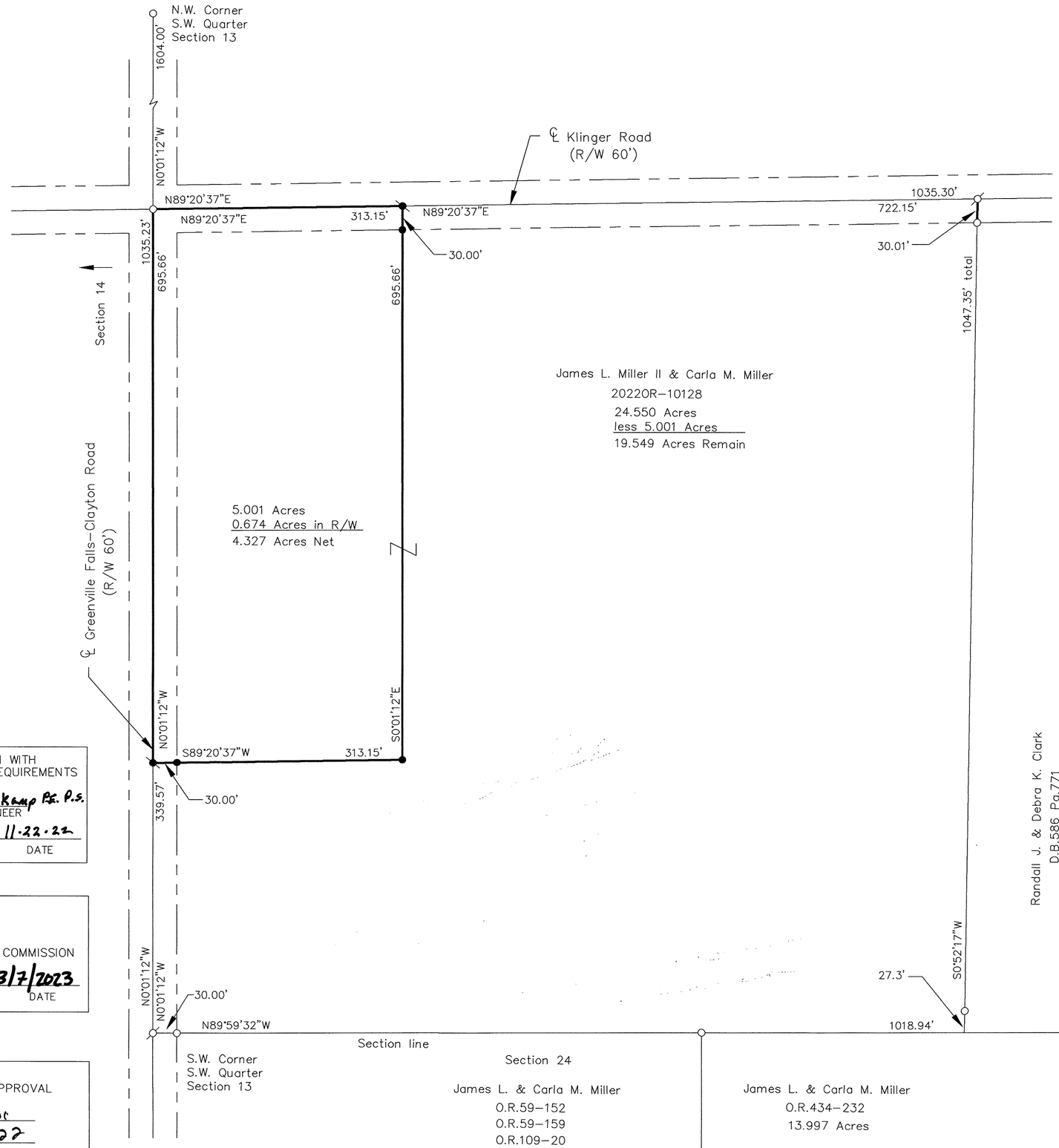
STATE OF OHIO
BERNARD D. KIENOW JR.
S-7456
REGISTERED
PROFESSIONAL SURVEYOR

PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #531.22 DRAWN BY: BBH CHECKED BY: JJB

13 SW 1/4 SECTION | 9N TOWN | 4E RANGE | NEWBERRY TOWNSHIP | MIAMI COUNTY | OHIO STATE

VOLUME NO. 61 PLAT NO. 185
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: JUNE 2022



N

SCALE: 1" = 100'

0 50 100 150 200

BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY.

LEGEND

- □ WOOD FENCE POST FOUND
- ▣ CONCRETE CORNER FENCE POST
- ⌀ MAG NAIL OR PK NAIL FOUND
- ⌀● MAG NAIL SET
- ⌀ RAILROAD SPIKE FOUND
- ○ REBAR OR PIN FOUND
- ◎ IRON PIPE FOUND
- ● 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

- Survey Volume 34 Page 91
- Survey Volume 37 Page 61
- Survey Volume 39 Page 8
- Survey Volume 47 Page 195
- Survey Volume 53 Page 86
- Survey Volume 54 Page 20
- Survey Volume 59 Page 159
- Survey Volume 61 Page 83

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp P.E. P.S.
MIAMI COUNTY ENGINEER

DEPUTY 11.22.22 DATE

APPROVED

MIAMI COUNTY PLANNING COMMISSION

SECRETARY 3/7/2023 DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY:

DATE: 11/28/2022

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED PROFESSIONAL SURVEYOR

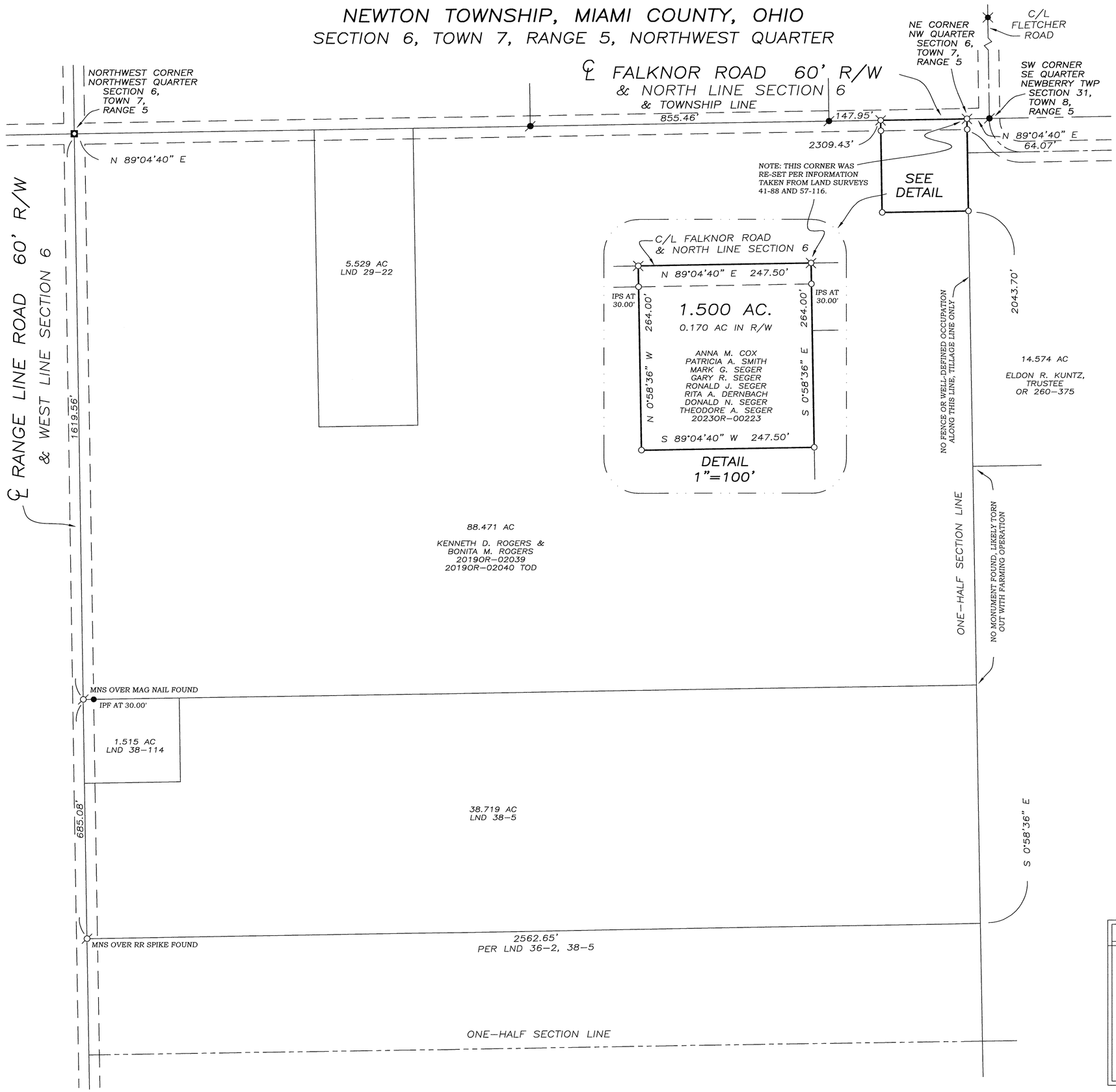
Larry J. Bill Sept 28, 2022
LARRY J. BILL, P.S. #7557 DATE

Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320

NEWTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 6, TOWN 7, RANGE 5, NORTHWEST QUARTER

VOLUME 61 PAGE 186

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET OVER MONUMENT FOUND
- ⌀ MAG NAIL FOUND
- ⌀ MAG SPIKE SET
- ⌀ GIN SPINDLE FOUND
- ◘ IRON PIN FOUND IN MONUMENT BOX

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 29, PAGE 22
VOLUME 36, PAGE 2
VOLUME 38, PAGE 5
VOLUME 38, PAGE 114
VOLUME 41, PAGE 88
VOLUME 47, PAGE 30
VOLUME 57, PAGE 116
VOLUME 58, PAGE 77

NOTE: THE BASIS OF BEARING IS S 89°04'40" E ON THE CENTER LINE OF FALKNOR ROAD AND THE NORTH SECTION LINE, PER LAND SURVEY 41-88.

MIAMI COUNTY RECORDER'S RECORDS: DEEDS AS SHOWN HEREON

0 100 200 400

GRAPHIC SCALE IN FEET
1" = 200'

SURVEY OF EXISTING TRACT
FOR THE ESTATE OF MARLENE SEGER
IN MIAMI COUNTY, OHIO ~ FEBRUARY 17, 2023

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

12 SECTION | 2 TOWN | 10 BTMRS RANGE | LOSTCREEK TOWNSHIP | MIAMI COUNTY

VOLUME 61 PAGE 187

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

℄ SR-55 (60' R/W)

NW CORNER NW QUARTER SECTION 12

SECTION 13 SECTION 7

SECTION 18 SECTION 12

CAPPED "COZATT"

MAX M. DICKEY, TRUSTEE AND MARILYN S. WOODS, TRUSTEE DB 797, PAGE 619 TRACT II 26.712 ACRES

MAX M. DICKEY, TRUSTEE AND MARILYN S. WOODS, TRUSTEE DB 797, PAGE 619 TRACT I 100.015 ACRES (EXCEPTING 0.240 ACRES) 99.775 ACRES

MAX M. DICKEY, TRUSTEE AND MARILYN S. WOODS, TRUSTEE DB 797, PAGE 619 TRACT III 7.644 ACRES

JEFFREY L. ELLIOTT AND ALICE L. DAVISSON DB 747, PAGE 424 4.143 ACRES TOTAL

NICHOLAS F. WEAVER AND ASHLEY R. RICE DEED 20170R-07190 3.169 ACRES TOTAL

SECTION 7 SECTION 1

SECTION LINE

SECTION 7 SECTION 12 S 85°00'34" E 2133.27' TO ℄

P.O.C. NE CORNER NE QUARTER SECTION 12

S 04°38'32" W 16.50' T.P.O.B.

[30.07']

S 04°38'32" W 267.00'

N 06°27'58" E 605.64'

24.522 ACRES

N 87°26'43" W 473.00' TO ℄

[30.02']

S 37°30'28" W 217.00'

N 65°29'18" W 104.19'

N 89°28'10" W 880.50'

S 85°07'53" W 594.00'

NEW DIVISION LINE

EX. R/W SECTION 12 SECTION 6

S 04°38'32" W 2619.15'

℄ ALCONY-CONOVER ROAD & SECTION LINE (NO RECORD OF WIDTH)

℄ SR-201 (60' R/W)

SURV. VOL. 53, PAGE 96
MSW LAND DEVELOPEMENT,LLC
OR 193, PAGE 678
209.920 ACRES (LND 53-96)
-24.522 ACRES (THIS SURVEY)
185.398 ACRES REMAINING

BENJAMIN AUSTERMAN AND MELISSA AUSTERMAN OR 140, PAGE 573 79.637 ACRES

SCOTT A. JANICKI AND JUDITH L. JANICKI DB 764, PAGE 828 63.881 ACRES

BEN AUSTERMAN AND MELISSA AUSTERMAN OR 262, PAGE 94 11.592 ACRES

SE CORNER NE QUARTER SECTION 12

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark D Storms 3.9.23
DEPUTY DATE

W N E S

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE EAST LINE OF SECTION 12 BEING S 04°38'32" W.

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ⌐ MAG NAIL SET
- ⌐● MAG NAIL FOUND
- ◉ CONCRETE R/W MONUMENT FOUND
- ( ) REFERENCED DISTANCE OF RECORD

0' 200' 400' 600'

GRAPHIC SCALE IN FEET
1" = 200'

REFERENCES:

LAND SURVEYS:

VOLUME 53, PAGE 96
VOLUME 53, PAGE 17
VOLUME 49, PAGE 55
VOLUME 49, PAGE 8
VOLUME 48, PAGE 27
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

CERTIFICATION:

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

LOT SPLIT SURVEY OF 24.522 ACRES FOR: MSW LAND DEVELOPMENT, LLC
LOCATED IN LOSTCREEK TWP., MIAMI COUNTY ~ DATE 3/08/2023

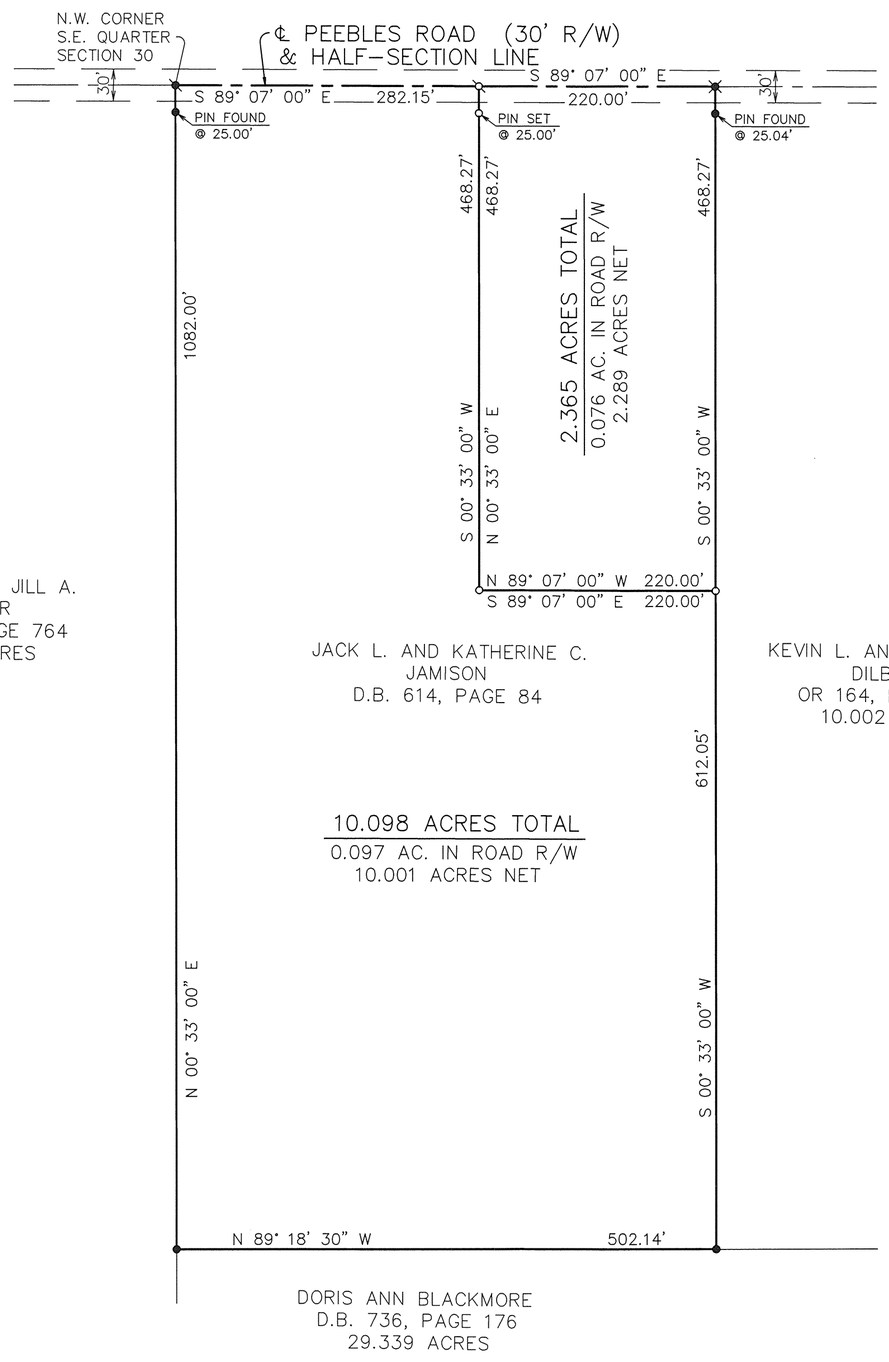
STATE OF OHIO BERNARD D. KIENOW JR. S-7456 REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #119.23 DRAWN BY: SES CHECKED BY: JJB

5	6E	SE 1/4 – 30	Concord	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 188
Miami County Engineer's
Record of Land Surveys



STEVE E. AND JILL A.
BREWER
D.B. 782, PAGE 764
10.001 ACRES

JACK L. AND KATHERINE C.
JAMISON
D.B. 614, PAGE 84

KEVIN L. AND KRISTEN L.
DILBONE
OR 164, PAGE 702
10.002 ACRES

DORIS ANN BLACKMORE
D.B. 736, PAGE 176
29.339 ACRES

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S Stevens 3.9.23
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

[illegible] 3/13/23
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Gary Tyler, R.E.H.S
DATE: 3/13/2023
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

N

Scale: 1"=100'
0 50 100 150 200

Legend

- ● Iron pin found
- ⊗ Mag nail set over existing monument
- ⊠ R.R. spike found
- ⊘ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 32, Pg. 71
Vol. 34, Pg. 164
Vol. 47, Pg. 07
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the half–section line and the centerline of Peebles Road, bearing S 89° 07' 00" E, as found in Volume 34, Page 164 of the Miami County Engineer's Record of Land Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 2 tract for Jack and Katherine Jamison.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

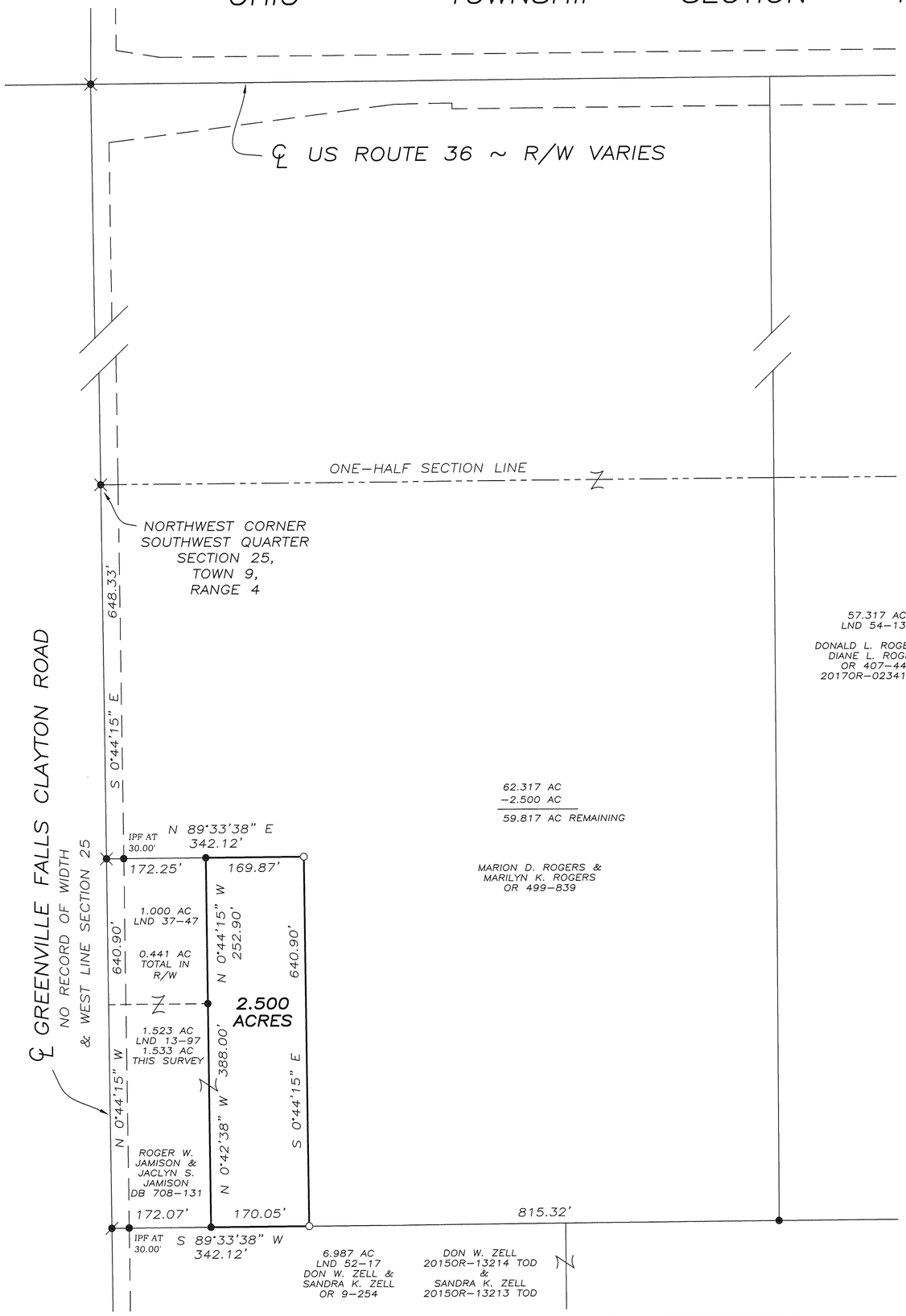
Michael W. Cozatt 3/06/23
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 12522 Ph. (937) 339–2921

MIAMI COUNTY / OHIO | NEWBERRY / TOWNSHIP | 25 SW 1/4 / SECTION | 9 / TOWN | 4 / RANGE

VOLUME 61 PAGE 189

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊘ PK NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 13, PAGE 97
VOLUME 37, PAGE 47
VOLUME 52, PAGE 17
VOLUME 54, PAGE 133
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S RECORDS:

DEEDS AS SHOWN HEREON

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark A Horn 3.3.23
DEPUTY DATE

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

3/13/23
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

2.500 ACRES

NOTE: 2.500 ACRES TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED BY THIS SURVEY.

N
W E
S

0 75 150 300
GRAPHIC SCALE IN FEET
1" = 150'

SURVEY OF 2.500 ACRES FOR ROGER JAMISON IN SECTION 25, NEWBERRY TOWNSHIP

Michael W. Cozatt 3/06/23
MICHAEL W. COZATT, P.S. #6001 DATE

STATE OF OHIO
MICHAEL W. COZATT S–6001
REGISTERED PROFESSIONAL SURVEYOR

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. ____23
FEBRUARY 6, 2023
LAND SURVEYOR
TROY, OH 45373
(937) 339–2921

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 5, TOWN 8, RANGE 5
SOUTHWEST & SOUTHEAST QUARTERS

VOLUME 61 PAGE 190
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

C/L VERSAILLES ROAD & NORTH LINE SECTION 5

128.433 ACRES
LND 37–113

STEPHEN D. MEYER &
ROXANNA R. MEYER
DB 617–791

NW CORNER
NE QUARTER
SECTION 5,
TOWN 8,
RANGE 5

S 89°46'45" E
2635.69'
ONE–HALF SECTION LINE
ONE–HALF SECTION LINE

3" DIA. STEEL FENCE
POST FOUND

S 89°46'45" E
334.45'

S 89°42'00" E
1319.45'

WOOD FENCE
POST FOUND

NW CORNER
SW QUARTER
SECTION 5,
TOWN 8,
RANGE 5

NW CORNER, SE QUARTER
NE CORNER, SW QUARTER
SECTION 5,
TOWN 8,
RANGE 5

2661.35'

S 0°02'14" E
2660.96'

2657.58'

257.901 ACRES TOTAL
(30.315 AC SE QTR SEC 5)
LND 32–150

DONALD J. KUETHER
ANTON F. KUETHER
MICHELLE K. KUETHER
20150R–08497

100.566 ACRES

0.753 AC IN R/W
20.430 ACRES SOUTHWEST QUARTER
80.136 ACRES SOUTHEAST QUARTER

DENNIS R. BARBEE
JERRY L. BARBEE
TIMOTHY A. BARBEE
2023OR–02262
2023OR–02263

60.461 ACRES
LND 45–34

DANIEL L. BATDORF &
TAWNI S. BATDORF
20210R–17033

℄ STATE ROUTE 48 ~ R/W VARIES
& WEST LINE SECTION 5

70.000 ACRES
LND 45–34

DANIEL L. BATDORF &
TAWNI S. BATDORF
20210R–17033

ONE–HALF SECTION LINE

100.972 ACRES TOTAL
(49.792 AC SE QTR SEC 5)
LND 46–184

MILL–PROPERTIES, INC.
DB 771–886

N 00°02'20" W

S 00°15'15" W

SW CORNER
SW QUARTER
SECTION 5,
TOWN 8,
RANGE 5

IPS AT 40.00' DUE TO
LOCATION OF
CONCRETE CULVERT

S 89°50'46" E
2288.03'

N 89°50'46" W
334.37'

SW CORNER, SE QUARTER
SE CORNER, SW QUARTER
SECTION 5,
TOWN 8,
RANGE 5

1305.92'

1640.29'

IPF AT
20.00'

SE CORNER
SE QUARTER
SECTION 5,
TOWN 8,
RANGE 5

℄ UNION CHURCH ROAD 40' R/W
& SOUTH LINE SECTION 5

MCMAKEN ROAD
30' R/W

LEGEND

- ○ CAPPED IRON PIN SET
- ⌀ MAG NAIL SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ▲ FENCE POST FOUND
- ◘ IRON PIN FOUND IN MONUMENT BOX
- ■ STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 32, PAGE 150
VOLUME 32, PAGE 200
VOLUME 33, PAGE 72
VOLUME 34, PAGE 106
VOLUME 37, PAGE 113
VOLUME 45, PAGE 34
VOLUME 46, PAGE 184
VOLUME 54, PAGE 105

BASIS OF BEARING:
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

N

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

MARCH 9, 2023

SURVEY OF EXISTING TRACT FOR THE BARBEE FAMILY IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD
7724
REGISTERED PROFESSIONAL SURVEYOR

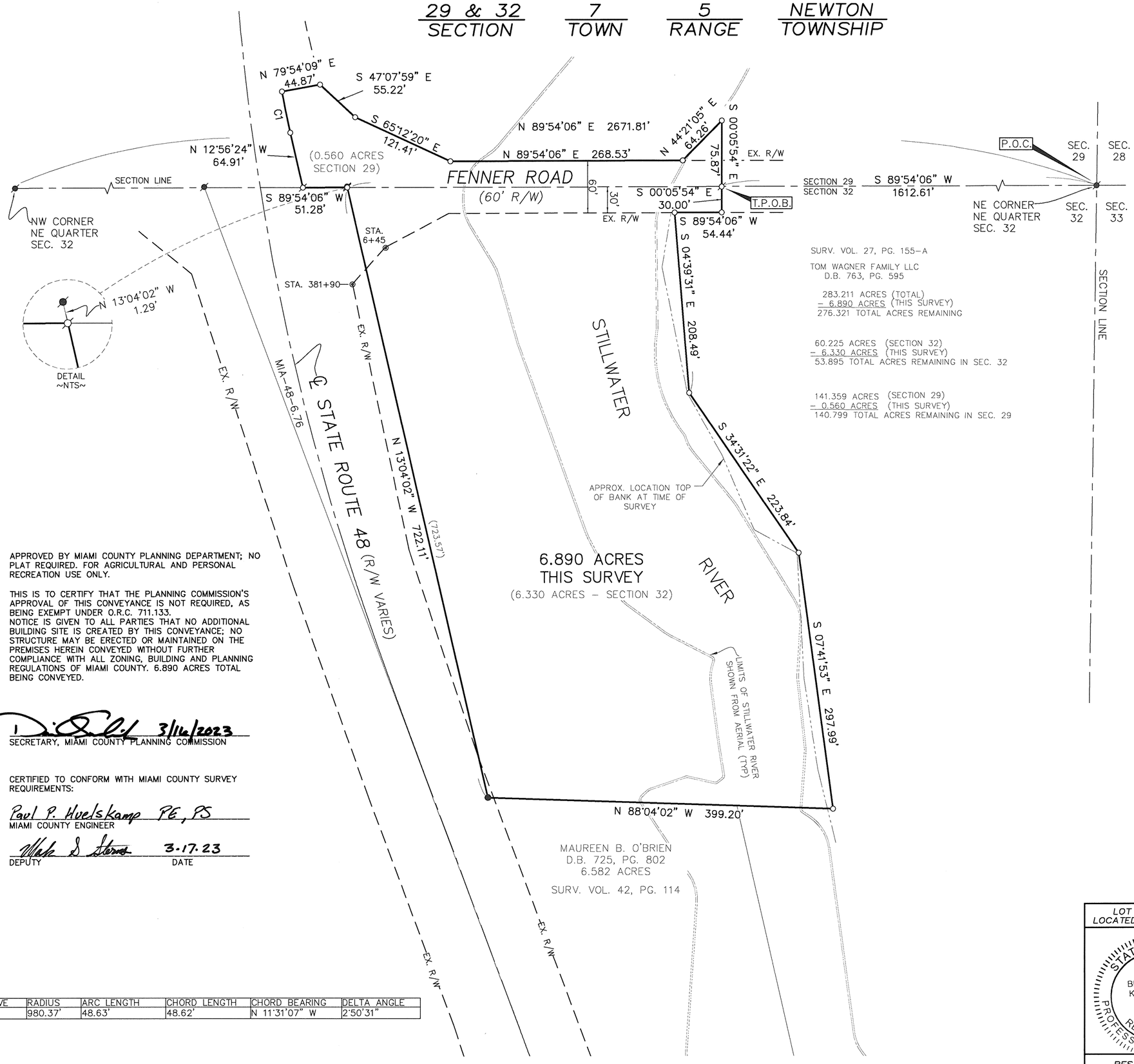
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

VOLUME 61 PAGE 191

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

29 & 32 SECTION | 7 TOWN | 5 RANGE | NEWTON TOWNSHIP



SURV. VOL. 27, PG. 155-A

TOM WAGNER FAMILY LLC
D.B. 763, PG. 595

283.211 ACRES (TOTAL)
– 6.890 ACRES (THIS SURVEY)
276.321 TOTAL ACRES REMAINING

60.225 ACRES (SECTION 32)
– 6.330 ACRES (THIS SURVEY)
53.895 TOTAL ACRES REMAINING IN SEC. 32

141.359 ACRES (SECTION 29)
– 0.560 ACRES (THIS SURVEY)
140.799 TOTAL ACRES REMAINING IN SEC. 29

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	980.37'	48.63'	48.62'	N 11°31'07" W	2°50'31"

APPROVED BY MIAMI COUNTY PLANNING DEPARTMENT; NO PLAT REQUIRED. FOR AGRICULTURAL AND PERSONAL RECREATION USE ONLY.

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION'S APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED, AS BEING EXEMPT UNDER O.R.C. 711.133.
NOTICE IS GIVEN TO ALL PARTIES THAT NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING AND PLANNING REGULATIONS OF MIAMI COUNTY. 6.890 ACRES TOTAL BEING CONVEYED.

3/16/2023
SECRETARY, MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS:

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark D Stevens 3-17-23
DEPUTY DATE

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ◉ CONCRETE R/W MONUMENT FOUND
- ( ) REFERENCED DISTANCE OF RECORD

REFERENCES:

LAND SURVEYS:

VOLUME 12, PAGE 191
VOLUME 12, PAGE 192
VOLUME 26, PAGE 192
VOLUME 27, PAGE 155–155A
VOLUME 29, PAGE 63
VOLUME 42, PAGE 114
AND AS SHOWN HEREON

ROAD R/W PLANS:

MIA–48–6.76

DEEDS:

AS SHOWN HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE NORTH LINE OF SECTION 32 BEING S 89°54'06" W.

0' 80' 160' 240'
GRAPHIC SCALE IN FEET
1" = 80'

CERTIFICATION:

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

LOT SPLIT SURVEY OF 6.890 ACRES FOR MILTON MATERIALS
LOCATED IN NEWTON TOWNSHIP, MIAMI COUNTY ~ DATE 03/8/2023

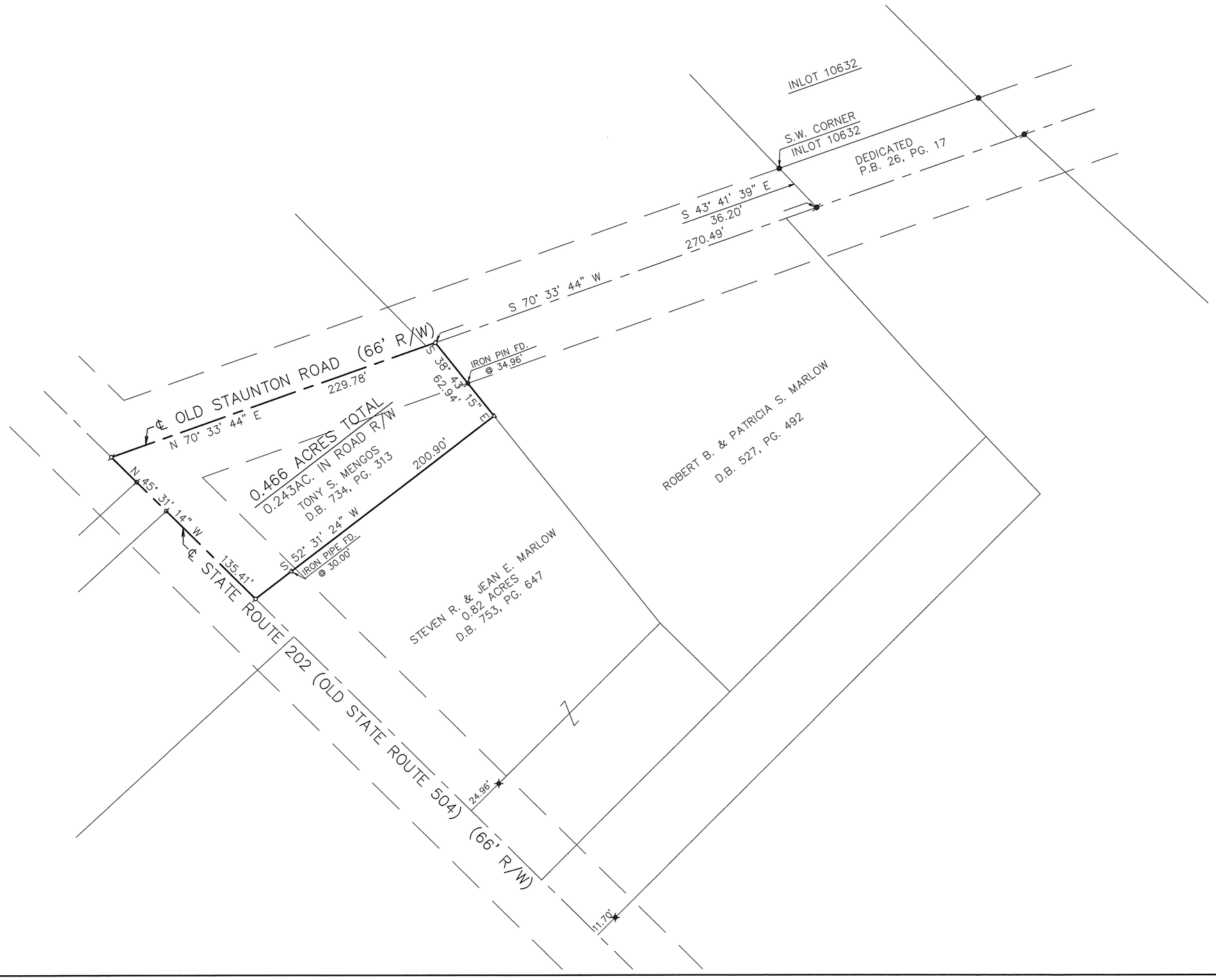
STATE OF OHIO
BERNARD D. KIENOW JR. S-7456
REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698–3000
FAX (937) 698–3928
EMAIL: John@BES–Engineer.com

BES JOB #538.22 DRAWN BY: BBH CHECKED BY: JJB

1	10 BTMRS	NW 1/4–11
Town	Range	Section
Staunton	Miami	Ohio
Township	County	State

Volume 61 Page 192
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=50'
0 25 50 75 100

Legend

- ● Iron pin found
- ✦ Axle found
- ⌀ Mag nail found
- △ 1"ø Iron pipe found
- ⌀ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 05, Pg. 71
- Vol. 07, Pg. 70
- Vol. 08, Pg. 175
- Vol. 14, Pg. 181
- Vol. 28, Pg. 36
- Vol. 29, Pg. 93
- Vol. 31, Pg. 62
- Vol. 36, Pg. 146
- Vol. 37, Pg. 189

— Miami County Engineer's Record of Land Surveys

- P.B. 14, Pg. 32
- P.B. 26, Pg. 17

— Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the centerline of Old Staunton Road, bearing N 70° 33' 44" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 0.466 acres Tony Mengos.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 3/20/23

Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 04623 Ph. (937) 339–2921

2	9 BTMRS	NW 1/4 – 14 NE 1/4 – 20	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 193
Miami County Engineer's
Record of Land Surveys

N.W. CORNER
N.E. QUARTER
SECTION 20

S 83° 39' 02" E
943.84'

PIN FD.
@ 19.90'

℄ ROSS ROAD (60' R/W) &
NORTH LINE OF SECTION 20

S 83° 39' 02" E
1722.28'

N.E. CORNER
N.E. QUARTER
SECTION 20

N.W. CORNER
N.W. QUARTER
SECTION 14

℄ ROSS ROAD (60' R/W) &
NORTH LINE OF SECTION 14

S 84° 52' 01" E
1331.54'

PIN SET
@ 30.00'

℄ FLICK ROAD &
HALF-SECTION LINE
(NO RECORD OF WIDTH)

1841.76'

STEPHEN D. LANDES – 1/2 INT.
DANNY LEE & AMY LAUREL
LANDES – 1/2 INT.
OR 433, PG. 385
20190R-02490
40.0259 ACRES

N 05° 36' 27" E

152.847 ACRES TOTAL
2.103 AC. IN ROAD R/W
72.910 ACRES IN SECTION 20
79.937 ACRES IN SECTION 14

JOHN E. BEALS – 1/3 INT.
NANCY C. BEALS – 1/3 INT.
JENNIFER BEALS SMILEY – 1/3 INT.
20220R-17059

SECTION 20 / SECTION 14

2619.78'

KFDR, LLC
20160R-10248
20160R-10241
20.000 ACRES

S 04° 57' 14" W

0.30'

MAG NAIL FOUND IN
TOP OF FENCE POST

N 84° 14' 44" W
1743.65'

STONE FOUND
DESTROYED
IRON PIN SET

788.29'

N 04° 55' 55" E

STEPHEN D. & AMY L. LANDES
20160R-01832
33.922 ACRES

AMY E. HUNTER
OR 460, PG. 789
10.000 ACRES

HALF-SECTION LINE

S.E. CORNER
N.E. QUARTER
SECTION 20

S.W. CORNER
N.W. QUARTER
SECTION 14

N 84° 32' 48" W

0.50'

1330.58'

OLD BARN, LLC
D.B. 729, PG. 420
63.441 ACRES

HALF-SECTION LINE

GARY L. & SHARON A. LAVY, TRUSTEES
20210R-02288
31.857 ACRES

CRESTVIEW ESTATES, LLC
OR 454, PG. 735
16.951 ACRES

N

Scale: 1"=200'
0 100 200 300 400

Legend

- ● Iron pin found
- ✎ Mag nail found
- ▣ Pin in monument box found
- □ Stone found
- △ Concrete fence post
- ⊗ Mag nail set over existing monument
- ✎ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Land Surveys:
Vol. 05, Pg. 144
Vol. 22, Pg. 191
Vol. 45, Pg. 21
Vol. 51, Pg. 175
Vol. 55, Pg. 15
Vol. 55, Pg. 42
Vol. 57, Pg. 31
Vol. 57, Pg. 106
Vol. 60, Pg. 33
Vol. 60, Pg. 116

Basis of Bearings

The bearings are based on the north line of Section 20 and the centerline of Ross Road, bearing S 83° 39' 02" E as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Survey of 152.847 acres for the Beals family farm.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 3/20/23

Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 *Troy, Ohio*
Job No. 03223 *Ph. (937) 339-2921*

12	7	4E	UNION	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME 61 PLAT 194
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

North

BEARINGS BASED ON THE CENTERLINE OF RANGELINE ROAD AND EAST LINE OF SECTION 12 (S 00°00'00"E) AS RECORDED IN SURVEY VOLUME 4, PLAT 333 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

Monument Legend

- ⊗ Indicates 5/8" iron pin found
- ○ Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- ⩓ Indicates MAG nail found
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument Box found
- □ Indicates Concrete Post found
- ● Indicates Railroad Spike found
- × Indicates Scribe found
- ⊠ Indicates Stone found

PRIVATE LANE OF UNKNOWN OWNERSHIP

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

300 0 300 600 900
GRAPHIC SCALE: 1"= 300' JOB#6232

SECTION 12
HALF SECTION LINE
CENTERLINE
5/8" IRON PIN FD.
5/8" IRON PIN FD.
1" IRON PIPE FD.
32.17'
R/W
R/W
S 69°24'34"E
STATE ROUTE 571
2214.54'
(60.0' R/W)
S 68°14'34"E
447.04'
S 65°44'34"E
547.59'
SECTION 12
CENTERLINE & SECTION LINE
RAILROAD SPIKE FD.
N 00°00'00"E
448.89'
8.25'
PRIVATE LANE OF UNKNOWN OWNERSHIP
1340.50'
N 00°00'06"W
18.297 ACRES (BY DEED)
DONALD R. POTTS &
DOROTHY S. POTTS
D.B. 497, PAGE 385
(LAND SURVEY VOLUME 4, PAGE 377)
N 00°36'54"W
925.63'
893.46'
8.25'
PRIVATE LANE OF UNKNOWN OWNERSHIP
RAILROAD SPIKE FD.
5/8" IRON PIN FD. @ 29.95'
(LAND SURVEY VOLUME 25, PAGE 150)
HALF SECTION LINE
HALF SECTION LINE
16.269 ACRES (BY DEED)
J.L. CRESS, TRUSTEE
O.R. 270, PAGE 645
(LAND SURVEY VOLUME 24, PAGE 62)
16.5'
S 89°51'54"E 952.23'
16.5'
PRIVATE LANE OF UNKNOWN OWNERSHIP
PRIVATE LANE OF UNKNOWN OWNERSHIP
1099.66'
23.4 ACRES (BY DEED)
ARLINE K. FUHR, TRUSTEE,
(1/2 INTEREST)
20100R-01467 &
ARLINE K. FUHR,
(1/2 INTEREST)
20200R-06716
131.627 ACRES
108.39 ACRES (BY DEED)
ARLINE K. FUHR, TRUSTEE
(1/2 INTEREST)
20100R-01467 &
ARLINE K. FUHR,
(1/2 INTEREST)
20200R-06716
(LAND SURVEY VOLUME 4, PAGE 333)
HALF SECTION LINE
MAG NAIL FD.
S 89°22'36"E 1306.86'
1310.60' (PER PLAT)
1" IRON PIN FD. 3.72' WEST
N 00°00'06"E
670.92'
SHILOH (R/W VARIES) ROAD
LOT 15
LOT 14
LOT 13
LOT 12
LOT 16
SUNNY ACRES SUBDIVISION,
SECTION 2
PLAT BOOK 9, PAGE 22
(986.29' PER PLAT)
CROSS CUT IN STONE FOUND
CONCRETE POST FOUND
N 89°23'34"W 1302.44'
N 00°19'15"W
101.79'
186.17'
N 89°20'39"W 2627.06'
T.P.O.B.
R/W
R/W
S 00°00'00"E 999.15'
RANGE LINE ROAD
(60.0' R/W)
CONCRETE POST FOUND @ 23.87'
MAG NAIL FD.
32 ACRES (BY DEED)
RONALD E. PIERCE
DEED BOOK 682, PAGE 188
4 ACRES (BY DEED)
13.64 ACRES (BY DEED)
"BRUMBAUGH" IRON PIN FD.
1242.20'
61.948 ACRES (BY DEED)
MCCOWEN FARMS, LLC.
O.R. 252, PAGE 181
(LAND SURVEY VOLUME 53, PAGE 199)
1247.71'
N 00°00'00"W
SECTION 12 CENTERLINE & SECTION LINE
S 00°19'15"E
HALF SECTION LINE
MAG NAIL FD.
MAG NAIL FD.
SECTION 12 CENTERLINE & SECTION LINE
N 89°13'17"W 1608.78'
MAG NAIL FD.
REF. PT.
MARKLEY (49.5' R/W) ROAD
CENTERLINE & SECTION LINE SECTION 12

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735
03-23-2023

REFERENCES:

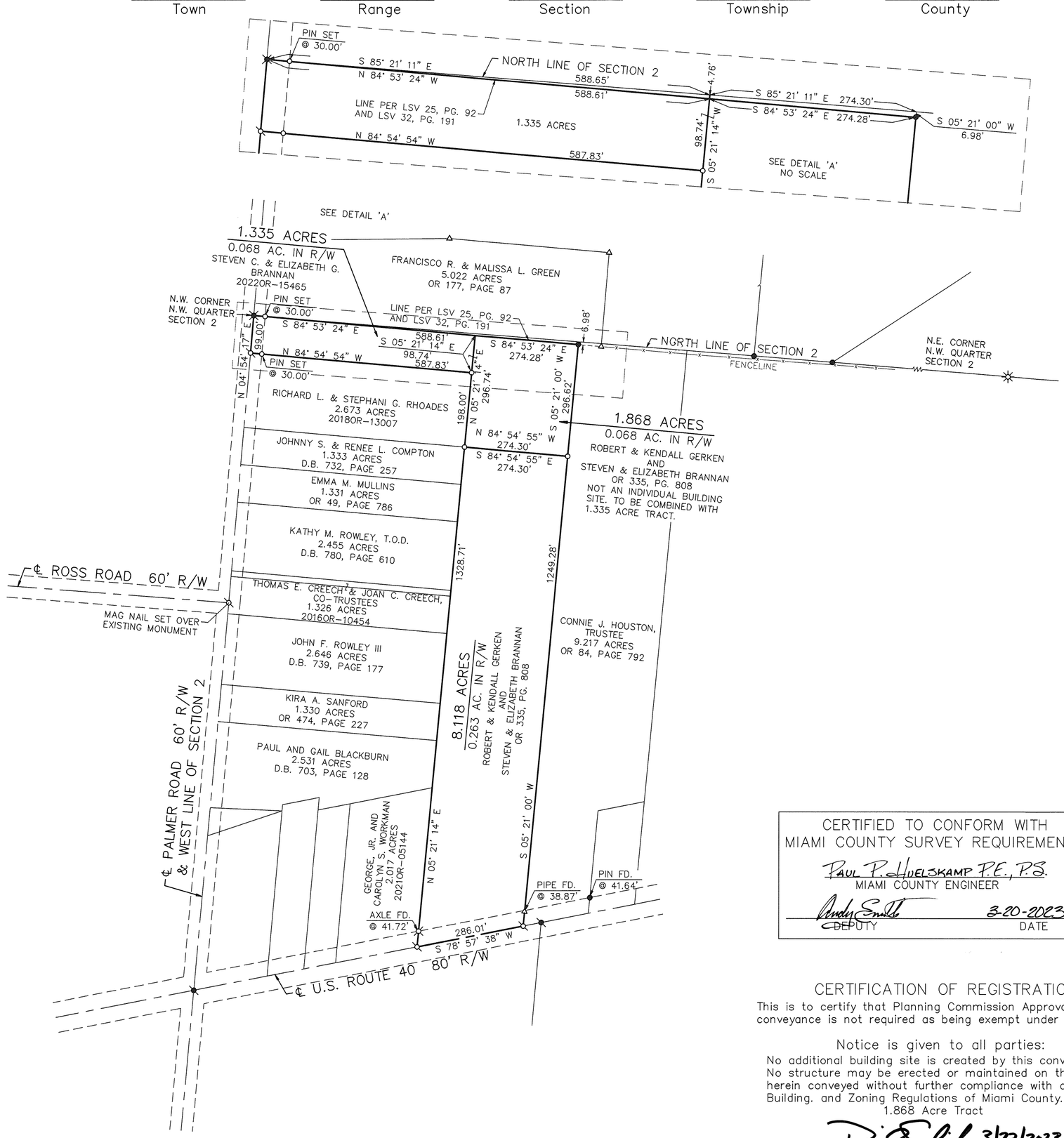
DEED: 108.39 ACRES (BY DEED) ARLINE K. FUHR, TRUSTEE, (1/2 INTEREST) – 20100R-01467 & ARLINE K. FUHR, (1/2 INTEREST) – 20200R-06716

23.4 ACRES (BY DEED) ARLINE K. FUHR, TRUSTEE, (1/2 INTEREST) – 20100R-01467 & ARLINE K. FUHR, (1/2 INTEREST) – 20200R-06716

S:\Jobs\6000\6232 9146 SR 571\6232 survey.dwg SURVEY Mar 23, 2023 - 4:52:38pm Kevin

2	9 BTMRS	NW 1/4 – 2	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 195
Miami County Engineer's
Record of Land Surveys



N

Scale: 1"=200'
0 100 200 300 400

Legend

- ● Iron pin found
- ✎ Mag nail found
- △ Iron pipe found
- ✲ DP&L copper monument found
- ✖ R.R. spike found
- ⊗ Axle found
- ✎ Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Land Surveys:
Vol. 05, Pg. 56
Vol. 08, Pg. 107
Vol. 19, Pg. 84
Vol. 25, Pg. 48
Vol. 25, Pg. 92
Vol. 28, Pg. 94
Vol. 29, Pg. 110
Vol. 32, Pg. 191
Vol. 36, Pg. 137
Vol. 38, Pg. 30
Vol. 47, Pg. 130
Vol. 50, Pg. 10
Vol. 53, Pg. 176
Vol. 55, Pg. 78
Vol. 57, Pg. 135

Basis of Bearings

The bearings are based on the west line of Section 2 and the centerline of Palmer Road, bearing N 04° 54' 17" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 3 tracts for Steven & Elizabeth Brannan.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp P.E., P.S.
MIAMI COUNTY ENGINEER

Andy Smith — 3-20-2023
DEPUTY — DATE

CERTIFICATION OF REGISTRATION

This is to certify that Planning Commission Approval of this conveyance is not required as being exempt under O.R.C. 711.01

Notice is given to all parties:
No additional building site is created by this conveyance: No structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building. and Zoning Regulations of Miami County.
1.868 Acre Tract

3/27/2023
MIAMI COUNTY PLANNER

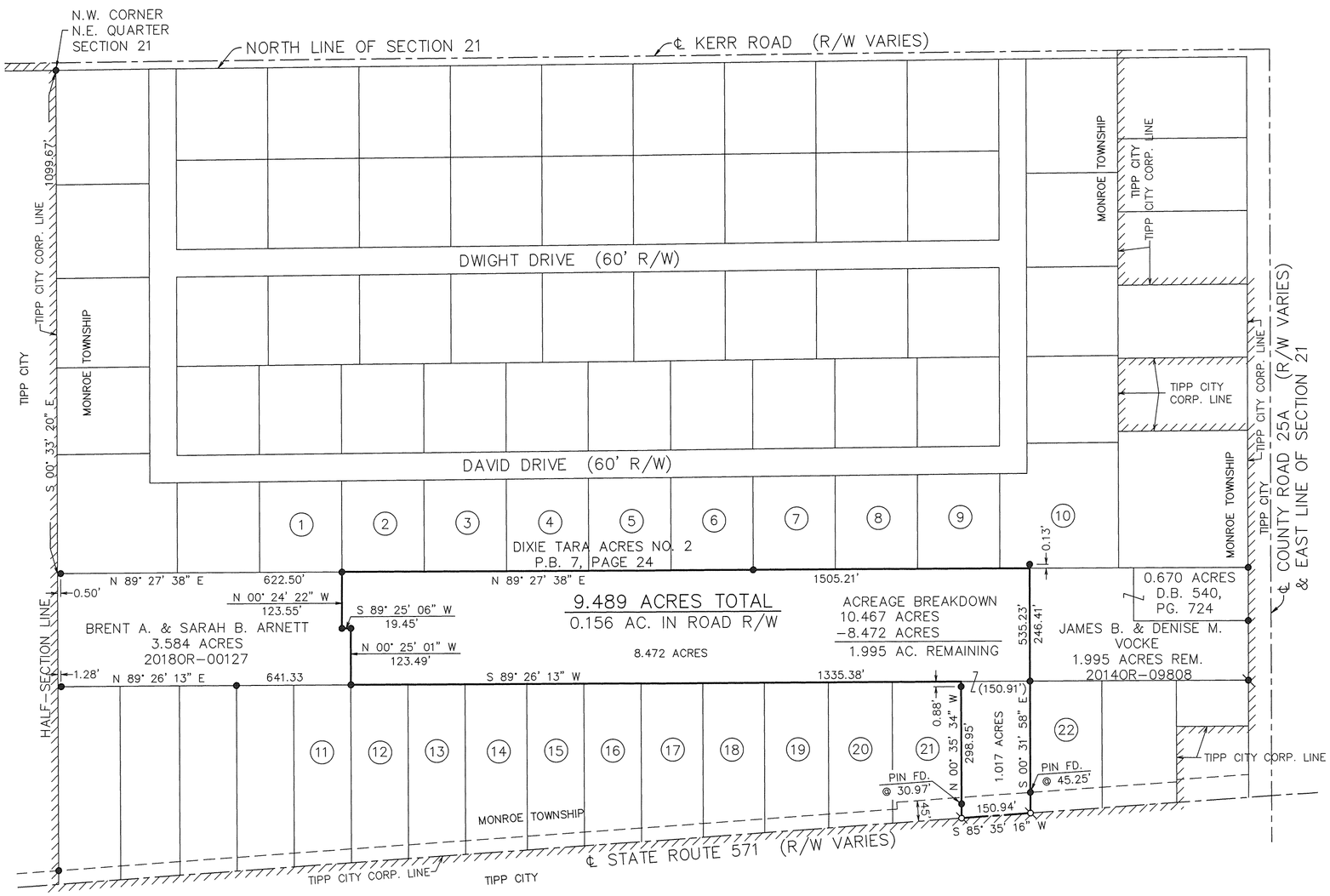
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt — 3/20/23
Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 19222 *Ph. (937) 339-2921*

4	6E	NE 1/4 – 21	Monroe	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 61 Page 196
Miami County Engineer's Record of Land Surveys



Scale: 1"=200'
0 100 200 300 400

Legend

- Mag nail found
- Iron pin found
- Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- Corp. line

References

- P.B. 07, PG. 24 — Miami County Recorder's Plat Records
- Vol. 24, PG. 52 — Miami County Engineer's Record of Lot Surveys
- Vol. 07, Pg. 129; Vol. 08, Pg. 102; Vol. 17, Pg. 95; Vol. 18, Pg. 11; Vol. 20, Pg. 11; Vol. 23, Pg. 169; Vol. 31, Pg. 114; Vol. 56, Pg. 196; Vol. 58, Pg. 61 — Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the half-section line, bearing S 00° 33' 20" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

Monumentation is correct as shown and in good condition unless shown otherwise.

Survey of 9.489 acres for Brent & Sarah Arnett.

Surveyor's Certification

I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

ADJOINING OWNERS LIST			
NO.	OWNERS	INSTRUMENT	ACREAGE
1	CRAIG, JR. & JACQUELINE NETH	20180R-00231	0.818 ACRES
2	MICHAEL B. & BARBARA A. HUBBARD	D.B. 740, PAGE 165	0.823 ACRES
3	ROBIN D. EVANS & CAIXIA JIN	20170R-01335	0.828 ACRES
4	JARED M. & JESSIKA R. AVERY	20220R-05999	0.823 ACRES
5	LAWRENCE E. NEWMAN	20200R-00355	0.837 ACRES
6	RALPH E. BELL	20170R-06114	0.842 ACRES
7	DAVID A. & CAROL L. OWENS	D.B. 722, PAGE 556	0.846 ACRES
8	TODD B. & AUTUMN G. NISWONGER	D.B. 788, PAGE 226	0.851 ACRES
9	PHILLIP W. & RACHEL M. ALSPAUGH	20170R-06369 TOD, 20090R-13863	0.856 ACRES
10	JENA R. BOSWORTH & THERESA C. BOOSE	20190R-13599	1.541 ACRES
11	JACK L. SHAFER, JR.	D.B. 670, PAGE 335	1.126 ACRES
12	WILLIAM T. & JOANNE BASHORE	D.B. 699, PAGE 184	1.101 ACRES
13	DONALD A. WATSON	OR 301, PAGE 496	1.077 ACRES
14	RETA K. WILLIAMS	20160R-01819 TOD, D.B. 795, PG. 260	1.136 ACRES
15	BOYD E. & LEILA R. SAMPLEY	D.B. 741, PAGE 392	1.026 ACRES
16	SUSAN MCPHERSON	20160R-01039	1.002 ACRES
17	SHERRI LYNNE BENNETT	OR 303, PAGE 332	1.054 ACRES
18	JAMES N. GRAHAM	D.B. 695, PAGE 894	1.026 ACRES
19	RAY E. LOCKE	D.B. 552, PAGE 870	1.034 ACRES
20	JESSICA L. DAMBROSIO & BLAIR HAYES	20200R-12830	1.003 ACRES
21	FRANCIS B. & CYNTHIA A. MARCH	OR 438, PAGE 902	1.048 ACRES
22	ROBERT L. & HEATHER C. VOCKE	D.B. 799, PAGE 443	1.020 ACRES

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark D Stems — 3-23-23
DEPUTY — DATE

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

3/27/2023 (8.472 ACRE TRACT)
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

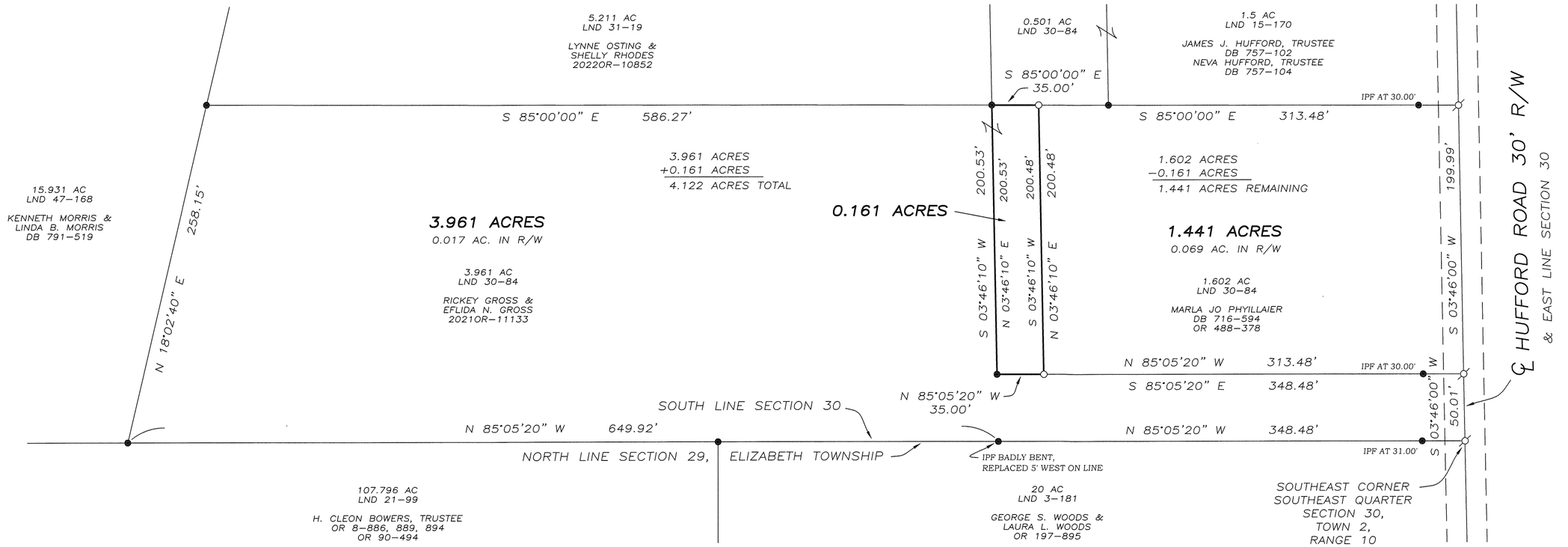
Michael W. Cozatt — 3/23/23
Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 19421 — Ph. (937) 339-2921

MIAMI COUNTY | OHIO | LOST CREEK TOWNSHIP | 30 SE 1/4 SECTION | 2 TOWN | 10 RANGE

VOLUME 61 PAGE 197

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTE: 0.161 ACRES TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED BY THIS SURVEY.

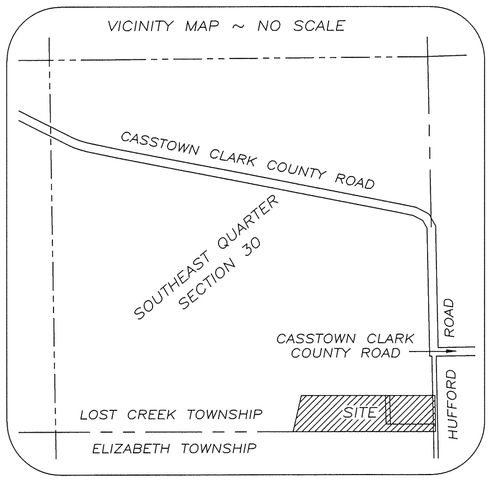
N
W E
S

0 30 60 120

GRAPHIC SCALE IN FEET
1" = 60'

SURVEY FOR RICKY GROSS & MARLA PHYILLAIER IN SECTION 30, LOST CREEK TOWNSHIP

VICINITY MAP ~ NO SCALE



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, PE, PS
MIAMI COUNTY ENGINEER
Austin Palm 3/24/23
DEPUTY DATE

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

3/27/2023 0.161 ACRES
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET OVER EXISTING MONUMENT

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 13, PAGE 177
VOLUME 16, PAGE 146
VOLUME 30, PAGE 84
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

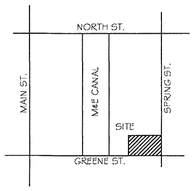
Michael W. Cozatt 3/23/23
MICHAEL W. COZATT, P.S. #6001 DATE

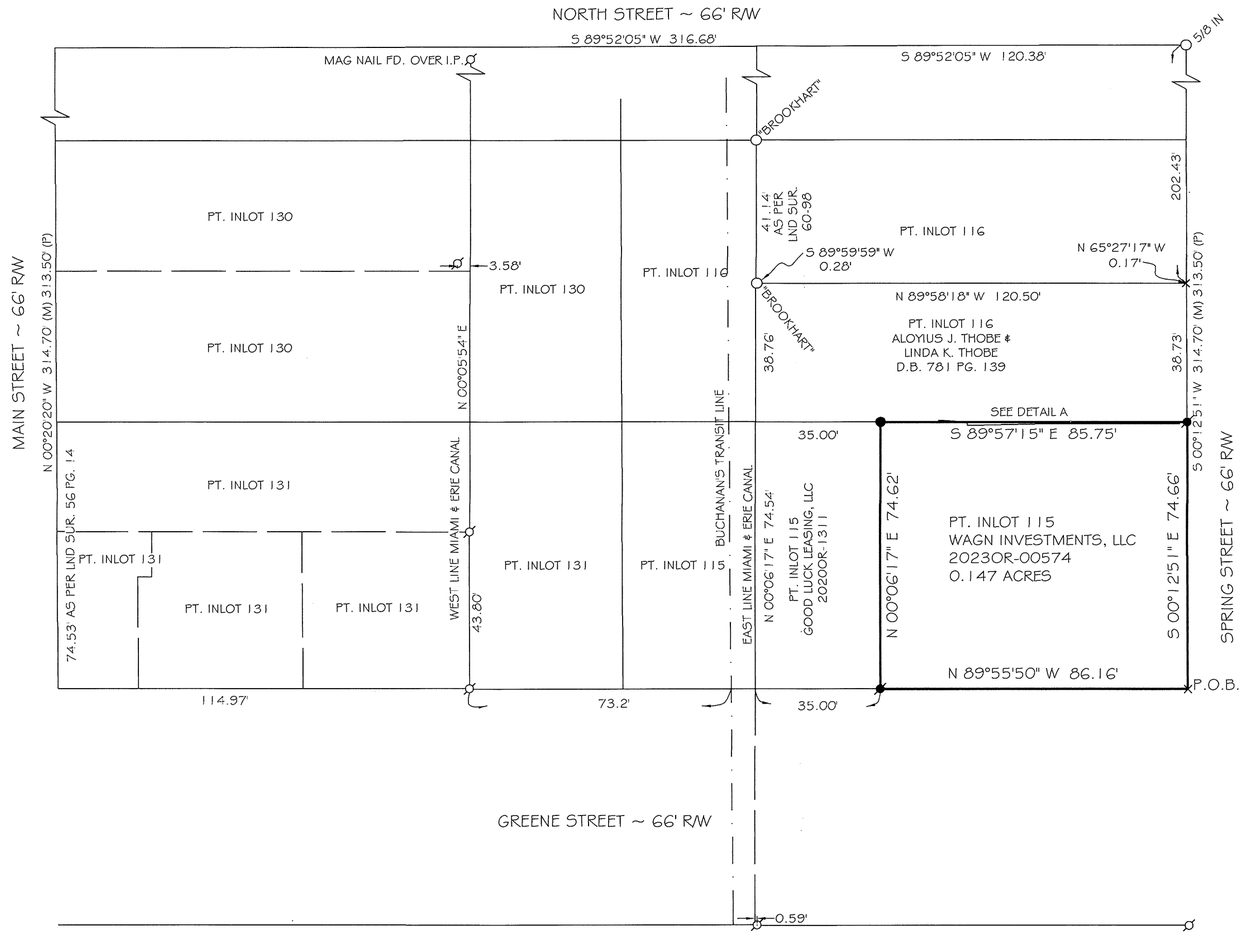
COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1140
JOB NO. 021_23
FEBRUARY 9, 2023
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

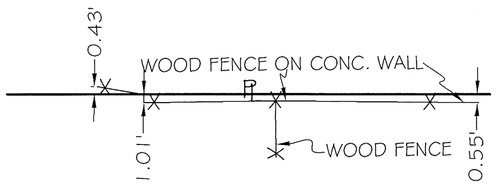
WAGN INVESTMENTS, LLC SURVEY
PT. LOT 115, NORTH ADDITION
CITY OF PIQUA
MIAMI COUNTY, OHIO

VOLUME 61 PAGE 198
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

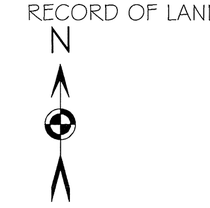
VICINITY MAP
NO SCALE







DETAIL A
NOT TO SCALE



SCALE 1" = 30'

BASIS OF BEARING: BEARINGS ARE BASED STATE OF OHIO V.R.S. NAD 83 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402.

LEGEND

- MAG SPIKE (SET)
- IRON PIN (SET)
- MAG SPIKE (FOUND)
- O IRON PIN (FOUND)
- (X) CUT CROSS (FOUND)
- (P) PLATTED DIMENSIONS
- (M) MEASURED DIMENSIONS

SURVEY REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
DEED BK. 3 PG. 71
DEED BK. 91 PG. 172
PLAT BK. 27 PG. 2

MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS:
VOL. 3 PG. 138
VOL. 13 PG. 149
VOL. 16 PG. 116
VOL. 23 PG. 47
VOL. 23 PG. 82
VOL. 23 PG. 98

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOL. 54 PG. 64
VOL. 56 PG. 14
VOL. 57 PG. 83
VOL. 60 PG. 98

MIAMI & ERIE CANAL SURVEY MAP NO. 5 PG. 173

STATE OF OHIO
CHRISTOPHER S. HARMON
S-7988
REGISTERED
PROFESSIONAL SURVEYOR

CHRISTOPHER S. HARMON P.S. #7988 — DATE 3/27/23

SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY AS PERFORMED BY MYSELF IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS. ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN FEBRUARY, 2023 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332



#23010

CITY OF TROY, MIAMI COUNTY, OHIO
PARTS INLOTS 38 & 39

VOLUME 61 PAGE 199

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH A LONG-STANDING TRACT THAT IS COMPRISED OF THE EAST PART OF LOT 38 AND THE WEST PART OF LOT 39. THERE ARE SOME RECENT SURVEYS, AND SOME OLDER SURVEYS IN THE BLOCK. WHEN THERE WAS A DISCREPANCY BETWEEN EXISTING SURVEYS WE TENDED TO HONOR THE MORE RECENT SURVEYS. THERE ALSO IS OVERAGE AROUND THE BLOCK ON EACH OF THE FOUR STREET LINES.

2. THERE IS NO RECORD THAT THIS TRACT HAS EVER BEEN SURVEYED. THERE ARE TWO SIGNIFICANT SURVEYS THAT HELP DEFINE THIS TRACT.

   a. LOT SURVEY 1-92 WHICH APPEARS TO HAVE BEEN FROM 1921, SURVEYED THE PROPERTIES TO THE WEST, WHICH COMPRISE THE BALANCE OF LOT 38. THE PLATTED LOT WIDTH IS 115.50' FOR EACH LOT, AND THE MEASURED WIDTH SHOWN ON SAID SURVEY IS 116.33'. ONE-HALF OF THE PRORATED LOT IS SHOWN AS 58.17' AND THIS DIMENSION WAS HONORED.

   b. LOT SURVEY 2-96, DATED MARCH 1, 1941 SURVEYED THE PROPERTIES TO THE EAST, WHICH COMPRISE THE BALANCE OF LOT 39. THIS ALSO SHOWED THE MEASURED LOT WIDTHS TO BE 116.33', AND ITS PURPOSE WAS TO SPLIT OFF EAST TRACTS WITH SHORT STREET FRONTAGE, 75.00' DEEP. THIS DIMENSION WAS HONORED.

      i. THE MONUMENTS SET IN LOT SURVEY 2-96 WERE FOUND IN LOT SURVEY 4-4 DATED 1949, FOUND AGAIN IN LOT SURVEY 12-55 DATED JUNE 5, 1972, AND AS SHOWN ON THIS PLAT.

   c. THE TRACTS TO THE EAST AND WEST WERE GIVEN THEIR FULL DEEDED DIMENSIONS, AS IF APPLYING SENIOR RIGHTS. THE TRACT SURVEYED HEREIN RECEIVED THE REMAINDER OF EACH LOT.

3. RE-ESTABLISHMENT OF BLOCK CORNERS AND OVERAGES:

   a. THREE OF THE BLOCK CORNERS, THE SOUTHEAST, SOUTHWEST AND THE NORTHWEST, WERE RE-ESTABLISHED USING TRADITIONAL SURVEY PRACTICES BY USING CURB SPLITS AND CONFIRMING CONSISTENCY WITH SURVEY MONUMENTS, ESPECIALLY MONUMENTS FROM RECENT SURVEYS.

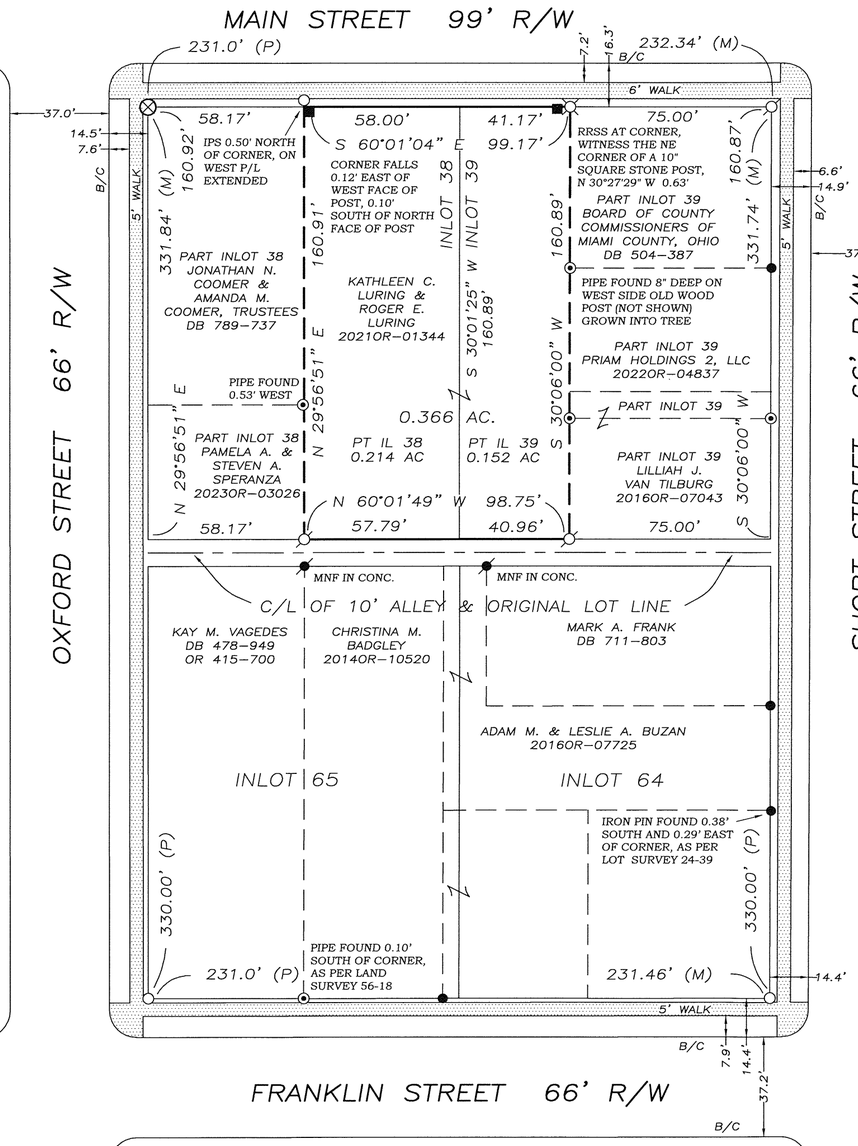
   b. THE NORTHEAST BLOCK CORNER WAS RE-ESTABLISHED USING LOT SURVEY 2-96. THIS LOCATION IS 0.52' WEST OF THE POINT THAT WOULD BE CALCULATED USING CURB SPLITS. HOWEVER, IT WAS ESTABLISHED IN 1941 AND HAS BEEN RE-USED IN AT LEAST TWO OTHER SURVEYS SINCE THAT TIME. MOST OF THE MONUMENTS FROM THAT SURVEY WERE FOUND. THE STREET LINE ON SHORT STREET USING THIS METHOD IS CONSISTENT WITH BUILDING OCCUPATION LINES. IT IS ALSO MUCH CLOSER TO PROVIDING THE FULL 66' RIGHT-OF-WAY, THAN USING CURB SPLITS, WHEN MEASURING FROM MONUMENTS FOUND IN THE BLOCK TO THE EAST, AS PER LAND SURVEY 53-170, FROM 2011.

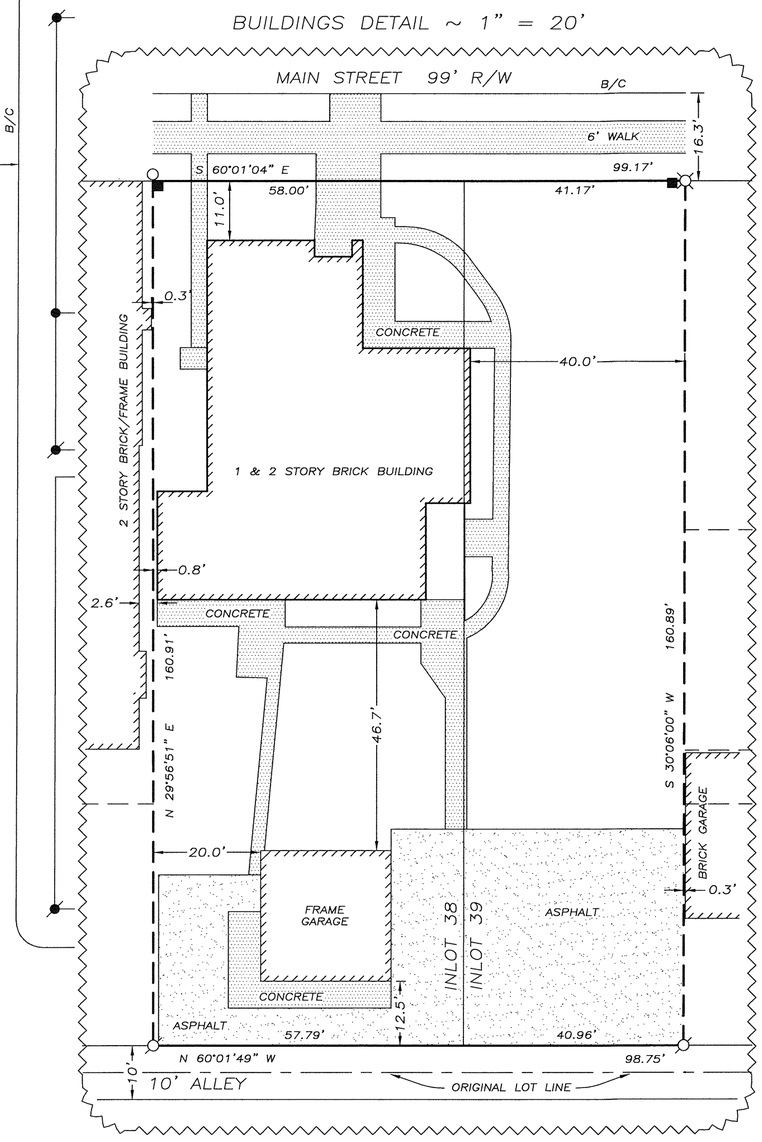
   c. USING THE ABOVE DESCRIBED METHOD, THE STREET LENGTHS AND OVERAGES USED ARE AS FOLLOWS:

STREET	PLATTED LENGTH	MEASURED LENGTH	OVERAGE
MAIN STREET	231.00'	232.34'	1.34'
SHORT STREET	330.00'	331.74'	1.74'
FRANKLIN STREET	231.00'	231.46'	0.46'
OXFORD STREET	330.00'	331.84'	1.84'

4. THE 10' ALLEY WAS ESTABLISHED USING DEED BOOK 18-483 WHICH TOOK 5' STRIPS OFF OF THE REAR OF LOTS 38, 39, 64 AND 65. THE PRO-RATED BLOCK DIMENSIONS NORTH-AND-SOUTH WERE USED TO LOCATE THE REAR LOT LINES WHICH ARE ALSO THE CENTER LINE OF THE ALLEY.

5. REFERENCE BEARING USED FOR THIS SURVEY IS NORTH 30 DEGREES 06 MINUTES 00 SECONDS EAST ON THE WEST RIGHT-OF-WAY LINE OF SHORT STREET, AS PER THE CENTER LINE AND EAST RIGHT-OF-WAY BEARING OF SHORT STREET SHOWN ON LOT SURVEY 15-185.





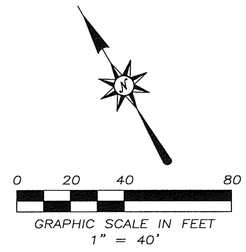
LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ⌀ RAILROAD SPIKE SET
- ⌀ MAG NAIL FOUND
- ⊗ CROSS NOTCH SET IN CONCRETE
- ⊙ PIPE FOUND
- ■ 10"x10" ORNAMENTAL POST FOUND
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 1, PAGES 9-11
DEED BOOK 18, PAGE 483
PLAT BOOK 27, PAGE 95
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S SURVEY RECORDS:
LOT SURVEY 1, PAGE 92
LOT SURVEY 2, PAGE 96
LOT SURVEY 4, PAGE 4
LOT SURVEY 6, PAGE 56
LOT SURVEY 12, PAGE 45
LOT SURVEY 12, PAGE 55
LOT SURVEY 13, PAGE 172
LOT SURVEY 14, PAGE 70
LOT SURVEY 15, PAGE 185
LOT SURVEY 24, PAGE 39
LAND SURVEY 53, PAGE 157
LAND SURVEY 53, PAGE 170
LAND SURVEY 56, PAGE 18



SURVEY OF EXISTING TRACT FOR ROGER & KATHLEEN LURING IN MIAMI COUNTY, OHIO ~ MARCH 15, 2023

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

20	6	6	PIQUA	MIAMI, OHIO
SECTION	TOWN	RANGE	CITY	COUNTY

PT. OL. 95	S.E.	131
INLOT	SECTION	PLAT

VOLUME 61 PAGE 200
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
MARCH 29, 2023

PT. OL 94, 95
PIQUA MEN OF STEEL, LLC
20160R–13847
TOTAL 4.907 ACRES

PT. OL 94, 95
JERRY L. PULFER
20210R–01319
TOTAL 0.342 ACRES

PT. OL 95
LADE & AQUINO
20230R–01769
0.704 ACRES

PT. OL 95
WILLIAM E. DIDIER
O.R. 239, PG. 678, 679
0.808 ACRES

PT. OL 95
WILLIAM E. DIDIER, SR.
20220R–12122
0.451 ACRES

PT. OL 95
WAYNE CORPORATION
D.B. 456–686

PT. OL 95
WILLIAM E. DIDIER, SR.
20220R–12122
1.912 ACRES

INLOT 7243

INLOT 8990

0.235 ACRES

S. MAIN STREET
EX. R/W VARIES

S. DOWNING STREET
EX. R/W VARIES

METEOR ROAD
EX. 50' R/W

EX. R/W

BENT PIN FD. AT 4.0'

N84°02'59"E 16.99'

R=215.12'
AL=209.80'
Δ=55°52'42"
CB=N51°02'20"E
CD=201.58'

R=230.12'
AL=172.76'
Δ=43°00'54"
CB=S42°33'10"W
CD=168.73'

N78°55'37"E 19.03'

N84°15'08"E 117.91'

N84°15'10"E 217.28'

N84°27'31"E 204.27'

S16°39'45"E 18.33'

S84°15'10"W 405.94'

2.3'

30.0'

30.0'

33.0'

25.0'

N37°55'34"W 21.27'

N29°49'00"W 259.88'

N29°49'00"W 1054.46'

N65°02'54"E 63.23'

N25°21'37"W 47.43'

N67°25'40"E 30.02'

M.N.F.

I.P.F.

I.P.S.

M.N.S.

P.O.B.

P.O.C.

I.P.F. "SEB" CAP

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH
ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=40'

0 20 40 80

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- × CUT "X" IN CONCRETE
- BUILDING OUTLINE

SURVEY REFERENCE
LOT SURVEY 6, PG. 71
LOT SURVEY 10, PG. 199
LOT SURVEY 12, PG. 159
LOT SURVEY 13, PG. 177
LOT SURVEY 19, PG. 136
REC. P.B. 24, PG. 29

Allen J Bertke
ALLEN J. BERTKE, P.S. #8629

3-20-2023
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:
03–20–2023
DRAWN BY:
AJB
JOB NUMBER:
MIAPIQ2222
SHEET NUMBER
1 OF 1