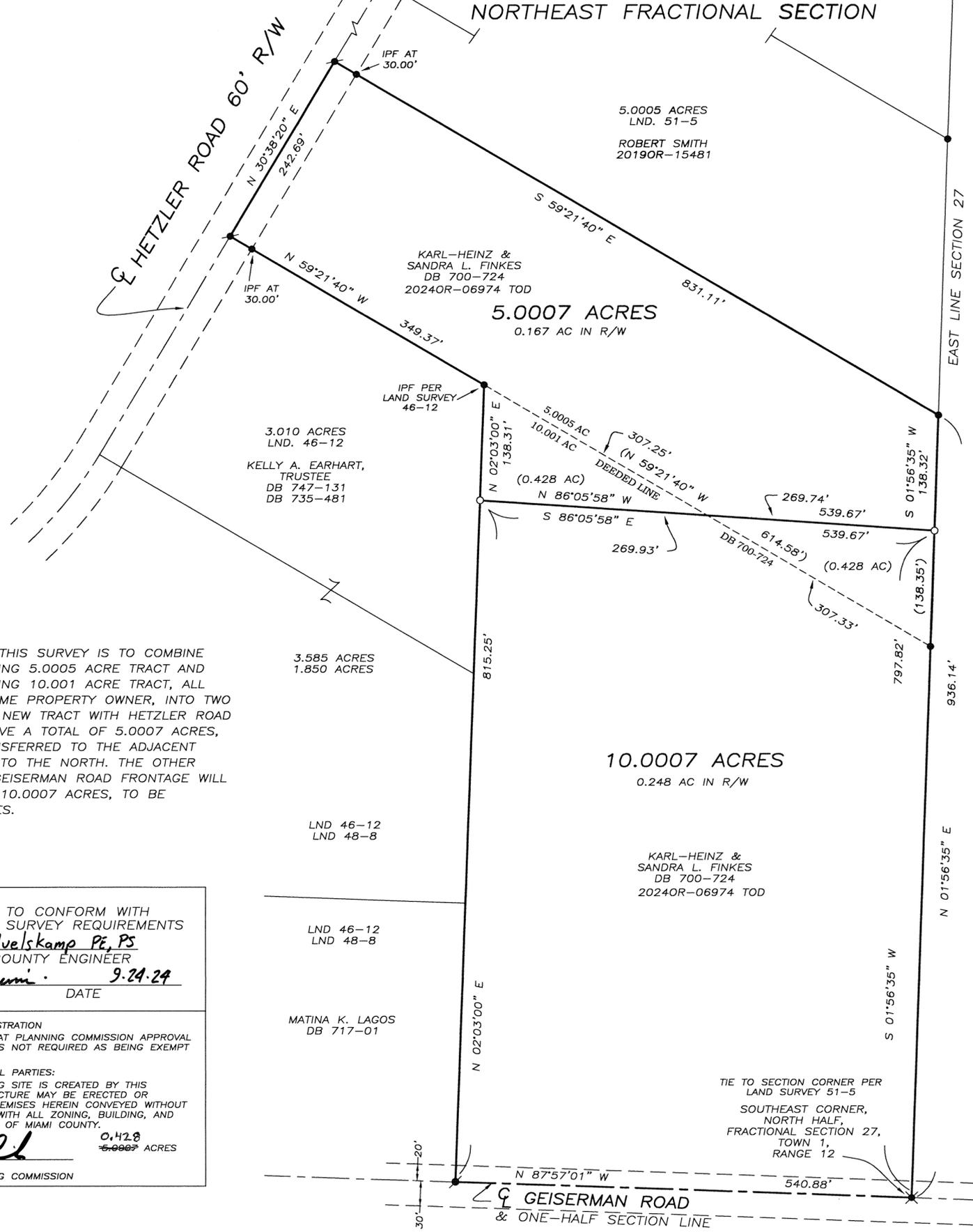


SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 27, TOWN 1, RANGE 12  
NORTHEAST FRACTIONAL SECTION

VOLUME 63 PAGE 1  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



- LEGEND**
- 5/8"x30" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊙ MAG NAIL FOUND
  - ✕ RAILROAD SPIKE FOUND

- REFERENCES**  
**RECORDS USED TO PREPARE THIS SURVEY:**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 24, PAGE 121  
VOLUME 44, PAGE 156  
VOLUME 46, PAGE 12  
VOLUME 51, PAGE 5  
VOLUME 53, PAGE 30  
VOLUME 59, PAGE 106
- MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON
- TAX MAPS:  
SPRING CREEK TOWNSHIP PLAT 18  
SPRING CREEK TOWNSHIP PLAT 23

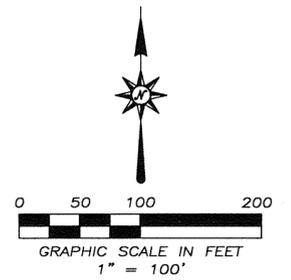
**NOTE:**  
THE PURPOSE OF THIS SURVEY IS TO COMBINE PART OF AN EXISTING 5.0005 ACRE TRACT AND PART OF AN EXISTING 10.001 ACRE TRACT, ALL OWNED BY THE SAME PROPERTY OWNER, INTO TWO NEW TRACTS. ONE NEW TRACT WITH HETZLER ROAD FRONTAGE WILL HAVE A TOTAL OF 5.0007 ACRES, AND WILL BE TRANSFERRED TO THE ADJACENT PROPERTY OWNER TO THE NORTH. THE OTHER NEW TRACT WITH GEISERMAN ROAD FRONTAGE WILL HAVE A TOTAL OF 10.0007 ACRES, TO BE RETAINED BY FINKES.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Hvelskamp PE, PS**  
MIAMI COUNTY ENGINEER  
*David Jaguerra* 9.24.24  
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 ERRECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

*D. Sell* 0.428  
SECRETARY 5.9987 ACRES  
MIAMI COUNTY PLANNING COMMISSION



SURVEY FOR HEINZ FINKES  
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 9, 2024

STATE OF OHIO  
THOMAS R. ZECHMAN  
7077  
REGISTERED PROFESSIONAL SURVEYOR

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

# SURVEY OF ACREAGE PARCEL

## SECTION 31, TOWNSHIP 6, RANGE 6

### MIAMI RIVER SURVEY

## TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

VOLUME 63 PAGE 2  
 MIAMI COUNTY RECORD OF LAND SURVEYS

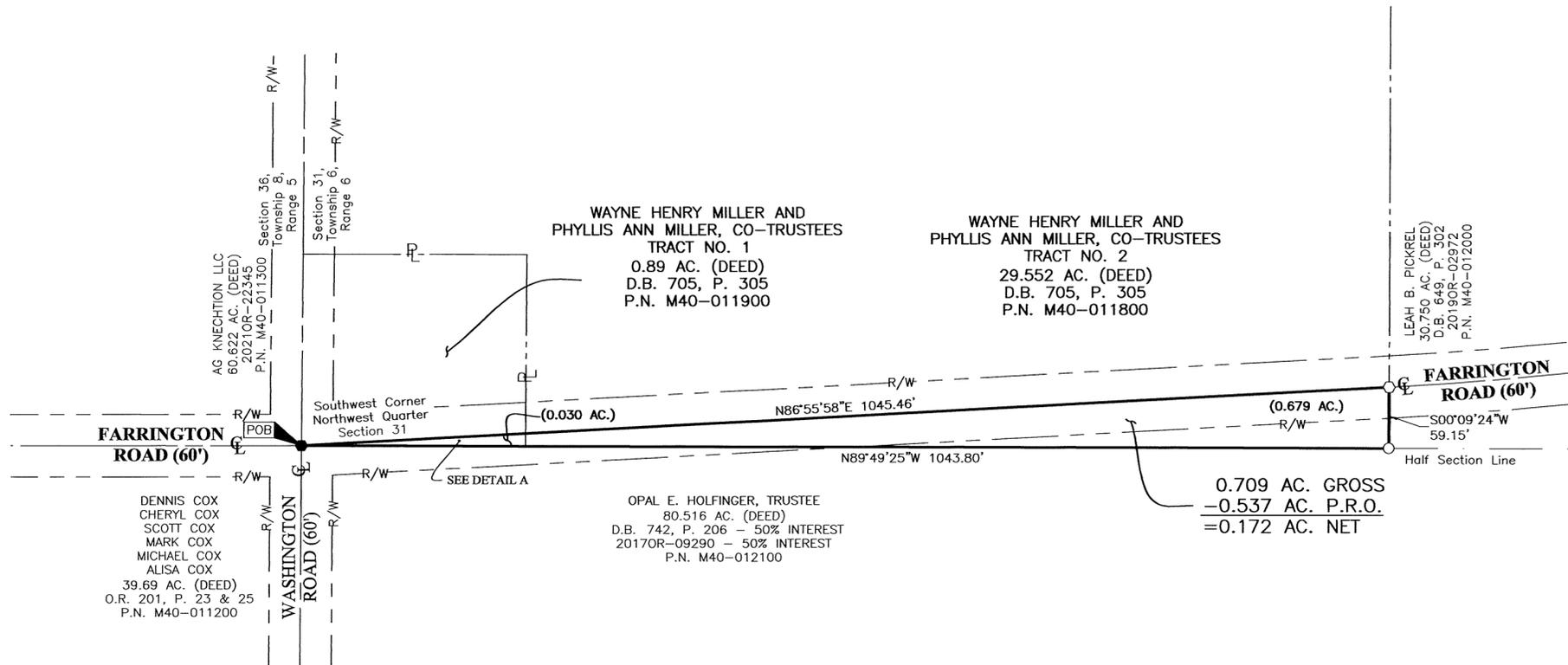
**REFERENCES**

MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS:  
 Land Survey Volume 25, Page 28  
 Land Survey Volume 28, Page 178  
 Land Survey Volume 30, Page 150  
 Land Survey Volume 34, Page 159  
 Land Survey Volume 40, Page 157  
 Land Survey Volume 50, Page 194  
 Land Survey Volume 56, Page 98  
 Land Survey Volume 62, Page 135

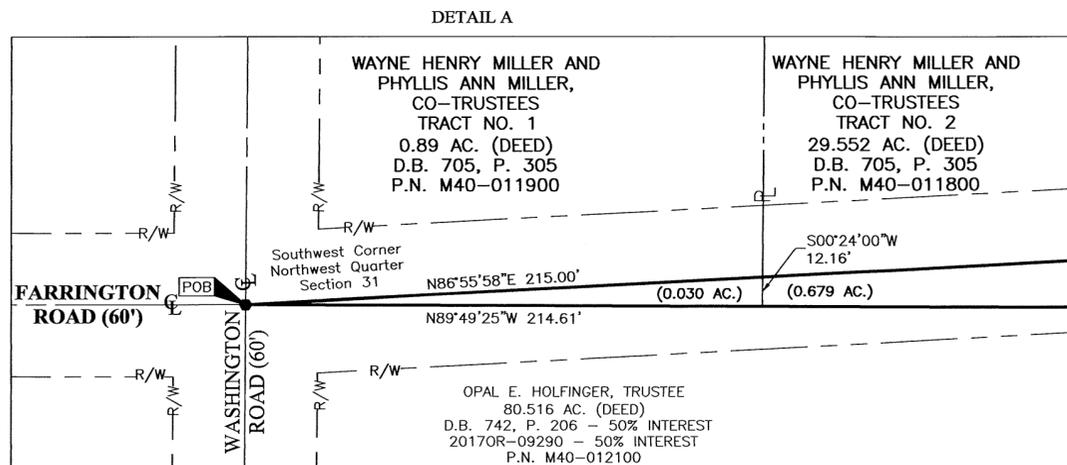
MIAMI COUNTY RECORDER'S RECORDS:  
 DEEDS AS SHOWN HEREON

**BASIS OF BEARINGS:**  
 The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The bearing of North 86° 55' 58" East, assigned to the centerline of Washington Road, is designated the "basis of bearings" for this survey.

**SURVEY NOTE:**  
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in August, 2024.



- Iron Pin Set
  - Iron Pin Found
  - Stone Found
  - P.K. Nail Found
  - Monument Found
  - Magnetic Nail Set
  - Magnetic Nail Found
  - ▲ Railroad Spike Found
- Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



**CERTIFICATION 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.

*Loelba RAA* (0.709 ACRE TRACT)  
 SECRETARY  
 MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huelkamp, PE. & P.S.*  
 MIAMI COUNTY ENGINEER

*Dave Jacquemin* 9-24-24  
 DEPUTY DATE



By *Matthew A. Kirk* 2024  
 Matthew A. Kirk  
 Professional Surveyor No. 7865  
 mkirk@emht.com  
 Date

PREPARED BY:

<b>EMHT</b> Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	Date: September 20, 2024
	Scale: 1" = 100'
	Job No: 2024-0706
	Sheet: 1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION

\A\20240706\DWG\CASHIERS\BOUNDARY\20240706-VS-BNDY-01.DWG plotted by: OMAS, JACOB on: 9/20/2024 12:06:50 PM last saved by: JOMAS on: 9/20/2024 12:06:20 PM

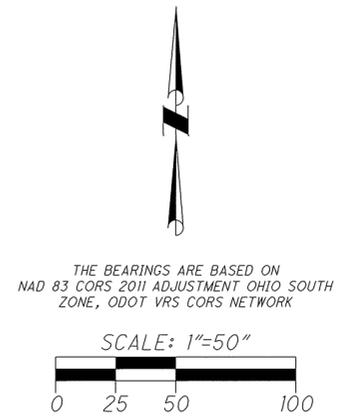
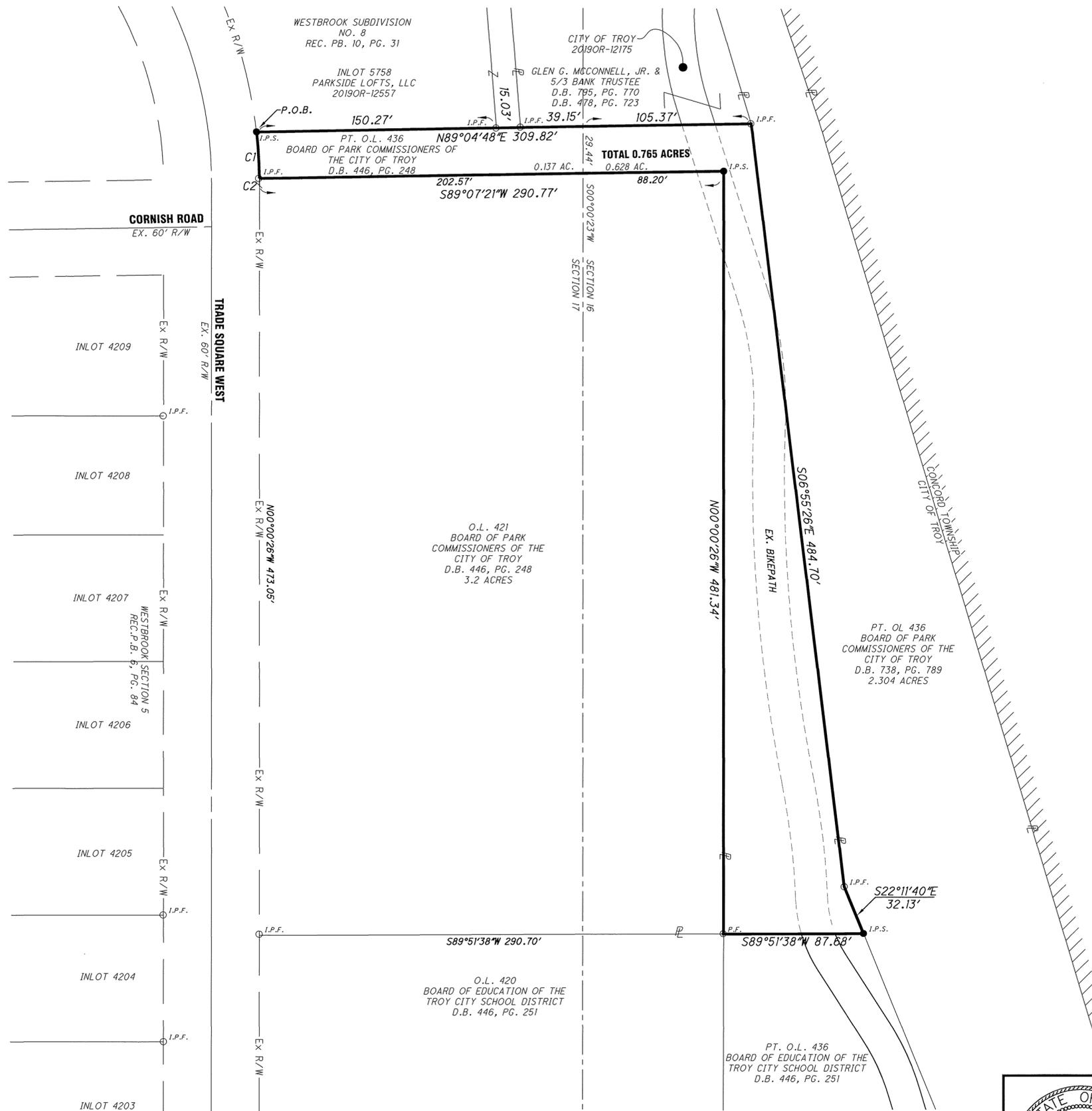
# PART OUTLOT 436 RETRACEMENT SURVEY

0.765 ACREAGE 5N TOWN 6E RANGE 16 & 17 SECTION CONCORD TOWNSHIP TROY CITY MIAMI, OHIO COUNTY

VOLUME 63 PAGE 3  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 SEPT. 25, 2024

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	317.24'	29.33'	5°17'51"	29.32'	N03°40'41"W
C2	299.97'	4.55'	0°52'10"	4.55'	N00°26'31"W

SURVEY REFERENCE  
 LOT SURVEY 10, PG. 62  
 LOT SURVEY 24, PG. 82  
 REC. P.B. 6, PG. 84  
 REC. P.B. 6, PG. 89  
 REC. P.B. 8, PG. 37  
 REC. P.B. 8, PG. 39  
 REC. P.B. 9, PG. 48  
 REC. P.B. 21, PG. 47  
 REC. P.B. 27, PG. 26



- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - ⊙ P.F. IRON PIPE FOUND

	PREPARED BY:	DATE:
	<b>ChoiceOne</b> Engineering	09-23-2024
	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	DRAWN BY: AJB
		JOB NUMBER: MIATRO2410 SHEET NUMBER 1 OF 1

*Allen J. Bertke*  
 ALLEN J. BERTKE, P.S. #8629 9-24-24 DATE

6  
TOWN

5  
RANGE

5 NE 1/4  
SECTION

UNION  
TOWNSHIP

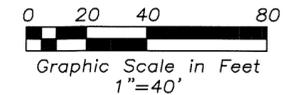
MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 4  
Miami County Engineer's  
Record of Land Surveys

LUDLOW FALLS  
CORPORATION

Pt. 3  
OUTLOT



**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
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

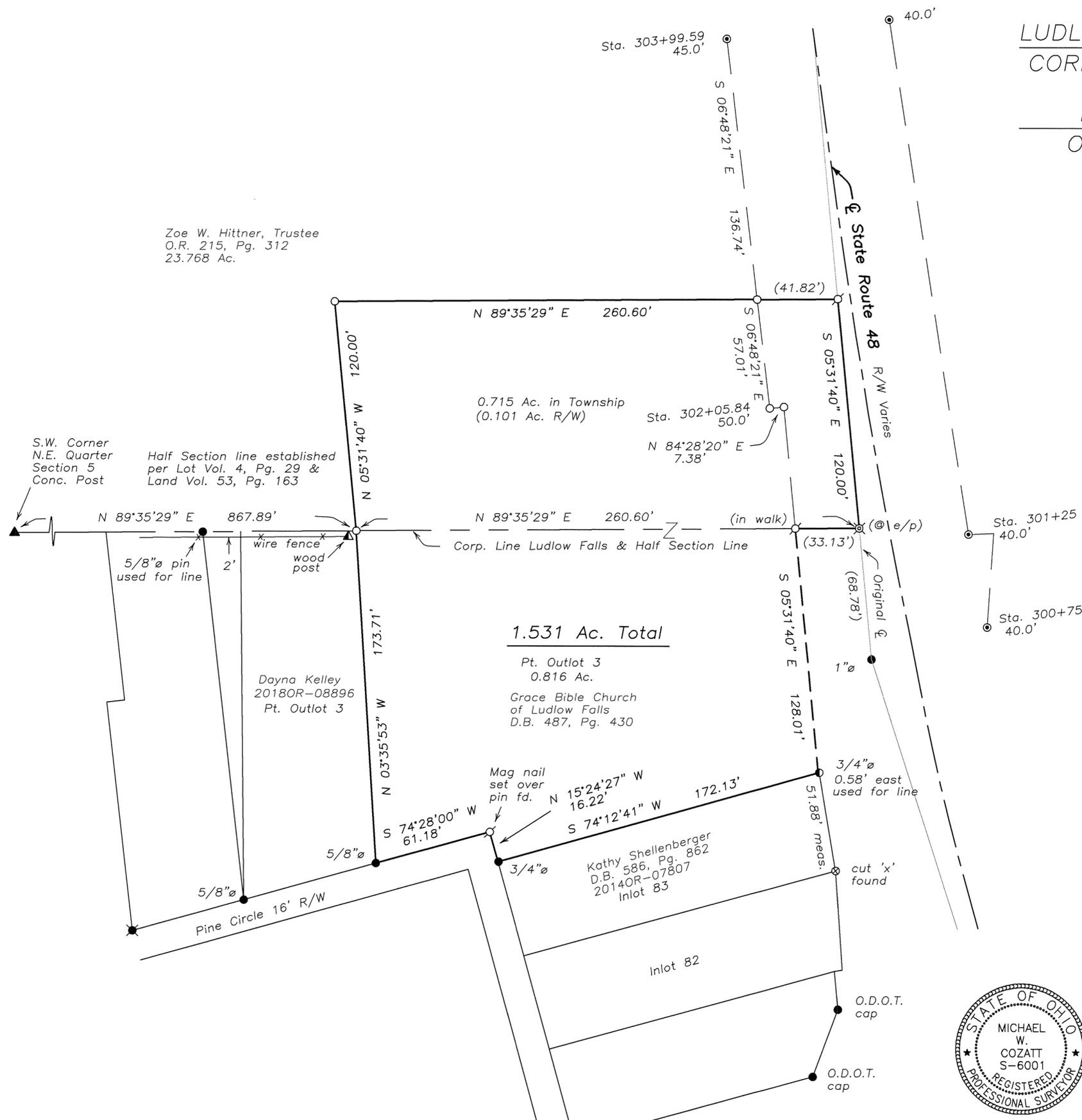
**References**

- Miami County Engineer's Record of Lot Surveys
  - Volume 4, Page 29
  - Volume 5, Page 177
  - Volume 12, Page 19
  - Volume 24, Page 161
- Miami County Engineer's Record of Land Surveys
  - Volume 13, Page 61
  - Volume 53, Page 163

O.D.O.T. R/W Mia. 48-5.27

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

Survey of 2 tracts for Grace Bible Church



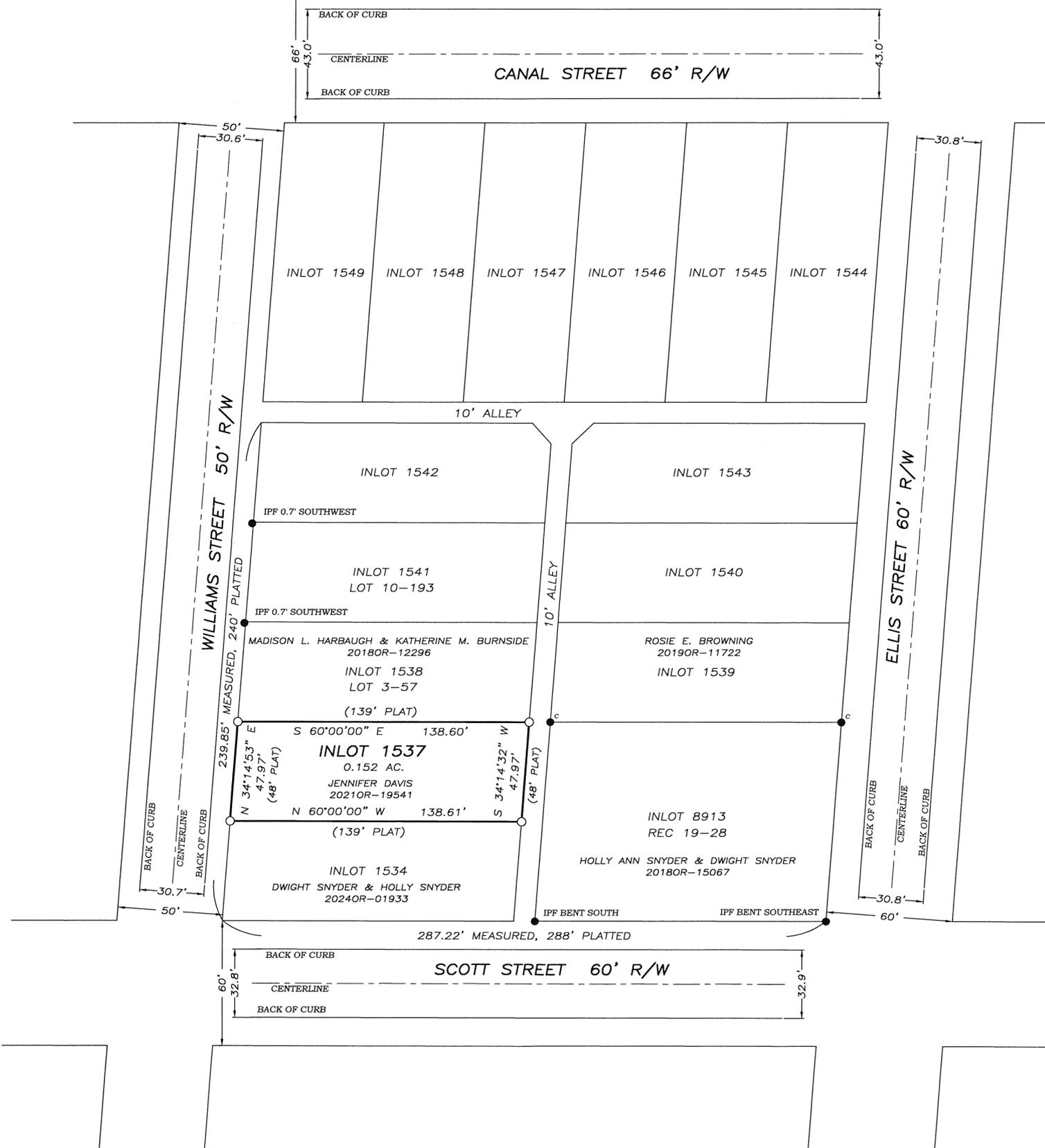
*Michael W. Cozatt* 9/24/24  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer 1100 Wayne St. Suite 1140 Troy, OH 45373  
Land Surveyor (937) 339-2921  
Job No. 16824  
File Name: C:\Jobs\2024\16824\16824survey.dwg  
Drawn by: DMC ~ Checked by: MWC

CITY OF TROY, MIAMI COUNTY, OHIO  
INLOT 1537

VOLUME 63 PAGE 5  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

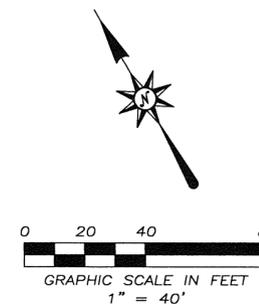
- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- CAPPED IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 2, PAGE 108  
PLAT BOOK 19, PAGE 28  
BASIS OF BEARINGS  
DEEDS AS SHOWN HEREON

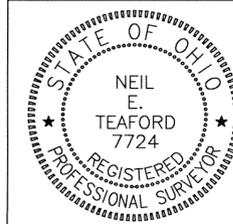
MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
VOLUME 3, PAGE 57  
VOLUME 10, PAGE 193

NOTE:  
SHORTAGES WERE FOUND IN THE BLOCK. DISTANCES WERE PRORATED IN ACCORDANCE WITH MEASURED DISTANCES.



SEPTEMBER 18, 2024

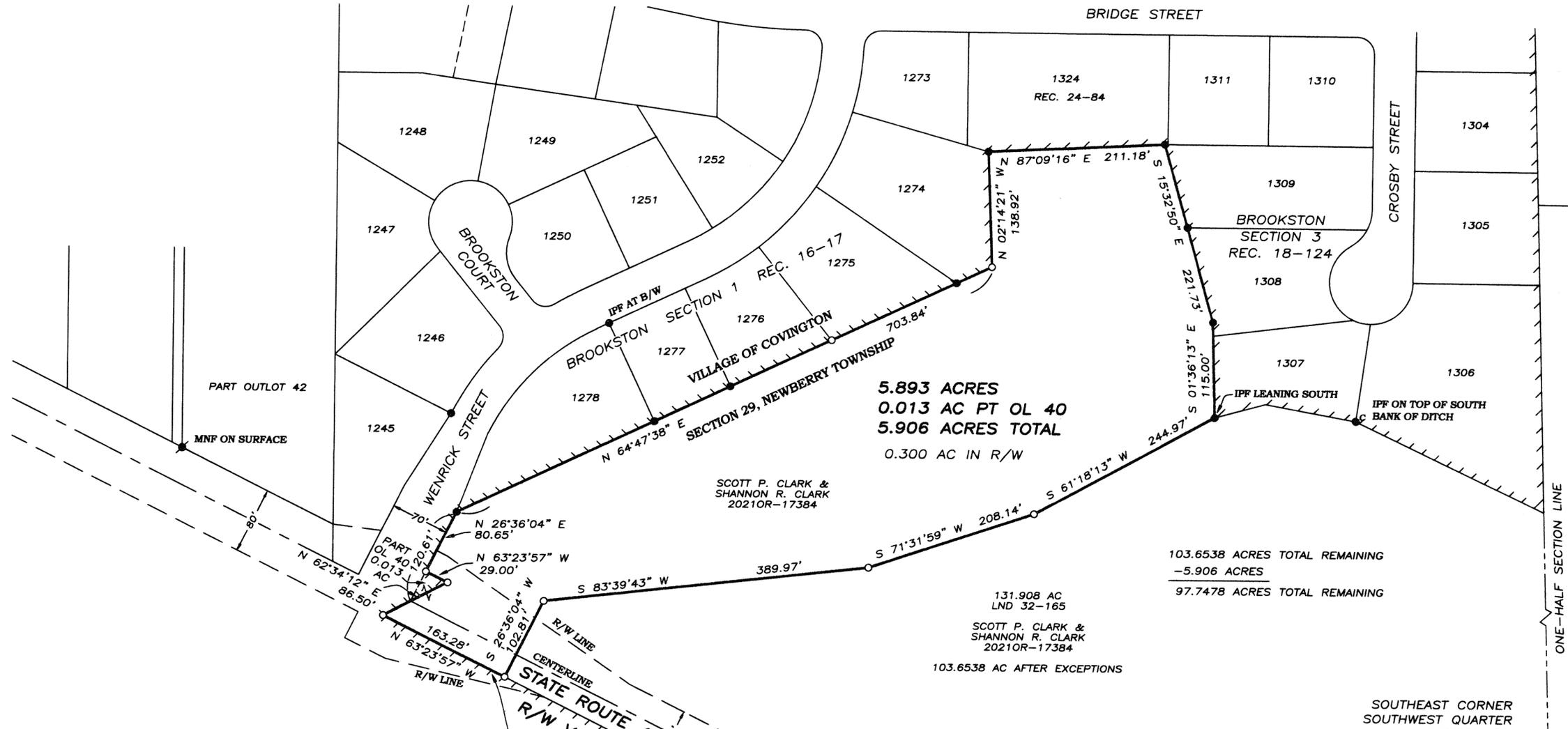
SURVEY FOR JENNIFER DAVIS AT 235 WILLIAMS ST.  
IN THE CITY OF TROY, MIAMI COUNTY, OHIO



*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 29, TOWN 8, RANGE 5  
SOUTHWEST QUARTER



5.893 ACRES  
0.013 AC PT OL 40  
5.906 ACRES TOTAL  
0.300 AC IN R/W

SCOTT P. CLARK &  
SHANNON R. CLARK  
2021OR-17384

103.6538 ACRES TOTAL REMAINING  
-5.906 ACRES  
97.7478 ACRES TOTAL REMAINING

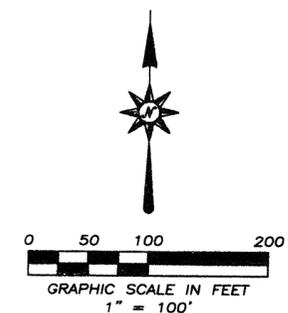
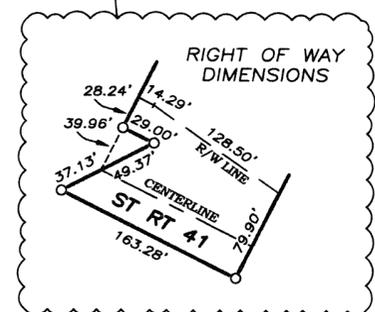
131.908 AC  
LND 32-165  
SCOTT P. CLARK &  
SHANNON R. CLARK  
2021OR-17384  
103.6538 AC AFTER EXCEPTIONS

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp  
MIAMI COUNTY ENGINEER  
Janetta Boyant 10/8/24  
DEPUTY DATE

LARGE LOT DEVELOPMENT  
APPROVED BY MIAMI COUNTY  
PLANNING DEPARTMENT;  
NO PLAT REQUIRED  
D.S. [Signature] 10/9/2024  
DIRECTOR DATE  
MIAMI COUNTY PLANNING COMMISSION

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY N/A  
DATE SEWER + WATER AVAILABLE  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

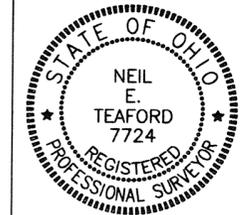
- REFERENCES  
RECORDS USED TO PREPARE SURVEY:  
MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:  
LOT SURVEY 13, PAGE 77  
LOT SURVEY 23, PAGE 84  
LAND SURVEY 32, PAGE 165  
LAND SURVEY 38, PAGE 77  
BASIS OF BEARINGS  
LAND SURVEY 39, PAGE 33  
ODOT R/W PLANS MIA-41-18.76  
TAX MAPS:  
COVINGTON PLAT 86  
NEWBERRY TOWNSHIP PLAT 29  
MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 16, PAGE 10  
PLAT BOOK 16, PAGE 17  
PLAT BOOK 18, PAGE 124  
PLAT BOOK 24, PAGE 84  
MISC. BOOK 21, PAGE 55  
DEED BOOK 645, PAGE 538  
DEEDS AS SHOWN HEREON



- LEGEND  
○ CAPPED IRON PIN SET  
⊗ MAG NAIL SET  
● IRON PIN FOUND  
⊙ CAPPED IRON PIN FOUND  
⊗ MAG NAIL FOUND  
//// CORPORATION LINE

SEPTEMBER 26, 2024  
REV: OCT. 1, 2024

SURVEY OF 5.906 ACRES FOR THE CLARK FAMILY  
IN MIAMI COUNTY, OHIO

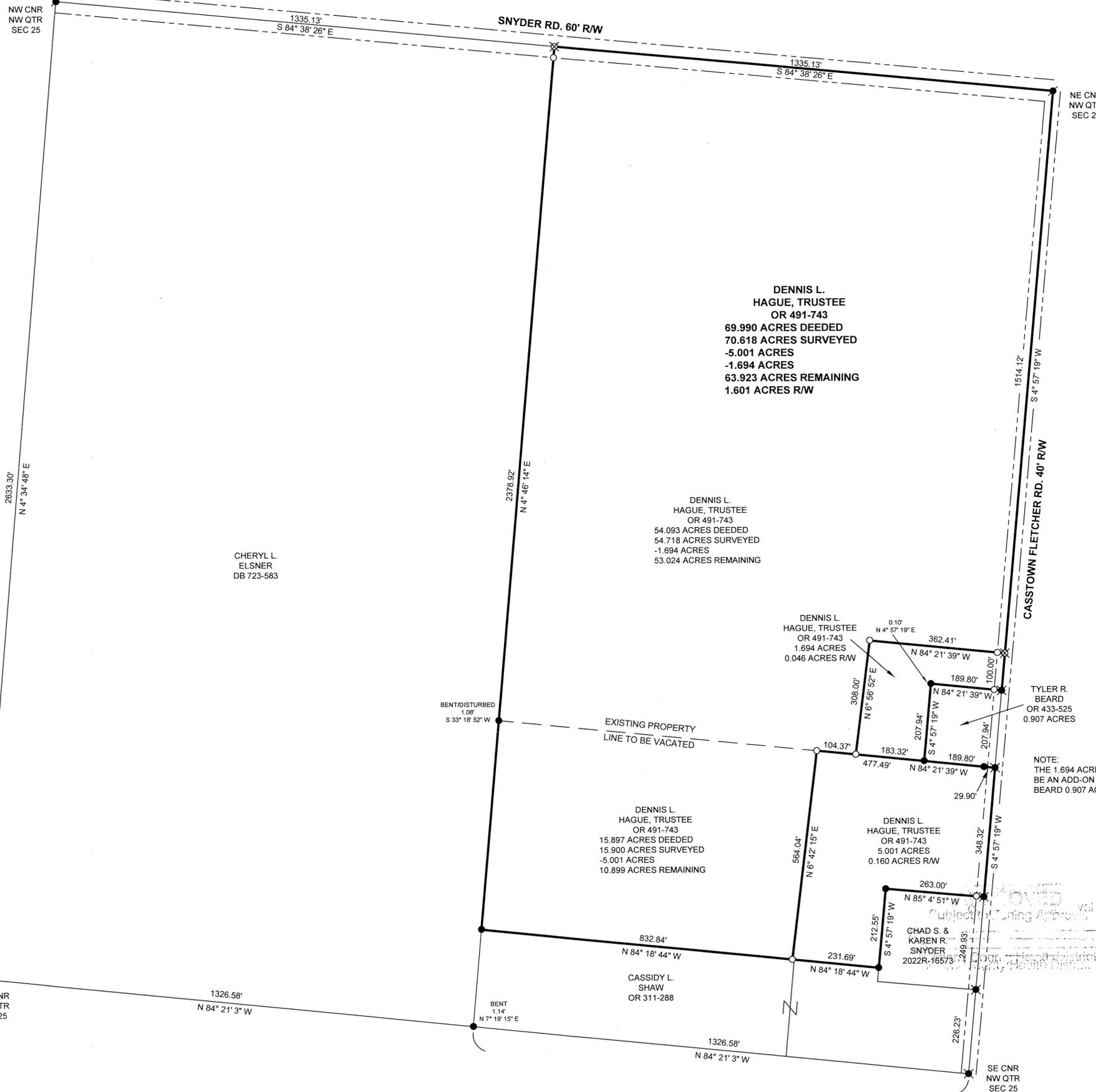


Neil E. Teaford, P.S. #7724  
NEIL E. TEAFORD  
5260 TROY-URBANA ROAD  
CASSTOWN, OHIO 45312  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724

# Hague Trust Survey

Northwest Quarter Section 25, T. 2, R. 12, M.R.S.,  
Brown Township, Miami County, Ohio

VOLUME 63, PAGE 7  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



DENNIS L.  
HAGUE, TRUSTEE  
OR 491-743  
69.990 ACRES DEEDED  
70.618 ACRES SURVEYED  
-5.001 ACRES  
-1.694 ACRES  
63.923 ACRES REMAINING  
1.601 ACRES R/W

DENNIS L.  
HAGUE, TRUSTEE  
OR 491-743  
54.093 ACRES DEEDED  
54.718 ACRES SURVEYED  
-1.694 ACRES  
53.024 ACRES REMAINING

CHERYL L.  
ELSNER  
DB 723-583

DENNIS L.  
HAGUE, TRUSTEE  
OR 491-743  
1.694 ACRES  
0.046 ACRES R/W

TYLER R.  
BEARD  
OR 433-525  
0.907 ACRES

DENNIS L.  
HAGUE, TRUSTEE  
OR 491-743  
15.897 ACRES DEEDED  
15.900 ACRES SURVEYED  
-5.001 ACRES  
10.899 ACRES REMAINING

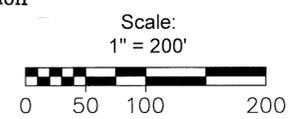
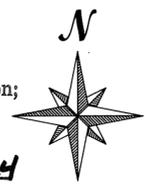
DENNIS L.  
HAGUE, TRUSTEE  
OR 491-743  
5.001 ACRES  
0.160 ACRES R/W

CHAD S &  
KAREN R.  
SNYDER  
2022R-16573

CASSIDY L.  
SHAW  
OR 311-288

NOTE:  
THE 1.694 ACRES IS TO  
BE AN ADD-ON TO THE  
BEARD 0.907 ACRES

**Large Lot Development**  
Approved by the Miami County Planning Commission;  
No Plat required as per ORC 711.133  
*D. J. S. [Signature]* 10/10/2024  
Secretary Date  
Miami County Planning Commission



- Legend**
- ⊗ Railroad Spike Found
  - Iron Pin Found
  - MAG Nail Found
  - Wood Corner Post
  - Iron Pin Set
  - ⊗ MAG Spike Set

BASIS OF BEARING:  
STATE PLANE COORDINATES,  
OHIO SOUTH, NAD 83 (2011)  
(DISTANCES SHOWN IN GRID)

- SURVEY REFERENCES:**
- LAND SURVEY 1, PAGE 233
  - LAND SURVEY 26, PAGE 86
  - LAND SURVEY 27, PAGE 152
  - LAND SURVEY 30, PAGE 2
  - LAND SURVEY 33, PAGE 189
  - LAND SURVEY 36, PAGE 103
  - LAND SURVEY 60, PAGE 79

**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 ERRECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

*D. J. S. [Signature]* 1.694  
SECRETARY DATE (6.001 ACRE TRACT)  
MIAMI COUNTY PLANNING COMMISSION

---

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huelkamp PE, PS*  
MIAMI COUNTY ENGINEER

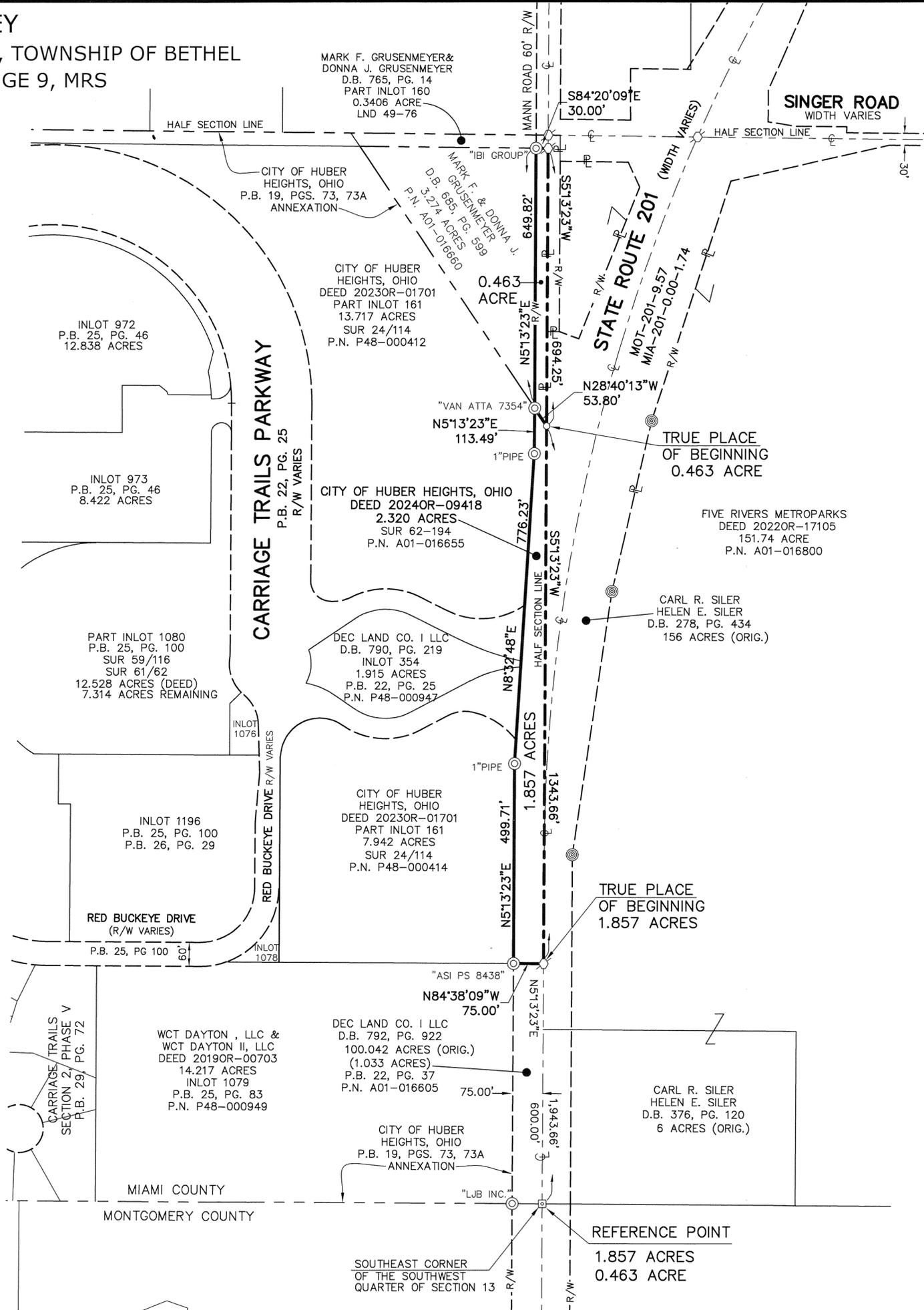
*Jonathan Boyce* 6-5-24  
DEPUTY DATE

**APPROVED**  
Subject to Zoning Approval  
By *Chad S. Snyder* REHS  
Date *5/27/2024*  
Miami County Health District

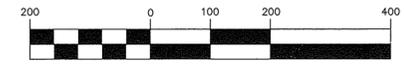
**SURVEYING CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

*Nick Miller [Signature]* 5/24/24  
NICK L. MILLER P.S. #8384 DATE  
2201 PATTERSON HALPIN RD.  
PIQUA, OHIO 45356

PLAT OF SURVEY  
STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL  
SECTION 13, TOWN 2, RANGE 9, MRS



NORTH



( IN FEET )  
1 inch = 200 ft.

LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊠ MONUMENT BOX FOUND WITH 1" REBAR
- MAG NAIL SET
- IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
- ⊙ 6" DIA. CONCRETE MONUMENT FOUND
- ⊗ MAG NAIL FOUND
- ⊕ CENTERLINE OF RIGHT OF WAY
- ⊔ PROPERTY LINE

BASIS OF BEARINGS

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

CERTIFICATION

I hereby certify that the information shown hereon was derived from field measurements and meets the requirements of OAC 4733-37 as setforth therein.

BY David L. Chiesa  
David L. Chiesa  
Registered Surveyor No. 7740  
Date 09/30/24



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS  
MIAMI COUNTY ENGINEER  
Drew Casal 10/17/2024  
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. (1.857 ACRES & 0.463 ACRE)

David L. Chiesa 10/16/2024  
Secretary Date  
Miami County Planning Commission

**ARCADIS**  
8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 2039  
Fax: 614-818-4902  
www.ibigroup.com

4N  
TOWN

6E  
RANGE

21 NE 1/4  
SECTION

MONROE  
TOWNSHIP

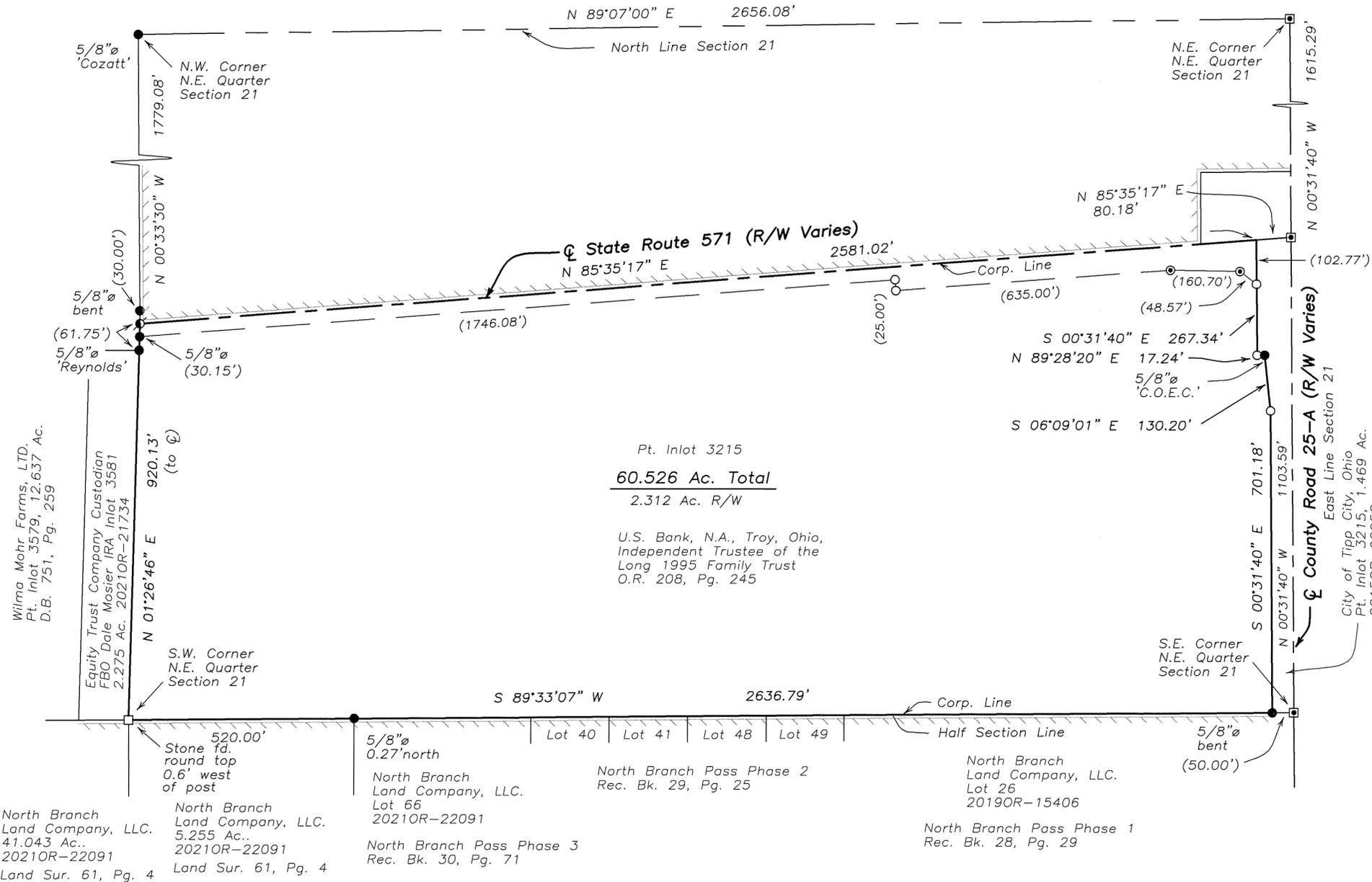
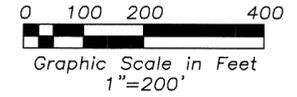
MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 9  
Miami County Engineer's  
Record of Land Surveys

PT. 3215  
INLOT

TIPP CITY  
CORPORATION



**Legend**

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

**References**

- Miami County Engineer's Record of Land Surveys Volume 17, Page 95
  - Volume 32, Page 90
  - Miami County Engineer's Record of Lot Surveys Volume 24, Page 52
  - Miami County Recorder's Plat Records Volume 17, Page 30
  - Volume 26, Page 35C
  - Plats and surveys as noted
- Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid12a, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey of Part Inlot 3215  
for U.S. Bank Trustee

Wilma Mohr Farms, LTD.  
Pt. Inlot 3579, 12.637 Ac.  
D.B. 751, Pg. 259

Equity Trust Company Custodian  
FBO Dale Mosier IRA Inlot 3581  
2.275 Ac. 2021OR-21734

S.W. Corner  
N.E. Quarter  
Section 21

North Branch  
Land Company, LLC.  
41.043 Ac..  
2021OR-22091  
Land Sur. 61, Pg. 4

North Branch  
Land Company, LLC.  
5.255 Ac..  
2021OR-22091  
Land Sur. 61, Pg. 4

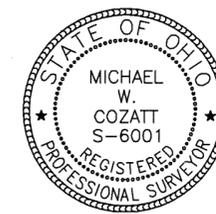
North Branch  
Land Company, LLC.  
Lot 66  
2021OR-22091

North Branch Pass Phase 3  
Rec. Bk. 30, Pg. 71

North Branch Pass Phase 2  
Rec. Bk. 29, Pg. 25

North Branch  
Land Company, LLC.  
Lot 26  
2019OR-15406

North Branch Pass Phase 1  
Rec. Bk. 28, Pg. 29

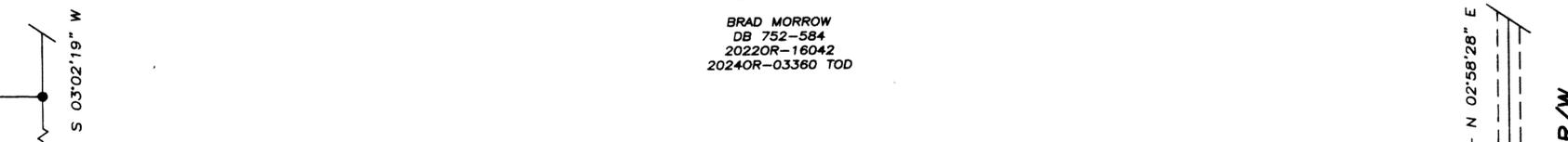
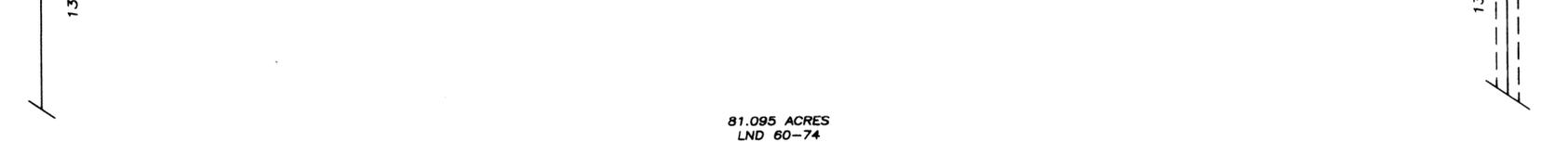
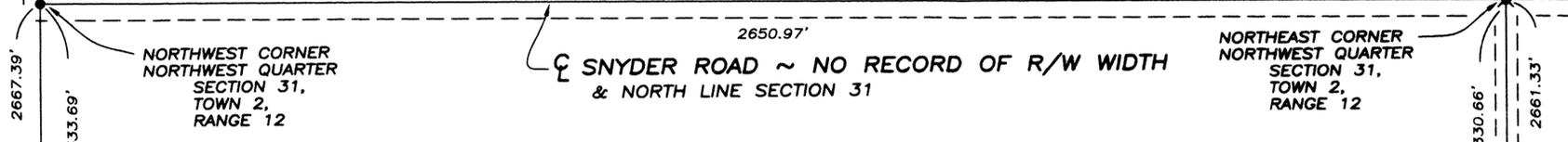
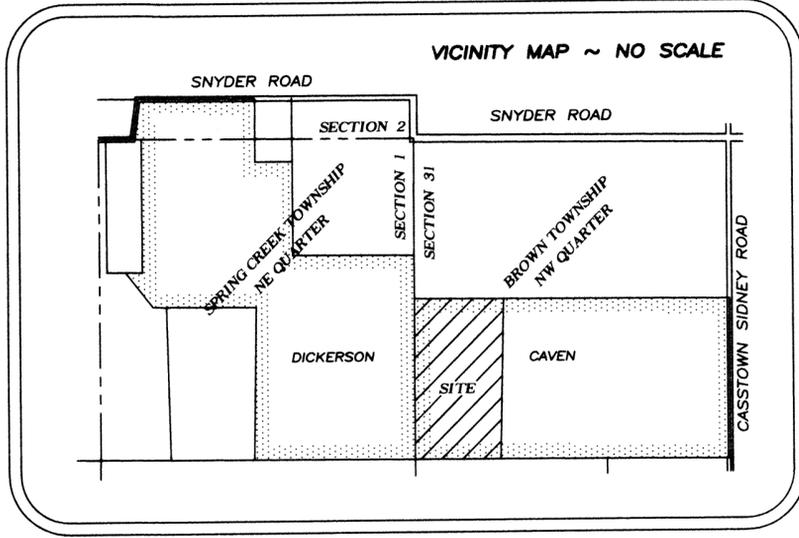


*Michael W. Cozatt* 10/16/24  
MICHAEL W. COZATT Date  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 18824 (937) 339-2921  
File Name: C:\Jobs\2024\18824\18824survey.dwg  
Drawn by: DMC ~ Checked by: MWC

BROWN TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 31, TOWN 2, RANGE 12  
NORTHWEST QUARTER

VOLUME 63 PAGE 10  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
*Paul R. Teaford*  
MIAMI COUNTY ENGINEER  
10/11/2024  
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.

*Jackson Butts* 22.494 AC  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

NOTE: 22.494 ACRE TRACT TO BE  
TRANSFERRED TO ADJACENT OWNER  
TO THE WEST, NO NEW BUILDING  
SITE CREATED BY THIS SURVEY.

117.594 ACRES TOTAL  
LND 49-147  
DICKERSON FAMILY LLC  
20200R-16643

22.494 ACRES  
(WOODED AREA)

81.095 ACRES  
LND 60-74  
BRAD MORROW  
DB 752-584  
20220R-16042  
20240R-03360 TOD

81.141 ACRES  
-22.494 ACRES  
58.647 ACRES REMAINING

THOMAS L. CAVEN  
OR 30-91  
20190R-03712  
20210R-01733 TOD

REFERENCES  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:

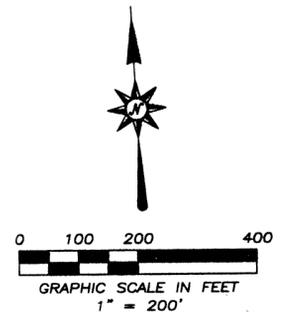
- VOLUME 6, PAGE 146
- VOLUME 24, PAGE 84
- VOLUME 42, PAGE 65
- VOLUME 46, PAGE 100
- VOLUME 49, PAGE 147
- VOLUME 59, PAGE 9
- VOLUME 60, PAGE 74

BASIS OF BEARINGS PER  
LAND SURVEY 24-84

MIAMI COUNTY RECORDER'S RECORDS  
OFFICIAL RECORD 30, PAGE 91  
PLAT BOOK 29, PAGE 1  
DEEDS AS SHOWN HEREON

ROBERT L. & MIRIAM V. DAVIS, TRUSTEES  
DB 698-42

- LEGEND
- CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ✱ MAG NAIL FOUND
  - ✱ RAILROAD SPIKE FOUND



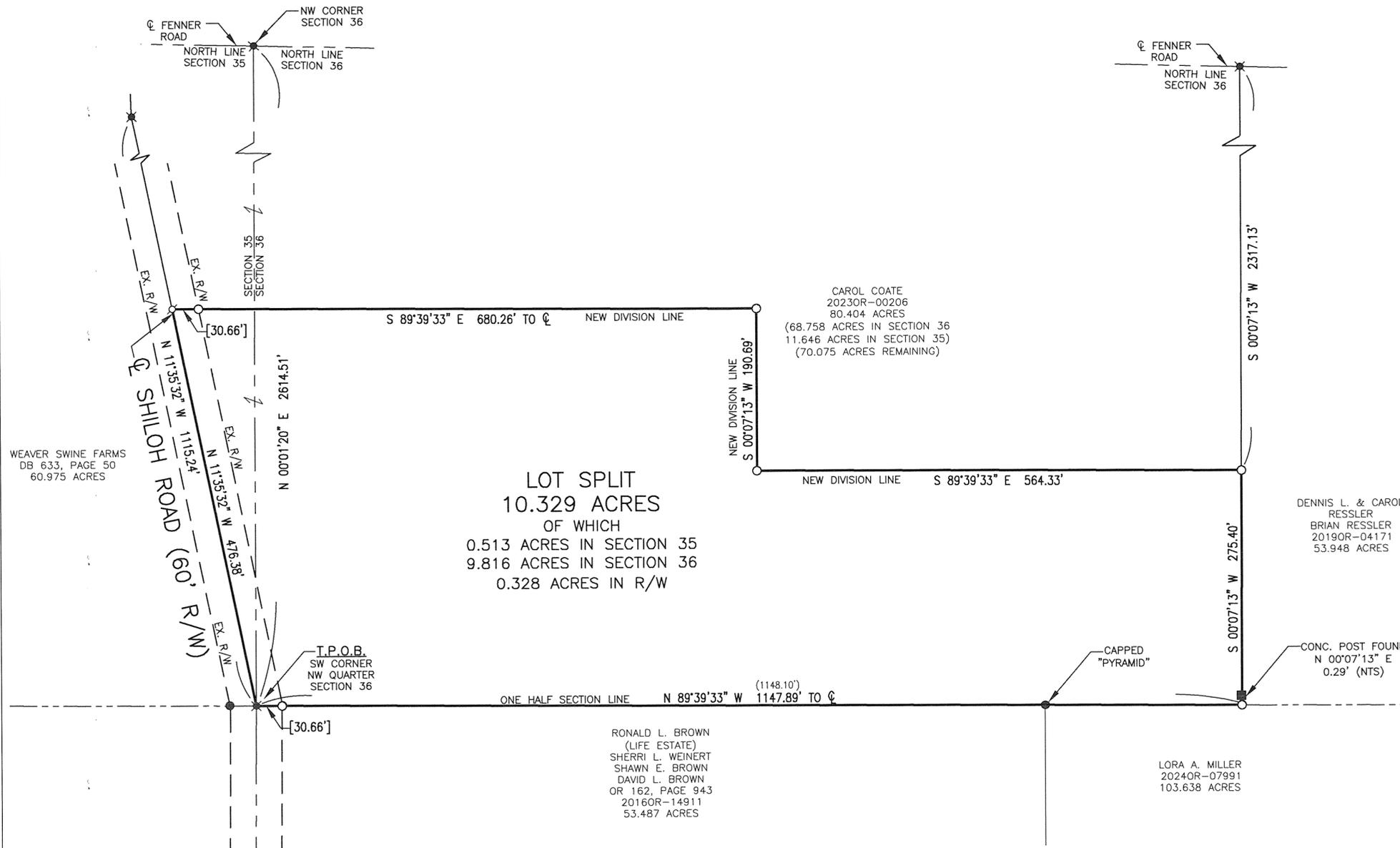
OCTOBER 2, 2024

LOT 10, MELISSON HILLS EAST  
REC 29-1  
TIMOTHY E. & DIXIE L. DEATON  
20210R-00752

SURVEY OF 22.494 ACRES FOR TOM CAVEN  
IN MIAMI COUNTY, OHIO

*Neil E. Teaford, P.S. #7724*

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



**REFERENCES:**

**LAND SURVEYS:**

- VOLUME 50, PAGE 141
- VOLUME 43, PAGE 82
- VOLUME 38, PAGE 197
- VOLUME 31, PAGE 109
- VOLUME 31, PAGE 45
- VOLUME 25, PAGE 50
- VOLUME 24, PAGE 96
- AND AS SHOWN HEREON

**DEEDS:**

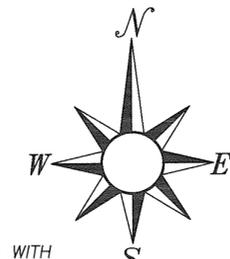
AS SHOWN HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF SHILOH ROAD BEARING N 11°35'32\"/>

**CERTIFICATION:**

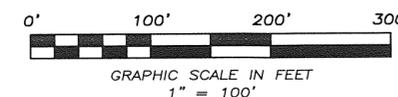
I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

*Bernard D. Kienow Jr.*  
 BERNARD D. KIENOW JR.  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #7456



**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
- 4"X4" CONCRETE FENCE POST FOUND
- ( ) REFERENCED DISTANCE OF RECORD



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS:

**Paul P. Huelskamp, PE, PS**  
 MIAMI COUNTY ENGINEER

*Paul P. Huelskamp*  
 DEPUTY      DATE **10-24-24**

LOT SPLIT SURVEY OF 10.329 ACRES FOR: CAROL COATE LOCATED IN NEWTON TOWNSHIP, MIAMI COUNTY ~ DATE 10/18/2024

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 #532.24      DRAWN BY: SES      CHECKED BY: JJB

MIAMI  
COUNTY

PIQUA  
CITY

PT. INLOT 66/67  
LOT

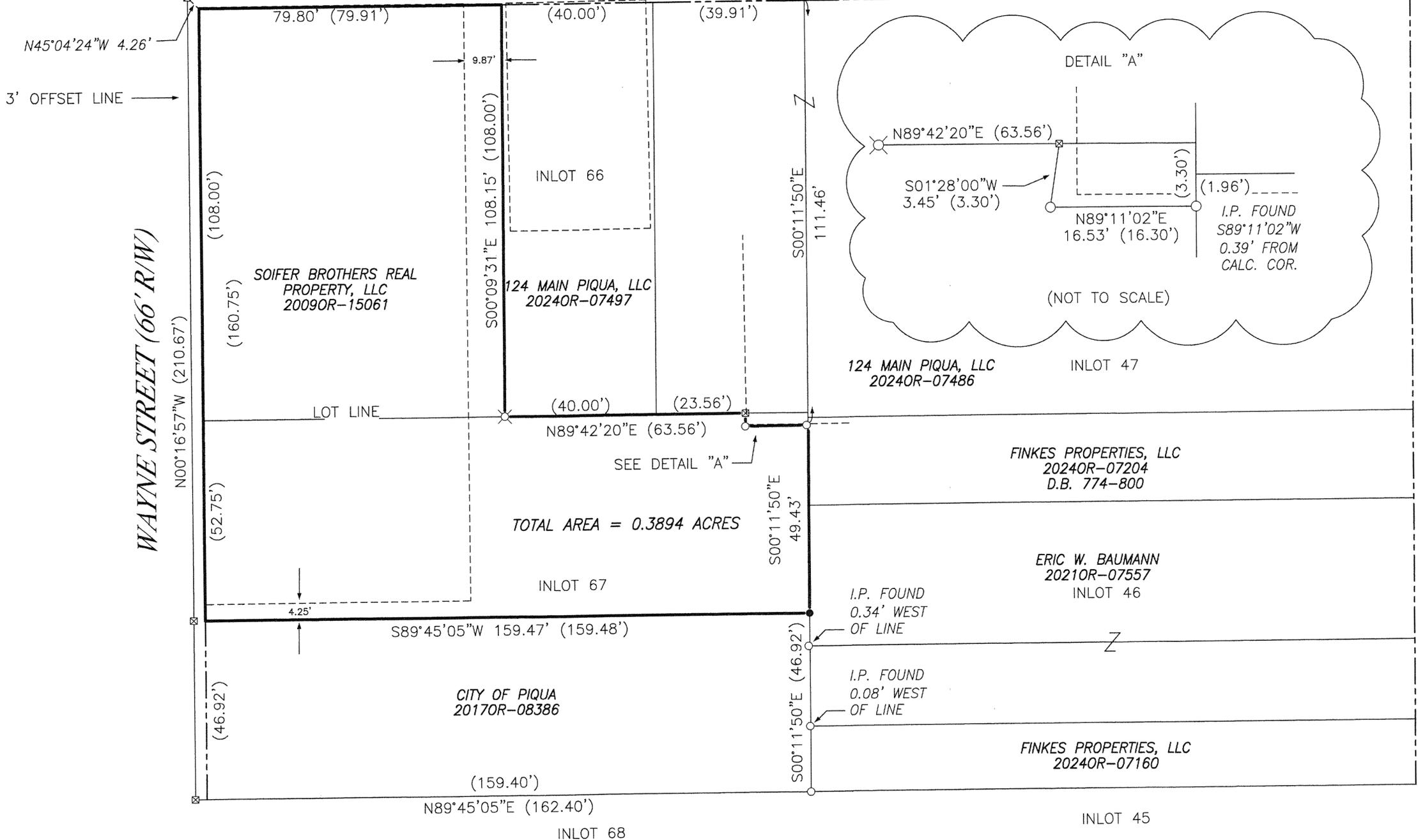
OHIO  
STATE

VOLUME 63 PAGE 12  
MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS

### WATER STREET (66' R/W)

3' OFFSET LINE

N89°42'09"E (325.65')



TOTAL AREA = 0.3894 ACRES

#### REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORD OF LOT SURVEYS:

VOLUME 2, PAGE 114  
VOLUME 12, PAGE 28  
VOLUME 13, PAGE 84  
VOLUME 14, PAGE 156  
VOLUME 17, PAGE 128  
VOLUME 16, PAGE 57

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS:

VOLUME 57, PAGE 184

#### LEGEND

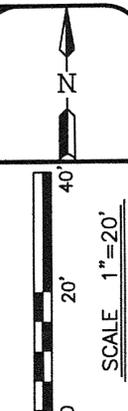
- IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP
- ☒ CROSS NOTCH SET
- IRON PIN FOUND
- ⊗ MAG NAIL FOUND
- ☐ CROSS NOTCH FOUND
- ( ) CALLED DIMENSION
- EXISTING BUILDING LINE
- EX. R/W
- PROPERTY LINE OF TRACT BEING SURVEYED

SURVEYED BY:



*Jacob D. Subler*  
**JACOB D. SUBLER**  
 REG. SURVEYOR #8910  
 DATE: 10-16-2024

BEARINGS BASED ON NAD83 (NSRS2011) OHIO  
STATE PLANE COORDINATES, SOUTH ZONE (3402).



Mote & Associates, Inc.  
**ENGINEERING, LAND SURVEYING**  
 214 WEST 4th STREET - GREENVILLE, OHIO 45331  
 E-MAIL: info@moteassociates.com  
 PHONE: (937) 548-7511  
 FAX: (937) 548-7484  
 WEBSITE: www.moteassociates.com

OHIO  
 MIAMI COUNTY  
 SURVEY OF PART LOT 66 & PART LOT 67 IN  
 THE CITY OF PIQUA FOR THE CITY OF PIQUA

REVISIONS:

DATE: 10/16/2024

DRAWN: JDS

CHECKED: LJB

JOB NO.  
PQ16100724

DRAWING NO.  
1C2916

# SURVEY FOR BURNSKI LLC

BEING A SURVEY OF 18.486 ACRES AND BEING LOCATED IN THE N.W. QUARTER OF SECTION 9, TOWN 4 NORTH, RANGE 6 EAST, MONROE TWP., MIAMI COUNTY, OHIO.

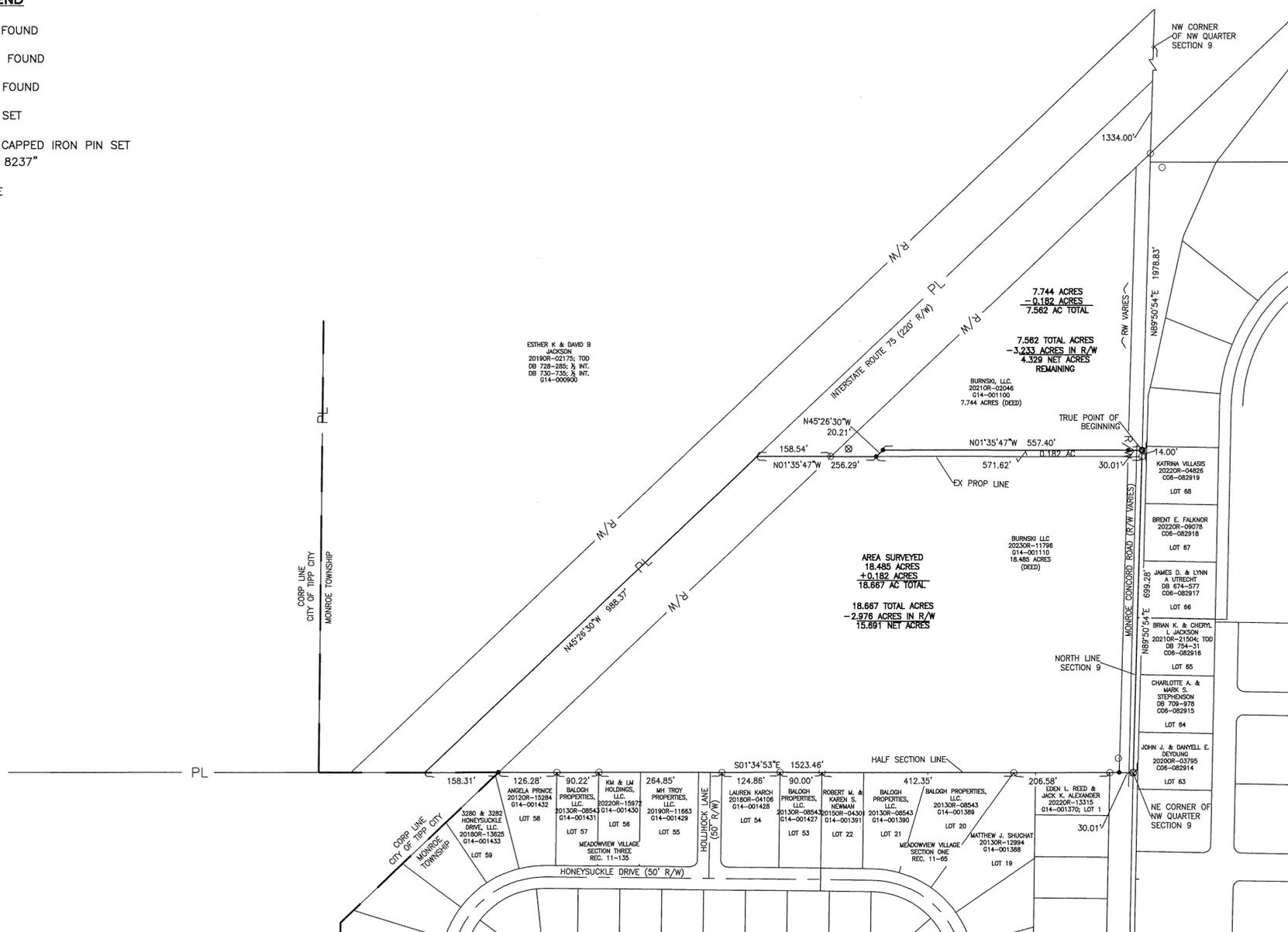
## REFERENCES

LAND SURVEY, VOL. 3, PAGE 21  
 LAND SURVEY, VOL. 4, PAGE 51  
 LAND SURVEY, VOL. 47, PAGE 21  
 RECORDERS BOOK VOL. 11, PAGE 65  
 RECORDERS BOOK VOL. 11, PAGE 135  
 RECORDERS BOOK VOL. 12, PAGE 136A  
 ALL DEEDS ON RECORD

VOLUME 63 PAGE 13  
 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

## LEGEND

- = IRON PIN FOUND
- ⊙ = IRON PIPE FOUND
- ⊗ = MAG NAIL FOUND
- = MAG NAIL SET
- = 5/8"x30" CAPPED IRON PIN SET "MESCHER 8237"
- = CORP LINE



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:

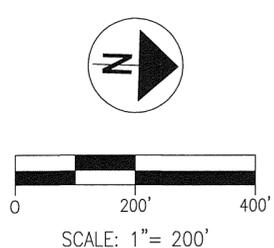
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

*Paul P. Huelksany* 10/30/2024 (0.182 ACRE TRACT)  
 SECRETARY  
 MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huelksany, PE, PS*  
 MIAMI COUNTY ENGINEER

*Mark S. Stoms* 10/30/24  
 DEPUTY DATE



*Craig W. Mescher*  
 CRAIG W. MESCHER, P.S. #8237 DATE

STATE OF OHIO

CRAIG W. MESCHER

8237

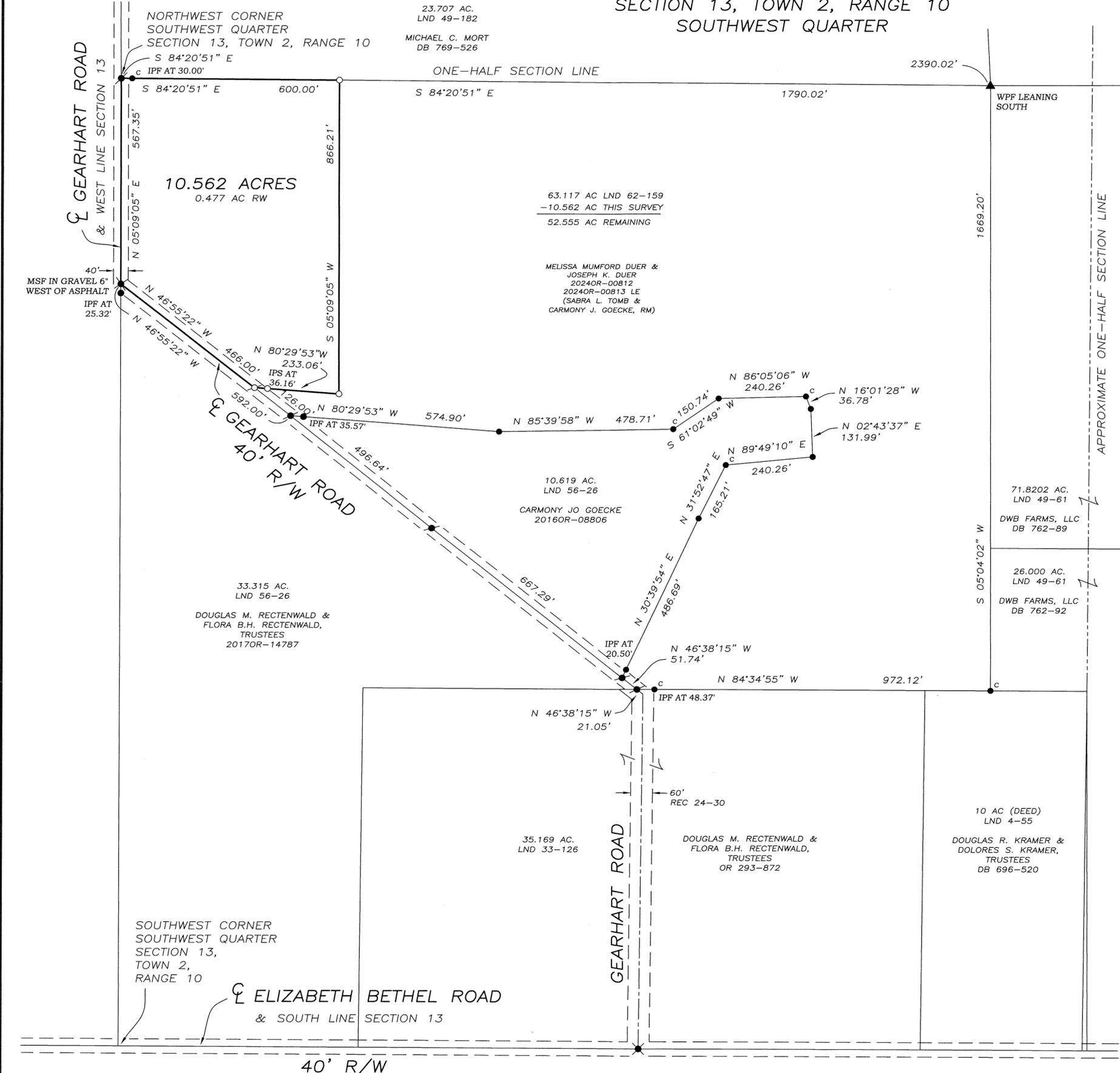
REGISTERED PROFESSIONAL SURVEYOR

**ACCESS**  
 Engineering Solutions

www.accessengllc.com | 419-586-1430

PROJECT NO.: 223890.16	DRAWN BY: AMS
DATE: OCTOBER 2024	CHECKED BY: NKT

ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 13, TOWN 2, RANGE 10  
SOUTHWEST QUARTER



LEGEND

- 5/8" CAPPED IRON PIN SET
- ∅ MAG NAIL SET
- IRON PIN FOUND
- CAPPED IRON PIN FOUND
- MAG NAIL SET OVER
- BURIED MONUMENT FOUND
- ✱ MAG SPIKE FOUND
- ▲ WOOD POST FOUND

REFERENCES

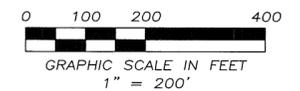
RECORDS USED TO PREPARE SURVEY:

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 33, PAGE 126  
VOLUME 48, PAGE 176  
VOLUME 49, PAGE 7  
VOLUME 49, PAGE 19  
VOLUME 49, PAGE 61  
VOLUME 49, PAGE 182  
VOLUME 56, PAGE 26  
VOLUME 62, PAGE 159

MIAMI COUNTY RECORDER'S RECORDS:

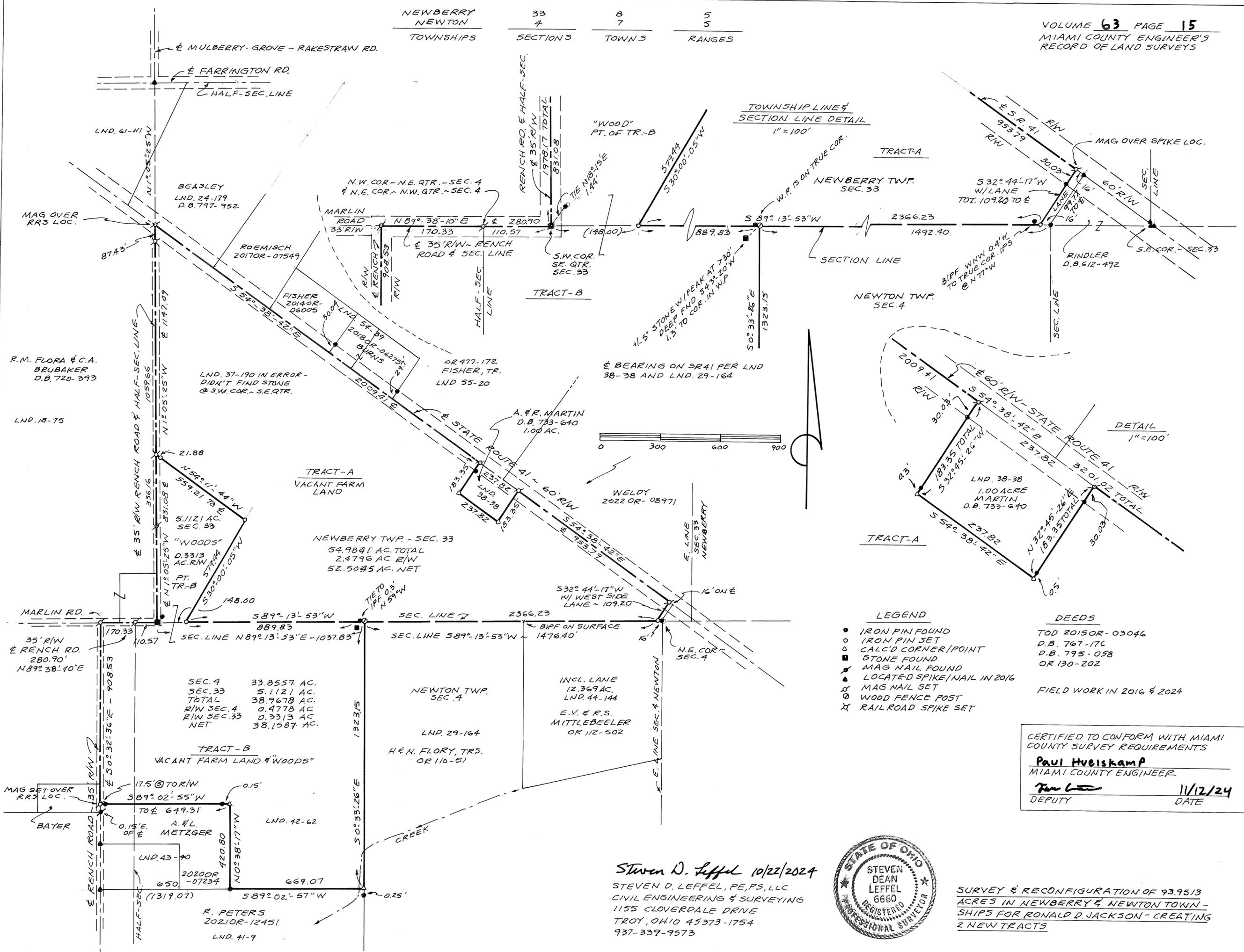
- PLAT BOOK 24, PAGE 30  
DEEDS AS SHOWN HEREON

BASIS OF BEARINGS  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.

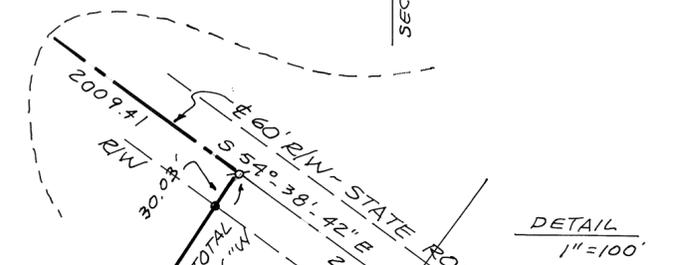


OCTOBER 31, 2024	SURVEY OF A 10.562 ACRE TRACT FOR SABRA TOMB IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

NEWBERRY 33 8 5  
 NEWTON 4 7 5  
 TOWNSHIPS SECTIONS TOWNS RANGES



TOWNSHIP LINE &  
 SECTION LINE DETAIL  
 1" = 100'



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ◻ CALC'D CORNER/POINT
- STONE FOUND
- ⊕ MAG NAIL FOUND
- ⊕ LOCATED SPIKE/NAIL IN 2016
- ⊕ MAG NAIL SET
- ⊕ WOOD FENCE POST
- ⊕ RAILROAD SPIKE SET

DEEDS

- TOD 2015OR-03046
- D.B. 767-176
- D.B. 795-058
- OR 130-202
- FIELD WORK IN 2016 & 2024

CERTIFIED TO CONFORM WITH MIAMI  
 COUNTY SURVEY REQUIREMENTS  
**Paul Hvelskamp**  
 MIAMI COUNTY ENGINEER  
 Deputy DATE 11/12/24

Steven D. Leffel 10/22/2024  
 STEVEN D. LEFFEL, PE, PS, LLC  
 CIVIL ENGINEERING & SURVEYING  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45373-1754  
 937-339-9573



SURVEY & RECONFIGURATION OF 93.9513  
 ACRES IN NEWBERRY & NEWTON TOWNSHIPS  
 FOR RONALD D. JACKSON - CREATING  
 2 NEW TRACTS

SEC. 4	33.8557 AC.
SEC. 33	5.1121 AC.
TOTAL	38.9678 AC.
R/W SEC. 4	0.4778 AC.
R/W SEC. 33	0.3313 AC.
NET	38.1587 AC.

INCL. LANE  
 12.369 AC.  
 LND. 44-144  
 E.V. & R.S.  
 MITTLEBEELER  
 OR 112-502

NEWBERRY TWP - SEC. 33  
 54.9841 AC. TOTAL  
 2.4796 AC. R/W  
 52.5045 AC. NET

2  
TOWN

9 BTMRS  
RANGE

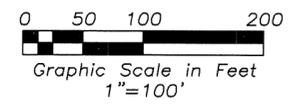
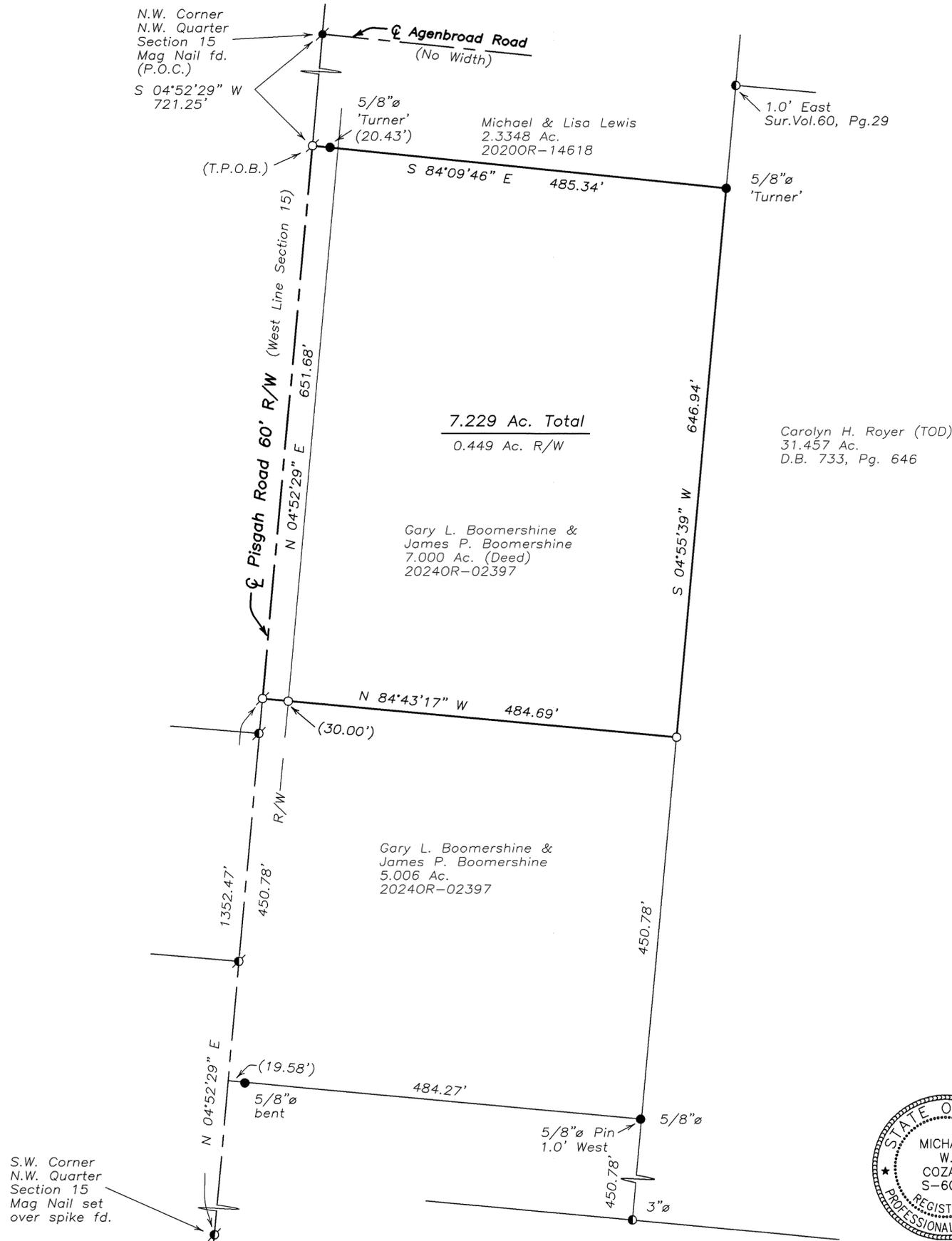
15 NW 1/4  
SECTION

BETHEL  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 16  
Miami County Engineer's  
Record of Land Surveys



- Legend**
- Iron Pipe Found
  - Iron Pin Found
  - 5/8" Capped Iron Pin Set (Cozatt, S6001)
  - ⊕ Mag Nail Found
  - ⊕ Mag Nail Set
  - ⊕ Mag Nail Set over Spike Fd.
  - ⊕ R.R. Spike Found
  - ⊕ Gin Spindle Set
  - ⊕ Gin Spindle Found
  - Stone Found
  - ⊕ Monument Found
  - ⊕ Pin in Monument Box

- References**
- Miami County Engineer's  
Record of Land Surveys
- Volume 20, Page 85
  - Volume 24, Page 73
  - Volume 26, Page 68
  - Volume 43, Page 134
  - Volume 45, Page 175
  - Volume 47, Page 29
  - Volume 60, Page 29

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

Survey of existing tract  
for Boomershine

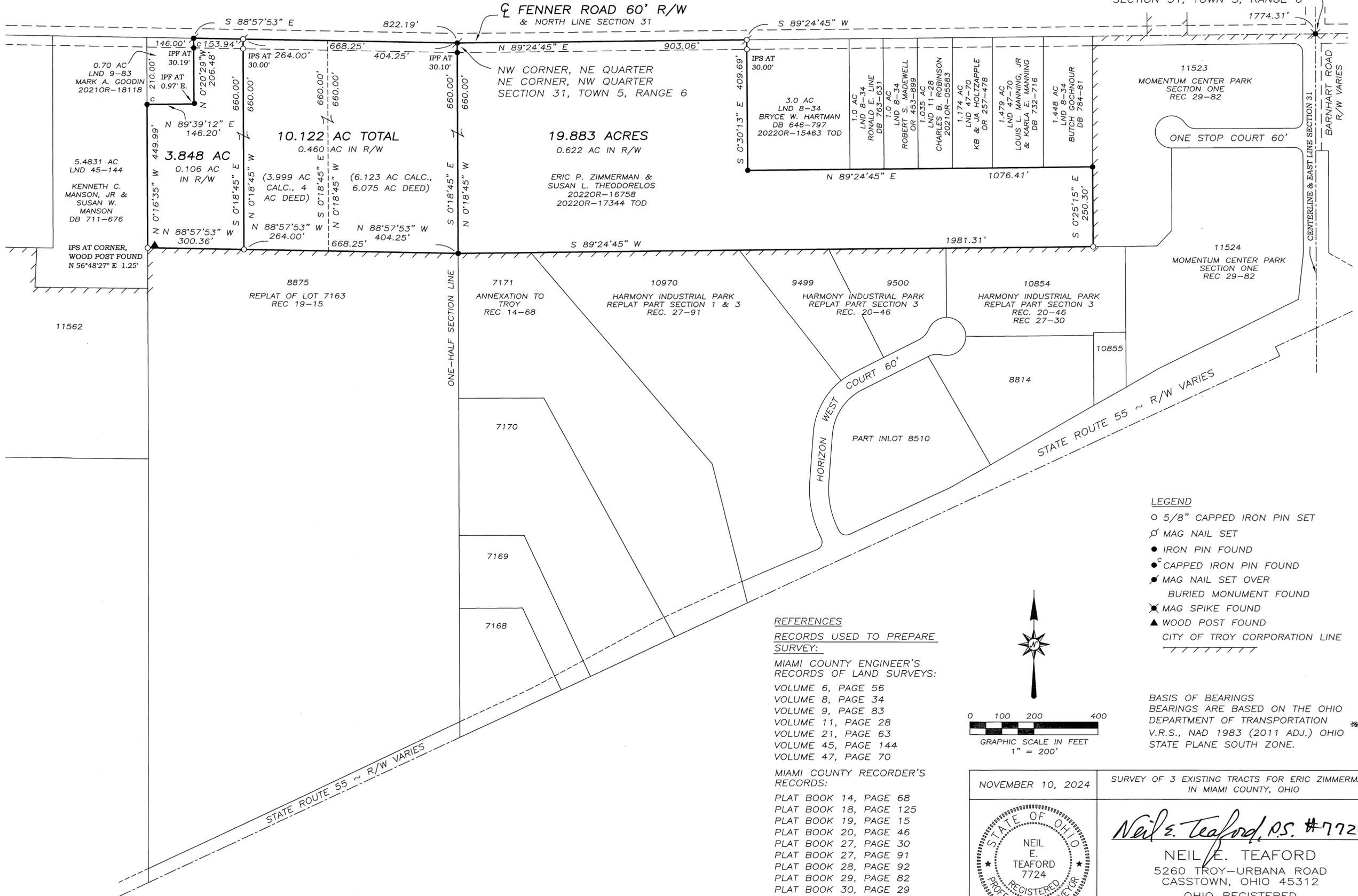


*Michael W. Cozatt* 11/11/24  
Date  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 19924 (937) 339-2921  
File Name: C:\Jobs\2024\19924\19924survey.dwg  
Drawn by: DMC ~ Checked by: MWC

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 31, TOWN 5, RANGE 6  
NORTHWEST & NORTHEAST QUARTER

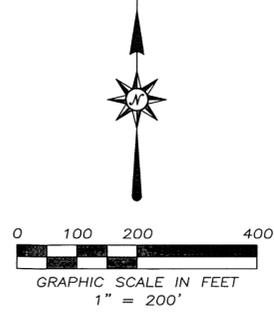
VOLUME 63 PAGE 17  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
NE CORNER, NE QUARTER  
SECTION 31, TOWN 5, RANGE 6



- LEGEND**
- 5/8" CAPPED IRON PIN SET
  - ⊗ MAG NAIL SET
  - IRON PIN FOUND
  - CAPPED IRON PIN FOUND
  - ⊗ MAG NAIL SET OVER
  - BURIED MONUMENT FOUND
  - ⊗ MAG SPIKE FOUND
  - ▲ WOOD POST FOUND
  - CITY OF TROY CORPORATION LINE

**REFERENCES**  
RECORDS USED TO PREPARE SURVEY:

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 6, PAGE 56  
VOLUME 8, PAGE 34  
VOLUME 9, PAGE 83  
VOLUME 11, PAGE 28  
VOLUME 21, PAGE 63  
VOLUME 45, PAGE 144  
VOLUME 47, PAGE 70
- MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 14, PAGE 68  
PLAT BOOK 18, PAGE 125  
PLAT BOOK 19, PAGE 15  
PLAT BOOK 20, PAGE 46  
PLAT BOOK 27, PAGE 30  
PLAT BOOK 27, PAGE 91  
PLAT BOOK 28, PAGE 92  
PLAT BOOK 29, PAGE 82  
PLAT BOOK 30, PAGE 29
- DEEDS AS SHOWN HEREON.



BASIS OF BEARINGS  
BEARINGS ARE BASED ON THE OHIO  
DEPARTMENT OF TRANSPORTATION  
V.R.S., NAD 1983 (2011 ADJ.) OHIO  
STATE PLANE SOUTH ZONE.

NOVEMBER 10, 2024	SURVEY OF 3 EXISTING TRACTS FOR ERIC ZIMMERMAN IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

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

LEGEND

- 5/8" CAPPED IRON PIN SET
- CAPPED IRON PIN FOUND
- ✕ GIN SPINDLE FOUND
- ◆ MAG NAIL FOUND
- ◊ MAG NAIL SET OVER MONUMENT FOUND

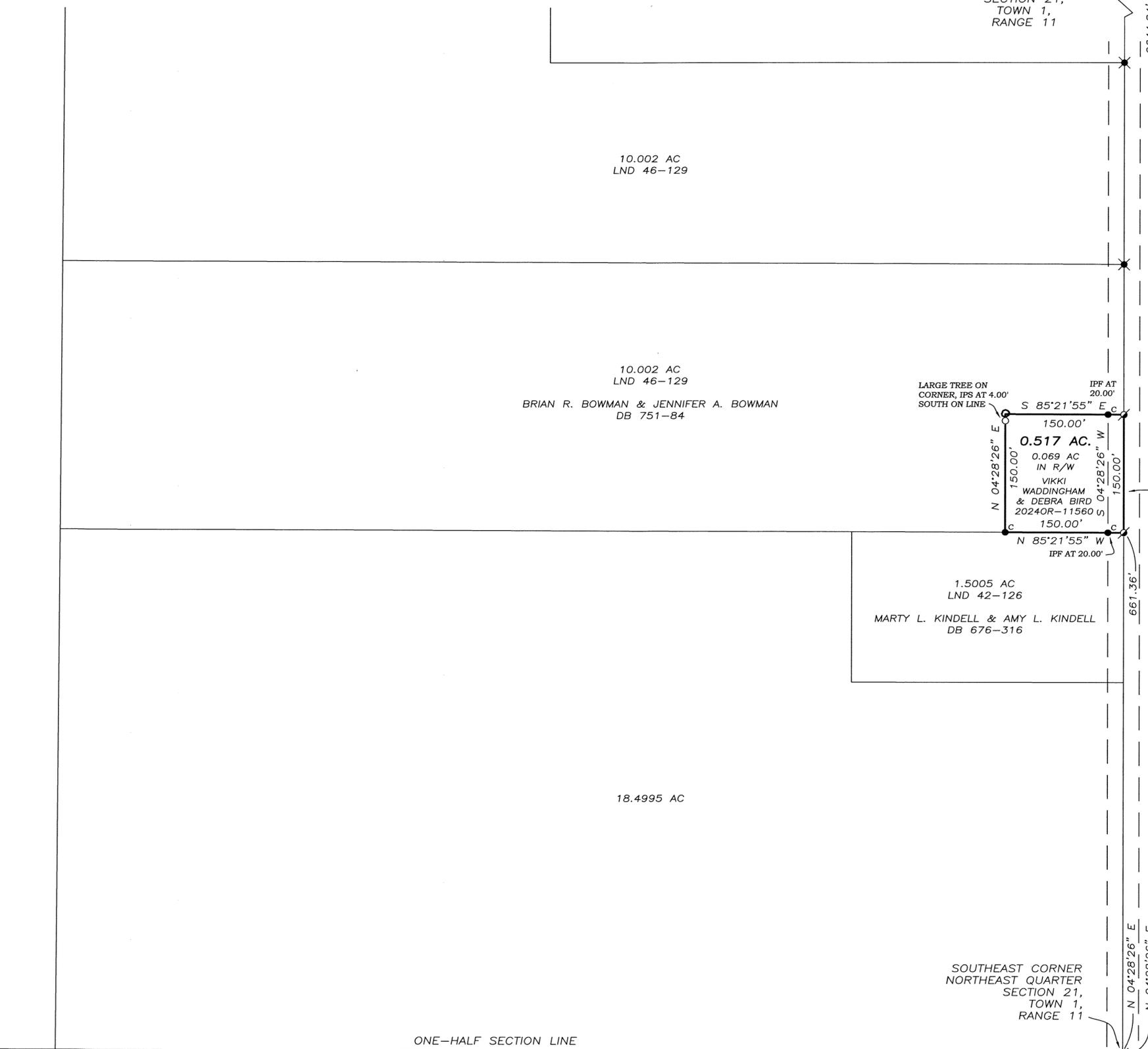
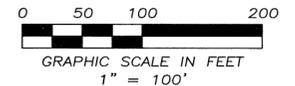
REFERENCES

RECORDS USED TO PREPARE SURVEY:

- MIAMI COUNTY ENGINEER'S RECORDS:  
LAND SURVEY 35, PAGE 108  
LAND SURVEY 42, PAGE 126  
LAND SURVEY 46, PAGE 129  
LAND SURVEY 46, PAGE 139  
LAND SURVEY 47, PAGE 187  
LAND SURVEY 50, PAGE 12

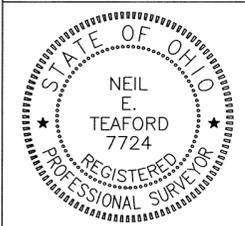
- MIAMI COUNTY RECORDER'S RECORDS:  
DEED BOOK 374, PAGE 279  
DEEDS AS SHOWN HEREON

BASIS OF BEARING:  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.



NOVEMBER 12, 2024

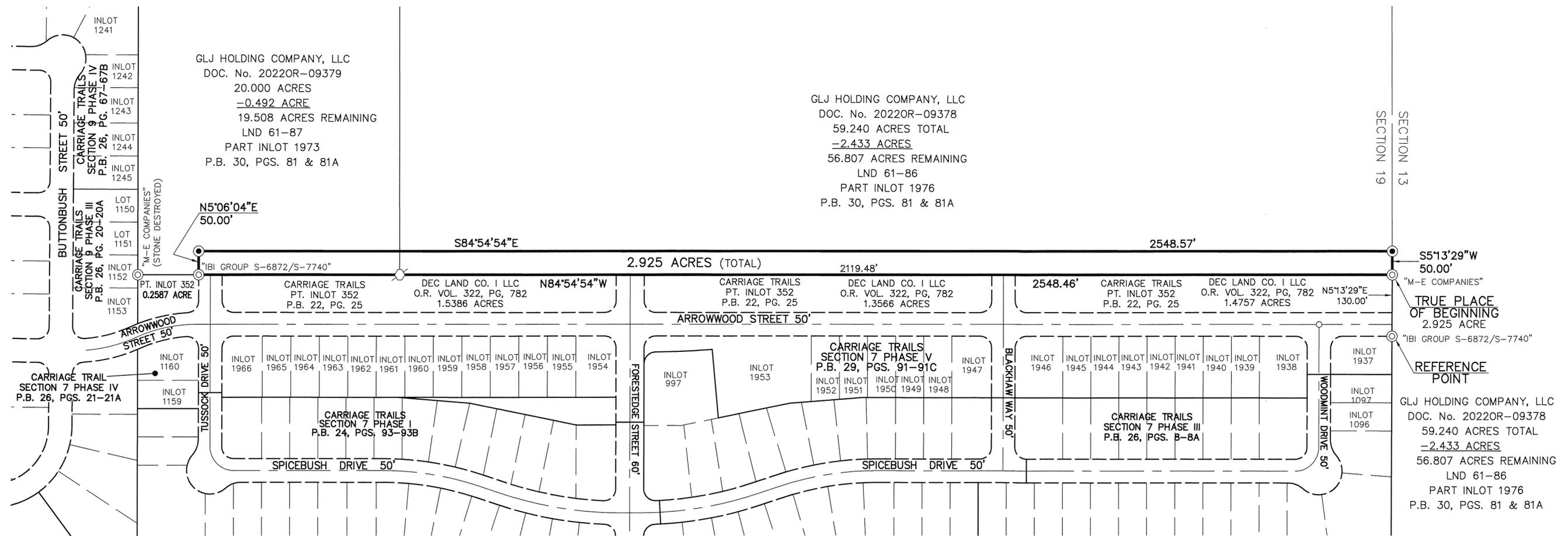
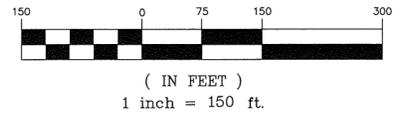
SURVEY OF EXISTING TRACT FOR THE ESTATE OF BETTY APPLE IN MIAMI COUNTY, OHIO



*Neil E. Teaford, P.S. #7724*  
NEIL E. TEAFORD  
5260 TROY-URBANA ROAD  
CASSTOWN, OHIO 45312  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724

# SURVEY PLAT

## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, PART INLOTS 1973 & 1976



**REFERENCES:**  
 MIAMI COUNTY RECORDER'S DEED RECORDS:  
 O.R. 322, PG. 782 DOC. No. 2022OR-09379  
 DOC. No. 2022R-09378  
  
 MIAMI COUNTY RECORDERS PLAT RECORDS  
 P.B. 22, PG. 25 P.B. 29, PG. 91-91C  
 P.B. 26, PG. 20-20A P.B. 26, PG. 21-21A  
 P.B. 30, PG. 81-81A

- LEGEND**
- ⊙ IRON PIN FOUND AS NOTED
  - ⊙ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "IBI GROUP S-6872,S-7740"
  - ⊙ STONE FOUND
  - MAG NAIL FOUND

**APPROVED:**  
 THIS SURVEY PLAT IS ACCEPTED AND APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO.  
 ON November 12, 2024  
  
 CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

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

**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.



ARCADIS  
 BY   
 David L. Chiesa P.S.  
 Registered Surveyor No. 7740

UNION TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 3, TOWN 7, RANGE 4  
NORTHEAST QUARTER

VOLUME 63 PAGE 20  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

- 5/8" DIA. CAPPED IRON PIN SET
- IRON PIN FOUND
- CAPPED IRON PIN FOUND
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- //// VILLAGE OF LAURA CORPORATION LINE

REFERENCES

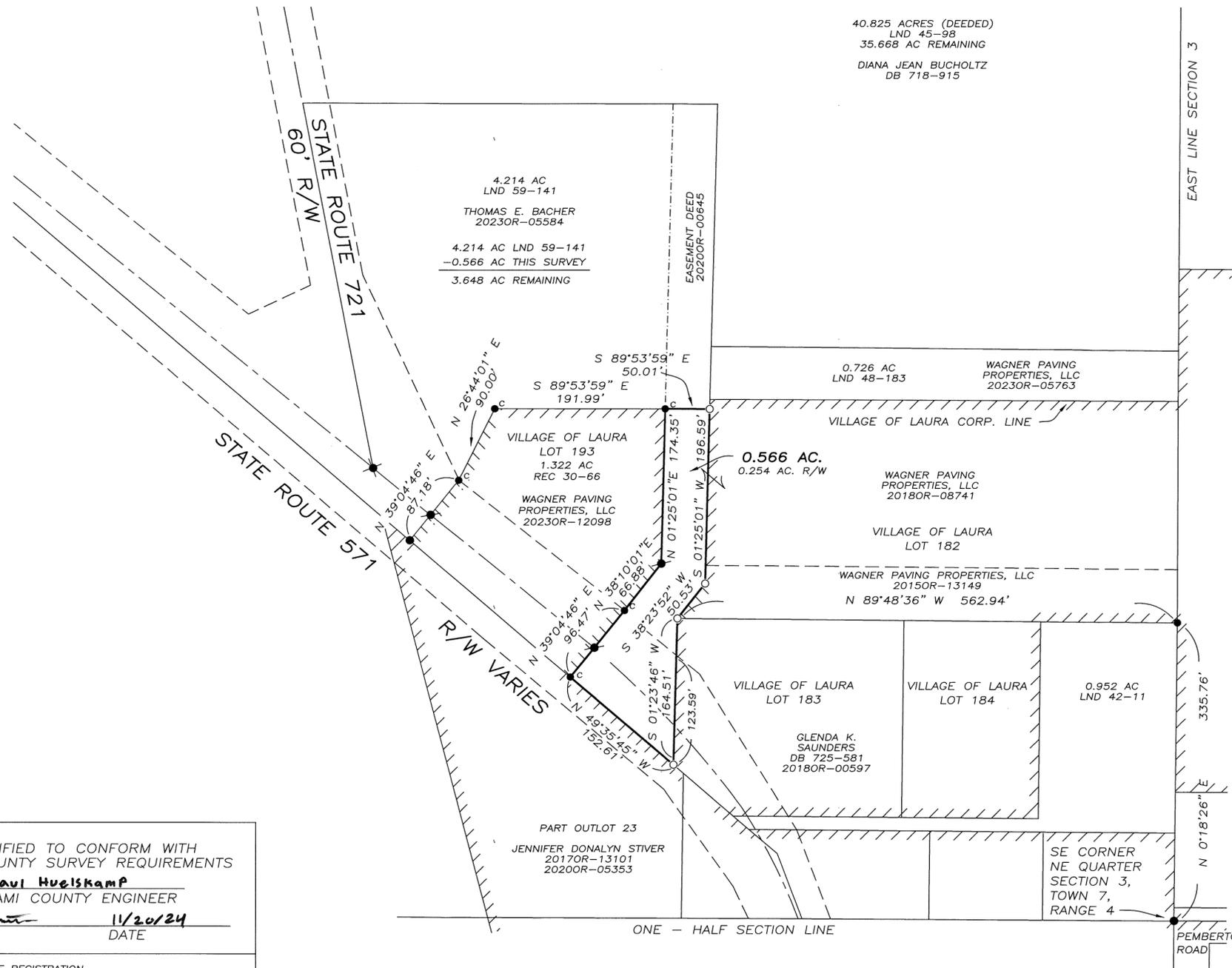
RECORDS USED TO PREPARE SURVEY:

MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:  
LOT SURVEY 5, PAGE 112  
LAND SURVEY 16, PAGE 182  
LAND SURVEY 42, PAGE 11  
LAND SURVEY 45, PAGE 98  
LAND SURVEY 48, PAGE 183  
LAND SURVEY 59, PAGE 141  
LAND SURVEY 62, PAGE 80

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 27, PAGE 84  
PLAT BOOK 30, PAGE 66  
DEEDS AS SHOWN HEREON

BASIS OF BEARING:  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.

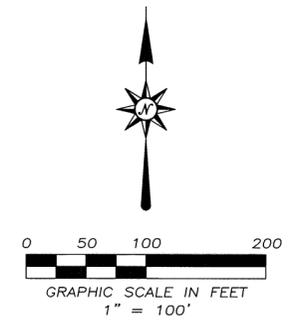


CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul Huelshamp**  
MIAMI COUNTY ENGINEER  
*Jim Carr* 11/20/24  
DEPUTY DATE

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 ERRECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

*Jackson Bennett* 0.566 AC  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

NOTE: 0.566 ACRE TRACT TO BE CONVEYED TO WAGNER PAVING PROPERTIES, LLC, ADJACENT TO THE EAST AND WEST, NO NEW BUILDING SITE CREATED BY THIS SURVEY.



OCTOBER 26, 2024  
SURVEY FOR WAGNER PAVING IN MIAMI COUNTY, OHIO  
*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 JUSTIN SHANNON

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

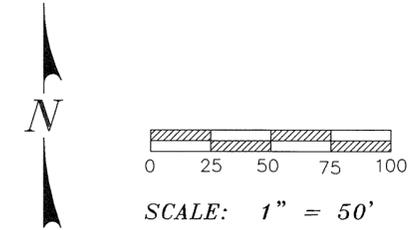
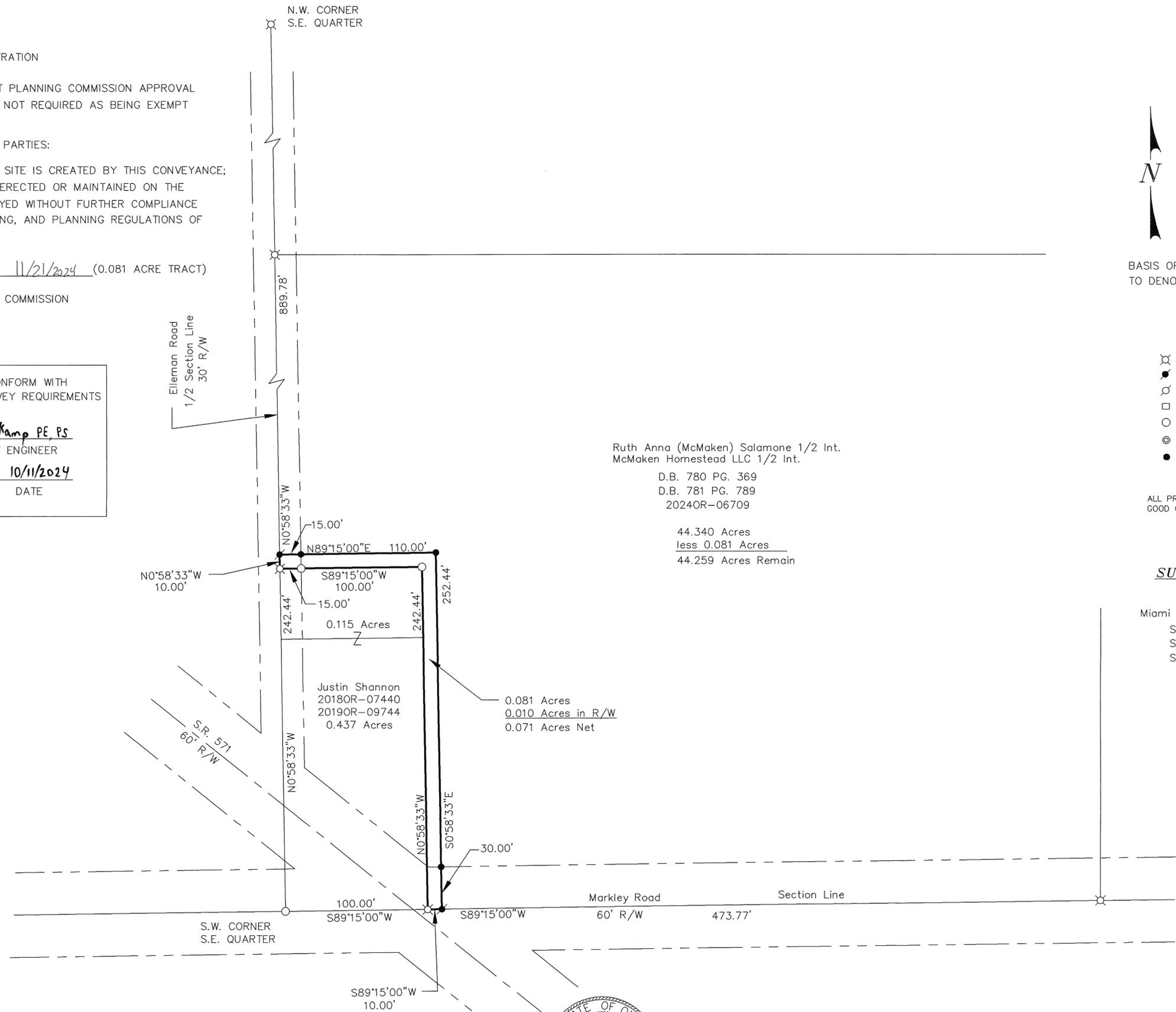
NOTICE IS GIVEN TO ALL PARTIES:

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.

Dakota Bennett 11/21/2024 (0.081 ACRE TRACT)  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS  
MIAMI COUNTY ENGINEER  
Debra Casel 10/11/2024  
DEPUTY DATE



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

LEGEND

- ⊗ SPIKE FOUND
- MAG NAIL SET
- ⊙ PK NAIL FOUND
- STONE FOUND
- REBAR FOUND
- ⊙ ANGLE IRON FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"

ALL PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE

SURVEY REFERENCES

- Miami County Engineer's Record of Land Surveys
- Survey Volume 7 Page 105
- Survey Volume 9 Page 182
- Survey Volume 50 Page 127



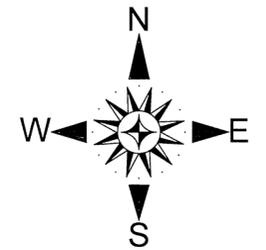
Larry J. Bill  
LARRY J. BILL, P.S. #7557  
Oct 9, 2024  
DATE

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

**E.L. LAVY & SONS - PLAT OF SURVEY**

TOWN 7N RANGE 5E SECTION NW 1/4 & SW 1/4 ~15 TOWNSHIP NEWTON COUNTY MIAMI STATE OHIO

VOLUME 63, PAGE 22  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



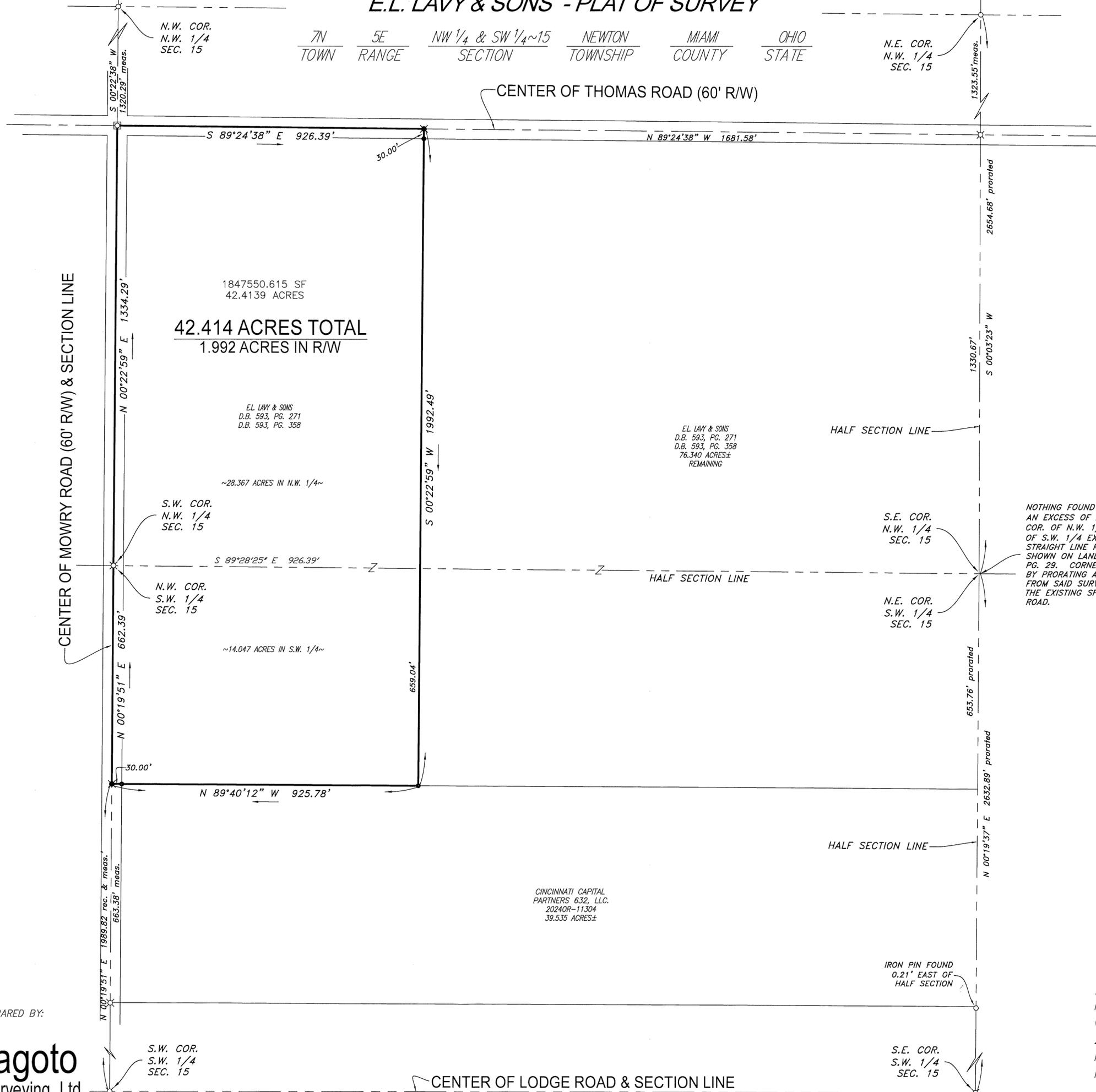
- LEGEND**
- --5/8" X 30" REBAR WITH CAP SET
  - ⊗ --RAILROAD SPIKE FOUND
  - --IRON PIN FOUND
  - ⊠ --GIN SPINDLE SET
  - ♁ --MAG NAIL FOUND
  - ⊞ --IRON PIN WITHIN A MONUMENT BOX FOUND

BEARINGS BASED UPON STATE PLANE  
 COORDINATES NAD 83, GEOID 126,  
 OHIO SOUTH ZONE  
 SCALE 1"=200'  
 0 100 200 400

**SURVEY REFERENCES:**

- MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS  
 VOL. 3, PG. 29  
 VOL. 27, PG. 158  
 VOL. 33, PG. 84  
 VOL. 33, PG. 93  
 VOL. 37, PG. 48  
 VOL. 40, PG. 79  
 VOL. 45, PG. 193  
 VOL. 48, PG. 107  
 VOL. 54, PG. 65  
 VOL. 57, PG. 110  
 VOL. 60, PG. 66

- MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 VOL. 23, PG. 76



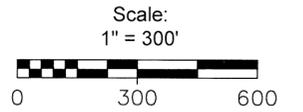
*Randall J. Magoto* 11/26/24  
 RANDALL J. MAGOTO DATE  
 OHIO PROFESSIONAL SURVEYOR #7768  
 2723 Loy Road, Ft. Loramie, Ohio 45845  
 Phone #937-418-7783  
 MagotoSurvey@gmail.com

PREPARED BY:  
**Magoto**  
 Land Surveying, Ltd.

# Knoop Survey

NE & NW Quarter Section 23, T. 2, R. 11, M.R.S.,  
SE Quarter Section 24, T. 2, R. 11, M.R.S.,  
Brown Township, Miami County, Ohio

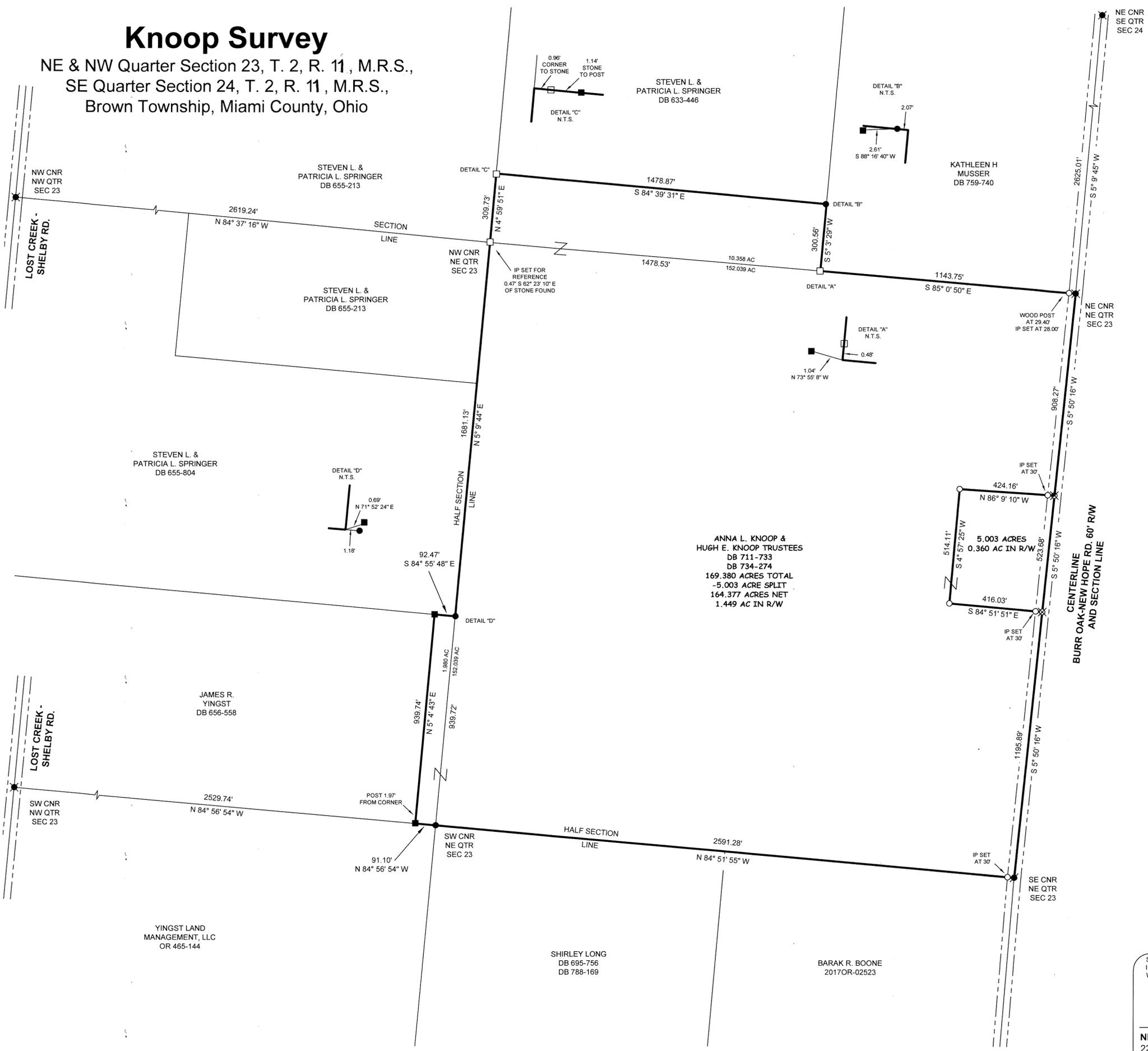
VOLUME **63**, PAGE **23**  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



BASIS OF BEARING:  
STATE PLANE COORDINATES,  
OHIO SOUTH, NAD 83 (2011)  
(DISTANCES SHOWN IN GRID)

**SURVEY REFERENCES:**  
LAND SURVEY 1, PAGE 97  
LAND SURVEY 2, PAGE 127  
LAND SURVEY 3, PAGE 335  
LAND SURVEY 3, PAGE 421  
LAND SURVEY 22, PAGE 66  
LAND SURVEY 24, PAGE 147  
LAND SURVEY 26, PAGE 90  
LAND SURVEY 34, PAGE 125  
LAND SURVEY 36, PAGE 87  
LAND SURVEY 36, PAGE 150  
LAND SURVEY 38, PAGE 176  
LAND SURVEY 50, PAGE 1

- Legend**
- ⊗ Railroad Spike Found
  - Iron Pin Found
  - MAG Nail Found
  - Wood Corner Post
  - Stone Found
  - Iron Pin Set
  - ⊗ MAG Spike Set



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelkamp PE, PS  
MIAMI COUNTY ENGINEER

Dave Jacquemin 11-4-24  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

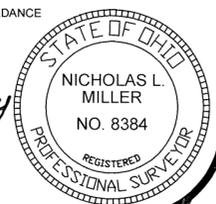
Jackson Bennett 11-27-24  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

REHS 11/26/24  
BY DATE  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

SURVEYING CERTIFICATION:  
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE  
WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

Nick Miller 10/31/24  
NICK L. MILLER P.S. #8384  
2201 PATTERSON HALPIN RD.  
PIQUA, OHIO 45356



TROY CORPORATION SECTION IN LOTS

SEC. LINE

N.W. COR. - N.W. QTR. - SEC. 18

RIVERSIDE SCHOOL SITE

LND. 4-198

DETAIL - N.T.S.

NOTTINGHILL PLAT-REC. 24-2

LAND 8-177

LAND 14-66

N.W. COR. - S.W. QTR. - SEC. 18

LOT 20-152

REC. 24-2

HALF-SEC. LINE

SECOR. IL 10384 @ P.I. IN N-S R

2 BENT PIPES "A" MATCH LINE @ UPPER RT.

STONE FND PER LND. 26-95  
CALC'D P.I. IN W. R. SHOWN ON LAND 26-95 ST. END. LND. 14-66 (1961) LND. 4-444 LND. 26-95 (1975) NOT USED

BENT I. PIPES  
MATCH LINE "A" @ UPPER LEFT 7/2.0.6' W.

PTS. OL 298  
ORCHARD DR. BEARING PER REC. 5-5 AKA LOT 3-189

D.B. 571-496 LOT 16-186

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ✕ RAILROAD SPIKE SET AT NAIL FND.
  - ★ MAGNAIL FOUND
  - ▲ NAIL OR SPIKE FOUND
  - STONE FOUND
  - BIPF = BENT I. PIN
  - ⊙ IRON PIPE FOUND IN CONC.
  - ⊙ IRON PIPE FOUND
  - CALCULATED CORNER/POINT
  - C CALCULATED LENGTH
  - P PLAT DIMENSION/PRIOR SURVEY

IPF 0.12' N. & 0.06' W. OF PLAT

10' 0.1' INTO R/W

WOODLAWN SUB'D LOT 3-189/ REC. 5-5

ORCHARD DRIVE ~ 50' R/W  
S 84° 59' E BRG. PER REC. 5-5

RIVERSIDE DRIVE 60' R/W (AKA TROY-SIDNEY ROAD) & W. LINE SECTION 18

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelshamp PE, PS**  
 MIAMI COUNTY ENGINEER  
 DEPUTY  
 DATE 12/5/24

SURVEY OF 618 ORCHARD DRIVE IN TROY FOR JILL & ERIC WEAVER  
**Steven D. Leffel 6/21/2024**  
 STEVEN D. LEFFEL, PE, PS, LLC  
 CIVIL ENGINEERING & LAND SURVEYING  
 1155 CLOVERDALE DRIVE  
 TROY, OH 45373 937-339-9573  
 IL 7824 REC. 16-122



R/W 7

50' R/W

R/W

LOT 3-177

LOT 3-177

LOT 18-98

IL 3293

REC. 5-5

#624

#624 IL 3296 OR 116-386 OR 170-972, 974, 976

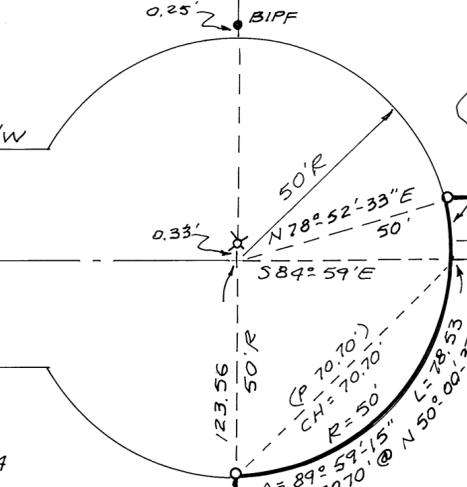
N. BRAUN, TOD

TIE TO OLD IPF N 57° 45' W @ 0.97'

LOT 3-177

IL 7825

RIVERSIDE CEMETERY OL 295



PT. IL 3294 #619 - T. RAY, CO-TR. D.B. 676-210 637-845 LOT 16-186

Δ = 16° 08' 27"; CH = 14.04' @ N 3° 03' 14" W; L = 14.09' PT. IL 3294 13.9' STRIP 0.0289 AC.

S 84° 59' E 91.97 EASEMENT

N 84° 59' W 89.91 ORIG. LOT LINE (89.3' P)

IL 3295 JILL & ERIC WEAVER #618 ORCHARD DR. OR 164-389 0.3506 AC.

PT. OL 297 - LOT 3-177

S 84° 59' E 139.05 (138.6' P)

TIE TO OLD IPF S 84° 45' W @ 1.27'

N. BRAUN

LOT 12-185 - ERROR FND. @ E. LINE PT. OL 296 REC. 4-73

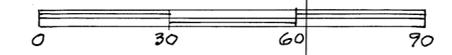
226.14 C

PEAKED STONE FOUND PER LND. 4-444

N 5° 24' 09" E TO P.I. IN DETAIL @ LEFT

10' EASEMENT FOR DRIVEWAY TO #619 PER ORIGA-389; D.B. 637-845, ETAL

IL 6894 REC. 12-143 LND. 4-444 CITY OF TROY OHIO LND. 26-95 D.B. 704-415



8  
TOWN

5E  
RANGE

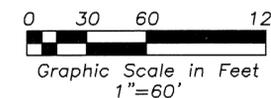
30 SE 1/4  
SECTION

NEWBERRY  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 25  
Miami County Engineer's  
Record of Land Surveys



**Legend**

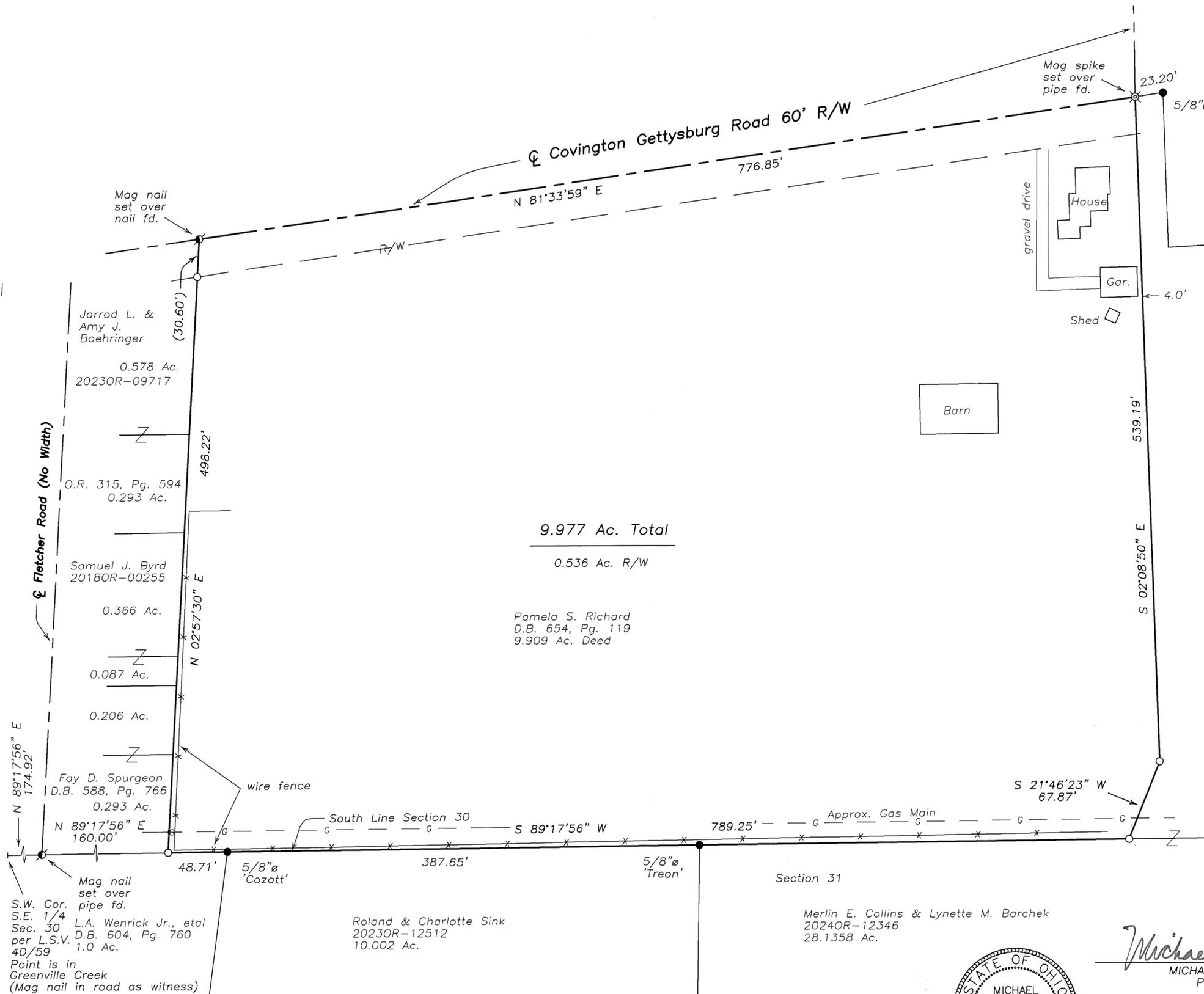
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Set over nail
- R.R. Spike Found
- ⊗ Mag Spike Set over pipe fd.
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box

**References**

- Miami County Engineer's Record of Land Surveys
- Volume 9, Page 13
- Volume 34, Page 24
- Volume 40, Page 59
- Volume 41, Page 92

Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey of existing tract for Barton



S.W. Cor. S.E. 1/4 Sec. 30 per L.S.V. 40/59 Point is in Greenville Creek (Mag nail in road as witness)

Roland & Charlotte Sink  
2023OR-12512  
10.002 Ac.

Merlin E. Collins & Lynette M. Barchek  
2024OR-12346  
28.1358 Ac.

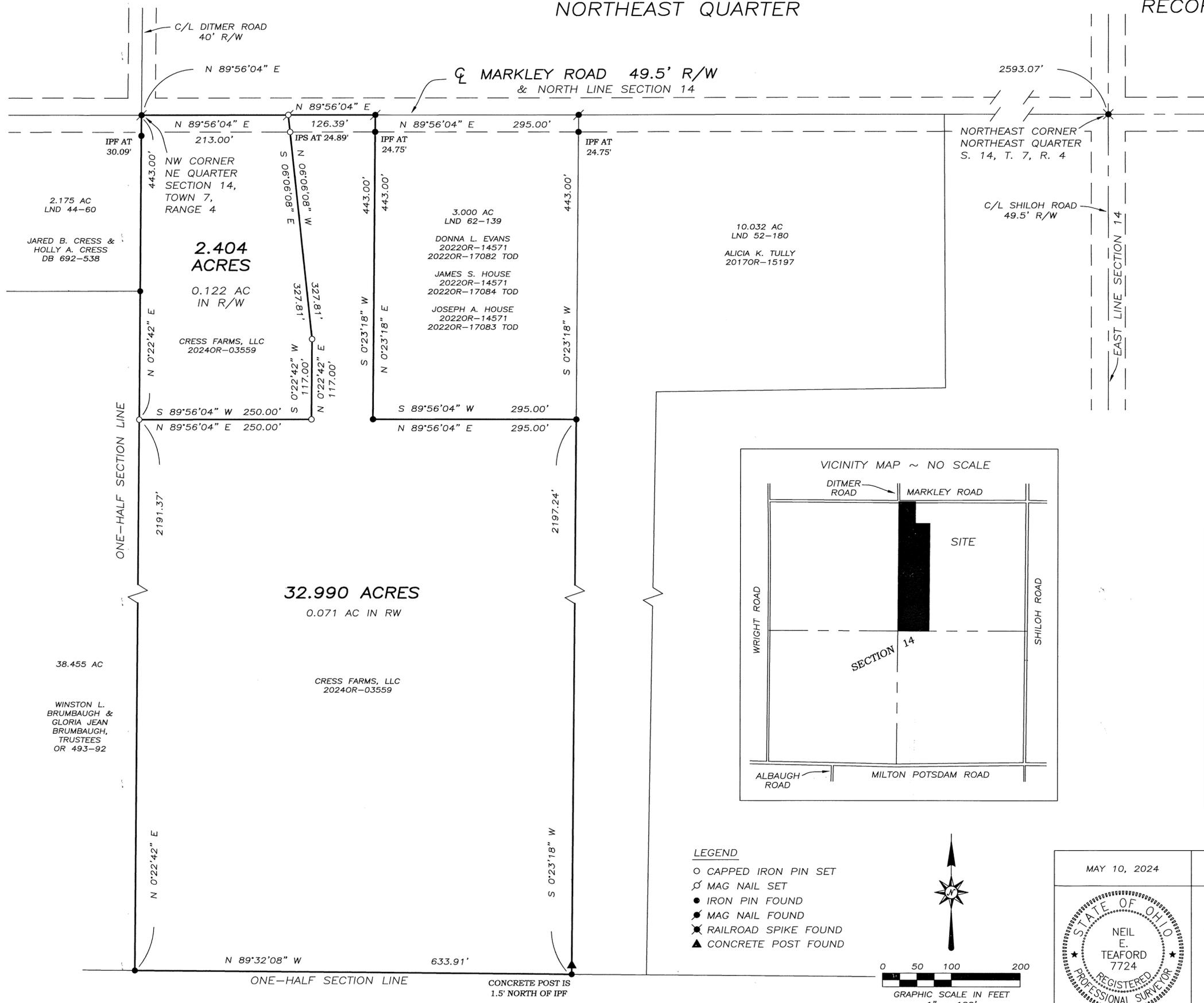


*Michael W. Cozatt* 12/04/24  
MICHAEL W. COZATT P.S. #6001 Date

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 21724 (937) 339-2921  
File Name: C:\Jobs\2024\21724\21724survey.dwg  
Drawn by: DMC ~ Checked by: MWC

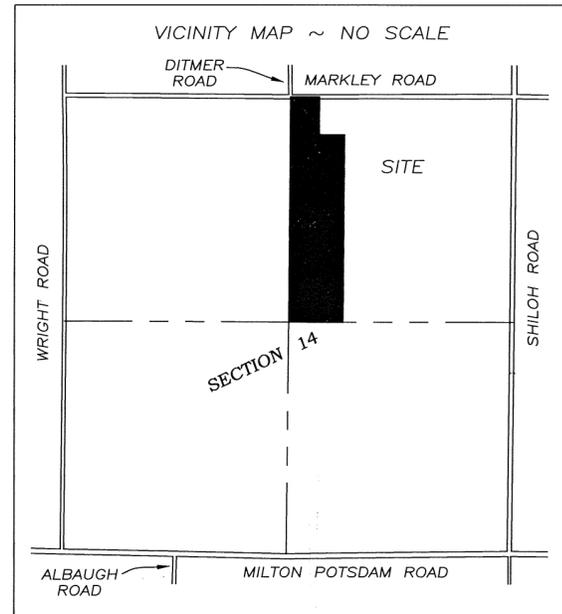
UNION TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 14, TOWN 7, RANGE 4  
NORTHEAST QUARTER

VOLUME 63 PAGE 26  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



**REFERENCES**  
RECORDS USED TO PREPARE SURVEY:  
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 20, PAGE 191  
VOLUME 20, PAGE 192  
VOLUME 44, PAGE 60  
VOLUME 50, PAGE 187  
VOLUME 52, PAGE 180  
VOLUME 62, PAGE 139  
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 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.

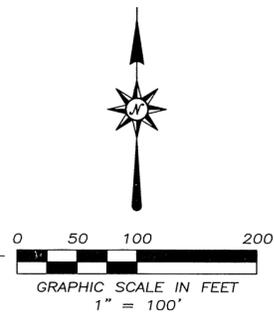


CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp PE, PS  
MIAMI COUNTY ENGINEER  
David Jacquemin 5-20-24  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
12/4/24  
DATE  
Jacob Benik  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY REHS  
DATE 12/2/24  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

- LEGEND**
- CAPPED IRON PIN SET
  - ⊗ MAG NAIL SET
  - IRON PIN FOUND
  - ⊗ MAG NAIL FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ▲ CONCRETE POST FOUND



MAY 10, 2024

STATE OF OHIO  
NEIL E. TEAFORD  
7724  
REGISTERED PROFESSIONAL SURVEYOR

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

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

2  
TOWN

10  
RANGE

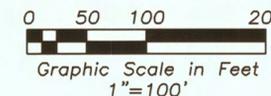
23 SW 1/4  
SECTION

ELIZABETH  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 27  
Miami County Engineer's  
Record of Land Surveys



**Legend**

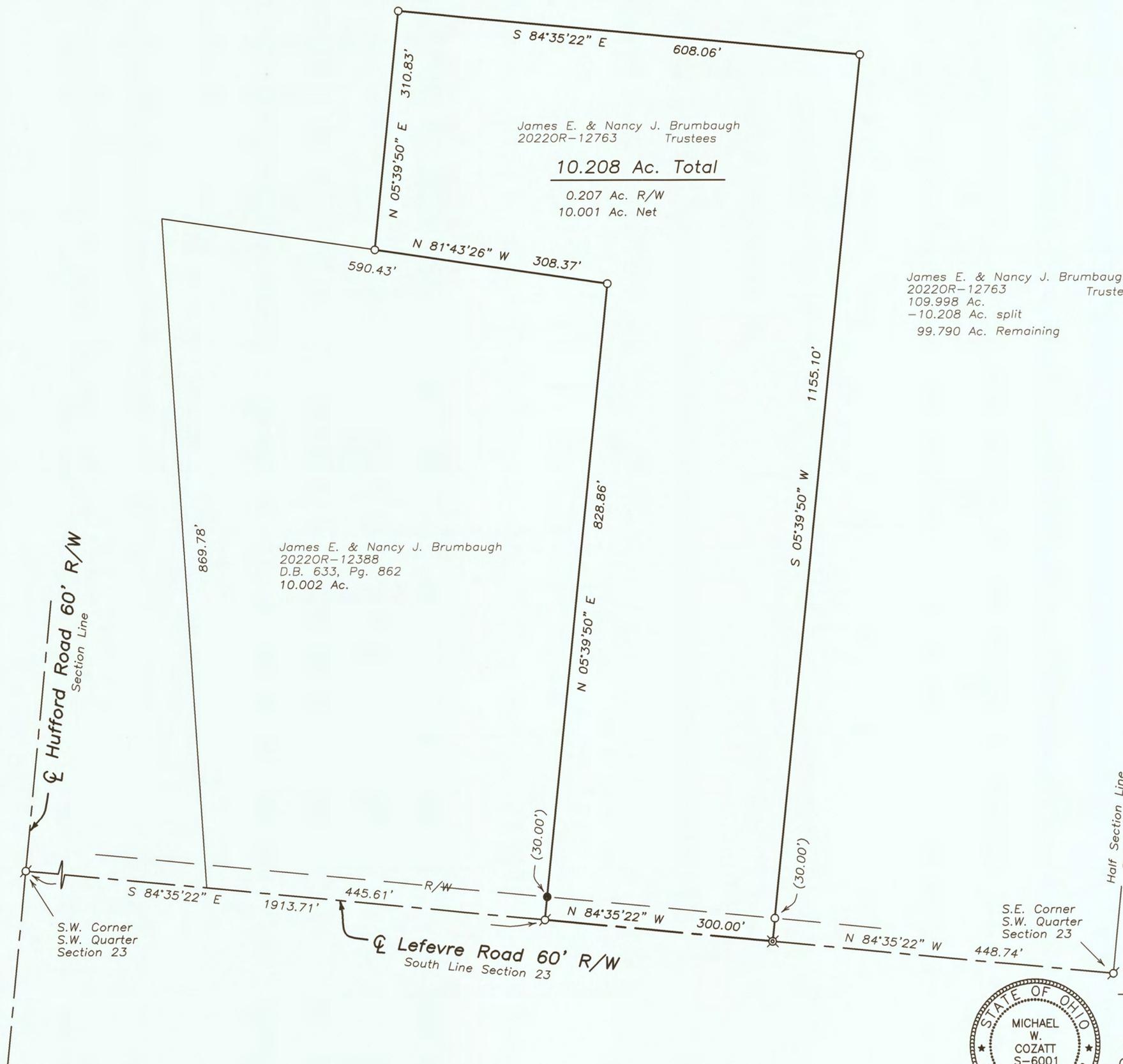
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set over spike fd.
- Mag Nail Found
- R.R. Spike Found
- ⊗ Mag Spike Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- ⊠ Pin in Monument Box

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 38, Page 161

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

Survey split of 10.208 Ac.  
for Jason Brumbaugh



James E. & Nancy J. Brumbaugh  
2022OR-12763 Trustees  
109.998 Ac.  
-10.208 Ac. split  
99.790 Ac. Remaining

James E. & Nancy J. Brumbaugh  
2022OR-12388  
D.B. 633, Pg. 862  
10.002 Ac.

S.E. Corner  
S.W. Quarter  
Section 23

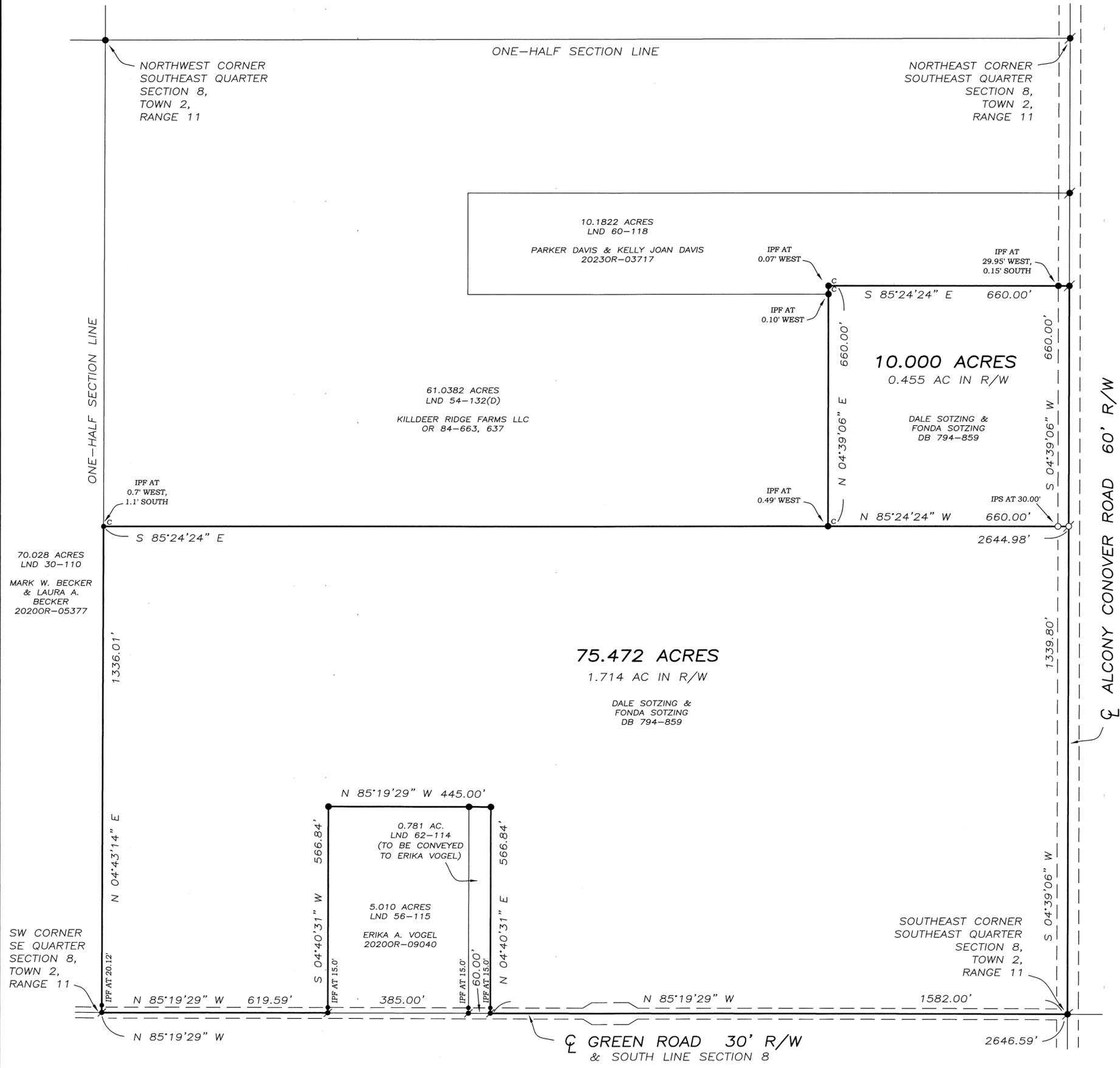
*Michael W. Cozatt* 12/09/24  
MICHAEL W. COZATT P.S. #6001 Date



**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 21224 (937) 339-2921  
File Name: C:\Jobs\2024\21224\21224survey.dwg  
Drawn by: DMC ~ Checked by: MWC

LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 8, TOWN 2, RANGE 11, SOUTHEAST QUARTER

VOLUME 63 PAGE 28  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

- CAPPED IRON PIN SET
- ⊘ MAG NAIL SET
- MAG NAIL FOUND
- IRON PIN FOUND
- <sup>c</sup> CAPPED IRON PIN FOUND

REFERENCES

RECORDS USED TO PREPARE SURVEY:

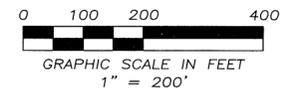
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 30, PAGE 110  
VOLUME 54, PAGE 132(D)  
VOLUME 56, PAGE 115  
VOLUME 60, PAGE 118  
VOLUME 62, PAGE 114

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 24, PAGE 86  
DEED BOOK 794, PAGE 859  
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



NOVEMBER 20, 2024	SURVEY OF 2 EXISTING TRACTS FOR THE SOTZING FAMILY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

S.E. 1/4 SEC. 24 7 4 E UNION MIAMI OHIO  
SECTION TOWN RANGE TOWNSHIP COUNTY STATE

Par. L32-058300  
Lynn A., Stanley D. & J. Denley  
Oda, Trs.  
20180R-05584  
79.738 Ac. (Deed)  
Lnd. 3-284  
Lnd. 19-147

Par. L32-058900  
Stanley D. & J. Denley Oda, Trs.  
D.B. 654, Pgs. 205 & 207  
79.383 Ac. (Deed)  
Lnd. 3-390  
Lnd. 25-102

Par. L32-059015  
Jacob Elliott & Richard Erickson  
20240R-02504  
10.001 Ac. (Deed)  
Lnd. 48-67  
Lnd. 50-45

Lnd. 48-67

Certified to conform with Miami  
County Survey Requirements

Miami County Engineer

Deputy Date

MONUMENTATION LEGEND		
SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
○	IRON PIPE FOUND	I PIPE FD
⊗	R.R. SPIKE FOUND	RR SPK FD
○	POST FOUND	
△	STONE FOUND	STN FD
□	MAG NAIL FOUND	MAG 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: NONE

SURVEYS: 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.

ABBREVIATIONS:  
"BES" BRUMBAUGH ENGINEERING & SURVEYING  
Brkn. MONUMENT BROKEN OFF  
D.B. DEED BOOK-PAGE  
C/L CENTERLINE  
INT INTERMITTENT  
I.L. INLOT  
LND. LAND SURVEY VOL.-PAGE  
NTS NOT TO SCALE  
OR OFFICIAL RECORD VOL.-PAGE  
"PEJ" PAUL E. JOHNSON  
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  
INT. I.W.W. FEN. INTERMITTENT WOVEN-WIRE FENCE GENERALLY ALONG LINE

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* 12/10/2024  
LUIS G. RIANCHO DATE  
REGISTERED SURVEYOR OF OHIO NO. 5287



BASIS OF BEARING: N 89°49'20" W FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 AND CENTERLINE OF EMERICK ROAD FROM GPS OBSERVATIONS UTILIZING ODOT RTN, STATE PLANE COORDINATE SYSTEM, NAD'83(2011)(GEOID'12), OHIO SOUTH ZONE.

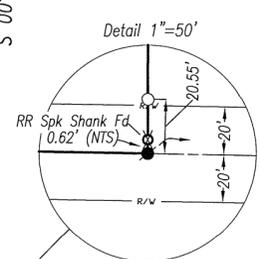
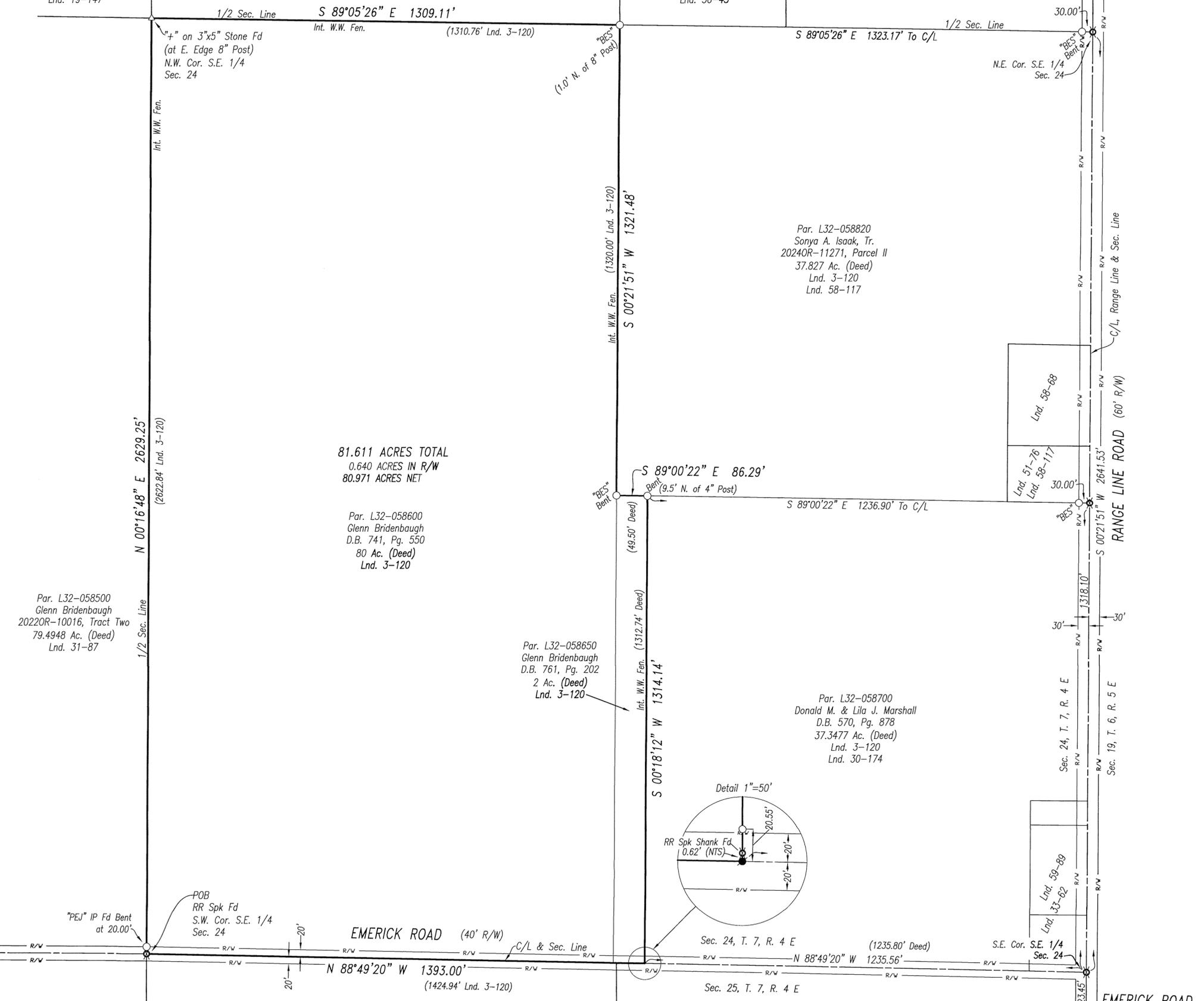


GRAPHIC SCALE  
SCALE 1"=200'

CLIENT: SHAWN MILLER  
DATE OF SURVEY: DEC. 2024

PREPARED BY:  
**LGR** LUIS G. RIANCHO & ASSOCIATES, INC.  
SURVEYING-  
JOB # 24061 DEC. 2024  
DRAWING NAME 24061POS PLOT DATE 12-05-2024

TEL 937 836-1585  
FAX 937 836-9974  
LGRIANCHO@WOH.RR.COM  
140 WEST WENGER ROAD  
ENGLEWOOD, OHIO  
45322-2727



EMERICK ROAD  
(40' R/W)  
Sec. 30, T. 6, R. 5 E



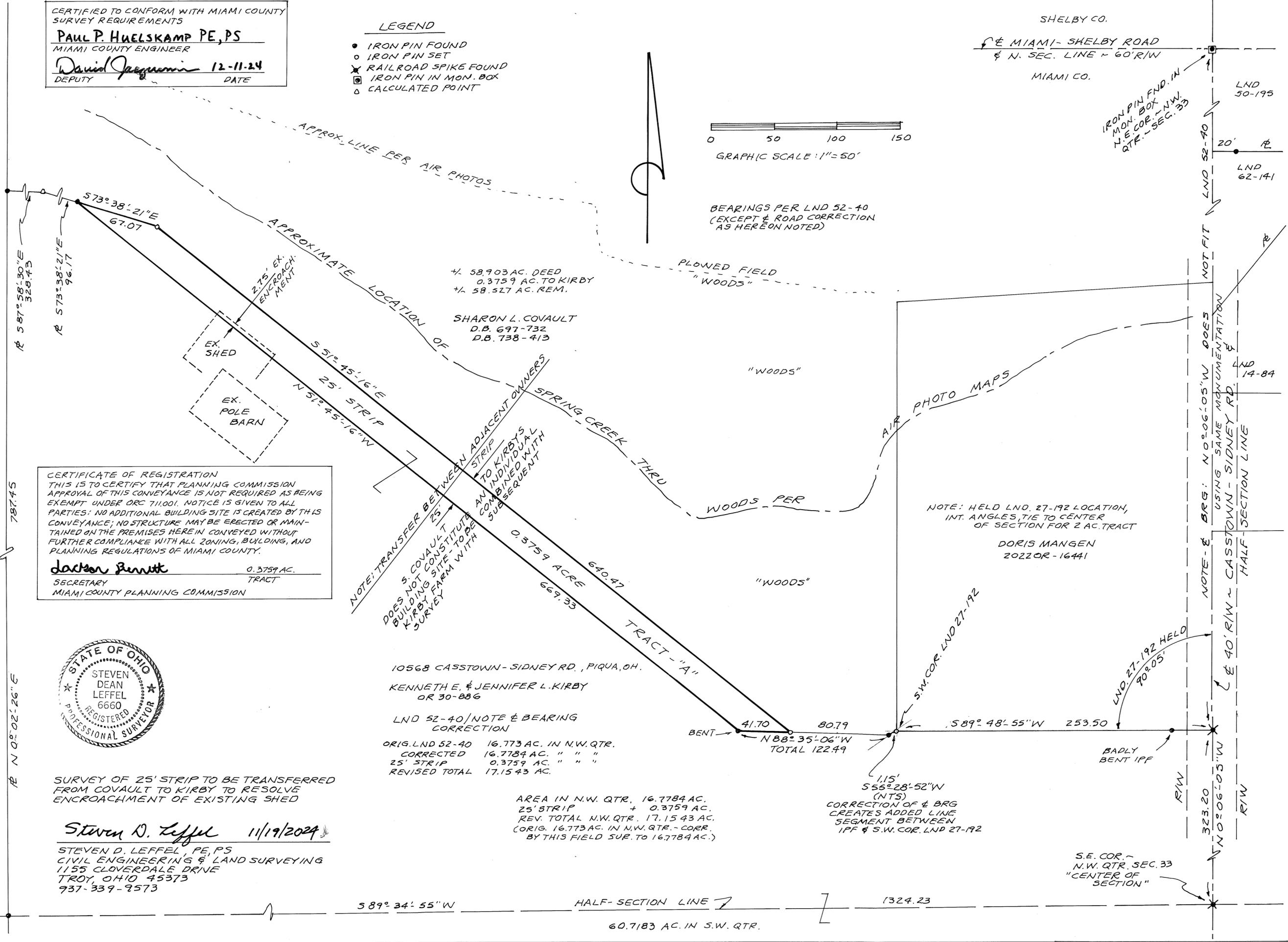
LUIS G. RIANCHO & ASSOCIATES, INC.  
SURVEYING-  
JOB # 24061 DEC. 2024  
DRAWING NAME 24061POS PLOT DATE 12-05-2024

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**PAUL P. HUELSKAMP PE, PS**  
MIAMI COUNTY ENGINEER  
*David Jaquemin* 12-11-24  
DEPUTY DATE

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ✕ RAILROAD SPIKE FOUND
  - ◻ IRON PIN IN MON. BOX
  - △ CALCULATED POINT



BEARINGS PER LND 52-40 (EXCEPT & ROAD CORRECTION AS HEREON NOTED)



CERTIFICATE 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.  
**Jason Bennett** 0.3759 AC. TRACT  
SECRETARY MIAMI COUNTY PLANNING COMMISSION



SURVEY OF 25' STRIP TO BE TRANSFERRED FROM COVAULT TO KIRBY TO RESOLVE ENCROACHMENT OF EXISTING SHED  
**Steven D. Leffel** 11/19/2024  
STEVEN D. LEFFEL PE, PS  
CIVIL ENGINEERING & LAND SURVEYING  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373  
937-339-9573

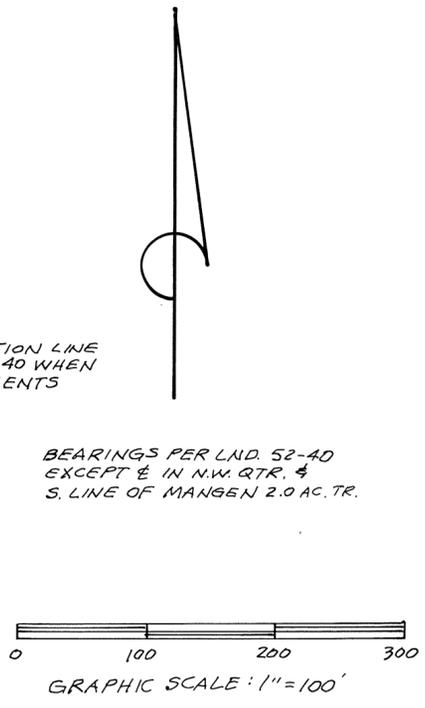
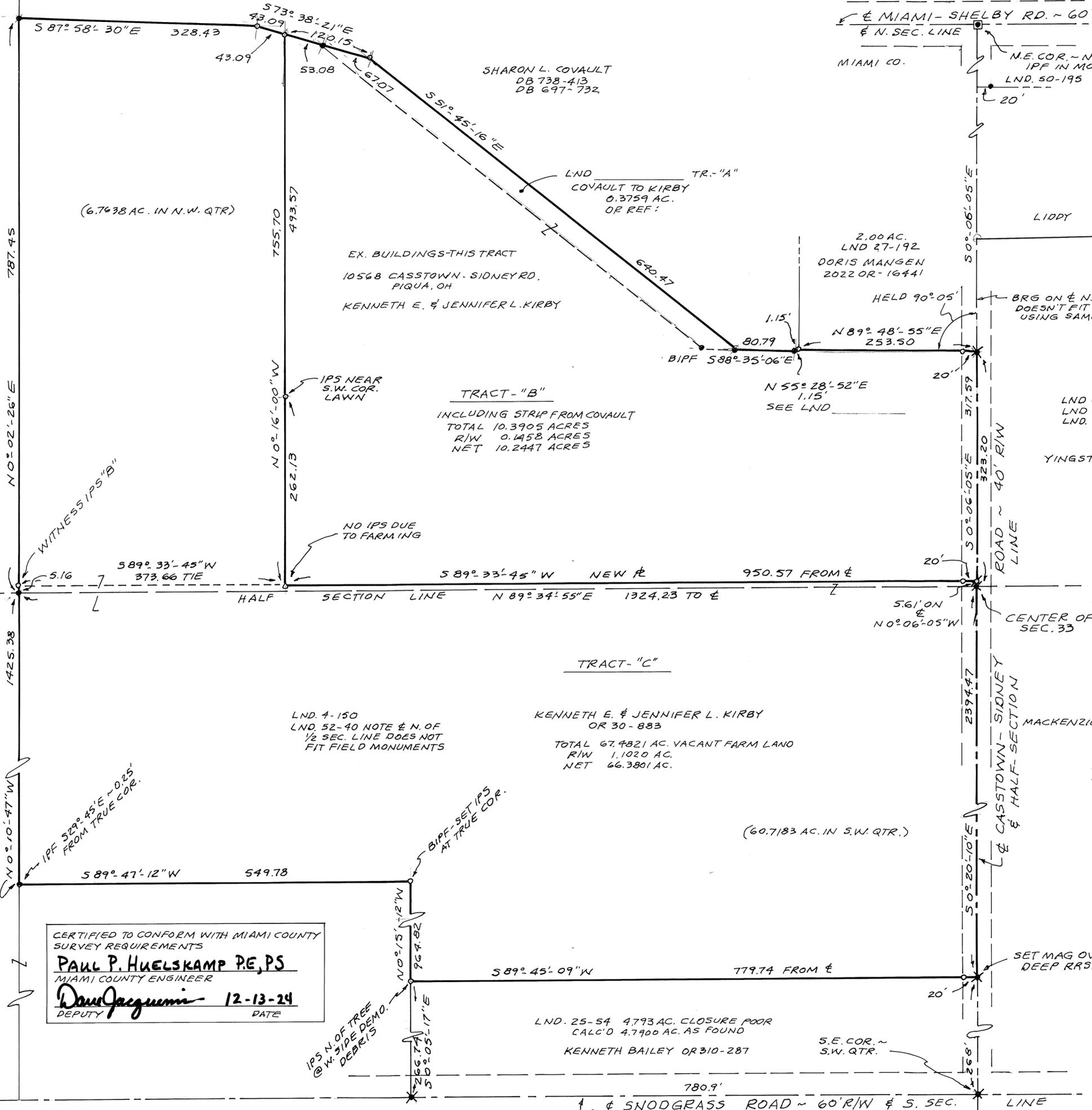
589°34'55"W HALF-SECTION LINE 1324.23  
60.7183 AC. IN S.W. QTR.

LND. 38-172  
LND. 51-135  
LND. 61-59

BROWN TOWNSHIP SECTION 33 TOWN 2 RANGE 12 MIAMI COUNTY OHIO

EMERSON WAGNER REALTY CO.  
2016 OR - 08433

MYRON R. VERDIER & ANN VERDIER STEVENSON, CO-TR.  
& JEAN VERDIER IRREVOCABLE TRUST  
2020 OR - 02211, 02212



- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - ⊠ IRON PIN FND. IN MON. BOX
  - ⊗ RAILROAD SPIKE FOUND
  - △ CALCULATED POINT
  - ⊕ MAG NAIL SET

CERTIFIED TO CONFORM WITH MIAMI COUNTY  
SURVEY REQUIREMENTS  
**PAUL P. HUELSKAMP P.E., P.S.**  
MIAMI COUNTY ENGINEER  
*Paul Jacquemin* 12-13-24  
DEPUTY DATE

RESURVEY & RECONFIGURATION OF 77.8726  
ACRES FOR KENNETH KIRBY

*Steven D. Leffel* 11/28/2024  
STEVEN D. LEFFEL, P.E., P.S.  
CIVIL ENGINEERING & LAND SURVEYING  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373  
937-339-9573



LND. 25-54 4.793 AC. CLOSURE POOR  
CALC'D 4.7900 AC. AS FOUND  
KENNETH BAILEY OR 310-287

SET MAG OVER  
DEEP RR SF

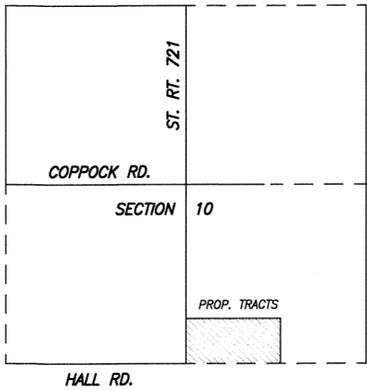
IPS N. OF TREE  
@ W. SIDE DEMO.  
DEBRIS

S.E. COR. ~  
S.W. QTR.

780.9'  
MIAMI-SHELBY ROAD ~ 60' R/W & S. SEC. LINE



LAURA ARCANUM RD.



LOCATION MAP  
NO SCALE

10  
SECTION

7  
TOWN

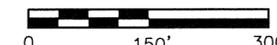
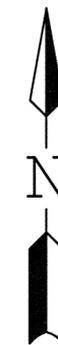
4  
RANGE

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

VOLUME 63 PAGE 33  
MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS



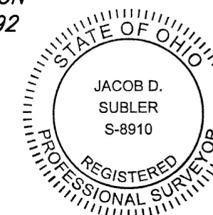
SCALE 1"=150'

LEGEND

- IRON PIN SET ±30" LONG W/ SURVEYOR CAP
- IRON SPIKE SET
- IRON PIN FOUND
- ⊗ IRON SPIKE FOUND
- ⊗ P.K. NAIL FOUND
- ⊗ IRON PIPE FOUND
- RW MON. FOUND
- CONCRETE POST FOUND
- △ CORNER STONE FOUND
- ( ) CALLED DIMENSION

SURVEY REFERENCE

- 1) ODOT 721 RW PLANS 1960
- 2) ODOT 721 RW PLANS 1965
- 3) LAND SUR. VOL. 24 PAGE 194
- 4) LAND SUR. VOL. 57 PAGE 22



BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREIN.

*Jake D. Subler*  
JAKE D. SUBLER, REG. SURVEYOR #8910

COPPOCK ROAD

S89°29'23"E 1347.71' (1347.82')

S89°30'56"E 1367.68' (1366.76')

S89°27'12"E 1377.64' (1376.84')

S89°31'31"E 1382.57'

N89°35'47"W 1387.50' (1386.92')

N89°35'47"W 2753.32' (2753.60')

STATE ROUTE 721 (RW VARIES)

sta. 225+00  
45' lt.

HALF-SECTION LINE

664.06' (664.30')

IRON SPIKE FD.  
S89°27'12"E 0.18'  
FORM CALC. COR.

sta. 220+00  
45' rt.

sta. 219+00  
30' rt.

sta. 217+50.78  
40' lt.

332.12'

332.12'

332.12'

sta. 214+90.07  
55' lt.

332.12'

332.12'

332.12'

HALL ROAD

SECTION 10  
SECTION 15

P.K. NAIL FOUND  
S.W. COR. S.E. 1/4  
SECTION 10

sta. 210+00  
65' rt.

BRIAN & KRISTIE THOMAS  
O.R. 411 PG. 597  
(12.007 AC.)

BRIAN & KRISTIE THOMAS  
D.B. 763 PG. 723  
(12.563 AC.)

RYAN & JENNIFER SHOOK  
2018OR-00270  
(20.934 AC.)

TRACT #1  
TOTAL AREA = 10.4951 ACRES  
EX. RW = 0.3103 ACRES  
NET AREA = 10.1848 ACRES

CLAUDIE M. DAVIS  
D.B. 707 PG. 311  
(21.0931 AC.)

TRACT #2  
TOTAL AREA = 10.5326 ACRES  
EX. RW = 0.5112 ACRES  
NET AREA = 10.0214 ACRES

BRANDON & JESSICA WOMBOLD  
2022OR-12526  
(28.966 AC.)

BARBARA BURSON  
D.B. 562 PG. 92  
(8.30 AC.)

P.K. NAIL FOUND  
S.E. COR. S.E. 1/4  
SECTION 10

STONE FOUND  
S00°40'42"E 0.99'  
FORM CALC. COR.

IRON PIN FD.  
0.77' WEST

S00°40'42"E 330.46'

S00°40'42"E 330.46'

S00°40'42"E 660.92' (665.68')

(665.68')

S00°40'42"E 2663.19'

149.96'  
(150.00')

OHIO  
MIAMI COUNTY  
DOUGLAS ROWE  
SECTION 10  
SURVEY OF TWO TRACTS

REVISIONS:

DATE: 11-20-24

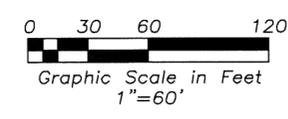
DRAWN: L.J.B.

CHECKED: J.D.S.

JOB NO.  
M16111024

DRAWING NO.  
1C2920

MOTE & ASSOCIATES, INC.  
ENGINEERS - LAND SURVEYORS  
E-MAIL: info@moteandassociatesinc.com  
214 WEST 4th STREET GREENVILLE, OHIO 45331  
PHONE: (937) 546-7511 FAX: (937) 546-7484  
WEBSITE: www.moteandassociatesinc.com



**Legend**

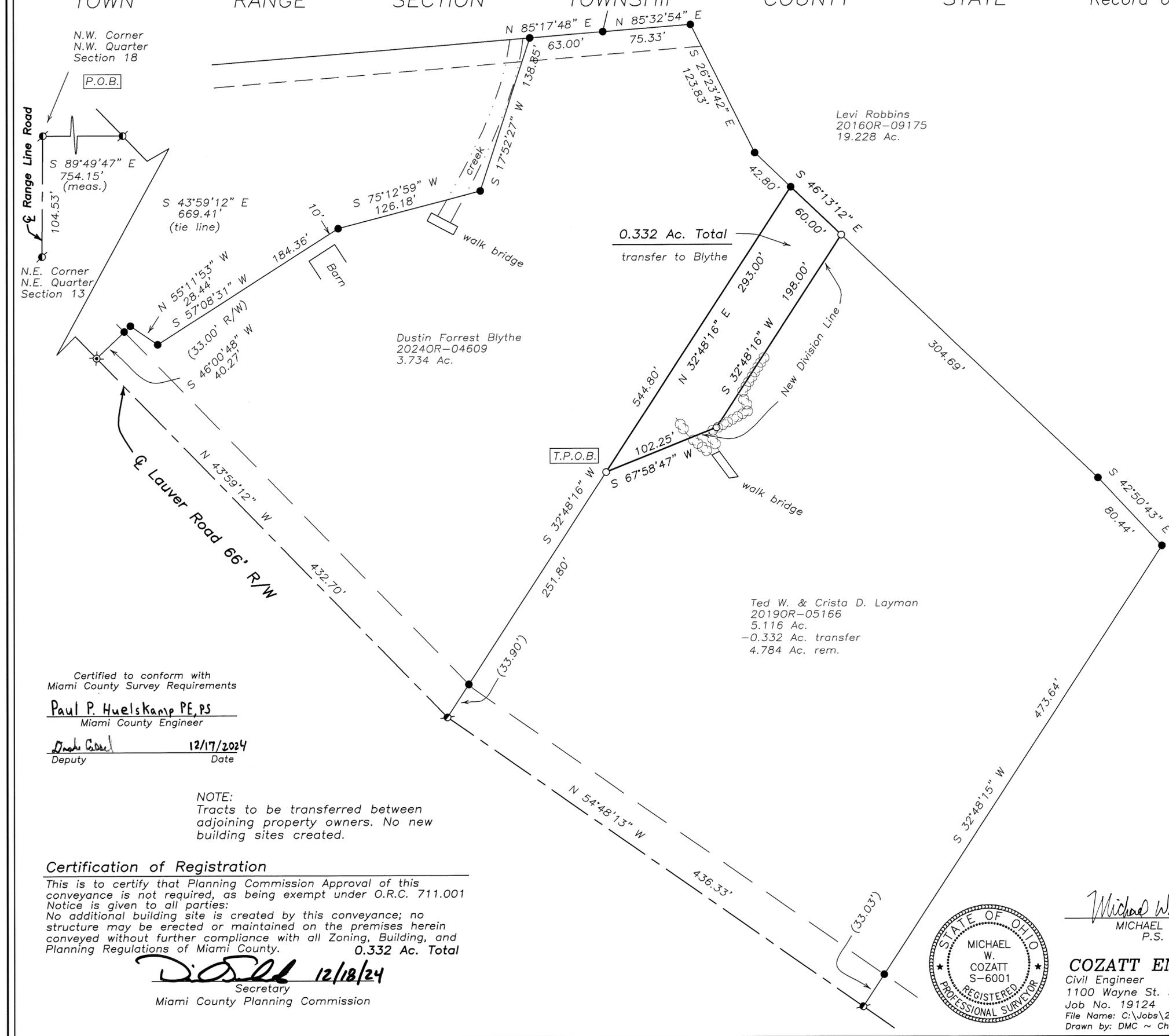
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set over spike fd.
- Mag Nail Found
- R.R. Spike Found
- Mag Spike Set
- Mag Spike Found
- Stone Found
- Monument Found
- Pin in Monument Box

**References**

- Miami County Engineer's Record of Land Surveys  
 Volume 21, Page 142  
 Volume 57, Page 76  
 Volume 59, Page 16  
 Volume 62, Page 124

Basis of Bearings:  
 GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey split of 0.332 Ac. for Blythe & Layman



Certified to conform with Miami County Survey Requirements  
**Paul P. Huelskamp PE, PS**  
 Miami County Engineer  
*Dinah Gabel* 12/17/2024  
 Deputy Date

NOTE:  
 Tracts to be transferred between adjoining property owners. No new building sites created.

**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. 0.332 Ac. Total  
*D. J. [Signature]* 12/18/24  
 Secretary  
 Miami County Planning Commission



*Michael W. Cozatt* 12/17/24  
 MICHAEL W. COZATT Date  
 P.S. #6001  
**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 1100 Wayne St. Suite 1140 Troy, OH 45373  
 Job No. 19124 (937) 339-2921  
 File Name: C:\Jobs\2024\19124\19124survey.dwg  
 Drawn by: DMC ~ Checked by: MWC

6  
TOWN

5  
RANGE

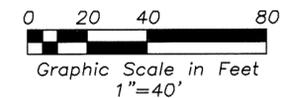
16  
SECTION  
Pt. 117  
OUTLOT

UNION  
TOWNSHIP  
West Milton  
VILLAGE

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 35  
Miami County Engineer's  
Record of Land Surveys



**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
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box

**References**

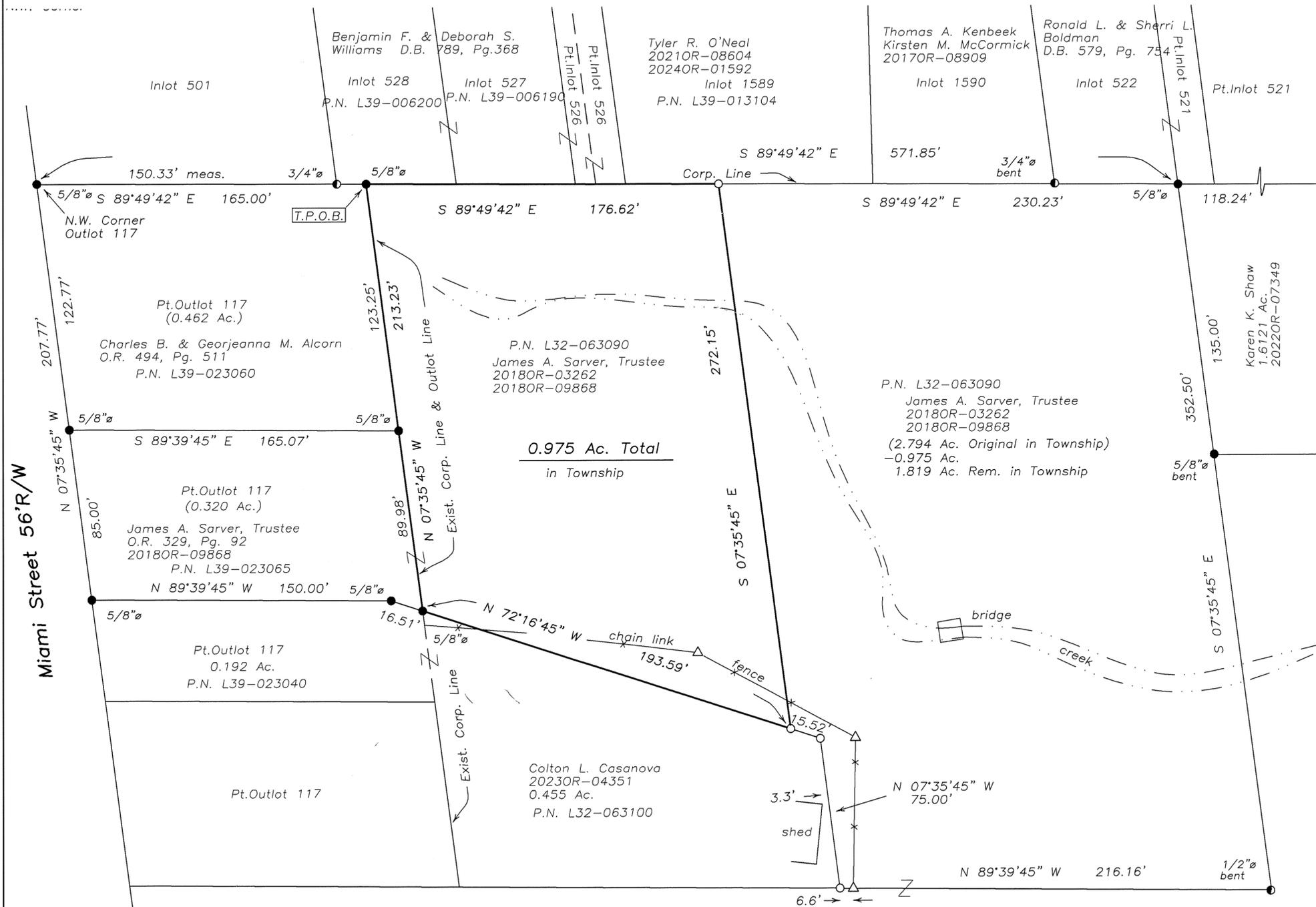
Miami County Engineer's  
Record of Lot Surveys  
Volume 6, Page 49  
Volume 8, Page 13

Miami County Engineer's  
Record of Land Surveys  
Volume 18, Page 107  
Volume 55, Page 118

Miami County Recorder's  
Plat Records  
Volume 18, Page 47

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

Survey for Jim Sarver  
West Milton



NOTE:  
Tracts to be transferred between  
adjoining property owners. No new  
building sites created without approval.

**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.  
1.819 Ac. Total  
0.975 Ac. Total

*[Signature]* 12/18/24  
Secretary  
Miami County Planning Commission

James A. Sarver, Trustee  
20180R-09868  
12.84 Ac.

Certified to conform with  
Miami County Survey Requirements  
**Paul P. Huelskamp PE, PS**  
Miami County Engineer

*[Signature]* 12-17-24  
Deputy Date



*[Signature]*  
MICHAEL W. COZATT  
P.S. #6001

12/17/24  
Date

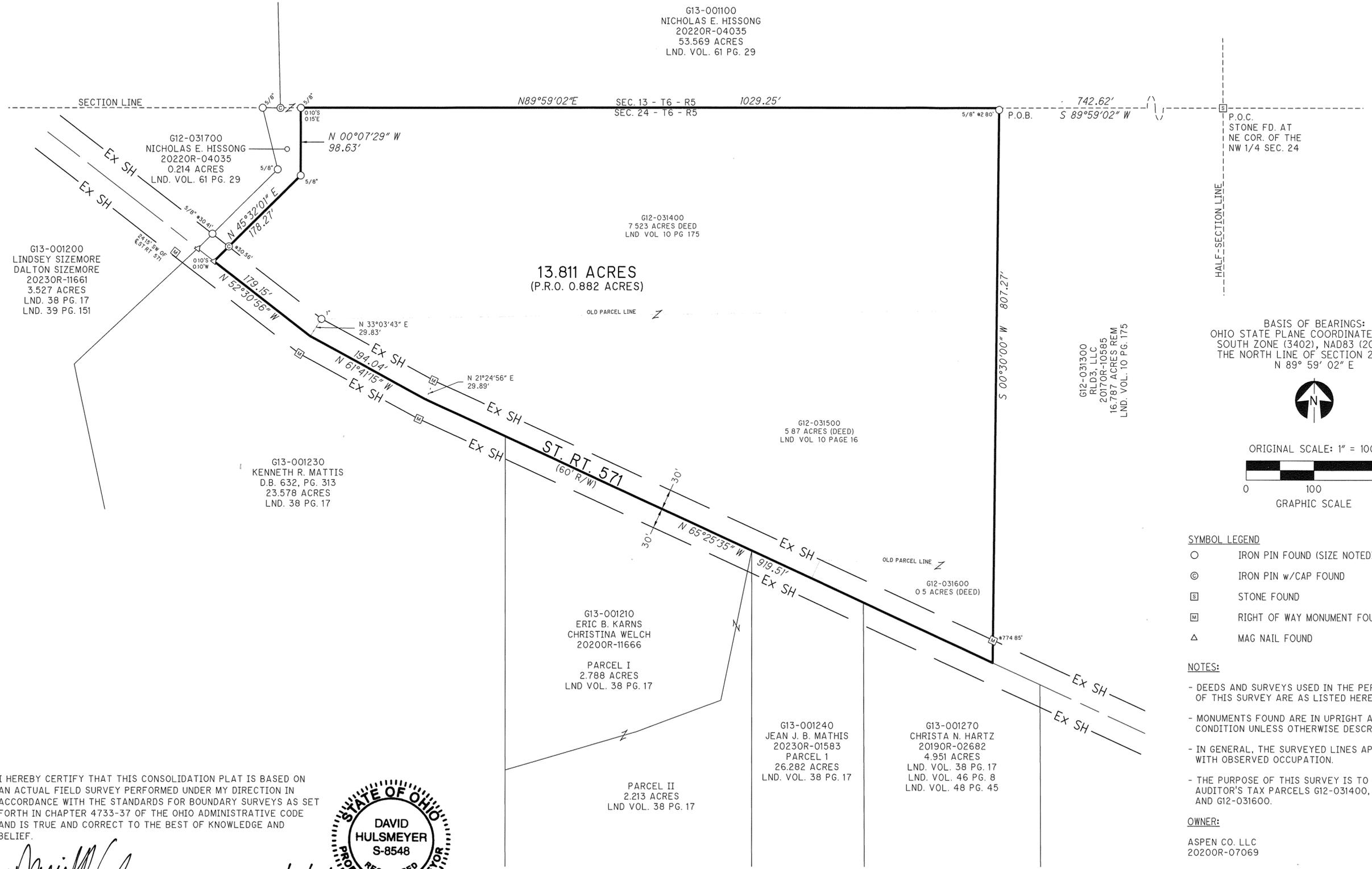
**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 17624 (937) 339-2921  
File Name: C:\Surveys\2024\17624\17624plat(2).dwg  
Drawn by: DMG ~ Checked by: MWC cozattengineering@gmail.com

# CONSOLIDATION OF PARCELS

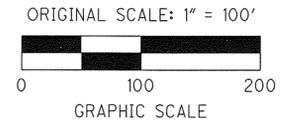
SITUATED IN:  
 NW 1/4 SECTION 24, TOWN 6, RANGE 5  
 MONROE TOWNSHIP  
 MIAMI COUNTY, OHIO

VOLUME 63 PAGE 36

MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



BASIS OF BEARINGS:  
 OHIO STATE PLANE COORDINATE SYSTEM,  
 SOUTH ZONE (3402), NAD83 (2011) WITH  
 THE NORTH LINE OF SECTION 24 BEING  
 N 89° 59' 02" E



- SYMBOL LEGEND**
- IRON PIN FOUND (SIZE NOTED)
  - ⊙ IRON PIN w/CAP FOUND
  - ⊠ STONE FOUND
  - ⊡ RIGHT OF WAY MONUMENT FOUND
  - △ MAG NAIL FOUND

- NOTES:**
- DEEDS AND SURVEYS USED IN THE PERFORMANCE OF OF THIS SURVEY ARE AS LISTED HEREON.
  - MONUMENTS FOUND ARE IN UPRIGHT AND USABLE CONDITION UNLESS OTHERWISE DESCRIBED.
  - IN GENERAL, THE SURVEYED LINES APPEAR TO AGREE WITH OBSERVED OCCUPATION.
  - THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE AUDITOR'S TAX PARCELS G12-031400, G12-031500, AND G12-031600.

**OWNER:**  
 ASPEN CO. LLC  
 20200R-07069

I HEREBY CERTIFY THAT THIS CONSOLIDATION PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN ACCORDANCE WITH THE STANDARDS FOR BOUNDARY SURVEYS AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND IS TRUE AND CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF.

*David Hulsmeyer*  
 DAVID HULSMEYER, P.S.  
 PROFESSIONAL SURVEYOR No. 8548 IN OHIO

12/17/24  
 DATE



DSGN: N/A	David Hulsmeyer, P.S.	SCALE: 1" = 100'
DRWN: DH	4063 Washington Way	PROJECT:
CHKD: DH	Morrow, OH 45152	SHEET NO. 1/1
DATE: 12/17/24	(513) 600-5271 / hulsmeyer.david@gmail.com	

NW 1/4 21  
SECTION

8 N  
TOWNSHIP

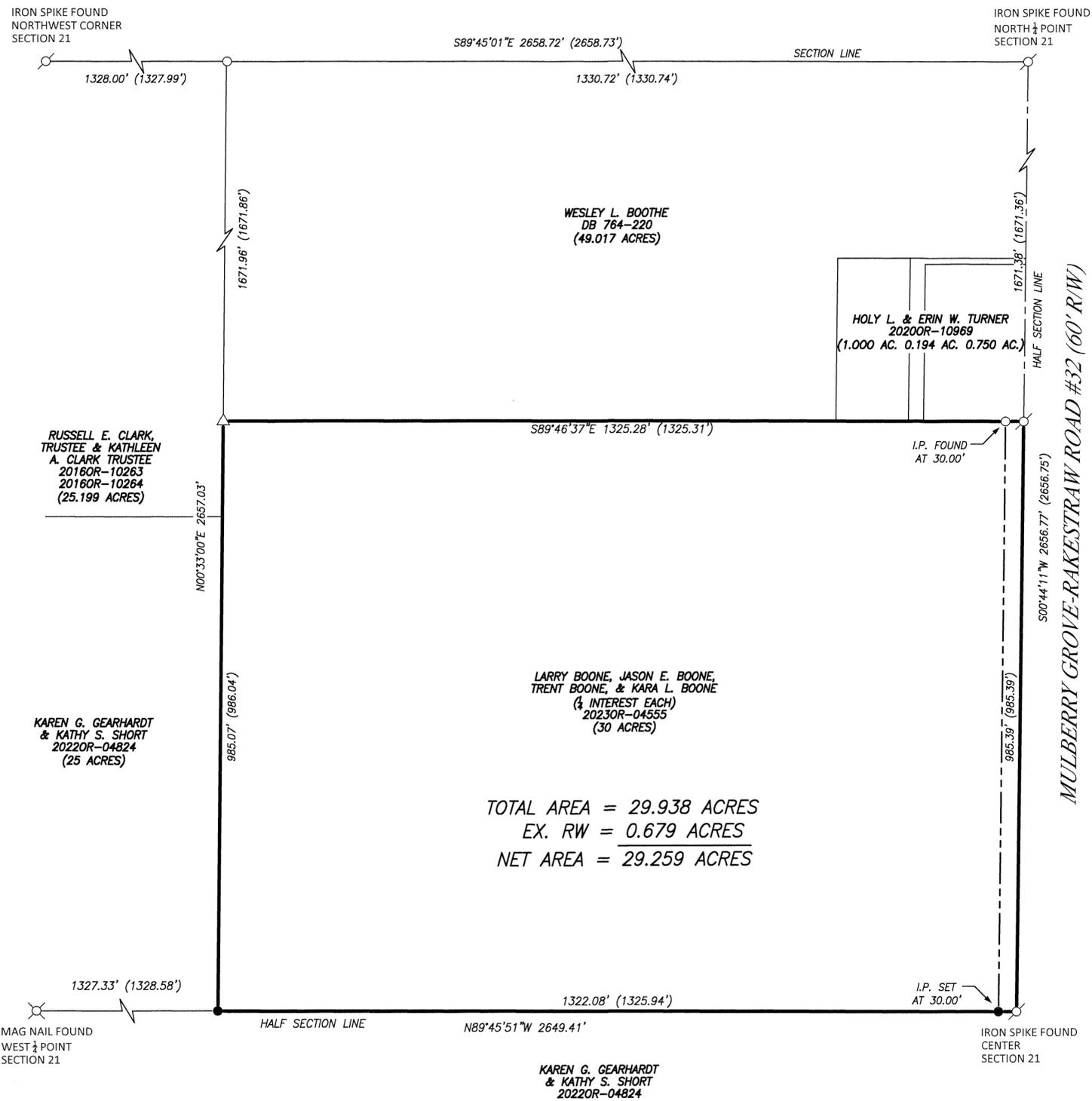
5 E  
RANGE

NEWBERRY  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

VOLUME 63 PAGE 37  
MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS



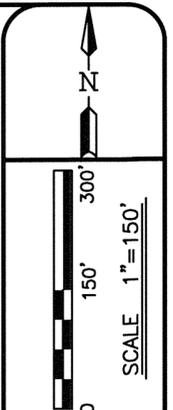
REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS:

- 1) VOLUME 3, PAGE 371
- 2) VOLUME 46, PAGE 122
- 3) VOLUME 49, PAGE 91
- 4) VOLUME 38, PAGE 67
- 5) VOLUME 29, PAGE 90
- 6) VOLUME 3, PAGE 448
- 7) VOLUME 40, PAGE 41

LEGEND

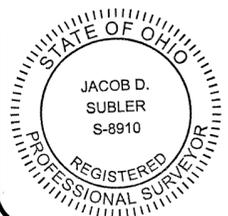
- IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP
- ⦿ IRON SPIKE SET
- ⊗ MAG NAIL SET
- ⊠ CROSS NOTCH SET
- IRON PIN FOUND
- IRON PIPE FOUND
- ⦿ IRON SPIKE FOUND
- ⊗ MAG NAIL FOUND
- ⊠ CORNER POST FD.
- △ CORNER STONE FD.
- ( ) CALLED DIMENSION
- ROAD CENTERLINE
- - - EX. R/W
- PROPERTY LINE OF TRACT BEING SURVEYED



Mote & Associates, Inc.  
ENGINEERING, LAND SURVEYING  
214 WEST 4th STREET, GREENVILLE, OHIO 45331  
E-MAIL: info@moteassociates.com  
PHONE: (937) 548-7511  
FAX: (937) 548-7484  
WEBSITE: www.moteassociates.com

OHIO  
DARKE COUNTY  
SURVEY OF A 29.938 ACRE TRACT SECTION 21 FOR LARRY BOONE

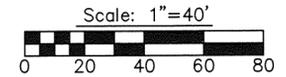
SURVEYED BY:



*Jacob D. Subler*  
JACOB D. SUBLER  
REG. SURVEYOR #8910  
DATE: 12-17-2024

REVISIONS:
DATE: 12/17/2024
DRAWN: JDS
CHECKED: LJB
JOB NO. M116120324
DRAWING NO. 1C2923

BEARINGS BASED ON NAD83 (NSRS2011) OHIO  
STATE PLANE COORDINATES, SOUTH ZONE (3402).



Legend

- Iron pin found
- ⦿ P.K. nail found
- △ Iron pipe found
- + Cut cross set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 07, Pg. 80 } Miami County Engineer's Record of Lot Surveys
- Vol. 22, Pg. 152 }
- Vol. 23, Pg. 158 }
- P.B. 01, Pg. 243 } Miami County Recorder's Plat Records
- P.B. 01, Pg. 244 }

Basis of Bearings

The bearings are based on the centerline of Church Street, bearing N 89° 51' 57" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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 Inlot 190 in Bradford, Ohio for Jena Hart.

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.



*Michael W. Cozatt*

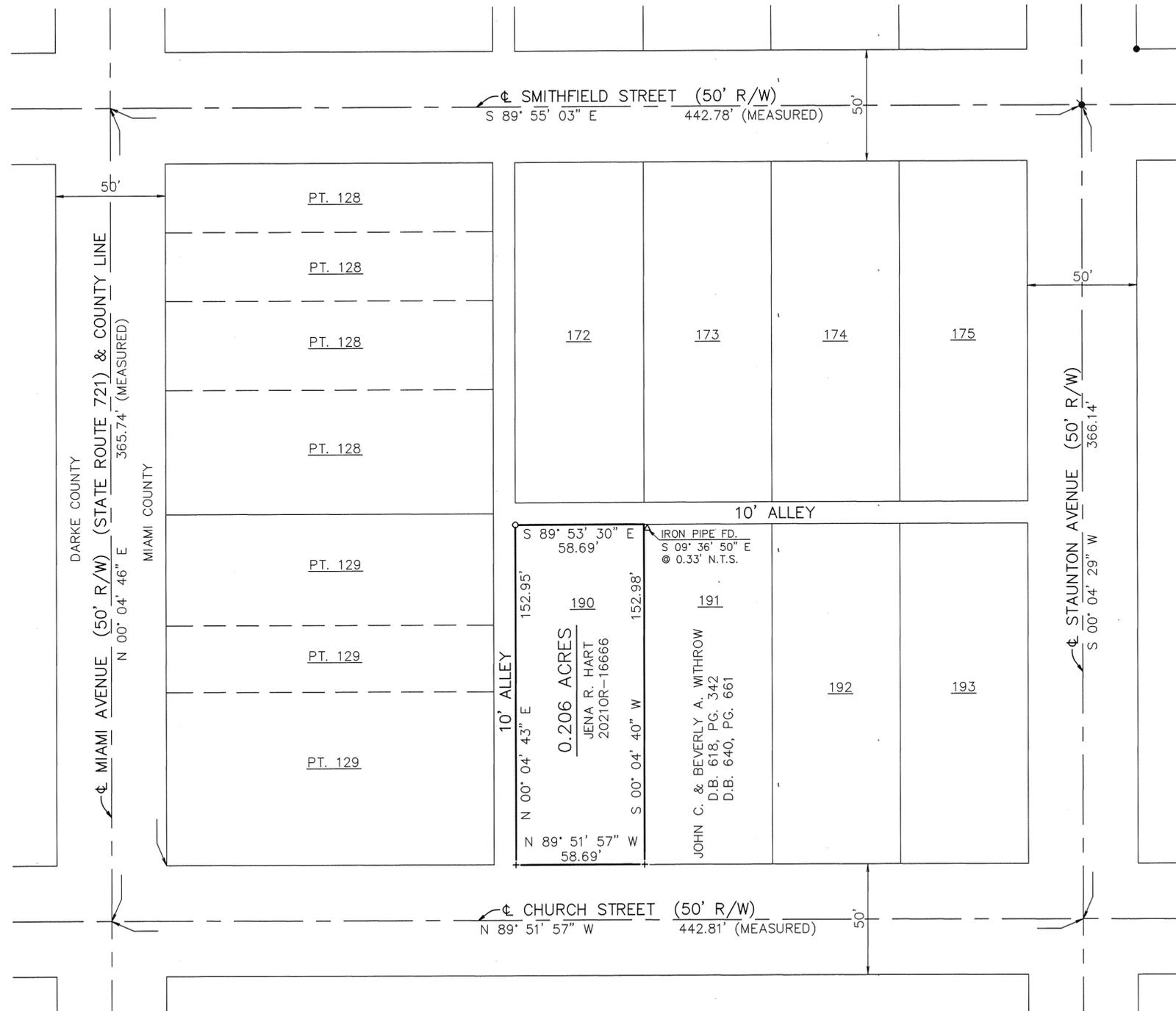
Michael W. Cozatt, P.S. #6001

1/16/25

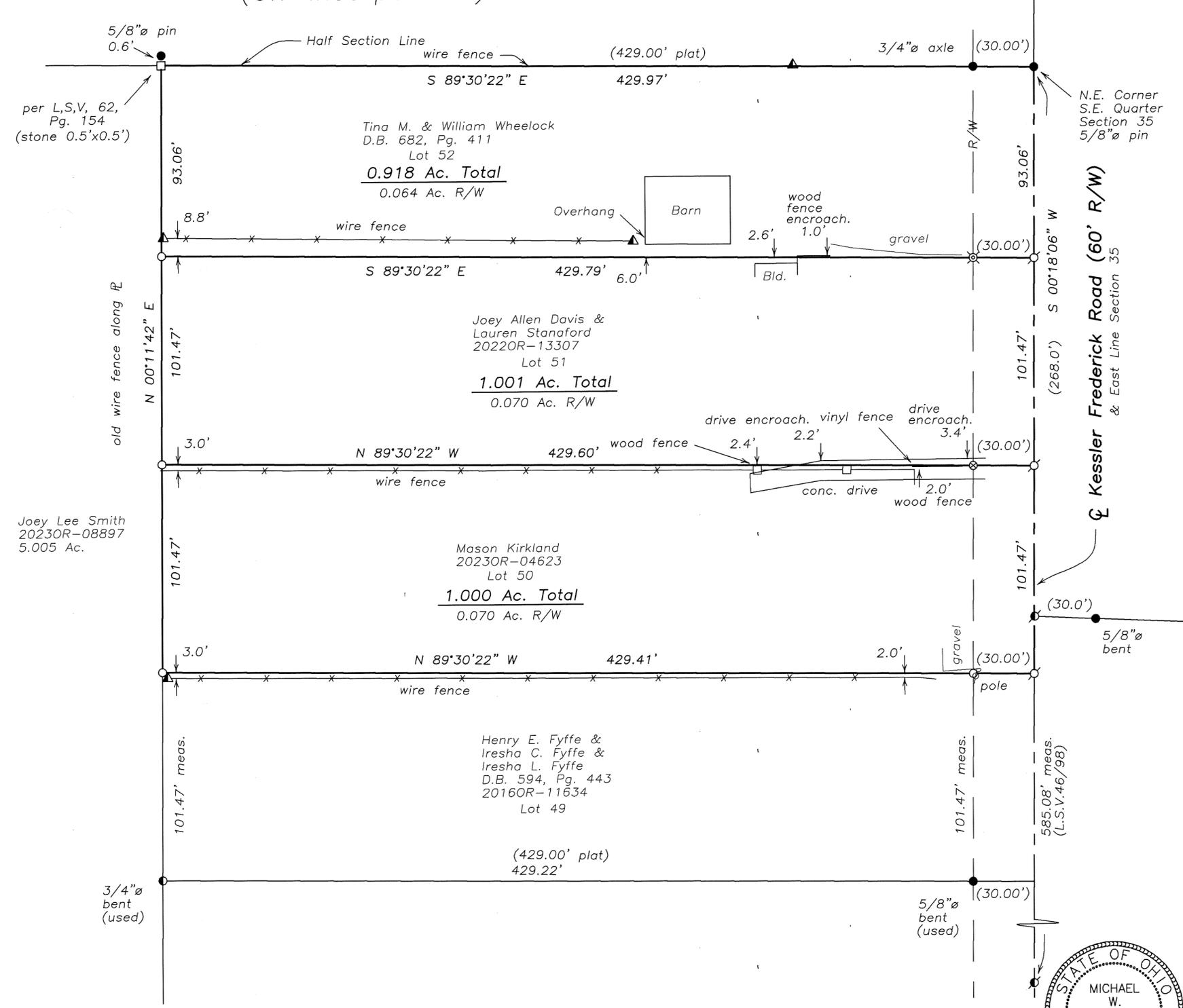
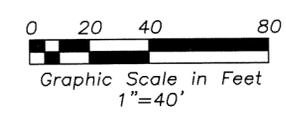
Date

PREPARED BY:

**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 1100 Wayne Street, Ste. 1140 Troy, Ohio  
 Job No. 18624 Ph. (937) 339-2921



West Frederick VILLAGE (Un-Incorporated)      50-52 LOT      Bowman's Addition to Fredericktown



**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
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- ▲ Wood Post
- ⊗ Cut 'X' Set

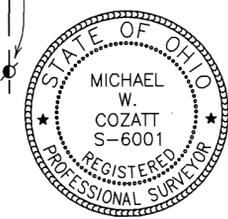
**References**

- Miami County Engineer's Record of Land Surveys  
Volume 5, Page 83  
Volume 14, Page 110  
Volume 41, Page 50  
Volume 46, Page 98  
Volume 57, Page 13  
Volume 62, Page 154
- Miami County Recorder's Plat Records  
Volume 1, Page 388

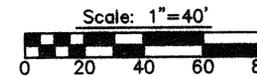
Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey of Lots 50-52  
West Frederick

*Michael W. Cozatt*      1/20/25  
MICHAEL W. COZATT      Date  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer      Land Surveyor  
1100 Wayne St. Suite 1140      Troy, OH 45373  
Job No. 20824      (937) 339-2921  
File Name: C:\Jobs\2024\20824\20824survey.dwg  
Drawn by: DMC ~ Checked by: MWC



Legend

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

References

- Vol. 03, Pg. 152
  - Vol. 04, Pg. 13
  - Vol. 12, Pg. 90
  - Vol. 15, Pg. 73
  - Vol. 15, Pg. 111
  - Vol. 24, Pg. 21
- Miami County Engineer's Record of Lot Surveys
- Vol. 49, Pg. 159
  - Vol. 58, Pg. 146
- Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the west line of Inlot 255 and the east line of Maple Street, bearing N 00° 00' 16" W, as taken from the State Plane Coordinate System, NAD83 20011 Adjustment, Geoid 18, 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.

Approval

APPROVED THIS 30 DAY OF December, 2024 BY THE VILLAGE OF PLEASANT HILL PLANNING COMMISSION.

*Brenda Carroll Mayor*  
CHAIRMAN

Lot split in Pleasant Hill for Lesa Davis.

Surveyor's Certification

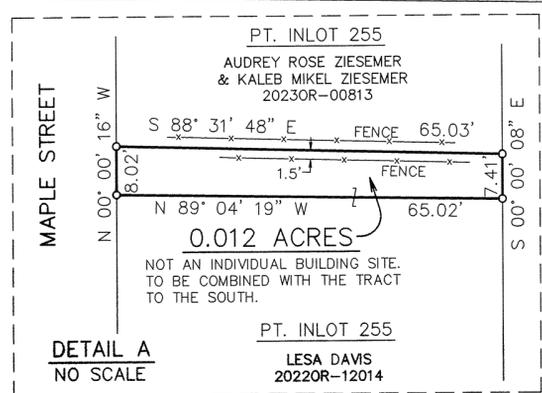
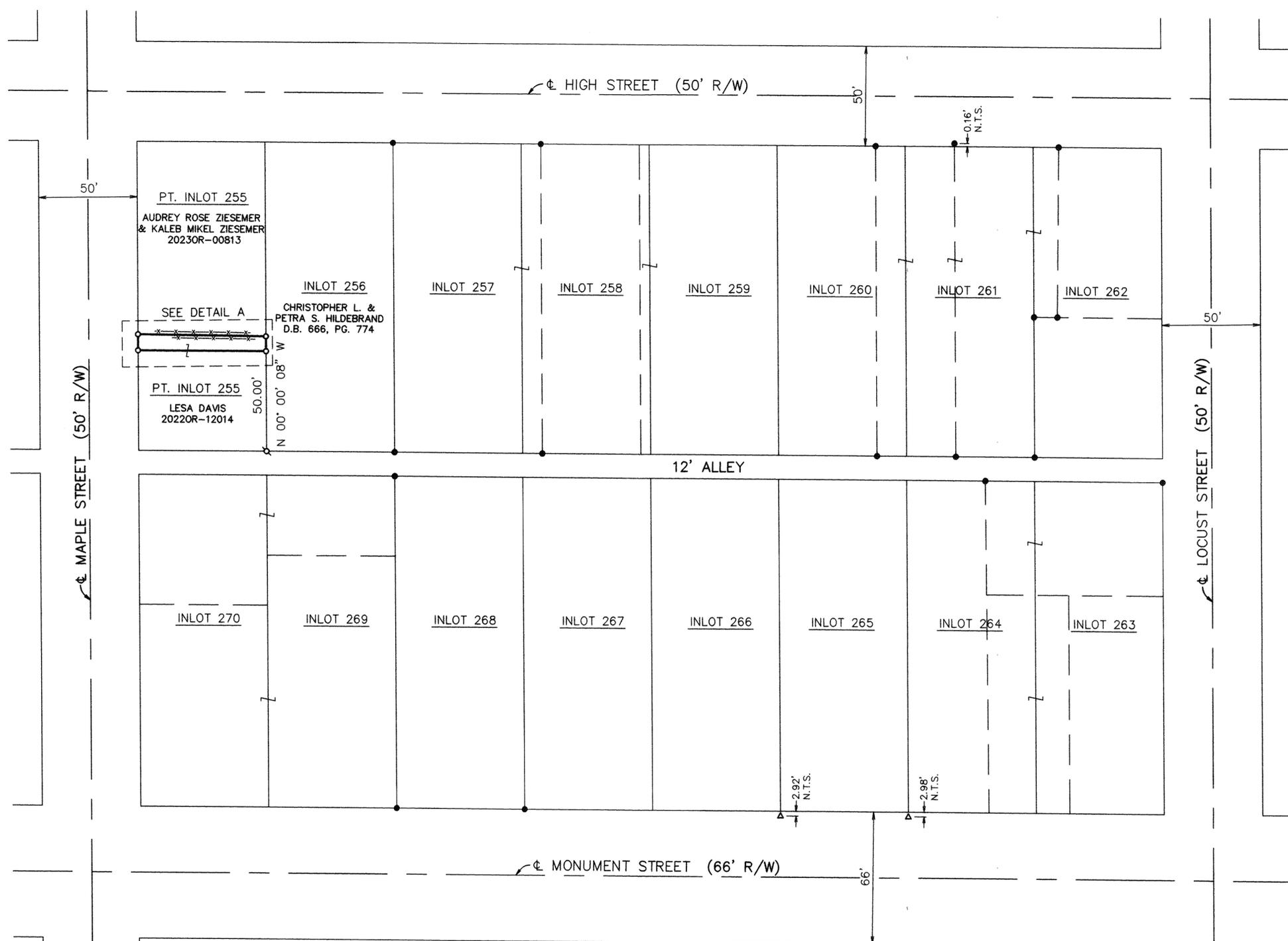
I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.



*Michael W. Cozatt* 12/23/24  
Michael W. Cozatt, S.S. #6001 Date

PREPARED BY:

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 19424 Ph. (937) 339-2921



# SURVEY OF ACREAGE PARCELS

## SECTION 31, TOWNSHIP 6, RANGE 6 MIAMI RIVER SURVEY

### TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

THOMAS A. HIEGEL  
CHRISTINA L. HIEGEL  
64 2261 AC. (DEED)  
D.B. 806, P. 375  
P.N. M40-011850

N88°35'51"E 828.59'

VOLUME 63 PAGE 41  
MIAMI COUNTY RECORD OF LAND SURVEYS

**REFERENCES**

- MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS:  
 Land Survey Volume 30, Page 130  
 Land Survey Volume 34, Page 139  
 Land Survey Volume 40, Page 137  
 Land Survey Volume 50, Page 194  
 Land Survey Volume 63, Page 2
- MIAMI COUNTY RECORDERS RECORDS:  
 DEEDS AS SHOWN HEREON

T. ADAM BAKER AND  
MOLLI R. BAKER  
5.001 AC. (DEED)  
20100R-10676  
P.N. M40-011350

TODD BILLET  
0.468 AC. (DEED)  
20190R-11908  
P.N. M40-011700

WAYNE HENRY MILLER AND  
PHYLLIS ANN MILLER, CO-TRUSTEES  
TRACT NO. 2  
29.552 AC. (DEED)  
D.B. 705, P. 305  
P.N. M40-011800

S00°09'24"W 1288.31'  
LEAH B. PICKREL  
30.750 AC. (DEED)  
20190R-02972  
P.N. M40-012000

AG KNECHTION LLC  
60.622 AC. (DEED)  
20210R-22345  
P.N. M40-011300

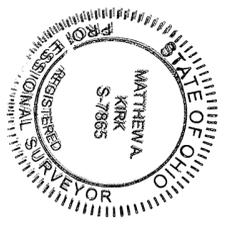
WAYNE HENRY MILLER AND  
PHYLLIS ANN MILLER, CO-TRUSTEES  
TRACT NO. 1  
0.89 AC. (DEED)  
D.B. 705, P. 305  
P.N. M40-011900

29.799 AC. GROSS  
- 0.658 AC. P.R.O. WASHINGTON ROAD  
- 0.572 AC. P.R.O. FARRINGTON ROAD  
= 28.569 AC. NET

0.883 AC. GROSS  
- 0.106 AC. P.R.O. WASHINGTON ROAD  
- 0.148 AC. P.R.O. FARRINGTON ROAD  
= 0.629 AC. NET

OPAL E. HOLFINGER, TRUSTEE  
80.516 AC. (DEED)  
D.B. 742, P. 206 - 50% INTEREST  
20170R-09290 - 50% INTEREST  
P.N. M40-012100

DENNIS COX  
CHERYL COX  
SCOTT COX  
MARK COX  
MICHAEL COX  
ALISA COX  
39.89 AC. (DEED)  
O.R. 201, P. 23 & 25  
P.N. M40-011200



**BASIS OF BEARINGS:**  
 The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The bearing of North 00° 24' 00" East, assigned to the centerline of Washington Road, is designated the "basis of bearings" for this survey.

**SURVEY NOTE:**  
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in August, 2024.

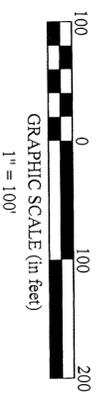
By Matthew A. Kirk 8 Jan 25  
 Matthew A. Kirk  
 Professional Surveyor No. 7865  
 mkirk@emht.com

**CERTIFICATION 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 ERRECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.  
 Signature NOT REQUIRED (0.883 ACRE TRACT)  
 SECRETARY  
 MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY  
 REQUIREMENTS

Paul P. Huetzkamp, PE, PS  
 MIAMI COUNTY ENGINEER  
David Gagnier 1-13-25  
 DEPUTY DATE

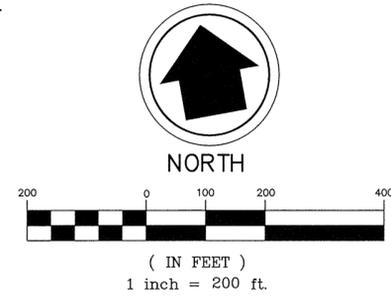
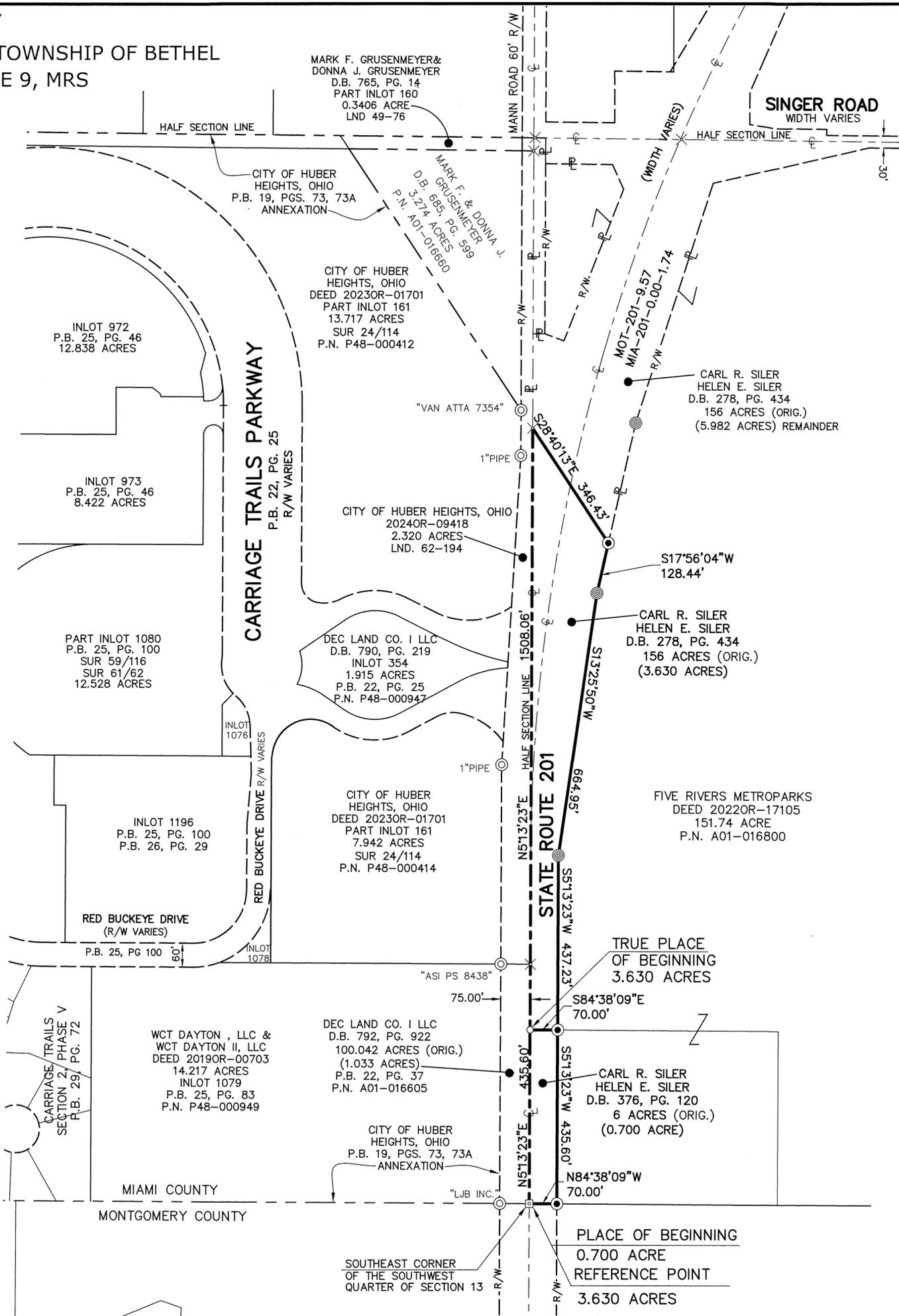
- Iron Pin Set
  - Iron Pin Found
  - Stone Found
  - P.K. Nail Found
  - Monument Found
  - Magnetic Nail Set
  - Magnetic Nail Found
  - ▲ Railroad Spike Found
- Iron Pins Set are 1 3/16" I.D. iron pipes  
 30" long with cap inscribed EMHT INC.



<b>EMHT</b>		Date: January 8, 2025	
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5800 New Albany Road, Columbus, OH 43254 Phone: 614.773.4800 emht.com		Scale: 1" = 100'	
Job No: 2024-0706		Sheet: 1 of 1	
<b>REVISIONS</b>			
MARK	DATE	DESCRIPTION	



PLAT OF SURVEY  
STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL  
SECTION 13, TOWN 2, RANGE 9, MRS



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Hveiskamp P.E. P.S.**  
MIAMI COUNTY ENGINEER

*Paul P. Hveiskamp* 1/17/25  
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. (0.700 Acre 3.630 Acres)

*David L. Chiesa* 1/17/2025  
Secretary Date  
Miami County Planning Commission

LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊠ MONUMENT BOX FOUND WITH 1" REBAR
- MAG NAIL SET
- ⊙ IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
- ⊙ 6" DIA. CONCRETE MONUMENT FOUND
- ⊕ CENTERLINE OF RIGHT OF WAY
- ⊖ PROPERTY LINE
- ⊗ MAG NAIL FOUND

BASIS OF BEARINGS

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

CERTIFICATION

I hereby certify that the information shown hereon was derived from field measurements and meets the requirements of OAC 4733-37 as set forth therein.

By *David L. Chiesa*  
David L. Chiesa  
Registered Surveyor No. 7740  
Date 01/10/25

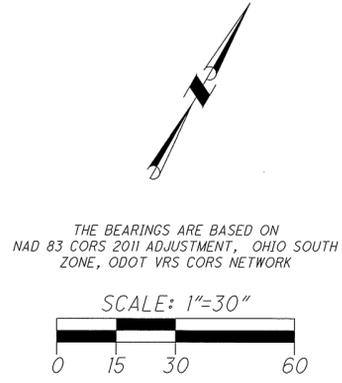


**ARCADIS**  
8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 2039  
Fax: 614-818-4902  
www.ibigroup.com

# ROOT RETRACEMENT SURVEY

3929 & PT. 3930 INLOT N.W 87 SECTION PIQUA CITY MIAMI, OHIO COUNTY

VOLUME 63 PAGE 44  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
Jan. 17, 2025



## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- ⊙ P.F. IRON PIPE FOUND

**NOTE:**  
THE FOUND PROPERTY MONUMENTATION AND EXISTING OCCUPATION THROUGHOUT THE BLOCK LEAVES LOT 3929 SHORT OF THE PLATTED DIMENSION OF 43 FEET.

### SURVEY REFERENCE

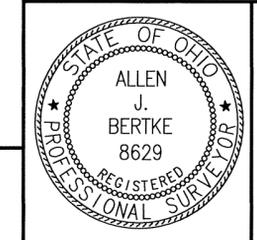
LOT SURVEY 12, PG. 183  
LOT SURVEY 12, PG. 186  
REC. P.B. 2, PG. 190

### 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

1-15-25  
DATE



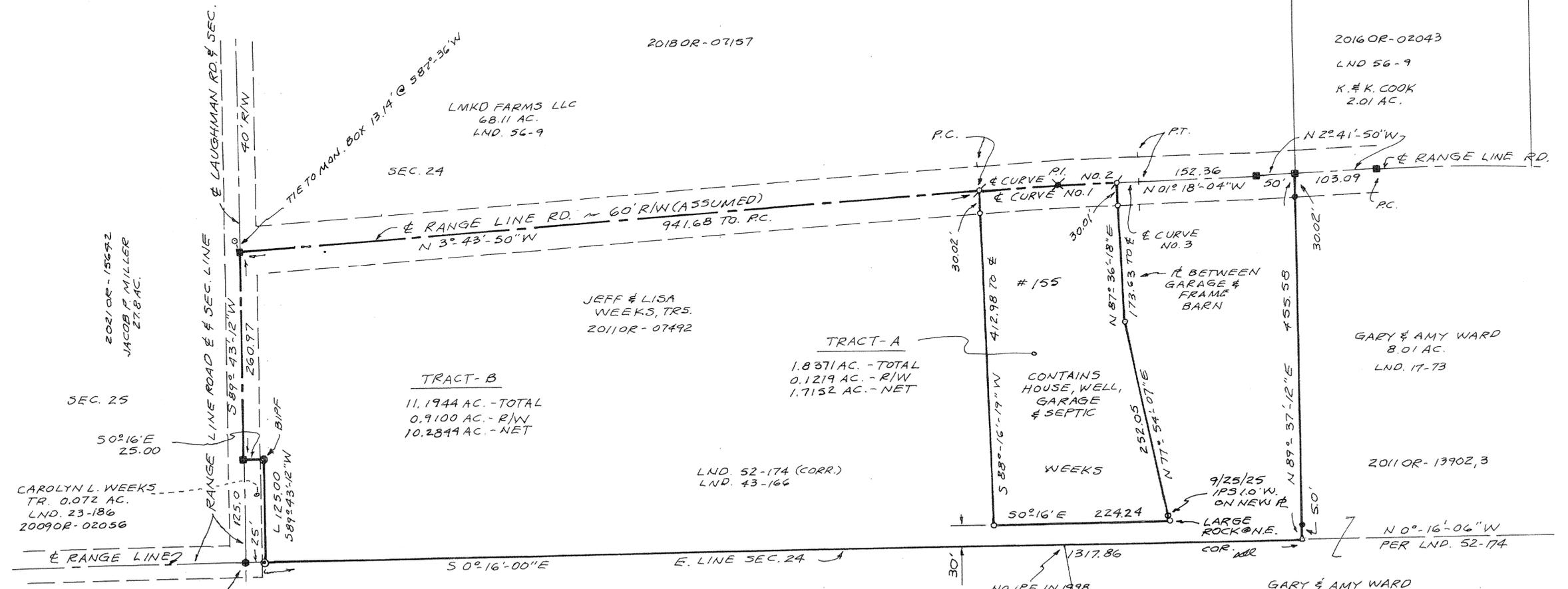
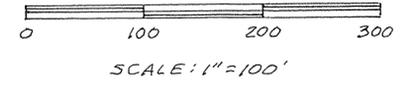
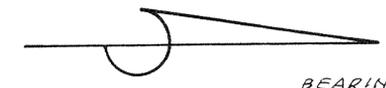
PREPARED BY:  
**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 01-02-2025  
DRAWN BY: AJB  
JOB NUMBER: MIAPIQ2428  
SHEET NUMBER: 1 OF 1

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
 Paul P. Huelskamp P.E. P.S.  
 MIAMI COUNTY ENGINEER  
 4-29-24  
 DEPUTY DATE

APPROVED - MIAMI COUNTY PLANNING COMMISSION  
 1/27/25  
 DATE  
 SECRETARY

APPROVED - SUBJECT TO ZONING APPROVAL  
 BY *Yvonne Spivey* REHS  
 DATE 1/27/25  
 MIAMI COUNTY GENERAL HEALTH DEPT.



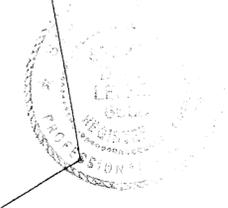
**TRACT-B**  
 11.1944 AC. - TOTAL  
 0.9100 AC. - R/W  
 10.2844 AC. - NET

**TRACT-A**  
 1.8371 AC. - TOTAL  
 0.1219 AC. - R/W  
 1.7152 AC. - NET

	CURVE NO. 1	CURVE NO. 2	CURVE NO. 3
¢ R	4716.07	4716.07	4716.07
L	176.81	199.97	23.16
Δ	2° 08' 53"	2° 25' 46"	0° 16' 53"
CH.	176.80	199.95	23.16
CH BRG.	N 2° 39' 24" W	N 2° 30' 57" W	N 1° 26' 31" W

- LEGEND**
- RAILROAD SPIKE (LOC./NOT EXC.)
  - IRON PIN FOUND DEEP IN GRAVEL
  - STEEL PIPE POST
  - IRON PIN FOUND
  - BIPF = BENT PIN IN PLOWED AREA
  - IRON PIN SET
  - × MAG NAIL SET
  - △ CALCULATED CORNER
  - × RAILROAD SPIKE FOUND
  - COUNTY GPS BOX

SUBDIVISION OF 13.0315 ACRES AT 155 RANGE LINE ROAD FOR JEFF & LISA WEEKS



REV. 9/25/2025 N.E. COR.  
 REV. "30" 8/16/24  
 4/13/2024  
 STEVEN D. LEFFEL  
 PROFESSIONAL SURVEYOR NO. 6660  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45373-1754  
 937-339-9573

HEILMAN LOT SPLIT  
STATE OF OHIO, COUNTY OF MIAMI,  
TOWNSHIP OF BETHEL, BEING PART OF THE SOUTHWEST  
QUARTER SECTION 5, TOWN 2, RANGE 9 MRS.

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelshamp, P.E., P.S.  
MIAMI COUNTY ENGINEER  
John Lee 1/19/25  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

1/29/2025  
D. J. Hill  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY Cory Brown  
DATE 1/27/25

MIAMI COUNTY  
GENERAL HEALTH DEPT.  
BY Mary P. Jones, REHS  
DATE 1/27/25

**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. J. Hill 1/29/2025  
Secretary Date  
Miami County Planning Commission

THEODORE & CATHY A. CRIPPS, TRUSTEES  
2017OR-12586  
PARCEL A01-027660

PATRICIA S. HEILMAN  
D.B. 748 PG 567  
PARCEL A01-027950

SPLIT PARCEL  
14.8320 Ac.

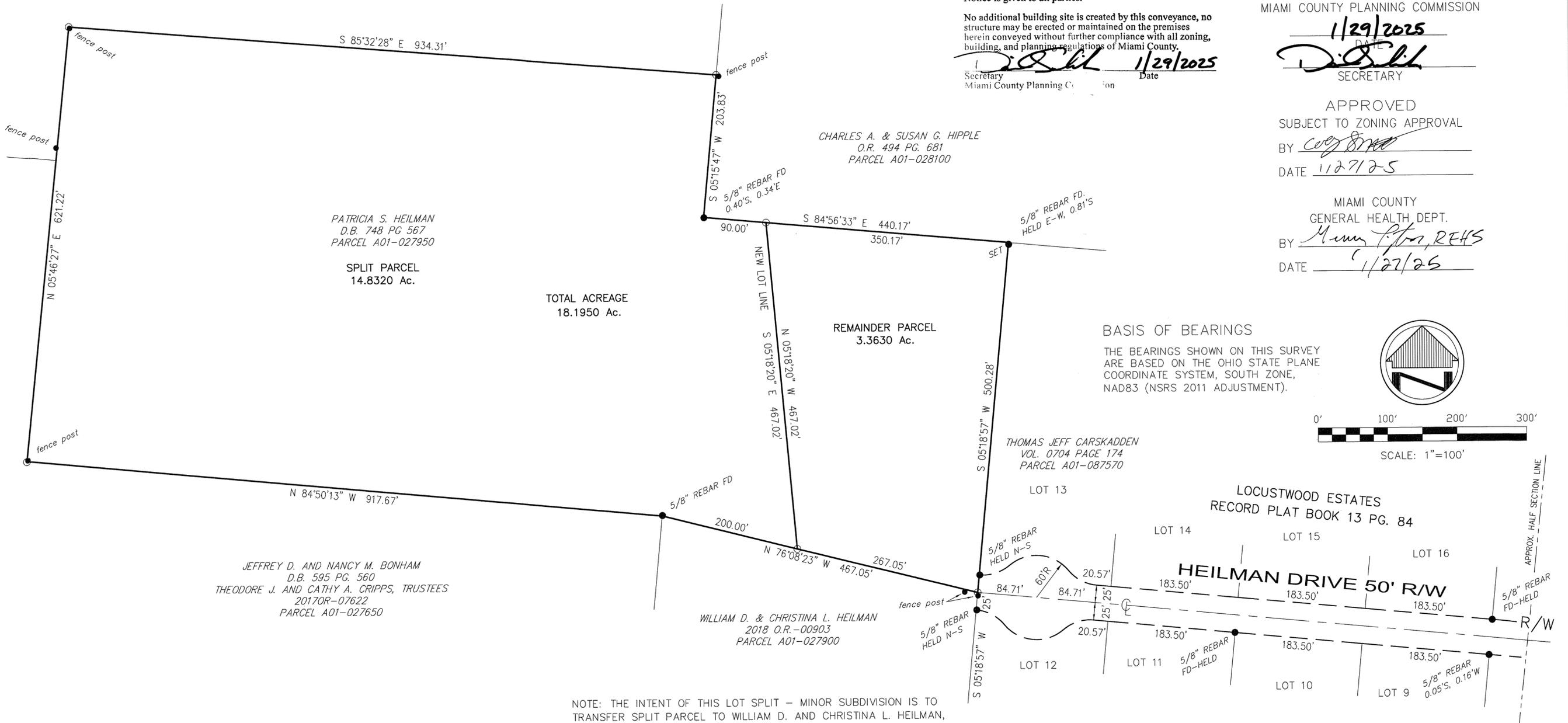
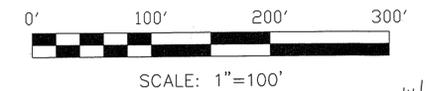
TOTAL ACREAGE  
18.1950 Ac.

CHARLES A. & SUSAN G. HIPPLE  
O.R. 494 PG. 681  
PARCEL A01-028100

REMAINDER PARCEL  
3.3630 Ac.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT).



NOTE: THE INTENT OF THIS LOT SPLIT - MINOR SUBDIVISION IS TO TRANSFER SPLIT PARCEL TO WILLIAM D. AND CHRISTINA L. HEILMAN, PARCEL A01-027900. NO TRANSFER IS TAKING PLACE WITH THE RECORDING OF THIS SURVEY. THIS SURVEY IS BEING RECORDED AS A GRAPHIC REPRESENTATION OF A LEGAL DESCRIPTION IN A DEED.

**LEGEND**

- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- △ - P.K.(MASONRY) NAIL SET
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP CUB

**REFERENCE DATA USED**

- LOCUSTWOOD ESTATES REC. PLAT BOOK 13 PG. 84
- LND SURVEY 34-103
- LND SURVEY 36-25
- LND SURVEY 46-68
- LND SURVEY 58-46

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN OCTOBER, 2024.

William R. Wallace 1/14/25  
WILLIAM R. WALLACE REG. NO. 8288 DATE



**CUB SURVEY GROUP, LLC**  
614.975.7470 cubsurvey.com

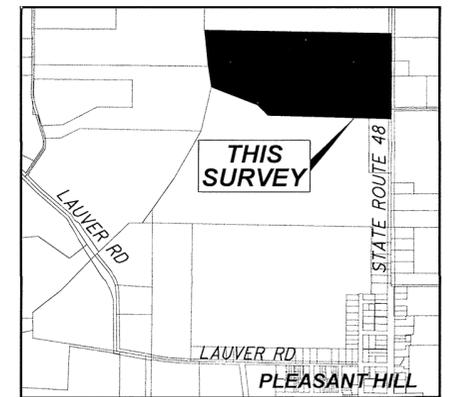
**LOT SPLIT - MINOR SUBDIVISION**  
PATRICIA S. HEILMAN  
8355 HEILMAN DR, NEW CARLISLE, OH 45344

SCALE: 1" = 100'	REVISIONS	JOB NO.	SHEET
DATE: 12/27/24	1/12/25 Comments	24-089	1
DRAWN BY: WSF	1/14/25 Comments		
CHECKED BY: WRW			OF ONE

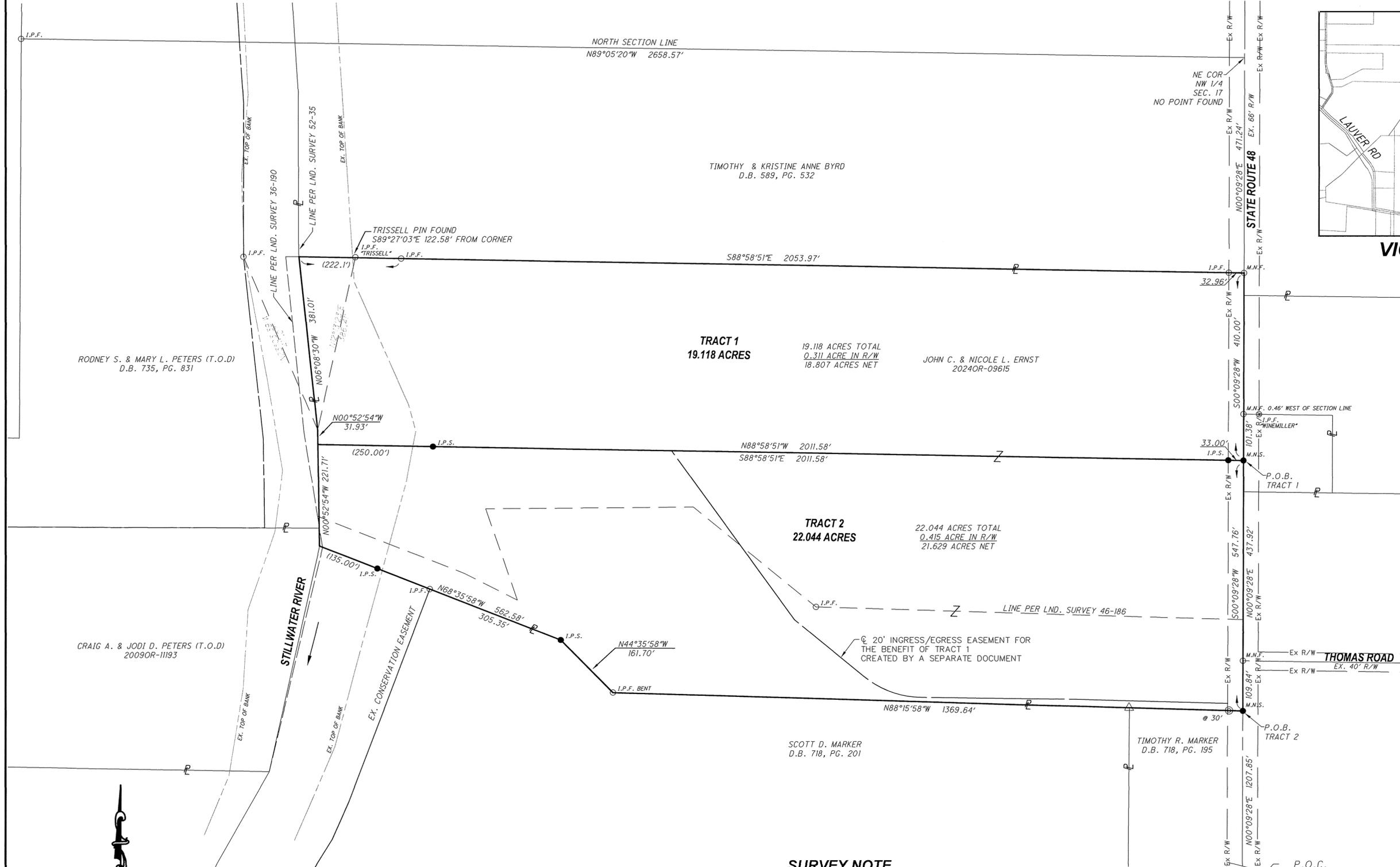
# ERNST SURVEY

7 5 17 NEWTON MIAMI, OHIO  
TOWN RANGE SECTION TOWNSHIP COUNTY

VOLUME 63 PAGE 47  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
Feb. 4, 2025



VICINITY MAP



## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. 5/8" IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- △ POST FOUND
- ◎ CONCRETE MONUMENT FOUND

**SURVEY REFERENCE**  
LAND SURVEY 15, PAGE 49  
LAND SURVEY 25, PAGE 72  
LAND SURVEY 30, PAGE 71  
LAND SURVEY 36, PAGE 190  
LAND SURVEY 41, PAGE 116  
LAND SURVEY 43, PAGE 66  
LAND SURVEY 46, PAGE 186  
LAND SURVEY 52, PAGE 35  
LAND SURVEY 56, PAGE 198  
LAND SURVEY 56, PAGE 199

## SURVEY NOTE

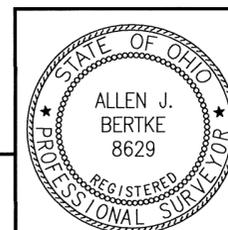
THERE IS AN OVERLAP BETWEEN LAND SURVEY 36-190 AND LAND SURVEY 52-35 AS SHOWN. THE WEST LINE WAS HELD USING LAND SURVEY 52, PAGE 35 AS IT BETTER FITS THE CURRENT LOCATION OF THE STILLWATER RIVER.

## 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

2-4-25  
DATE

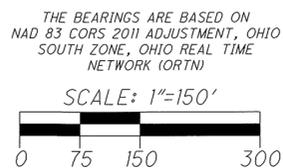


PREPARED BY:

**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

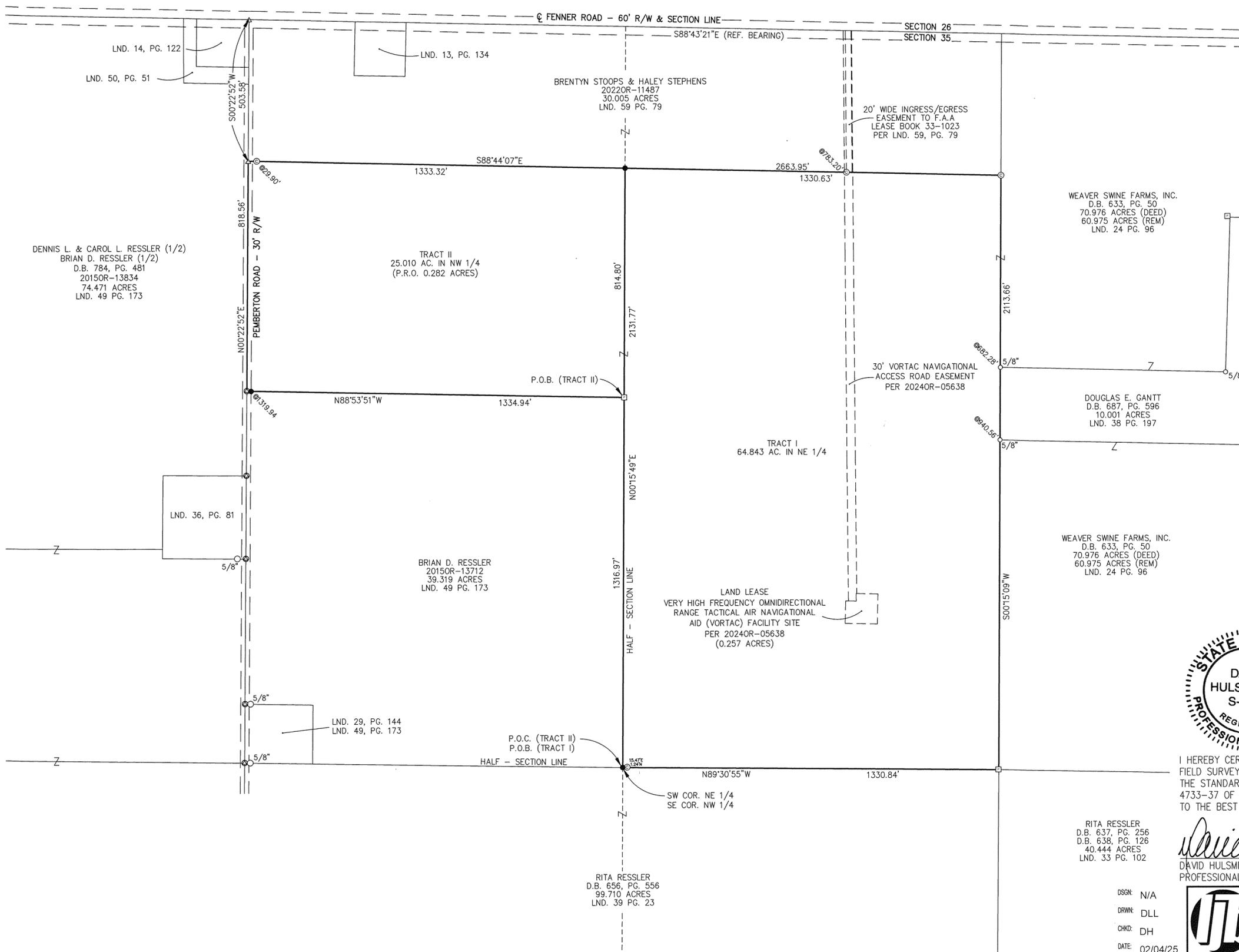
DATE:  
01-30-2025  
DRAWN BY:  
AJB  
JOB NUMBER:  
MIANWT2402  
SHEET NUMBER  
1 OF 1



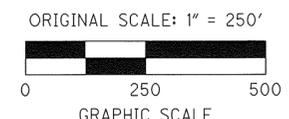
# PLAT OF SURVEY

SITUATED IN:  
 NW 1/4 & NE 1/4 SECTION 35, TOWN 8, RANGE 4  
 NEWTON TOWNSHIP  
 MIAMI COUNTY, OHIO

VOLUME 63 PAGE 48  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



BASIS OF BEARINGS:  
 OHIO STATE PLANE COORDINATE SYSTEM,  
 SOUTH ZONE (3402), NAD83 (2011) WITH  
 THE NORTH LINE OF SECTION 35 BEING  
 S88°43'21"E



**SYMBOL LEGEND**

- IRON PIN FOUND (SIZE NOTED)
- ⊙ IRON PIN w/CAP FOUND
- ⊞ POST FOUND
- △ MAG NAIL FOUND
- ⊗ R.R. SPIKE FOUND
- 5/8" X 30" IRON PIN w/CAP SET

**NOTES:**

- DEEDS AND SURVEYS USED IN THE PERFORMANCE OF THIS SURVEY ARE AS LISTED HEREON.
- MONUMENTS FOUND ARE IN UPRIGHT AND USABLE CONDITION UNLESS OTHERWISE DESCRIBED.
- IN GENERAL, THE SURVEYED LINES APPEAR TO AGREE WITH OBSERVED OCCUPATION.

**OWNER:**

WEAVER SWINE FARMS, INC.  
 D.B. 557, PG. 618



I HEREBY CERTIFY THAT THIS SURVEY PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN ACCORDANCE WITH THE STANDARDS FOR BOUNDARY SURVEYS AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND IS TRUE AND CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF.

*David Hulsmeyer* 2/4/2025  
 DAVID HULSMEYER, P.S.  
 PROFESSIONAL SURVEYOR No. 8548 IN OHIO

RITA RESSLER  
 D.B. 637, PG. 256  
 D.B. 638, PG. 126  
 40.444 ACRES  
 LND. 33 PG. 102

RITA RESSLER  
 D.B. 656, PG. 556  
 99.710 ACRES  
 LND. 39 PG. 23

DENNIS L. & CAROL L. RESSLER (1/2)  
 BRIAN D. RESSLER (1/2)  
 D.B. 784, PG. 481  
 20150R-13834  
 74.471 ACRES  
 LND. 49 PG. 173

TRACT II  
 25.010 AC. IN NW 1/4  
 (P.R.O. 0.282 ACRES)

TRACT I  
 64.843 AC. IN NE 1/4

LAND LEASE  
 VERY HIGH FREQUENCY OMNIDIRECTIONAL  
 RANGE TACTICAL AIR NAVIGATIONAL  
 AID (VORTAC) FACILITY SITE  
 PER 20240R-05638  
 (0.257 ACRES)

WEAVER SWINE FARMS, INC.  
 D.B. 633, PG. 50  
 70.976 ACRES (DEED)  
 60.975 ACRES (REM)  
 LND. 24 PG. 96

DOUGLAS E. GANTT  
 D.B. 687, PG. 596  
 10.001 ACRES  
 LND. 38 PG. 197

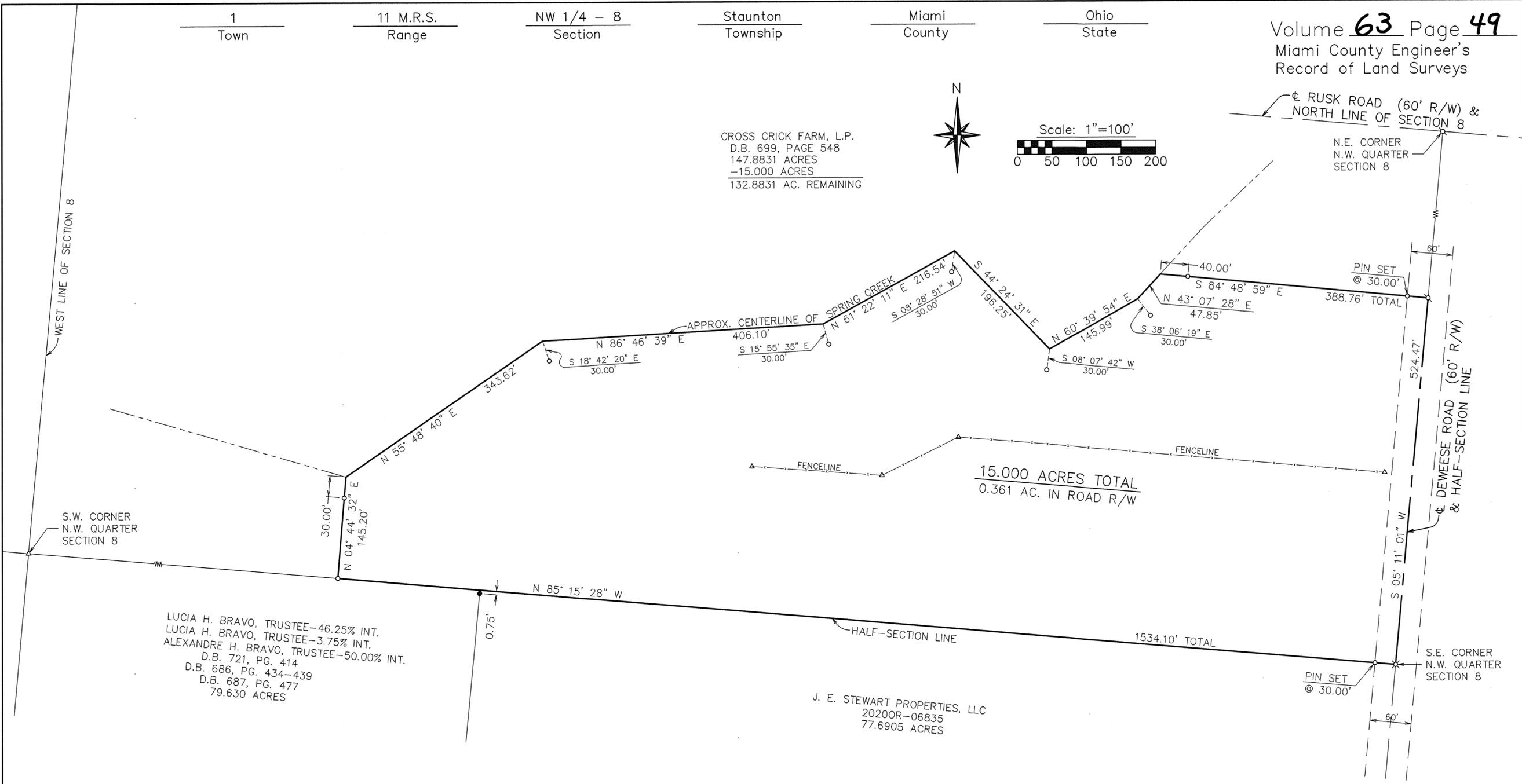
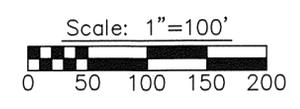
WEAVER SWINE FARMS, INC.  
 D.B. 633, PG. 50  
 70.976 ACRES (DEED)  
 60.975 ACRES (REM)  
 LND. 24 PG. 96

DSGN: N/A  
 DRWN: DLL  
 CHKD: DH  
 DATE: 02/04/25

LJB Inc.  
 2500 Newmark Drive • Miamisburg, OH 45342  
 (937) 259-5000 tel • (937) 259-5100 fax • LJBinc.com

SCALE:  
 1" = 250'  
 PROJECT:  
 0129758A.00  
 SHEET NO:  
 1 / 1

CROSS CRICK FARM, L.P.  
D.B. 699, PAGE 548  
147.8831 ACRES  
-15.000 ACRES  
132.8831 AC. REMAINING



LUCIA H. BRAVO, TRUSTEE-46.25% INT.  
LUCIA H. BRAVO, TRUSTEE-3.75% INT.  
ALEXANDRE H. BRAVO, TRUSTEE-50.00% INT.  
D.B. 721, PG. 414  
D.B. 686, PG. 434-439  
D.B. 687, PG. 477  
79.630 ACRES

J. E. STEWART PROPERTIES, LLC  
20200R-06835  
77.6905 ACRES

15.000 ACRES TOTAL  
0.361 AC. IN ROAD R/W

**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.



*Michael W. Cozatt* 2/10/25  
Michael W. Cozatt, P.S. #6001      Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer      Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 23324      Ph. (937) 339-2921

- Legend**
- 5/8" dia. Iron pin found
  - ▲ Wood fence post
  - ✕ Mag spike set
  - ∩ Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)
- References**
- Vol. 32, Pg. 155
  - Vol. 41, Pg. 85
  - Vol. 43, Pg. 85
  - Vol. 49, Pg. 97
  - Vol. 53, Pg. 45
  - Vol. 58, Pg. 151
  - Vol. 59, Pg. 168
- Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**  
The bearings are based on the half-section line and the centerline of DeWeese Road, bearing S 05° 11' 01" W as from the State Plane Coordinate System, NAD83, 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

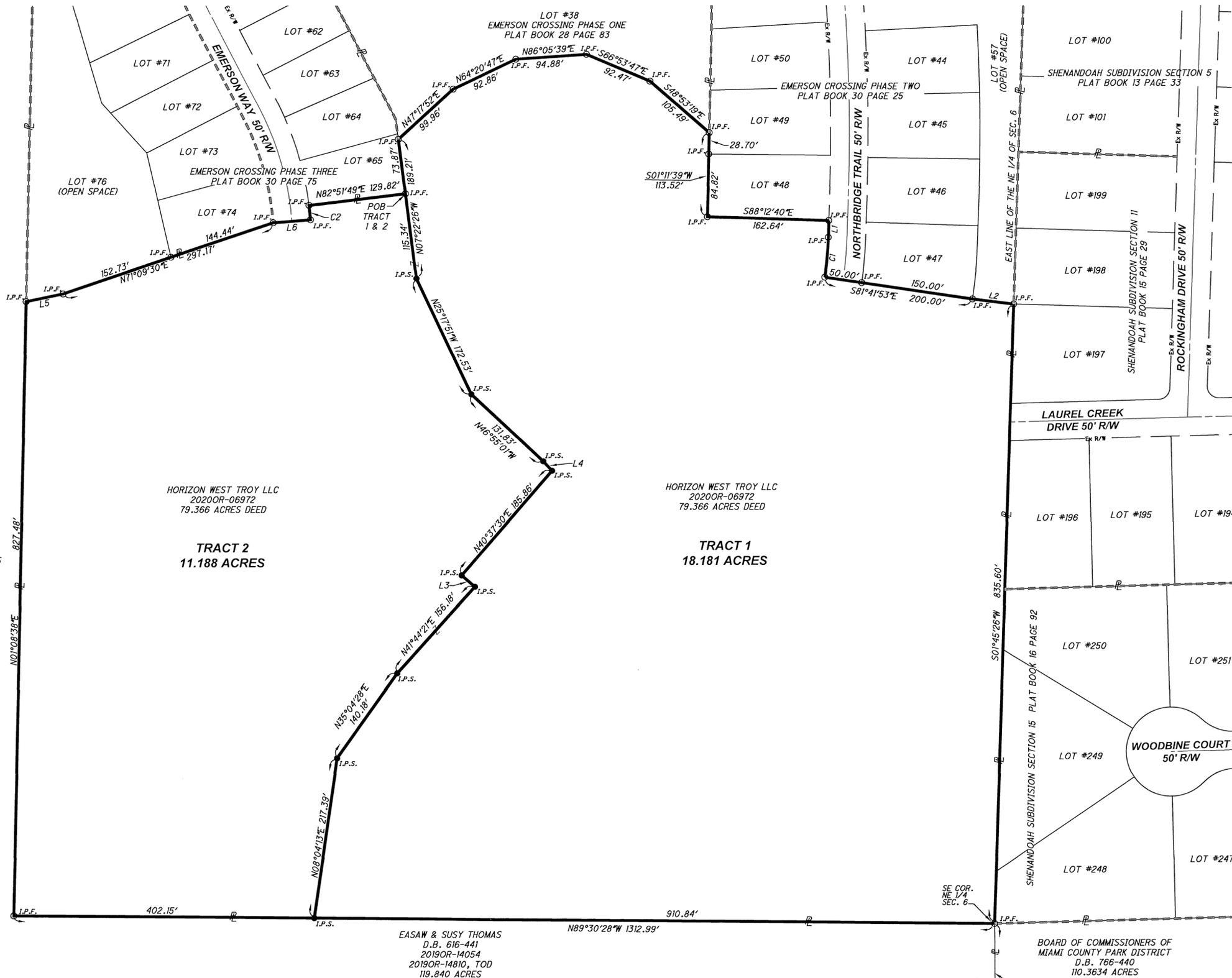
**Occupation Statement**  
Monumented property lines generally fit occupation where occupation exists.

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

# EMERSON CROSSING REMAINDER

VOLUME 63 PAGE 50  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

4 TOWN 6 RANGE NE 1/4 6 SECTION CONCORD TOWNSHIP MIAMI, OHIO COUNTY



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

### LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- ✱ MAG NAIL SET
- ⊕ MAG NAIL FOUND
- - - - - SUBDIVISION LINE

**SURVEY REFERENCE**  
 LAND SURVEY 40, PAGE 80  
 REC. P.B. 13, PG. 33  
 REC. P.B. 15, PG. 29  
 REC. P.B. 16, PG. 92  
 REC. P.B. 28, PG. 83  
 REC. P.B. 30, PG. 25  
 REC. P.B. 30, PG. 75

### SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

EASAW & SUSY THOMAS  
 D.B. 616-441  
 2019OR-14054  
 2019OR-14810, TOD  
 119.840 ACRES

HORIZON WEST TROY LLC  
 2020OR-06972  
 79.366 ACRES DEED

**TRACT 2**  
 11.188 ACRES

HORIZON WEST TROY LLC  
 2020OR-06972  
 79.366 ACRES DEED

**TRACT 1**  
 18.181 ACRES

EASAW & SUSY THOMAS  
 D.B. 616-441  
 2019OR-14054  
 2019OR-14810, TOD  
 119.840 ACRES

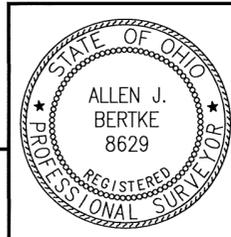
BOARD OF COMMISSIONERS OF  
 MIAMI COUNTY PARK DISTRICT  
 D.B. 766-440  
 110.3634 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	475.00'	54.00'	06°30'48"	53.97'	S05°02'44"W
C2	425.00'	19.10'	02°34'31"	19.10'	N05°50'55"W

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	22.63'	S01°47'20"W	L4	17.50'	N42°30'44"W
L2	55.69'	S82°47'02"E	L5	50.39'	N78°13'49"E
L3	23.41'	N49°22'30"W	L6	50.00'	N85°26'20"E

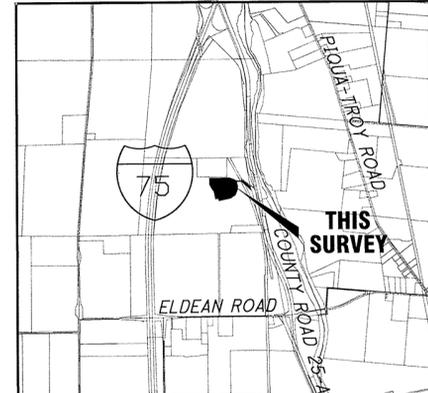
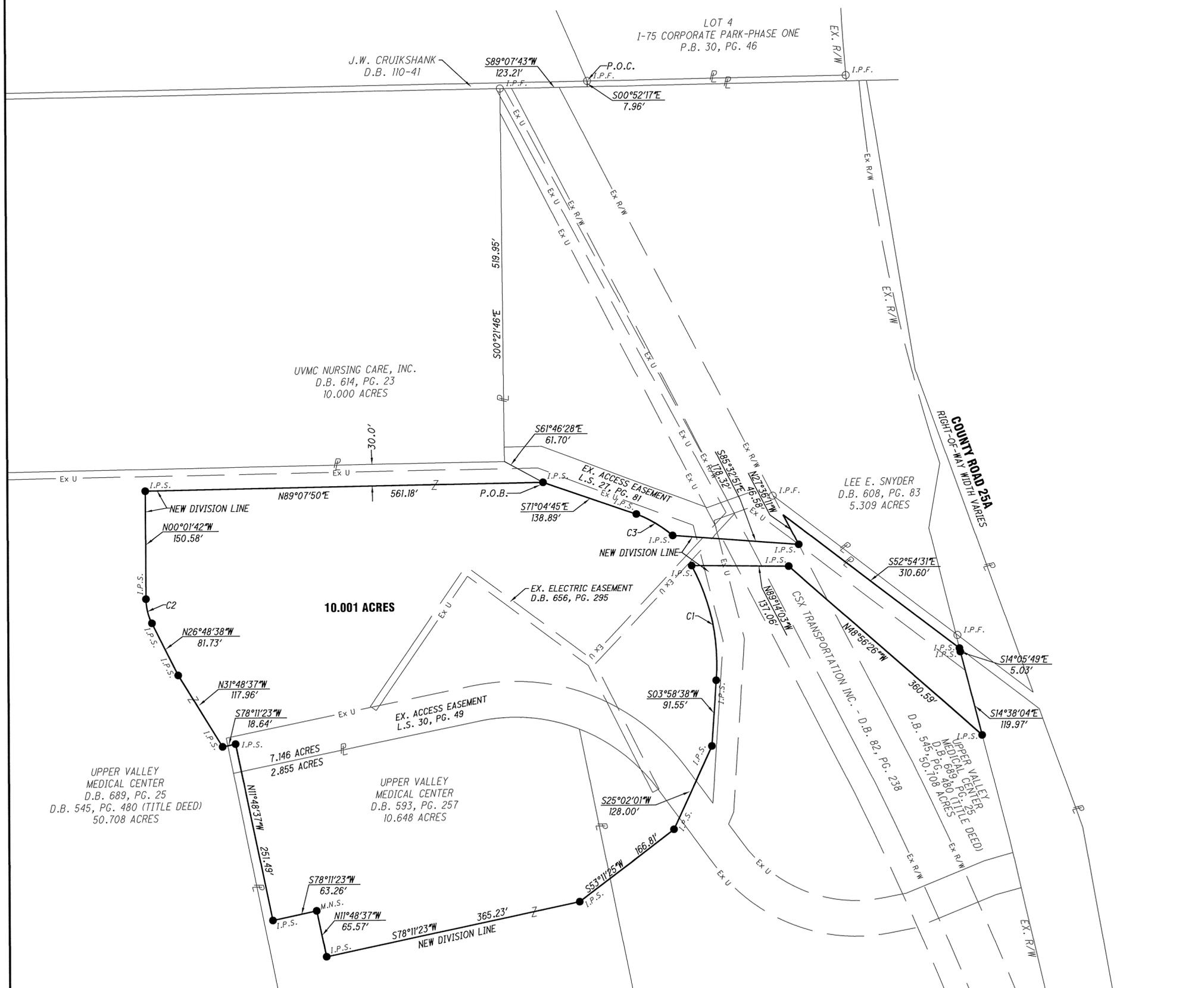
*Allen J. Bertke*  
 ALLEN J. BERTKE, P.S. #8629

2-12-25  
 DATE

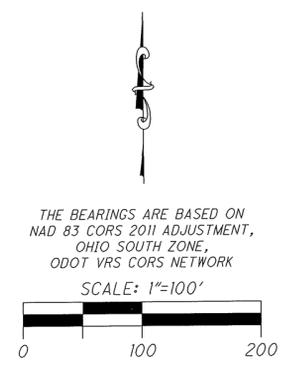


PREPARED BY:  
**ChoiceOne** Engineering  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

DATE: 02-10-2025  
 DRAWN BY: CJKc  
 JOB NUMBER: MIACON2402  
 SHEET NUMBER: 1 OF 1



VICINITY MAP



THE BEARINGS ARE BASED ON  
 NAD 83 CORS 2011 ADJUSTMENT,  
 OHIO SOUTH ZONE,  
 ODOT VRS CORS NETWORK  
 SCALE: 1"=100'

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp  
 MIAMI COUNTY ENGINEER

Jo Bogart 2-12-25  
 DEPUTY DATE

CURVE DATA

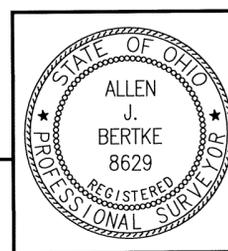
CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	283.56'	33°33'46"	166.12'	163.74'	S11°55'13"E
C2	75.00'	26°46'56"	35.06'	34.74'	N13°25'10"W
C3	172.14'	19°49'00"	59.54'	59.24'	S59°17'32"E

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

2-12-2025  
 DATE



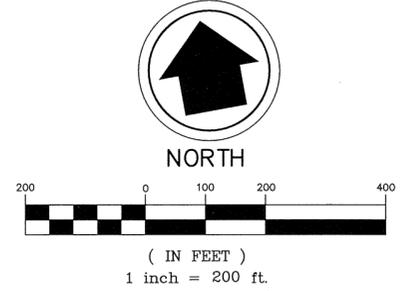
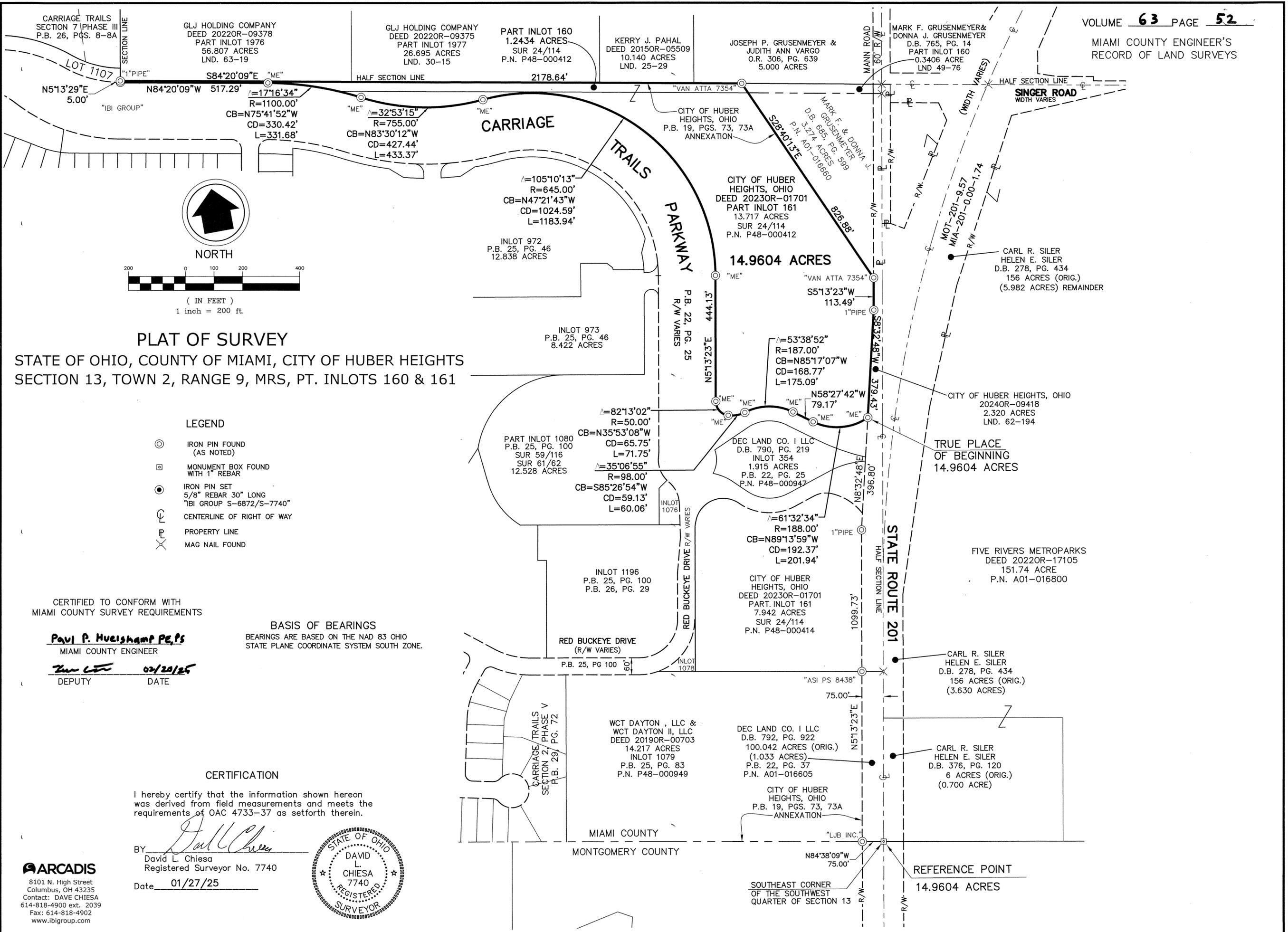
PREPARED BY:

**ChoiceOne** Engineering

SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

DATE: 11-14-2024  
 DRAWN BY: RMF  
 JOB NUMBER: MIACON2302  
 SHEET NUMBER: 1 OF 1

SURVEY REFERENCE  
 LAND SURVEY 27, PAGE 81  
 LAND SURVEY 30, PAGE 49  
 LAND SURVEY 36, PAGE 115



**PLAT OF SURVEY**  
 STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS  
 SECTION 13, TOWN 2, RANGE 9, MRS, PT. INLOTS 160 & 161

**LEGEND**

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊠ MONUMENT BOX FOUND WITH 1" REBAR
- ⊙ IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
- ⊕ CENTERLINE OF RIGHT OF WAY
- PROPERTY LINE
- ✕ MAG NAIL FOUND

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Huelshamp PE, PS**  
 MIAMI COUNTY ENGINEER

*Paul P. Huelshamp* 02/20/25  
 DEPUTY DATE

**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

**CERTIFICATION**

I hereby certify that the information shown hereon was derived from field measurements and meets the requirements of OAC 4733-37 as set forth therein.

BY *David L. Chiesa*  
 David L. Chiesa  
 Registered Surveyor No. 7740  
 Date 01/27/25



**ARCADIS**  
 8101 N. High Street  
 Columbus, OH 43235  
 Contact: DAVE CHIESA  
 614-818-4900 ext. 2039  
 Fax: 614-818-4902  
 www.ibigroup.com

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 29, TOWN 5, RANGE 6, NORTHWEST QUARTER

VOLUME 63 PAGE 53  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

BRASS DISK IN MONUMENT  
BOX FOUND AT THE  
NORTHWEST CORNER  
SECTION 29,  
TOWN 5,  
RANGE 6

MAG SPIKE SET AT THE  
NORTHEAST CORNER  
NORTHWEST QUARTER  
SECTION 29,  
TOWN 5,  
RANGE 6

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DO A RETRACEMENT SURVEY OF THE NORTH END OF THE 68.066 TRACT IN LAND SURVEY VOLUME 28-190, DATED DECEMBER, 1977, AND THEN TO CUT OUT A NEW 566.00' BY 449.61' TRACT OUT OF THE NORTHWEST CORNER, WITH A TOTAL OF 5.842 ACRES.
2. THE NORTH AND WEST PROPERTY LINES OF THE EXISTING 5.842 ACRE TRACT IN THE NORTHWEST CORNER OF THE VOLUME 28-190 SURVEY, AS WELL AS THOSE SAME LINES EXTENDED TO THE 68.066 ACRE TRACT REFERENCED ABOVE ARE IDENTIFIED AS BEING ON THE NORTH AND WEST LINE OF SECTION 29.
  - a. HOWEVER, AT SOME TIME AFTER THE COMPLETION OF THAT SURVEY, A CORNER STONE WAS FOUND AND MONUMENTED BY A BRASS DISK IN A MONUMENT BOX. THIS BRASS DISK IS NORTH 51°24'07" WEST 1.51 FEET FROM THE POINT ORIGINALLY IDENTIFIED AS BEING THE SECTION CORNER.
  - b. FOR THIS SURVEY THE "OLD" SECTION CORNER FROM VOLUME 28-190 IS USED AS THE CORNER OF THE EXISTING 5.842 ACRE TRACT, AND IS ALSO USED TO ESTABLISH THE NORTH AND WEST LINES OF BOTH TRACTS REFERENCED ABOVE. HOWEVER, MORE RECENT SURVEYS OF RECORD HAVE ACKNOWLEDGED THAT THE TRUE CORNER OF THE SECTION IS AT A DIFFERENT LOCATION, AND THAT LOCATION IS SHOWN AS THE SECTION CORNER HEREIN.
3. THE MAG SPIKE SHOWN AS HAVING BEEN SET EAST OF 1-75 AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 29 WAS SET AT A POINT REESTABLISHED USING OTHER MONUMENTS FOUND AND INFORMATION SHOWN ON RECORD PLAT BOOK 24, PAGE 53.
4. THE ANNEXATION SHOWN ON RECORD PLAT BOOK 15, PAGE 15 INDICATES THAT THERE IS A BREAK POINT (PI) IN THE CENTER LINE OF MCKAIG ROAD AND THE NORTH LINE OF SECTION TWENTY-NINE (29) 913.68 FEET WEST OF THE MAG SPIKE REFERENCED DIRECTLY ABOVE. A BREAK POINT HAS BEEN HONORED IN THIS SURVEY.
5. MOST SECTION TWENTY-NINE SURVEYS OF RECORD ON THE SOUTH SIDE OF MCKAIG ROAD DO NOT ATTEMPT TO RUN THE NORTH SECTION LINE STRAIGHT THROUGH BETWEEN THE QUARTER SECTION CORNERS, THOUGH IT COULD BE ARGUED THAT THERE SHOULD BE A STRAIGHT LINE BETWEEN THOSE TWO POINTS.
6. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 90°00'00" EAST ON THE NORTH LINE OF THREE TRACTS SHOWN AT THE CENTER LINE OF MCKAIG ROAD AS PER SURVEY 28-190.

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:

VOLUME 4, PAGE 199  
VOLUME 5, PAGE 117  
VOLUME 26, PAGE 15  
VOLUME 28, PAGE 190  
VOLUME 29, PAGE 146  
VOLUME 30, PAGE 121  
VOLUME 32, PAGE 143  
VOLUME 34, PAGE 168  
VOLUME 34, PAGE 187  
VOLUME 36, PAGE 101  
VOLUME 38, PAGE 33  
VOLUME 49, PAGE 150

MIAMI COUNTY ENGINEER'S  
RECORDS OF LOT SURVEYS:

VOLUME 14, PAGE 105

MIAMI COUNTY RECORDER'S RECORDS:

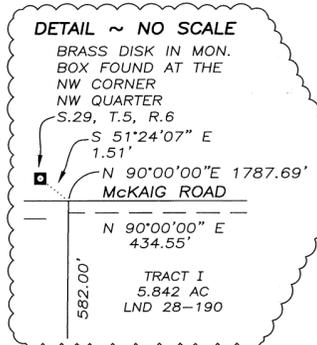
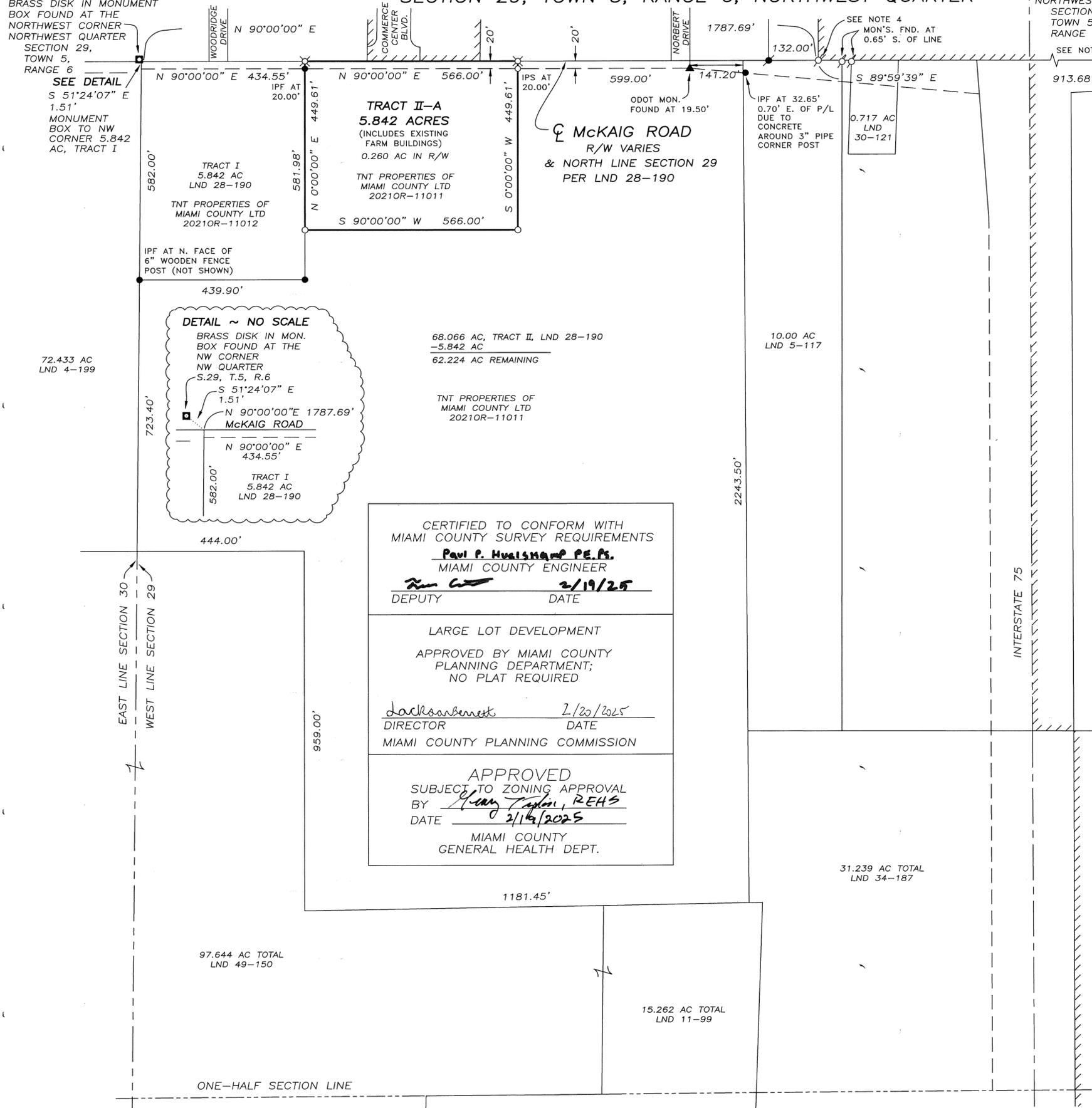
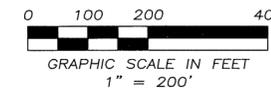
PLAT BOOK 15, PAGE 15  
PLAT BOOK 18, PAGE 96  
PLAT BOOK 21, PAGE 39-C  
PLAT BOOK 21, PAGE 148  
PLAT BOOK 24, PAGE 53  
PLAT BOOK 27, PAGE 100  
PLAT BOOK 29, PAGE 50

DEEDS AS SHOWN HEREON

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET OVER MONUMENT FOUND
- MAG NAIL FOUND
- ⊗ MAG SPIKE SET
- ▲ ODOT R/W MONUMENT FOUND
- BRASS DISK FOUND IN MONUMENT BOX

////// CITY OF TROY CORP. LINE



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul F. Hvalby** P.E., P.S.  
MIAMI COUNTY ENGINEER  
*Paul F. Hvalby* 2/19/25  
DEPUTY DATE

LARGE LOT DEVELOPMENT  
APPROVED BY MIAMI COUNTY  
PLANNING DEPARTMENT;  
NO PLAT REQUIRED

*Jackson Bennett* 2/20/25  
DIRECTOR DATE  
MIAMI COUNTY PLANNING COMMISSION

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY *Henry Taylor, REHS*  
DATE 2/19/25  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

SURVEY FOR TNT PROPERTIES  
IN MIAMI COUNTY, OHIO ~ FEBRUARY 5, 2025

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

Par. 120-027900  
Mark A. Miller, Tr.  
20240R-00963  
Tract No. 2  
80.066 Ac. (Deed)  
Lnd. 35-190

Par. 120-046200  
E.L. Lavy & Sons  
20100R-08058  
40.175 Ac. (Deed)  
Lnd. 34-63

Par. 120-029200  
E.L. Lavy & Sons  
20180R-14802  
70.158 Ac. (Deed)  
Lnd. 58-193

Par. 120-047000  
1760 Leonard Rd  
James I. & Katherine M. Knapke  
20240R-07640  
40.463 Ac. (Deed)

Par. 120-028810  
Keith E. & Patricia A.  
Weaver  
D.B. 524, Pg. 223  
68.823 Ac. (Deed)  
Lnd. 24-68

Par. 120-047100  
Mark A. Miller, Tr.  
20240R-00963  
Tract No. 1  
40.430 Ac. (Deed)  
Lnd. 31-26

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 NAIL FOUND	MAG 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: NONE

LAND SURVEYS:

Lnd. 24-68  
Lnd. 24-67  
Lnd. 31-26  
Lnd. 32-172  
Lnd. 34-63  
Lnd. 35-190  
Lnd. 38-144

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

NOTES:

- THIS SURVEY PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH REPORT OR COMMITMENT.
- DISTANCE IN ( ) INDICATES A DEED OR PLAT CALL DISTANCE.

ABBREVIATIONS:  
Brkn. MONUMENT BROKEN OFF  
d. DEPTH BELOW GRADE  
D.B. DEED BOOK-PAGE  
C/L CENTERLINE  
Lnd. LAND SURVEY VOL.-PG.  
NTS NOT TO SCALE  
OR OFFICIAL RECORD VOL.-PAGE  
POB POINT OF BEGINNING  
P.C. PLAT BOOK-PAGE  
REC. RECORD PLAT-PAGE  
SEC. SECTION  
SUR. SURVEY  
TPOB TRUE POINT OF BEGINNING  
R/W RIGHT-OF-WAY

Certified to conform with Miami County Survey Requirements

**Paul P. Houskamp**  
Miami County Engineer

*[Signature]* 1/21/25  
Deputy Date

*[Signature]* REHS  
Miami County Public Health

Approved by the  
Miami County Planning Commission,  
no record plat required

*[Signature]*  
Secretary

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: *[Signature]* 1/21/25  
LUIS G. RIANCHO DATE  
REGISTERED SURVEYOR OF OHIO NO. 5287



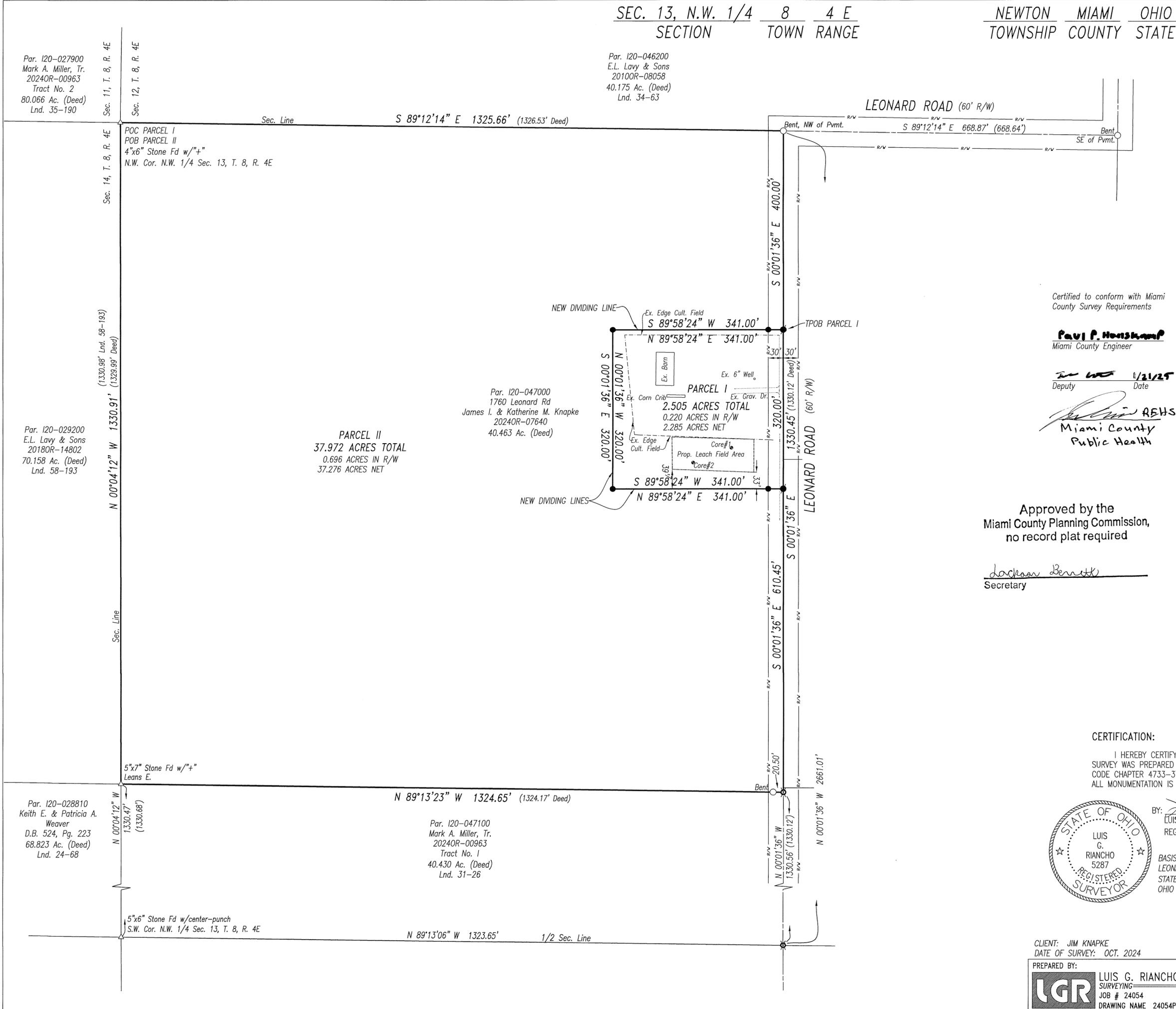
BASIS OF BEARING: S 00°01'36" E FOR THE CENTERLINE OF LEONARD ROAD FROM GPS OBSERVATIONS UTILIZING ODOT RTN, STATE PLANE COORDINATE SYSTEM, NAD'83(2011)(GEOID'12), OHIO SOUTH ZONE.



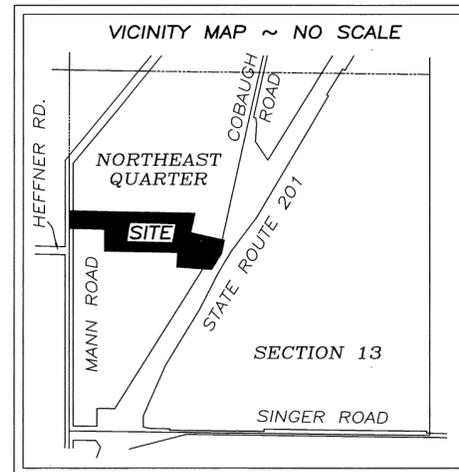
CLIENT: JIM KNAPKE  
DATE OF SURVEY: OCT. 2024

PREPARED BY:  
**LGR** LUIS G. RIANCHO & ASSOCIATES, INC.  
SURVEYING-  
JOB # 24054 OCT. 2024  
DRAWING NAME 24054P05 PLOT DATE 11-12-2024

TEL 937 836-1585  
FAX 937 836-9974  
LGRIANCHO@WOH.RR.COM  
140 WEST WENGER ROAD  
ENGLEWOOD, OHIO  
45322-2727



BETHEL TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 13, TOWN 2, RANGE 9  
NORTHEAST QUARTER



LEGEND

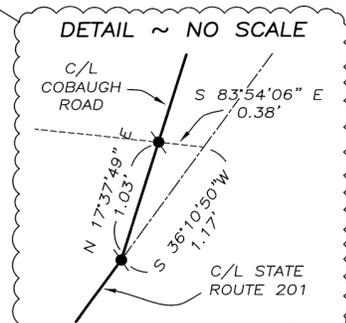
- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ◐ CAPPED IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊕ MAG NAIL SET
- ⊗ MAG NAIL FOUND
- ⊗ MAG SPIKE FOUND
- ▲ WOOD FENCE CORNER POST FOUND

REFERENCES

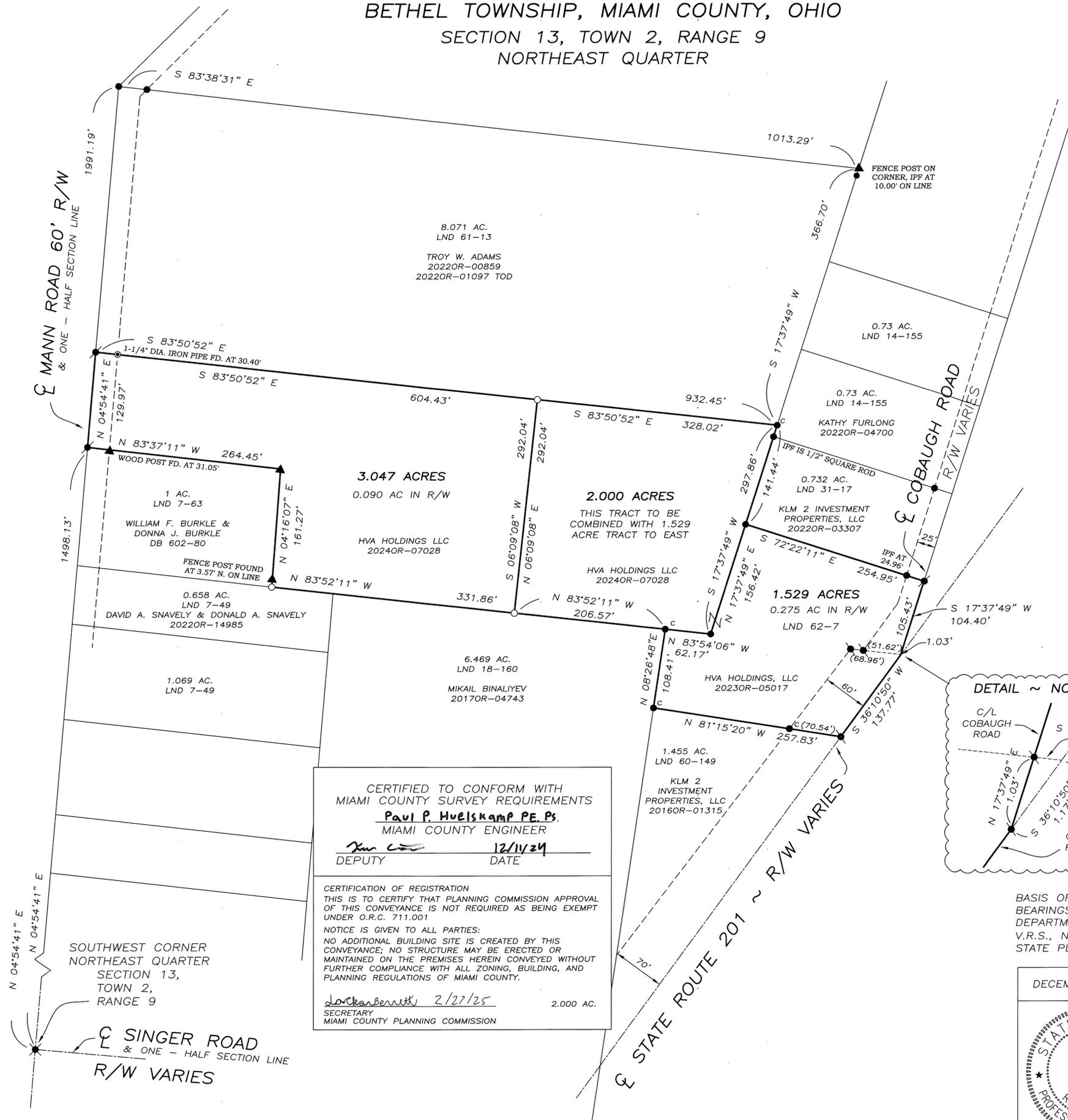
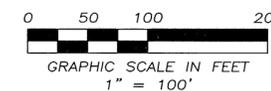
RECORDS USED TO PREPARE SURVEY:

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 7, PAGE 63  
VOLUME 14, PAGE 155  
VOLUME 31, PAGE 17  
VOLUME 60, PAGE 149  
VOLUME 61, PAGE 13  
VOLUME 62, PAGE 7

ODOT R/W PLANS  
MOT-201-9.57  
MIA-201-0.00-1.74

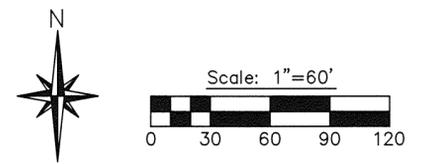


BASIS OF BEARINGS  
BEARINGS ARE BASED ON THE OHIO  
DEPARTMENT OF TRANSPORTATION  
V.R.S., NAD 1983 (2011 ADJ.) OHIO  
STATE PLANE SOUTH ZONE 3402.



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp P.E., P.S.**  
MIAMI COUNTY ENGINEER  
*Paul P. Huelskamp* 12/11/24  
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 ERRECTED OR  
MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT  
FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND  
PLANNING REGULATIONS OF MIAMI COUNTY.  
*Jordan Bennett* 2/27/25 2.000 AC.  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

DECEMBER 3, 2024	SURVEY FOR MARK NELSON IN MIAMI COUNTY, OHIO
	<i>Neil E. Teaford, P.S. # 7724</i> <b>NEIL E. TEAFORD</b> 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724



**Basis of Bearings**  
The bearings are based on the half-section line and the centerline of Peebles Road, bearing S 89° 44' 40" E, as from the State Plane Coordinate System, NAD83, 2011 Adjustment, Geoid 18, 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.

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Hueliskamp P.E. P.S.**  
MIAMI COUNTY ENGINEER  
*[Signature]* **3/3/25**  
DEPUTY DATE

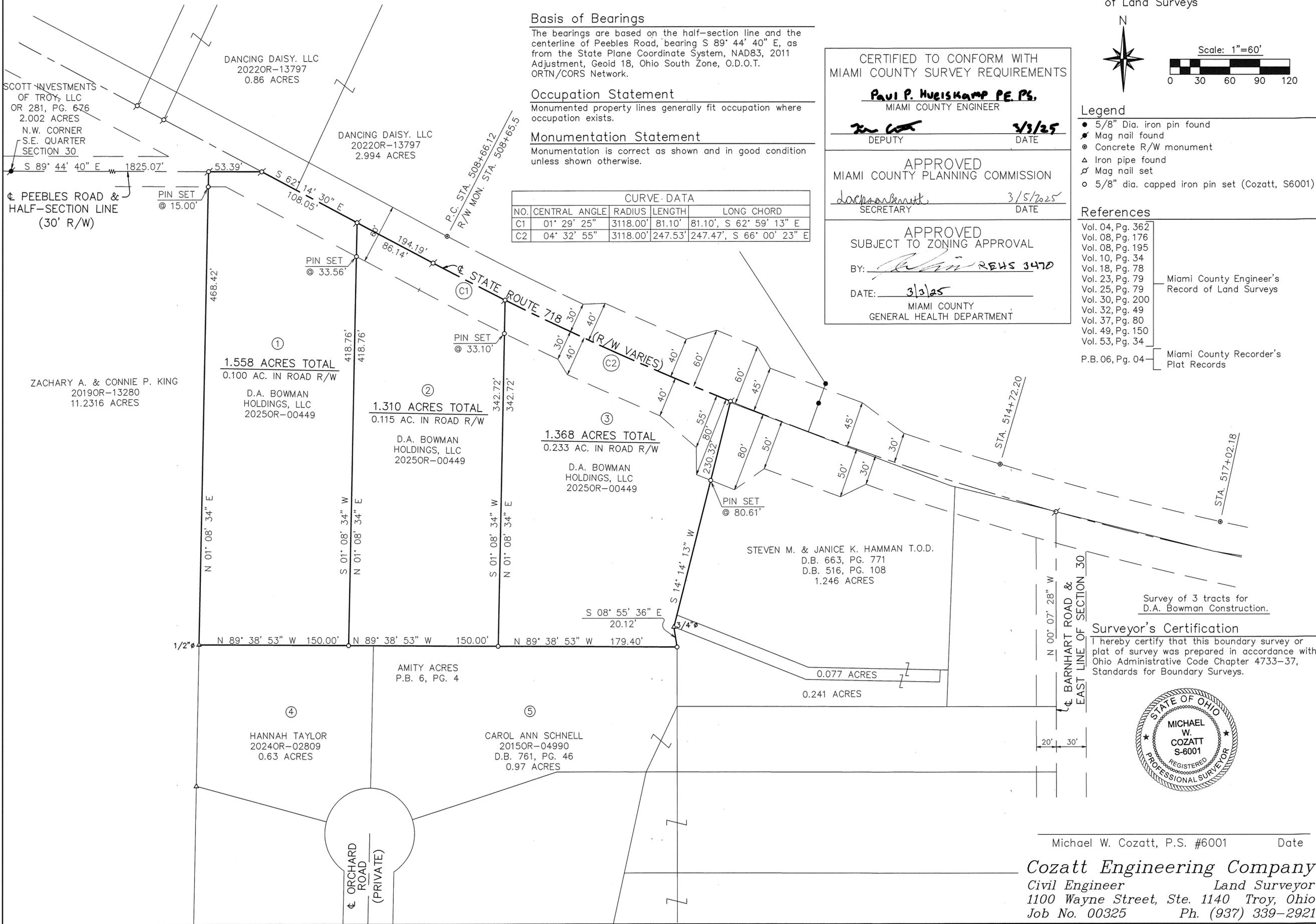
APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
*[Signature]* **3/5/2025**  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY: *[Signature]* **REHS 3470**  
DATE: **3/3/25**  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
C1	01° 29' 25"	3118.00'	81.10'	81.10', S 62° 59' 13" E
C2	04° 32' 55"	3118.00'	247.53'	247.47', S 66° 00' 23" E

- Legend**
- 5/8" Dia. iron pin found
  - ✱ Mag nail found
  - ⊙ Concrete R/W monument
  - △ Iron pipe found
  - ⊗ Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 04, Pg. 362
  - Vol. 08, Pg. 176
  - Vol. 08, Pg. 195
  - Vol. 10, Pg. 34
  - Vol. 18, Pg. 78
  - Vol. 23, Pg. 79
  - Vol. 25, Pg. 79
  - Vol. 30, Pg. 200
  - Vol. 32, Pg. 49
  - Vol. 37, Pg. 80
  - Vol. 49, Pg. 150
  - Vol. 53, Pg. 34
- Miami County Engineer's Record of Land Surveys
- Miami County Recorder's Plat Records



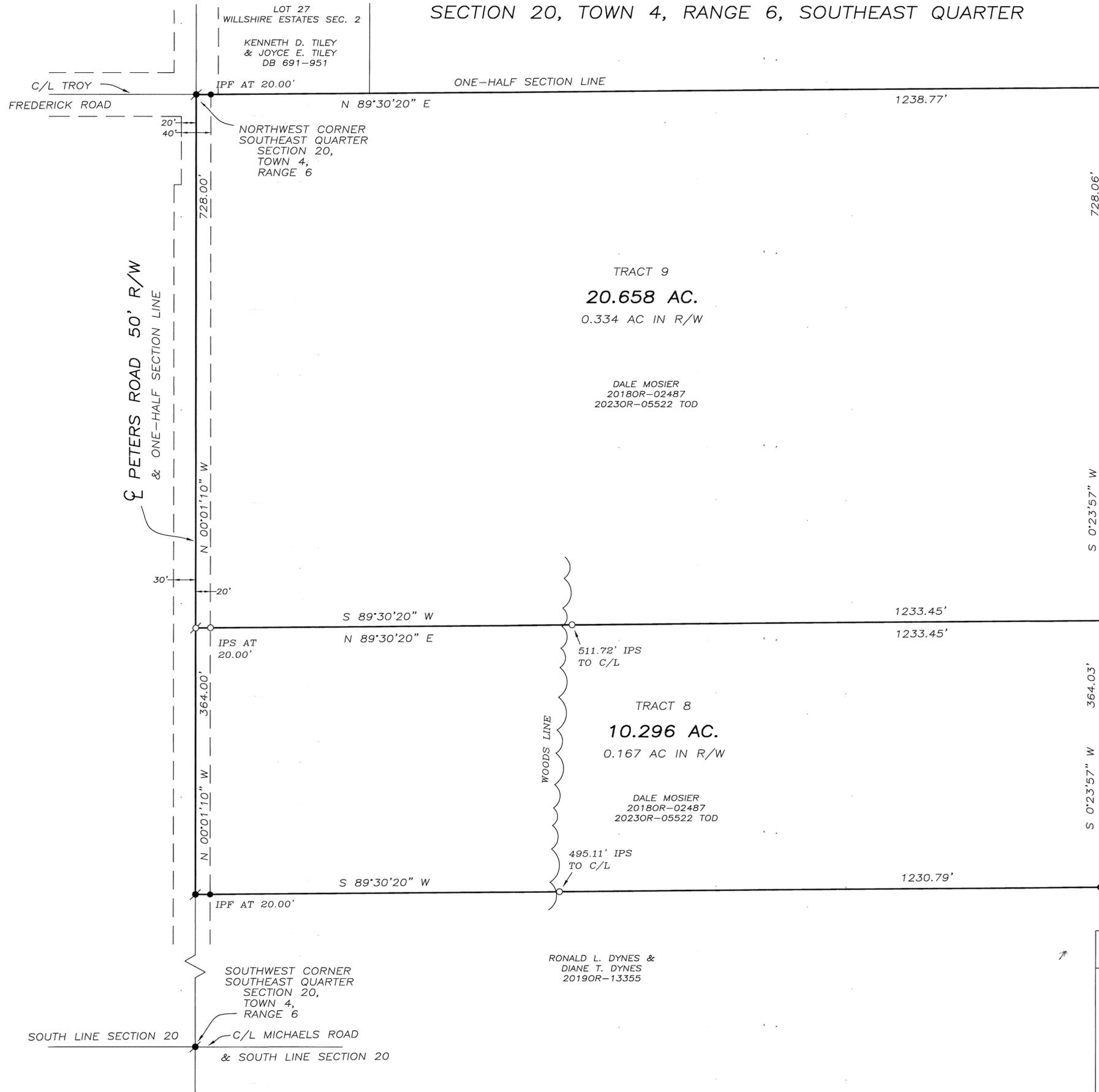
Survey of 3 tracts for  
D.A. Bowman Construction.

**Surveyor's 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.



Michael W. Cozatt, P.S. #6001 Date  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 00325 Ph. (937) 339-2921

MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 20, TOWN 4, RANGE 6, SOUTHEAST QUARTER



7  
Town

5E  
Range

NW 1/4 - 3  
Section

Newton  
Township

Miami  
County

Ohio  
State

Volume **63** Page **58**  
Miami County Engineer's  
Record of Land Surveys



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

**Certification of Registration**

This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.004.

**Notice to all parties**

No additional building etc 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

\*TRACT 1 = 2.919 Acres

**Legend**

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

**References**

- Vol. 20, Pg. 190
  - Vol. 21, Pg. 114
  - Vol. 22, Pg. 88
  - Vol. 24, Pg. 36
  - Vol. 30, Pg. 34
  - Vol. 33, Pg. 200
  - Vol. 43, Pg. 200
  - Vol. 44, Pg. 93
  - Vol. 49, Pg. 34
- Miami County Engineer's  
Record of Land Surveys
- P.B.10, Pg. 133
  - P.B.27, Pg. 92
- Miami County Recorder's  
Plat Records

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Huelkamp, PE, PS**  
MIAMI COUNTY ENGINEER

*Paul P. Huelkamp* 3/3/25  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

*Donna Burgett* 3/4/2025  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

BY: *Michael W. Cozatt* REHS 3470  
DATE: 3/3/25  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

**Basis of Bearings**

The bearings are based on the half-section line and the centerline of Myers Road, bearing S 89° 41' 17" E as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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 tracts for Sherry Drake.

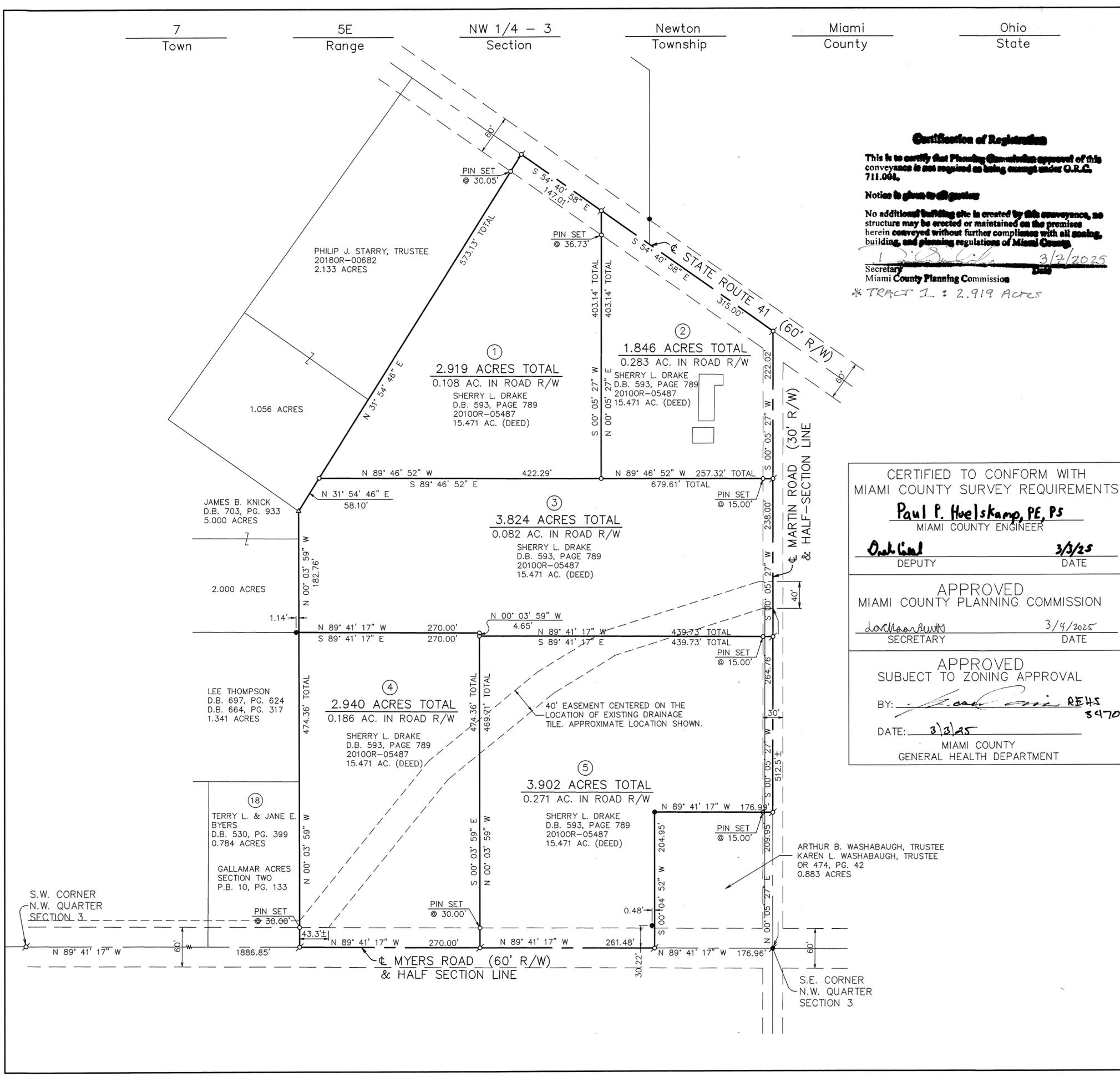
**Surveyor's Certification**

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.



*Michael W. Cozatt* 3/03/25  
Michael W. Cozatt, P.S. #6001 Date

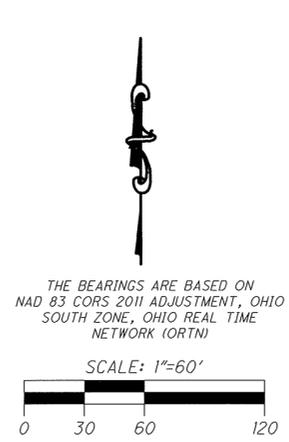
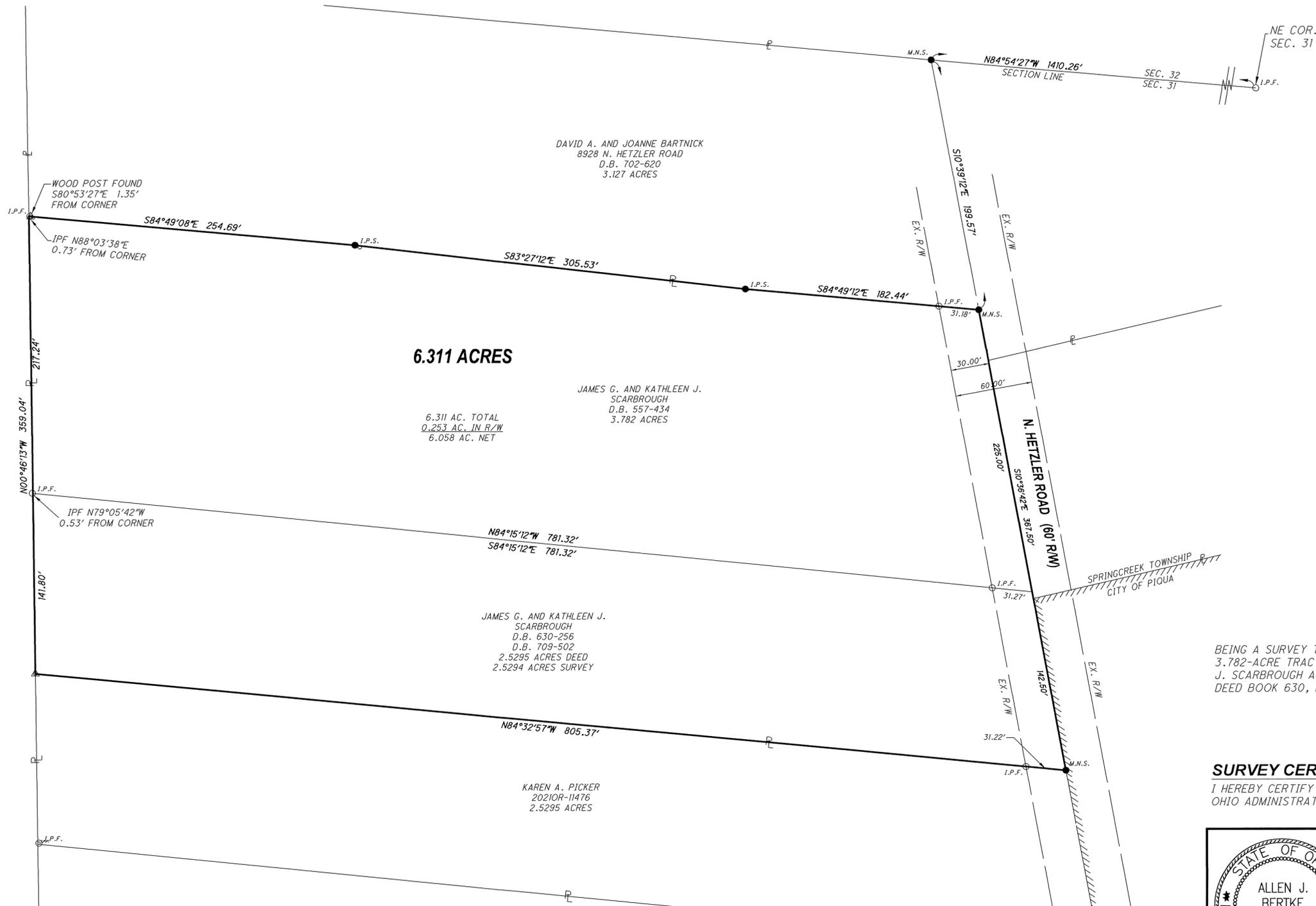
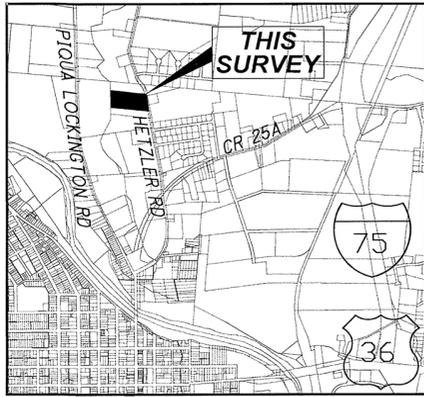
PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 01025 Ph. (937) 339-2921



# SCARBROUGH SURVEY

VOLUME **63** PAGE **59**  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

**1** **12** **N.E. 1/4 FRAC. 31** **SPRINGCREEK** **MIAMI, OHIO**  
**TOWN** **RANGE** **SECTION** **TOWNSHIP** **COUNTY**



### LEGEND

- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⊙ I.P.F. IRON PIPE FOUND
- △ POST FOUND
- I.P.S. 5/8" X 30" REBAR W/CAP SET

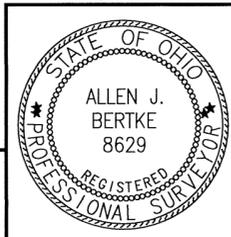
SURVEY REFERENCE  
 LAND SURVEY 26, PAGE 167  
 LAND SURVEY 44, PAGE 4

BEING A SURVEY TO COMBINE THE EXISTING 2.5295-ACRE AND 3.782-ACRE TRACT OF LAND OWNED BY JAMES G. AND KATHLEEN J. SCARBROUGH AS CONVEYED IN DEED BOOK 557, PAGE 434, DEED BOOK 630, PAGE 256, AND DEED BOOK 709, PAGE 502.

### SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

*Allen J. Bertke*  
 ALLEN J. BERTKE, P.S. #8629 3-7-25  
DATE



PREPARED BY:  
**ChoiceOne** Engineering  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

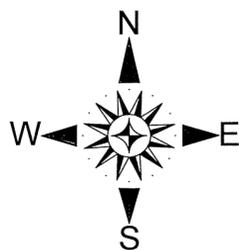
DATE:	03-05-2025
DRAWN BY:	CJKc
JOB NUMBER:	MIASCR2501
SHEET NUMBER	1 OF 1



TAYLOR / HEATON - PLAT OF SURVEY #1

2 TOWN 11 RANGE N.E. 1/4~24 SECTION BROWN TOWNSHIP MIAMI COUNTY OHIO STATE

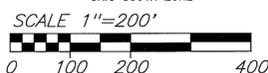
VOLUME 63 PAGE 61 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- --5/8" X 30" REBAR WITH CAP SET
- ⊗ --RAILROAD SPIKE FOUND
- --IRON PIN FOUND
- --MAG NAIL SET
- ⊗ --MAG NAIL FOUND
- ⊙ --CONCRETE RIGHT-OF-WAY / BERM MONUMENT
- △ --POINT OF INTERSECTION

BEARINGS BASED UPON STATE PLANE COORDINATES NAD 83, GEOID 12b, OHIO SOUTH ZONE



SURVEY REFERENCES:

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

- VOL. 12, PG. 146
- VOL. 38, PG. 176
- VOL. 22, PG. 66
- VOL. 34, PG. 125
- VOL. 40, PG. 164

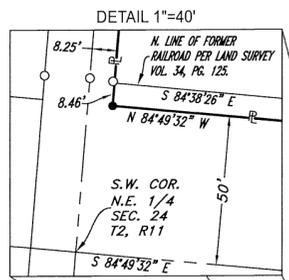
MIAMI COUNTY DEED REFERENCES

- VOL. 488, PG. 389
- VOL. 116, PG. 512
- VOL. 101, PG. 100

ODOT REFERENCES

- MIA-36-(11.39-17.83) 1948

STEVEN L. & PATRICIA L. SPRINGER  
D.B. 633, PG. 446  
1.843, 1.324 & 77.207 ACRES±



NORTH LINE OF FORMER RAILROAD PER LAND SURVEY VOL. 34, PG. 125 CREATING A 0.254 ACRE OVERLAP

ACTUAL NORTH LINE OF FORMER RAILROAD AS ACQUIRED BY THE PITTSBURGH, CINCINNATI, CHICAGO & ST. LOUIS RAILWAY COMPANY PER DEED VOL. 116, PG. 512 AND HELD FOR THIS SURVEY.

IRON PIN FND. 5.6' NORTH OF LINE

RR SPIKE FND. S 89°41'20" E 1.60' FROM COR.

S.E. COR., N.E. 1/4 SEC. 24, T2, R11

TRACT ONE  
151.290 ACRES TOTAL  
3.370 ACRES IN R/W

LARRY J. TAYLOR & BONNIE J. HEATON  
2023OR-02428 (36%)  
LARRY J. TAYLOR & ARTHUR P. TAYLOR  
2023OR-11205 (64%)

STEVEN L. & PATRICIA L. SPRINGER  
D.B. 633, PG. 446  
1.843, 1.324 & 77.207 ACRES±

KATHLEEN H. MUSSER  
D.B. 759, PG. 740  
2017OR-14057  
4.600 & 68.61 ACRES±

*Randall J. Magoto* 2/24/25  
RANDALL J. MAGOTO DATE  
OHIO PROFESSIONAL SURVEYOR #7768  
2723 Loy Road, Ft. Loramie, Ohio 45845  
Phone #937-418-7783  
MagotoSurvey@gmail.com



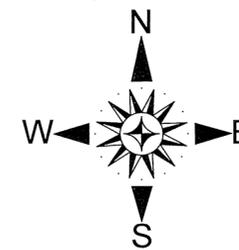
PREPARED BY:  
**Magoto**  
Land Surveying, Ltd.

TAYLOR / HEATON - PLAT OF SURVEY #2

2 TOWN 12 RANGE S.W. 1/4~13 SECTION BROWN TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME 63, PAGE 61 -A  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

JAMES D. GOFORTH  
O.R. 96, PG. 574  
20220R-01699  
36.537 ACRES±



LEGEND

- --5/8" X 30" REBAR WITH CAP SET
- ⊗ --RAILROAD SPIKE FOUND
- --IRON PIN FOUND
- --MAG NAIL SET
- ⊗ --MAG NAIL FOUND
- ⊙ --CONCRETE RIGHT-OF-WAY / BERM MONUMENT
- △ --POINT OF INTERSECTION
- ⊠ --CORNER STONE FOUND

SURVEY REFERENCES:

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

- VOL. 3, PG. 45
- VOL. 8, PG. 192
- VOL. 18, PG. 195
- VOL. 28, PG. 18
- VOL. 29, PG. 57
- VOL. 35, PG. 198
- VOL. 44, PG. 79
- VOL. 47, PG. 188
- VOL. 48, PG. 61

BEARINGS BASED UPON STATE PLANE  
COORDINATES NAD 83, GSD 12b,  
OHIO SOUTH ZONE

SCALE 1"=200'



ODOT REFERENCES

MIA-36-(11.39-17.83) 1948

TRACT TWO  
20.163 ACRES TOTAL  
1.669 ACRES IN R/W

TRACT THREE  
52.697 ACRES TOTAL  
0.347 ACRES IN R/W

TRACT FOUR  
2.905 ACRES TOTAL  
0.321 ACRES IN R/W

LARRY J. TAYLOR & BONNIE J. HEATON  
20230R-02428 (50%)  
LARRY J. TAYLOR  
20240R-00222 (50%)

LINDA GODDARD (TRUSTEE)  
20240R-02557  
64.760 ACRES±

LARRY J. TAYLOR & BONNIE J. HEATON  
20230R-02428 (36%)  
LARRY J. TAYLOR & ARTHUR P. TAYLOR  
20230R-11205 (64%)

LARRY J. TAYLOR & BONNIE J. HEATON  
20230R-02428 (50%)  
LARRY J. TAYLOR  
20240R-00222 (50%)

LONNIE L. ANTON L. & YOLANDA COWAN  
20220R-07665  
2.00 ACRES±

U.S. ROUTE 36  
CENTERLINE OF R/W  
(60' R/W)

S.E. COR.  
S.W. 1/4  
SEC. 13  
T2, R12

N.E. COR.  
N.W. 1/4  
SEC. 18  
T2, R11



*Randall J. Magoto* 2/24/25  
RANDALL J. MAGOTO DATE  
OHIO PROFESSIONAL SURVEYOR #7768  
2723 Loy Road, Ft. Loramie, Ohio 45845  
Phone #937-418-7783  
MagotoSurvey@gmail.com

NOTE: © STATIONING SHOWN IS FOR  
REFERENCE TO 1948 ODOT PLANS  
"MIA-36-(11.39-17.89) AND IS NOT  
ADJUSTED TO MEASUREMENTS WITH  
THIS SURVEY.

SECTION LINE AND CENTERLINE OF  
BURR OAK-NEW HOPE ROAD (60' R/W)

HALF SECTION LINE

HALF SECTION LINE

STONE FND. ON NORTH  
FACE OF WOOD POST

IP FND. BENT  
N.E. COR.  
S.W. 1/4  
SEC. 13  
T2, R12

N.W. COR.  
S.W. 1/4  
SEC. 13  
T2, R12

N.W. COR.  
N.W. 1/4  
SEC. 18  
T2, R11

© OF R/W S 84°57'58" E  
1603.24' FROM PI TO PI

© PI 426+73  
4.87' LT. OF  
SEC. LINE

SECTION & RANGE LINE

9  
Town

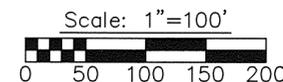
4E  
Range

NW 1/4 - 36  
Section

Newberry  
Township

Miami  
County

Ohio  
State



**Legend**

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

**References**

- Vol. 17, Pg. 59
  - Vol. 17, Pg. 185
  - Vol. 21, Pg. 135
  - Vol. 25, Pg. 02
  - Vol. 37, Pg. 118
  - Vol. 41, Pg. 58
  - Vol. 45, Pg. 60
- Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**

The bearings are based on the half-section line and the centerline of Greenville Falls Road, bearing N 89° 49' 37" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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.

**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.

Survey of 10.391 acres for Terry Boone.

**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.



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

3/19/25  
Date

PREPARED BY:

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 03625 Ph. (937) 339-2921

CURTIS LANE VOM BAUR  
2019OR-09888  
29.187 ACRES  
-10.391 ACRES  
18.796 AC. REMAINING

10.391 ACRES  
0.390 AC. IN ROAD R/W  
10.001 ACRES NET  
CURTIS LANE VOM BAUR  
2019OR-09888

TAWNIE RENEA GERKEN  
2019OR-09889

S 89° 49' 37" E 662.94'

635.22'

695.32'

N 00° 26' 18" E

S 01° 08' 21" W

N 89° 49' 37" W 88.23'

N 00° 26' 18" E 60.00'

N 89° 49' 37" W 574.76'

GREENVILLE FALLS ROAD & HALF-SECTION LINE  
(NO RECORD OF WIDTH PER ROAD RECORDS)

449.76'  
S 89° 49' 37" E

125.00'

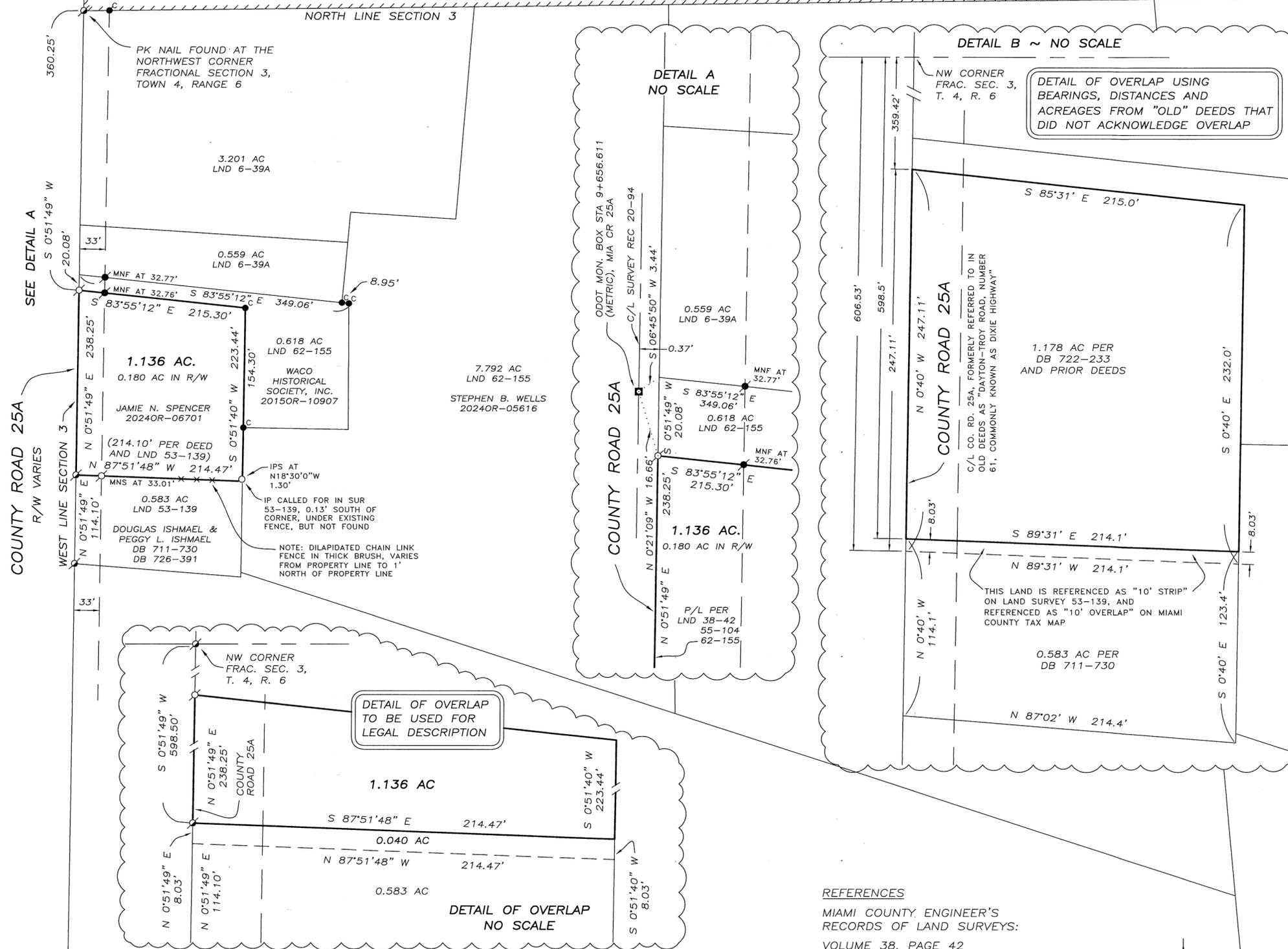
574.76'

566.20'

PIN FD.  
⊗ 29.94'

S.W. CORNER  
N.W. QUARTER  
SECTION 36

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 3, TOWN 4, RANGE 6,  
NORTH PART FRACTIONAL

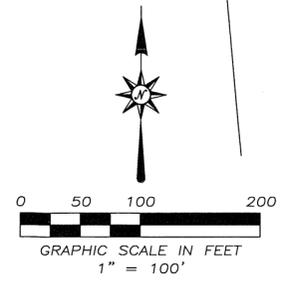


- NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A LEGAL DESCRIPTION ACCEPTABLE FOR TRANSFER OF THE 1.136 ACRE TRACT SHOWN, AND TO CLEAR UP A 10' OVERLAP AS DESCRIBED IN NOTE 2, BELOW.
  2. EVIDENCE OF AN OVERLAP AS SHOWN IN DETAIL "B" HAS BEEN IN EXISTENCE SINCE 1949, AND EARLIER. THIS OVERLAP HAS NOT BEEN ACKNOWLEDGED IN ANY DEEDS OF RECORD. HOWEVER, IT WAS CLEARLY REFERENCED IN SURVEY 53-139.
    - a. SURVEY 53-139 CALLS OUT A 10' STRIP IN THE LOCATION SHOWN IN DETAIL "B."
    - b. THE MIAMI COUNTY TAX MAP REFERENCES A 10' OVERLAP BETWEEN DEEDS, WHICH MUST BE CLEARED UP WITH THIS SURVEY TO ALLOW FUTURE TRANSFERS OF THE PROPERTIES AFFECTED.
    - c. THOUGH THE OVERLAP HAS BEEN VAGUELY DESCRIBED AS A 10' OVERLAP, DETAIL "B" SHOWS THAT IT TECHNICALLY IS 8.03' WIDE.
    - d. THE OLD DEEDS USE THE SAME BEARINGS FOR THE EAST AND WEST PROPERTY LINES, AND THEY ALL USE THE SAME BEARING AND DISTANCE FOR THE COMMON LINE BETWEEN THE TWO TRACTS.
    - e. THUS THE OLD DEED BEARINGS AND DISTANCES WERE USED TO ESTABLISH THE ACTUAL WIDTH OF THE OVERLAP.
    - f. HOWEVER, THE REFERENCE BEARING FOR THIS SURVEY IS BASED UPON SURVEY 62-155, WHICH IS THE MOST RECENT SURVEY ADJACENT TO THESE TRACTS. ALL MONUMENTS FROM SURVEY 62-155 THAT ARE SHOWN HEREON WERE FOUND CONSISTENT WITH WHERE THEY ARE REPRESENTED ON THAT SURVEY. THEREFORE, BEARINGS AND DISTANCES SHOWN ARE SLIGHTLY DIFFERENT FROM THE OLD DEEDS, BUT THEY ACCURATELY REPRESENT MONUMENTATION, AS WELL AS OCCUPATION, OF THE LANDS SURVEYED.
    - g. A DESCRIPTION OF THE 0.040 ACRE OVERLAP PROVIDED WITH THIS SURVEY IS INTENDED TO BE INCORPORATED INTO A QUIT CLAIM DEED WHICH WILL TRANSFER THE 0.040 ACRES FROM THE NORTH PROPERTY TO THE SOUTH PROPERTY, AND RESOLVE THE LONG STANDING OVERLAP ISSUE.
  3. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°51'49" EAST ON THE WEST LINE OF SECTION 3, USED FOR THIS SURVEY, AS PER SURVEY 62-155.

REFERENCES  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 38, PAGE 42  
VOLUME 39, PAGE 149  
VOLUME 47, PAGE 137  
VOLUME 50, PAGE 181  
VOLUME 53, PAGE 139  
VOLUME 55, PAGE 104  
VOLUME 62, PAGE 155

MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 20, PAGE 94 CC  
PLAT BOOK 20, PAGE 94 DD  
DEEDS AS SHOWN HEREON

- LEGEND
- CAPPED IRON PIN SET
  - IRON PIN FOUND
  - <sup>c</sup> CAPPED IRON PIN FOUND
  - PK NAIL FOUND
  - MAG NAIL FOUND
  - MAG NAIL SET
  - ODOT MONUMENT BOX FOUND
- ////// CITY OF TROY CORP. LINE



SURVEY OF EXISTING TRACT FOR JAMIE N. SPENCER  
IN MIAMI COUNTY, OHIO ~ MARCH 11, 2025

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

NEWBERRY TOWNSHIP, VOLUME 63 PAGE 64  
 MIAMI COUNTY, OHIO MIAMI COUNTY ENGINEER'S  
 SECTION 36, TOWN 10, RANGE 4, SOUTHEAST QUARTER  
 RECORD OF LAND SURVEYS

- LEGEND**
- CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊗ MAG SPIKE SET
  - ✕ RAILROAD SPIKE FOUND
  - STONE FOUND

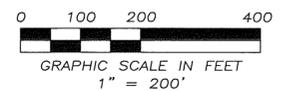
SECTION CORNER STATE  
 PLANE COORDINATES SHOWN  
 AS SUCH:  
 N 802898.07  
 E 1444595.20

- REFERENCES**
- MIAMI COUNTY ENGINEER'S  
 RECORDS OF LAND SURVEYS:  
 VOLUME 3, PAGE 196  
 VOLUME 16, PAGE 81  
 VOLUME 20, PAGE 159  
 VOLUME 31, PAGE 155  
 VOLUME 33, PAGE 2  
 VOLUME 34, PAGE 179  
 VOLUME 41, PAGE 41  
 VOLUME 41, PAGE 157  
 VOLUME 43, PAGE 8

MIAMI COUNTY RECORDER'S  
 DEED RECORDS:  
 DEEDS AS SHOWN HEREON

**NOTES:**

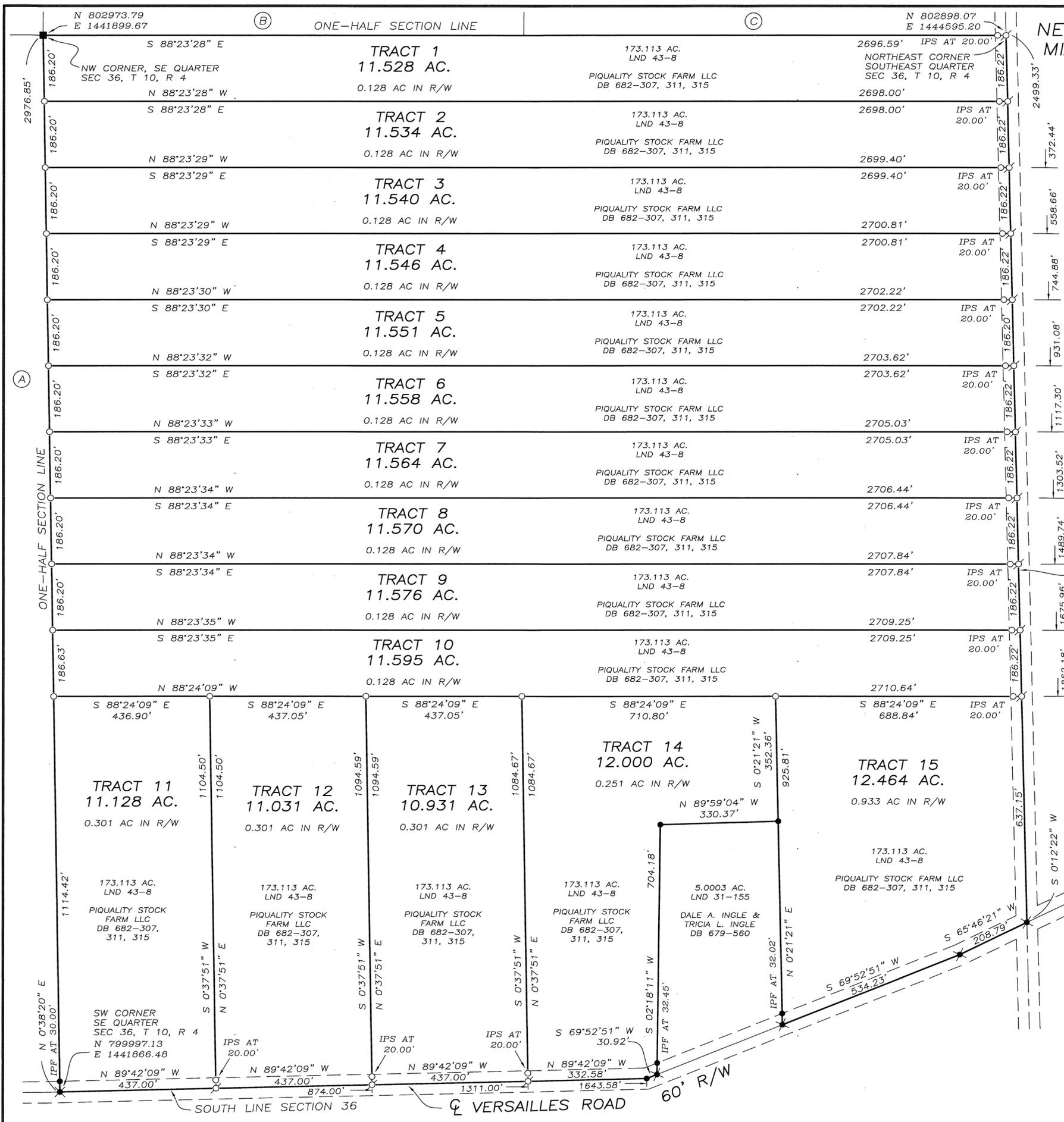
1. THE PURPOSE OF THIS SURVEY IS TO RETRACE THE 173.113 ACRE FARM SHOWN IN LAND SURVEY 43-8, AND THEN TO SUBDIVIDE IT INTO 15 PARCELS.
2. THIS RETRACEMENT SURVEY UTILIZED GPS TECHNOLOGY. THIS TECHNOLOGY HAS INTRODUCED THE FOLLOWING CHANGES, SLIGHTLY DIFFERENT FROM THE 1997 SURVEY BY THE SAME SURVEYOR, USING AN EDM.
  - a. THE STONE FOUND AT THE CENTER OF THE SECTION WAS MEASURED MORE PRECISELY, 0.68' NORTHEAST OF WHERE IT HAD PREVIOUSLY BEEN MEASURED.
  - b. THE REVISED DISTANCE OF THE STONE INCREASED THE TOTAL ACREAGE OF THE FARM BY .003 ACRES, FROM 173.113 ACRES TO 173.116 ACRES.
  - c. THE BEARINGS HAVE BEEN ROTATED CLOCKWISE 01' 17" 51" INTO THE GPS COORDINATES.
  - d. THE BASIS OF BEARING IS NORTH 89° 42' 09" WEST ON THE CENTER LINE OF VERSAILLES ROAD AND ON THE SOUTH LINE OF SECTION 36, PER GPS COORDINATES, AS SHOWN.



- (A) 92.97 AC. LND 3-196  
TERRANCE R. KNAPKE & KAY A. KNAPKE 20240R-07210
- (B) 78.278 AC. LND 57-93  
GARIETY FAMILY FARM, LLC 20170R-01806 20170R-01808
- (C) 64.179 AC. LND 47-31  
US BANK, TRUSTEE DB 730-90

SURVEY FOR PQUALITY STOCK FARM LLC IN MIAMI COUNTY, OHIO ~ MARCH 18, 2025

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



WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 12, TOWN 8, RANGE 5,  
NORTHEAST QUARTER

VOLUME 63 PAGE 65  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊕ MAG SPIKE SET
- PK NAIL FOUND
- ⊗ MAG NAIL FOUND
- ⊙ IRON PINCH PIPE FOUND
- ⊗ MAG NAIL SET OVER RAILROAD SPIKE FOUND

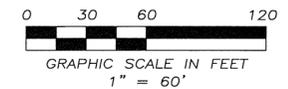
REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 7, PAGE 9  
VOLUME 8, PAGE 87  
VOLUME 24, PAGE 32  
VOLUME 50, PAGE 168

MIAMI COUNTY RECORDER'S  
DEED RECORDS:  
PLAT BOOK 1, PAGE 112  
DEEDS & PLATS AS SHOWN HEREON

NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO RE-SURVEY THE 1.155 ACRE TRACT WHICH IS THE COMBINED 0.583 ACRE LOT AND THE 0.572 ACRE LOT AT THE SOUTH END OF SUBDIVISION SURVEY 7-9 FROM 1947, AND TO PROVIDE A NEW LEGAL DESCRIPTION WRITTEN TO MODERN STANDARDS FOR ACCURACY IN CLOSURE.
  - a. THE CLOSURE ERROR FOR THE LOT AS SHOWN IN SURVEY 7-9 WAS 1.01'.
  - b. THE CLOSURE ERROR FOR THE ENTIRE TRACT ON THAT SURVEY WAS 0.91'.
2. THE LOT BEING SURVEYED WAS RE-ESTABLISHED USING THE FOLLOWING:
  - a. THE EAST LINE OF THE ENTIRE TRACT IS 208.35', ON A BEARING OF S 08°-19'-51" E. THIS IS ALSO THE WEST LINE OF SURVEY 50-168. MONUMENTS WERE FOUND AT BOTH ENDS OF THE LINE.
  - b. THE WEST LINE OF THE TRACT WAS RE-ESTABLISHED ON THE NORTH-SOUTH CENTER LINE OF ZIEGLER ROAD FROM THE MAG NAILS FOUND AT BOTH ENDS OF THAT LINE. NO MONUMENTS FROM SURVEY 7-9 WERE FOUND IN THE PAVEMENT WITHIN THE SUBDIVISION.
  - c. FRONTAGES AND REAR LOT LINE DIMENSIONS WERE HELD AS PER THE ORIGINAL PLAT.
  - d. PINCH-PIPES ENCASED IN CONCRETE FROM SURVEY 7-9 WERE FOUND THROUGHOUT THE TRACT AS SHOWN. WHERE THEIR EXACT LOCATION CAUSED A SLIGHT OVERLAP OR GAP, THEY WERE USED AS REFERENCES. OTHERWISE, THEIR EXACT LOCATIONS WERE HONORED.
3. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 82°00'00" WEST, EAST-WEST CENTER LINE OF ZIEGLER ROAD, AS PER SURVEY 7-9 AND ALSO SURVEY 50-168.



SURVEY OF EXISTING TRACT FOR MARILYN & MARVIN MORGAN  
IN MIAMI COUNTY, OHIO ~ MARCH 20, 2025

STATE OF OHIO

THOMAS R. ZECHMAN

7077

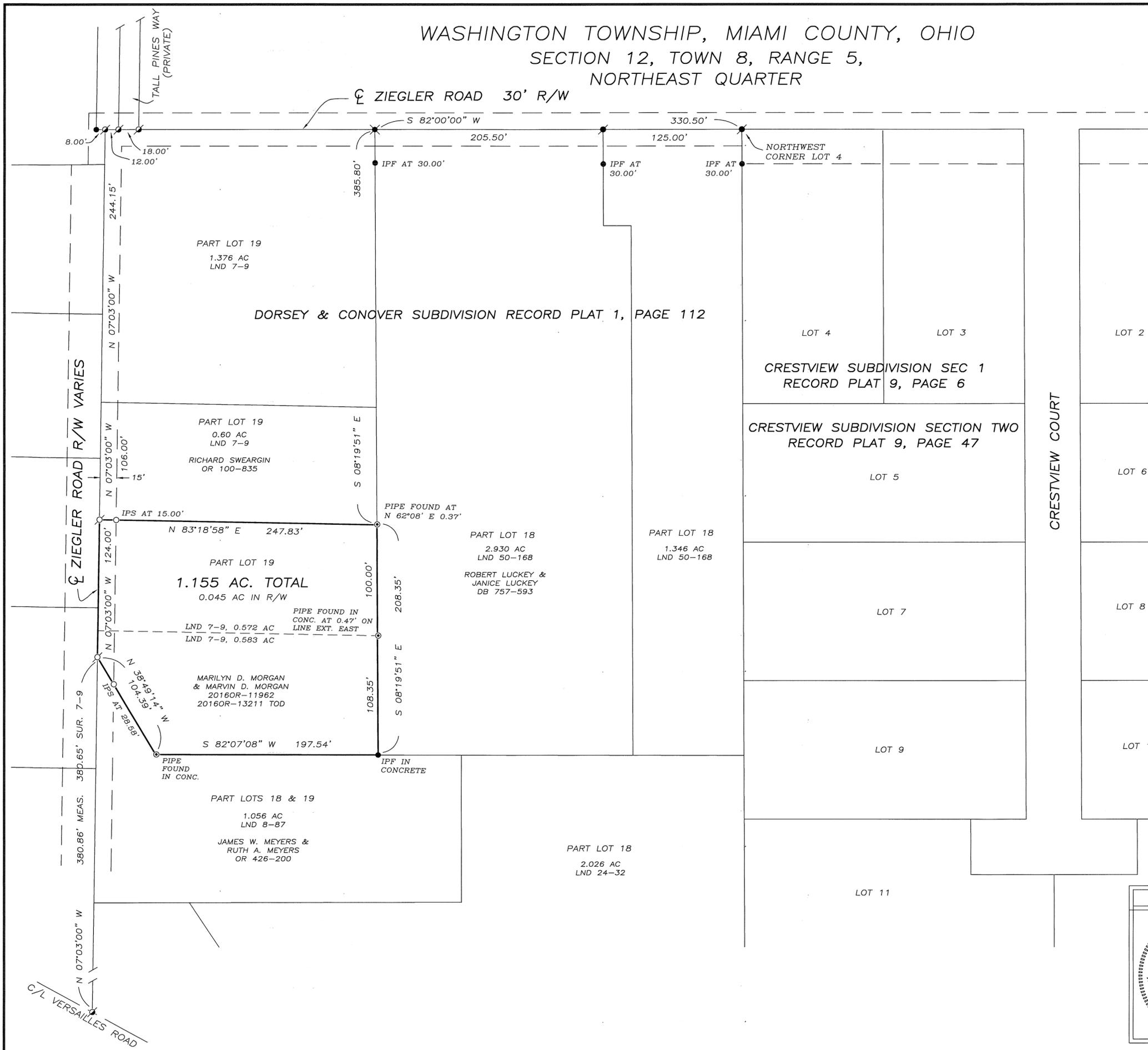
REGISTERED PROFESSIONAL SURVEYOR

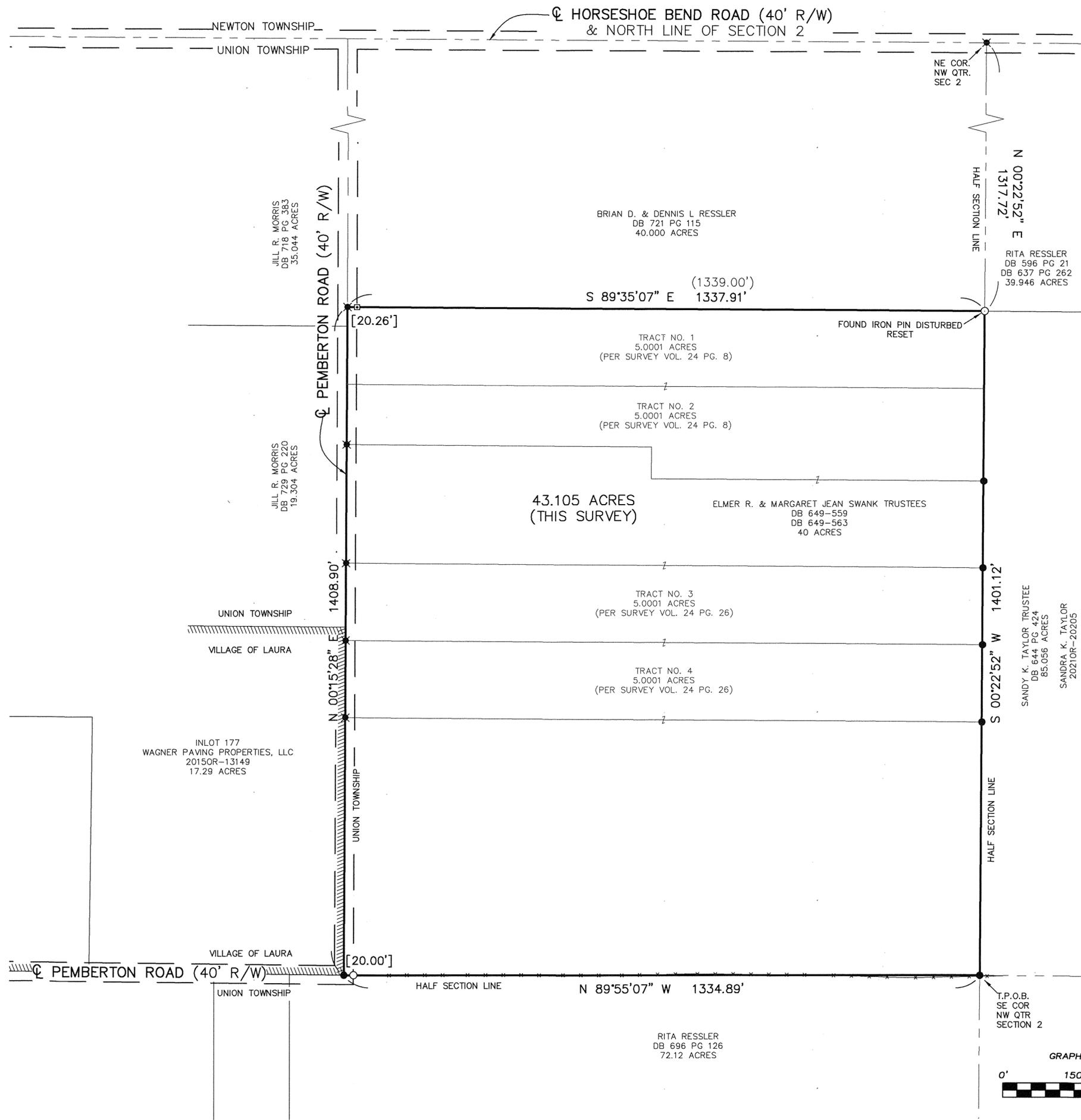
*Thomas R. Zechman*

THOMAS R. ZECHMAN

OHIO REGISTERED  
PROFESSIONAL SURVEYOR #7077

1025 LAURA DRIVE  
PIQUA, OHIO 45356  
(937) 773-9479

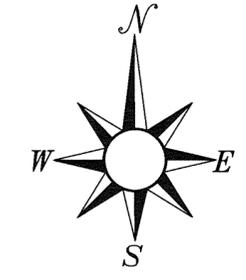




REFERENCES:

- LAND SURVEYS:**  
 VOLUME 24, PAGE 8  
 VOLUME 24, PAGE 26  
 VOLUME 32, PAGE 147  
 VOLUME 35, PAGE 83  
 VOLUME 42, PAGE 13  
 VOLUME 54, PAGE 46  
 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 EAST LINE OF THE NORTHWEST QUARTER OF SECTION 2 BEARING N 00°22'52" E.

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
- CONCRETE POST FOUND
- ◆ MAG NAIL FOUND
- ( ) REFERENCED DISTANCE OF RECORD
- ▨ VILLAGE OF LAURA CORPORATION LINE
- \*-\* EX. WOVEN WIRE FENCE

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

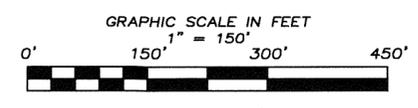
BOUNDARY RETRACEMENT SURVEY OF 43.105 ACRES FOR: ELMER & MARGARET SWANK LOCATED IN UNION TOWNSHIP, MIAMI COUNTY, OHIO ~ DATE 03/25/2025

BERNARD D. KIENOW JR.  
S-7456

**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 #658.24 DRAWN BY: BCS CHECKED BY: JJB



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Huelskamp PE, PS**  
MIAMI COUNTY ENGINEER

*Paul Huelskamp* 3/26/2025  
DEPUTY DATE

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

*Jackson*  
SECRETARY

3/26/2025  
DATE

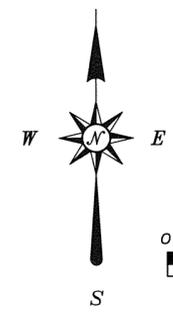
APPROVED SUBJECT TO ZONING APPROVAL  
BY *Michael* REHS #3470  
DATE 3/21/25  
MIAMI COUNTY GENERAL HEALTH DEPARTMENT

REFERENCES:

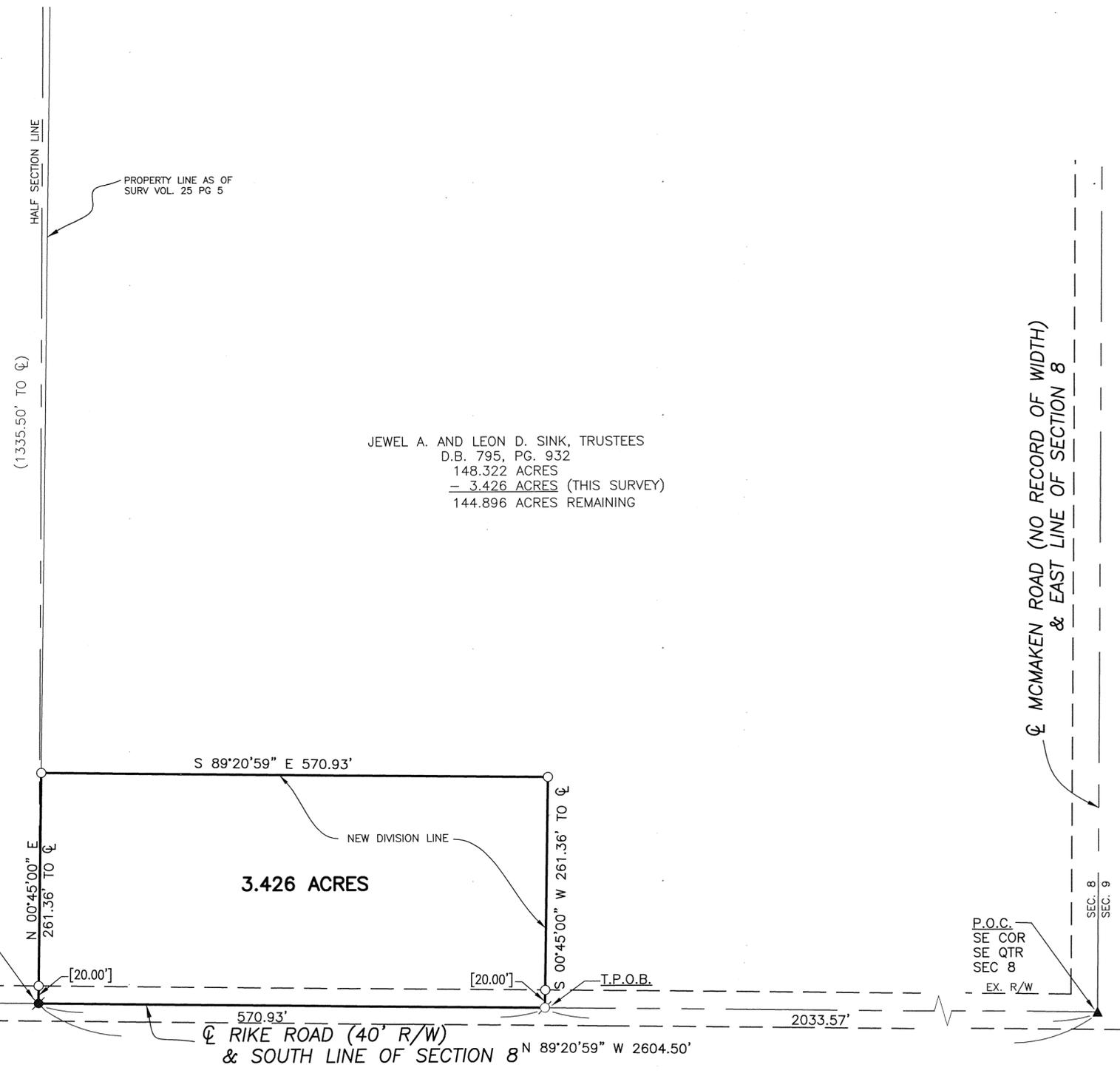
- LAND SURVEYS:  
VOLUME 60, PAGE 152  
VOLUME 57, PAGE 108  
VOLUME 28, PAGE 136  
VOLUME 25, PAGE 5  
VOLUME 24, PAGE 168  
VOLUME 14, PAGE 177  
VOLUME 10, PAGE 81  
AND AS REFERENCED HEREON

RECORD PLATS:  
AS REFERENCED HEREON

DEEDS:  
AS REFERENCED HEREON



BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE NAD83 (2011), BEING THE SOUTH LINE OF SECTION 8, N 89°20'59" W.



JEWEL A. AND LEON D. SINK, TRUSTEES  
D.B. 795, PG. 932  
148.322 ACRES  
= 3.426 ACRES (THIS SURVEY)  
144.896 ACRES REMAINING

WADE W. WEAVER  
10.000 ACRES  
2015OR-04380

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
- ( ) REFERENCED DISTANCE OF RECORD

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.

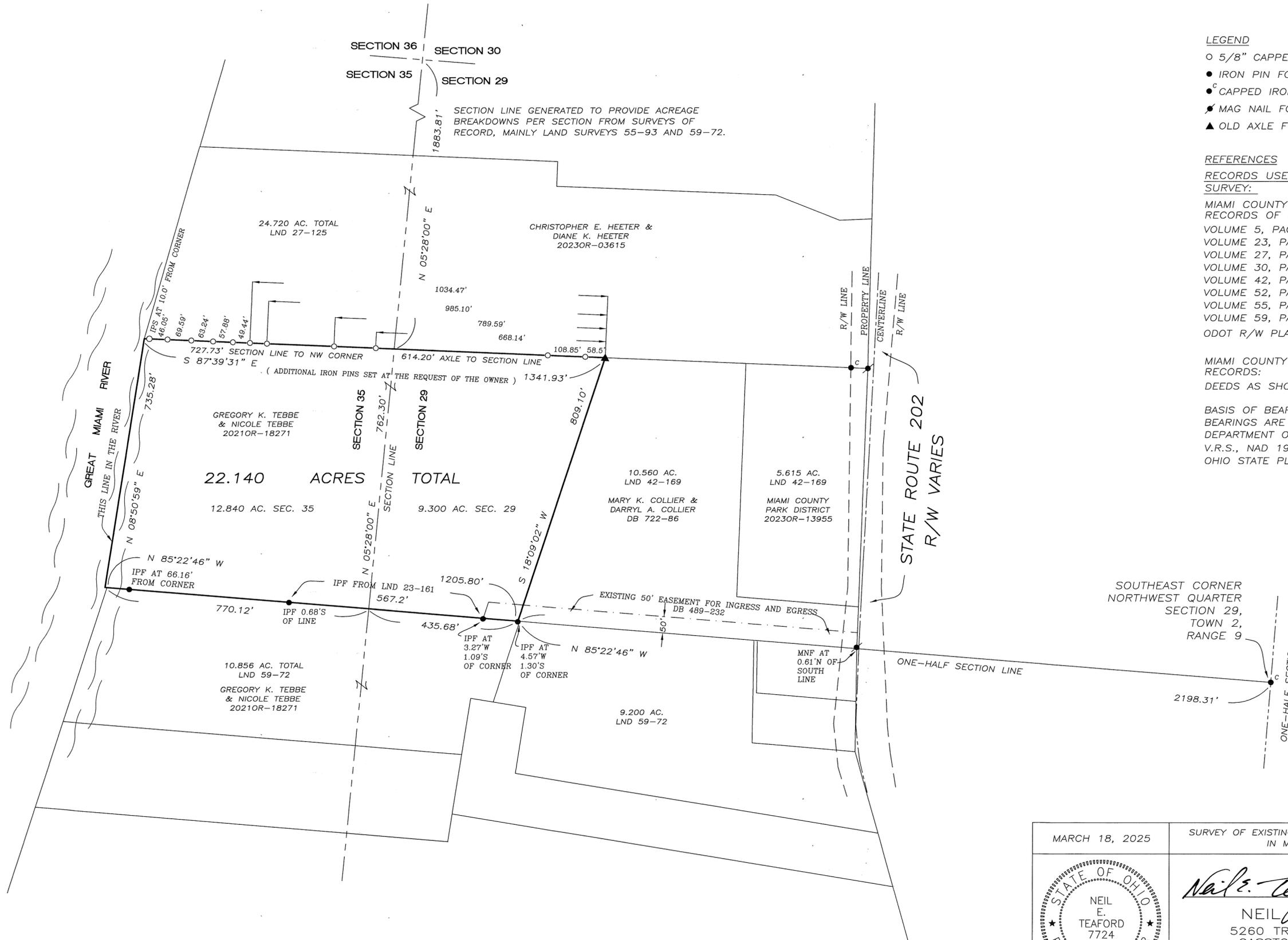
*Bernard D. Kienow Jr.*  
BERNARD D. KIENOW JR.  
OHIO REGISTERED PROFESSIONAL SURVEYOR #7456

LOT SPLIT SURVEY OF 148.322 ACRE TRACT FOR PHILIP AND BETHANY HOLLINGER LOCATED IN NEWBERRY TOWNSHIP, MIAMI COUNTY ~ DATE MARCH 17, 2025	
	PREPARED BY: <b>BRUMBAUGH ENGINEERING &amp; SURVEYING, LLC</b>
	2270 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PHONE (937) 698-3000 FAX (937) 698-3928 EMAIL: John@BES-Engineer.com
BES JOB #484.24	DRAWN BY: MRH CHECKED BY: JJB



BETHEL TOWNSHIP, MIAMI COUNTY, OHIO  
 NORTHWEST QUARTER SECTION 29, TOWN 2, RANGE 9  
 & NORTH PART FRAC. SECTION 35, TOWN 2, RANGE 9

VOLUME 63 PAGE 69  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

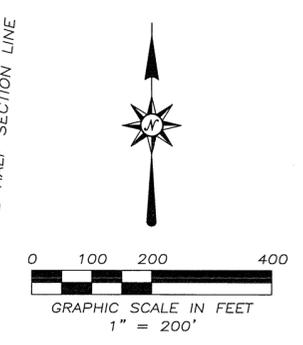


- LEGEND**
- 5/8" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - <sup>c</sup> CAPPED IRON PIN FOUND
  - <sup>m</sup> MAG NAIL FOUND
  - ▲ OLD AXLE FOUND

- REFERENCES**
- RECORDS USED TO PREPARE SURVEY:
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
 VOLUME 5, PAGE 81  
 VOLUME 23, PAGE 161  
 VOLUME 27, PAGE 125  
 VOLUME 30, PAGE 183  
 VOLUME 42, PAGE 169  
 VOLUME 52, PAGE 161  
 VOLUME 55, PAGE 93  
 VOLUME 59, PAGE 72  
 ODOT R/W PLANS MIA 202 0.00-5.07

MIAMI COUNTY RECORDER'S RECORDS:  
 DEEDS AS SHOWN HEREON

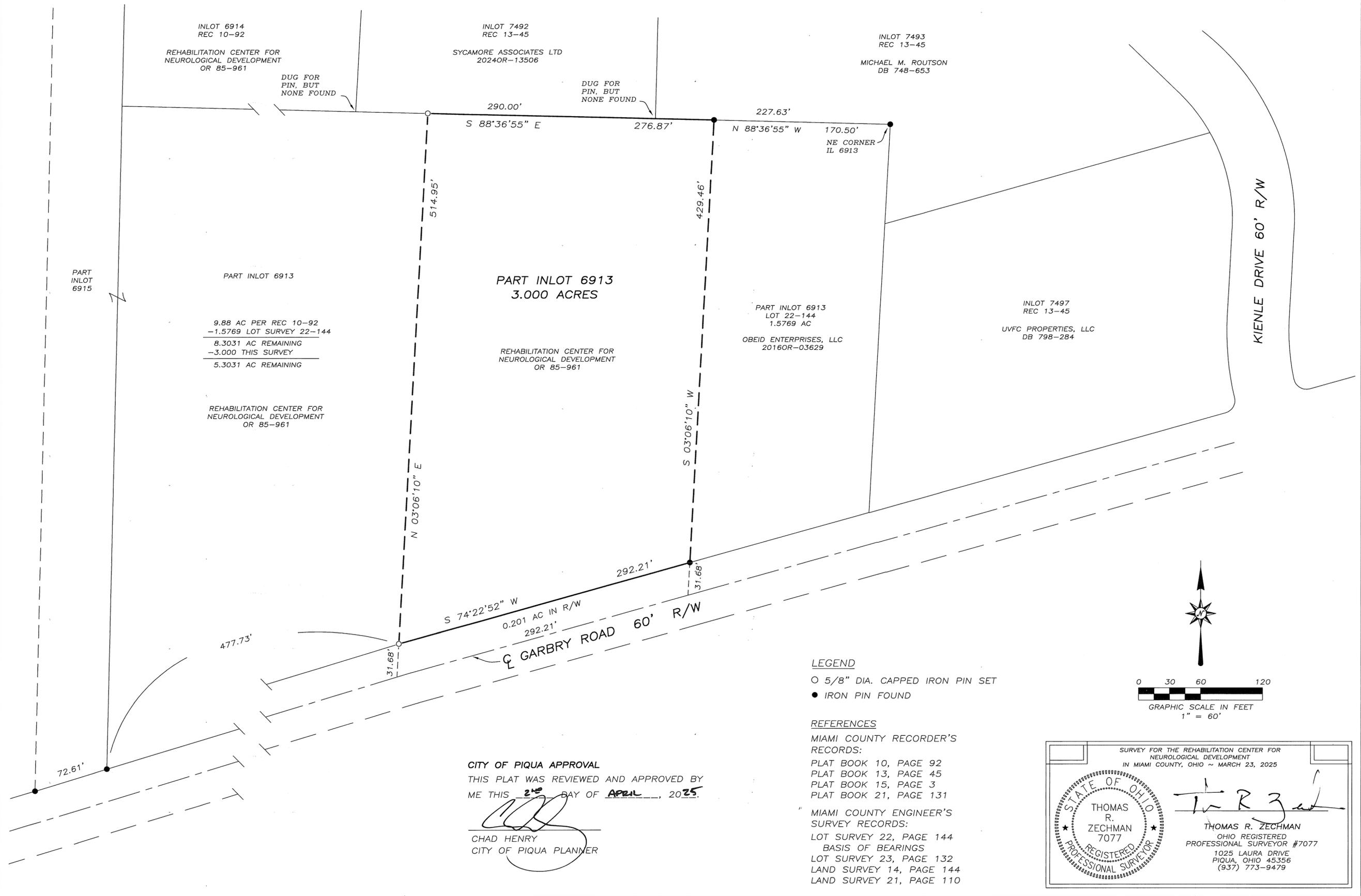
BASIS OF BEARING:  
 BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.



MARCH 18, 2025	SURVEY OF EXISTING TRACT FOR THE TEBBE FAMILY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD              5260 TROY-URBANA ROAD              CASSTOWN, OHIO 45312              OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

CITY OF PIQUA, MIAMI COUNTY, OHIO  
 LOT SPLIT SURVEY OF PART INLOT 6913

VOLUME 63 PAGE 70  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



INLOT 6914  
 REC 10-92  
 REHABILITATION CENTER FOR  
 NEUROLOGICAL DEVELOPMENT  
 OR 85-961

INLOT 7492  
 REC 13-45  
 SYCAMORE ASSOCIATES LTD  
 2024OR-13506

INLOT 7493  
 REC 13-45  
 MICHAEL M. ROUTSON  
 DB 748-653

PART INLOT 6915  
 9.88 AC PER REC 10-92  
 -1.5769 LOT SURVEY 22-144  
 8.3031 AC REMAINING  
 -3.000 THIS SURVEY  
 5.3031 AC REMAINING

PART INLOT 6913  
 3.000 ACRES

PART INLOT 6913  
 LOT 22-144  
 1.5769 AC  
 OBEID ENTERPRISES, LLC  
 2016OR-03629

INLOT 7497  
 REC 13-45  
 UVFC PROPERTIES, LLC  
 DB 798-284

REHABILITATION CENTER FOR  
 NEUROLOGICAL DEVELOPMENT  
 OR 85-961

REHABILITATION CENTER FOR  
 NEUROLOGICAL DEVELOPMENT  
 OR 85-961

LEGEND

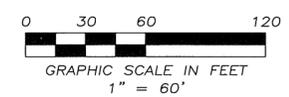
- 5/8" DIA. CAPPED IRON PIN SET
- IRON PIN FOUND

REFERENCES

- MIAMI COUNTY RECORDER'S  
 RECORDS:  
 PLAT BOOK 10, PAGE 92  
 PLAT BOOK 13, PAGE 45  
 PLAT BOOK 15, PAGE 3  
 PLAT BOOK 21, PAGE 131
- MIAMI COUNTY ENGINEER'S  
 SURVEY RECORDS:  
 LOT SURVEY 22, PAGE 144  
 BASIS OF BEARINGS  
 LOT SURVEY 23, PAGE 132  
 LAND SURVEY 14, PAGE 144  
 LAND SURVEY 21, PAGE 110

CITY OF PIQUA APPROVAL  
 THIS PLAT WAS REVIEWED AND APPROVED BY  
 ME THIS 2<sup>ND</sup> DAY OF APRIL, 2025.

*[Signature]*  
 CHAD HENRY  
 CITY OF PIQUA PLANNER



SURVEY FOR THE REHABILITATION CENTER FOR  
 NEUROLOGICAL DEVELOPMENT  
 IN MIAMI COUNTY, OHIO ~ MARCH 23, 2025

STATE OF OHIO  
 THOMAS  
 R.  
 ZECHMAN  
 7077  
 REGISTERED  
 PROFESSIONAL SURVEYOR

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

2

9 BTMRS

24 & 30

BETHEL

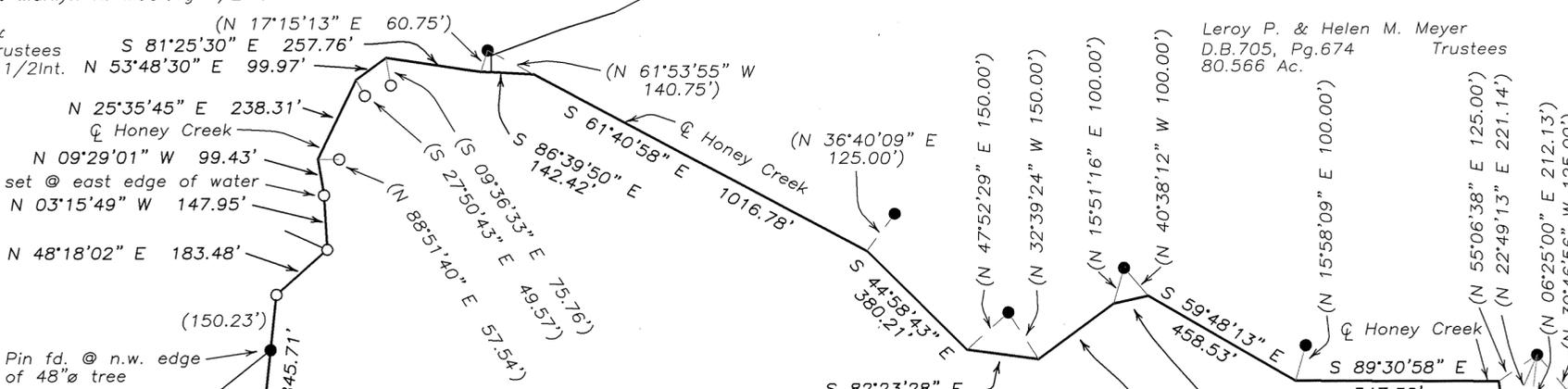
MIAMI

OHIO

Thomas J. McClurg & Marilyn K. McClurg 1/2 Int.  
20250R-00458  
Thomas J. McClurg & Marilyn K. McClurg Trustees  
D.B. 726, Pg. 369 1/2 Int. N 53°48'30" E 99.97'  
D.B. 726, Pg. 374 54.210 Ac.

2  
TOWN  
10 BTMRS  
RANGE

25  
SECTION  
ELIZABETH  
TOWNSHIP



Jerry L. Blackford  
20170R-02319  
20220R-03401  
D.B. 569, Pg. 679  
7.063 Ac.

Larry D. & Sonia J. Ewald  
D.B. 537, Pg. 460  
17.5648 Ac. 20' Easement  
L.S.V. 32, Pg. 159

Jefferson L. Blauser 2/3 Int.  
20250R-01508  
20250R-00635  
Catherine J. Stahl 1/3 Int.  
20250R-00635

282.467 Ac. Total

153.539 Ac. Elizabeth Township  
128.928 Ac. Bethel Township

Elizabeth Township  
Town 2, Range 10  
Section 25  
(153.539 Ac. Sec. 25)  
(153.658 Ac. Deed)

Bethel Township  
Town 2, Range 9  
Section 30  
(120.565 Ac. Sec. 30)  
(128.928 Ac. Sec. 30 & Sec. 24)  
(119.75 Ac. Deed)  
(119.621 Ac. calc. compared to deed)

Larry D. & Sonia J. Ewald  
D.B. 537, Pg. 460  
31.994 Ac.

20' Easement  
L.S.V. 32, Pg. 159

Jefferson L. & Rebecca Blauser  
D.B. 793, Pg. 199  
98.636 Ac. Trustees

Legend

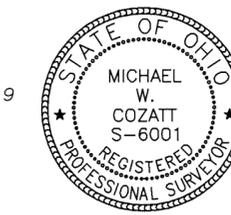
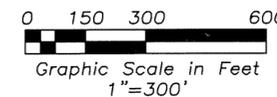
- Iron Pipe Found
- Iron Pin Found 5/8"ø
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- Mag Spike Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- ▲ Wood Fence Post

References

- Miami County Engineer's Record of Land Surveys
- Volume 11, Page 178
- Volume 25, Page 164
- Volume 27, Page 153
- Volume 29, Page 45
- Volume 32, Page 159
- Volume 36, Page 196
- Volume 45, Page 14

Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey of 282.467 Ac. for Chris & Jeff Blauser



**COZATT ENGINEERING COMPANY**  
Civil Engineer  
1100 Wayne St Ste. 1140  
Job No. 04025  
File Name: C:\Jobs\2025\04025\04025survey.dwg  
Drawn by: DMC ~ Checked by: MWC

Land Surveyor  
Troy, OH 45373  
(937) 339-2921

*Michael W. Cozatt*  
MICHAEL W. COZATT  
P.S. #6001

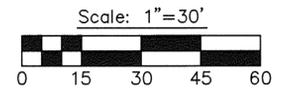
4/04/25  
Date

Pt. 25  
Inlot

Troy  
Corporation

Miami  
County

Ohio  
State



**Legend**

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

**References**

- Vol. 01, Pg. 14
  - Vol. 02, Pg. 49
  - Vol. 11, Pg. 128
  - Vol. 12, Pg. 29
  - Vol. 12, Pg. 155
  - Vol. 16, Pg. 78
  - Vol. 17, Pg. 42
- } Miami County Engineer's  
Record of Lot Surveys
- P.B. 19, Pg. 08
  - P.B. 25, Pg. 77
- } Miami County Recorder's  
Plat Records
- D.B. 01, Pg. 09
- } Miami County Recorder's  
Deed Records

**Basis of Bearings**

The bearings are based on the west line of Inlot 25 and the east line of Mulberry Street, bearing N 30° 33' 41" E as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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. Inlot 25, Troy for Hatfield Properties Group, 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.



*Michael W. Cozatt*

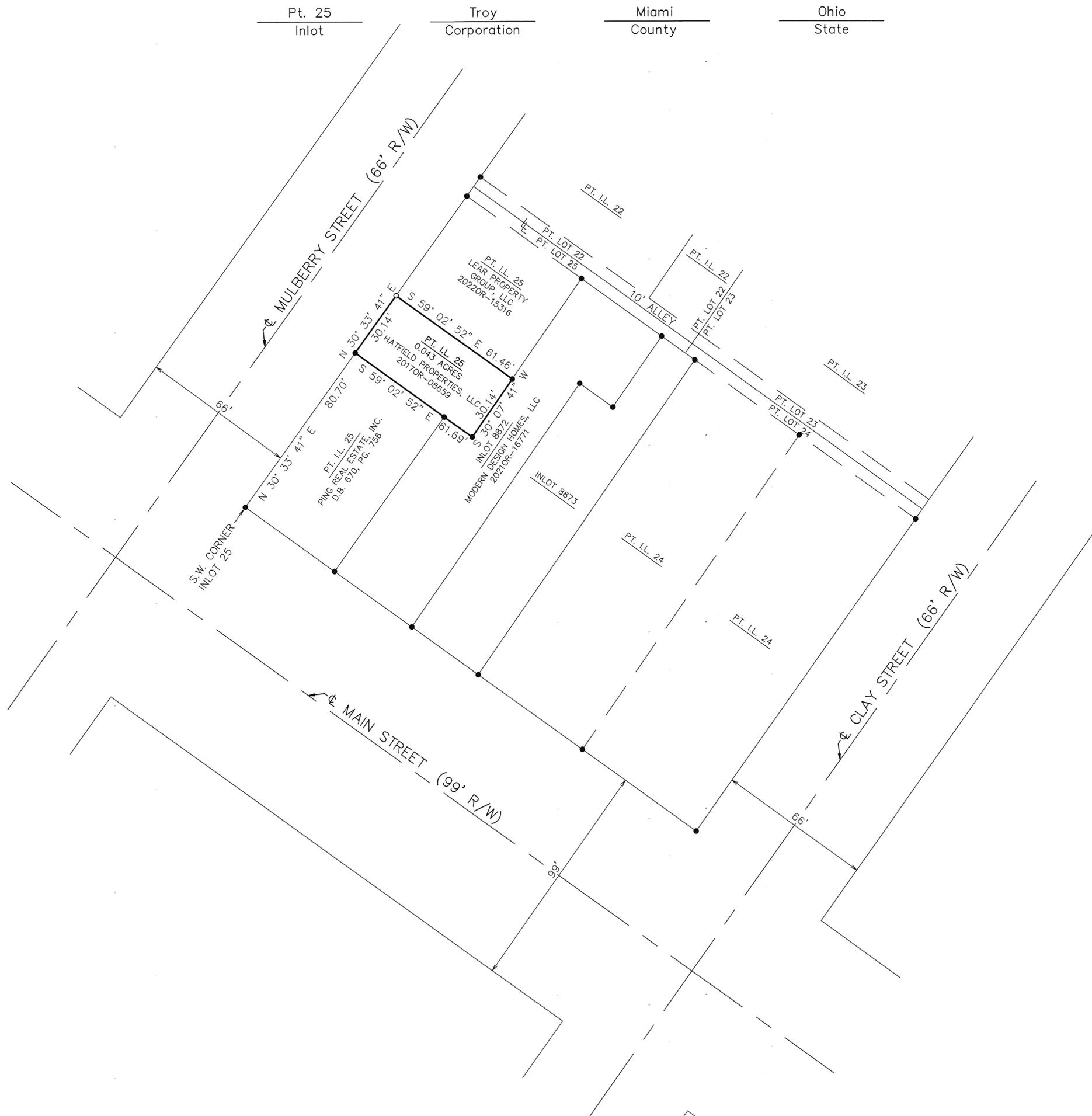
Michael W. Cozatt, P.S. #6001

4/09/25

Date

PREPARED BY:

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 04725 Ph. (937) 339-2921





BEARINGS BASED ON THE THE NORTH LINE OF EAST MAIN STREET AS SHOWN AND RECORDED ON LOT SURVEY 19, PAGE 93 (N 89°00'10"W) AS RECORDED IN THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

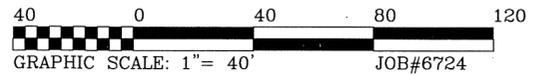
PART 266  
OUTLOT

PIQUA  
CITY

MIAMI  
COUNTY

OHIO  
STATE

VOLUME **63** PLAT **73**  
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 Concrete Monument set
- Indicates Railroad Spike found
- × Indicates Scribe found

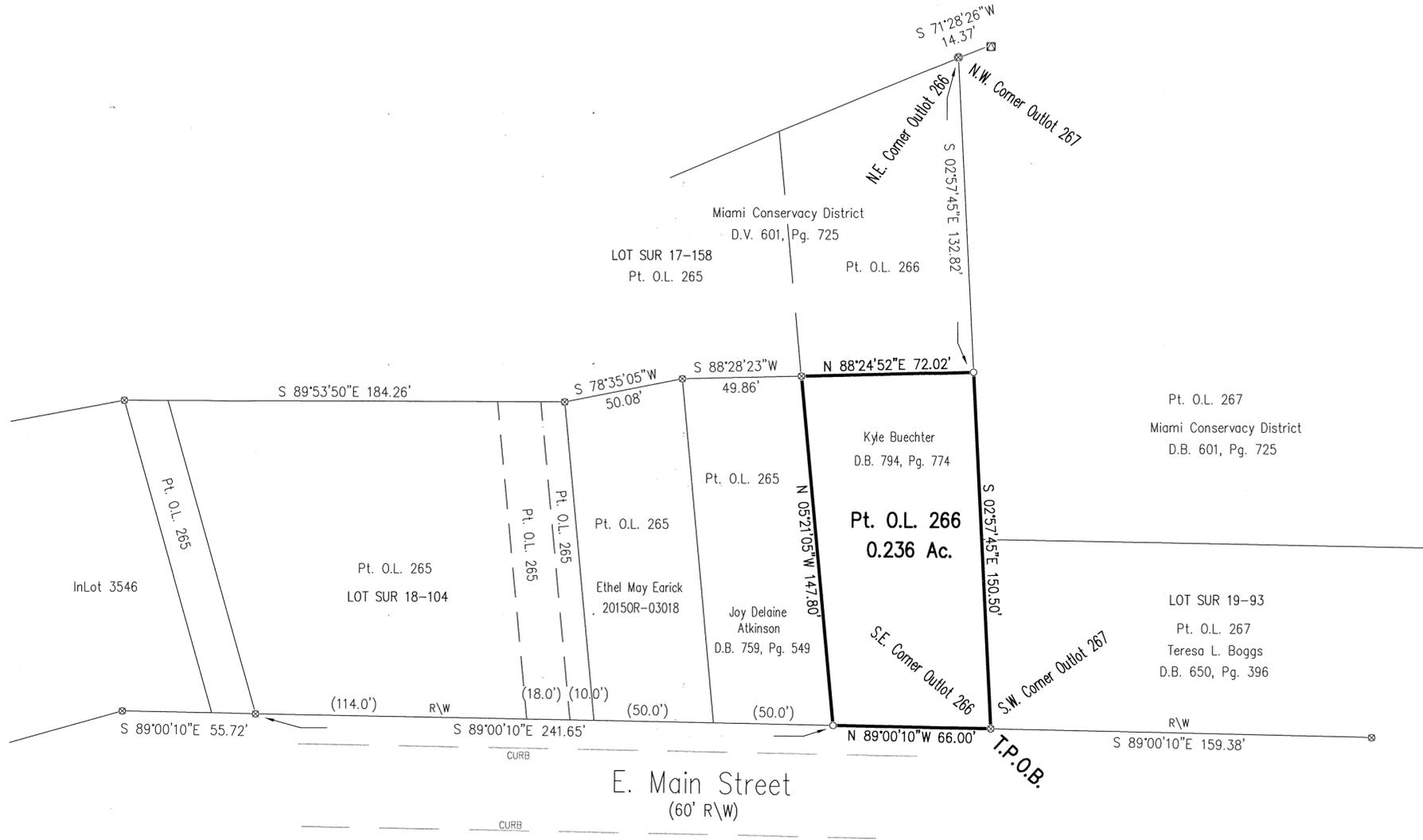
**REFERENCES:**

DEED: KYLE H. BUECHTER - DEED BOOK 794, PAGE 774  
LOT SURVEYS: LOT SURVEY 19-93  
LOT SURVEY 17, PAGE 158  
LOT SURVEY 18, PAGE 104

**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



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Huelskamp PE, PS**  
MIAMI COUNTY ENGINEER

*Thom K. Marsh* 4/7/25  
DEPUTY DATE

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELD SURVEY IN MARCH 2025. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors

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

DATE: 04/03/2025



Jobs: 6000\6724\_359 E. Main Piqua\6724\_359 E. Main St.dwg SURVEY Apr 03, 2025 - 2:07:44pm Tom

Pt. 142  
OUTLOT

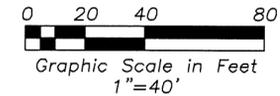
N.W.  
SECTION

PIQUA  
CORPORATION

MIAMI  
COUNTY

OHIO  
STATE

Volume **63** Page **74**  
Miami County Engineer's  
Record of Land Surveys



**Legend**

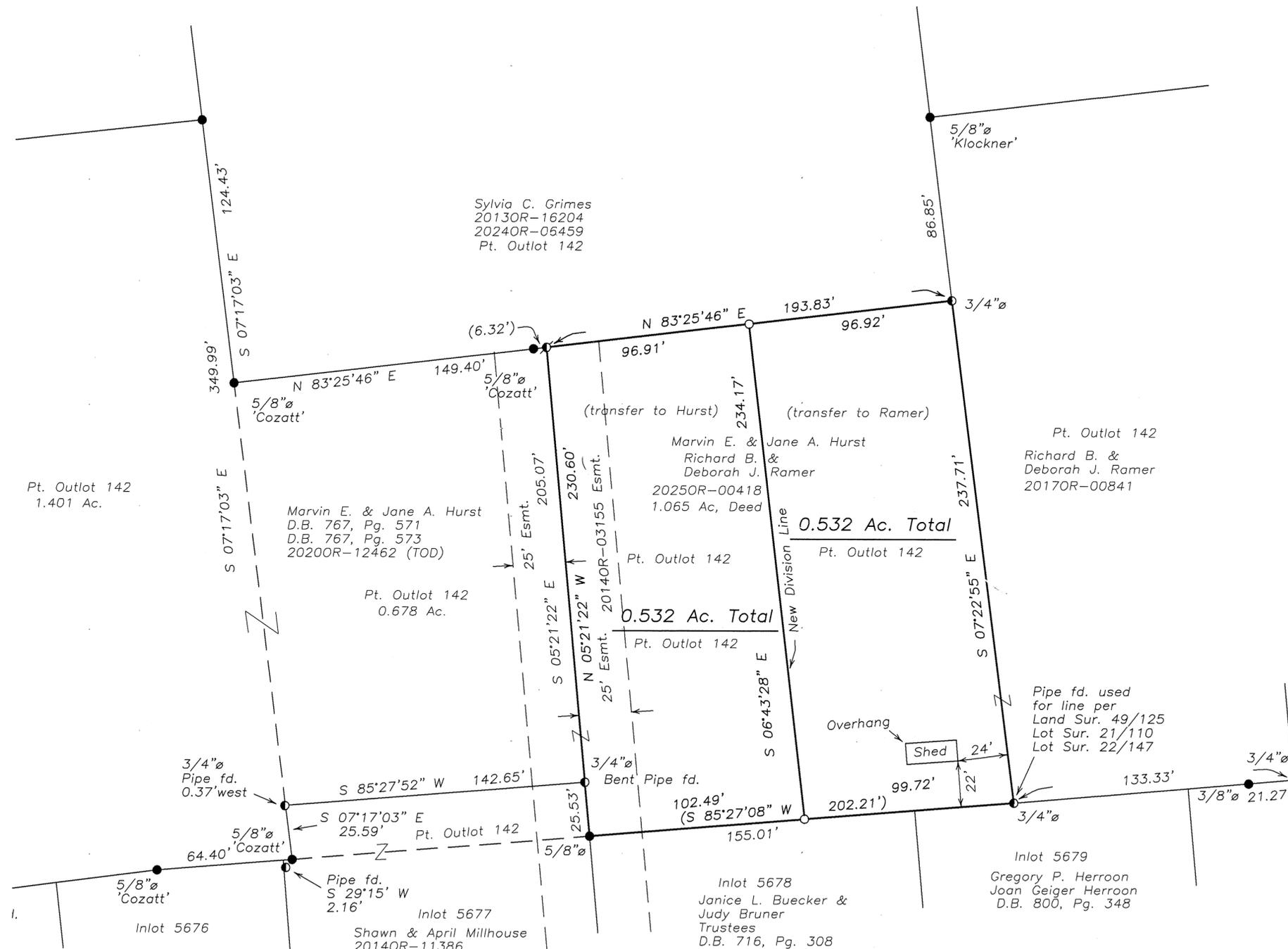
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- ⊠ Pin in Monument Box
- ▲ Wood Fence Post

**References**

- Miami County Engineer's Record of Land Surveys Volume 49, Page 125
- Volume 62, Page 119
- Miami County Engineer's Record of Lot Surveys Volume 7, Page 89
- Volume 19, Page 174
- Volume 21, Page 110
- Volume 22, Page 147
- Volume 23, Page 159

Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey split of Pt. Outlot 142 for Hurst and Ramer



Hillcreek Subdivision Rec. Vol. 7, Pg. 13

City of Piqua Approval:  
This split was reviewed and approved by the City of Piqua Planner this 9th day of April, 2025.

Chad Henry  
City Planner

Certified to conform with  
Miami County Survey Requirements

Paul P. Huelskamp PE, PS  
Miami County Engineer

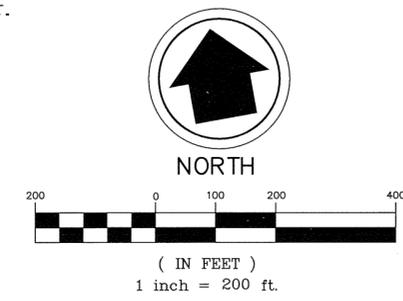
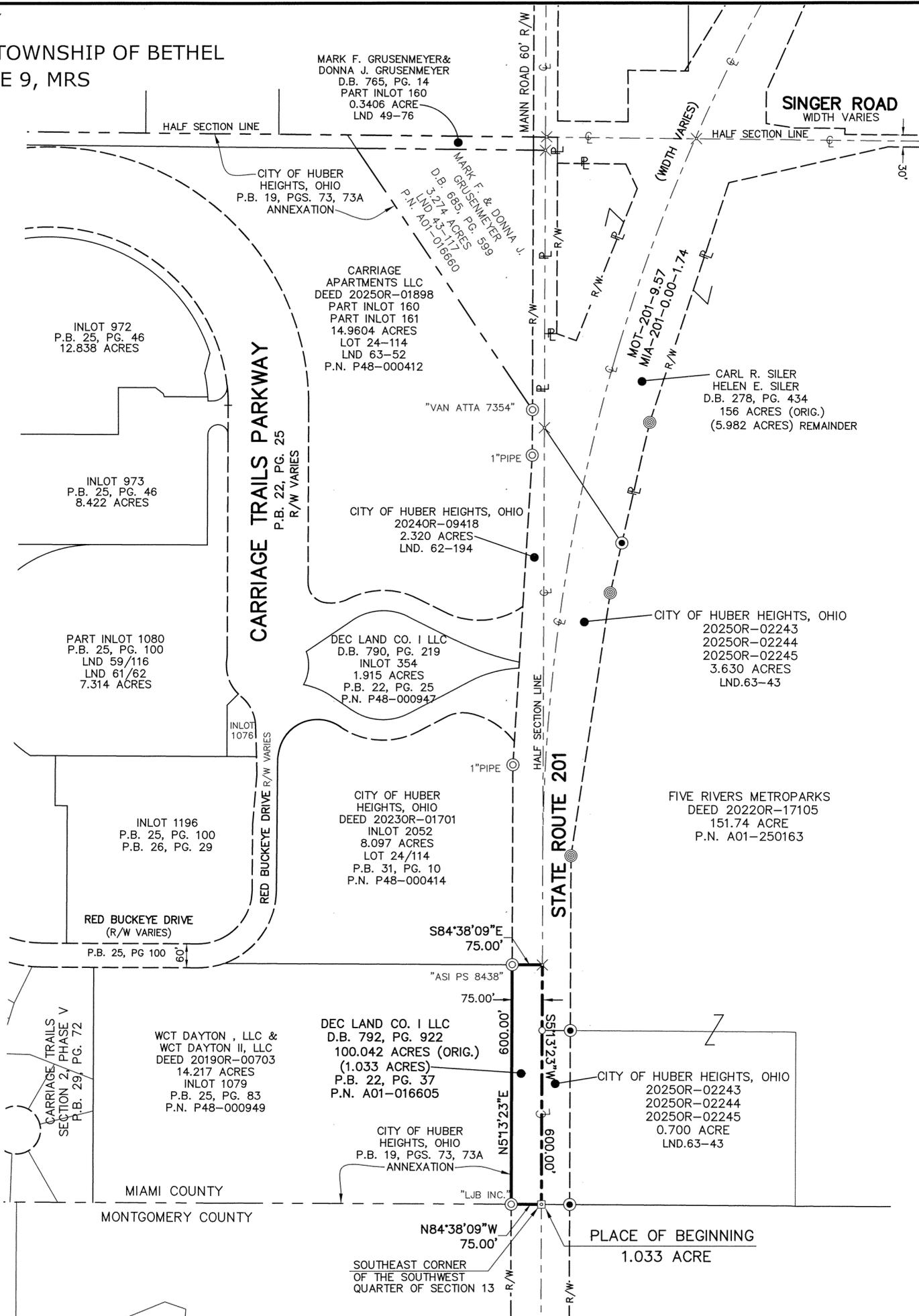
Debra Vogel 4/7/25  
Deputy Date



Michael W. Cozatt 12/20/24  
MICHAEL W. COZATT Date  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 23524 (937) 339-2921  
File Name: C:\Jobs\2024\23524\23524survey.dwg  
Drawn by: DMC ~ Checked by: MWC

PLAT OF SURVEY  
STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL  
SECTION 13, TOWN 2, RANGE 9, MRS



- LEGEND**
- ⊙ IRON PIN FOUND (AS NOTED)
  - ⊠ MONUMENT BOX FOUND WITH 1" REBAR
  - MAG NAIL SET
  - IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
  - ⊙ 6" DIA. CONCRETE MONUMENT FOUND
  - ⊕ CENTERLINE OF RIGHT OF WAY
  - PROPERTY LINE
  - ✕ MAG NAIL FOUND

**BASIS OF BEARINGS**  
BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

**CERTIFICATION**

I hereby certify that the information shown hereon was derived from field measurements and meets the requirements of OAC 4733-37 as set forth therein.

BY David L. Chiesa  
David L. Chiesa  
Registered Surveyor No. 7740  
Date 04/08/25



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelst Kamp PE, PS  
MIAMI COUNTY ENGINEER  
Shale Carrel 4/10/2025  
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. (1.033 Acres)

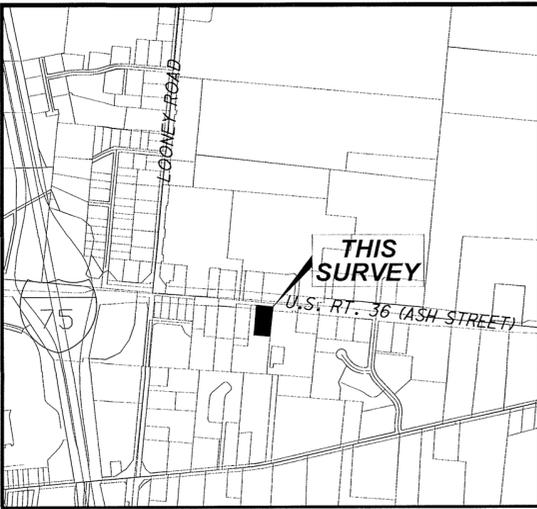
D. B. ... 4/15/2025  
Secretary Date  
Miami County Planning Commission

**ARCADIS**  
8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 2039  
Fax: 614-818-4902  
www.ibigroup.com

# MZL REALTY SURVEY

VOLUME 63 PAGE 76  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

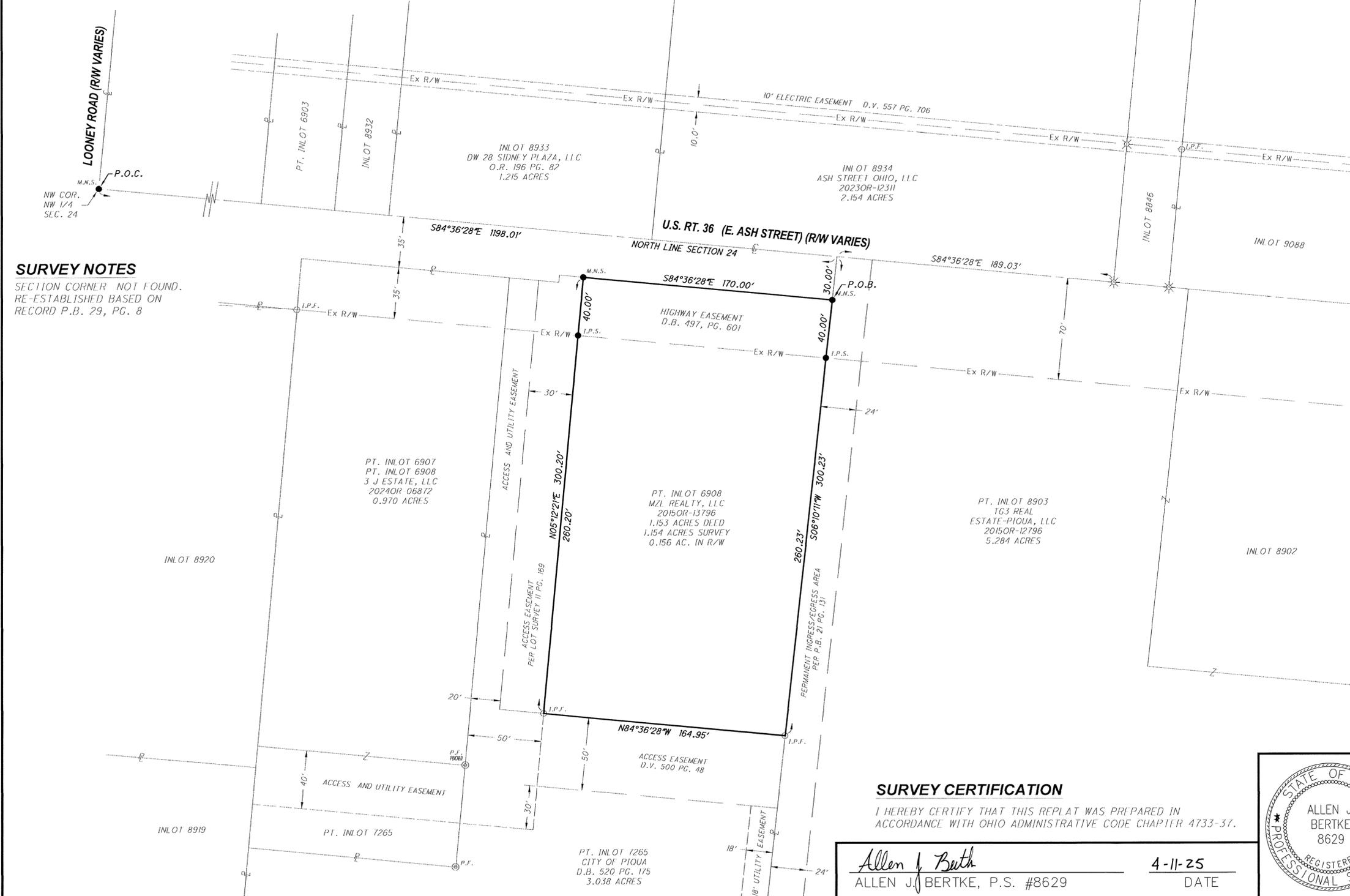
PT. 6908 PIQUA MIAMI, OHIO  
INLOT CITY COUNTY



VICINITY MAP



THE BEARINGS ARE BASED ON  
NAD 83 COR'S 2011 ADJUSTMENT,  
OHIO SOUTH ZONE,  
ODOT VRS COR'S NETWORK



**SURVEY NOTES**  
SECTION CORNER NOT FOUND.  
RE-ESTABLISHED BASED ON  
RECORD P.B. 29, PG. 8

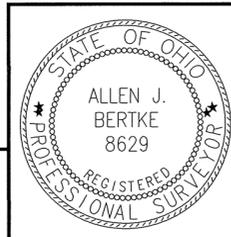
- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - M.N.S. MAG NAIL SET
  - ⊙ P.F. IRON PIPE FOUND
  - ⊙ P.F. PINCHED IRON PIPE FOUND
  - ✱ GIN SPINDLE FOUND

**SURVEY REFERENCE**  
LAND SURVEY 49, PG. 1  
LOT SURVEY 11, PG. 169  
LOT SURVEY 18, PG. 145  
REC. P.B. 10, PG. 92-C  
REC. P.B. 12, PG. 44  
REC. P.B. 21, PG. 131  
REC. P.B. 22, PG. 48

**SURVEY CERTIFICATION**

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-31.

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629  
4-11-25  
DATE



PREPARED BY:	DATE:
<b>ChoiceOne</b> Engineering	04-11-2025
SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554	DRAWN BY: CJKc
www.CHOICEONEENGINEERING.com	JOB NUMBER: MIAPIQ2509
	SHEET NUMBER: 1 OF 1

# SURVEY OF ACREAGE PARCEL

## SECTION 31, TOWNSHIP 6, RANGE 6

### MIAMI RIVER SURVEY

## TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

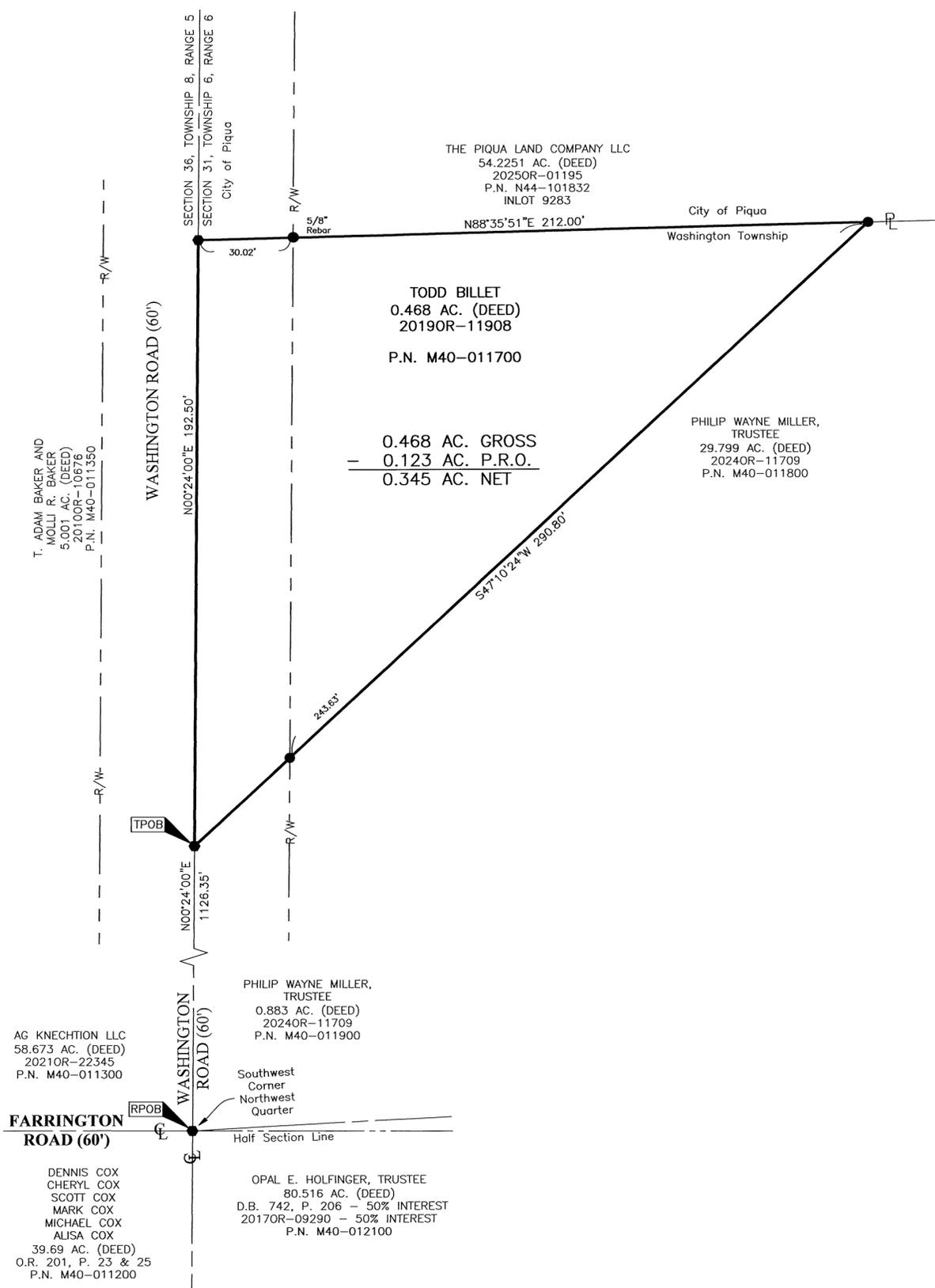
VOLUME 63 PAGE 77

MIAMI COUNTY RECORD OF LAND SURVEYS

**REFERENCES**

MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS:  
 Land Survey Volume 30, Page 150  
 Land Survey Volume 34, Page 159  
 Land Survey Volume 36, Page 75  
 Land Survey Volume 40, Page 157  
 Land Survey Volume 50, Page 194  
 Land Survey Volume 63, Page 2  
 Land Survey Volume 63, Page 41

MIAMI COUNTY RECORDER'S RECORDS:  
 DEEDS AS SHOWN HEREON  
 Record Plat Volume 31, Page 15



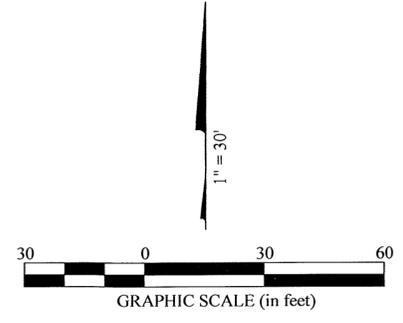
- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

**BASIS OF BEARINGS:**  
 The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The bearing of North 00° 24' 00" East, assigned to the centerline of Washington Road, is designated the "basis of bearings" for this survey.

**SURVEY NOTE:**  
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in August, 2024.

By Matthew A. Kirk 10 APRIL 25  
 Matthew A. Kirk  
 Professional Surveyor No. 7865  
 mkirk@emht.com



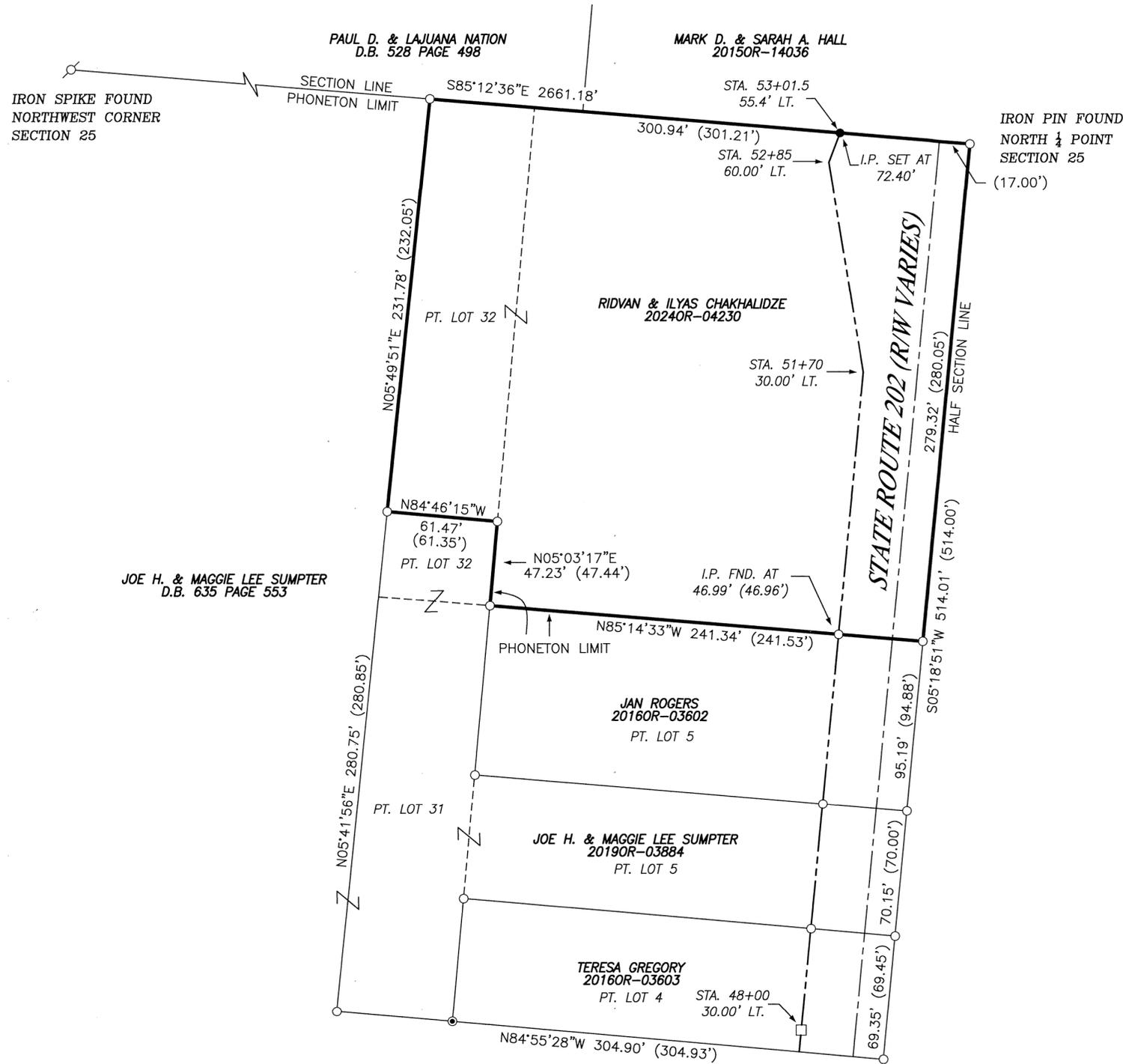
<b>EMHT</b> Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	<b>Date:</b> April 10, 2025
	<b>Scale:</b> 1" = 30'
	<b>Job No:</b> 2024-0877
	<b>Sheet:</b> 1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION

F:\2024\0877\DWG\04Sheets\Boundary\20240877-VS-BNDY-01.dwg plotted by Kirk, Matthew on 4/10/2025 8:39:13 AM last saved by joimas on 4/10/2025 7:35:28 AM

**PLAT OF SURVEY**  
**N.W. 1/4 SECTION 25, TOWN 2 , RANGE 9 M.R.S.**  
**BETHEL TOWNSHIP, MIAMI COUNTY, OHIO**  
**UNINCORPORATED PHONETON VILLAGE, PT. LOT 32**

TOTAL AREA = 1.871 ACRES  
EX. RW = 0.352 ACRES  
NET AREA = 1.519 ACRES



**REFERENCES**

M.C.E. RECORD OF LAND SURVEYS:  
VOLUME 32 PAGE 169  
VOLUME 57 PAGE 34  
M.C.E. RECORD OF LOT SURVEYS:  
VOLUME 6 PAGE 86  
STATE ROUTE 202 RIGHT OF WAY PLANS  
(1961)

**LEGEND**

- IRON PIN SET #5  
REBAR ±30" LONG  
W/ SURVEYOR CAP
- ⊙ IRON SPIKE SET
- ⊗ MAG NAIL SET
- ⊠ CROSS NOTCH SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊙ IRON SPIKE FOUND
- ⊗ MAG NAIL FOUND
- R/W MONUMENT FD.
- △ CORNER STONE FD.
- ( ) CALLED DIMENSION
- ROAD CENTERLINE
- - - EX. R/W
- PROPERTY LINE OF TRACT BEING SURVEYED

**NOTES:**

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

**NOTES:**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

**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.

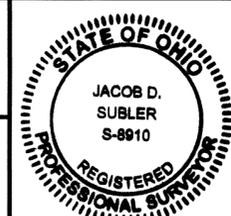
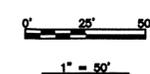
ALL MONUMENTS ARE OR WILL BE SET AS SHOWN.

BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).



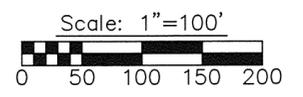
RETRACEMENT SURVEY OF A 1.871 ACRE TRACT SECTION 25 FOR ILIAS CHAKHALIDZE  
SITE ADDRESS:  
9030 ST. RT. 202 TIPP CITY OHIO  
DATE: 4/16/2025 DRAWING NO.: 25-014

**GRAPHIC SCALE**



**SURVEYED BY:**

*Jacob D. Subler*  
**JACOB D. SUBLER**  
REG. SURVEYOR #8910  
DATE: 4-16-2025



**Legend**

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

**References**

- Vol. 12, Pg. 112
  - Vol. 22, Pg. 16
  - Vol. 31, Pg. 108
  - Vol. 37, Pg. 193
  - Vol. 40, Pg. 58
  - Vol. 41, Pg. 59
  - Vol. 54, Pg. 31
- } Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**

The bearings are based on the south line of Section 26, bearing N 85° 15' 58" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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 11.090 acres for James and Dawnzell Durham.

**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.

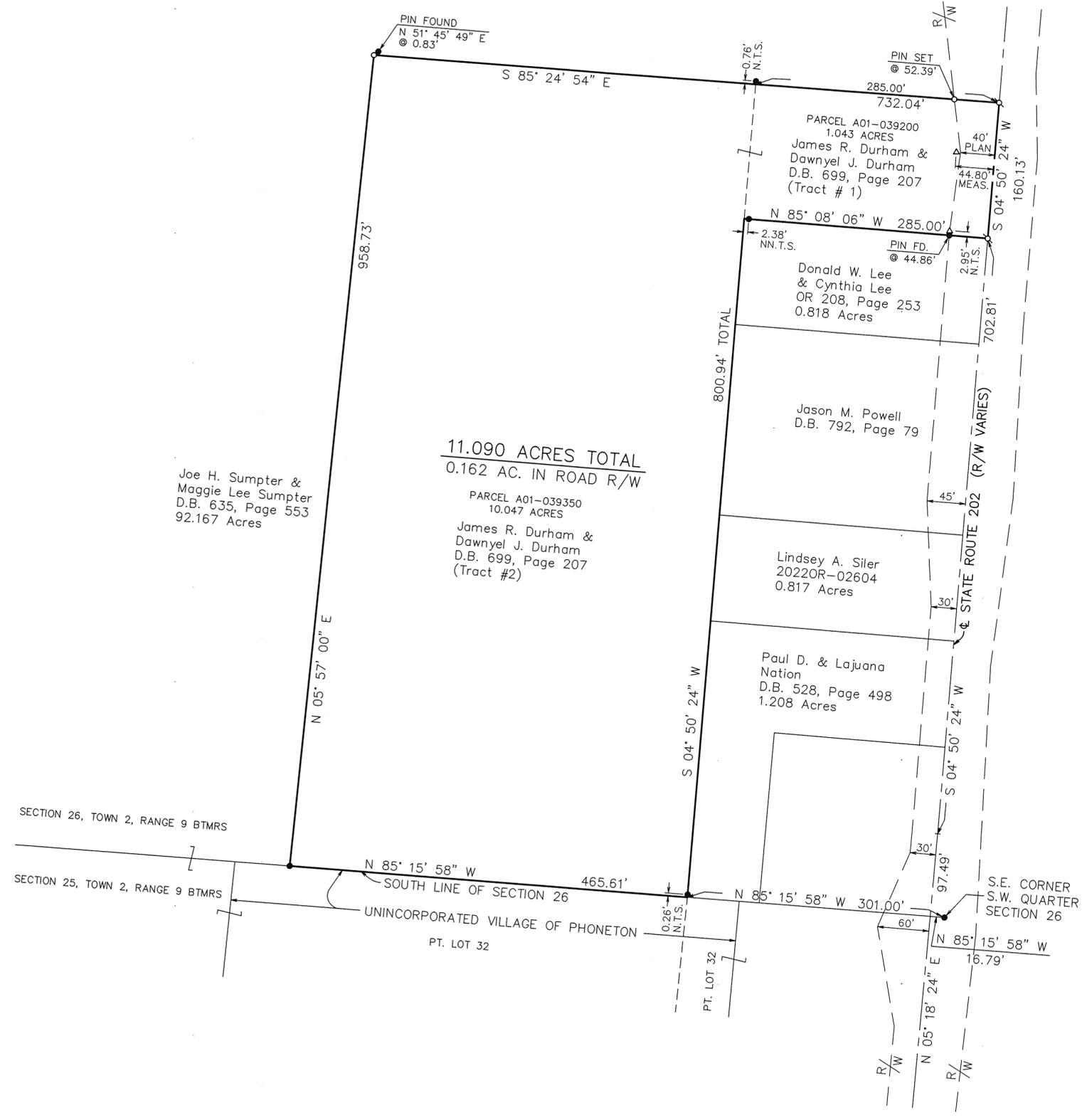


*Michael W. Cozatt*  
Michael W. Cozatt, P.S. #6001

*4/21/25*  
Date

PREPARED BY:

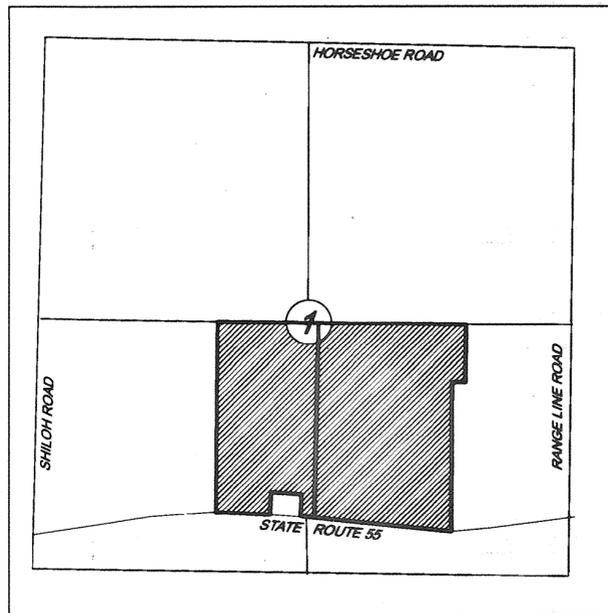
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 03825 Ph. (937) 339-2921



**PLAT OF SURVEY  
FOR  
MARKLAND  
FAMILY LIMITED  
PARTNERSHIP**

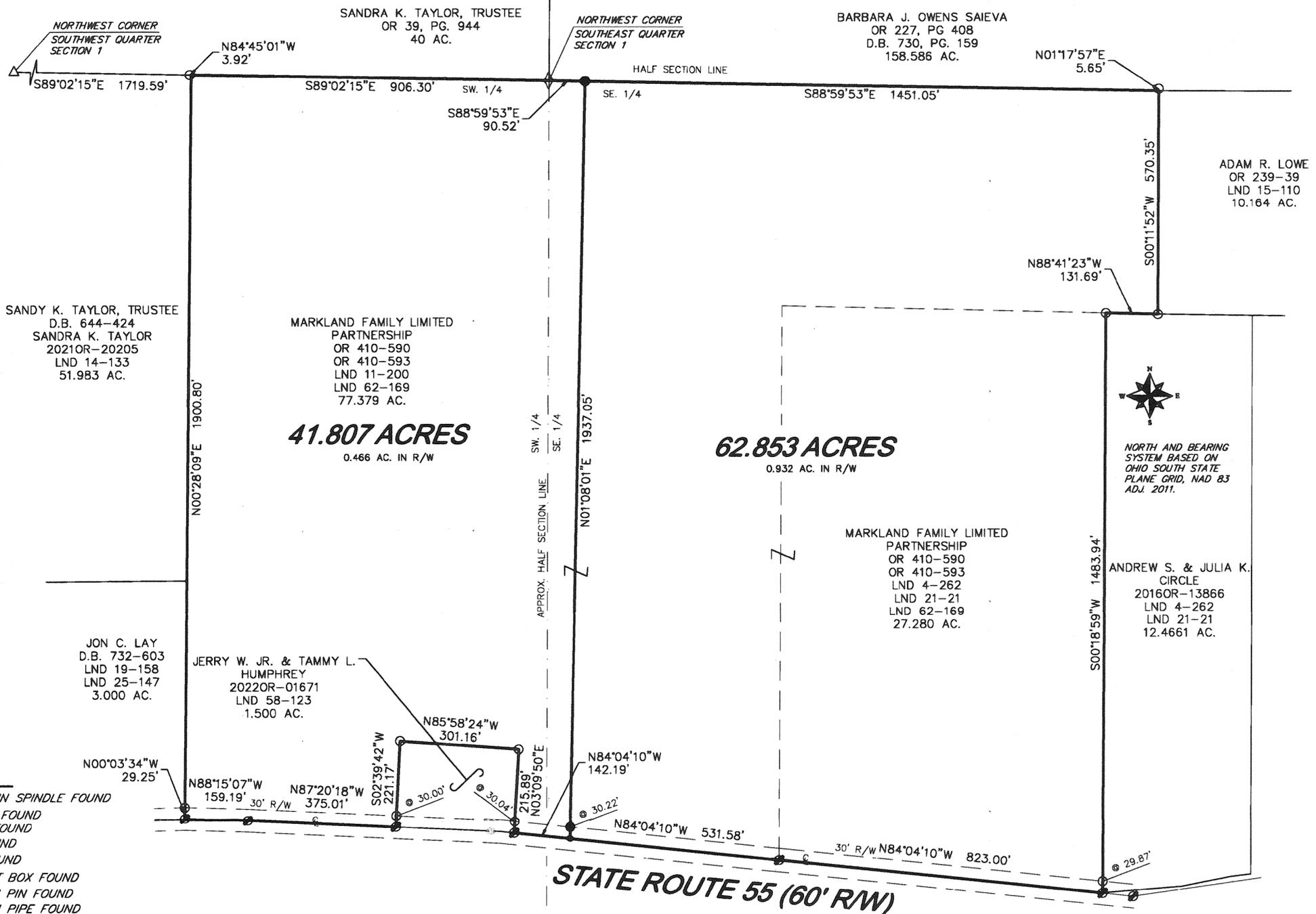
SITUATED IN:  
THE S. 1/2, SECTION 1  
TOWN 7. RANGE 4E,  
UNION TOWNSHIP,  
MIAMI COUNTY, OHIO

VICINITY MAP



UNION TOWNSHIP      7 TOWN      4. E. RANGE      SW. 1/4 & SE 1/4 1 SECTION

VOLUME 63, PAGE 80  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS



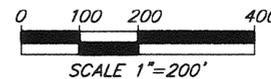
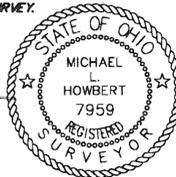
**NOTES:**  
FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.  
DATA SOURCES INCLUDE DOCUMENTS CITED.  
A TITLE SEARCH IS RECOMMENDED TO DETERMINE EASEMENTS, RESTRICTIONS, AND/OR OTHER ENCUMBRANCES AFFECTING THE PROPERTY SHOWN HEREON.

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

**HOWBERT SURVEYING LLC**  
8477 MERCLE ROAD  
FORT JENNINGS, OHIO 45844  
419-863-0289

DATE: 4/18/25      REV.:  
CLIENT: MARKLAND      SCALE: 1" = 200'  
JOB #: 075-04-25      CHK:

*Michael L. Howbert*  
**MICHAEL L. HOWBERT**  
REGISTERED PROFESSIONAL SURVEYOR NO. 7959 IN OHIO  
APRIL 25, 2025





PLAT OF SURVEY  
 S.E. 1/4 SECTION 2, TOWN 7, RANGE 4  
 UNION TOWNSHIP, MIAMI COUNTY, OHIO

TOTAL AREA = 29.914 ACRES  
 EX. RW = 0.452 ACRES  
 NET AREA = 29.462 ACRES

IRON PIN FOUND  
 CENTER  
 SECTION 2

SANDRA K. TAYLOR 1/2 INT.  
 2021OR-20205  
 SANDRA K. TAYLOR TRUSTEE 1/2 INT.  
 DEED BOOK 644 PAGE 424  
 (85.056 ACRES)

IRON PIN FOUND  
 EAST 1/2 POINT  
 SECTION 2

REFERENCES

M.C.E. RECORD OF LAND SURVEYS:

VOLUME 18, PAGE 67  
 VOLUME 23, PAGE 159  
 VOLUME 32, PAGE 147

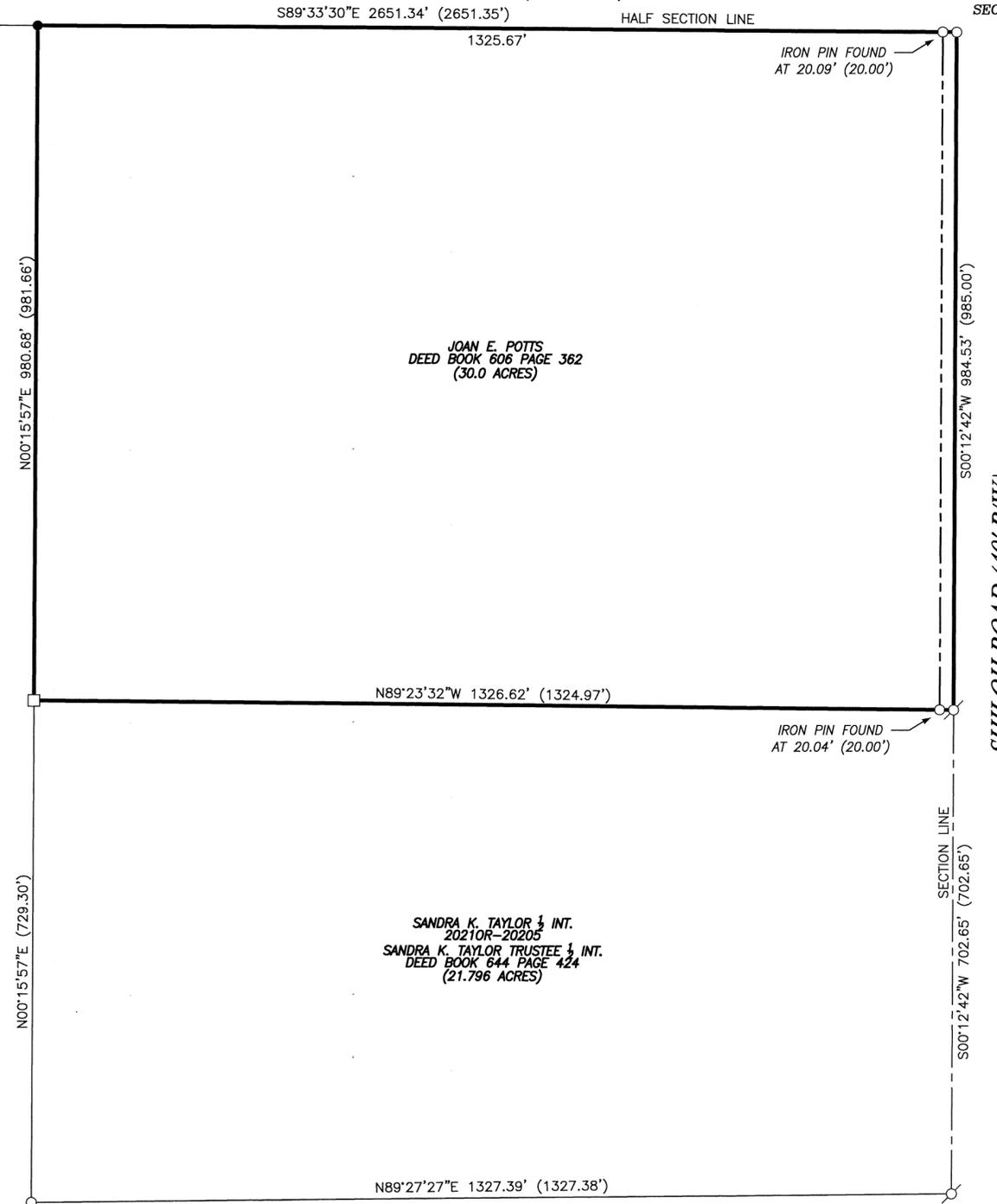
LEGEND

- IRON PIN SET #5  
REBAR ±30" LONG  
W/ SURVEYOR CAP
- ✦ IRON SPIKE SET
- ✕ MAG NAIL SET
- ⊠ CROSS NOTCH SET
- IRON PIN FOUND
- IRON PIPE FOUND
- ✧ IRON SPIKE FOUND
- ✕ MAG NAIL FOUND
- CORNER POST FD.
- △ CORNER STONE FD.
- ( ) CALLED DIMENSION
- ROAD CENTERLINE
- - - EX. R/W
- PROPERTY LINE OF  
TRACT BEING SURVEYED

RITA RESSLER  
 2019OR-04695  
 (54.6265 ACRES)

JOAN E. POTTS  
 DEED BOOK 606 PAGE 362  
 (30.0 ACRES)

SANDRA K. TAYLOR 1/2 INT.  
 2021OR-20205  
 SANDRA K. TAYLOR TRUSTEE 1/2 INT.  
 DEED BOOK 644 PAGE 424  
 (21.796 ACRES)



BEARINGS BASED ON NAD83 (NSRS2011) OHIO  
 STATE PLANE COORDINATES, SOUTH ZONE (3402).

NOTES:

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

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A  
 CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

CERTIFICATION:

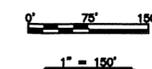
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF  
 SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO  
 ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR  
 BOUNDARY SURVEYS.

ALL MONUMENTS ARE OR WILL BE SET AS SHOWN.



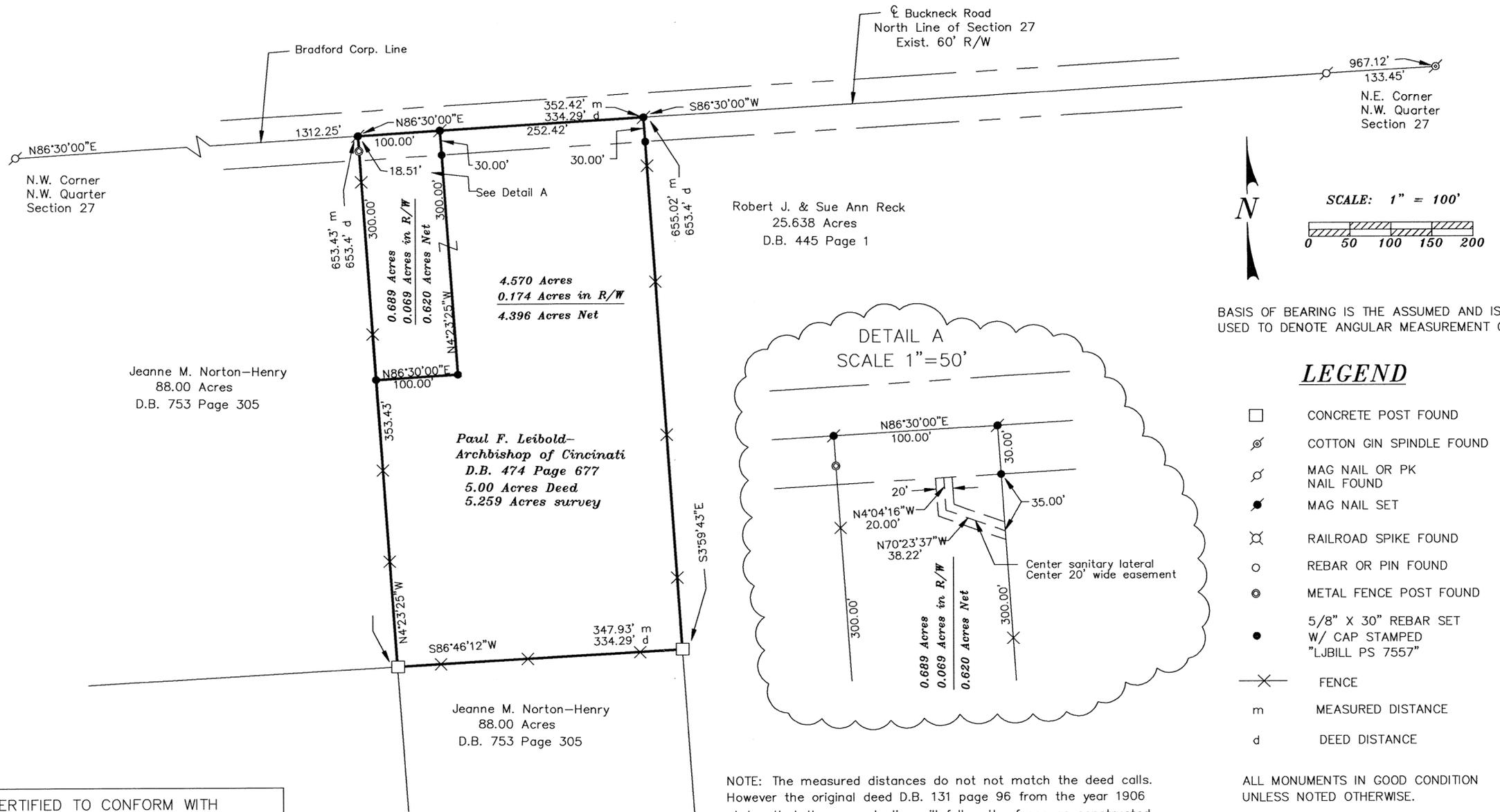
SURVEY OF A 29.914 ACRE TRACT FOR  
 BRANDON COATE  
 SITE ADDRESS:  
 2640 SHILOH ROAD  
 DATE: 4/23/2025 DRAWING NO.: 25-022

GRAPHIC SCALE



SURVEYED BY:

*Jacob D. Subler*  
 JACOB D. SUBLER  
 REG. SURVEYOR #8910  
 DATE: 4-23-2025



N  
 SCALE: 1" = 100'  
 0 50 100 150 200  
 BASIS OF BEARING IS THE ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY.

- LEGEND**
- CONCRETE POST FOUND
  - ⊗ COTTON GIN SPINDLE FOUND
  - ⊕ MAG NAIL OR PK NAIL FOUND
  - MAG NAIL SET
  - ⊗ RAILROAD SPIKE FOUND
  - REBAR OR PIN FOUND
  - ⊙ METAL FENCE POST FOUND
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
  - X— FENCE
  - m MEASURED DISTANCE
  - d DEED DISTANCE
- ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

NOTE: The measured distances do not match the deed calls. However the original deed D.B. 131 page 96 from the year 1906 states that the property line will follow the fence as constructed. Therefore this survey will hold to the fence lines as located.

NOTE: The catholic rectory and the banquet hall will both be contacted to the Village of Bradford water and sewer service.

- SURVEY REFERENCES**
- Miami County Engineer's Record of Land Surveys
    - Survey Volume 32 Page 164
    - Survey Volume 51 Page 188
  - Miami County Engineer's Record of Lot Surveys
    - Survey Volume 15 Page 56

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp P.E. P.S.**  
 MIAMI COUNTY ENGINEER  
*Jim Boyce* 4/24/25  
 DEPUTY DATE

APPROVED  
 MIAMI COUNTY PLANNING COMMISSION  
*D. Bilal* 4/28/25  
 SECRETARY DATE

APPROVED  
 SUBJECT TO ZONING APPROVAL  
~~BY~~ N/A SEWER + WATER  
 DATE: AVAILABLE DRS 4/28/25  
 MIAMI COUNTY GENERAL HEALTH DEPARTMENT

*Larry J. Bill* April 24, 2025  
 LARRY J. BILL, P.S. #7557 DATE



SURVEY FOR ARCHDIOCESE OF CINCINNATI  
**Larry J. Bill**  
 Professional Surveyor  
 9826 New Harrison-Bradford Road  
 Bradford, Ohio 45308  
 Phone (937) 448-6320

MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 20, TOWN 4, RANGE 6  
NORTHEAST & SOUTHEAST QUARTERS

VOLUME 63, PAGE 84  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

PAGE 1 OF 2

LEGEND

- CAPPED IRON PIN SET
- ⊗ MAG NAIL SET
- MAG NAIL FOUND
- IRON PIN FOUND
- ⊗ WOOD FENCE POST
- ▲ CONCRETE R/W MONUMENT FOUND
- ////// CITY OF TIPP CITY CORP. LINE

REFERENCES

RECORDS USED TO PREPARE SURVEY:

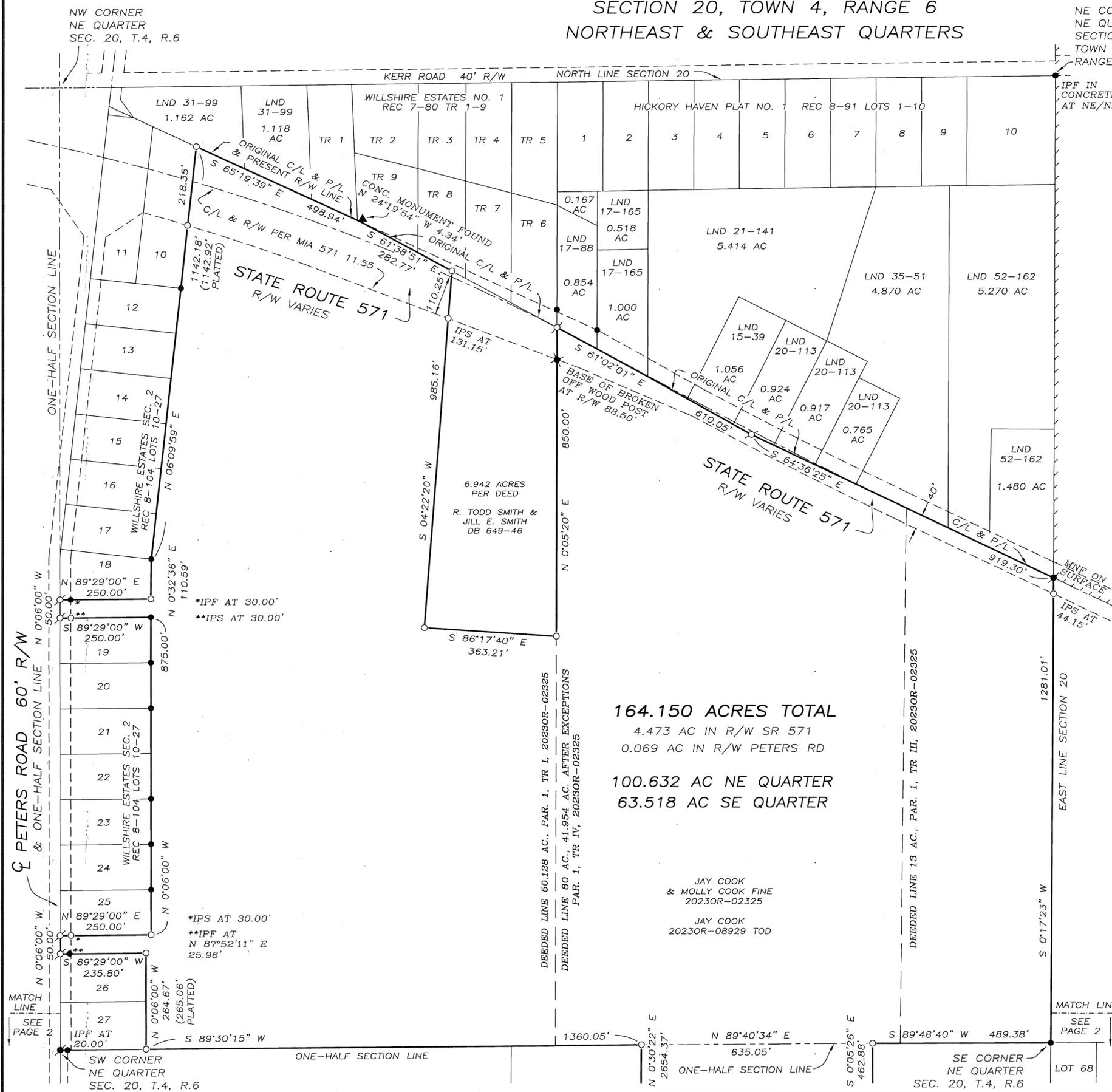
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

- VOLUME 15, PAGE 39
- VOLUME 17, PAGE 88
- VOLUME 17, PAGE 165
- VOLUME 20, PAGE 113
- VOLUME 21, PAGE 141
- VOLUME 30, PAGE 14
- VOLUME 31, PAGE 99
- VOLUME 35, PAGE 51
- VOLUME 36, PAGE 51
- VOLUME 52, PAGE 162
- VOLUME 58, PAGE 171
- VOLUME 61, PAGE 167
- VOLUME 63, PAGE 57

MIAMI COUNTY RECORDER'S RECORDS:

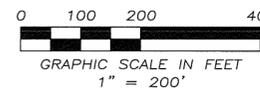
- PLAT BOOK 7, PAGE 80
- PLAT BOOK 8, PAGE 91
- PLAT BOOK 8, PAGE 104
- PLAT BOOK 10, PAGE 33
- PLAT BOOK 10, PAGE 37
- PLAT BOOK 11, PAGE 17
- PLAT BOOK 11, PAGE 88
- PLAT BOOK 11, PAGE 89
- PLAT BOOK 29, PAGE 95

DEED BOOK 649, PAGE 46  
DOCUMENT 20230R-02325  
DEEDS, PLATS AND SURVEYS AS SHOWN HEREON



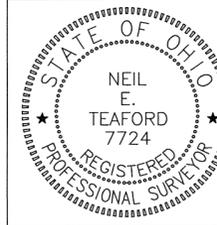
**164.150 ACRES TOTAL**  
4.473 AC IN R/W SR 571  
0.069 AC IN R/W PETERS RD  
**100.632 AC NE QUARTER**  
**63.518 AC SE QUARTER**

JAY COOK  
& MOLLY COOK FINE  
20230R-02325  
JAY COOK  
20230R-08929 TOD



APRIL 23, 2025

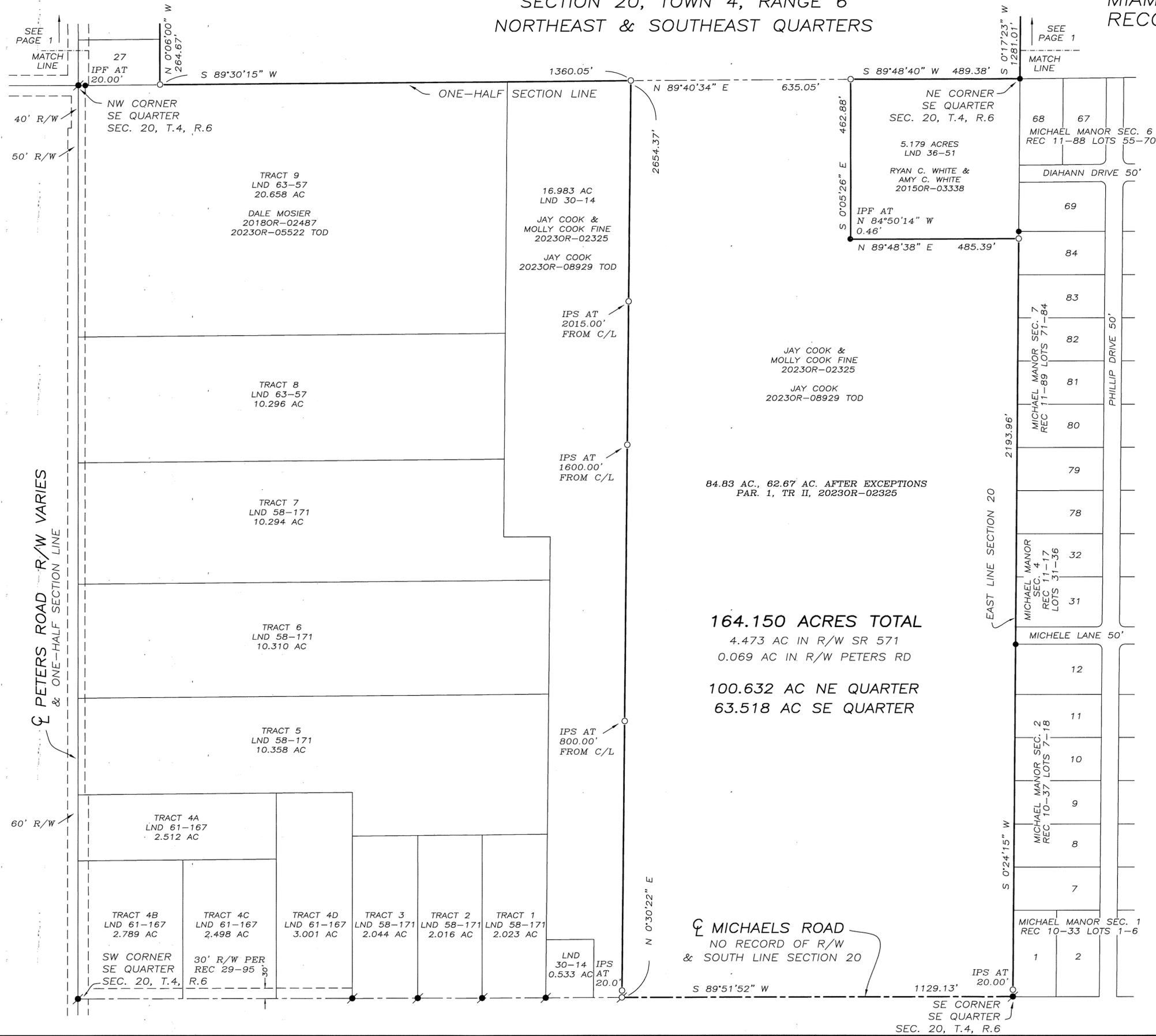
SURVEY FOR THE COOK FAMILY  
IN MIAMI COUNTY, OHIO



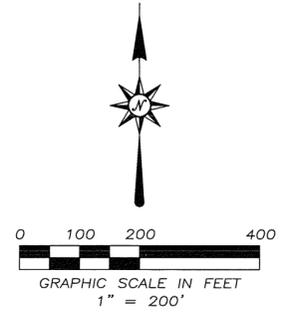
*Neil E. Teaford, P.S. #7724*

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  
NORTHEAST & SOUTHEAST QUARTERS

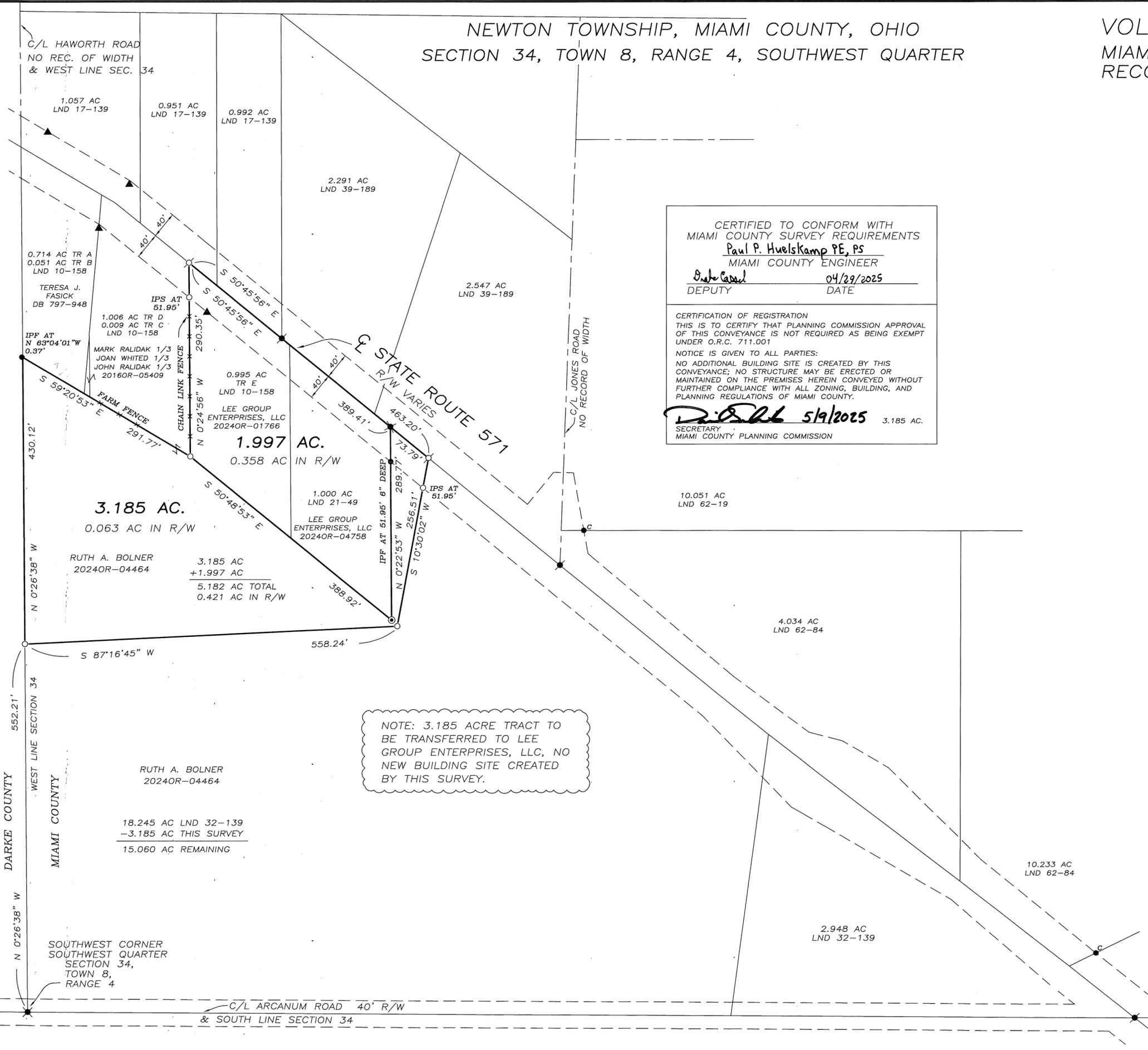


**164.150 ACRES TOTAL**  
4.473 AC IN R/W SR 571  
0.069 AC IN R/W PETERS RD  
**100.632 AC NE QUARTER**  
**63.518 AC SE QUARTER**



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

NEWTON TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 34, TOWN 8, RANGE 4, SOUTHWEST QUARTER



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp PE, PS  
MIAMI COUNTY ENGINEER  
D. J. Campbell DEPUTY      04/29/2025 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. J. Campbell 5/9/2025      3.185 AC.  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

NOTE: 3.185 ACRE TRACT TO  
BE TRANSFERRED TO LEE  
GROUP ENTERPRISES, LLC, NO  
NEW BUILDING SITE CREATED  
BY THIS SURVEY.

- LEGEND
- CAPPED IRON PIN SET
  - ∅ MAG NAIL SET
  - MAG NAIL FOUND
  - ✕ MAG SET OVER MONUMENT FOUND
  - IRON PIN FOUND
  - <sup>c</sup> CAPPED IRON PIN FOUND
  - ▲ CONCRETE R/W MONUMENT FOUND
  - ⊙ 5" DIA. STEEL POST FOUND

- REFERENCES
- RECORDS USED TO PREPARE  
SURVEY:
- MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:
- VOLUME 10, PAGE 158
  - VOLUME 17, PAGE 139
  - VOLUME 21, PAGE 49
  - VOLUME 32, PAGE 139
  - VOLUME 39, PAGE 189
  - VOLUME 59, PAGE 174
  - VOLUME 61, PAGE 141
  - VOLUME 62, PAGE 19
  - VOLUME 62, PAGE 84
- ODOT R/W PLANS:  
S.R. 571 MIAMI COUNTY S.H. 209 SEC. B
- 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

SURVEY FOR PAUL LEE IN MIAMI COUNTY, OHIO  
APRIL 22, 2025

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

DARKE COUNTY  
MIAMI COUNTY

WEST LINE SECTION 34

RUTH A. BOLNER  
2024OR-04464

18.245 AC LND 32-139  
-3.185 AC THIS SURVEY  
15.060 AC REMAINING

SOUTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 34,  
TOWN 8,  
RANGE 4

C/L ARCANUM ROAD 40' R/W  
& SOUTH LINE SECTION 34

10.051 AC  
LND 62-19

4.034 AC  
LND 62-84

10.233 AC  
LND 62-84

2.948 AC  
LND 32-139

3.185 AC.

1.997 AC.

1.000 AC  
LND 21-49

LEE GROUP  
ENTERPRISES, LLC  
2024OR-04758

0.995 AC  
TR E  
LND 10-158

LEE GROUP  
ENTERPRISES, LLC  
2024OR-01766

0.714 AC TR A  
0.051 AC TR B  
LND 10-158

TERESA J.  
FASICK  
DB 797-948

1.006 AC TR D  
0.009 AC TR C  
LND 10-158

MARK RALIDAK 1/3  
JOAN WHITED 1/3  
JOHN RALIDAK 1/3  
2016OR-05409

RUTH A. BOLNER  
2024OR-04464

3.185 AC  
+1.997 AC  
5.182 AC TOTAL  
0.421 AC IN R/W

2.291 AC  
LND 39-189

2.547 AC  
LND 39-189

10.051 AC  
LND 62-19

4.034 AC  
LND 62-84

10.233 AC  
LND 62-84

2.948 AC  
LND 32-139

0.992 AC  
LND 17-139

0.951 AC  
LND 17-139

1.057 AC  
LND 17-139

C/L HAWORTH ROAD  
NO REC. OF WIDTH  
& WEST LINE SEC. 34

C/L JONES ROAD  
NO RECORD OF WIDTH

STATE ROUTE 571  
R/W VARIES

IPS AT  
51.95'

IPS AT  
51.95'

IPS AT  
51.95'

IPF AT  
N 63°04'01"W  
0.37'

IPS AT  
51.95'



1  
TOWN

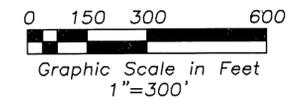
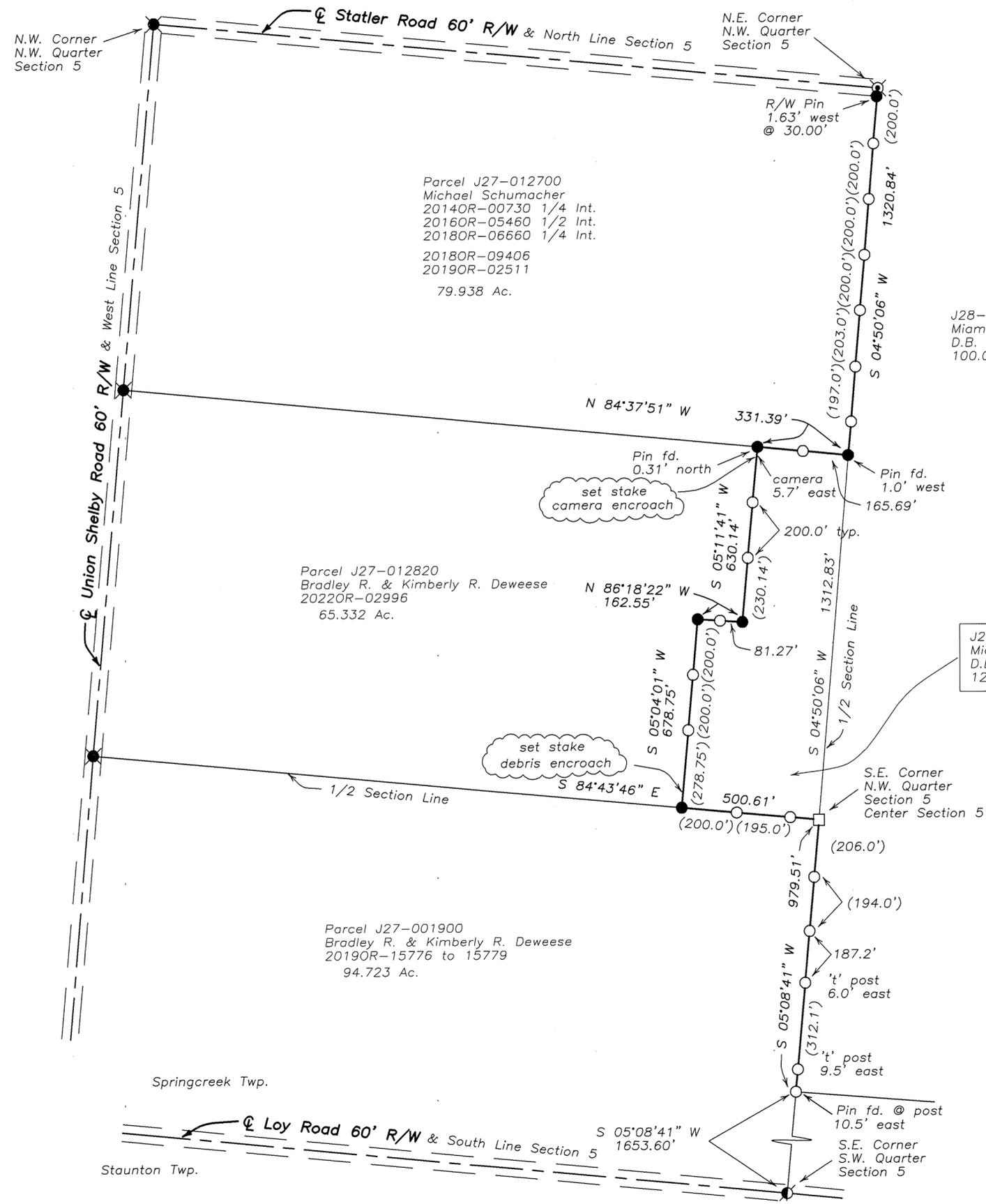
11 BTMRS  
RANGE

5  
SECTION

SPRINGCREEK  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE



- Legend**
- Iron Pin Found
  - 5/8" Capped Iron Pin Set (Cozatt, S6001)
  - ⊗ Mag Nail Set
  - ⊙ Mag Nail Found
  - ⊗ R.R. Spike Found
  - ⊗ Mag Spike Found
  - Stone Found

- References**
- Miami County Engineer's Record of Land Surveys
  - Volume 31, Page 55
  - Volume 32, Page 76
  - Volume 57, Page 21
  - Volume 58, Page 93
  - Volume 59, Page 121

Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Stake Property Line for Miami County Park District



*Michael W. Cozatt* 5/15/25  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 05225 (937) 339-2921  
File Name: C:\Jobs\2025\05225\05225.dwg  
Drawn by: DMC ~ Checked by: MWC

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 00°02'40" W	30.00'
L2	S 00°19'45" E	30.75'

REFERENCES:

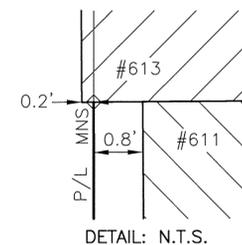
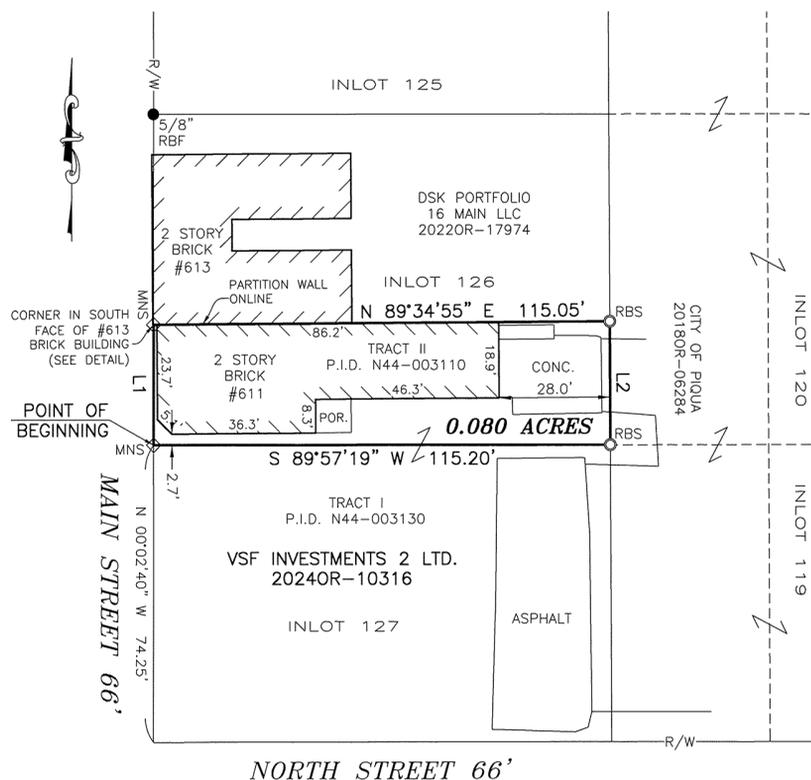
DEED BOOK 3, PAGE 71  
LOT SURVEY 16, PAGE 63  
RECORD PLAT 6, PAGE 17  
TAX MAP PIQUA NE SECTION  
DEEDS AS SHOWN HEREON

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE EASTERLY LINE OF MAIN STREET, HAVING A BEARING OF NORTH 00°02'40" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:

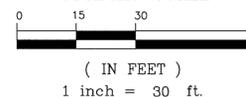
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"



LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- ◇ MNS MAG NAIL SET

GRAPHIC SCALE



SURVEY OF  
**0.080 ACRES**

LYING IN  
PART OF INLOT 126  
CITY OF PIQUA, COUNTY OF MIAMI  
STATE OF OHIO



**LANDMARK**  
SURVEY GROUP  
690 LAKEVIEW PLAZA BLVD. SUITE A  
WORTHINGTON OH. 43085  
PHONE: (614) 485-9000  
WWW.LANDMARKSURVEY.COM

DATE: 5/1/25 FILE NO. BDLG-JB015-BDLG

REV.	DATE	DESCRIPTION

DRAWN BY: DUH

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

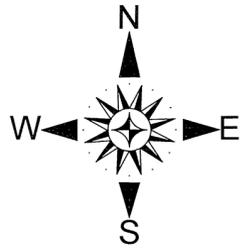
*Scott D. Grunde* 5/21/25  
SCOTT D. GRUNDEI, P.S.  
REGISTERED SURVEYOR NO. 8047  
DATE



EVERETT - PLAT OF SURVEY

2 TOWN 11 RANGE N.W. 1/4~29 SECTION BROWN TOWNSHIP MIAMI COUNTY OHIO STATE

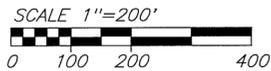
VOLUME 63 PAGE 89  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- --5/8" X 30" REBAR WITH CAP SET
- ⊗ --RAILROAD SPIKE FOUND
- --IRON PIN FOUND
- ✱ --GIN SPINDLE SET
- ♂ --MAG NAIL FOUND
- ⊗ --MAG SPIKE FOUND

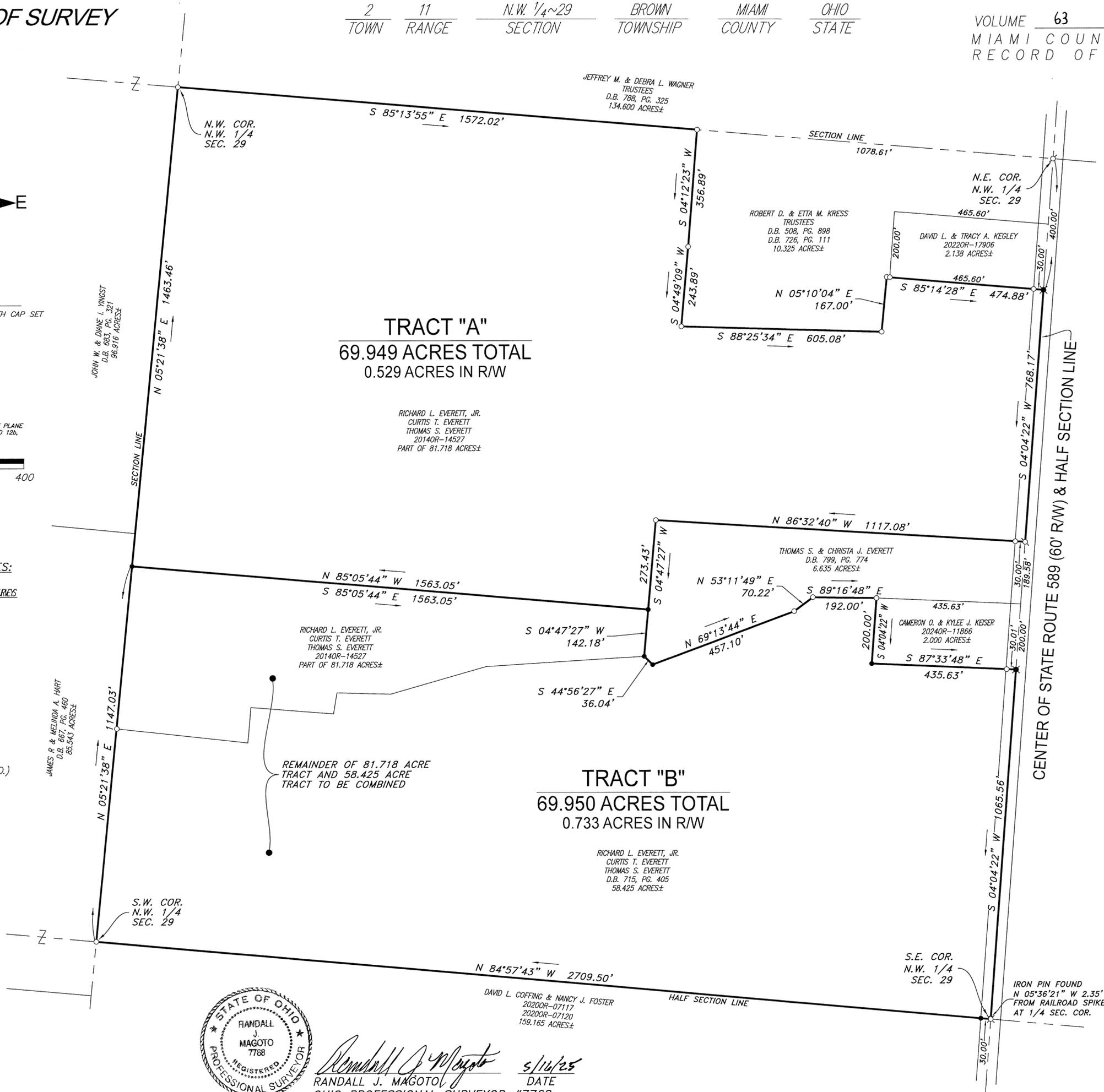
BEARINGS BASED UPON STATE PLANE COORDINATES NAD 83, GEOID 12b, OHIO SOUTH ZONE



SURVEY REFERENCES:

- MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
- VOL. 1, PG. 194
  - VOL. 1, PG. 195
  - VOL. 3, PG. 373
  - VOL. 31, PG. 84
  - VOL. 34, PG. 113
  - VOL. 35, PG. 195
  - VOL. 39, PG. 111
  - VOL. 43, PG. 105
  - VOL. 45, PG. 74
  - VOL. 46, PG. 11
  - VOL. 55, PG. 149

ODOT REFERENCES  
S.R. 589 R/W PLANS  
(CASSTOWN-FLETCHER RD.)  
APPROX 1937



Phone: 937-418-7783; Email: magotosurvey@gmail.com  
2723 Loy Rd., Fort Loramie, OH 45845



*Randall J. Magoto*  
RANDALL J. MAGOTO  
OHIO PROFESSIONAL SURVEYOR #7768  
5/16/25  
DATE



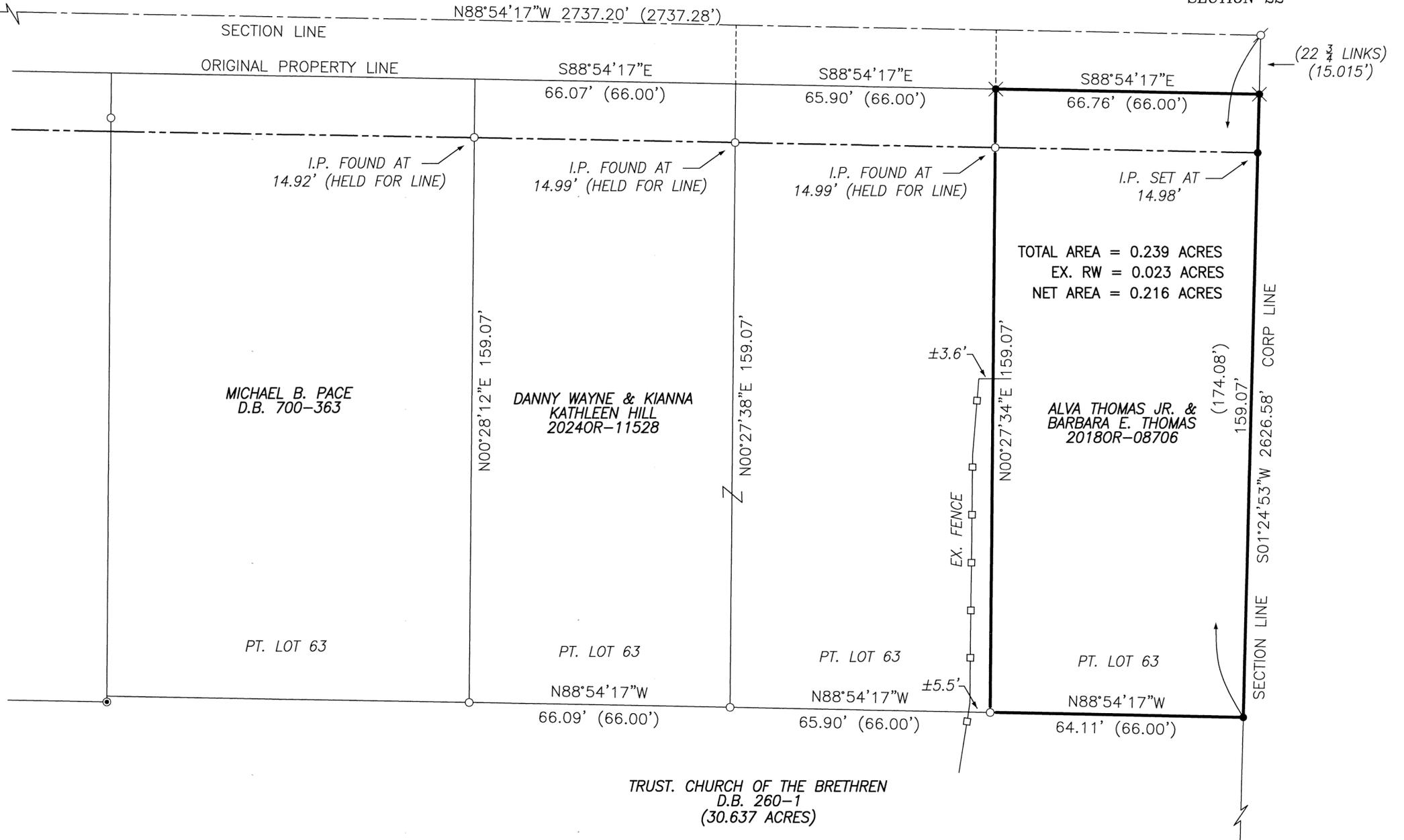
PLAT OF SURVEY  
 PART LOT 63, INCORPORATED VILLAGE OF POTSDAM  
 N.E. 1/4 SECTION 22, TOWN 7, RANGE 4  
 UNION TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 63 PAGE 92  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

I.P. FD. IN MON. BOX  
 NORTH 1/4 POINT  
 SECTION 22

IRON SPIKE FOUND  
 NORTHEAST CORNER  
 SECTION 22

**CROSS STREET (60' R/W)**



CORNER STONE FD.  
 EAST 1/4 POINT  
 SECTION 22

**REFERENCES**

M.C.E. RECORD OF LOT SURVEYS:

VOLUME 11, PAGE 133  
 VOLUME 14, PAGE 183  
 VOLUME 23, PAGE 42

M.C.E. RECORD OF LAND SURVEYS:

VOLUME 37, PAGE 7  
 VOLUME 61, PAGE 149

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 1, PAGE 534  
 PLAT BOOK 1, PAGE 535  
 DEED BOOK 110, PAGE 220

**LEGEND**

- IRON PIN SET #5  
REBAR ±30" LONG  
W/ SURVEYOR CAP
- ⦿ IRON SPIKE SET
- ⊗ MAG NAIL SET
- ⊠ CROSS NOTCH SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⦿ IRON SPIKE FOUND
- ⊗ MAG NAIL FOUND
- CORNER POST FD.
- △ CORNER STONE FD.
- ( ) CALLED DIMENSION
- ROAD CENTERLINE
- - - EX. R/W
- PROPERTY LINE OF  
TRACT BEING SURVEYED

NOTES:

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

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A  
 CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

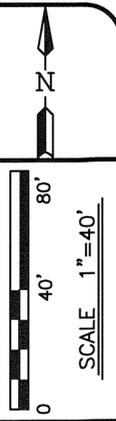
CERTIFICATION:

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 MONUMENTS ARE OR WILL BE SET AS SHOWN.

BEARINGS BASED ON NAD83 (NSRS2011) OHIO  
 STATE PLANE COORDINATES, SOUTH ZONE (3402).

	SURVEY OF PT. LOT 63 IN THE VILLAGE OF POTSDAM FOR ABBY SHAPIRO SITE ADDRESS: 60 EAST CROSS ST. POTSDAM DATE: 5/19/2025 DRAWING NO.: 25-027		SURVEYED BY:  JACOB D. SUBLER REG. SURVEYOR #8910 DATE: 5-19-2025
	GRAPHIC SCALE 		



REFERENCES

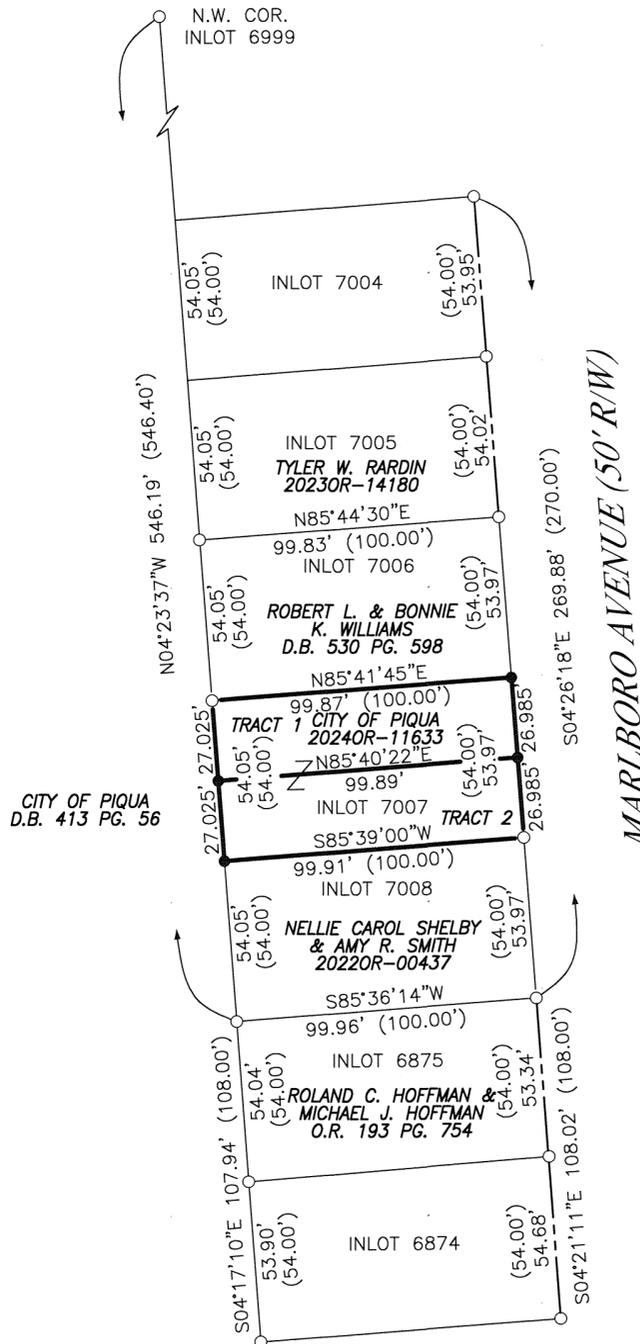
- MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS:
- VOLUME 15, PAGE 34
- MIAMI COUNTY RECORDER'S RECORD OF PLATS
- VOLUME 10, PAGE 143
  - VOLUME 10, PAGE 87

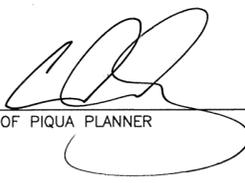
LEGEND

- IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP
- ⦿ IRON SPIKE SET
- ⊗ MAG NAIL SET
- ⊠ CROSS NOTCH SET
- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ IRON SPIKE FOUND
- ⊠ MAG NAIL FOUND
- CORNER POST FD.
- △ CORNER STONE FD.
- ( ) CALLED DIMENSION
- ROAD CENTERLINE
- - - EX. R/W
- PROPERTY LINE OF TRACT BEING SURVEYED

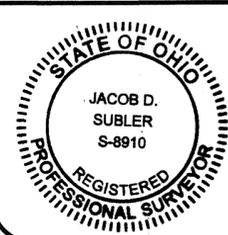
TRACT 1  
TOTAL AREA = 0.062 ACRES

TRACT 2  
TOTAL AREA = 0.062 ACRES



  
CITY OF PIQUA PLANNER  
DATE: 5/16/25

SURVEYED BY:



  
JACOB D. SUBLER  
REG. SURVEYOR #8910  
DATE: 4-14-2025

Mote & Associates, Inc.  
ENGINEERING, LAND SURVEYING  
214 WEST 4th STREET, GREENVILLE, OHIO 45331  
E-MAIL: info@moteassociates.com  
PHONE: (637) 548-7511  
FAX: (637) 548-7484

OHIO  
SURVEY OF INLOT 7007 FOR THE CITY OF PIQUA  
MIAMI COUNTY

REVISIONS:

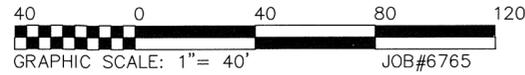
DATE:	4/14/2025
DRAWN:	JDS
CHECKED:	LJB
JOB NO.	PQ16030125
DRAWING NO.	1C2933

BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).





Bearings based on the south line of Inlot 8874 (S 50°39'00"E)  
as Recorded in Plat Volume 19, Page 9, of the Recorder's  
Records of Miami County, Ohio



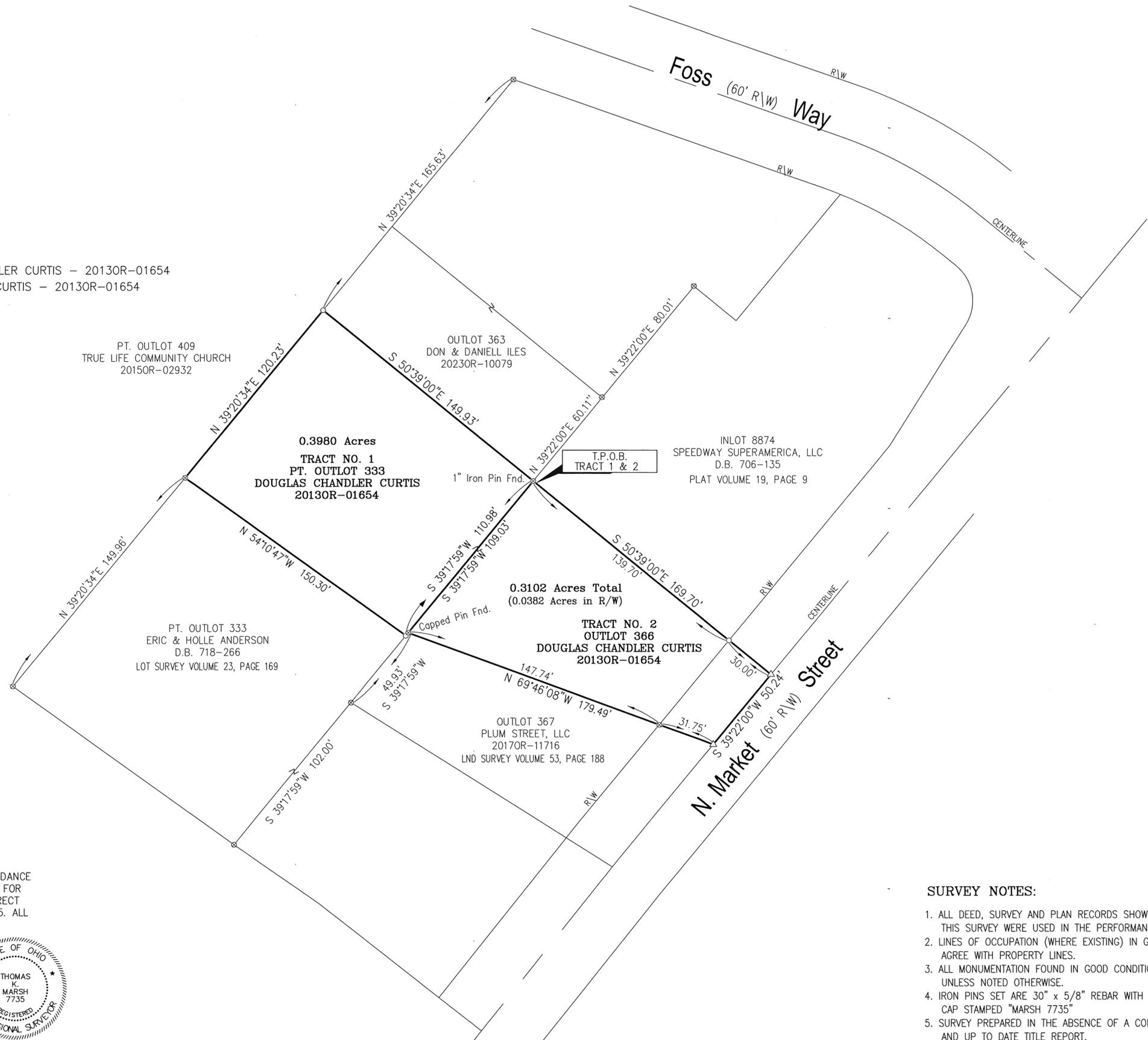
N.W. SECTION      366 & PT. 333 OUTLOT      TROY CORPORATION      MIAMI COUNTY      OHIO STATE

**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

**REFERENCES:**

DEED: TRACT NO. 1 - 0.399 ACRES (BY DEED) DOUGLAS CHANDLER CURTIS - 2013OR-01654  
TRACT NO. 2 - 0.3119 ACRES (BY DEED) DOUGLAS CHANDLER CURTIS - 2013OR-01654  
PLATS: RECORD PLAT 19-9; RECORD PLAT 6-87;  
SURVEY RECORDS: LND SURVEY VOLUME 53-188;  
LOT SURVEY VOLUME 23-169; LOT SURVEY VOLUME 11-83;  
LOT SURVEY VOLUME 8-26;



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. PLAT OF SURVEY WAS MADE UNDER MY DIRECT  
SUPERVISION AND BASED ON ACTUAL FIELD SURVEY IN MAY 2025. ALL  
MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors  
BY: *Thomas K. Marsh*  
THOMAS K. MARSH, P.S. No. 7735  
4/16/25



**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.

CITY OF PIQUA  
MIAMI COUNTY, OHIO  
PART INLOT 33

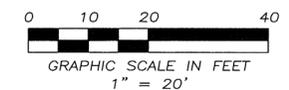
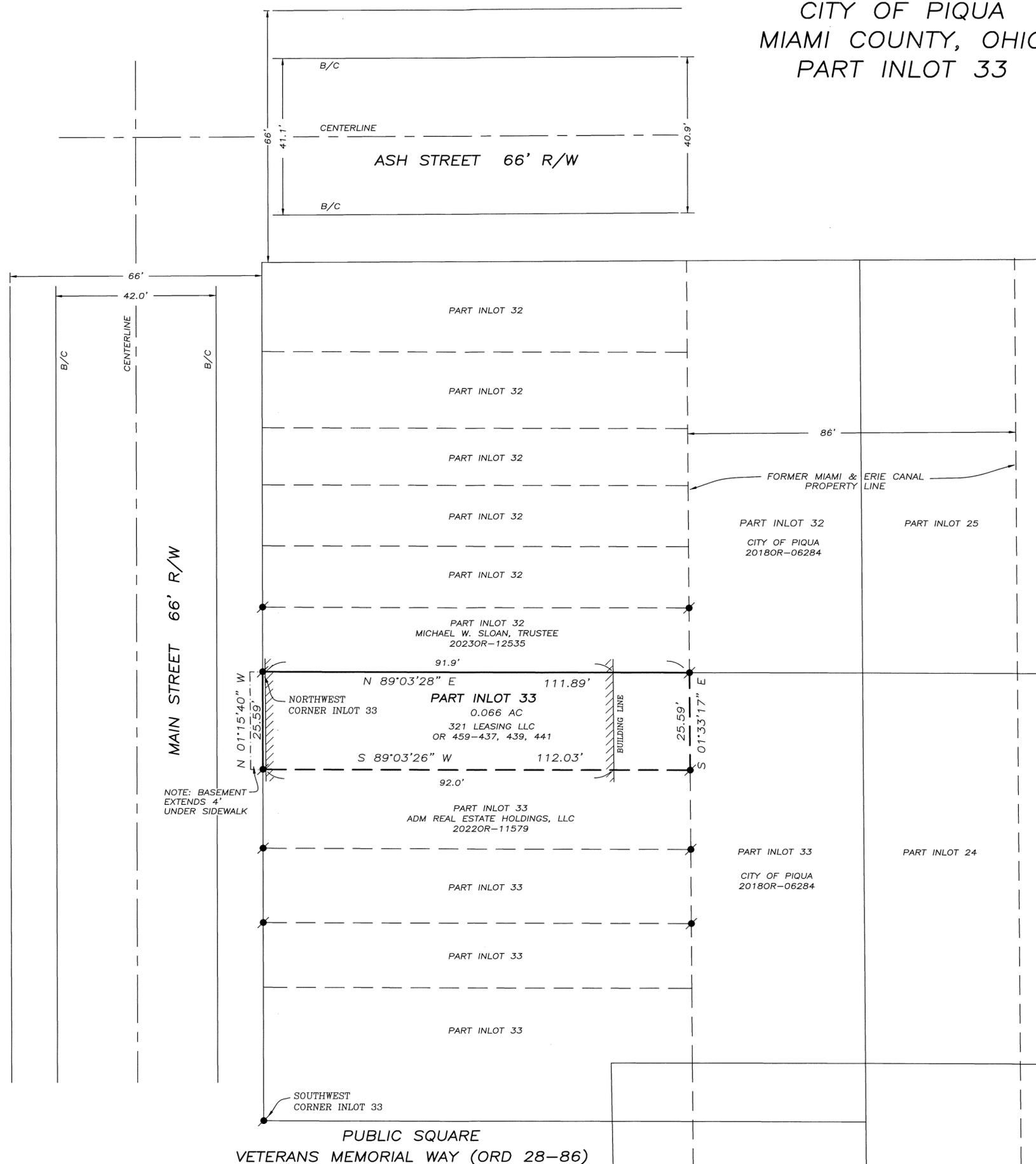
VOLUME 63 PAGE 96  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

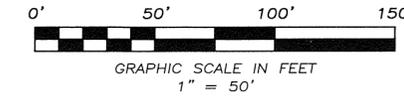
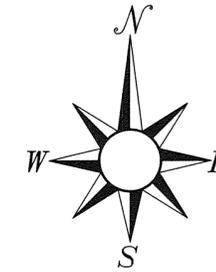
★ MAG NAIL FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF SURVEYS:  
LOT SURVEY 5, PAGE 7  
LOT SURVEY 24, PAGE 141  
BASIS OF BEARING  
LAND SURVEY 61, PAGE 98  
LAND SURVEY 62, PAGE 69  
1915 MIAMI & ERIE CANAL SURVEY  
MIAMI COUNTY RECORDER'S  
RECORDS:  
DEED BOOK 1, PAGES 1 & 2  
DEEDS AS SHOWN HEREON



MAY 30, 2025	SURVEY OF PART INLOT 33 FOR ED FRY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S.#7724</i>  <b>NEIL E. TEAFORD</b>          5260 TROY-URBANA ROAD          CASSTOWN, OHIO 45312          OHIO REGISTERED          PROFESSIONAL SURVEYOR # 7724</p>



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
- ⊙ IRON PIPE FOUND
- ( ) REFERENCED DISTANCE OF RECORD

NOTE:

TRACTS TO BE TRANSFERRED BETWEEN ADJACENT PROPERTY OWNERS, NO NEW BUILDING SITES CREATED.

CERTIFICATION OF REGISTRATION

THIS IS TO CERTIFY THAT PLANNING COMMISSIONS APPROVAL 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. 0.094 ACRES TOTAL BEING CONVEYED.

*Lorchaebunt* 6/10/2025  
SECRETARY, MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS:

**Pavi P. Huelshamp P.E. P.S.**  
MIAMI COUNTY ENGINEER

*Jim* 06/10/25  
DEPUTY DATE

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE WEST LINE OF SECTION 34 BEING N 00°32'11" E

*Bernard D. Kienow Jr.* 6-05-25  
BERNARD D. KIENOW JR.  
OHIO REGISTERED PROFESSIONAL SURVEYOR #7456

REFERENCES:

PLAT BOOK:

PLAT BOOK 10, PAGE 41

LAND SURVEYS:

VOLUME 58, PAGE 185  
VOLUME 47, PAGE 129  
VOLUME 44, PAGE 198  
VOLUME 44, PAGE 96  
VOLUME 5, PAGE 200  
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

SURVEY OF 0.094 ACRES FOR: STEVEN MEIER LOCATED IN MIAMI COUNTY ~ DATE 06/04/2025	
	PREPARED BY: <b>BRUMBAUGH ENGINEERING &amp; SURVEYING, LLC</b> 2270 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PHONE (937) 698-3000 FAX (937) 698-3928 EMAIL: John@BES-Engineer.com
	BES JOB #657.24 DRAWN BY: BCS CHECKED BY: JJB

LOOKED FOR NOT FOUND  
RESET PER SV 44 PG 96  
P.O.C.  
NW CORNER  
NW QUARTER  
SECTION 34

☉ SHOOP ROAD (R/W VARIES)  
& NORTH LINE SECTION 34

NE COR.  
LOT 11  
P.B. 10, PG 41

33.00'

S 00°32'11" W 1322.43'

33.00'

EX. R/W

(1529.25')

1526.02'

S 00°32'11" W

FRANCISCO AND  
TIFFANY MENDIOLA  
2022OR-00747  
2.0682 ACRES

ANTHONY PETERS AND  
CHRISTINE R. PETERS  
2013OR-00790  
PARCEL 2  
3.1694 ACRES

STEVEN AND  
KIMBERLY A. MEIER  
OR 473, PG 38  
LND SURV VOL 44, PG 198  
1.99 ACRES

S 89°30'35" E (919.47')  
921.54'

S 89°30'35" E 138.63'

S 89°30'35" E 143.07'

0.094 ACRES

N 44°30'35" W 54.87'

N 89°30'35" W 66.77'

S 44°30'35" W 53.98'

NEW DIVISION LINE

ANTHONY PETERS AND  
CHRISTINE R. PETERS  
OR 335-948  
LND SURV VOL 44, PG 198  
PARCEL 1  
7.638 ACRES  
-0.094 ACRES (THIS SURVEY)  
7.544 ACRES REMAINING

☉ COUNTY ROAD 25-A (66' R/W)

& WEST LINE OF SEC. 34

EX. R/W

35.15' (33.00')

T.P.O.B.



LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 20, TOWN 2, RANGE 11, SE 1/4

VOLUME 63 PAGE 99

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

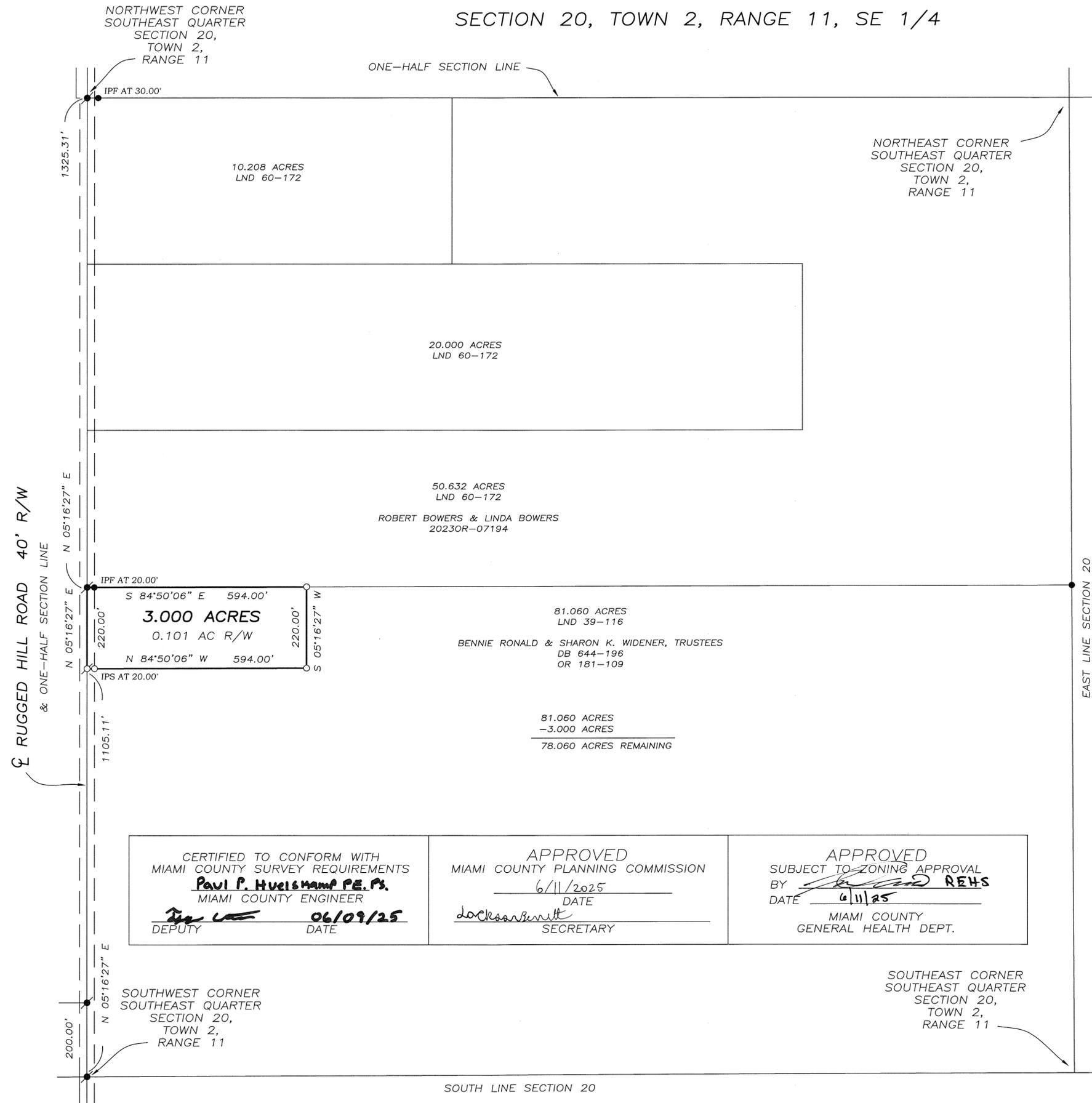
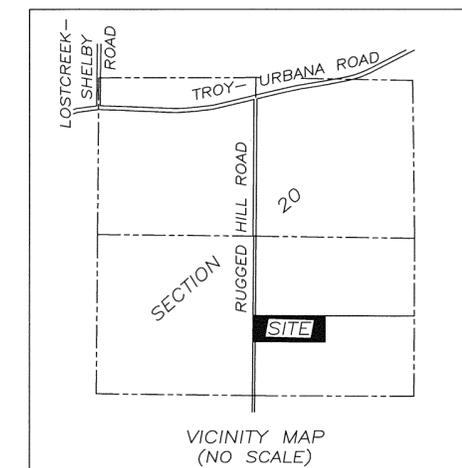
- 5/8" DIA. CAPPED IRON PIN SET
- ⊘ MAG SPIKE SET
- IRON PIN FOUND
- MAG NAIL SET ON SURFACE OVER MONUMENT FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 3, PAGE 26  
VOLUME 35, PAGE 169  
VOLUME 39, PAGE 116  
VOLUME 44, PAGE 100  
VOLUME 49, PAGE 2  
VOLUME 52, PAGE 60  
VOLUME 60, PAGE 172

BEARINGS CORRESPOND TO  
LAND SURVEY 39-116 & 60-172

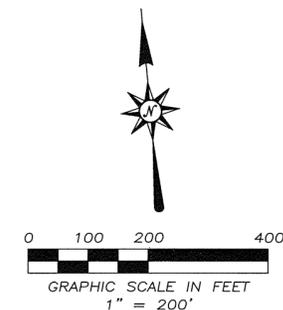
MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Pavel P. Huelshamp P.E., P.S.**  
MIAMI COUNTY ENGINEER  
*[Signature]*  
DEPUTY DATE 06/09/25

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
DATE 6/11/2025  
*[Signature]*  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY [Signature] REHS  
DATE 6/11/25  
MIAMI COUNTY  
GENERAL HEALTH DEPT.



SURVEY FOR AARON ASHBY  
IN MIAMI COUNTY, OHIO ~ JUNE 2, 2025

STATE OF OHIO  
GREGG S. BROOKHART  
6348  
REGISTERED PROFESSIONAL SURVEYOR

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

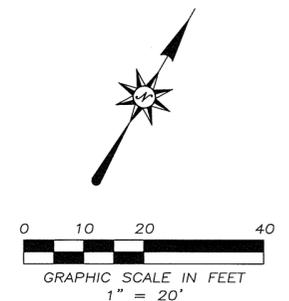
CITY OF PIQUA, MIAMI COUNTY, OHIO  
PARTS INLOTS 2630, 2631 & 2632

VOLUME 63 PAGE 100  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



- LEGEND**
- 5/8" DIA. CAPPED IRON PIN SET
  - 5/8" DIA. IRON PIN FOUND
  - ✱ PK NAIL FOUND

- REFERENCES**
- MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 2, PAGE 224  
PLAT BOOK 4, PAGE 2  
DEEDS AS SHOWN HEREON
- MIAMI COUNTY ENGINEER'S SURVEY RECORDS:  
LOT SURVEY 9, PAGE 148  
LOT SURVEY 14, PAGE 11  
LOT SURVEY 23, PAGE 77  
LAND SURVEY 51, PAGE 74  
LAND SURVEY 56, PAGE 153



SURVEY OF EXISTING TRACT FOR MATTHEW ROBERTS  
IN MIAMI COUNTY, OHIO ~ JUNE 6, 2025

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

6  
TOWN

5E  
RANGE

14 SE 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 101  
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.

*Lochlan Bennett*  
Secretary  
Miami County Planning Commission

NOTE:  
Tracts to be transferred between adjoining property owners. No new building sites created.

Certified to conform with Miami County Survey Requirements

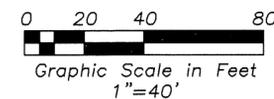
*Paul P. Huelskamp, PE, PS*  
Miami County Engineer

*Austin Palm* 6-10-25  
Deputy Date

0.294 Ac. Total  
0.050 Ac. R/W

Adjacent Property Transfer for septic leach field

Parcel L32-021450  
Joseph F. Payton Jr.  
D.B.682 Pg.776  
2022OR-14593  
5.866 Ac.(Survey)  
-0.294 Ac.  
5.572 Ac.(Rem.)



**Legend**

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Set over nail/spike
- R.R. Spike Found
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- ▲ Wood Fence Post

**References**

- Miami County Engineer's Record of Land Surveys
- Volume 10, Page 170
- Volume 13, Page 125
- Volume 35, Page 154
- Volume 40, Page 151
- Volume 56, Page 147

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

Survey of parcel addition for Dr. Payton

William L. & Ronda S. Christian  
D.B. 654, Pg. 227  
1.088 Ac.

Judith Ann Varney  
OR459 Pg.202  
0.507 Ac.

Judith A. Blackburn  
OR113 Pg.87  
2.035 Ac.

Parcel L32-021930  
Joseph F. Payton Jr.  
D.B.682 Pg.774  
2022OR-14593  
1.69 Ac. (Survey)  
1.712 Ac. (Calc.)  
0.069 Ac. R/W

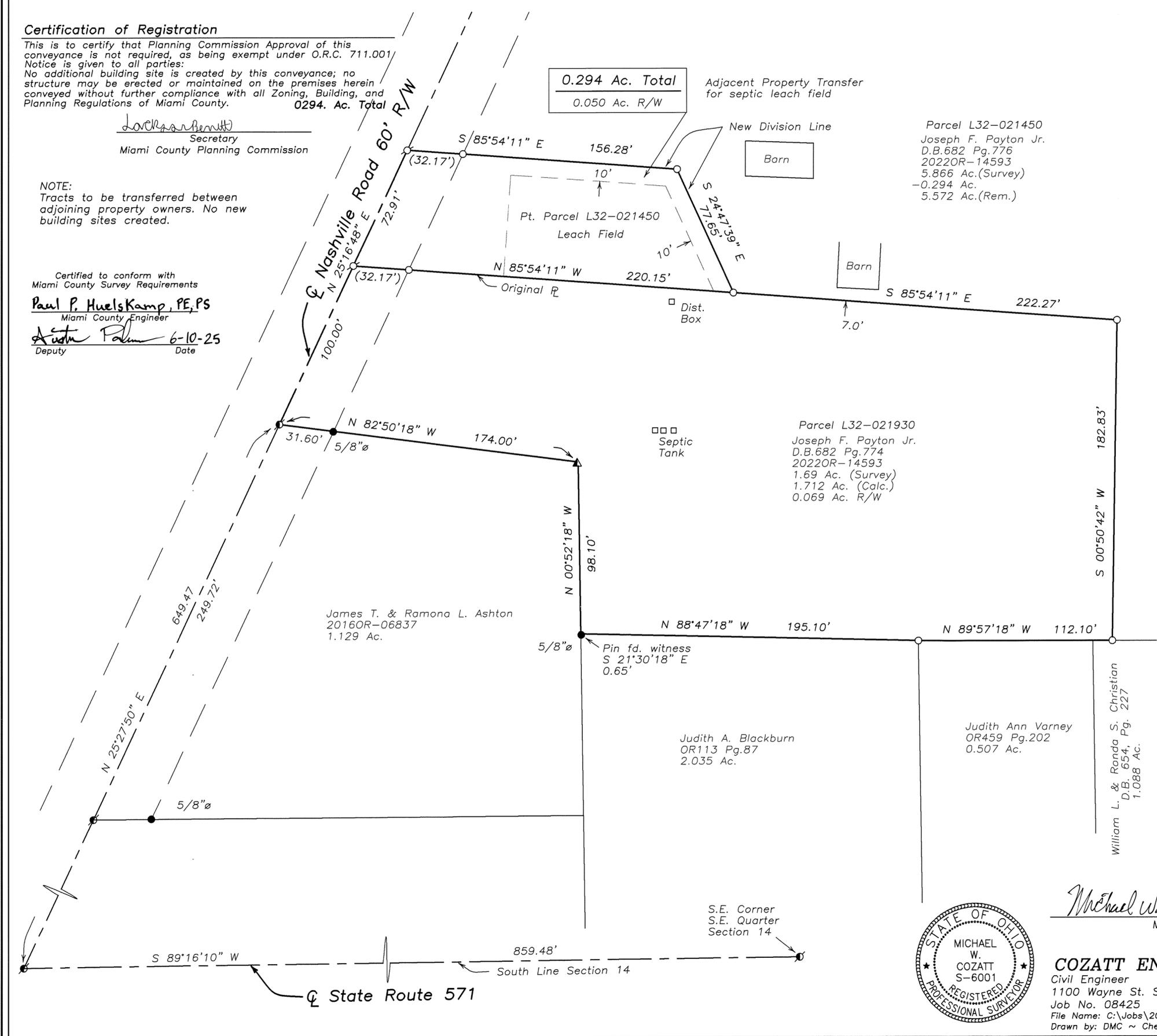
James T. & Ramona L. Ashton  
2016OR-06837  
1.129 Ac.

S.E. Corner  
S.E. Quarter  
Section 14



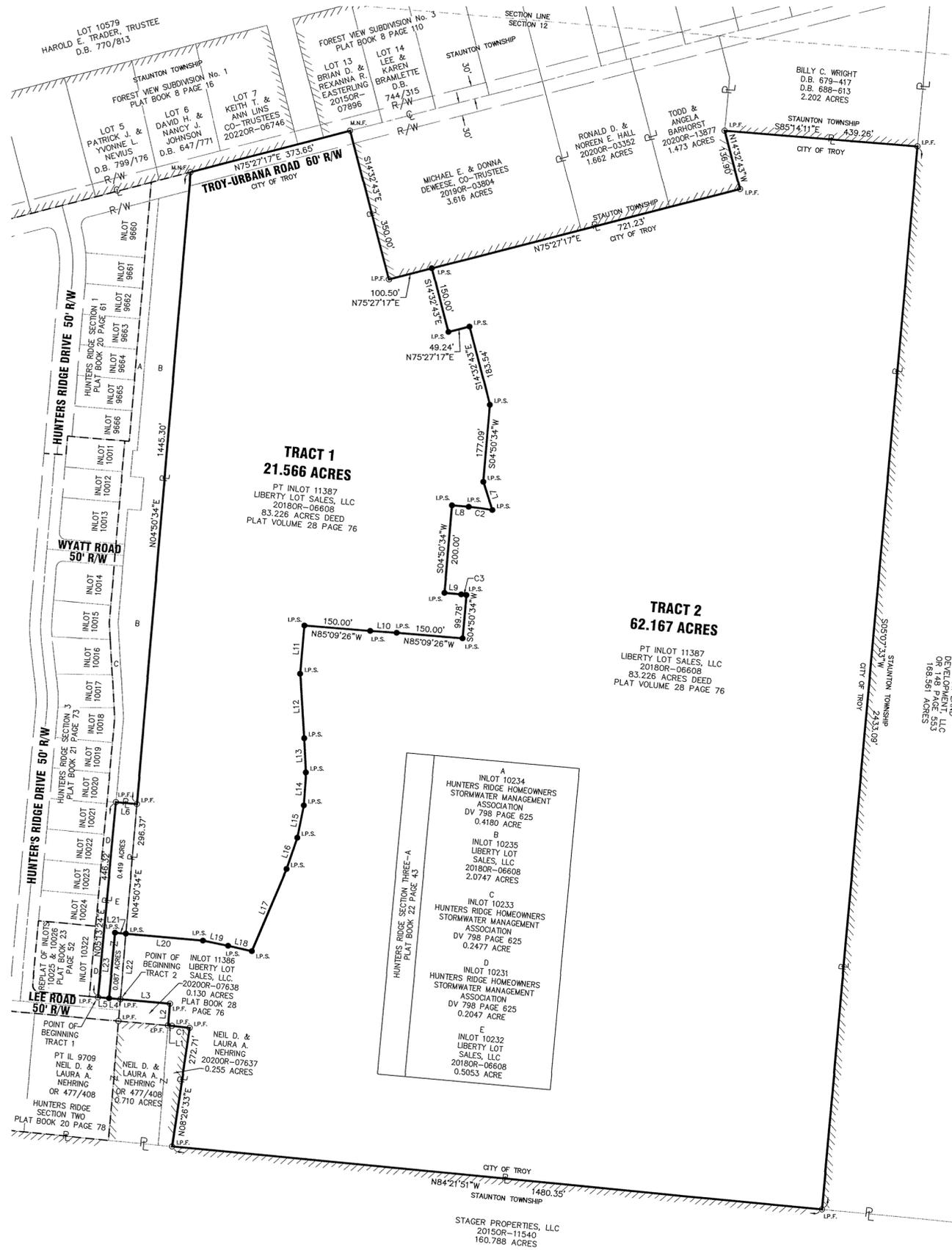
*Michael W. Cozatt* 6/10/25  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 08425 (937) 339-2921  
File Name: C:\Jobs\2025\08425\08425survey.dwg  
Drawn by: DMC ~ Checked by: MWC



# LIBERTY LOT SALES SURVEY

11387	TROY	MIAMI	OHIO
10232	CITY	COUNTY	STATE
INLOT	1	10	STAUNTON
12	TOWN	RANGE	TOWNSHIP
SECTION			



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	725.00'	40.22'	03°10'42"	40.21'	N83°08'48"W
C2	525.00'	54.28'	05°55'26"	54.26'	N82°11'43"W
C3	325.00'	11.83'	02°05'09"	11.83'	S84°06'52"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.00'	N84°44'09"W
L2	50.00'	N04°49'28"E
L3	113.29'	N84°44'09"W
L4	25.74'	N84°44'09"W
L5	25.12'	N84°44'09"W
L6	47.90'	S84°46'36"E
L7	67.62'	S18°01'21"E
L8	38.17'	N85°09'26"W
L9	38.17'	S85°09'26"E
L10	60.00'	N85°52'24"W
L11	110.79'	S04°50'34"W
L12	146.75'	S03°34'23"E
L13	77.90'	S02°49'01"E
L14	75.37'	S03°39'34"W
L15	75.37'	S11°14'28"W
L16	75.37'	S18°49'01"W
L17	203.01'	S22°55'03"W
L18	54.94'	N77°05'48"W
L19	58.75'	N78°03'00"W
L20	175.67'	N84°44'09"W
L21	24.64'	N84°44'09"W
L22	150.00'	N04°50'34"E
L23	150.00'	S05°15'51"W

**CITY OF TROY ENGINEER**

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 20 DAY OF JUNE, 2025.

*Jill A. Rhoades*  
 JILLIAN A. RHOADES, P.E.

**SURVEY REFERENCE**

LAND SURVEY 41, PG. 34  
 LAND SURVEY 42, PG. 180  
 LAND SURVEY 51, PG. 40  
 LAND SURVEY 58, PG. 122  
 LAND SURVEY 58, PG. 135  
 LAND SURVEY 59, PG. 185  
 REC. P.B. 8, PG. 16  
 REC. P.B. 8, PG. 110  
 REC. P.B. 8, PG. 111  
 REC. P.B. 22, PG. 43  
 REC. P.B. 25, PG. 80  
 REC. P.B. 28, PG. 76

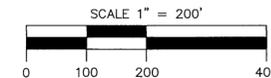
**DEED REFERENCE**

20180R-06608

**LEGEND**

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- EXISTING SUBDIVISION LINE
- ////// EXISTING CORPORATION LINE

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

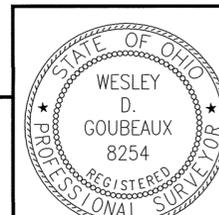


\*THE CONVEYANCE OF TRACT 1 AND TRACT 2 WILL BE TRANSFERRED TO DEWEESE DEVELOPMENT, LLC FOR THE DEVELOPMENT OF LIBERTY MEADOWS SUBDIVISION, MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTIONS B (1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

*Wesley D. Goubeaux*  
 WESLEY D. GOUBEAUX, P.S. #8254

6/18/2025  
 DATE



PREPARED BY:

**ChoiceOne**  
 Engineering

SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

DATE:  
 06-18-2025

DRAWN BY:  
 MPL

JOB NUMBER:  
 MIATRO1827

SHEET NUMBER  
 1 OF 1

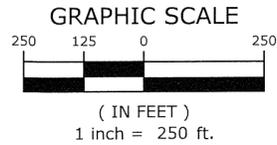
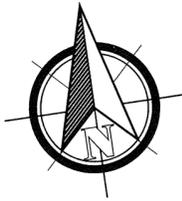
# PLAT OF SURVEY

## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS & BETHEL TOWNSHIP

### PART INLOTS 1973, 1976 & INLOT 1977

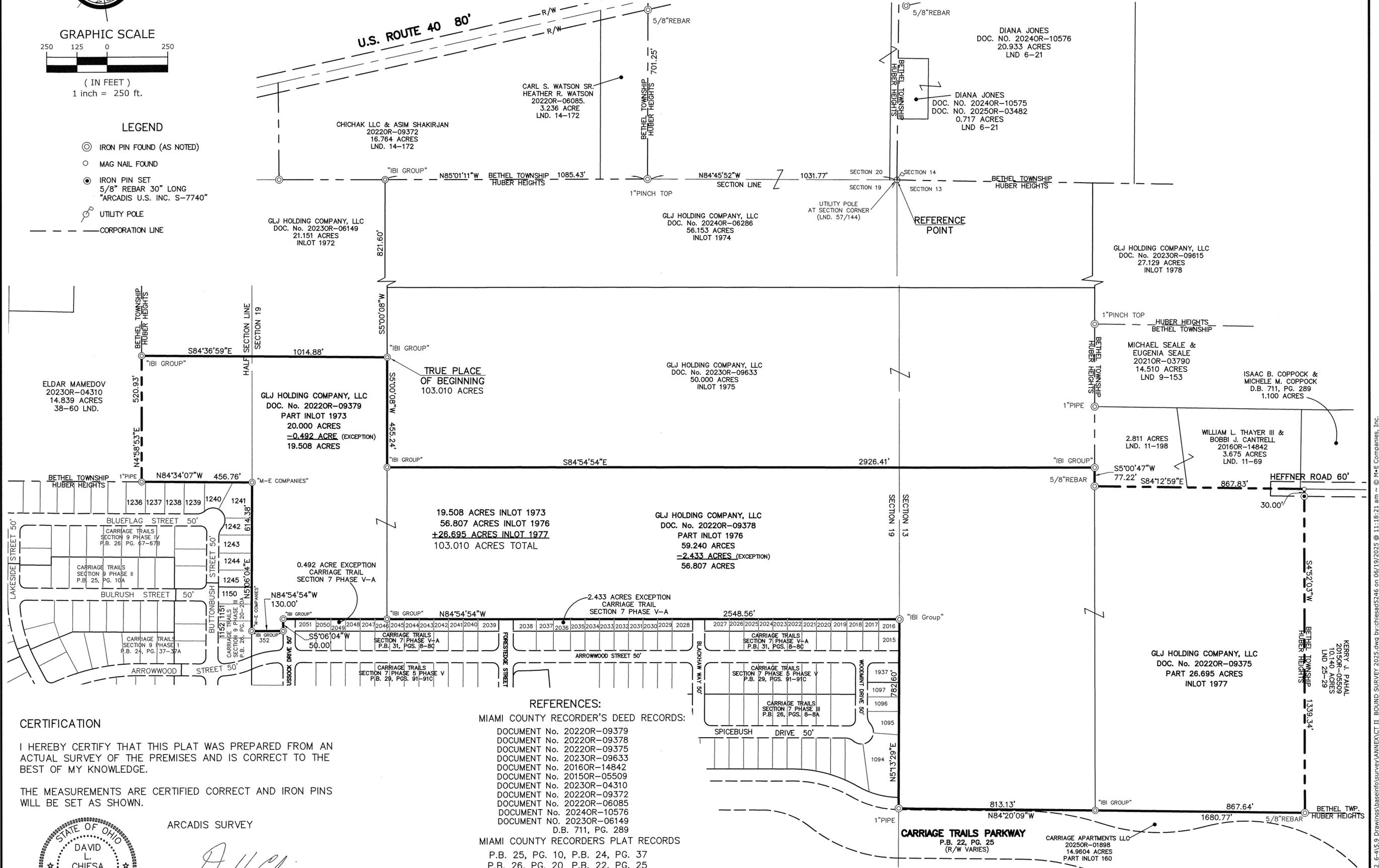
### SECTIONS 13, & 19, TOWN 2, RANGE 9, MRS

VOLUME 63 PAGE 103  
 MIAMI COUNTY ENGINEERS  
 RECORD OF LAND SURVEYS



**LEGEND**

- ⊙ IRON PIN FOUND (AS NOTED)
- MAG NAIL FOUND
- ⊙ IRON PIN SET  
5/8" REBAR 30" LONG  
"ARCADIS U.S. INC. S-7740"
- ⊙ UTILITY POLE
- CORPORATION LINE



**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.

- REFERENCES:**
- MIAMI COUNTY RECORDER'S DEED RECORDS:
- DOCUMENT No. 20220R-09379
  - DOCUMENT No. 20220R-09378
  - DOCUMENT No. 20220R-09375
  - DOCUMENT No. 20230R-09633
  - DOCUMENT No. 20160R-14842
  - DOCUMENT No. 20150R-05509
  - DOCUMENT No. 20230R-04310
  - DOCUMENT No. 20220R-09372
  - DOCUMENT No. 20220R-06085
  - DOCUMENT No. 20240R-10576
  - DOCUMENT No. 20230R-06149
  - D.B. 711, PG. 289
- 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
  - P.B. 31, PG. 8, P.B. 29, PG. 91
  - P.B. 26, PG. 8, P.B. 26, PG. 67
  - P.B. 30, PG. 81
- LAND SURVEYS AS NOTED ON THE PLAT

ARCADIS SURVEY

BY *David L. Chiesa* 06/19/25

David L. Chiesa P.S.  
 Registered Surveyor No. 7740



**BASIS OF BEARINGS**

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

ARCADIS  
 8101 N. High Street  
 Columbus, OH 43235 USA  
 tel 614 818 4900 fax 614 818 4901

20210R-14187  
LND 21-159  
MAX Y. ADAMS

SEC. 23

SEC. 24

LND. 45-30

N.W. COR. ~ N.E. QTR. ~ SEC. 26

N.E. CORNER ~ N.E. QTR. SEC. 26

LND. 41-140

BEARINGS PER E SHILOH RD. ON LAND SUR. VOLUME 43, PG. 193

TIE 19.85' @ 50° 39' W (IPF TO MAG)

DETAIL NTS

JERRY L. WEAVER DB 635-308

RONALD D. JACKSON DB 754-352

NOT SET DUE TO FARMING

TRACT 'B' - VACANT FARM LAND

TOTAL 29.8518 AC.  
R/W 0.7423 AC.  
NET 29.1095 AC.

LND 48-130 (PRIOR)

LND. 53-109

SEC. 25



1/2" IPF: N 79° 15' W @ 0.3' NO 5/8" PIN FND.

N 89° 17' 43" W

IPF @ LG. W.P. TIE N 89° 10' W @ 30.02'

LND. 47-50

BRIAN K. BRUBAKER 20150R-13674

DB 764-608 WACKLER FARMS, INC.

LND 43-193 LND. 49-95

SEC. 26

LND. 16-153

LEGEND

- IRON PIN FOUND 5/8" DIA.
- IRON PIN SET 5/8" DIA. > 30" L
- ✕ RAILROAD SPIKE FOUND
- ♂ MAG NAIL SET
- ▲ DAMAGED SPIKE OR IRON BAR FOUND N. OF SEC. LINE / #
- LARGE WOOD POST ON #



RESURVEY & DIVISION OF 40.6580 ACRES FOR RONALD D. JACKSON AT 40 S. SHILOH ROAD

Steven D. Leffel 5/12/2025

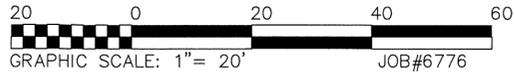
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373  
937-339-9573

HALF - SECTION LINE

HALF - SECTION LINE



Bearings based on the east right of way line of Harrison Street (N 00°00'00"E) as Recorded in Lot Survey 17-38 of the Survey Recorder's Records of Miami County, Ohio



4750, PT.4749,  
4757 & 4758

PIQUA

MIAMI

OHIO

VOLUME **63** PAGE **105**

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

INLOTS

CITY

COUNTY

STATE

**ASH (66' R/W) STREET**

**MONUMENT LEGEND**

- ⊗ Indicates iron pin or gin spindle found
- Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- ▲ Indicates MAG nail found
- △ Indicates MAG nail set
- Indicates Stone Monument found
- Indicates Railroad Spike found
- × Indicates Scribe found

**REFERENCES:**

DEED: ARTHUR B. PARKER, JR. - 2018OR-00337 & O.R. 476, PAGE 903  
ARTHUR B. PARKER, JR. - 2018OR-00337 & O.R. 448, PAGE 996  
ARTHUR B. PARKER, JR. - 2018OR-00337 & O.R. 476, PAGE 897  
ARTHUR B. PARKER, JR. - 2018OR-00337 & O.R. 448, PAGE 996

PLAT: SURVEY AND SUBDIVISION OF LOTS NO.648-1012-3877-3878 IN PIQUA OHIO, VOLUME 3, PAGE 95

**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.

**LINE DATA:**

Course	Bearing	Distance
L1	N 18°48'35"E	29.46'
L2	N 00°00'00"E	8.60'
L3	N 00°00'00"E	49.40'
L4	N 89°54'20"E	4.50'
L5	N 00°00'00"E	17.52'



Prepared by:  
**McDougall - Marsh**  
Land Surveyors

8529 Byers Road, Miamisburg, Ohio 45342  
Tel: 937-847-2660 - Fax 937-847-2670  
www.mcdougallmarsh.com

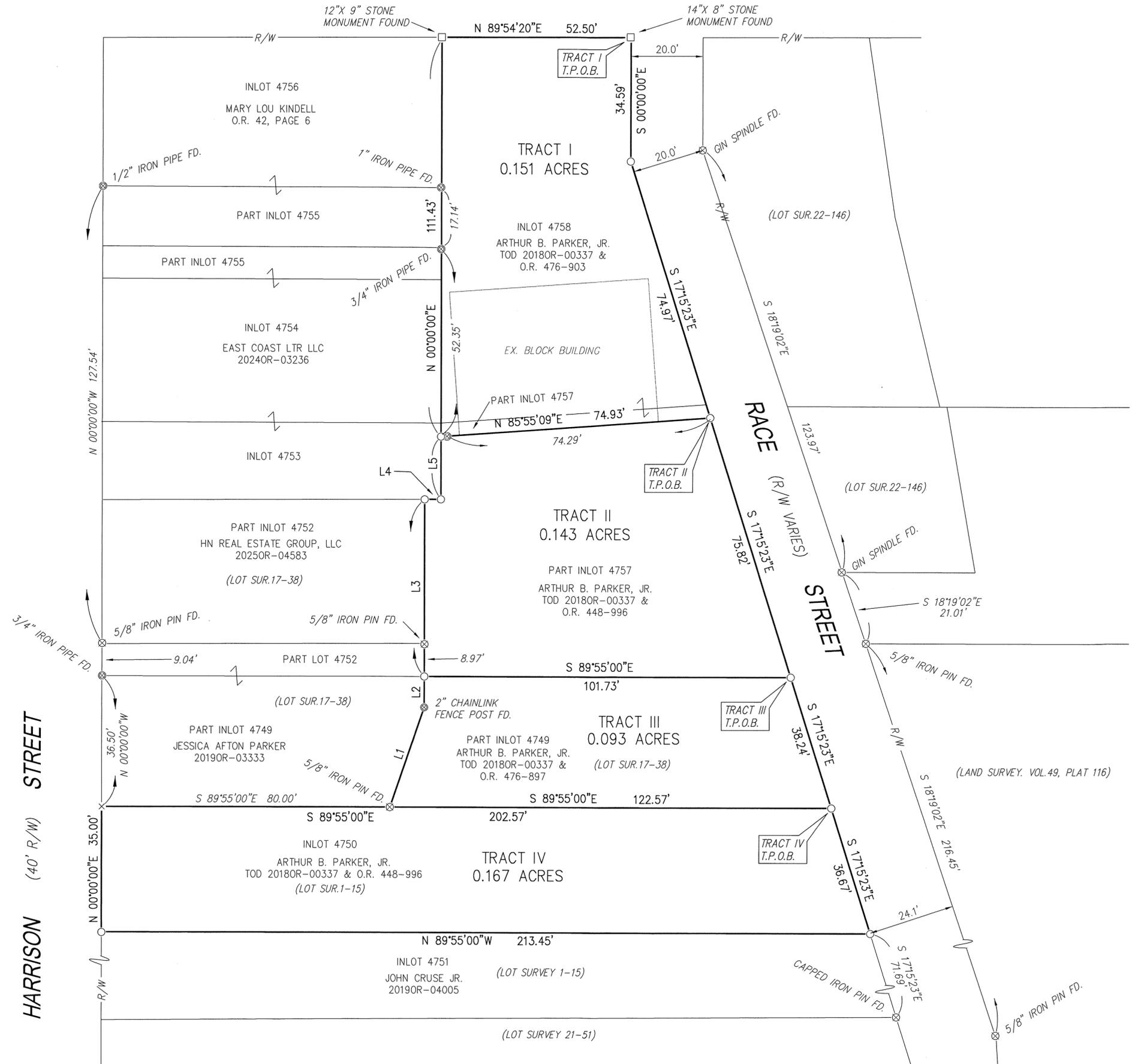
I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELD SURVEY IN JUNE 2025. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors

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

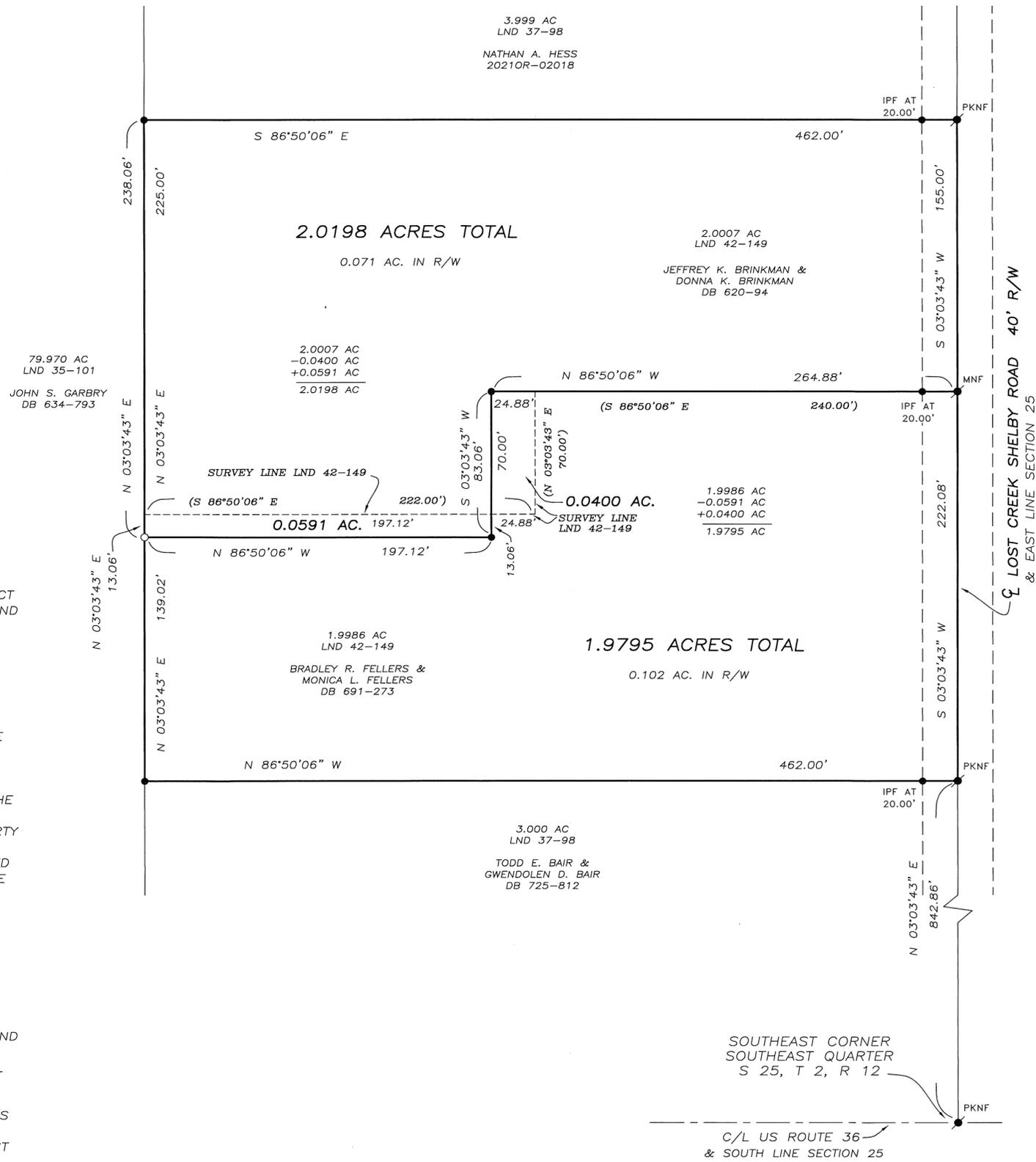
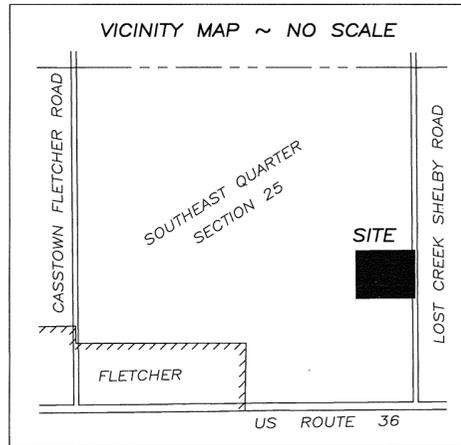


6/24/25



S:\Jobs\6000\6776 Thurston\6776 survey.dwg SURVEY Jun 20, 2025 - 7:12:00am Kevin

BROWN TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 25, TOWN 2, RANGE 12  
SOUTHEAST QUARTER



**LEGEND**  
 ○ 5/8"x30" CAPPED IRON PIN SET  
 ● IRON PIN FOUND  
 ✱ MAG NAIL OR PK NAIL FOUND  
 (BEARING & DISTANCE FROM LND 42-149)

**REFERENCES**  
 RECORDS USED TO PREPARE SURVEY:  
 MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
 VOLUME 37, PAGE 98  
 VOLUME 41, PAGE 80  
 VOLUME 42, PAGE 149  
 MIAMI COUNTY RECORDER'S RECORDS:  
 DEEDS AS SHOWN HEREON

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Hvelisnik PE PS**  
 MIAMI COUNTY ENGINEER

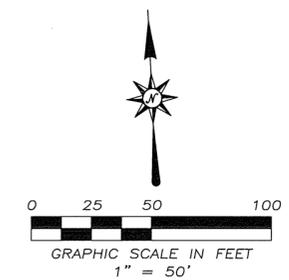
*Jim Lee* 06/26/25  
 DEPUTY DATE

---

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 ERRECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

*Lochlan Hitt* 6/26/25 0.0400 AC.  
 SECRETARY DATE 0.0591 AC  
 MIAMI COUNTY PLANNING COMMISSION

- NOTES**
1. THE PURPOSE OF THIS SURVEY IS TO CORRECT A PROBLEM FROM 1997; TO DO A LAND SWAP; AND TO CREATE TWO NEW LEGAL DESCRIPTIONS CONSISTENT WITH ACTUAL FIELD CONDITIONS.
  2. SURVEY 42-149 DIVIDED AN EXISTING 3.999 ACRE TRACT INTO TWO NEARLY EQUAL TRACTS.
    - a. THE DIMENSIONS OF THE SPLIT LINE AS SHOWN ON THE SURVEY ARE NOT THE SAME AS WHERE THE SPLIT PINS ARE LOCATED.
    - b. THE LOCATION OF THE PINS IS ALSO THE OCCUPATION LINE.
    - c. BOTH CURRENT PROPERTY OWNERS WERE THE ORIGINAL OWNERS IN 1997.
    - d. ACCORDING TO TESTIMONY OF BOTH PROPERTY OWNERS, THE LOCATION OF THE PINS AND THE ACTUAL OCCUPATION HAVE NOT CHANGED SINCE THE TIME OF THAT SURVEY. EVERYONE BELIEVED THE PINS REPRESENT THE ACTUAL LINE.
    - e. TESTIMONY ALSO SAID THAT THE PINS FORMERLY HAD PLASTIC CAPS, BUT NO LONGER DO.
    - f. WHILE THE DIMENSIONS IN THE FIELD ARE DIFFERENT FROM THE DIMENSIONS ON THE SURVEY; THE BEARINGS ARE EXACTLY THE SAME.
    - g. UPON COMPLETION OF THIS SURVEY AND LAND SWAP, EACH PROPERTY OWNER WILL OWN WHAT THEY BELIEVED THEY HAVE OWNED ALL ALONG.
  3. THE BASIS OF BEARING IS SOUTH 03 DEGREES 03 MINUTES 43 SECONDS WEST ON THE CENTER LINE OF LOST CREEK SHELBY ROAD AND THE EAST LINE OF SECTION TWENTY-FIVE (25), AS PER SURVEY 42-149.



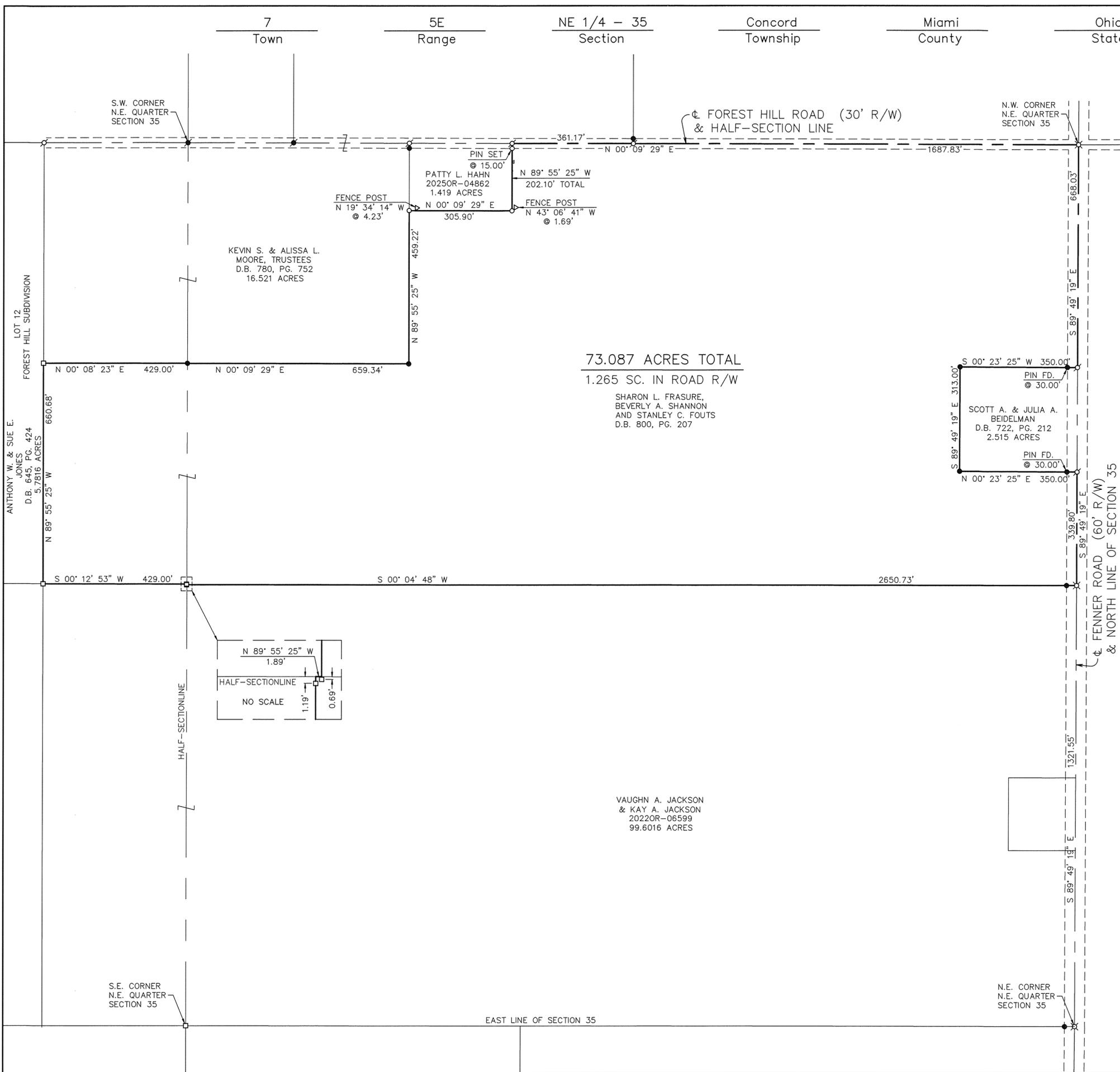
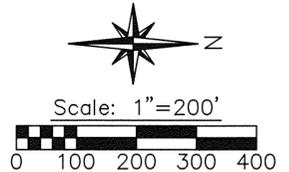
SURVEY FOR BRAD FELLERS AND JEFF BRINKMAN IN MIAMI COUNTY, OHIO ~ JUNE 12, 2025

STATE OF OHIO  
 THOMAS R. ZECHMAN  
 7077  
 REGISTERED PROFESSIONAL SURVEYOR

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

SOUTHEAST CORNER SOUTHEAST QUARTER S 25, T 2, R 12

C/L US ROUTE 36 & SOUTH LINE SECTION 25



- Legend**
- Iron pin found
  - ⦿ Mag nail found
  - ⊗ Mag nail set
  - ⦿ Mag spike found
  - ⊗ PK nail found
  - Stone found
  - △ Fence post
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 09, Pg. 140
  - Vol. 46, Pg. 90
  - Vol. 50, Pg. 131
  - Vol. 56, Pg. 200
  - Vol. 57, Pg. 155
  - Vol. 61, Pg. 55
- Miami County Engineer's Record of Land Surveys
- P.B. 11, Pg. 24 { Miami County Recorder's Plat Records

**Basis of Bearings**  
The bearings are based on the north line of Section 35 & the centerline of Fenner Road, bearing S 89° 49' 19" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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 73.086 acres for Sharon Frasure, Beverly Shannon and Stanley Fouts.

**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.



*Michael W. Cozatt* 6/30/25  
Michael W. Cozatt, P.S. #6001 Date

Prepared By:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 10125 Ph. (937) 339-2921

7  
TOWN

5E  
RANGE

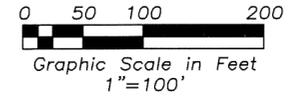
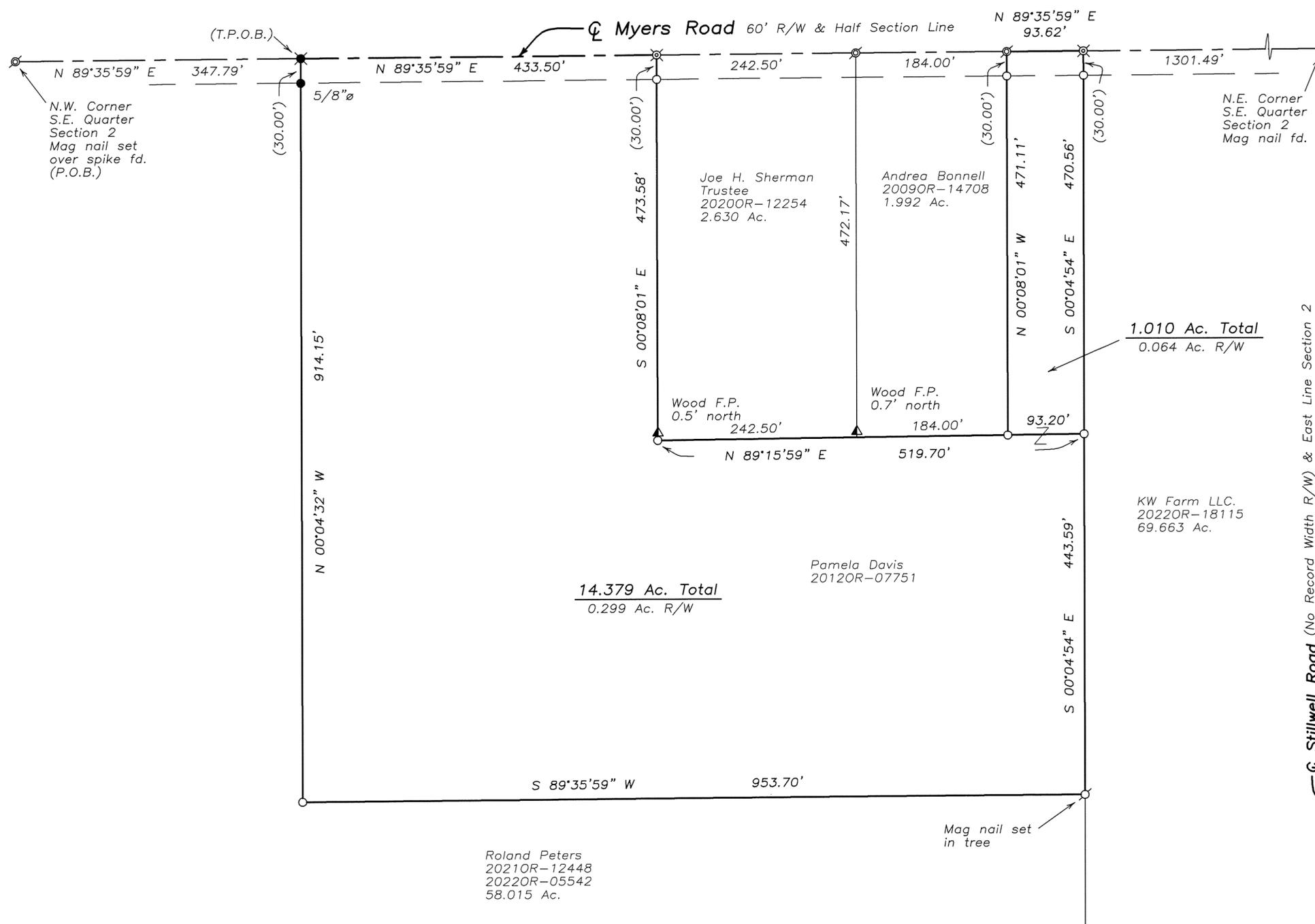
2 SE 1/4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 108  
Miami County Engineer's  
Record of Land Surveys



**Legend**

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- ⊗ Mag Nail Set over spike fd.
- Mag Nail Found
- R.R. Spike Found
- ⊗ Mag Spike Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- ▲ Wood Fence Post
- △ Metal Fence Post

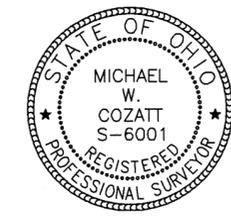
**References**

- Miami County Engineer's Record of Land Surveys
- Volume 15, Page 184
- Volume 24, Page 180
- Volume 48, Page 187
- Volume 61, Page 145

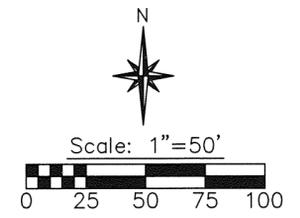
Basis of Bearings:  
 GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey of 2 tracts for Pamela Davis

*Michael W. Cozatt* 6/30/25  
 MICHAEL W. COZATT  
 P.S. #6001



**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 1100 Wayne St. Suite 1140 Troy, OH 45373  
 Job No. 09225 (937) 339-2921  
 File Name: C:\Jobs\2025\09225survey.dwg  
 Drawn by: DMC ~ Checked by: MWC



**Legend**

- 5/8"  $\phi$  Iron pin found
- ▲ 3/4"  $\phi$  Iron pipe found
- ✕ Mag spike found
- + Cut cross found
- 5/8"  $\phi$  Capped iron pin set (COZATT, S6001)
- ✕ MAG SPIKE SET

**References**

- Vol. 40, Pg. 94 } Miami County Engineer's
- Vol. 51, Pg. 154 } Record of Land Surveys
- P.B. 02, Pg. 48 } Miami County Recorder's
- P.B. 27, Pg. 68 } Plat Records
- Vol. 14, Pg. 89 } Miami County Engineer's
- Vol. 18, Pg. 85 } Record of Lot Surveys
- Vol. 20, Pg. 46 }
- Vol. 20, Pg. 47 }
- Vol. 20, Pg. 63 }
- Vol. 20, Pg. 107 }
- Vol. 20, Pg. 108 }
- Vol. 23, Pg. 80 }
- Vol. 23, Pg. 144A }

**Basis of Bearings**

Bearings are based on the north line of Hazel Street, bearing S 73° 28' 31" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone O.D.O.T. ORTN/CORS Network.

Survey of Pt. Lots 606, 607, 608 & 609 in Covington, Ohio for Rudy, Inc.

**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.



*Michael W. Cozatt* 6/30/25  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 18924-2 Ph. (937) 339-2921

**STATE OF OHIO, COUNTY OF MIAMI, CITY OF PIQUA**  
**BEING PARTS OF INLOTS 2951 AND 2952**  
**OF ELLERMAN'S ADDITION TO PIQUA, PLAT BOOK 2, PAGE 81**

VOLUME 63 PAGE 110

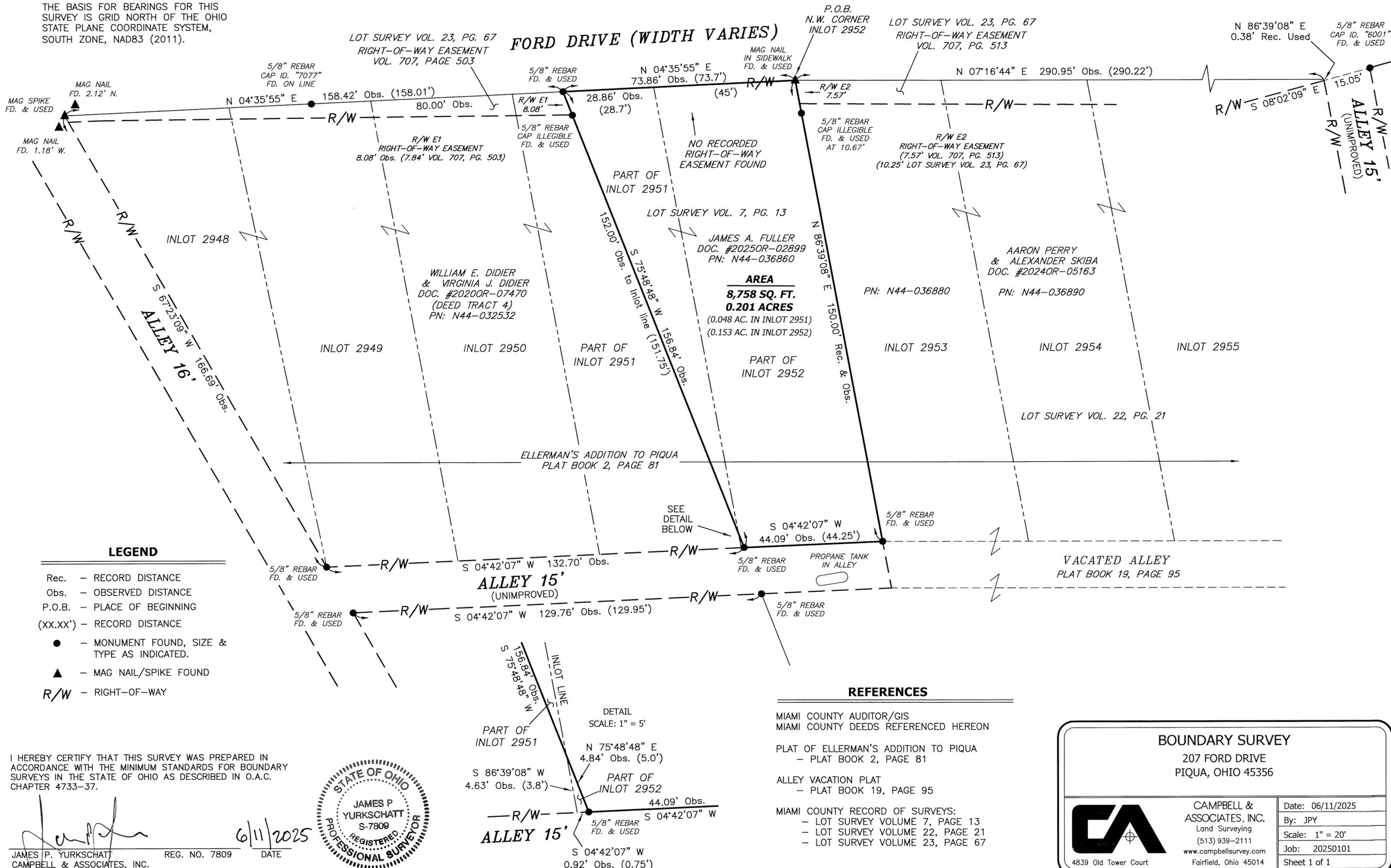
MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



SCALE: 1" = 20'

**BASIS OF BEARINGS**

THE BASIS FOR BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011).



**LEGEND**

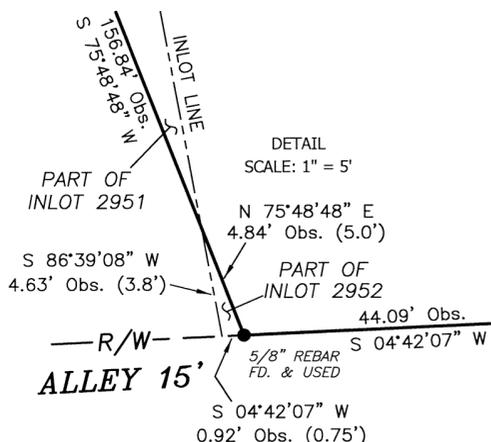
- Rec. - RECORD DISTANCE
- Obs. - OBSERVED DISTANCE
- P.O.B. - PLACE OF BEGINNING
- (XX.XX') - RECORD DISTANCE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- ▲ - MAG NAIL/SPIKE FOUND
- R/W - RIGHT-OF-WAY

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

*[Signature]*  
 JAMES P. YURKSCHATT  
 CAMPBELL & ASSOCIATES, INC.

REG. NO. 7809 DATE

6/11/2025



**REFERENCES**

- MIAMI COUNTY AUDITOR/GIS  
 MIAMI COUNTY DEEDS REFERENCED HEREON
- PLAT OF ELLERMAN'S ADDITION TO PIQUA  
 - PLAT BOOK 2, PAGE 81
- ALLEY VACATION PLAT  
 - PLAT BOOK 19, PAGE 95
- MIAMI COUNTY RECORD OF SURVEYS:  
 - LOT SURVEY VOLUME 7, PAGE 13  
 - LOT SURVEY VOLUME 22, PAGE 21  
 - LOT SURVEY VOLUME 23, PAGE 67

**BOUNDARY SURVEY**

207 FORD DRIVE  
 PIQUA, OHIO 45356



CAMPBELL &  
 ASSOCIATES, INC.  
 Land Surveying  
 (513) 939-2111  
 www.campbellsurvey.com  
 Fairfield, Ohio 45014

Date: 06/11/2025  
 By: JPY  
 Scale: 1" = 20'  
 Job: 20250101  
 Sheet 1 of 1

7  
Town

5E  
Range

NW 1/4 - 36  
Section

Concord  
Township

Miami  
County

Ohio  
State

Volume **63** Page **111**  
Miami County Engineer's  
Record of Land Surveys



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

**Legend**

- Iron pin found
- ✱ Mag nail found
- ✕ Mag nail set
- ✱ Mag spike found
- ✕ PK nail found
- Stone found
- △ Fence post
- 5/8" dia. capped iron pin set (Cozatt, S6001)

**References**

- Vol. 39, Pg. 155
  - Vol. 51, Pg. 191
  - Vol. 61, Pg. 55
  - Vol. 61, Pg. 56
- } Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**

The bearings are based on the half-section line and the centerline of Wilson Road, bearing S 00° 03' 47" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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 98.165 acres for Sharon Frasure, Beverly Shannon and Stanley Fouts.

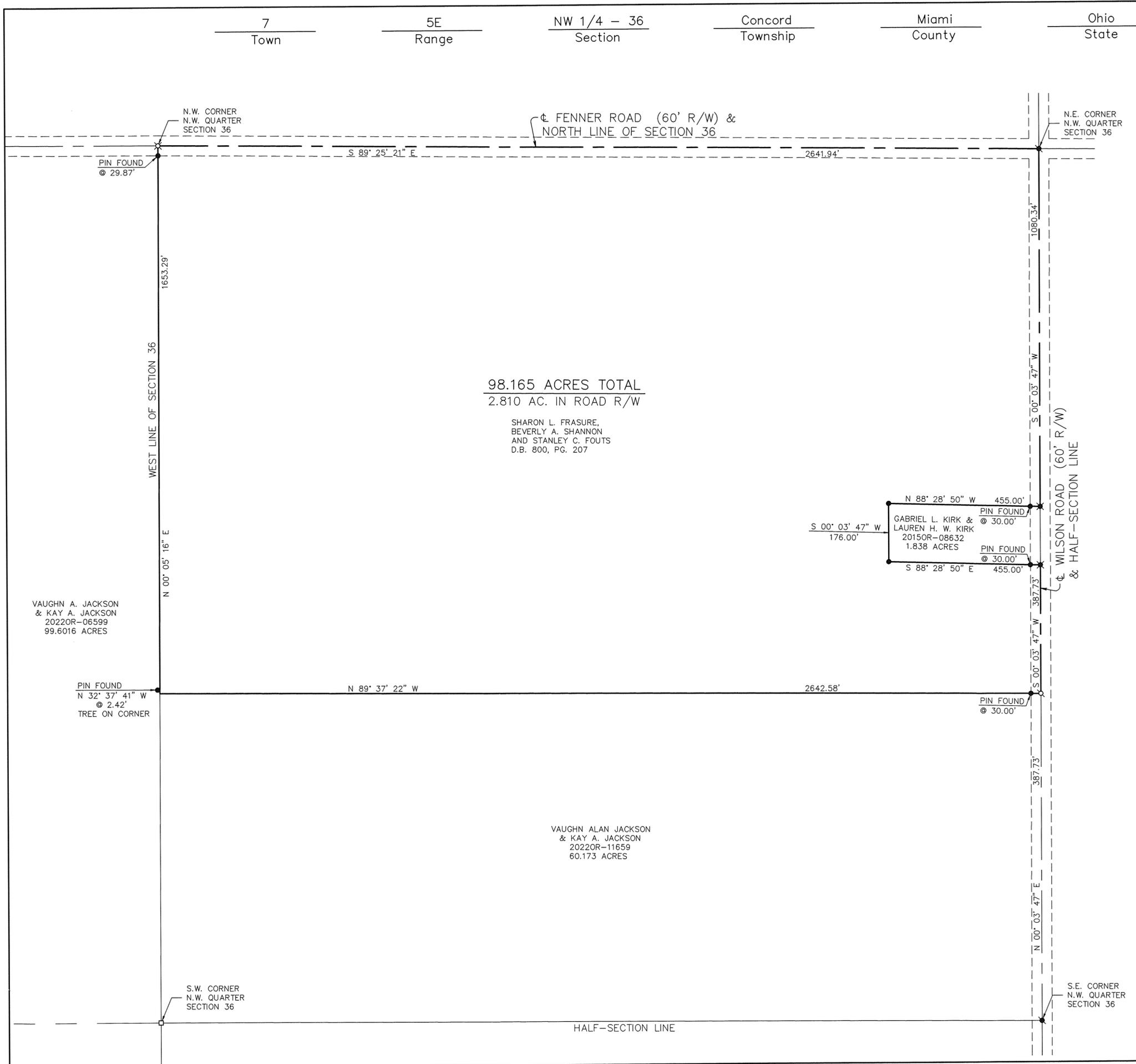
**Surveyor's Certification**

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.



*Michael W. Cozatt* 2/10/25  
Michael W. Cozatt, P.S. #6001 Date

Prepared By:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 10225 Ph. (937) 339-2921





# SURVEY FOR BURNSKI LLC

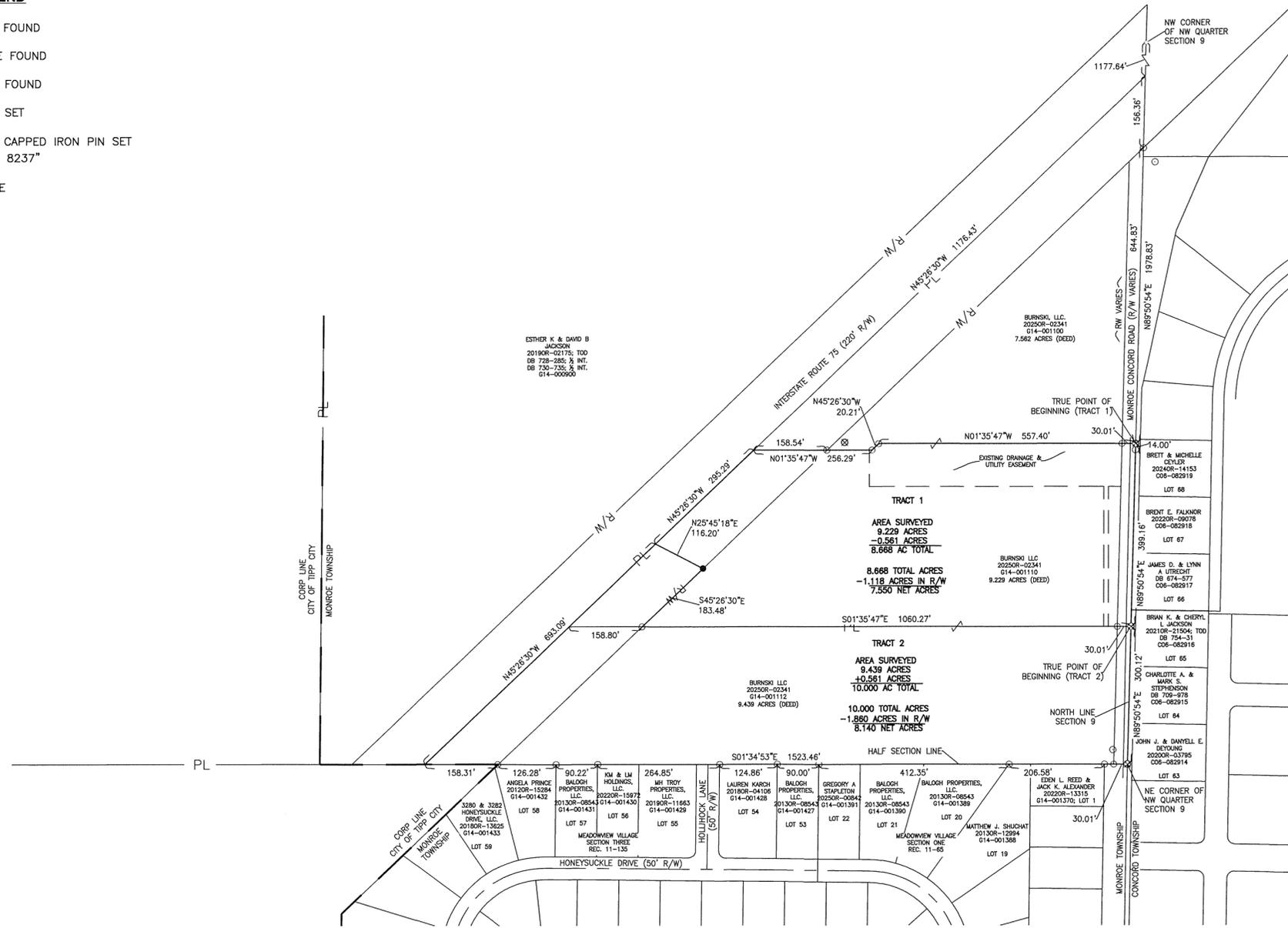
BEING A SURVEY OF 18.668 ACRES AND BEING LOCATED IN THE N.W. QUARTER OF SECTION 9, TOWN 4 NORTH, RANGE 6 EAST, MONROE TWP., MIAMI COUNTY, OHIO.

### LEGEND

- = IRON PIN FOUND
- ⊙ = IRON PIPE FOUND
- ⊗ = MAG NAIL FOUND
- = MAG NAIL SET
- = 5/8"x30" CAPPED IRON PIN SET "MESCHER 8237"
- = CORP LINE

### REFERENCES

- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 9 BEING N89°50'54"E PER A SURVEY BY MICHAEL W. COZATT FOUND IN LAND SURVEY, VOL. 47, PAGE 21 OF THE MIAMI COUNTY ENGINEER'S RECORDS.
- LAND SURVEY, VOL. 3, PAGE 21  
 LAND SURVEY, VOL. 4, PAGE 51  
 LAND SURVEY, VOL. 47, PAGE 21  
 LAND SURVEY, VOL. 63, PAGE 13  
 LAND SURVEY, VOL. 63, PAGE 32  
 RECORDERS BOOK VOL. 11, PAGE 65  
 RECORDERS BOOK VOL. 11, PAGE 135  
 RECORDERS BOOK VOL. 12, PAGE 136  
 ALL DEEDS ON RECORD



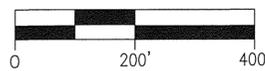
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Huelskamp PE, PS**  
 MIAMI COUNTY ENGINEER

**Derek Cozatt** **06/26/2025**  
 DEPUTY DATE

APPROVED  
 MIAMI COUNTY PLANNING COMMISSION  
6/30/2025  
 DATE  
Doreen Reamitt  
 SECRETARY

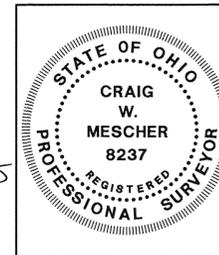
APPROVED  
 SUBJECT TO ZONING APPROVAL  
 BY: N/A  
 DATE: N/A  
 MIAMI COUNTY  
 GENERAL HEALTH DEPARTMENT



SCALE: 1" = 200'

*Craig W. Mescher* 6/26/2025

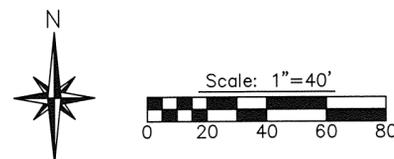
PREPARED BY: CRAIG W. MESCHER, P.S. #8237 DATE



www.accessengllc.com | 419-586-1430

PROJECT NO.: 223890.16 DRAWN BY: AMS  
 DATE: JUNE 2025 CHECKED BY: NKT





Legend

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

References

- Vol. 22, Pg. 143 } Miami County Engineer's Record of Lot Surveys
- Vol. 23, Pg. 118 }
- P.B. 29, Pg. 86 } Miami County Recorder's Plat Records
- D.B. 17, PG. 243
- D.B. 25, PG. 317
- D.B. 74, PG. 384
- D.B. 74, PG. 423
- D.B. 93, PG. 207
- D.B. 101, PG. 444
- D.B. 151, PG. 123
- D.B. 694, PG. 145
- 2023OR-05603
- 2024OR-08367
- 2024OR-08368
- 2024OR-08369

Basis of Bearings

The bearings are based on the west line of Roosevelt Avenue, bearing S 00° 24' 52" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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 4 tracts in Piqua for Rita Kiser.

Surveyor's Certification

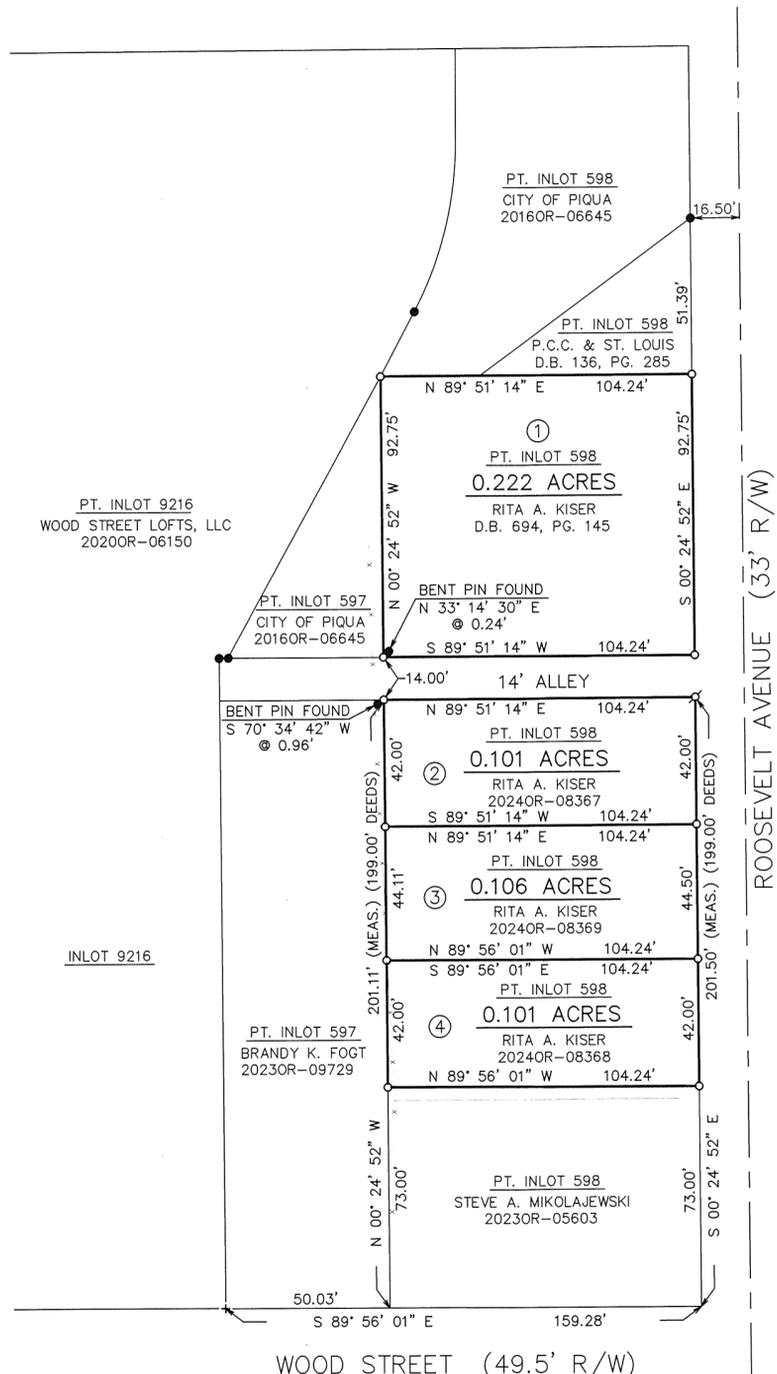
I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.



*Michael W. Cozatt* 2/11/25  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:

*Cozatt Engineering Company*  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 09125 Ph. (937) 339-2921



NOTE:

THERE IS AN EXCESS BETWEEN THE 14 FT. ALLEY AND WOOD STREET. THE LOTS LINES WERE ESTABLISHED BY DEED USING JUNIOR/SENIOR RIGHTS. 42.00 FT. ALONG THE SOUTH LINE OF THE 14 FT. WIDE ALLEY WAS SPLIT OFF BY D.B. 74, PG. 384. THE NEXT SPLIT WAS 115.00 FT. OFF THE SOUTH END OF INLOT 598 BY D.B. 74, PAGE 423. THIS LEFT THE EXCESS TO BE GIVEN TO THE CENTER TRACT IN THE SOUTH PART OF INLOT 598.

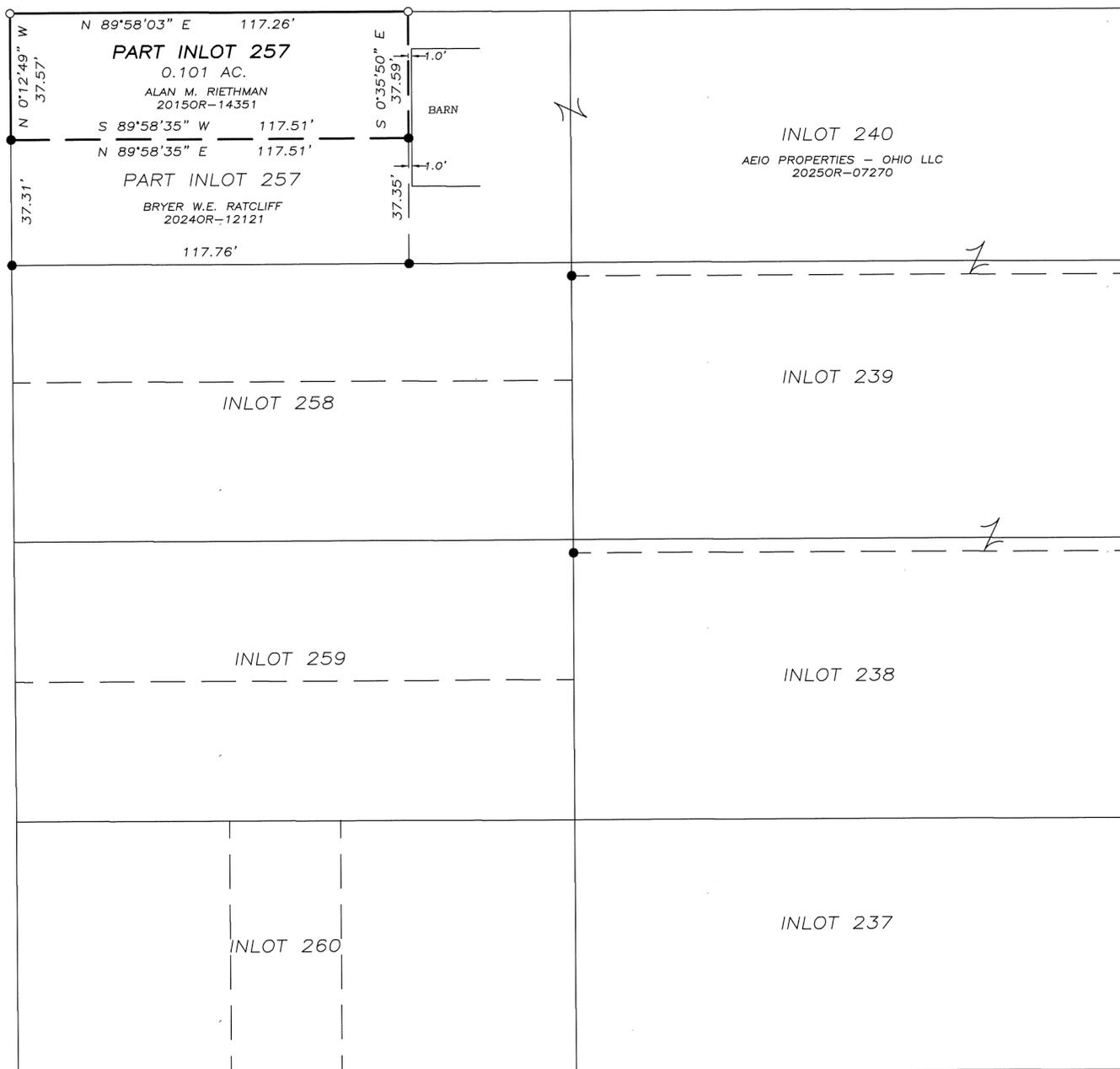
CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART INLOT 257

VOLUME 63 PAGE 116  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

BOONE STREET 66' R/W

BROADWAY 82.5' R/W

CALDWELL STREET 82.5' R/W



NORTH STREET 66' R/W

LEGEND

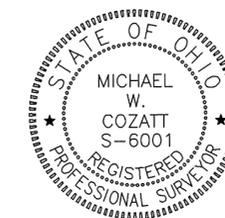
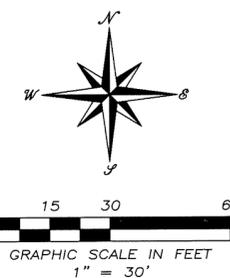
- 5/8" DIA. CAPPED IRON PIN SET  
(COZATT, S6001)
- IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S  
RECORDS:  
DEED BOOK 16, PAGE 358  
DEED BOOK 572, PAGE 452  
DEED BOOK 575, PAGE 390  
DEED BOOK 648, PAGE 518  
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

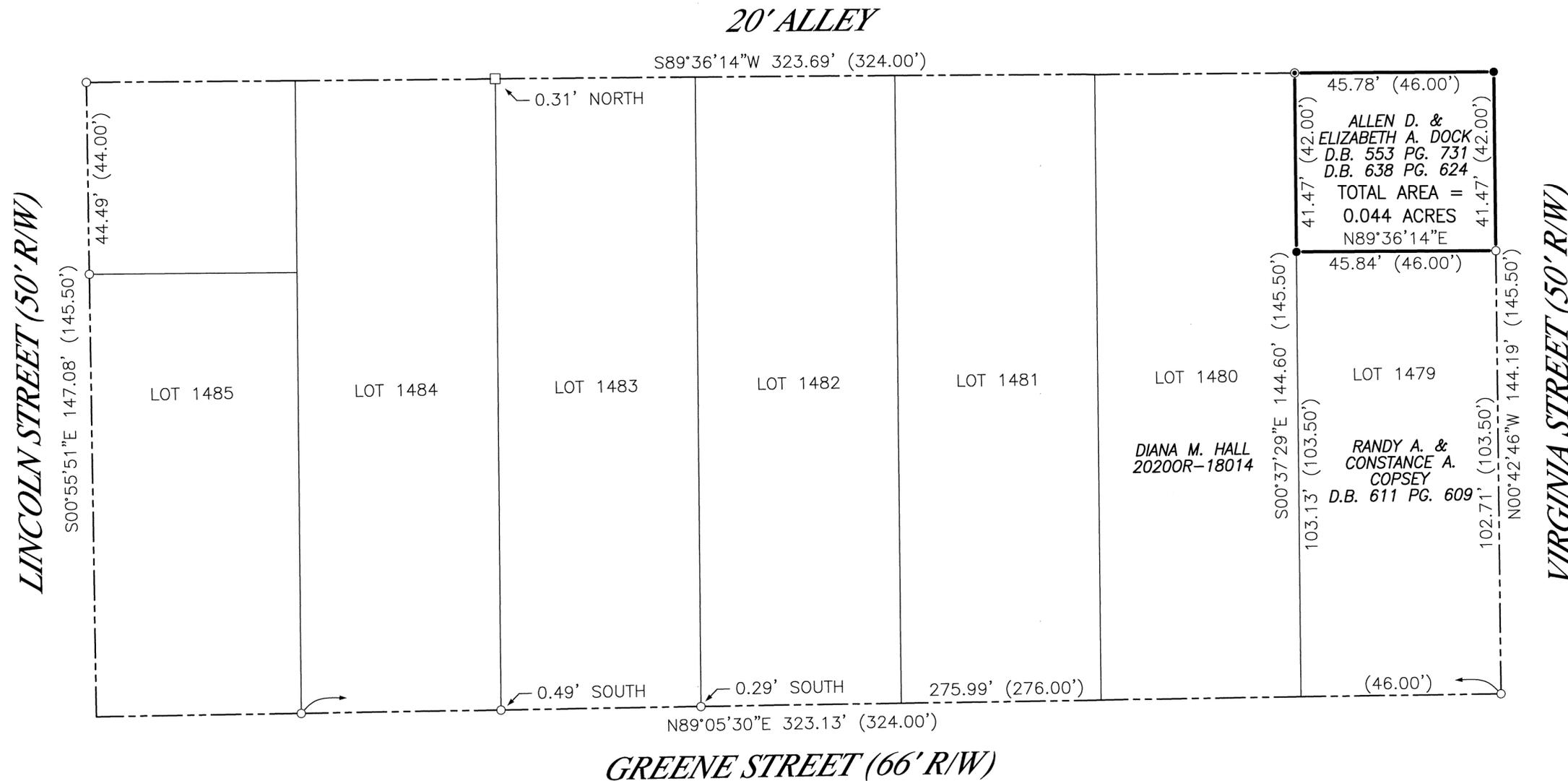
BEARINGS BASED ON LOT  
SURVEY VOLUME 21, PAGE  
24, EAST LINE OF BROADWAY  
BEARING N 0°12'49" W.



SURVEY OF PART INLOT 257, EXISTING PARCEL  
FOR ALAN RIETHMAN  
PIQUA, MIAMI COUNTY, OHIO

*Michael W. Cozatt* 7/16/25  
MICHAEL W. COZATT, P.S. #6001 DATE

**COZATT ENGINEERING COMPANY**  
CIVIL ENGINEER 1100 WAYNE ST. SUITE 1140 TROY, OH 45373  
JOB NO. 13625 (937) 339-2921  
JULY 7, 2025



**LEGEND**

- |   |   |
|---|---|
| ● IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP | ⊗ IRON SPIKE FOUND                            |
| ● IRON SPIKE SET                                  | ⊗ MAG NAIL FOUND                              |
| ⊗ MAG NAIL SET                                    | □ CORNER POST FOUND                           |
| ⊗ CROSS NOTCH SET                                 | △ CORNER STONE FD.                            |
| ○ IRON PIN FOUND                                  | ( ) CALLED DIMENSION                          |
| ● IRON PIPE FOUND                                 | — — — — ROAD CENTERLINE                       |
| ⊗ R/W MONUMENT FD.                                | — — — — EX. R/W                               |
|   | — — — — PROPERTY LINE OF TRACT BEING SURVEYED |

**REFERENCES**

- M.C.E. RECORD OF LOT SURVEYS:  
VOLUME 14 PAGE 168
- M.C.R. RECORD OF PLATS:  
VOLUME 2 PAGE 29

**SURVEYORS REPORT:**

THE PERIMETER OF THE BLOCK WAS ESTABLISHED BY INTERSECTING EXISTING MONUMENTS FOUND AS SHOWN. SPLITTING THE EXISTING CURB LINES MOVES THE DOCK'S SOUTH PROPERTY LINE 1.5'. IT IS THE OPINION OF THIS SURVEYOR THAT USING THE MONUMENTS FOUND FROM PREVIOUS SURVEYORS BEST REPRESENTS THE PROPERTY LINE.

**NOTES:**

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

**NOTES:**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

**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 MONUMENTS IS OR WILL BE SET AS SHOWN.

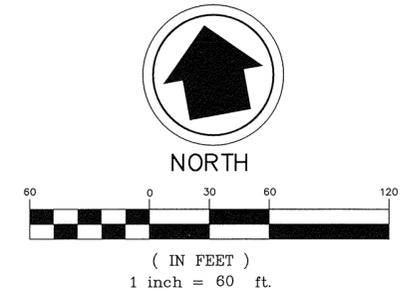
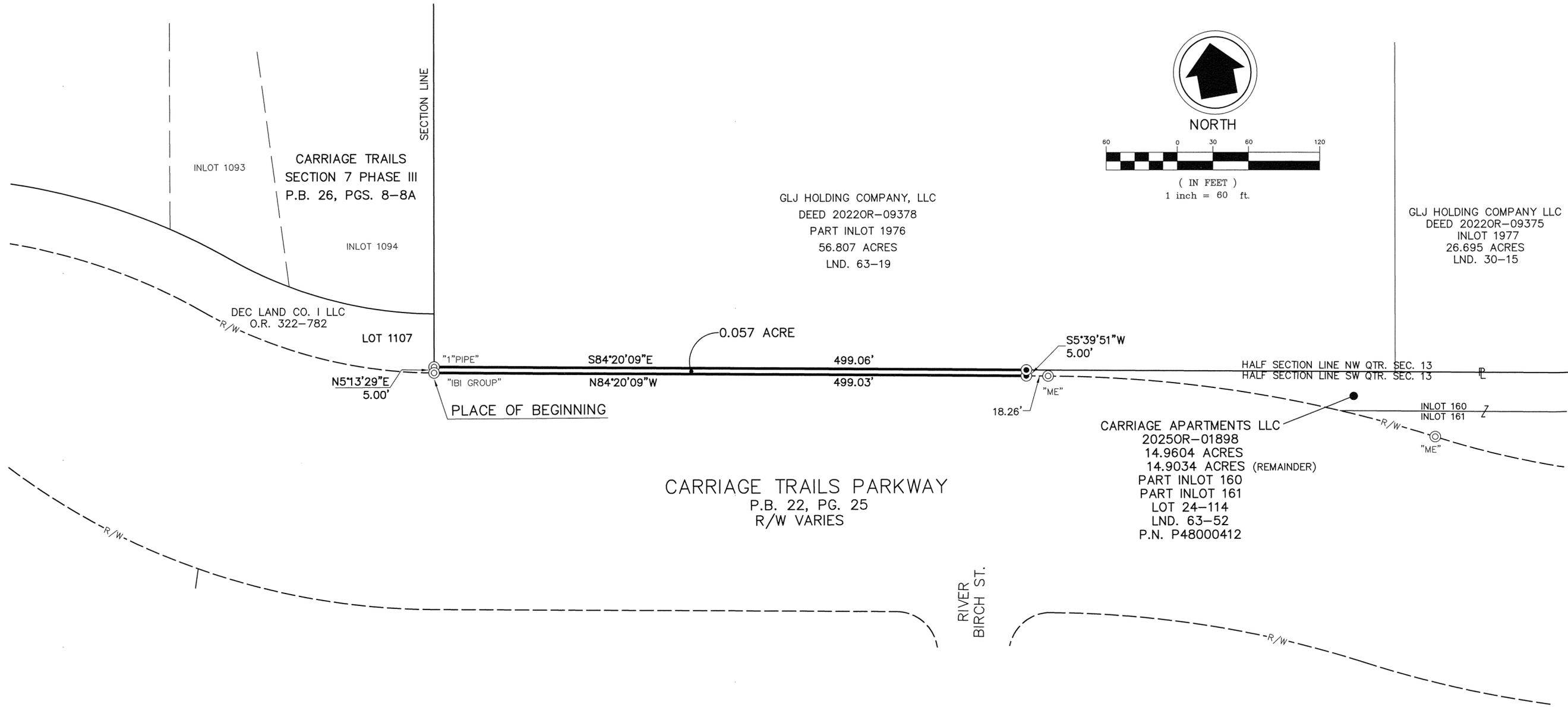
BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).

	RETRACEMENT SURVEY OF PT. LOT 1479 IN THE CITY OF PIQUA FOR ELIZABETH DOCK SITE ADDRESS: 506 VIRGINIA ST. PIQUA OH. DATE: 6/5/2025 DRAWING NO.: 25-029		SURVEYED BY:  JACOB D. SUBLER REG. SURVEYOR #8910 DATE: 6-5-2025
	GRAPHIC SCALE 		

**PLAT OF SURVEY**  
 STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS  
 SECTION 13, TOWN 2, RANGE 9, MRS, PT. INLOT 160

VOLUME 63 PAGE 118

MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



**CITY OF HUBER HEIGHTS**  
 THIS PLAT WAS REVIEWED AND APPROVED  
 THIS 15 DAY OF JULY, 2025.

*[Signature]*  
 CITY OF HUBER HEIGHTS  
 PLANNING COMMISSION

- LEGEND**
- ⊙ IRON PIN FOUND (AS NOTED)
  - IRON PIN SET 5/8" REBAR 30" LONG "ARCADIS U.S. INC. S-7740"

- SURVEY REFERENCES**
- P.B. 26, PGS. 8-8A
  - O.R. ~~322~~-782
  - DEED 2022OR-09378
  - LND. 63-19
  - DEED 2022OR-09375
  - LND. 30-15
  - DEED 2025OR-01898
  - LND 63-52
  - LOT 24-114
  - P.B. 22, PG. 25

**CERTIFICATION**

I hereby certify that the information shown hereon was derived from field measurements and meets the requirements of OAC 4733-37 as set forth therein.

BY *[Signature]*  
 David L. Chiesa  
 Registered Surveyor No. 7740  
 Date 04/08/25



**ARCADIS**  
 8101 N. High Street  
 Columbus, OH 43235  
 Contact: DAVE CHIESA  
 614-818-4900 ext. 2039  
 Fax: 614-818-4902  
 www.ibigroup.com

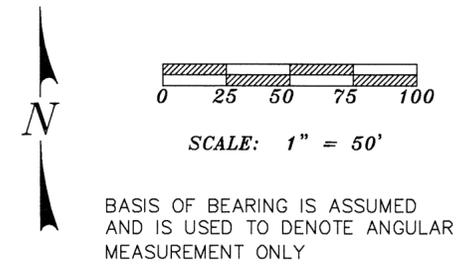
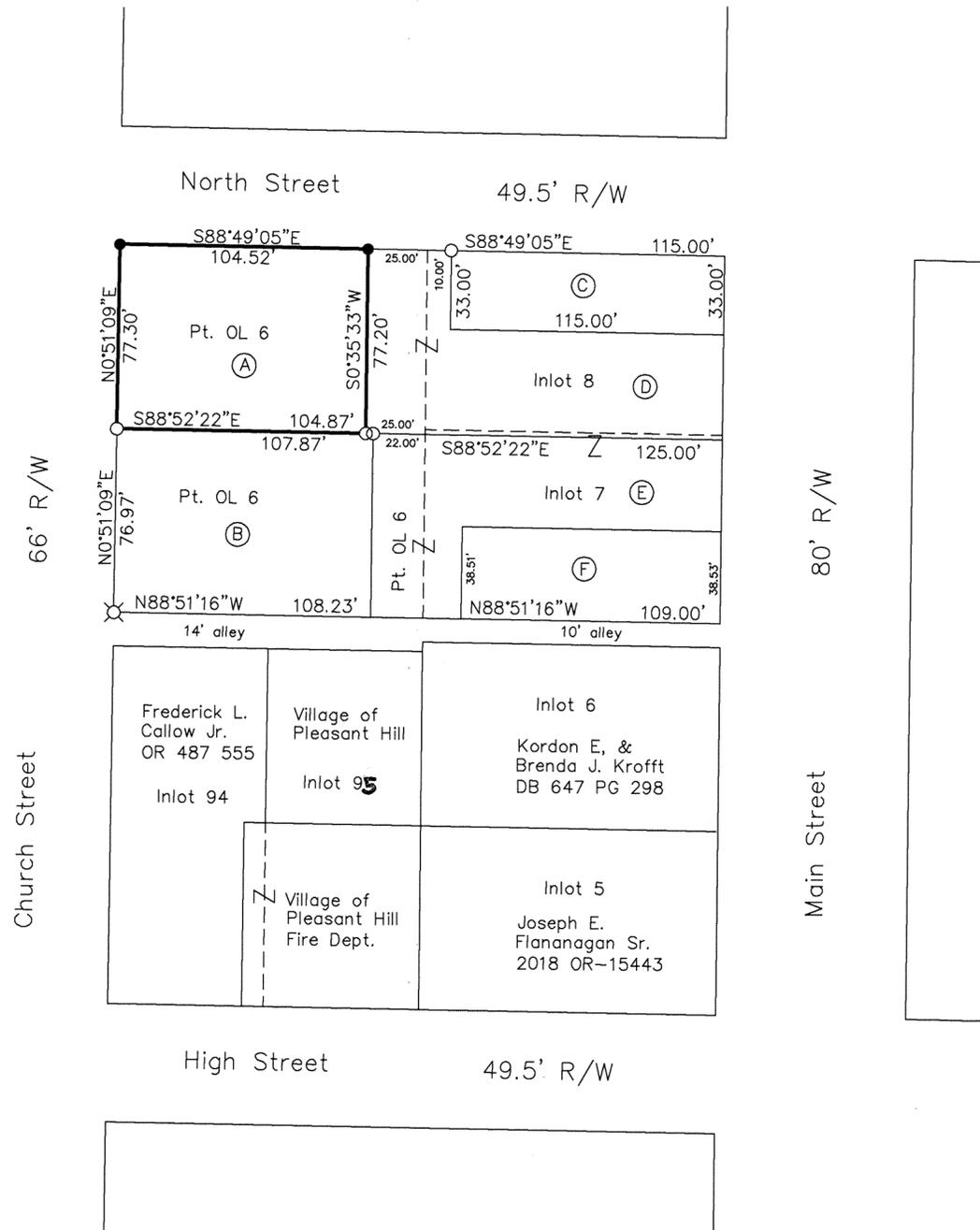
**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON THE NAD 83 OHIO  
 STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

Z:\C:\Inetmail\143350\_CT\_IT-Ph1\7\_0\_Production\7\_03\_Design\02\_Survey-Mapping\CARRIAGE APARTMENTS SPLT.dwg by:chiesad5246 on 06/18/2025 @ 02:34:21 pm © M+E Companies, Inc.

VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO  
PART OUTLOT 6

VOLUME NO. 63 PLAT NO. 119  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE: JULY 2025

- (A) Nicole Arseneau & Michelle Arseneau  
0.186 Acres  
20250R-00112
- (B) Kimberly K. Willey  
OR 475-898
- (C) Michael S. & Cheryl J. King  
DB 641 PG 721
- (D) Jason M. Hunt  
20150R-04929
- (E) Antonio P. & Tammy D. Midlam  
DB 663 PG 631
- (F) Rusty Shane & Whitney Kay Rowe  
DB 738 PG 250



**LEGEND**

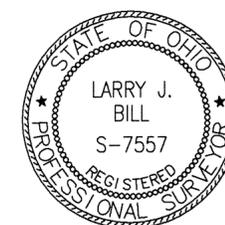
- CONCRETE POST FOUND
  - ⊕ MAG NAIL OR PK NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - REBAR OR PIN FOUND
  - IRON PIPE FOUND
  - MAG NAIL SET
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

- Miami County Engineer's Record of Lot Surveys
  - Survey Volume 20 Page 200
  - Survey Volume 22 Page 157
- Miami County Engineer's Record of Land Surveys
  - Survey Volume 54 Page 184
  - Survey Volume 57 Page 119

SURVEY FOR NICOLE ARSENEAU

*Larry J. Bill* July 21, 2025  
LARRY J. BILL, P.S. #7557 DATE



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

4  
TOWN

6  
RANGE

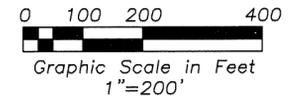
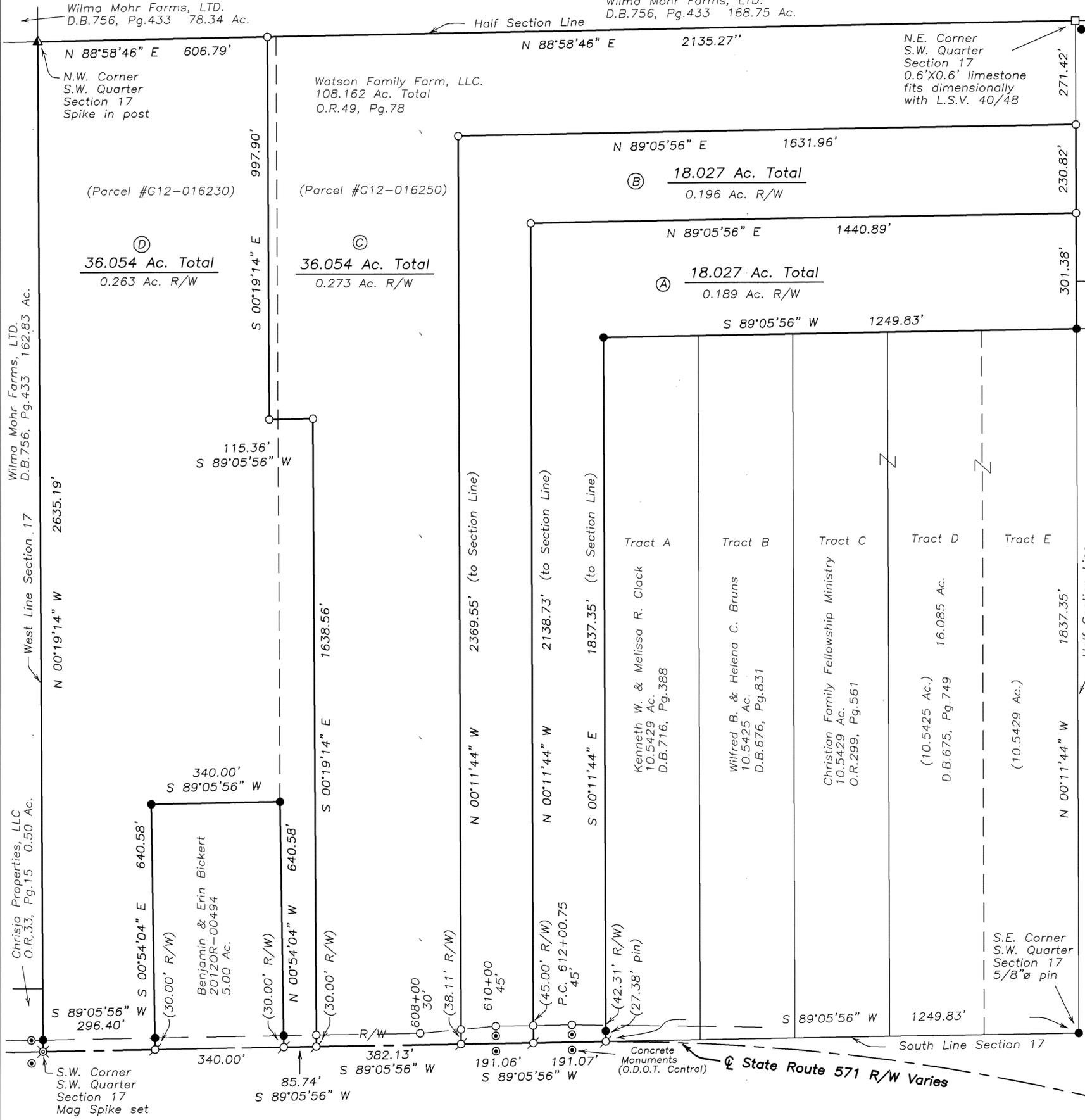
17 SW 1/4  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 120  
Miami County Engineer's  
Record of Land Surveys



**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
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- ▲ Wood Fence Post

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 20, Page 31  
Volume 40, Page 48  
Volume 42, Page 111  
Volume 45, Page 49  
O.D.O.T. R/W Maps  
MIA-571-11.55

Note:  
O.D.O.T. ground down asphalt  
on St. Rt. 571 in June, 2025,  
all survey monuments in road  
were gone, reset per existing  
records.

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

Survey split of 4 tracts  
for Watson Family Farm

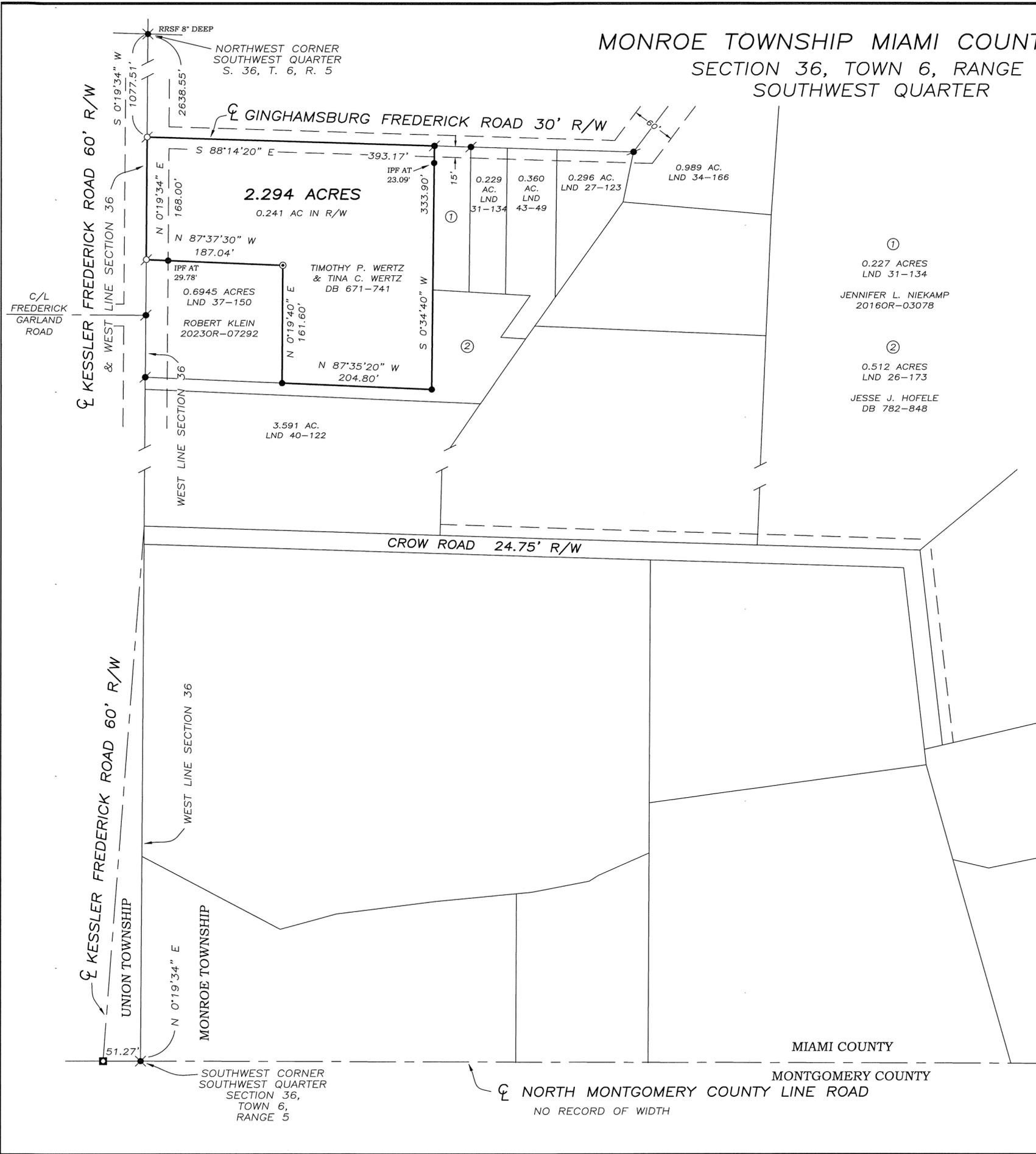


*Michael W. Cozatt* 7/2025  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 10825  
File Name: C:\Jobs\2025\10825survey.dwg  
Drawn by: DMC ~ Checked by: MWC

MONROE TOWNSHIP MIAMI COUNTY, OHIO  
SECTION 36, TOWN 6, RANGE 5  
SOUTHWEST QUARTER

VOLUME 63 PAGE 121  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

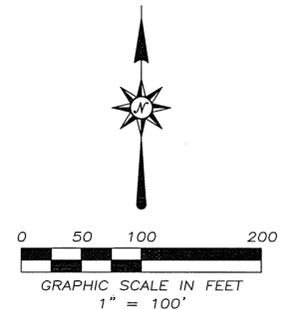
- CAPPED IRON PIN SET
- IRON PIN FOUND
- ∅ MAG NAIL SET
- MAG NAIL SET OVER MONUMENT FOUND
- ⊙ OLD WOOD CORNER POST FOUND
- ✕ RAILROAD SPIKE FOUND
- IRON PIN IN MONUMENT BOX FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 11, PAGE 154  
VOLUME 26, PAGE 173  
VOLUME 27, PAGE 123  
VOLUME 31, PAGE 134  
VOLUME 34, PAGE 166  
VOLUME 35, PAGE 129  
VOLUME 37, PAGE 150  
VOLUME 40, PAGE 122  
VOLUME 43, PAGE 49  
VOLUME 61, PAGE 136

MIAMI COUNTY RECORDER'S  
RECORDS:  
PLAT BOOK 24, PAGE 14  
DEEDS AS SHOWN HEREON

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.



JULY 16, 2025	SURVEY OF EXISTING TRACT FOR THE WERTZ FAMILY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

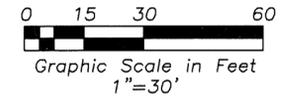


TROY  
CORPORATION

Pt. 5435  
INLOT

MIAMI  
COUNTY

OHIO  
STATE



**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
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- ⊠ Pin in Monument Box
- ▲ Fence Post

**References**

Miami County Recorder's  
Plat Records  
Plat Book 9, Page 57

O.D.O.T. R/W Maps  
MIA-75-9.17-9.35  
MIA-41-11.16-11.38

Basis of bearings:  
GPS State Plane Coordinate  
System, NAD83(2011) Adjustment,  
Geoid18, Ohio South Zone,  
O.D.O.T. RTN/CORS Network.

Survey of Inlot 5435  
for Midwest Title

Interstate Route 75

State of Ohio  
D.B. 495, Pg. 674

Pt. Inlot 5433

Pt. Inlot 5434

Pt. Inlot 5435

per O.D.O.T.

Pt. Inlot 5436

Pt. Inlot 5437

Pt. Inlot 5438

Pt. Inlot 5433

Briton R. Durand  
O.R.213, Pg.504  
2024OR-04786  
Pt. Inlot 5434

Living Trust of  
Catherine E. Pennybacker  
2018OR-09232  
Pt. Inlot 5435  
0.206 Ac.

Pt. Inlot 5436  
Jacqueline A. Jenkins  
O.R.435, Pg.273  
2021OR-03345 T.O.D.

Pt. Inlot 5437

Pt. Inlot 5438

Pin fd.  
b/walk

Pin fd.  
b/walk

Iron pin  
found @  
b/walk  
0.23'south  
meas.

Pin fd.  
b/walk  
Angle pt.

Pin fd.  
b/walk

89.81' meas.

82.35' meas.

85.00'

85.00'

Branford Road 60'R/W

100.00'

Pin fd.  
b/walk

100.00'

Inlot 5469

25.00'

Angle pt.

95.00'

Inlot 5468

Pin fd.  
b/walk

Surrey Road 60'R/W



*Michael W. Cozatt*  
MICHAEL W. COZATT  
P.S. #6001

7/30/25

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 13225 (937) 339-2921  
File Name: C:\JOBS\2025\13225\13225survey.dwg  
Drawn by: DMC ~ Checked by: MWC

6  
TOWN

5  
RANGE

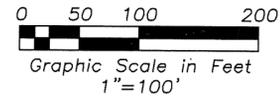
3 SE 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 124  
Miami County Engineer's  
Record of Land Surveys



**Legend**

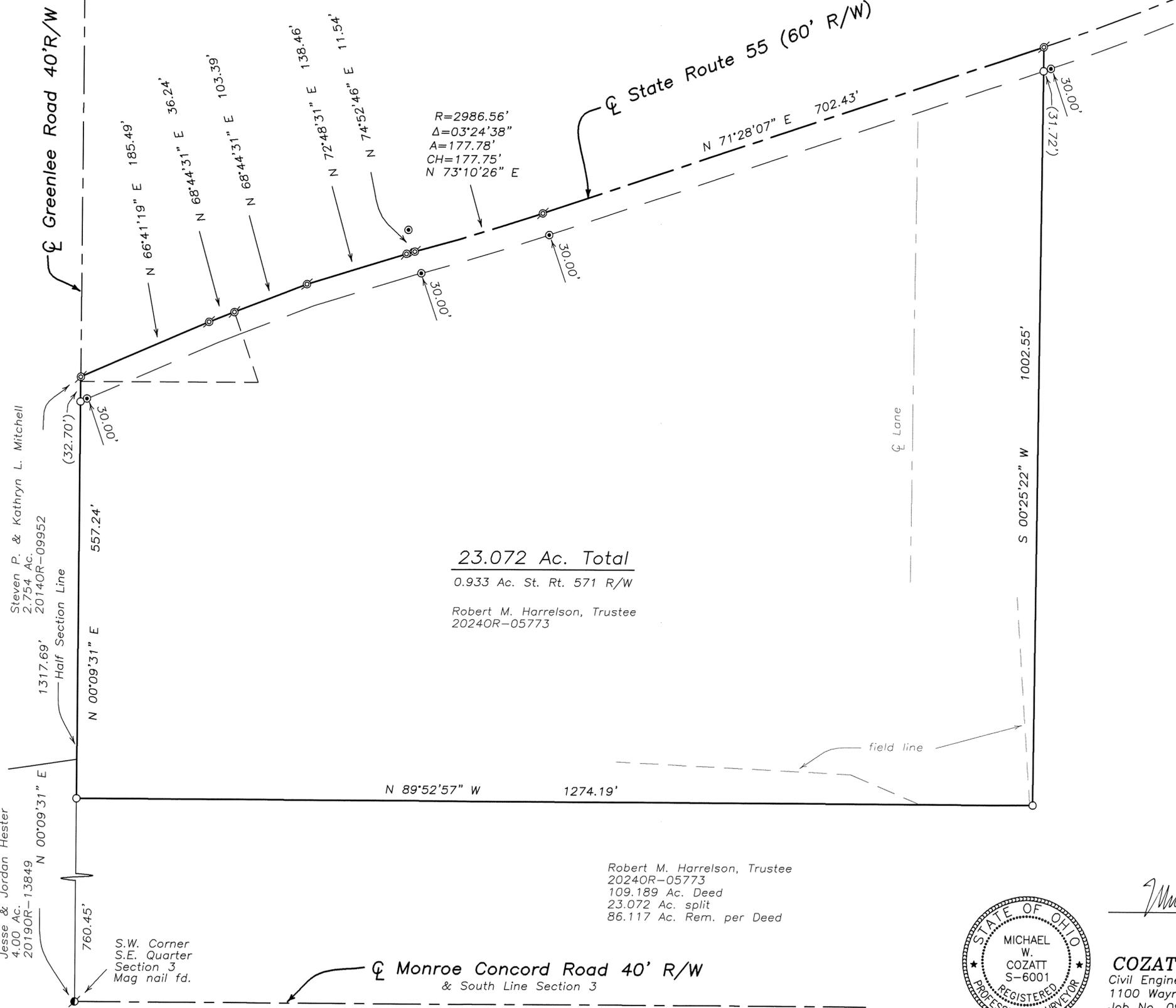
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- ⊗ Mag Nail Set over gin spindle
- ⊗ Mag Nail Found
- R.R. Spike Found
- ⊗ Mag Spike Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box
- ▲ Conc. Fence Post

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 37, Page 179

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

Survey split  
for Rob Harrelson, Trustee



**23.072 Ac. Total**  
0.933 Ac. St. Rt. 571 R/W

Robert M. Harrelson, Trustee  
2024OR-05773

Robert M. Harrelson, Trustee  
2024OR-05773  
109.189 Ac. Deed  
23.072 Ac. split  
86.117 Ac. Rem. per Deed



*Michael W. Cozatt* 7/30/25  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 09025 (937) 339-2921  
File Name: C:\Jobs\2025\09025survey.dwg  
Drawn by: DMC ~ Checked by: MWC

Steven P. & Kathryn L. Mitchell  
2.754 Ac.  
2014OR-09952

Jesse & Jordan Hester  
4.00 Ac.  
2019OR-13849

S.W. Corner  
S.E. Quarter  
Section 3  
Mag nail fd.

PLAT OF SURVEY  
 N.W. 1/4 SECTION 15, TOWN 6 , RANGE 5  
 UNION TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 63 PAGE 125  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

IRON SPIKE FOUND  
 NORTHWEST CORNER  
 SECTION 15

JOHN A. SEAGRAVES  
 DEED BOOK 693 PAGE 883  
 (13.370 ACRES)

CELESTE HENDRICKS & TYLER M. WEBER  
 2024OR-09609  
 (1.000 ACRES)

TOTAL AREA = 1.000 ACRES  
 EX. RW = 0.114 ACRES  
 NET AREA = 0.886 ACRES

LACEY L. COBB & AARON M. FRALEY  
 2017OR-12026  
 (2.500 ACRES)

IDDINGS ROAD (60' R/W)

P.K. NAIL FOUND  
 S89°58'42"W 0.28'  
 FROM CALC. COR.

IRON PIN FOUND  
 WEST 1/4 POINT  
 SECTION 15

S89°58'15"W 949.19' (949.31')  
 262.74' (262.74')

I.P. FND. N.E. COR.  
 5.827 ACRE TRACT

N00°17'32"W 165.79'

N89°58'42"E 262.74' (262.74')

N00°17'32"W 2658.18'  
 165.76' (165.79')

263.71' (264.61')

I.P. FND. AT 30.05'

I.P. FND. AT 29.61'

REFERENCES

M.C.E. RECORD OF LAND SURVEYS:

- VOLUME 6 PAGE 18
- VOLUME 6 PAGE 86
- VOLUME 17 PAGE 15
- VOLUME 44 PAGE 50

LEGEND

- |   |  |
|---|--|
| ● IRON PIN SET #5<br>REBAR ±30" LONG<br>W/ SURVEYOR CAP | ⊗ IRON SPIKE FOUND                             |
| ● IRON SPIKE SET  | ⊗ P.K. NAIL FOUND                              |
| ⊗ MAG NAIL SET  | □ CORNER POST FOUND                            |
| ⊗ CROSS NOTCH SET                                       | △ CORNER STONE FD.                             |
| ○ IRON PIN FOUND  | ( ) CALLED DIMENSION                           |
| ⊙ IRON PIPE FOUND                                       | — — — ROAD CENTERLINE                          |
| ⊗ R/W MONUMENT FD.                                      | — — — EX. R/W                                  |
|   | — — — PROPERTY LINE OF<br>TRACT BEING SURVEYED |

NOTES:

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

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A  
 CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

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.

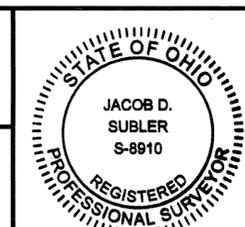
ALL MONUMENTS ARE OR WILL BE SET AS SHOWN.

BEARINGS BASED ON NAD83 (NSRS2011) OHIO  
 STATE PLANE COORDINATES, SOUTH ZONE (3402).



SURVEY OF A 1.000 ACRE TRACT SECTION  
 15 FOR CELESTE HENDRICKS  
 SITE ADDRESS:  
 4425 SOUTH IDDINGS ROAD  
 DATE: 7/23/2025 DRAWING NO.: 25-041

GRAPHIC SCALE  
 0' 15' 30'  
 1" = 30'



SURVEYED BY:  
  
 JACOB D. SUBLER  
 REG. SURVEYOR #8910  
 DATE: 7-23-2025

PLAT OF SURVEY  
CITY OF PIQUA, PT. LOT 910, MIAMI COUNTY, OHIO

VOLUME 63 PAGE 126

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

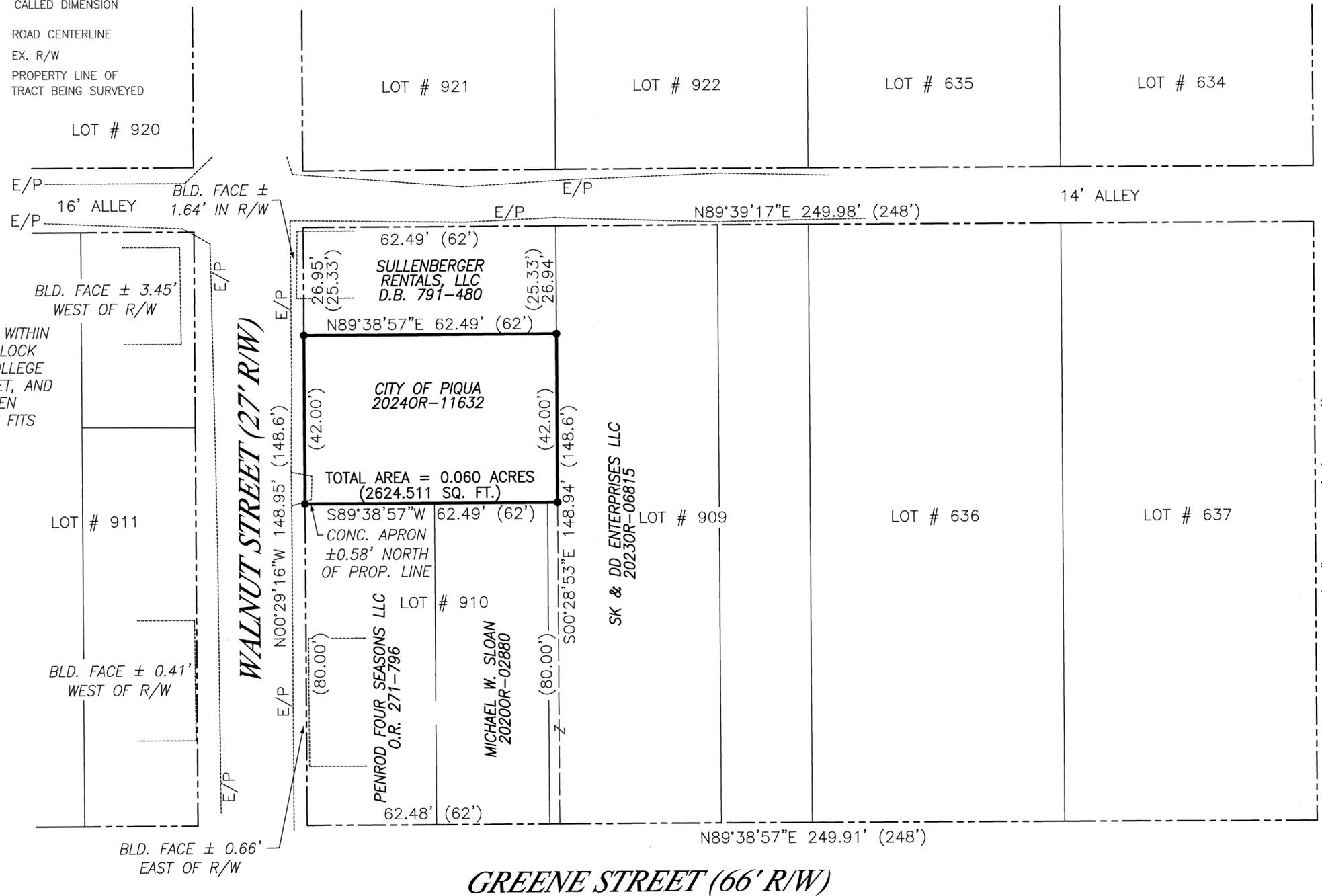
LEGEND

- IRON PIN SET #5
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊠ R/W MONUMENT FD.
- ⊗ IRON SPIKE SET
- ⊗ MAG NAIL SET
- ⊗ CROSS NOTCH SET
- ⊗ IRON SPIKE FOUND
- ⊗ MAG NAIL FOUND
- ⊠ CORNER POST FOUND
- △ CORNER STONE FD.
- ( ) CALLED DIMENSION
- ROAD CENTERLINE
- - - EX. R/W
- PROPERTY LINE OF TRACT BEING SURVEYED

REFERENCES

M.C.R. RECORD OF PLATS:  
BOOK 1 PAGE 46  
BOOK 1 PAGE 16  
TAX MAP PIQUA N.E. SECTION NO. 44

NOTE:  
NO SURVEY MONUMENTS WERE FOUND WITHIN THE BLOCK. THE PERIMETER OF THE BLOCK WAS CALCULATED USING CURBS ON COLLEGE STREET, NORTH STREET, GREENE STREET, AND FRANKLIN STREET. THE BLOCK WAS THEN PRORATED. THE PRORATION GENERALLY FITS WITH THE OCCUPIED BUILDINGS AND IMPROVMENTS AS SHOWN.



GREENE STREET (66' R/W)

BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).

NOTES:

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

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

CERTIFICATION:

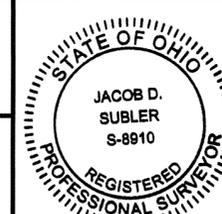
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

ALL MONUMENTS ARE OR WILL BE SET AS SHOWN.



SURVEY OF PT. LOT 910 IN THE CITY OF PIQUA FOR THE CITY OF PIQUA  
SITE ADDRESS:  
513/515 WALNUT STREET  
DATE: 7/18/2025 DRAWING NO.: 25-037

GRAPHIC SCALE  
0' 10' 20'  
1" = 20'



SURVEYED BY:

*Jacob D. Subler*  
JACOB D. SUBLER  
REG. SURVEYOR #8910  
DATE: 7-18-2025

NW CORNER  
SE QUARTER  
SECTION 9  
(PER SURV 47, PG. 25)

KENNETH E. ANGLE AND  
SHERRY L. ANGLE  
20240R-09559  
PARCEL 1  
120.911 ACRES REMAINDER

THE DONALD E. AND  
BONITA S. JENKINS  
REVOCABLE LIVING TRUST  
20160R-09085  
37.082 ACRES

ONE HALF SECTION LINE

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Hveiskamp PE, PS.**  
MIAMI COUNTY ENGINEER

*Paul P. Hveiskamp* 8/11/25  
DEPUTY DATE

APPROVED BY  
MIAMI COUNTY PLANNING COMMISSION

*Di. D. D. D.*  
SECRETARY

8/1/2025  
DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

BY *Y. Ann Rudy*, TRUSTEE  
DATE 8/1/2025

MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

JOHN M. IDDINGS  
20230R-06350  
LND 47, PAGE 25  
65.6925 ACRES  
= 4.1168 ACRES THIS SURVEY  
61.5757 ACRES REMAINING

JUDY ANN RUDY, TRUSTEE  
D.B. 722, PAGE 9  
20120R-01279  
54.120 ACRES

**REFERENCES:**

**LAND SURVEYS:**

- VOLUME 57, PAGE 39
- VOLUME 55, PAGE 106
- VOLUME 54, PAGE 140
- VOLUME 47, PAGE 25
- 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 RENCH  
ROAD BEARING N 00°39'23" 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.

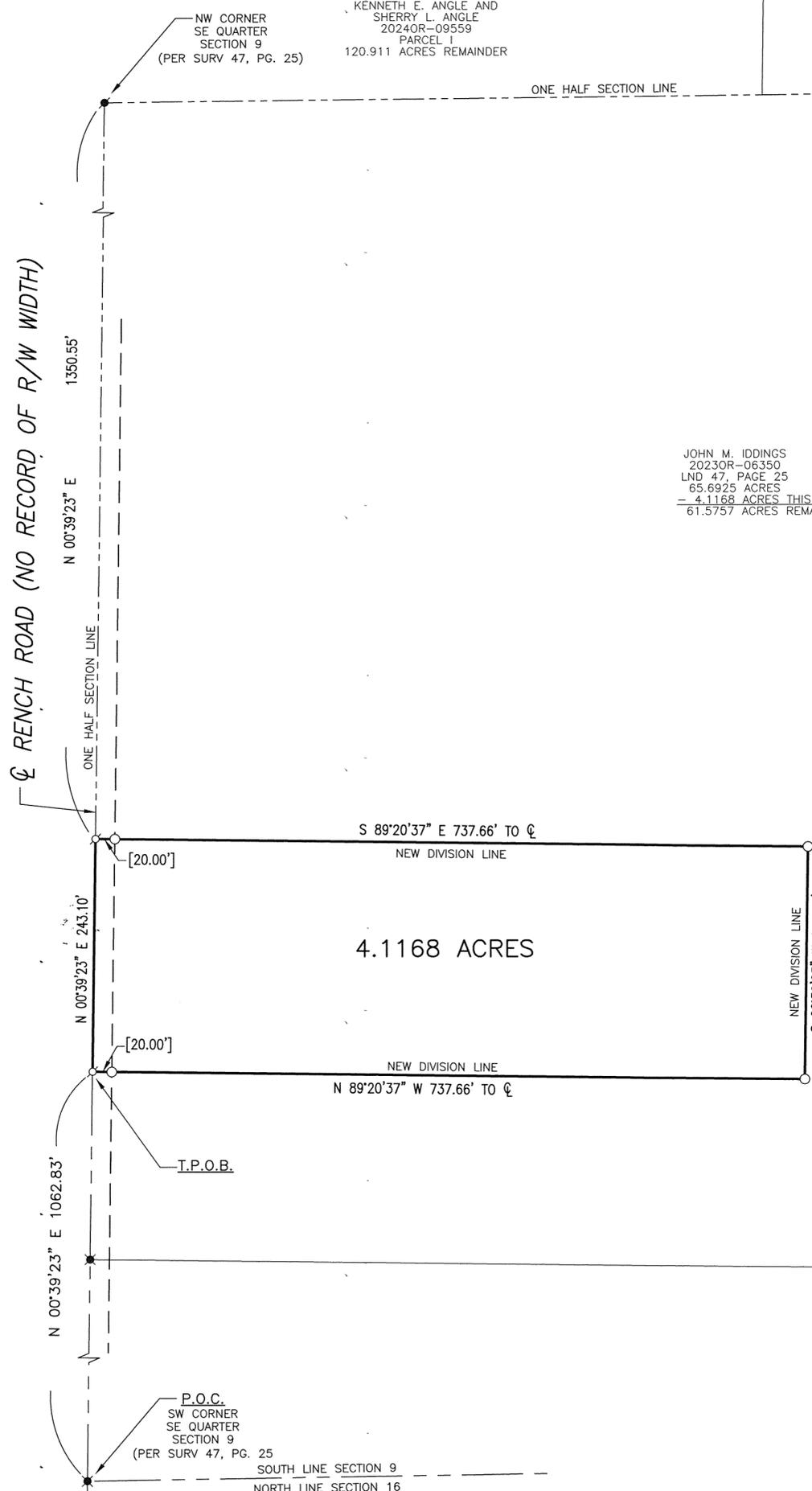
*Bernard D. Kienow Jr.* 7-29-25  
BERNARD D. KIENOW JR.  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #7456

LOT SPLIT SURVEY OF 4.1168 ACRES FOR: JOHN M. IDDINGS  
LOCATED IN NEWTON TOWNSHIP, MIAMI COUNTY, OHIO ~ DATE 7/28/2025



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

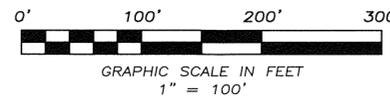
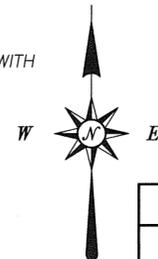
RENCH ROAD (NO RECORD OF R/W WIDTH)



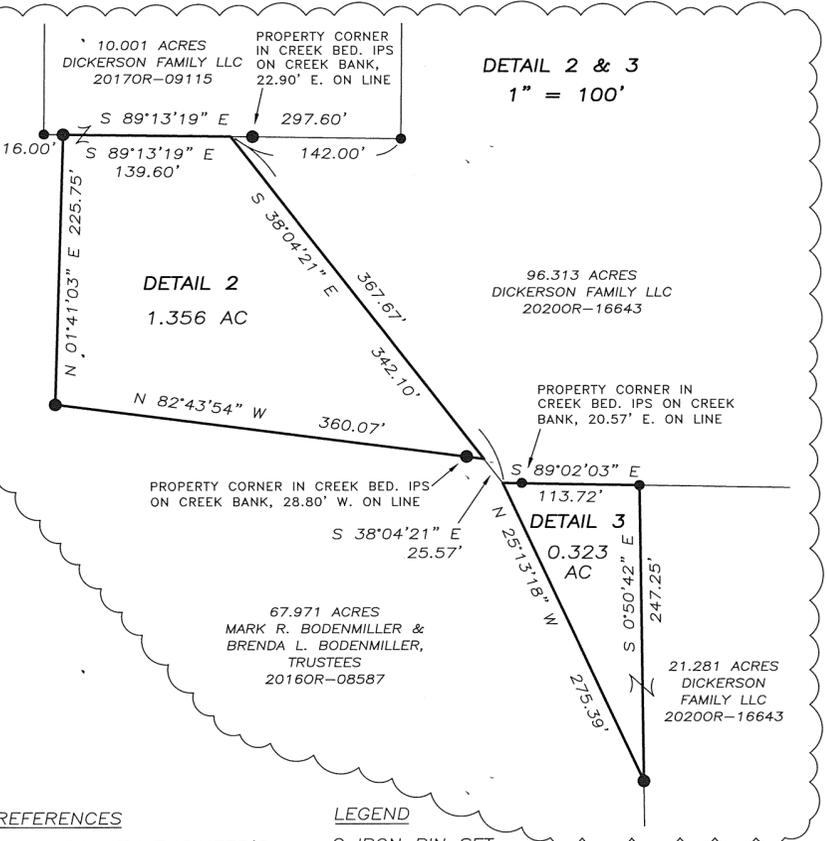
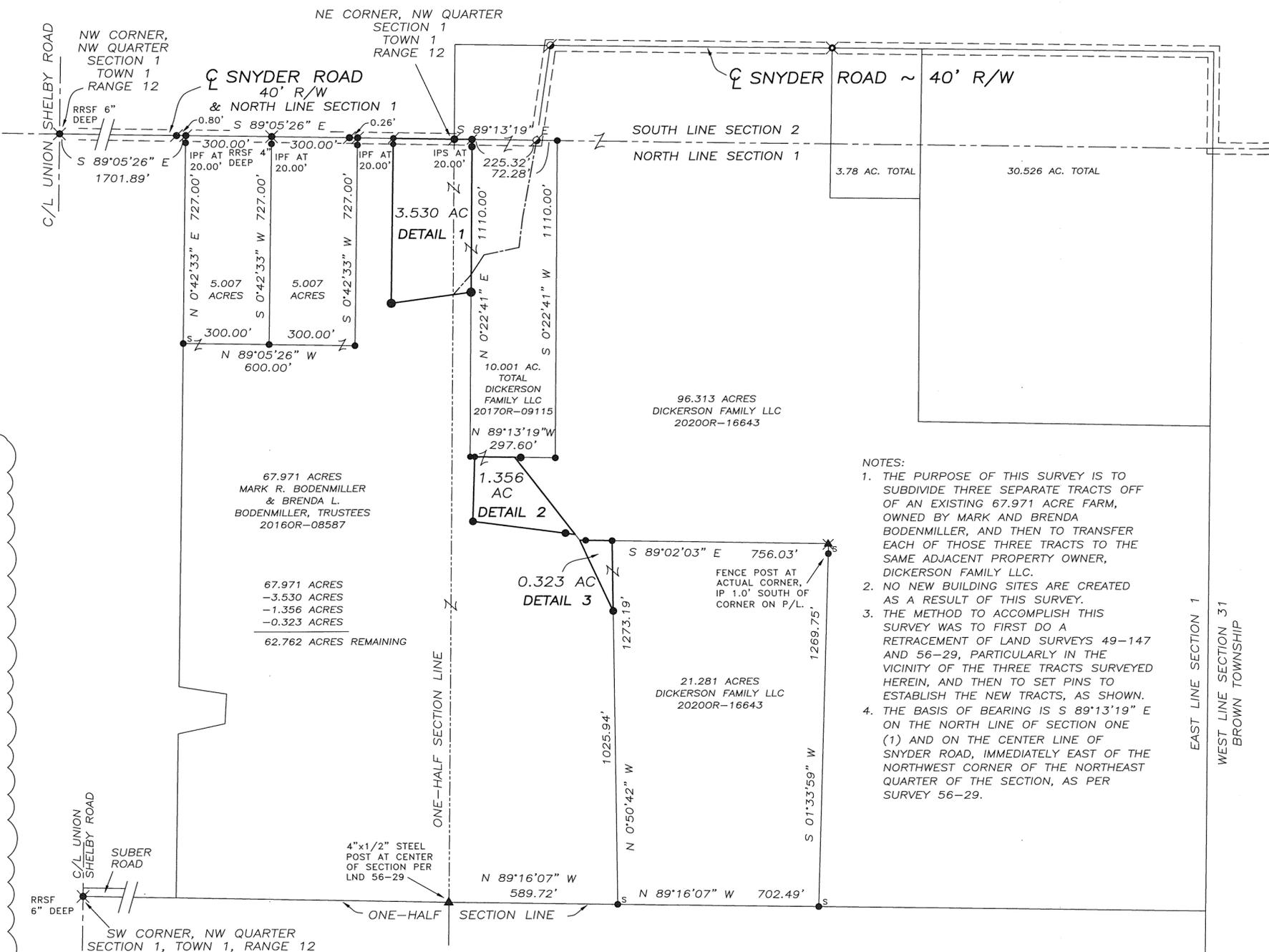
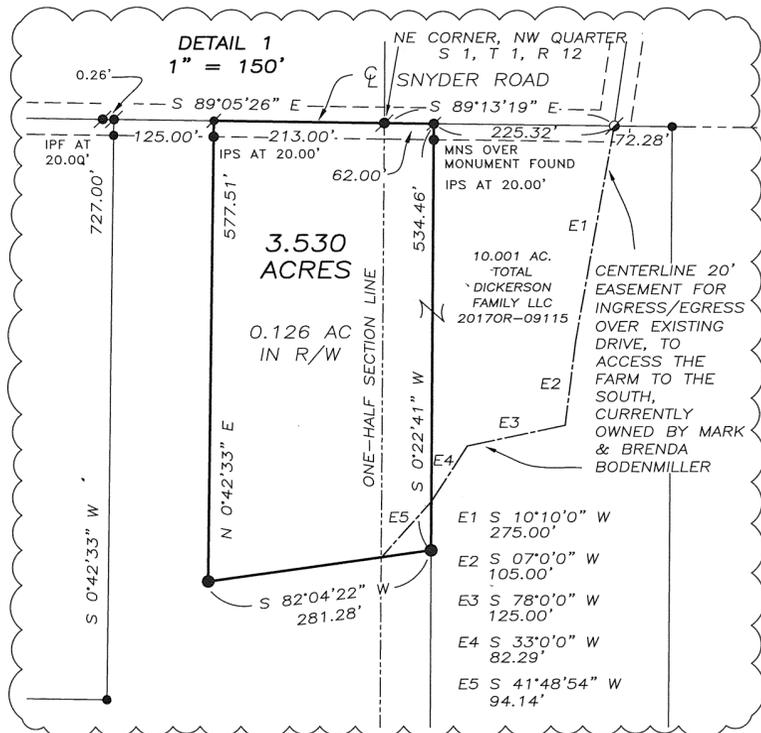
ELAINE S. IDDINGS, TOD  
DB 737, PAGE 634  
DB 730, PAGE 48  
60.6886 ACRES

**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



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



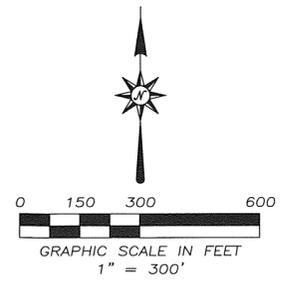
- NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THREE SEPARATE TRACTS OFF OF AN EXISTING 67.971 ACRE FARM, OWNED BY MARK AND BRENDA BODENMILLER, AND THEN TO TRANSFER EACH OF THOSE THREE TRACTS TO THE SAME ADJACENT PROPERTY OWNER, DICKERSON FAMILY LLC.
  2. NO NEW BUILDING SITES ARE CREATED AS A RESULT OF THIS SURVEY.
  3. THE METHOD TO ACCOMPLISH THIS SURVEY WAS TO FIRST DO A RETRACEMENT OF LAND SURVEYS 49-147 AND 56-29, PARTICULARLY IN THE VICINITY OF THE THREE TRACTS SURVEYED HEREIN, AND THEN TO SET PINS TO ESTABLISH THE NEW TRACTS, AS SHOWN.
  4. THE BASIS OF BEARING IS S 89°13'19" E ON THE NORTH LINE OF SECTION ONE (1) AND ON THE CENTER LINE OF SNYDER ROAD, IMMEDIATELY EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SECTION, AS PER SURVEY 56-29.

- REFERENCES  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 29, PAGE 60  
VOLUME 33, PAGE 159  
VOLUME 33, PAGE 172  
VOLUME 45, PAGE 163  
VOLUME 46, PAGE 100  
VOLUME 49, PAGE 147  
VOLUME 56, PAGE 29  
DEEDS AS SHOWN HEREON

- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - ⊙ IRON PIN PER LND. 56-29
  - ⊗ MAG SPIKE SET
  - ⊘ MAG NAIL FOUND
  - ⊙ PK NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ⊙ GIN SPINDLE FOUND
  - ▲ STEEL POST
  - ⊗ FENCE POST

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Pavel P. Hvelshamp P.E., P.S.**  
MIAMI COUNTY ENGINEER  
*[Signature]* 8/11/2025  
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 ERRECTED OR  
MAINTAINED ON THE PREMISES HEREIN CONVEYED  
WITHOUT FURTHER COMPLIANCE WITH ALL ZONING,  
BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.  
*[Signature]* 8/11/2025  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

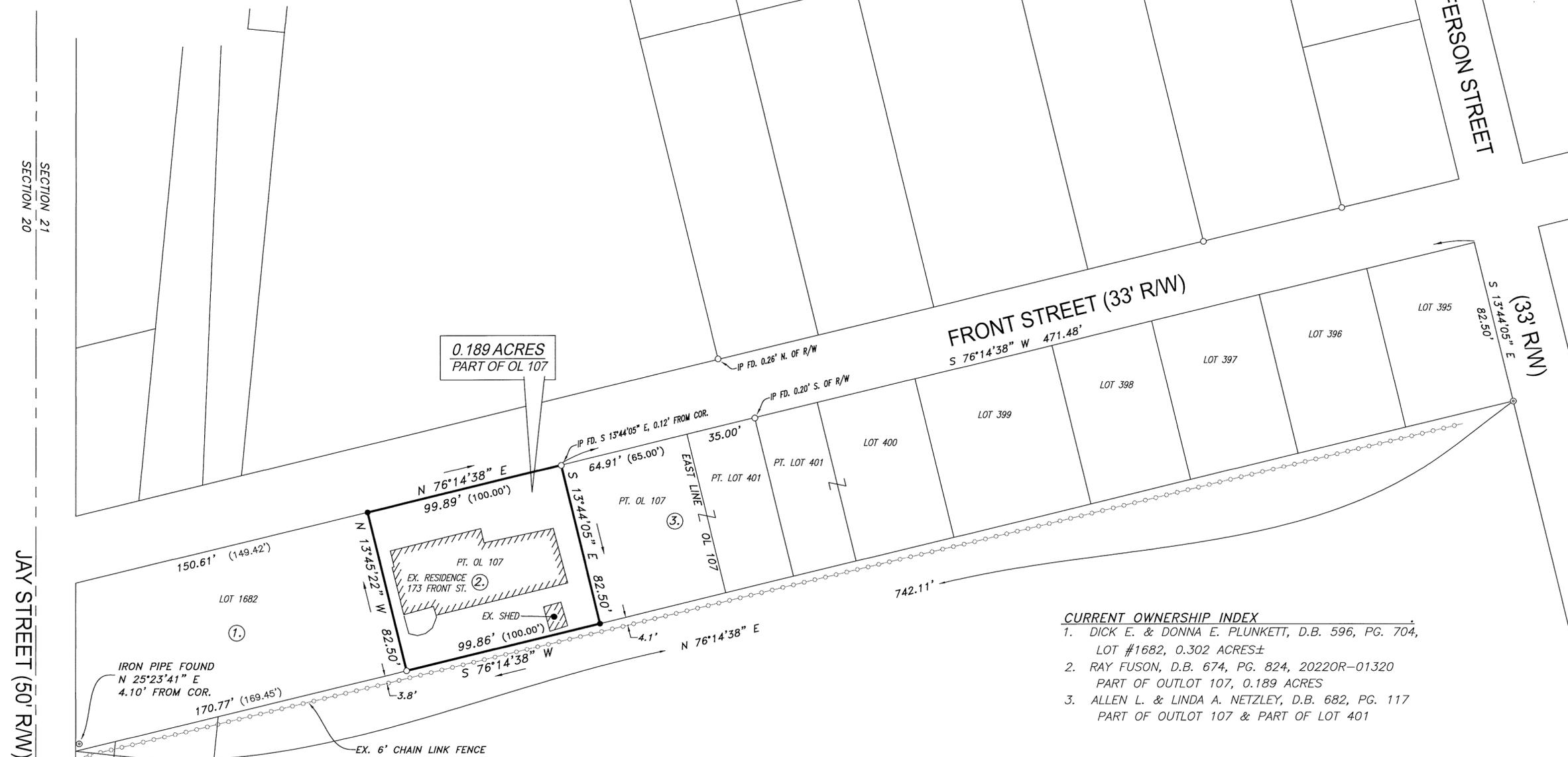


SURVEY FOR JOE DICKERSON  
IN MIAMI COUNTY, OHIO ~ JUNE 30 & JULY 19, 2025

STATE OF OHIO  
GREGG S. BROOKHART  
6348  
REGISTERED PROFESSIONAL SURVEYOR

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

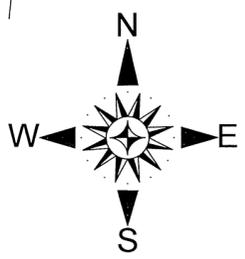
**RETRACEMENT SURVEY OF PART OF OUTLOT 107 & THE PREMISES  
SHOWN IN DEED BOOK 674, PAGE 824**



0.189 ACRES  
PART OF OL 107

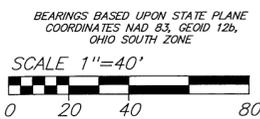
- CURRENT OWNERSHIP INDEX**
- DICK E. & DONNA E. PLUNKETT, D.B. 596, PG. 704, LOT #1682, 0.302 ACRES±
  - RAY FUSON, D.B. 674, PG. 824, 20220R-01320 PART OF OUTLOT 107, 0.189 ACRES
  - ALLEN L. & LINDA A. NETZLEY, D.B. 682, PG. 117 PART OF OUTLOT 107 & PART OF LOT 401

MILTON UNION EXEMPTED VILLAGE SCHOOL DISTRICT  
D.B. 224, PG. 299  
OUTLOT 5, 3.17 ACRES±



- LEGEND**
- 5/8" X 30" REBAR WITH CAP SET
  - ⌵---RAILROAD SPIKE FOUND
  - IRON PIN FOUND
  - ✱---GIN SPINDLE SET
  - ♂---MAG NAIL FOUND
  - ⊙---IRON PIPE FOUND
  - ⊗---CROSS CUT IN CONCRETE FOUND
  - ( )---RECORD DIMENSION

- SURVEY REFERENCES:**
- D.B. 11, PG. 58
  - LOT VOL. 2, PG. 61
  - LOT VOL. 2, PG. 66
  - REC. VOL. 3, PG. 42
  - LOT VOL. 5, PG. 154
  - LOT VOL. 13, PG. 5
  - LOT VOL. 14, PG. 9
  - LOT VOL. 15, PG. 160
  - LOT VOL. 18, PG. 18
  - LOT VOL. 19, PG. 80
  - REC. VOL. 20, PG. 17
  - LND. VOL. 53, PG. 173A



*Randall J. Magoto* 7/24/25  
RANDALL J. MAGOTO DATE  
OHIO PROFESSIONAL SURVEYOR #7768

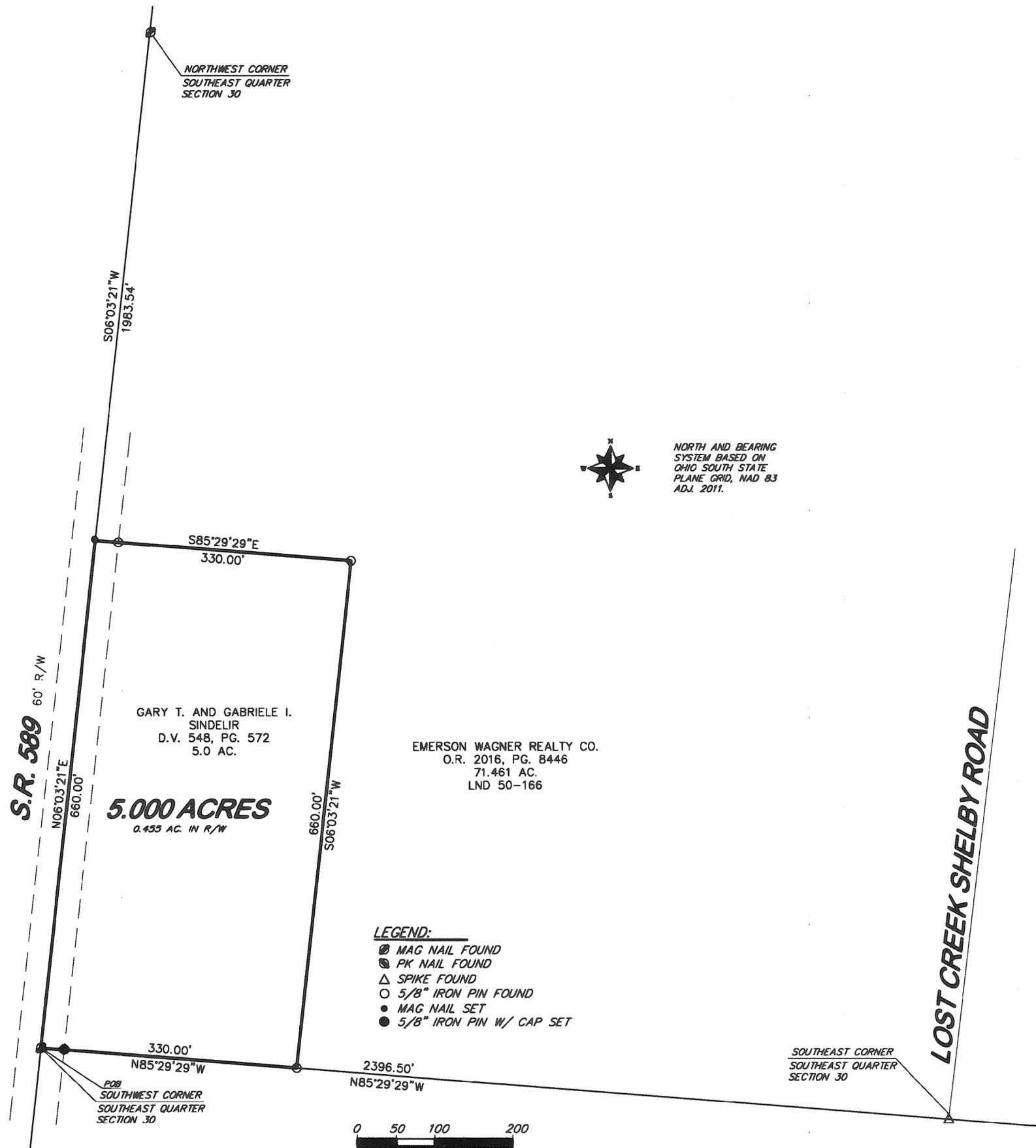
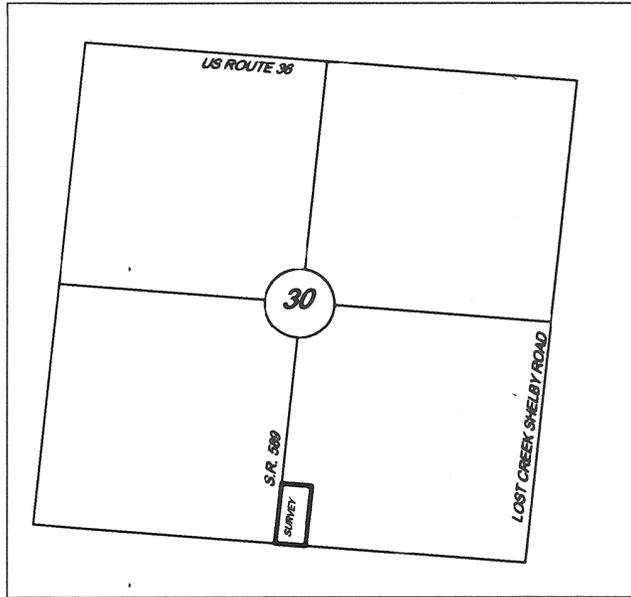
# PLAT OF SURVEY FOR SINDELIR ESTATE

SITUATED IN:  
THE SE. 1/4, SECTION 30  
TOWN 2, RANGE 11,  
BROWN TOWNSHIP,  
MIAMI COUNTY, OHIO

BROWN TOWNSHIP      2 TOWN      11 RANGE      SE 1/4, 30 SECTION

VOLUME 63, PAGE 130  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS

VICINITY MAP



NORTH AND BEARING  
SYSTEM BASED ON  
OHIO SOUTH STATE  
PLANE GRID, NAD 83  
ADJ. 2011.

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.

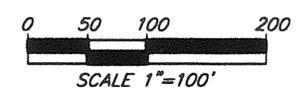


*Michael L. Howbert*  
MICHAEL L. HOWBERT  
REGISTERED PROFESSIONAL  
SURVEYOR NO. 7959 IN OHIO  
JULY 23, 2025

**HOWBERT SURVEYING LLC**  
8477 MERRICK ROAD  
FORT JENNINGS, OHIO 43044  
419-663-0289

DATE: 7/25/25	REV.:
CLIENT: SINDELIR	SCALE: 1" = 100'
JOB #: 275-07-23	CHK:

- LEGEND:
- ⊙ MAG NAIL FOUND
  - ⊙ PK NAIL FOUND
  - △ SPIKE FOUND
  - 5/8" IRON PIN FOUND
  - MAG NAIL SET
  - 5/8" IRON PIN W/ CAP SET

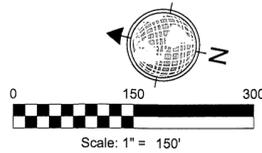


# Lot Consolidation of Archer Park

City of Troy, County of Miami, State of Ohio

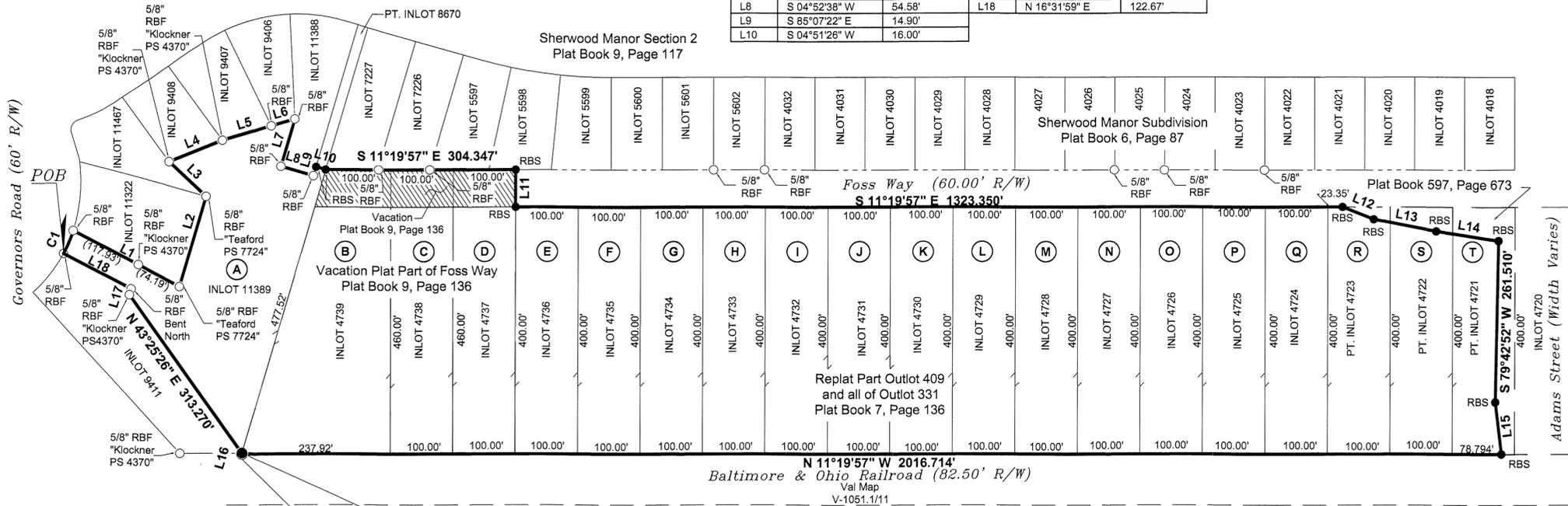
Section 18, Township 1, Range 10

Lying in Lots: 11389, 4739, 4738, 4737, 4736, 4735, 4734, 4733, 4732,  
 4731, 4730, 4729, 4728, 4727, 4726, 4725, 4724, 4723, 4722, 4721



Nottingham Subdivision Section One  
 Plat Book 20, Page 9

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10°00'53"	230.00'	40.201'	S 78°28'29" E	40.150'
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 16°31'59" W	192.12'	L11	S 78°41'12" W	60.00'
L2	S 85°07'22" E	152.29'	L12	S 10°28'08" W	53.85'
L3	N 32°01'44" E	81.66'	L13	S 00°34'28" E	101.79'
L4	S 33°11'25" E	92.29'	L14	S 02°41'00" E	101.19'
L5	S 27°43'38" E	81.51'	L15	S 71°52'15" W	84.91'
L6	S 27°43'38" E	39.29'	L16	S 85°07'22" E	1.52'
L7	N 85°07'22" W	80.00'	L17	S 85°07'02" E	10.00'
L8	S 04°52'38" W	54.58'	L18	N 16°31'59" E	122.67'
L9	S 85°07'22" E	14.90'			
L10	S 04°51'28" W	16.00'			

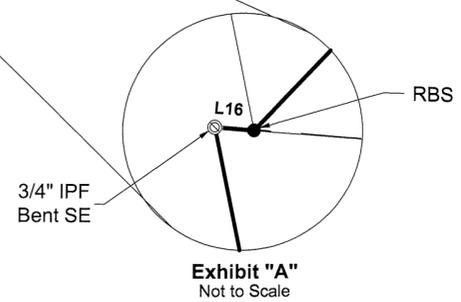


- (A) Instrument #2025OR-00512 Board of Park Commissioners of Troy 1.98 Acre PID D45-250027
- (B) Deed Book 521-Page 51 Board of Park Commissioners of Troy 1.43 Acre PID D08-250333
- (C) Deed Book 521-Page 51 Board of Park Commissioners of Troy 0.92 Acre PID D08-250328
- (D) Deed Book 521-Page 51 Board of Park Commissioners of Troy 0.92 Acre PID D08-250322
- (E) Deed Book 533-Page 717 Board of Park Commissioners of Troy 0.92 Acre PID D08-250318
- (F) Deed Book 533-Page 717 Board of Park Commissioners of Troy 0.92 Acre PID D08-250316
- (G) Deed Book 534-Page 785 Board of Park Commissioners of Troy 0.92 Acre PID D08-250312
- (H) Deed Book 534-Page 785 Board of Park Commissioners of Troy 0.92 Acre PID D08-250305
- (I) Deed Book 555-Page 402 Board of Park Commissioners of Troy 0.92 Acre PID D45-250306
- (J) Deed Book 563-Page 1003 Board of Park Commissioners of Troy 0.92 Acre PID D08-250394
- (K) Deed Book 565-Page 657 Board of Park Commissioners of Troy 0.92 Acre PID D08-250393
- (L) Deed Book 571-Page 916 Board of Park Commissioners of Troy 0.92 Acre PID D08-250407
- (M) Deed Book 571-Page 916 Board of Park Commissioners of Troy 0.92 Acre PID D08-250406
- (N) Deed Book 577-Page 229 Board of Park Commissioners of Troy 0.92 Acre PID D08-250416
- (O) Deed Book 577-Page 229 Board of Park Commissioners of Troy 0.92 Acre PID D08-250415
- (P) Inst.#2025OR-00510 Board of Park Commissioners of Troy 0.92 Acre INST.#2025OR-00510
- (Q) Board of Park Commissioners of Troy 0.92 Acre INST.#2025OR-00511
- (R) Board of Park Commissioners of Troy 0.92 Acre INST.#2025OR-00511
- (S) Board of Park Commissioners of Troy 0.92 Acre INST.#2025OR-00511
- (T) Board of Park Commissioners of Troy 0.92 Acre INST.#2025OR-00511

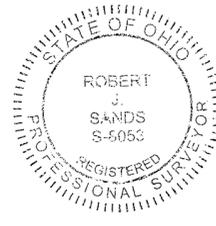
- GENERAL NOTES:**
- No Evidence of occupation along boundary lines unless otherwise shown.
  - This survey was prepared in the absence of a complete and accurate title search and does not guarantee title.
  - All records shown hereon are from the Recorders Office Miami County, Ohio.
  - This plat doesn't reflect any utilities that may affect the subject property.
  - This plat doesn't reflect any easements that may affect the subject property.

**FLOOD NOTE:**  
 The site lies in zone X (area determined to be outside the 0.2% annual chance flood plain), as determined by graphic interpolation from the flood insurance rate map (FIRM), number:39109C0162F, with an effective date of 6/20/2020.

**BASIS OF BEARINGS:**  
 The Bearings shown hereon are based on the grid bearing of South 11°19'57" East, for the centerline of Foss Way as determined by a GPS network of field observations performed in 3/17/2025, (Ohio State Plane Coordinate System, NAD83, South Zone).



- LEGEND**
- RBF 5/8-inch Rebar Found
  - RBS 5/8-inch Rebar Set, 30 inches in length with a yellow Cap Stamped: "DLZ Ohio Inc."
  - ⊙ IPF Iron Pipe Found



**CERTIFICATION:**  
 I hereby certify that the attached plat was prepared from an actual ground survey performed on 3/17/2025, and 4/4/2025, made by me or under my direct supervision and the information is correct to the best of my knowledge.

*Robert J. Sands* 08/04/25  
 Robert J. Sands Professional Surveyor No. 8053 Date

Lot Consolidation  
**20.152 ACRES**

Lying in lots  
 11389, 4739, 4738, 4737, 4736, 4735, 4734, 4733, 4732,  
 4731, 4730, 4729, 4728, 4727, 4726, 4725, 4724, 4723, 4722, 4721  
 Nottingham, Sherwood, Sherwood Section 2  
 Section 18, Township 1, Range 10  
 City of Troy, Miami, Ohio  
 Scale: 1" = 150' Date: 7/22/2025  
 DLZ Job No.: 2521610300

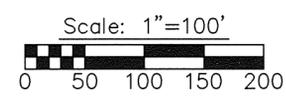
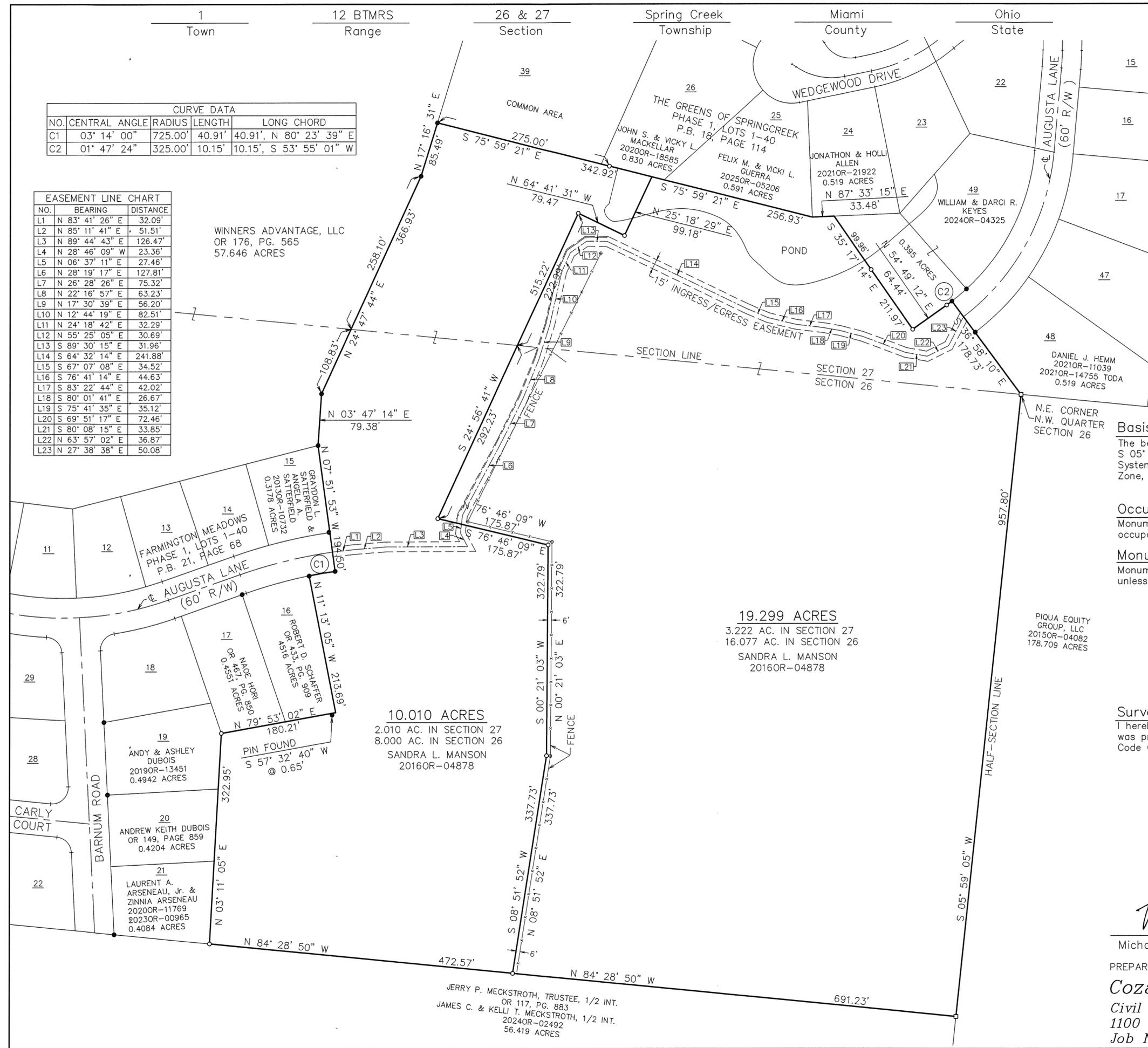




CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
C1	03° 14' 00"	725.00'	40.91'	40.91', N 80° 23' 39" E
C2	01° 47' 24"	325.00'	10.15'	10.15', S 53° 55' 01" W

EASEMENT LINE CHART		
NO.	BEARING	DISTANCE
L1	N 83° 41' 26" E	32.09'
L2	N 85° 11' 41" E	51.51'
L3	N 89° 44' 43" E	126.47'
L4	N 28° 46' 09" W	23.36'
L5	N 06° 37' 11" E	27.46'
L6	N 28° 19' 17" E	127.81'
L7	N 26° 28' 26" E	75.32'
L8	N 22° 16' 57" E	63.23'
L9	N 17° 30' 39" E	56.20'
L10	N 12° 44' 19" E	82.51'
L11	N 24° 18' 42" E	32.29'
L12	N 55° 25' 05" E	30.69'
L13	S 89° 30' 15" E	31.96'
L14	S 64° 32' 14" E	241.88'
L15	S 67° 07' 08" E	34.52'
L16	S 76° 41' 14" E	44.63'
L17	S 83° 22' 44" E	42.02'
L18	S 80° 01' 41" E	26.67'
L19	S 75° 41' 35" E	35.12'
L20	S 69° 51' 17" E	72.46'
L21	S 80° 08' 15" E	33.85'
L22	N 63° 57' 02" E	36.87'
L23	N 27° 38' 38" E	50.08'

WINNERS ADVANTAGE, LLC  
OR 176, PG. 565  
57.646 ACRES



**Legend**

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

**References**

- Vol. 41, Pg. 07
  - Vol. 53, Pg. 25
  - Vol. 56, Pg. 66
  - Vol. 56, Pg. 82
  - P.B. 18, Pg. 114
  - P.B. 19, Pg. 07
  - P.B. 21, Pg. 68
  - P.B. 25, Pg. 89
- Miami County Engineer's Record of Land Surveys  
Miami County Recorder's Plat Records

**Basis of Bearings**

The bearings are based on the half-section line bearing S 05° 59' 05" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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.

**19.299 ACRES**  
3.222 AC. IN SECTION 27  
16.077 AC. IN SECTION 26  
SANDRA L. MANSON  
2016OR-04878

**10.010 ACRES**  
2.010 AC. IN SECTION 27  
8.000 AC. IN SECTION 26  
SANDRA L. MANSON  
2016OR-04878

PIQUA EQUITY GROUP, LLC  
2015OR-04082  
178.709 ACRES

Survey of 2 tracts acres for Sandra Manson.

**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.



*Michael W. Cozatt*  
Michael W. Cozatt, P.E. #6001

8/05/25  
Date

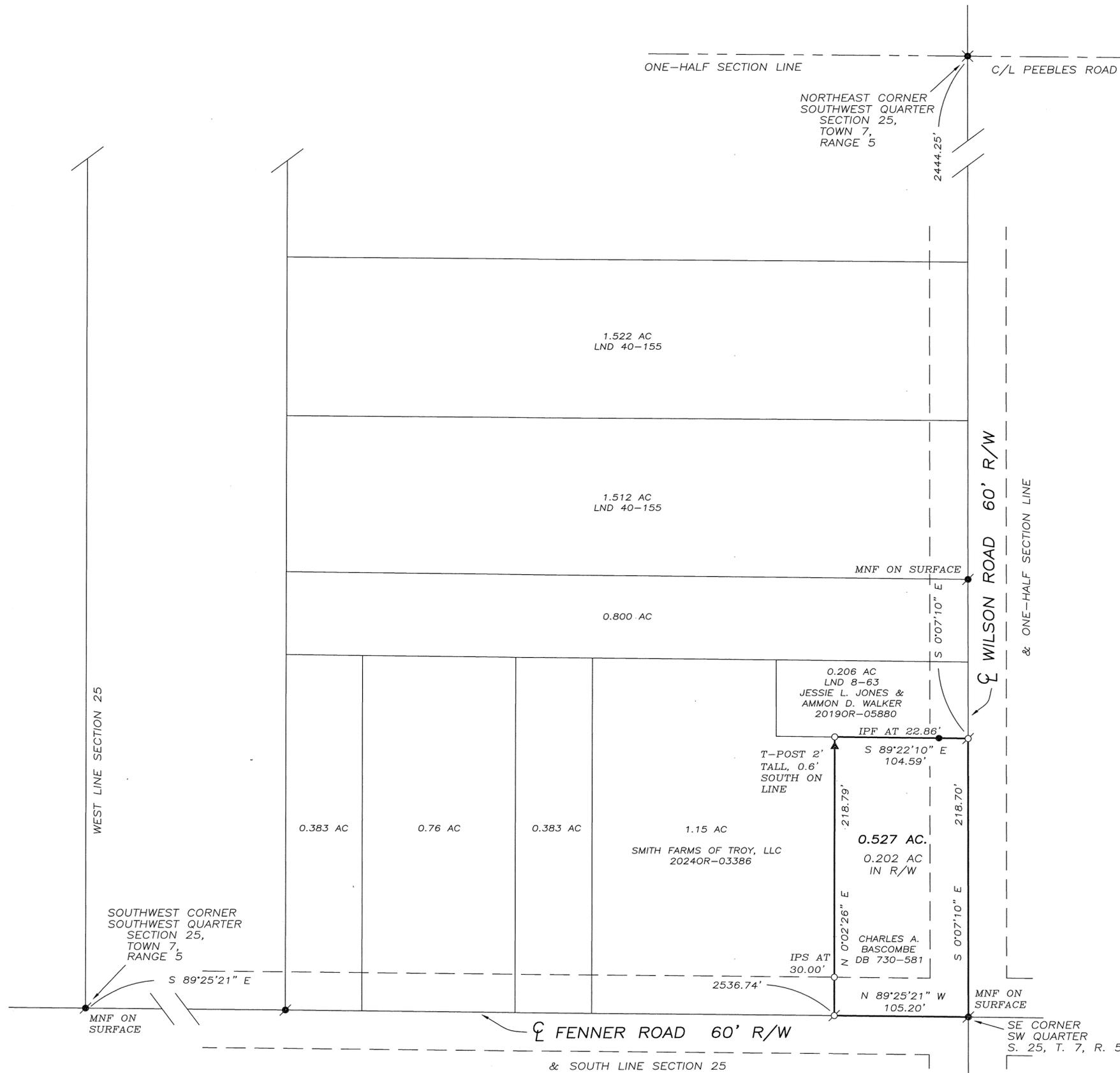
PREPARED BY:

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 11825 Ph. (937) 339-2921

JERRY P. MECKSTROTH, TRUSTEE, 1/2 INT.  
OR 117, PG. 883  
JAMES C. & KELLI T. MECKSTROTH, 1/2 INT.  
2024OR-02492  
56.419 ACRES

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 25, TOWN 7, RANGE 5, SOUTHWEST QUARTER

VOLUME 63 PAGE 134  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

- CAPPED IRON PIN SET
- IRON PIPE FOUND
- ⊘ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ▲ T-POST FOUND

REFERENCES

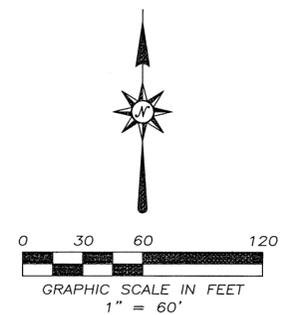
RECORDS USED TO PREPARE SURVEY:

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 6, PAGE 119  
VOLUME 8, PAGE 63  
VOLUME 32, PAGE 60  
VOLUME 32, PAGE 108  
VOLUME 40, PAGE 155  
VOLUME 56, PAGE 44  
VOLUME 57, PAGE 109  
VOLUME 63, PAGE 111

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



JULY 30, 2025	SURVEY OF AN EXISTING TRACT FOR CHARLES BASCOMBE IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S.#7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

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

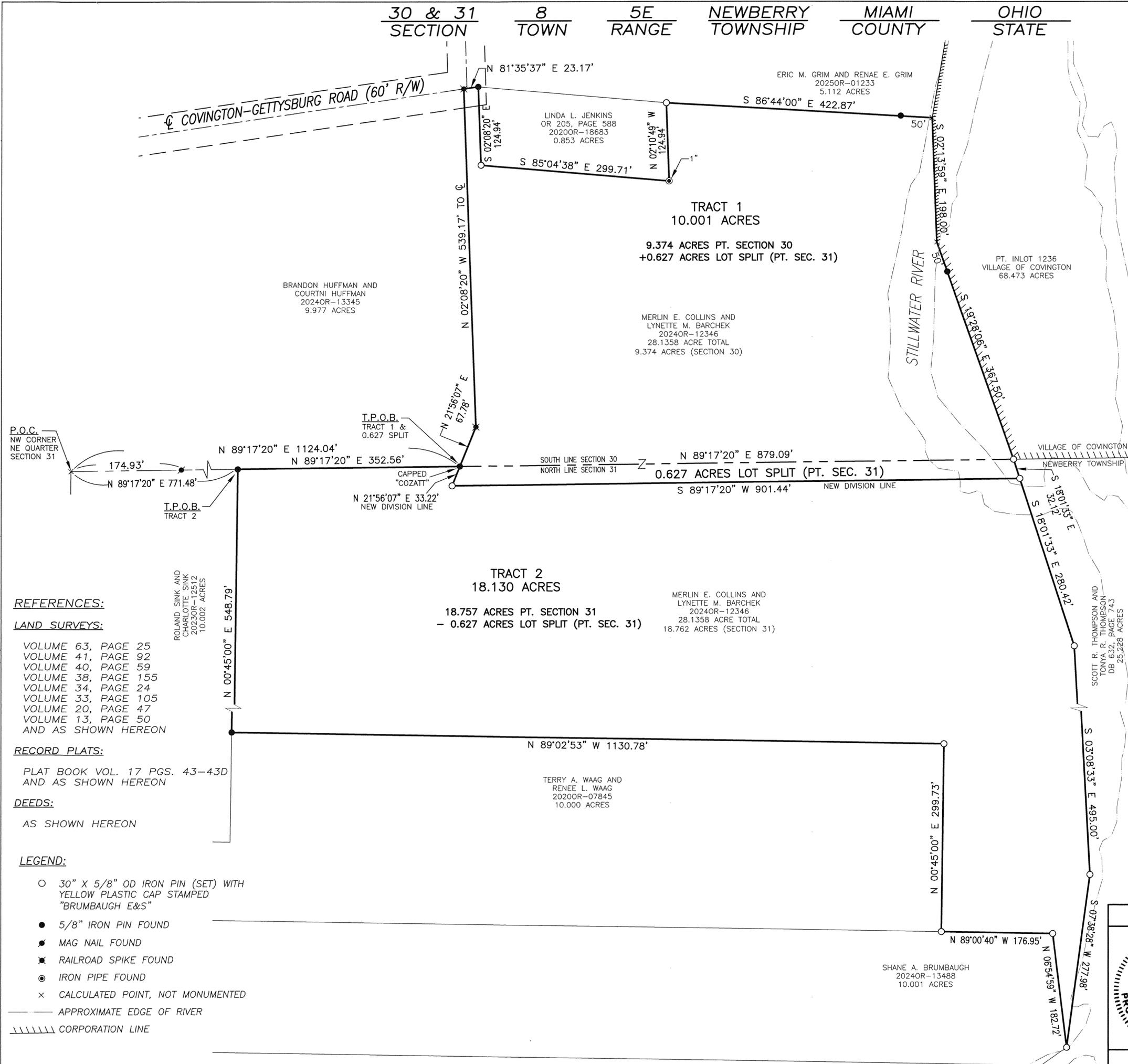
THIS IS TO CERTIFY THAT PLANNING COMMISSIONS APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED, AS BEING EXEMPT UNDER O.R.C. 711.001. NOTICE IS GIVEN TO ALL PARTIES THAT NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING AND PLANNING REGULATIONS OF MIAMI COUNTY. 0.627 ACRES TOTAL BEING CONVEYED.

*Jackie Smith*  
SECRETARY, MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS:

**Paul P. Huelskamp PE, PS**  
MIAMI COUNTY ENGINEER

*Drake Cozart* 8/8/25  
DEPUTY DATE



- REFERENCES:**
- LAND SURVEYS:**
- VOLUME 63, PAGE 25
  - VOLUME 41, PAGE 92
  - VOLUME 40, PAGE 59
  - VOLUME 38, PAGE 155
  - VOLUME 34, PAGE 24
  - VOLUME 33, PAGE 105
  - VOLUME 20, PAGE 47
  - VOLUME 13, PAGE 50
  - AND AS SHOWN HEREON

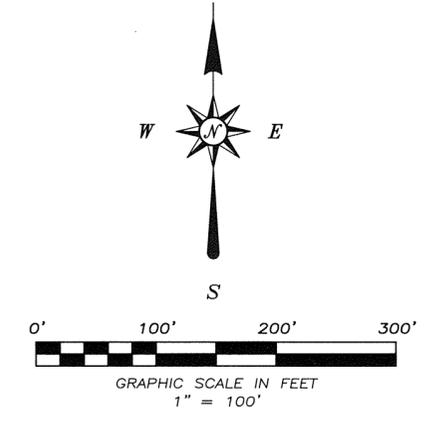
**RECORD PLATS:**

PLAT BOOK VOL. 17 PGS. 43-43D  
AND AS SHOWN HEREON

**DEEDS:**

AS SHOWN HEREON

- LEGEND:**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
  - 5/8" IRON PIN FOUND
  - ◆ MAG NAIL FOUND
  - ✱ RAILROAD SPIKE FOUND
  - ⊙ IRON PIPE FOUND
  - × CALCULATED POINT, NOT MONUMENTED
  - APPROXIMATE EDGE OF RIVER
  - ||||| CORPORATION LINE



**BASIS OF BEARING:**

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE SOUTH LINE OF SECTION 30 BEING N 89°17'20" 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.

*Bernard D. Kienow Jr.*  
BERNARD D. KIENOW JR.  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #7456

SURVEY FOR MERLIN COLLINS  
LOCATED IN MIAMI COUNTY, OH ~ DATE: 8-06-2025

PREPARED BY:  
**BRUMBAUGH ENGINEERING & SURVEYING, LLC**

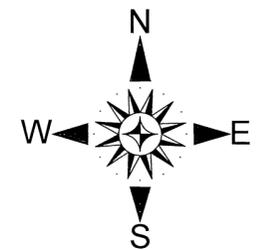
2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE (937) 698-3000  
FAX (937) 698-3928  
EMAIL: John@BES-Engineer.com

BES JOB #705.24A DRAWN BY: SES CHECKED BY: JJB

# E.L. LAVY & SONS - PLAT OF SURVEY

TOWN 7N RANGE 5E SECTION SW 1/4~15 TOWNSHIP NEWTON COUNTY MIAMI STATE OHIO

VOLUME 63, PAGE 136  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



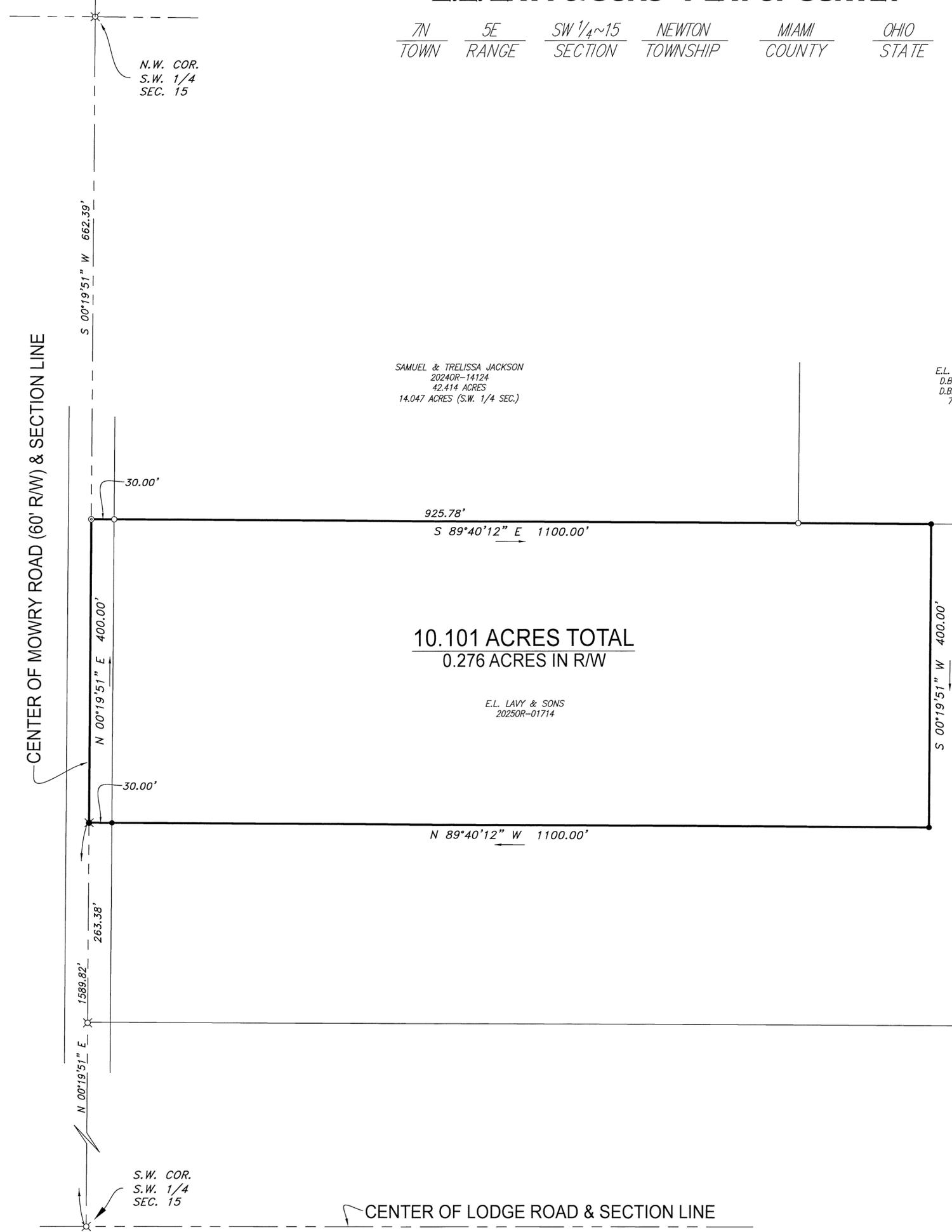
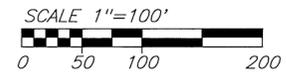
### LEGEND

- --5/8" X 30" REBAR WITH CAP SET
- ⊗ --RAILROAD SPIKE FOUND
- --IRON PIN FOUND
- ⊠ --GIN SPINDLE SET
- ⊙ --GIN SPINDLE FOUND

### SURVEY REFERENCES:

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS  
 VOL. 3, PG. 29  
 VOL. 27, PG. 158  
 VOL. 37, PG. 48  
 VOL. 40, PG. 79  
 VOL. 60, PG. 66  
 VOL. 63, PG. 22

BEARINGS BASED UPON STATE PLANE  
 COORDINATES NAD 83, GEOID 12b,  
 OHIO SOUTH ZONE



SAMUEL & TRELISSA JACKSON  
 20240R-14124  
 42.414 ACRES  
 14.047 ACRES (S.W. 1/4 SEC.)

E.L. LAVY & SONS  
 D.B. 593, PG. 271  
 D.B. 593, PG. 358  
 76.339 ACRES

E.L. LAVY & SONS  
 20250R-01714  
 39.535 ACRES (DEED)  
 29.434 ACRES (REMAINING)

PREPARED BY:

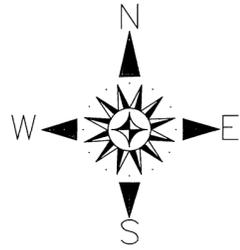


*Randall J. Magoto* 7/29/25  
 RANDALL J. MAGOTO DATE  
 OHIO PROFESSIONAL SURVEYOR #7768  
 2723 Loy Road, Ft. Loramie, Ohio 45845  
 Phone #937-418-7783  
 MagotoSurvey@gmail.com

**E.L. LAVY & SONS - PLAT OF SURVEY**

1 11 S.W.1/4 ~10 STAUNTON MIAMI OHIO  
 TOWN RANGE SECTION TOWNSHIP COUNTY STATE

VOLUME 63, PAGE 137  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



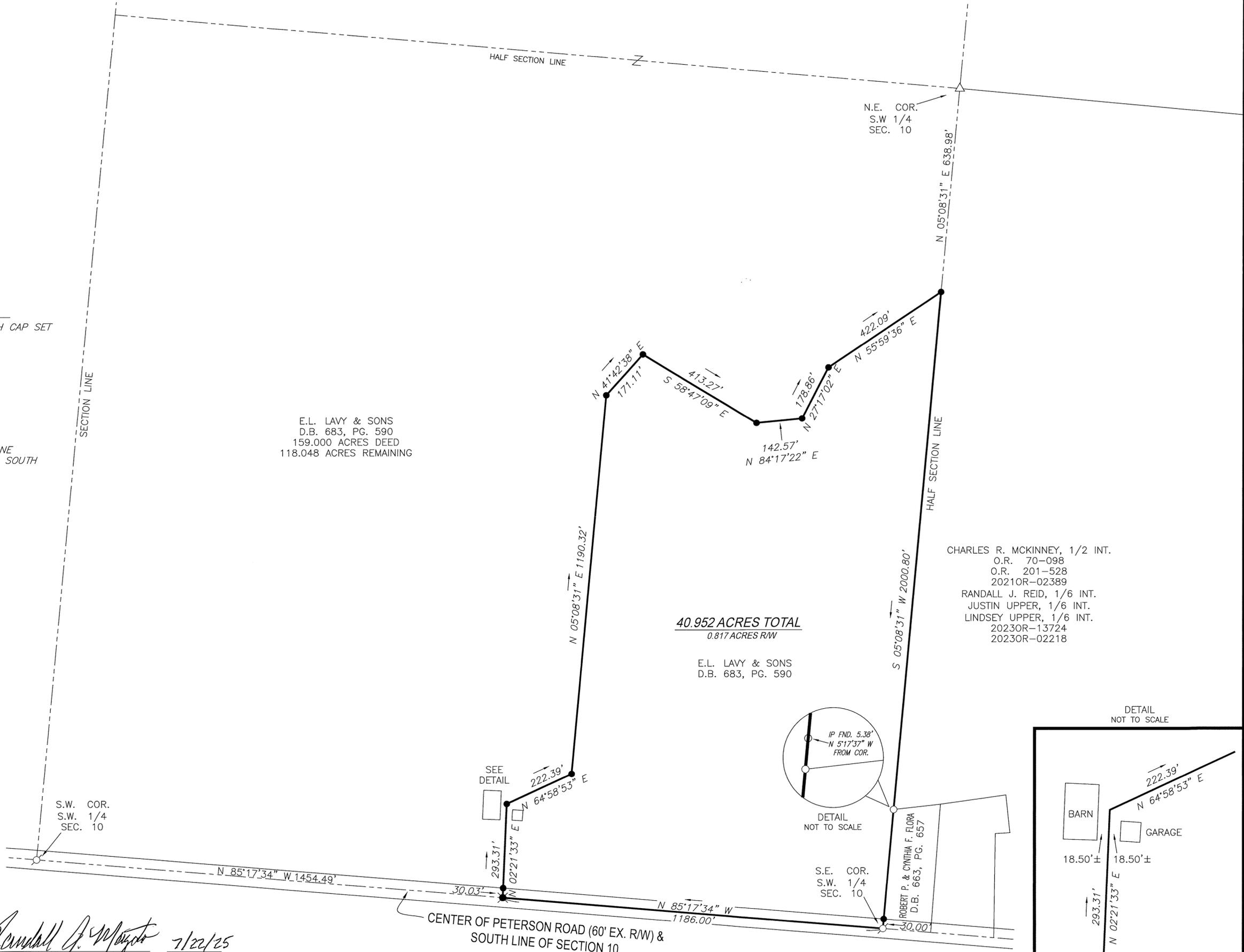
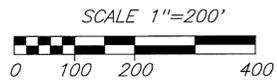
**SURVEY REFERENCES:**

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS  
 VOL. 27, PG. 96  
 VOL. 48, PG. 200  
 VOL. 61, PG. 134  
 VOL. 62, PG. 93

**LEGEND**

- --5/8" X 30" REBAR WITH CAP SET
- --IRON PIN FOUND
- ✱ --GIN SPINDLE SET
- ♁ --MAG NAIL FOUND
- △ --CORNER POST FOUND

BEARINGS BASED UPON STATE PLANE  
 COORDINATES NAD 83, GEOID 12b, OHIO SOUTH  
 ZONE



**Magoto**  
 Land Surveying Ltd.

Phone: 937-418-7783; Email: magotosurvey@gmail.com  
 2723 Loy Rd., Fort Loramie, OH 45845

*Randall J. Magoto* 7/22/25  
 RANDALL J. MAGOTO DATE  
 OHIO PROFESSIONAL SURVEYOR #7768

2  
TOWN

9 BTMRS  
RANGE

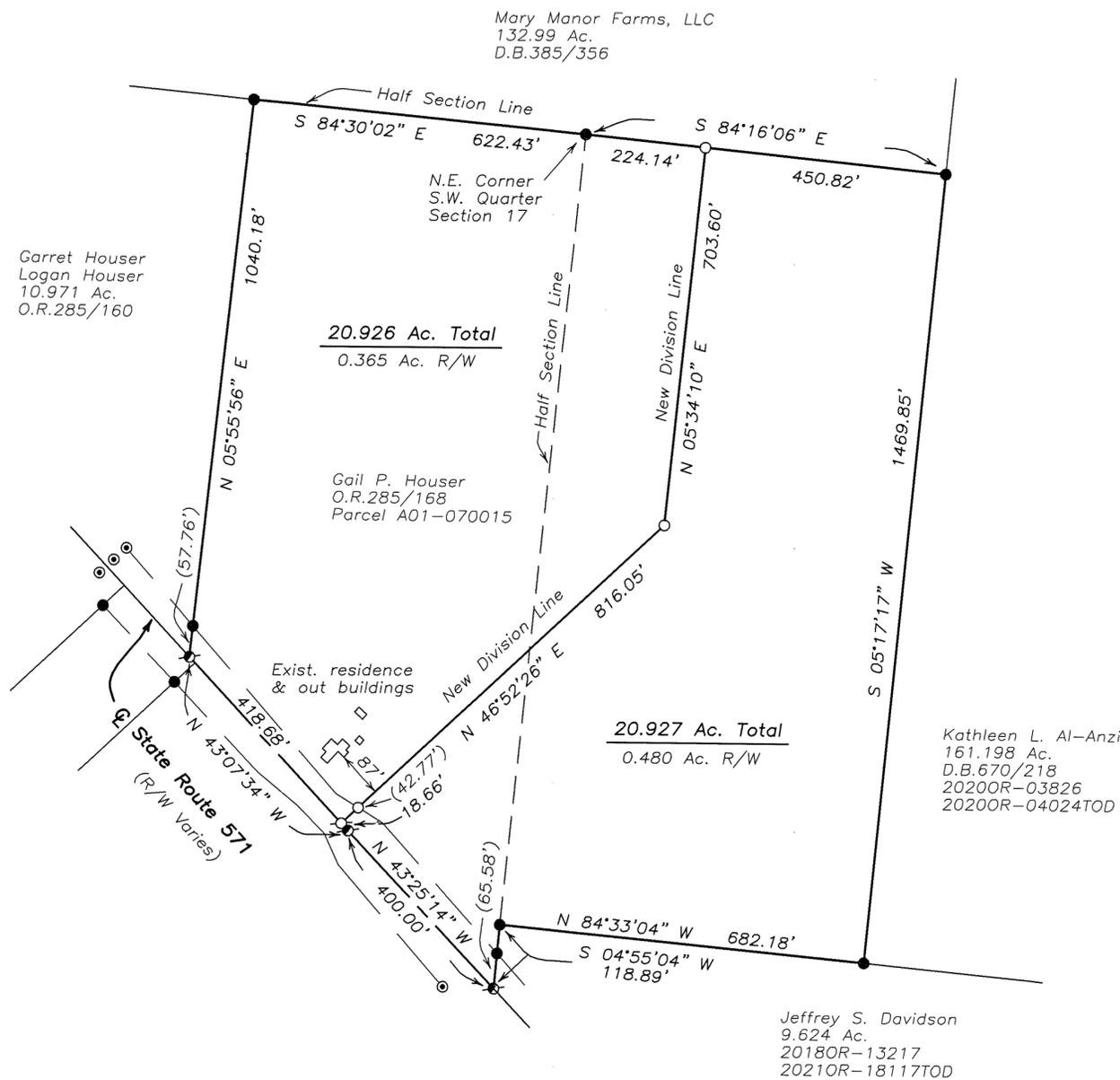
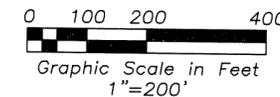
17 SW 1/4  
17 SE 1/4  
SECTION

BETHEL  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 138  
Miami County Engineer's  
Record of Land Surveys



**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
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 54, Page 25

Basis of Bearings:  
GPS State Plane Coordinate  
System, NAD83(2011) Adjustment,  
Geoid18, Ohio South Zone,  
O.D.O.T. RTN/CORS Network.

Survey split of 41.853 Ac.  
for Houser



*Michael W. Cozatt* 3/01/25  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 12225 (937) 339-2921  
File Name: C:\Jobs\2025\12225\12225survey.dwg  
Drawn by: DMC ~ Checked by: MWC

6  
TOWN

5  
RANGE

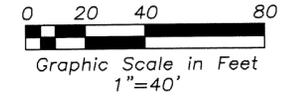
3 SE 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 139  
Miami County Engineer's  
Record of Land Surveys



'Treon' pin fd.  
0.23' north  
0.43' west

Charles R. & Linda Sue Tinnerman  
20100R-00770  
12.2224 Ac.

Lisa Renee &  
Tracey Wayne Hendricks  
20240R-08836

1.501 Ac. Total

0.151 Ac. R/W

Tract B  
0.75 Ac.  
Parcel L32-025780

Tract A  
0.75 Ac.  
Parcel L32-025770

SR Jackson Holding LLC.  
20230R-09927  
36.014 Ac.

Legend

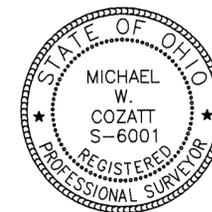
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- ⊗ Mag Nail Set over gin spindle
- ⊗ Mag Nail Set
- ⊗ Mag Nail Found
- ⊗ R.R. Spike Found
- ⊗ Mag Spike Set
- ⊗ Mag Spike Found
- Stone Found
- ⊙ Monument Found
- ⊠ Pin in Monument Box
- ▲ Conc. Fence Post

References

Miami County Engineer's  
Record of Land Surveys  
Volume 9, Page 25  
Volume 37, Page 181

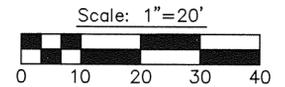
Basis of Bearings:  
GPS State Plane Coordinate  
System, NAD83(2011) Adjustment,  
Geoid12a, Ohio South Zone,  
O.D.O.T. RTN/CORS Network.

Survey combination of 2 tracts  
for Hendricks



*Michael W. Cozatt* 8/07/25  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 15025 (937) 339-2921  
File Name: C:\Jobs\2025\15025\15025survey.dwg  
Drawn by: DMC ~ Checked by: MWC



Legend

- + Cut cross set
- o 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 02, Pg. 39
  - Vol. 03, Pg. 135
  - Vol. 07, Pg. 28
  - Vol. 08, Pg. 128
  - Vol. 09, Pg. 133
  - Vol. 19, Pg. 66
  - Vol. 19, Pg. 132
- Miami County Engineer's Record of Lot Surveys

Basis of Bearings

The bearings are based on the east line of Cherry Street, bearing N 30° 45' 19" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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. Inlot 44 and Pt. Inlot 59 in the City of Troy for Dan Burns.

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.



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

*8/09/25*  
Date

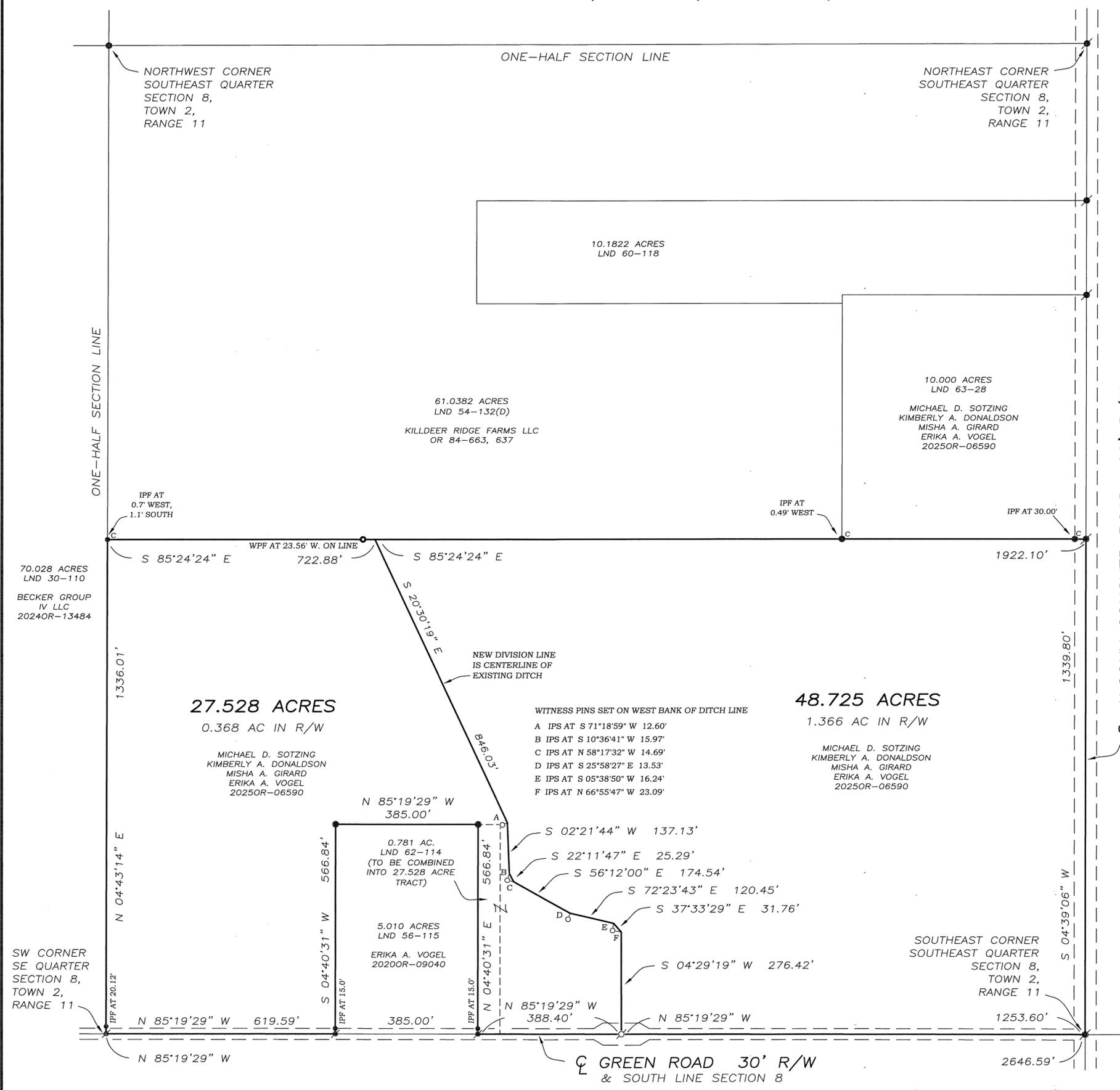
PREPARED BY:

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 10325 Ph. (937) 339-2921



LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 8, TOWN 2, RANGE 11, SOUTHEAST QUARTER

VOLUME 63 PAGE 141  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

- CAPPED IRON PIN SET
- ⊗ MAG NAIL SET
- MAG NAIL FOUND
- IRON PIN FOUND
- CAPPED IRON PIN FOUND
- WOOD POST FOUND

REFERENCES

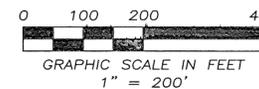
RECORDS USED TO PREPARE SURVEY:

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 30, PAGE 110  
VOLUME 54, PAGE 132(D)  
VOLUME 56, PAGE 115  
VOLUME 60, PAGE 118  
VOLUME 62, PAGE 114  
VOLUME 63, PAGE 28

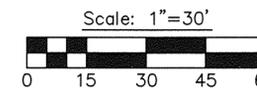
MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 24, PAGE 86  
DEEDS AS SHOWN HEREON

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



AUGUST 2, 2025	SURVEY OF 2 TRACTS FOR THE SOTZING FAMILY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>



**Legend**

- Iron pin found
- ✱ R.R. spike found
- △ Iron pipe found
- ⊘ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

**References**

- Vol. 10, Pg. 89 } Miami County Engineer's Record of Lot Surveys
  - Vol. 13, Pg. 74 } Miami County Engineer's Record of Land Surveys
  - Vol. 13, Pg. 180 } Miami County Engineer's Record of Land Surveys
  - Vol. 24, Pg. 37 } Miami County Engineer's Record of Land Surveys
  - Vol. 57, Pg. 198 } Miami County Engineer's Record of Land Surveys
  - Vol. 59, Pg. 125 } Miami County Engineer's Record of Land Surveys
  - P.B. 01, PG. 53 } Miami County Recorder's Plat Records
  - P.B. 02, PG. 03 } Miami County Recorder's Plat Records
  - P.B. 03, PG. 53 } Miami County Recorder's Plat Records
- MCD NOTES 50253, 50254, 50255 & 10682

**Basis of Bearings**

The bearings are based on the north line of Riverside Drive, bearing S 00° 32' 21" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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. 1113, Piqua for the Hutton Family.

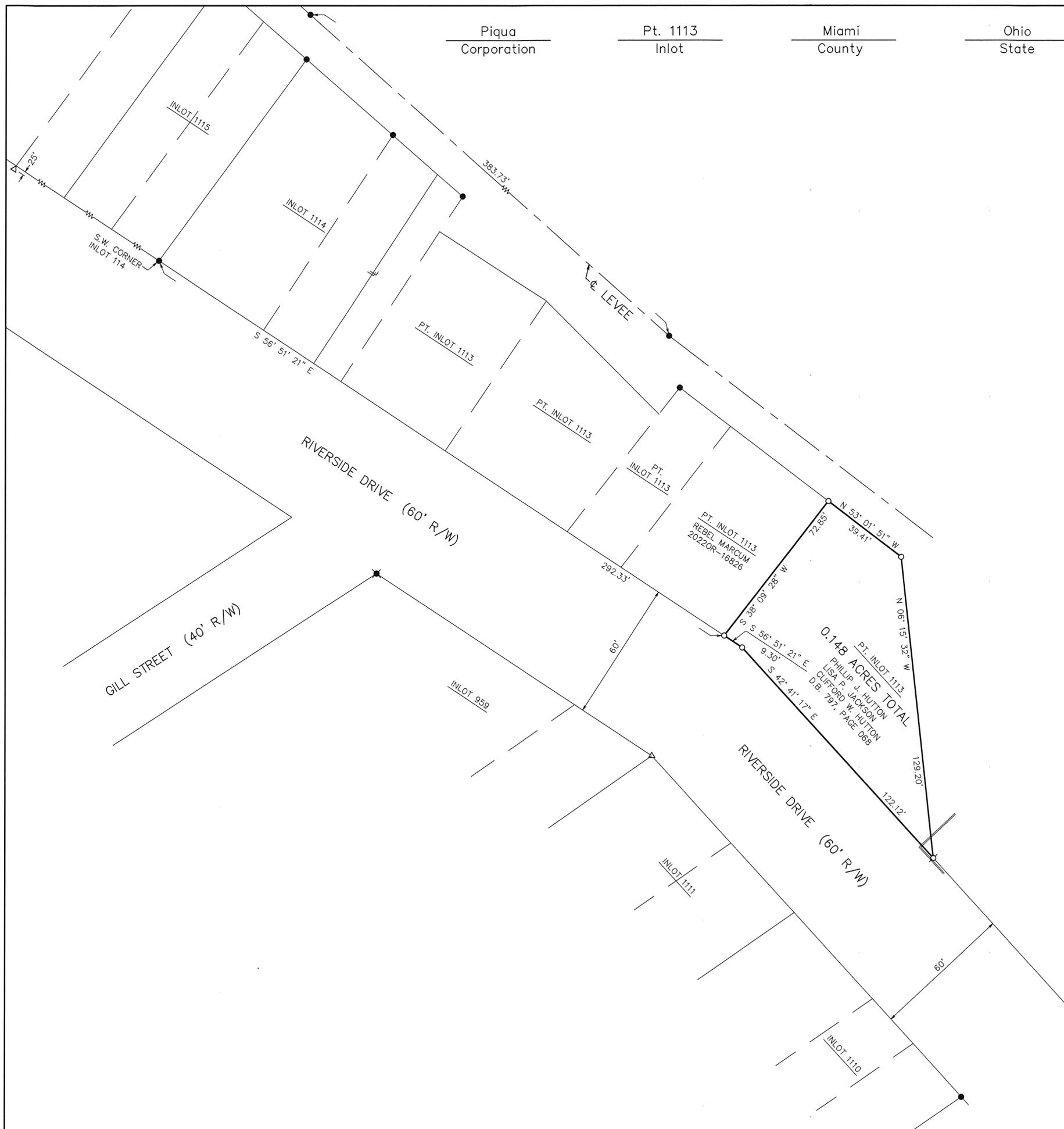
**Surveyor's Certification**

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.



*Michael W. Cozatt* 01/25  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 14725 Ph. (937) 339-2921



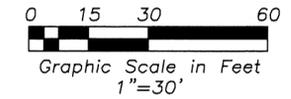
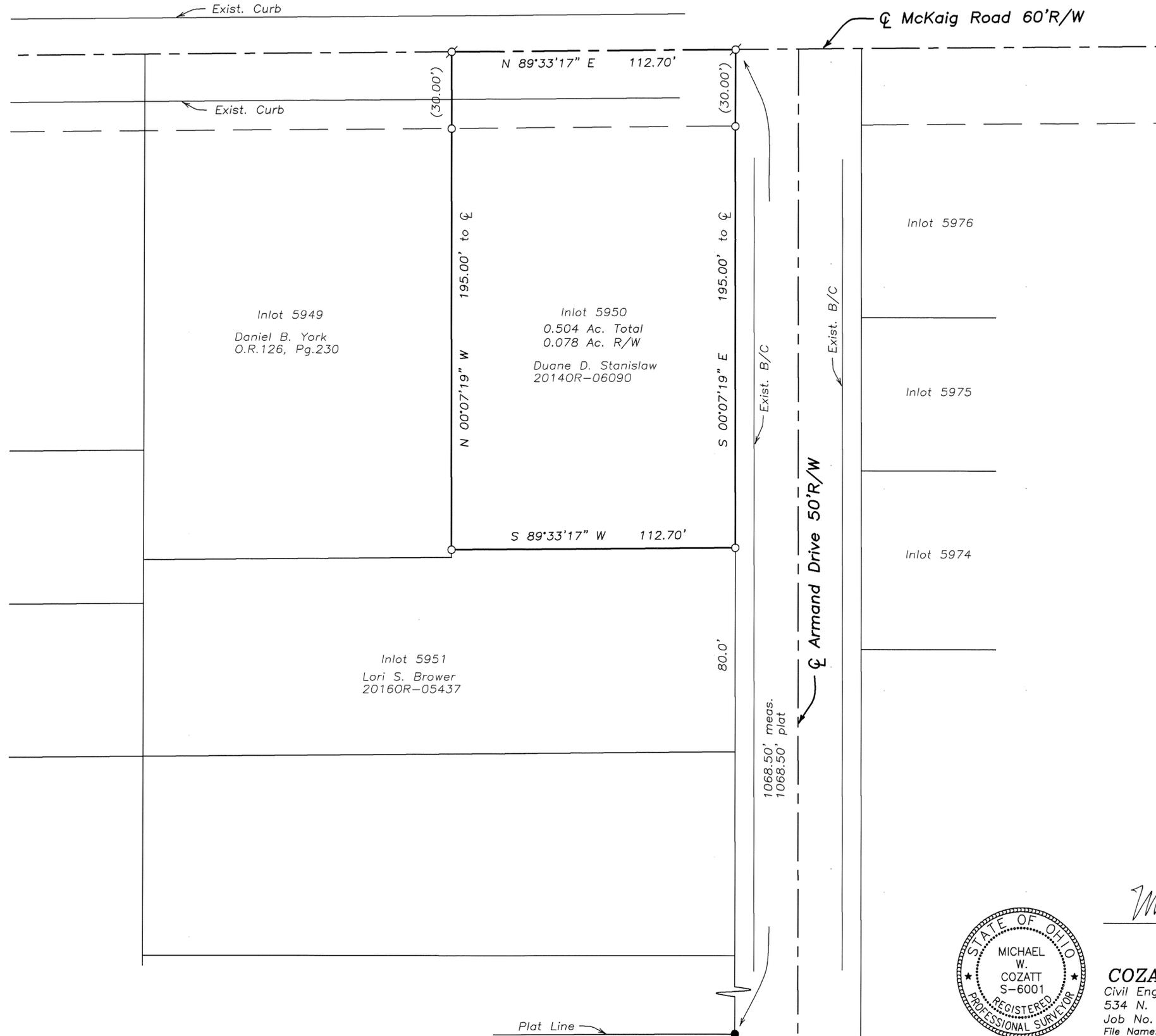
TROY  
CORPORATION

5950  
INLOT

S.W. 140  
TAX MAP

Volume 63 Page 143  
Miami County Engineer's  
Record of Land Surveys

Note: Curbs in this area of McKaig Road  
are not centered on right-of-way.



**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
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box

**References**

- Miami County Recorder's Plat Records
  - Plat Book 5, Page 18
  - Plat Book 10, Page 68
  - Plat Book 24, Page 8
- Miami County Engineer's Record of Land Surveys
  - Volume 13, Page 173
  - Volume 15, Page 192

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

Survey of Lot 5950  
for Duane Stanislaw

*Michael W. Cozatt* 8/12/25

MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
 Civil Engineer 534 N. Elm St. Suite C Troy, OH 45373  
 Land Surveyor (937) 339-2921  
 Job No. 25820  
 File Name: C:\JOBS\2020\25820survey.dwg  
 Drawn by: DMC ~ Checked by: MWC

Paul P. Huelshamp P.E. P.S.  
 Miami County Engineer

*PH* 8/13/25  
 Deputy Date

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 NAIL FOUND	MAG 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

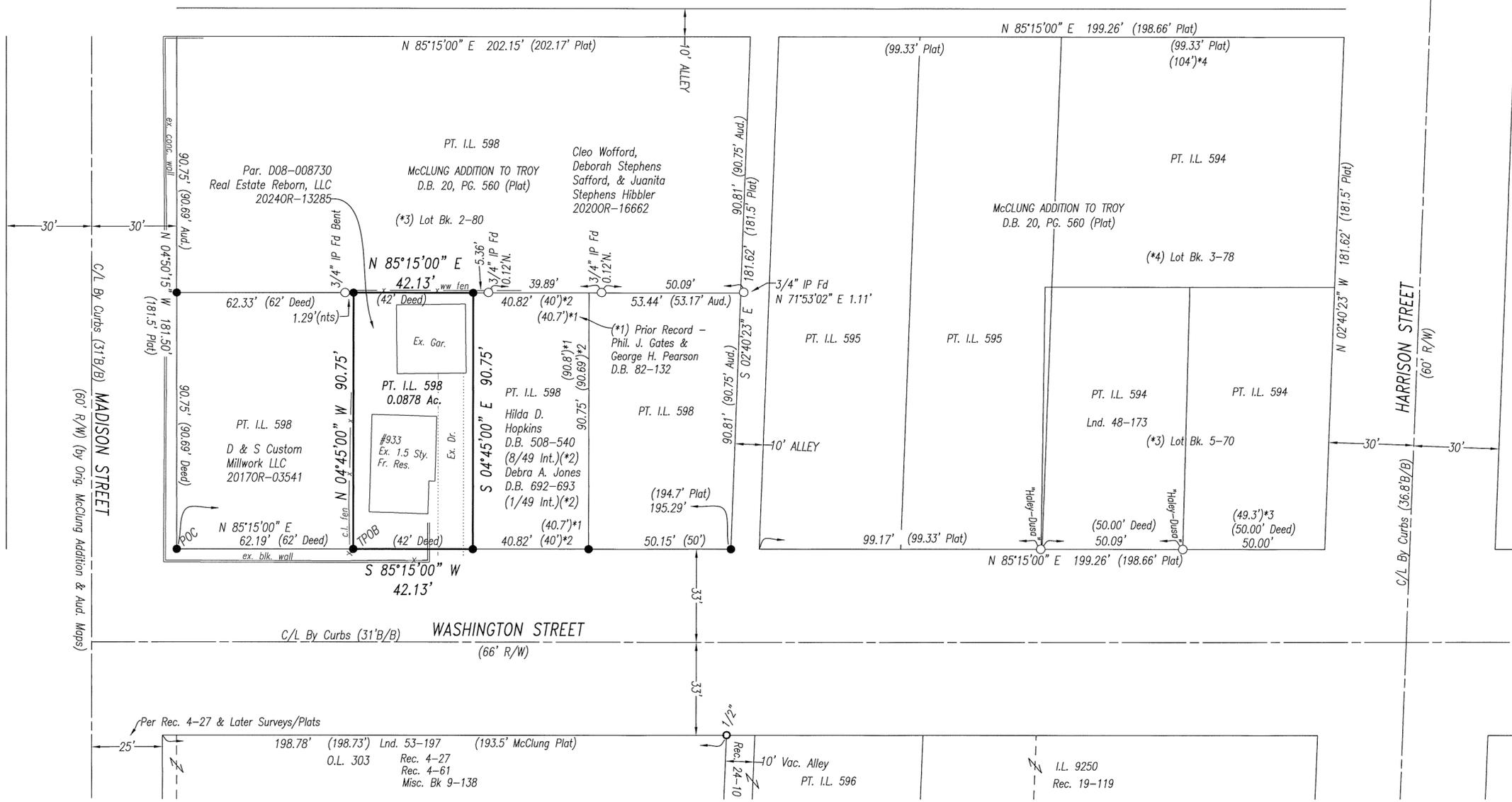
NOTE: ALL FOUND IRON PINS ARE #5 REBAR IN GOOD CONDITION UNLESS NOTED.  
 NOTE: ALL FOUND IRON PIPES ARE 3/4" I.D. IN GOOD CONDITION UNLESS NOTED.  
 NOTE: ALL SET IRON PINS ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.

REFERENCES:  
 DEEDS: AS SHOWN  
 RECORD PLATS: AS SHOWN  
 SURVEYS: 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.

ABBREVIATIONS:  
 Brkn. MONUMENT BROKEN OFF  
 D.B. DEED BOOK-PAGE  
 C/L CENTERLINE  
 C.L. FEN CHAIN-LINK FENCE  
 I.L. INLOT  
 LND. LAND SURVEY VOL.-PAGE  
 LOT BK LOT SURVEY BOOK-PAGE  
 NTS NOT TO SCALE  
 OR OFFICIAL RECORD VOL.-PAGE  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 P.B. PLAT BOOK-PAGE  
 REC. RECORD PLAT-PAGE  
 REM. REMAINDER  
 SEC. SECTION  
 SUR. SURVEY  
 TPOB TRUE POINT OF BEGINNING  
 R/W RIGHT-OF-WAY  
 INT. W.W. FEN. INTERMITTENT WOVEN-WIRE FENCE GENERALLY ALONG LINE

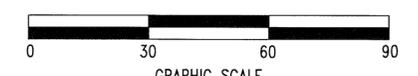


CERTIFICATION:

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* 8/13/2025  
 LUIS G. RIANCHO DATE  
 REGISTERED SURVEYOR OF OHIO NO. 5287

BASIS OF BEARING: S 85°15'00" W FOR THE NORTH LINE OF WASHINGTON STREET FROM McCLUNG ADDITION TO TROY, D.B. 20, PG. 560, ALSO SHOWN ON LOT SUR. VOL. 5, PG. 70 AND LND. 48-173.



CLIENT: REAL ESTATE REBORN, LLC  
 DATE OF SURVEY: AUG. 2025

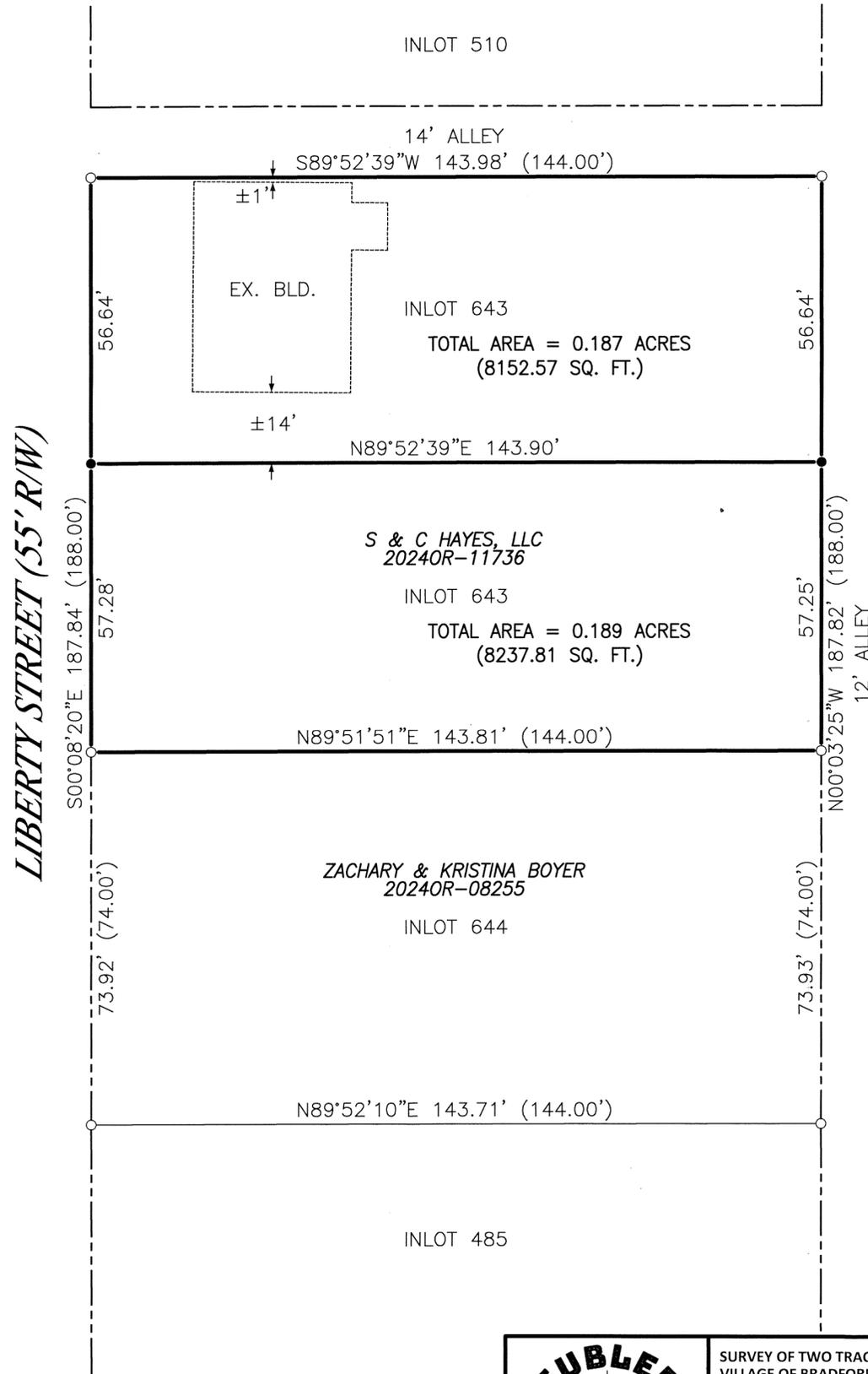
PREPARED BY: **LGR** LUIS G. RIANCHO & ASSOCIATES, INC.  
 SURVEYING  
 JOB # 25047 AUG. 2025  
 DRAWING NAME 25047POS PLOT DATE 08-13-2025

TEL 937 836-1585  
 FAX 937 836-9974  
 LGRIANCHO@WOH.RR.COM  
 140 WEST WENGER ROAD ENGLEWOOD, OHIO 45322-2727

PLAT OF SURVEY  
INLOT 643  
VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO

VOLUME 63 PAGE 145

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



REFERENCES

- M.C.R. RECORD OF PLAT BOOKS  
 PLAT BOOK 3 PAGE 46  
 PLAT BOOK 3 PAGE 54  
 PLAT BOOK 3 PAGE 91  
 PLAT BOOK 12 PAGE 130  
 PLAT BOOK 30 PAGE 8  
 M.C.E. RECORD OF LOT SURVEYS  
 VOLUME 7 PAGE 42  
 VOLUME 9 PAGE 163  
 VOLUME 17 PAGE 130

LEGEND

- IRON PIN SET #5
- IRON SPIKE FOUND
- ⊗ REBAR ±30" LONG
- ⊗ MAG NAIL FOUND
- ⊗ IRON SPIKE SET
- CORNER POST FOUND
- ⊗ MAG NAIL SET
- △ CORNER STONE FD.
- ⊗ CROSS NOTCH SET
- ( ) CALLED DIMENSION
- IRON PIN FOUND
- — — ROAD CENTERLINE
- ⊗ IRON PIPE FOUND
- — — EX. R/W
- ⊗ R/W MONUMENT FD.
- — — PROPERTY LINE OF TRACT BEING SURVEYED

NOTES:

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

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

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 MONUMENTS IS OR WILL BE SET AS SHOWN.

ACCEPTED BY THE PLANNING COMMISSION OF BRADFORD, OHIO.

*Don W. Gump* 8/12/2025  
CHAIRMAN DATE:

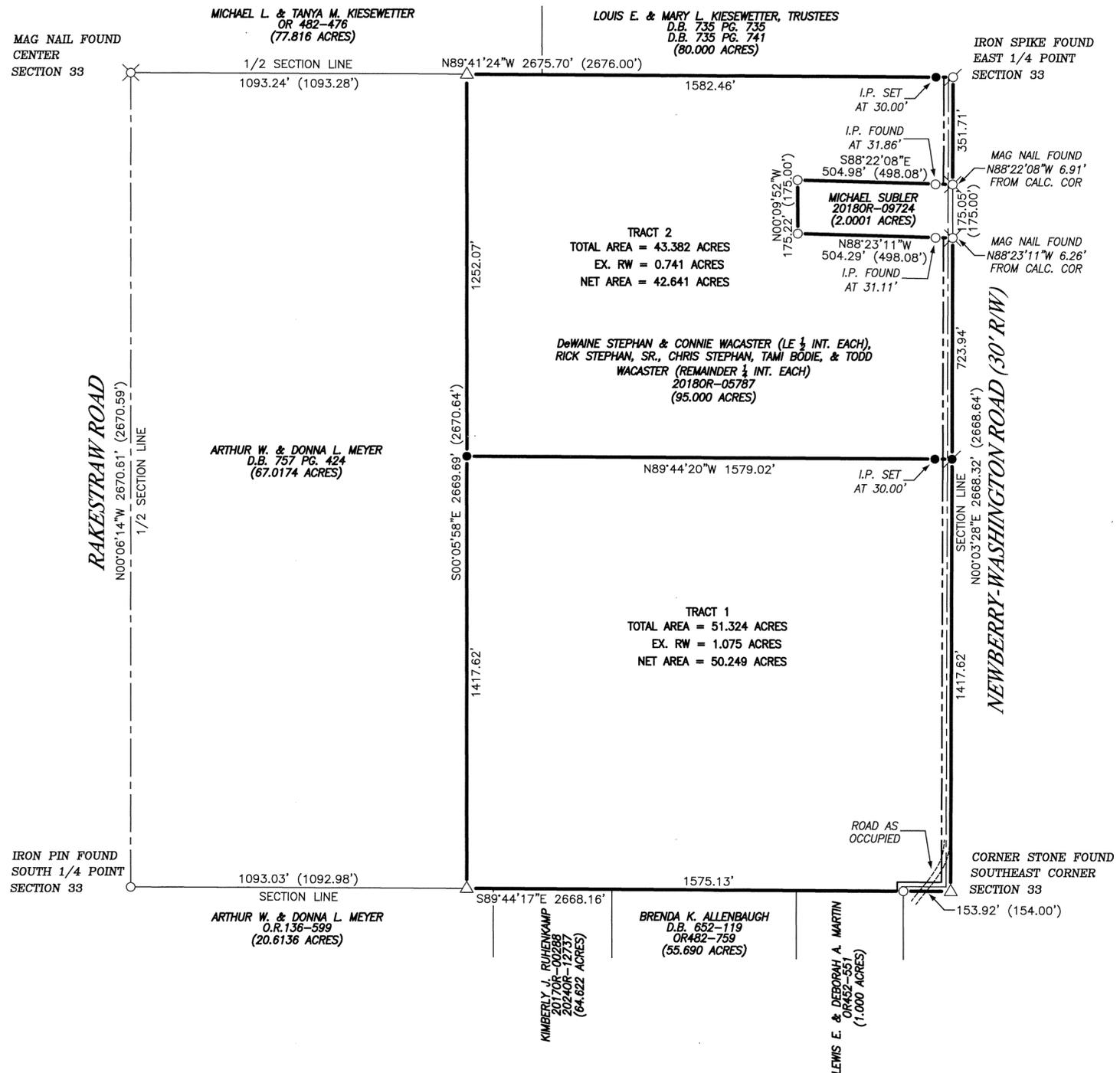
BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).

	SURVEY OF TWO TRACTS INLOT 643 IN THE VILLAGE OF BRADFORD FOR SHAUN HAYES SITE ADDRESS: 308 LIBERTY ST. BRADFORD, OH. DATE: 7/22/2025 DRAWING NO.: 25-044		SURVEYED BY:  <i>Jacob D. Subler</i> JACOB D. SUBLER REG. SURVEYOR #8910 DATE: 7-22-2025
	GRAPHIC SCALE 		

PLAT OF SURVEY  
S.E. 1/4 SECTION 33, TOWN 9, RANGE 5  
NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 63 PAGE 146

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



REFERENCES

M.C.E. RECORD OF LAND SURVEYS:  
VOLUME 48 PAGE 158  
VOLUME 45 PAGE 105  
VOLUME 3 PAGE 389  
VOLUME 43 PAGE 86  
VOLUME 4 PAGE 83  
VOLUME 47 PAGE 197  
VOLUME 13 PAGE 67  
ROAD RECORD:  
VOLUME 6 PAGE 218

LEGEND

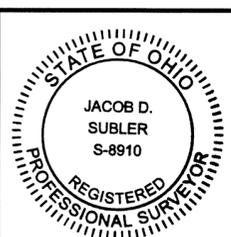
- IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP
- ⊙ IRON SPIKE SET
- ⊗ MAG NAIL SET
- ⊠ CROSS NOTCH SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊠ R/W MONUMENT FD.
- ⊙ IRON SPIKE FOUND
- ⊗ MAG NAIL FOUND
- CORNER POST FOUND
- △ CORNER STONE FD.
- ( ) CALLED DIMENSION
- — — ROAD CENTERLINE
- - - EX. R/W
- — — PROPERTY LINE OF TRACT BEING SURVEYED

NOTES:  
OCCUPATION STATEMENT:  
OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.  
NOTES:  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

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 MONUMENTS IS OR WILL BE SET AS SHOWN.



SURVEY OF TWO TRACTS SECTION 33 FOR  
CONNIE WACASTER  
SITE ADDRESS:  
10290 NEWBERRY ROAD  
DATE: 8/05/2025 DRAWING NO.: 25-049  
GRAPHIC SCALE  
0' 150' 300'  
1" = 300'



SURVEYED BY:  
*Jacob D. Subler*  
JACOB D. SUBLER  
REG. SURVEYOR #8910  
DATE: 8-05-2025

BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).

1  
TOWN

11 BTMRS  
RANGE

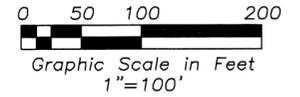
9 NW 1/4  
SECTION

STAUNTON  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 147  
Miami County Engineer's  
Record of Land Surveys



**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
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 5, Page 139  
Volume 36, Page 177  
Volume 59, Page 71

Basis of Bearings:  
GPS State Plane Coordinate  
System, NAD83(2011) Adjustment,  
Geoid18, Ohio South Zone,  
O.D.O.T. RTN/CORS Network.

Survey of 5 Ac.  
for Republic Title



Kenneth & Marsha DeWeese  
2023OR-10643  
36.2202 Ac.

**5.000 Ac. Total**  
0.284 Ac. R/W

Chad A. & Meagan C. Chalfant  
2022OR-14000

Melvyn & Marilyn Roeth  
D.B.533, Pg.885  
2022OR-01096 TOD  
143.234 Ac.

Section 15

Section 9

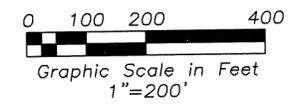
Line Established per L.S.V. 36, Pg. 177  
West Line Section 9



*Michael W. Cozatt* 8/12/25  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 15625 (937) 339-2921  
File Name: C:\Jobs\2025\15625survey.dwg  
Drawn by: DMC ~ Checked by: MWC

6 TOWN 5 RANGE 3 SE 1/4 SECTION UNION TOWNSHIP MIAMI COUNTY OHIO STATE



**Legend**

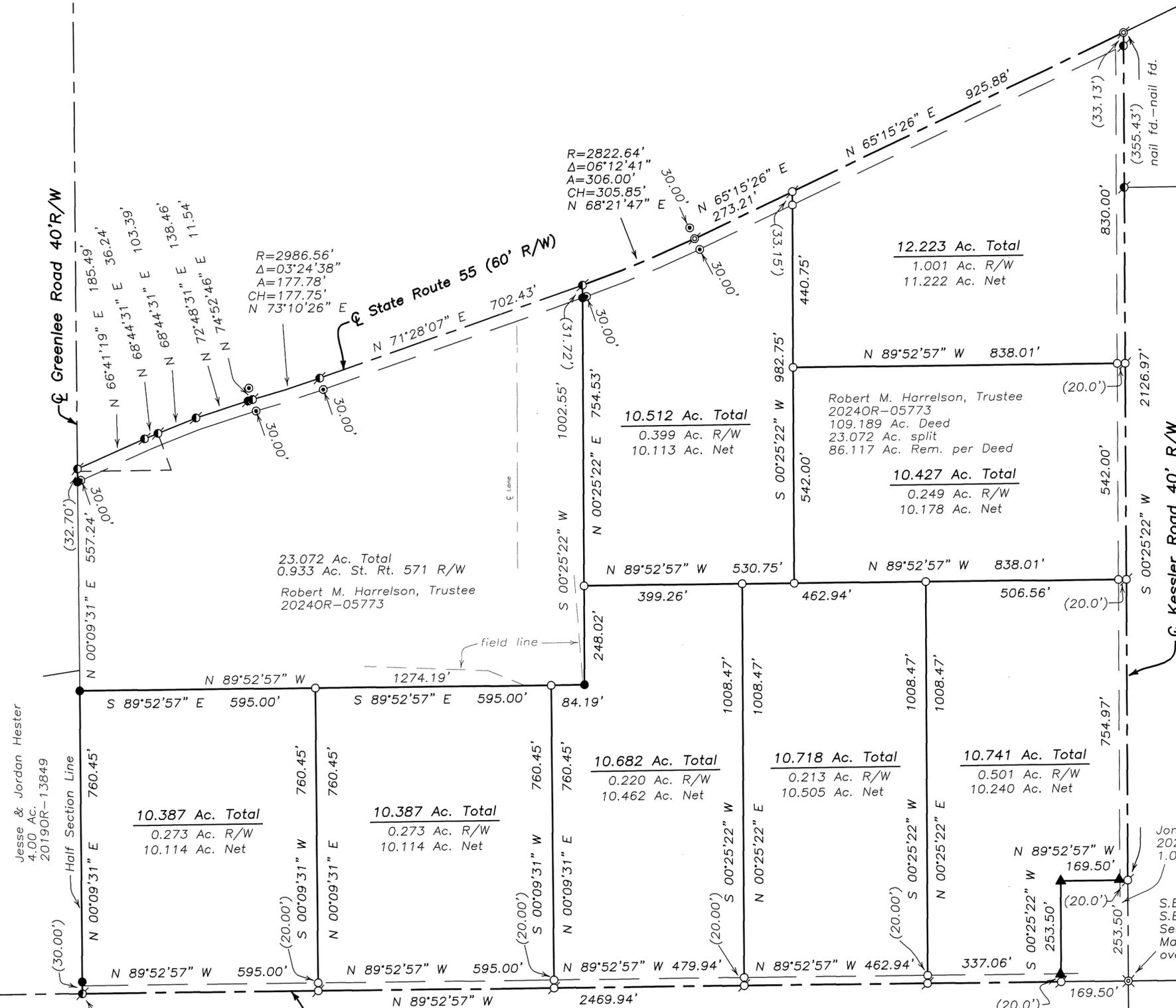
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- ⊗ Mag Nail Set over gin spindle
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Mag Spike Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- ▲ Conc. Fence Post

**References**

Miami County Engineer's  
 Record of Land Surveys  
 Volume 37, Page 179  
 Volume 63, Page 124

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

Survey split of multiple tracts  
 for Rob Harrelson, Trustee



Jesse & Jordan Hester  
 4.00 Ac.  
 2019OR-13849

**10.387 Ac. Total**  
 0.273 Ac. R/W  
 10.114 Ac. Net

**10.387 Ac. Total**  
 0.273 Ac. R/W  
 10.114 Ac. Net

**10.682 Ac. Total**  
 0.220 Ac. R/W  
 10.462 Ac. Net

**10.718 Ac. Total**  
 0.213 Ac. R/W  
 10.505 Ac. Net

**10.741 Ac. Total**  
 0.501 Ac. R/W  
 10.240 Ac. Net

**10.512 Ac. Total**  
 0.399 Ac. R/W  
 10.113 Ac. Net

**10.427 Ac. Total**  
 0.249 Ac. R/W  
 10.178 Ac. Net

**12.223 Ac. Total**  
 1.001 Ac. R/W  
 11.222 Ac. Net

Robert M. Harrelson, Trustee  
 2024OR-05773  
 109.189 Ac. Deed  
 23.072 Ac. split  
 86.117 Ac. Rem. per Deed

23.072 Ac. Total  
 0.933 Ac. St. Rt. 571 R/W  
 Robert M. Harrelson, Trustee  
 2024OR-05773

Jon P. Baker  
 2021OR-01821  
 1.00 Ac.

S.E. Corner  
 S.E. Quarter  
 Section 3  
 Mag spike  
 over spike

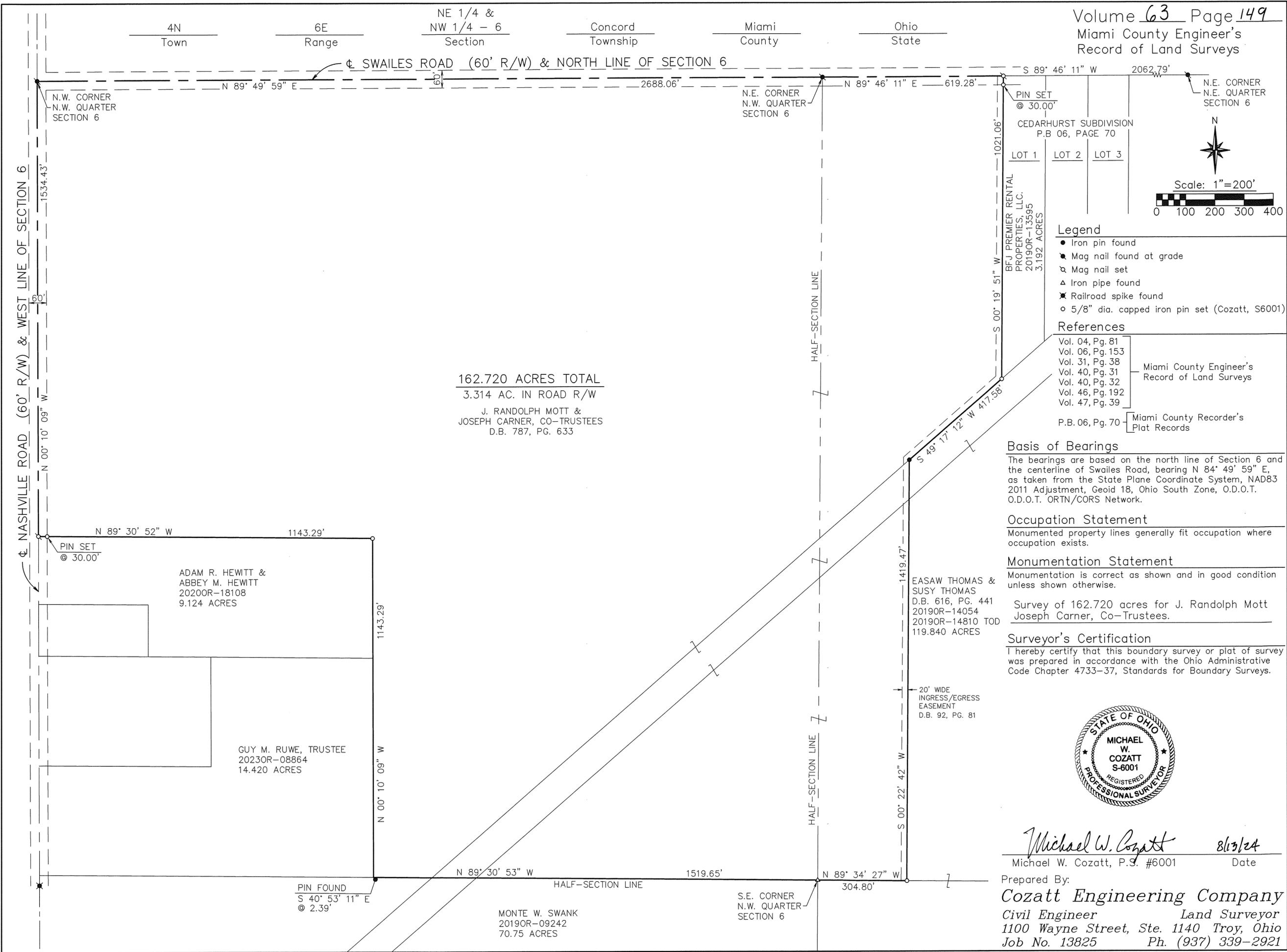
S.W. Corner  
 S.E. Quarter  
 Section 3  
 Mag nail fd.



*Michael W. Cozatt* 8/15/25  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 1100 Wayne St. Suite 1140 Troy, OH 45373  
 Job No. 09025 (937) 339-2921  
 File Name: C:\Jobs\2025\09025surveylots.dwg  
 Drawn by: DMC ~ Checked by: MWC

4N Town      6E Range      NE 1/4 & NW 1/4 - 6 Section      Concord Township      Miami County      Ohio State



**162.720 ACRES TOTAL**  
 3.314 AC. IN ROAD R/W  
 J. RANDOLPH MOTT &  
 JOSEPH CARNER, CO-TRUSTEES  
 D.B. 787, PG. 633

ADAM R. HEWITT &  
 ABBEY M. HEWITT  
 20200R-18108  
 9.124 ACRES

GUY M. RUWE, TRUSTEE  
 20230R-08864  
 14.420 ACRES

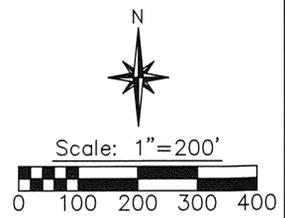
MONTE W. SWANK  
 20190R-09242  
 70.75 ACRES

PIN SET  
 @ 30.00'

CEDARHURST SUBDIVISION  
 P.B. 06, PAGE 70

LOT 1    LOT 2    LOT 3

BFJ PREMIER RENTAL  
 PROPERTIES, L.L.C.  
 20190R-13595  
 3.192 ACRES



**Legend**

- Iron pin found
- ⊙ Mag nail found at grade
- ⊗ Mag nail set
- ▲ Iron pipe found
- ✱ Railroad spike found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

**References**

- Vol. 04, Pg. 81
  - Vol. 06, Pg. 153
  - Vol. 31, Pg. 38
  - Vol. 40, Pg. 31
  - Vol. 40, Pg. 32
  - Vol. 46, Pg. 192
  - Vol. 47, Pg. 39
- Miami County Engineer's  
Record of Land Surveys
- P.B. 06, Pg. 70 Miami County Recorder's  
Plat Records

**Basis of Bearings**

The bearings are based on the north line of Section 6 and the centerline of Swailes Road, bearing N 84° 49' 59" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. 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 162.720 acres for J. Randolph Mott Joseph Carner, Co-Trustees.

**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.

EASAW THOMAS &  
 SUSY THOMAS  
 D.B. 616, PG. 441  
 20190R-14054  
 20190R-14810 TOD  
 119.840 ACRES

20' WIDE  
 INGRESS/EGRESS  
 EASEMENT  
 D.B. 92, PG. 81



*Michael W. Cozatt*      8/13/24  
 Michael W. Cozatt, P.S. #6001      Date

Prepared By:  
**Cozatt Engineering Company**  
 Civil Engineer      Land Surveyor  
 1100 Wayne Street, Ste. 1140 Troy, Ohio  
 Job No. 13825      Ph. (937) 339-2921

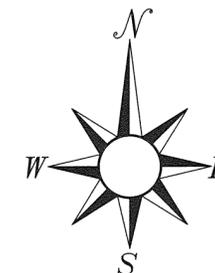
GENE A. LAUGHMAN AND  
AMY L. LAUGHMAN  
D.B. 653, PAGE 339  
D.B. 715, PAGE 65  
15.000 ACRES

GARY L. WICK AND  
CHERYL L. WICK  
D.B. 628, PAGE 890  
D.B. 630, PAGE 291  
19.420 ACRES

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

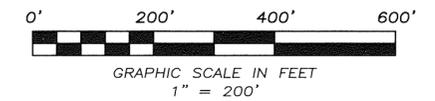
**Paul P. Huelskamp**  
MIAMI COUNTY ENGINEER

**J. Bogard** 8-22-25  
DEPUTY DATE



**LEGEND:**

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ✱ RAILROAD SPIKE FOUND
- ⊕ MAG NAIL SET
- ( ) REFERENCED DISTANCE OF RECORD



**REFERENCES:**

**LAND SURVEYS:**

- VOLUME 52, PAGE 135
- VOLUME 46, PAGE 28
- VOLUME 40, PAGE 88
- VOLUME 3, PAGE 52
- AND AS REFERENCED HEREON

**DEEDS:**

AS REFERENCED HEREON

**BASIS OF BEARING:**

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE SOUTH LINE OF SECTION 23 BEARING N 89°41'19" W.

**CERTIFICATION:**

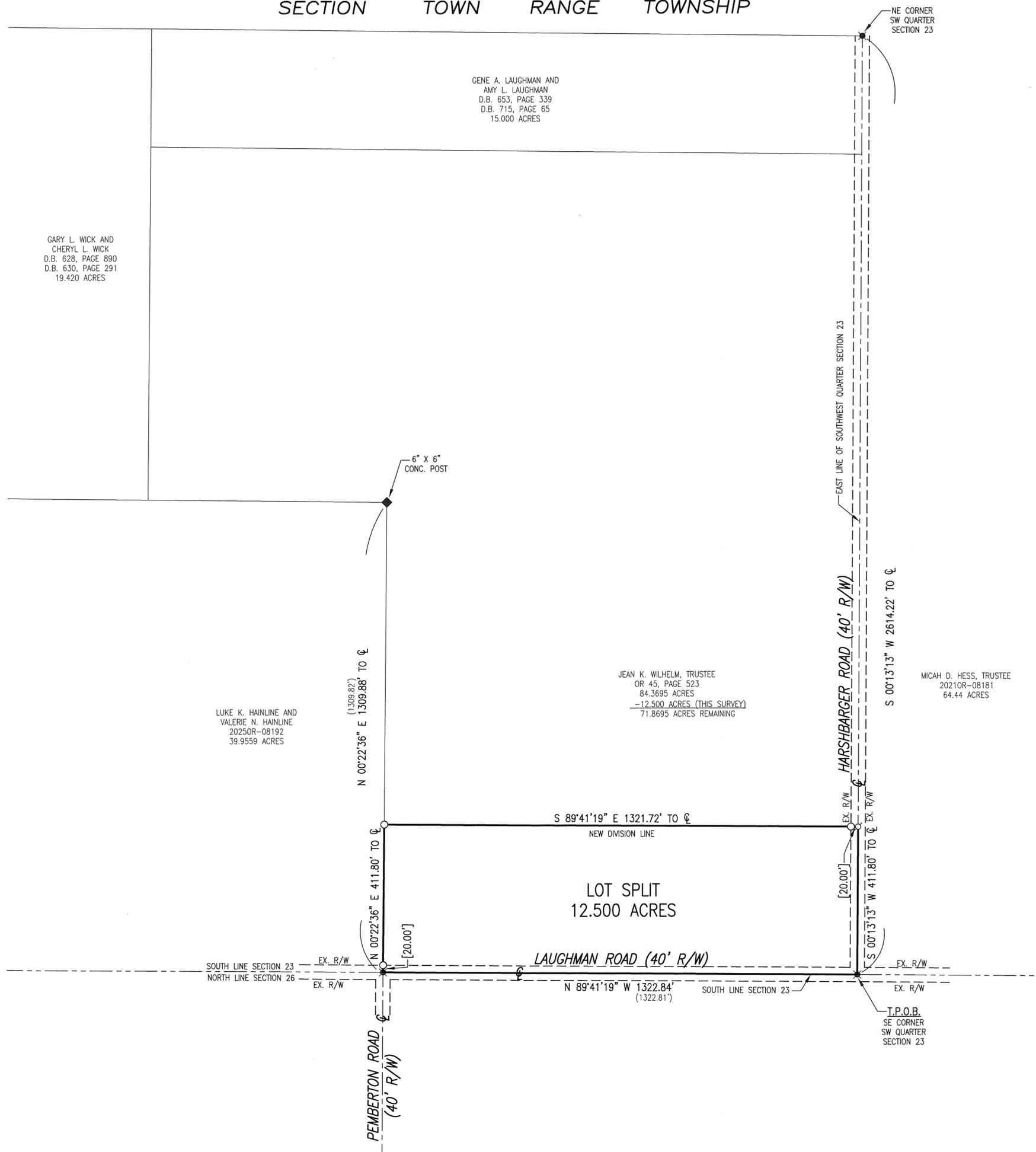
I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

*John J. Brumbaugh* 8-21-2025

JOHN J. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #8218

LOT SPLIT SURVEY OF 12.500 ACRES FOR: GENE LAUGHMAN  
LOCATED IN MIAMI COUNTY ~ DATE: 8/21/2025

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

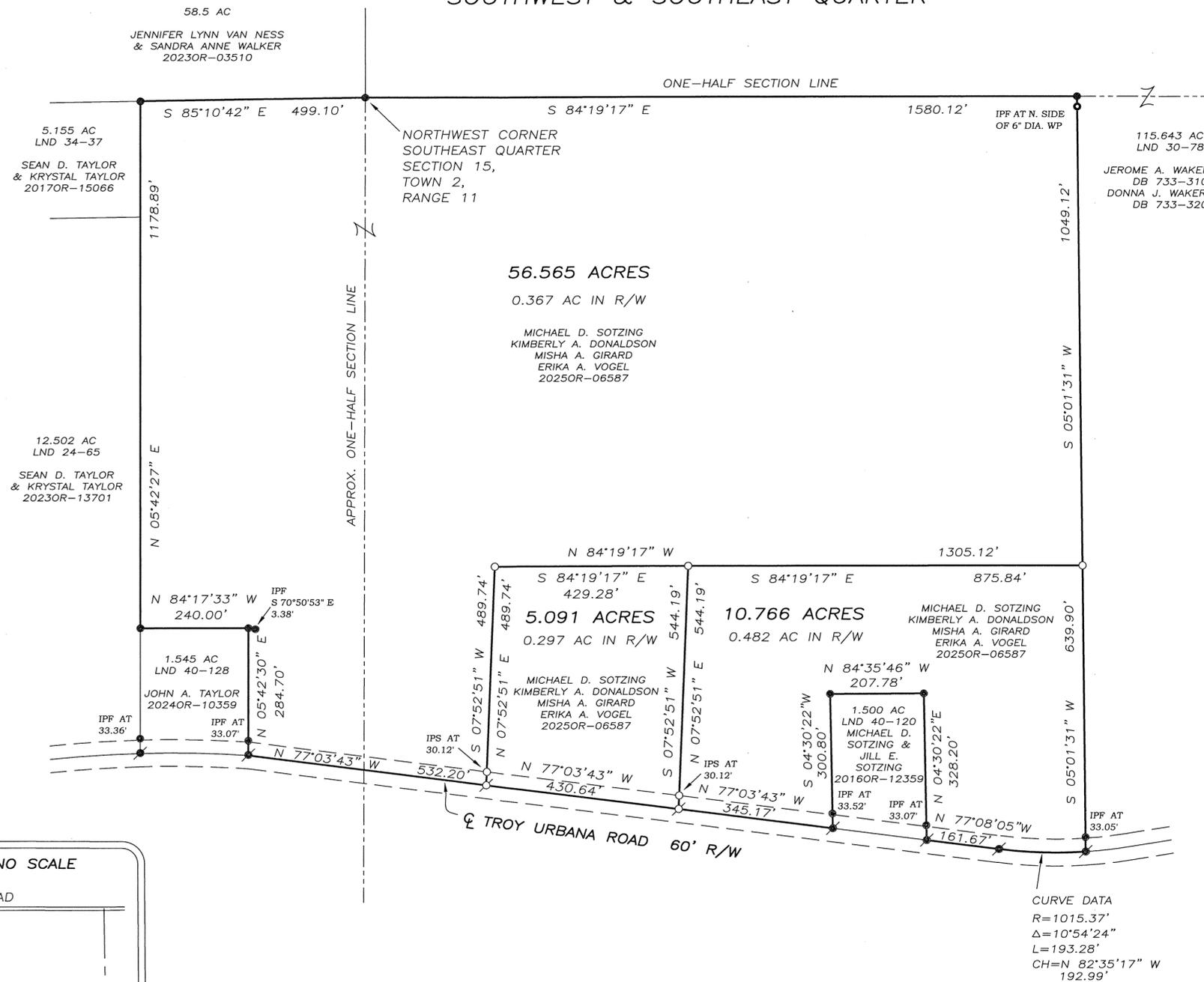


LUKE K. HAINLINE AND  
VALERIE N. HAINLINE  
2025OR-08192  
39.9559 ACRES

JEAN K. WILHELM, TRUSTEE  
OR 45, PAGE 523  
84.3695 ACRES  
-12.500 ACRES (THIS SURVEY)  
71.8695 ACRES REMAINING

MICAH D. HESS, TRUSTEE  
2021OR-08181  
64.44 ACRES

LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 15, TOWN 2, RANGE 11  
SOUTHWEST & SOUTHEAST QUARTER



LEGEND

- CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- ⊗ MAG NAIL SET
- OVER MONUMENT FOUND
- WOOD POST FOUND

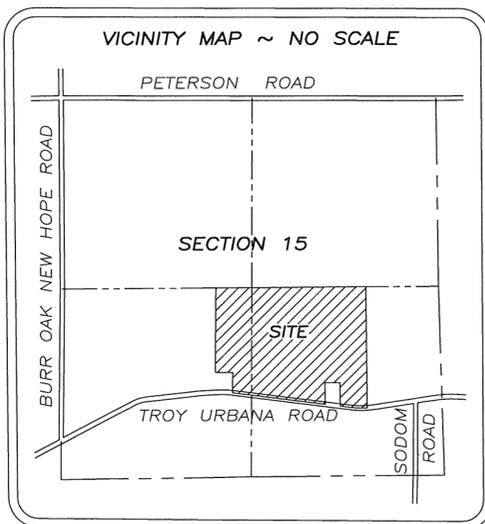
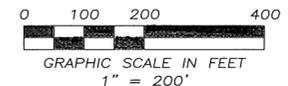
REFERENCES

RECORDS USED TO PREPARE SURVEY:

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
 VOLUME 24, PAGE 65  
 VOLUME 30, PAGE 78  
 VOLUME 34, PAGE 37  
 VOLUME 40, PAGE 120  
 VOLUME 40, PAGE 128  
 VOLUME 44, PAGE 167  
 VOLUME 46, PAGE 13  
 VOLUME 53, PAGE 90

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

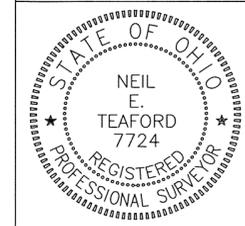


CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelstkamp**  
 MIAMI COUNTY ENGINEER  
*Jim Boyert* 8/11/25  
 DEPUTY DATE

APPROVED SUBJECT TO ZONING APPROVAL  
 BY *Gene L. Patten, REHS*  
 DATE 8/22/2025  
 MIAMI COUNTY HEALTH DISTRICT

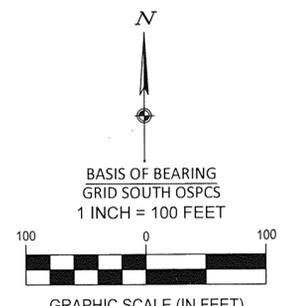
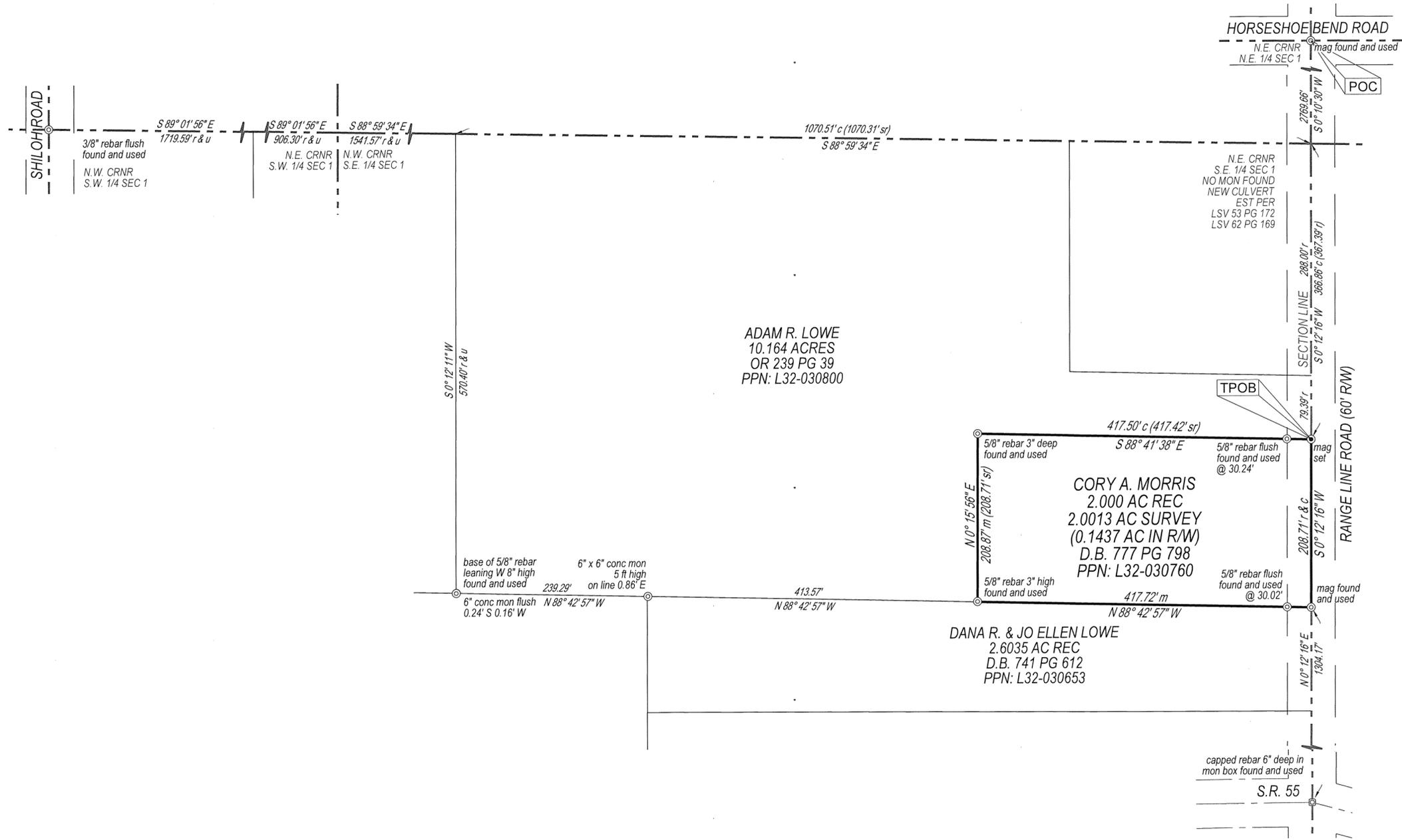
LARGE LOT DEVELOPMENT  
 APPROVED BY MIAMI COUNTY PLANNING DEPARTMENT;  
 NO PLAT REQUIRED  
*Lochman* 8/22/2025  
 DIRECTOR DATE  
 MIAMI COUNTY PLANNING COMMISSION

AUGUST 4, 2025



SURVEY OF 3 TRACTS FOR THE SOTZING FAMILY IN MIAMI COUNTY, OHIO

*Neil E. Teaford, P.S.#7724*  
 NEIL E. TEAFORD  
 5260 TROY-URBANA ROAD  
 CASSTOWN, OHIO 45312  
 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724



DEEDS AS SHOWN HEREON  
 AUDITOR'S ONLINE GIS/TAX MAPS  
 RECORD LAND SURVEY VOLUMES (LSV)  
 LSV 62-169  
 LSV 53-172  
 LSV 44-74  
 LSV 22-178  
 LSV 15-110

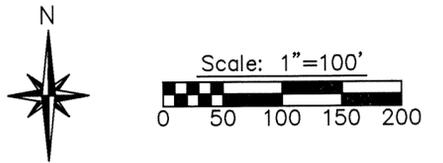
LEGEND  
 □ - MONUMENT IN BOX FOUND OR AS NOTED  
 ○ - IRON PIPE FOUND OR AS NOTED  
 ⊙ - IRON PIN FOUND OR AS NOTED  
 ● - 5/8" REBAR WITH CAP ID "EWING - 8769" SET (UNLESS OTHERWISE NOTED)

r. - RECORD  
 m. - MEASURED  
 d. - DEED  
 c. - CALCULATED  
 u. - USED  
 sr. - SURVEY RECORD  
 pr. - PRORATED



SIGNED  
 GRAHAM R. EWING, OH PS 8769  
 1852 WILLIAMS WAY  
 WOOSTER, OHIO 44691  
 PHONE 330-603-6144  
 I BELIEVE THIS SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.  
 LIABILITY LIMITED TO THE COST THEREOF.

BOUNDARY RETRACEMENT SURVEY	
GUARDIAN ASSET MANAGEMENT	
2620 S RANGE LINE ROAD SE 1/4, SEC 1, T-7, R-4 LUDLOW FALLS, OHIO 45339 UNION TOWNSHIP, MIAMI COUNTY	
SCALE: 1" = 100'	DATE: 20250807
CREW: GRE GWE	JOB NO.: 20250718
DRAWN: G. EWING	SHEET NO.:
CHECKED: G. EWING	1 OF 1



**Legend**

- 5/8" dia. Iron pin found
- ✕ R.R. spike found
- ⊘ Mag nail set
- ▲ Steel pipe post found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

**References**

- Vol. 26, Pg. 176
  - Vol. 34, Pg. 188
  - Vol. 35, Pg. 125
  - Vol. 37, Pg. 47
- Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**

The bearings are based on the west line of Section 25 and the centerline of Greenville Falls-Clayton Road, bearing N 00° 13' 10" 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.

**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.

Survey of 10.010 acres for Ben Rogers.

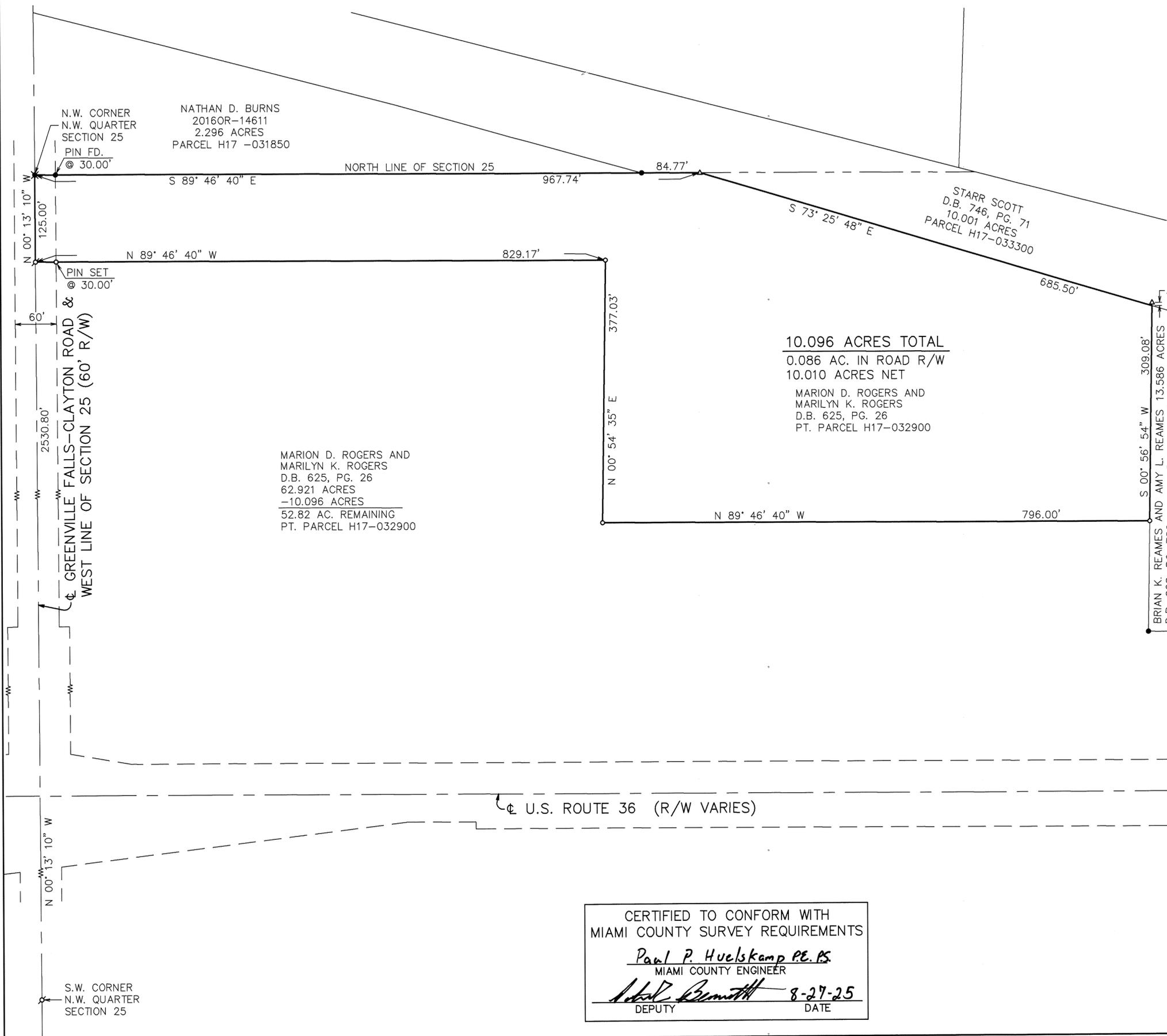
**Surveyor's Certification**

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.



*Michael W. Cozatt* 8/26/25  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer      Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 16425      Ph. (937) 339-2921



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huelskamp P.E. PS*  
MIAMI COUNTY ENGINEER

*Debra Bennett* 8-27-25  
DEPUTY DATE

S.W. CORNER  
N.W. QUARTER  
SECTION 25

CITY OF PIQUA  
MIAMI COUNTY, OHIO  
PART INLOTS 1391 & 1392

VOLUME 63 PAGE 154  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

- 5/8" DIA. CAPPED IRON PIN SET
- 5/8" DIA. IRON PIN FOUND
- × CROSS NOTCH IN CONCRETE

(50.25) PLATTED DISTANCE  
(M) MEASURED DISTANCE

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF SURVEYS:  
LOT SURVEY 2, PAGE 20  
LOT SURVEY 4, PAGE 177  
LOT SURVEY 15, PAGE 35  
LOT SURVEY 21, PAGE 107  
LOT SURVEY 23, PAGE 68  
LAND SURVEY 54, PAGE 130

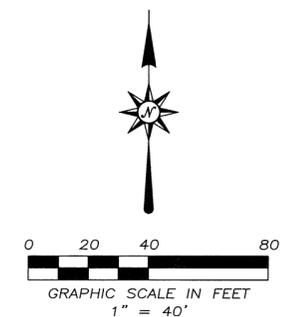
MIAMI COUNTY RECORDER'S  
PLAT RECORDS:  
BOOK 1, PAGE 162

MIAMI COUNTY RECORDER'S  
RECORDS OF DEEDS:  
BOOK 498, PAGE 604  
BOOK 615, PAGE 816  
BOOK 745, PAGE 51

OFFICIAL RECORDS:  
OR BOOK 66, PAGE 824  
OR BOOK 289, PAGE 650  
DEEDS AS SHOWN HEREON

THE BASIS OF BEARING IS NORTH 00°00'00" WEST  
ON THE EAST SIDE OF WEBER STREET AND ON THE  
WEST LINE OF THE PROPERTY BEING SURVEYED, AS  
PER LAND SURVEY VOLUME 54 PAGE 130

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Hveishamp PE, PS.**  
MIAMI COUNTY ENGINEER  
*Paul P. Hveishamp* 8/28/2025  
DEPUTY DATE



SURVEY FOR THE ESTATE OF VIOLA DEAL  
IN MIAMI COUNTY, OHIO ~ AUGUST 20, 2025

STATE OF OHIO  
THOMAS R. ZECHMAN  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR  
7077

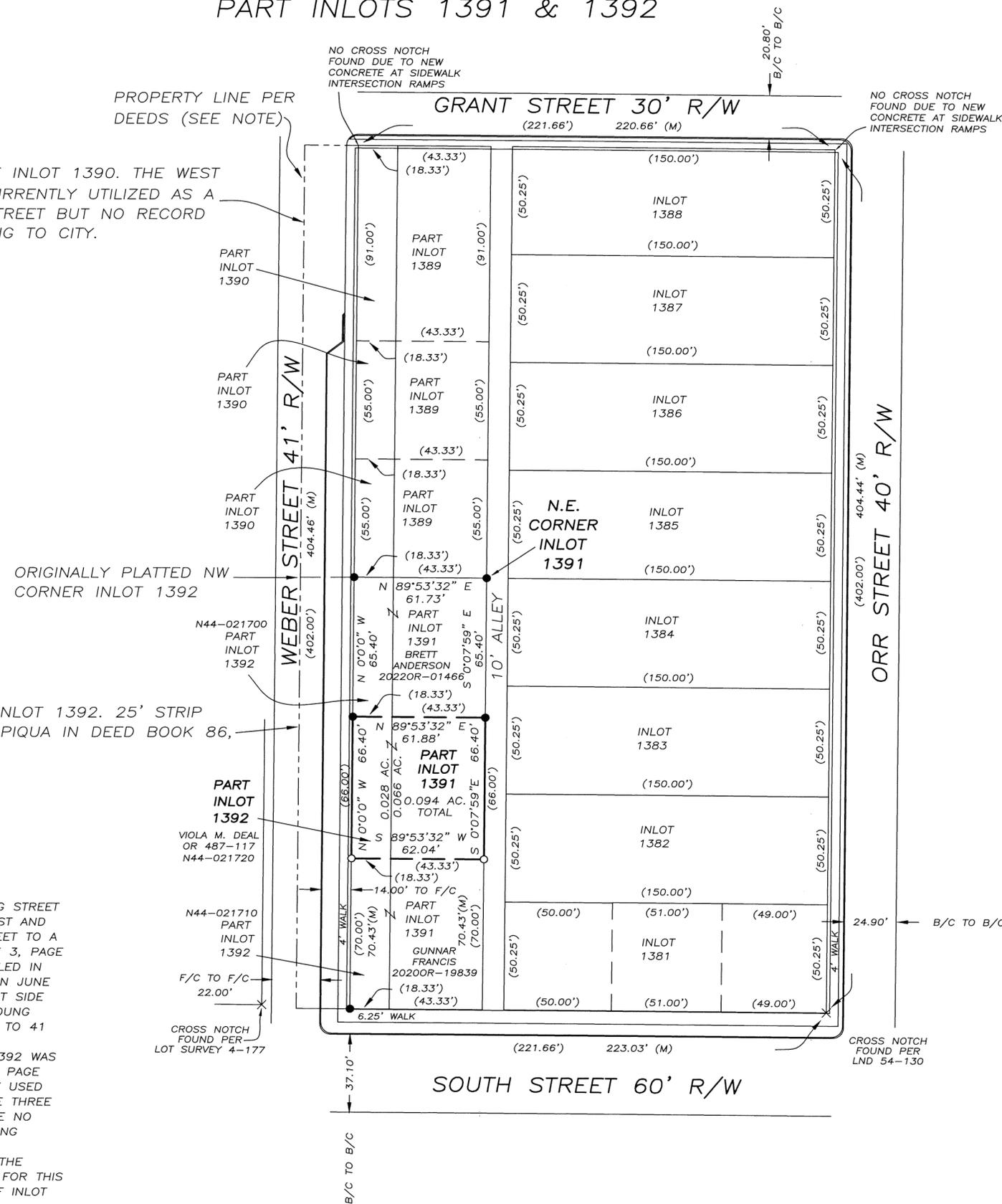
*TRZ*

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

PLATTED WEST LINE INLOT 1390. THE WEST  
25' PORTION IS CURRENTLY UTILIZED AS A  
PART OF WEBER STREET BUT NO RECORD  
WAS FOUND DEEDING TO CITY.

PLATTED WEST LINE INLOT 1392. 25' STRIP  
DEEDED TO CITY OF PIQUA IN DEED BOOK 86,  
PAGE 577

NOTE:  
WEBER STREET BETWEEN SOUTH STREET AND YOUNG STREET  
WAS ORIGINALLY DECLARED AS A NECESSITY TO EXIST AND  
IMPROVE BETWEEN SOUTH STREET AND YOUNG STREET TO A  
WIDTH OF 50 FEET BY ORDINANCE IN MINUTE BOOK 3, PAGE  
516 DATED FEBRUARY 4, 1889. AN ORDINANCE FILED IN  
MINUTE BOOK 5, PAGE 560 WAS LATER ADOPTED ON JUNE  
3, 1907 TO VACATE A 9 FOOT STRIP OFF THE WEST SIDE  
OF WEBER STREET BETWEEN SOUTH STREET AND YOUNG  
STREET, THUS REDUCING THE RIGHT OF WAY WIDTH TO 41  
FEET.  
A 25 FOOT STRIP OFF THE WEST SIDE OF INLOT 1392 WAS  
DEEDED TO THE CITY OF PIQUA IN DEED BOOK 86, PAGE  
577 ON MARCH 19, 1889 AND WAS SUBSEQUENTLY USED  
FOR STREET PURPOSES. CURRENT DEEDS FOR THE THREE  
PORTIONS OF INLOT 1390 IMMEDIATELY NORTH MAKE NO  
REFERENCE TO A SIMILAR 25 FOOT STRIP EVER BEING  
ACQUIRED BY THE CITY.  
ALL MEASURED AND PLATTED DIMENSIONS AROUND THE  
BLOCK ARE AS SHOWN AND HAVE BEEN PRORATED FOR THIS  
SURVEY OF THE NORTHERN PORTIONS OF PARTS OF INLOT  
1391 AND INLOT 1392.

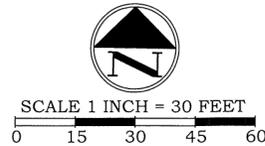
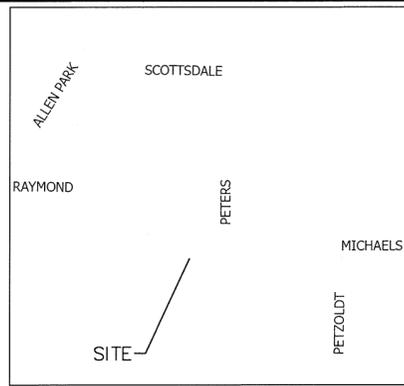


Plat of Survey  
**6010 PETERS ROAD**  
 Section 29, Township 4, Range 6 M.R.S.  
 Monroe Township,  
 Miami County, Ohio  
 0.502 Acre

VOLUME 63 PAGE 155  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huelkamp P.E. P.S.*  
 MIAMI COUNTY ENGINEER  
*John Smith* 9-2-25  
 DEPUTY DATE



**BASIS OF BEARINGS :**

BEARINGS ARE BASED ON OHIO STATE  
 PLANE COORDINATES, SOUTH ZONE,  
 NAD 83 (2011) WITH THE CENTERLINE  
 OF PETERS ROAD BEING S 00°37'35" W.

VICINITY MAP  
 NO SCALE

**SCOTTSDALE SUBDIVISION  
 SEC. 3**

PLAT BK. 11 PG. 97

LOT 50  
 KEITH E. MCGINNIS &  
 CAROLYN F. MCGINNIS  
 DEED BK. 616 PG. 808  
 G12-082324

**SCOTTSDALE  
 SUBDIVISION  
 SEC. 1**

PLAT BK. 10 PG. 7

LOT 13  
 SYCAMORE LTD.  
 2014OR-05565  
 G12-081292

0.502 Ac.  
 (0.040 Ac. in R/W)

RICK A. BYNUM  
 2023OR-11287  
 ONE-HALF Ac.  
 G12-042400

MICHAEL FLOYD MOORE  
 2021OR-22383  
 TRACT TWO  
 143.490 Ac.  
 G12-042500

**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)
- ⊙ I.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
- ⊠ STONE FOUND
- N.M. NO MONUMENT FOUND OR SET

**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 AUGUST, 2025 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

*Eric A. Moody*  
 ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984  
 DATE OF SURVEY : 08/22/2025

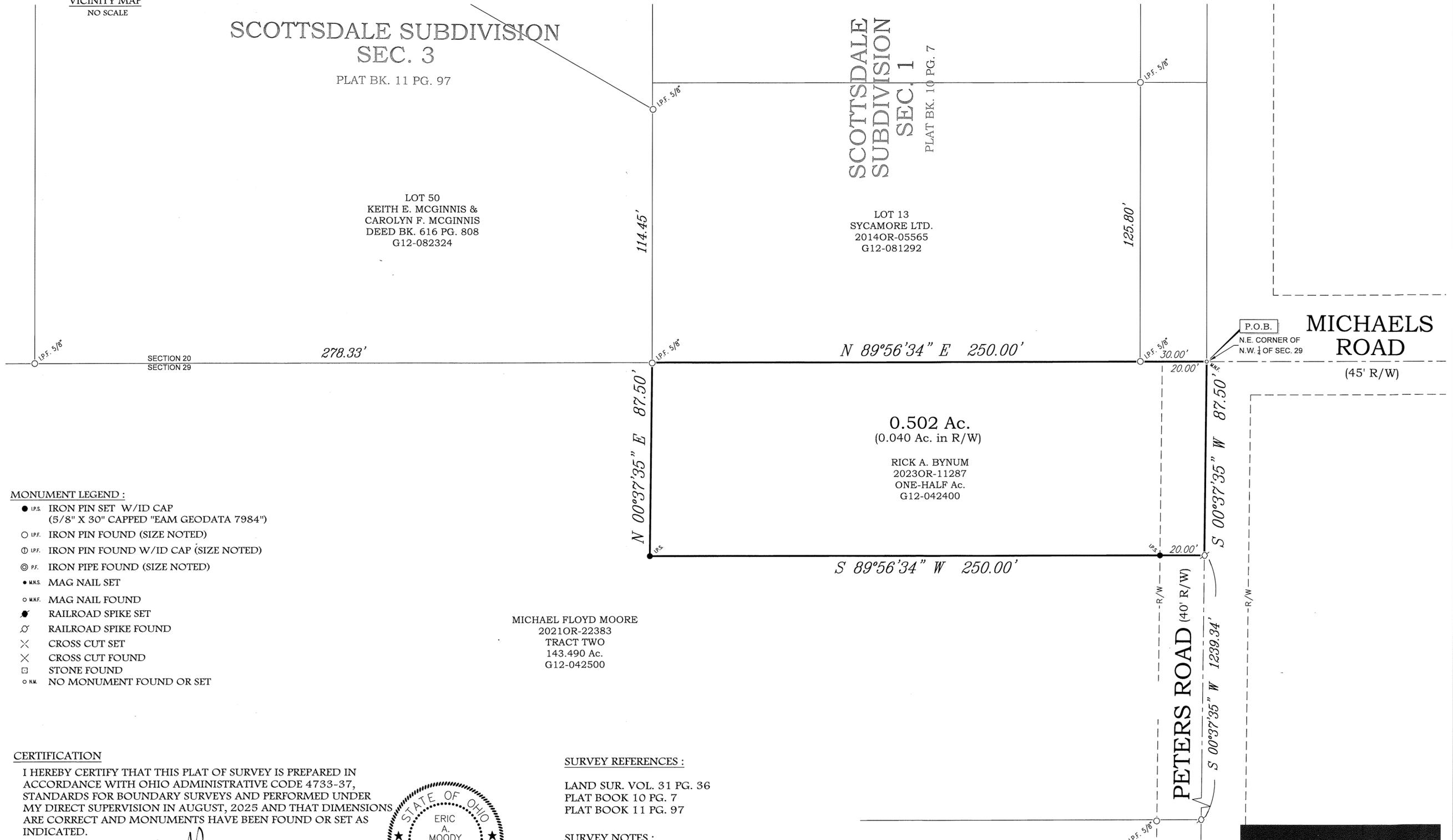


**SURVEY REFERENCES :**

LAND SUR. VOL. 31 PG. 36  
 PLAT BOOK 10 PG. 7  
 PLAT BOOK 11 PG. 97

**SURVEY NOTES :**

1. OCCUPATION IN GENERAL FITS SURVEY, UNLESS OTHERWISE NOTED.
2. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.



**MICHAELS ROAD**  
 (45' R/W)

**PETERS ROAD**  
 (40' R/W)

7  
TOWN

5  
RANGE

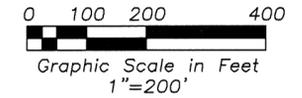
29 SE 1/4  
SECTION

NEWTON  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 156  
Miami County Engineer's  
Record of Land Surveys



Certified to conform with  
Miami County Survey Requirements  
**Paul P. Huelstump PE, PS**  
Miami County Engineer  
*Paul P. Huelstump* 9/2/2025  
Deputy Date

**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
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- ⊕ Existing Power Pole

**References**

- Miami County Engineer's Record of Land Surveys, Volume 27, Page 155
- Volume 61, Page 191
- Volume 62, Page 143
- Miami County Recorder's Plat Records, Volume 7, Page 93

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

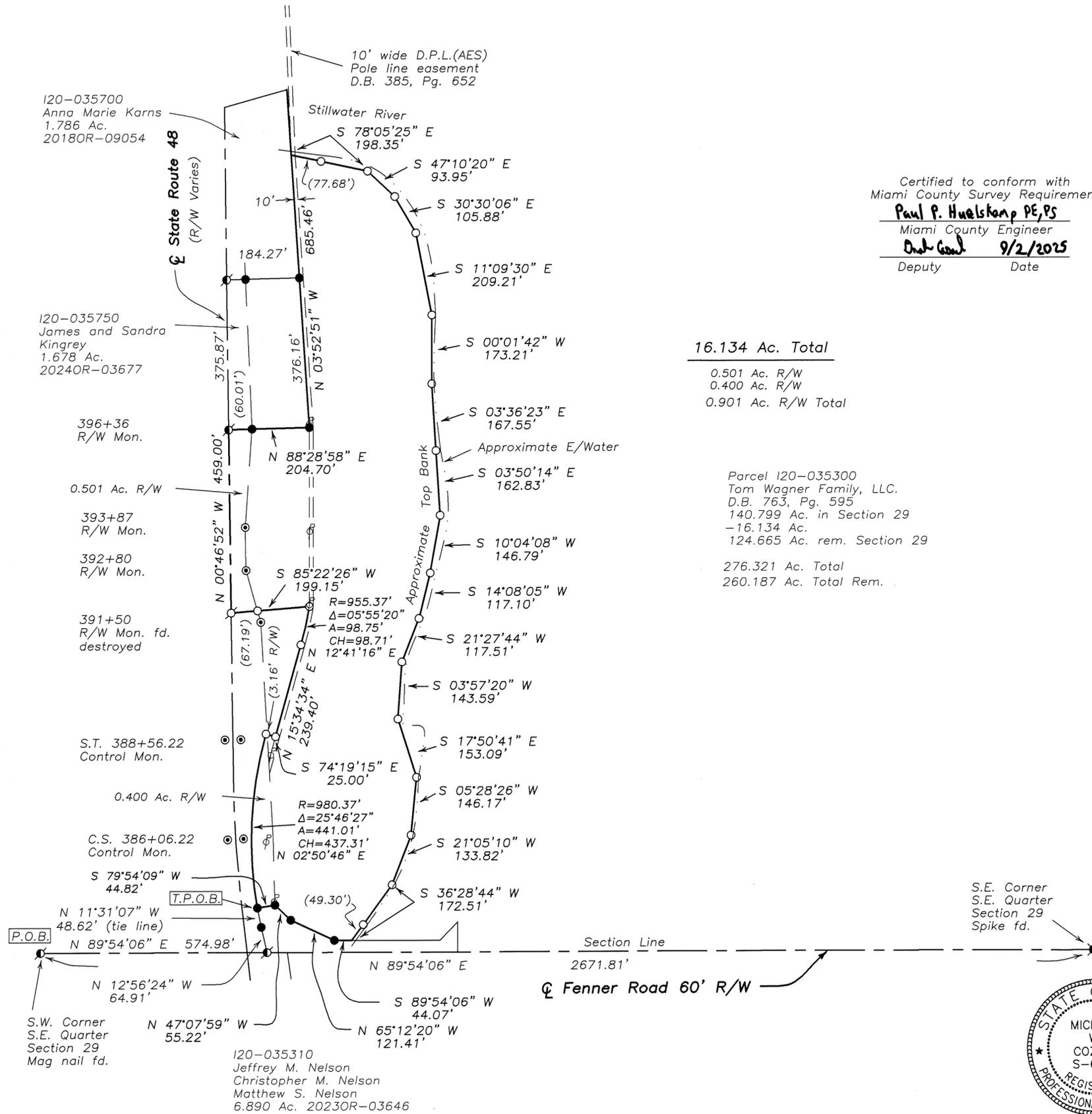
Survey split of 16 ac. for Milton Materials

**16.134 Ac. Total**

0.501 Ac. R/W  
0.400 Ac. R/W  
0.901 Ac. R/W Total

Parcel 120-035300  
Tom Wagner Family, LLC.  
D.B. 763, Pg. 595  
140.799 Ac. in Section 29  
-16.134 Ac.  
124.665 Ac. rem. Section 29

276.321 Ac. Total  
260.187 Ac. Total Rem.



S.E. Corner  
S.E. Quarter  
Section 29  
Spike fd.



*Michael W. Cozatt*  
MICHAEL W. COZATT  
P.S. #6001

9/02/25  
Date

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 15825 (937) 339-2921  
File Name: C:\Jobs\2025\15825survey.dwg  
Drawn by: DMC ~ Checked by: MWC

120-035310  
Jeffrey M. Nelson  
Christopher M. Nelson  
Matthew S. Nelson  
6.890 Ac. 20230R-03646

2  
Town

9 BTMRS  
Range

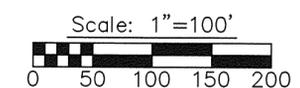
NE 1/4 - 9  
Section

Bethel  
Township

Miami  
County

Ohio  
State

Volume 63 Page 157  
Miami County Engineer's  
Record of Land Surveys



Legend

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

References

- Vol. 16, Pg. 24
  - Vol. 20, Pg. 116
  - Vol. 31, Pg. 51
  - Vol. 31, Pg. 126
  - Vol. 37, Pg. 114
- Miami County Engineer's  
Record of Land Surveys

Basis of Bearings

Bearings are based on the north line of Section 9 and the centerline of Agenbroad Road, bearing S 86° 25' 30" E as found on Land Survey Volume 31, Page 51.

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 2.808 acres for Funderburg & Christensen.

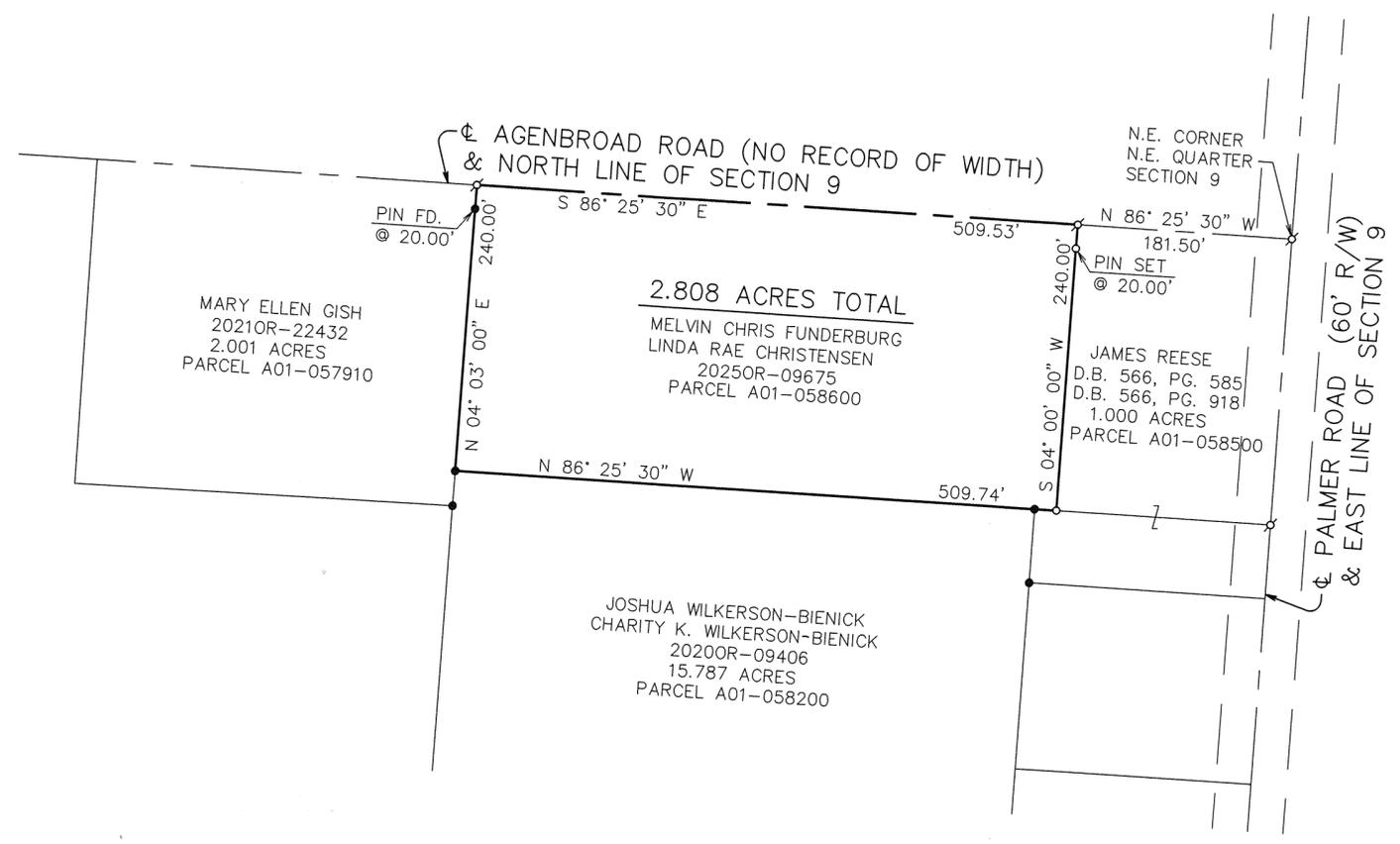
Surveyor's Certification

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.



*Michael W. Cozatt* 9/2/25  
Michael W. Cozatt, P.S. #6001 Date

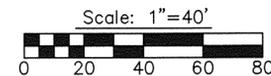
PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 16725 Ph. (937) 339-2921



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

*Michael W. Cozatt* 9-2-2025  
DEPUTY DATE



Legend

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

References

- P.B. 06, Pg. 67 } Miami County Recorder's
- P.B. 06, Pg. 87 } Plat Records

Basis of Bearings

The bearings are based on the south line of Dronfield Road, bearing S 84° 54' 48" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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 part of Inlot 4102 in the City of Troy for Rhonda Vanover.

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.



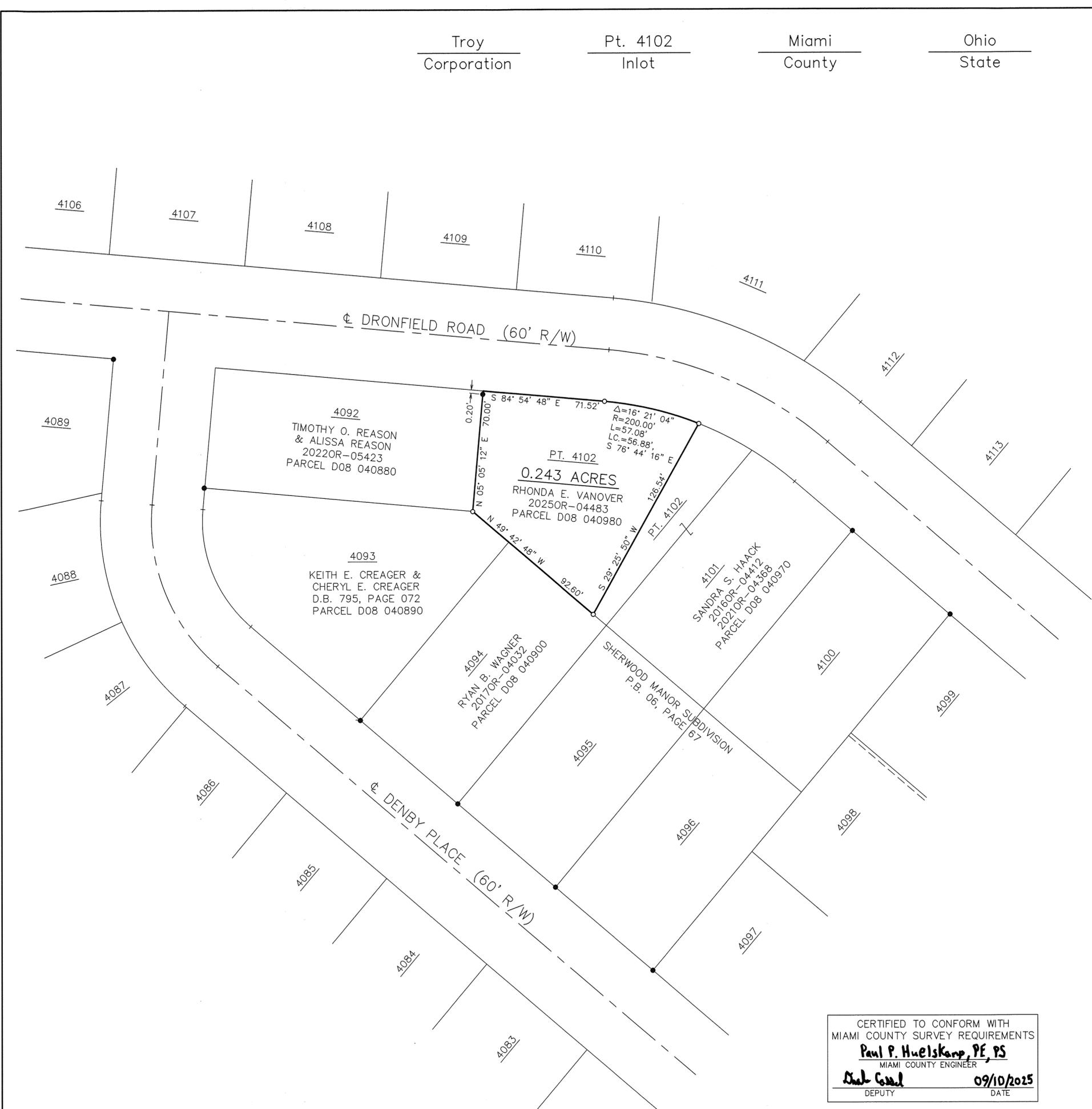
*Michael W. Cozatt*  
Michael W. Cozatt, P.S. #6001

9/12/25  
Date

PREPARED BY:

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 17625 Ph. (937) 339-2921

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp, PE, PS**  
MIAMI COUNTY ENGINEER  
*Paul P. Huelskamp*  
DEPUTY DATE 09/10/2025





# PLAT OF SURVEY FOR SHELLABARGER

SITUATED IN:  
 THE NE. 1/4, SECTION 19  
 AND  
 NW. 1/4, SECTION 20  
 TOWN 7N. RANGE 5E,  
 VILLAGE OF PLEASANT HILL,  
 NEWTON TOWNSHIP,  
 MIAMI COUNTY, OHIO

PLEASANT HILL  
VILLAGE

NEWTON  
TOWNSHIP

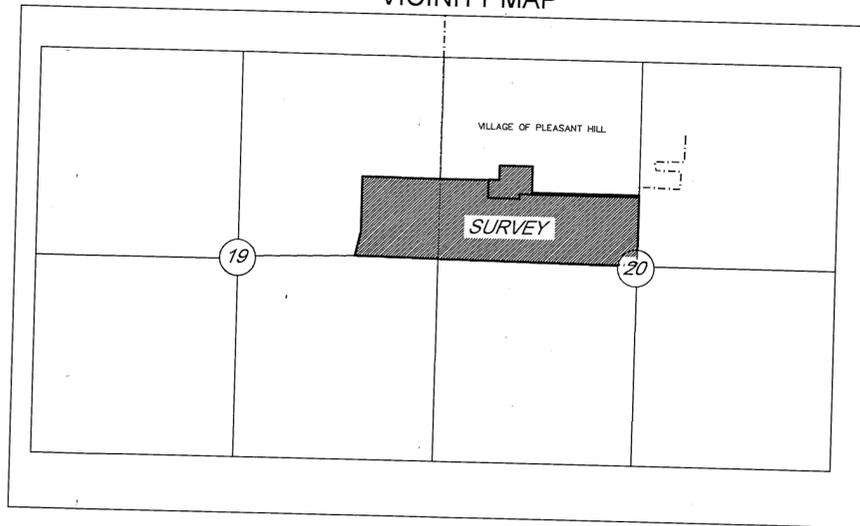
7N  
TOWN

5E  
RANGE

NE 1/4, 19  
NW 1/4, 20  
SECTION

VOLUME 63, PAGE 160  
 MIAMI COUNTY ENGINEER'S  
 RECORDS OF LAND SURVEYS

VICINITY MAP



NORTH AND BEARING  
 SYSTEM BASED ON  
 OHIO SOUTH STATE  
 PLANE GRID, NAD 83  
 ADJ. 2011.



120-050900  
 K.M. HITZEMAN  
 20130R-01529  
 184.448 AC.

S89°29'21"E  
 CORP. LINE 1030.60'

N00°07'21"E  
 710.24'

CORP. LINE

N12°31'54"E  
 341.07'

CORP. LINE

1103.73'  
 N89°08'45"W  
 120-051200  
 L.H. LEONARD, TR.  
 D.B. 671, PG. 876  
 126.97 AC.

25.058 AC. IN SEC. 19

56.178 AC. IN SEC. 20

**81.236 ACRES**  
 0.712 AC. IN R/W

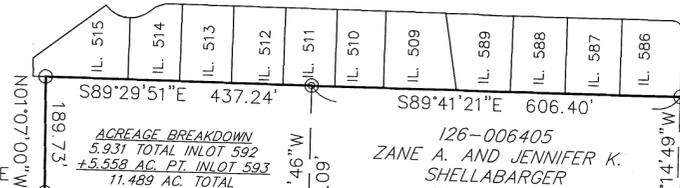
ACREAGE BREAKDOWN  
 86.794 TOTAL INLOT 593  
 -5.558 AC. PT. INLOT 593  
 81.236 AC. REM. PT. INLOT 593

126-250030  
 VILLAGE OF PLEASANT HILL  
 D.B. 324, PG. 206  
 OL. 41

LOT	PARCEL NUMBER
IL 515	126-006250
IL 514	126-006248
IL 513	126-006246
IL 512	126-006244
IL 511	126-006242
IL 510	126-006240
IL 509	126-006238
IL 589	126-250004
IL 588	126-006394
IL 587	126-006392
IL 586	126-006390

126-005640  
 S.J. & L.A. DOUGLASS  
 20230R-02217  
 PT. OL. 41

BROKEN ARROW ESTATES NO. 3 PIPER'S PINE SECTION ONE  
 P.B. 16, PG. 16 P.B. 21, PG. 10



**11.489 ACRES**  
 0.015 AC. IN R/W

5.558 AC. PT. PARCEL 125-006404

5.931 AC. ALL PARCEL 125-006405

125-006404  
 ZANE A. AND JENNIFER K.  
 SHELLABARGER  
 20190R-07421  
 INLOT 593

126-006402  
 KELLY L. ROSS  
 20150R-15865  
 0.826 AC.  
 PT. IL 592  
 126-006406  
 B.K. & B.A. SMITH  
 20130R-13229  
 IL. 591  
 S89°36'52"E 562.48'

**LEGEND:**

- ⊙ 10' WOOD POST FOUND
- ⊗ MAG NAIL FOUND
- ⊗ PK NAIL FOUND
- △ SPIKE FOUND
- ◇ STONE FOUND
- MONUMENT BOX FOUND
- 5/8" IRON PIN FOUND
- ⊙ 3" STEEL POST FOUND
- MAG NAIL SET
- 5/8" IRON PIN W/ CAP SET

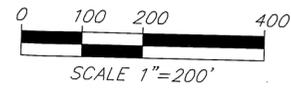
POB 81.236 AC.  
 SOUTHEAST CORNER  
 NORTHWEST QUARTER  
 SECTION 20

MAIN ST.

STATE ROUTE 48

POB 11.489 AC.  
 S00°24'58"W 20.37'

**NOTES:**  
 FOUND MONUMENTATION IN GOOD CONDITION  
 UNLESS OTHERWISE NOTED.  
 DATA SOURCES INCLUDE DOCUMENTS CITED.  
 LAND SURVEY VOLUMES:  
 VOL. 21, PG. 133  
 VOL. 52, PG. 50  
 VOL. 42, PG. 78  
 VOL. 25, PG. 174  
 VOL. 14, PG. 32  
 A TITLE SEARCH IS RECOMMENDED TO DETERMINE  
 EASEMENTS, RESTRICTIONS, AND/OR OTHER  
 ENCUMBRANCES AFFECTING THE PROPERTY  
 SHOWN HEREON.



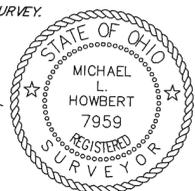
SCALE 1"=200'

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

**HOWBERT SURVEYING LLC**  
 8477 MERICLE ROAD  
 FORT JENNINGS, OHIO 45844  
 419-863-0289

DATE: 9/7/25 REV.:  
 CLIENT: SHELLABARGER SCALE: 1" = 200'  
 JOB #: 375-09-25 CHK:

*Michael L. Howbert*  
 MICHAEL L. HOWBERT  
 REGISTERED PROFESSIONAL  
 SURVEYOR NO. 7959 IN OHIO  
 SEPT. 5, 2025



APPROVED BY THE VILLAGE OF PLEASANT HILL  
*Bronde Connelley*  
 MAYOR OF THE VILLAGE OF PLEASANT HILL  
 9-15-2025  
 DATE

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
 Paul P. Huelkamp P.E., P.S.  
 MIAMI COUNTY ENGINEER  
*Paul P. Huelkamp*  
 DEPUTY  
 9-15-2025  
 DATE

617  
INLOT

NE 3  
TAX MAP

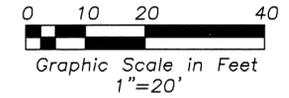
TIPP CITY  
CORPORATION

MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 161  
Miami County Engineer's  
Record of Land Surveys

Walnut Street 50' R/W



**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
- ⦿ Gin Spindle Found
- Stone Found
- ⦿ Monument Found
- ⦿ Pin in Monument Box
- ⦿ Cut 'X' Set

**References**

Miami County Engineer's  
Record of Lot Surveys  
Volume 1, Page 177  
Volume 2, Page 106  
Volume 8, Page 107

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

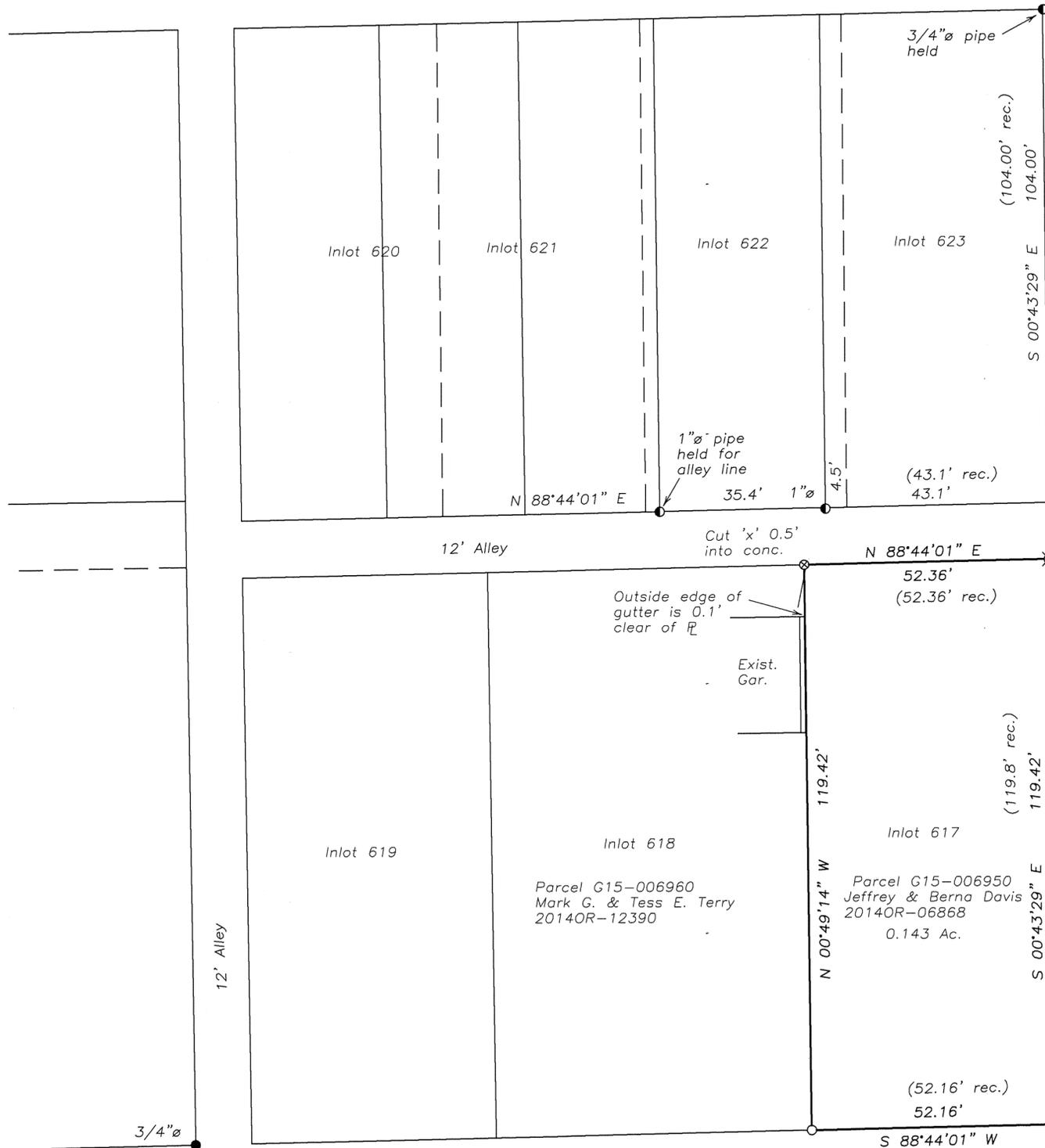
Survey of Inlot 617  
for Jeffrey Davis

Certified to conform with  
Miami County Survey Requirements

**Paul P. Huelskamp P.E. P.S.**  
Miami County Engineer

*Paul P. Huelskamp* 9-19-25  
Deputy Date

Sixth Street 63' R/W



Main Street 76' R/W



*Michael W. Cozatt* 9/12/25  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 17325 (937) 339-2921  
File Name: C:\Jobs\2025\17325survey.dwg  
Drawn by: DMC ~ Checked by: MWC

# SURVEY OF ACREAGE PARCELS

## SECTION 15, TOWNSHIP 8, RANGE 5

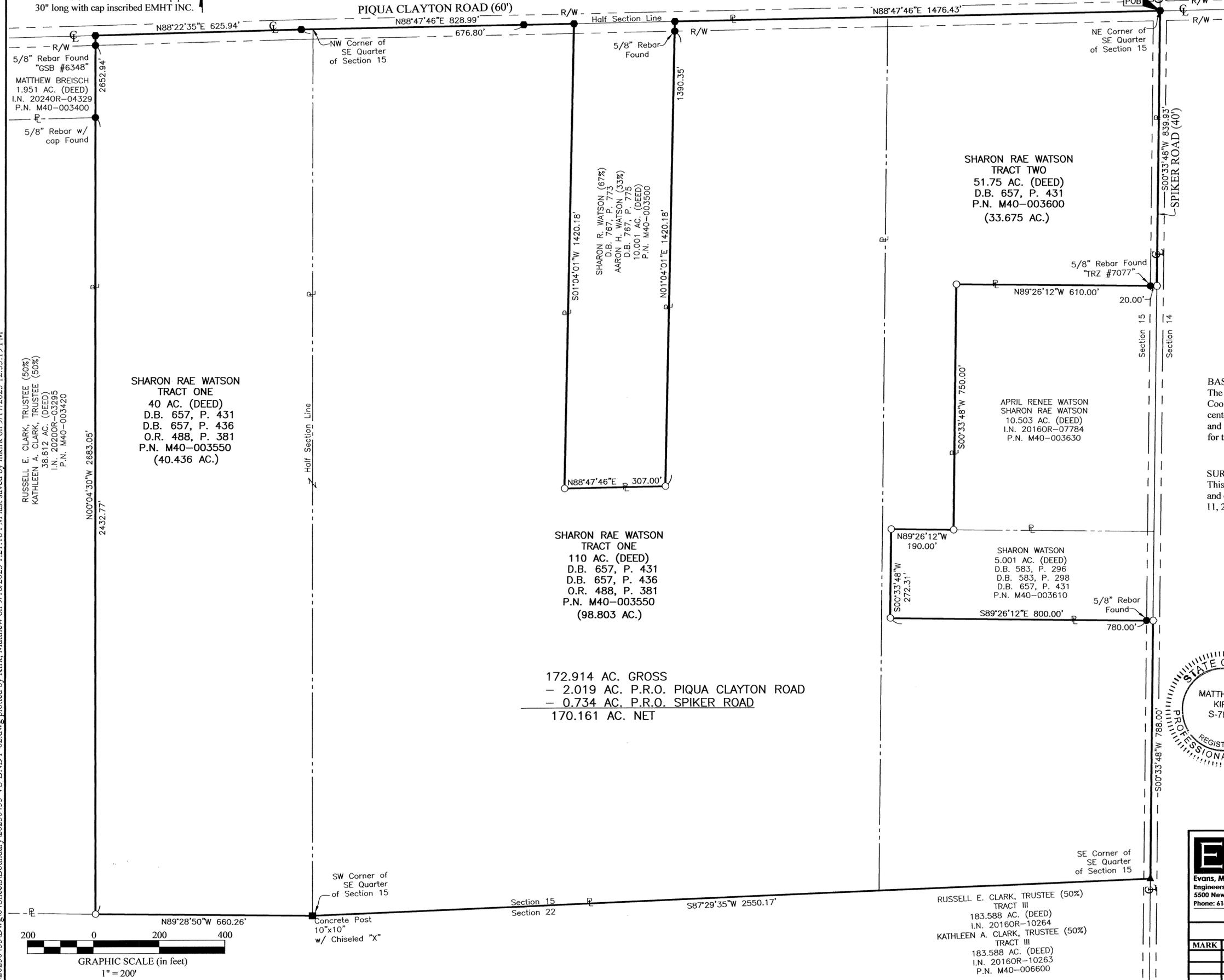
### MIAMI RIVER SURVEY

## TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

VOLUME 63 PAGE 162  
 MIAMI COUNTY RECORD OF LAND SURVEYS

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes  
 30" long with cap inscribed EMHT INC.



**REFERENCES**

MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS:

- Land Survey Volume 12, Page 27
- Land Survey Volume 24, Page 1
- Land Survey Volume 34, Page 33
- Land Survey Volume 43, Page 100
- Land Survey Volume 46, Page 157
- Land Survey Volume 49, Page 157
- Land Survey Volume 55, Page 113
- Land Survey Volume 57, Page 81
- Land Survey Volume 59, Page 93
- Land Survey Volume 59, Page 149

MIAMI COUNTY RECORDER'S RECORDS:  
 DEEDS AS SHOWN HEREON

**BASIS OF BEARINGS:**

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The portion of the centerline of Piqua Clayton Road, having a bearing of N 88° 47' 46" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed on July 11, 2025.

172.914 AC. GROSS  
 - 2.019 AC. P.R.O. PIQUA CLAYTON ROAD  
 - 0.734 AC. P.R.O. SPIKER ROAD  
 170.161 AC. NET

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY  
 REQUIREMENTS

STATE OF OHIO  
 REGISTERED PROFESSIONAL SURVEYOR

MATTHEW A. KIRK  
 S-7865

**Paul P. Huelkamp PE, PS**  
 MIAMI COUNTY ENGINEER

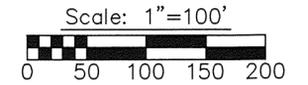
*Paul P. Huelkamp*  
 DEPUTY

DATE: **09/19/2025**

By Matthew A. Kirk 17 SEP 25 Date  
 Matthew A. Kirk  
 Professional Surveyor No. 7865  
 mkirk@emht.com

<b>EMHT</b> Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com	Date: September 17, 2025 Scale: 1" = 200' Job No: 2025-0455 Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

J:\20250455\Drawings\04Sheets\Boundary\20250455-VS-BNDY-02.dwg plotted by Kirk, Matthew on 9/17/2025 1:21:16 PM last saved by mkirk on 9/17/2025 12:55:19 PM



**Legend**

- 5/8" dia. Iron pin found
- ✱ Mag nail found
- ✱ Mag nail set
- △ Iron pipe found
- Wood fence post
- 5/8" dia. capped iron pin set (Cozatt, S6001)

**References**

- Vol. 23, Pg. 79
  - Vol. 32, Pg. 49
  - Vol. 32, Pg. 71
  - Vol. 34, Pg. 164
  - Vol. 63, Pg. 56
- Miami County Engineer's Record of Land Surveys
- P.B. 06, Pg. 04 — Miami County Recorder's Plat Records

**Basis of Bearings**

The bearings are based on the half-section line and the centerline of Peebles Road, bearing S 89° 44' 40" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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.

**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.

Survey of 4.854 acres & 5.172 acres for Zachary & Connie King.

**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.



*Michael W. Cozatt* *9/19/25*  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 08025 Ph. (937) 339-2921

N.W. CORNER  
S.E. QUARTER  
SECTION 30

PEEBLES ROAD (30' R/W)  
& HALF-SECTION LINE

STATE ROUTE 718 (60' R/W)

LEE MICHAEL BLACKFORD  
ASHLEY KAY BLACKFORD  
20240R-09778  
PARCEL #C06-067415

**5.172 ACRES TOTAL**  
0.087 AC. IN ROAD R/W  
TERRY A. CHANEY &  
PATRICIA G. CHANEY  
D.B. 617, PG. 731  
PT. PARCEL #C06-067410

KEVIN L. DILBONE &  
KRISTEN L. DILBONE  
20100R-16408  
10.002 ACRES  
PARCEL #C06-067455

ZACHARY A. KING &  
CONNIE P. KING  
20190R-13280  
11.2316 ACRES  
PARCEL #C06-067400

**4.854 ACRES**  
NOT AN INDIVIDUAL BUILDING  
SITE. TO BE COMBINED WITH  
THE 11.2316 ACRE TRACT TO  
THE EAST.

TERRY A. CHANEY &  
PATRICIA G. CHANEY  
D.B. 617, PG. 731  
PT. PARCEL #C06-067410

GRANT D. KERBER &  
ANNA E. KERBER  
20220R-02008  
29.339 ACRES  
PARCEL #C06-067325

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Pavel P. Hueliskamp P.E. P.S.**  
MIAMI COUNTY ENGINEER  
*Pavel P. Hueliskamp* **9/19/25**  
DEPUTY DATE

LARGE LOT DEVELOPMENT  
APPROVED BY MIAMI COUNTY  
PLANNING DEPARTMENT  
NO PLAT REQUIRED  
*Lackmann* **9/19/2025**  
SECRETARY DATE

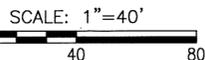
APPROVED  
SUBJECT TO ZONING APPROVAL  
BY: *Lackmann* **REHS**  
DATE: **9/19/25**  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

**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.  
4.854 Acre Tract  
*Lackmann*  
MIAMI COUNTY PLANNER

LEGEND

- RIGHT-OF-WAY MARKER FOUND
- IRON PIN FOUND
- 5/8" IRON PIN SET WITH ID CAP
- IRON PIPE FOUND



APPROVALS

REVIEWED AND APPROVED BY THE CITY OF TIPP CITY THIS 14<sup>th</sup> DAY OF August, 2025

*[Signature]*  
CITY ENGINEER

*[Signature]*  
CITY PLANNER

REVISION

No. DATE

PROJECT No: 83269-11  
DATE 7/2/2025  
SCALE 1" = 40'

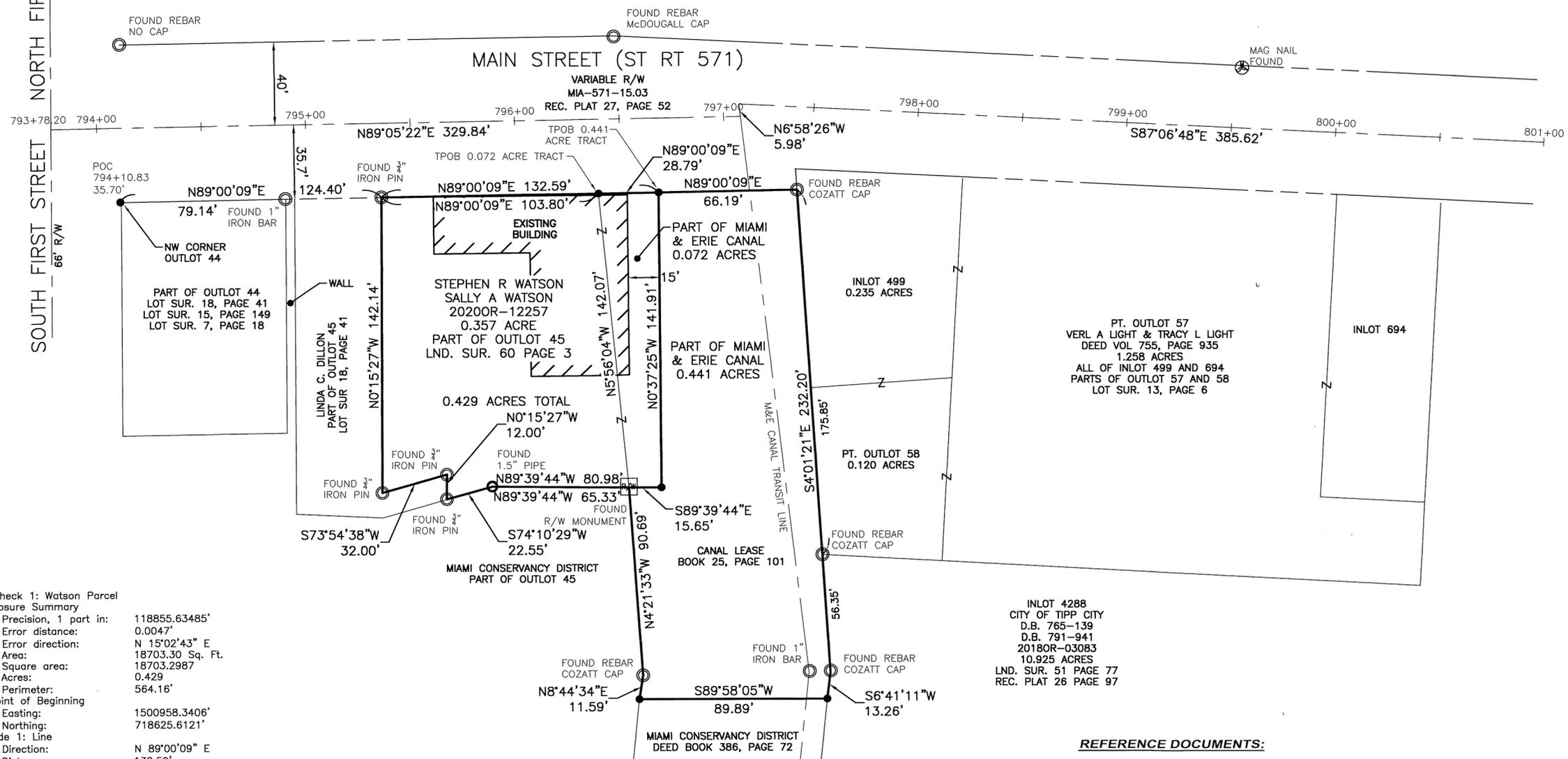
DES. DR. RS MW  
CKD.

**BOUNDARY SURVEY**  
**MIAMI CONSERVANCY DISTRICT**  
TIPP CITY, MIAMI COUNTY, STATE OF OHIO  
ABANDONED MIAMI AND ERIE CANAL LANDS

SHEET NO.

1 OF 1

NORTH FIRST STREET  
SOUTH FIRST STREET



Mapcheck 1: Watson Parcel Closure Summary

Precision, 1 part in:	118855.63485'
Error distance:	0.0047'
Error direction:	N 15°02'43" E
Area:	18703.30 Sq. Ft.
Square area:	18703.2987'
Acre:	0.429
Perimeter:	564.16'
Point of Beginning	
Easting:	1500958.3406'
Northing:	718625.6121'
Side 1: Line	
Direction:	N 89°00'09" E
Distance:	132.59'
Easting:	1501090.9105'
Northing:	718627.9204'
Side 2: Line	
Direction:	S 0°37'25" E
Distance:	141.91'
Easting:	1501092.4550'
Northing:	718486.0188'
Side 3: Line	
Direction:	N 89°39'44" W
Distance:	80.98'
Easting:	1501011.4765'
Northing:	718486.4962'
Side 4: Line	
Direction:	S 74°10'29" W
Distance:	22.55'
Easting:	1500989.7811'
Northing:	718480.3467'
Side 5: Line	
Direction:	N 0°15'27" W
Distance:	12.00'
Easting:	1500989.7272'
Northing:	718492.3466'
Side 6: Line	
Direction:	S 73°54'38" W
Distance:	32.00'
Easting:	1500958.9806'
Northing:	718483.4782'
Side 7: Line	
Direction:	N 0°15'27" W
Distance:	142.14'
Easting:	1500958.3418'
Northing:	718625.6167'

Mapcheck 2: Take Parcel Closure Summary

Precision, 1 part in:	182452.7320'
Error distance:	0.0018'
Error direction:	N 76°08'34" E
Area:	3148.96 Sq. Ft.
Square area:	3148.9579'
Acre:	0.072
Perimeter:	328.4100'
Point of Beginning	
Easting:	1501062.1200'
Northing:	718627.4193'
Side 1: Line	
Direction:	N 89°00'09" E
Distance:	28.7900'
Easting:	1501090.9056'
Northing:	718627.9205'
Side 2: Line	
Direction:	S 0°37'25" E
Distance:	141.9100'
Easting:	1501092.4501'
Northing:	718486.0189'
Side 3: Line	
Direction:	N 89°39'44" W
Distance:	15.6400'
Easting:	1501076.8104'
Northing:	718486.1111'
Side 4: Line	
Direction:	N 5°56'04" W
Distance:	142.0700'
Easting:	1501062.1217'
Northing:	718627.4198'

Mapcheck 3: Canal Remainder Closure Summary

Precision, 1 part in:	176089.7896'
Error distance:	0.0038'
Error direction:	S 29°46'56" W
Area:	19200.97 Sq. Ft.
Square area:	19200.9700'
Acre:	0.441
Perimeter:	661.3700'
Point of Beginning	
Easting:	1501090.9060'
Northing:	718627.9206'
Side 1: Line	
Direction:	N 89°00'09" E
Distance:	66.1900'
Easting:	1501157.0859'
Northing:	718629.0729'
Side 2: Line	
Direction:	S 4°01'21" E
Distance:	232.2000'
Easting:	1501173.3743'
Northing:	718397.4449'
Side 3: Line	
Direction:	S 6°41'11" W
Distance:	13.2600'
Easting:	1501171.8304'
Northing:	718384.2751'
Side 4: Line	
Direction:	S 89°58'05" W
Distance:	89.8900'
Easting:	1501081.9404'

Northing:	718384.2250'
Side 5: Line	
Direction:	N 8°44'34" E
Distance:	11.5900'
Easting:	1501083.7021'
Northing:	718395.6803'
Side 6: Line	
Direction:	N 4°21'33" W
Distance:	90.6900'
Easting:	1501076.8089'
Northing:	718486.1079'
Side 7: Line	
Direction:	S 89°39'44" E
Distance:	15.6400'
Easting:	1501092.4486'
Northing:	718486.0157'
Side 8: Line	
Direction:	N 0°37'25" W
Distance:	[89.0386 (d)]
Angle:	[−90.9614 (d)]
Deflection angle:	141.9100'
Distance:	1501090.9041'
Easting:	718627.9173'
Northing:	

REFERENCE DOCUMENTS:

REFERENCE DOCUMENTS AS NOTED

SURVEY DATA:

HORIZONTAL DATUM — BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

SURVEYORS NOTE:

THE INTENT OF THIS SURVEY IS TO SPLIT THE EXISTING PARCEL OWNED BY THE STATE INTO TWO PARCELS. THE 0.441 ACRE PARCEL WILL TRANSFER TO THE MIAMI CONSERVANCY DISTRICT AND THE 0.072 ACRE PARCEL WILL BE CONVEYED TO STEPHEN R. WATSON AND SALLY A. WATSON.

CERTIFICATION:

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON APRIL 7, 2025.

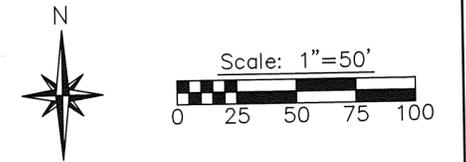
WOOLPERT, INC.

*[Signature]* 7/14/2025  
MICHAEL JAY WILSON  
OHIO REGISTERED SURVEYOR NO. 8281



1203 Walnut Street  
2nd Floor  
Cincinnati, OH 45202  
513.272.8300  
FAX: 937.461.0743  
WOOLPERT

2 Town  
 9 BTMRS Range  
 SW 1/4 - 17 Section  
 Bethel Township  
 Miami County  
 Ohio State



CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

Pavi P. Huelshamp P.E., P.S.  
 MIAMI COUNTY ENGINEER

[Signature] 9/10/25  
 DEPUTY DATE

APPROVED  
 MIAMI COUNTY PLANNING COMMISSION

[Signature] 9/23/2025  
 SECRETARY DATE

**Legend**

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

**References**

- Vol. 11, Pg. 03
  - Vol. 19, Pg. 08
  - Vol. 21, Pg. 193
  - Vol. 23, Pg. 25
  - Vol. 44, Pg. 115
- Miami County Engineer's  
 Record of Land Surveys
- P.B. 10, Pg. 74 — Miami County Recorder's  
 Plat Records

**Basis of Bearings**

The bearings are based on the west line of Section 17 and the centerline of Pisgah Road, bearing S 04° 13' 25" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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 tracts for Diane Clark.

**Surveyor's Certification**

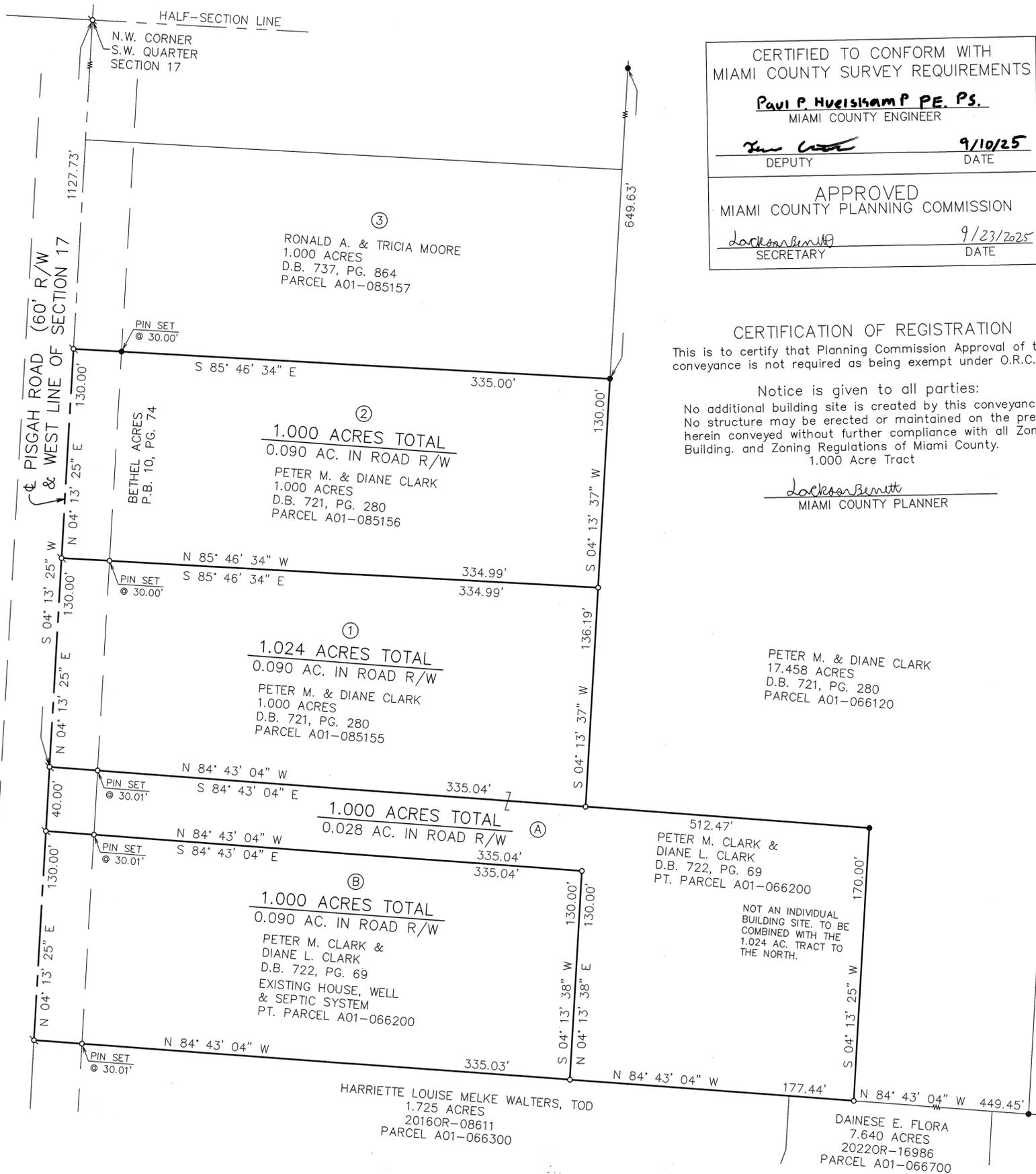
I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.



Michael W. Cozatt 9/10/25  
 Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:

**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 1100 Wayne Street, Ste. 1140 Troy, Ohio  
 Job No. 21215 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

[Signature]  
 MIAMI COUNTY PLANNER

4  
Town

6E  
Range

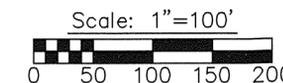
NW 1/4 - 4  
Section

Concord  
Township

Miami  
County

Ohio  
State

Volume 63 Page 166  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

Vol. 36, Pg. 84 } Miami County Engineer's  
Vol. 38, Pg. 100 } Record of Land Surveys

P.B. 08, Pg. 114 }  
P.B. 10, Pg. 01 } Miami County Recorder's  
P.B. 11, Pg. 62 } Record of Land Surveys  
P.B. 12, Pg. 96 }  
P.B. 13, Pg. 30 }

**Basis of Bearings**

The bearings are based on the half-section line of, bearing N 88° 21' 43" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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.

**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.

Survey of Lot 18 in Merrimont Subdivision No. 7 for Robert Fulcher.

**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.



S.E. CORNER  
N.W. QUARTER  
SECTION 4

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Huelstkamp PE, PS**  
MIAMI COUNTY ENGINEER

*Paul P. Huelstkamp*  
DEPUTY

**09/25/2025**  
DATE

CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	03° 51' 27"	2102.00'	141.52'	141.49', S 08° 03' 11" E



*Michael W. Cozatt* *alr/ps*  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 18525 Ph. (937) 339-2921

4  
TOWN

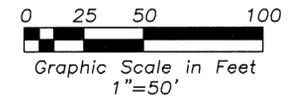
6E  
RANGE

4 NW 1/4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE



**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
- ⊗ Gin Spindle Set
- ⊗ Mag Spike Found
- Stone Found
- ⊙ Monument Found
- ⊠ Pin in Monument Box
- ▲ Wood Fence Post

**References**

- Miami County Recorder's Plat Records  
Volume 7, Page 7  
Volume 7, Page 23
- Miami County Engineer's Record of Land Surveys  
Volume 31, Page 13

Approved by  
Miami County Engineer (Tax Map)

**Paul P. Huelshamp PE, P.S.**  
County Engineer

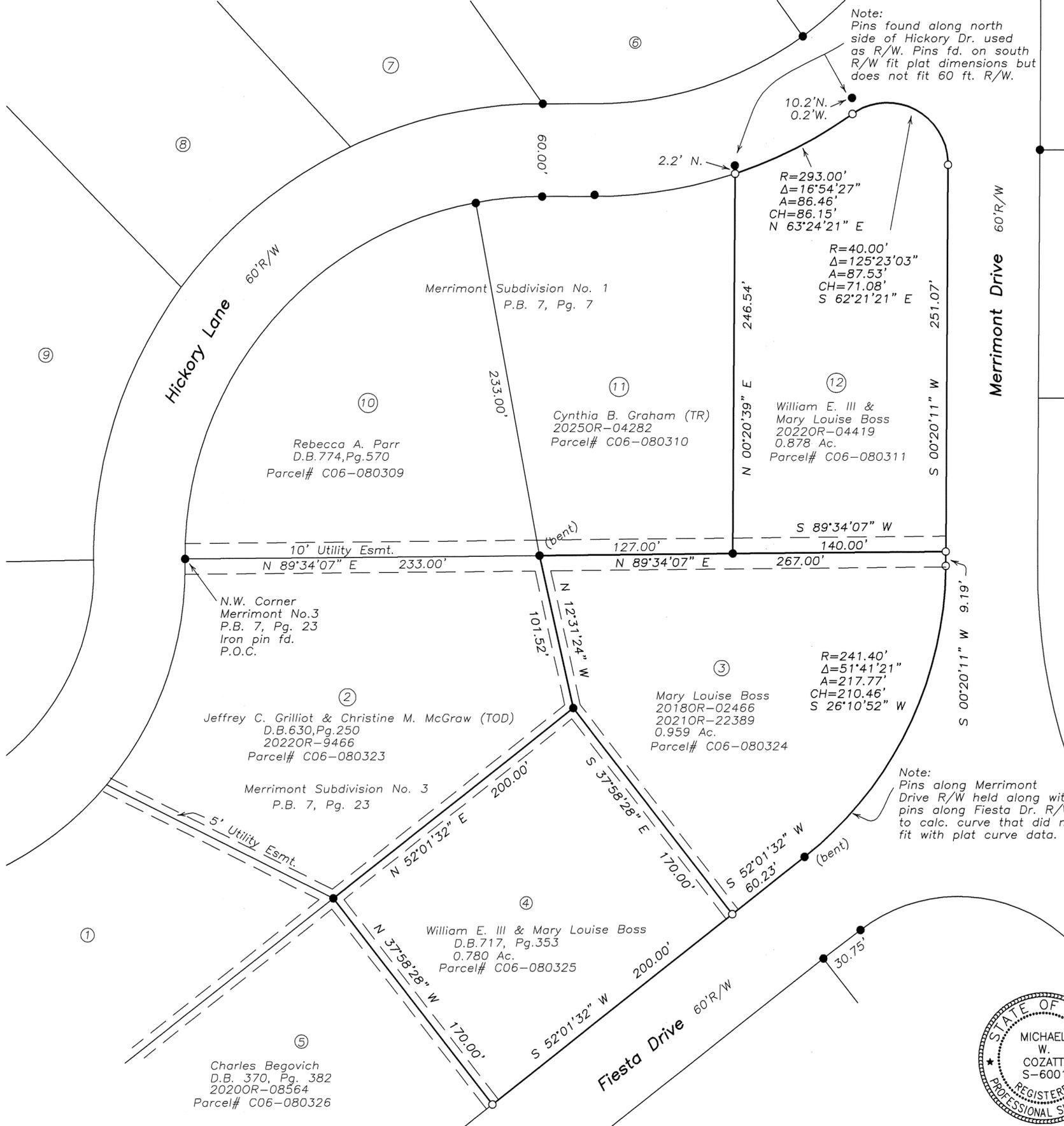
*Paul P. Huelshamp* 9/25/25  
Deputy

Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey of 3 lots for  
Bill & Mary Louise Boss

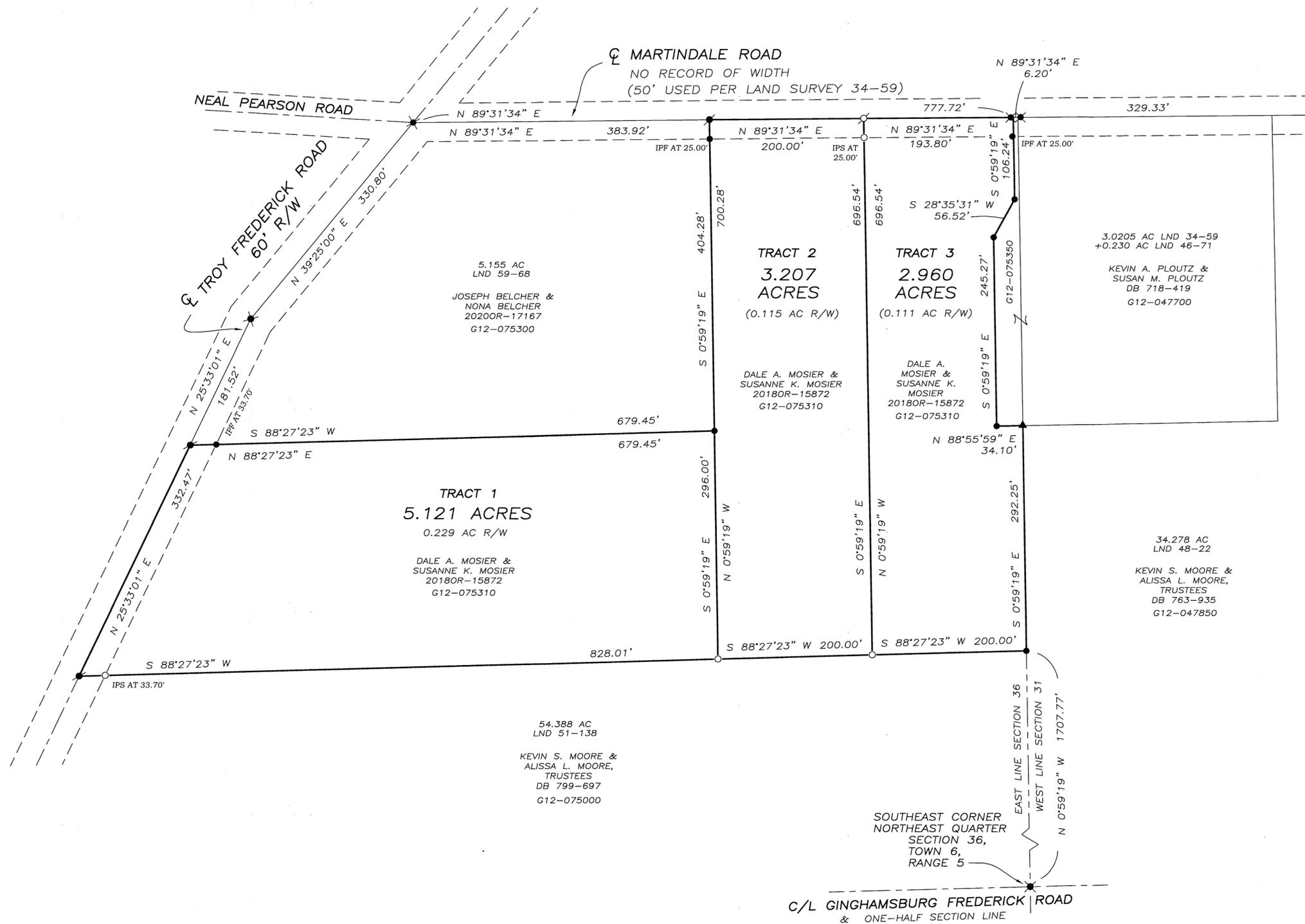
*Michael W. Cozatt* 9/23/25  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 18325 (937) 339-2921  
File Name: C:\Jobs\2024\18325\18325survey.dwg  
Drawn by: DMC ~ Checked by: MWC



MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 36, TOWN 6, RANGE 5, NORTHEAST QUARTER

VOLUME 63 PAGE 168  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

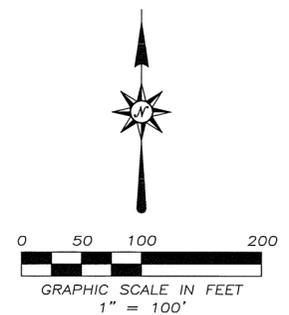
- CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ▲ NAIL IN FENCE POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 34, PAGE 59  
VOLUME 46, PAGE 71  
VOLUME 51, PAGE 138  
VOLUME 52, PAGE 195  
VOLUME 59, PAGE 68

BEARINGS CORRESPOND  
TO LAND SURVEY 34-59

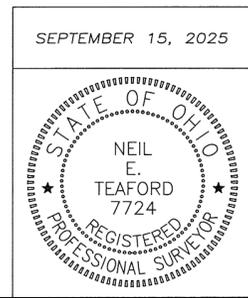
MIAMI COUNTY RECORDER'S RECORDS:  
DOCUMENT NO. 20180R-15872  
DEEDS AS SHOWN HEREON



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp**  
MIAMI COUNTY ENGINEER  
**Justin Bogart** 9/23/25  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
9/22/2025  
DATE  
**Lochlan Burt**  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY **REWS/RS**  
DATE 9/25/25  
MIAMI COUNTY  
GENERAL HEALTH DEPT.



SURVEY OF 3 TRACTS FOR DALE MOSIER  
IN MIAMI COUNTY, OHIO  
**Neil E. Teaford, P.S.#7724**  
NEIL E. TEAFORD  
5260 TROY-URBANA ROAD  
CASSTOWN, OHIO 45312  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724

VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO  
PART OUTLOT 87 & PART OUTLOT 88

Paul J. Dickey, Trustee  
DB 731 PG 239  
Pt. OL 87

Pt. OL 87  
0.437 Acres  
Pt. OL 88  
0.005 Acres

Blue Bird Services, LLC  
0.442 Acres total  
20240R-07044

Pt. OL 88  
Joyce Ann Stickel  
20160R-11723

Pt. OL 88

Pt. OL 87  
0.041 Acres  
Pt. OL 88  
0.002 Acres  
0.043 Acres total

Pt. OL 87  
Joyce Ann Stickel  
20160R-11723 & 03454

Pt. OL 88

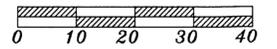
THIS PLAT OF AN ADD-ON OF 0.043 TRACT TO THE EXISTING  
0.442 ACRE TRACT WAS REVIEWED AND APPROVED BY THE  
PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO  
THIS 3rd DAY OF September 2025.

*[Signature]*  
CHAIRMAN  
*[Signature]*  
SECRETARY

Pt. OL 86

*Larry J. Bill* Aug 12, 2025  
LARRY J. BILL, P.S. #7557 DATE

VOLUME NO. 63 PLAT NO. 169  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE: JULY 2025



SCALE: 1" = 20'

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

**LEGEND**

- CONCRETE POST FOUND
- ⊕ MAG NAIL OR PK NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ IRON PIPE FOUND
- MAG NAIL SET
- 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 Lot Surveys
  - Survey Volume 5 Page 146
  - Survey Volume 7 Page 85
  - Survey Volume 10 Page 140
  - Survey Volume 23 Page 155
- Miami County Engineer's Record of Land Surveys
  - Survey Volume 62 Page 100
- Miami County Recorder's Records
  - Record Book 2 Page 174

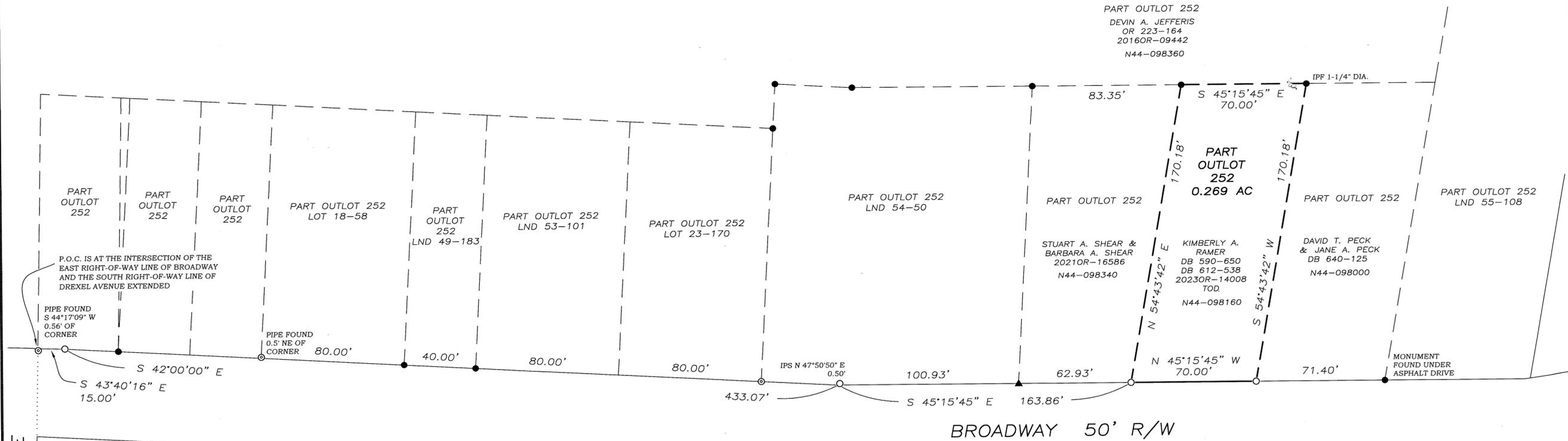
SURVEY FOR JOEY SMITH



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

CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART OUTLOT 252

VOLUME 63 PAGE 170  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

- 5/8" DIA. CAPPED IRON PIN SET
- 5/8" DIA. IRON PIN FOUND
- ⊙ PIPE FOUND
- ▲ AXLE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:  
LOT SURVEY 10, PAGE 61  
LOT SURVEY 18, PAGE 58  
LOT SURVEY 23, PAGE 170  
LOT SURVEY 24, PAGE 135  
LAND SURVEY 49, PAGE 183  
LAND SURVEY 53, PAGE 101  
LAND SURVEY 54, PAGE 50  
LAND SURVEY 55, PAGE 108  
LAND SURVEY 63, PAGE 122  
MIAMI COUNTY RECORDER'S PLAT RECORDS:  
DEEDS AS SHOWN HEREON

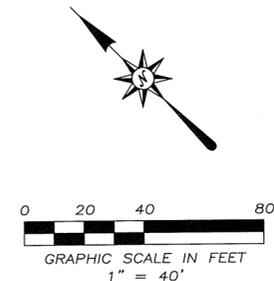
THE BASIS OF BEARING IS NORTH  
45°15'45" WEST ON BROADWAY R/W  
LINE PER LAND SURVEY 54, PAGE 50

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
*Paul P. Huelskamp P.E. P.S.*  
MIAMI COUNTY ENGINEER  
*Debra Bernath 9/26/25*  
DEPUTY DATE

SURVEY OF EXISTING TRACT FOR DAN AND KIM RAMER  
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 17, 2025

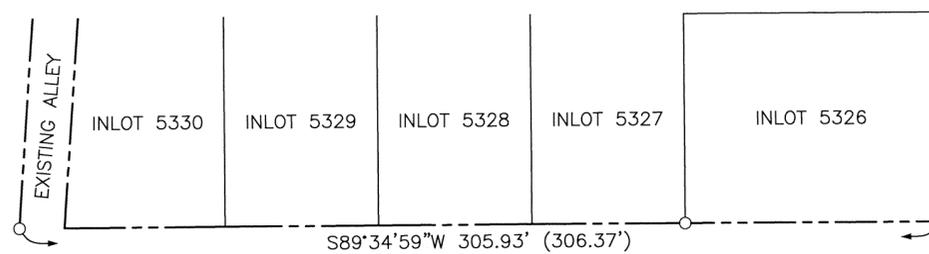
STATE OF OHIO  
GREGG S. BROOKHART  
6348  
REGISTERED PROFESSIONAL SURVEYOR

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

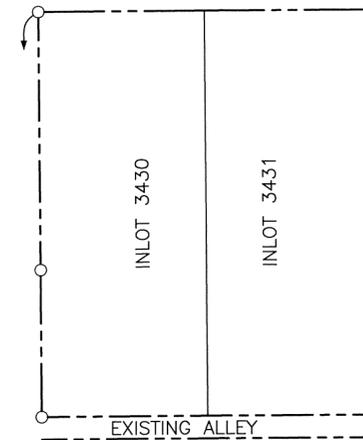


PLAT OF SURVEY  
CITY OF PIQUA, MIAMI COUNTY, OHIO, PART INLOT 4852 & 4853, N.W. SECTION

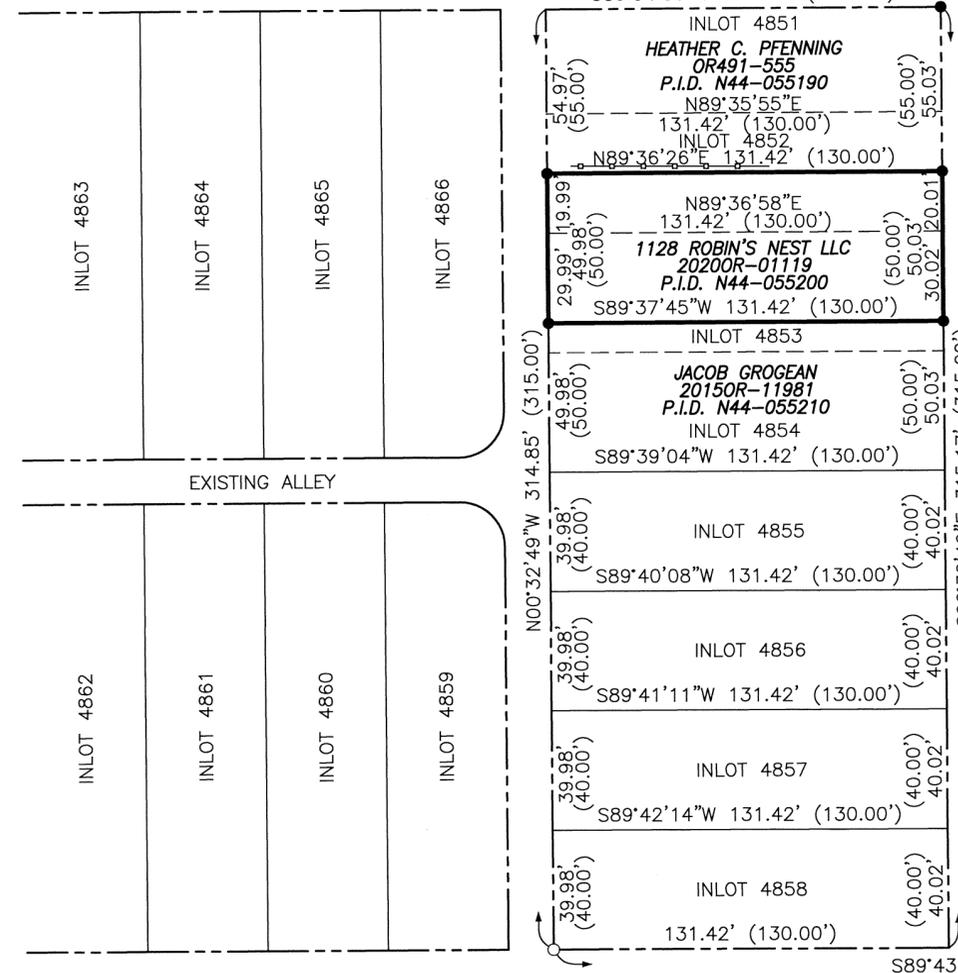
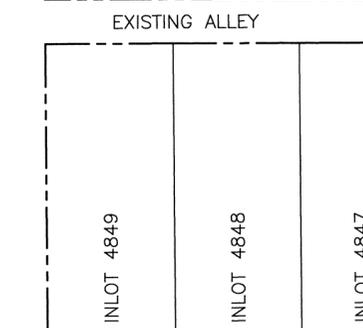
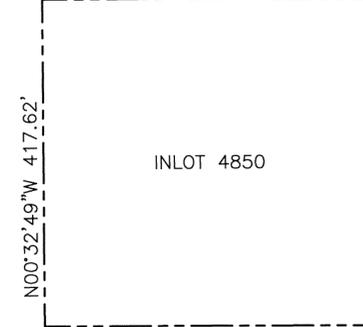
CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelshamp P.E. P.S.**  
MIAMI COUNTY ENGINEER  
*Paul P. Huelshamp* 9/29/25  
DEPUTY DATE



ROBINSON AVE. (50' R/W)



LINCOLN STREET (50' R/W)



MAPLE STREET (50' R/W)

S89°43'17"W 291.62'

REFERENCES

M.C.E. RECORD OF LOT SURVEYS:

VOLUME 04 PAGE 171  
VOLUME 09 PAGE 04  
VOLUME 12 PAGE 85  
VOLUME 13 PAGE 25

M.C.R. RECORD OF PLATS:

VOLUME 03 PAGE 116  
VOLUME 05 PAGE 59

INLOT 4852 = 0.060 ACRES  
INLOT 4853 = 0.091 ACRES  
TOTAL AREA = 0.151 ACRES

LEGEND

- IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP
- IRON SPIKE SET
- ⊗ MAG NAIL SET
- ⊗ CROSS NOTCH SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊠ R/W MONUMENT FD.
- ⊙ IRON SPIKE FOUND
- ⊗ MAG NAIL FOUND
- CORNER POST FOUND
- △ CORNER STONE FD.
- ( ) CALLED DIMENSION
- — — ROAD CENTERLINE
- - - EX. R/W
- — — PROPERTY LINE OF TRACT BEING SURVEYED

NOTES:

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

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

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.

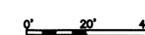
ALL MONUMENTS IS OR WILL BE SET AS SHOWN.

BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).

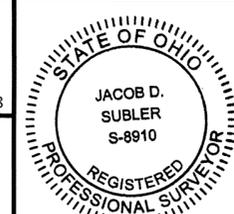


SURVEY OF PT. LOT 4852 & PT. LOT 4853  
FOR RANDY WRIGHT  
SITE ADDRESS:  
1128 LINCOLN STREET  
DATE: 9/24/2025 DRAWING NO.: 25-068

GRAPHIC SCALE



1" = 40'

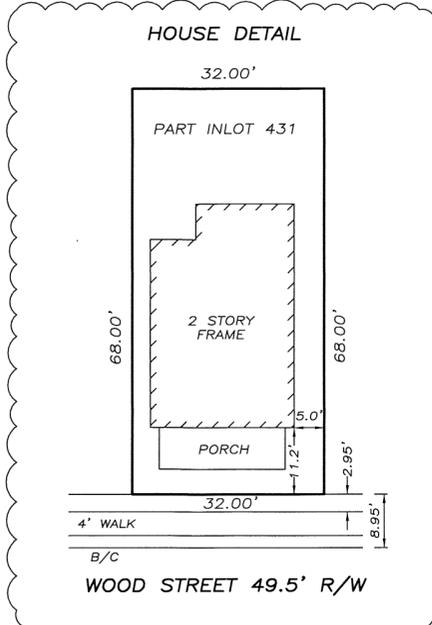
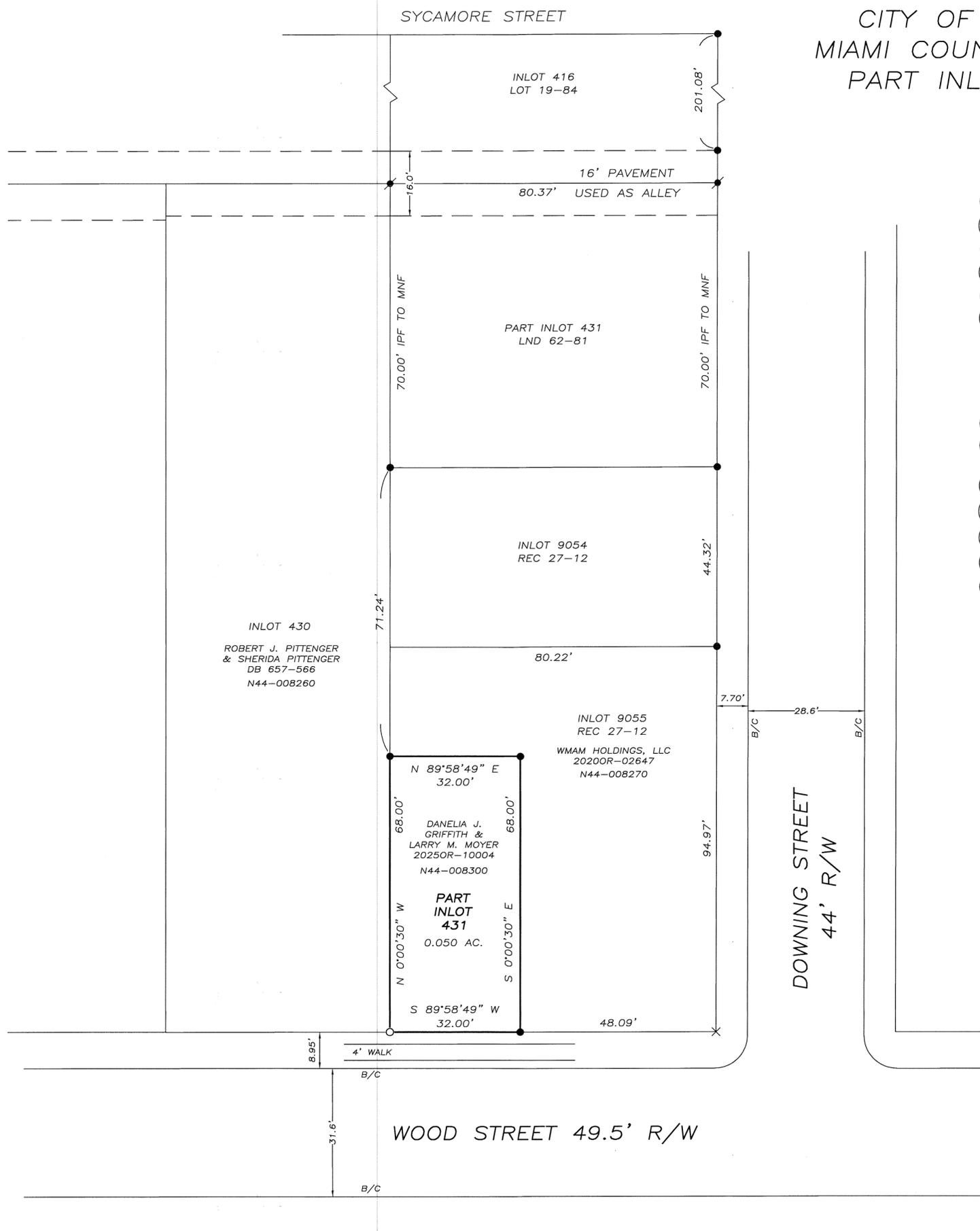


SURVEYED BY:

*Jacob D. Subler*  
JACOB D. SUBLER  
REG. SURVEYOR #8910  
DATE: 9-24-2025

CITY OF PIQUA  
MIAMI COUNTY, OHIO  
PART INLOT 431

VOLUME 63 PAGE 172  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



- LEGEND**
- 5/8" DIA. CAPPED IRON PIN SET
  - 5/8" DIA. IRON PIN FOUND
  - × CROSS NOTCH SET
  - ✱ MAG NAIL FOUND

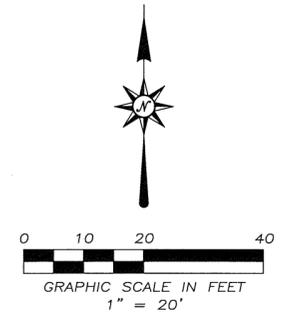
**REFERENCES**

MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:  
LOT SURVEY 19, PAGE 84  
LOT SURVEY 24, PAGE 191  
LAND SURVEY 62, PAGE 81

MIAMI COUNTY RECORDER'S PLAT RECORDS:  
VOLUME 27, PAGE 12  
DEEDS AS SHOWN HEREON

THE BASIS OF BEARING IS SOUTH 89°58'49" WEST ON THE NORTH LINE OF WOOD STREET AS PER RECORD PLAT 27, PAGE 12.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp, PE, PS**  
MIAMI COUNTY ENGINEER  
*Robert Bennett* 10-2-25  
DEPUTY DATE



SURVEY OF EXISTING PARCEL FOR DANIELA MOYER-GRIFFITH IN MIAMI COUNTY, OHIO ~ SEPTEMBER 30, 2025

STATE OF OHIO

THOMAS R. ZECHMAN

OHIO REGISTERED PROFESSIONAL SURVEYOR #7077

*Thomas R. Zechman*

THOMAS R. ZECHMAN

OHIO REGISTERED PROFESSIONAL SURVEYOR #7077

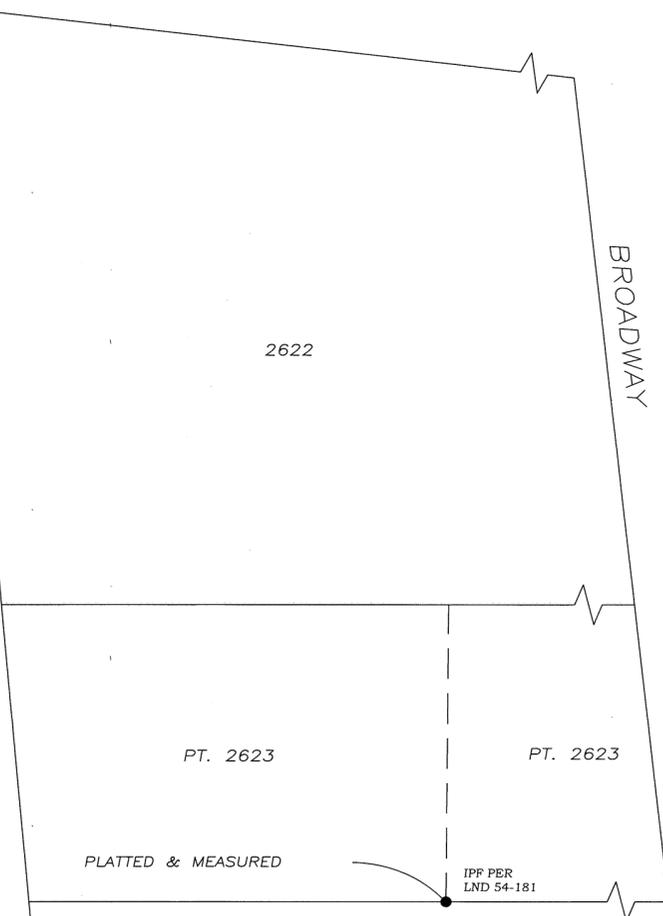
1025 LAURA DRIVE  
PIQUA, OHIO 45356  
(937) 773-9479



CITY OF PIQUA, MIAMI COUNTY, OHIO  
PARTS INLOTS 2633, 2634 & 2635

NOTES

- THE PURPOSE OF THIS LOT SURVEY IS TO PROVIDE AN APPROVED LEGAL DESCRIPTION FOR THE LOT COMPRISED OF THE 37.50 FEET OFF OF THE WEST END OF INLOTS 2633, 2634 AND 2635, LESS A 7.50' ALLEY ON THE NORTHERN PART OF LOT 2635.
- THE ONLY SURVEY OF RECORD IN THE BLOCK BETWEEN SCUDDER STREET AND THE ALLEY TO THE EAST IS LOT SURVEY 14-11, FROM 1976.
  - THE FRONT PINS FOR THIS SURVEY WERE FOUND, APPROXIMATELY AS SHOWN ON THE SURVEY PLAT, AND MATCHING THE OCCUPATION LINES
  - NO REAR PINS FROM THIS SURVEY WERE FOUND. THE ALLEY HAS BEEN IMPROVED AND THE PINS MAY HAVE BEEN DISTURBED.
- AFTER THOROUGH INVESTIGATION, THE PROPERTY LINES FOR THE TRACT SURVEYED HEREIN WERE ESTABLISHED AS FOLLOWS:
  - THE STREET (ROBINSON AVENUE) LINE WAS ESTABLISHED BY SPLITTING THE CURBS (26.1'), AND THEN MEASURING 1/2 OF THE REMAINING 50' RIGHT-OF-WAY WIDTH (11.95') FROM THE BACK OF THE CURB. THIS IS CONSISTENT WITH THE OTHER THREE PINS ON THE NORTH SIDE OF ROBINSON FOUND FROM SURVEYS OF RECORD.
  - THE FRONT PROPERTY LINE ON ROBINSON STREET WAS SET AT THE TWO ENDS OF AN OLD, WELL ESTABLISHED AND PRESERVED SHORT CONCRETE RETAINING WALL THAT IS 37.4' LONG, ON A 37.5' LOT. THIS WALL MATCHES THE OCCUPATION OF THE LOT SURVEYED HEREIN AND THE LOT IMMEDIATELY TO THE EAST.
  - THE NORTHEAST CORNER WAS ESTABLISHED A DISTANCE OF 112.46 FEET FROM THE FRONT LINE, THROUGH AN OLD EXISTING CHAIN LINK FENCE AT THE REAR OF THE PROPERTY, BETWEEN THE PROPERTY SURVEYED HEREIN AND THE LOT IMMEDIATELY TO THE EAST.
  - THE WEST LINE, WHICH IS THE SCUDDER STREET LINE WAS ESTABLISHED PARALLEL TO AND OF EQUAL LENGTH AS THE EAST LINE.
  - THE NORTH LINE, WHICH IS NOW THE ALLEY LINE, AS A RESULT OF THE COMMON PLEAS COURT CASE 77-221, WAS ESTABLISHED PARALLEL TO AND OF EQUAL LENGTH AS THE FRONT LINE.
  - THE RESULT OF THIS PROCESS IS THAT EACH OF THE THREE LOTS TO THE ALLEY HAS ITS FULL PLATTED REAR LOT WIDTH, CONSISTENT WITH EXISTING FENCES AND OCCUPATION. EACH LOT ALSO HAS ITS FULL PLATTED FRONT LOT WIDTH, OR MORE, CONSISTENT WITH EXISTING FENCES AND OCCUPATION.
- LOT SURVEY 23-77 SURVEYED THE LOT IMMEDIATELY WEST OF THIS PROPERTY, ON THE WEST SIDE OF SCUDDER STREET, BUT DISREGARDED THE EAST SIDE OF SCUDDER. THERE IS NO REFERENCE TO ANY LOTS, MONUMENTS OR OCCUPATION ON THE EAST SIDE OF SCUDDER STREET.
- THE NORTH 41 FEET OF SCUDDER STREET, JUST NORTH OF THE PROPERTY SURVEYED HEREIN, WAS VACATED BY RECORD PLAT 29-98. THERE IS NO EVIDENCE OF ANY MONUMENTS FOUND OR SET ON RECORD PLAT 29-98. THERE ARE NO CURBS OR WALKS ON SCUDDER STREET, NORTH OF ROBINSON. THE WIDTH OF THE PAVEMENT ON SCUDDER STREET SOUTH OF ROBINSON IS APPROXIMATELY 25 FEET. THE WIDTH OF THE PAVEMENT ON SCUDDER STREET NORTH OF ROBINSON IS APPROXIMATELY 19 FEET. THE WEST PAVEMENT LINE IS A STRAIGHT LINE ON BOTH SIDES OF SCUDDER. ALL OF THE REDUCTION IN PAVEMENT WIDTH NORTH OF ROBINSON IS ON THE EAST SIDE OF SCUDDER.
- THE BASIS OF BEARING IS NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST ON THE NORTH RIGHT-OF-WAY LINE OF ROBINSON AND ON THE SOUTH LOT LINES AS PER LAND SURVEY 54-181.

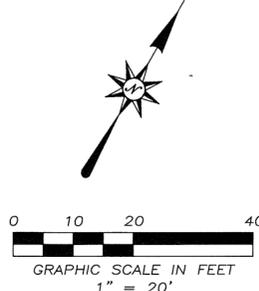


- REFERENCES
- MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 2, PAGE 73  
PLAT BOOK 2, PAGE 224  
PLAT BOOK 29, PAGE 98  
DEEDS AS SHOWN HEREON
- MIAMI COUNTY ENGINEER'S SURVEY RECORDS:  
LOT SURVEY 9, PAGE 148  
LOT SURVEY 14, PAGE 11  
LOT SURVEY 23, PAGE 77  
LAND SURVEY 51, PAGE 74  
LAND SURVEY 54, PAGE 181  
LAND SURVEY 63, PAGE 100  
COMMON PLEAS COURT CASE 77-221

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp PE, PS**  
MIAMI COUNTY ENGINEER  
*Deak Campbell*  
DEPUTY

DATE  
**10/14/2025**

- LEGEND
- 5/8" DIA. CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊠ CROSS CUT IN CONCRETE
  - ⊘ MAG SPIKE SET



SURVEY OF EXISTING TRACT FOR AMANDA & BRANDON HAMILTON IN MIAMI COUNTY, OHIO  
OCTOBER 3, 2025

STATE OF OHIO  
THOMAS R. ZECHMAN  
OHIO REGISTERED PROFESSIONAL SURVEYOR #7077

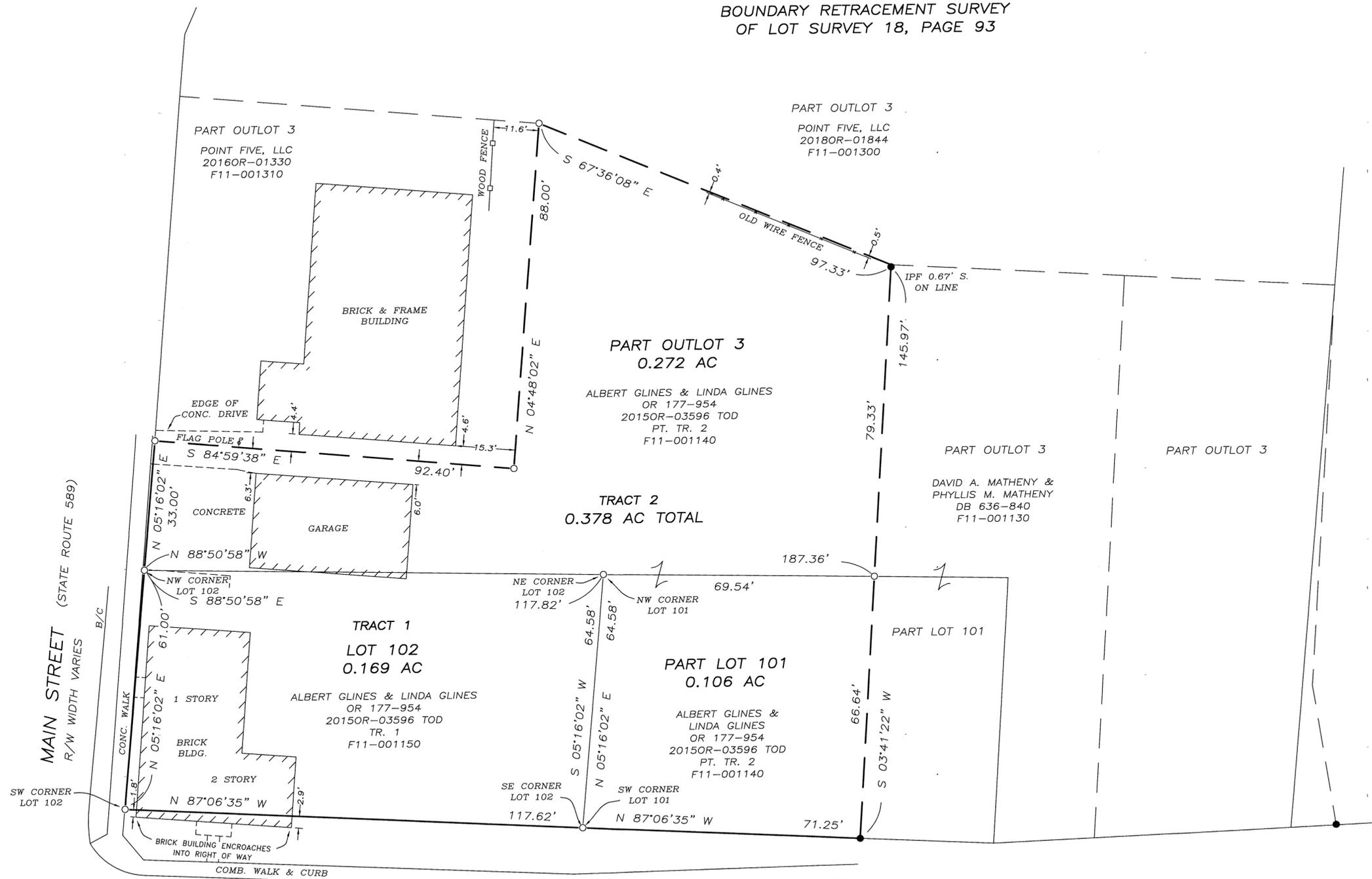
*Thomas R. Zechman*

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

VILLAGE OF CASSTOWN, MIAMI COUNTY, OHIO  
PART OUTLOT 3, INLOT 102 & PART INLOT 101

VOLUME **63** PAGE **175**  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

BOUNDARY RETRACEMENT SURVEY  
OF LOT SURVEY 18, PAGE 93



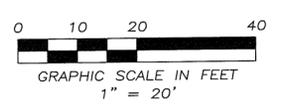
**LEGEND**  
○ 5/8 IN. DIA. IRON PIN SET  
● IRON PIN FOUND

**REFERENCES**  
MIAMI COUNTY RECORDER'S  
RECORDS:  
OFFICIAL RECORD 177, PAGE 954  
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S  
SURVEY RECORDS:  
LOT SURVEY 7, PAGE 97  
LOT SURVEY 14, PAGE 189  
LOT SURVEY 16, PAGE 44  
LOT SURVEY 18, PAGE 93  
LOT SURVEY 19, PAGE 164  
LAND SURVEY 58, PAGE 158

**BASIS OF BEARING:**  
BEARINGS ARE BASED ON THE OHIO  
DEPARTMENT OF TRANSPORTATION  
V.R.S., NAD 1983 (2011 ADJ.) OHIO  
STATE PLANE SOUTH ZONE.

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelstkamp PEPS**  
MIAMI COUNTY ENGINEER  
**Art B. Cantt** 10-15-2025  
DEPUTY DATE



SEPTEMBER 24, 2025	SURVEY OF EXISTING TRACTS FOR ALBERT & LINDA GLINES IN THE VILLAGE OF CASSTOWN, MIAMI COUNTY, OHIO
	<b>Neil E. Teaford, P.S.</b> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

PLAT OF SURVEY  
 FRACTIONAL SECTION 31, TOWN 1, RANGE 12  
 SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 63 PAGE 176  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
**Pavel P. Hvelshamp P.E.P.S.**  
 MIAMI COUNTY ENGINEER  
*Pavel P. Hvelshamp*  
 DEPUTY  
 10/16/25  
 DATE

**REFERENCES**

M.C.E. RECORD OF LAND SURVEYS:  
 VOLUME 37 PAGE 177  
 VOLUME 44 PAGE 105

TOTAL AREA = 0.711 ACRES  
 EX. RW = 0.053 ACRES  
 NET AREA = 0.658 ACRES

**LEGEND**

- |   |  |
|---|--|
| ● IRON PIN SET #5<br>REBAR ±30" LONG<br>W/ SURVEYOR CAP | ⊙ IRON SPIKE FOUND                             |
| ⊙ IRON SPIKE SET  | ⊗ MAG NAIL FOUND                               |
| ⊗ MAG NAIL SET  | □ CORNER POST FOUND                            |
| ⊗ CROSS NOTCH SET                                       | △ CORNER STONE FD.                             |
| ○ IRON PIN FOUND  | ( ) CALLED DIMENSION                           |
| ⊙ IRON PIPE FOUND                                       | — — — ROAD CENTERLINE                          |
| ⊗ R/W MONUMENT FD.                                      | — — — EX. R/W                                  |
|   | — — — PROPERTY LINE OF<br>TRACT BEING SURVEYED |



NOTES:

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

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A  
 CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

CERTIFICATION:

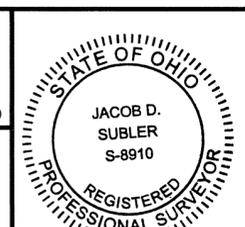
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF  
 SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO  
 ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR  
 BOUNDARY SURVEYS.

ALL MONUMENTS IS OR WILL BE SET AS SHOWN.

BASIS OF BEARING:  
 M.C.E. RECORD OF LAND SURVEYS  
 VOLUME 37 PAGE 177



SURVEY OF A 0.711 ACRE TRACT SECTION  
 31 FOR KATHRYN STACY  
 SITE ADDRESS:  
 8638 PIQUA LOCKINGTON ROAD  
 DATE: 10/09/2025 DRAWING NO.: 25-060  
 GRAPHIC SCALE  
 0' 40' 80'  
 1" = 80'



SURVEYED BY:  
*Jacob D. Subler*  
 JACOB D. SUBLER  
 REG. SURVEYOR #8910  
 DATE: 10-09-2025

Plat of Survey  
**4300 WEST CHARLESTON ROAD**  
 Section 27, Township 2, Range 9 M.R.S.  
 Bethel Township,  
 Miami County, Ohio  
 3.632 Acres

VOLUME 63 PAGE 177  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Hvelskamp P.E. P.S.**  
 MIAMI COUNTY ENGINEER  
*Tom C.* 10/17/25  
 DEPUTY DATE



VICINITY MAP  
 NO SCALE



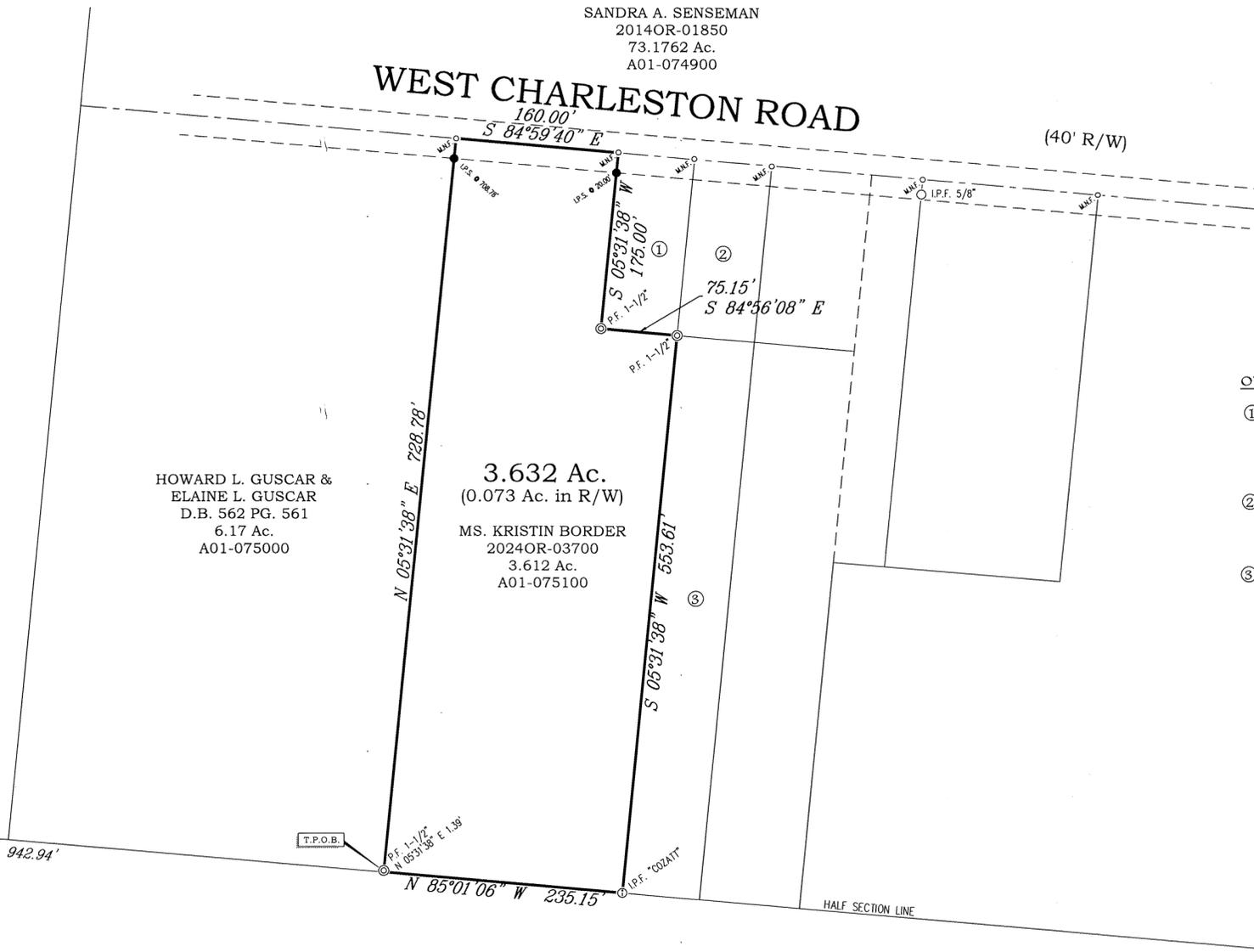
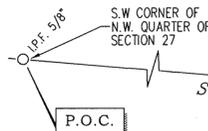
SCALE 1 INCH = 100 FEET  
 0 50 100 150 200

**BASIS OF BEARINGS :**

BEARINGS ARE BASED ON OHIO STATE PLANE  
 COORDINATES, SOUTH ZONE, NAD 83  
 (2011) WITH THE CENTERLINE OF WEST  
 CHARLESTON-GINGHAMSBERG ROAD BEING  
 S 84°59'40" 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)
- ⊗ I.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
- ⊞ STONE FOUND
- N.M. NO MONUMENT FOUND OR SET



HOWARD L. GUSCAR &  
 ELAINE L. GUSCAR  
 D.B. 562 PG. 561  
 6.17 Ac.  
 A01-075000

**3.632 Ac.**  
 (0.073 Ac. in R/W)  
 MS. KRISTIN BORDER  
 2024OR-03700  
 3.612 Ac.  
 A01-075100

JOHN C. WORMAN &  
 EDITH M. WORMAN  
 2015OR-05146  
 TRACT I  
 80.205 Ac.  
 A01-075900

**OWNERSHIP TABLE :**

- ① MIAMI VALLEY BUILDING SOLUTIONS LTD  
 2025OR-05242  
 0.301 Ac.  
 A01-075200
- ② ELLIOT JOSEPH CORRIGAN  
 2021OR-21315  
 0.305 Ac.  
 A01-075300
- ③ TIMOTHY REITZ  
 2019OR-01575  
 0.966 Ac.  
 A01-075110

**SURVEY REFERENCES :**

- LAND SUR. VOL. 8 PG. 91
- LAND SUR. VOL. 44 PG. 172
- LAND SUR. VOL. 47 PG. 92
- LAND SUR. VOL. 49 PG. 22
- LAND SUR. VOL. 52 PG. 21

**SURVEY NOTES :**

- 1. OCCUPATION IN GENERAL FITS SURVEY, UNLESS OTHERWISE NOTED.
- 2. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

**CERTIFICATION**

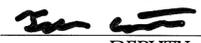
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37, STANDARDS FOR BOUNDARY SURVEYS AND PERFORMED UNDER MY DIRECT SUPERVISION IN OCTOBER, 2025 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

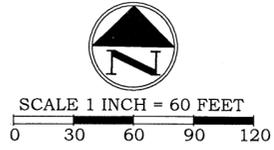
*Eric A. Moody*

ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984  
 DATE OF SURVEY : 10/06/2025

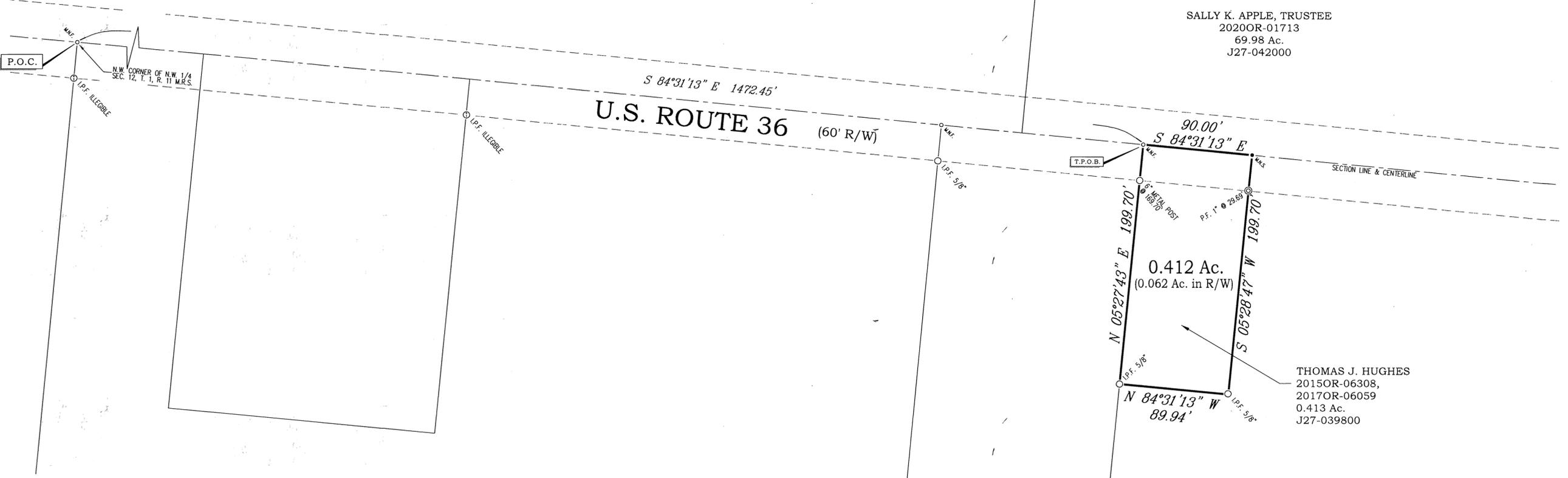


Plat of Survey  
**1290 U.S. ROUTE 36**  
 Section 12, Township 1, Range 11 M.R.S.  
 Spring Creek Township,  
 Miami County, Ohio  
 0.412 Acre

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
**Pavi P. Huelshamp P.E. P.S.**  
 MIAMI COUNTY ENGINEER  
 **2/4/26**  
 DEPUTY DATE



**BASIS OF BEARINGS :**  
 BEARINGS ARE BASED ON OHIO STATE PLANE  
 COORDINATES, SOUTH ZONE, NAD 83 (2011), BASED  
 ON GNSS OBSERVATIONS, WITH THE CENTERLINE OF  
 U.S. ROUTE 36 BEING S 84°31'13" 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)
  - ⊙ I.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
  - ⊞ STONE FOUND
  - N.M. NO MONUMENT FOUND OR SET

**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 OCTOBER, 2025 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

  
 ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984  
 DATE OF SURVEY : 10/06/2025



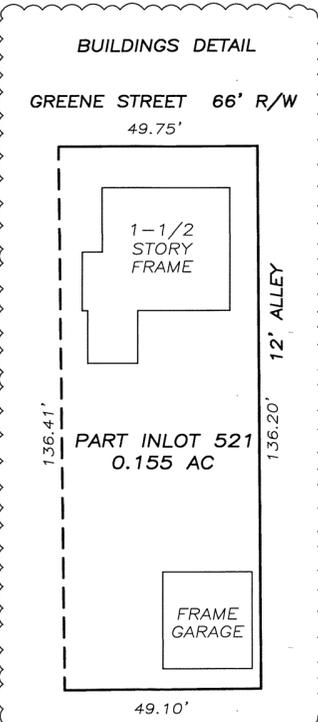
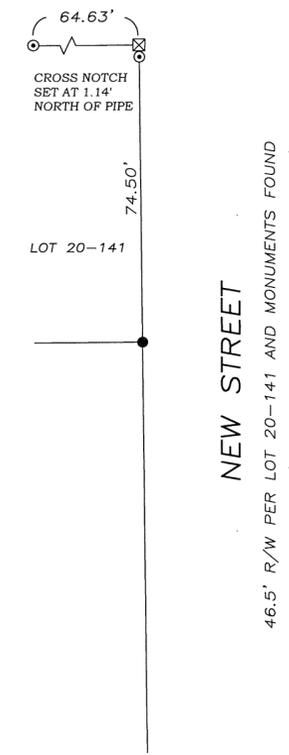
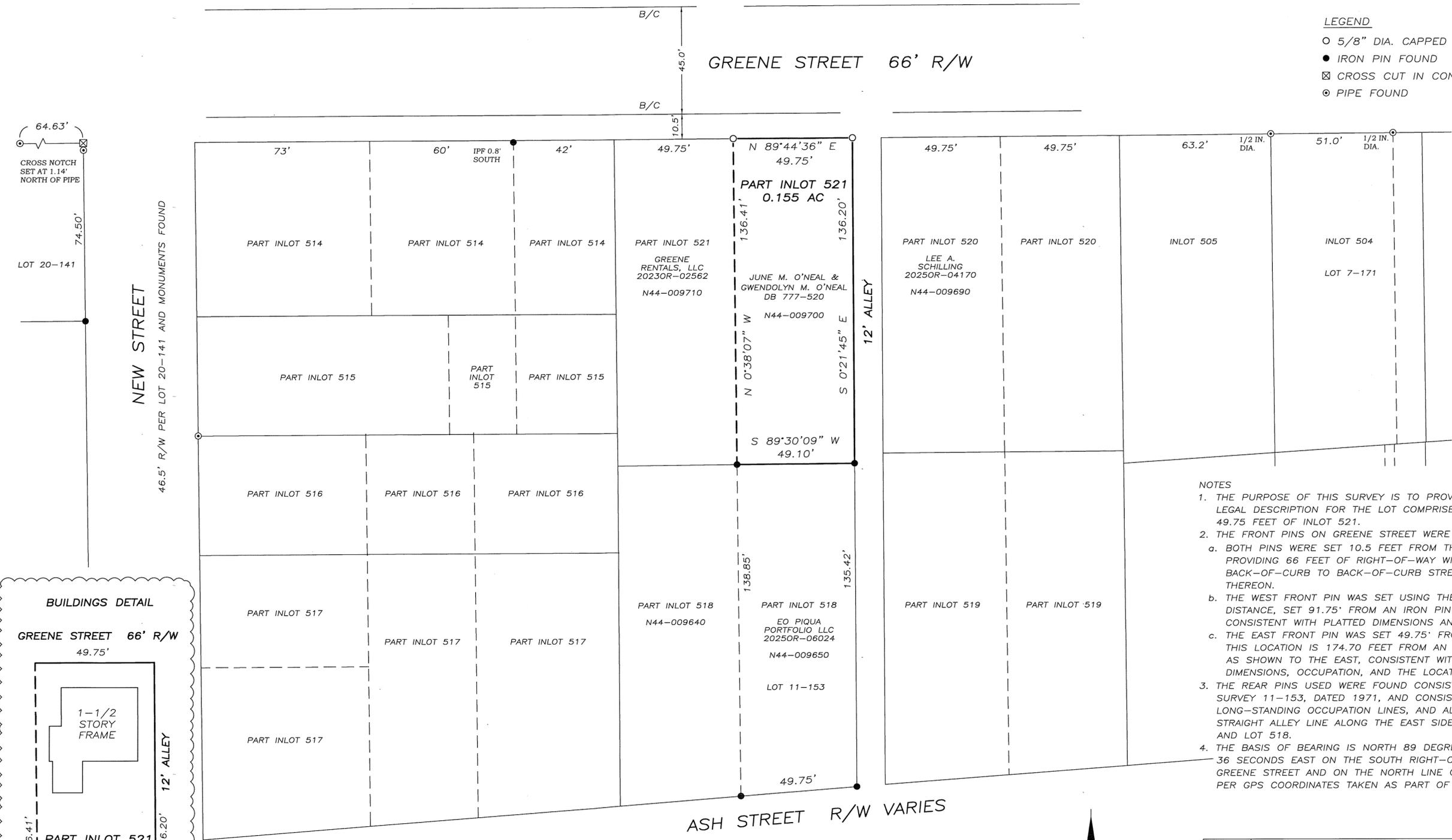
- SURVEY REFERENCES :**
- LAND SUR. VOL. 15 PG. 141
  - LAND SUR. VOL. 28 PG. 19
  - LAND SUR. VOL. 32 PG. 62
  - LAND SUR. VOL. 52 PG. 13

- SURVEY NOTES :**
1. OCCUPATION IN GENERAL FITS SURVEY, UNLESS OTHERWISE NOTED.
  2. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.



LEGEND

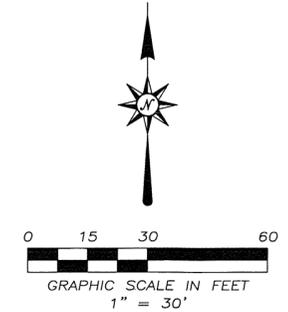
- 5/8" DIA. CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊠ CROSS CUT IN CONCRETE
- ⊙ PIPE FOUND



- NOTES
1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN APPROVED LEGAL DESCRIPTION FOR THE LOT COMPRISED OF THE EAST 49.75 FEET OF INLOT 521.
  2. THE FRONT PINS ON GREENE STREET WERE SET AS FOLLOWS:
    - a. BOTH PINS WERE SET 10.5 FEET FROM THE BACK OF CURB, PROVIDING 66 FEET OF RIGHT-OF-WAY WITH A 45.0 FEET BACK-OF-CURB TO BACK-OF-CURB STREET CENTERED THEREON.
    - b. THE WEST FRONT PIN WAS SET USING THE PLATTED DISTANCE, SET 91.75' FROM AN IRON PIN TO THE WEST, CONSISTENT WITH PLATTED DIMENSIONS AND OCCUPATION.
    - c. THE EAST FRONT PIN WAS SET 49.75' FROM THE WEST PIN. THIS LOCATION IS 174.70 FEET FROM AN IRON PIN FOUND AS SHOWN TO THE EAST, CONSISTENT WITH PLATTED DIMENSIONS, OCCUPATION, AND THE LOCATION OF THE ALLEY.
  3. THE REAR PINS USED WERE FOUND CONSISTENT WITH LOT SURVEY 11-153, DATED 1971, AND CONSISTENT WITH LONG-STANDING OCCUPATION LINES, AND ALSO PROVIDING A STRAIGHT ALLEY LINE ALONG THE EAST SIDE OF LOT 521 AND LOT 518.
  4. THE BASIS OF BEARING IS NORTH 89 DEGREES 44 MINUTES 36 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF GREENE STREET AND ON THE NORTH LINE OF LOT 521 AS PER GPS COORDINATES TAKEN AS PART OF THE SURVEY.

REFERENCES  
MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 2, PAGE 176  
DEEDS AS SHOWN HEREON  
MIAMI COUNTY ENGINEER'S SURVEY RECORDS:  
LOT SURVEY 7, PAGE 171  
LOT SURVEY 11, PAGE 153  
LOT SURVEY 20, PAGE 141

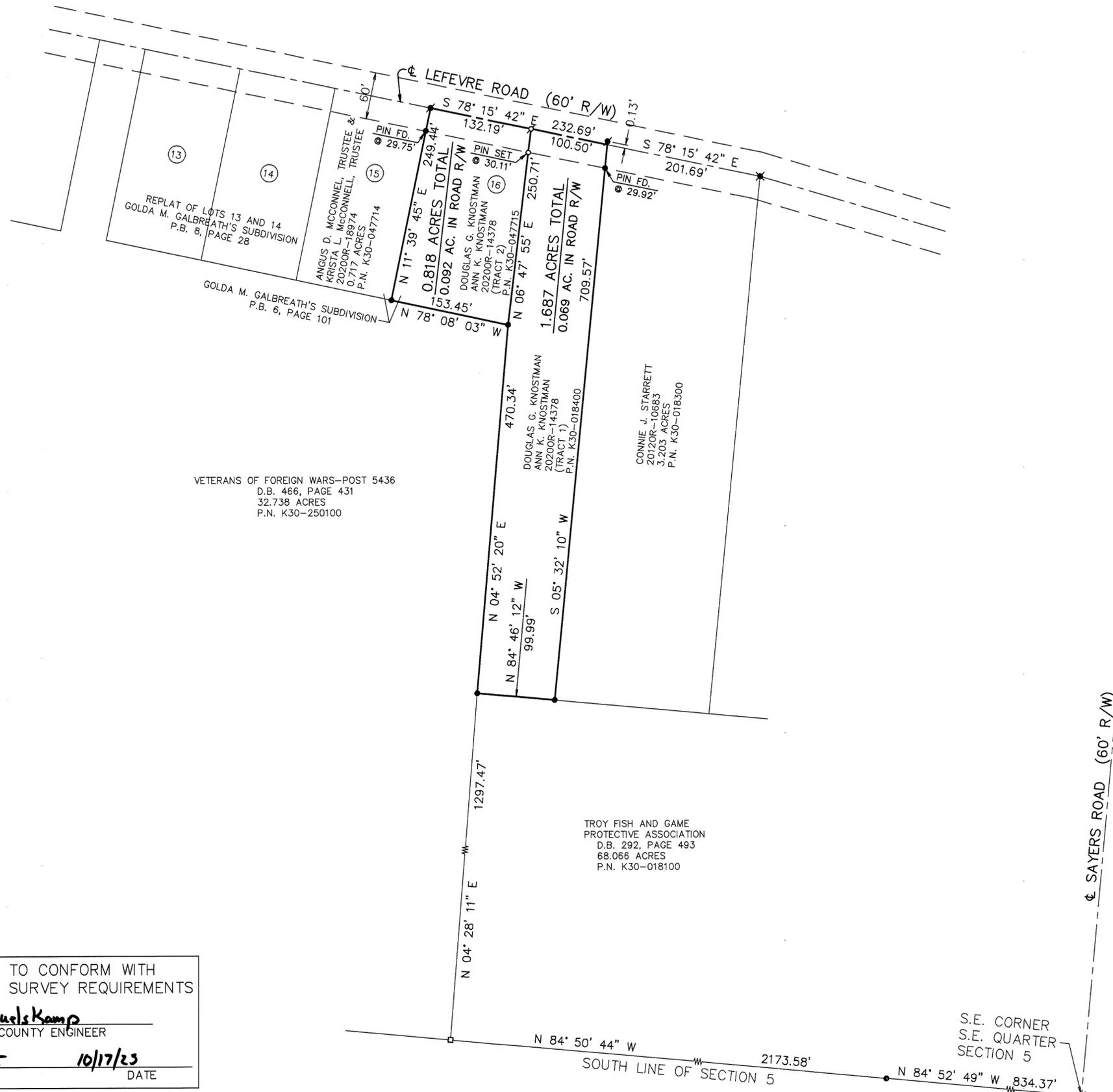
CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul H. Huelskamp**  
MIAMI COUNTY ENGINEER  
*g. Boyat* 10/17/25  
DEPUTY DATE



SURVEY OF EXISTING TRACT FOR  
JUNE AND GWENDOLYN O'NEAL  
IN MIAMI COUNTY, OHIO  
OCTOBER 10, 2025

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



- Legend**
- 5/8" dia. Iron pin found
  - ✕ R.R. Spike
  - ✱ Mag nail found
  - ✱ Mag nail set
  - Stone found
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 08, Pg. 71
  - Vol. 21, Pg. 91
  - Vol. 30, Pg. 72
  - Vol. 38, Pg. 145
  - Vol. 42, Pg. 131
  - Vol. 52, Pg. 165
  - Vol. 56, Pg. 156
- Miami County Engineer's Record of Land Surveys
- P.B. 06, Pg. 101 — Miami County Recorder's Plat Records  
 P.B. 08, Pg. 28

**Basis of Bearings**  
 The bearings are based on the centerline of Lefevre Road, bearing S 78° 15' 42" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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 tracts for Douglas & Ann Knostman.

**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.



*Michael W. Cozatt* 10/17/25  
 Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 1100 Wayne Street, Ste. 1140 Troy, Ohio  
 Job No. 19925 Ph. (937) 339-2921

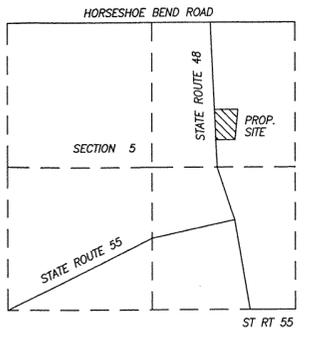
CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

*Paul Huelskamp*  
 MIAMI COUNTY ENGINEER

*Jon Boyack* 10/17/25  
 DEPUTY DATE

TROY FISH AND GAME  
 PROTECTIVE ASSOCIATION  
 D.B. 292, PAGE 493  
 68.066 ACRES  
 P.N. K30-018100

S.E. CORNER  
 S.E. QUARTER  
 SECTION 5



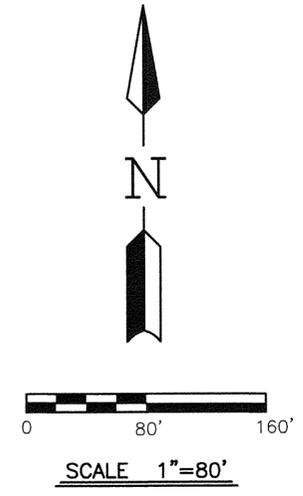
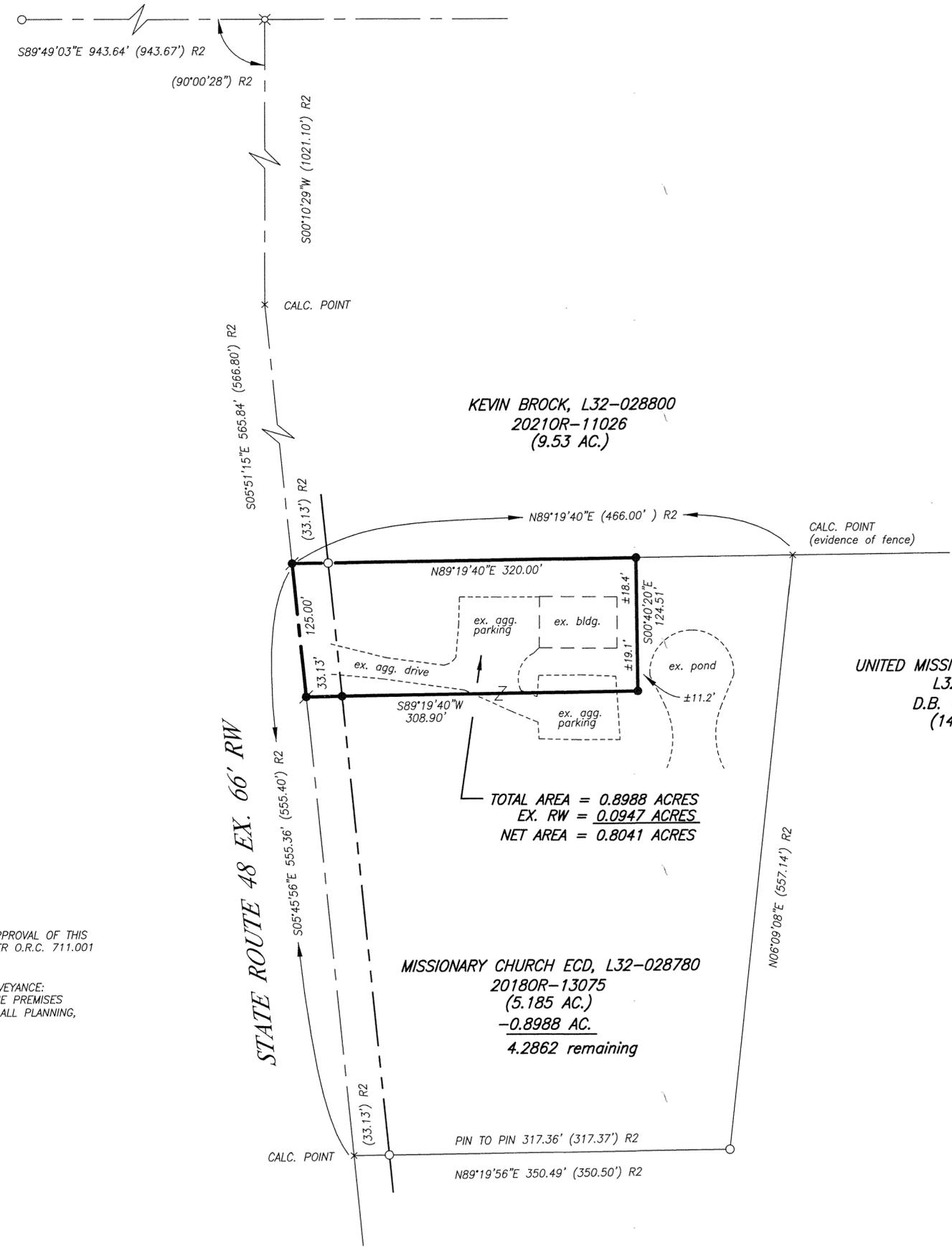
LOCATION MAP  
(NO SCALE)

5 SECTION 6 TOWNSHIP 5 RANGE UNION TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME 63 PAGE 181  
MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS

IRON PIN FOUND  
N.W. COR. N.E. 1/4  
SECTION 5

HORSESHOE BEND ROAD



- LEGEND**
- IRON PIN SET ±30" LONG W/ SURVEYOR CAP
  - IRON SPIKE SET
  - IRON PIN FOUND
  - ⊗ IRON SPIKE FOUND
  - ⊗ P.K. NAIL FOUND
  - ⊗ IRON PIPE FOUND
  - RW MON. FOUND
  - CONCRETE POST FOUND
  - △ CORNER STONE FOUND
  - ( ) CALLED DIMENSION

- SURVEY REFERENCE**
- 1) ODOT SR 48 RW PLANS 1924
  - 2) LAND SUR. VOL. 45 PAGE 131
  - 3) LAND SUR. VOL. 46 PAGE 34

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp PE, PS**  
MIAMI COUNTY ENGINEER  
*Paul P. Huelskamp* 10/21/2025  
DEPUTY DATE

**CERTIFICATION OF REGISTRATION**  
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED, AS BEING EXEMPT UNDER O.R.C. 711.001  
NOTICE TO ALL PARTIES:  
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE. NO STRUCTURE MAY BE ERRECTED OR MAINTAINED ON THE PREMISES HEARIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL PLANNING, BUILDING, AND ZONING REGULATIONS OF MIAMI COUNTY.  
0.8988 ACRE TRACT

*Jack Marshall*  
MIAMI COUNTY PLANNER

KEVIN BROCK, L32-028800  
20210R-11026  
(9.53 AC.)

UNITED MISSIONARY CHURCH INC.  
L32-250085  
D.B. 468 PG. 43  
(14.168 AC.)

TOTAL AREA = 0.8988 ACRES  
EX. RW = 0.0947 ACRES  
NET AREA = 0.8041 ACRES

MISSIONARY CHURCH ECD, L32-028780  
20180R-13075  
(5.185 AC.)  
-0.8988 AC.  
4.2862 remaining



BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREIN.  
*Louis J. Bergman* 9-23-25  
LOUIS J. BERGMAN, REG. SURVEYOR #7177

**Mote & Associates, Inc.**  
ENGINEERING, LAND SURVEYING  
PHONE: (937) 548-7511 E-MAIL: info@moteassociates.com  
214 WEST 4th STREET GREENVILLE, OHIO 45331 FAX: (937) 548-7484 WEBSTIE: www.moteassociates.com

SURVEY OF A 0.8988 ACRE TRACT SECTION 5  
KEITH BERGER  
MIAMI COUNTY OHIO

REVISIONS: 10-6-25	REVISIONS AS PER COUNTY MAPPING
DATE: 9-23-25	
DRAWN: LJB	
CHECKED: J.L.M.	
JOB NO. MI16070725	
DRAWING NO. 1C2947	

6  
TOWN

5E  
RANGE

20 SE 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

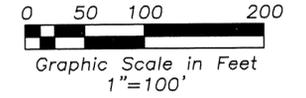
OHIO  
STATE

Volume 63 Page 182  
Miami County Engineer's  
Record of Land Surveys

Certified to conform with  
Miami County Survey Requirements

Paul H. Huelskamp  
Miami County Engineer

Jim Boyett 10/17/25  
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. **0.576 Ac. Total**

Lochlan Bennett  
Secretary  
Miami County Planning Commission

**Legend**

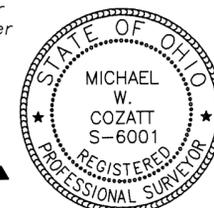
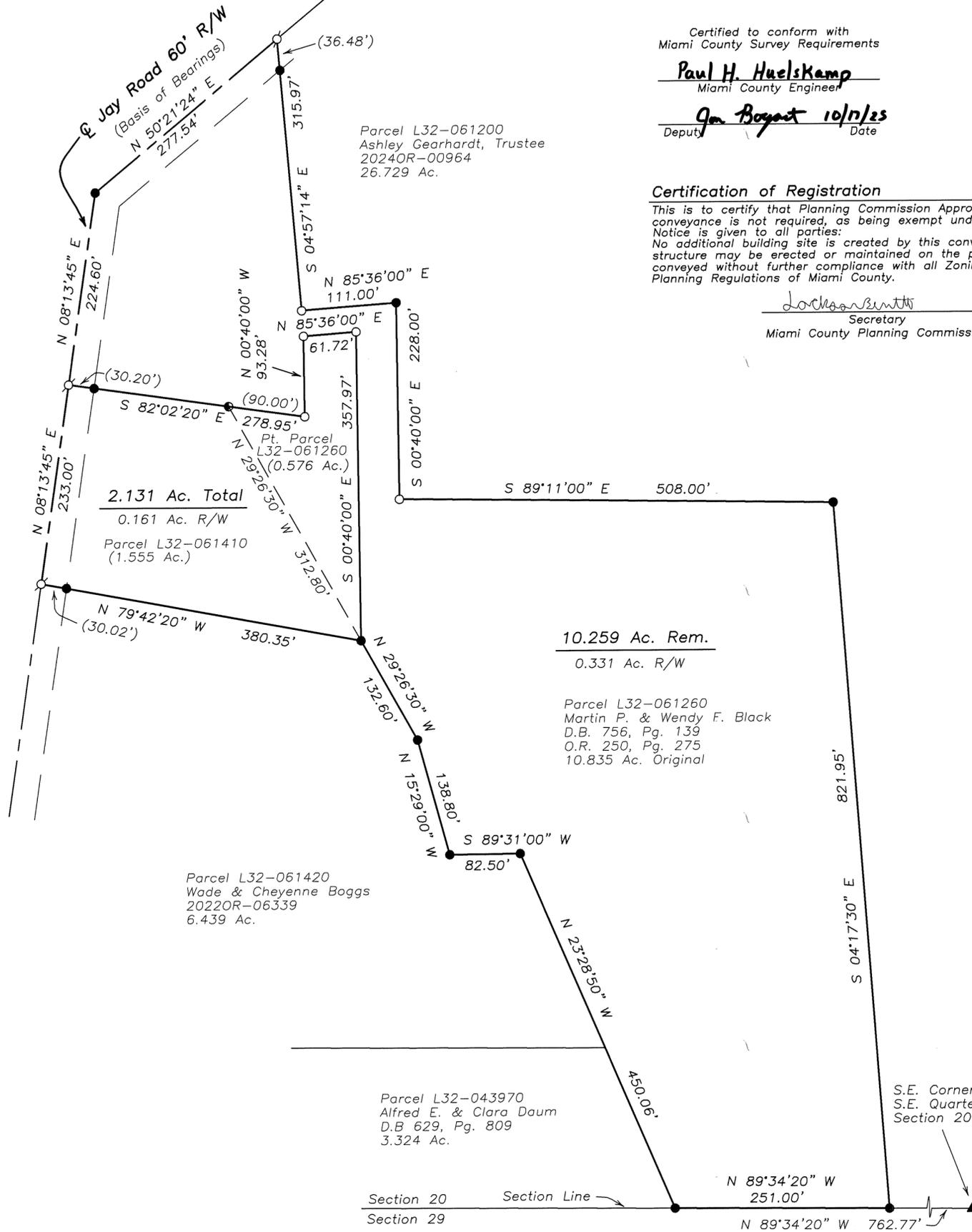
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ✱ P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- ✱ R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- ⊠ Pin in Monument Box
- ▲ Concrete Fence Post

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 11, Page 188  
Volume 18, Page 144  
Volume 36, Page 127  
(Basis of Bearings)

Basis of Bearings:  
Centerline of Jay Road  
N 50°21'24" E

Survey of 0.576 Ac. split  
for Martin Black



Michael W. Cozatt 10/17/25  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 23124 (937) 339-2921  
File Name: C:\Jobs\2024\23124\23124surveysplit.dwg  
Drawn by: DMC ~ Checked by: MWC

2  
TOWN

9 BTMRS  
RANGE

14 SE 1/4  
SECTION

BETHEL  
TOWNSHIP

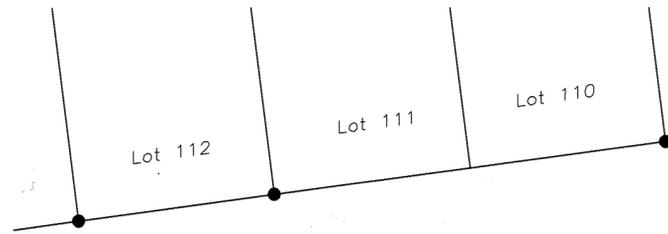
MIAMI  
COUNTY

OHIO  
STATE

Volume 63 Page 183  
Miami County Engineer's  
Record of Land Surveys

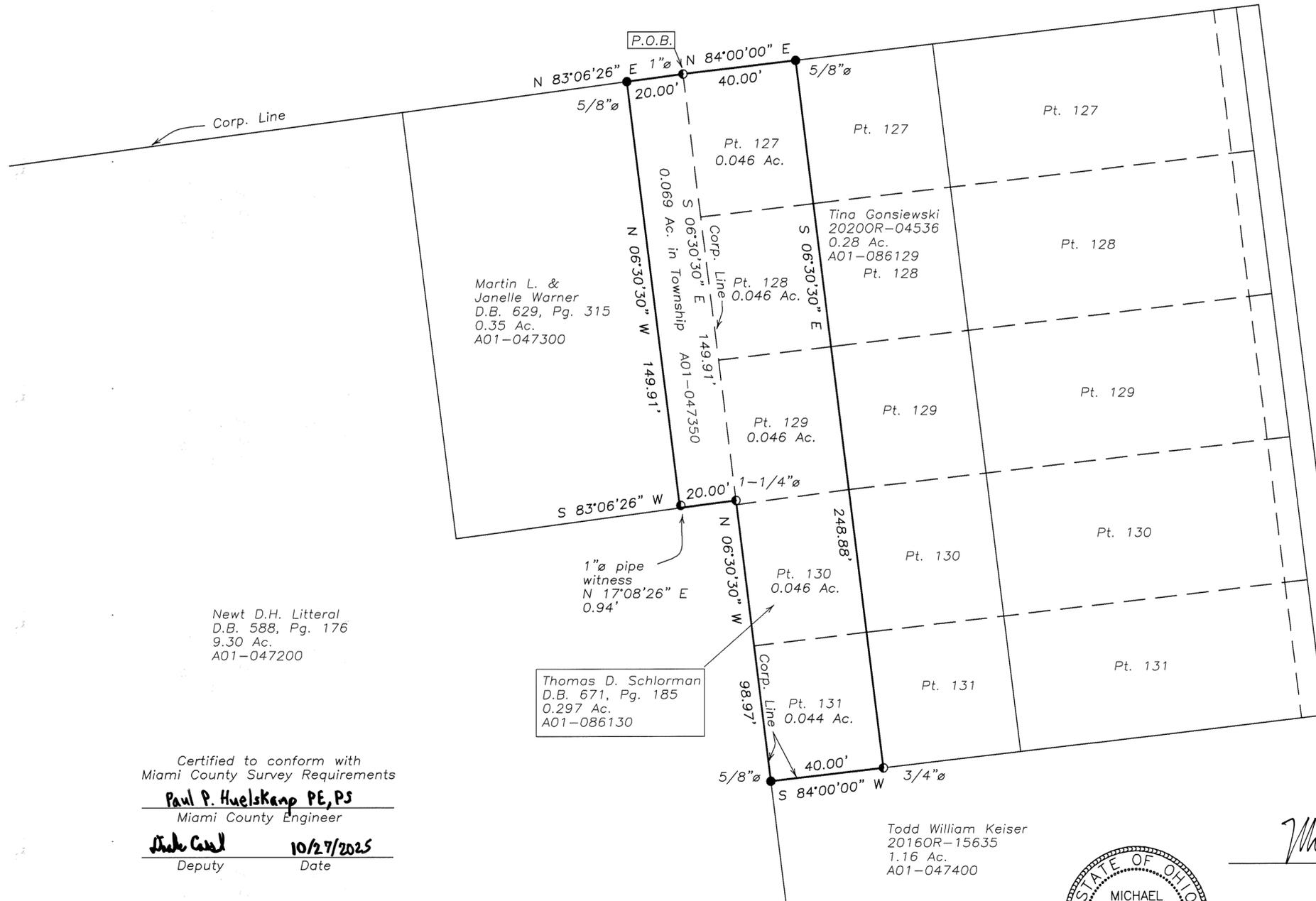
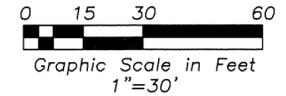
BRANDT  
VILLAGE (UNINCORPORATED)

Pt. 127-131  
LOT



Fourth Street  
66' R/W

Walnut Street 66' R/W



**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
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

**References**

- Miami County Engineer's  
Record of Land Surveys  
Volume 8, Page 123  
Volume 41, Page 156  
Volume 41, Page 178  
Volume 55, Page 129  
Volume 57, Page 194  
Volume 59, Page 14  
Volume 59, Page 173
- Miami County Engineer's  
Record of Lot Surveys  
Volume 6, Page 40

Basis of bearings:  
Bearings and boundary based on  
D.B. 671, Pg. 175 of the Miami  
County Recorder's Deed Records  
South R/W line of Walnut Street  
N 84°00'00" E

Survey of Pt. Lots 127-131  
and 20 ft. strip in Township  
for Thomas Schlorman

Newt D.H. Litteral  
D.B. 588, Pg. 176  
9.30 Ac.  
A01-047200

Thomas D. Schlorman  
D.B. 671, Pg. 185  
0.297 Ac.  
A01-086130

Todd William Keiser  
20160R-15635  
1.16 Ac.  
A01-047400

Certified to conform with  
Miami County Survey Requirements

Paul P. Huelskamp PE, PS  
Miami County Engineer

Deputy Date  
10/27/2025



Michael W. Cozatt 10/27/25  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 19425 (937) 339-2921  
File Name: C:\Jobs\2025\19425.dwg  
Drawn by: DMC ~ Checked by: MWC



Bearings based on the centerline of State Route 721 (S 01°02'59"W) as Recorded in Survey Volume 53, Page 118 and Survey Volume 47, Page 93 of the Survey Records of the Miami County Engineer's Office.

27  
SECTION

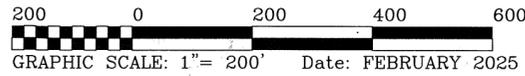
8  
TOWN

4E  
RANGE

NEWTON  
TOWNSHIP

MIAMI  
COUNTY

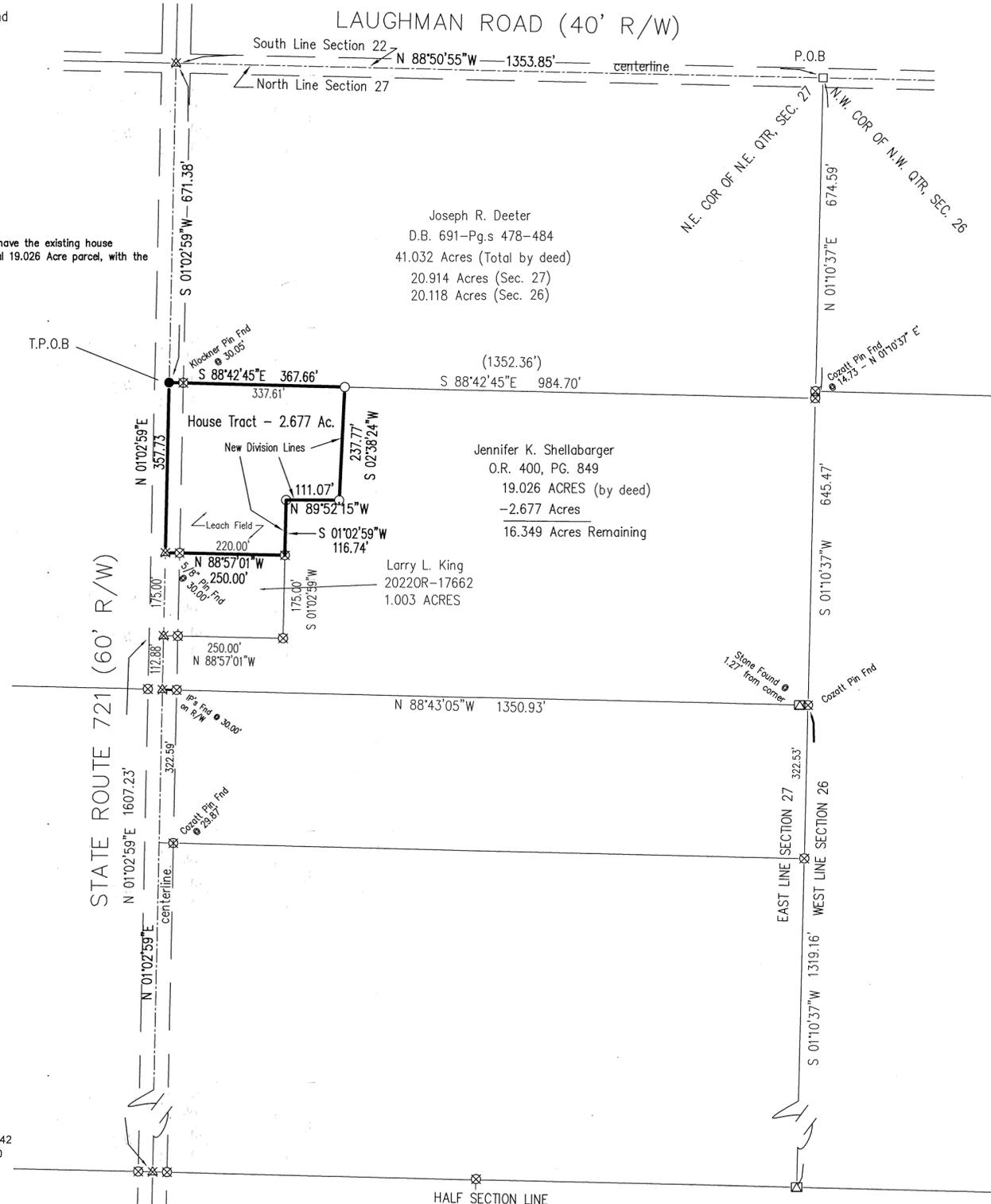
VOLUME 63 PAGE 184  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



**Monument Legend**

- ⊗ Indicates 5/8" iron pin found
- Indicates 5/8" iron pin set
- △ Indicates MAG nail set
- Indicates Railroad Spike found
- ⊗ Indicates MAG nail found
- Indicates square bar found
- ⊠ Indicates Stone found

Surveyors Note: The survey was prepared to have the existing house and out buildings "split" off from the original 19.026 Acre parcel, with the remaining land be used as agriculture.



**REFERENCES:**

- DEED: JENNIFER K. SHELLABARGER - O.R. VOL. 400, PAGE 849
- LND SURVEYS: SURVEY VOLUME 17, PAGE 137
- SURVEY VOLUME 44, PAGE 29
- SURVEY VOLUME 47, PAGE 67
- SURVEY VOLUME 47, PAGE 93
- SURVEY VOLUME 53, PAGE 118
- TAX MAP: NEWTON TOWNSHIP PLAT NO. 31

**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  
*Duke Cox* 2/20/25  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
10/23/2025  
DATE  
*Dickson*  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
*[Signature]* REHS/RS  
BY  
10/14/25  
DATE  
MIAMI COUNTY GENERAL HEALTH DEPARTMENT

**~SHELLABARGER SURVEY~**  
**2.677 House Tract Split**

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



*02/27/25*

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

CRAFT SURVEY  
 N.E. 1/4 SEC. 31, T 2, R 12  
 BROWN TWP., MIAMI COUNTY, OHIO

VOLUME 63 PAGE 185  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp  
 MIAMI COUNTY ENGINEER

Jim Boyard 10/30/25  
 DEPUTY DATE

---

APPROVED  
 BROWN TOWNSHIP ZONING

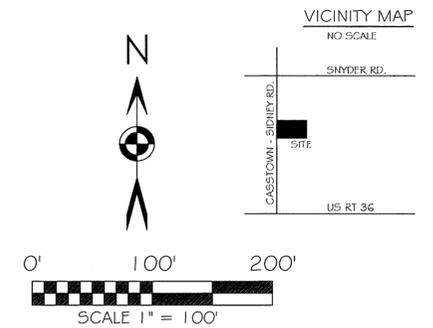
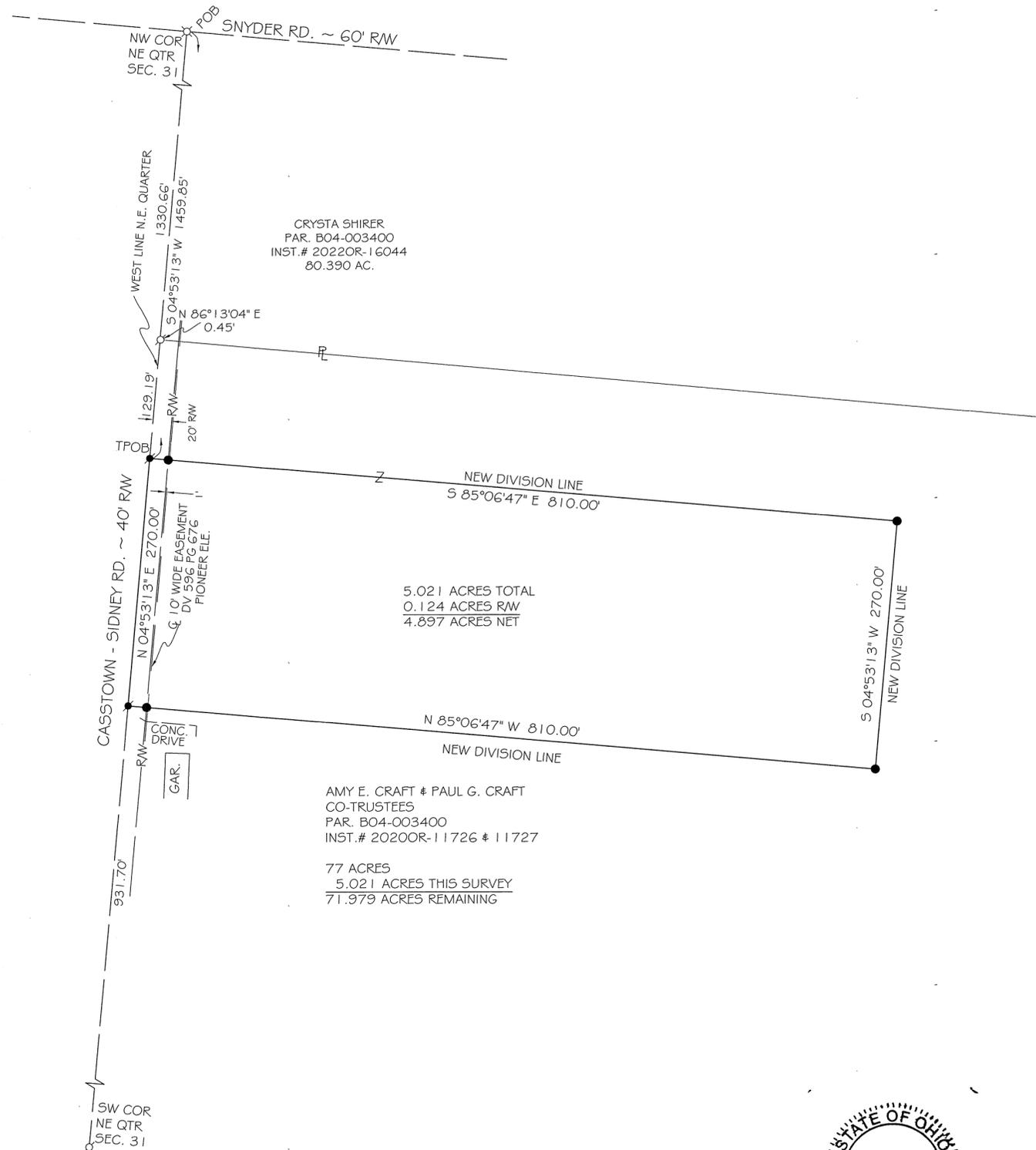
9-13-2025  
 DATE

Angela Leiss  
 ZONING OFFICER

---

APPROVED  
 SUBJECT TO ZONING APPROVAL

BY: [Signature] REHS/RS  
 DATE 10/30/25  
 MIAMI COUNTY HEALTH DISTRICT



BASIS OF BEARING: BEARINGS ARE OHIO STATE PLANE SOUTH ZONE, 3402, NAD 83, GEOID 12B. DISTANCES SHOWN ARE GROUND.

- LEGEND
- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
  - MAG NAIL (SET)
  - ⊙ MAG NAIL (FOUND)
  - ⊗ RAILROAD SPIKE (FOUND)

SURVEY REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS  
 VOLUME 2 PG 61  
 VOLUME 6 PG 146  
 VOLUME 59 PG 9  
 VOLUME 60 PG 74  
 VOLUME 60 PG 79

MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 VOLUME 29 PG 1

MIAMI COUNTY RECORDER'S RECORDS  
 2020OR-11726 & 11727

5.021 ACRES TOTAL  
 0.124 ACRES RW  
 4.897 ACRES NET

AMY E. CRAFT & PAUL G. CRAFT  
 CO-TRUSTEES  
 PAR. B04-003400  
 INST.# 2020OR-11726 & 11727

77 ACRES  
 5.021 ACRES THIS SURVEY  
 71.979 ACRES REMAINING

Christopher S. Harmon  
 CHRISTOPHER S. HARMON P.S. #7988



9/12/2025  
 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 AUGUST, 2025 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

LOCK-TWO SURVEYING  
 5166 LOCK TWO RD. NEW BREMEN, OH  
 419-753-3332

#25052





CITY OF TROY, MIAMI COUNTY, OHIO  
PART INLOT 3301

VOLUME 63 PAGE 188  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

- 5/8" DIA. CAPPED IRON PIN SET
- IRON PIN FOUND

REFERENCES

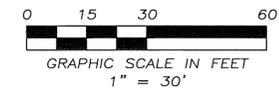
MIAMI COUNTY RECORDER'S  
RECORDS:

- PLAT BOOK 5, PAGE 15
- PLAT BOOK 17, PAGE 25
- PLAT BOOK 26, PAGE 43
- DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S  
SURVEY RECORDS:  
LOT SURVEY 23, PAGE 104

THE BASIS OF BEARING IS NORTH 04 DEGREES 49 MINUTES 35 SECONDS WEST ON THE EAST RIGHT OF WAY LINE OF RIDGE AVENUE AND ON THE WEST LINE OF INLOT 3301, AS PER RECORD PLAT 26-43.

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huestkamp P.E., P.S.**  
MIAMI COUNTY ENGINEER  
*Paul P. Huestkamp* 11/3/25  
DEPUTY DATE



SURVEY FOR THE ESTATE OF RAY McFARLAND  
IN MIAMI COUNTY, OHIO ~ OCTOBER 24, 2025

STATE OF OHIO

THOMAS R. ZECHMAN

OHIO REGISTERED PROFESSIONAL SURVEYOR #7077

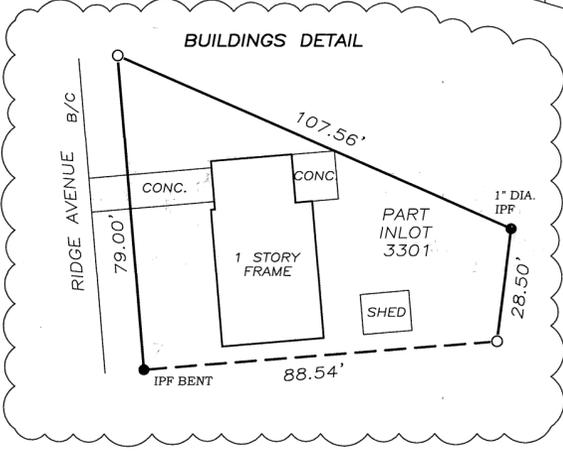
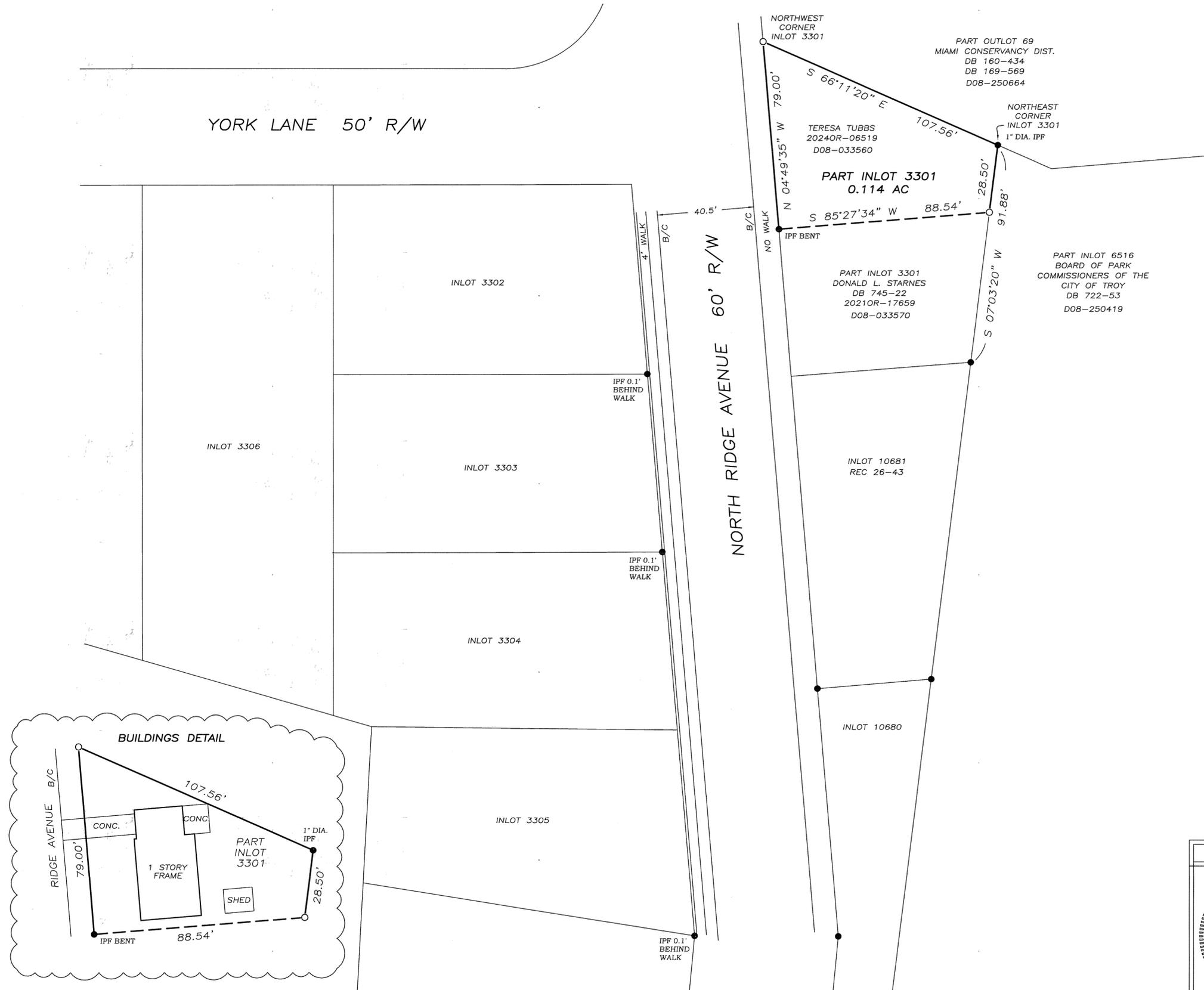
REGISTERED PROFESSIONAL SURVEYOR

*Thomas R. Zechman*

THOMAS R. ZECHMAN

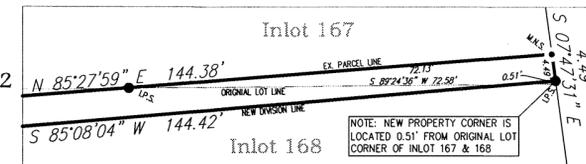
OHIO REGISTERED PROFESSIONAL SURVEYOR #7077

1025 LAURA DRIVE  
PIQUA, OHIO 45356  
(937) 773-9479



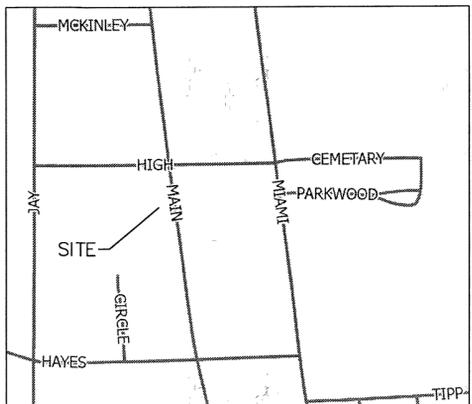
Plat of Survey  
**279 NORTH MAIN STREET**

Being Part of Inlots 167 & 168 of the  
 "Havilah Coppocks Addition to Milton", Rec. Plat Book 2 Page 172  
 Village of West Milton,  
 Miami County, Ohio  
 0.016 Acre

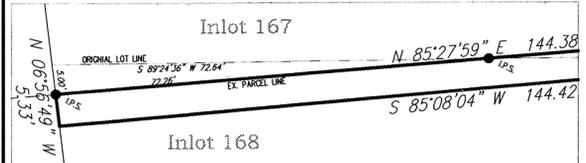


VOLUME **63** PAGE **189**  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
 Paul P. Huelkamp  
 MIAMI COUNTY ENGINEER  
 Jan Boyant  
 DEPUTY  
 11/6/25  
 DATE



VICINITY MAP  
 NO SCALE



DETAIL  
 SCALE 1"=20'

TODD GUERRA  
 2016OR-12964  
 TRACT I  
 L39-022440

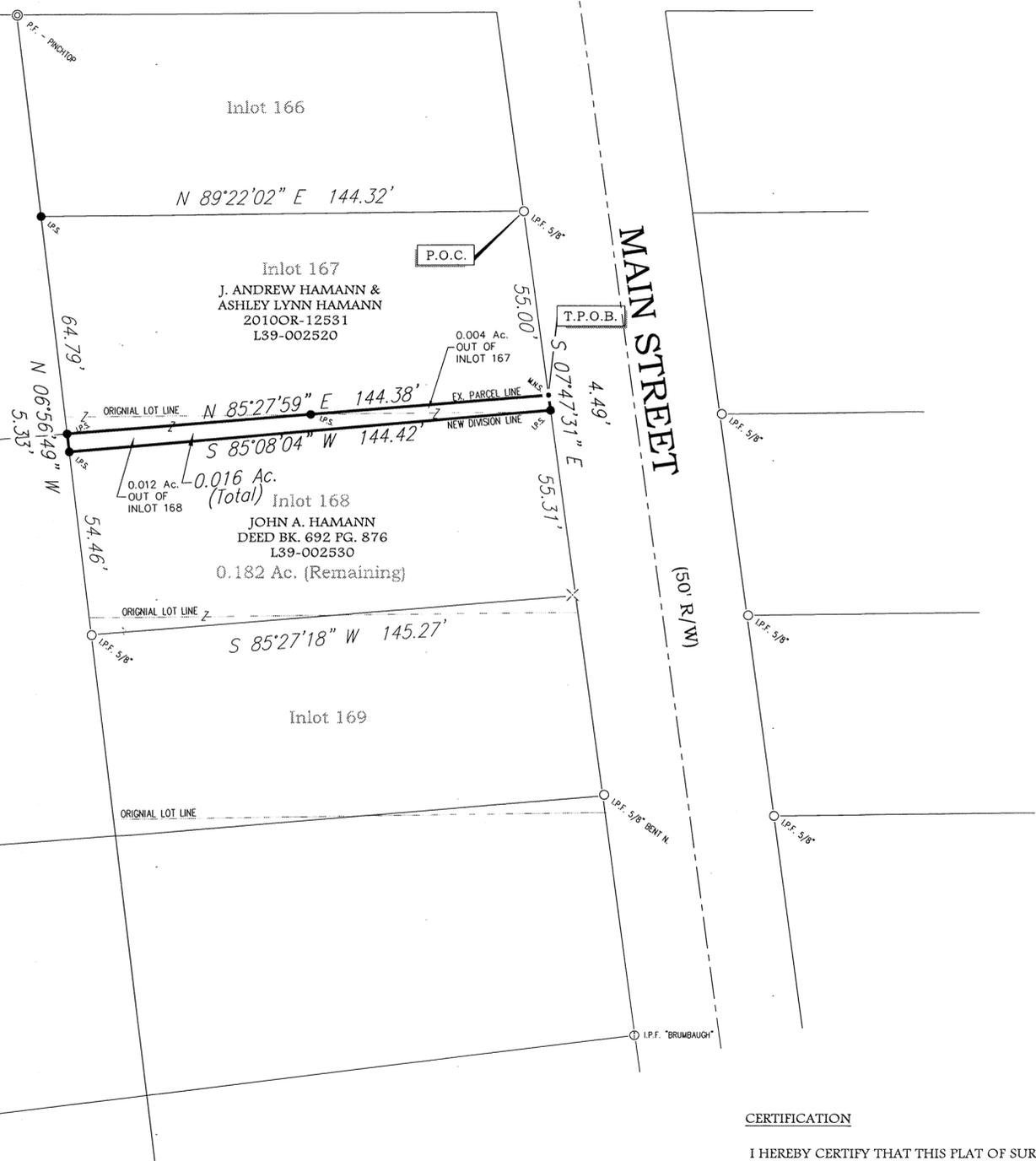
PT. OUTLOT 96

TODD GUERRA  
 2016OR-12964  
 TRACT II  
 L39-022420

PT. OUTLOT 96

**HIGH STREET** (33' R/W)

**MAIN STREET** (50' R/W)



SCALE 1 INCH = 30 FEET  
 0 15 30 45 60

**BASIS OF BEARINGS :**  
 BEARINGS ARE BASED ON OHIO STATE PLANE  
 COORDINATES, SOUTH ZONE, NAD 83 (2011),  
 BASED ON GNSS OBSERVATIONS, WITH THE WEST  
 LINE OF NORTH MAIN STREET BEING S 07°47'31" E.

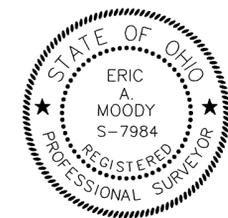
- MONUMENT LEGEND :**
- I.P.S. IRON PIN SET W/ID CAP (5/8" X 30" CAPPED "EAM GEODATA 7984")
  - I.P.F. IRON PIN FOUND (SIZE NOTED)
  - ⊙ I.P.F. IRON PIN FOUND W/ID CAP (SIZE NOTED)
  - ⊙ P.F. IRON PIPE FOUND (SIZE NOTED)
  - M.N.S. MAG NAIL SET
  - M.N.F. MAG NAIL FOUND
  - RAILROAD SPIKE SET
  - × RAILROAD SPIKE FOUND
  - × CROSS CUT SET
  - × CROSS CUT FOUND
  - ☒ MONUMENT BOX FOUND

**SURVEY REFERENCES :**  
 LOT SURVEY VOL. 22 PG. 137  
 LOT SURVEY VOL. 24 PG. 90  
 PLAT BK. 2 PG. 172

- SURVEY NOTES :**
1. OCCUPATION IN GENERAL FITS SURVEY, UNLESS OTHERWISE NOTED.
  2. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  3. THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN COMPLIANCE WITH SECTION 711.001, SUBSECTION (B) (1)(B) OHIO REVISED CODE, AND DOES NOT CREATE AN ADDITIONAL BUILDING SITE. THE PARCEL HEREBY CONVEYED MAY NOT HEREAFTER BE CONVEYED SEPARATELY FROM THE GRANTEE'S ADJOINING PARCEL WITHOUT THE PRIOR APPROVAL OF THE AUTHORITY HAVING APPROVING JURISDICTION OF PLATS.

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37, STANDARDS FOR BOUNDARY SURVEYS AND ALSO CONFORMS TO OHIO REVISED CODE 711 FOR RECORD PLANS AND WAS PERFORMED UNDER MY DIRECT SUPERVISION IN AUGUST, 2025 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.



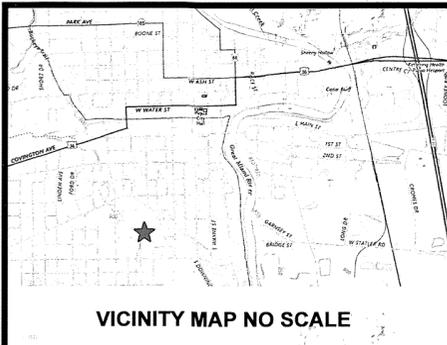
ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984  
 DATE: 08/28/2025

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY THE  
 PLANNING BOARD OF THE VILLAGE OF WEST MILTON, OHIO  
 THIS 5th DAY OF NOVEMBER, 2025.

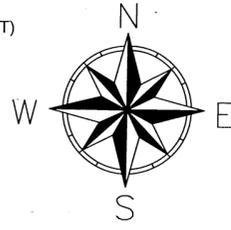
*[Signature]*  
 CHAIRMAN

*[Signature]*  
 SECRETARY



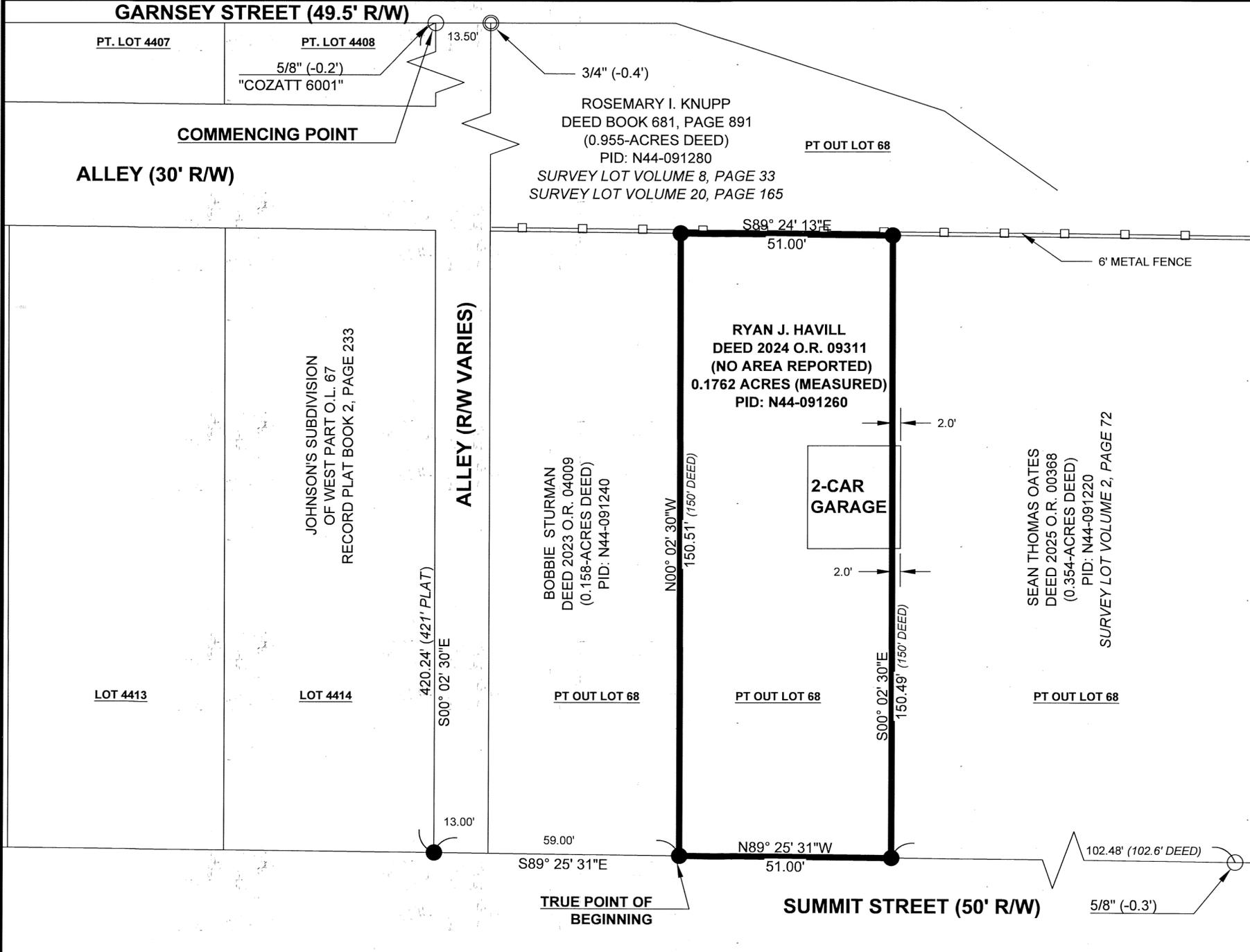


BASIS OF BEARING:  
 THE ALIGNMENT OF THE EAST LINE OF CITY OF PIQUA INLOT #4408,  
 ALSO BEING THE WEST RIGHT OF WAY LINE OF AN UNNAMED  
 ALLEY (R/W VARIES) AS MEASURED BY OHIO RTN (NAD 83-2011)  
 OHIO STATE PLANE COORDINATES ZONE 3402.  
 (SOUTH 00 DEGREES, 02 MINUTES, 30 SECONDS EAST)



**PART OUTLOT #68 RETRACEMENT**  
**SECTION 19, TOWN 6, RANGE 6E**  
**CITY OF PIQUA**  
**MIAMI COUNTY, OHIO**

VOLUME 63, PAGE 190  
 MIAMI COUNTY RECORD  
 OF LAND SURVEYS



**SURVEYOR NOTES:**

- OCCUPATION, IN GENERAL, FITS THE TITLE LINES EXCEPT WHERE INDICATED ON THE FACE OF THIS PLAT.
- DISTANCES ARE PROVIDED AT GROUND; COMBINED SCALE FACTOR EQUALS 0.9998355

**PERTINENT SURVEY RECORDS:**

- ALL DOCUMENTS/INSTRUMENTS SHOWN ON PLAT

**HAVILL RETRACEMENT SURVEY**  
 PID: N44-091260

Ernst Surveying  
 455 North Main Street Englewood, Ohio 45322 937.269.1427

**DRAWN BY: PME**  
**CHECKED BY: PME**

**JOB #: 2024-S19T6R6E**  
**SCALE 1" = 20'**

LOCATION: 420 SUMMIT STREET  
 PIQUA, OHIO 45356

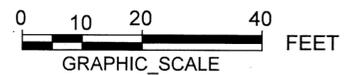
- LEGEND:**
- METAL ROD FOUND (SIZE/DEPTH)
  - ⊙ METAL PIPE FOUND (SIZE/DEPTH)
  - METAL ROD SET (5/8-INCH W/CAP)

**CERTIFICATION:**

I, PATRICK MICHAEL ERNST, CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND THAT ALL MONUMENTS INDICATED HAVE BEEN SET (METAL RODS WITH CAPS "P M ERNST PS#8052 DAYTON OHIO") OR FOUND AS SHOWN. THIS PLAT OF SURVEY IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED IN OCTOBER 2025 AND CONFORMS TO THE STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED UNDER OHIO ADMINISTRATIVE CODE SECTION 4733-37.



*Patrick Michael Ernst*  
 PATRICK MICHAEL ERNST (S-8052)  
 5 NOVEMBER 2025  
 DATE OF SURVEY



**CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS**

*Paul P. Hueiskamp*  
 MIAMI COUNTY ENGINEER

*Jon Boyatt*      11/6/2025  
 DEPUTY      DATE

TROY CORPORATION

4272-Pt. 4271 INLOT

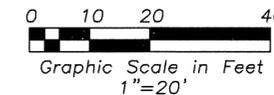
N.W. 52 TAX MAP

MIAMI COUNTY

OHIO STATE

Volume 63 Page 191  
Miami County Engineer's Record of Land Surveys

Westbrook Subdivision No. 5 - Plat Vol. 6, Pg. 84



Legend

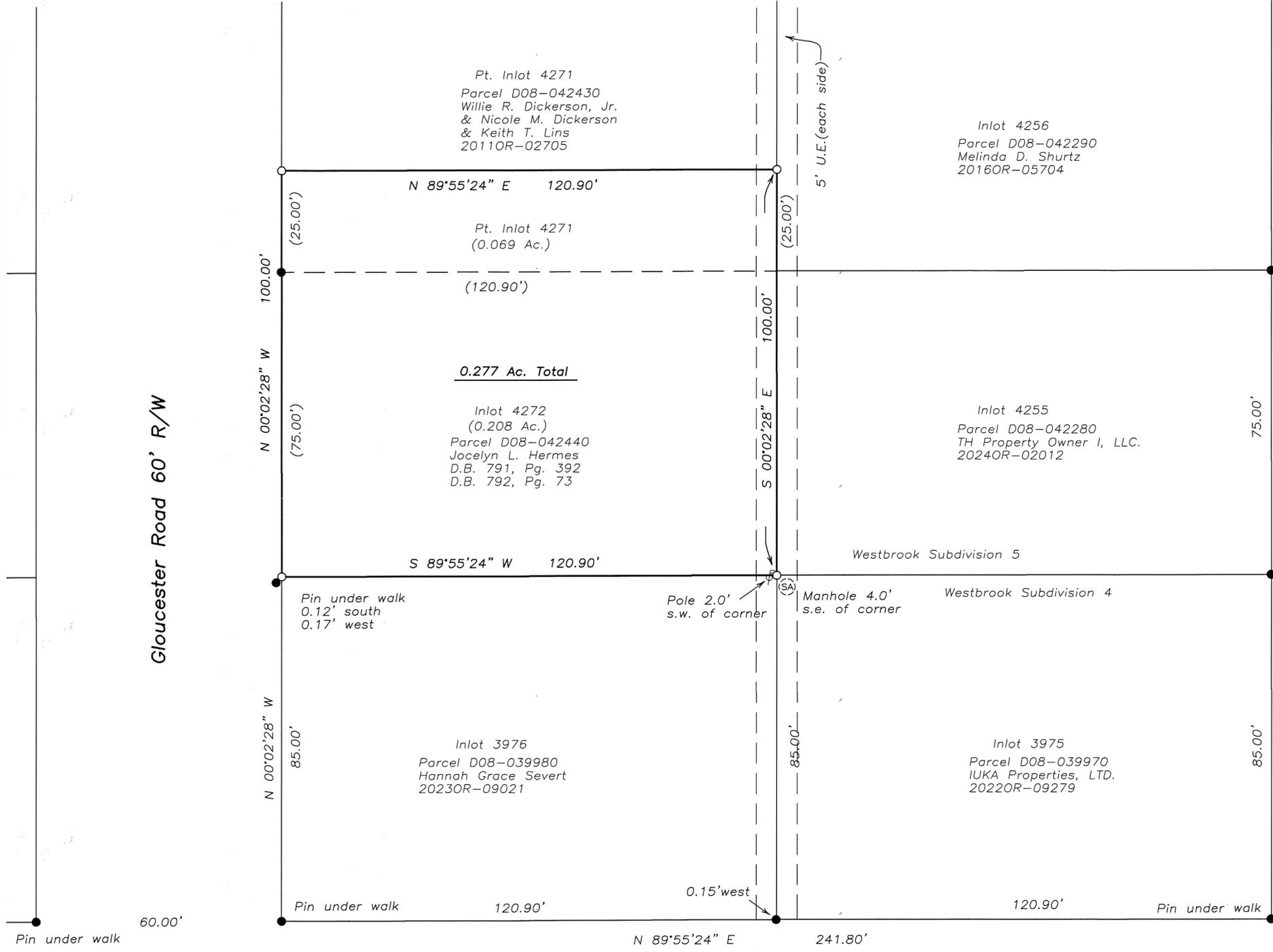
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

- Miami County Recorder's Plat Records  
 Plat Book 6, Page 84  
 Plat Book 6, Page 78  
 Plat Book 6, Page 89

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

Survey of Inlots 4272 & Pt. 4271 for Hermes



Certified to conform with Miami County Survey Requirements

Paul P. Hueiskamp PE, PS.  
Miami County Engineer

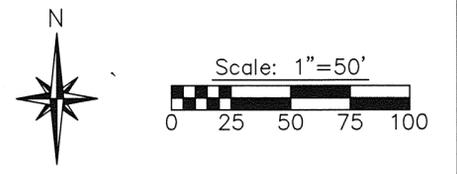
Deputy 11/7/25 Date

Surrey Road 60' R/W



Michael W. Cozatt 11/07/25  
MICHAEL W. COZATT  
P.S. #6001

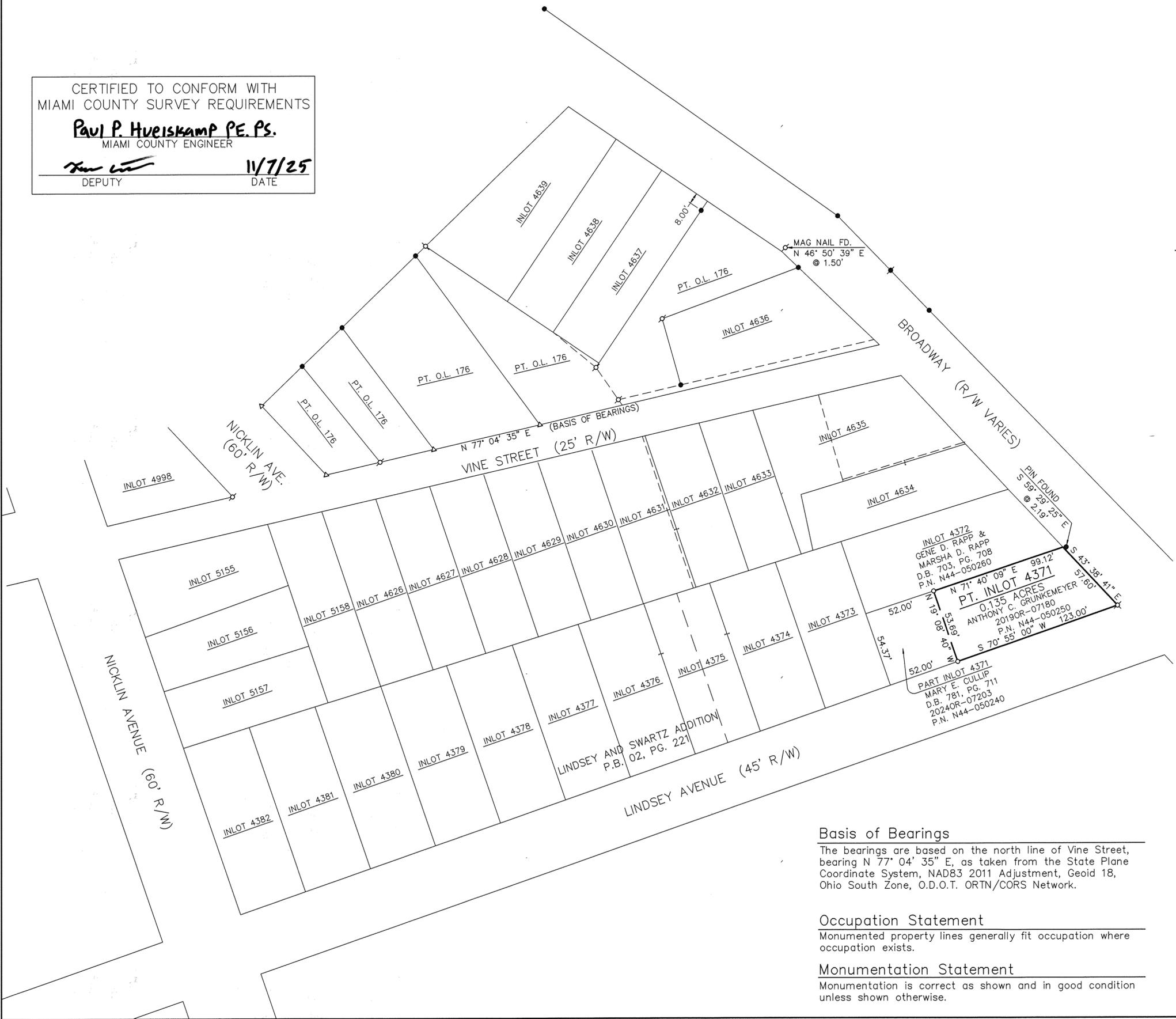
COZATT ENGINEERING COMPANY  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 21525 (937) 339-2921  
File Name: C:\JOBS\2025\21525survey.dwg  
Drawn by: DMC ~ Checked by: MWC



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Hveiskamp P.E. P.S.**  
MIAMI COUNTY ENGINEER  
*Tom Cozatt*  
DEPUTY DATE 11/7/25

- Legend**
- 5/8" Ø Iron pin found
  - ⊗ Mag nail found
  - ⊙ PK nail found
  - △ 1/2" dia. iron pipe found
  - ⊗ Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- P.B. 02, Page 221
  - P.B. 03, Page 57
  - P.B. 03, Page 58
  - P.B. 04, Page 19
  - Vol. 01, Page 101
  - Vol. 04, Page 120
  - Vol. 05, Page 101
  - Vol. 10, Page 157
  - Vol. 14, Page 11
  - Vol. 15, Page 134
  - Vol. 17, Page 21
  - Vol. 23, Page 56
  - Vol. 54, Page 181
  - Vol. 58, Page 190
  - Vol. 62, Page 94
- Miami County Recorder's Plat Recorders  
Miami County Engineer's Record of Lot Surveys  
Miami County Engineer's Record of Land Surveys



Survey of Pt. Inlot 4371 in Piqua for Anthony Grunkemeyer.

**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.



**Basis of Bearings**  
The bearings are based on the north line of Vine Street, bearing N 77° 04' 35" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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.

*Michael W. Cozatt* 11/07/25  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 21125 Ph. (937) 339-2921

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 35, TOWN 9, RANGE 4  
SOUTHEAST QUARTER

VOLUME 63 PAGE 193  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

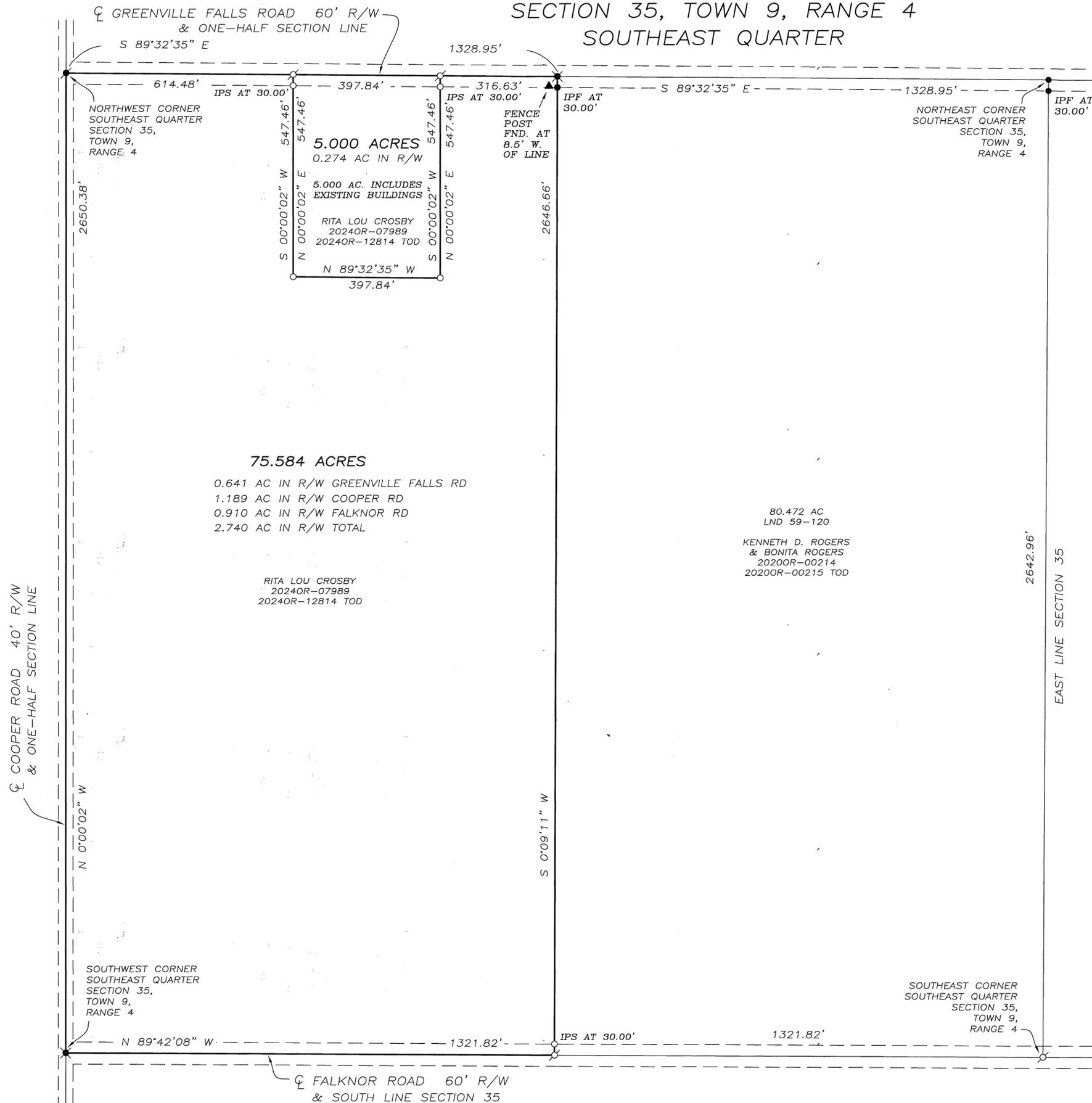
- CAPPED IRON PIN SET
- ⊗ MAG NAIL SET
- IRON PIN FOUND
- ▲ CONCRETE FENCE POST FOUND
- PK NAIL FOUND
- ✕ MAG SPIKE FOUND

REFERENCES

RECORDS USED TO PREPARE SURVEY:

MIAMI COUNTY ENGINEER'S  
RECORDS OF SURVEYS:  
LAND SURVEY 37, PAGE 194  
LAND SURVEY 38, PAGE 47  
LAND SURVEY 38, PAGE 56  
LAND SURVEY 51, PAGE 193  
LAND SURVEY 59, PAGE 120  
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S  
RECORDS:  
DEEDS AS SHOWN HEREON



75.584 ACRES  
0.641 AC IN R/W GREENVILLE FALLS RD  
1.189 AC IN R/W COOPER RD  
0.910 AC IN R/W FALKNOR RD  
2.740 AC IN R/W TOTAL

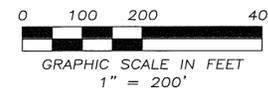
RITA LOU CROSBY  
2024OR-07989  
2024OR-12814 TOD

80.472 AC  
LND 59-120  
KENNETH D. ROGERS  
& BONITA ROGERS  
2020OR-00214  
2020OR-00215 TOD

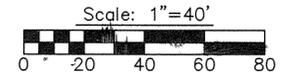
CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Hvelskamp P.E. P.S.**  
MIAMI COUNTY ENGINEER  
*Paul P. Hvelskamp* 11/12/2025  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
11/12/2025  
DATE  
*Lochman*  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY *Yvonne Taylor, R.E.H.S.*  
DATE 11/12/2025  
MIAMI COUNTY  
GENERAL HEALTH DEPT.



APRIL 28, 2025	SURVEY OF 2 TRACTS FOR RUTH SNYDER IN MIAMI COUNTY, OHIO
	<i>Neil E. Teaford, P.S. #7724</i> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724



Legend

- Iron pin found
- ✱ Mag nail fd.
- + Cut cross found
- ⊗ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- ▬ Building wall

References

- Vol. 01, Pg. 99
  - Vol. 04, Pg. 75
  - Vol. 09, Pg. 146
  - Vol. 10, Pg. 85
  - Vol. 12, Pg. 124
  - Vol. 15, Pg. 23
  - Vol. 17, Pg. 08
- Miami County Engineer's Record of Lot Surveys
- Vol. 52, Pg. 67
  - Vol. 61, Pg. 103
- Miami County Engineer's Record of Land Surveys
- D.B. 01, Pg. 03
- Miami County Recorder's Deed Records

Basis of Bearings

The bearings are based on the east line of Inlot 17 and the west line of N. Market Street, bearing South 30° 45' 29" West, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, 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 tract in Troy, Ohio for TVAJ, 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.



*Michael W. Cozatt* 11/14/25  
Michael W. Cozatt, P.E. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 22825 Ph. (937) 339-2921

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

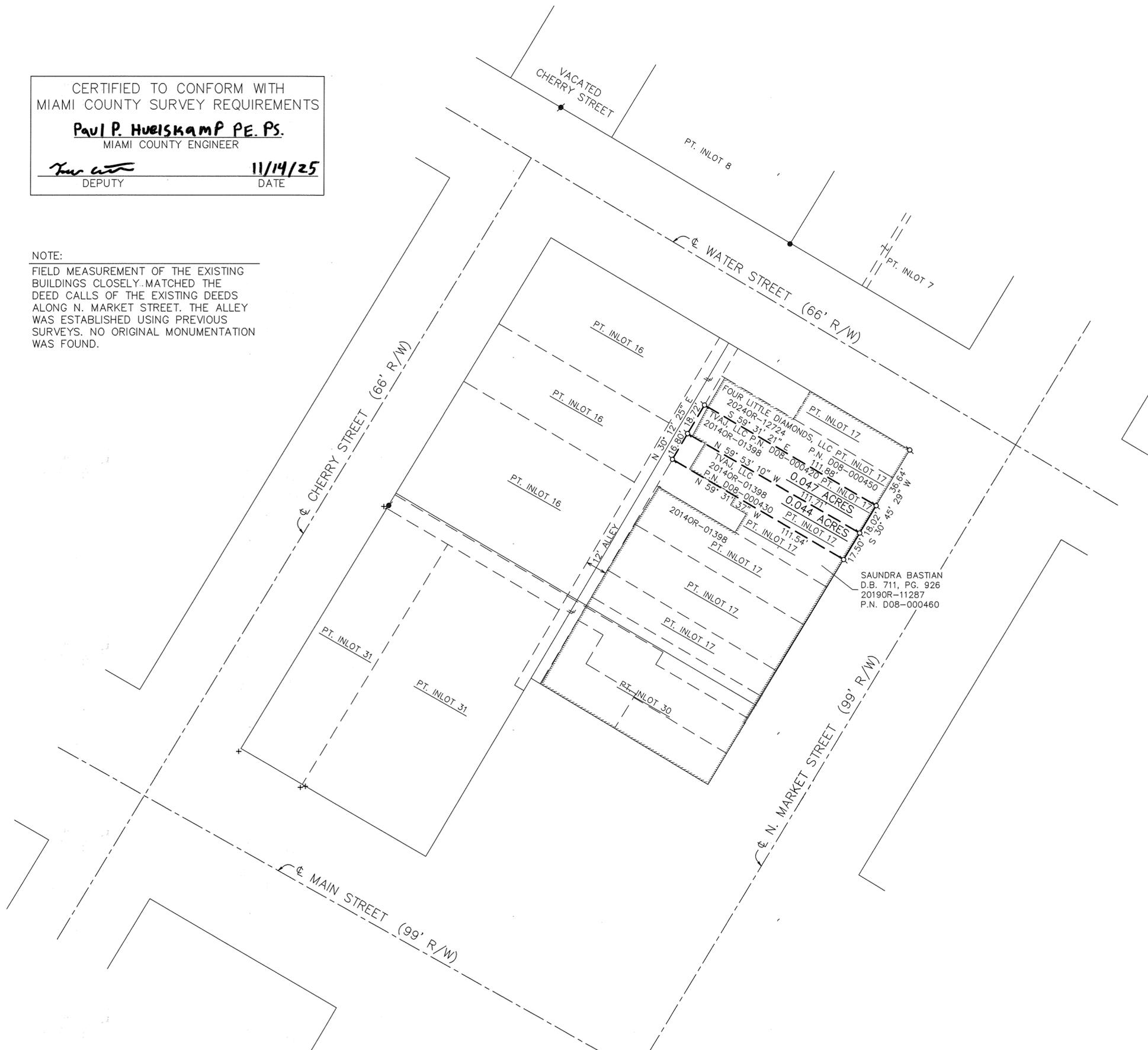
**Paul P. Hueliskamp PE, PS.**  
MIAMI COUNTY ENGINEER

*Paul P. Hueliskamp*  
DEPUTY

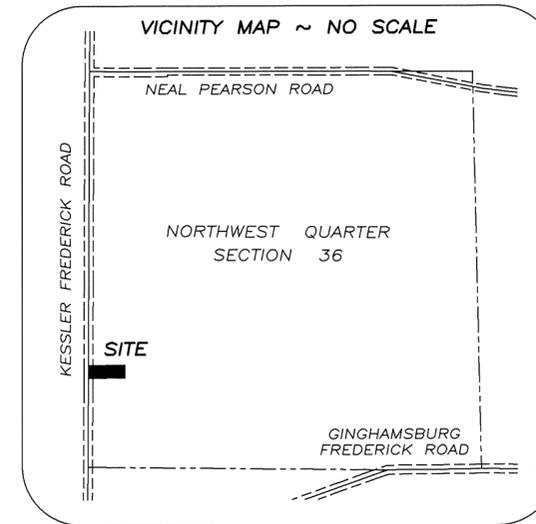
11/14/25  
DATE

NOTE:

FIELD MEASUREMENT OF THE EXISTING BUILDINGS CLOSELY MATCHED THE DEED CALLS OF THE EXISTING DEEDS ALONG N. MARKET STREET. THE ALLEY WAS ESTABLISHED USING PREVIOUS SURVEYS. NO ORIGINAL MONUMENTATION WAS FOUND.



MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 36, TOWN 6, RANGE 5  
NORTHWEST QUARTER



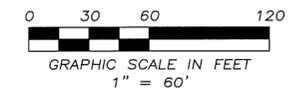
- LEGEND**
- 5/8" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ✦ MAG NAIL FOUND
  - ✖ RAILROAD SPIKE FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 15, PAGE 91  
VOLUME 20, PAGE 60  
VOLUME 56, PAGE 6  
VOLUME 57, PAGE 89

BASIS OF BEARINGS IS THE  
WEST LINE OF SECTION 36 &  
THE CENTERLINE OF KESSLER  
FREDERICK ROAD, N 01°54'00" W  
PER LAND SURVEY 57-89.

MIAMI COUNTY RECORDER'S  
RECORDS:  
DEEDS AS SHOWN HEREON

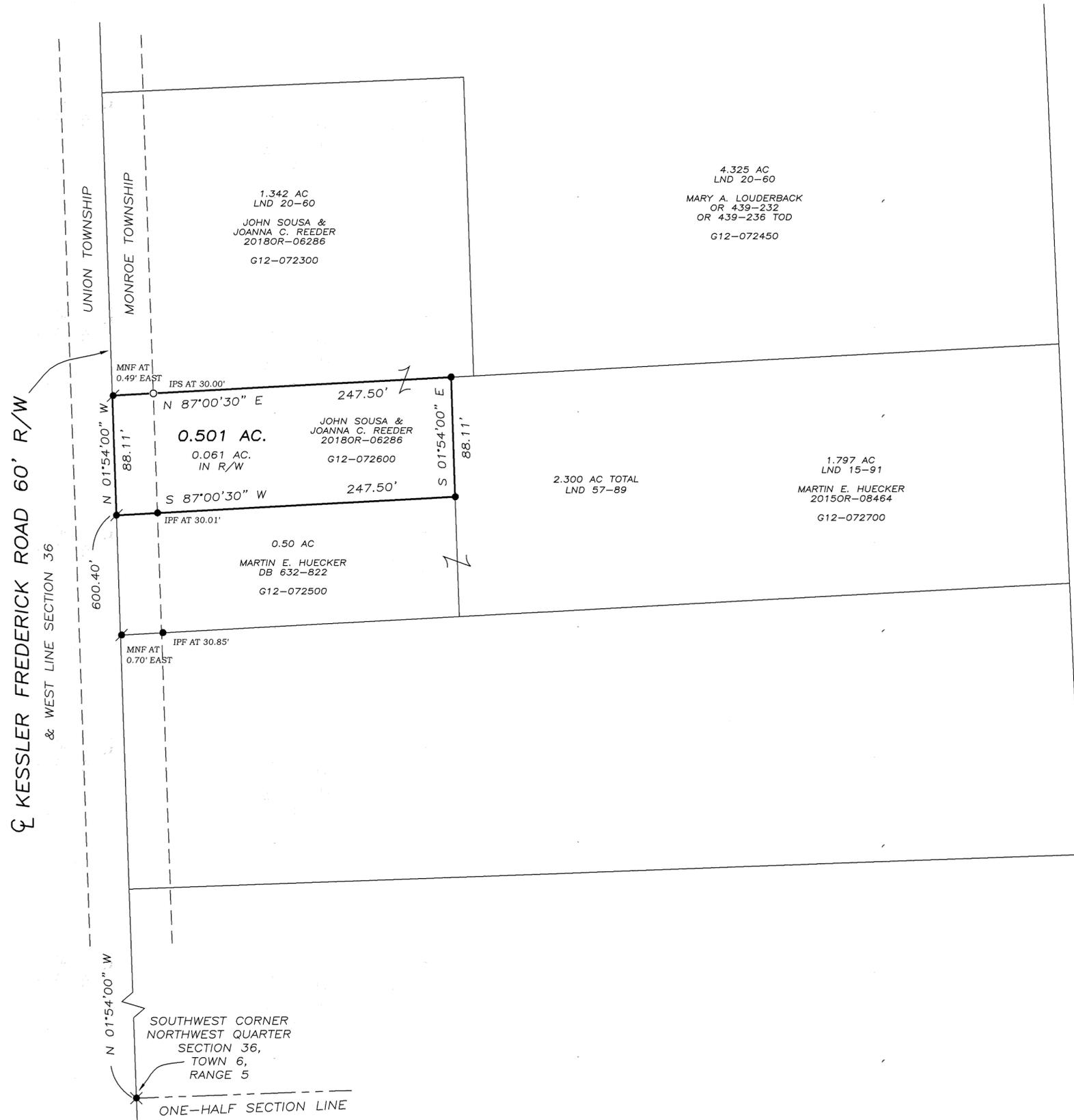
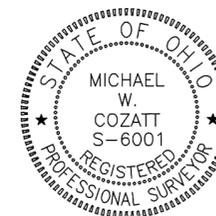
CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelkamp PE, PS**  
MIAMI COUNTY ENGINEER  
*Dan Card* 11/14/2025  
DEPUTY DATE



SURVEY OF EXISTING TRACT FOR JOHN SOUSA  
IN SECTION 36, MONROE TOWNSHIP

*Michael W. Cozatt* 11/13/25  
MICHAEL W. COZATT, P.S. #6001 DATE

**COZATT ENGINEERING COMPANY**  
CIVIL ENGINEER 1100 WAYNE ST. SUITE 1140 **EC** LAND SURVEYOR  
TROY, OH 45373  
JOB NO. 22425 (937) 339-2921  
NOVEMBER 1, 2025 DGS



# E.L. LAVY & SONS - PLAT OF SURVEY

1 11 W 1/2 ~10 STAUNTON MIAMI OHIO  
TOWN RANGE SECTION TOWNSHIP COUNTY STATE

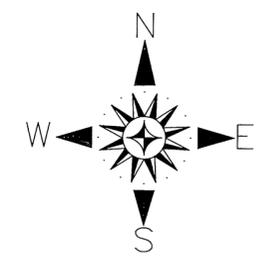
VOLUME 63 PAGE 196  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp PE, PS**  
MIAMI COUNTY ENGINEER  
*Deak Coval* 11/14/2025  
DEPUTY DATE



**SURVEY REFERENCES:**

- MIAMI COUNTY ENGINEER'S RECORD  
OF LAND SURVEYS  
VOL. 10, PG. 8  
VOL. 14, PG. 90  
VOL. 26, PG. 148  
VOL. 27, PG. 96  
VOL. 48, PG. 200  
VOL. 50, PG. 110  
VOL. 52, PG. 90  
VOL. 53, PG. 37  
VOL. 58, PG. 75  
VOL. 61, PG. 134  
VOL. 62, PG. 93  
VOL. 63, PG. 137



**LEGEND**

- --5/8" X 30" REBAR WITH CAP SET
- --IRON PIN FOUND
- ⊗ --RAILROAD SPIKE FOUND
- ⊙ --MAG NAIL FOUND
- ⊛ --GIN SPINDLE FOUND
- △ --CORNER POST FOUND
- ⊙ --IRON PIPE FOUND
- ⊠ --STONE FOUND

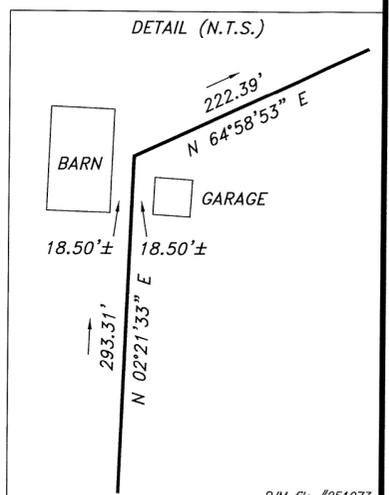
BEARINGS BASED UPON STATE PLANE COORDINATES  
NAD 83, GEOID 12b, OHIO SOUTH ZONE

SCALE 1"=300'



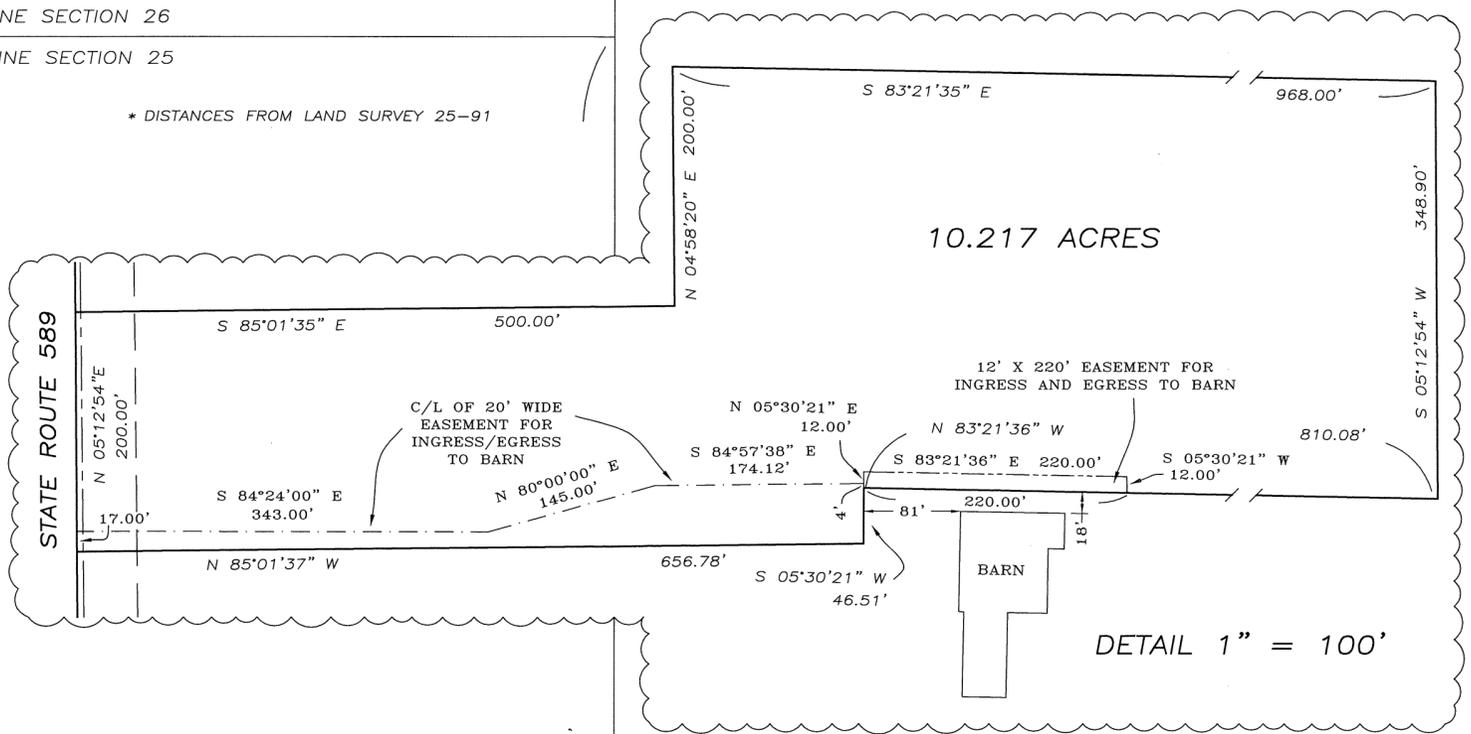
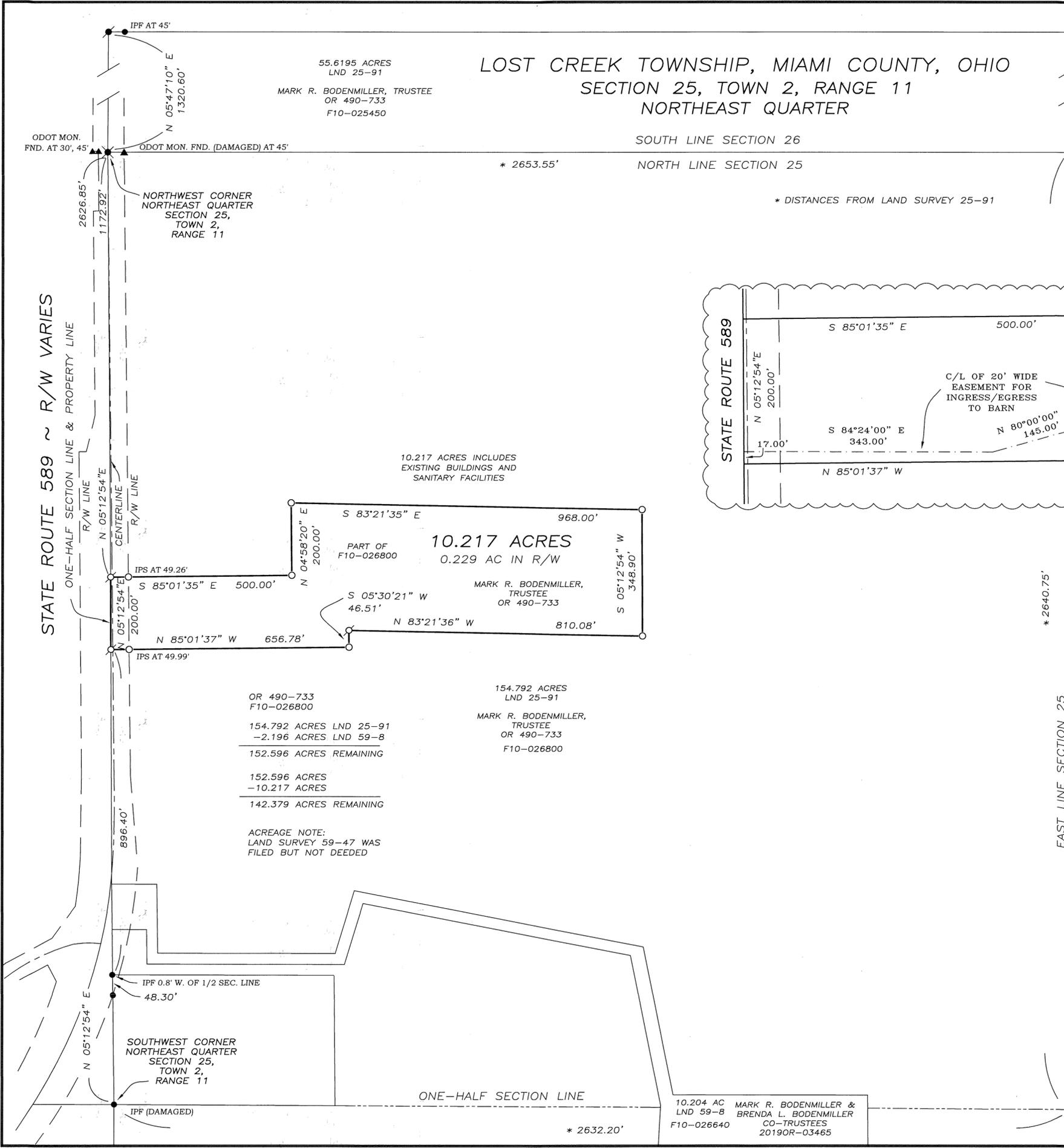
**Magoto**  
Land Surveying Ltd.  
Phone: 937-418-7783; Email: magotosurvey@gmail.com  
2723 Loy Rd., Fort Loramie, OH 45845

*Randall J. Magoto* 10/31/25  
RANDALL J. MAGOTO DATE  
OHIO PROFESSIONAL SURVEYOR #7768



LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
 SECTION 25, TOWN 2, RANGE 11  
 NORTHEAST QUARTER

SOUTH LINE SECTION 26  
 NORTH LINE SECTION 25



LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ✱ MAG NAIL SET
- OVER MONUMENT FOUND
- ♂ MAG SPIKE SET
- MAG NAIL FOUND
- ▲ ODOT R/W MONUMENT

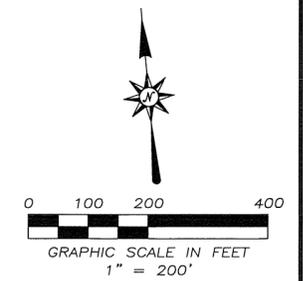
REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
 VOLUME 2, PAGE 173  
 VOLUME 3, PAGE 450  
 VOLUME 4, PAGE 31  
 VOLUME 25, PAGE 91  
 VOLUME 59, PAGE 8  
 VOLUME 59, PAGE 47  
 RS 65 ODOT R/W PLANS PAGES 99-106

MIAMI COUNTY RECORDER'S RECORDS:  
 PLAT BOOK 9, PAGE 59  
 DEEDS AS SHOWN HEREON

THE BASIS OF BEARING IS NORTH 05 DEGREES 12 MINUTES 54 SECONDS EAST ON THE ONE-HALF SECTION LINE, BORDERING ON THE WEST SIDE OF THE PROPERTY SURVEYED HEREIN, AS PER ODOT LOCATION PLAN SHOWN IN RECORD PLAT 9-59.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelkamp PE, PS**  
 MIAMI COUNTY ENGINEER  
**Debi Coak** 11/17/2025  
 DEPUTY DATE



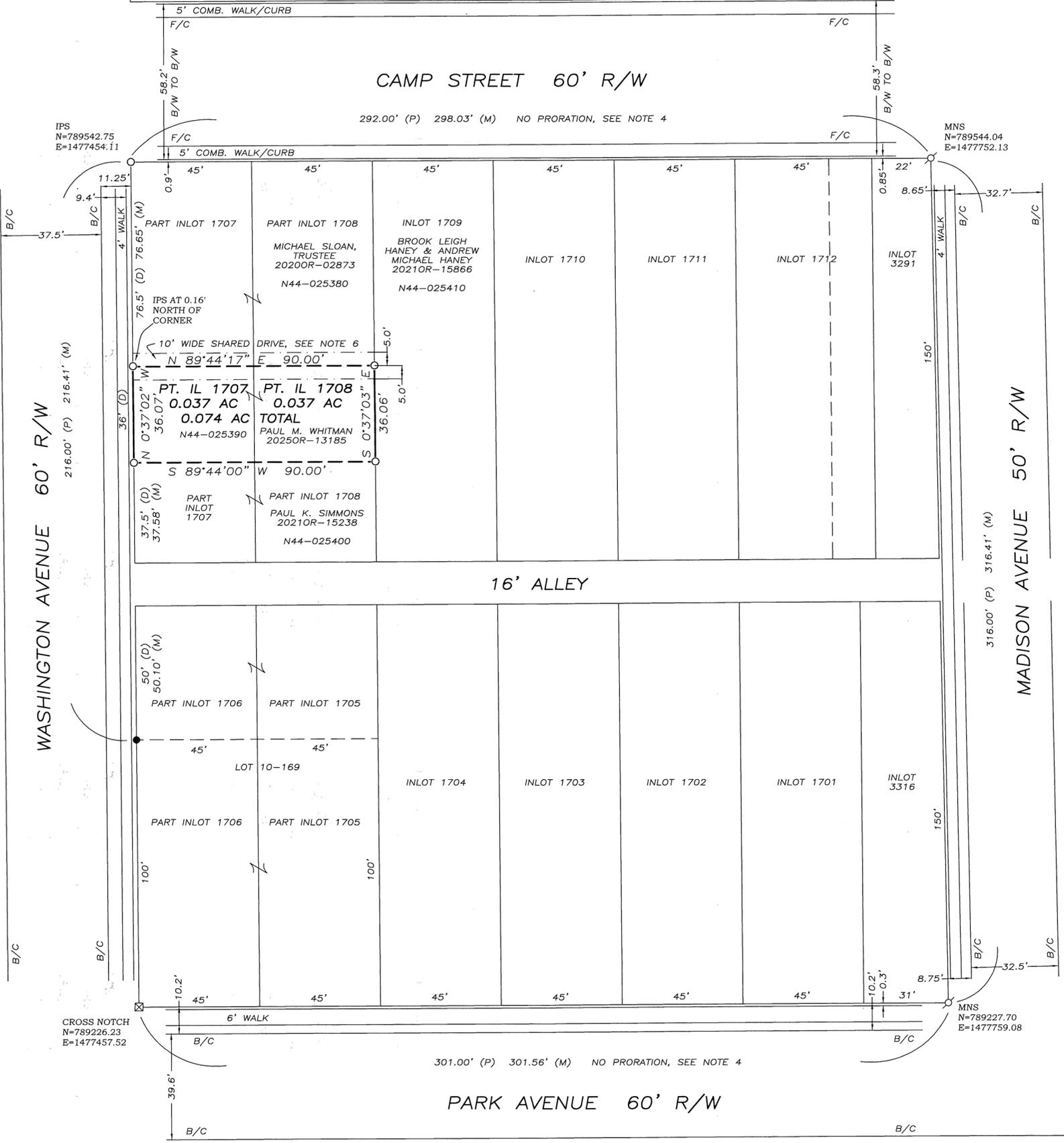
SURVEY FOR MARK & BRENDA BODENMILLER IN MIAMI COUNTY, OHIO ~ OCTOBER 31, 2025

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 1707 & 1708

VOLUME 63 PAGE 198  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



- NOTES
1. THE BASIS OF BEARING IS NORTH 00 DEGREES 37 MINUTES 02 SECONDS WEST ON THE WEST LINE OF INLOT 1707, AND ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, AS PER GPS COORDINATES SHOWN HEREON.
  2. THE FRONTAGE ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE WAS ESTABLISHED BY PRORATING THE OVERAGE OF 0.41' FROM THE IRON PIN FOUND AT THE NORTHWEST CORNER OF THE 90.00' X 100.00' LOT AT THE CORNER OF WASHINGTON AND PARK (LOT SURVEY 10-169), TO THE IRON PIN SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF CAMP STREET, EXCLUDING THE 16' ALLEY, WHICH RETAINS ITS PLATTED 16.00 FEET ONLY.
  3. THE REAR LOT LINE WAS ESTABLISHED BY PROJECTING THE FRONT CORNERS ON WASHINGTON AVENUE THROUGH TO THE CORRESPONDING PRORATED POINTS ON MADISON AVENUE. A TOTAL OF 0.41' WAS PRORATED ON THE WEST RIGHT-OF-WAY LINE OF MADISON AVENUE FROM THE NORTH RIGHT-OF-WAY LINE OF PARK AVENUE TO THE SOUTH RIGHT-OF-WAY LINE OF CAMP STREET, EXCLUDING THE 16' ALLEY WHICH RETAINS ITS PLATTED 16.00 FEET ONLY.
  4. THE DEPTH OF THE LOT SURVEYED HEREIN WAS ESTABLISHED AS THE PLATTED 90.00 FEET ACCORDING TO THE ORIGINAL PLATTED COMBINED WIDTH OF THE LOT 1707 AND 1708. NO PRORATION WAS USED FOR THIS DIMENSION. THERE WAS SOME DISCREPANCY IN THE TOTAL BLOCK LENGTH OF WASHINGTON AVENUE AND ESPECIALLY CAMP STREET, DUE IN PART TO THE FACT THAT THE BLOCK WAS COMPRISED OF TWO SEPARATE ORIGINAL RECORD PLATS.
  5. ALL PRORATED LOT DIMENSIONS ARE RELATIVELY INCONSEQUENTIAL, AND CONSISTENT WITH LONG ESTABLISHED OCCUPATION WITHIN THE BLOCK.
  6. THERE IS A 5.00' EASEMENT ON EACH SIDE OF THE NORTH PROPERTY LINE OF THE TRACT HEREIN SURVEYED, WHICH SHOWS THE ESTABLISHED 10.00' WIDE SHARED DRIVE, AS RECORDED IN OR 98-537.

- LEGEND
- 5/8" DIA. CAPPED IRON PIN SET (M) MEASURED
  - IRON PIN FOUND (P) PLATTED
  - ⊠ CROSS CUT IN CONCRETE (D) DEEDED DISTANCE
  - ∅ 8" NAIL SET
- ALL OTHER DIMENSIONS SHOWN ARE PLATTED DIMENSIONS

REFERENCES

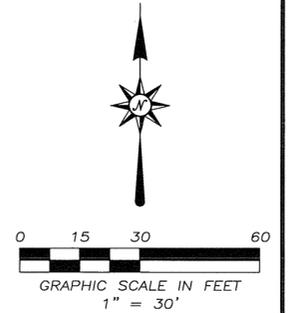
MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 2, PAGE 40  
PLAT BOOK 2, PAGE 118  
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S SURVEY RECORDS:  
LOT SURVEY 10, PAGE 169

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Huelskamp**  
MIAMI COUNTY ENGINEER

*Jonathan Boyert* 11/17/25  
DEPUTY DATE



SURVEY FOR THE ESTATE OF DONNA STEPHAN  
IN MIAMI COUNTY, OHIO ~ NOVEMBER 1, 2025

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

IPS  
N=789542.75  
E=1477454.11

MNS  
N=789544.04  
E=1477752.13

CROSS NOTCH  
N=789226.23  
E=1477457.52

MNS  
N=789227.70  
E=1477759.08

CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART INLOT 605

VOLUME 63 PAGE 199

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

- 5/8" DIA. CAPPED IRON PIN SET
- CAPPED IRON PIN FOUND
- ∅ MAG NAIL SET
- MAG NAIL FOUND

REFERENCES

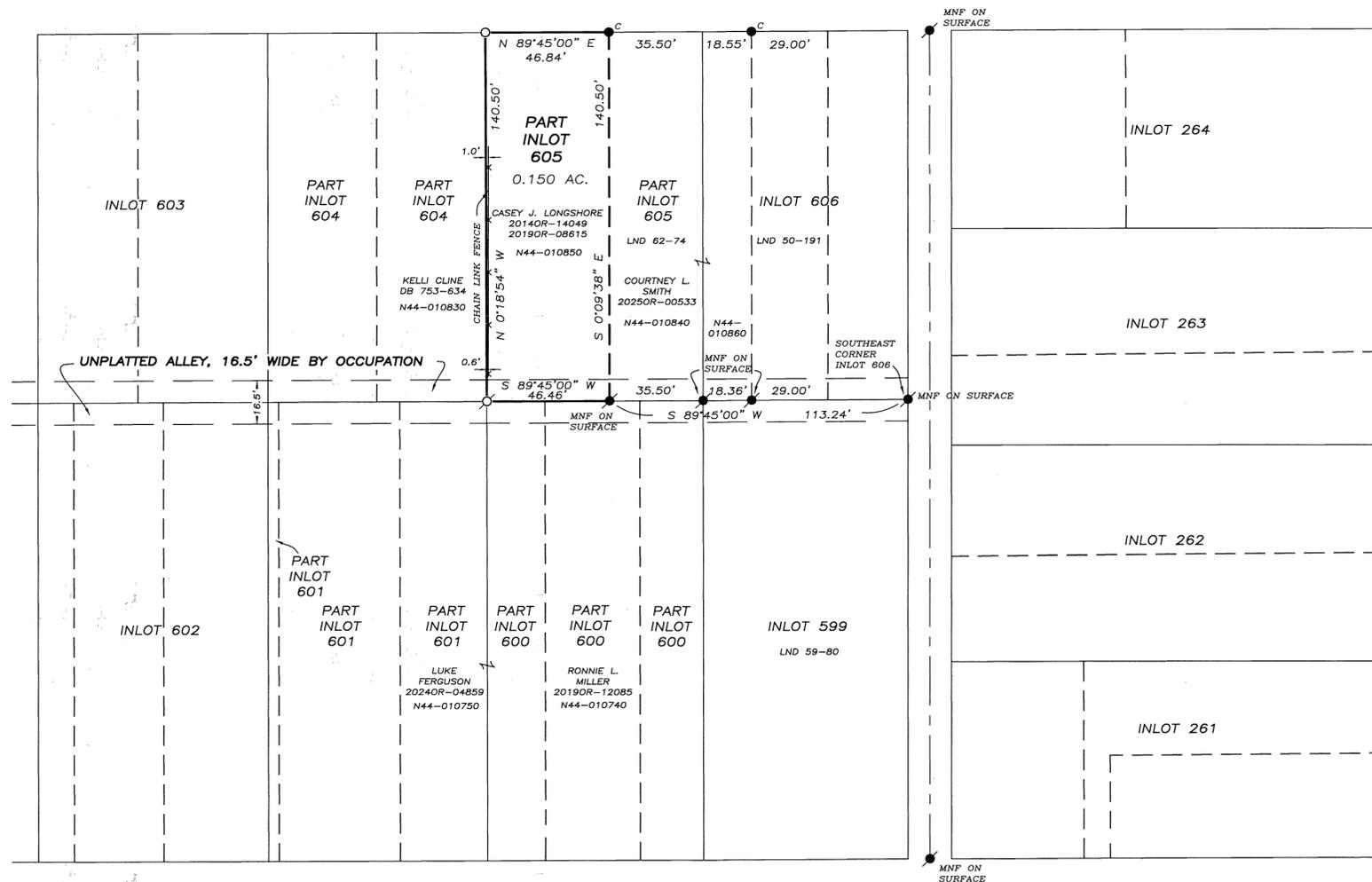
MIAMI COUNTY ENGINEER'S  
SURVEY RECORDS:  
LAND SURVEY 50, PAGE 191  
LAND SURVEY 59, PAGE 80  
LAND SURVEY 62, PAGE 74

MIAMI COUNTY RECORDER'S  
RECORDS:  
DEEDS AS SHOWN HEREON

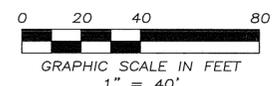
BASIS OF BEARING:  
BEARINGS ARE BASED ON THE OHIO  
DEPARTMENT OF TRANSPORTATION  
V.R.S., NAD 1983 (2011 ADJ.) OHIO  
STATE PLANE SOUTH ZONE.

LINES OF OCCUPATION GENERALLY  
AGREE WITH PROPERTY LINES.

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp PE, PS**  
MIAMI COUNTY ENGINEER  
**Dinah Cassel** 11/17/2025  
DEPUTY DATE



BROADWAY 82.5' R/W



NORTH STREET 66' R/W

NOVEMBER 5, 2025	SURVEY OF EXISTING TRACT FOR CASEY LONGSHORE IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

PLAT OF SURVEY  
PT. INLOT 143  
CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 63 PAGE 200

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelkamp P.E. P.S.**  
MIAMI COUNTY ENGINEER  
*Jim Coker* 11/19/25  
DEPUTY DATE

NORTH WAYNE STREET (66' R/W)

N00°25'12"W (63.50')

S00°25'12"E (63.50')

SCOTT A. THOBE  
D.B. 779-199  
P.I.D. N44-003520

S89°23'34"E (87.09')

PT. INLOT 143

(79.00')

EX. SHED

S39°05'09"W  
(27.50')

(8.09') PT. INLOT 143

RIVERSIDE DRIVE

BENANZER DEVELOPMENT  
VI, LTD.  
20210R-11132  
P.I.D. N44-003530

HUELSMAN HOMES LLC  
20240R-06848  
P.I.D. N44-003510

TOTAL AREA = 0.115 ACRES

PT. INLOT 143

INLOT 3947

JOSEPH R. RUSSO  
20180R-14218  
P.I.D. N44-046180

INLOT 3948

N89°23'34"W (79.00')

MICHELE J. HAINES  
D.B. 676-144  
20210R-01059  
P.I.D. N44-046220

INLOT 3951

NOTE:  
THE RIGHT OF WAY OF WAYNE STREET WAS CALCULATED BY SPLITTING THE EXISTING CURBS.  
THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED FROM IRON PINS FOUND AS  
SHOWN PER LOT SURVEY BOOK 13 PAGE 192. THIS LINE WAS USED TO RECREATE THE  
SUBJECT PROPERTY PER DEED 20240R-06848. THE OCCUPATION FOUND DOES NOT MATCH  
THIS SURVEY AND ENCROACHMENTS ARE NOTED AS SHOWN WITH A "\*".

BEARINGS BASED ON NAD83 (NSRS2011) OHIO  
STATE PLANE COORDINATES, SOUTH ZONE (3402).

REFERENCES

M.C.R. RECORD OF PLATS:  
VOLUME 02 PAGE 191  
M.C.E. RECORD OF LOT SURVEYS:  
VOLUME 13 PAGE 192

LEGEND

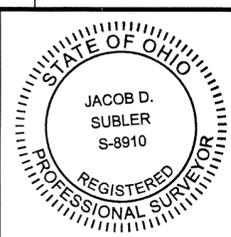
- IRON PIN SET #5
- REBAR ±30" LONG
- W/ SURVEYOR CAP
- IRON SPIKE SET
- ⊗ MAG NAIL SET
- ⊗ CROSS NOTCH SET
- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ IRON SPIKE FOUND
- ⊗ MAG NAIL FOUND
- CORNER POST FD.
- △ CORNER STONE FD.
- ( ) CALLED DIMENSION
- EXISTING FENCE LINE
- - - ROAD CENTERLINE
- - - EX. R/W
- — — PROPERTY LINE OF TRACT BEING SURVEYED

NOTES:  
OCCUPATION STATEMENT:  
OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.  
NOTES:  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

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 MONUMENTS IS OR WILL BE SET AS SHOWN.



SURVEY OF PART INLOT 143 FOR EVAN  
HUELSMAN  
SITE ADDRESS:  
727 WALNUT STREET  
DATE: 11/04/2025 DRAWING NO.: 25-091  
GRAPHIC SCALE  
0' 5' 10'  
1" = 10'



SURVEYED BY:  
*Jacob D. Subler*  
JACOB D. SUBLER  
REG. SURVEYOR #8910  
DATE: 11-04-2025