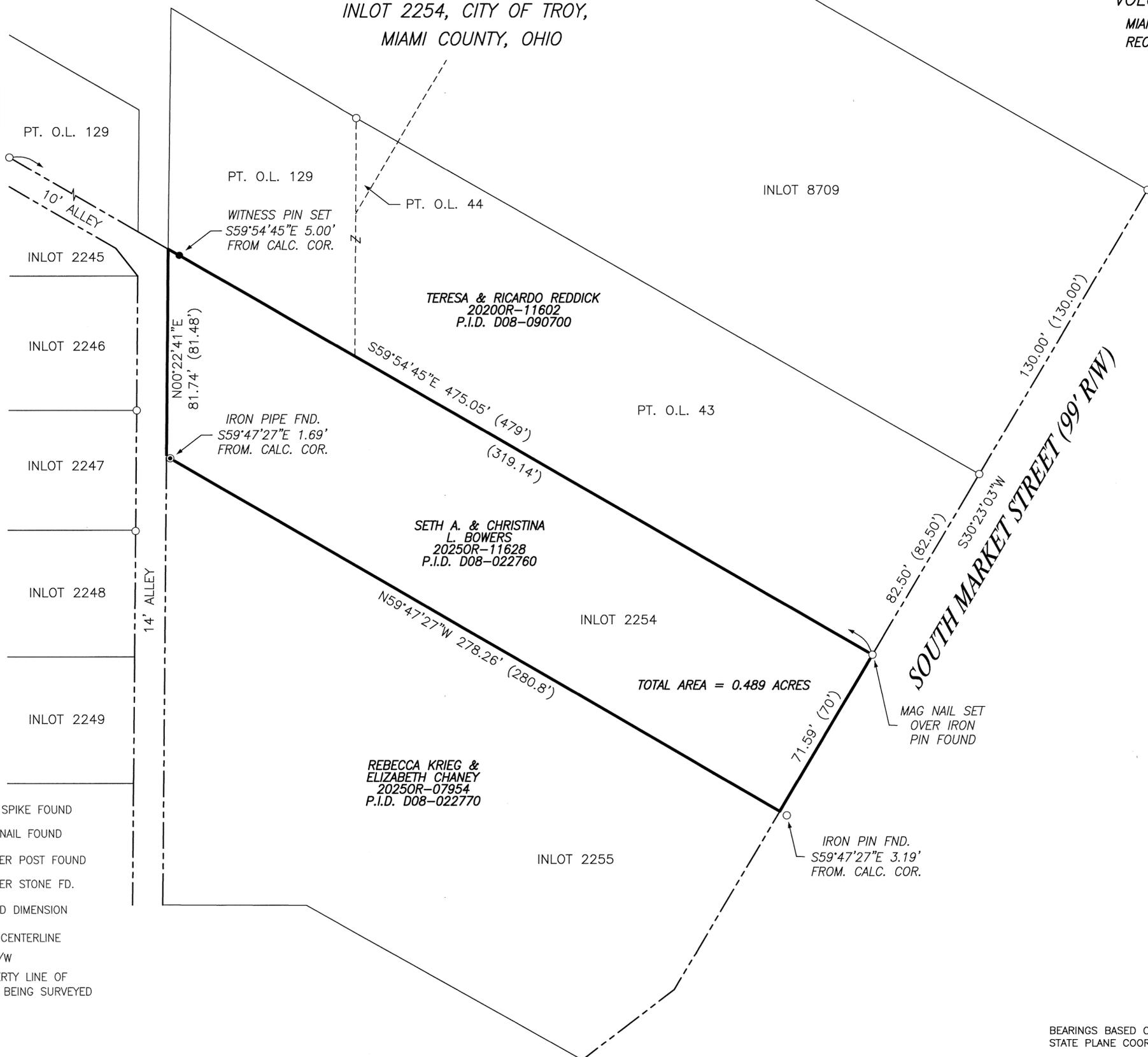


PLAT OF SURVEY
 INLOT 2254, CITY OF TROY,
 MIAMI COUNTY, OHIO

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelstump P.E. P.S.
 MIAMI COUNTY ENGINEER
Paul P. Huelstump 11/18/25
 DEPUTY DATE



REFERENCES

M.C.E. RECORD OF LOT SURVEYS:

- VOLUME 02 PAGE 23
- VOLUME 07 PAGE 122
- VOLUME 14 PAGE 23
- VOLUME 16 PAGE 187
- VOLUME 15 PAGE 87

M.C.R. RECORD OF PLAT RECORDS:

- VOLUME 02 PAGE 202
- VOLUME 18 PAGE 92

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 |

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:

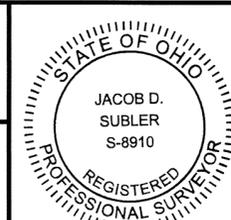
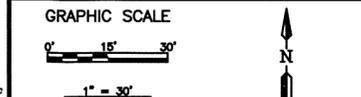
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

ALL MONUMENTS IS OR WILL BE SET AS SHOWN.

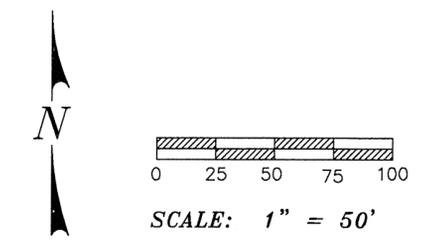
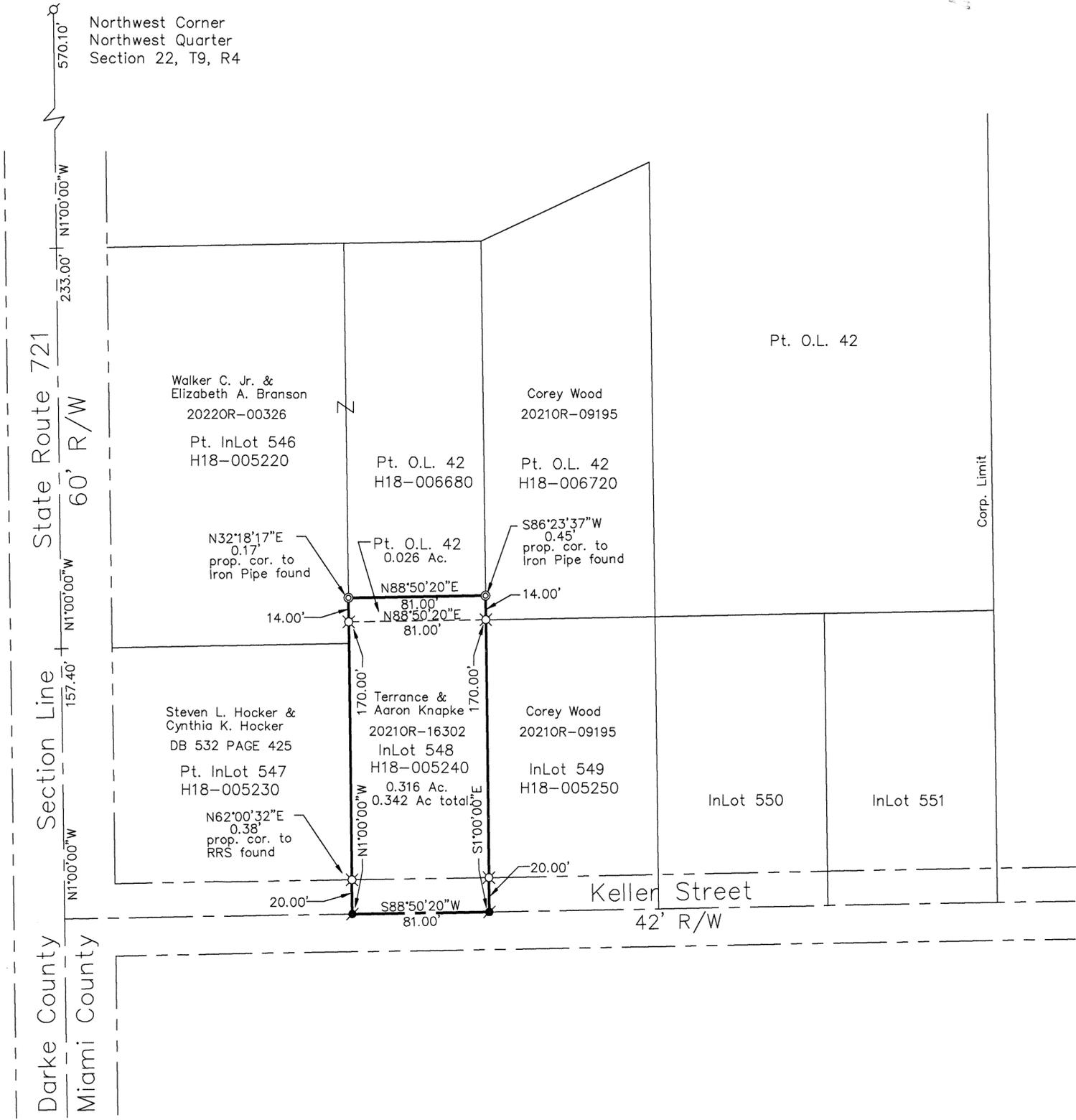
BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).



SURVEY OF INLOT 2254 IN THE CITY OF TROY FOR CHRISTINA BOWERS
 SITE ADDRESS:
 644 S. MARKET ST.
 DATE: 11/03/2025 DRAWING NO.: 25-073



SURVEYED BY:
Jacob D. Subler
JACOB D. SUBLER
 REG. SURVEYOR #8910
 DATE: 11-03-2025



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

LEGEND

- ⊗ RAILROAD SPIKE FOUND IN CONCRETE
- MAG NAIL SET
- ⊙ PK NAIL FOUND
- STONE FOUND
- REBAR FOUND
- ⊙ 1" IRON PIPE 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 Recorder's Record Plat Book
- Plat Book 8 Page 6
- Plat Book 21 Page 94
- Miami County Engineer's Record of Lot Surveys
- Survey Volume 8 Page 143

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelkamp
 MIAMI COUNTY ENGINEER

Jonathan Bogart 11/18/25
 DEPUTY DATE



Larry J. Bill Nov. 18, 2025
 LARRY J. BILL, P.S. #7557 DATE

Prepared by Larry J. Bill

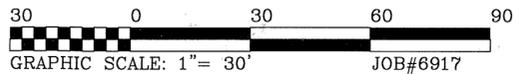
Larry J. Bill
 Professional Surveyor
 9826 New Harrison-Bradford Road
 Bradford, Ohio 45308
 Phone (937) 448-6320



BEARINGS BASED ON THE NORTH LINE OF PUBLIC ALLEY
(S 85°31'00"W) AS RECORDED IN LOT SURVEY 14-137 OF
THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

MIAMI COUNTY OHIO PIQUA CITY PART INLOT 834 SOUTHWEST
COUNTY STATE CITY LOT SECTION

VOLUME 64 PAGE 3
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



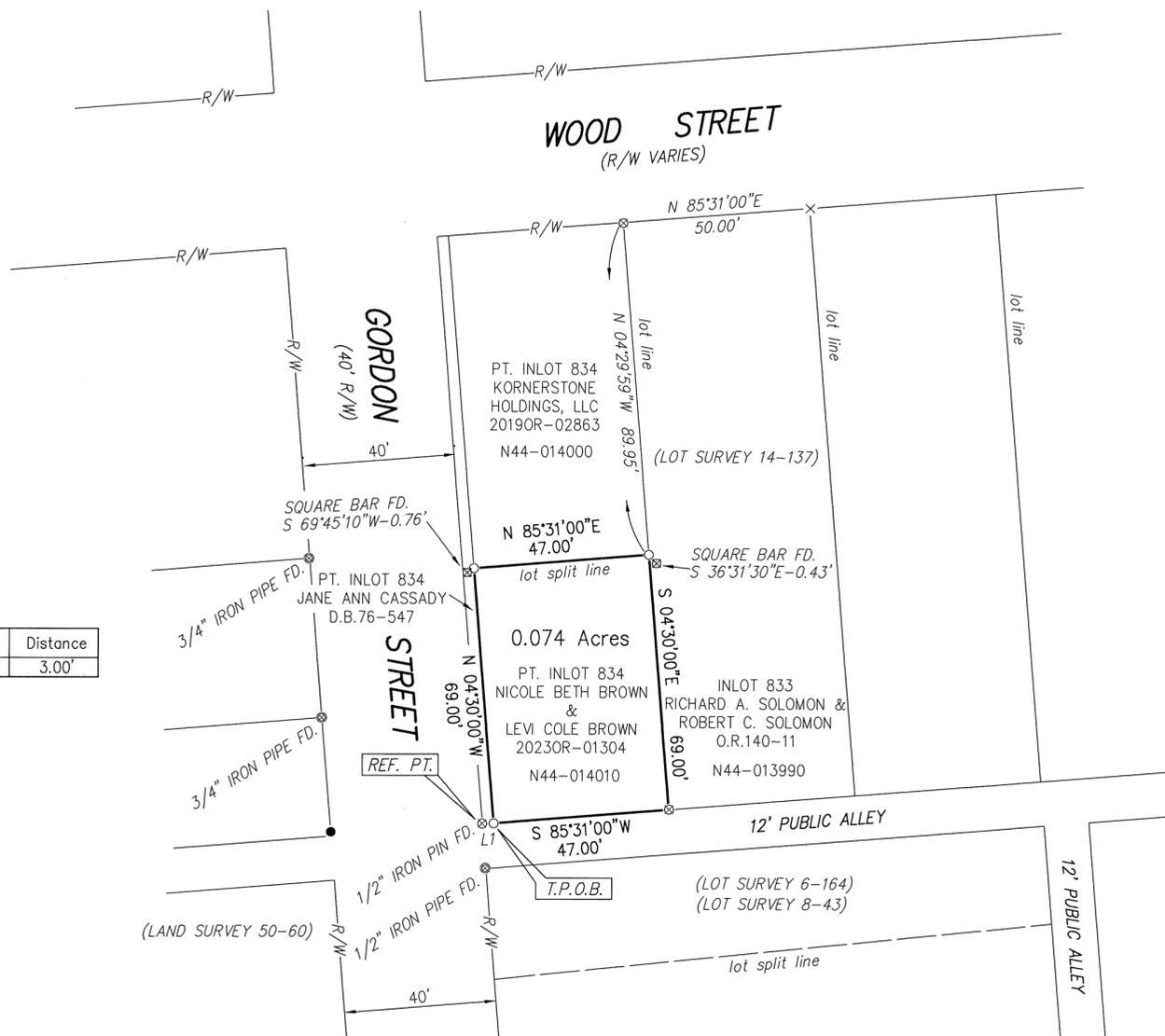
REFERENCES:
DEED: PT. INLOT 834 - NICOLE BETH BROWN & LEVI COLE BROWN / 2023OR-01304

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 Square bar found
- Indicates Concrete Monument set
- Indicates Railroad Spike found
- × Indicates Scribe found

LINE DATA:

Course	Bearing	Distance
L1	N 85°31'00"E	3.00'



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Kevin L. ... 11/21/2025
DEPUTY DATE

SURVEY NOTES:

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

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELD SURVEY IN NOVEMBER 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

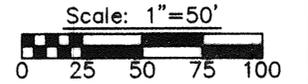
11/19/25



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



S:\Jobs\6000\6917 Gordon Street\6917 survey.dwg survey Nov 18, 2025 - 12:20:50pm Kevin



Legend

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

References

- P.B. 03, Page 32
 - P.B. 11, Page 92
 - P.B. 21, Page 18
 - P.B. 22, Page 17
 - P.B. 22, Page 39
- Miami County Recorder's Plat Records
- Vol. 15, Page 156
 - Vol. 16, Page 77
- Miami County Engineer's Record of Lot Surveys
- Vol. 51, Page 24
- Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the west line of Echo Lake Drive (Versailles Pike), bearing S 14° 25' 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.

Survey of part of Inlot 4591 in Piqua, Ohio for Luke Hanes.

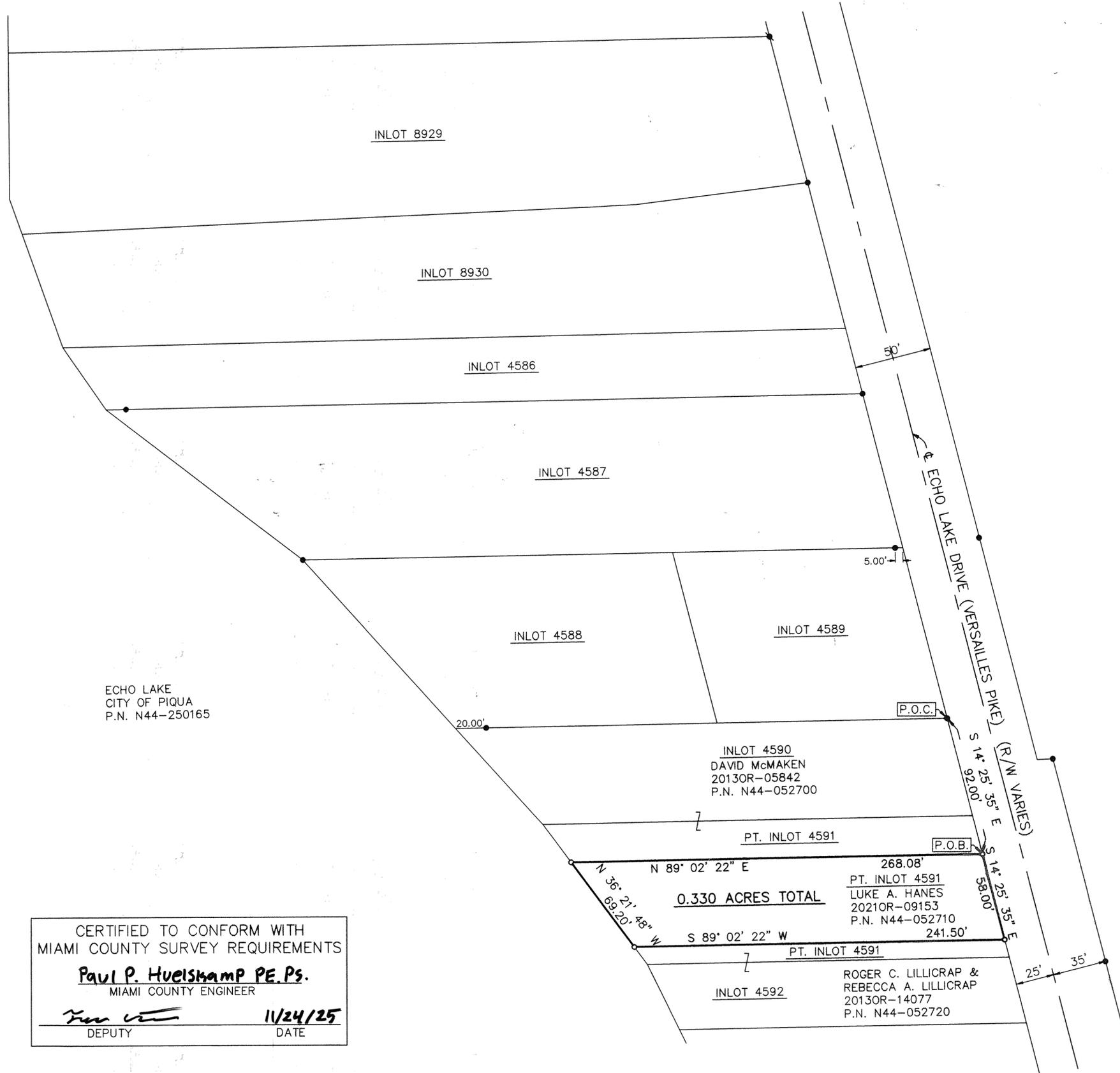
Surveyor's Certification

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 11/20/25
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. 23325 Ph. (937) 339-2921



ECHO LAKE
CITY OF PIQUA
P.N. N44-250165

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Paul P. Huelshamp 11/24/25
DEPUTY DATE

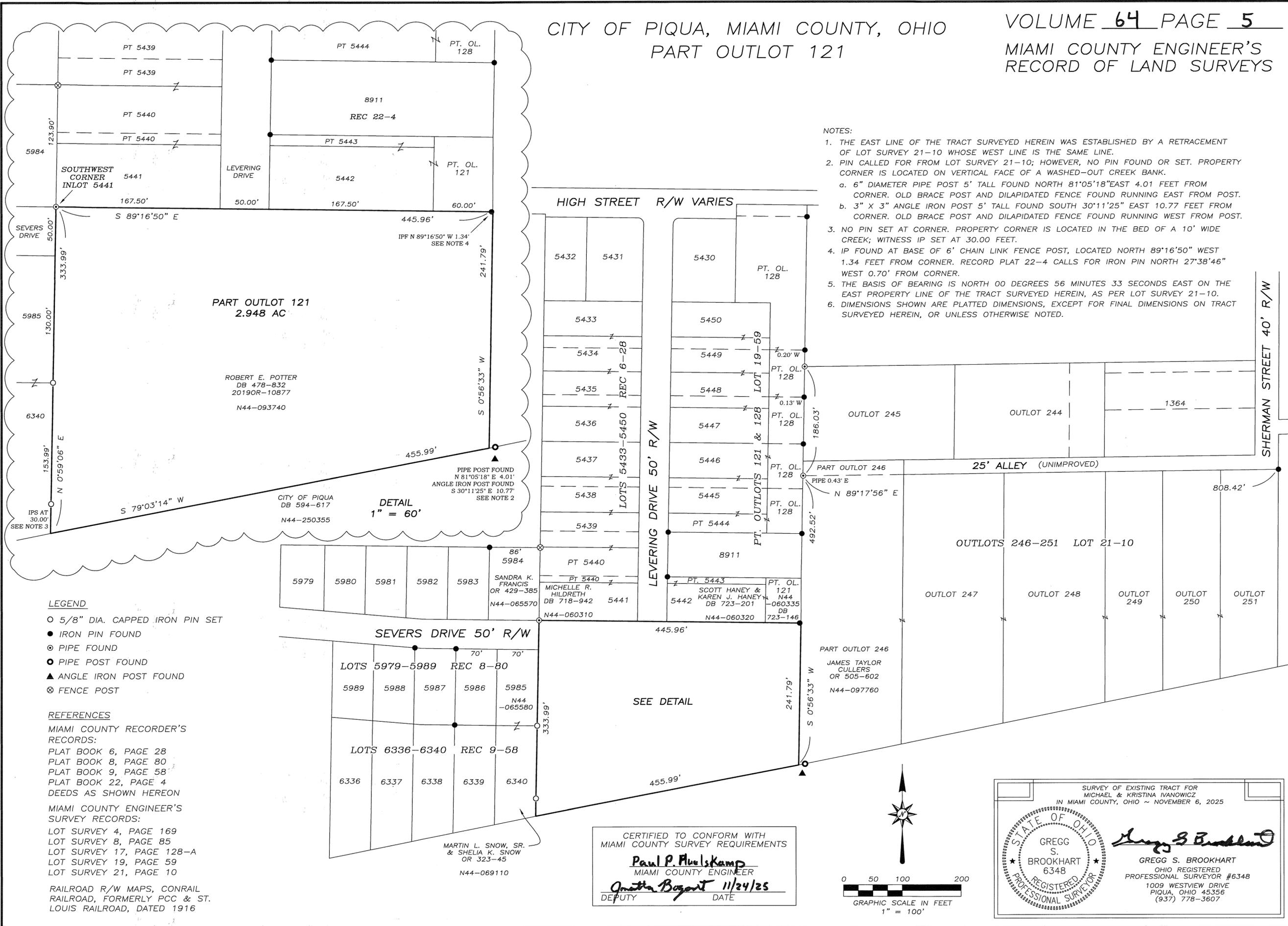
INLOT 4590
DAVID McMAKEN
2013OR-05842
P.N. N44-052700

PT. INLOT 4591
LUKE A. HANES
2021OR-09153
P.N. N44-052710
241.50'

INLOT 4592
ROGER C. LILICRAP &
REBECCA A. LILICRAP
2013OR-14077
P.N. N44-052720

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART OUTLOT 121

VOLUME 64 PAGE 5
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



NOTES:

1. THE EAST LINE OF THE TRACT SURVEYED HEREIN WAS ESTABLISHED BY A RETRACEMENT OF LOT SURVEY 21-10 WHOSE WEST LINE IS THE SAME LINE.
2. PIN CALLED FOR FROM LOT SURVEY 21-10; HOWEVER, NO PIN FOUND OR SET. PROPERTY CORNER IS LOCATED ON VERTICAL FACE OF A WASHED-OUT CREEK BANK.
 - a. 6" DIAMETER PIPE POST 5' TALL FOUND NORTH 81°05'18"E 4.01 FEET FROM CORNER. OLD BRACE POST AND DILAPIDATED FENCE FOUND RUNNING EAST FROM POST.
 - b. 3" X 3" ANGLE IRON POST 5' TALL FOUND SOUTH 30°11'25" EAST 10.77 FEET FROM CORNER. OLD BRACE POST AND DILAPIDATED FENCE FOUND RUNNING WEST FROM POST.
3. NO PIN SET AT CORNER. PROPERTY CORNER IS LOCATED IN THE BED OF A 10' WIDE CREEK; WITNESS IP SET AT 30.00 FEET.
4. IP FOUND AT BASE OF 6' CHAIN LINK FENCE POST, LOCATED NORTH 89°16'50" WEST 1.34 FEET FROM CORNER. RECORD PLAT 22-4 CALLS FOR IRON PIN NORTH 27°38'46" WEST 0.70' FROM CORNER.
5. THE BASIS OF BEARING IS NORTH 00 DEGREES 56 MINUTES 33 SECONDS EAST ON THE EAST PROPERTY LINE OF THE TRACT SURVEYED HEREIN, AS PER LOT SURVEY 21-10.
6. DIMENSIONS SHOWN ARE PLATTED DIMENSIONS, EXCEPT FOR FINAL DIMENSIONS ON TRACT SURVEYED HEREIN, OR UNLESS OTHERWISE NOTED.

LEGEND

- 5/8" DIA. CAPPED IRON PIN SET
- IRON PIN FOUND
- PIPE FOUND
- PIPE POST FOUND
- ▲ ANGLE IRON POST FOUND
- ⊗ FENCE POST

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
 PLAT BOOK 6, PAGE 28
 PLAT BOOK 8, PAGE 80
 PLAT BOOK 9, PAGE 58
 PLAT BOOK 22, PAGE 4
 DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S SURVEY RECORDS:
 LOT SURVEY 4, PAGE 169
 LOT SURVEY 8, PAGE 85
 LOT SURVEY 17, PAGE 128-A
 LOT SURVEY 19, PAGE 59
 LOT SURVEY 21, PAGE 10

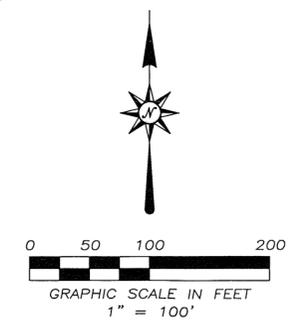
RAILROAD R/W MAPS, CONRAIL RAILROAD, FORMERLY PCC & ST. LOUIS RAILROAD, DATED 1916

DETAIL
1" = 60'

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp
MIAMI COUNTY ENGINEER

Jonathan Bogart 11/24/25
DEPUTY DATE



SURVEY OF EXISTING TRACT FOR
MICHAEL & KRISTINA IVANOWICZ
IN MIAMI COUNTY, OHIO ~ NOVEMBER 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



BEARINGS BASED ON THE NORTH LINE OF A 9.452 ACRE PARCEL (S 88°57'23"E) AS RECORDED IN SURVEY VOLUME 54, PAGE 57 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO



REFERENCES:

Deed: 12.014 ACRES - JOSHUA K. GOLD - 20210R-04893
9.452 ACRES - KEVIN P. EGAN - O.R. 274-731

LAND SURVEYS:

LND. 54-57
LND. 52-133
LND. 61-113

SURVEY NOTES:

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

MONUMENT LEGEND

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- ⊠ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ⊗ Indicates Concrete Monument Box found
- Indicates Concrete Monument set
- Indicates Railroad Spike found
- × Indicates Scribe found

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

D.B. Marsh 11/21/25
J.P. Marsh 11/13/25
SECRETARY DATE (Parcel I - 0.4191 Acres)
SECRETARY DATE (Parcel II - 7.6537 Acres)
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp
MIAMI COUNTY ENGINEER
Janatha B. Beyer 11/13/2025
DEPUTY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
Young P. ...
BY
11/02/2025
DATE
MIAMI COUNTY GENERAL HEALTH DEPARTMENT

APPROVED
MIAMI COUNTY PLANNING COMMISSION
11/21/25 11/14/2025
DATE
D.B. Marsh
SECRETARY

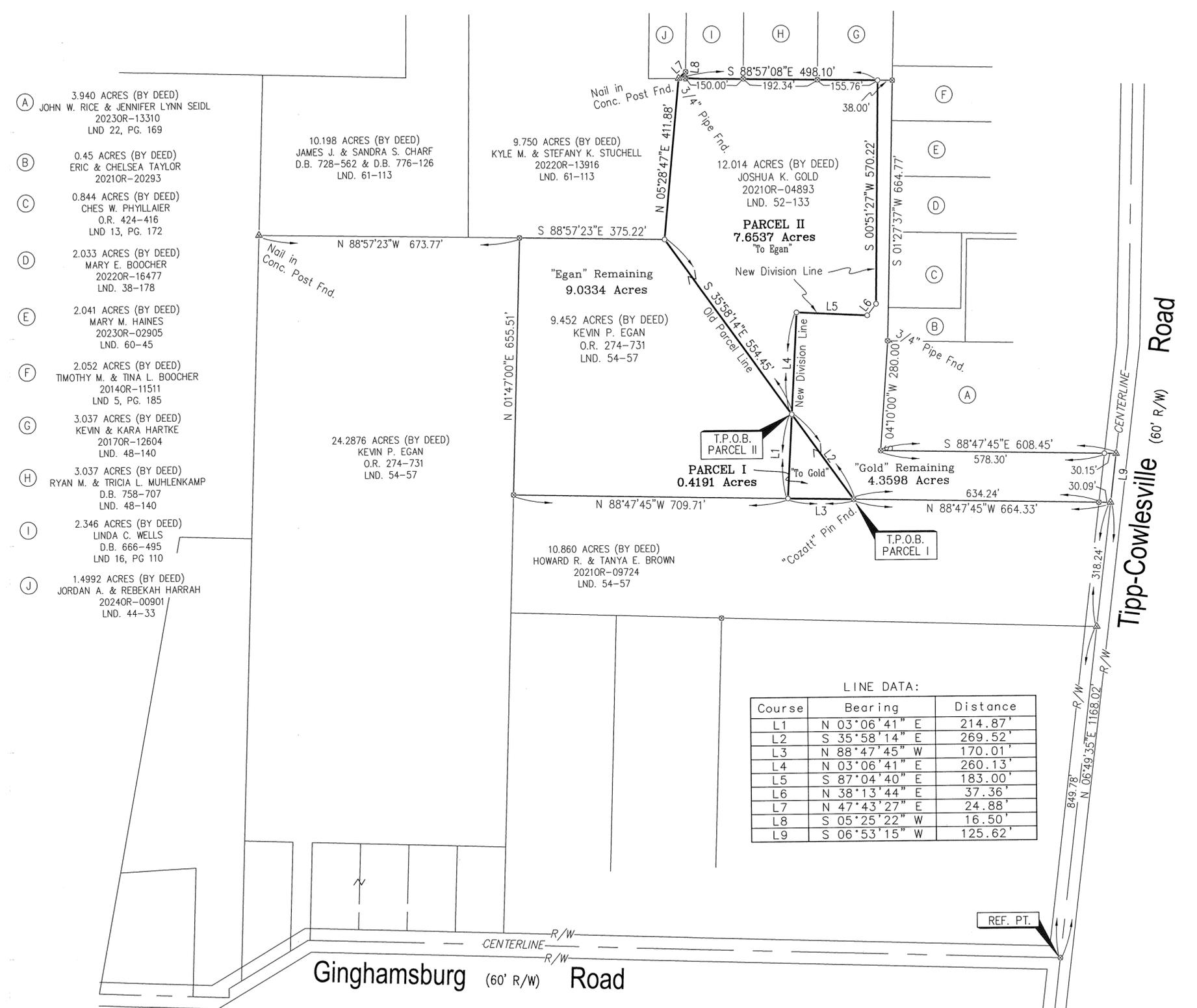
Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

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 JULY 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
10/29/25



4 TOWN 6 EAST RANGE 35 SECTION MONROE TOWNSHIP

VOLUME 64 PAGE 6
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LINE DATA:

Course	Bearing	Distance
L1	N 03°06'41" E	214.87'
L2	S 35°58'14" E	269.52'
L3	N 88°47'45" W	170.01'
L4	N 03°06'41" E	260.13'
L5	S 87°04'40" E	183.00'
L6	N 38°13'44" E	37.36'
L7	N 47°43'27" E	24.88'
L8	S 05°25'22" W	16.50'
L9	S 06°53'15" W	125.62'

S:\Jobs\6000\6804_Egan\6804_Egan.dwg 6804 EGAN 200' Oct 29, 2025 - 7:04:53am Tom

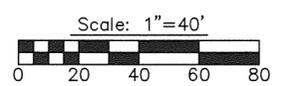
Troy
Corporation

Pt. 120
Outlot

2625
Inlot

Miami
County

Ohio
State



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Pavi P. Hueliskamp P.E.P.S.
MIAMI COUNTY ENGINEER
Pavi P. Hueliskamp 11/25/25
DEPUTY DATE

NOTE:
THERE IS SOME DISPUTE IN THE WIDTH OF
MOREHEAD STREET. THE PLAT ON THE WEST
SIDE OF MOREHEAD STREET (P.B.2, PAGE 108)
CALLS FOR A WIDTH OF 32.83 FT. LOT SURVEY
VOL. 1, PAGE 159 CALLS FOR THE CALLS FOR
MOREHEAD STREET TO BE WIDENED TO 49 FT.-
SHOWING MOREHEAD STREET BEING 32.3 FT.
AND ADDING 16.7 FT. TO THE RIGHT-OF-WAY
TO GIVE MOREHEAD STREET A WIDTH OF 49 FT.
HOWEVER, MOREHEAD STREET WAS PLATTED AS
BEING 32.83 FT. BY SELLING 16.7 FT. TO THE
CITY OF TROY (D.B. 198, PG. 35) IT GIVES
MOREHEAD STREET A RIGHT-OF-WAY WIDTH
OF 49.53 FT.

Legend

- Iron pin found
- ✖ R.R. Spike found
- △ Iron pipe found
- 1" Square bar found
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- Fenceline

References

- Vol. 01, Pg. 159
 - Vol. 03, Pg. 32
 - Vol. 04, Pg. 51
 - Vol. 04, Pg. 59
 - Vol. 07, Pg. 152
 - Vol. 08, Pg. 154
 - Vol. 13, Pg. 195
- Miami County Engineer's
Record of Lot Surveys
- Vol. 50, Pg. 113
 - Vol. 58, Pg. 196
 - Vol. 58, Pg. 196A
- Miami County Recorder's
Record of Land Surveys
- P.B. 02, Pg. 108
 - P.B. 04, Pg. 10
 - P.B. 04, Pg. 77
 - P.B. 06, Pg. 15
- Miami County Recorder's
Plat Records

Basis of Bearings

The bearings are based on the south line of Main Street, bearing S 59° 26' 38" 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 parcels for Kyler & Cheyene Booher.

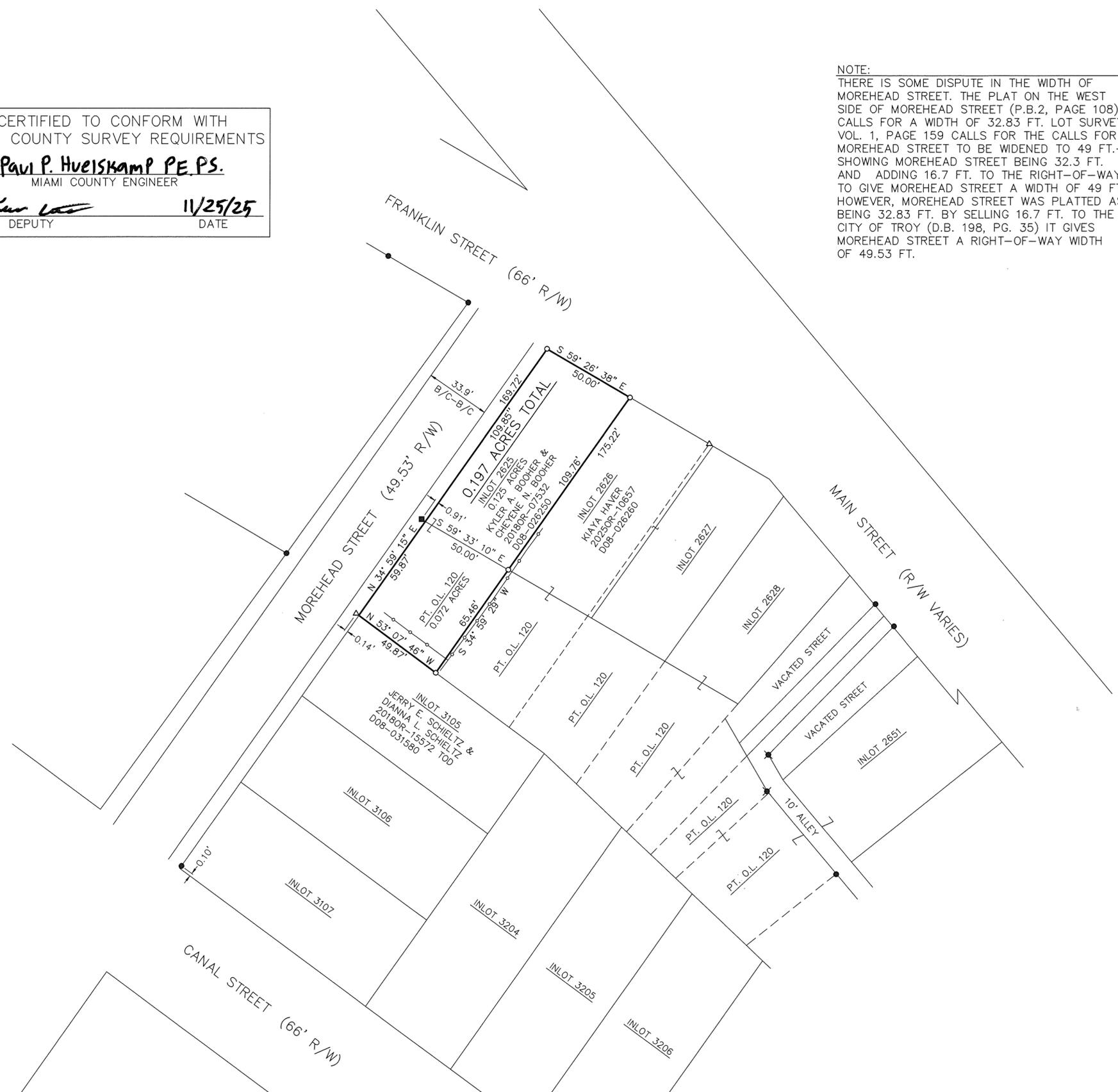
Surveyor's Certification

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 11/25/25
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. 22225 Ph. (937) 339-2921



CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelkamp PE, PS
 MIAMI COUNTY ENGINEER
Paul P. Huelkamp DEPUTY 11/26/2025 DATE

PLAT OF SURVEY
 N.W. 1/4 SECTION 10, TOWN 4, RANGE 6 E
 MONROE TOWNSHIP, MIAMI COUNTY, OHIO

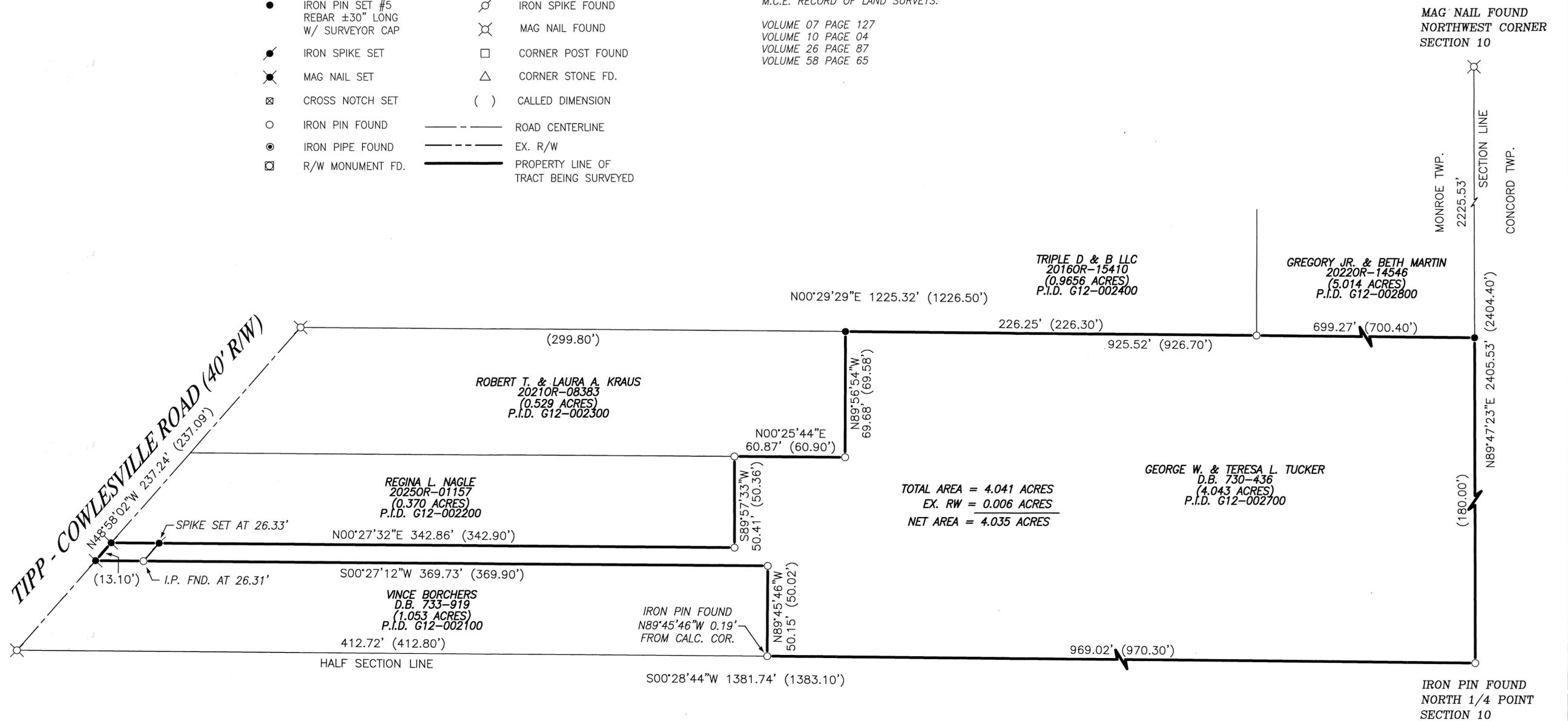
VOLUME 64 PAGE 8
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS

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 LAND SURVEYS:
 VOLUME 07 PAGE 127
 VOLUME 10 PAGE 04
 VOLUME 26 PAGE 87
 VOLUME 58 PAGE 65



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 A 4.041 ACRE TRACT SECTION 10 FOR GEORGE TUCKER SITE ADDRESS: 3351 TIPP - COWL ROAD DATE: 11/12/2025 DRAWING NO.: 25-057		SURVEYED BY: JACOB D. SUBLER REG. SURVEYOR #8910 DATE: 11-12-2025
	GRAPHIC SCALE 		

2
TOWN

9 BTMRS
RANGE

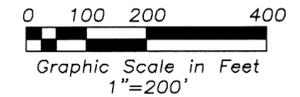
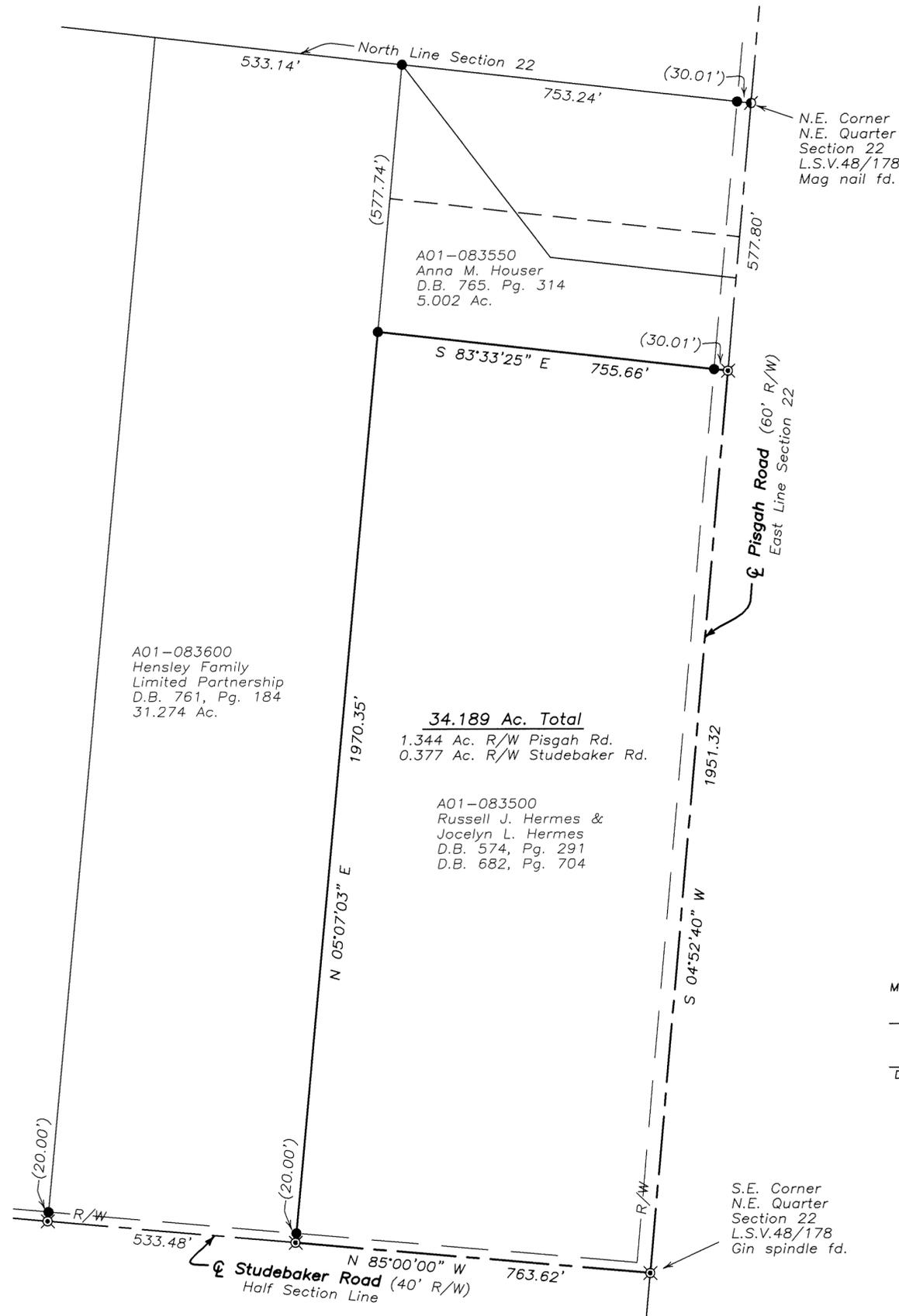
22 NE 1/4
SECTION

BETHEL
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 64 Page 9
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 48, Page 178
(Basis of Bearings)
Volume 48, Page 179
Volume 50, Page 30
Volume 33, Page 66

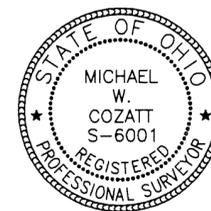
Basis of Bearings:
Centerline Stuebaker Road
Bearing: N 04°52'40" W
Land Survey Vol. 48 Pg. 178

Certified to conform with
Miami County Survey Requirements

Paul P. Huelskamp
Miami County Engineer

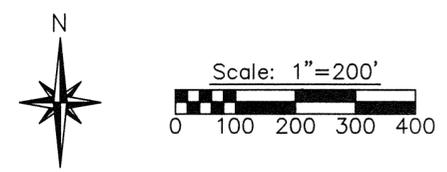
Jonathan Bogard 12/1/25
Deputy Date

Survey of 34.189 Ac.
for Ed Hermes



Michael W. Cozatt 12/1/25
MICHAEL W. COZATT DATE
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
1100 Wayne St. Suite 1140 Troy, OH 45373
Job No. 21625 (937) 339-2921
File Name: C:\Jobs\2025\21625survey.dwg
Drawn by: DMC ~ Checked by: MWC



- 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. 33, Pg. 31
 - Vol. 33, Pg. 175
 - Vol. 43, Pg. 111
 - Vol. 56, Pg. 157
- } Miami County Engineer's
} Record of Land Surveys

Basis of Bearings
 The bearings are based on the half-section line and the centerline of Widener Road, bearing N 84° 54' 50" 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 Samuel and Katelyn Sneed.

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, P.S. #6001 12/01/25
Date

Prepared By:
Cozatt Engineering Company
 Civil Engineer Land Surveyor
 1100 Wayne Street, Ste. 1140 Troy, Ohio
 Job No. 23525 Ph. (937) 339-2921

KATHERINE ELIAS, 1/4 INT.
 D.B. 554, PG. 251
 JAMES G. KARRAS FAMILY TRUST, 1/4
 D.B. 646, PG. 477
 PETE G. KARRAS FAMILY TRUST, 1/4 INT.
 D.B. 646, PG. 479
 ANDREAS G. KARRAS FAMILY TRUST, 1/6 INT.
 D.B. 646, PG. 481
 GIORGIO KARRAS, 1/12 INT.
 2024OR-00480
 74.967 ACRES
 E09-009900

JARED COLE &
 KRISTINA J. COLE
 2025OR-06110
 P.N. E09-011210

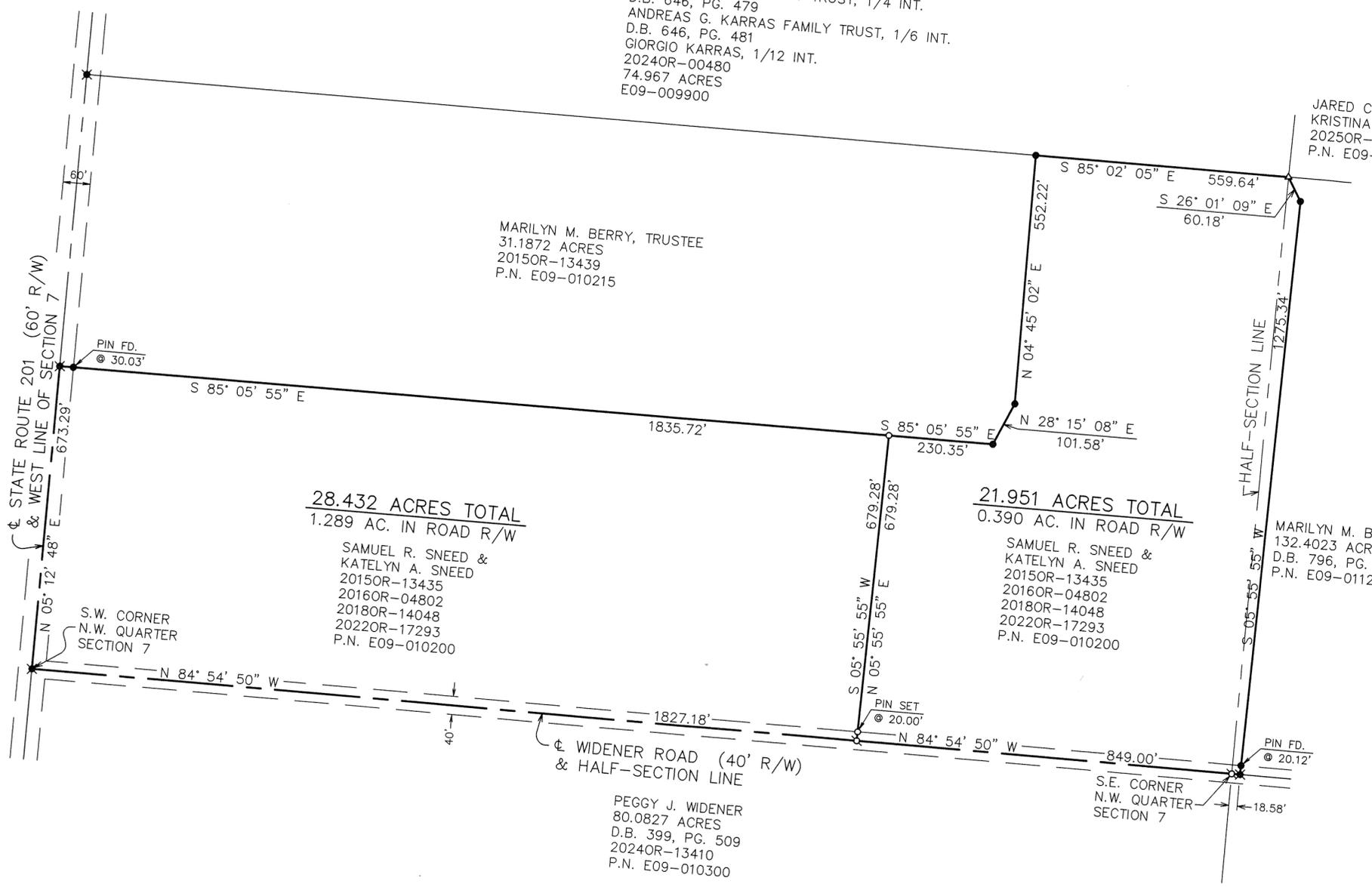
MARILYN M. BERRY, TRUSTEE
 31.1872 ACRES
 2015OR-13439
 P.N. E09-010215

28.432 ACRES TOTAL
 1.289 AC. IN ROAD R/W
 SAMUEL R. SNEED &
 KATELYN A. SNEED
 2015OR-13435
 2016OR-04802
 2018OR-14048
 2022OR-17293
 P.N. E09-010200

21.951 ACRES TOTAL
 0.390 AC. IN ROAD R/W
 SAMUEL R. SNEED &
 KATELYN A. SNEED
 2015OR-13435
 2016OR-04802
 2018OR-14048
 2022OR-17293
 P.N. E09-010200

MARILYN M. BERRY, TRUSTEE
 132.4023 ACRES
 D.B. 796, PG. 417
 P.N. E09-011200

PEGGY J. WIDENER
 80.0827 ACRES
 D.B. 399, PG. 509
 2024OR-13410
 P.N. E09-010300



CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

 MIAMI COUNTY ENGINEER

 DEPUTY 12/1/25
DATE

6
TOWN

5E
RANGE

33 SE 1/4
SECTION
14
INLOT

UNION
TOWNSHIP
CITY OF UNION
CORPORATION

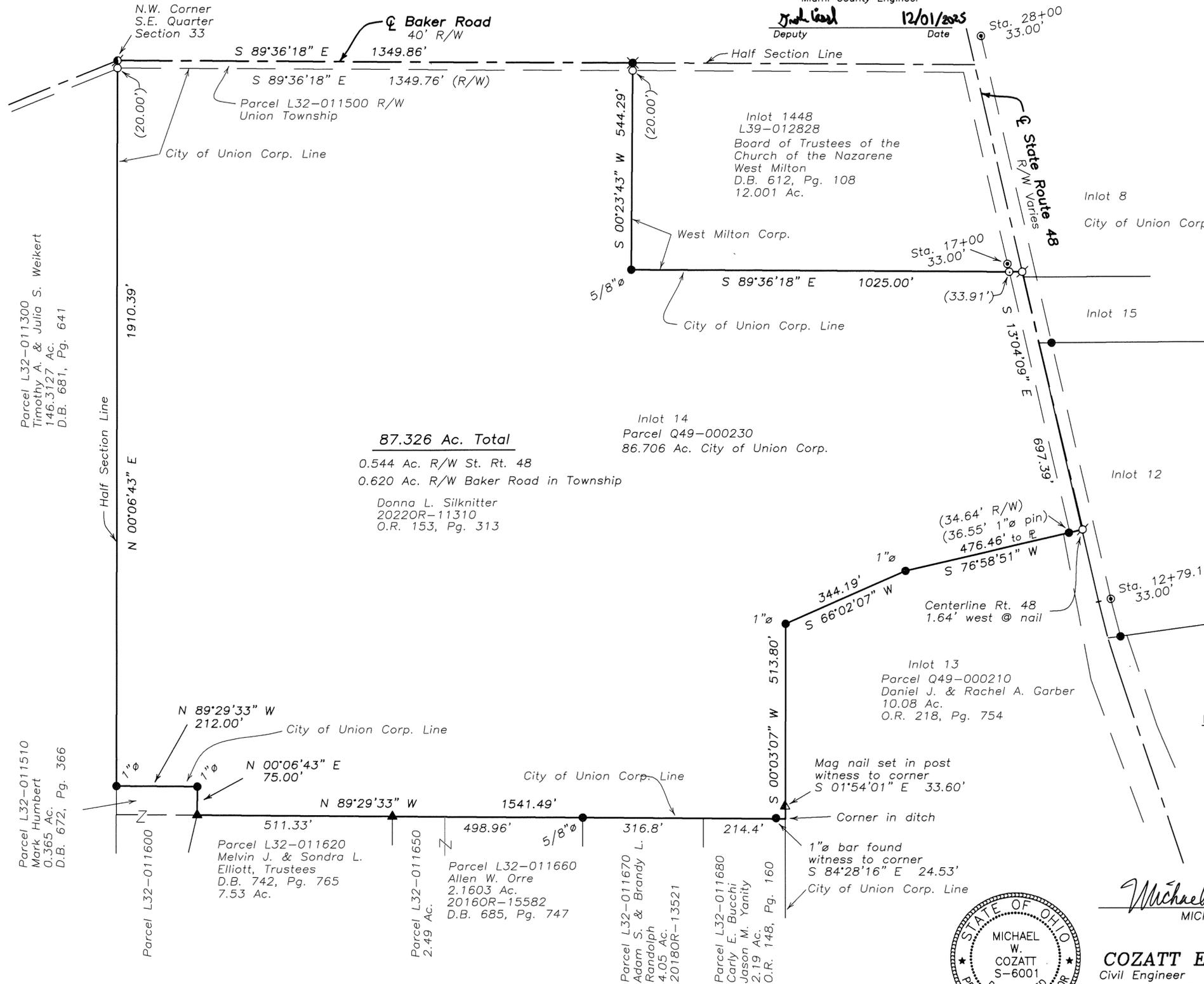
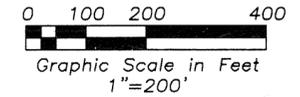
MIAMI
COUNTY

OHIO
STATE

Volume 64 Page 11
Miami County Engineer's
Record of Land Surveys

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

Paul P. Huelskamp
Deputy Date 12/01/2025



87.326 Ac. Total

0.544 Ac. R/W St. Rt. 48
0.620 Ac. R/W Baker Road in Township
Donna L. Silknitter
2022OR-11310
O.R. 153, Pg. 313

Legend

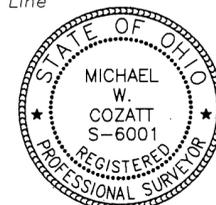
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ✦ P.K. Nail Found
- Mag Nail Set
- ✦ Mag Nail Found
- ✦ R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- ▣ Pin in Monument Box
- ▲ Concrete Fence Post
- ▲ Wood Fence Post

References

- Miami County Engineer's Record of Land Surveys Volume 5, Page 101
- Volume 7, Page 167
- Volume 29, Page 115
- Volume 42, Page 167
- Volume 58, Page 128
- Miami County Engineer's Record of Land Surveys Volume 20, Page 120
- O.D.O.T. Right-of-way Maps MIA. 48-0.00 P.F. 347

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

Survey for Donna Silknitter

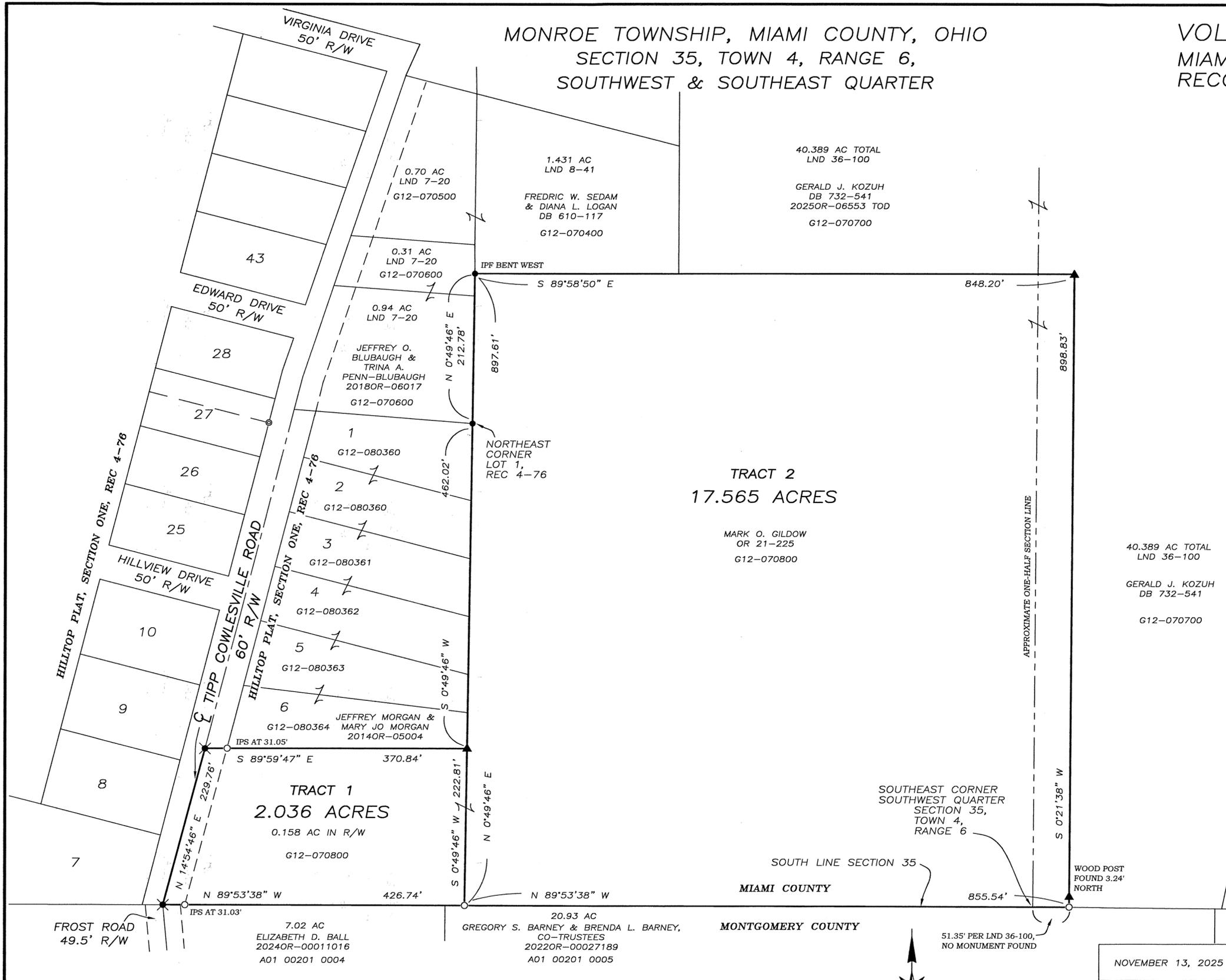


Michael W. Cozatt
MICHAEL W. COZATT
P.S. #6001
12/01/25
DATE

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
1100 Wayne St. Suite 1140 Troy, OH 45373
Job No. 21025 (937) 339-2921
File Name: C:\Jobs\2025\21025\21025survey.dwg
Drawn by: DMC ~ Checked by: MWC

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 35, TOWN 4, RANGE 6,
SOUTHWEST & SOUTHEAST QUARTER

VOLUME 64 PAGE 12
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND**
- 5/8" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ✱ MAG NAIL SET
 - OVER MONUMENT FOUND
 - PIPE FOUND
 - ▲ 8" WOOD CORNER POST FOUND

REFERENCES

RECORDS USED TO PREPARE SURVEY:

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 7, PAGE 20
VOLUME 8, PAGE 41
VOLUME 36, PAGE 100

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 4, PAGE 76
DEEDS AS SHOWN HEREON

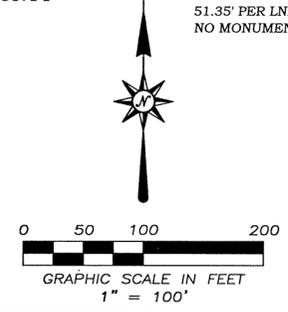
MONTGOMERY COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
2009-0131

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. Huelskamp
MIAMI COUNTY ENGINEER

Jonathan Boyant 12/2/25
DEPUTY DATE



NOVEMBER 13, 2025

STATE OF OHIO
NEIL E. TEAFORD
7724
REGISTERED PROFESSIONAL SURVEYOR

SURVEY OF 2 EXISTING TRACTS FOR MARK GILDOW
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

VICINITY MAP (NOT TO SCALE):



REFERENCES:

- | | |
|--|---------------------------------|
| LAND SURVEY RECORD VOLUME 53, PAGE 121 | RECORD PLAT VOLUME 25, PAGE 41 |
| LAND SURVEY RECORD VOLUME 53, PAGE 120 | RECORD PLAT VOLUME 24, PAGE 90 |
| LAND SURVEY RECORD VOLUME 39, PAGE 165 | RECORD PLAT VOLUME 24, PAGE 89 |
| LAND SURVEY RECORD VOLUME 35, PAGE 112 | RECORD PLAT VOLUME 24, PAGE 62 |
| LAND SURVEY RECORD VOLUME 32, PAGE 107 | RECORD PLAT VOLUME 17, PAGE 144 |
| | RECORD PLAT VOLUME 10, PAGE 95 |
| | RECORD PLAT VOLUME 10, PAGE 13 |

DEED RECORDS AS SHOWN

NOTES:

- * THE PURPOSE OF THIS SURVEY IS TO CREATE A NEW 5.079 ACRE PARCEL OUT OF THE EXISTING 42.138 ACRE CITY OF PIQUA PARCEL FOR AN AES OHIO ELECTRIC SUBSTATION.
- * ACCESS TO THE NEW PARCEL IS TO BE GAINED FROM THE SOUTHEASTERN END OF HARDIN ROAD ALTERNATE (PRESENTLY A CUL-DE-SAC), THROUGH A JOINT ACCESS EASEMENT SHARED WITH THE CITY OF PIQUA.
- * BASIS FOR BEARINGS: BEARINGS AND DISTANCES, SHOWN HEREON, WERE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), U.S. SURVEY FEET.
- * OCCUPATION LINES GENERALLY AGREE WITH THE BOUNDARY LINES AS SHOWN.
- * SURVEY MONUMENTS WERE FOUND IN GOOD CONDITION, FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
- * THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

FLOOD STATEMENT:

ACCORDING TO F.E.M.A. MAP NO. 39109C0042F, DATED JUNE 5, 2020, NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED IN NOVEMBER OF 2024 AND OCTOBER OF 2025 IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS INDICATED IN OHIO REVISED CODE RULE 4733-37-05. SAID SURVEY WAS OVERSEEN BY STEVEN L. SEESE, OHIO PROFESSIONAL SURVEYOR NUMBER 8895.



CITY OF PIQUA SIGNATURES

CITY PLANNER: *[Signature]*

PLANNING COMMISSION:

Chairperson: *[Signature]*

Clerk: *[Signature]*

CITY COMMISSION:

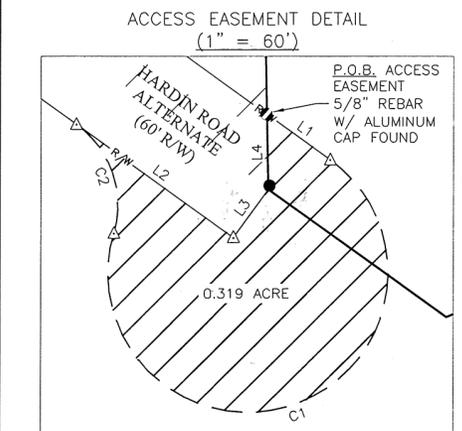
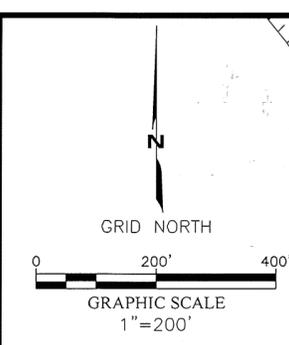
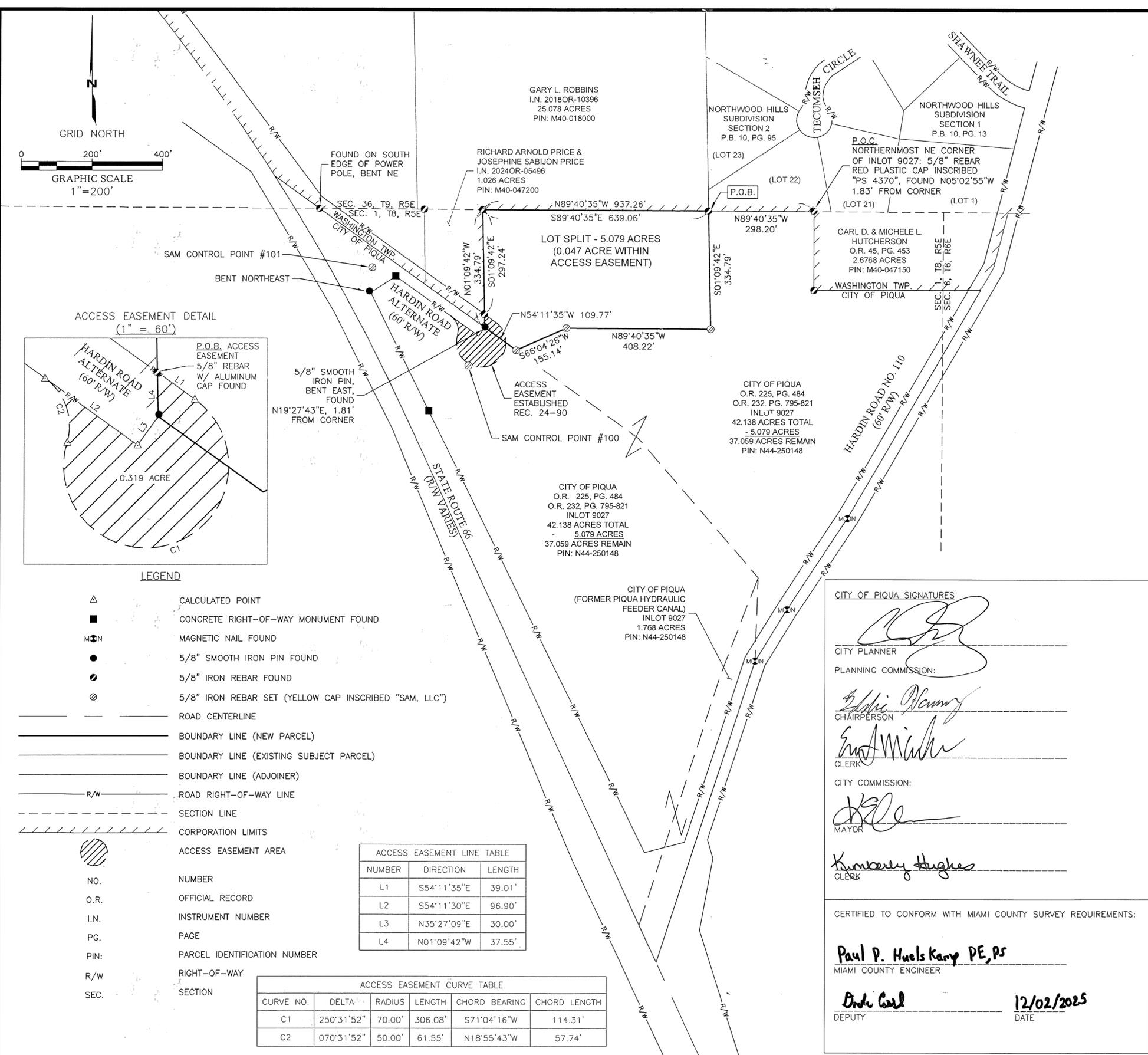
Mayor: *[Signature]*

Clerk: *[Signature]*

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS:

Paul P. Huelskamp PE, PS
 MIAMI COUNTY ENGINEER

Deputy: *[Signature]* DATE: 12/02/2025



LEGEND

- △ CALCULATED POINT
- CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- MON MAGNETIC NAIL FOUND
- 5/8" SMOOTH IRON PIN FOUND
- 5/8" IRON REBAR FOUND
- 5/8" IRON REBAR SET (YELLOW CAP INSCRIBED "SAM, LLC")
- ROAD CENTERLINE
- BOUNDARY LINE (NEW PARCEL)
- BOUNDARY LINE (EXISTING SUBJECT PARCEL)
- BOUNDARY LINE (ADJOINER)
- R/W ROAD RIGHT-OF-WAY LINE
- SECTION LINE
- CORPORATION LIMITS
- ACCESS EASEMENT AREA

NUMBER	DIRECTION	LENGTH
L1	S54°11'35"E	39.01'
L2	S54°11'30"E	96.90'
L3	N35°27'09"E	30.00'
L4	N01°09'42"W	37.55'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	250°31'52"	70.00'	306.08'	S71°04'16"W	114.31'
C2	070°31'52"	50.00'	61.55'	N18°55'43"W	57.74'



929 Eastwind Drive, Suite 200
 Westerville, Ohio 43081
 Ofc: 614.899.0079
 Fax: 614.899.3175
 email: info@sam.biz

PROJECT: AES OHIO
 CITY OF PIQUA LLD

JOB NUMBER: 93322

DATE: 10-23-2025

SCALE: 1"=200'

SURVEYOR: SLS

TECHNICIAN: SLS

DRAWING: 93322-BDY

TRACT ID: N44-250148

PARTYCHIEF: JSS / EJ

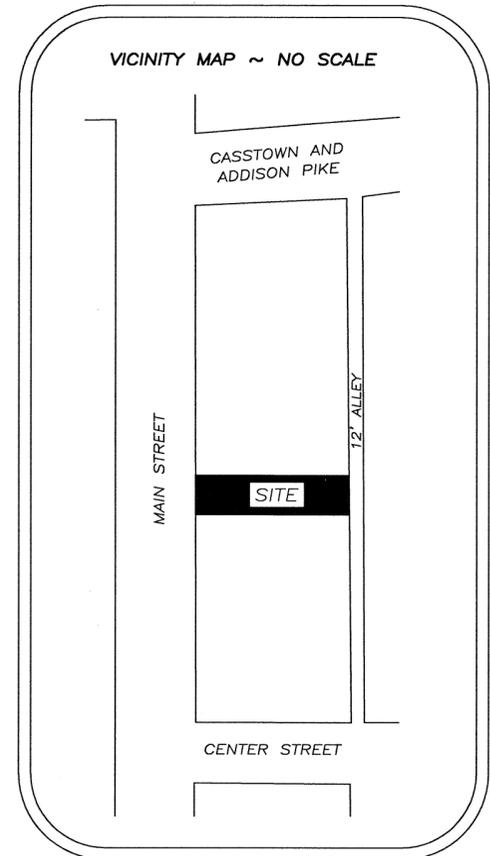
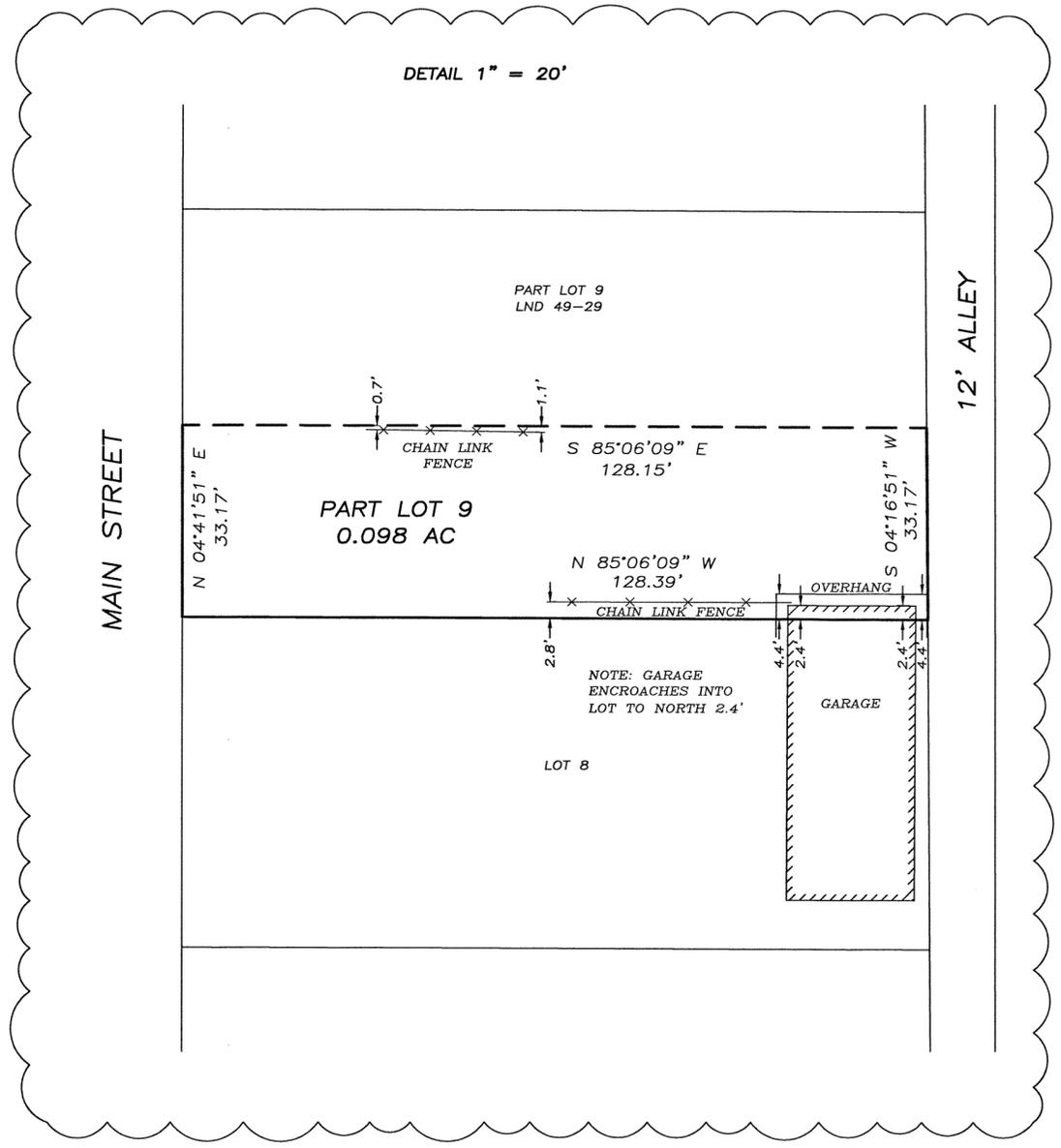
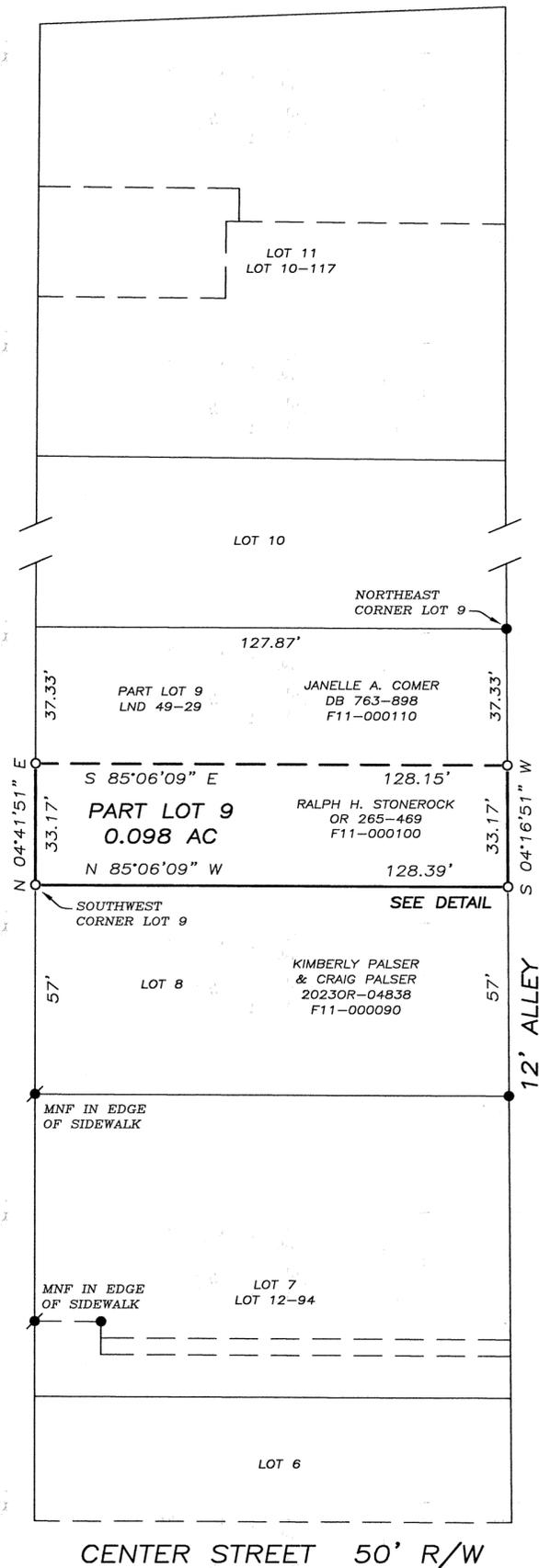
FIELDBOOKS:

ORIGINAL BOUNDARY SURVEY
 CITY OF PIQUA, OHIO
 5.079 ACRE LARGE LOT DIVISION FOR AES OHIO
 SECTION 1, TOWNSHIP 8, RANGE 5 EAST
 CITY OF PIQUA, MIAMI COUNTY, OHIO

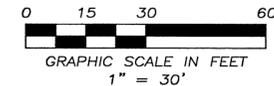
SHEET 1
 OF 1

BOUNDARY RETRACEMENT SURVEY
OF LOT SURVEY 13, PAGE 68

MAIN STREET (STATE ROUTE 589)
60' R/W



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Duke Carl DEPUTY 12/04/2025 DATE



REFERENCES

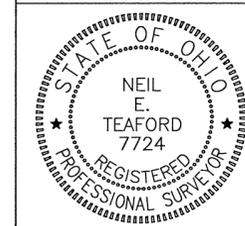
MIAMI COUNTY ENGINEER'S
SURVEY RECORDS:
LOT SURVEY 10, PAGE 117
LOT SURVEY 12, PAGE 94
LOT SURVEY 13, PAGE 68
LAND SURVEY 49, PAGE 29
MIAMI COUNTY RECORDER'S
RECORDS:
DEEDS AS SHOWN HEREON
BASIS OF BEARING:
BEARINGS ARE BASED ON THE OHIO
DEPARTMENT OF TRANSPORTATION
V.R.S., NAD 1983 (2011 ADJ.) OHIO
STATE PLANE SOUTH ZONE.

LEGEND

- 5/8 IN. DIA. IRON PIN SET
- IRON PIN FOUND
- ⦿ MAG NAIL FOUND

SURVEY NOTE:
MAIN STREET RECONSTRUCTION
REMOVED FRONT CORNER MONUMENTS,
MOST MONUMENTS FROM PRIOR
SURVEYS WERE NOT RECOVERED.

NOVEMBER 17, 2025



SURVEY OF EXISTING TRACT FOR RALPH STONEROCK
IN THE VILLAGE OF CASSTOWN, 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 OF ACREAGE PARCELS

SECTION 31, TOWNSHIP 6, RANGE 6

MIAMI RIVER SURVEY

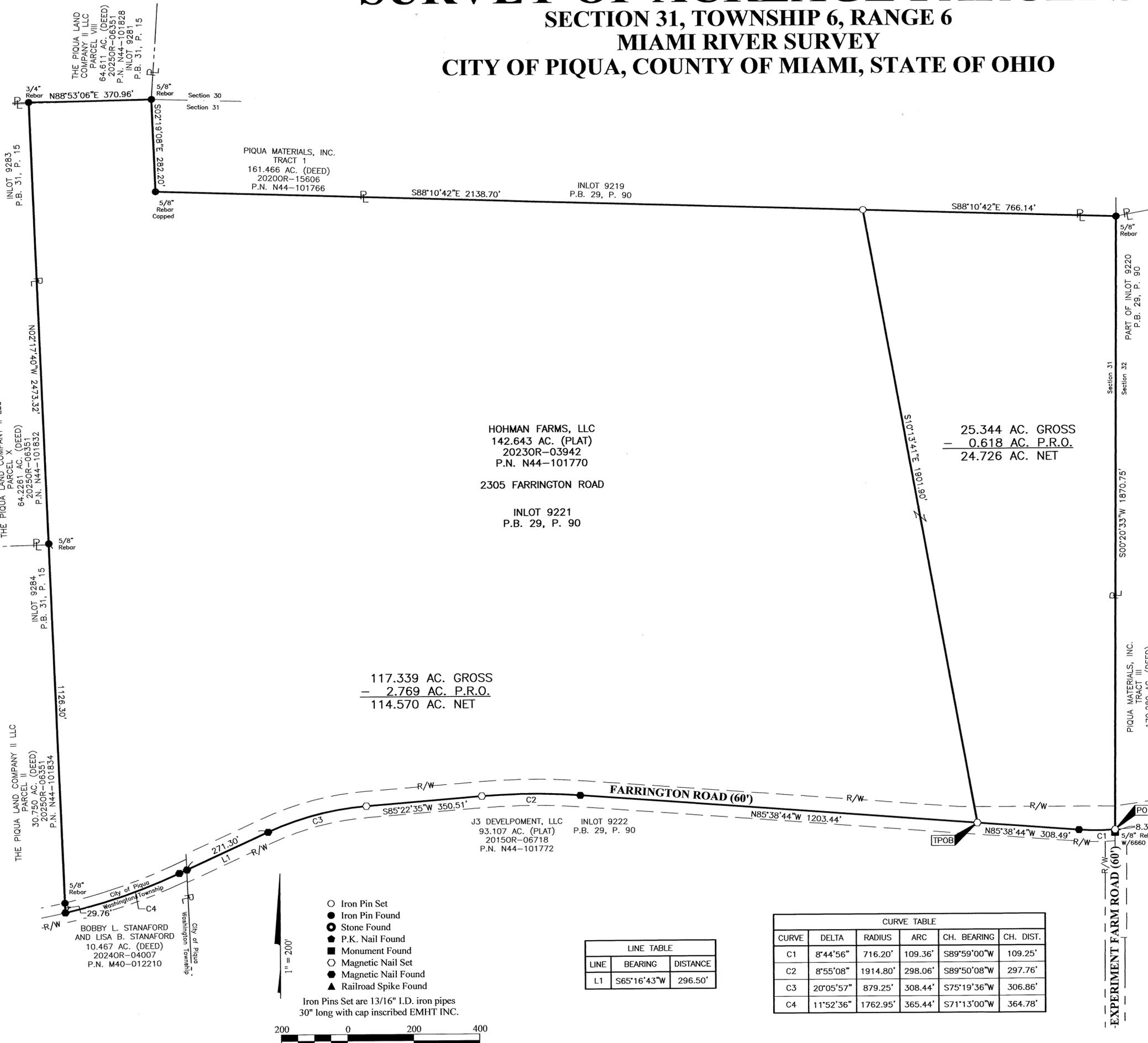
CITY OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS:
 Land Survey Volume 25, Page 28
 Land Survey Volume 28, Page 178
 Land Survey Volume 34, Page 159
 Land Survey Volume 56, Page 98
 Land Survey Volume 62, Page 135
 Record Plat Volume 29, Page 90
 Record Plat Volume 31, Page 15

MIAMI COUNTY RECORDER'S RECORDS:
 DEEDS AS SHOWN HEREON

J:\20250667\Boundary\20250667-VS-BNDY-03.dwg plotted by Kirk, Matthew on 12/1/2025 8:48:42 AM last saved by mwilbur on 12/1/2025 10:59:29 AM



CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY
 REQUIREMENTS

Paul P. Huelskamp PE, PS
 MIAMI COUNTY ENGINEER

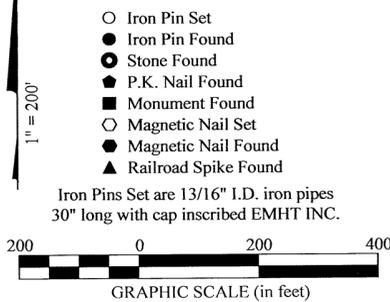
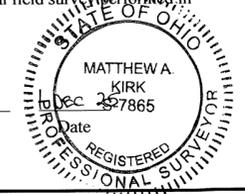
Paul P. Huelskamp 12/4/25
 DEPUTY DATE

[Signature]
 CITY PLANNER, CITY OF PIQUA, OHIO

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 Farrington Road, having a bearing of North 85° 38' 44" West 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 in October, 2025.

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S65°16'43"W	296.50'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	8°44'56"	716.20'	109.36'	S89°59'00"W	109.25'
C2	8°55'08"	1914.80'	298.06'	S89°50'08"W	297.76'
C3	20°05'57"	879.25'	308.44'	S75°19'36"W	306.86'
C4	11°52'36"	1762.95'	365.44'	S71°13'00"W	364.78'

EMHT
 Evans, Mechwart, Hambleton & Tillon, Inc.
 Engineers - Surveyors - Planners - Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

Date: December 1, 2025
Scale: 1" = 200'
Job No: 2025-0667
Sheet: 1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

SURVEY OF ACREAGE PARCELS

SECTIONS 29 AND 30, TOWNSHIP 6, RANGE 6

MIAMI RIVER SURVEY

CITY OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS:
 Lot Survey Volume 23, Page 163
 Land Survey Volume 45, Page 156
 Land Survey Volume 48, Page 86
 Land Survey Volume 49, Page 43
 Record Plat Volume 13, Page 72
 Record Plat Volume 14, Page 36
 Record Plat Volume 19, Page 66
 Record Plat Volume 29, Page 90
 Record Plat Volume 31, Page 15

MIAMI COUNTY RECORDER'S RECORDS:
 DEEDS AS SHOWN HEREON

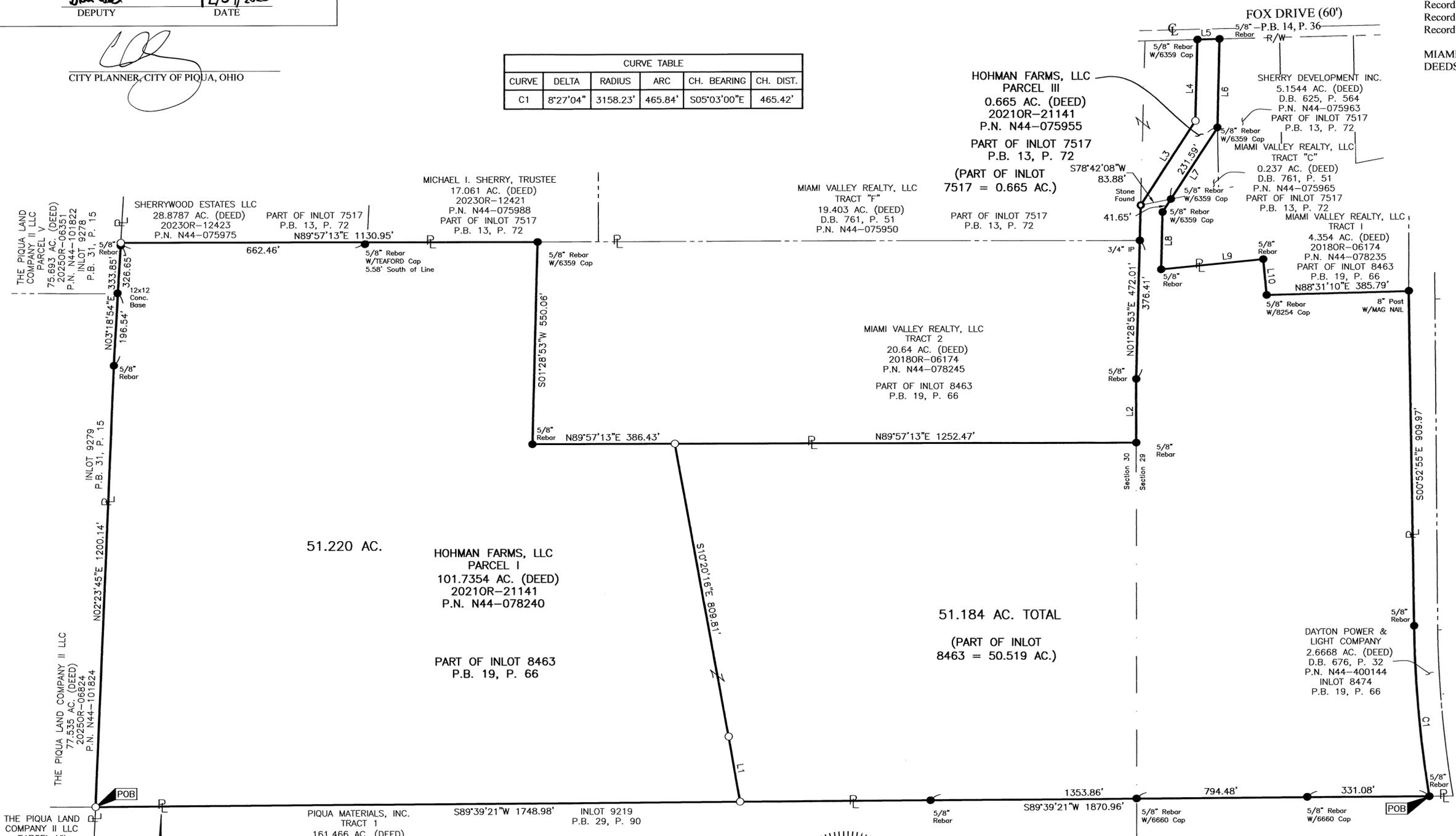
CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY
 REQUIREMENTS

Paul P. Hueltskamp PE, PS
 MIAMI COUNTY ENGINEER

Paul G. Guel 12/04/2025
 DEPUTY DATE

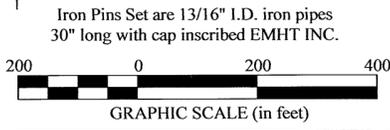
[Signature]
 CITY PLANNER, CITY OF PIQUA, OHIO

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	8°27'04"	3158.23'	465.84'	S05°03'00"E	465.42'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°57'34"E	179.27'
L2	N00°00'46"W	173.59'
L3	N33°01'57"E	273.17'
L4	N01°20'51"E	220.81'
L5	N88°38'51"E	60.07'
L6	S01°20'51"W	240.66'
L7	S33°01'57"W	273.24'
L8	S01°28'53"W	156.00'
L9	N84°27'07"E	278.30'
L10	S05°32'53"E	97.87'

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



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 southerly line of Inlot 8463, as shown on Plat Book 19, Page 66, having a bearing of South 89° 39' 21" West 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 in October, 2025.

By Matthew A. Kirk 1 Dec 25
 Matthew A. Kirk
 Professional Surveyor No. 7865
 mkirk@emht.com

 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: December 1, 2025
	Scale: 1" = 200'
	Job No: 2025-0667
	Sheet: 1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION

J:\20250667\Boundary\04\Sheets\Boundary\20250667-VS-BNDY-01.dwg plotted by Kirk, Matthew on 12/3/2025 8:47:30 AM last saved by mwilbur on 12/1/2025 9:31:31 AM

7
TOWN

5E
RANGE

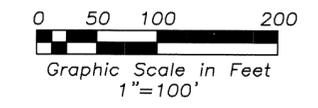
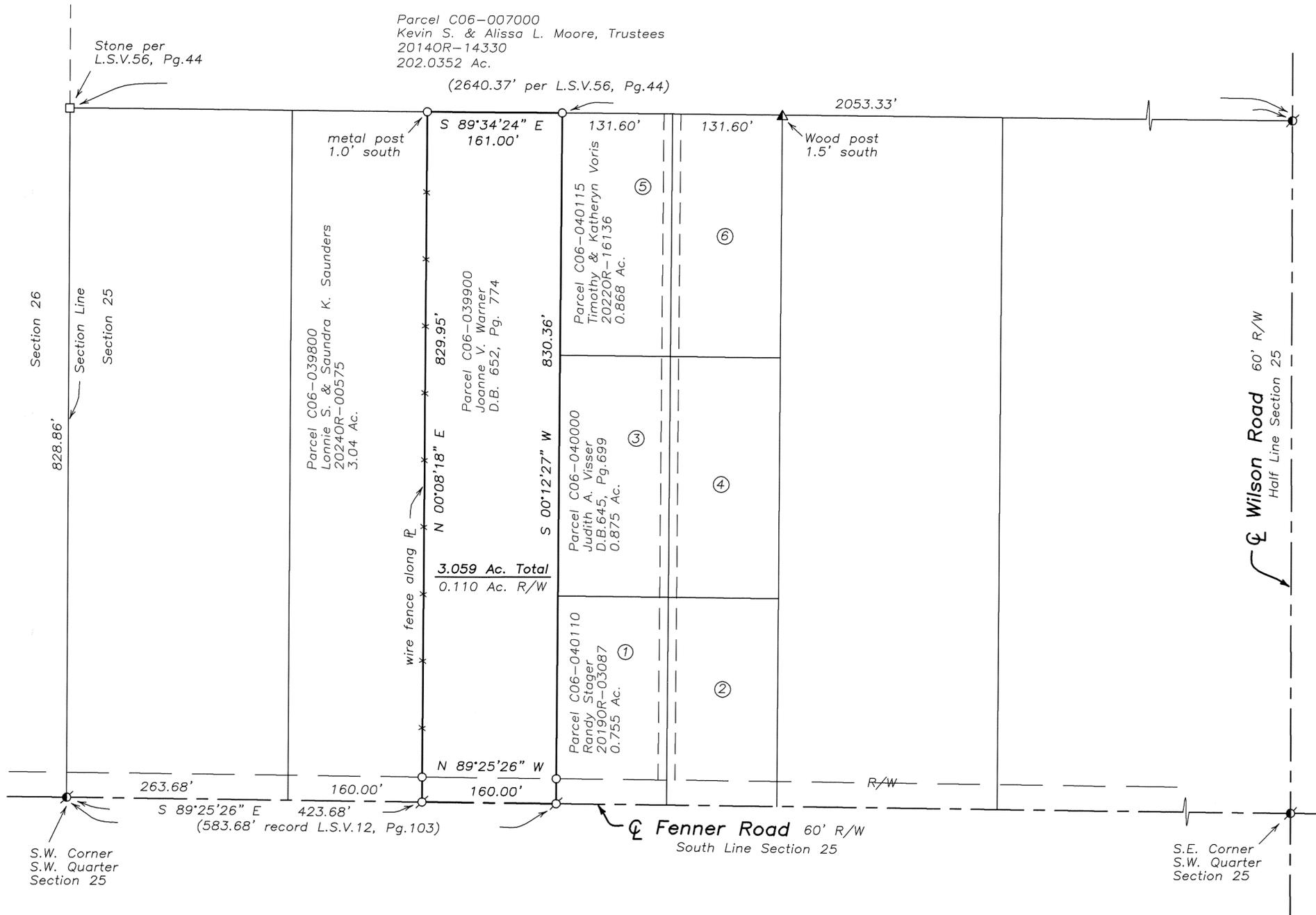
25 SW 1/4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 64 Page 19
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 6, Page 103
- Volume 12, Page 103
- Volume 19, Page 103
- Volume 56, Page 44
- Volume 57, Page 109

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

Survey of 3.059 Ac. tract for Warner

Certified to conform with
Miami County Survey Requirements

Paul P. Huelskamp PE, PS
Miami County Engineer

D. W. Cozatt 12/08/2025
Deputy Date



Michael W. Cozatt 12/08/25
MICHAEL W. COZATT P.S. #6001 DATE

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
1100 Wayne St. Suite 1140 Troy, OH 45373
Job No. 23925 (937) 339-2921
File Name: C:\Jobs\2025\23925\23925survey.dwg
Drawn by: DMC ~ Checked by: MWC

TROY CORPORATION

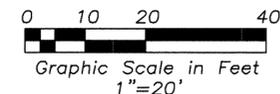
PT.3019
PT.3020, PT.3021
INLOT

S.W. 74
TAX MAP

MIAMI COUNTY

OHIO STATE

Volume 64 Page 21
Miami County Engineer's
Record of Land Surveys



Legend

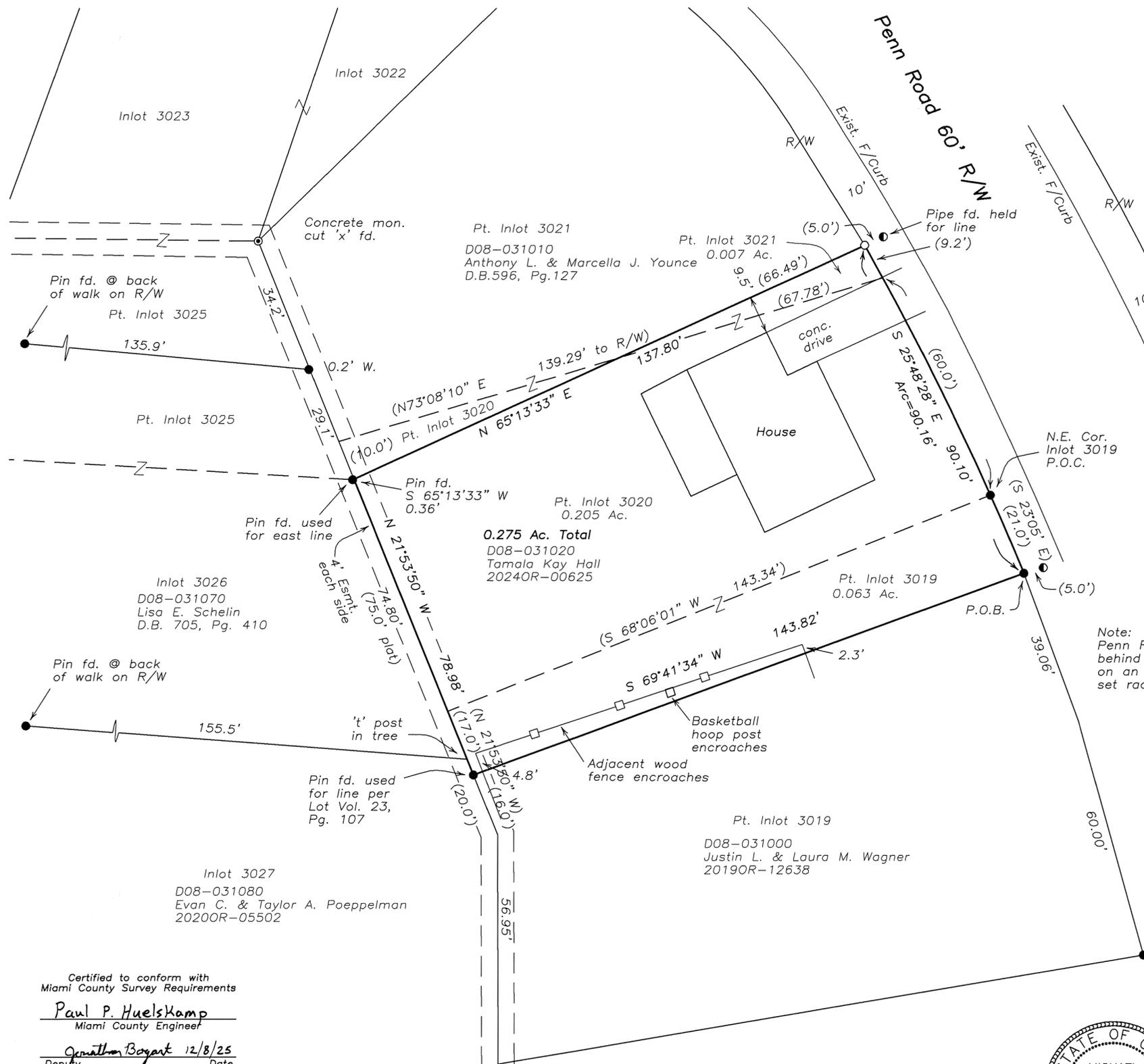
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

Miami County Recorder's
Plat Records
Plat Book 4, Page 51
Miami County Engineer's
Record of Lot Surveys
Volume 5, Page 183
Volume 15, Page 59
Volume 23, Page 107

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

Survey of Pt. Lots 3019, 3020,
3021 for Remax.



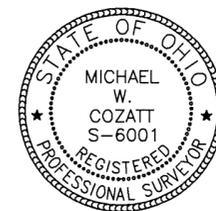
Note:
Penn Road R/W is 10 ft.
behind face of curbs
on an arc with no
set radius points.

Certified to conform with
Miami County Survey Requirements

Paul P. Huelskamp
Miami County Engineer

Gennifer Boyart 12/8/25
Deputy Date

Note:
Penn Road is on an arc with no curve called on plat.
Lot dimension on Penn Road right-of-way is record
and for property line location only. The right-of-way
is 10' off the curb on an arc. per Land Sur. 58, Pg. 25



Michael W. Cozatt 12/08/25
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
1100 Wayne St. Suite 1140 Troy, OH 45373
Job No. 23725 (937) 339-2921
File Name: C:\JOBS\2025\23725\23725survey.dwg
Drawn by: DMC ~ Checked by: MWC

VILLAGE OF ROSSVILLE (UNINCORPORATED)
 MIAMI COUNTY, OHIO
 LOT 86 & PART LOT 87
 SPRING CREEK TOWNSHIP, SECTION 31, TOWN 1, RANGE 12

VOLUME 64 PAGE 22
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS

LEGEND

- 5/8" DIA. CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊙ PIPE FOUND
- ▲ MCD MONUMENT FOUND

(P) PLATTED

ALL OTHER DIMENSIONS SHOWN
 ARE MEASURED DISTANCES

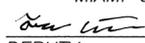
 ROSSVILLE BOUNDARY

REFERENCES

MIAMI COUNTY RECORDER'S
 RECORDS:
 PLAT BOOK 2, PAGE 82
 DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S
 SURVEY RECORDS:
 LOT SURVEY 8, PAGE 110
 LAND SURVEY 31, PAGE 35
 LAND SURVEY 35, PAGE 122
 LAND SURVEY 42, PAGE 58
 LAND SURVEY 51, PAGE 197
 LAND SURVEY 55, PAGE 10

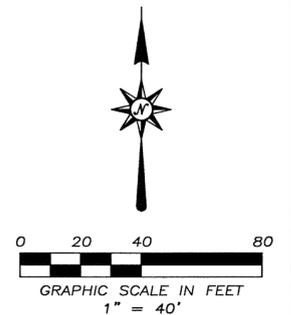
- ** BURIED STEEL "T" POST FOUND
 APPROXIMATELY ON LINE BESIDE
 IRON PIN SET
- * NO MONUMENT FOUND AT THIS CORNER
 DUE TO PLACEMENT OF CONCRETE SLAB
 THAT WAS POURED MORE RECENTLY
 THAN SURVEYS OF RECORD.

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Hveiskamp PE, PS.
 MIAMI COUNTY ENGINEER
 12/18/2025
 DEPUTY DATE

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DO A PARTIAL RETRACEMENT OF LAND SURVEY 51-197, IN ORDER TO PROVIDE AN APPROVABLE LEGAL DESCRIPTION FOR TRANSFER OF THE TRACT OF LAND DESCRIBED BY DEED AS, "LOT EIGHTY-SIX (86) AND 25 FEET OFF THE NORTH SIDE OF LOT EIGHTY-SEVEN (87) IN SANDERS ADDITION TO VILLAGE OF ROSSVILLE..."
2. THE NORTH LINE OF LOT 86 WAS ESTABLISHED THROUGH A GOOD IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 86, AND A POINT AT THE NORTHEAST CORNER OF LOT 86, 0.22' FROM AN IRON PIN FOUND, AS PER LAND SURVEY 51-197.
3. THE WEST RIGHT-OF-WAY LINE OF PIQUA LOCKINGTON ROAD WHICH IS ALSO THE EAST LINE OF LOTS 86-91 WAS ESTABLISHED THROUGH THE PIN FOUND AT THE NORTHEAST CORNER OF LOT 86 THROUGH AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 88.
 - a. THE DISTANCE OF THE ABOVE-DESCRIBED LINE IS THE PLATTED DIMENSION 65.00 FEET.
4. THE EAST LINE OF A 10' ALLEY WHICH IS ALSO THE WEST LINE OF LOTS 86-91 WAS ESTABLISHED THROUGH THE IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 86 THROUGH AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 91.
 - a. THE DISTANCE OF THE ABOVE-DESCRIBED LINE IS THE PLATTED DIMENSION 85.00 FEET.
5. THE LOT LINES ESTABLISHED AS DESCRIBED ABOVE ARE CONSISTENT WITH LONG ESTABLISHED OCCUPATION LINES.

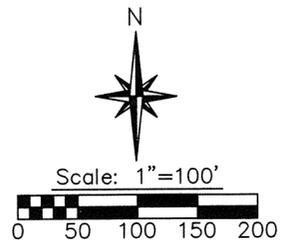
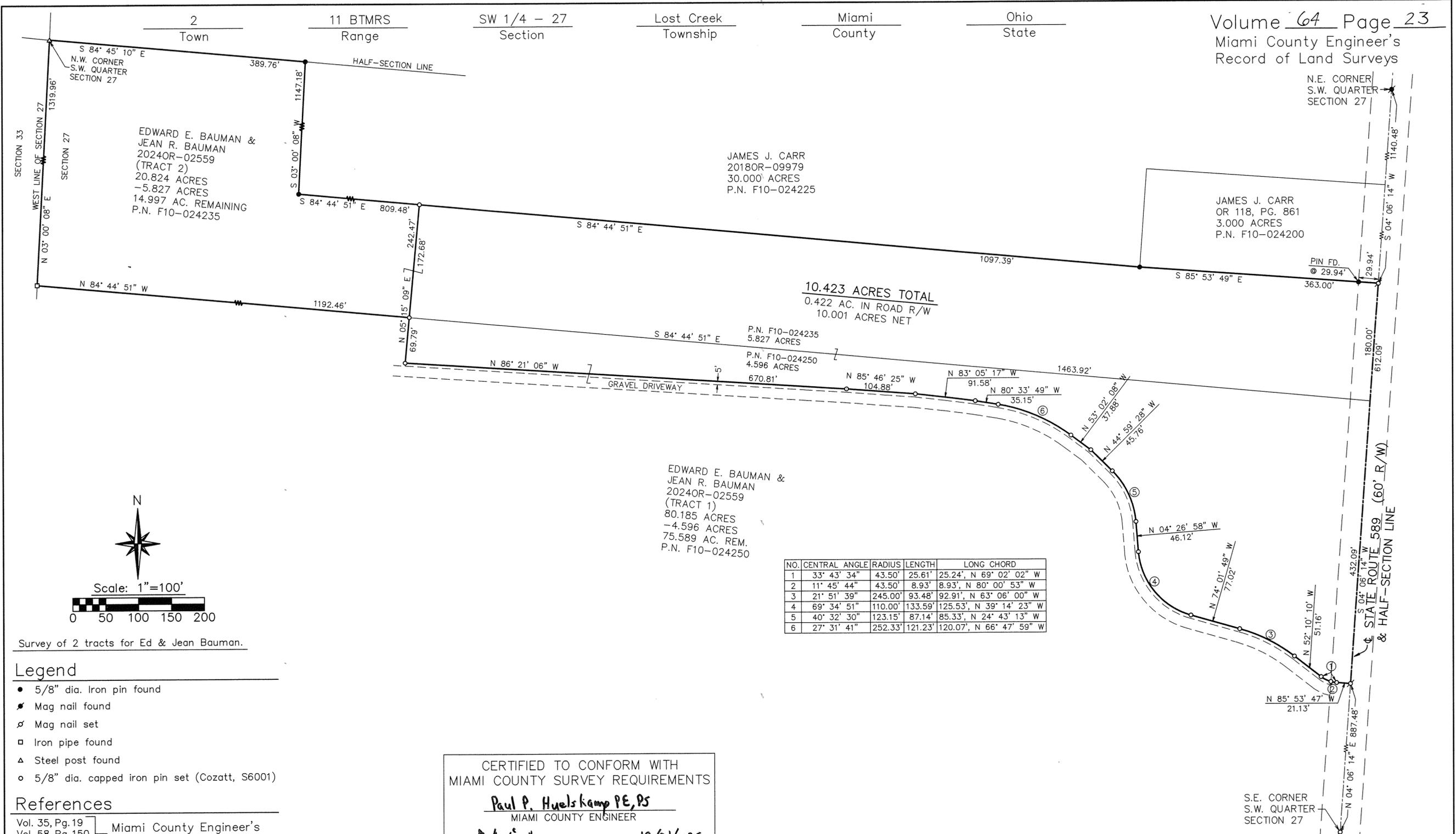
THE BASIS OF BEARING IS SOUTH
 24 DEGREES 43 MINUTES 00
 SECONDS EAST ON THE EAST
 LINE OF LOTS 86-91, AND ON
 THE WEST RIGHT-OF-WAY LINE
 OF MAIN STREET (PIQUA
 LOCKINGTON ROAD), AS PER
 LAND SURVEY 51-197.



SURVEY FOR THE ESTATE OF PEARL ERRETT
 IN MIAMI COUNTY, OHIO ~ NOVEMBER 20, 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



NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	33° 43' 34"	43.50'	25.61'	25.24', N 69° 02' 02" W
2	11° 45' 44"	43.50'	8.93'	8.93', N 80° 00' 53" W
3	21° 51' 39"	245.00'	93.48'	92.91', N 63° 06' 00" W
4	69° 34' 51"	110.00'	133.59'	125.53', N 39° 14' 23" W
5	40° 32' 30"	123.15'	87.14'	85.33', N 24° 43' 13" W
6	27° 31' 41"	252.33'	121.23'	120.07', N 66° 47' 59" W

- Survey of 2 tracts for Ed & Jean Bauman.
- Legend**
- 5/8" dia. Iron pin found
 - ✦ Mag nail found
 - ✧ Mag nail set
 - ▣ Iron pipe found
 - ▲ Steel post found
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 35, Pg. 19 — Miami County Engineer's
Vol. 58, Pg. 150 — Record of Land Surveys
Vol. 58, Pg. 154

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Dale Cozatt 12/01/2025
DEPUTY DATE

Basis of Bearings

The bearings are based on the half-section line and the centerline of State Route 589, bearing S 04° 06' 14" 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.

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.
14.997 Acre Tract

Jochen Burk 12-11-25
MIAMI COUNTY PLANNER



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 12/01/25
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. 21725 Ph. (937) 339-2921

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 12, TOWN 1, RANGE 11
NORTHEAST QUARTER

VOLUME 64 PAGE 24
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

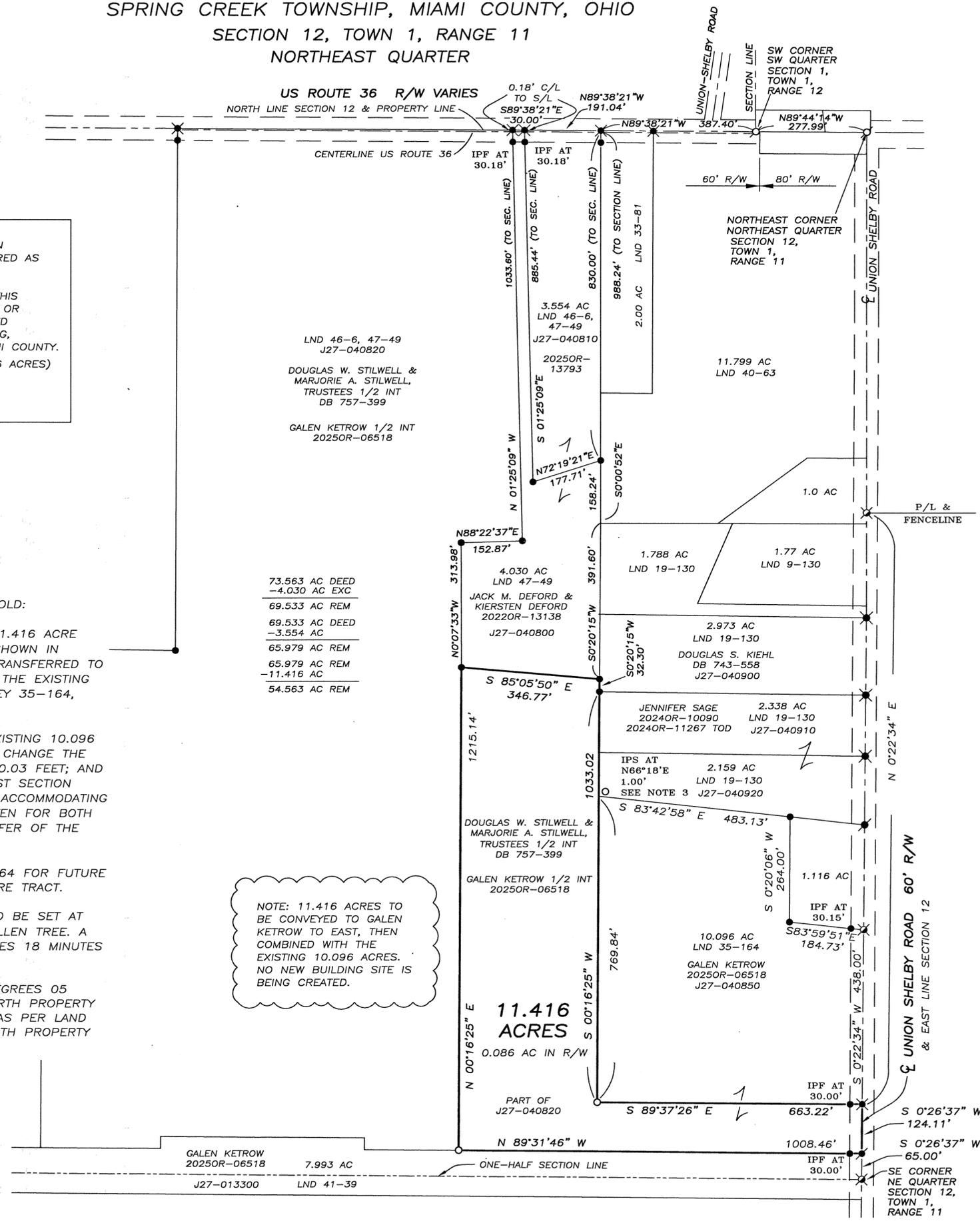
CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION
APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS
BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS
CONVEYANCE; NO STRUCTURE MAY BE ERRECTED OR
MAINTAINED ON THE PREMISES HEREIN CONVEYED
WITHOUT FURTHER COMPLIANCE WITH ALL ZONING,
BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.
(11.416 ACRES)

J. Zechman 12/15/25
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

NOTES

- THE PURPOSE OF THIS SURVEY IS TWOFOLD:
 - TO SUBDIVIDE OFF AN "L-SHAPED" 11.416 ACRE TRACT FROM AN EXISTING FARM AS SHOWN IN SURVEY 46-6 SO THAT IT CAN BE TRANSFERRED TO THE ADJACENT PROPERTY OWNER OF THE EXISTING 10.096 ACRE TRACT SHOWN IN SURVEY 35-164, AROUND WHICH IT WRAPS.
 - TO ROTATE THE BEARINGS OF THE EXISTING 10.096 ACRE TRACT IN SURVEY 35-164; TO CHANGE THE LENGTH OF ONE PROPERTY LINE BY 0.03 FEET; AND TO REVISE THE TIE TO THE SOUTHEAST SECTION CORNER, ALL FOR THE PURPOSE OF ACCOMMODATING ONE LEGAL DESCRIPTION BEING WRITTEN FOR BOTH TRACTS COMBINED, AFTER THE TRANSFER OF THE PROPERTY.
- THE SURVEY SUPERSEDES SURVEY 35-164 FOR FUTURE TRANSFERS OF THE EXISTING 10.096 ACRE TRACT.
- NO PIN WAS FOUND, AND NO PIN COULD BE SET AT THE CORNER DUE TO A 3' DIAMETER FALLEN TREE. A WITNESS PIN WAS SET NORTH 66 DEGREES 18 MINUTES 00 SECONDS EAST 1.00 FEET.
- THE BASIS OF BEARING IS SOUTH 85 DEGREES 05 MINUTES 50 SECONDS EAST ON THE NORTH PROPERTY LINE OF THE TRACT SURVEYED HEREIN, AS PER LAND SURVEY 47-49, AS IT IS ALSO THE SOUTH PROPERTY LINE OF SAID SURVEY 47-49.

NOTE: 11.416 ACRES TO BE CONVEYED TO GALEN KETROW TO EAST, THEN COMBINED WITH THE EXISTING 10.096 ACRES. NO NEW BUILDING SITE IS BEING CREATED.



LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ✕ MAG NAIL SET
- OVER MONUMENT FOUND
- MAG NAIL SET
- MAG NAIL FOUND ON SURFACE
- ✕ RAILROAD SPIKE FOUND

REFERENCES

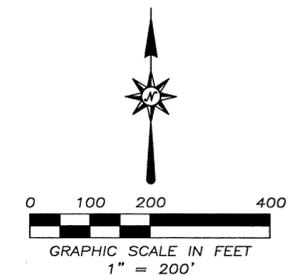
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 9, PAGE 130
 - VOLUME 19, PAGE 130
 - VOLUME 29, PAGE 43
 - VOLUME 29, PAGE 60
 - VOLUME 34, PAGE 48
 - VOLUME 35, PAGE 164
 - VOLUME 40, PAGE 63
 - VOLUME 41, PAGE 39
 - VOLUME 43, PAGE 168
 - VOLUME 46, PAGE 6
 - VOLUME 47, PAGE 49

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mike J. Ste... 12/17/25
DEPUTY DATE



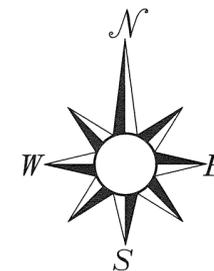
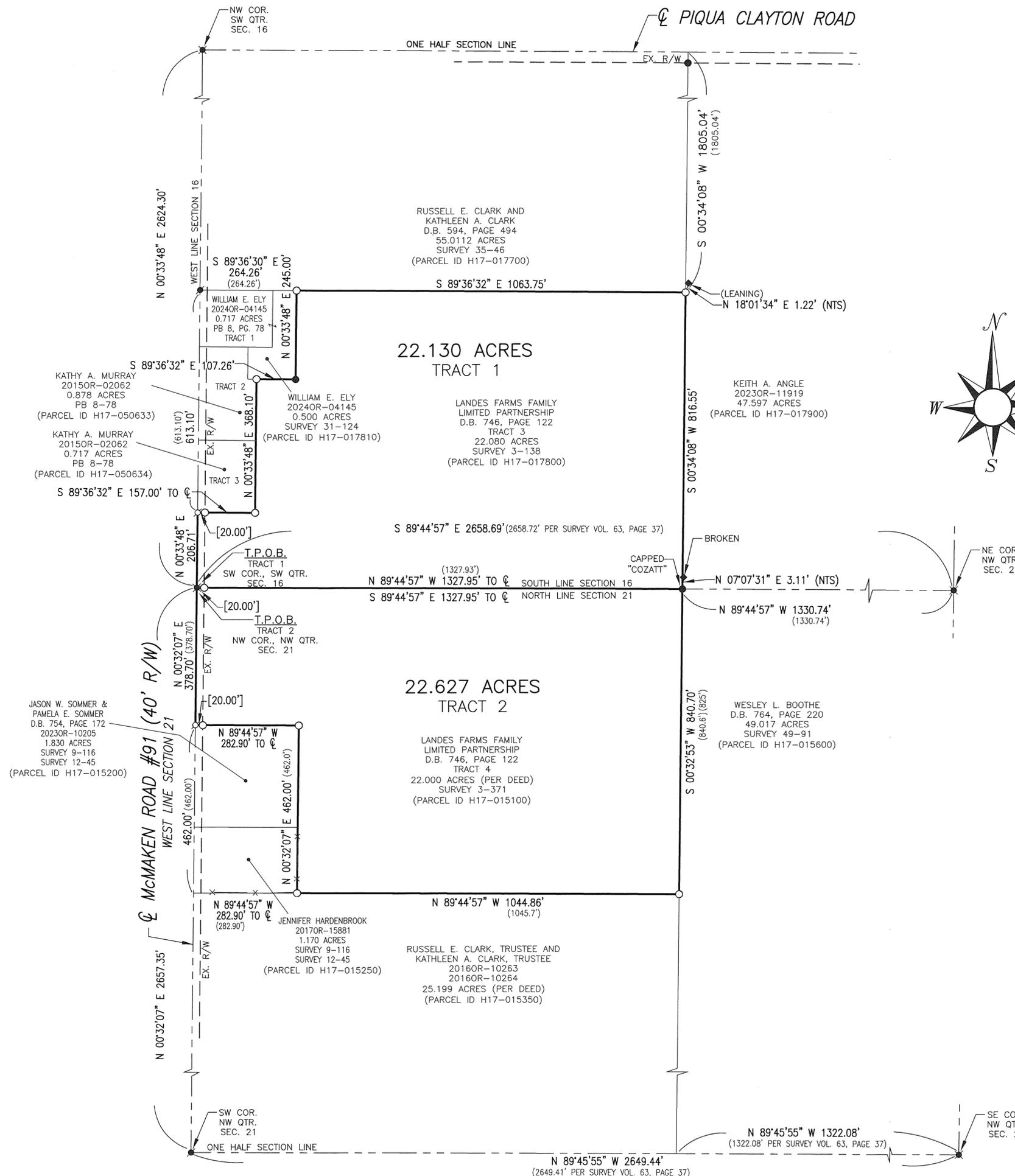
SURVEY OF 11.416 ACRES FOR STILWELL & KETROW
IN MIAMI COUNTY, OHIO ~ NOVEMBER 22, 2025

STATE OF OHIO
THOMAS R. ZECHMAN
7077
REGISTERED PROFESSIONAL SURVEYOR

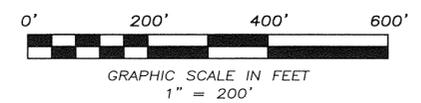
TRZ
THOMAS R. ZECHMAN
OHIO REGISTERED PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Hveiskamp P.E., P.S.
MIAMI COUNTY ENGINEER
Deputy 12/30/25
DATE



- 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
 - ◆ STEEL POST FOUND
 - x — EXISTING FENCE LINE
 - () REFERENCE BEARING AND DISTANCE OF RECORD



REFERENCES:

LAND SURVEYS:

- VOLUME 61, PAGE 128
- VOLUME 57, PAGE 192
- VOLUME 40, PAGE 125
- VOLUME 31, PAGE 124
- VOLUME 3, PAGE 371
- VOLUME 3, PAGE 138
- 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 WEST LINE OF SECTION 16 BEARING N 00°33'48" E.

Bernard D. Kienow Jr. 12-29-25
BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

SURVEY FOR: LANDES FARMS FAMILY LIMITED PARTNERSHIP
LOCATED IN MIAMI COUNTY, OHIO ~ DATE 12/29/2025

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

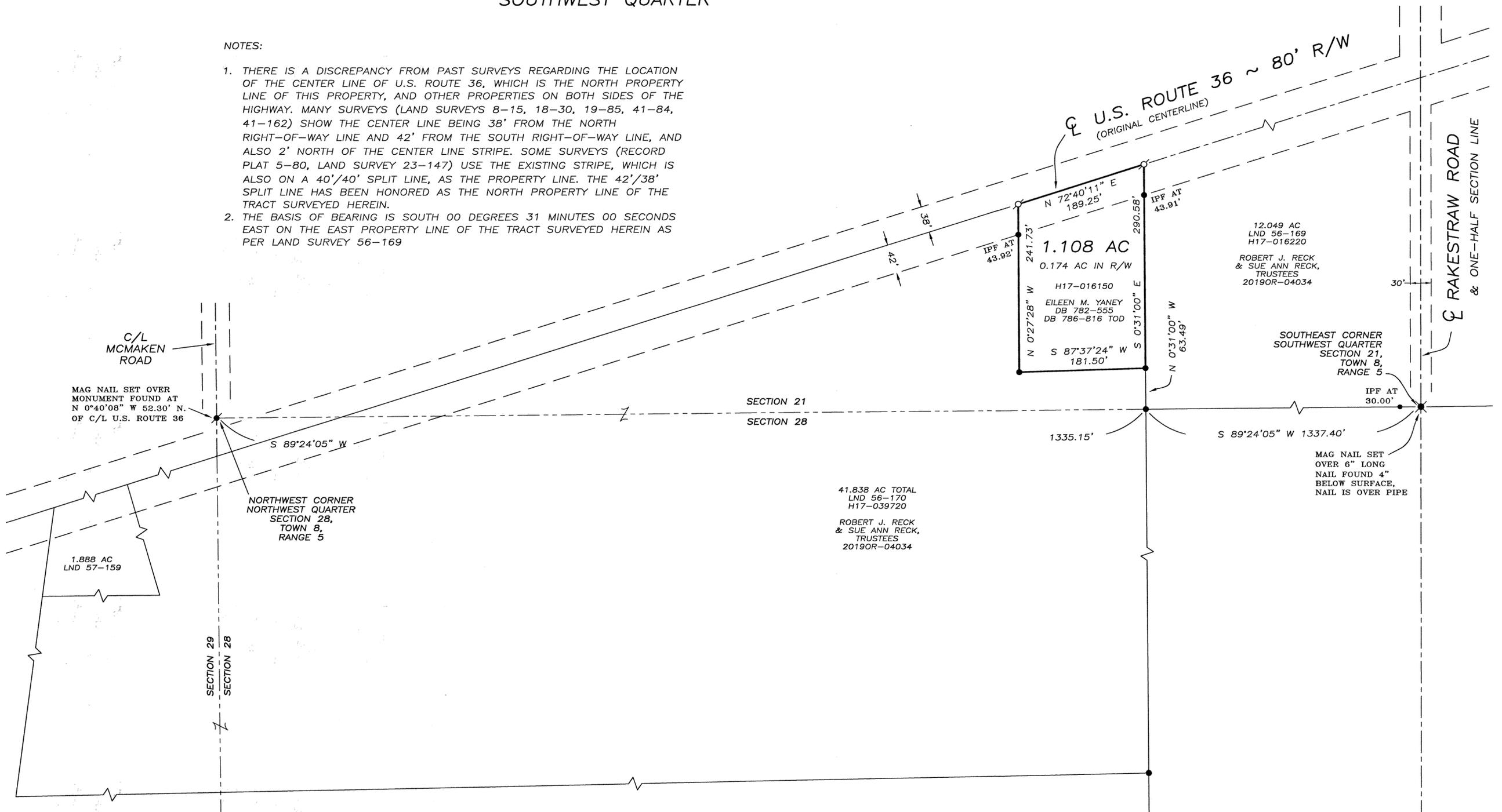
BES JOB #654.25 DRAWN BY: SES CHECKED BY: JJB

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 21, TOWN 8, RANGE 5
SOUTHWEST QUARTER

VOLUME 64 PAGE 26
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

NOTES:

1. THERE IS A DISCREPANCY FROM PAST SURVEYS REGARDING THE LOCATION OF THE CENTER LINE OF U.S. ROUTE 36, WHICH IS THE NORTH PROPERTY LINE OF THIS PROPERTY, AND OTHER PROPERTIES ON BOTH SIDES OF THE HIGHWAY. MANY SURVEYS (LAND SURVEYS 8-15, 18-30, 19-85, 41-84, 41-162) SHOW THE CENTER LINE BEING 38' FROM THE NORTH RIGHT-OF-WAY LINE AND 42' FROM THE SOUTH RIGHT-OF-WAY LINE, AND ALSO 2' NORTH OF THE CENTER LINE STRIPE. SOME SURVEYS (RECORD PLAT 5-80, LAND SURVEY 23-147) USE THE EXISTING STRIPE, WHICH IS ALSO ON A 40'/40' SPLIT LINE, AS THE PROPERTY LINE. THE 42'/38' SPLIT LINE HAS BEEN HONORED AS THE NORTH PROPERTY LINE OF THE TRACT SURVEYED HEREIN.
2. THE BASIS OF BEARING IS SOUTH 00 DEGREES 31 MINUTES 00 SECONDS EAST ON THE EAST PROPERTY LINE OF THE TRACT SURVEYED HEREIN AS PER LAND SURVEY 56-169



REFERENCES

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- | | |
|---------------------|---------------------|
| VOLUME 8, PAGE 15 | VOLUME 41, PAGE 162 |
| VOLUME 18, PAGE 30 | VOLUME 56, PAGE 168 |
| VOLUME 19, PAGE 85 | VOLUME 56, PAGE 169 |
| VOLUME 23, PAGE 147 | VOLUME 56, PAGE 170 |
| VOLUME 41, PAGE 84 | VOLUME 58, PAGE 92 |

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 5, PAGE 80
DEEDS AS SHOWN HEREON

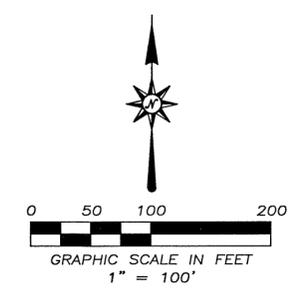
LEGEND

- IRON PIN FOUND
- ✱ MAG NAIL SET OVER MONUMENT FOUND
- ⊕ MAG NAIL SET

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Deke Cassel 12/31/2025
DEPUTY DATE

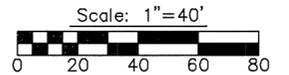


SURVEY OF EXISTING TRACT FOR TERRY & JANA KROGMAN IN MIAMI COUNTY, OHIO ~ DECEMBER 9, 2025

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

TLR Zech

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



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Pavel P. Hupelskamp P.E. P.S.
MIAMI COUNTY ENGINEER
[Signature] 12/31/25
DEPUTY DATE

Legend

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

References

- Vol. 53, Pg. 178 } Miami County Engineer's Record of Land Surveys
- Vol. 58, Pg. 107 }
- Vol. 63, Pg. 73 }
- Vol. 16, Pg. 05 } Miami County Engineer's Record of Lot Surveys
- Vol. 18, Pg. 104 }
- Vol. 18, Pg. 133 }
- Vol. 19, Pg. 93 }
- Vol. 23, Pg. 186 }
- P.B. 02, Pg. 60 } Miami County Recorder's Plat Records
- P.B. 03, Pg. 84 }
- P.B. 03, Pg. 107 }
- P.B. 30, Pg. 10 }

Basis of Bearings

The bearings are based on the south line of East Main Street, bearing S 69° 30' 15" E, as taken from the State Plane Coordinate System, NAD83, 2011 Adjustment Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network, 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 4812 & Pt. Inlot 4813 in Piqua, Ohio for Steve and Donna Wright.

Surveyor's Certification

This boundary survey was prepared in accordance with Chapter 4733-37 of the Ohio Administrative Code. I hereby certify that this plat of survey was made under my direct supervision and based on an actual field survey on December 04, 2025. All monumentation is or will be set as shown.

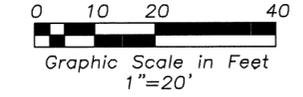


Michael W. Cozatt 12/30/25
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:
Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 25925 Ph. (937) 339-2921



Certified to conform with
Miami County Survey Requirements
Paul P. Hueckamp PE, PS
Miami County Engineer
Paul P. Hueckamp 12/31/2025
Deputy Date



Legend

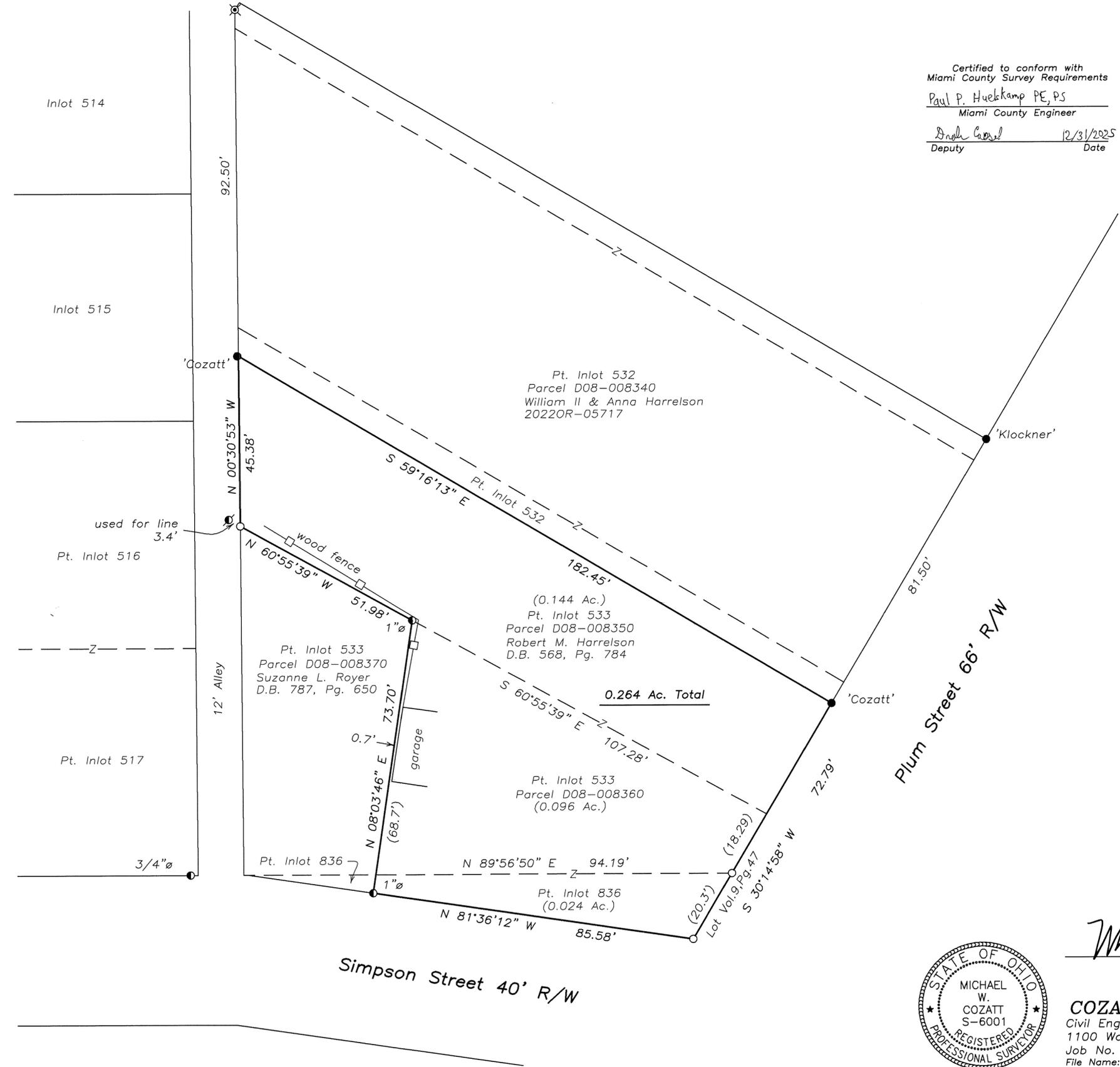
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

- Miami County Engineer's Record of Land Surveys Volume 57, Page 61
- Miami County Engineer's Record of Lot Surveys Volume 9, 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 of Pt. I.L. 533 & Pt. I.L. 836 for Harrelson



Michael W. Cozatt 12/30/25
MICHAEL W. COZATT Date
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
1100 Wayne St. Suite 1140 Troy, OH 45373
Job No. 25625 (937) 339-2921
File Name: C:\Jobs\2025\25625\25625survey.dwg
Drawn by: DMC ~ Checked by: MWC

PT. 3802
INLOT

SE 6
SECTION

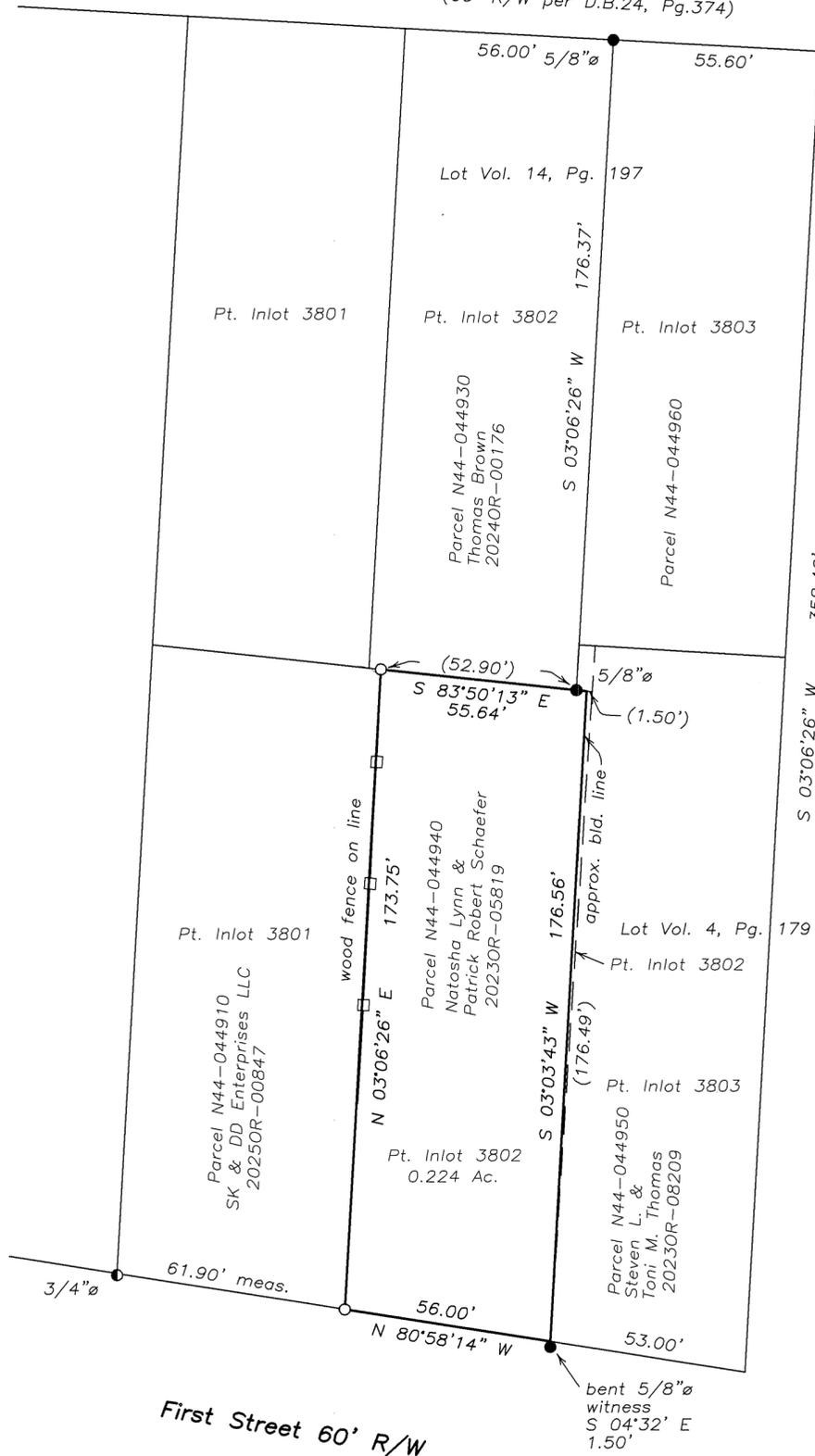
PIQUA
CORPORATION

MIAMI
COUNTY

OHIO
STATE

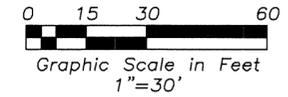
Volume 64 Page 31
Miami County Engineer's
Record of Land Surveys

Main Street 60' R/W (per Lot Sur.14, Pg.197, Lot Surv.17, Pg.167)
(66' R/W per D.B.24, Pg.374)



Cleveland Street 50' R/W

First Street 60' R/W



Certified to conform with
Miami County Survey Requirements

Paul P. Huelkamp PE PS
Miami County Engineer

Michael W. Cozatt 12/31/25
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

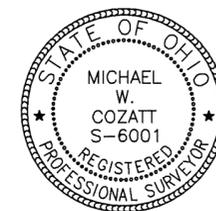
References

Miami County Engineer's
Record of Lot Surveys
Volume 4, Page 179
Volume 14, Page 197
Miami County Recorder's
Plat Records.
Volume 2, Page 150
Deeds as noted

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

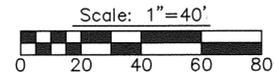
Note:
Held Lot Survey Vol. 4, Pg. 179 for south
part of Inlot 3803 and deeds as noted.

Survey of Pt. Inlot 3802
for Dungan & Lefevre



Michael W. Cozatt 12/31/25
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
1100 Wayne St. Suite 1140 Troy, OH 45373
Job No. 25225 (937) 339-2921
File Name: C:\Jobs\2025\25225\25225.dwg
Drawn by: DMG ~ Checked by: MWC



Legend

- Iron pin found
- Monument box found
- ⊗ Mag spike set
- + Cut cross set
- ⊗ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 08, Pg. 187
 Vol. 17, Pg. 61
 Vol. 20, Pg. 179
 Vol. 21, Pg. 153

Miami County Engineer's Record of Lot Surveys

P.B. 21, Pg. 60

Miami County Recorder's Plat Records

D.B. 11, Pg. 247

Miami County Recorder's Deed Records

Basis of Bearings

The bearings are based on the north line of the 12 ft. wide alley, bearing S 89° 08' 39" W as taken from the State Plane Coordinate ASystem, 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 156 in Piqua, Ohio for David Cecil.

Surveyor's Certification

This boundary survey was prepared in accordance with Chapter 4733-37 of the Ohio Administrative Code. I hereby certify that this plat of survey was made under my direct supervision and based on an actual field survey on December 08, 2025. All monumentation is or will be set as shown.



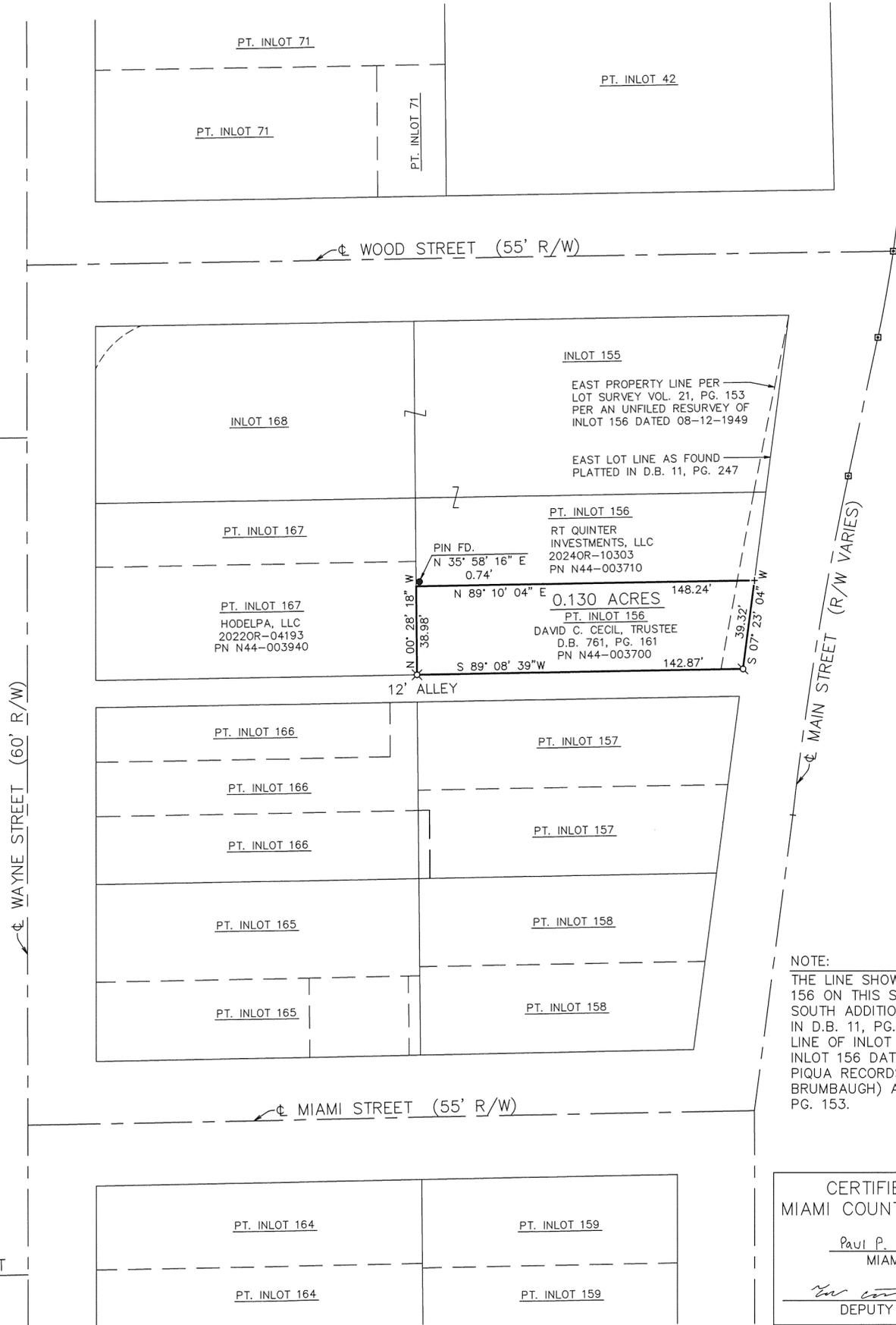
Michael W. Cozatt
 Michael W. Cozatt, P.E. #6001

1/06/26
 Date

PREPARED BY:

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 1100 Wayne Street, Ste. 1140 Troy, Ohio
 Job No. 25325 Ph. (937) 339-2921

- INLOT 3456
- INLOT 3457
- INLOT 3458
- INLOT 3459
- INLOT 3460
- INLOT 3461
- WOOD STREET (49.5' R/W)
- INLOT 4833
- INLOT 4832
- INLOT 4831
- WAYNE STREET (60' R/W)
- INLOT 195
- INLOT 7524
- MIAMI STREET (33' R/W)



NOTE:
 THE LINE SHOWN AS THE EAST LINE OF PART INLOT 156 ON THIS SURVEY WAS ESTABLISHED PER THE SOUTH ADDITION TO THE CITY OF PIQUA AS FOUND IN D.B. 11, PG. 247. THE DASHED LINE IS THE EAST LINE OF INLOT 156 PER AN UNFILED RESURVEY OF INLOT 156 DATED AUGUST 12, 1949 OF THE CITY OF PIQUA RECORDS (PER SURVEY BY PHILIP C. BRUMBAUGH) AND USED IN LOT SURVEY VOL. 21, PG. 153.

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

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

1/7/2026
 DATE

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
 Paul P. Hvelskamp P.E. P.S.
 MIAMI COUNTY ENGINEER
 DEPUTY 1/7/26
 DATE

PLAT OF SURVEY
 S.E. 1/4 SECTION 30, TOWN 7, RANGE 5
 NEWTON TOWNSHIP, MIAMI COUNTY, OHIO

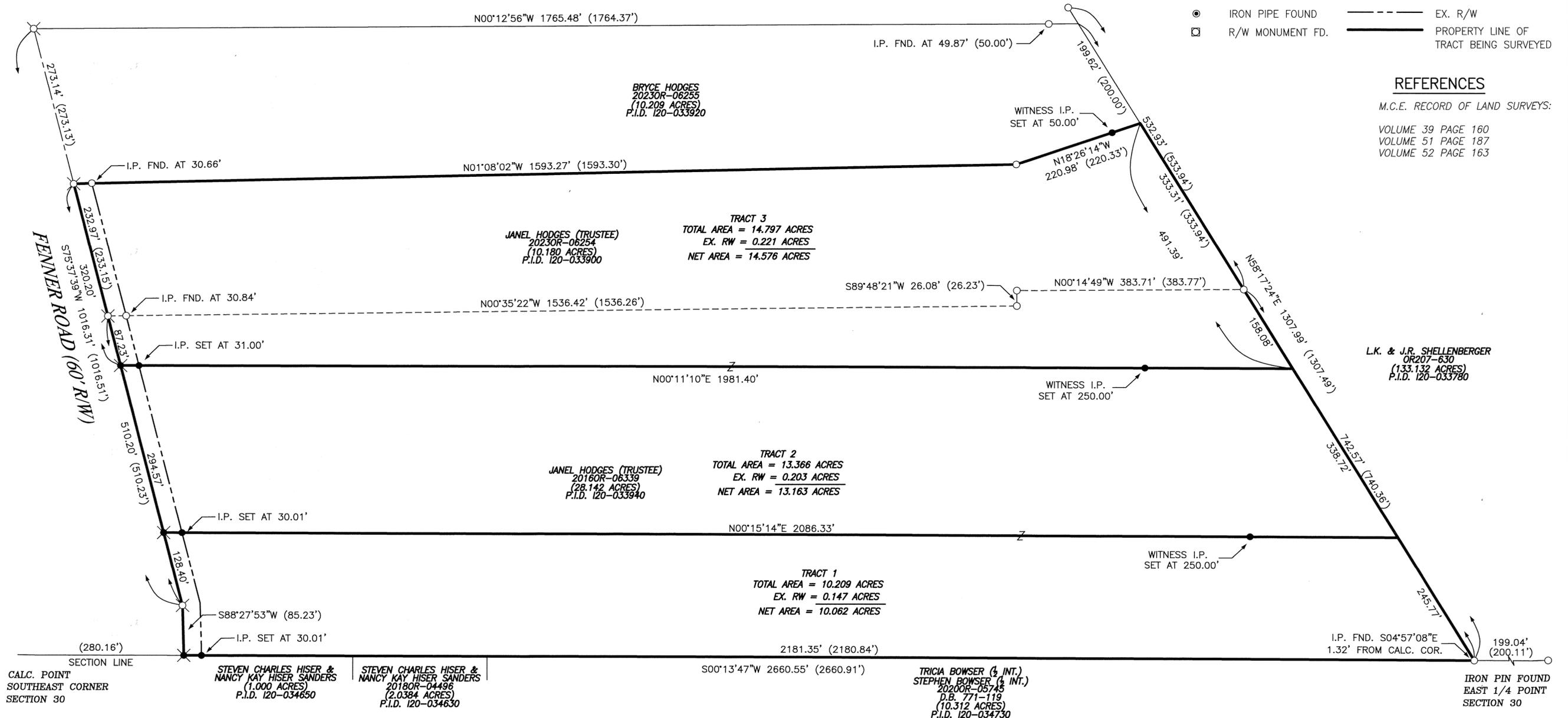
VOLUME 64 PAGE 33
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS

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

REFERENCES

M.C.E. RECORD OF LAND SURVEYS:
 VOLUME 39 PAGE 160
 VOLUME 51 PAGE 187
 VOLUME 52 PAGE 163



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 FOUR TRACTS SECTION 30 FOR JORDAN HODGE SITE ADDRESS: 8165 FENNER ROAD DATE: 11/03/2025 DRAWING NO.: 25-078		SURVEYED BY: JACOB D. SUBLER REG. SURVEYOR #8910 DATE: 11-03-2025
	GRAPHIC SCALE 		

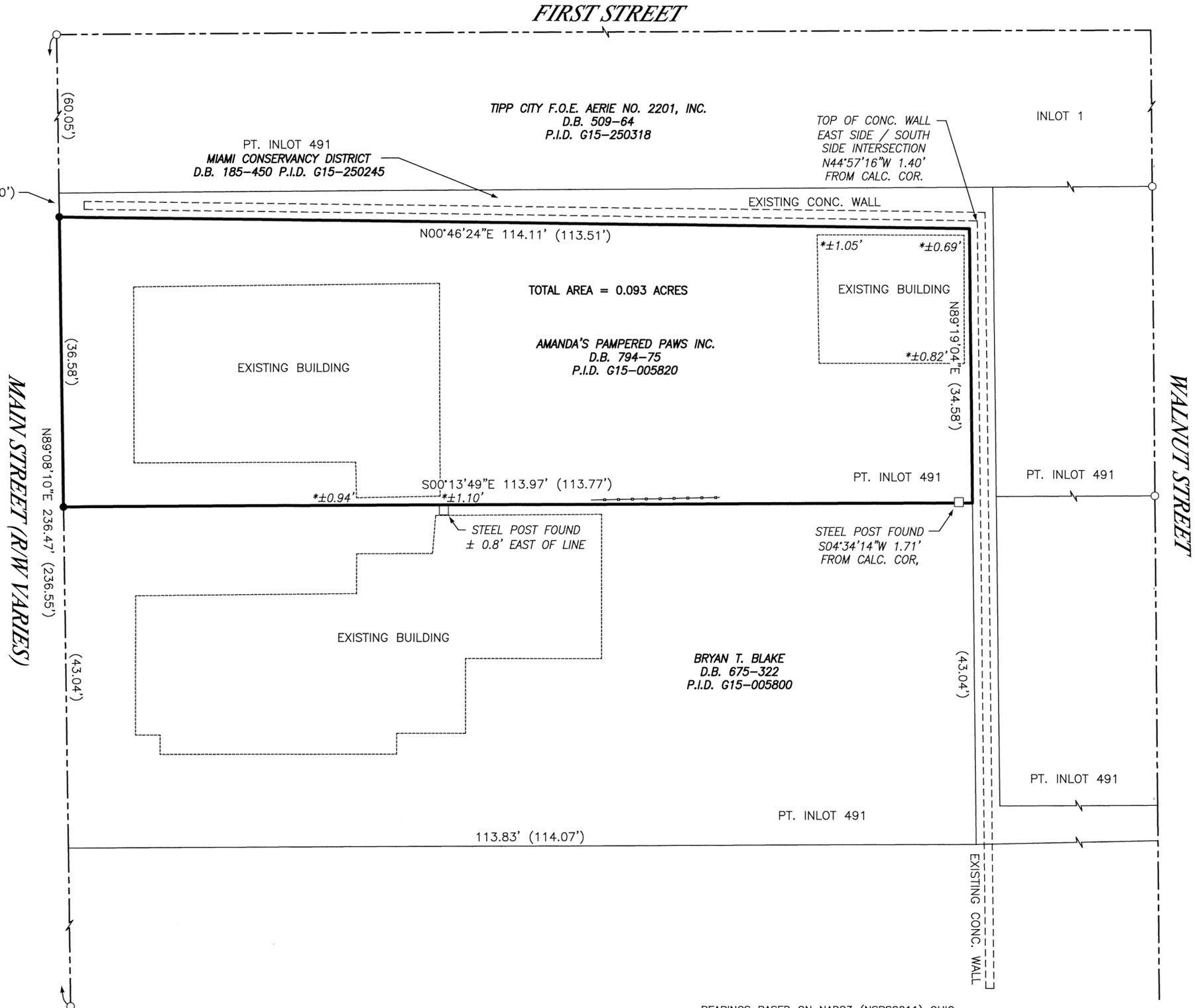
BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).

PLAT OF SURVEY
SECTION 23, TOWN 4, RANGE 6 EAST
PART INLOT 491, TIPP CITY, MIAMI COUNTY, OHIO

VOLUME 64 PAGE 34
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Hvejskamp P.E., P.S.
MIAMI COUNTY ENGINEER
Paul P. Hvejskamp
DEPUTY 1/7/26
DATE

NOTE:
THE WEST AND NORTH LINES OF THE SUBJECT PROPERTY WERE
CALCULATED USING THE LOCATION OF THE TOP OF THE EXISTING
CONCRETE WALL. PER DEED BOOK 794-75, THE PROPERTY LINE IS
PARALLEL AND 1' AWAY FROM THE TOP OF THE EAST AND SOUTH
SIDE'S OF SAID CONCRETE WALL.



REFERENCES

- M.C.E. RECORD OF LOT SURVEYS:
VOLUME 18 PAGE 88
VOLUME 18 PAGE 168
VOLUME 20 PAGE 06
VOLUME 23 PAGE 01

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. THE DISTANCE FROM THE BUILDING CORNERS TO THE PROPERTY LINE OF THE SUBJECT TRACT ARE 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. INLOT 491 IN TIPP CITY FOR ASHLEY BUNCH SITE ADDRESS: 209 MAIN STREET TIPP CITY DATE: 12/18/2025 DRAWING NO.: 25-102		SURVEYED BY: JACOB D. SUBLER REG. SURVEYOR #8910 DATE: 12-18-2025
	GRAPHIC SCALE 		

4
Town

6E
Range

SW 1/4 - 18
Section

Monroe
Township

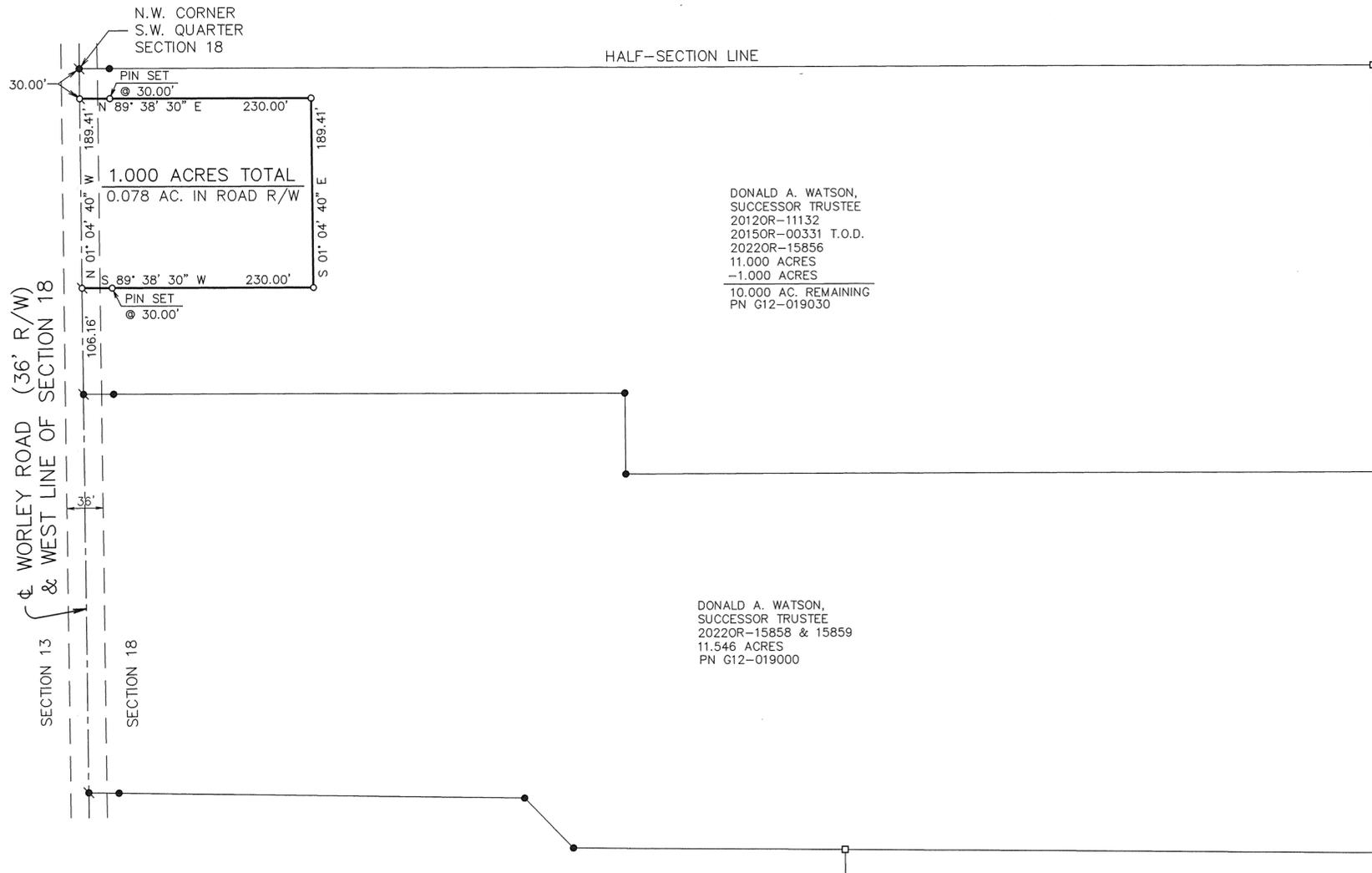
Miami
County

Ohio
State

Volume 64 Page 35
Miami County Engineer's
Record of Land Surveys



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



Legend

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

References

Vol. 54, Pg. 60 }
 Vol. 55, Pg. 139 } Miami County Engineer's
 Vol. 61, Pg. 126 } Record of Land Surveys

Basis of Bearings

The bearings are based on the west line of Section 18 and the centerline of Worley Road, bearing N 01° 04' 40" W, as found on Volume 55, Page 139 of the Miami County Engineer's Record of Land Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Split of 1.000 acres for Don Watson.

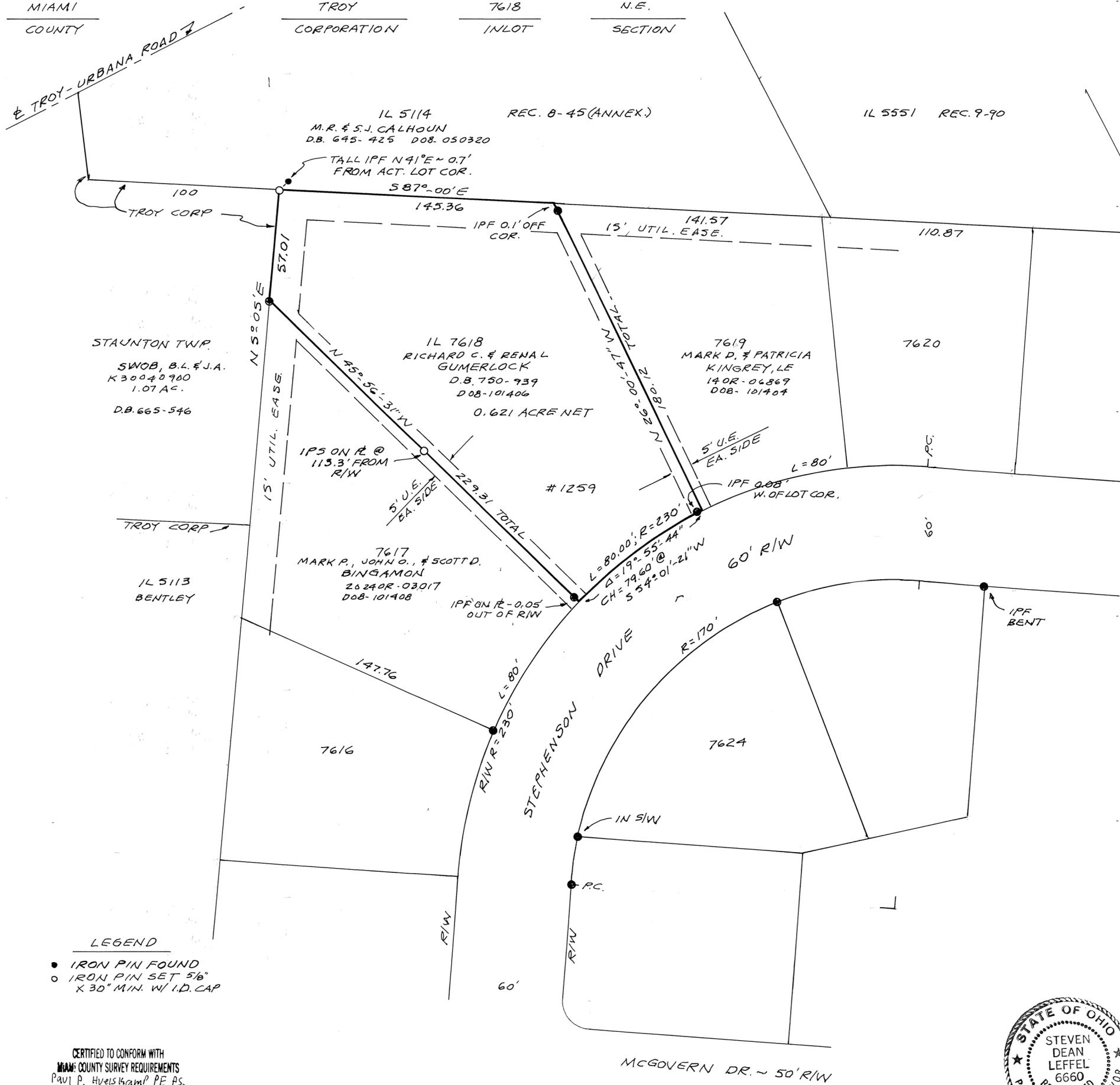
Surveyor's Certification

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

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	
<u>Paul P. Huelskamp PE, PS</u> MIAMI COUNTY ENGINEER	
<u>[Signature]</u> DEPUTY	<u>1/8/26</u> DATE
APPROVED MIAMI COUNTY PLANNING COMMISSION	
<u>[Signature]</u> SECRETARY	<u>1/8/26</u> DATE
APPROVED SUBJECT TO ZONING APPROVAL	
BY: <u>[Signature]</u> REHS/RS	
DATE: <u>1/7/26</u>	
MIAMI COUNTY GENERAL HEALTH DEPARTMENT	



Michael W. Cozatt 1/06/26
 Michael W. Cozatt, P.S. #6001 Date
Cozatt Engineering Company
 Civil Engineer Land Surveyor
 1100 Wayne Street, Ste. 1140 Troy, Ohio
 Job No. 13522A Ph. (937) 339-2921



STAUNTON TWP.
SWOB, B.L. & J.A.
K30040900
1.07 AC.
D.B. 665-546

IL 5113
BENTLEY

IL 5114
M.R. & S.J. CALHOUN
D.B. 645-425 DOB. 050320

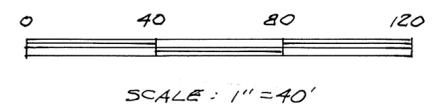
IL 7618
RICHARD C. & RENAL GUMERLOCK
D.B. 750-939
DOB-101406
0.621 ACRE NET

7619
MARK D. & PATRICIA KINGREY, LE
140R-06869
DOB-101404

7617
MARK P., JOHN O., & SCOTT D. BINGAMON
26240R-03017
DOB-101408

- LEGEND
- IRON PIN FOUND
 - IRON PIN SET 5/8" X 30" MIN. W/ I.D. CAP

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HVEISKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
1/14/26
DEPUTY DATE



BEARINGS PER RECORD PLAT BOOK 16, PAGE 54 OF MIAMI COUNTY RECORDER'S RECORDS NORTHBROOK SUB'D SECTION 6



RESURVEY OF INLOT 7618 IN TROY FOR RENA & RICHARD GUMERLOCK
Steven D. Leffel 7/2/2025
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573

2
TOWN

9 BTMRS
RANGE

14
SECTION

BETHEL
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 64 Page 37
Miami County Engineer's
Record of Land Surveys

BRANDT

144

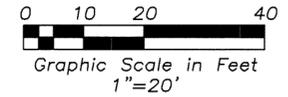
VILLAGE (UNINCORPORATED)

LOT

Certified to conform with
Miami County Survey Requirements

Paul P. Huelskamp
Miami County Engineer

Jon Bogart 1-14-26
Deputy Date



Legend

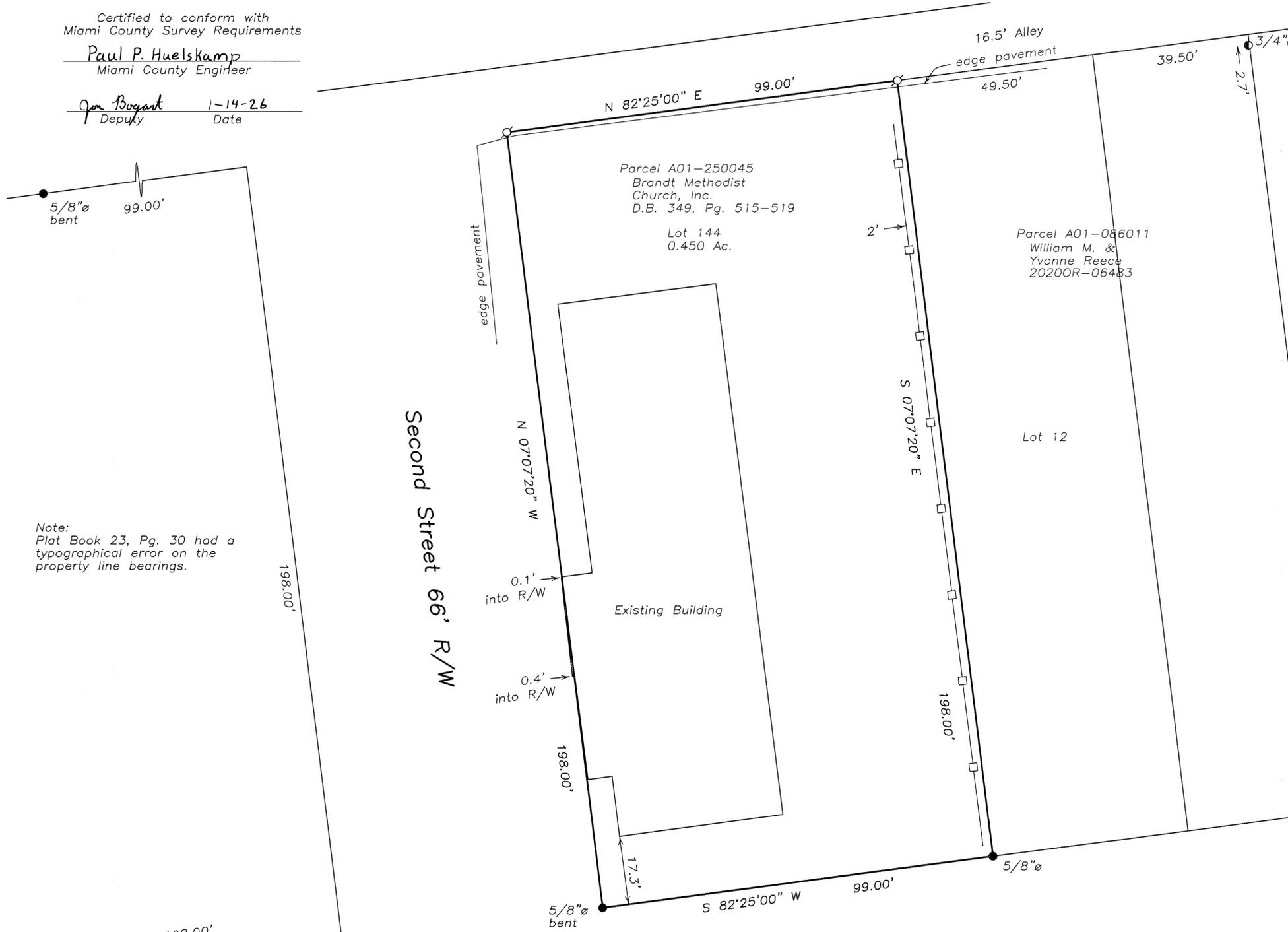
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

- Miami County Engineer's Record of Lot Surveys
Volume 9, Page 42
Volume 9, Page 173
- Miami County Recorder's Plat Records
Volume 23, Page 30
- Miami County Recorder's Deed Records
Volume 17, Page 229

Basis of bearings:
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey of Lot 144
for Brandt UMC



Note:
Plat Book 23, Pg. 30 had a
typographical error on the
property line bearings.

Main Street (U.S. Route 40) 80' R/W



Michael W. Cozatt

MICHAEL W. COZATT
P.S. #6001

1/12/26
Date

COZATT ENGINEERING COMPANY

Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 26725 (937) 339-2921
File Name: C:\Jobs\2025\26725\26725survey.dwg
Drawn by: DMC ~ Checked by: MWC

PLAT OF SURVEY
PT. INLOT 27, VILLAGE OF COVINGTON
MIAMI COUNTY, OHIO

VOLUME 64 PAGE 38

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Pavi P. Huelshamp P.E.P.S.
MIAMI COUNTY ENGINEER
[Signature] 1/15/26
DEPUTY DATE

PT. INLOT 23

PT. INLOT 26

S89°47'36"W 128.14' (127.79')

PT. INLOT 27

S89°47'36"W 128.07' (127.81')

PT. INLOT 27

S89°47'36"W 128.00' (127.84')

PT. INLOT 27

ABOVE & BEYOND SALON & SPA OF COVINGTON LLC
2018OR-15282
P.I.N. H19-000450

CROSS NOTCH FOUND
S89°47'36"W 5.05'
FROM CALC. CORNER

N89°47'36"E 127.92' (126.50')

PT. INLOT 27

TOTAL AREA = 0.094 ACRES

BLUE LABEL DISTRIBUTORS, INC.
2023OR-03187
P.I.N. H19-000460

CROSS NOTCH FOUND
S89°47'36"W 5.01'
FROM CALC. CORNER

S89°47'36"W 127.78' (126.50')

EXISTING 11' ALLEY

N00°26'48"W (82.50')
(16.83')
(15.33')
(18.25')
32.09' (32.00')

(16.83')
(15.33')
(18.25')
32.09' (32.00')

S00°11'33"E (82.50')

HIGH STREET (54.5' R/W)

LEGEND

- IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP
- ⊙ IRON SPIKE SET
- ⊗ MAG NAIL SET
- ⊠ CROSS NOTCH FD.
- 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

PT. INLOT 22

REFERENCES

M.C.E. RECORD OF LOT SURVEYS:

VOLUME 19 PAGE 85
VOLUME 24 PAGE 15
VOLUME 24 PAGE 153

M.C.R. RECORD OF PLATS:

VOLUME 28 PAGE 24

NOTE:
THE RIGHT OF WAY OF HIGH STREET WAS CALCULATED USING THE CENTERLINE PLAT (VOL. 28 PG. 24). THE RIGHT OF WAY OF WRIGHT STREET WAS CALCULATED BY SPLITTING THE EXISTING CURBS AND THE HIGH STREET CENTERLINE PLAT.

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.

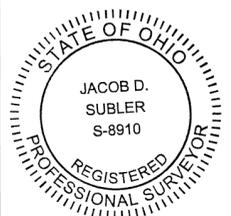
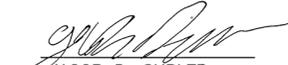
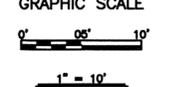
CERTIFICATION:

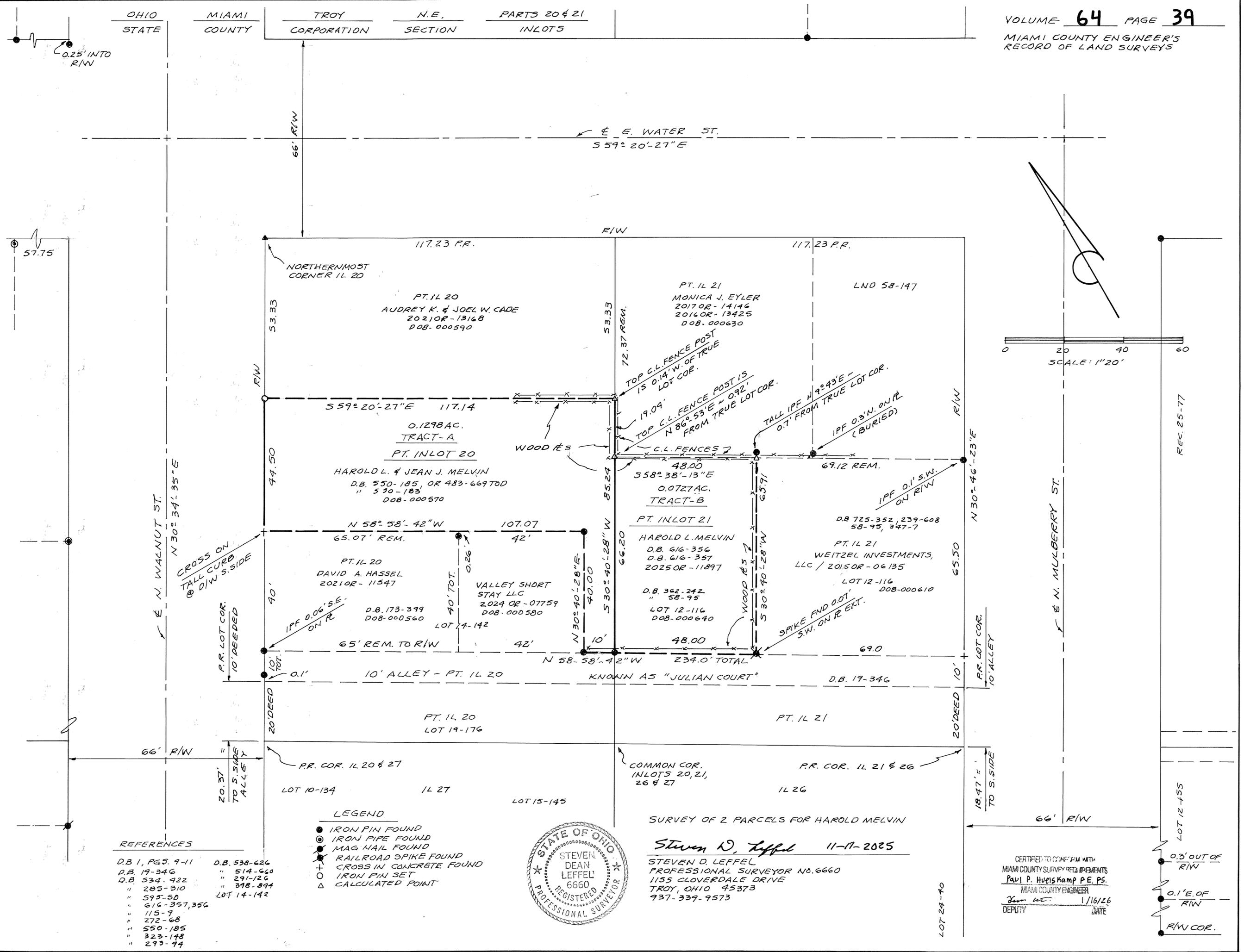
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

ALL MONUMENTS IS OR WILL BE SET AS SHOWN.

WRIGHT STREET (49.5' R/W)

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

	SURVEY OF A 0.094 ACRE TRACT PT. INLOT 27 FOR ANITA POLLARD SITE ADDRESS: 101 NORTH HIGH STREET DATE: 1/08/2026 DRAWING NO.: 25-103		SURVEYED BY:  JACOB D. SUBLER REG. SURVEYOR #8910 DATE: 1-08-2026
	GRAPHIC SCALE 		



REFERENCES

D.B. 1, PGS. 9-11	D.B. 538-626
D.B. 19-346	" 514-660
D.B. 534-422	" 291-126
" 285-310	" 318-394
" 595-50	LOT 14-142
" 616-357, 356	
" 115-9	
" 272-68	
" 550-185	
" 323-148	
" 293-94	

- LEGEND
- IRON PIN FOUND
 - ⊙ IRON PIPE FOUND
 - ⊙ MAG NAIL FOUND
 - ⊙ RAILROAD SPIKE FOUND
 - ⊙ CROSS IN CONCRETE FOUND
 - IRON PIN SET
 - △ CALCULATED POINT



SURVEY OF 2 PARCELS FOR HAROLD MELVIN

Steven D. Leffel 11-11-2025

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

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

1/16/26
DEPUTY DATE

0.3' OUT OF R/W

0.1' E. OF R/W

R/W COR.

2
TOWN

12 BTMRS
RANGE

31 SW 1/4
SECTION

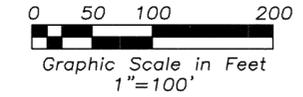
BROWN
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 64 Page 40
Miami County Engineer's
Record of Land Surveys

Parcel B04-002800
Robert L. & Miriam V.
Davis, Trustees
50.000Ac. D.B. 698, Pg. 42



Certified to conform with
Miami County Survey Requirements

Pavi P. Hupishamp P.E., P.S.
Miami County Engineer

[Signature] 1/21/26
Deputy Date

Spring Creek Section 1

Parcel J27-015450
Craft Family Farm, LLC.
150.557Ac.
2020OR-12266

Brown Section 31

20.051 Ac. Total
0.456 Ac. R/W

Parcel B04-002900
Robert L. & Miriam V.
Davis, Trustees
D.B. 698, Pg. 44

Melissston Hills West
P.B. 11, Pg. 107
Lot 1

Parcel B04-035018
Dustin & Claudia Edwards
5.906 Ac.
2021OR-20250

Legend

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

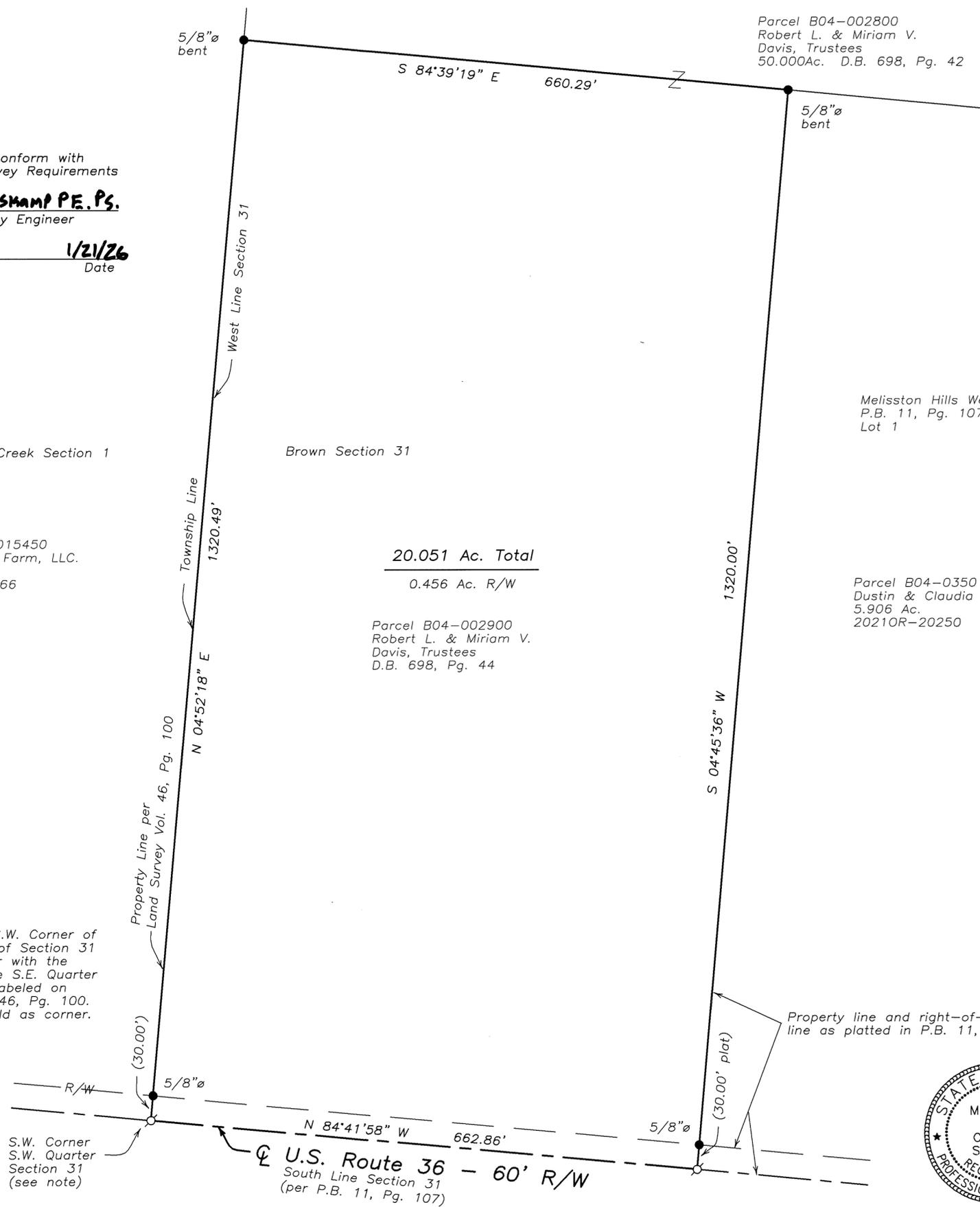
References

- Miami County Engineer's
Record of Land Surveys
Volume 4, Page 17
Volume 24, Page 84
Volume 46, Page 100
- Miami County Recorder's
Plat Records
Volume 11, Page 107

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

Survey of 20.051 Ac.
for Rob Harrelson

Note:
Mag nail at the S.W. Corner of
the S.W. Quarter of Section 31
is common corner with the
S.E. Corner of the S.E. Quarter
of Section 1 as labeled on
Land Survey Vol. 46, Pg. 100.
This point was held as corner.



Michael W. Cozatt 1/21/26
MICHAEL W. COZATT
P.S. #6001



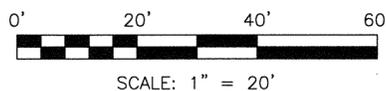
COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
1100 Wayne St. Suite 1140 Troy, OH 45373
Job No. 27325 (937) 339-2921
File Name: C:\Jobs\2025\27325\27325survey.dwg
Drawn by: DMC ~ Checked by: MWC



CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
 Paul P. Huelskamp PE, TS
 MIAMI COUNTY ENGINEER
 Date: 01/21/2026
 DEPUTY DATE

STATE OF OHIO, COUNTY OF MIAMI, CITY OF TROY
BEING PARTS OF INLOT 1698
OF McKAIG SUBDIVISION, PLAT BOOK 2, PAGE 156
McKAIG AVENUE (58')

VOLUME 64 PAGE 41
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS



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

- P.O.B. - PLACE OF BEGINNING
- T.P.O.B. - TRUE PLACE OF BEGINNING
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30" IN LENGTH IN LENGTH, WITH I.D. CAP "CAMPBELL & ASSOC." SET
- R/W - RIGHT-OF-WAY

REFERENCES

- MIAMI COUNTY AUDITOR/GIS
- MIAMI COUNTY DEEDS REFERENCED HEREON
- PLAT OF McKAIG SUBDIVISION - PLAT BOOK 2, PAGE 156
- MIAMI COUNTY RECORD OF SURVEYS:
 - LOT SURVEY VOLUME 20, PAGE 161
 - LOT SURVEY VOLUME 22, PAGE 3
 - LAND SURVEY VOLUME 49, PAGE 134



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.

Matthew L. Campbell 12-31-25
 MATTHEW L. CAMPBELL REG. NO. 8546 DATE
 CAMPBELL & ASSOCIATES, INC.

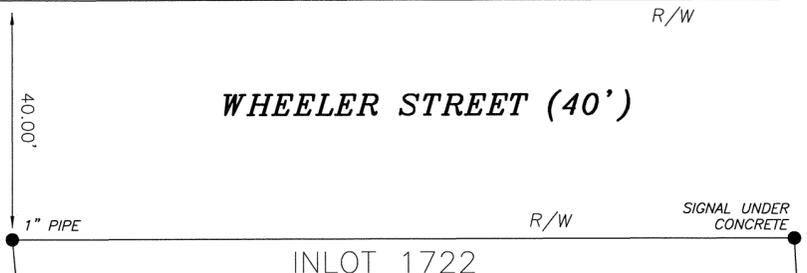
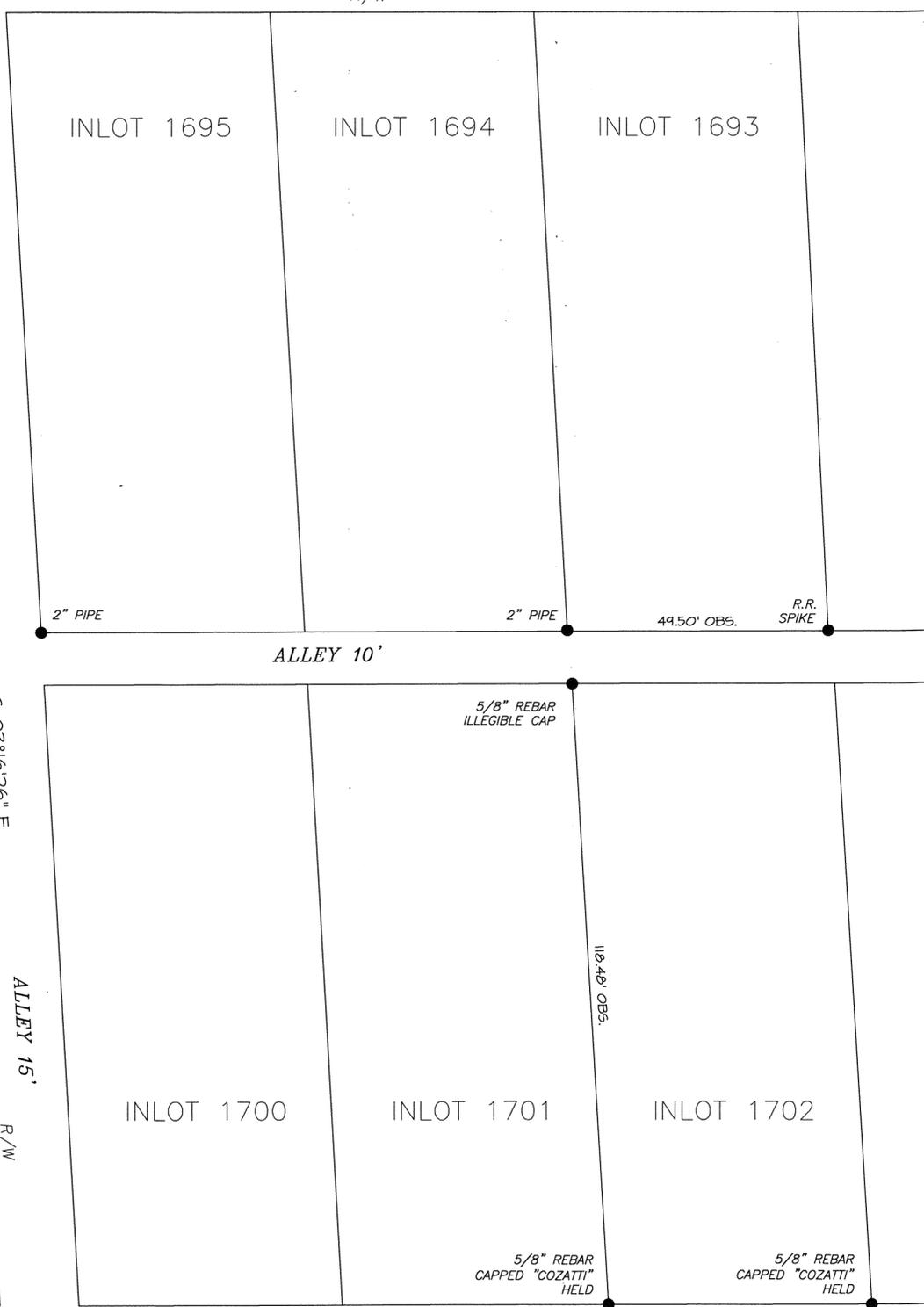
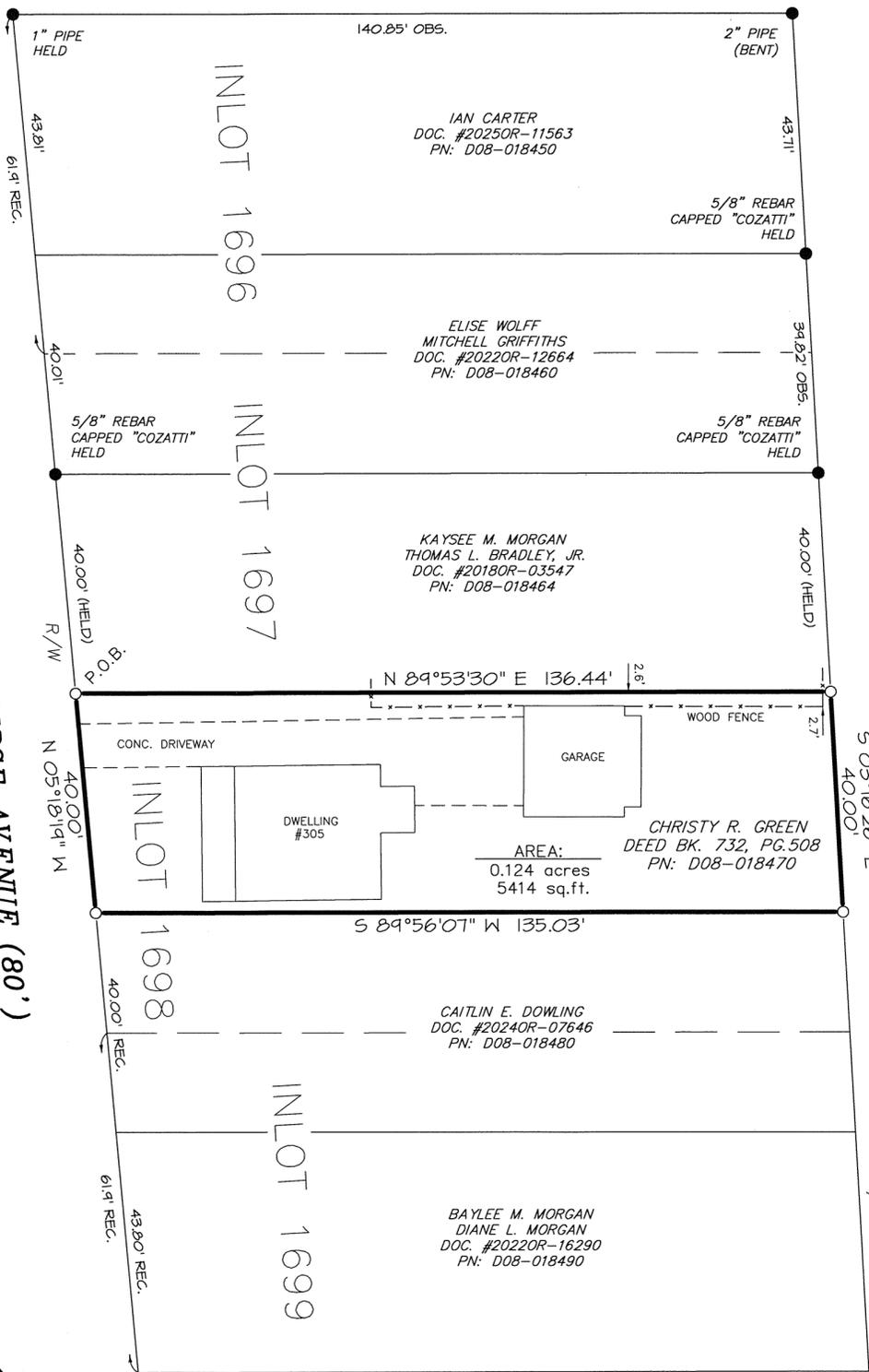
BOUNDARY SURVEY
 305 S RIDGE AVENUE
 TROY, OHIO 45373



CAMPBELL &
 ASSOCIATES, INC.
 Land Surveying
 (513) 939-2111
 www.campbellsurvey.com
 Fairfield, Ohio 45014

Date: 11/23/2025
 By: MLC
 Scale: 1" = 20'
 Job: C0222398
 Sheet 1 of 1

SOUTH RIDGE AVENUE (80')



CITY OF PIQUA, MIAMI COUNTY, OHIO
PARTS OUTLOTS 147 & 148

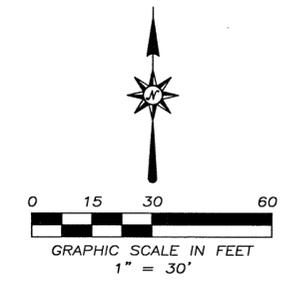
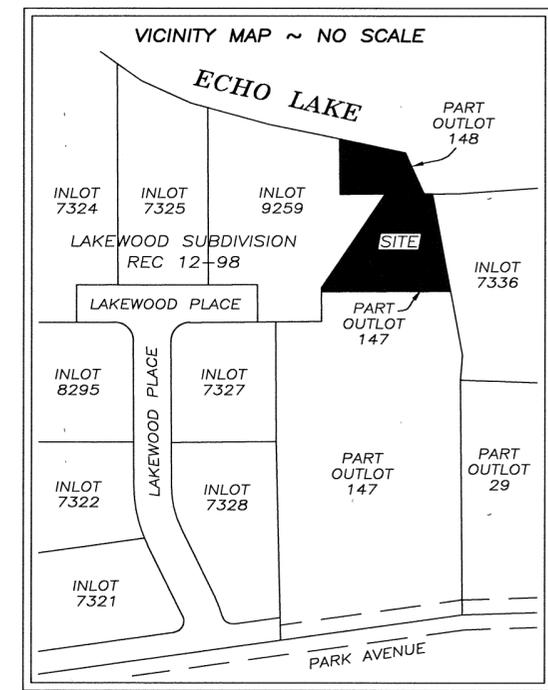
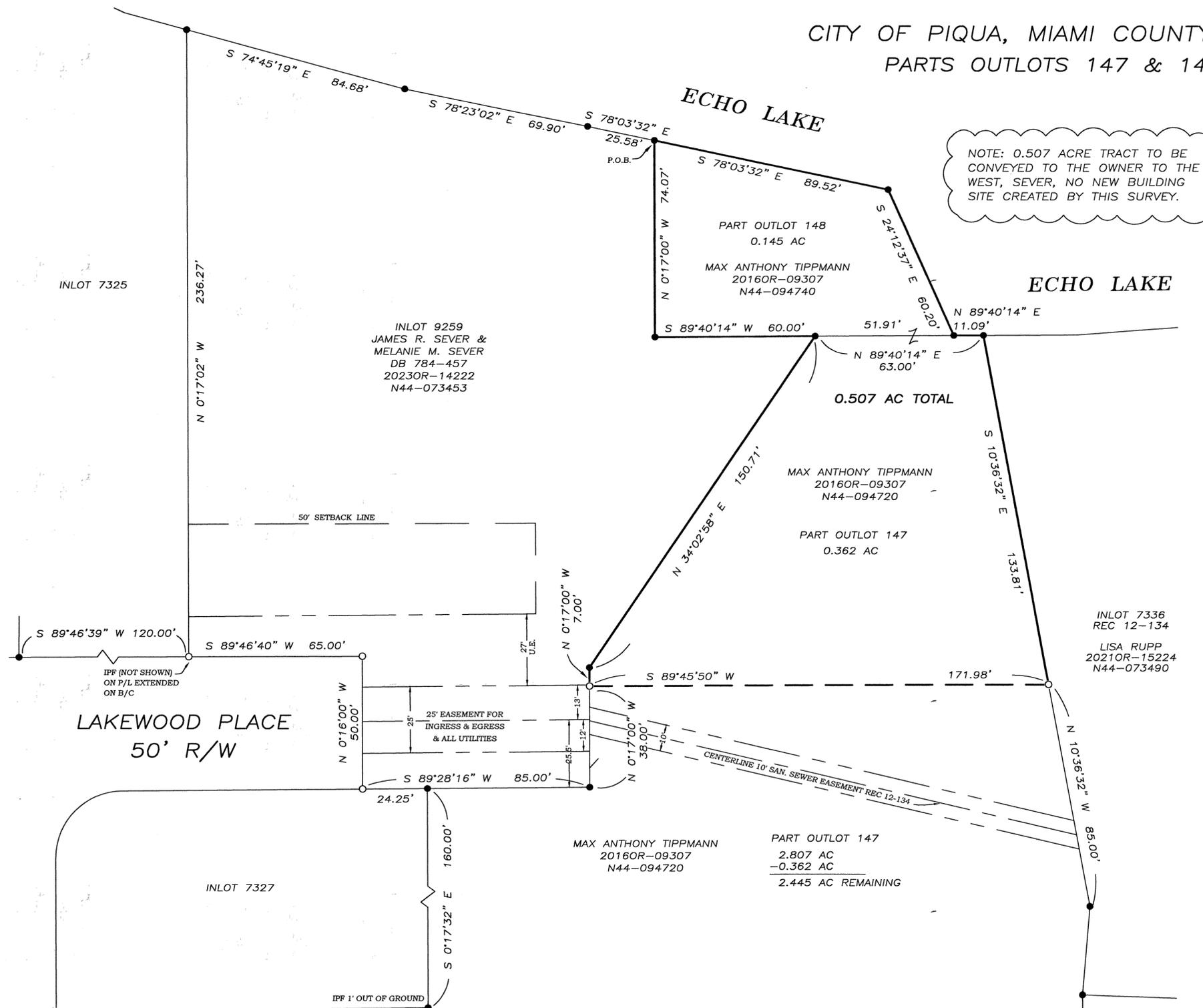
VOLUME 64 PAGE 42
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

LEGEND
○ 5/8"x30" DIA. CAPPED IRON PIN SET
● IRON PIN FOUND

REFERENCES
RECORDS USED TO PREPARE
SURVEY:

MIAMI COUNTY ENGINEER'S
RECORDS OF SURVEYS:
LOT SURVEY 6, PAGE 15, 15A
LAND SURVEY 57, PAGE 96
LAND SURVEY 62, PAGE 83
MIAMI COUNTY RECORDER'S
RECORDS:
PLAT BOOK 12, PAGE 98
PLAT BOOK 12, PAGE 134
PLAT BOOK 30, PAGE 68
DEEDS AS SHOWN HEREON

NOTE: 0.507 ACRE TRACT TO BE
CONVEYED TO THE OWNER TO THE
WEST, SEVER, NO NEW BUILDING
SITE CREATED BY THIS SURVEY.



- NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO CUT OFF A PART OF OUTLOT 147 & 148 AS A "SALE OR EXCHANGE BETWEEN ADJACENT PROPERTY OWNERS."
 2. AFTER THE NEW PARCEL IS TRANSFERRED TO THE OWNER OF INLOT 9259, SAID NEW TRACTS WILL BE COMBINED WITH INLOT 9259. A RECORDERS PLAT WILL THEN BE PREPARED SHOWING THE TWO TRACTS COMBINED INTO A SINGLE NEW LOT.
 3. THIS SURVEY WAS A RETRACEMENT SURVEY OF LAND SURVEY 62-83 AND RECORD PLAT 30-68. THE 25 FOOT EASEMENT FOR INGRESS AND EGRESS SHOWN ON PRIOR SURVEYS AND PLATS HAS BEEN RELEASED BY AGREEMENT WITH ALL PARTIES IN DOCUMENT 2025OR-13756.
 4. THE BASIS OF BEARING IS NORTH 0°17'00" WEST ON THE EAST PROPERTY LINE OF INLOT 9259 AS PER RECORD PLAT 30-68.

CITY OF PIQUA APPROVAL
THIS PLAT WAS REVIEWED AND APPROVED BY
ME THIS 22ND DAY OF JANUARY, 2026.

Chad Henry
CHAD HENRY
CITY OF PIQUA PLANNER

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul R. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Paul R. Huelskamp 01/30/2026
DEPUTY DATE

SURVEY FOR JIM SEVER
IN MIAMI COUNTY, OHIO -- DECEMBER 15, 2025

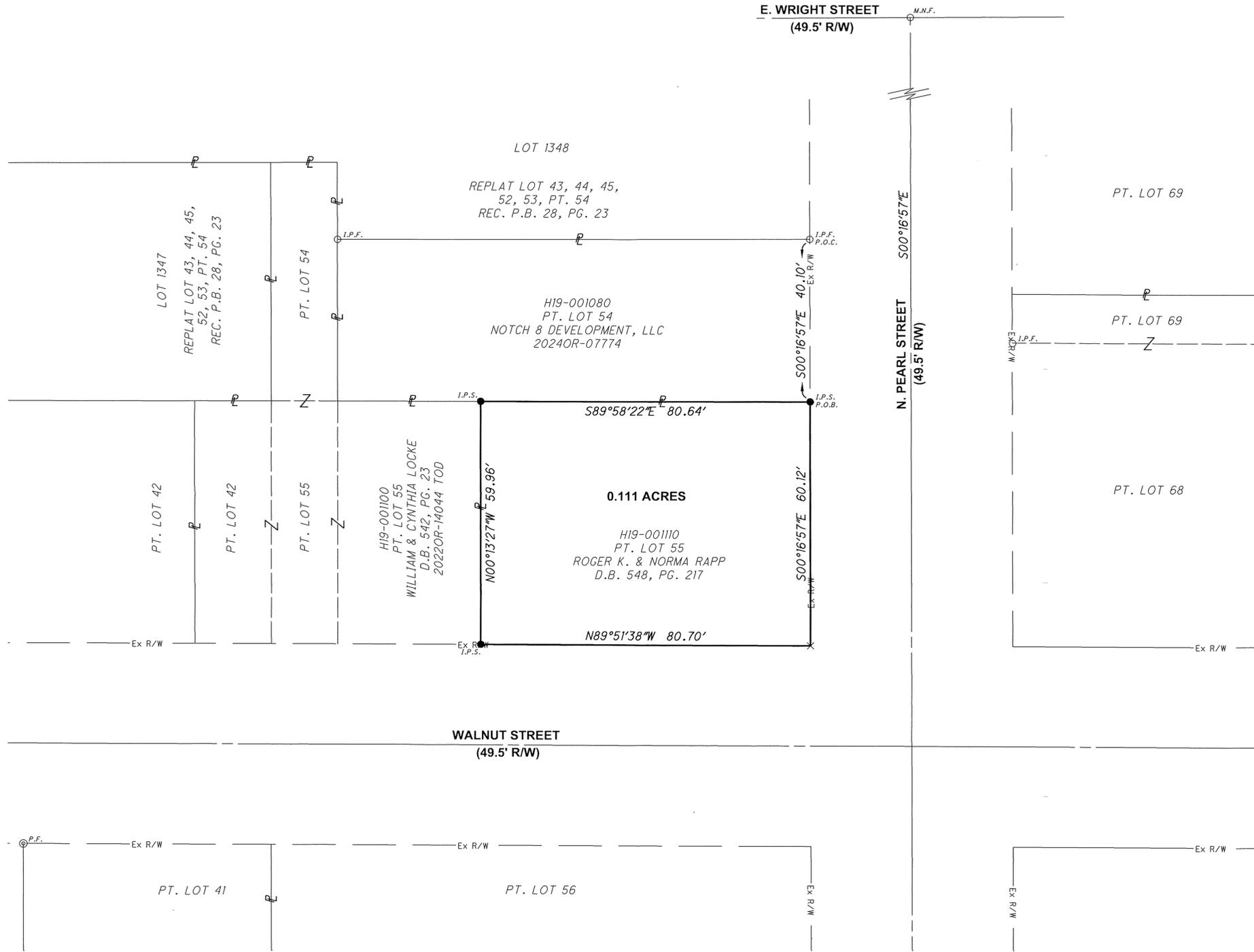
STATE OF OHIO
THOMAS R. ZECHMAN
7077
REGISTERED PROFESSIONAL SURVEYOR

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

RETRACEMENT OF PT. LOT 55

8 **5** **29** **COVINGTON** **MIAMI** **OHIO**
TOWN **RANGE** **SECTION** **VILLAGE** **COUNTY** **STATE**

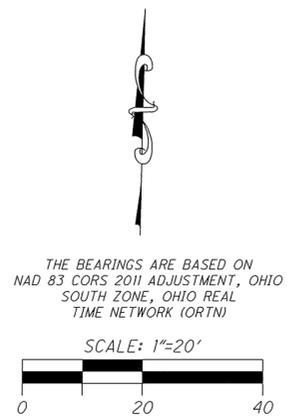
VOLUME 64 PAGE 43
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS



APPROVED
 CERTIFIED TO CONFORM WITH MIAMI
 COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
 MIAMI COUNTY ENGINEER

Diane Casel 02/02/2026
 DEPUTY DATE

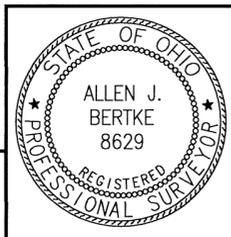


- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
 - I.P.F. 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
 - × CUT "X" IN CONCRETE
 - M.N.F. MAG NAIL FOUND

SURVEY REFERENCE
 LAND SURVEY 49-38
 LAND SURVEY 55-69
 REC. P.B. 1, PG. 198
 REC. P.B. 14, PG. 15
 REC. P.B. 28, PG. 23

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

Allen J. Bertke 2-2-2026
 ALLEN J. BERTKE, P.S. #8629 DATE



THIS INSTRUMENT WAS PREPARED BY:

ChoiceOne Engineering

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

DATE:	02-02-2026
DRAWN BY:	EEN
JOB NUMBER:	MIACOV2601
SHEET NUMBER	1 OF 1

9
Town

4E
Range

NE 1/4 &
NW 1/4 - 27
Section

Newberry
Township

Miami
County

Ohio
State

Volume **64** Page **44**
Miami County Engineer's
Record of Land Surveys



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

Legend

- Iron pin found
- ✕ R.R. spike found
- ⊗ Gin spindle found
- △ R/W monument
- Concrete fence post
- ⚡ Mag nail found
- ⊘ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 21, Pg. 117
 Vol. 32, Pg. 164
 Vol. 34, Pg. 89
 Vol. 42, Pg. 08
 Vol. 42, Pg. 184
 Vol. 45, Pg. 86
 Vol. 49, Pg. 170
 Vol. 49, Pg. 180
 Vol. 51, Pg. 188
 Vol. 63, Pg. 83

Miami County Engineer's
Record of Land Surveys

P.B. 31, Pg. 52

Miami County Recorder's
Plat Records

ODOT R/W MAP S.H. 208 SEC'S. "D(PT.) & COVINGTON (PT.)"

Basis of Bearings

The bearings are based on the north line of Section 27 & the centerline of Buckneck Road, bearing N 89° 34' 07" 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 the Reck 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

Michael W. Cozatt, P.S.#6001

1/30/26
Date

Prepared By:

Cozatt Engineering Company

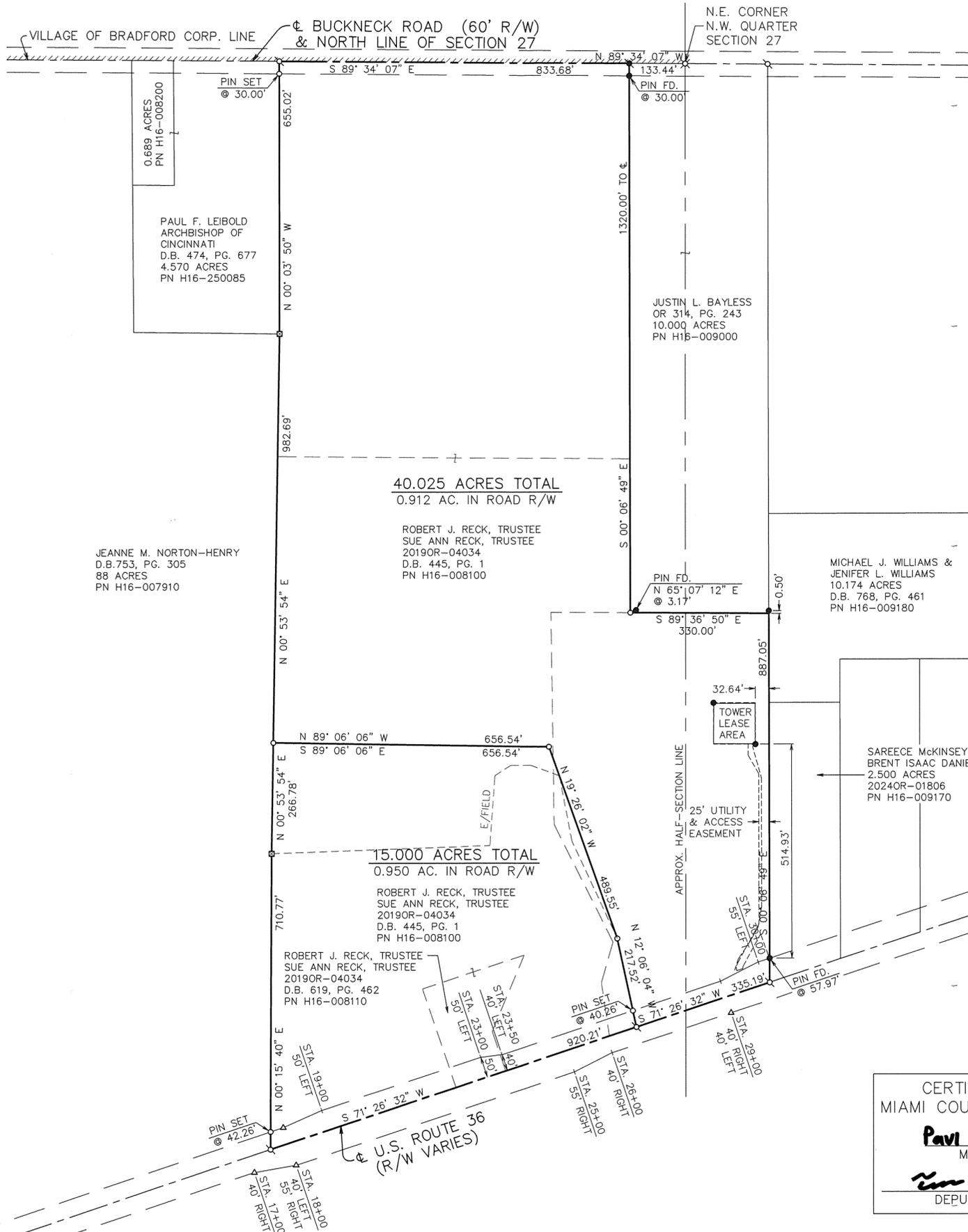
Civil Engineer Land Surveyor
 1100 Wayne Street, Ste. 1140 Troy, Ohio
 Job No. 27025 Ph. (937) 339-2921

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Pavi P. Hvelskamp P.E. P.S.
MIAMI COUNTY ENGINEER

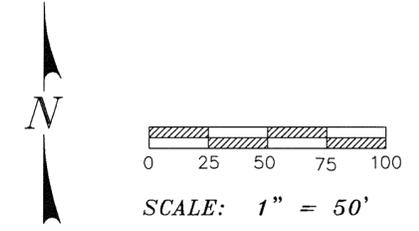
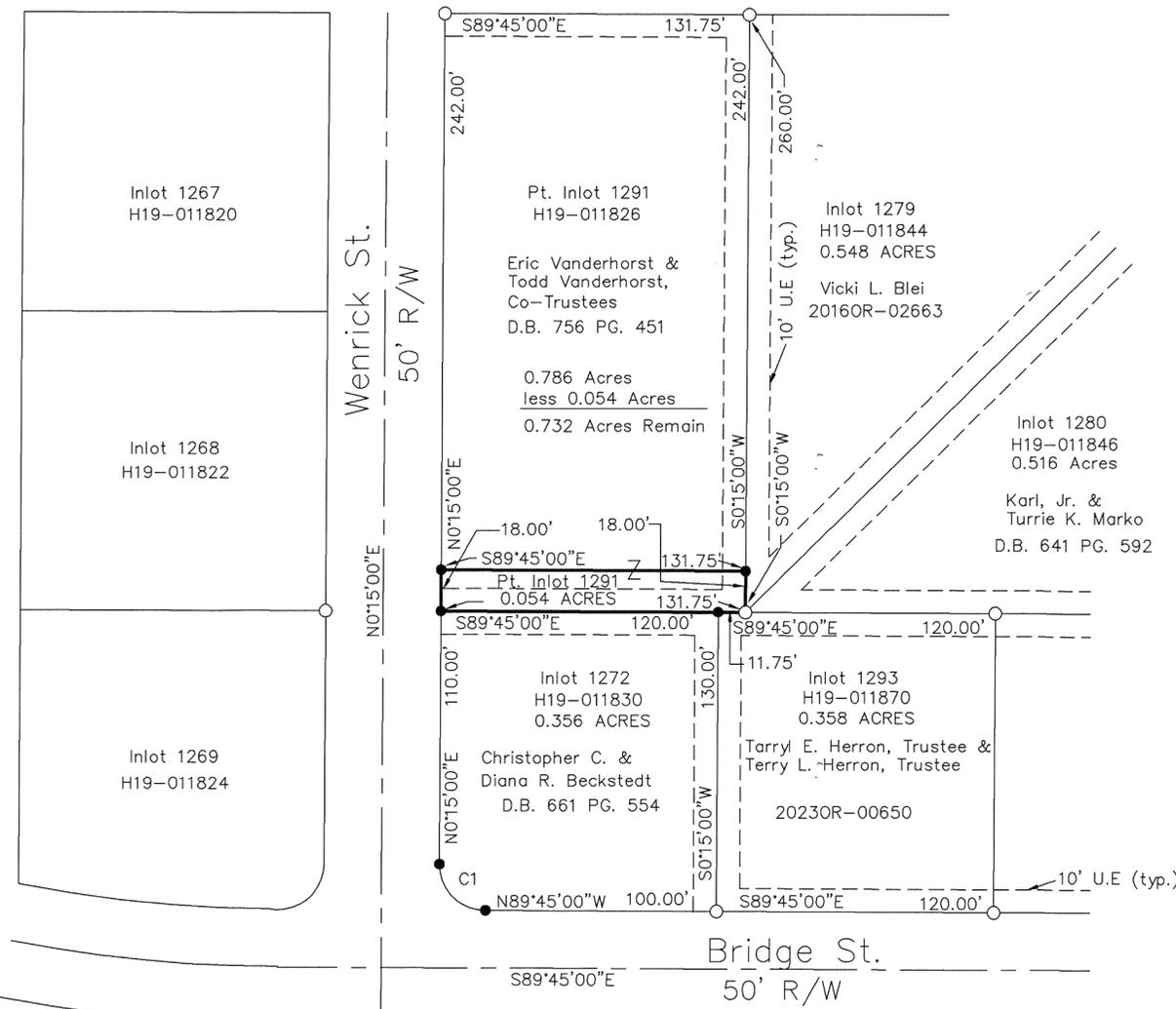
Pavi P. Hvelskamp
DEPUTY

3/2/26
DATE



Plat of Part InLot 1291
In The Village of Covington, Miami County, Ohio

VOLUME NO. 64 PLAT NO. 45
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



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

LEGEND

- ⊗ RAILROAD 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 Recorder's Record Plat Book
- Plat Book 16 Page 17
- Plat Book 16 Page 48
- Plat Book 18 Page 54
- Plat Book 18 Page 124

C1 Rad=20.00' Delta= 90°00'00" Arc Length=38.42'
Chord=N44°45'00"W Chord Length=28.28'

APPROVALS

ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO THIS 27th DAY OF January, 2026.

[Signature]
CHAIRMAN

[Signature]
SECRETARY

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp
MIAMI COUNTY ENGINEER

Gen Bogart 2-5-2026
DEPUTY DATE



Larry J. Bill
LARRY J. BILL, P.S. #7557

Dec 12, 2025
DATE

Prepared by Larry J. Bill

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



BEARINGS BASED ON THE CENTERLINE OF SINGER ROAD
(S 85°00'05" E) AS SHOWN ON SURVEY VOLUME 54,
PAGE 3

200 0 200 400 600

GRAPHIC SCALE: 1" = 200' JOB#6941

Monument Legend

- ⊗ Indicates 5/8" iron pin found
- Indicates 5/8" iron pin set
- ⊙ Indicates Iron Pipe found
- △ Indicates MAG nail found
- △ Indicates MAG nail set
- Indicates Railroad Spike found
- ⊠ Indicates Stone found

REFERENCES:

DEED: 22.85 ACRES (BY DEED) - BARBARA JEAN KELLEY, TRUSTEE 1/2 INT. / OR BOOK 455, PAGE 924 &
MARTIN P. LOKAI, 1/2 INT. / DEED BOOK 292, PAGE 41

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, Miami, 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 JANUARY 2026. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors

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

02-03-2026

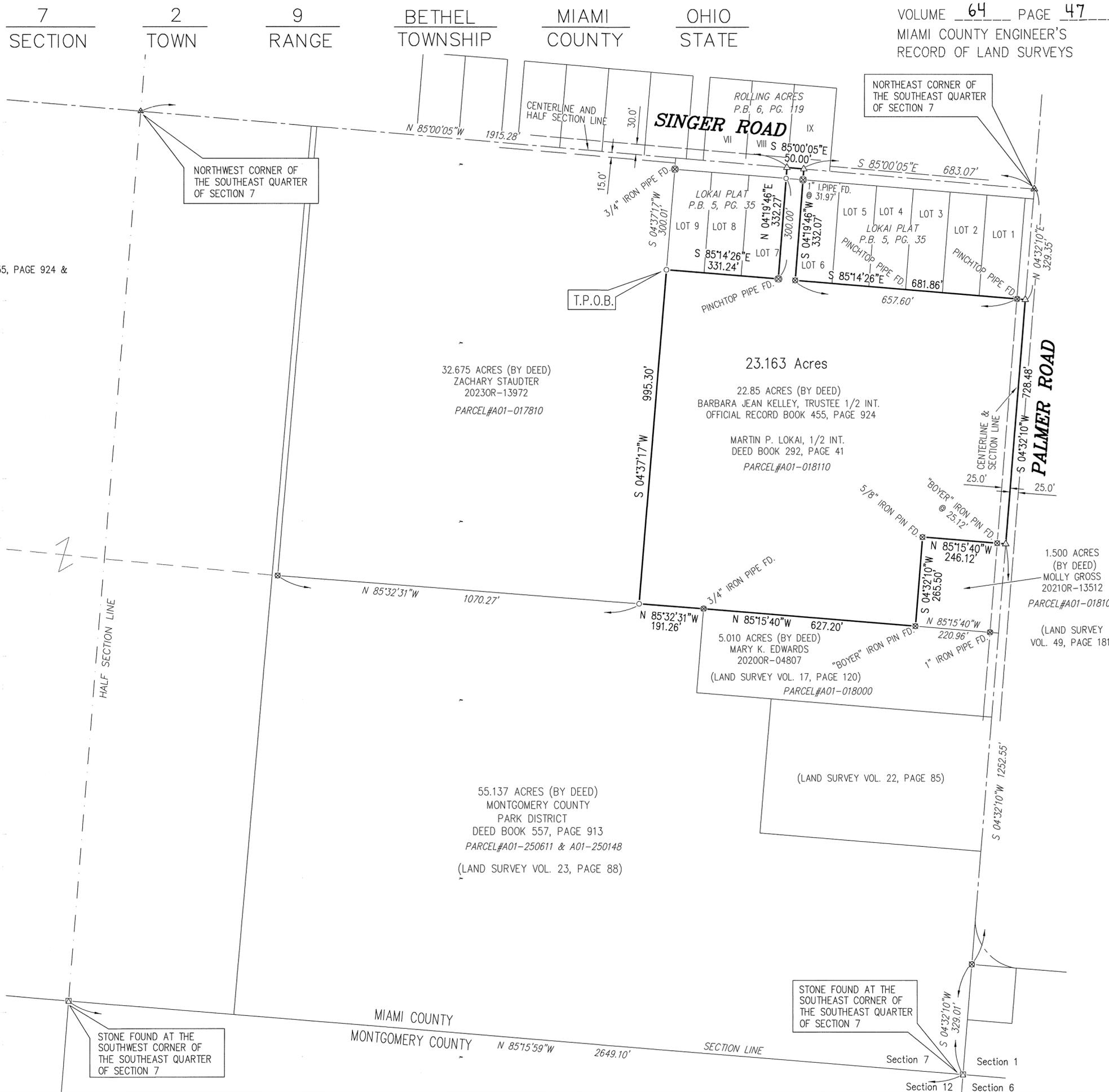


CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Dale Carl 02/06/2026
DEPUTY DATE

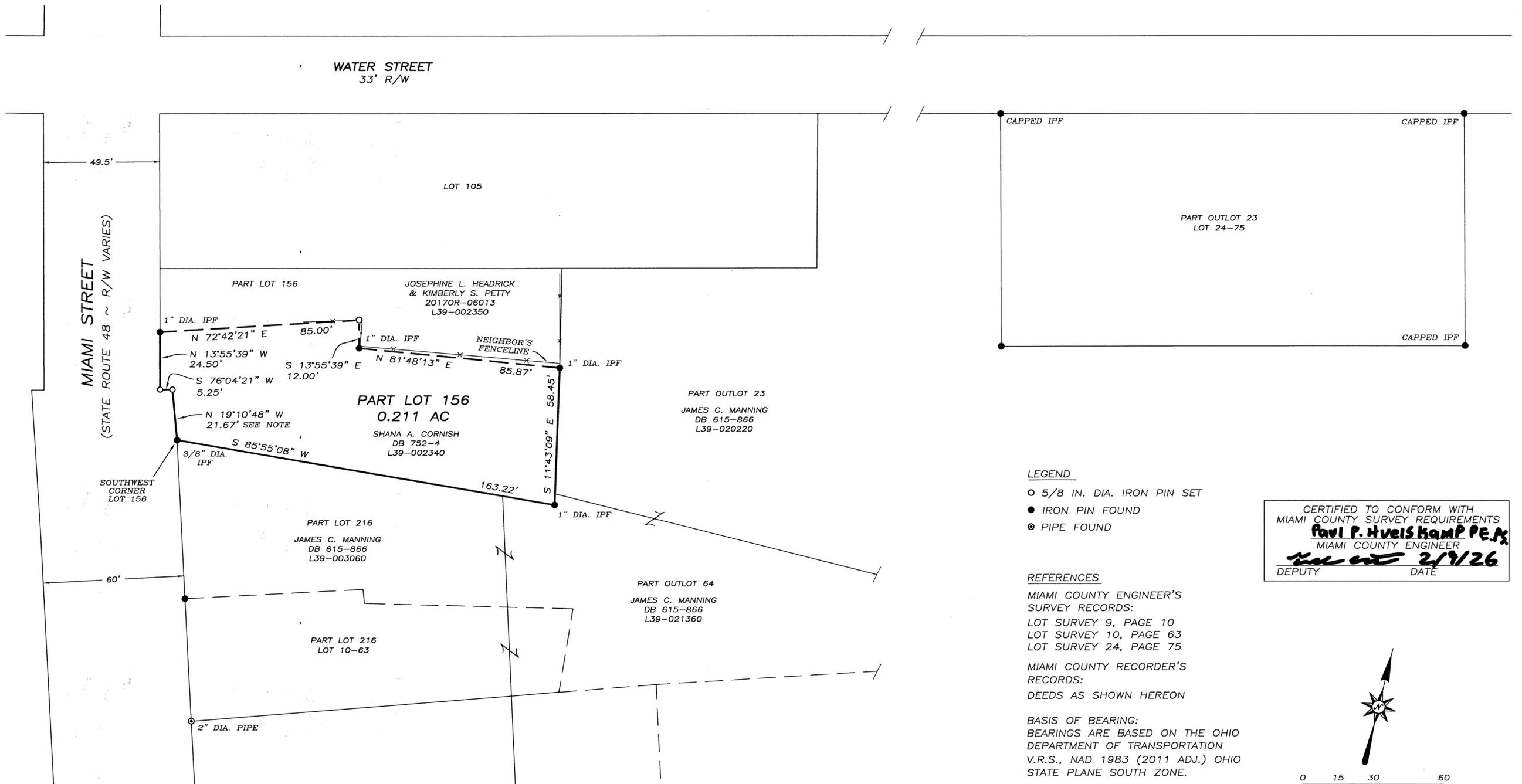
STONE FOUND AT THE
SOUTHWEST CORNER OF
THE SOUTHEAST QUARTER
OF SECTION 7

STONE FOUND AT THE
SOUTHEAST CORNER OF
THE SOUTHEAST QUARTER
OF SECTION 7



VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO
PART LOT 156

VOLUME 64 PAGE 48
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



NOTE:
PRIOR LOT SURVEY 9-10 SHOWS THE
LINE ALONG MIAMI STREET TO BE
16.50'. MONUMENTS FOUND AND LINES
OF OCCUPATION SUPPORTS THE
DISTANCE MEASURED, 21.67'.

- LEGEND**
- 5/8 IN. DIA. IRON PIN SET
 - IRON PIN FOUND
 - ⊙ PIPE FOUND

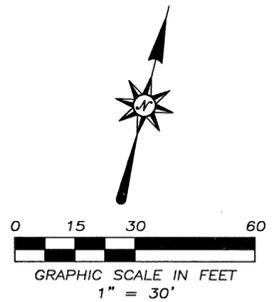
REFERENCES

MIAMI COUNTY ENGINEER'S
SURVEY RECORDS:
LOT SURVEY 9, PAGE 10
LOT SURVEY 10, PAGE 63
LOT SURVEY 24, PAGE 75

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. Hveishkamp P.E.
MIAMI COUNTY ENGINEER
Paul P. Hveishkamp 2/9/26
DEPUTY DATE

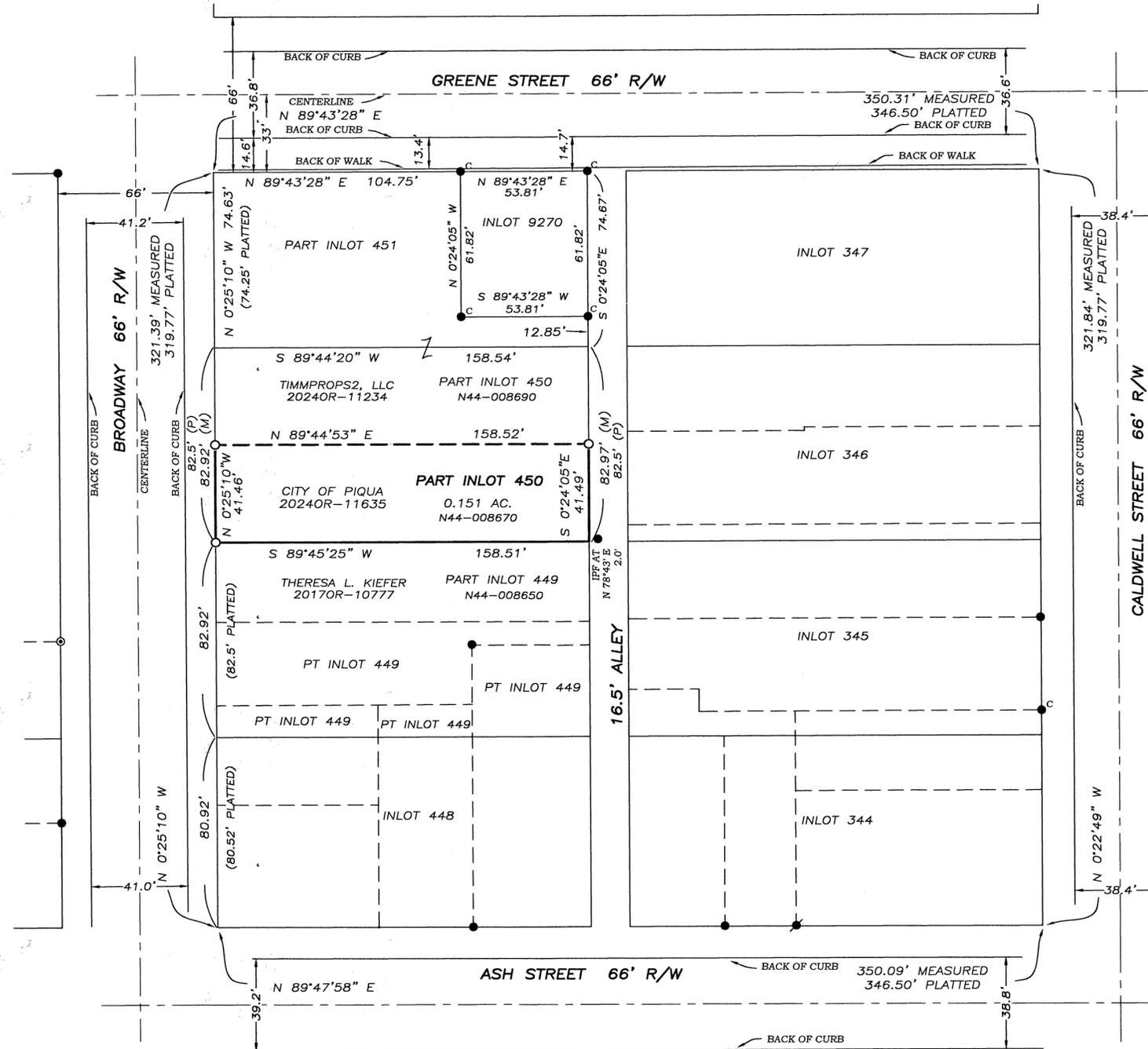


JANUARY 15, 2026	SURVEY OF EXISTING TRACT FOR SHANA CORNISH IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO
	 NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 450

VOLUME 64 PAGE 49

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- 5/8" DIA. CAPPED IRON PIN SET
- ⊙ PIPE FOUND
- IRON PIN FOUND
- ^c CAPPED IRON PIN FOUND
- ^m MAG NAIL FOUND

(P) PLATTED/DEEDED DISTANCE
(M) MEASURED DISTANCE

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

REFERENCES

RECORDS USED TO PREPARE SURVEY:

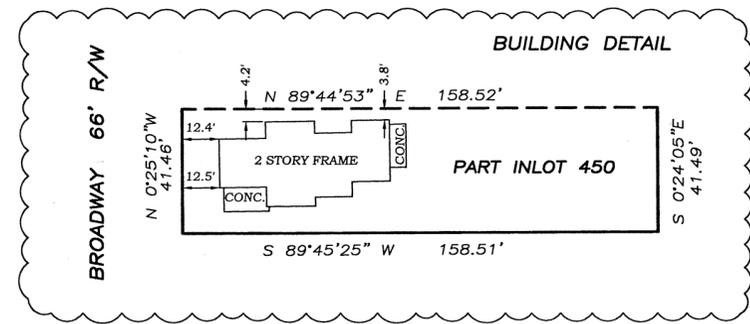
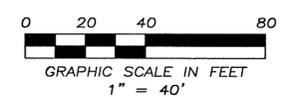
MIAMI COUNTY ENGINEER'S
RECORDS OF SURVEYS:
LOT SURVEY 16, PAGE 196
LOT SURVEY 22, PAGE 56

MIAMI COUNTY RECORDER'S
RECORDS:

PLAT BOOK 30, PAGE 93
DEED BOOK 17, PAGE 438
DEED BOOK 20, PAGE 370
DEEDS AS SHOWN HEREON

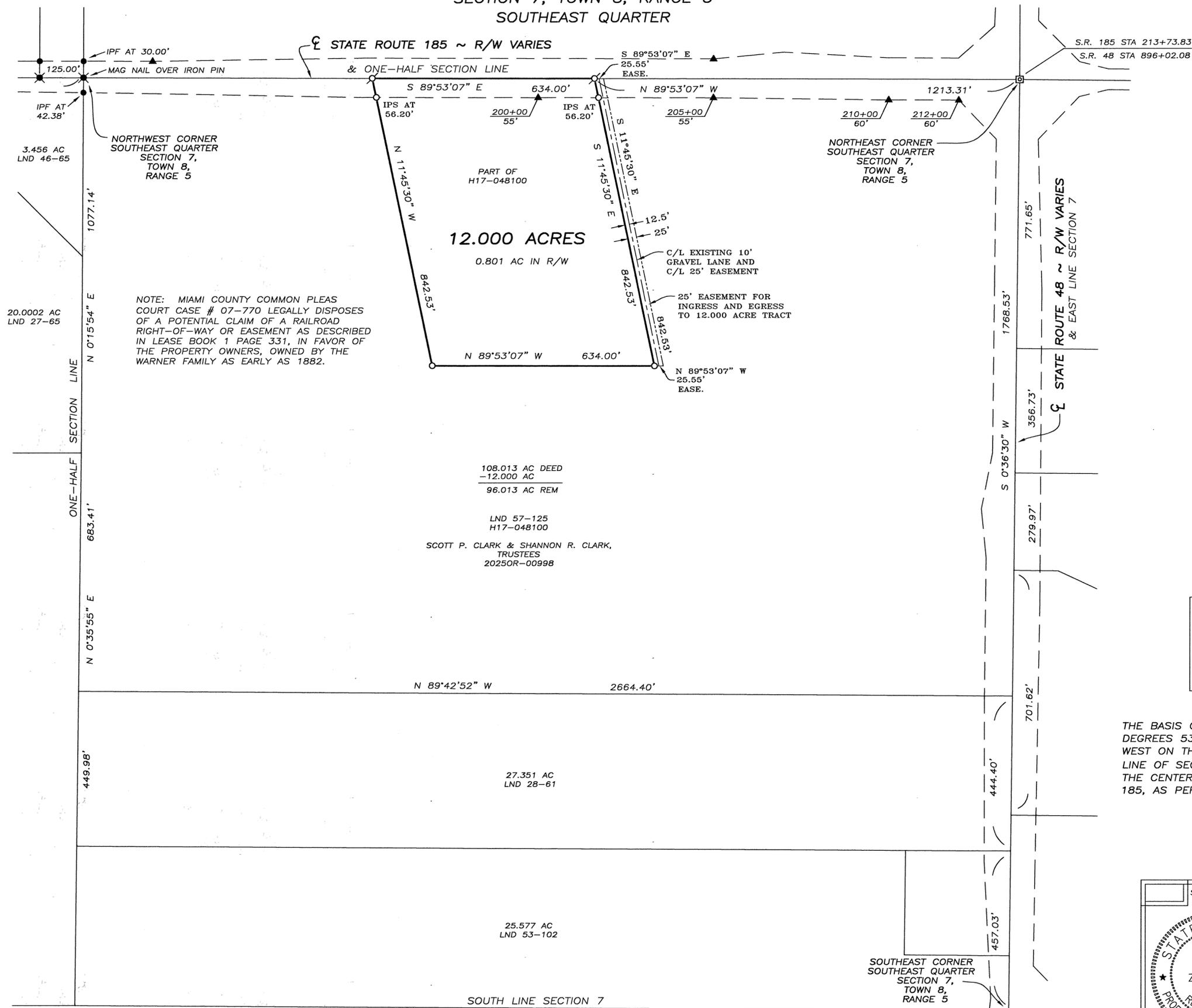
NOTE: OVERAGES WERE FOUND IN BLOCK AND
DISTANCES WERE PRORATED ACCORDINGLY.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelshamp P.E., P.S.
MIAMI COUNTY ENGINEER
Deak Cole 02/03/2026
DEPUTY DATE



JANUARY 26, 2026	SURVEY FOR THE CITY OF PIQUA AT 417 BROADWAY 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>

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 7, TOWN 8, RANGE 5
SOUTHEAST QUARTER



- LEGEND**
- 5/8" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ⊕ MAG SPIKE SET
 - ⊙ MAG NAIL FOUND
 - ⊗ MAG NAIL FOUND OVER RAILROAD SPIKE
 - ⊠ IRON PIN IN MONUMENT BOX
 - ▲ CONCRETE HIGHWAY MONUMENT

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 25, PAGE 173
 - VOLUME 27, PAGE 65
 - VOLUME 28, PAGE 61
 - VOLUME 29, PAGE 64
 - VOLUME 32, PAGE 132
 - VOLUME 46, PAGE 65
 - VOLUME 49, PAGE 133
 - VOLUME 51, PAGE 92
 - VOLUME 53, PAGE 102
 - VOLUME 54, PAGE 163
 - VOLUME 55, PAGE 92
 - VOLUME 56, PAGE 28
 - VOLUME 57, PAGE 108
 - VOLUME 57, PAGE 125

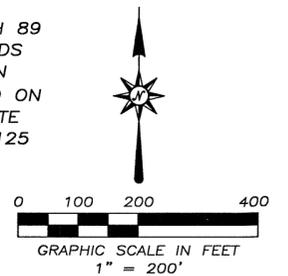
- ODOT R/W PLANS MIA48 (14.20-18.20)
ODOT R/W PLANS MIA185 (1.52)
- MIAMI COUNTY RECORDER'S RECORDS:
- LEASE BOOK 1, PAGE 331
 - DEED BOOK 614, PAGE 484
 - DEED BOOK 764, PAGES 582,586
 - DEEDS AS SHOWN HEREON

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Debra Cassel 02/10/2026
DEPUTY DATE

THE BASIS OF BEARING IS NORTH 89 DEGREES 53 MINUTES 07 SECONDS WEST ON THE ONE-HALF SECTION LINE OF SECTION SEVEN (7) AND ON THE CENTER LINE OF STATE ROUTE 185, AS PER LAND SURVEY 57-125



SURVEY OF 12.000 ACRES FOR SCOTT & SHANNON CLARK
IN MIAMI COUNTY, OHIO ~ JANUARY 23, 2026

THOMAS R. ZECHMAN
7077
REGISTERED PROFESSIONAL SURVEYOR

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

