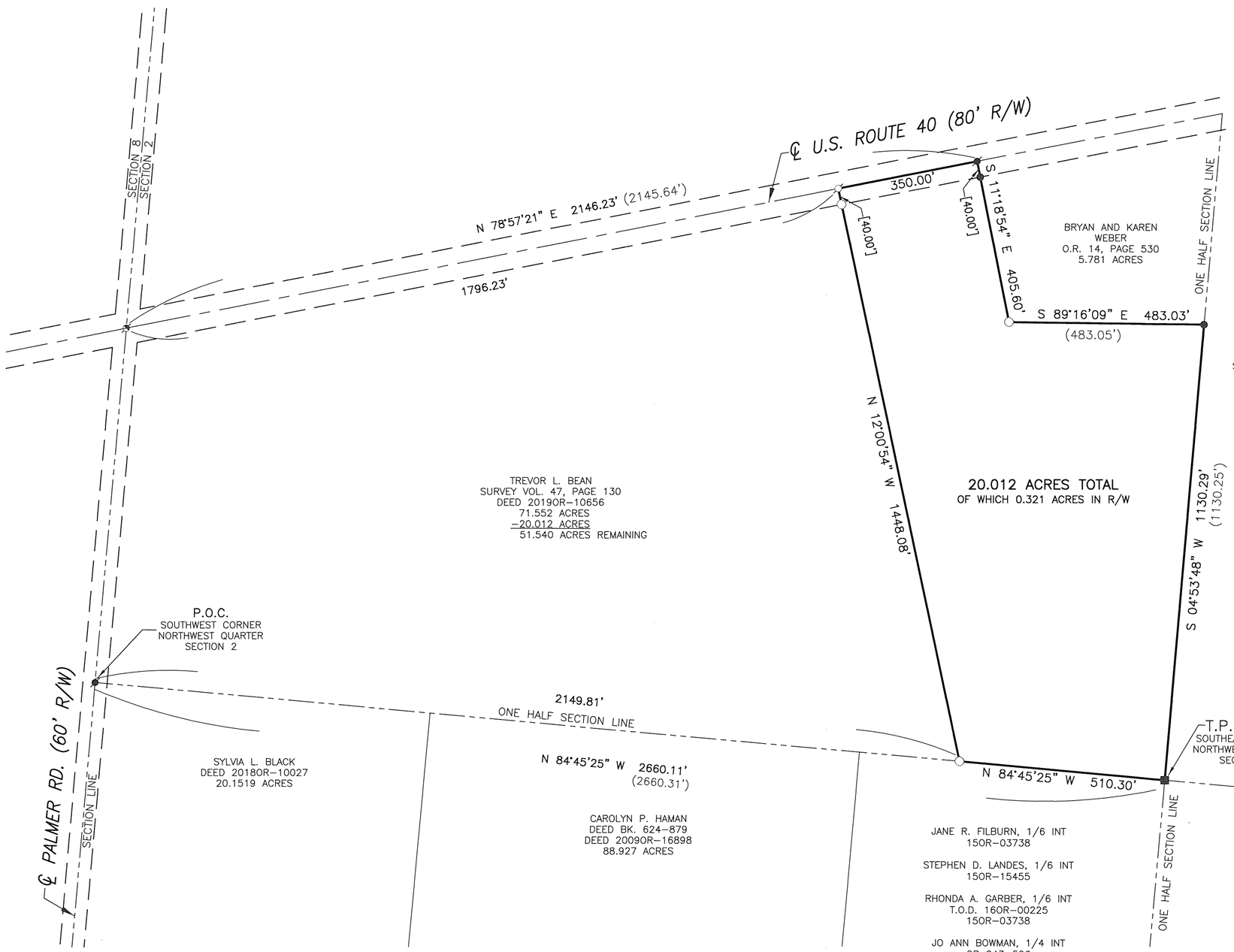
2	2	9	BETHEL
SECTION	TOWN	RANGE	TOWNSHIP

VOLUME 60 PAGE 1

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- PK NAIL FOUND
- ■ WOOD FENCE POST WITH MAG NAIL FOUND IN TOP
- ( ) REFERENCED DISTANCE OF RECORD

REFERENCES:

LAND SURVEYS:

VOLUME 56, PAGE 193
VOLUME 47, PAGE 130
VOLUME 45, PAGE 92
VOLUME 45, PAGE 65
VOLUME 28, PAGE 142
VOLUME 23, PAGE 60
VOLUME 21, PAGE 95
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF U.S. ROUTE 40 BEING N 78°57'21" E.

0' 200' 400' 600'

GRAPHIC SCALE IN FEET
1" = 200'

CERTIFICATION:

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

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

LOT SPLIT SURVEY OF 20.012 ACRES FOR TREVOR BEAN
LOCATED IN BETHEL TOWNSHIP, MIAMI COUNTY ~ DATE: 8/11/2020

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

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

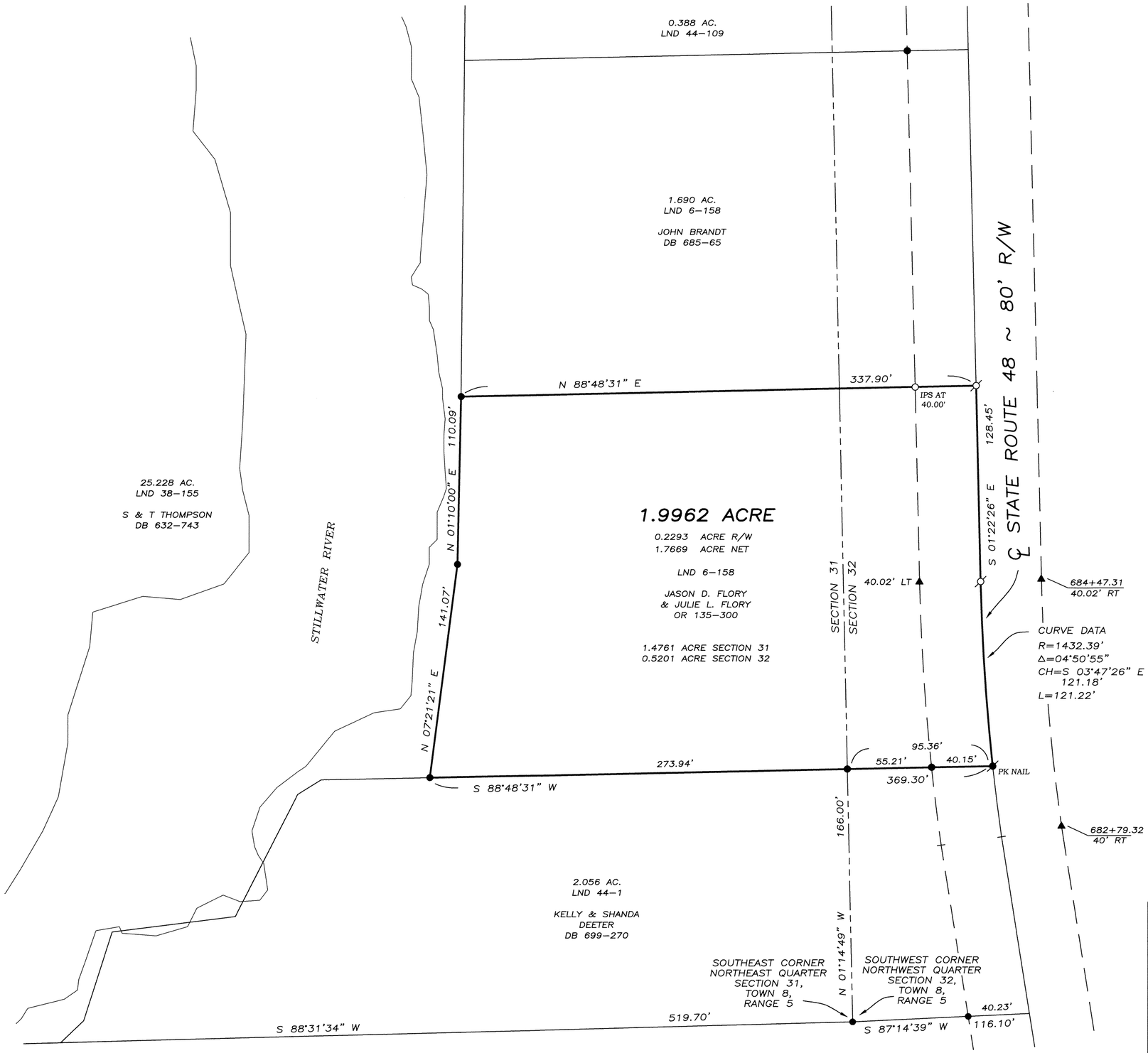
BES JOB #428.20 DRAWN BY: SES CHECKED BY: JJB

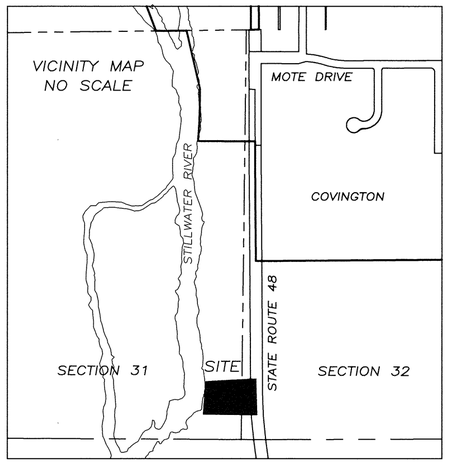
NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 31, TOWN 8, RANGE 5, NORTHEAST QUARTER
SECTION 32, TOWN 8, RANGE 5, NORTHWEST QUARTER

VOLUME 60 PAGE 2

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ▲ ODOT R/W MONUMENT FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 6, PAGE 158
VOLUME 29, PAGE 131
VOLUME 44, PAGE 1
VOLUME 44, PAGE 109
VOLUME 58, PAGE 95

BEARINGS CORRESPOND
TO LAND SURVEY 44–1

ODOT CENTERLINE PLAT MIA 48–11.83

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 135, PAGE 300

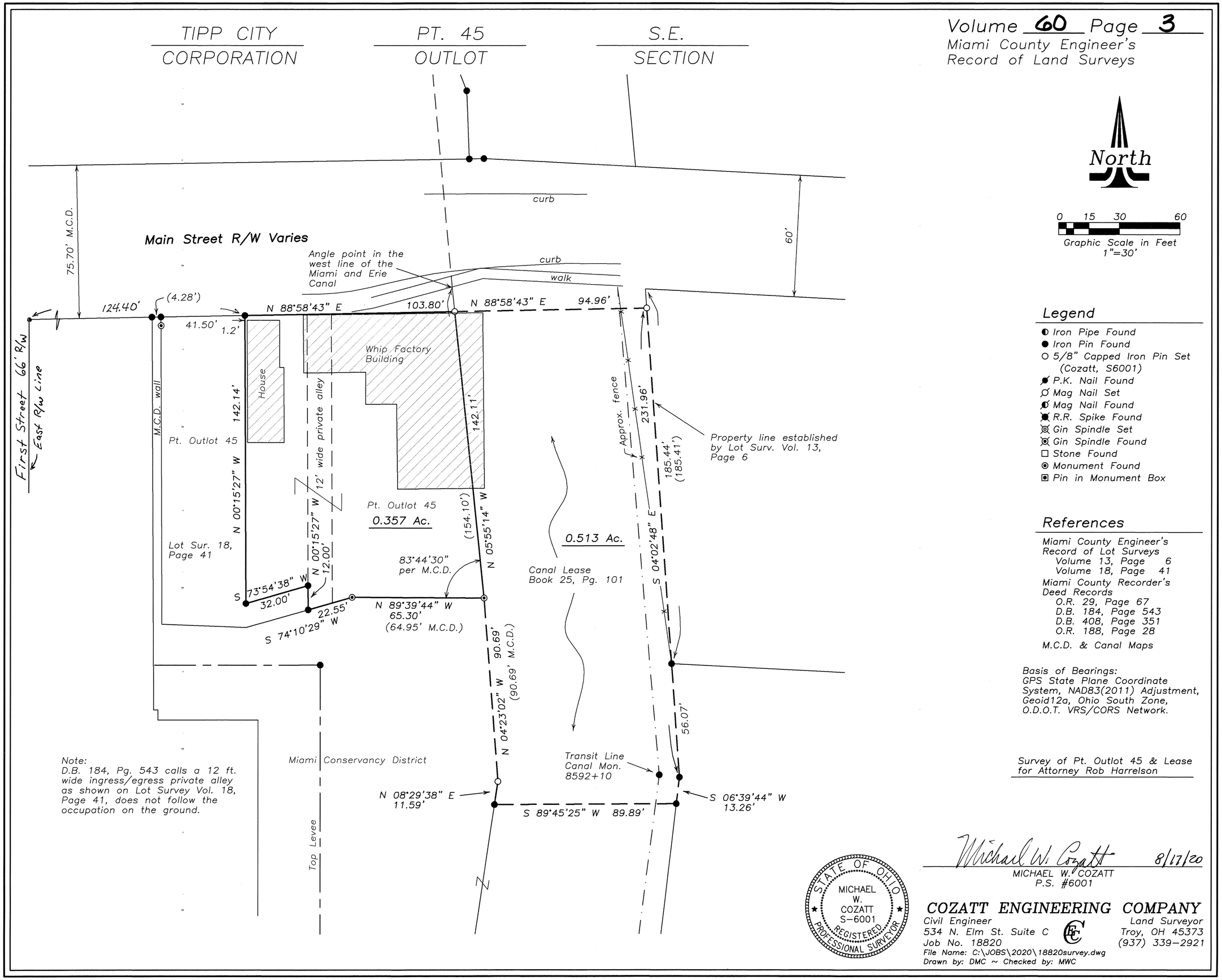
N

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

AUGUST 9, 2020	SURVEY OF 1.9962 ACRE FOR JASON FLORY IN MIAMI COUNTY, OHIO
STATE OF OHIO · NEIL E. TEAFORD 7724 · REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. # 7724

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

Volume 60 Page 3
Miami County Engineer's
Record of Land Surveys



Note:
D.B. 184, Pg. 543 calls a 12 ft. wide ingress/egress private alley as shown on Lot Survey Vol. 18, Page 41, does not follow the occupation on the ground.

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 13, Page 6
Volume 18, Page 41
Miami County Recorder's Deed Records
O.R. 29, Page 67
D.B. 184, Page 543
D.B. 408, Page 351
O.R. 188, Page 28
M.C.D. & Canal Maps

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. Outlet 45 & Lease for Attorney Rob Harrelson

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

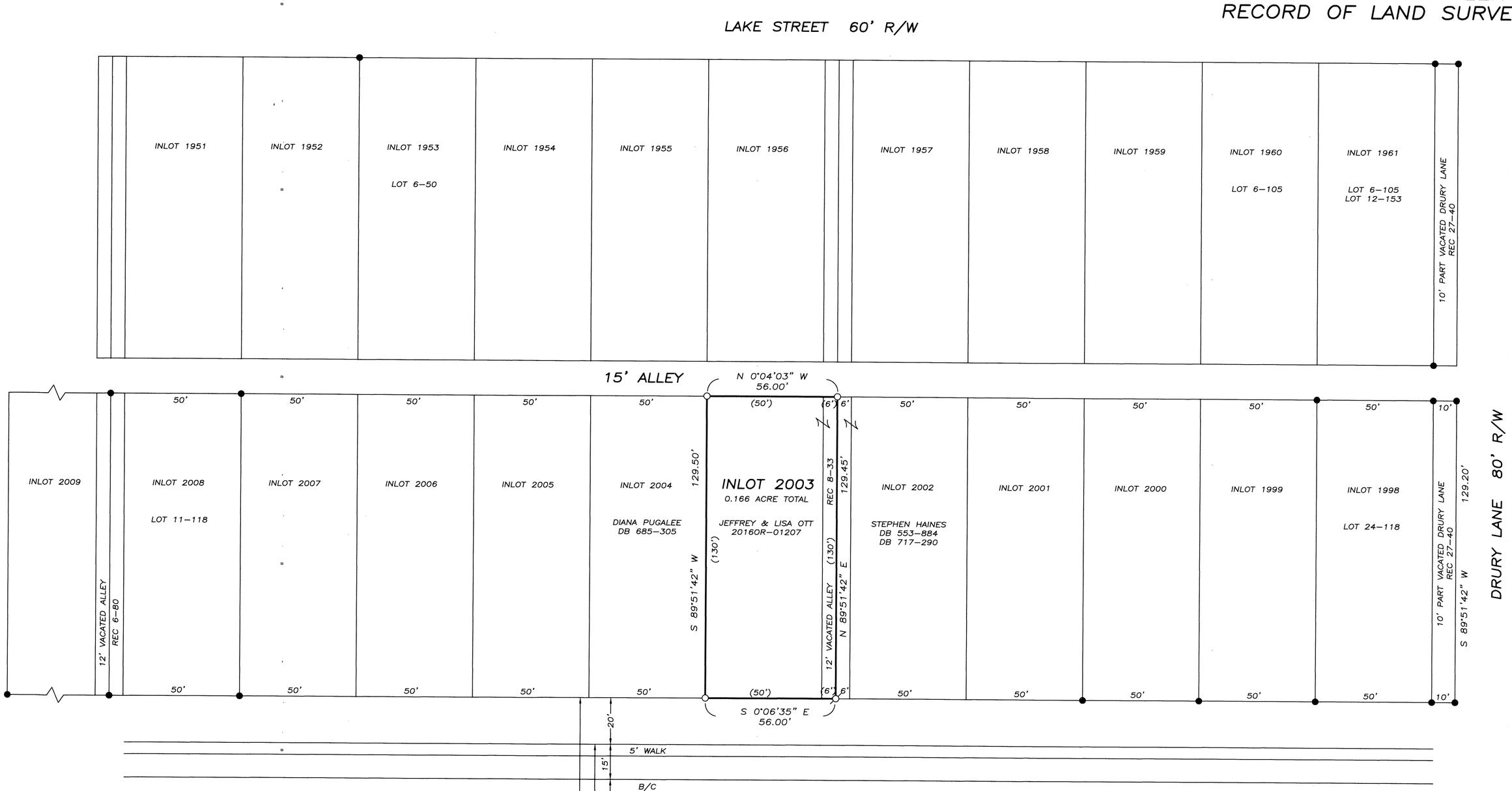
Michael W. Cozatt 8/17/20
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 18820 — (937) 339-2921
File Name: C:\JOBS\2020\18820survey.dwg
Drawn by: DMC ~ Checked by: MWC

CITY OF TROY, MIAMI COUNTY, OHIO
INLOT 2003 & PART VACATED ALLEY

VOLUME 60 PAGE 4

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 6 PAGE 50
VOLUME 6 PAGE 105
VOLUME 8 PAGE 102
VOLUME 11 PAGE 118
VOLUME 12 PAGE 153
VOLUME 24 PAGE 118

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 2, PAGE 168
PLAT BOOK 6, PAGE 80
PLAT BOOK 8, PAGE 33
PLAT BOOK 27, PAGE 40
DEED BOOK 717, PAGE 290
DOCUMENT 2016OR–01207

LEGEND

○ 5/8" CAPPED IRON PIN SET
● 5/8" IRON PIN FOUND
Ø MAG SPIKE SET
(P) DENOTES PREVIOUS PLATTED DIMENSIONS

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

NOTES:

1. THE BASIS OF BEARING IS S 0° 06' 35" E, ON THE WEST RIGHT–OF–WAY LINE OF SUMMIT STREET, AS PER RECORD PLAT 27–40
2. THE CENTER LINE OF THE VACATED ALLEY AS MONUMENTED HEREON SPLITS THE OLD ALLEY CURB RETURNS ON SUMMIT.
3. AT THE DATE OF THE SURVEY PORTIONS OF THE 12 FOOT ALLEY VACATED IN 1961 WERE BEING UTILIZED BY THE OWNERS OF INLOTS 2002 AND 2003 TO ACCESS GARAGES AND PARKING AREAS BEHIND THE RESIDENCES. THE OTTS STATED THAT THEY PLAN TO CONSTRUCT A NEW GARAGE AT THE REAR OF THEIR PROPERTY AND ACCESS IT FROM THE 15 FOOT ALLEY IN THE REAR.

SURVEY FOR JEFFREY & LISA OTT
IN MIAMI COUNTY, OHIO ~ AUGUST 2, 2020

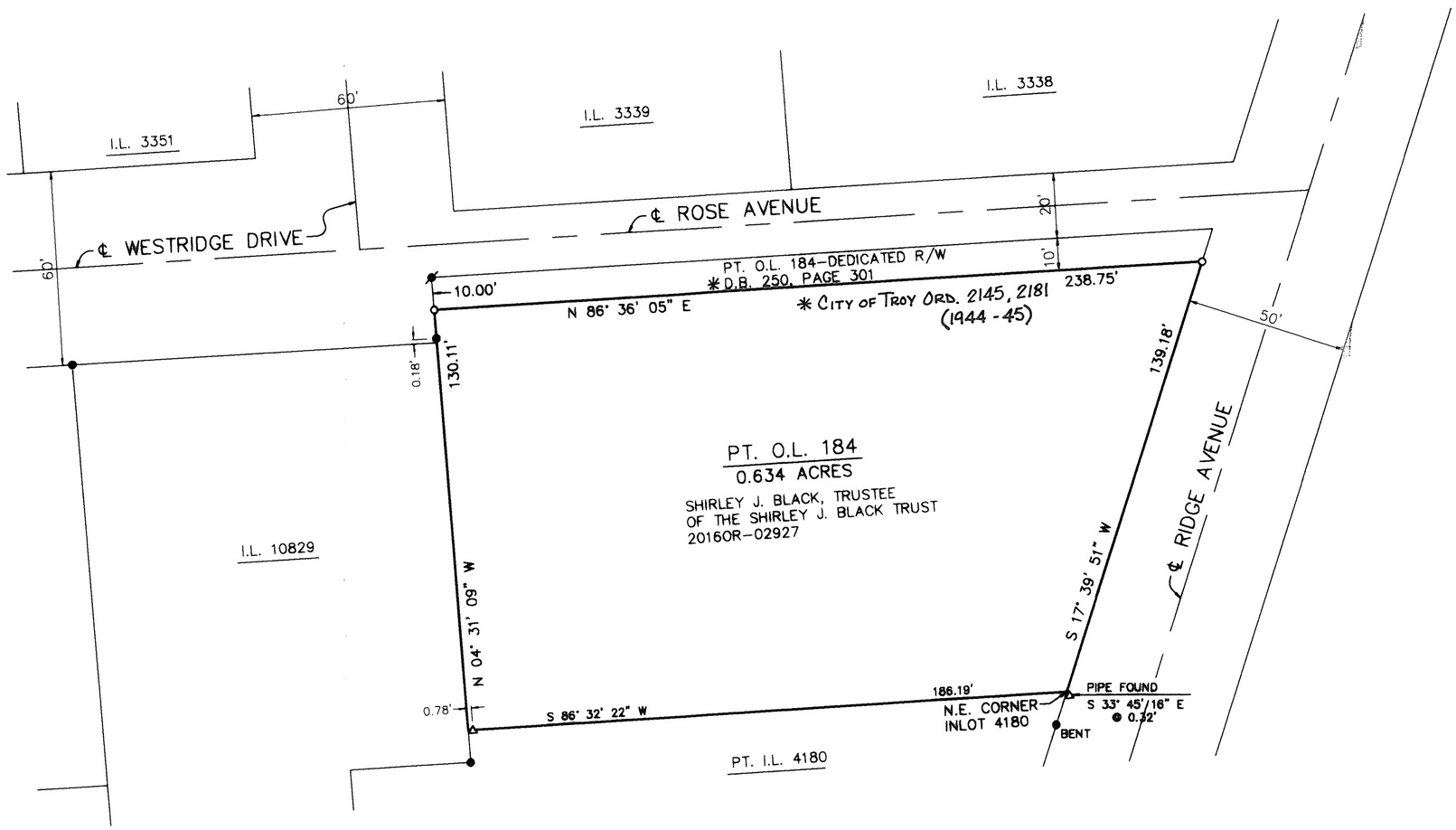
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg Brookhart

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

Troy	Pt. 184	Miami	Ohio
Corporation	Outlot	County	State

Volume 60 Page 5
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=30'

0 15 30 45 60

Legend

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

References

Vol. 07, Pg. 125
Vol. 15, Pg. 164
Vol. 21, Pg. 114
} Miami County Engineer's Record of Lot Surveys

P.B. 05, PG. 23
P.B. 06, PG. 82
P.B. 27, PG. 07
} Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the west line of Ridge Avenue bearing S 17° 39' 51" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of Pt. O.L. 184 in Troy, Ohio for Shirley Black.

Surveyor's Certification

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

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

Michael W. Cozatt 8/17/20

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

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 14220 *Ph. (937) 339-2921*

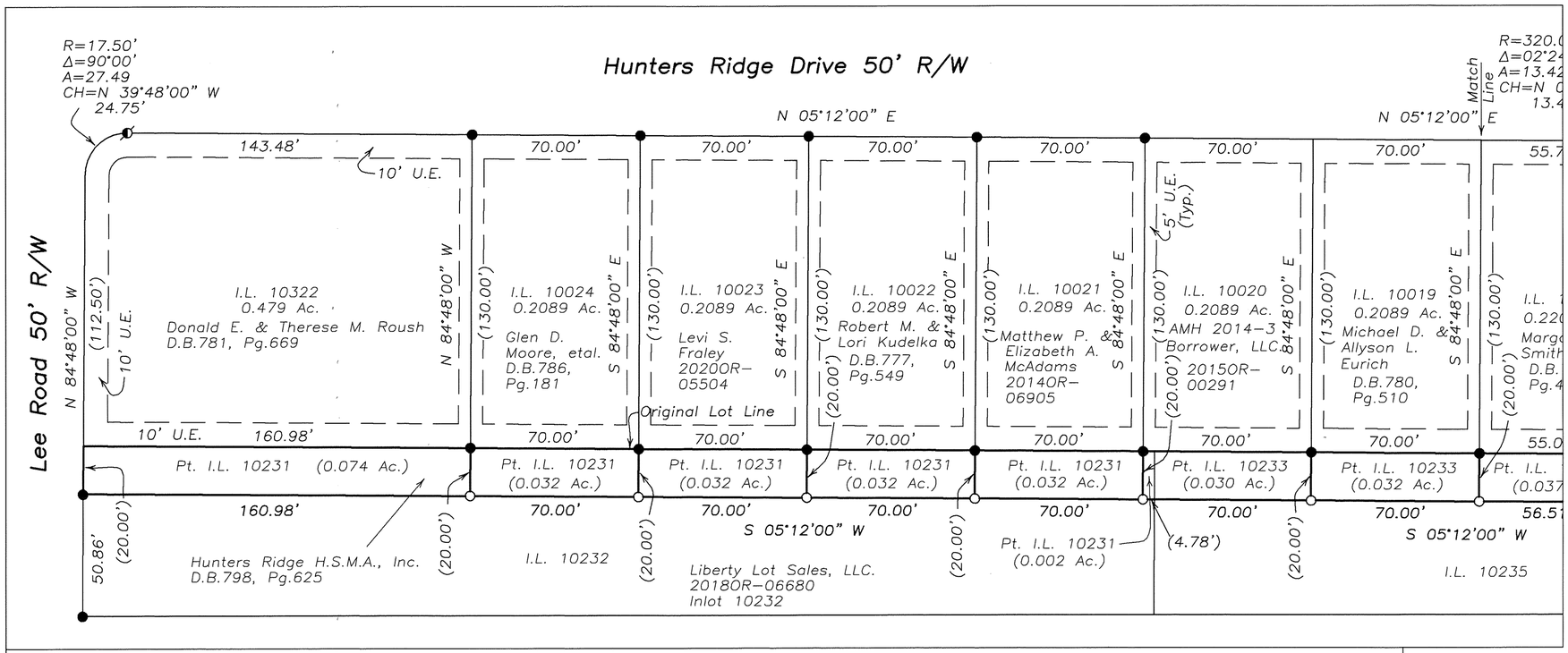
SURVEY OF INLOTS 10014–10024, 10231, 10233, and 10322
CITY OF TROY, MIAMI COUNTY, OHIO

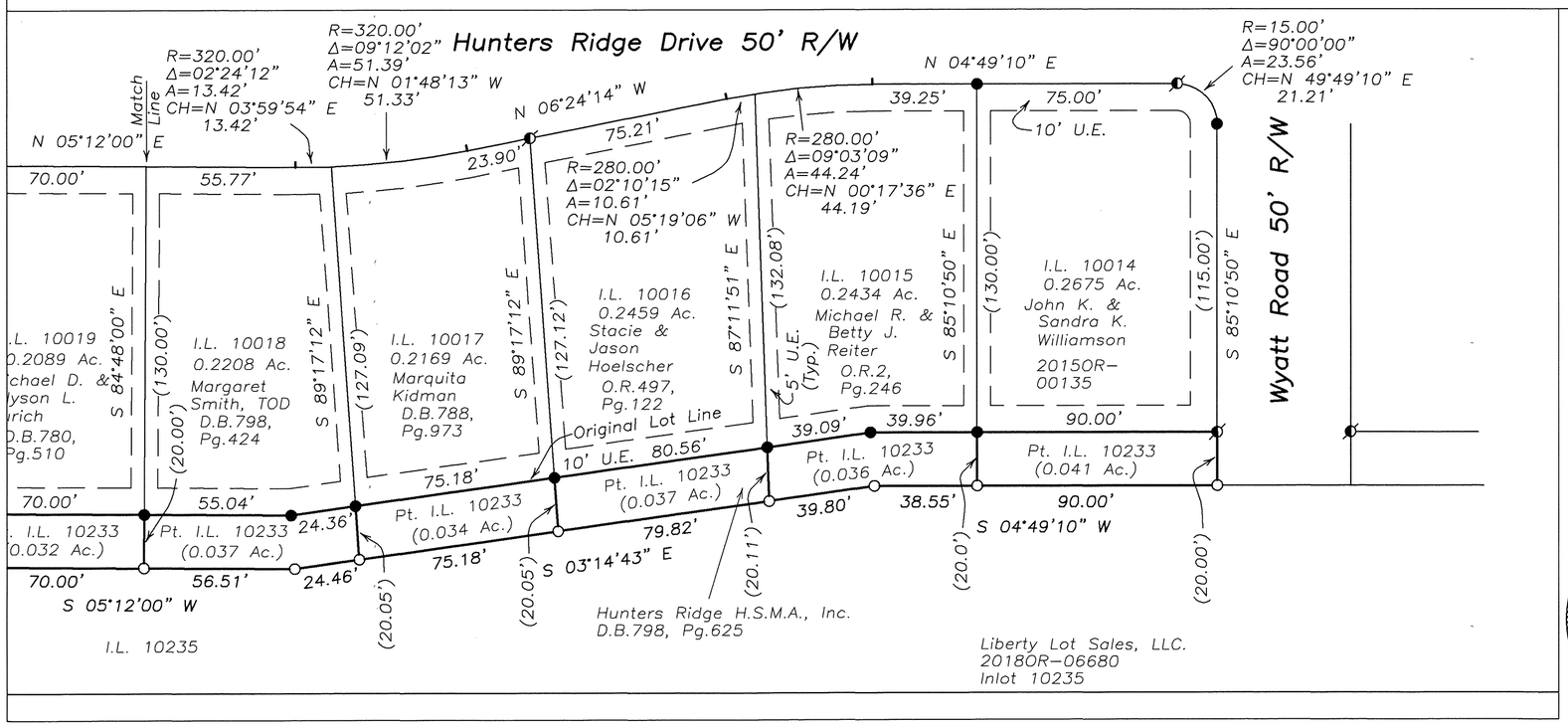
TROY	HUNTERS RIDGE	OHIO	N.E. 102 B/C
CORPORATION	PLAT	STATE	TAX MAP

Volume 60 Page 6
Miami County Engineer's
Record of Land Surveys

North

0 20 40 80
Graphic Scale in Feet
1"=40'





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

City of Troy Engineer

Approved by the City of Troy Engineer
13TH day of AUGUST, 2020.

City Engineer

References

Miami County Recorder's
Plat Records
Plat Book 21, Page 73A/B
(Basis of Bearings)
Plat Book 22, Page 43A/B
Plat Book 23, Page 52

Note:
This land survey required by Miami County Engineer's Tax Map Office before replatting of lots.

Survey of Hunters Ridge Lots
for Homeowners Association

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

8/11/20
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 16920 — (937) 339–2921

File Name: C:\JOBS\2020\16920\16920survey.dwg
Drawn by: DMC ~ Checked by: MWC

4	6E	NE1/4-30	MONROE	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

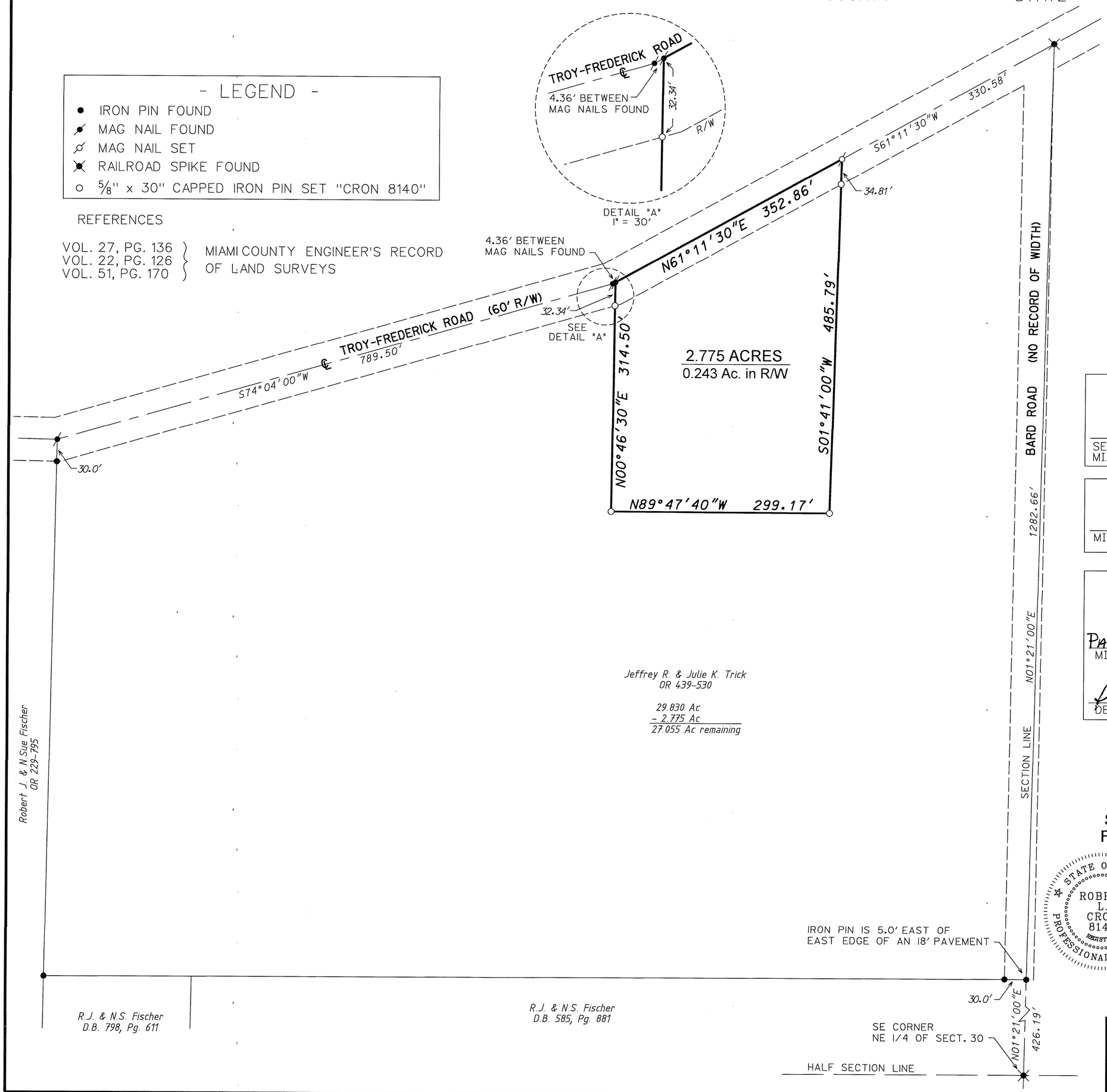
VOLUME 60 PAGE 7
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

- LEGEND -

- IRON PIN FOUND
- MAG NAIL FOUND
- MAG NAIL SET
- RAILROAD SPIKE FOUND
- ○ 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

REFERENCES

VOL. 27, PG. 136
VOL. 22, PG. 126
VOL. 51, PG. 170
} MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



0 50 100 150 200
GRAPHIC SCALE
1" = 100'

APPROVALS

SECRETARY
MIAMI COUNTY PLANNING COMMISSION — DATE 8/20/2020

Subject to Zoning Approval

MIAMI COUNTY HEALTH DISTRICT — DATE 7-24-20

Certified To Conform With
Miami County Survey Requirements

PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER — DATE 7/23/20

DEPUTY — DATE 7/23/20

SURVEY OF A 2.775 ACRE TRACT FOR JEFFREY R. & JULIE K. TRICK

STATE OF OHIO
ROBERT L. CRON
8140
REGISTERED
PROFESSIONAL SURVEYOR

ROBERT L. CRON, P.S. #8140 — DATE 7-6-2020

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373
CELL: 937-418-0017

4	6E	NE 1/4-33	Monroe	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 8

Miami County Engineer's
Record of Land Surveys

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP
MIAMI COUNTY ENGINEER

Deb Stumpff MH 6-26-2020
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

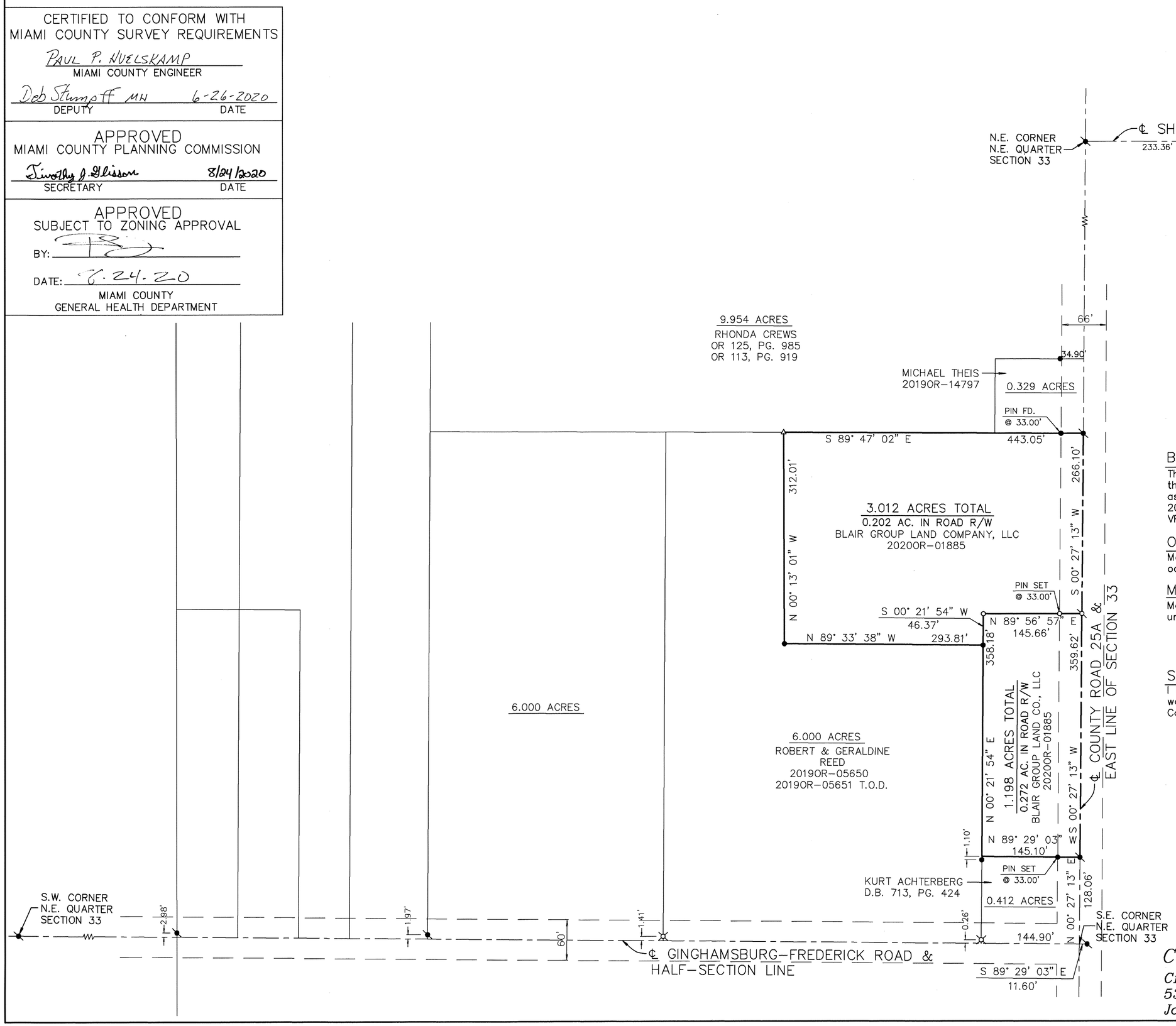
Timothy J. Ellison 8/24/2020
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY:

DATE: 6.24.20

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT



Legend

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

References

Vol. 07, Pg. 153
Vol. 23, Pg. 43
Vol. 25, Pg. 136
Vol. 34, Pg. 61
Vol. 45, Pg. 17
Vol. 47, Pg. 14
Vol. 57, Pg. 132
Vol. 58, Pg. 182
Vol. 59, Pg. 130
— Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the east line of Section 33 and the centerline County Road 25A, bearing N 00° 27' 13" E, as taken from the State Plane Coordinate System, NAD 83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 2 tracts for Jaydee Blair.

Surveyor's Certification

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

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

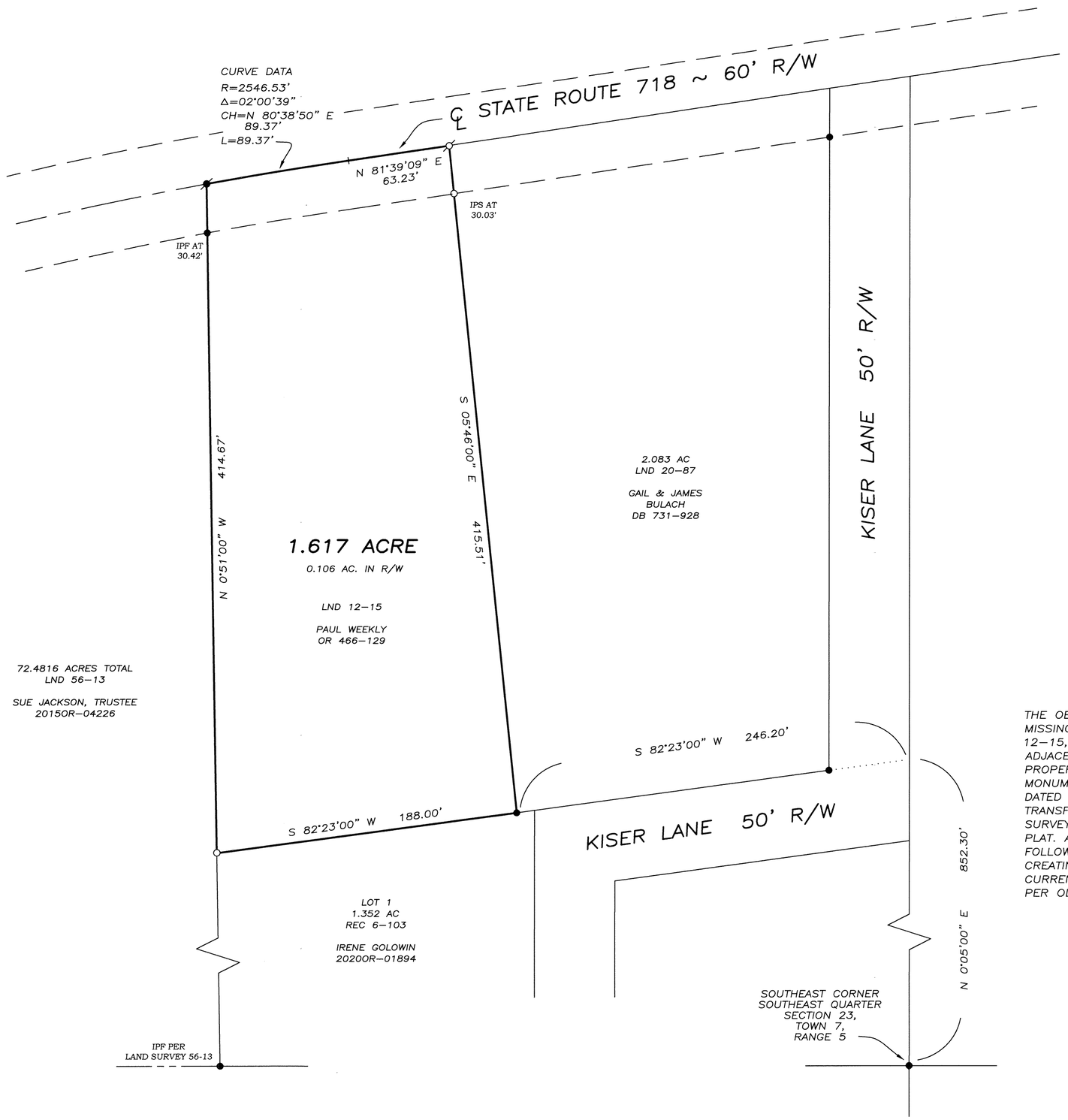
Michael W. Cozatt 6/25/20
Michael W. Cozatt, P.S. #6001 Date

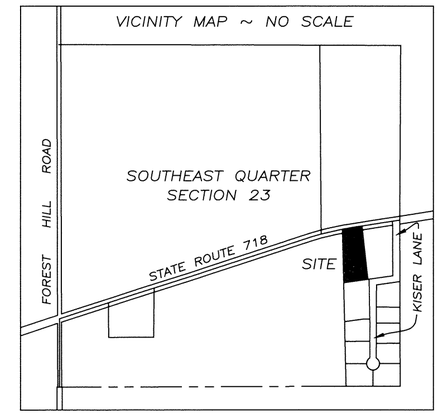
Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C Troy, Ohio
Job No. 28619 Ph. (937) 339-2921

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 23, TOWN 7, RANGE 5
SOUTHEAST QUARTER

VOLUME 60 PAGE 9

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





LEGEND
- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 12, PAGE 15
VOLUME 20, PAGE 87
VOLUME 51, PAGE 107
VOLUME 56, PAGE 13

BEARINGS CORRESPOND
TO LAND SURVEY 20–87

ODOT PLAN OF R/W MONUMENT
LOCATION PLAN MIA–718–3.88

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 466, PAGE 129
RECORD PLAT 6, PAGE 103

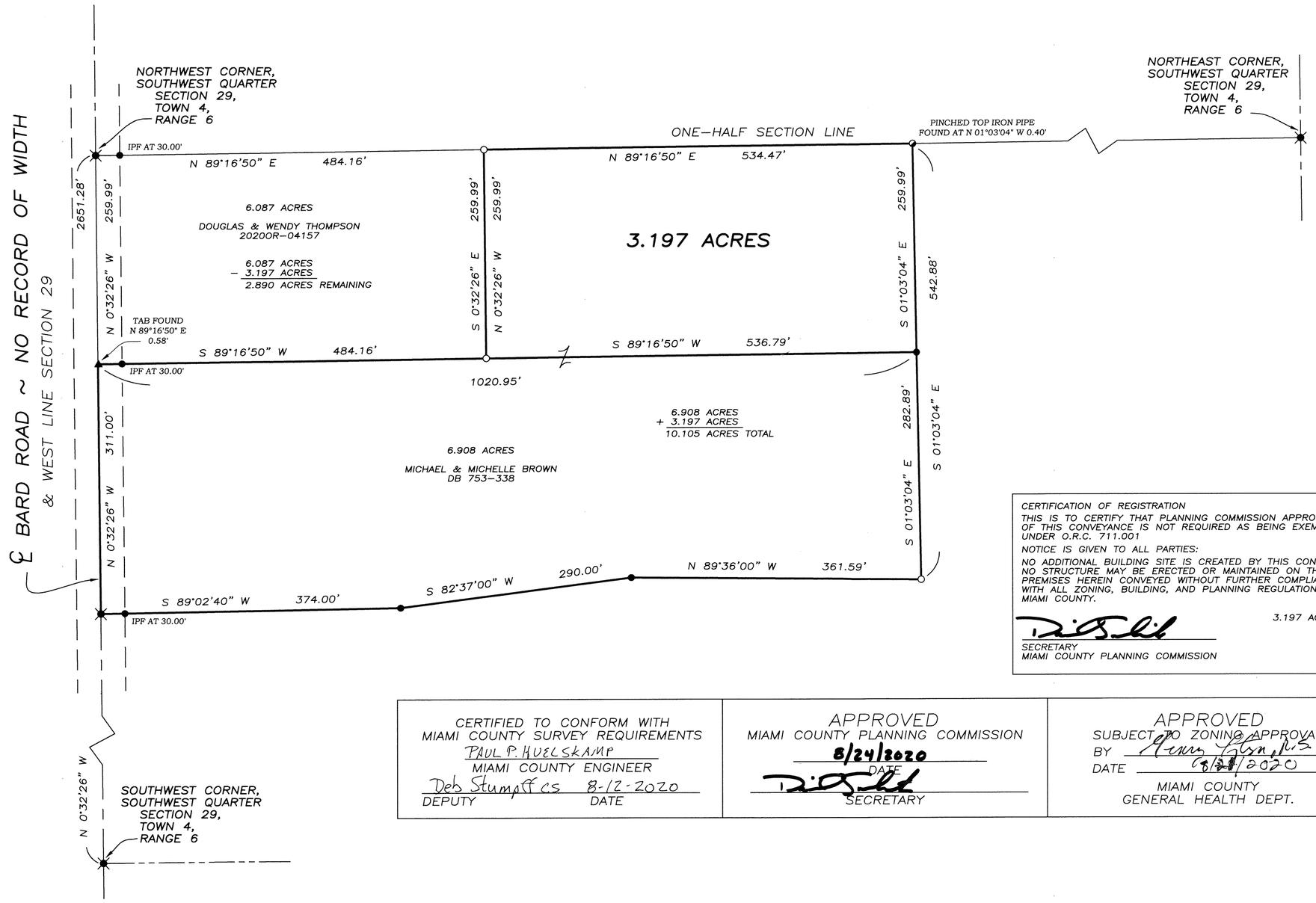
THE OBJECT OF THIS SURVEY IS TO REPLACE MISSING PINS IN ACCORDANCE WITH LAND SURVEY 12–15, AND CORRECT THE ERROR OF CLOSURE. ADJACENT SURVEYS OF RECORD HAVE SHOWN PROPERTY LINES PER THE CENTERLINE PLAT OF MONUMENTS SET IN ODOT PLAN MIA–718–3.88, DATED 1956; HOWEVER, NO DEEDS OF RECORD TRANSFERRED THE LAND BETWEEN THE ORIGINAL SURVEYS CENTERLINE AND THE ODOT CENTERLINE PLAT. ALTHOUGH THE CURRENT DEED OF RECORD FOLLOWS THE ORIGINAL CENTERLINE, TO AVOID CREATING AN OVERLAP, THIS SURVEY FOLLOWS CURRENT SURVEYS USING THE CENTERLINE AS PER ODOT MIA–718–3.88.

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

JUNE 28, 2020 REV.: AUG. 16, 2020	SURVEY OF 1.617 ACRE FOR PAUL WEEKLY IN MIAMI COUNTY, OHIO
STATE OF OHIO · NEIL E. TEAFORD 7724 · REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724 NEIL E. TEAFORD 5260 TROY–URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 29, TOWN 4, RANGE 6
SOUTHWEST QUARTER

VOLUME 60 PAGE 10
MIAMI COUNTY ENGINEER'S



CERTIFICATION OF REGISTRATION

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

NOTICE IS GIVEN TO ALL PARTIES:

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

3.197 ACRES

SECRETARY
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	APPROVED MIAMI COUNTY PLANNING COMMISSION	APPROVED SUBJECT TO ZONING APPROVAL
PAUL P. HUELSKAMP MIAMI COUNTY ENGINEER Deb Stumpff cs 8-12-2020 DEPUTY DATE	8/24/2020 DATE SECRETARY	BY Amy Gibson, RS DATE 8/28/2020 MIAMI COUNTY GENERAL HEALTH DEPT.

LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ◐ PINCH PIPE FOUND
- ✖ RAILROAD SPIKE FOUND
- ▲ TAB FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 14, PAGE 183
VOLUME 51, PAGE 149

BEARINGS CORRESPOND TO LAND SURVEY 51-149

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 753, PAGE 338
DOCUMENT 20200R-04157

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

JULY 30, 2020

SURVEY OF 3.197 ACRES FOR MICHAEL BROWN IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

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

VOLUME 60 PAGE 11
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

VILLAGE OF COVINGTON	1194	MIAMI
CORPORATION	INLOT	COUNTY

REFERENCES

COVINGTON TAX MAP PLAT NO. 84

BK. 12, PG. 64
BK. 12, PG. 22
MIAMI COUNTY RECORDER'S PLAT RECORDS

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 25th DAY OF August, 2020.

CHAIRMAN

SECRETARY

- LEGEND -

- ● IRON PIN FOUND
- ○ 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

STATE OF OHIO
ROBERT L. CRON 8140
REGISTERED
PROFESSIONAL SURVEYOR

SURVEY OF A 0.239 ACRE TRACT &
A 0.006 ACRE TRACT FOR
TIMOTHY M. DEMOSS

ROBERT L. CRON, P.S. #8140 — Aug. 25, 2020 DATE

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373
CELL: 937-418-0017

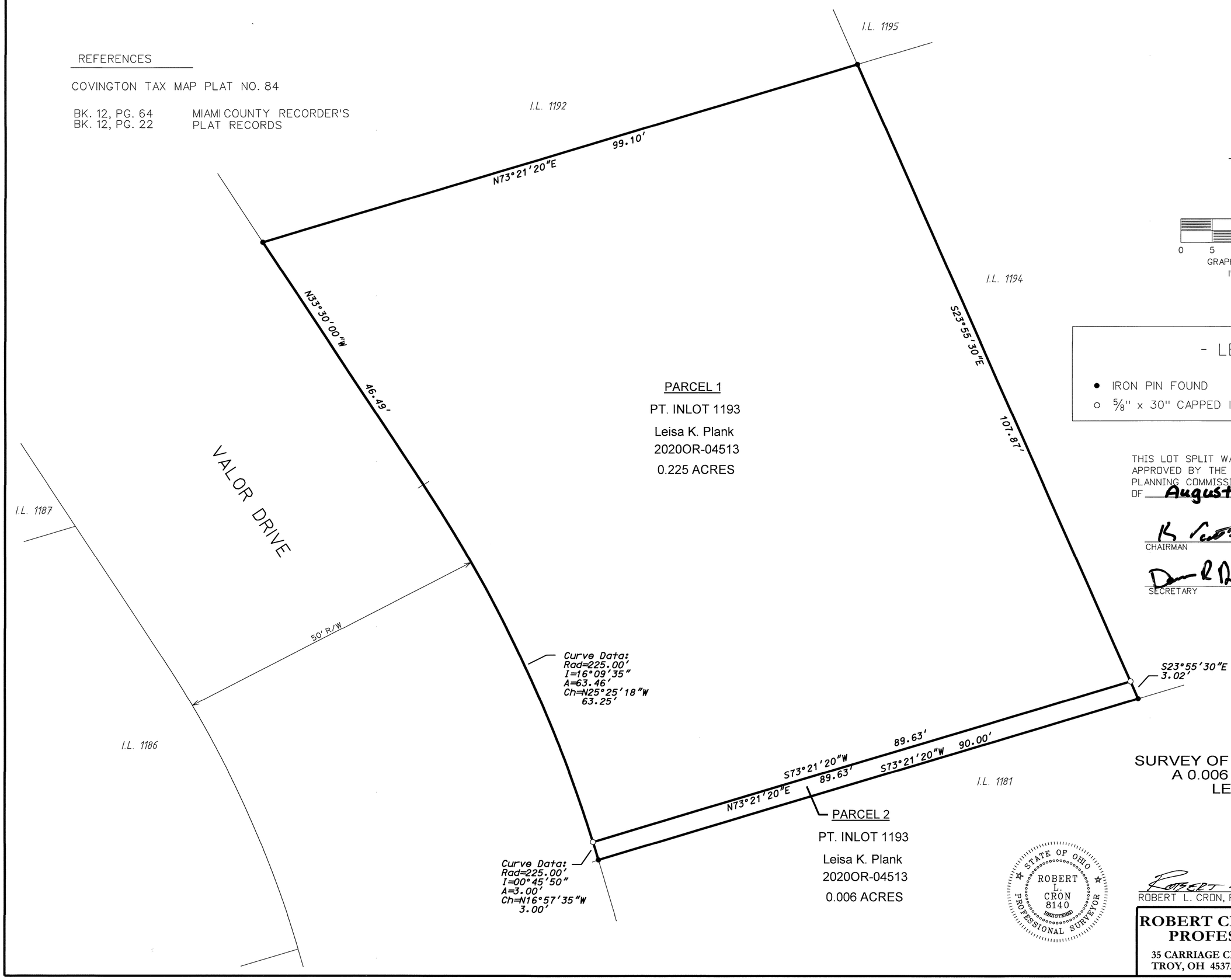
VOLUME 60 PAGE 12
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

VILLAGE OF COVINGTON	1193	MIAMI
CORPORATION	INLOT	COUNTY

REFERENCES

COVINGTON TAX MAP PLAT NO. 84

BK. 12, PG. 64
BK. 12, PG. 22
MIAMI COUNTY RECORDER'S PLAT RECORDS



0 5 10 15 20
GRAPHIC SCALE
1" = 10'

- LEGEND -

- ● IRON PIN FOUND
- ○ 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 25th DAY OF August, 2020.

CHAIRMAN

SECRETARY

SURVEY OF A 0.225 ACRE TRACT & A 0.006 ACRE TRACT FOR LEISA K. PLANK

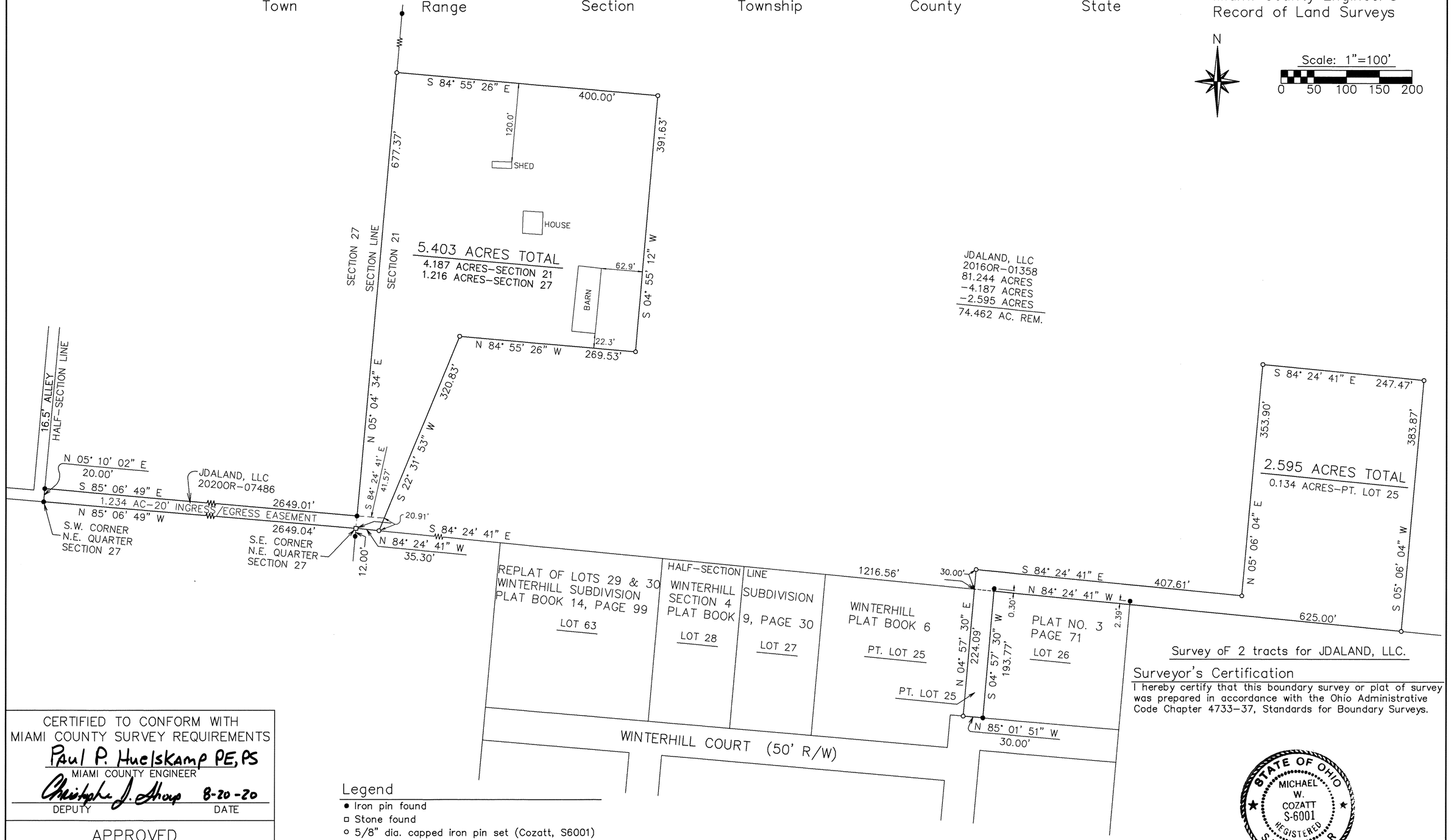
STATE OF OHIO
ROBERT L. CRON
8140
REGISTERED
PROFESSIONAL SURVEYOR

ROBERT L. CRON, P.S. #8140 — Aug. 25, 2020 DATE

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373
CELL: 937-418-0017

2	9BTMRS	NW 1/4-21 NE 1/4-27	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 13
Miami County Engineer's
Record of Land Surveys



Survey oF 2 tracts for JDALAND, LLC.

Surveyor's Certification

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

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

Michael W. Cozatt 8/26/20
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C Troy, Ohio
Job No. 02620 Ph. (937) 339-2921

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Christopher J. Shoup 8-20-20
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
8/26/2020
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Henry Fox, R.S.
DATE: 8/21/20
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Legend

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

References

Vol. 15, Pg. 08
Vol. 15, Pg. 126
Vol. 22, Pg. 80
Vol. 22, Pg. 190
Vol. 42, Pg. 189
Vol. 43, Pg. 177
Vol. 44, Pg. 182
Vol. 54, Pg. 66
Vol. 57, Pg. 25
Vol. 59, Pg. 170
— Miami County Engineer's Record of Land Surveys

P.B. 6, Pg. 71
P.B. 9, Pg. 30
— Miami County Recorder's Plat Records

Basis of Bearings

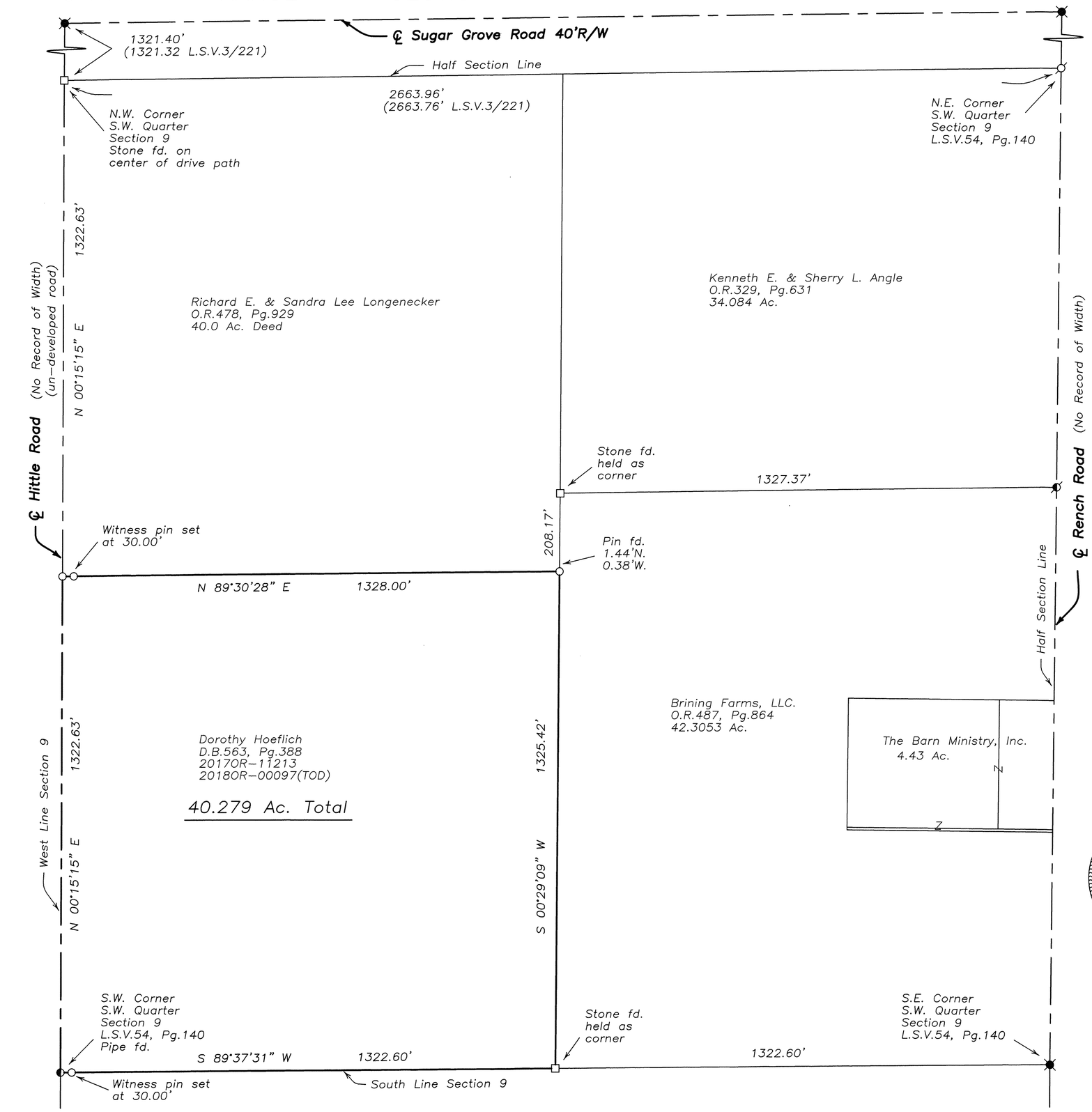
The bearings are based on the half-section line, bearing N 85° 06' 49" W, as taken from the State Plane Coordinate System, NAD83, 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Monumentation Statement

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

7	5	9 SW ¼	NEWTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 60 Page 14
Miami County Engineer's
Record of Land Surveys



0 100 200 400
Graphic Scale in Feet
1"=200'

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(MIA GPS)
- ▣ Pin in Monument Box

References

Miami County Engineer's
Record of Land Surveys
Volume 3, Page 221
Volume 12, Page 34
Volume 45, Page 151
Volume 54, Page 140
Volume 55, Page 106
Volume 57, Page 74
Volume 57, Page 75

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

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

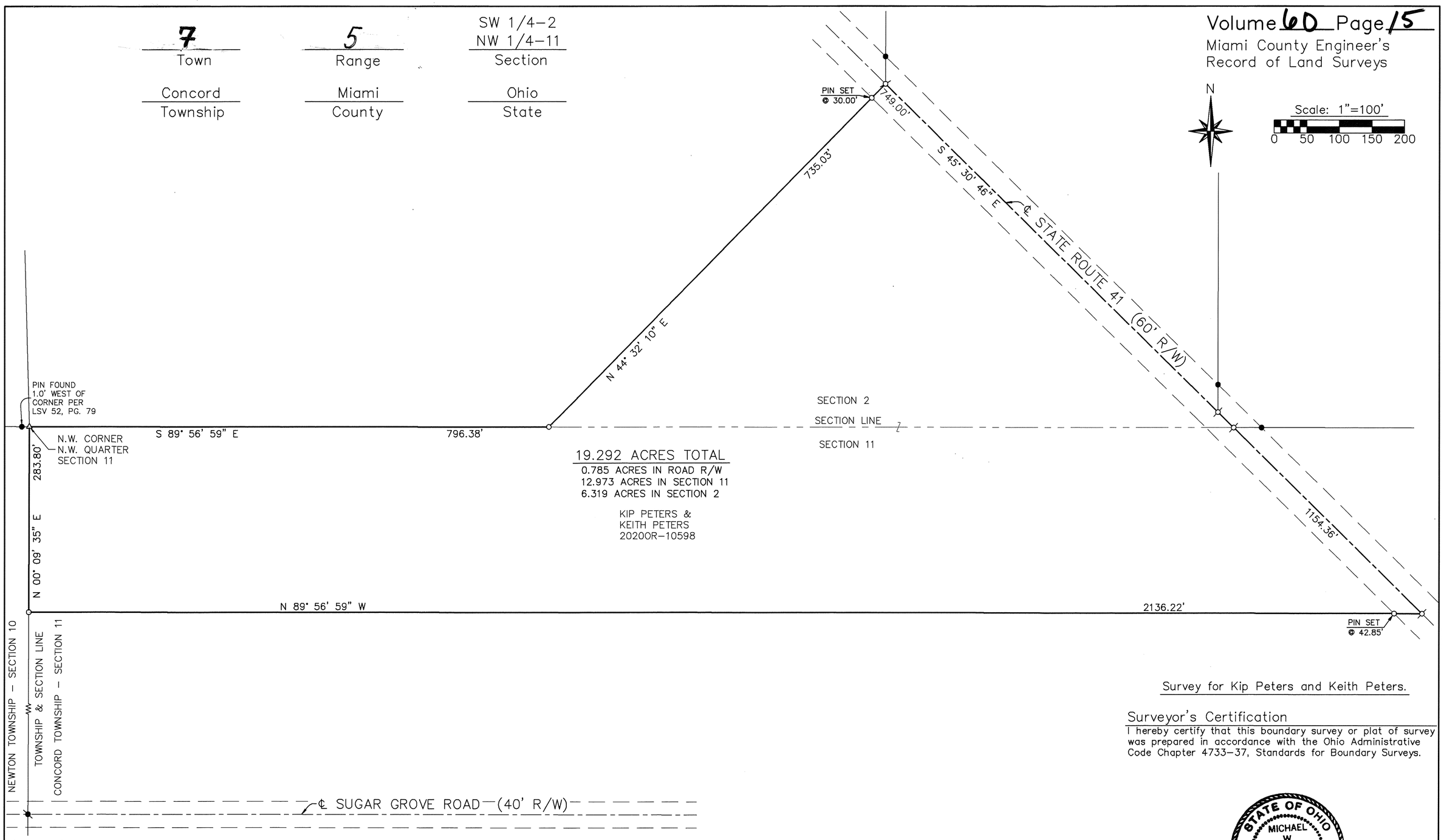
Survey of 40.279 Ac.
Oiler & Hannah

Michael W. Cozatt 8/26/20
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 21520 — (937) 339-2921
File Name: C:\Jobs\2020\21520\21520survey.dwg
Drawn by: DMC ~ Checked by: MWC

7	5	SW 1/4–2 NW 1/4–11
Town	Range	Section
Concord	Miami	Ohio
Township	County	State

Volume 60 Page 15
Miami County Engineer's
Record of Land Surveys



Survey for Kip Peters and Keith Peters.

Surveyor's Certification

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

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

Michael W. Cozatt 8/26/20
Michael W. Cozatt, P.S. #6001 Date

Legend

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

References

Miami County Engineer's Record of Land Surveys:
- Vol. 06, Pg. 112
- Vol. 20, Pg. 160
- Vol. 27, Pg. 135
- Vol. 31, Pg. 41
- Vol. 34, Pg. 101
- Vol. 35, Pg. 189
- Vol. 37, Pg. 03
- Vol. 48, Pg. 187
- Vol. 52, Pg. 79

Basis of Bearings

The bearings are based on the north line of Section 11, bearing S 89° 56' 59" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

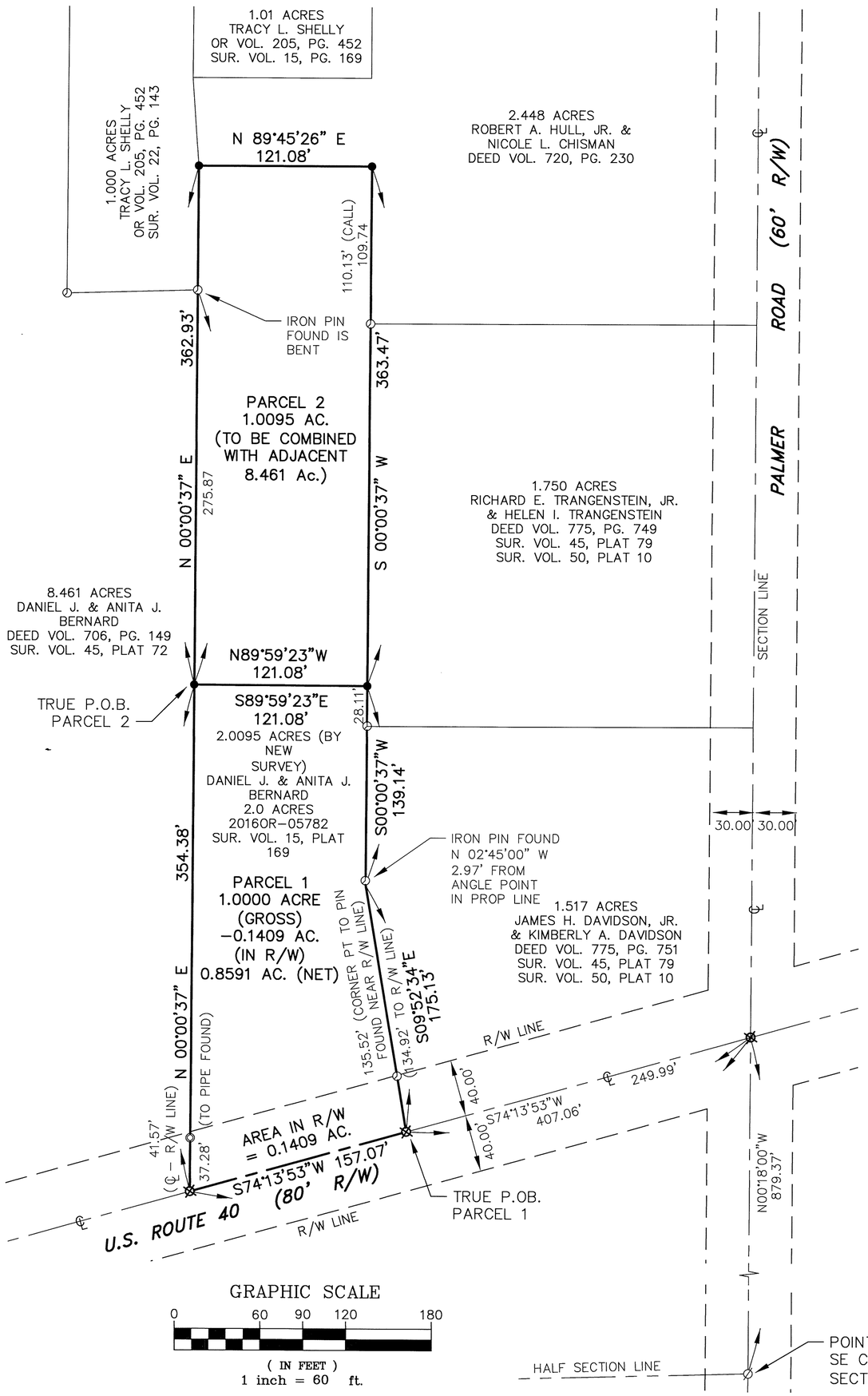
Monumentation Statement

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

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C Troy, Ohio
Job No. 22020 Ph. (937) 339–2921

NE QTR 8	2	9	BETHEL
SECTION	TOWN	RANGE	TOWNSHIP

VOLUME 60, PAGE 16.
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS



GRAPHIC SCALE

0 60 90 120 180

(IN FEET)
1 inch = 60 ft.

POINT OF COMMENCEMENT
SE CORNER OF NE QTR
SECTION 8 ~ "MAG" NAIL FOUND

BASIS OF BEARINGS:

EAST LINE OF SECTION 8, TOWN 2, RANGE 9
AS RECORDED IN SUR. VOL. 45, PAGE 72
& SUR. VOL. 50, PAGE 10

BEARING = NORTH 00°18'00" WEST

CURRENT OWNER:

- DANIEL J. & ANITA J. BERNARD
  20160R-05782

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith 8-24-2020
DEPUTY DATE

GENERAL NOTES:

- ALL MONUMENTS WERE FOUND OR WILL BE SET IN GOOD CONDITION.
- OCCUPATION, IN GENERAL, FITS THE SURVEY.

CERTIFICATION OF REGISTRATION

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

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

8/27/2020
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

(1.0095Ac. - PARCEL 2)

SYMBOL LEGEND

- ⊘ – IRON PIN FOUND
- ◎ – IRON PIPE FOUND
- Ø – "MAG" NAIL FOUND
- ⊠ – "MAG" NAIL SET
- ● – ⅝" IRON PIN SET W PLASTIC ID CAP STAMPED "HEDDEN 7630"

SURVEY REFERENCES:

DEEDS:

ALL DEEDS SHOWN ON THIS SURVEY

MIAMI COUNTY LAND SURVEY RECORDS:

ALL MIAMI COUNTY SURVEY RECORDS SHOWN ON THIS SURVEY AND THE FOLLOWING:
SURVEY VOL. 7, PLAT 89
SURVEY VOL. 8, PLAT 13
SURVEY VOL. 24, PLAT 105
SURVEY VOL. 56, PLAT 116
SURVEY VOL. 57, PLAT 55

MIAMI COUNTY ENGINEER'S MAPS:

BETHEL TOWNSHIP, MAP 12-A

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

Date of field survey: April, 2017

Ronald L. Hedden
Ronald L. Hedden, P.S.
Ohio Registration No. 7630

STATE OF OHIO
RONALD LEE HEDDEN S-7630
REGISTERED
PROFESSIONAL SURVEYOR

ADMIRAL ENGINEERING & SURVEYING
14 WEST FIRST STREET
DAYTON, OHIO 45402
937-223-5807
FAX 937-223-5871

Scale: 1"= 60'	Drawn: JC	Checked: RLH
Date: AUGUST 18, 2020	Job No. 17-011	

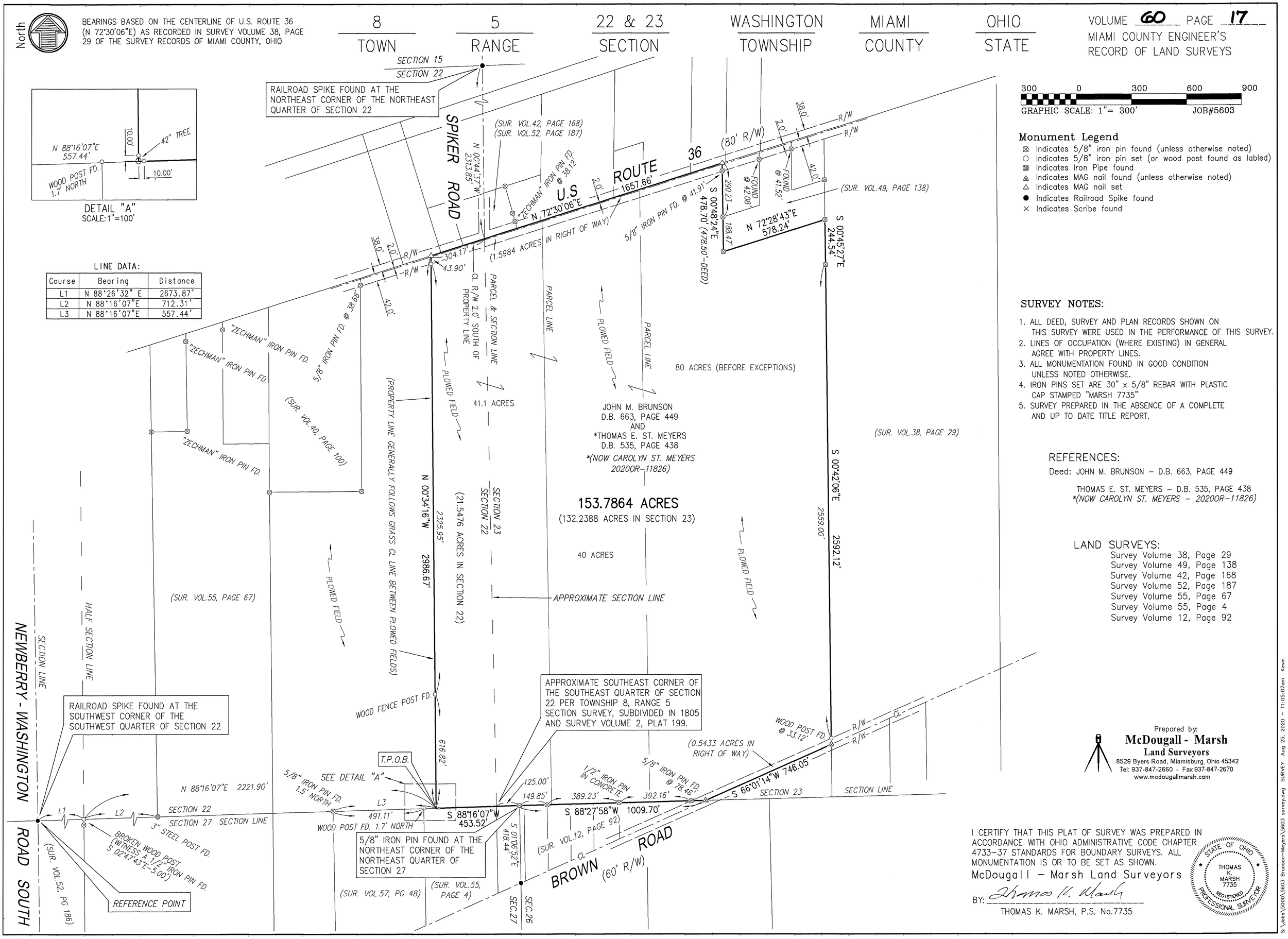
North

BEARINGS BASED ON THE CENTERLINE OF U.S. ROUTE 36 (N 72°30'06"E) AS RECORDED IN SURVEY VOLUME 38, PAGE 29 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

8	5	22 & 23	WASHINGTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 60 PAGE 17
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

300 0 300 600 900
GRAPHIC SCALE: 1"= 300'
JOB#5603



DETAIL "A"
SCALE: 1"=100'

LINE DATA:

Course	Bearing	Distance
L1	N 88°26'32" E	2673.87'
L2	N 88°16'07"E	712.31'
L3	N 88°16'07"E	557.44'

Monument Legend

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set (or wood post found as labled)
- ⊗ Indicates Iron Pipe found
- ⚠ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ● Indicates Railroad Spike found
- × Indicates Scribe found

SURVEY NOTES:

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

REFERENCES:

Deed: JOHN M. BRUNSON – D.B. 663, PAGE 449

THOMAS E. ST. MEYERS – D.B. 535, PAGE 438
*(NOW CAROLYN ST. MEYERS – 20200R-11826)

LAND SURVEYS:

Survey Volume 38, Page 29
Survey Volume 49, Page 138
Survey Volume 42, Page 168
Survey Volume 52, Page 187
Survey Volume 55, Page 67
Survey Volume 55, Page 4
Survey Volume 12, Page 92

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

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

McDougall – Marsh Land Surveyors

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

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED
PROFESSIONAL SURVEYOR

S:\Jobs\5000\5603 Brunson-Meyers\5603 survey.dwg SURVEY Aug 25, 2020 – 11:05:07am Kevin

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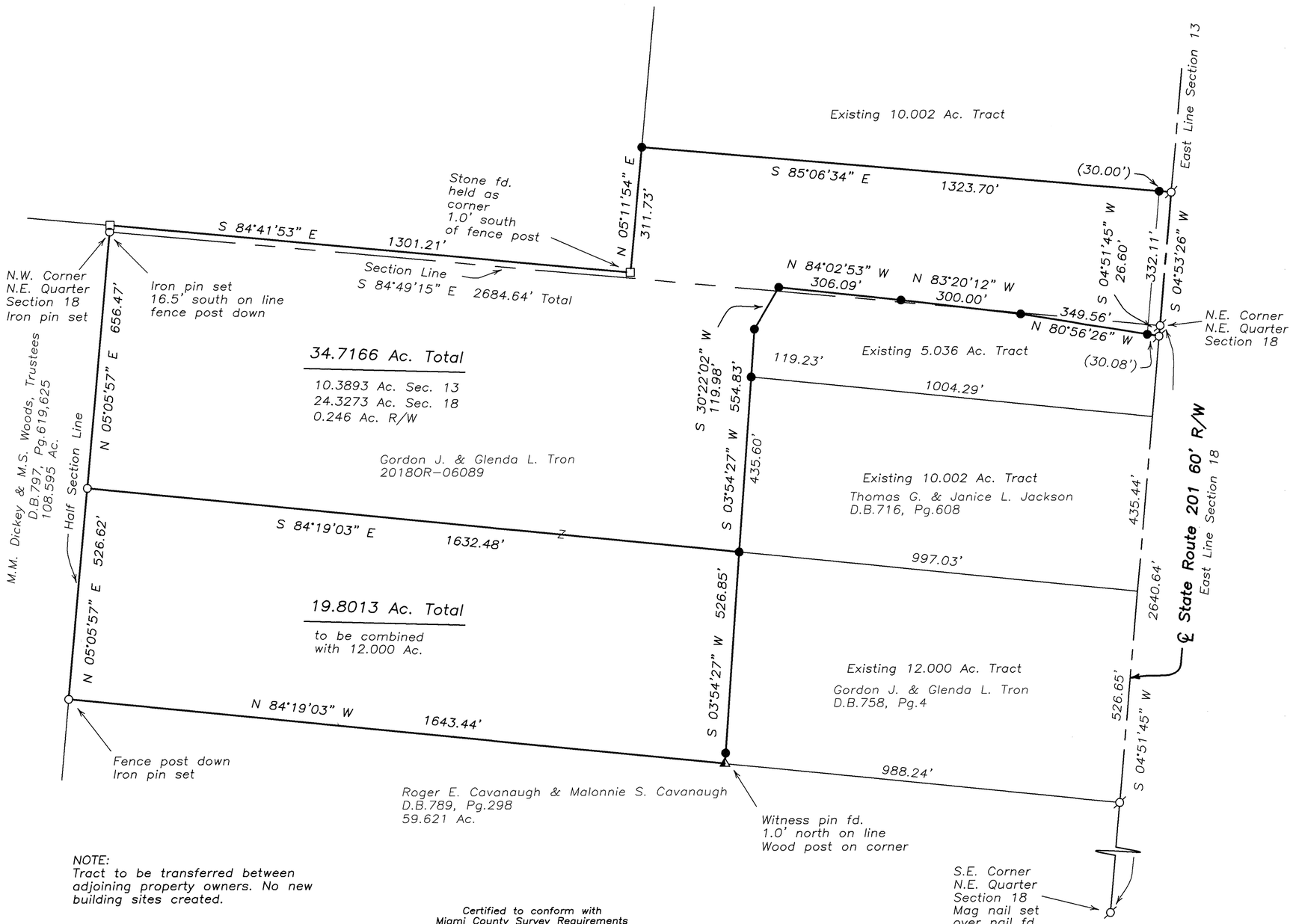
Miami County Engineer's
Record of Land Surveys

2	11 BTMRS 10 BTMRS	13 SE ¼ 18 NE ¼	LOSTCREEK	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE



Legend

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

References

Miami County Engineer's Record of Land Surveys
Volume 16, Page 184
Volume 45, Page 39
Volume 48, Page 41
Volume 58, Page 129
(Basis of Bearings)

19.8013 Ac split for Gordon & Glenda Tron

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

Certification of Registration

This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001 Notice is given to all parties:
No additional building site is created by this conveyance; no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County. 19.8013 Ac. Total

Secretary 8/26/2020
Miami County Planning Commission

Certified to conform with
Miami County Survey Requirements
Paul P. Huelskamp PE, PS
Miami County Engineer
Deputy Date 8-26-20

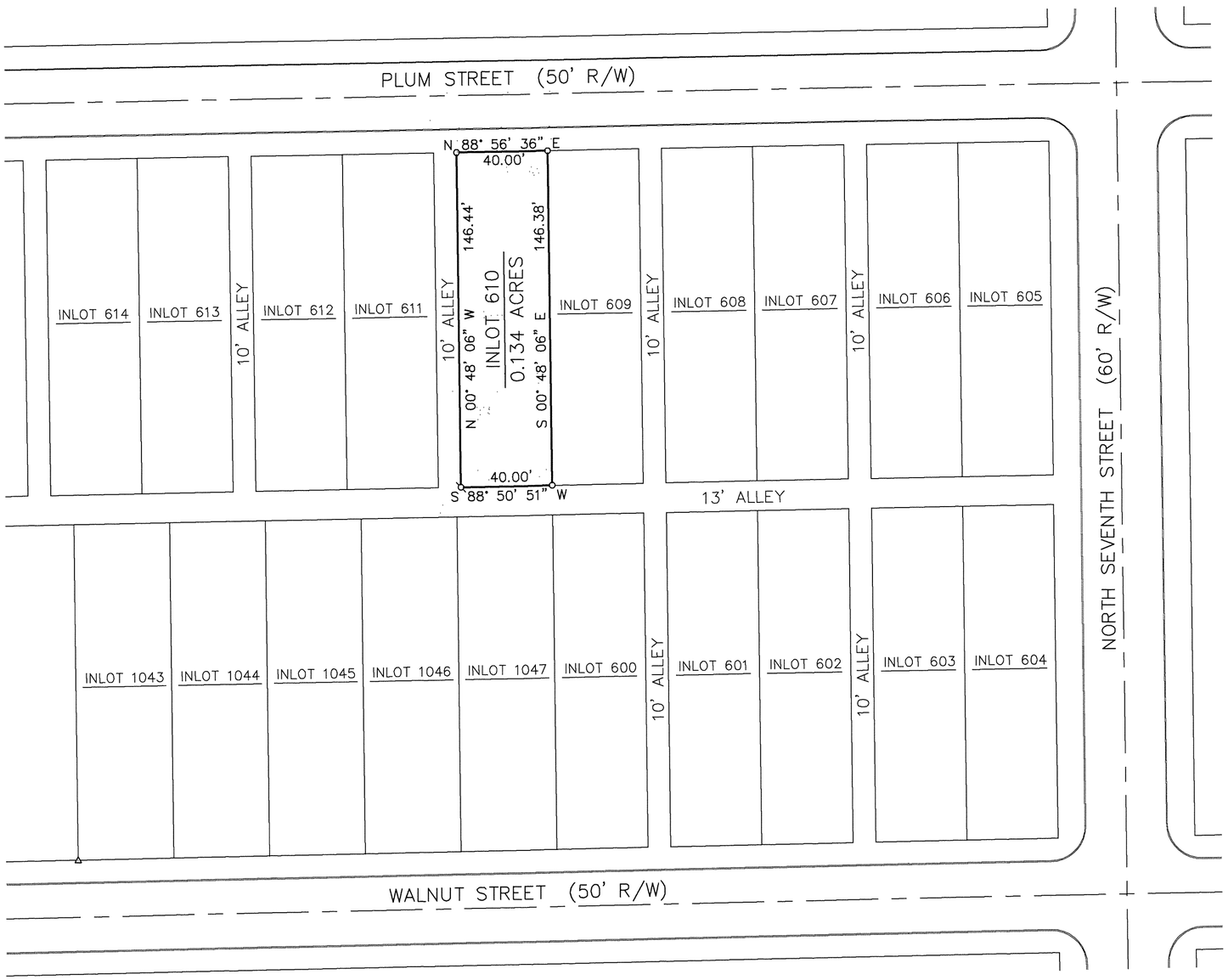
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

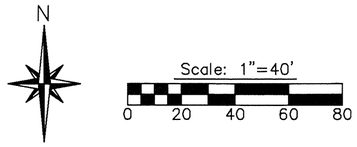
Michael W. Cozatt 8/24/20
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 01618 — (937) 339-2921
File Name: C:\Jobs\2018\01618\01618split.dwg
Drawn by: DMC ~ Checked by: MWC

Tipp City	610	Miami	Ohio
Corporation	Inlot	County	State

Volume 60 Page 19
Miami County Engineer's Record of Land Surveys





Legend

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

References

Vol. 14, Pg. 15 } Miami County Engineer's
Vol. 16, Pg. 27 } Record of Lot Surveys

P.B. 02, Pg. 158 } Miami County Recorder's
P.B. 03, Pg. 119 } Plat Records

Basis of Bearings

The bearings are based on the west line of Plum Street, bearing N 88° 56' 36" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of Inlot 610 in Tipp City for Kathy Stafford.

Surveyor's Certification

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

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

Michael W. Cozatt 9/02/20
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 21620 Ph. (937) 339-2921

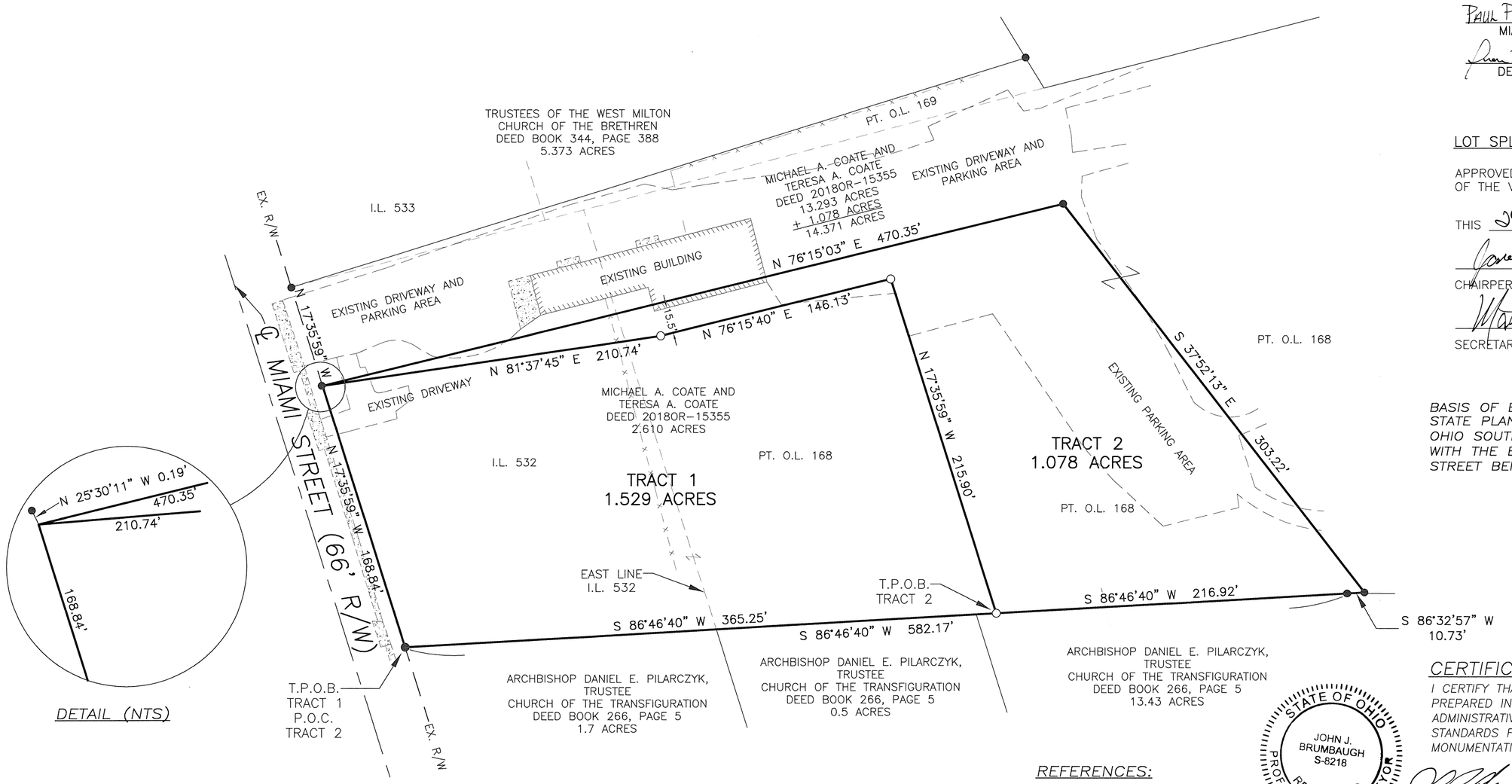
PT 532	PT 168	SOUTH	WEST MILTON
INLOT	OUTLOT	SECTION	CORPORATION

VOLUME 60 PAGE 20

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

NOTE:

TRACT 2 TO BE TRANSFERRED BETWEEN ADJACENT PROPERTY OWNERS, NO NEW BUILDING SITES CREATED.



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER

DEPUTY 9/3/20
DATE

LOT SPLIT APPROVAL:

APPROVED BY THE PLANNING COMMISSION
OF THE VILLAGE OF WEST MILTON

THIS 29 DAY OF July, 2020.

CHAIRPERSON

SECRETARY

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE EAST R/W LINE OF MIAMI STREET BEING N 17°35'59" W.

CERTIFICATION:

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

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

8-25-2020

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

N
W E
S

0' 50' 100' 150'
GRAPHIC SCALE IN FEET
1" = 50'

LEGEND:

○ *30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"*

● *5/8" IRON PIN FOUND*

EXISTING FENCE LINE

( ) REFERENCED DISTANCE OF RECORD

REFERENCES:

LOT SURVEYS:

VOLUME 6, PAGE 96
VOLUME 9, PAGE 140
VOLUME 10, PAGE 12
VOLUME 24, PAGE 124

LAND SURVEYS:

VOLUME 7, PAGE 43

AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

LOT SPLIT SURVEY OF THE EXISTING 2.610 ACRE TRACT DESCRIBED IN DEED 20180R-15355 FOR MICHAEL A. AND TERESA A. COATE LOCATED IN MIAMI COUNTY ~ DATE 8\26\2020

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 #368.19 *DRAWN BY: SES* *CHECKED BY: JJB*

6	5E	SW 1/4-5	Union	Miami	Ohio
Town	Range	Section	Township	County	State

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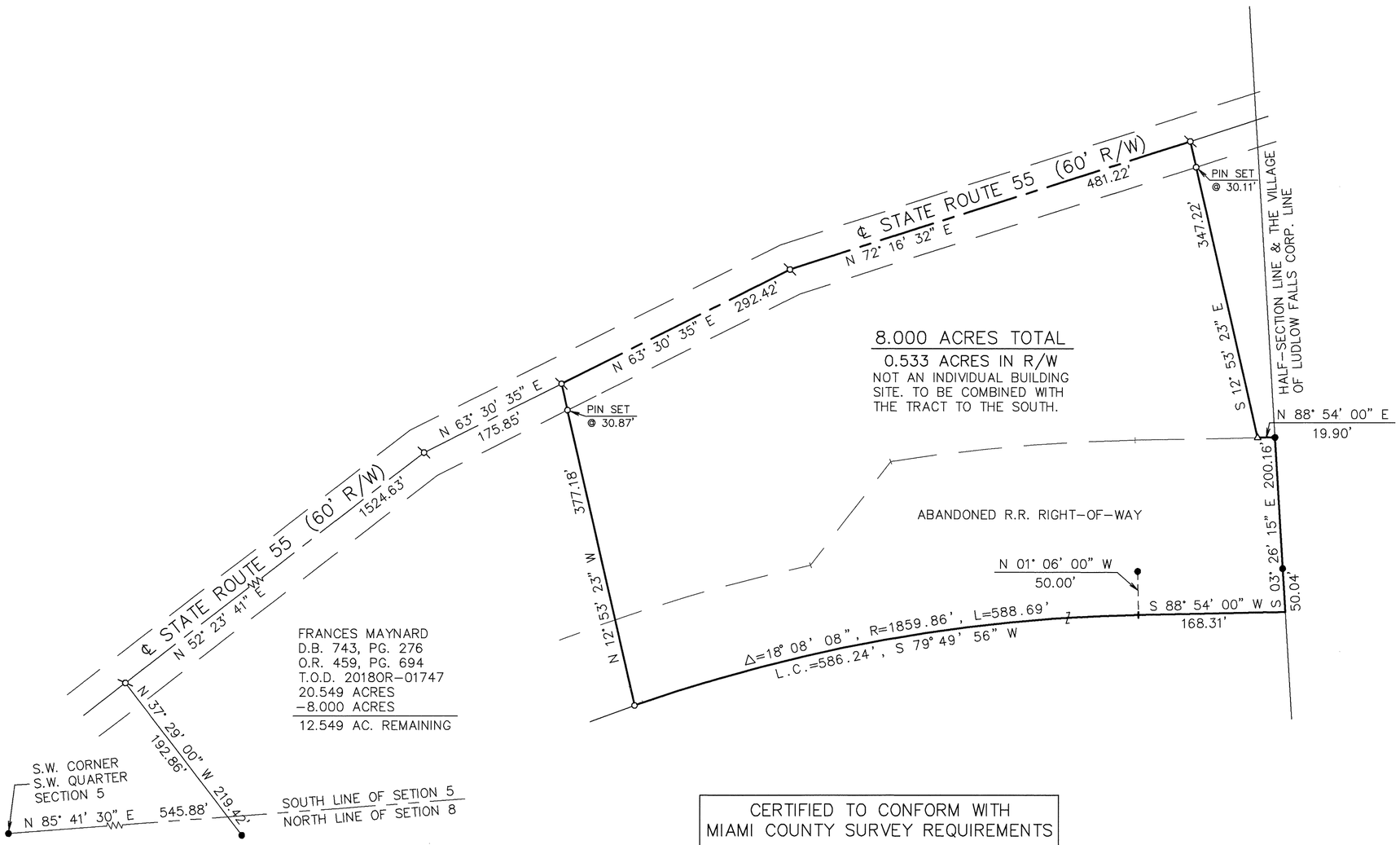
Miami County Engineer's
Record of Land Surveys

N

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



FRANCES MAYNARD
D.B. 743, PG. 276
O.R. 459, PG. 694
T.O.D. 20180R-01747
20.549 ACRES
-8.000 ACRES
12.549 AC. REMAINING

Legend

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

References

Vol. 41, Pg. 76 { Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the centerline of State Route 55, bearing N 63° 30' 35" E, as taken from Land Survey Vol. 41, Page 76

Monumentation Statement

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

Survey of 8.000 acres for Frances Maynard

Surveyor's Certification

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

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

Michael W. Cozatt 8/26/20
Michael W. Cozatt, P.S. #6001 Date

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, P.E., P.S.
MIAMI COUNTY ENGINEER
Andy Smith 8-19-2020
DEPUTY DATE

CERTIFICATION OF REGISTRATION

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

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

9/2/2020
MIAMI COUNTY PLANNER

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 17120 *Ph. (937) 339-2921*

2	10 BTMRS	N.E. 1/4 – 3
Town	Range	Section
Elizabeth	Miami	Ohio
Township	County	State

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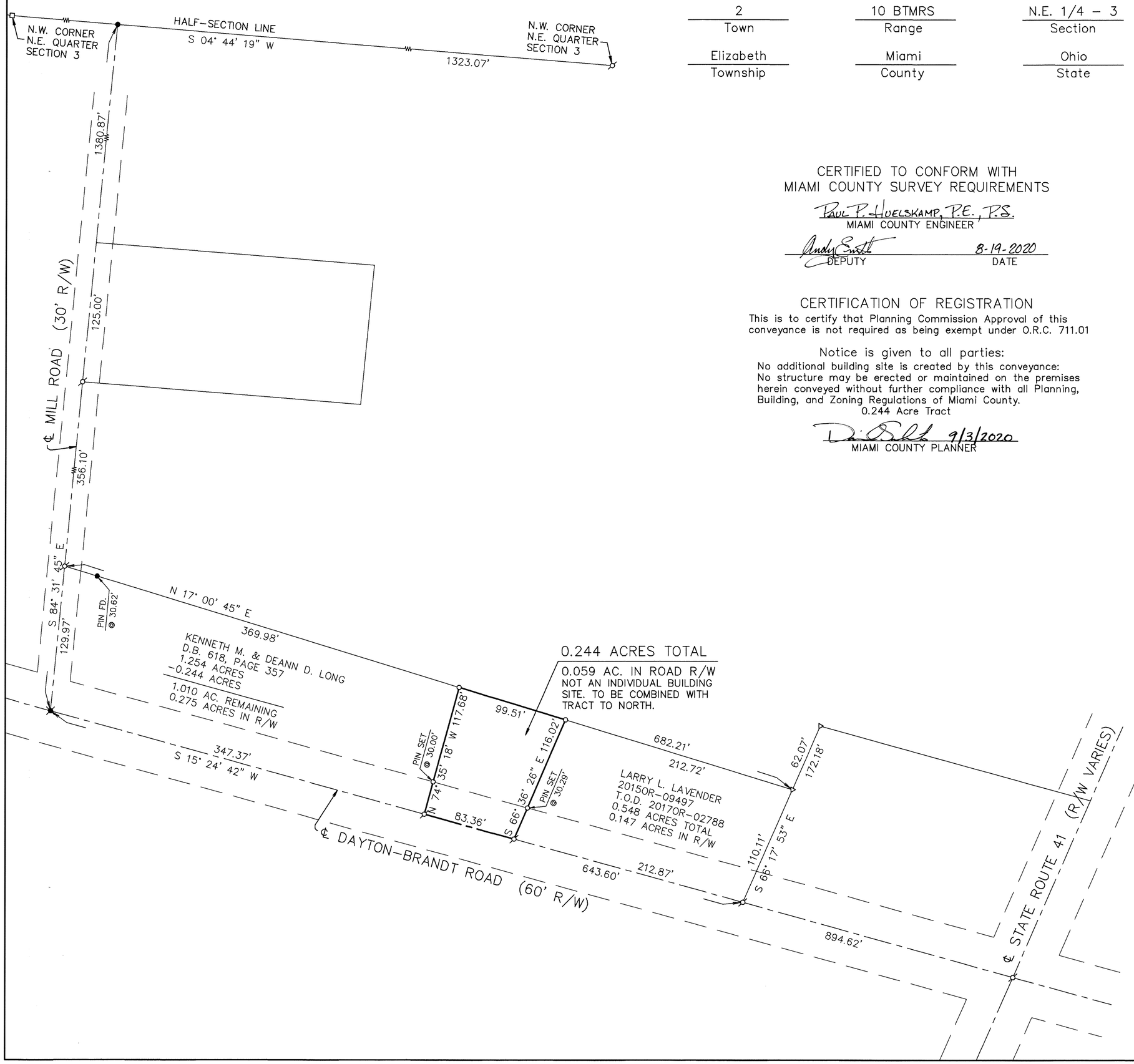
Miami County Engineer's Record of Land Surveys



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith 8-19-2020
DEPUTY DATE

CERTIFICATION OF REGISTRATION

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

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

9/3/2020
MIAMI COUNTY PLANNER

Scale: 1"=60'
0 30 60 90 120

Legend

- ● Iron pin found
- ⌀ Mag nail set
- ✖ Gin spindle set
- △ Iron pipe found
- □ Stone found
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 06, Pg. 91
Vol. 38, Pg. 71
Vol. 41, Pg. 22
Vol. 45, Pg. 20
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the centerline of Mill Road bearing S 84° 31' 50" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Monumentation Statement

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

Survey of 0.244 Acres for Larry Lavender.

Surveyor's Certification

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

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

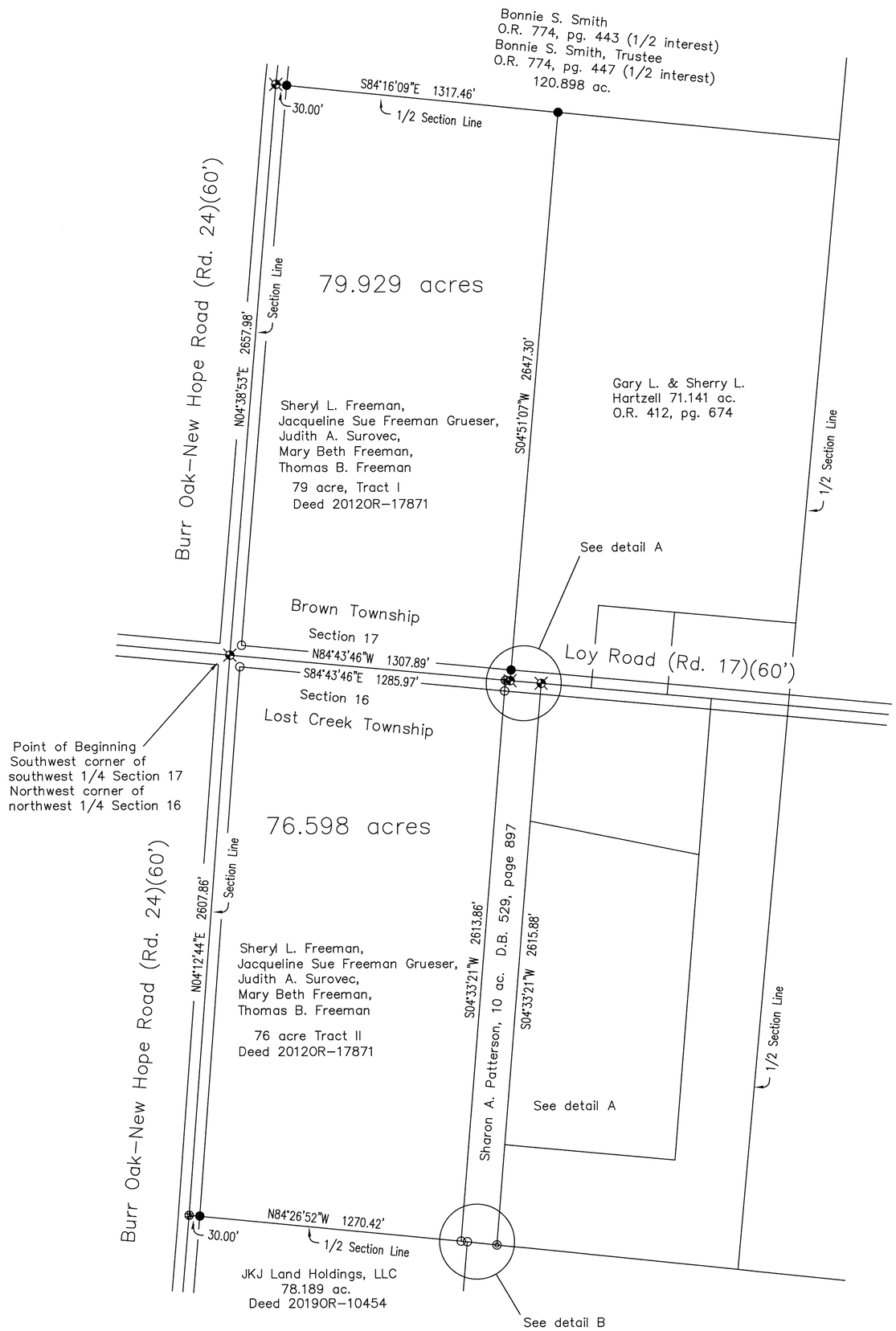
Michael W. Cozatt 9/02/20
Michael W. Cozatt, P.S. #6001 Date

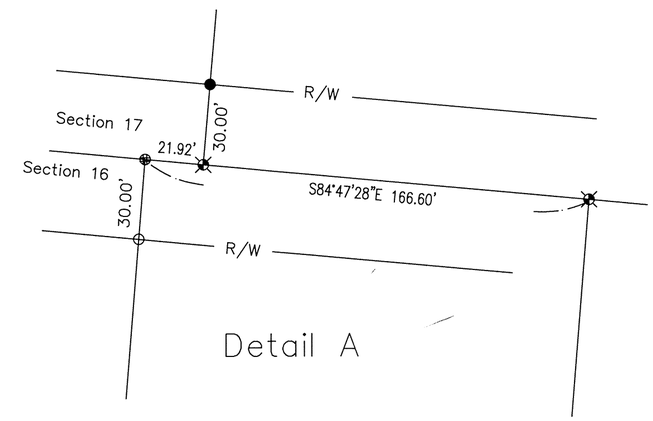
Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C Troy, Ohio
Job No. 17320 Ph. (937) 339-2921

Volume: 60 Page 23
Miami County Engineers Record of Land Surveys

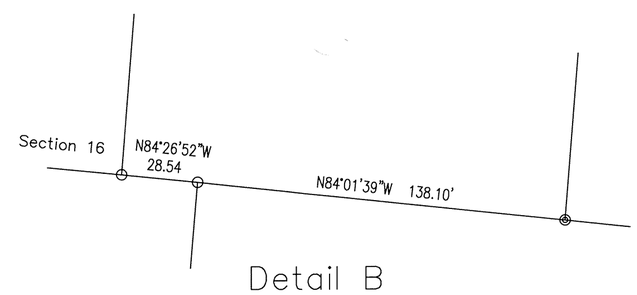
State of Ohio, Miami County, Brown and Lost Creek Townships
Range 11, Town 2, Sections 16 & 17, MRS

Plat of Survey
Guider Surveying, Inc.





SCALE : 1" = 400'



Land Surveys

Volume 24, pg. 175
Volume 34, pg. 193
Volume 54, pg. 175
Volume 36, pg. 49

Deeds as shown

Legend

- MAG nail set
- MAG nail found
- Railroad spike found
- 5/8" Iron pin found
- 5/8" Iron pin found
- 3/4" iron pin found
- 3/4" Iron pipe found
- 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

Basis of Bearing

State Plane Coordinate System
Ohio South Zone, NAD83

Scale in Feet

0 200 400 800

Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

STATE OF OHIO
TIMOTHY L. GUIDER
S-7752
REGISTERED
PROFESSIONAL SURVEYOR

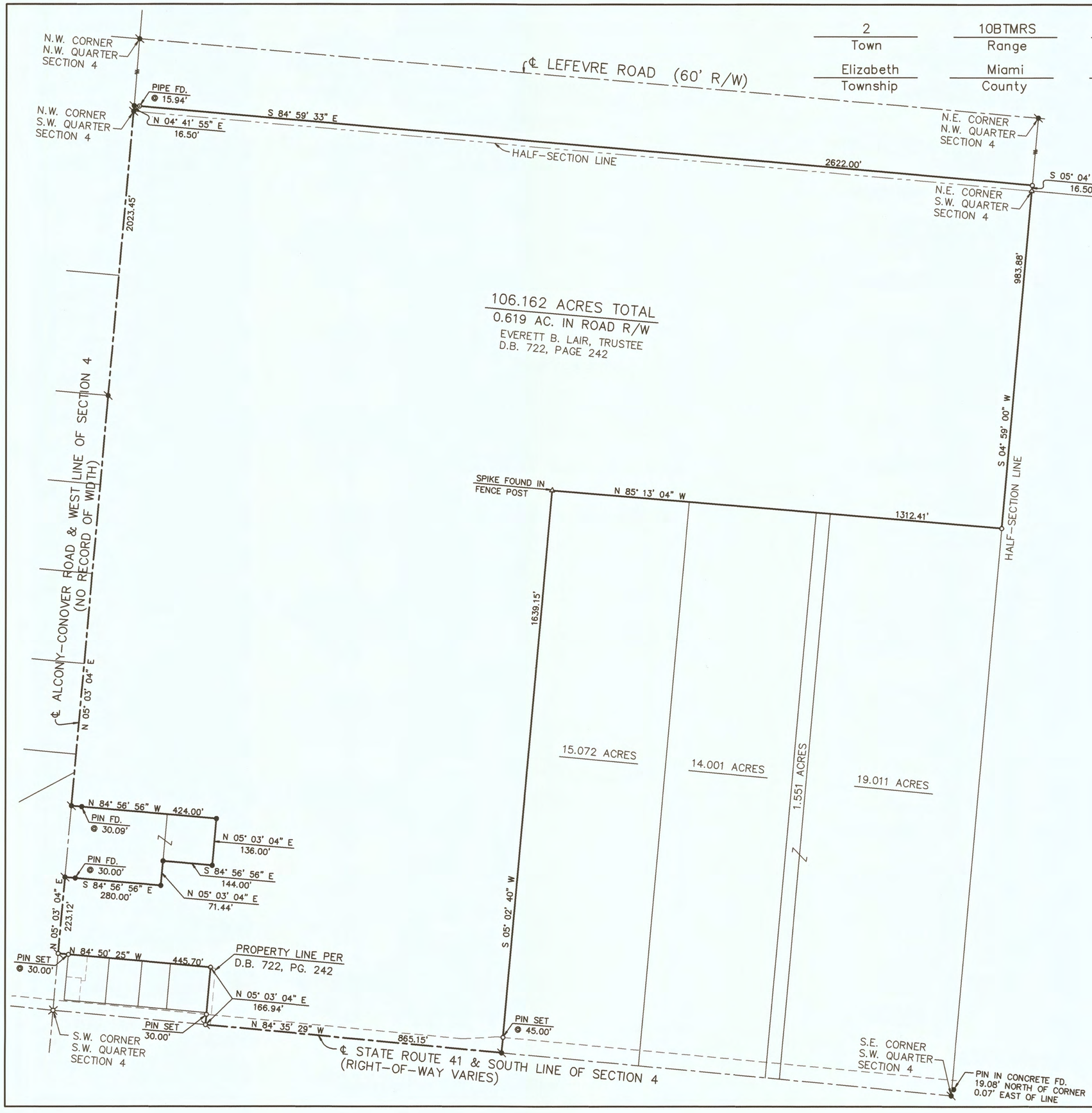
8/29/20
Date

Timothy L. Guider R.S. #7752
Guider Surveying, Inc.
19550 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

Job#20150

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

Volume 60 Page 24
Miami County Engineer's Record of Land Surveys



N

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

Legend

- Mag nail set over existing monument
- Iron pin found
- Mag nail set
- Wood corner post
- Iron pipe found
- Mag spike set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 18, Pg. 159
Vol. 24, Pg. 19
Vol. 31, Pg. 33
Vol. 32, Pg. 75
Vol. 33, Pg. 47
Vol. 33, Pg. 193
Vol. 41, Pg. 122
Vol. 44, Pg. 102
Vol. 52, Pg. 119
Vol. 53, Pg. 76
Vol. 57, Pg. 115
— Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the west line of Section 4 and centerline of Alcony–Conover Road, bearing N 05° 03' 04" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Surveyor's Certification

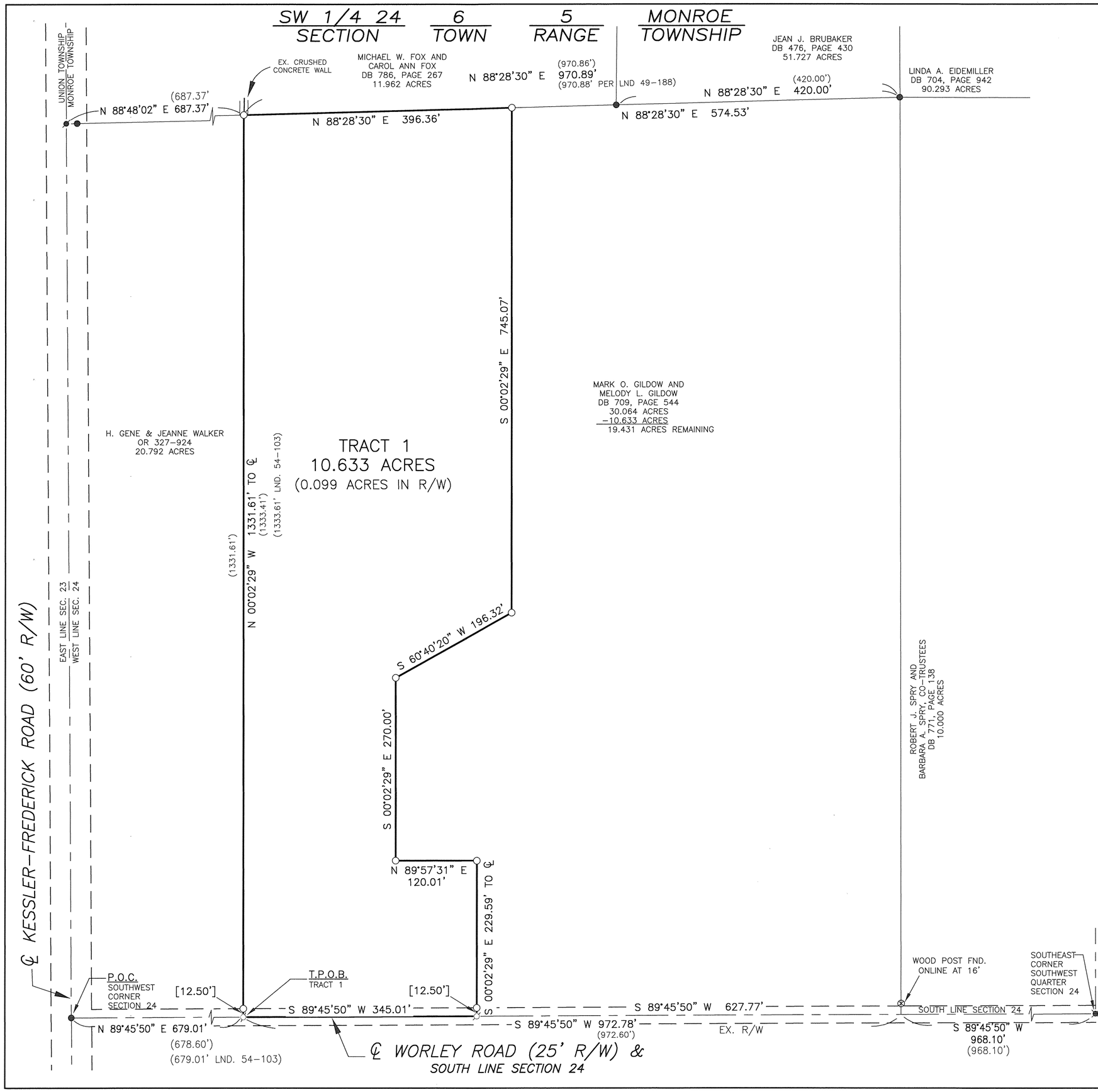
I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys.

Survey of 2 tracts for Everett Lair.

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

Michael W. Cozatt 9/11/20
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 22220 *Ph. (937) 339–2921*



VOLUME 60 PAGE 25

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

REFERENCES:

LAND SURVEYS:

VOLUME 54. PAGE 103
VOLUME 49, PAGE 188
VOLUME 24, PAGE 17
VOLUME 23, PAGE 36
VOLUME 6, PAGE 123
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- RAILROAD SPIKE FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- ( ) REFERENCED DISTANCE OF RECORD

0' 100' 200' 300'

GRAPHIC SCALE IN FEET
1" = 100'

BASIS OF BEARING:

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE SOUTH LINE OF SECTION 24 ROAD BEARING S 89°45'50" W.

CERTIFICATION:

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

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

LOT SPLIT SURVEY OF 10 ACRES FOR MARK GILDOW
LOCATED IN MONROE TWP., MIAMI COUNTY ~ DATE 9/10/2020

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

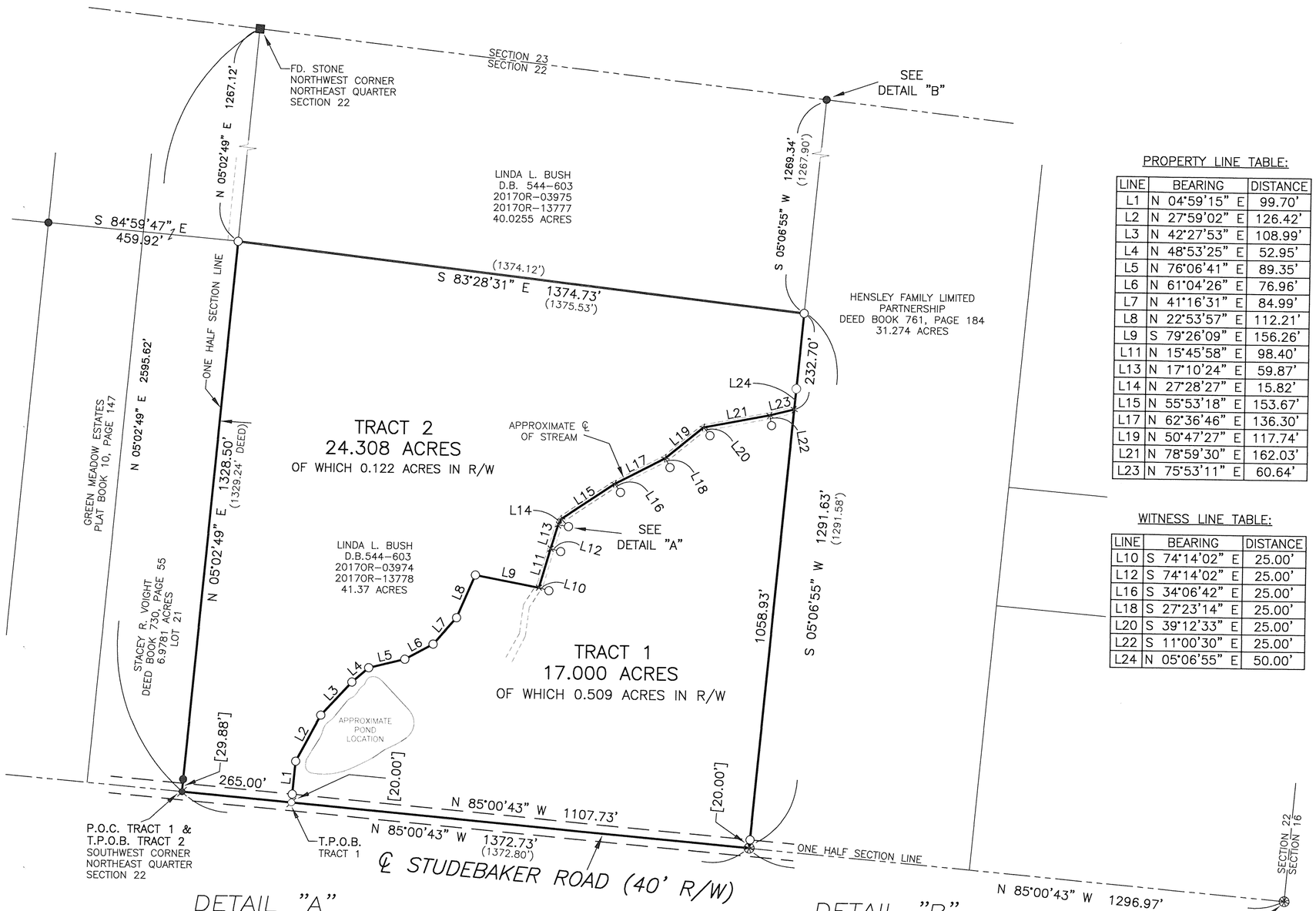
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #405.20 DRAWN BY: SES CHECKED BY: JJB

22 SECTION | 2 TOWN | 9 RANGE | BETHEL TOWNSHIP

VOLUME 60 PAGE 26

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



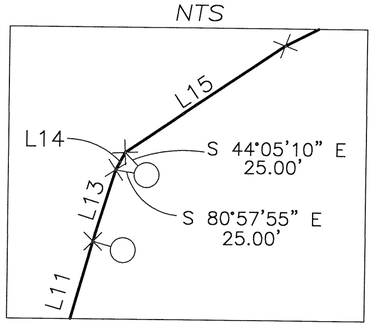
PROPERTY LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 04°59'15" E	99.70'
L2	N 27°59'02" E	126.42'
L3	N 42°27'53" E	108.99'
L4	N 48°53'25" E	52.95'
L5	N 76°06'41" E	89.35'
L6	N 61°04'26" E	76.96'
L7	N 41°16'31" E	84.99'
L8	N 22°53'57" E	112.21'
L9	S 79°26'09" E	156.26'
L11	N 15°45'58" E	98.40'
L13	N 17°10'24" E	59.87'
L14	N 27°28'27" E	15.82'
L15	N 55°53'18" E	153.67'
L17	N 62°36'46" E	136.30'
L19	N 50°47'27" E	117.74'
L21	N 78°59'30" E	162.03'
L23	N 75°53'11" E	60.64'

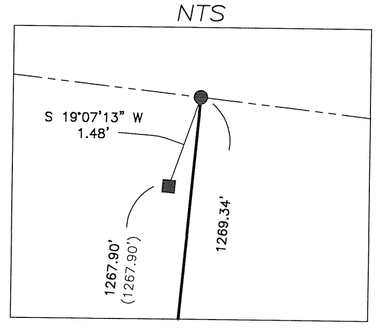
WITNESS LINE TABLE:

LINE	BEARING	DISTANCE
L10	S 74°14'02" E	25.00'
L12	S 74°14'02" E	25.00'
L16	S 34°06'42" E	25.00'
L18	S 27°23'14" E	25.00'
L20	S 39°12'33" E	25.00'
L22	S 11°00'30" E	25.00'
L24	N 05°06'55" E	50.00'

DETAIL "A"
NTS



DETAIL "B"
NTS



REFERENCES:

LAND SURVEYS:

VOLUME 50, PAGE 30
VOLUME 48, PAGE 179
VOLUME 22, PAGE 196
AND AS SHOWN HEREON

RECORD PLATS:

PLAT BOOK 10, PAGE 147
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

BASIS OF BEARING:

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF STUDEBAKER ROAD BEING N 85°00'43" W.

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ■ STONE FOUND
- RAILROAD SPIKE FOUND
- MAG NAIL SET
- GIN SPINDLE FOUND
- ( ) REFERENCED DISTANCE OF RECORD

0' 200' 400' 600'
GRAPHIC SCALE IN FEET
1" = 200'

CERTIFICATION:

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

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

LOT SPLIT SURVEY OF 17.000 ACRE FOR LINDA L. BUSH
LOCATED IN BETHEL TOWNSHIP, MIAMI COUNTY ~ DATE: 9/14/2020

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

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

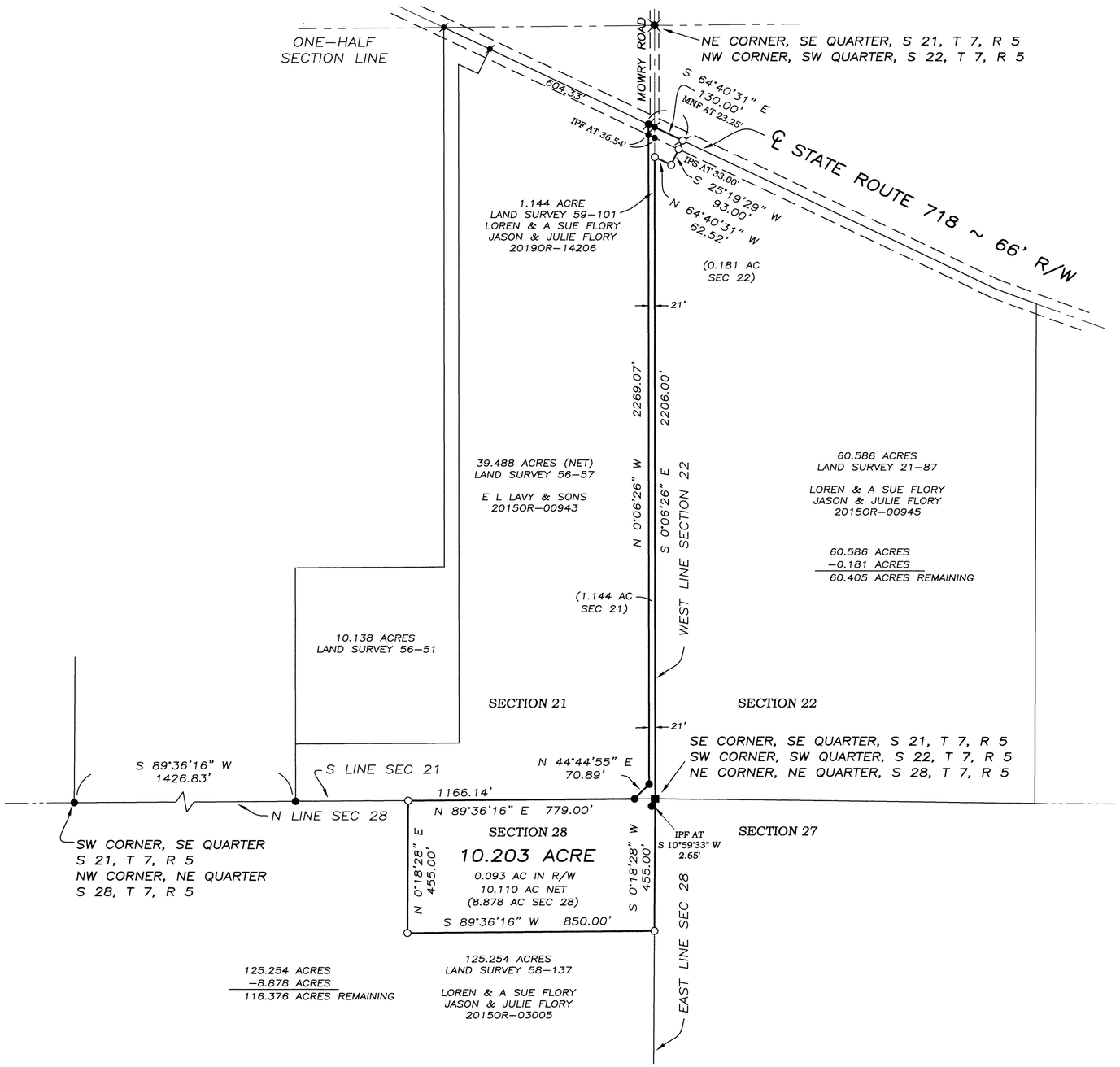
BES JOB #356.20 DRAWN BY: SES CHECKED BY: JJB

NEWTON TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 21, TOWN 7, RANGE 5, SOUTHEAST QUARTER
SECTION 22, TOWN 7, RANGE 5, SOUTHWEST QUARTER
SECTION 28, TOWN 7, RANGE 5, NORTHEAST QUARTER

VOLUME 60 PAGE 27

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- ■ STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 21, PAGE 87
VOLUME 56, PAGE 57
VOLUME 58, PAGE 137
VOLUME 59, PAGE 101

BASIS OF BEARINGS PER
LAND SURVEY 56–57

MIAMI COUNTY RECORDER'S RECORDS
DOCUMENT NUMBER 2015OR–00945
DOCUMENT NUMBER 2015OR–03005
DOCUMENT NUMBER 2019OR–14206

ACREAGE RECAP

1.144 ACRE SECTION 21
0.181 ACRE SECTION 22
8.878 ACRE SECTION 28
10.203 ACRES TOTAL

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

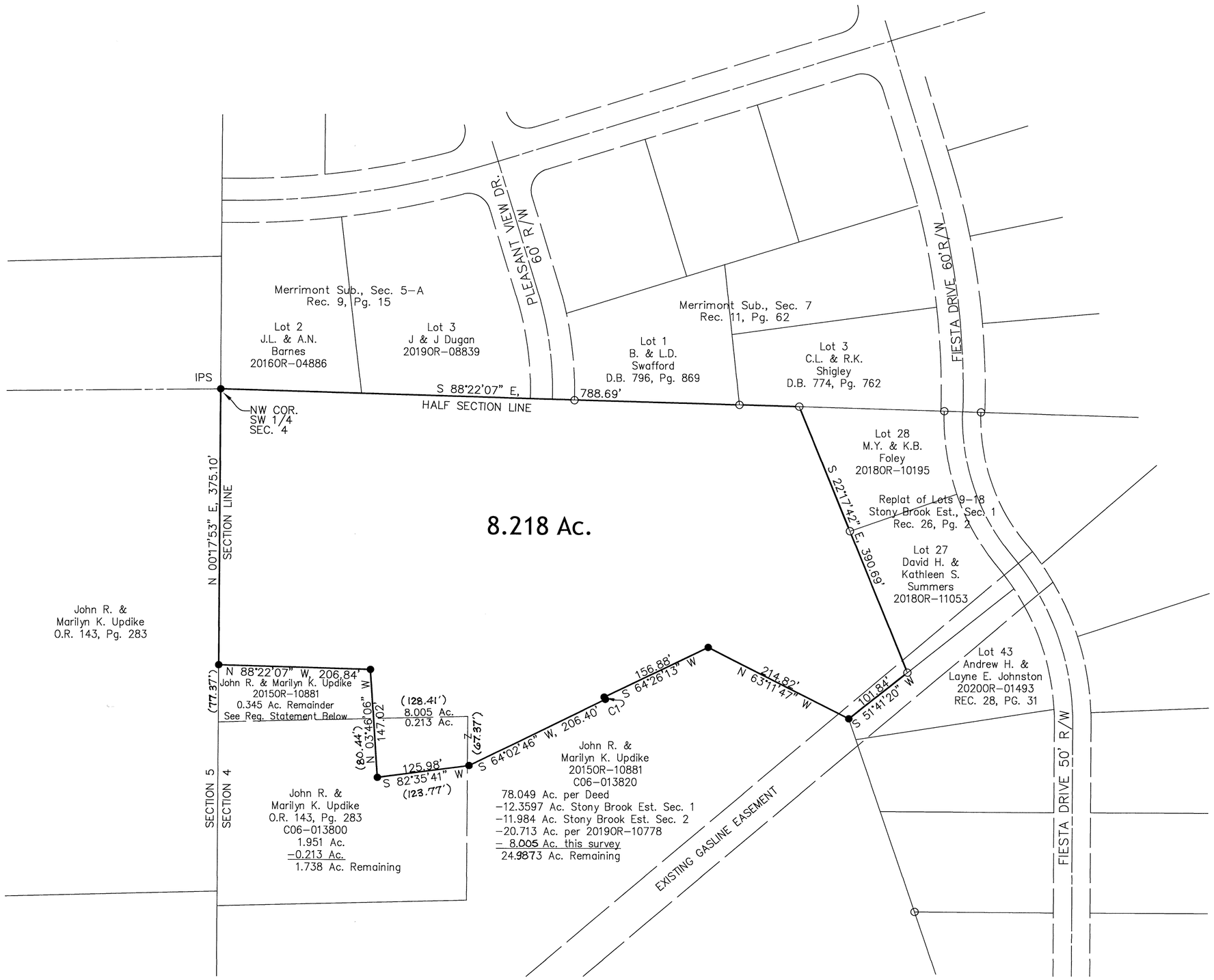
SEPTEMBER 13, 2020	SURVEY FOR LOREN AND JASON FLORY IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

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

UPDIKE PLAT OF SURVEY No.2

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

VOLUME 60 PLAT 28
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
SEPTEMBER, 2020



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

SCALE: 1"=100'
0 100 200

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- CX CURVE NUMBER

DEED REFERENCE
O.R. 143, PG. 283
20150R-10881

SURVEY REFERENCE
LND. SUR. Vol. 6, PG. 31
LND. SUR. Vol. 56, PG. 65
LND. SUR. Vol. 56, PG. 164
REC. P.B. Vol. 9, PG. 15
REC. P.B. Vol. 11, PG. 62
REC. P.B. Vol. 26, PG. 2
REC. P.B. Vol. 28, PG. 31

DESCRIPTION

BEING A SURVEY CONTAINING 8.218 ACRES OUT OF A PART OF THE SOUTHWEST QUARTER OF SECTION 4, T4, R6, OWNED BY JOHN R. AND MARILYN K. UPDIKE AS RECORDED IN O.R. 143, PG. 283 AND 20150R-10881 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS. THIS TRACT OF LAND IS TO BECOME STONY BROOK ESTATES, SECTION 3.

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

SECRETARY
MIAMI COUNTY PLANNING COMMISSION — 9/30/2020 DATE

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY — 9-30-2020 DATE

CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	525.00'	00°-23'-26"	3.58'	3.58'	S 25°-45'-31" E

STEVEN E. BOWERSOX, P.S. #7059 — 9/09/2020 DATE

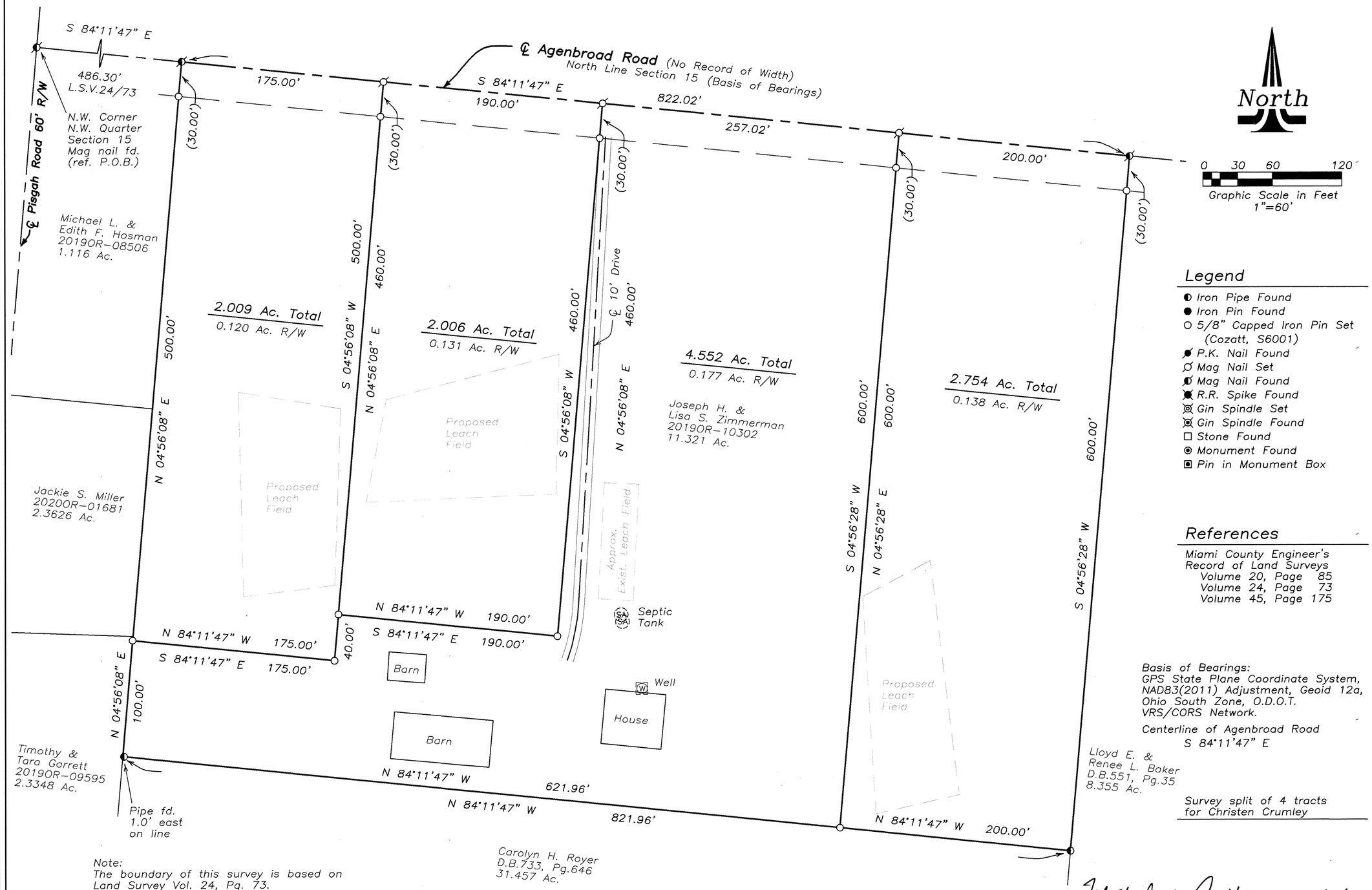
STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 09-09-2020
DRAWN BY: seb
JOB NUMBER: MIACON1906surv
SHEET NUMBER 1 OF 1

2	9 BTMRS	15 NW ¼	BETHEL	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 60 Page 29
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 20, Page 85
Volume 24, Page 73
Volume 45, Page 175

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

Centerline of Agenbroad Road
S 84°11'47" E

Survey split of 4 tracts for Christen Crumley

Note:
The boundary of this survey is based on Land Survey Vol. 24, Pg. 73.

Certified to conform with
Miami County Survey Requirements

PAUL P. HUELSKAMP P.E., P.S.
Miami County Engineer

Deputy 10/2/20
Date

Approved by
Miami County Planning Commission

Secretary

10/2/2020
Date

Approved
Subject to Zoning Approval

By

Date 10.2.20
Miami County
General Health Department

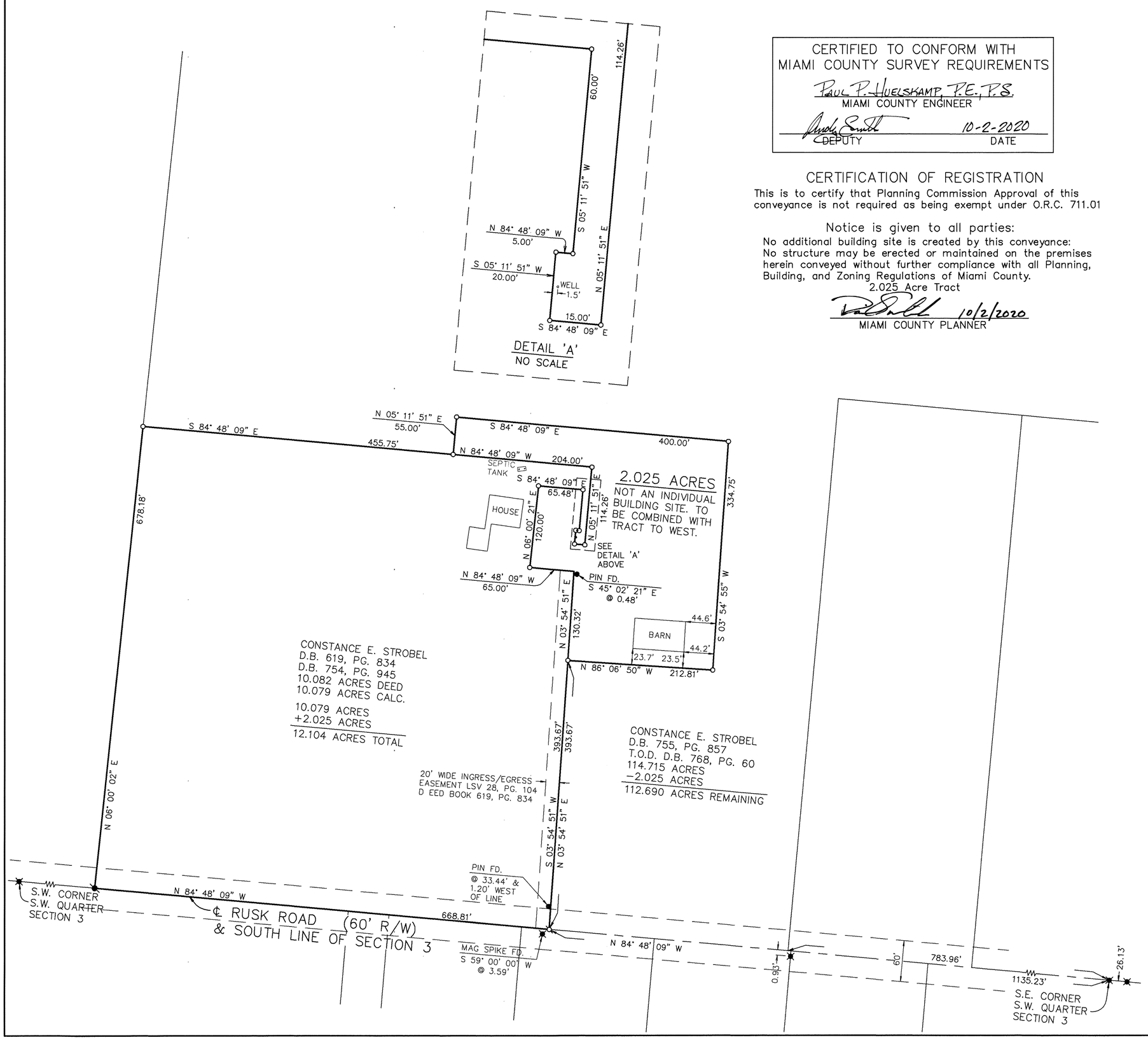
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
PROFESSIONAL SURVEYOR

9/30/20
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 23019 — (937) 339-2921
File Name: C:\Jobs\2019\23019\23019survey.dwg
Drawn by: DMC ~ Checked by: MWC

1	11 BTMRS	SW 1/4-3	Staunton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 30
Miami County Engineer's
Record of Land Surveys



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

DEPUTY — 10-2-2020 DATE

CERTIFICATION OF REGISTRATION

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

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

10/2/2020
MIAMI COUNTY PLANNER

N

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

Legend

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

References

Vol. 28, Pg. 104
Vol. 34, Pg. 152
Vol. 53, Pg. 40
Vol. 59, Pg. 52
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the south line of Section 3 and the centerline of Rusk Road, bearing N 84° 48' 09" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 2.025 acres Tracts for Connie Strobel.

Surveyor's Certification

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

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

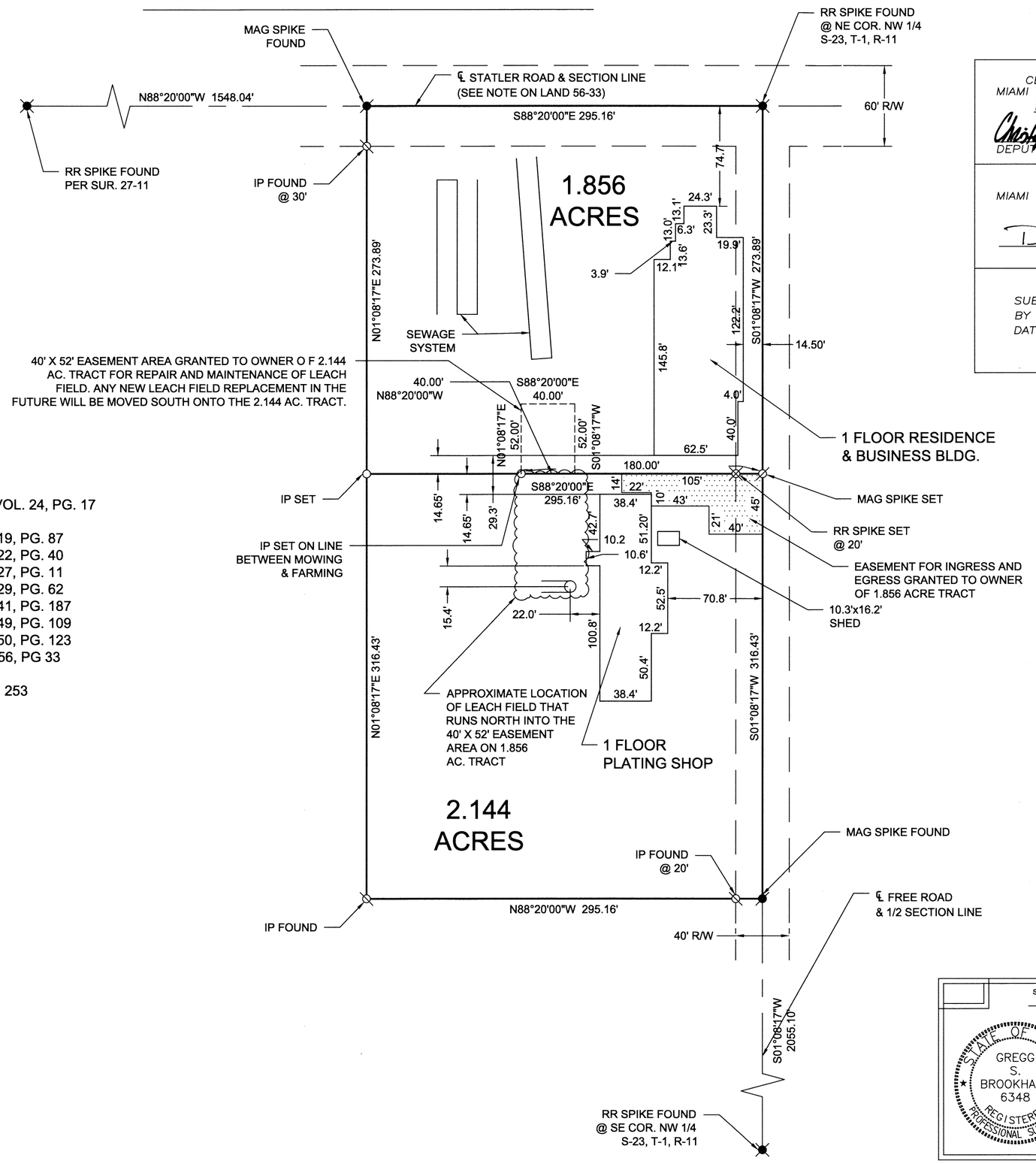
Michael W. Cozatt 10/02/20
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 10820 *Ph. (937) 339-2921*

SPRING CREEK	23 - NW/4	1	11
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 31
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

SPLIT OF EXISTING 4.000 AC. TRACT



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P Huelskamp PE, PS
MIAMI COUNTY ENGINEER
DEPUTY Christopher J. Shrop 9-21-2020 DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
10/5/2020
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 10.5.20
MIAMI COUNTY
GENERAL HEALTH DEPT.

REFERENCES

RECORDER'S PLAT VOL. 24, PG. 17

LAND SURVEY VOL. 19, PG. 87
LAND SURVEY VOL. 22, PG. 40
LAND SURVEY VOL. 27, PG. 11
LAND SURVEY VOL. 29, PG. 62
LAND SURVEY VOL. 41, PG. 187
LAND SURVEY VOL. 49, PG. 109
LAND SURVEY VOL. 50, PG. 123
LAND DURVEY VOL. 56, PG 33

DEED BOOK 725, PG. 253
2019 OR-08637

LEGEND

- IRON PIN SET
- RR SPIKE FOUND
- RR SPIKE SET
- MAG SPIKE SET
- IRON PIN FOUND
- MAG SPIKE FOUND

SURVEY FOR JAMES REYNOLDS, EIGHTEEN TWENTY-ONE LLC, IN MIAMI COUNTY, OHIO ~ AUGUST 24, 2020

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

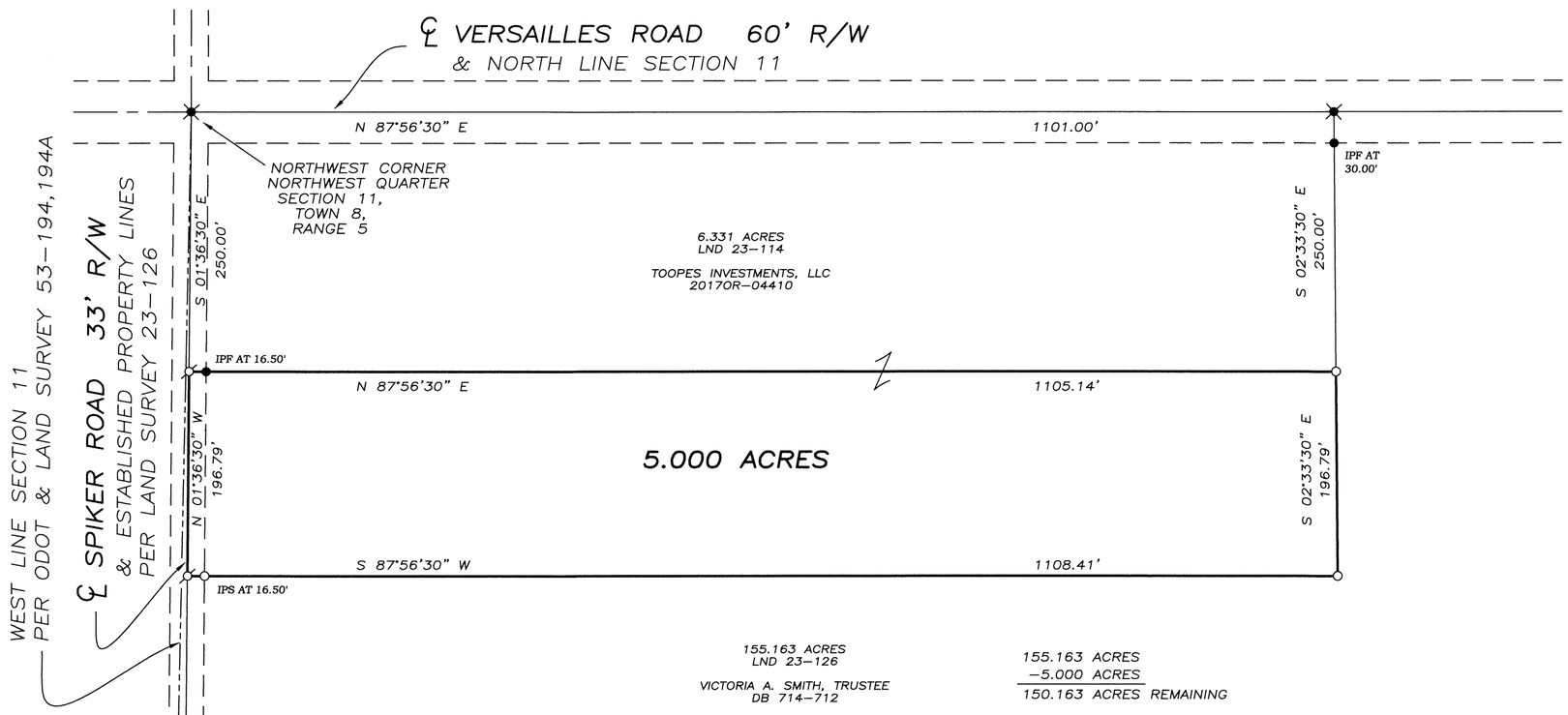
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

Drawn by: KCM

WASHINGTON TOWNSHIP MIAMI COUNTY, OHIO
SECTION 11, TOWN 8, RANGE 5
NORTHWEST QUARTER

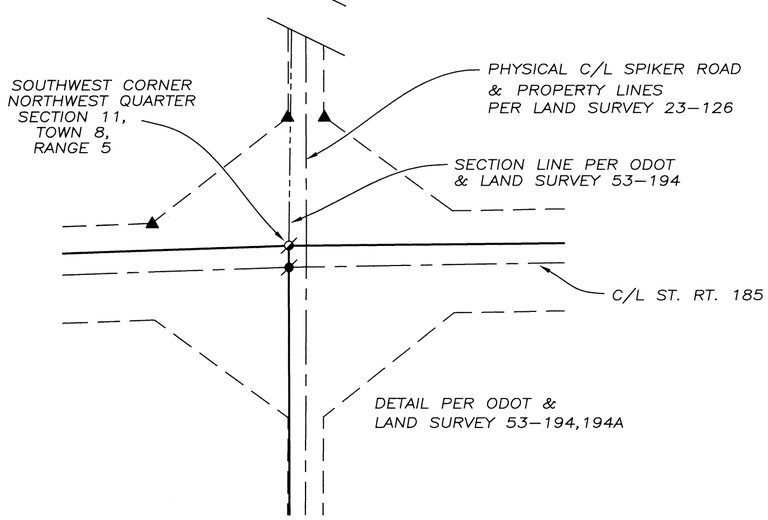
VOLUME 60 PAGE 32

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



155.163 ACRES
−5.000 ACRES
150.163 ACRES REMAINING

NOTE: THE WEST PROPERTY LINE AS ESTABLISHED IN LAND SURVEY 23-126 BY KLOCKNER WAS HONORED FOR THIS SURVEY. THIS LINE IS ALSO ON THE PHYSICAL CENTERLINE OF SPIKER ROAD.



LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ⌀ HINGE NAIL FOUND
- ⌀ MAG NAIL FOUND
- ✖ RAILROAD SPIKE FOUND
- ▲ ODOT MONUMENT FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 23, PAGE 114
VOLUME 23, PAGE 126
VOLUME 53, PAGE 194,194A

ODOT SR 185 R/W PLANS
FILED IN RW 57, PGS 4-6

MIAMI COUNTY RECORDER'S RECORDS
DOCUMENT NO. 2017OR-04410
DEED BOOK 714, PAGE 712

NOTE: 5.000 ACRES TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED

N

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Christopher J. Stroup 10/05/2020
DEPUTY DATE

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

5.000 AC.

10/5/2020
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

SURVEY FOR BRYAN SMITH
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 27, 2020

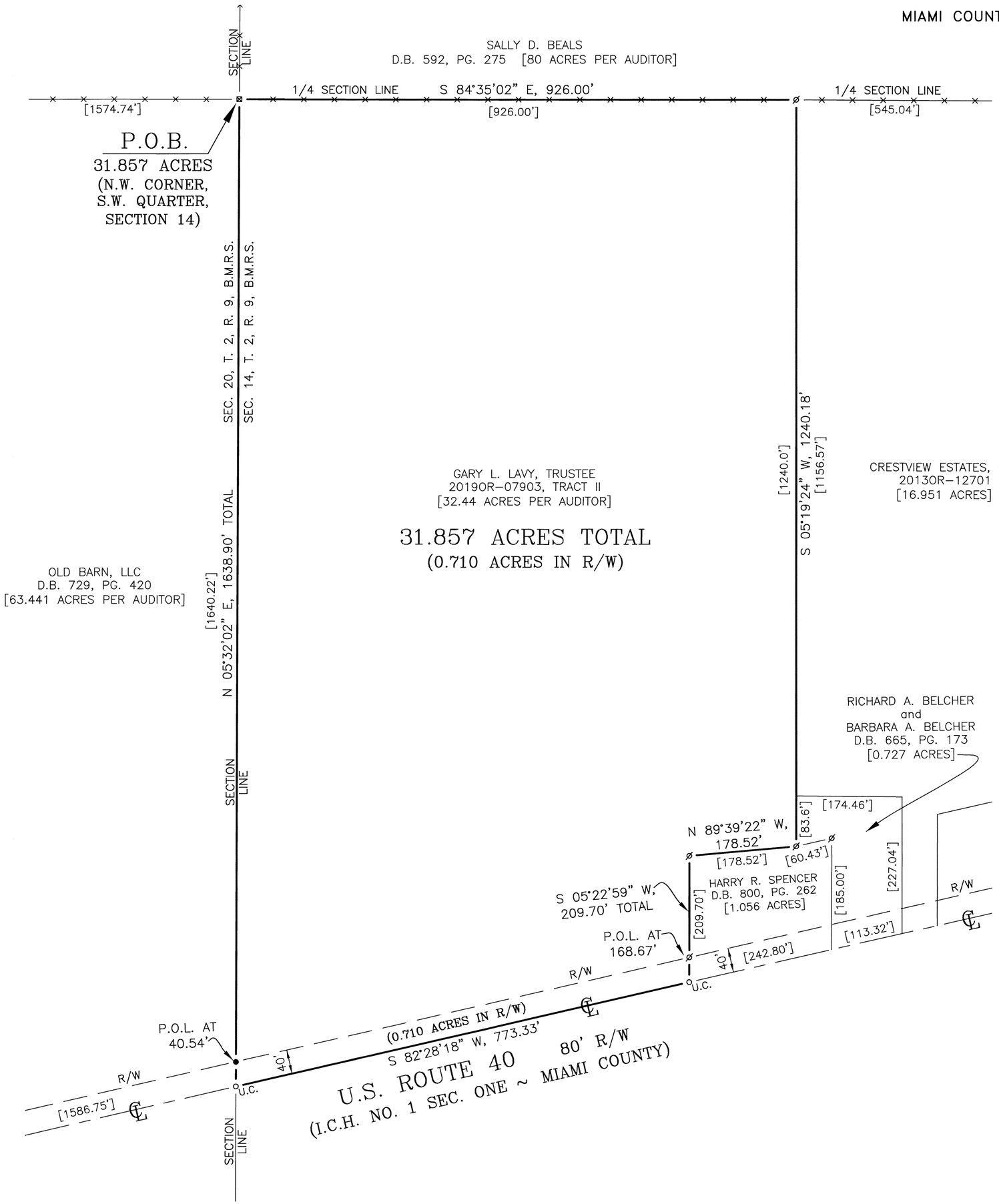
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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

MIAMI COUNTY ENGINEER'S REVISED RECORD OF LAND SURVEYS VOL. 60 P. 33

BETHEL TOWNSHIP SEC. 14 T. 2 R. 9 B.M.R.S.



LEGEND

—●— 1" O.D. PINCHED IRON PIPE (FD), AT GRADE.

—ø— 5/8" RE-BAR (FD), AT GRADE.

—⊠— GRANITE STONE (FD), PROJ. 0.2'

—o— U.C. INDICATES UN-MONUMENTED CORNER.

—×—×— INDICATES EXISTING FENCE LINE.

NOTES:

1. BASIS OF BEARINGS IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, OHIO, SOUTH ZONE PER O.D.O.T./C.O.R.S. 2011.

2. BRACKETS "[ ]" INDICATE DEED OR PLAT CALL.

3. OCCUPATIONAL EVIDENCE, IF ANY, IS SHOWN ON THE SURVEY DRAWING ALONG PERTINENT PROPERTY LINES.

SURVEY REFERENCES:

–VOLUME 16, PAGE 142
–VOLUME 17, PAGE 116
–VOLUME 17, PAGE 155
–VOLUME 24, PAGE 122
–VOLUME 27, PAGE 47
–VOLUME 34, PAGE 138
–VOLUME 51, PAGE 175
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

0 60 120 180 240 360 480

SCALE: 1" = 120 FT (1:1440)

PLAT OF SURVEY

FOR

GARY L. LAVY, TRUSTEE

PT. S.W. 1/4 SEC. 14, T. 2, R. 9, B.M.R.S.
BETHEL TOWNSHIP
MIAMI COUNTY, OHIO
SEPTEMBER 22, 2020

STATE OF OHIO
MARK T. SCHOLL
No. 6599
REGISTERED
PROFESSIONAL SURVEYOR

MARK T. SCHOLL P.S. 6599

SCHOLL SURVEYING LLC
1533 MOOREFIELD ROAD
SPRINGFIELD, OHIO 45503
(937) 390-3629 ~ SCHOLLSURVEYING@YAHOO.COM

DWG. BY: RCS
ACAD FILE: 3732.DWG
PLOT FILE: SCHOLL-STD
FB/PG:
PROJECT: JOB 3732

Legend

- ● Iron pin found
- △ Iron pipe found
- ✖ R.R. spike found
- ○ 5/8"ø capped iron pin set (COZATT, S6001)

References

Vol. 01, Pg. 172
Vol. 10, Pg. 129
Vol. 16, Pg. 43
Vol. 16, Pg. 174
} Miami County Engineer's Record of Lot Surveys

Vol. 55, Pg. 124
Vol. 55, Pg. 160
Vol. 60, Pg. 19
} Miami County Engineer's Record of Land Surveys

P.B. 02, Pg. 158
P.B. 03, Pg. 119
} Miami County Recorder's Plat Records

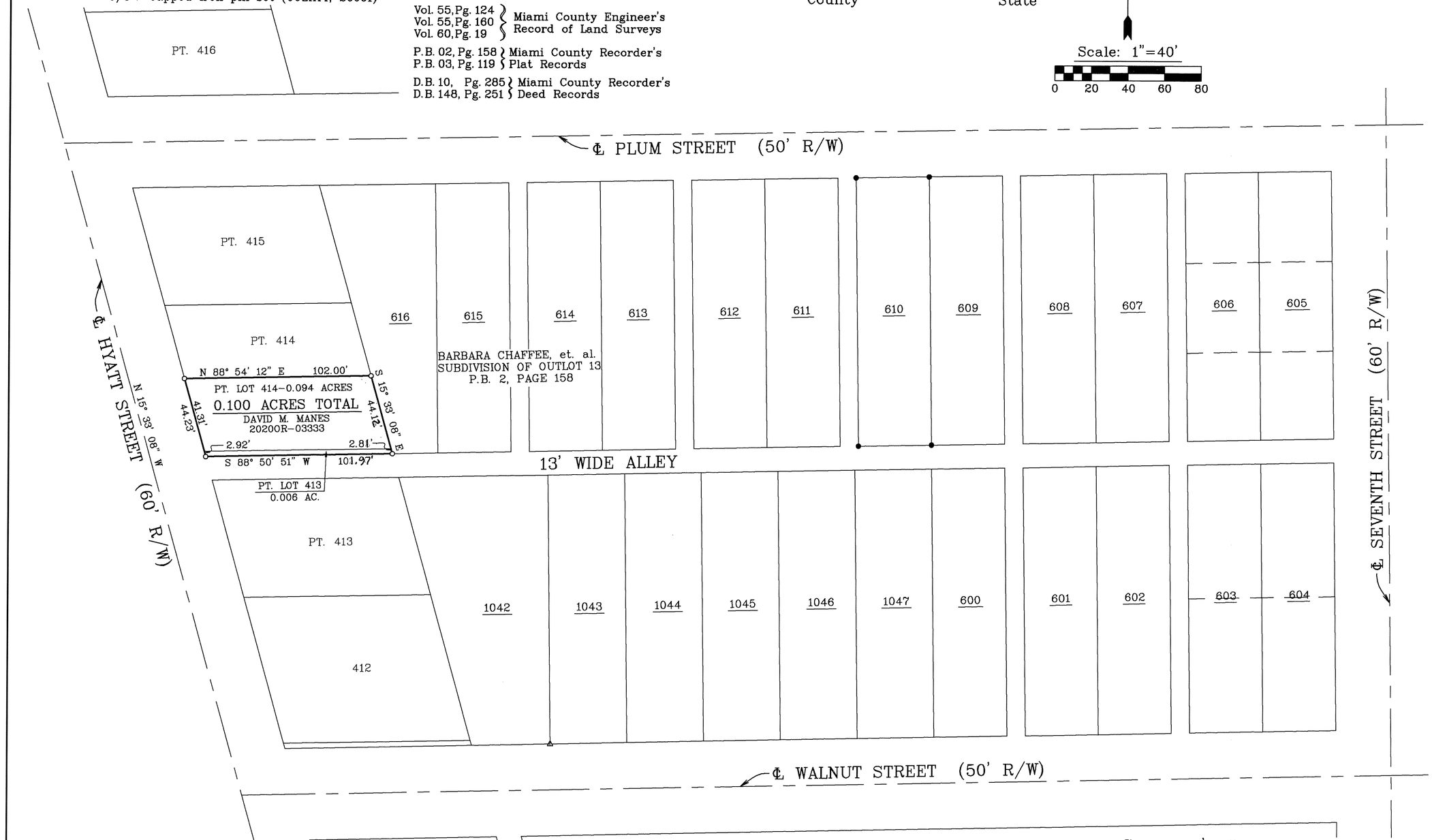
D.B. 10, Pg. 285
D.B. 148, Pg. 251
} Miami County Recorder's Deed Records

Pt. 414	Tipp City	Volume 60 Page 34
Inlot	Corporation	Miami County Engineer's Record of Land Surveys
Miami	Ohio	
County	State	

N

Scale: 1"=40'

0 20 40 60 80



Survey Note:

The lot lines were established north to south using the pins found on the north line of I.L. 417 as established by L.S.V. 18, Page 33. The 13' wide alley was established by previous survey east of Hyatt Street and by the description given in D.B. 148, Page 257.

References

The bearings are based on the centerline of Hyatt Street, bearing N 15° 33' 08" West as taken from the State Plane Coordinate System NAD83 2011 Adjustment, Ohio South, O.D.O.T. VRS/CORS Network.

Monument Statement

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

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

Surveyor's Certification

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

Michael W. Cozatt 10/05/20

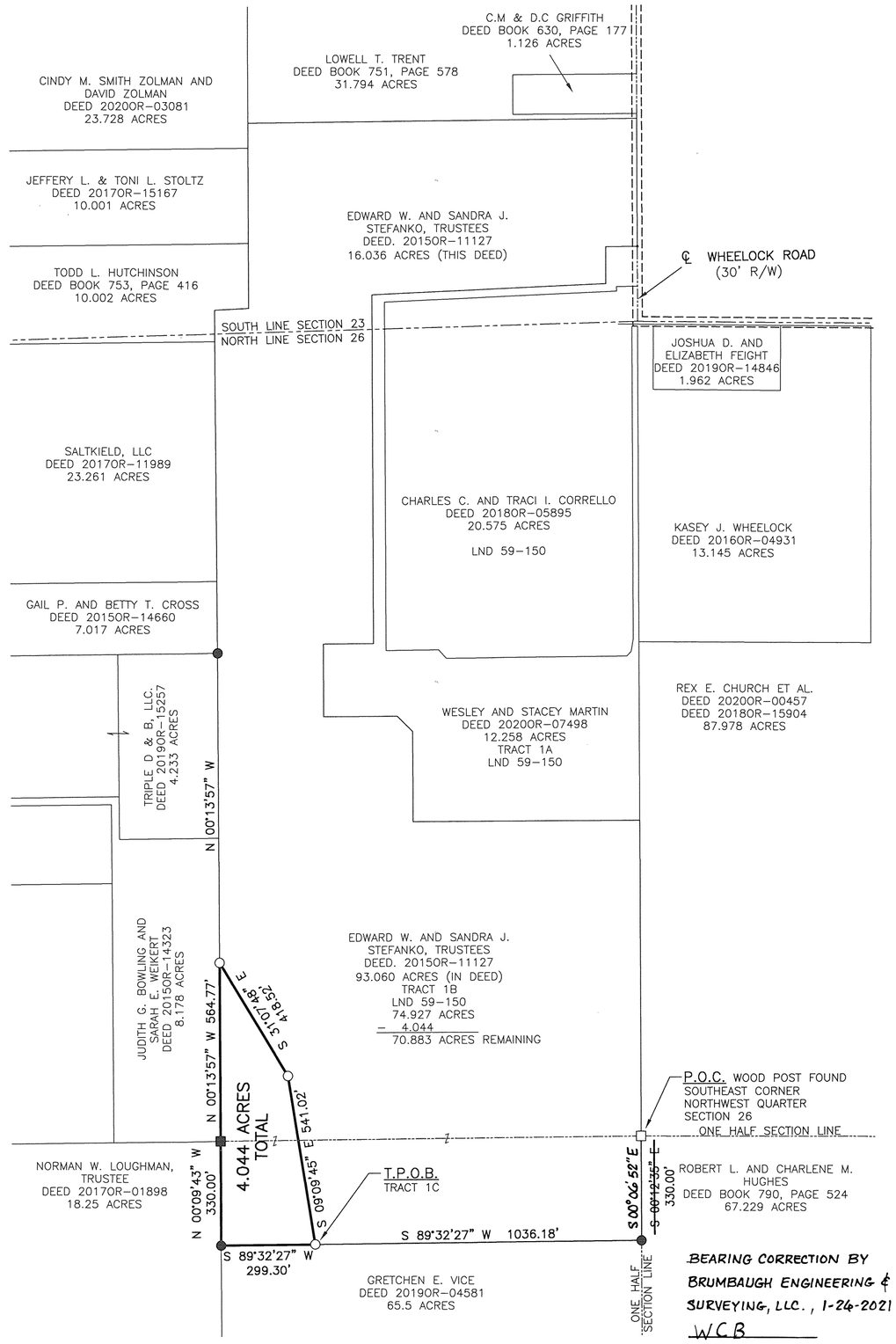
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, Ohio
Job No. 26420 Ph. (937) 339-2921

26	6	5	UNION
SECTION	TOWN	RANGE	TOWNSHIP

VOLUME 60 PAGE 35

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



BEARING CORRECTION BY BRUMBAUGH ENGINEERING & SURVEYING, LLC., 1-24-2021
WCB

NOTE:

TRACTS TO BE TRANSFERRED BETWEEN ADJACENT PROPERTY OWNERS, NO NEW BUILDING SITES CREATED.

CERTIFICATION OF REGISTRATION

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

Timothy J. Ellisson
SECRETARY, MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS:

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Christopher J. Shaw 10-8-20
DEPUTY DATE

REFERENCES:

LAND SURVEYS:

VOLUME 59, PAGE 150
VOLUME 58. PAGE 112

DEEDS:

AS REFERENCED HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE NORTH-SOUTH ONE HALF SECTION LINE BEING S 00°~~12'35"~~ 06'52" E.

0' 300' 600' 900'
GRAPHIC SCALE IN FEET
1" = 300'

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ■ 2" STEEL POST FOUND
- ◆ 4" STEEL POST FOUND
- □ WOOD POST FOUND
- ( ) REFERENCED DISTANCE OF RECORD

CERTIFICATION:

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

10-7-2020
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

LOT SPLIT SURVEY OF 4.044 ACRES FOR SANDRA STEFANKO
LOCATED IN UNION TOWNSHIP, MIAMI COUNTY ~ DATE: 10/07/2020

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

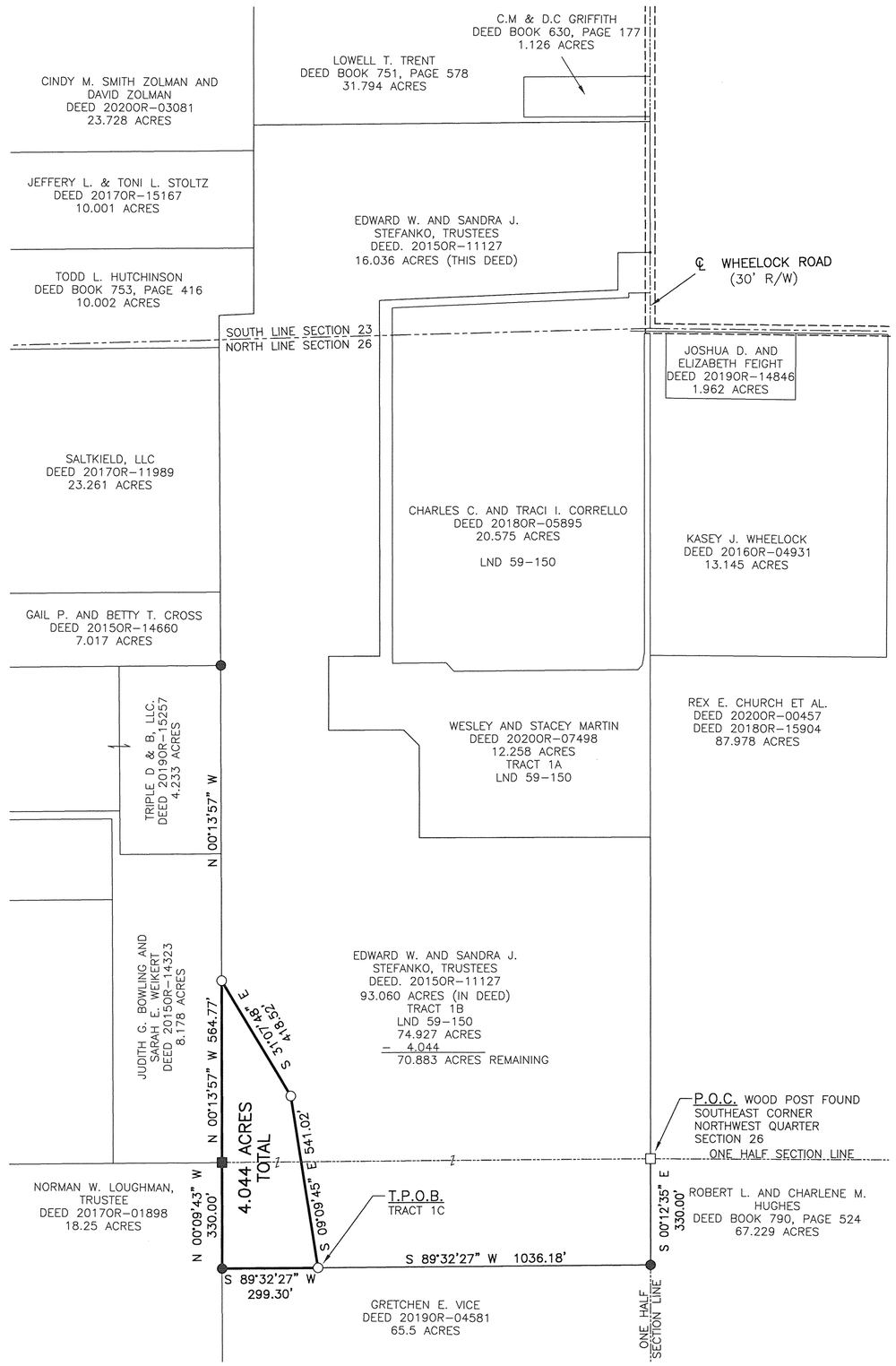
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #583.20 DRAWN BY: SES CHECKED BY: JJB

26	6	5	UNION
SECTION	TOWN	RANGE	TOWNSHIP

VOLUME 60 PAGE 35

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



NOTE:

TRACTS TO BE TRANSFERRED BETWEEN ADJACENT PROPERTY OWNERS, NO NEW BUILDING SITES CREATED.

CERTIFICATION OF REGISTRATION

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

Timothy J. Ellison
SECRETARY, MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS:

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Christopher J. Howe 10-8-20
DEPUTY DATE

REFERENCES:

LAND SURVEYS:

VOLUME 59, PAGE 150
VOLUME 58. PAGE 112

DEEDS:

AS REFERENCED HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE NORTH-SOUTH ONE HALF SECTION LINE BEING S 00°12'35" E.

0' 300' 600' 900'
GRAPHIC SCALE IN FEET
1" = 300'

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ■ 2" STEEL POST FOUND
- ◆ 4" STEEL POST FOUND
- □ WOOD POST FOUND
- ( ) REFERENCED DISTANCE OF RECORD

CERTIFICATION:

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

10-7-2020
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

LOT SPLIT SURVEY OF 4.044 ACRES FOR SANDRA STEFANKO
LOCATED IN UNION TOWNSHIP, MIAMI COUNTY ~ DATE: 10/07/2020

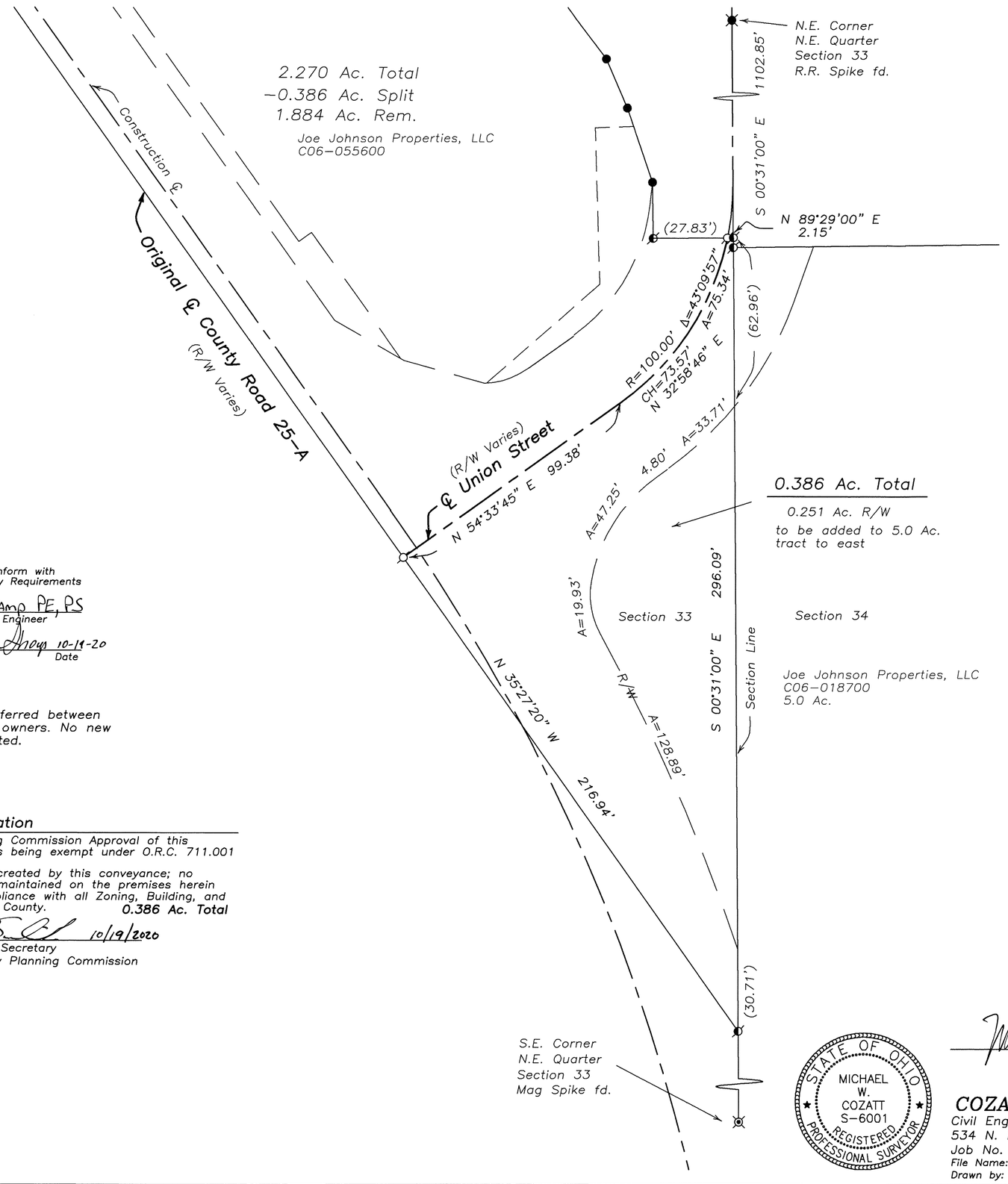
STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

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

BES JOB #583.20 DRAWN BY: SES CHECKED BY: JJB

5	6E	33 NE ¼	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 60 Page 36
Miami County Engineer's
Record of Land Surveys



0 15 30 60
Graphic Scale in Feet
1"=30'

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 31, Page 177
Volume 58, Page 57
Volume 59, Page 70

Miami County Recorder's
Plat Records
Volume 19, Page 26F

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

Survey of 0.386 Ac. split for Joe Johnson

Certified to conform with
Miami County Survey Requirements
Paul P. Huelskamp PE, PS
Miami County Engineer
Christopher J. Hoops 10-19-20
Deputy Date

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

Certification of Registration

This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001
Notice is given to all parties:
No additional building site is created by this conveyance; no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County. **0.386 Ac. Total**

10/19/2020
Secretary
Miami County Planning Commission

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

Michael W. Cozatt 10/13/20
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 26220 — (937) 339−2921
File Name: C:\Jobs\2020\26220.dwg
Drawn by: DMC ~ Checked by: MWC

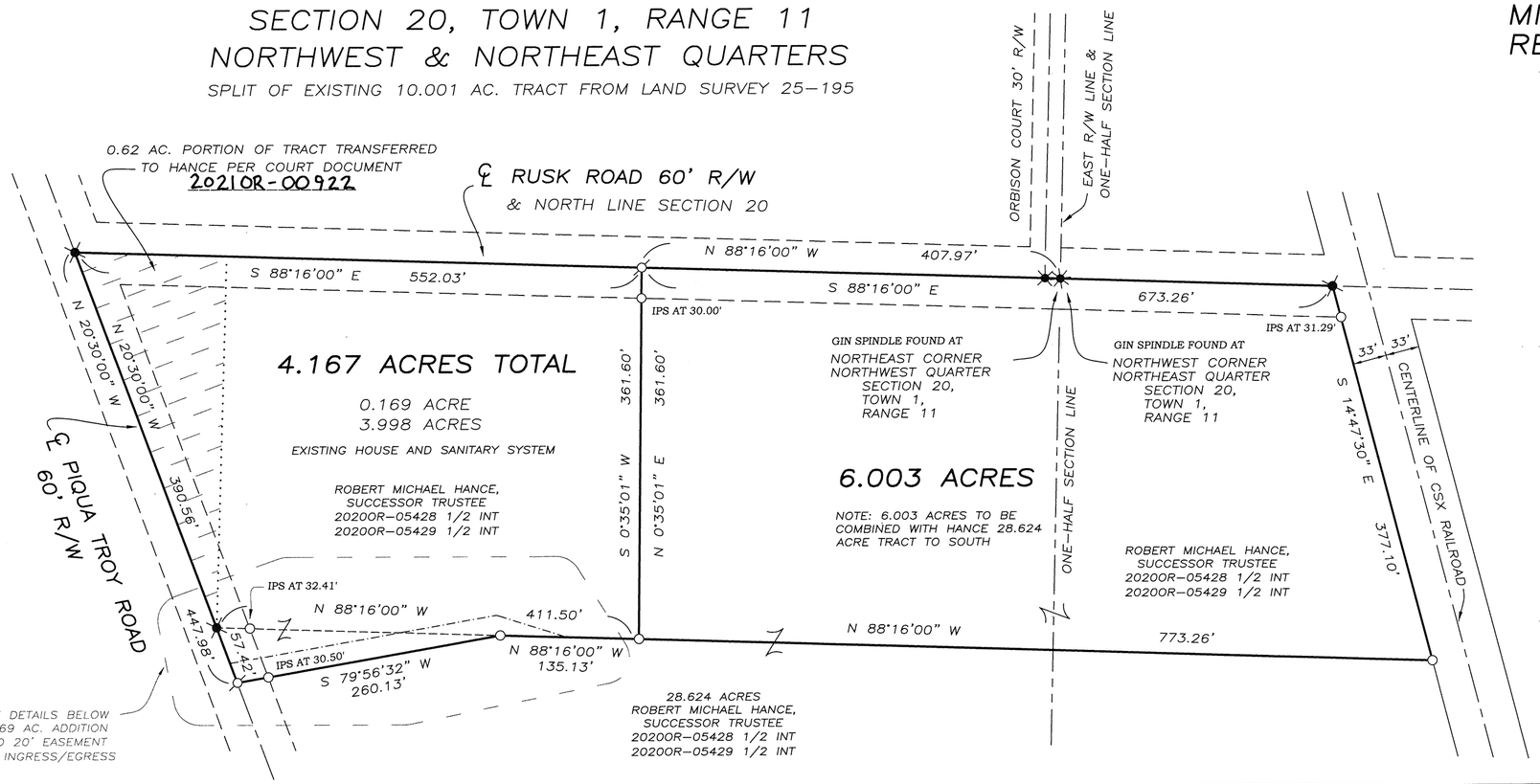
STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 20, TOWN 1, RANGE 11
NORTHWEST & NORTHEAST QUARTERS

SPLIT OF EXISTING 10.001 AC. TRACT FROM LAND SURVEY 25–195

VOLUME 60 PAGE 37

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- RAILROAD SPIKE FOUND
- GIN SPINDLE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEY:
VOLUME 21, PAGE 50
VOLUME 25, PAGE 157
VOLUME 25, PAGE 195
VOLUME 28, PAGE 199

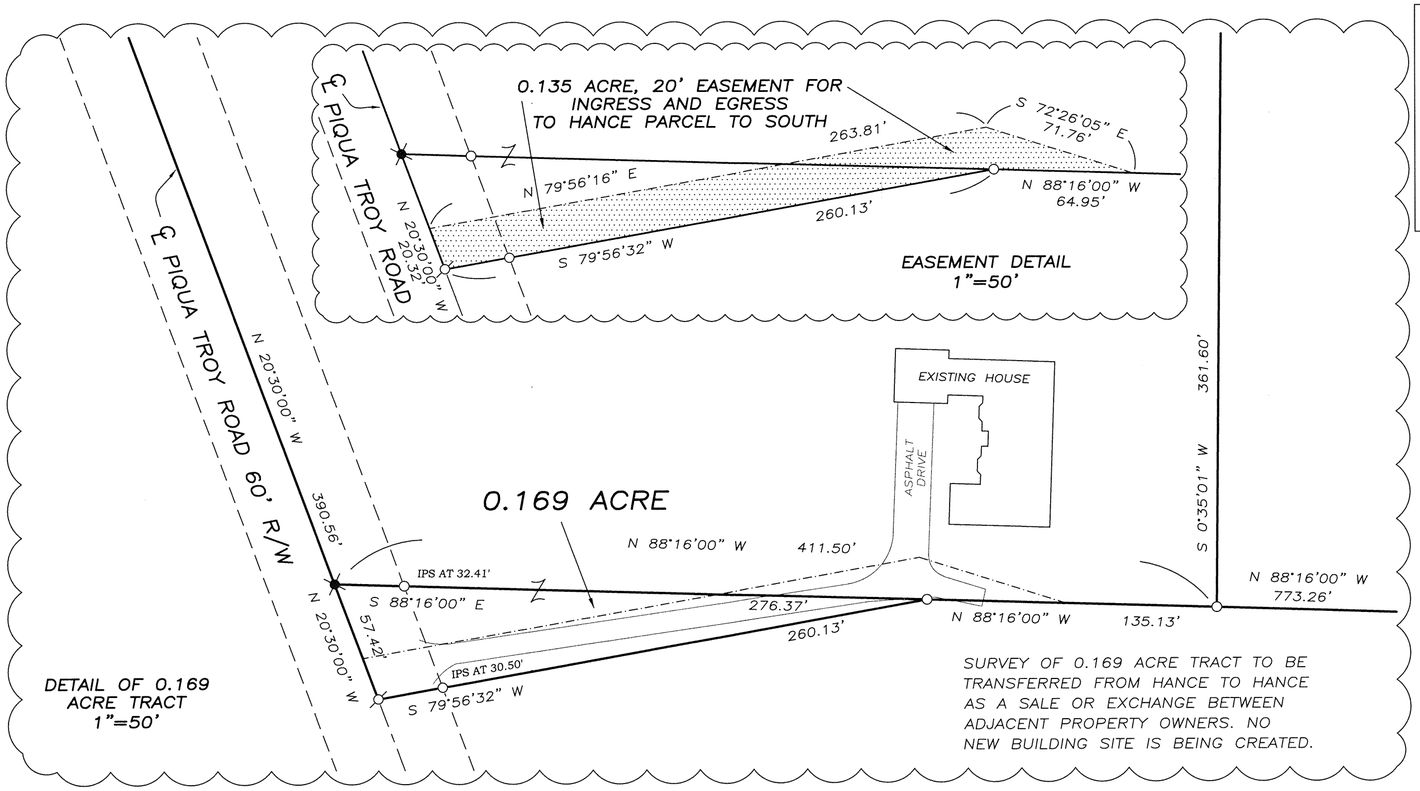
COURT DOCUMENT _____

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY
10-20-2020
DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
10/21/2020
DATE
SECRETARY

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.
0.169 AC. & 6.003 AC.
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 10.21.20
MIAMI COUNTY
GENERAL HEALTH DEPT.



SURVEY OF 0.169 ACRE TRACT TO BE TRANSFERRED FROM HANCE TO HANCE AS A SALE OR EXCHANGE BETWEEN ADJACENT PROPERTY OWNERS. NO NEW BUILDING SITE IS BEING CREATED.

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

SURVEY FOR ROBERT HANCE
IN MIAMI COUNTY, OHIO ~ OCTOBER 4, 2020

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

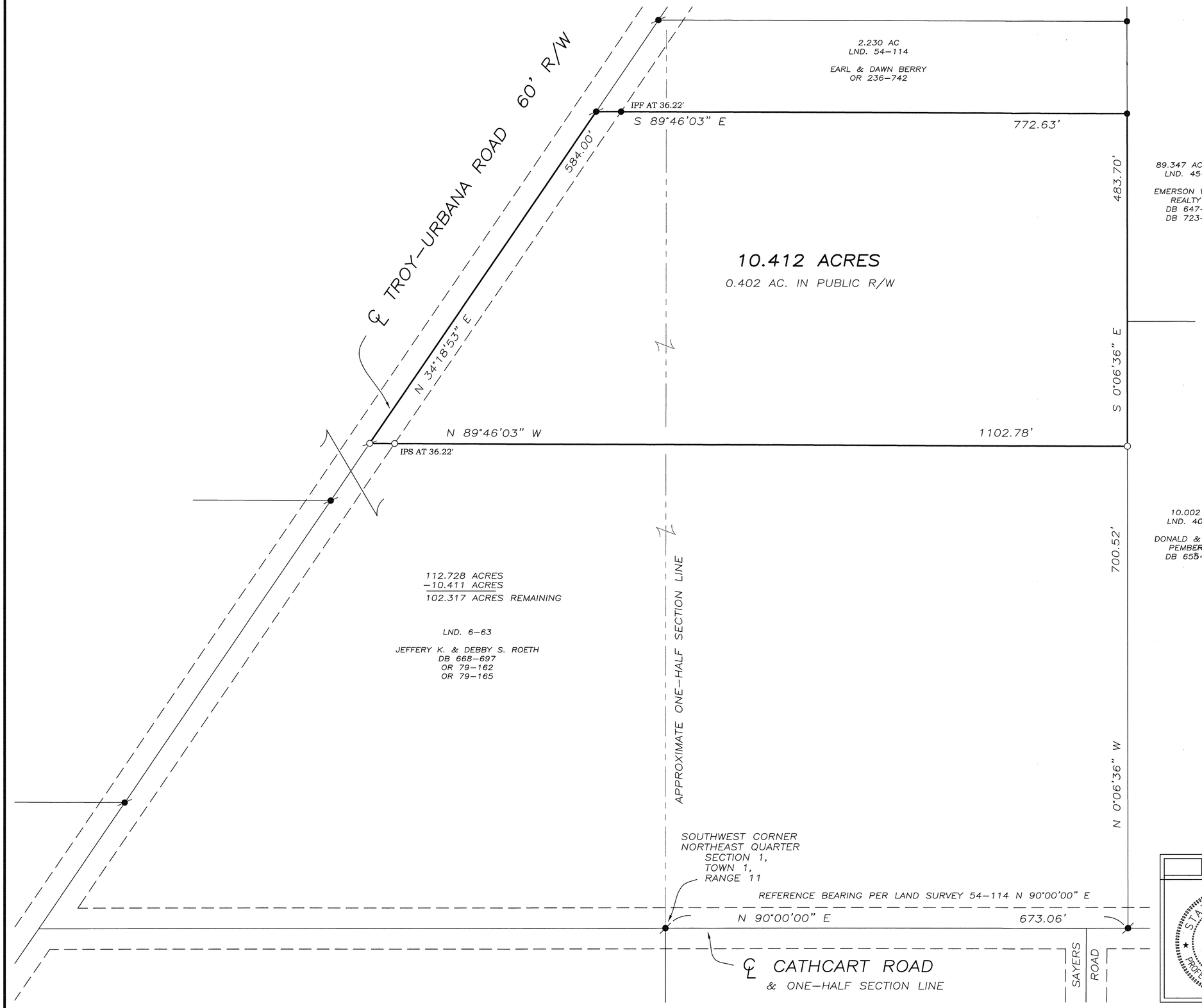
GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778–3607

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 1, TOWN 1, RANGE 11
NORTHEAST & NORTHWEST QUARTERS

VOLUME 60 PAGE 38

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ⌀ MAG NAIL FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEY:

VOLUME 6, PAGE 63
VOLUME 6, PAGE 80
VOLUME 40, PAGE 57
VOLUME 43, PAGE 198
VOLUME 54, PAGE 114

N

0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

SURVEY FOR JEFF ROETH
IN MIAMI COUNTY, OHIO ~ OCTOBER 12, 2020

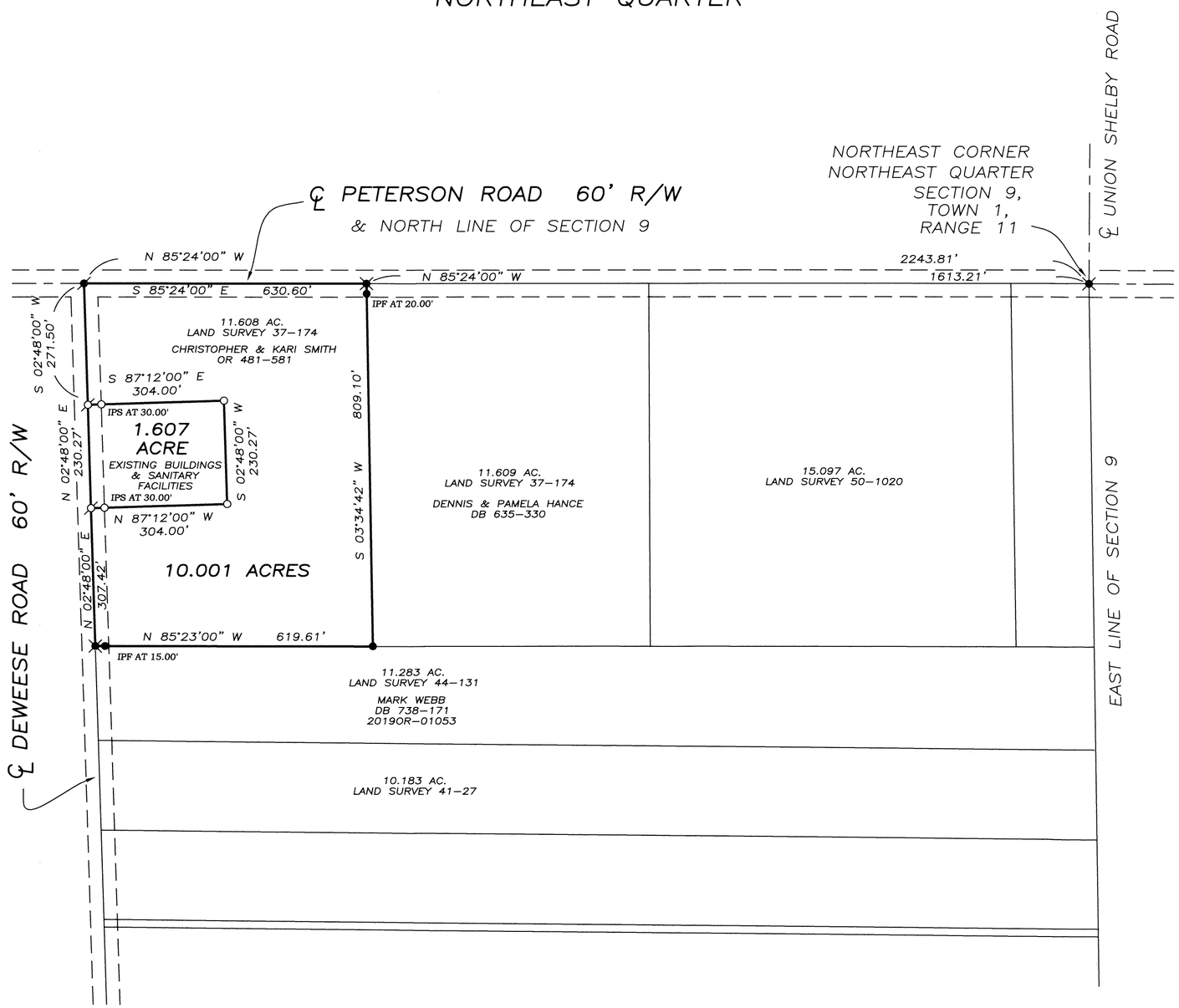
STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

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

VOLUME 60 PAGE 39

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Christopher J. Stump 10-2-20
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
10/27/2020
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 10.27.20
MIAMI COUNTY
GENERAL HEALTH DEPT.

LEGEND
- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊘ MAG SPIKE SET
- ✱ P.K. NAIL FOUND
- ✖ RAILROAD SPIKE FOUND

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

MIAMI COUNTY RECORDER'S RECORDS
OFFICIAL RECORD 481, PAGE 581

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

SURVEY FOR CHRISTOPHER & KARI SMITH
IN MIAMI COUNTY, OHIO ~ AUGUST 30, 2020

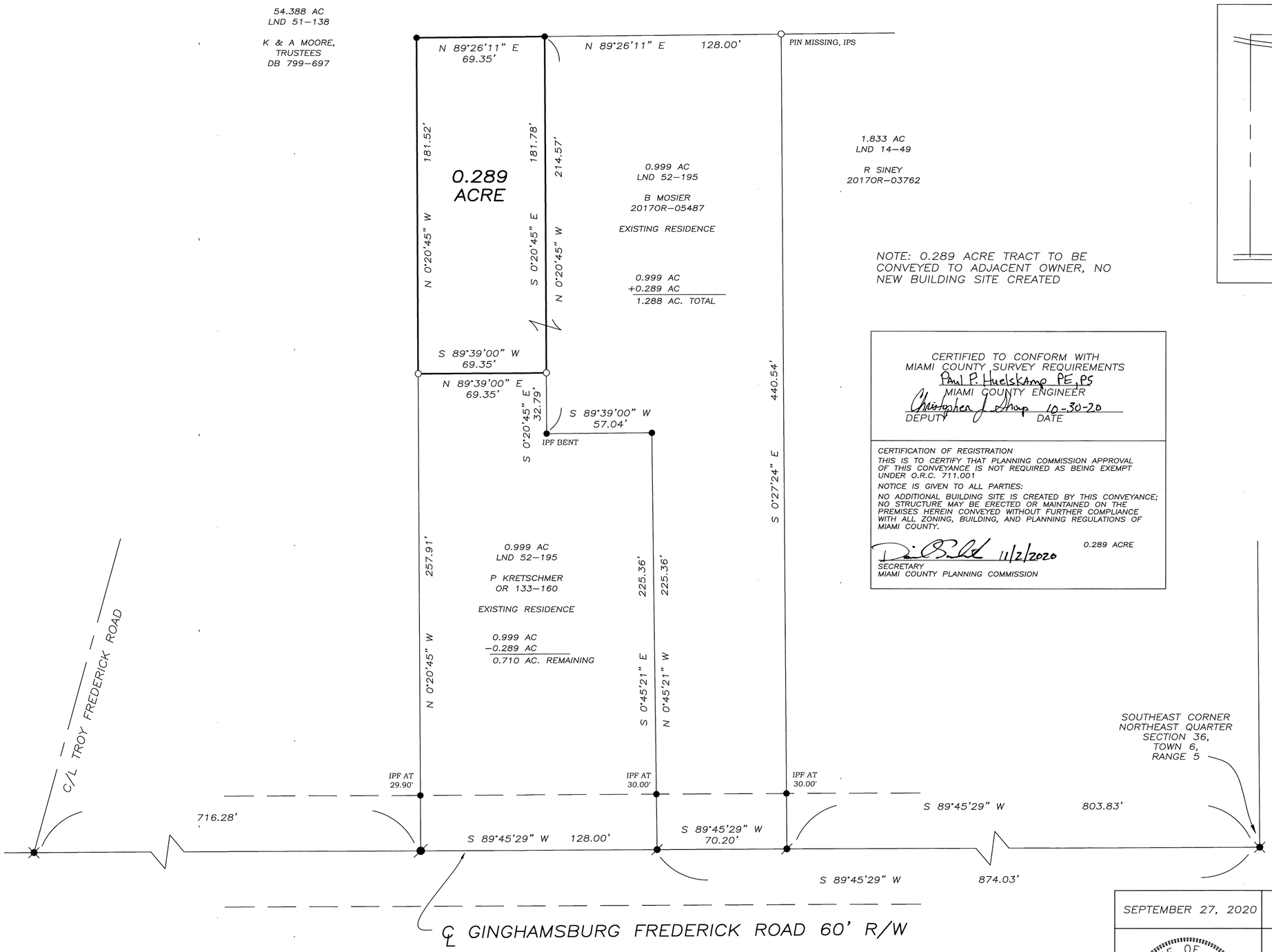
STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 36, TOWN 6, RANGE 5
NORTHEAST QUARTER

VOLUME 60 PAGE 40

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTE: 0.289 ACRE TRACT TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Christopher J. Shrop 10-30-20
DEPUTY DATE

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
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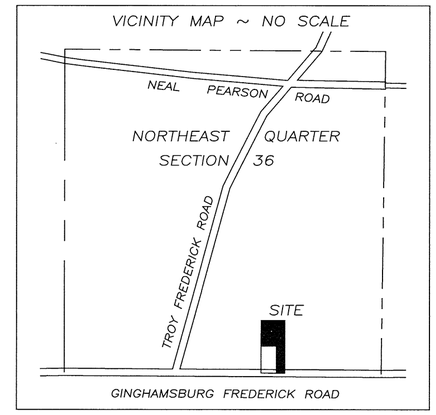
0.289 ACRE

11/2/2020
SECRETARY
MIAMI COUNTY PLANNING COMMISSION



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

REFERENCES
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 14, PAGE 49
VOLUME 51, PAGE 138
VOLUME 52, PAGE 195

BEARINGS CORRESPOND TO LAND SURVEY 52–195

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 133, PAGE 160
DOCUMENT NO. 20170R–05487

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

SEPTEMBER 27, 2020

SURVEY OF 0.289 ACRE FOR BEN MOSIER IN MIAMI COUNTY, OHIO

STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR

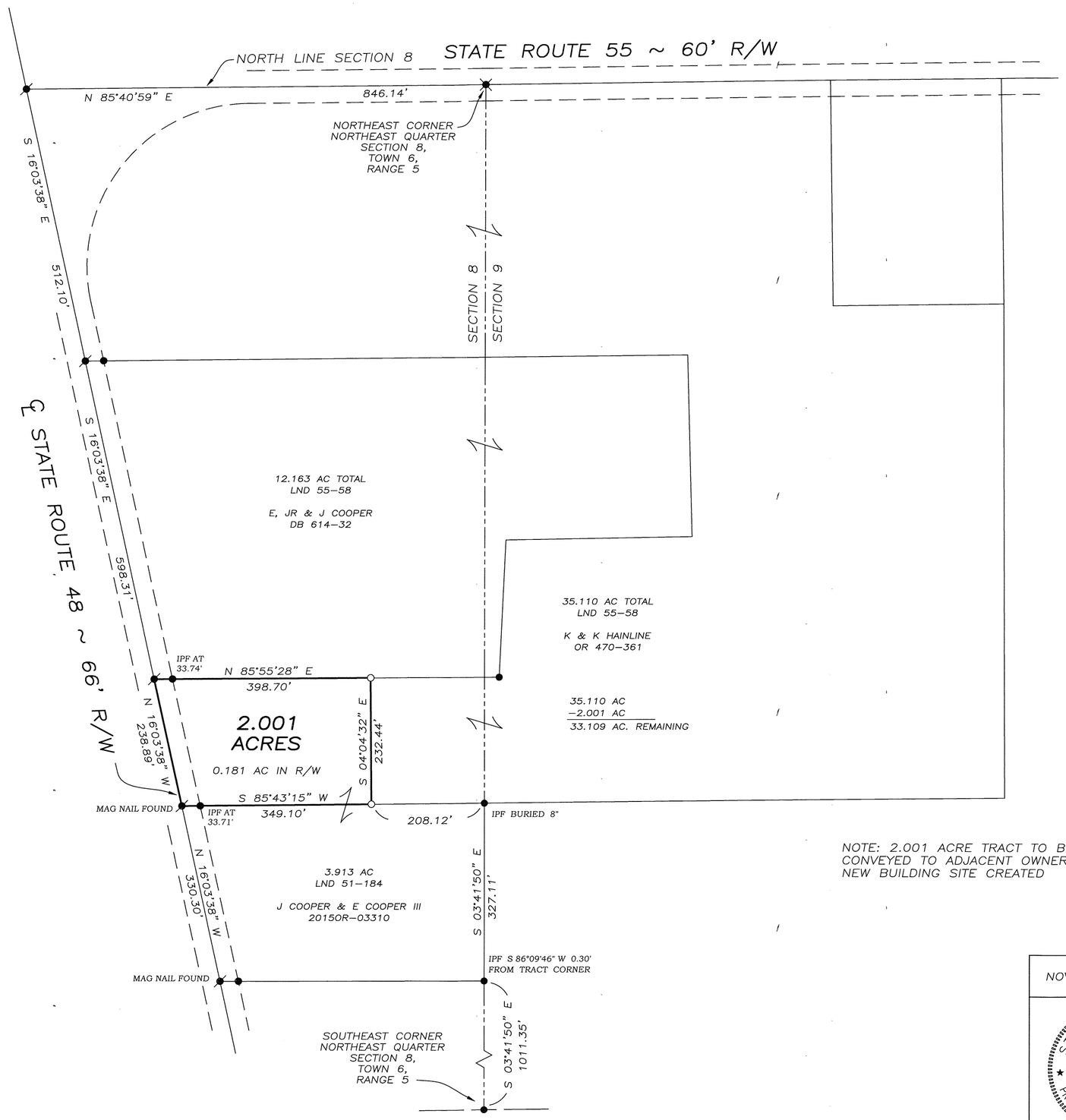
Neil E. Teaford, P.S. #7724

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

UNION TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 8, TOWN 6, RANGE 5
NORTHEAST QUARTER

VOLUME 60 PAGE 41

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



NOTE: 2.001 ACRE TRACT TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED

LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- PK NAIL FOUND
- RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 28, PAGE 55
VOLUME 36, PAGE 167
VOLUME 37, PAGE 33
VOLUME 42, PAGE 5
VOLUME 51, PAGE 184
VOLUME 54, PAGE 129
VOLUME 55, PAGE 58

BEARINGS CORRESPOND
TO LAND SURVEY 55–58

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 614, PAGE 32
OFFICIAL RECORD 470, PAGE 361
DOCUMENT NO. 20150R–03310

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP PE, PS.
MIAMI COUNTY ENGINEER
DEPUTY 11/4/20
DATE

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

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

2.001 ACRE

Timothy J. Glisson 11/4/20
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

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

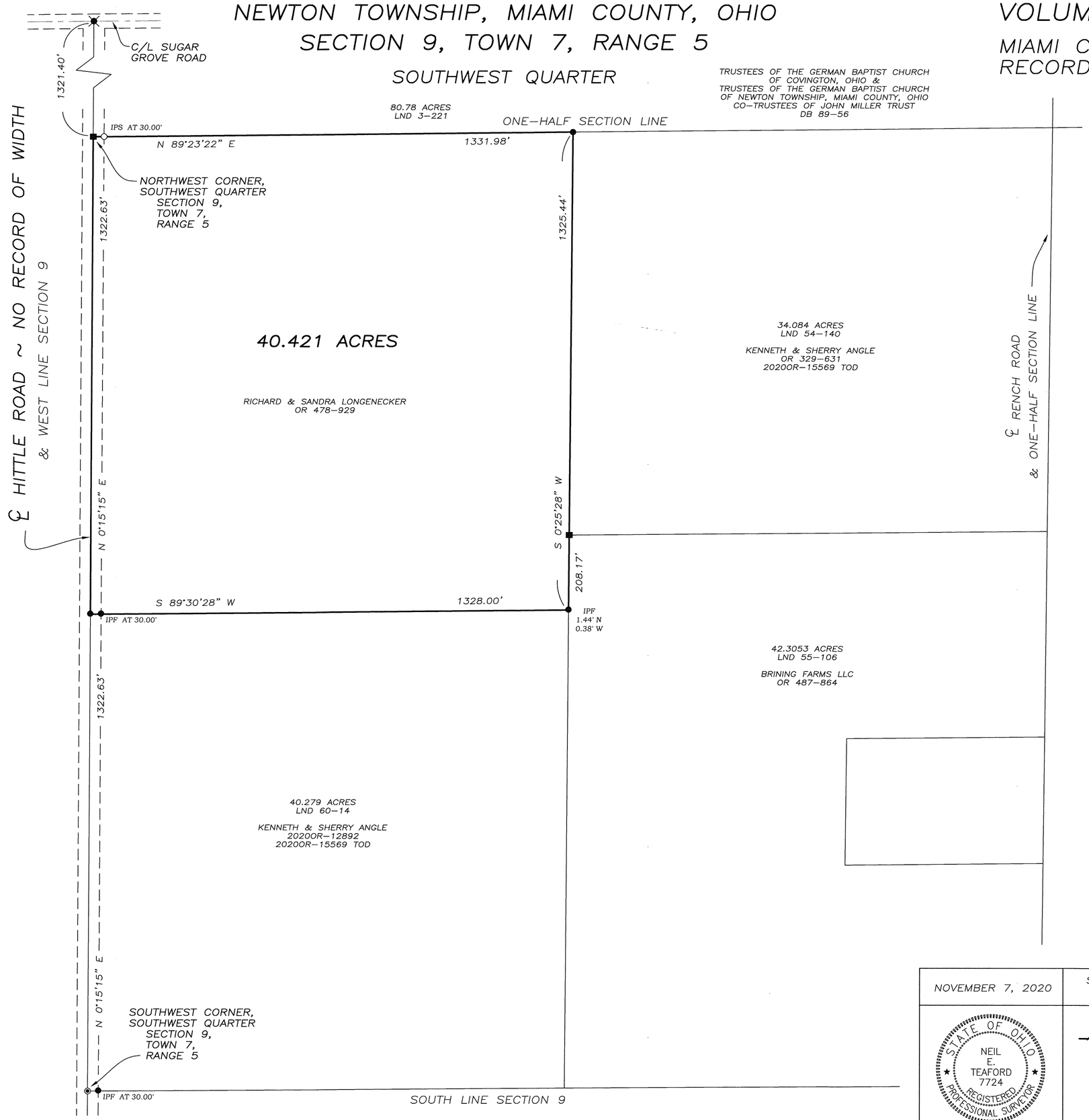
NOVEMBER 2, 2020	SURVEY OF 2.001 ACRE FOR THE COOPER FAMILY IN MIAMI COUNTY, OHIO
STATE OF OHIO · NEIL E. TEAFORD 7724 · REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

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

NEWTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 9, TOWN 7, RANGE 5
SOUTHWEST QUARTER

VOLUME 60 PAGE 42

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ◉ IRON PIPE FOUND
- ✖ RAILROAD SPIKE FOUND
- ■ STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 221
VOLUME 12, PAGE 34
VOLUME 45, PAGE 151
VOLUME 54, PAGE 140
VOLUME 55, PAGE 106
VOLUME 57, PAGE 74
VOLUME 57, PAGE 75
VOLUME 60, PAGE 14

BASIS OF BEARINGS PER LAND SURVEY 60-14

MIAMI COUNTY RECORDER'S RECORDS
OFFICIAL RECORD 478, PAGE 929
DOCUMENT NUMBER 20200R-12892

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

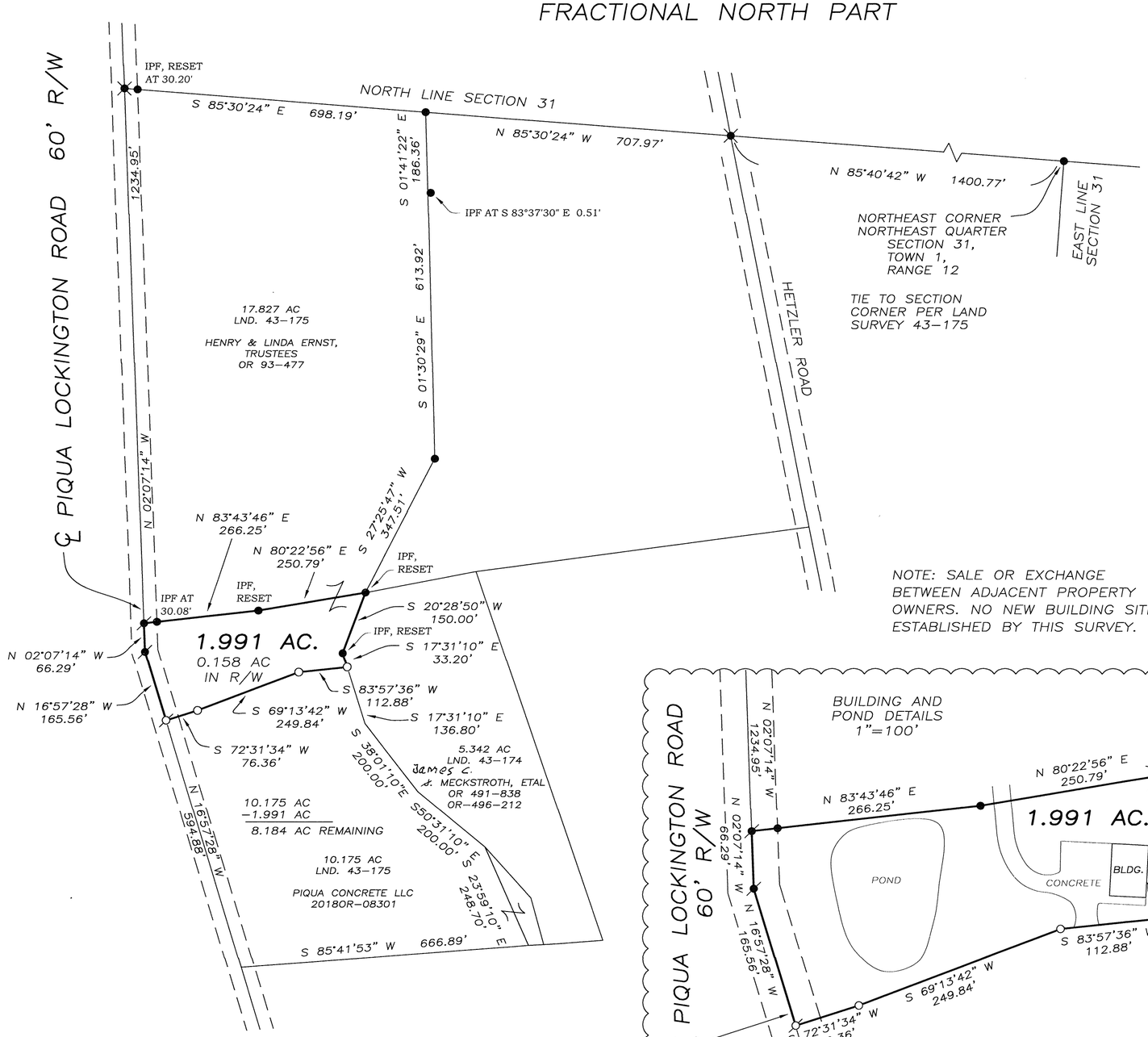
NOVEMBER 7, 2020	SURVEY FOR RICHARD & SANDRA LONGENECKER IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

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

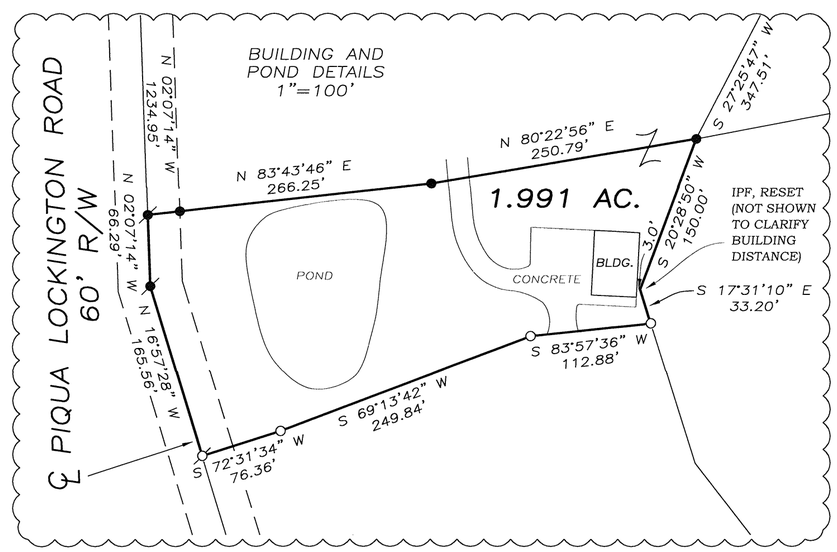
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 31, TOWN 1, RANGE 12
FRACTIONAL NORTH PART

VOLUME 60 PAGE 43

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



NOTE: SALE OR EXCHANGE BETWEEN ADJACENT PROPERTY OWNERS. NO NEW BUILDING SITE ESTABLISHED BY THIS SURVEY.



LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- PK NAIL FOUND
- RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEY:

VOLUME 4, PAGE 306
VOLUME 14, PAGE 191
VOLUME 15, PAGE 200
VOLUME 22, PAGE 30
VOLUME 23, PAGE 179
VOLUME 26, PAGE 6
VOLUME 26, PAGE 167
VOLUME 32, PAGE 20
VOLUME 43, PAGE 175

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith 11-13-2020
DEPUTY DATE

CERTIFICATION OF REGISTRATION

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

NOTICE IS GIVEN TO ALL PARTIES:

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

1.991 AC.

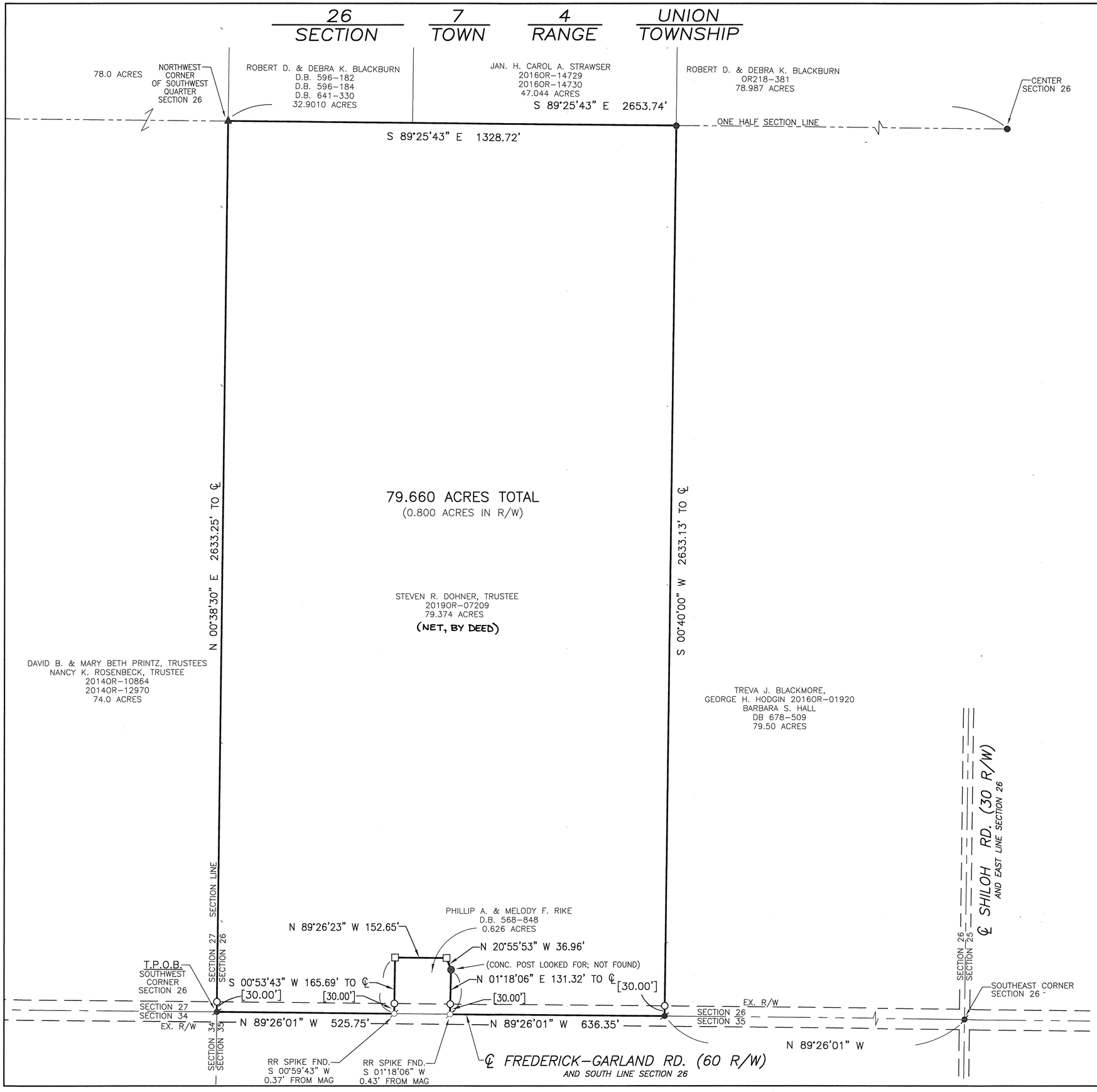
11/16/2020
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

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

SURVEY FOR HENRY ERNST
IN MIAMI COUNTY, OHIO ~ OCTOBER 31, 2020

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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



VOLUME 60 PAGE 44

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

REFERENCES:

LAND SURVEYS:

VOLUME 57, PAGE 129
VOLUME 52, PAGE 146
VOLUME 42, PAGE 139
VOLUME 40, PAGE 34
VOLUME 35, PAGE 66
VOLUME 21, PAGE 178
VOLUME 10, PAGE 190A
VOLUME 3, PAGE 324
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- MAG NAIL SET
- □ CONC. FENCE POST
- ▲ STONE FOUND
- ( ) REFERENCED DISTANCE OF RECORD

0' 200' 400' 600'

GRAPHIC SCALE IN FEET
1" = 200'

BASIS OF BEARING:

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE SOUTH LINE OF SECTION 26 BEARING N 89°26'01" W.

CERTIFICATION:

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

11-17-2020

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

LOT SURVEY FOR STEPHAN R. DOHNER
LOCATED IN UNION TWP., MIAMI COUNTY ~ DATE 11/17/2020

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

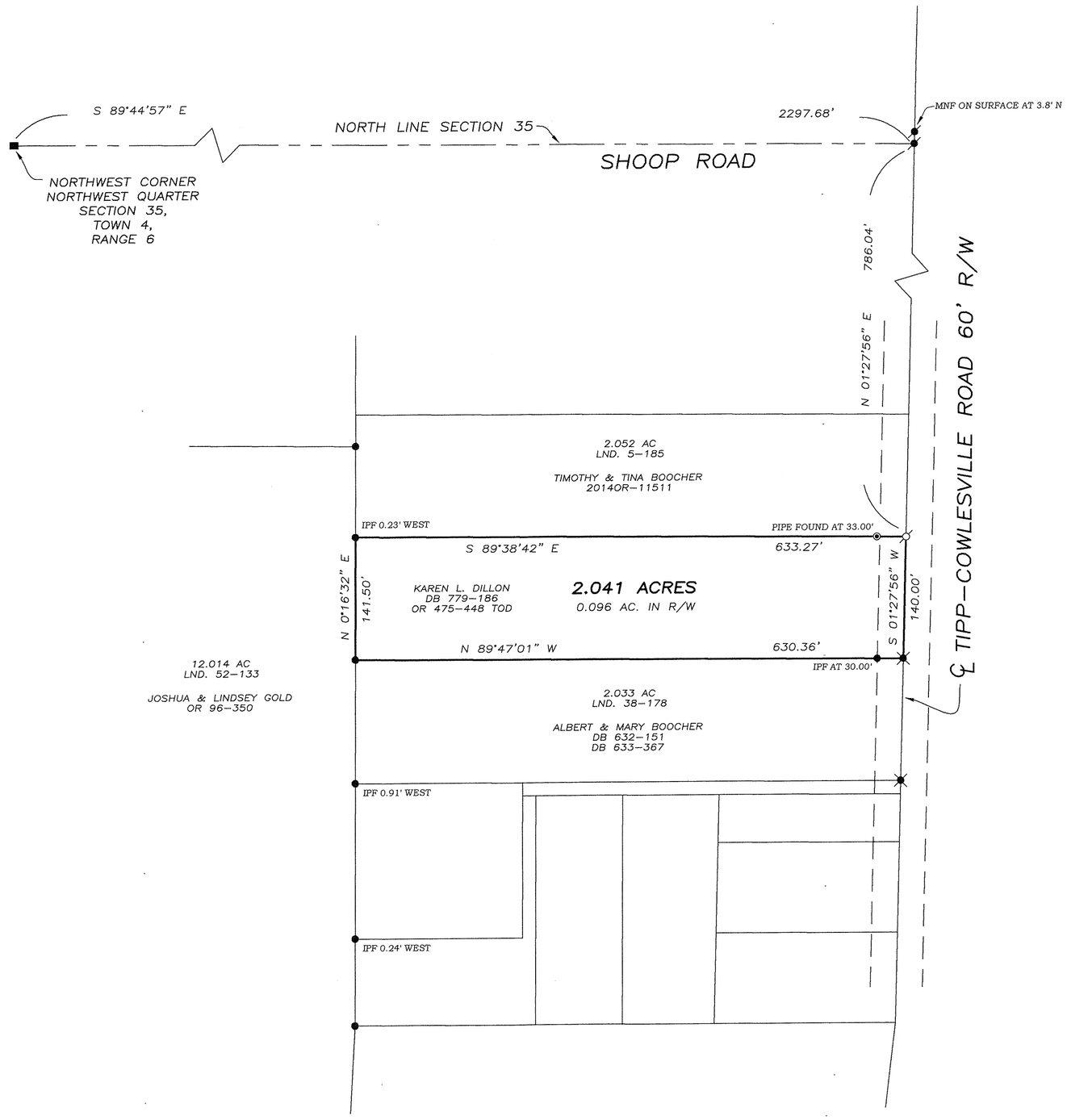
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #663.20 DRAWN BY: MRH CHECKED BY: JJB

MIAMI COUNTY	MONROE	35 NW 1/4	4	6
OHIO	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 45

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● 5/8" IRON PIN FOUND
- ⌀ PK NAIL SET
- ⌀ PK NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ⊙ PIPE FOUND
- ■ STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 5, PAGE 185
VOLUME 38, PAGE 178
BASIS OF BEARINGS
VOLUME 52, PAGE 133

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 779, PAGE 186

0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

SURVEY OF 2.041 ACRES, EXISTING TRACT
FOR MARY HAINES, IN SECTION 35, MONROE TOWNSHIP

Michael W. Cozatt 11/30/20

MICHAEL W. COZATT
P.S. #6001

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

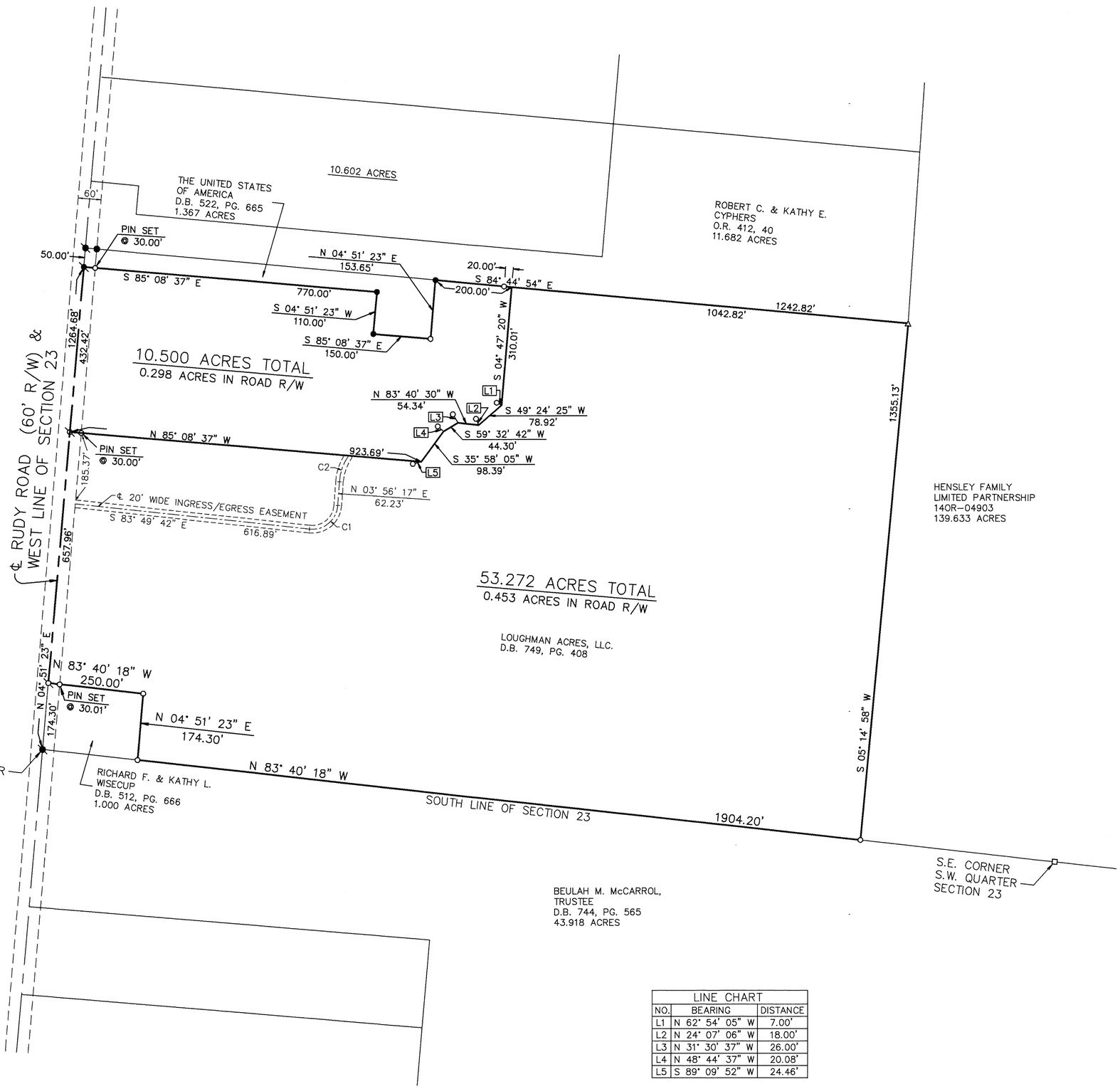
COZATT ENGINEERING COMPANY

CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. 29220

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

2	9BTMRS	SW 1/4 – 23	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 46
Miami County Engineer's Record of Land Surveys



N

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

Legend

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

References

Vol. 15, Pg. 19
Vol. 18, Pg. 52
Vol. 22, Pg. 196
Vol. 27, Pg. 78
Vol. 37, Pg. 43
Vol. 55, Pg. 146
Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the west line of Section 23 and the centerline of Rudy Road, bearing N 04° 51' 23" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 2 tracts for Wayne Loughman.

Surveyor's Certification

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

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

Michael W. Cozatt 11/30/20
Michael W. Cozatt, P.S. #6001 Date

LINE CHART		
NO.	BEARING	DISTANCE
L1	N 62° 54' 05" W	7.00'
L2	N 24° 07' 06" W	18.00'
L3	N 31° 30' 37" W	26.00'
L4	N 48° 44' 37" W	20.08'
L5	S 89° 09' 52" W	24.46'

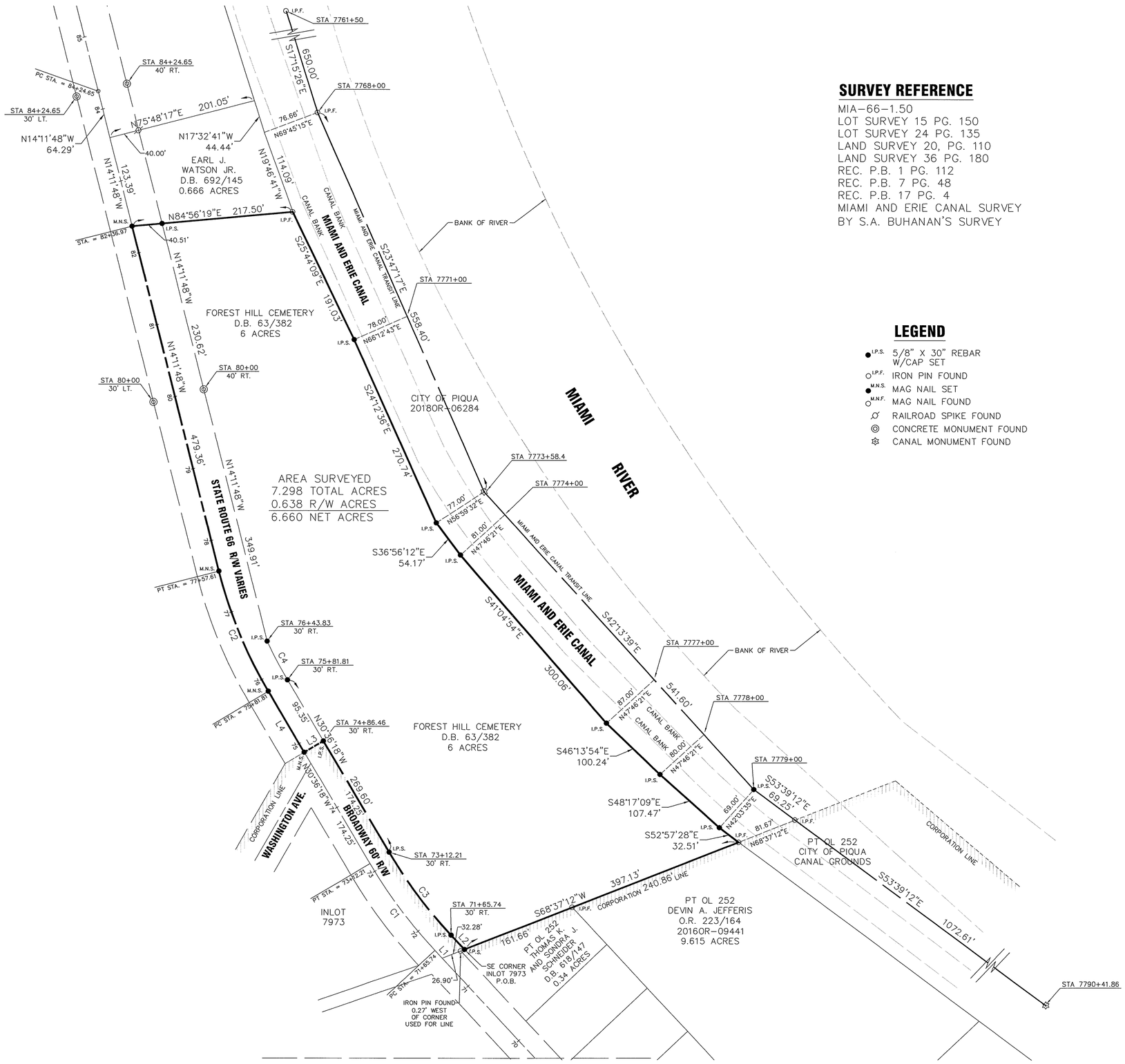
CENTERLINE EASEMENT CURVE CHART				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
C1	92° 14' 01"	67.00'	107.86'	96.58', N 50° 03' 18" E
C2	30° 42' 59"	135.00'	72.37'	71.51', N 19° 17' 46" E

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 23020 *Ph. (937) 339-2921*

FOREST HILL CEMETERY RETRACEMENT SURVEY

6N	6E	FRAC. 7	WASHINGTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 60 PAGE 47
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
December 1st, 2020



SURVEY REFERENCE

MIA-66-1.50
LOT SURVEY 15 PG. 150
LOT SURVEY 24 PG. 135
LAND SURVEY 20, PG. 110
LAND SURVEY 36 PG. 180
REC. P.B. 1 PG. 112
REC. P.B. 7 PG. 48
REC. P.B. 17 PG. 4
MIAMI AND ERIE CANAL SURVEY
BY S.A. BUHANAN'S SURVEY

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A,
OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100'

0 50 100 200

LEGEND

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

LINE DATA

LINE	BEARING	DIST.
L1	N 43°03'18" W	14.41'
L2	N 43°03'18" W	26.33'
L3	S 59°23'42" W	30.00'
L4	N 30°36'18" W	95.35'

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	674.07'	12°27'00"	146.47'	146.18'	N 36°49'48" W
C2	613.88'	16°24'30"	175.80'	175.20'	N 22°24'03" W
C3	644.07'	12°27'00"	139.95'	139.68'	N 36°49'48" W
C4	583.88'	05°47'20"	58.99'	58.97'	N 27°42'38" W

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

11-16-2020
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

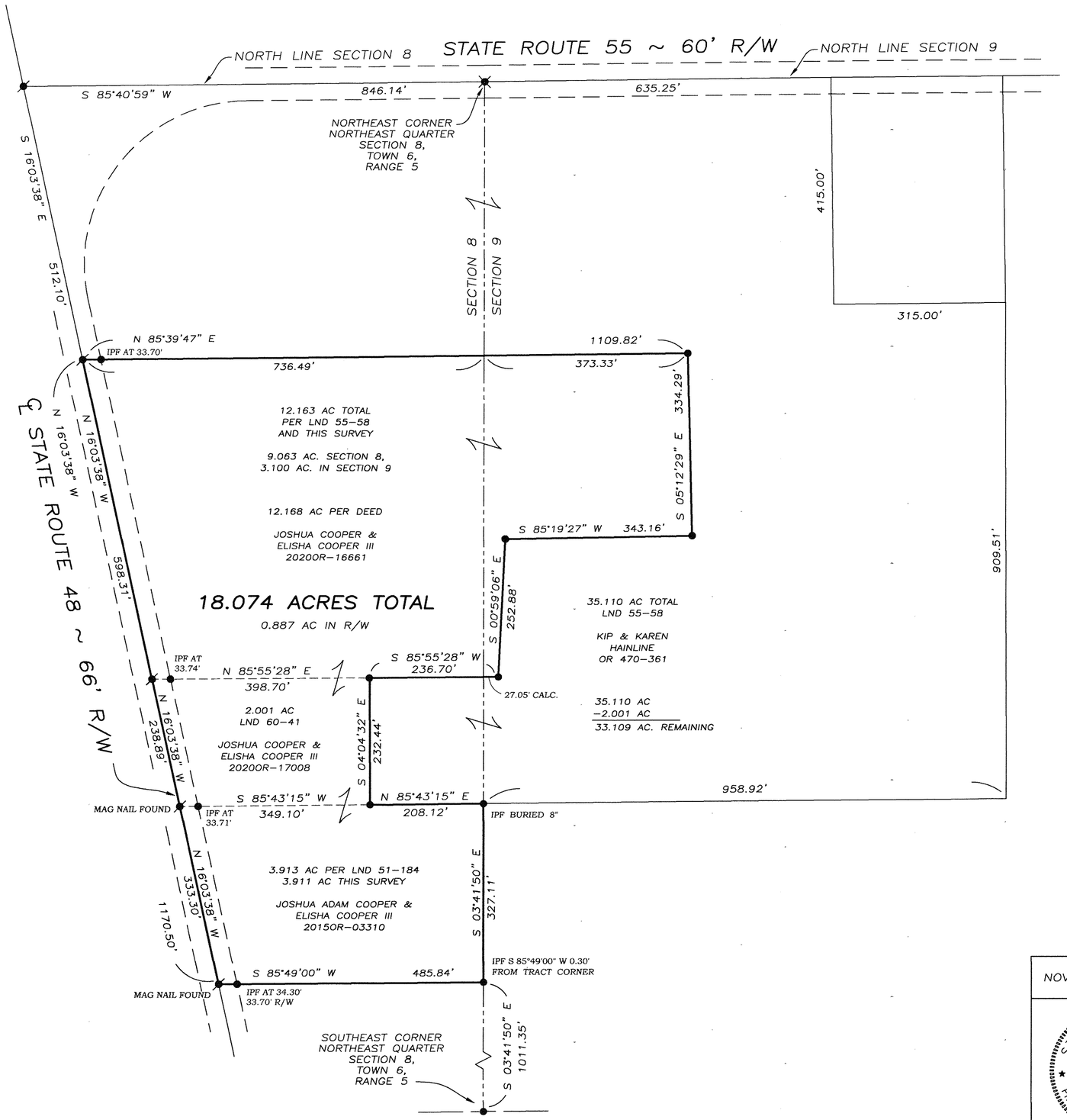
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 10-29-2020
DRAWN BY: MPL
JOB NUMBER: MIAWAS2003
SHEET NUMBER 1 OF 1

UNION TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 8 & 9, TOWN 6, RANGE 5
NORTHEAST & NORTHWEST QUARTER

VOLUME 60 PAGE 48

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- o CAPPED IRON PIN SET
- ● IRON PIN FOUND
- PK NAIL FOUND
- RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 28, PAGE 55
VOLUME 36, PAGE 167
VOLUME 37, PAGE 33
VOLUME 42, PAGE 5
VOLUME 51, PAGE 184
VOLUME 54, PAGE 129
VOLUME 55, PAGE 58
VOLUME 60, PAGE 41

BEARINGS CORRESPOND TO LAND SURVEY 55-58

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 614, PAGE 32
OFFICIAL RECORD 470, PAGE 361
DOCUMENT NO. 20150R-03310
DOCUMENT NO. 20200R-16661
DOCUMENT NO. 20200R-17008

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

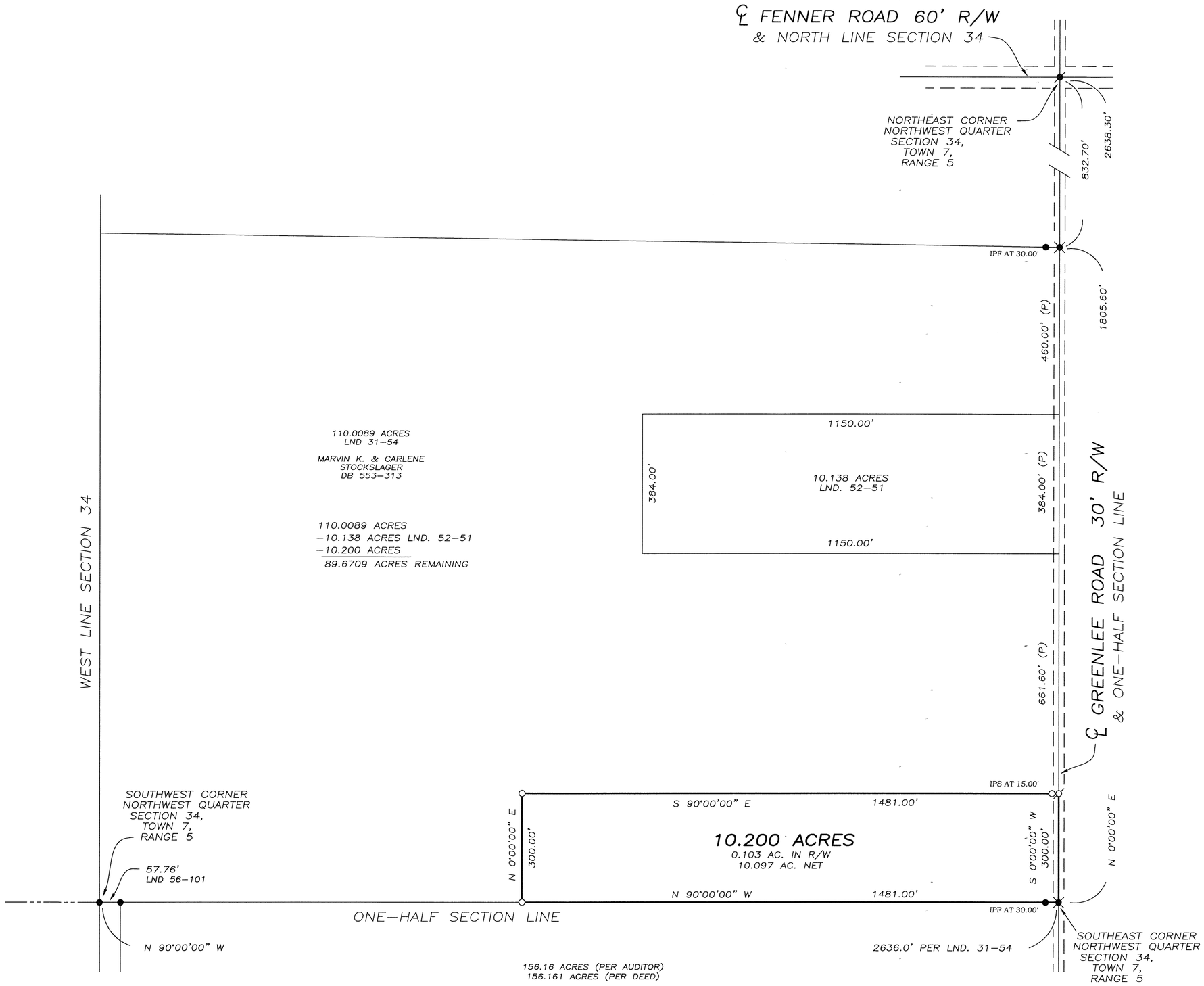
NOVEMBER 16, 2020	SURVEY OF 18.074 ACRES FOR THE COOPER FAMILY IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

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

NEWTON TOWNSHIP MIAMI COUNTY, OHIO
SECTION 34, TOWN 7, RANGE 5
NORTHWEST QUARTER

VOLUME 60 PAGE 49

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ● MAG NAIL SET OVER RAILROAD SPIKE FOUND
- ✕ RAILROAD SPIKE FOUND

(P) PLATTED DISTANCES

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 31, PAGE 54
(BASIS OF BEARINGS)
VOLUME 52, PAGE 51
VOLUME 56, PAGE 101

MIAMI COUNTY RECORDER'S RECORDS
DEED BOOK 553, PAGE 313
OFFICIAL RECORD 46, PAGE 582

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

SURVEY FOR HEATHER STEVENS
IN MIAMI COUNTY, OHIO ~ DECEMBER 4, 2020

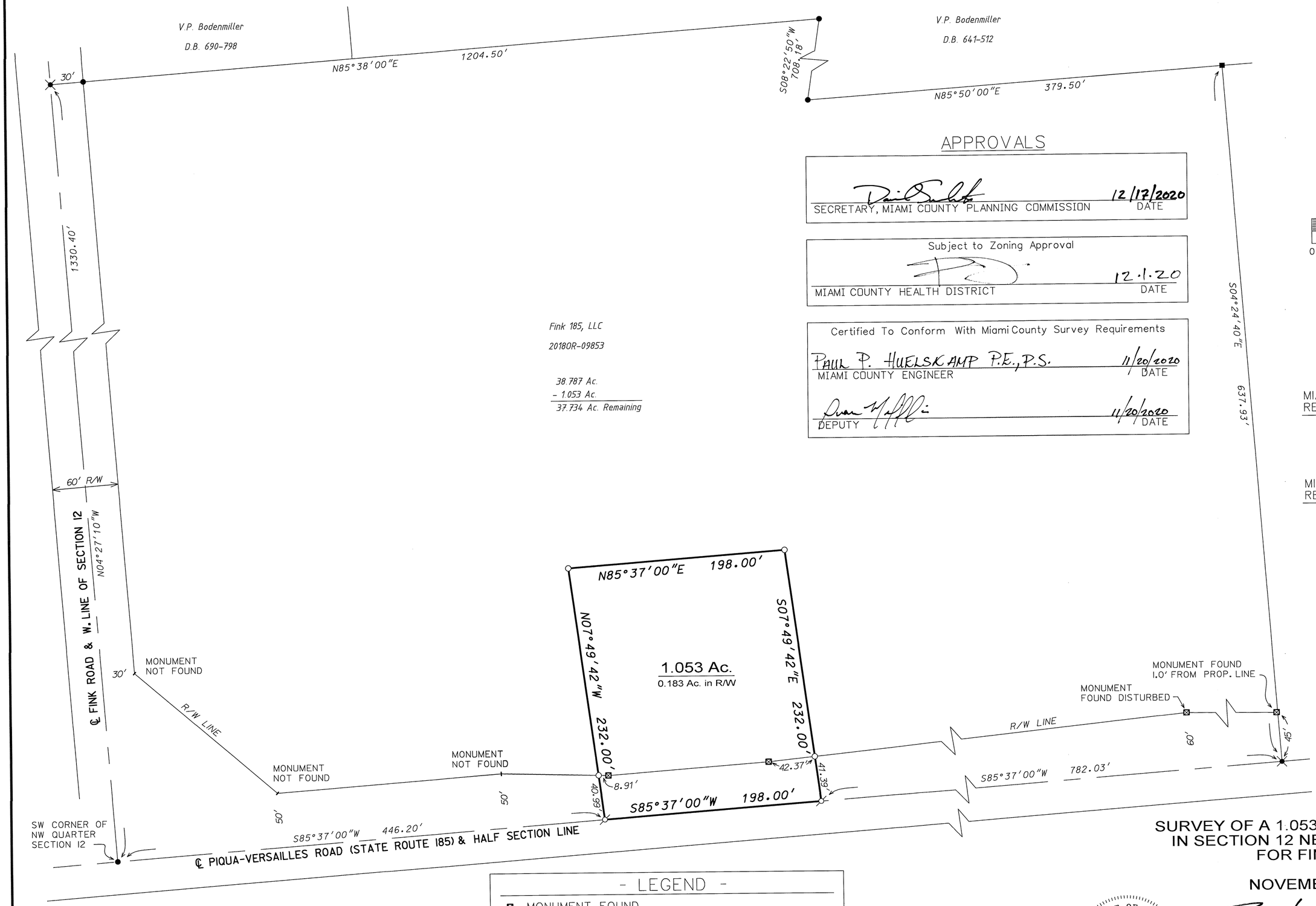
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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

9	4	NW1/4-12	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 60 PAGE 50
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



APPROVALS

SECRETARY, MIAMI COUNTY PLANNING COMMISSION — DATE 12/17/2020

Subject to Zoning Approval

MIAMI COUNTY HEALTH DISTRICT — DATE 12.1.20

Certified To Conform With Miami County Survey Requirements

PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER — DATE 11/20/2020

DEPUTY — DATE 11/20/2020

1" = 60'

0 30 60 90 120
GRAPHIC SCALE

REFERENCES:

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

VOL. 12, PLAT 169
VOL. 27, PG. 108
VOL. 33, PG. 94
VOL. 39, PG. 95

MIAMI COUNTY ENGINEER'S RECORD OF ROAD SURVEYS

VOL. 8, PG. 50
VOL. 8, PG. 50A

- LEGEND -

- ⊠ MONUMENT FOUND
- ■ STONE FOUND
- ● IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- ⌀ MAG NAIL SET
- ○ 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

SURVEY OF A 1.053 ACRE TRACT OF LAND IN SECTION 12 NEWBERRY TOWNSHIP FOR FINK 185, LLC

NOVEMBER 16, 2020

STATE OF OHIO
ROBERT L. CRON
8140
REGISTERED
PROFESSIONAL SURVEYOR

ROBERT L. CRON, P.S. #8140 — DATE 11/16/2020

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373
CELL: 937-418-0017

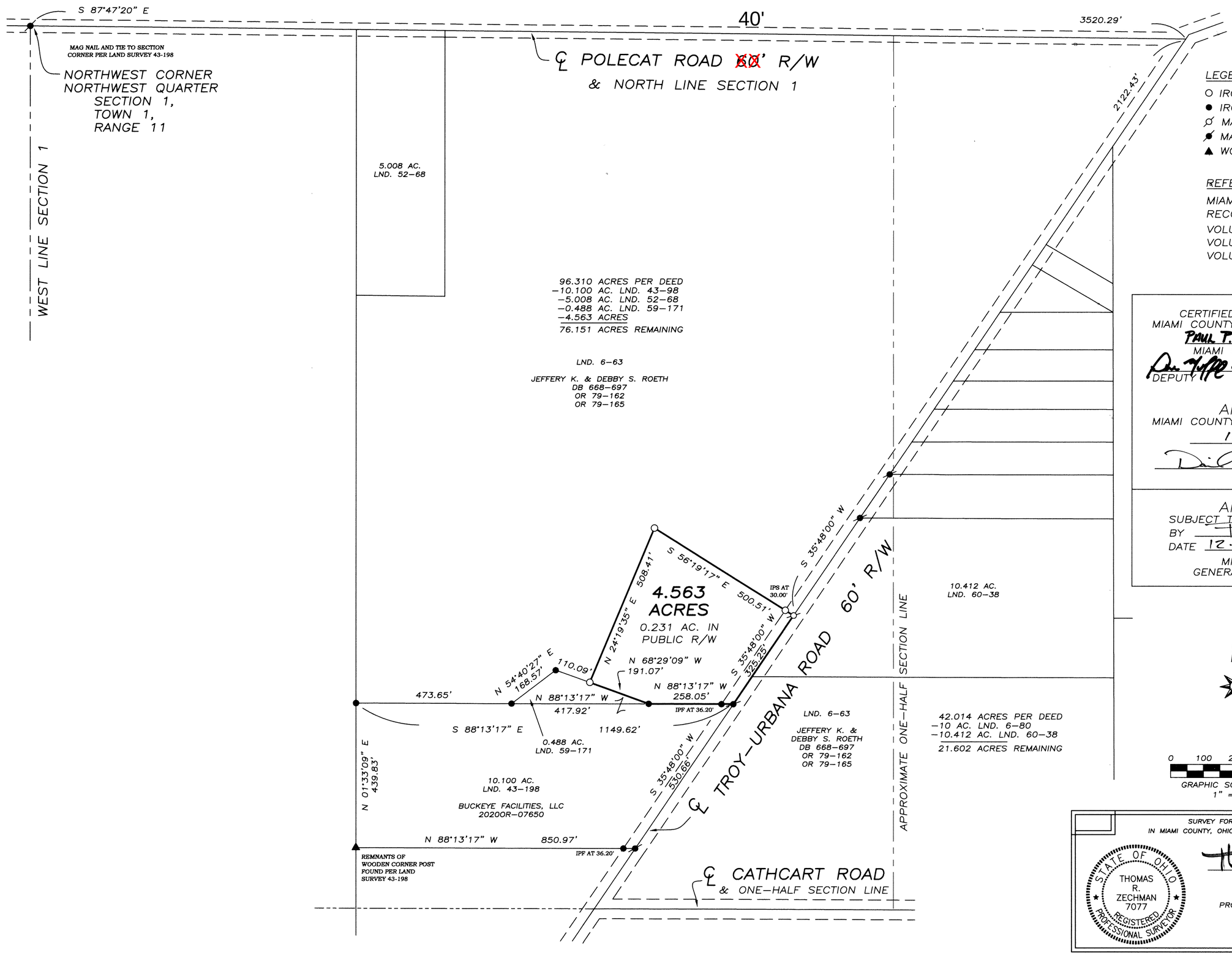
STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 1, TOWN 1, RANGE 11

NORTHWEST QUARTER

VOLUME 60 PAGE 51

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- O IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ⌀ MAG NAIL FOUND
- ▲ WOOD CORNER POST

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEY:
VOLUME 6, PAGE 63
VOLUME 43, PAGE 198
VOLUME 59, PAGE 171

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL T. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY 12/17/2020 DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
12/17/2020
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 12.17.20
MIAMI COUNTY
GENERAL HEALTH DEPT.

SURVEY FOR JEFF ROETH
IN MIAMI COUNTY, OHIO ~ DECEMBER 1, 2020

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

North

BEARINGS BASED ON THE CENTERLINE OF GINGHAMSBURG – FREDERICK ROAD (N 85°50'00"W) AS RECORDED IN SURVEY VOLUME 53, PAGE 191 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

50 0 50 100 150

GRAPHIC SCALE: 1"= 50' JOB# 5700

4	6 EAST	32	MONROE
TOWN	RANGE	SECTION	TOWNSHIP

VOLUME 60 PAGE 52
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

REFERENCES:

Deed: RONALD B. HOLL – D.B. 772, PG. 927

LAND SURVEYS:

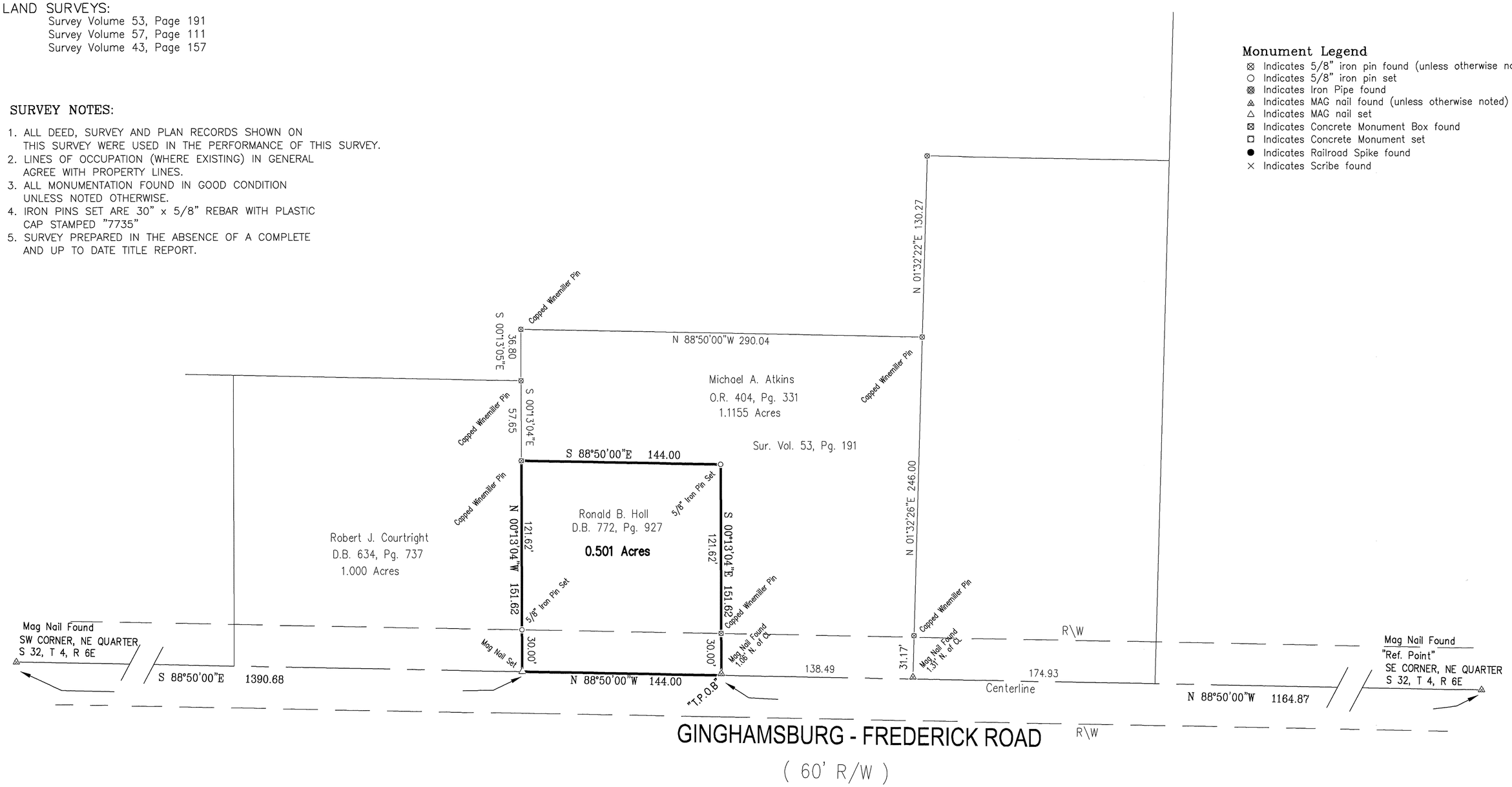
Survey Volume 53, Page 191
Survey Volume 57, Page 111
Survey Volume 43, Page 157

SURVEY NOTES:

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

Monument Legend

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



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

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

McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh

THOMAS K. MARSH, P.S. No.7735

Dec 17, 2020

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

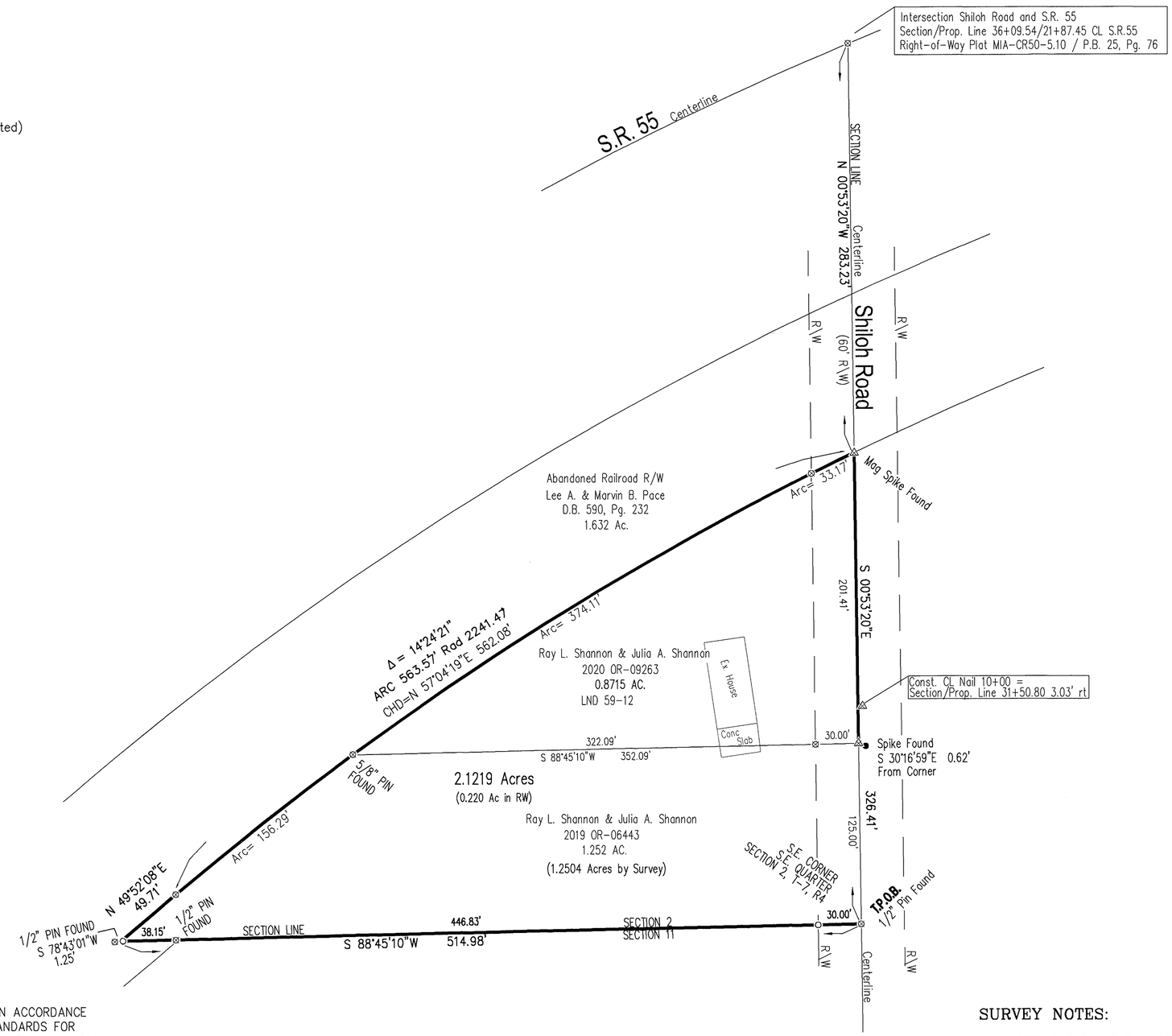
Bearings based on the centerline of Shiloh Road (S 00°53'20" E) as Recorded in Survey Volume 34, Page 153 and Survey Volume 59, Page 12 of the Survey Records of Miami County, Ohio

VOLUME 60 PAGE 53
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

North

60 0 60 120 180
GRAPHIC SCALE: 1"= 60' JOB# 5314 12-08-2020

2	7	4E	UNION	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE



Monument Legend

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

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

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

McDougall - Marsh Land Surveyors

BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735
Dec 17, 2020

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

REFERENCES:

DEED: 0.8715 ACRES & ACRES - RAY L & JULIA A. SHANNON - 2019 OR-06443 & 2020 OR-09263.
SURVEY: SURVEY VOL. 59, PG. 12 (Lnd 59-12); SURVEY VOL 34, PG. 153 (Lnd 34-153)
PLAT BOOK 25, PAGE 76 (REC 25-76)

SURVEY NOTES:

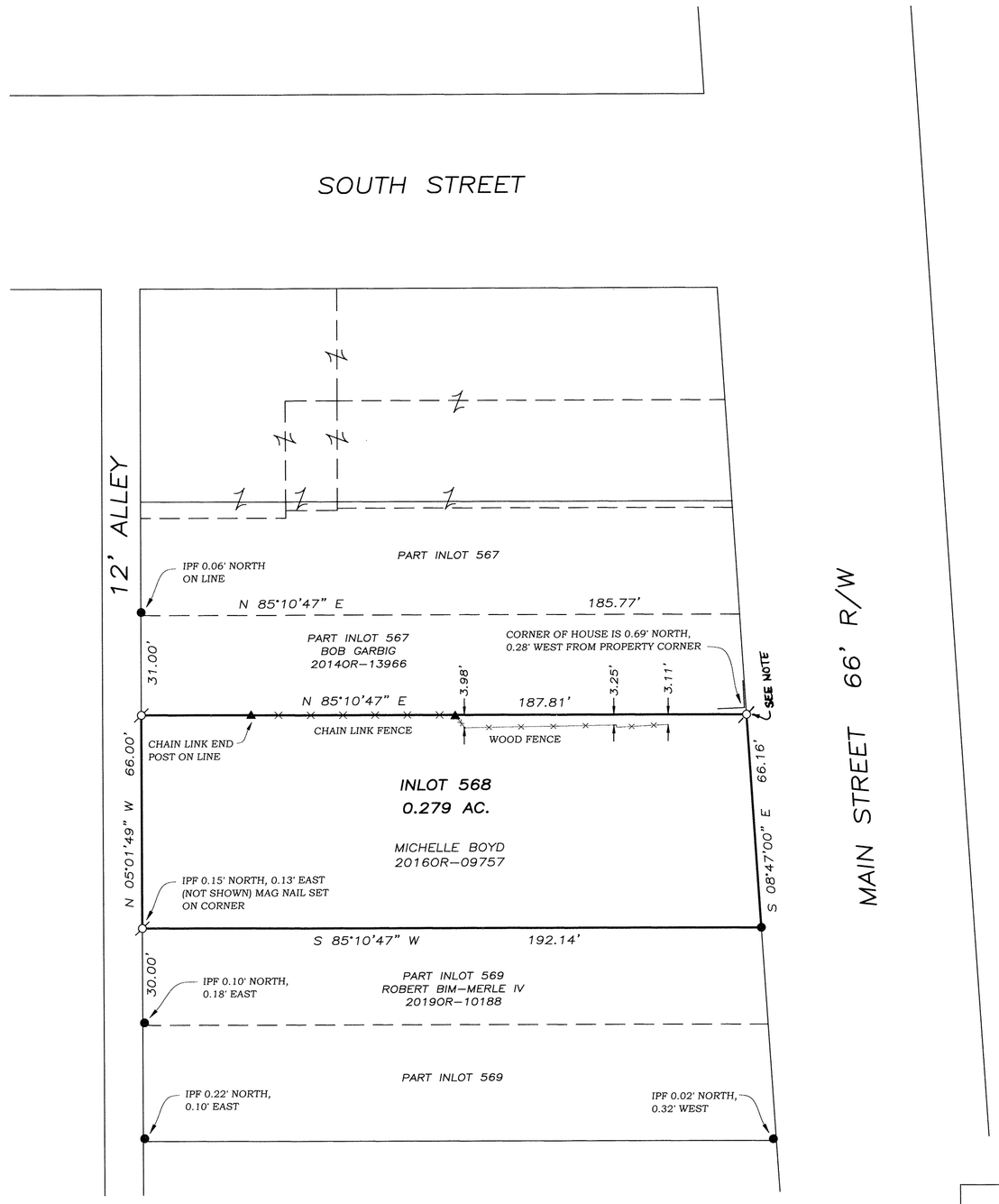
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC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

S:\Jobs\5000\5314\ShilohRoad Survey.dwg Model Dec 15, 2020 - 10:41:52am tom

CITY OF PIQUA, MIAMI COUNTY, OHIO
INLOT 568

VOLUME 60 PAGE 54

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 4, PAGE 31
VOLUME 8, PAGE 18
VOLUME 21, PAGE 118
VOLUME 21, PAGE 138
BASIS OF BEARING

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 24, PAGE 155
PLAT BOOK 9, PAGE 132
PLAT BOOK 27, PAGE 42
DOCUMENT NO. 2016OR-09757

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

NOTE: MONUMENT AT NE CORNER REVISED TO "MAG NAIL SET" DUE TO CORNER FALLING IN CONCRETE.

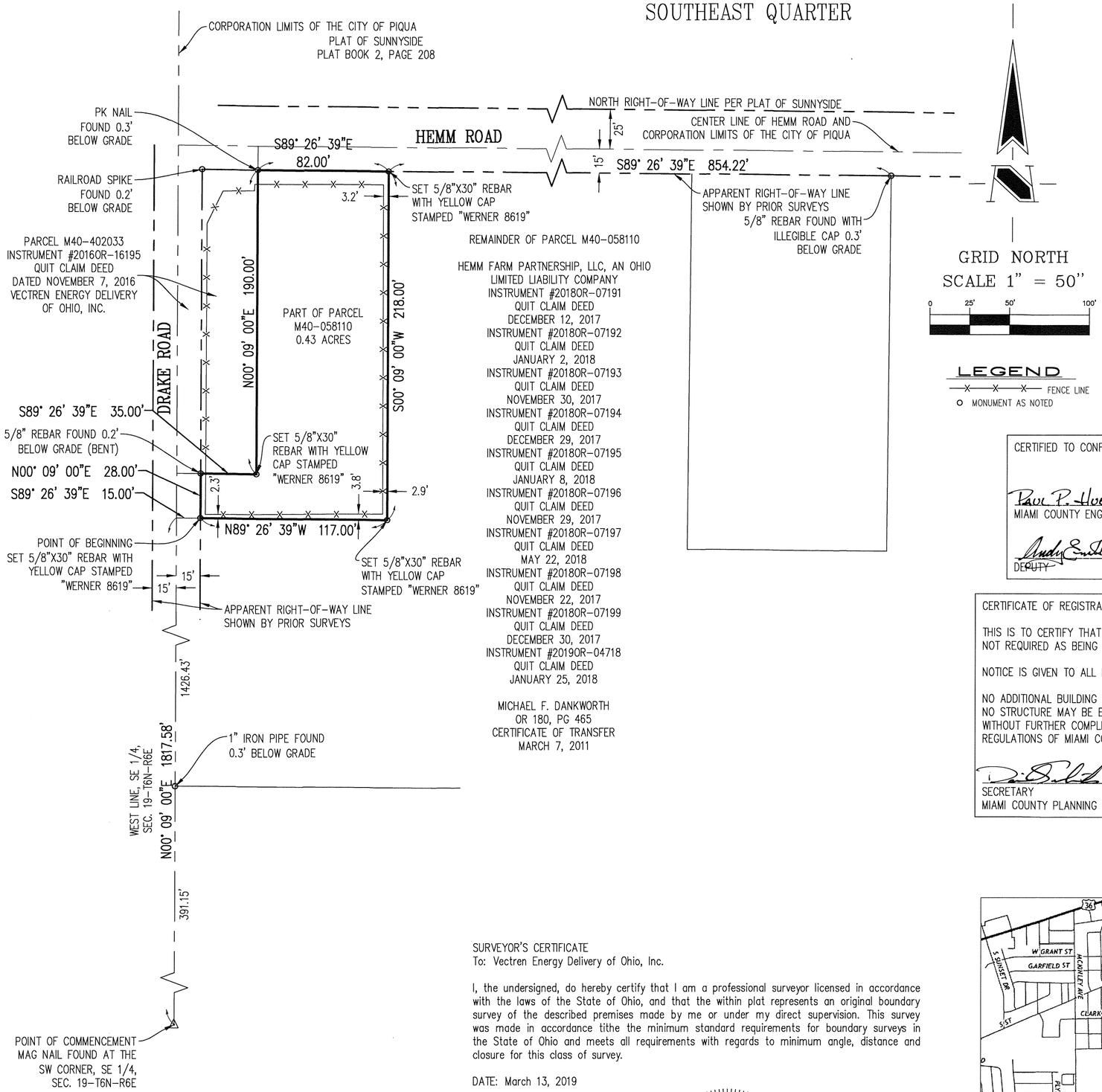
Neil E. Teaford, P.S. #7724
1-8-2021

DECEMBER 16, 2020	SURVEY OF INLOT 568 FOR MICHELLE BOYD IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

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

WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 19, TOWN 6, RANGE 6
SOUTHEAST QUARTER

Vol. 60, Page 55
Miami County Engineer's
Record of Land Surveys



HEMM FARM PARTNERSHIP, LLC, AN OHIO
LIMITED LIABILITY COMPANY
INSTRUMENT #20180R-07191
QUIT CLAIM DEED
DECEMBER 12, 2017
INSTRUMENT #20180R-07192
QUIT CLAIM DEED
JANUARY 2, 2018
INSTRUMENT #20180R-07193
QUIT CLAIM DEED
NOVEMBER 30, 2017
INSTRUMENT #20180R-07194
QUIT CLAIM DEED
DECEMBER 29, 2017
INSTRUMENT #20180R-07195
QUIT CLAIM DEED
JANUARY 8, 2018
INSTRUMENT #20180R-07196
QUIT CLAIM DEED
NOVEMBER 29, 2017
INSTRUMENT #20180R-07197
QUIT CLAIM DEED
MAY 22, 2018
INSTRUMENT #20180R-07198
QUIT CLAIM DEED
NOVEMBER 22, 2017
INSTRUMENT #20180R-07199
QUIT CLAIM DEED
DECEMBER 30, 2017
INSTRUMENT #20190R-04718
QUIT CLAIM DEED
JANUARY 25, 2018

MICHAEL F. DANKWORTH
OR 180, PG 465
CERTIFICATE OF TRANSFER
MARCH 7, 2011

GRID NORTH
SCALE 1" = 50"

0 25' 50' 100'

LEGEND

—X—X—X— FENCE LINE
O MONUMENT AS NOTED

REFERENCED DOCUMENTS:
- DEEDS AND RECORD DOCUMENTS AS LISTED ON THIS PLAT
- MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
  - VOL. 14, PLAT 17
  - VOL. 22, PLAT 163
  - VOL. 26, PLAT 194
  - VOL. 32, PLAT 17 AND 17A
  - VOL. 33, PLAT 4
  - VOL. 37, PLAT 52
  - VOL. 39, PLAT 67
- ORIGINAL SECTION SURVEY OF TOWNSHIP 6, RANGE 6 EAST
- MIAMI COUNTY RECORDER'S OFFICE RECORD PLATS:
  - BOOK 2, PAGE 208
  - BOOK 9, PAGES 100-100D

Horizontal Information

The horizontal location data shown on this survey are based upon a positional solution derived from Global Positioning System (GPS) observations processed by the ODOT VRS Network. All bearings, distances and coordinates are referenced to the Ohio State Plane – South Zone (NAD83) Coordinate System. Combined Scale Factor for this project is 0.99998252. Distances shown hereon are GROUND distances, Combined Scale Factor has been applied.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith
DEPUTY

12-28-2020
DATE

CERTIFICATE OF REGISTRATION

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

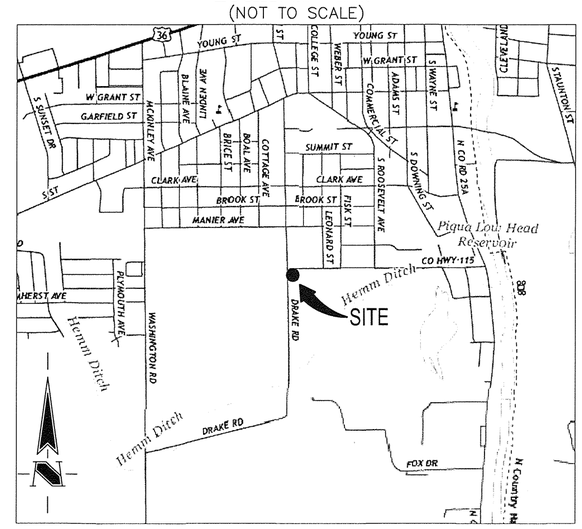
NOTICE IS GIVEN TO ALL PARTIES:

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

SECRETARY
MIAMI COUNTY PLANNING COMMISSION

12/28/2020
DATE

LOCATION MAP
(NOT TO SCALE)



SURVEYOR'S CERTIFICATE
To: Vectren Energy Delivery of Ohio, Inc.

I, the undersigned, do hereby certify that I am a professional surveyor licensed in accordance with the laws of the State of Ohio, and that the within plat represents an original boundary survey of the described premises made by me or under my direct supervision. This survey was made in accordance tithe the minimum standard requirements for boundary surveys in the State of Ohio and meets all requirements with regards to minimum angle, distance and closure for this class of survey.

DATE: March 13, 2019

STATE OF OHIO
JOSHUA DAVID WERNER
8619
REGISTERED PROFESSIONAL SURVEYOR

JOSHUA DAVID WERNER
STATE OF OHIO
PROFESSIONAL SURVEYOR NO. 8619
THE SCHNEIDER CORPORATION
8901 OTIS AVENUE
INDIANAPOLIS, IN 46216

VECTREN
A CenterPoint Energy Company

Schneider GEOMATICS
a division of
Schneider Engineering Corp.

Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
www.schneidercorp.com

PROJECT INFORMATION:
VECTREN ENERGY DELIVERY OF OHIO, INC.
SEC. 19-T6N-R6E
BOUNDARY SURVEY
2090 HEMM ROAD, PIQUA, MIAMI COUNTY, OHIO

CLIENT INFORMATION:
VECTREN ENERGY DELIVERY
ONE VECTREN SQUARE, EVANSVILLE, INDIANA

DATE: 03/13/2019	PROJECT NO.: 11478.001
DRAWN BY: JDW	CHECKED BY: JRH

REVISIONS:
Referenced Documents JDW 05/20/2019
Add Inst. #20190R-04718 JDW 12/23/2020

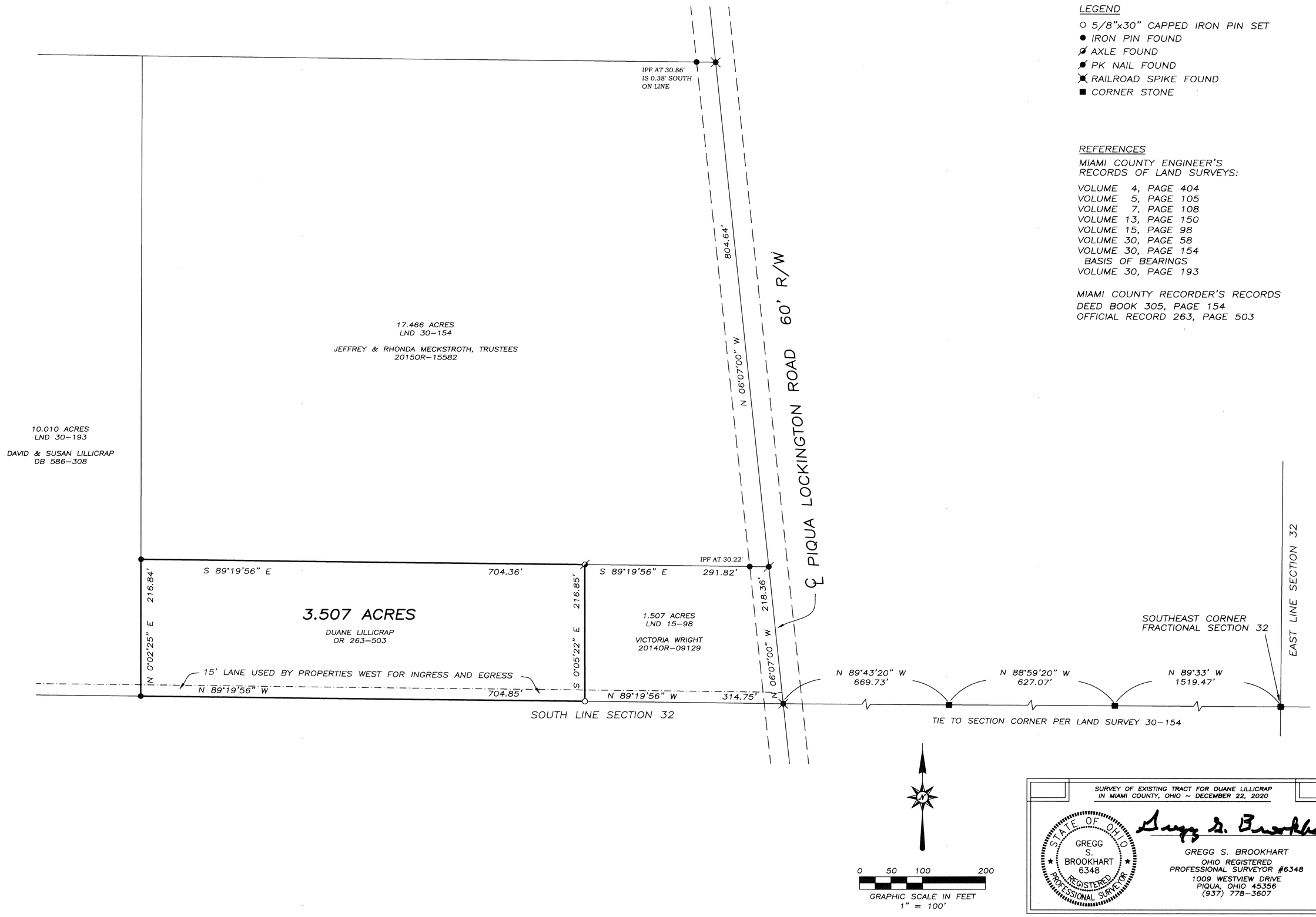
DRAWING FILES:
T:\11K\11478\001\CAD\11478001.DWG

SHEET NO.: 1
OF 1

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

VOLUME 60 PAGE 56

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- AXLE FOUND
- PK NAIL FOUND
- RAILROAD SPIKE FOUND
- ■ CORNER STONE

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 4, PAGE 404
VOLUME 5, PAGE 105
VOLUME 7, PAGE 108
VOLUME 13, PAGE 150
VOLUME 15, PAGE 98
VOLUME 30, PAGE 58
VOLUME 30, PAGE 154
BASIS OF BEARINGS
VOLUME 30, PAGE 193

MIAMI COUNTY RECORDER'S RECORDS
DEED BOOK 305, PAGE 154
OFFICIAL RECORD 263, PAGE 503

SURVEY OF EXISTING TRACT FOR DUANE LILLICRAP
IN MIAMI COUNTY, OHIO ~ DECEMBER 22, 2020

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

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 31, TOWN 1, RANGE 12
FRACTIONAL NORTH PART

VOLUME 60 PAGE 57
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

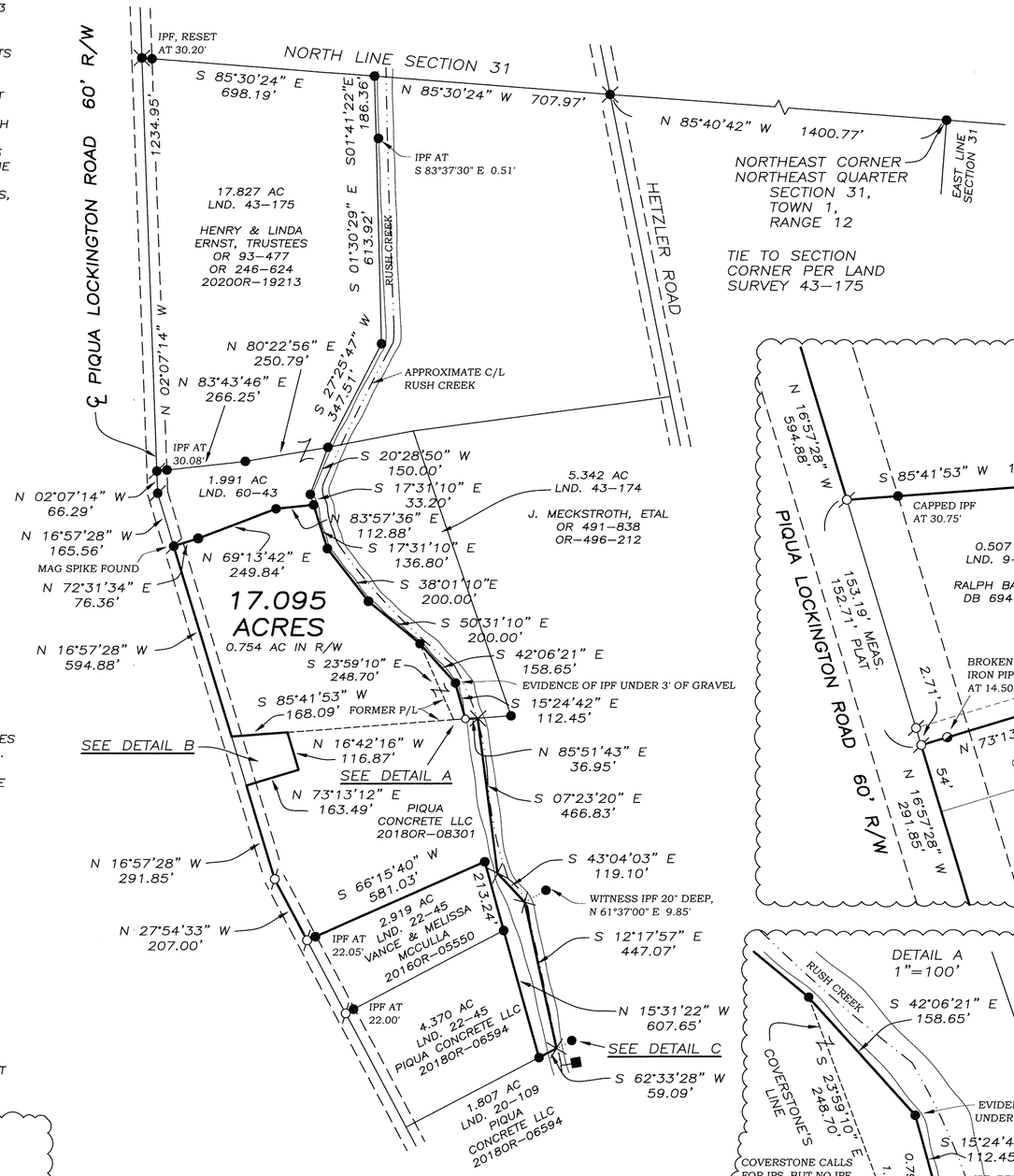
NOTES:

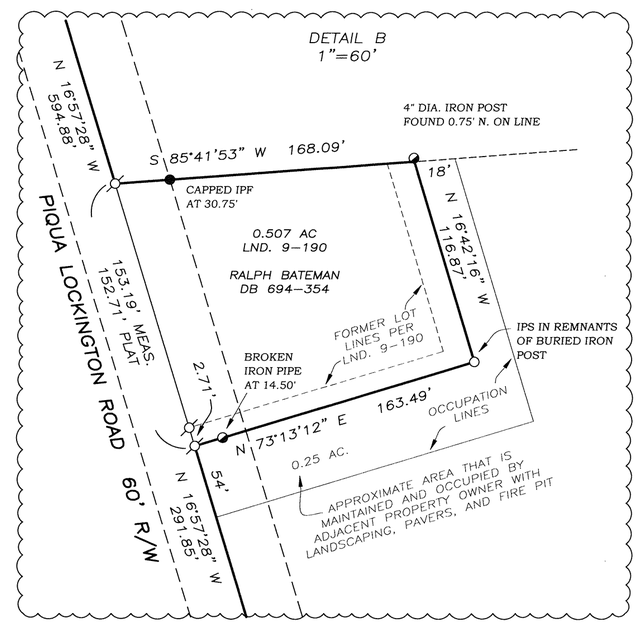
1. INTENT AND OBSERVATIONS:
   A. THE PURPOSE OF THIS SURVEY WAS TO RETRACE TWO SURVEYS FOR THE PURPOSE OF COMBINING TWO SEPARATE TRACTS INTO ONE TRACT OF LAND. ONE TRACT IS AN 8.715 ACRE TRACT FROM SURVEY 32–20 (KLOCKNER, 1982), AND THE OTHER IS AN 8.184 ACRE TRACT FROM SURVEY 60–43 (ZECHMAN 2020). THIS SECOND TRACT WAS RECENTLY SUBDIVIDED FROM AN ORIGINAL SURVEY 43–175 (COVERSTONE, 1998). VIRTUALLY ALL PERIMETER MONUMENTS WERE FOUND FROM BOTH SURVEYS.
   B. THE TWO ORIGINAL TRACTS WERE SURVEYED AT DIFFERENT TIMES BY DIFFERENT SURVEYORS, EACH USING A DIFFERENT BASIS OF BEARING.
   C. THE WEST LINE OF KLOCKNER'S SURVEY IS GENERALLY WITH THE CENTERLINE OF RUSH CREEK. NO PINS WERE CALLED FOR ON THIS LINE. FURTHERMORE, ONE OF THE DISTANCES ON THIS LINE HAS A PRECISION OF TENTHS ONLY, AND ONE OF THE BEARINGS HAS A PRECISION OF DEGREES AND MINUTES ONLY. ALL OTHER DISTANCES ARE TO HUNDREDTHS, AND ALL OTHER BEARINGS ARE TO DEGREES, MINUTES AND SECONDS. THIS SEEMS TO ALLOW FOR THE POSSIBILITY OF SOME VAGUENESS, ESPECIALLY REGARDING THE EXACT LOCATION OF THE NORTHEAST CORNER.

2. DISCREPANCY AT LINE SEPARATING THE TWO TRACTS:
   A. A DISCREPANCY EXISTS BETWEEN THE TWO SURVEYS ON THE LINE COMMON TO BOTH. BOTH SURVEYS APPEAR TO HAVE INTENDED TO USE THE SAME WESTERNMOST POINT ON PIQUA LOCKINGTON ROAD, AND THE SAME REFERENCE PIN EAST OF BOTH TRACTS. HOWEVER, KLOCKNER SHOWS IT AS A STRAIGHT LINE WITH NO BREAKS. COVERSTONE SHOWS THE SAME LINE WITH TWO BREAKS AND THREE SLIGHTLY DIFFERENT BEARINGS. UNDER ANY CIRCUMSTANCE THIS MUST CAUSE A GAP OR AN OVERLAP, OR BOTH.
   B. CALCULATING THE COORDINATES OF KLOCKNER'S NORTHEAST CORNER, THOUGH NO MONUMENT WAS SET, REVEALS A WEDGED–SHAPED GAP BETWEEN THE TWO PROPERTIES. SEE DETAIL "A".
   C. THE INTENT OF BOTH SURVEYS IS CLEARLY THAT THEY BUTT UP AGAINST ONE–ANOTHER, WITH NO GAPS OR OVERLAPS. EACH TRACT HAS LONG HAD THE SAME OWNER. THIS SURVEY ELIMINATES THAT GAP BY ADJUSTING KLOCKNER'S LINE SLIGHTLY, PLACING ONE BREAK ON THE LINE, ALL CONSISTENT WITH THE MONUMENTS FOUND, AND BY PLACING IT EXACTLY ON COVERSTONE'S SOUTH LINE.
   D. BOTH SURVEYS APPEAR TO SHOW THE SAME NORTHEAST CORNER OF KLOCKNER'S SURVEY. KLOCKNER SHOWS NO MONUMENT AND CALLS IT ON THE APPROXIMATE CENTER LINE OF RUSH CREEK. COVERSTONE DOES NOT IDENTIFY IT AS KLOCKNER'S CORNER, BUT SHOWS AN IRON PIN FOUND. KLOCKNER'S CORNER CALCULATES TO BE 1.58' EAST OF COVERSTONE'S PIN. SEE DETAIL "A".

3. ENCROACHMENT AROUND 0.507 ACRE TRACT:
   A. THERE IS AN ENCROACHMENT OF OCCUPATION ONLY, OF APPROXIMATELY 0.25 ACRES ON THE SOUTH AND EAST SIDES OF THE 0.507 ACRE TRACT THAT THIS SURVEY SURROUNDS. SEE DETAIL "B".
   B. THE PROPERTY OWNER MAINTAINS THE AREA AND HAS MADE LANDSCAPING IMPROVEMENTS WITH BRICK PAVERS AND A FIRE PIT. THERE ARE NO PERMANENT STRUCTURES.
   C. TESTIMONY FROM THE PROPERTY OWNER REVEALS THAT HE HAS LIVED THERE NEARLY 20 YEARS, AND THAT HENRY ERNST GAVE HIM PERMISSION TO USE THE LAND IN THIS WAY, "MANY YEARS AGO."

4. LOCATIONS OF RUSH CREEK:
   A. THE APPROXIMATE CENTER LINE OF RUSH CREEK IS THE EAST PROPERTY LINE OF SURVEY 32–20, AND THE SOUTH PORTION OF THIS SURVEY.
   B. THE APPROXIMATE TOP–OF–BANK ON THE WEST SIDE OF RUSH CREEK IS THE EAST PROPERTY LINE OF SURVEY 43–175, AND THE NORTH PORTION OF THIS SURVEY.
   C. THE MAIN CHANNEL OF RUSH CREEK VARIES AND IS APPROXIMATELY 15'–20' WIDE.
   D. THE WEST TOP–OF–BANK IS FAIRLY WELL DEFINED AND IS APPROXIMATELY 30' FROM THE CENTER LINE.
   E. THERE IS NO WELL–DEFINED EAST TOP–OF–BANK, AS THE GROUND GRADUALLY SLOPES UP AND AWAY FROM THE EAST SIDE OF THE MAIN CHANNEL.





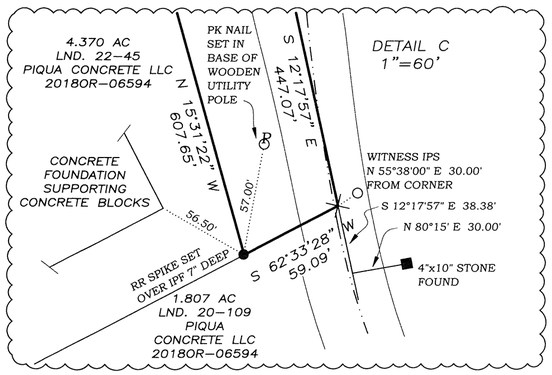
LEGEND

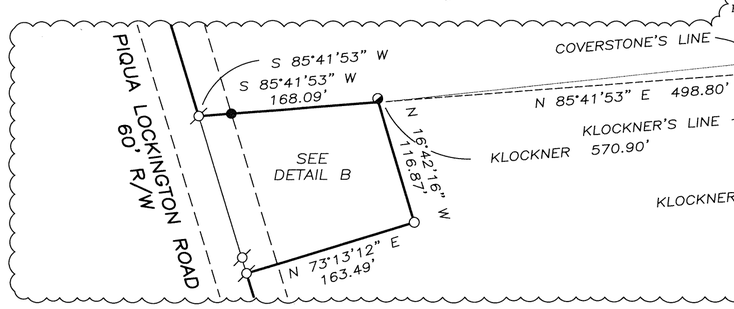
- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ◐ IRON POST FOUND
- ⌀ MAG NAIL SET OVER RRS FOUND
- ● PK NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ■ STONE FOUND
- ╳ NO MONUMENT CALLED FOR OR FOUND. PROPERTY CORNER IN APPROXIMATE C/L OF CREEK

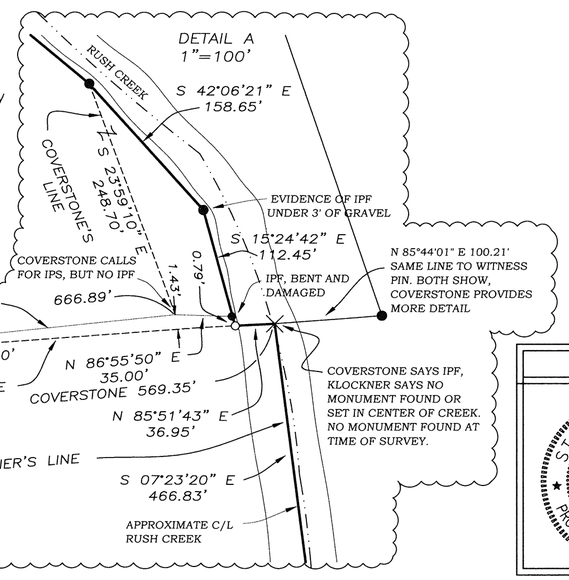
REFERENCES

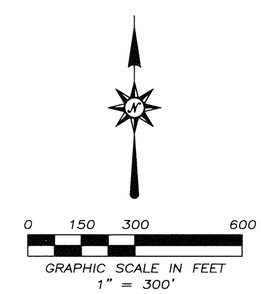
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEY:

VOLUME 9, PAGE 190
VOLUME 10, PAGE 186
VOLUME 17, PAGE 46
VOLUME 20, PAGE 109
VOLUME 22, PAGE 30
VOLUME 32, PAGE 20
VOLUME 35, PAGE 122
VOLUME 37, PAGE 177
VOLUME 43, PAGE 174
VOLUME 43, PAGE 175
VOLUME 48, PAGE 34
VOLUME 51, PAGE 197
VOLUME 52, PAGE 193
VOLUME 52, PAGE 194
VOLUME 54, PAGE 8
VOLUME 60, PAGE 43









SURVEY FOR HENRY ERNST
IN MIAMI COUNTY, OHIO ~ DECEMBER 13, 2020

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

Vol. 60 Pg. 58

Miami County Engineer's Record of Land Surveys

7N	4E	35	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Harold Eugene Ditmer
Genevieve Joan Ditmer
20150R–10923
(Exhibit "A" – 80.0 Ac.)

J & M Meyer Farms, LLC
20120R–17975
(Exhibit "A" – TRACT TWO – 150.559 Ac.)
Ref. Survey R3

Andrew C. Porter
Teresa L. Porter
20150R–00210
(10.112 Ac.)
Ref. Survey R2

S.W. corcner of a 10.112 acre tract, iron pin found per R2

30.37'

N.W. 1/4
S.W. 1/4

N.E. 1/4
S.E. 1/4

1294.60'

S89°40'57"E 1324.94'

N89°40'57"W 1351.31' 1324.94'

Half Section Line

N.W. corner of the S.E. Quarter, Wooden corner post found. Post accepted as the corner per R1 and R2

N.E. corner of the West Half of the S.E. Quarter, searched and dug for corner evidence, nothing found. Iron pin set

N.E. corner of the S.E. Quarter, railroad spike found per R2, searched for iron witness pin per R2, not found

Ralph F. Seidel
Roketa M. Seidel
20150R–04467
(40.0 Ac.)

Road

BASIS OF BEARING

Bearings are based on the South line of the Southeast Qaurter as taken from the State Plane Coordinate System, NAD 83 CORS 96 Adjustment, GEOID 2003, Ohio South Zone, ODOT VRS CORS Network and being: S89°56'41"W.

2665.49'

(2665.43' per R1)

2656.87'

Dennis E. Meyer
Patricia B. Meyer
D.B. 468–260
(80.0 Ac.)

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

R1 – VOLUME 22, PLAT NO. 75
R2 – VOLUME 39, PLAT NO. 188
R3 – VOLUME 46, PLAT NO. 39
R4 – VOLUME 29, PLAT NO. 127

Mary C. Gregg
20190R–07509
(37.9735 Ac.)
Ref. Survey R1

2648.24'

Half Section Line

30' Road right-of-way

Area of Survey

0.912 Acres (Area within road right-of-way)
+80.008 Acres (Net area)
80.920 ACRES

N00°15'23"E

(1331.24' per R4)

S00°16'23"W

N00°15'00"E

LEGEND

- ⊠ – HARROW TOOTH FOUND
- ○ – IRON PIN FOUND
- ⊘ – RAILROAD SPIKE FOUND
- ⬡ – WOOD CORNER POST FOUND
- ✖ – MAG SPIKED SET
- ● – 5/8" DIA., 30" LONG IRON PIN SET WITH PLASTIC CAP STAMPED "S POPE–OHIO–INDIANA"
- ( ) – RECORDED INFORMATION ENCLOSED BY PARENTHESES
- D.B. or O.R. – DENOTES "DEED BOOK" OR "OFFICIAL RECORD" AS RECORDED IN THE OFFICE OF THE MIAMI COUNTY RECORDER.

Ralph F. Seidel
Roketa M. Seidel
20150R–04466
(40.0 Ac.)

J & M Meyer Farms, LLC
20120R–17975
(Exhibit "A" – TRACT ONE – 35.465 Ac.)
Ref. Survey R4

12.00'
R4

Shiloh

Section Line

SURVEY NOTES

1. Lines of occupation in general agree with property lines.
2. All monumentation found in good condition unless otherwise noted.
3. The survey was prepared without the aid of a complete and current title report.

POINT OF BEGINNING

S.W. corner of the S.E. Quarter, railroad spike found per R1 witnessed by iron pin set, N00°15'23"E, at 30.00'

S.E. corner of the West Half of the S.E. Quarter, very old harrow tooth found 0.75' below grade and located 2.4' S. of the Quarter Section Line, used harrow tooth to establish the property line, set Mag Spike at the intersection of the property line with the South line of the Quarter and set witness pin, N00°16'23"E, at 30.00' from Mag Spike

GRAPHIC SCALE IN FEET

0' 200' 400'

Searched for iron witness pin per R1, not found

North

Montgomery County

S89°56'41"W 1324.20'

30.00'

S89°56'41"W 1326.03'

Miami County
Montgomery County

Miami County
Montgomery County

R1 R1

S89°51'53"W, 12.04'
(12.0')

60' Road right-of-way

Sec. 35

Sec. 36

West

Montgomery

Hartman Road

Line Road

County

Certification: I certify that this Boundary Survey was prepared in accordance with the Ohio Administrative Code Chapter 4733–37, Standards for Boundary Surveys. All monuments are set as shown.

SURVEYED AND PREPARED BY:

DATE 12/29/2020

Stephen A. Pope, P.S.
Professional Land Surveyor #8761
7903 State Route 127
Lewisburg, Ohio 45338
1–937–678–5632

STATE OF OHIO STEPHEN A. POPE 8761 REGISTERED SURVEYOR

S. A. Pope & Associates
A • Professional • Association • Company
LAND SURVEYING / LAND PLANNING CONSULTING
OHIO – INDIANA – KENTUCKY

Plat of Survey

PREPARED FOR

Dennis E. Meyer
Patricia B. Meyer

DATE
December 29, 2020

SCALE
1" = 200'

DRAWN SAP

COMM. NO.
2020105

2020105p.dwg

TROY	S.W. 2	PT. 42 & PT. 289	MIAMI	OHIO
CORPORATION	TAX MAP	INLOTS	COUNTY	STATE

VOLUME 60 PAGE 59
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

1" = 30'

0 15 30 45 60
GRAPHIC SCALE

REFERENCES:

MIAMI COUNTY ENGINEER'S
RECORD OF LOT SURVEYS

VOL. 11, PG. 58
VOL. 11, PG. 143
VOL. 13, PG. 103
VOL. 14, PG. 35

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

VOL. 51, PG. 110

REC. BOOK 26, PG. 39

DEEDS

D.B. 136, PG. 125
OR 191-409
20180R-02284

SURVEY OF A 0.322 ACRE TRACT OF LAND
IN PT. IL 42 & PT. IL 289 FOR 116 W. MAIN, LLC

DECEMBER 22, 2020

- LEGEND -

+ CROSS CUT FOUND
● IRON PIN FOUND
⌀ MAG NAIL SET
✚ CROSS CUT SET IN CONCRETE
○ 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

All lines generally agree with occupation and existing building lines.

Basis of Bearing:
Miami County Engineer's Lot Survey
Vol. 14, Pg. 35

STATE OF OHIO
ROBERT L. CRON 8140 REGISTERED
PROFESSIONAL SURVEYOR

Robert L Cron 12/30/2020
ROBERT L. CRON, P.S. #8140 DATE

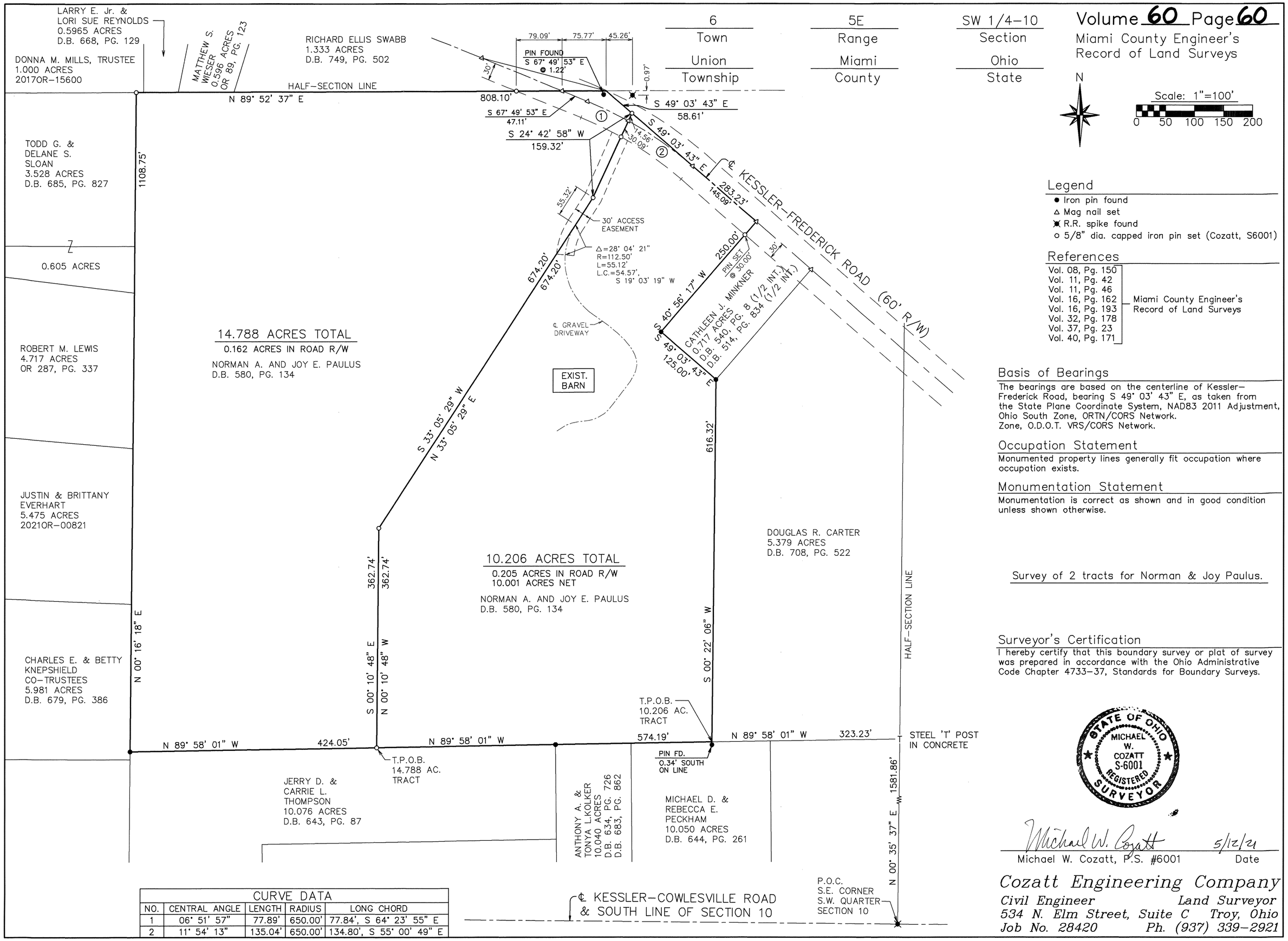
ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373 CELL: 937-418-0017

Revised 5/12/21

6	5E	SW 1/4-10
Town	Range	Section
Union	Miami	Ohio
Township	County	State

Volume 60 Page 60

Miami County Engineer's Record of Land Surveys



CURVE DATA				
NO.	CENTRAL ANGLE	LENGTH	RADIUS	LONG CHORD
1	06° 51' 57"	77.89'	650.00'	77.84', S 64° 23' 55" E
2	11° 54' 13"	135.04'	650.00'	134.80', S 55° 00' 49" E

N

Scale: 1"=100'

0 50 100 150 200

Legend

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

References

Vol. 08, Pg. 150
Vol. 11, Pg. 42
Vol. 11, Pg. 46
Vol. 16, Pg. 162
Vol. 16, Pg. 193
Vol. 32, Pg. 178
Vol. 37, Pg. 23
Vol. 40, Pg. 171
— Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the centerline of Kessler-Frederick Road, bearing S 49° 03' 43" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Ohio South Zone, ORTN/CORS Network.
Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 2 tracts for Norman & Joy Paulus.

Surveyor's Certification

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

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

Michael W. Cozatt 5/12/21

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

Cozatt Engineering Company

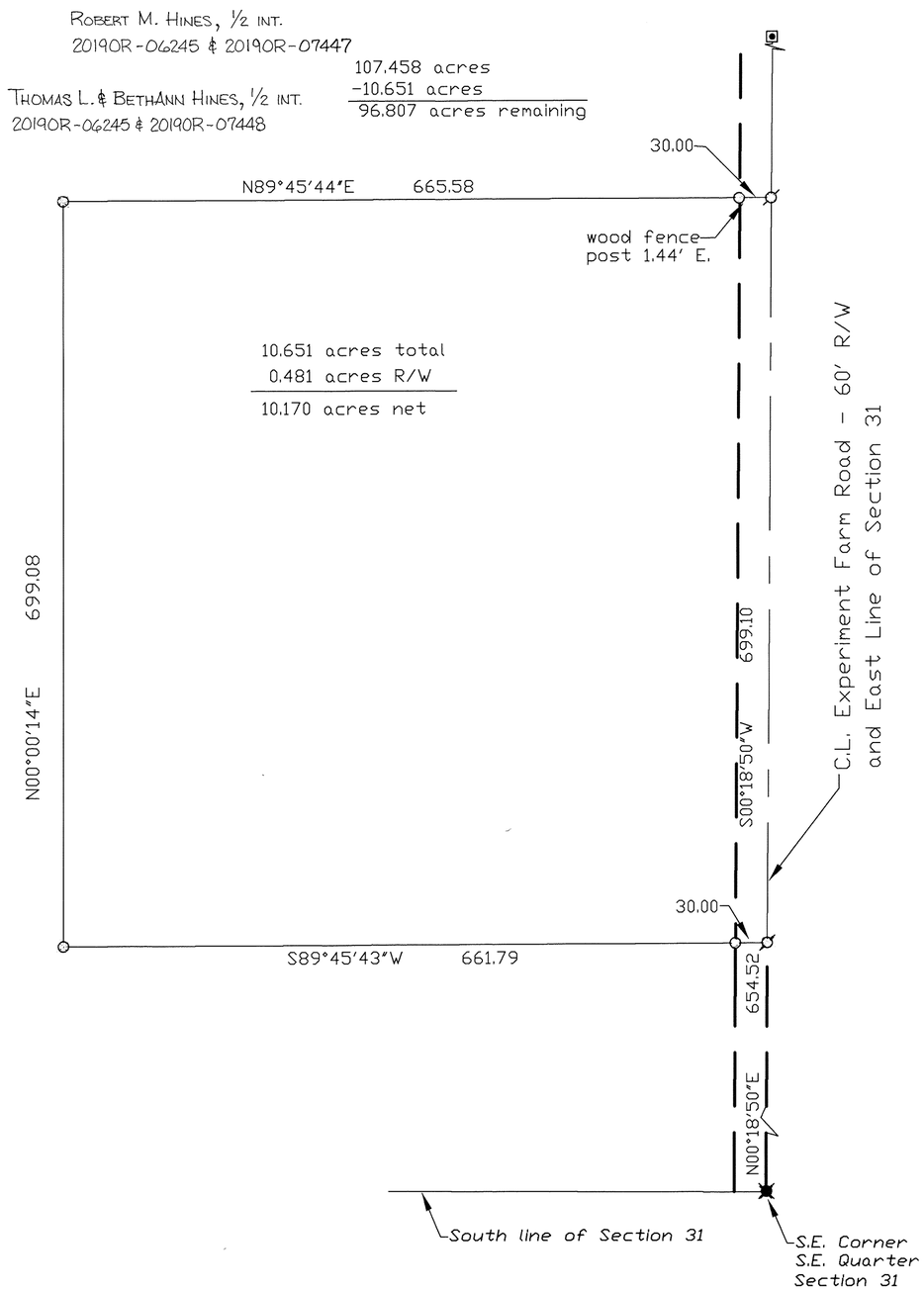
Civil Engineer Land Surveyor

534 N. Elm Street, Suite C Troy, Ohio

Job No. 28420 Ph. (937) 339-2921

6	6E	31- SE ¼	WASHINGTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

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



North

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

Legend

- ● Iron Pin Found
- ○ 5/8" Capped Iron Pin Set (Cozatt, S6001)
- Ø Mag Nail Set
- ✖ Mag Spike Found
- ▣ Pin in Monument Box

References

Volume 11, Page 192
Volume 28, Page 178
Volume 56, Page 98
Volume 59, Page 73
— Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the east line of Section 31 and the centerline of Experiment Farm Road, bearing S 00-18-50 W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 10.651 acres
for Jennifer Johnston

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

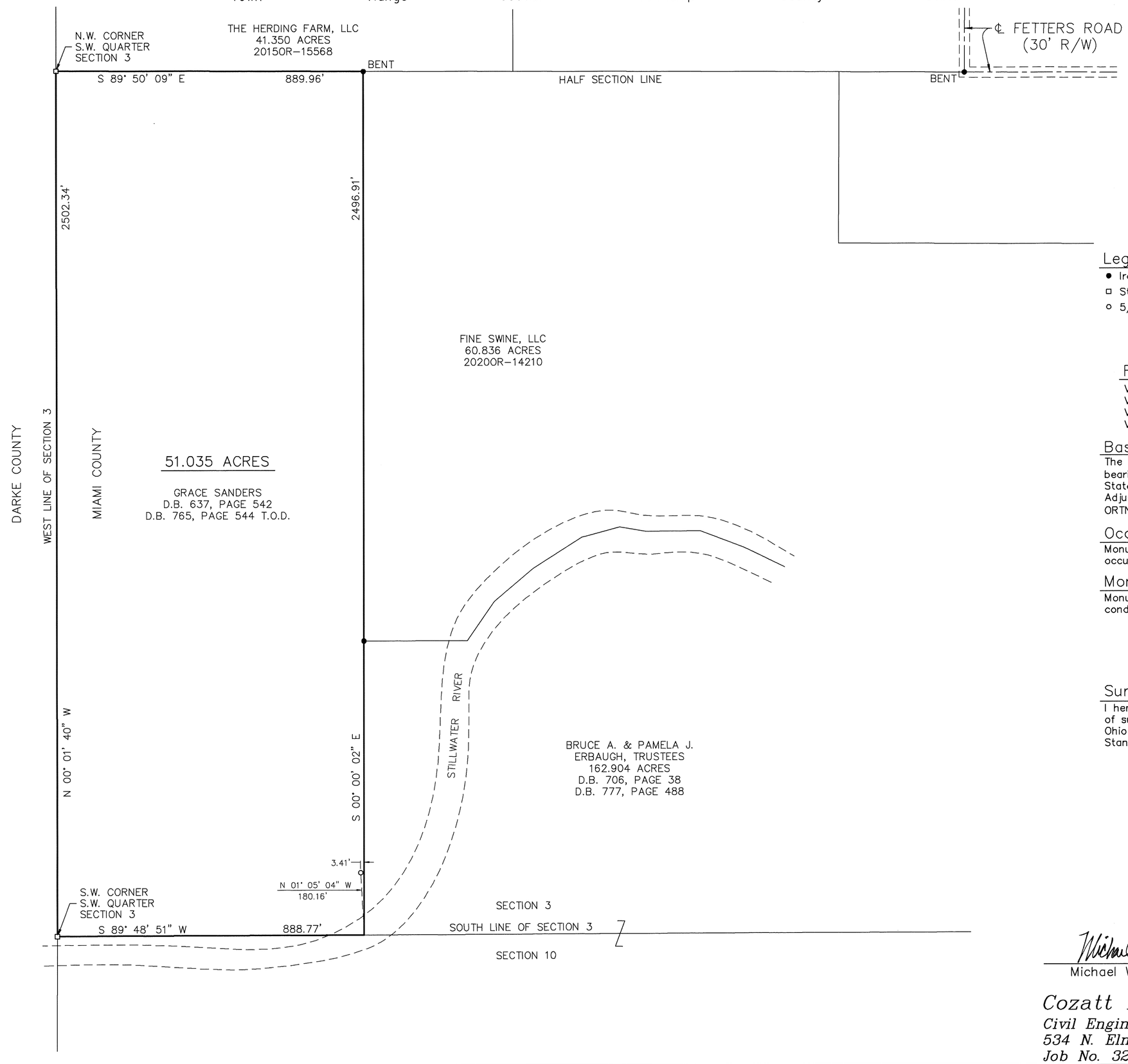
Michael W. Cozatt 12/09/20
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
476 Swailes Road — Troy, OH 45373
Job No. 29720 — (937) 339-2921

File Name: C:\Users\DCozatt3\Desktop\Jobs\2020\29820_LT04_DC.dwg
Drawn by: DMC ~ Checked by: MWC

9	4E	SW 1/4 – 3	Newberry	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 62
Miami County Engineer's Record of Land Surveys



N

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

Legend

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

References

Vol. 28, Pg. 146
Vol. 43, Pg. 64
Vol. 49, Pg. 15
Vol. 50, Pg. 73
Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the half–section line, bearing S 89° 50' 09" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monument Statement

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

Survey of 51.035 acres for the Estate of Grace Sanders.

Surveyor's Statement

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

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

Michael W. Cozatt 1/11/24
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 32120 *Ph. (937) 339–2921*

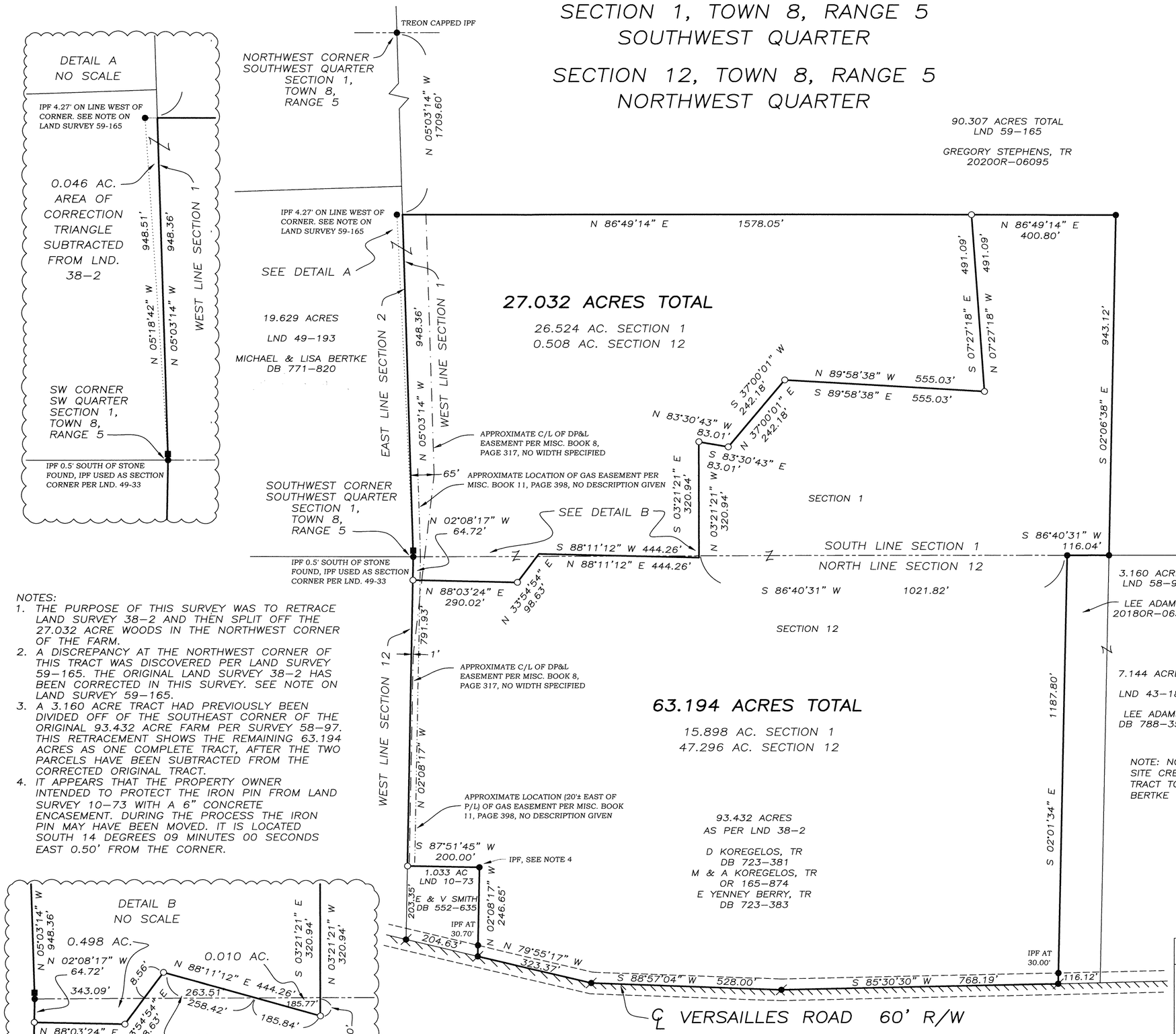
WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 1, TOWN 8, RANGE 5
SOUTHWEST QUARTER

SECTION 12, TOWN 8, RANGE 5
NORTHWEST QUARTER

VOLUME 6D PAGE 63

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
Andy Smith (PER C.S.) 1-13-2021
DEPUTY DATE

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.
(27.032 ACRE TRACT)
Timothy J. Ellison 1/13/21
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

LEGEND
- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ✐ P.K. NAIL FOUND OVER RAILROAD SPIKE
- ■ STONE FOUND
- CITY OF PIQUA CORPORATION LINE

REFERENCES

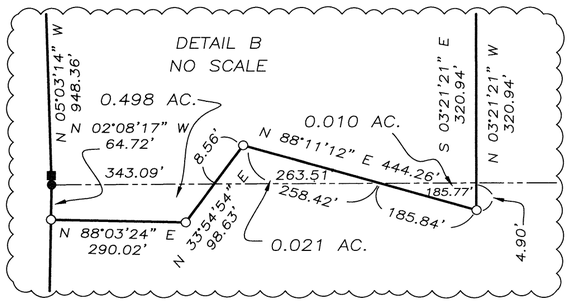
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 3, PAGE 231
- VOLUME 3, PAGE 314
- VOLUME 6, PAGE 88
- VOLUME 10, PAGE 73
- VOLUME 33, PAGE 87
- VOLUME 37, PAGE 149
- VOLUME 38, PAGE 2
- VOLUME 49, PAGE 193
- VOLUME 58, PAGE 97
- VOLUME 59, PAGE 165

MIAMI COUNTY RECORDER'S RECORDS:
- DEED BOOK 723, PAGE 381, 383
- MISC BOOK 8, PAGE 317
- MISC BOOK 11, PAGE 398

NOTES:
1. THE PURPOSE OF THIS SURVEY WAS TO RETRACE LAND SURVEY 38-2 AND THEN SPLIT OFF THE 27.032 ACRE WOODS IN THE NORTHWEST CORNER OF THE FARM.
2. A DISCREPANCY AT THE NORTHWEST CORNER OF THIS TRACT WAS DISCOVERED PER LAND SURVEY 59-165. THE ORIGINAL LAND SURVEY 38-2 HAS BEEN CORRECTED IN THIS SURVEY. SEE NOTE ON LAND SURVEY 59-165.
3. A 3.160 ACRE TRACT HAD PREVIOUSLY BEEN DIVIDED OFF OF THE SOUTHEAST CORNER OF THE ORIGINAL 93.432 ACRE FARM PER SURVEY 58-97. THIS RETRACEMENT SHOWS THE REMAINING 63.194 ACRES AS ONE COMPLETE TRACT, AFTER THE TWO PARCELS HAVE BEEN SUBTRACTED FROM THE CORRECTED ORIGINAL TRACT.
4. IT APPEARS THAT THE PROPERTY OWNER INTENDED TO PROTECT THE IRON PIN FROM LAND SURVEY 10-73 WITH A 6" CONCRETE ENCASEMENT. DURING THE PROCESS THE IRON PIN MAY HAVE BEEN MOVED. IT IS LOCATED SOUTH 14 DEGREES 09 MINUTES 00 SECONDS EAST 0.50' FROM THE CORNER.

NOTE: NO NEW BUILDING SITE CREATED. 27.032 ACRE TRACT TO BE COMBINED WITH BERTKE TRACT, TO WEST

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



SURVEY FOR MARILYN KOREGELOS
IN MIAMI COUNTY, OHIO ~ DECEMBER 9, 2020

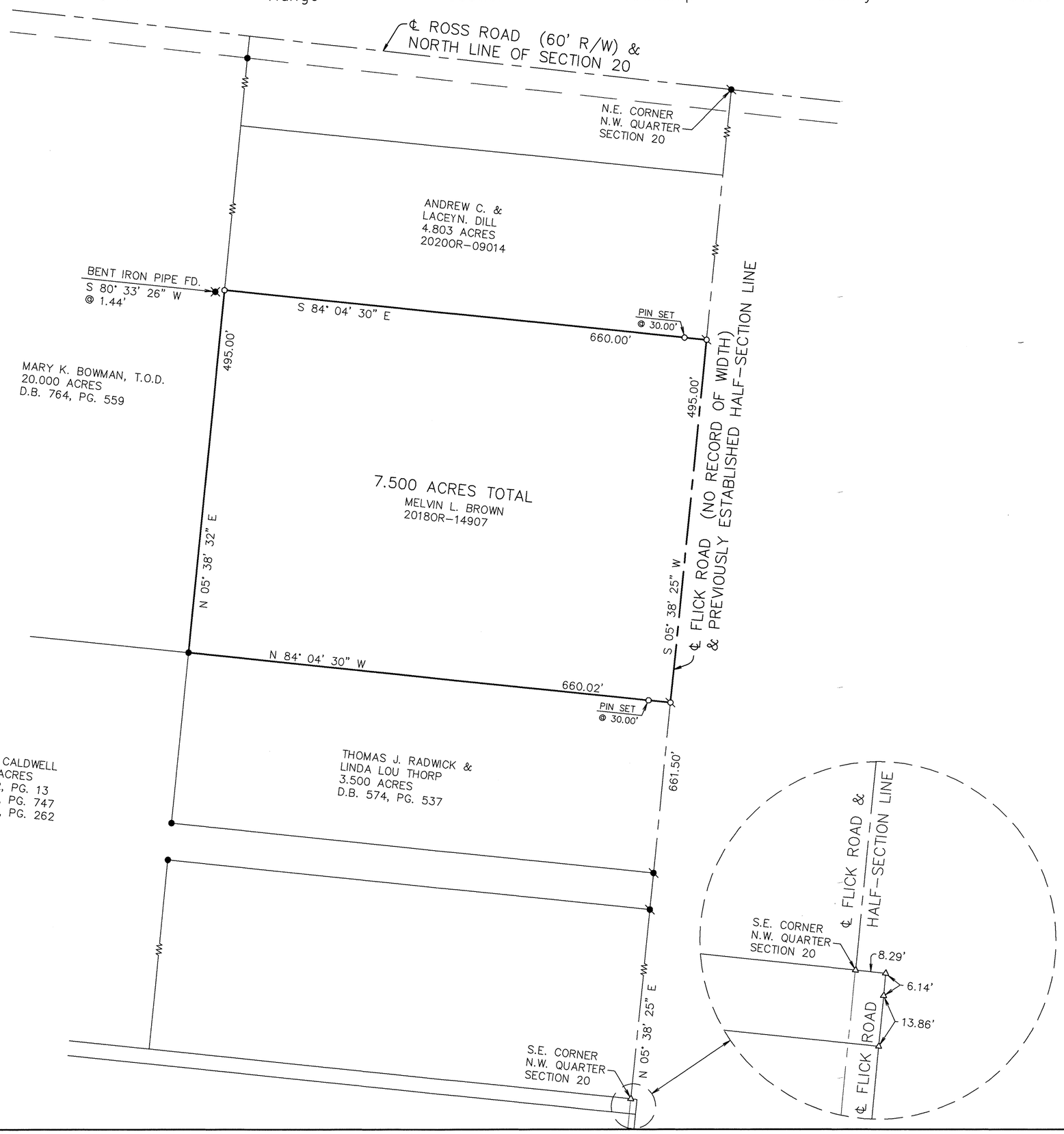
STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

2	9BTMRS	NW 1/4-20	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 64

Miami County Engineer's
Record of Land Surveys



N

Scale: 1"=100'

0 50 100 150 200

Legend

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

References

Vol. 18, Pg. 138
Vol. 41, Pg. 65
Vol. 44, Pg. 25
Vol. 50, Pg. 119
Vol. 55, Pg. 15
Vol. 55, Pg. 42
— Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the half-section line and the centerline of Flick Road, bearing S 05° 38' 25" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, 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 7.500 acres for Melvin Brown.

Surveyor's Certification

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

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

Michael W. Cozatt 1/11/21

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

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 34420 *Ph. (937) 339-2921*

VOLUME 60 PAGE 65
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

2	12	20	BROWN	MIAMI
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY

North

BEARINGS BASED ON THE NORTH LINE OF THE S.E. QUARTER SECTION 20 (N 89°38'28"E) AS RECORDED IN SURVEY VOLUME 38, PAGE 181 [LND 38-181] OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

300 0 300 600 900

GRAPHIC SCALE: 1"= 300' JOB#5713

REFERENCES:
Deed: 20200R-12851 – DIANA L. WILTHEISS, TRUSTEE

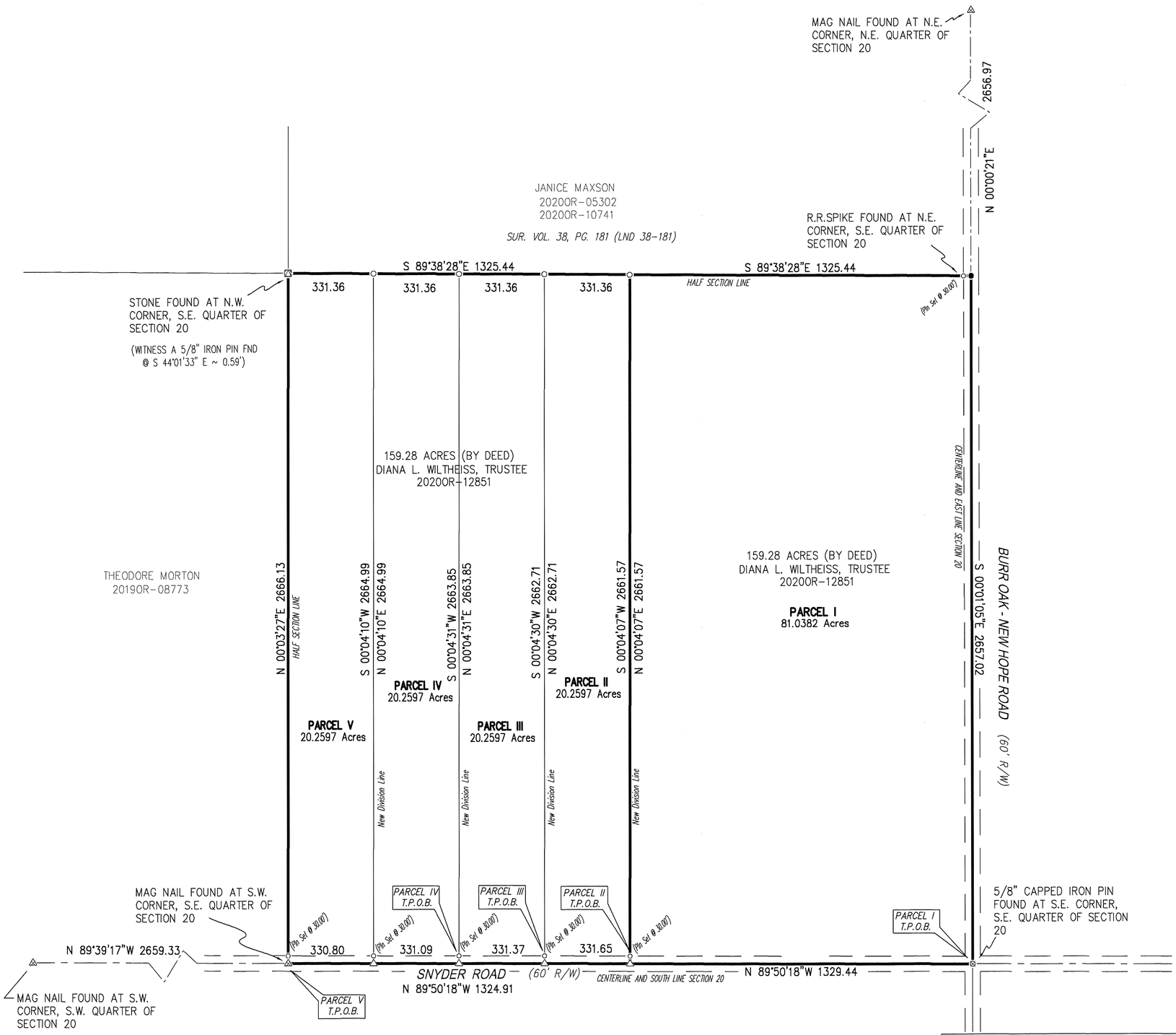
LAND SURVEYS:
Survey Volume 38, Page 181 (LND 38-181)
Survey Volume 53, Page 44 (LND 53-44)

SURVEY NOTES:

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

Monument Legend

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



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

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

McDougall – Marsh Land Surveyors

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

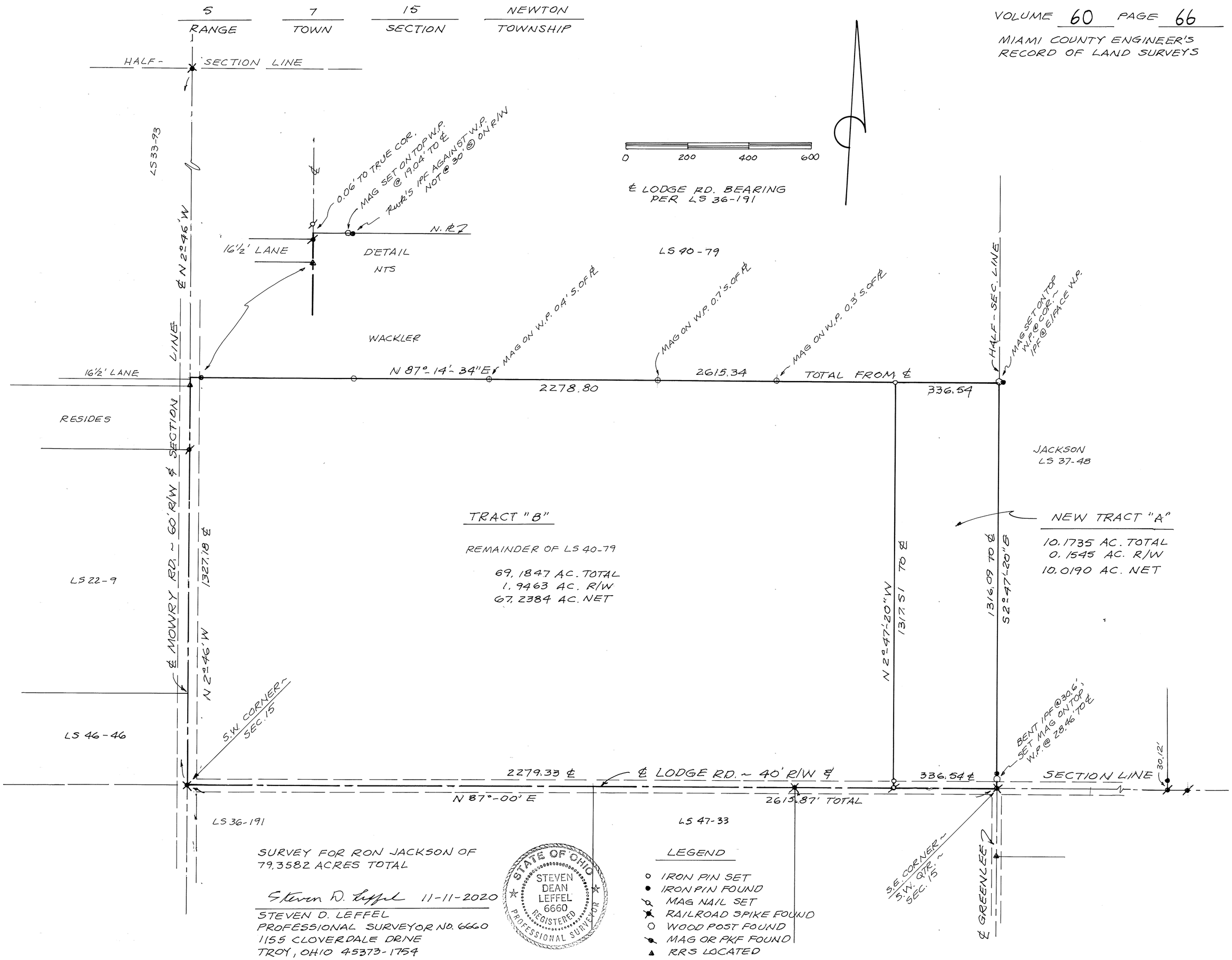
1/15/2021

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp
MIAMI COUNTY ENGINEER
Sage Short 1/15/21
DEPUTY DATE

VOLUME 60 PAGE 66

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



SURVEY FOR RON JACKSON OF
79.3582 ACRES TOTAL

Steven D. Leffel 11-11-2020

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- MAG NAIL SET
- RAILROAD SPIKE FOUND
- WOOD POST FOUND
- MAG OR PKF FOUND
- ▲ RRS LOCATED

North

BEARINGS BASED ON THE CENTERLINE OF TIPP – ELIZABETH ROAD (N 89°54'26" E) AS RECORDED ON LND. 59–113 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

200 0 200 400 600

GRAPHIC SCALE: 1"= 200' JOB#5717

20	2	10	ELIZABETH
SECTION	TOWN	RANGE	TOWNSHIP

VOLUME 60 PAGE 67
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

REFERENCES:

DEED: TRACT I AND TRACT II / RUTH A. CALDWELL, SUCCESSOR TRUSTEE – 2019OR–02764

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 Corner Post found
- ● Indicates Railroad Spike found
- × Indicates Scribe found

SURVEY NOTES:

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

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

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

McDougall – Marsh Land Surveyors

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

1/15/2021

STATE OF OHIO — THOMAS K. MARSH 7735 — REGISTERED PROFESSIONAL SURVEYOR

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp
MIAMI COUNTY ENGINEER
Sage Short 1/15/21
DEPUTY DATE

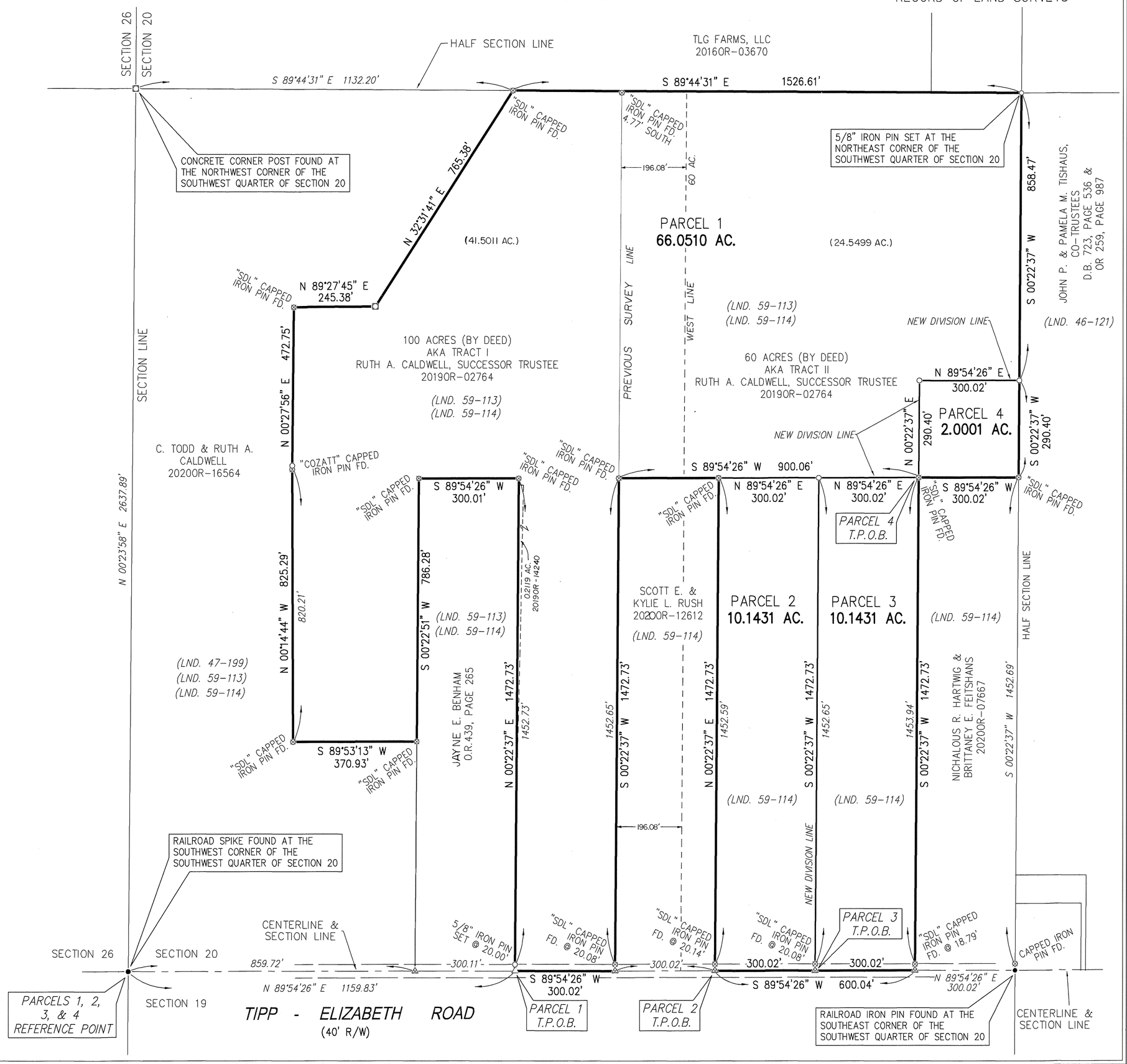
CERTIFICATION OF REGISTRATION

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

NOTICE IS GIVEN TO ALL PARTIES:

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

Timothy Gleason 1/22/21 PARCEL 4 – 2.0001 ACRES
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

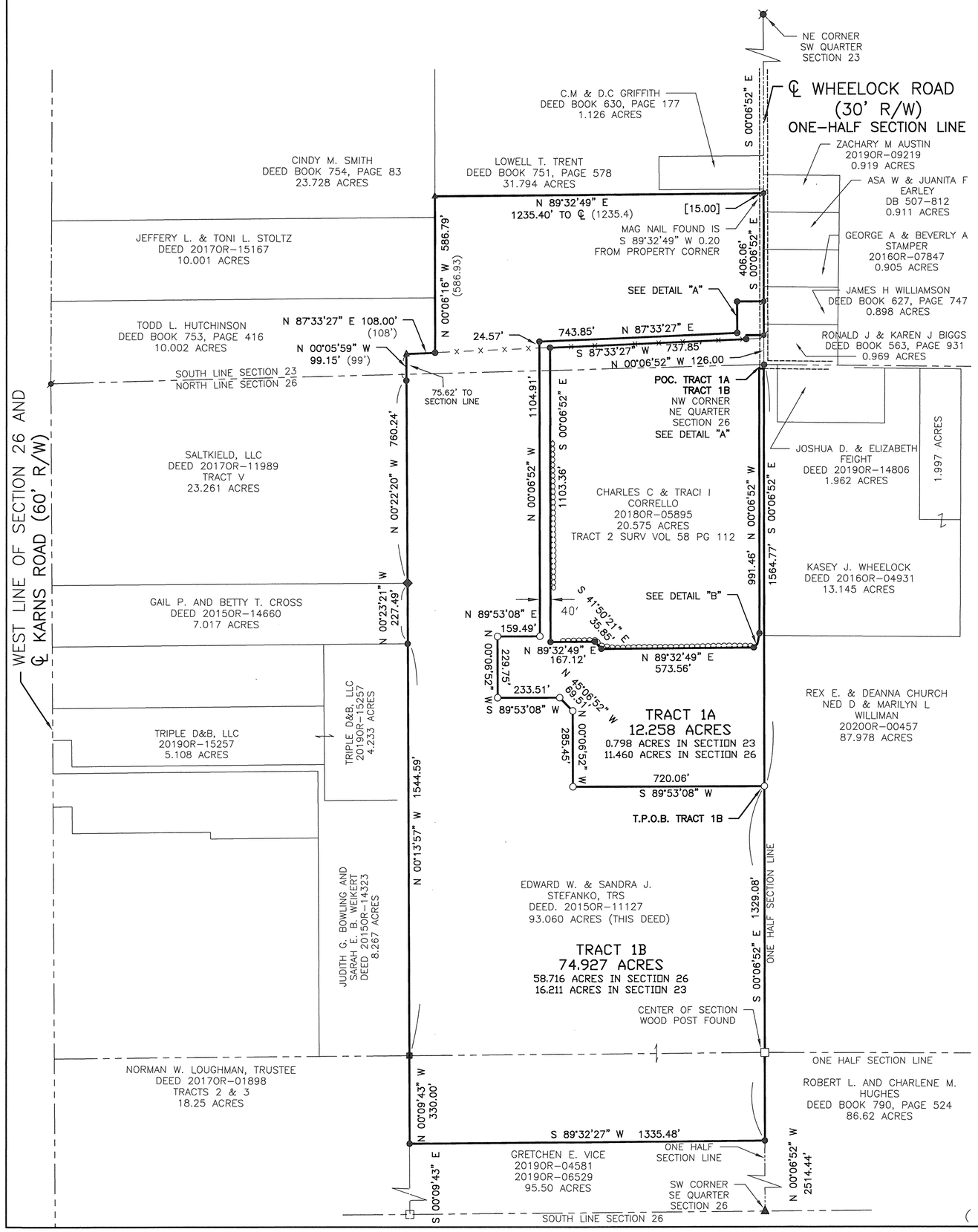


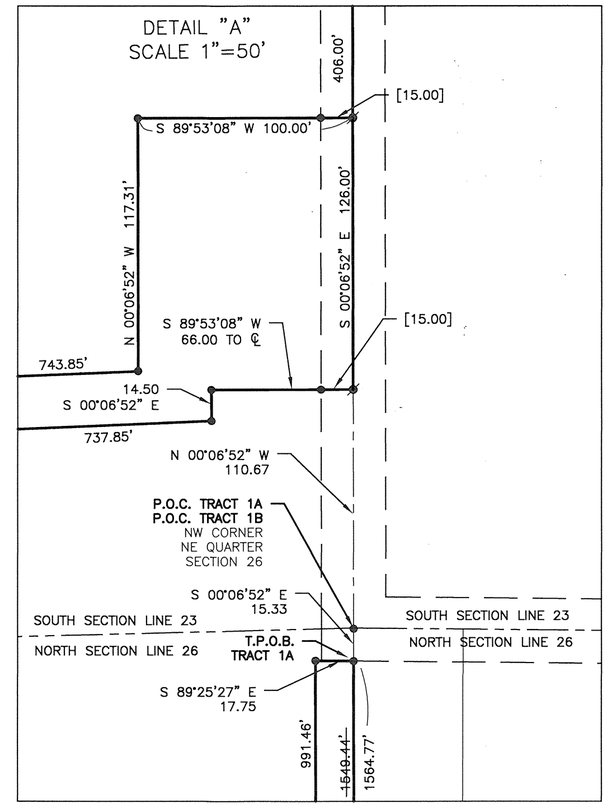
NOTE: SUPERSEDES LAND SURVEY VOL. 59, PAGE 150

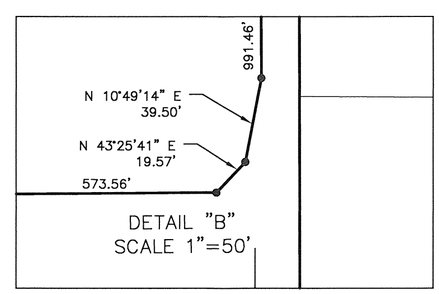
23 & 26	6	5	UNION
SECTION	TOWN	RANGE	TOWNSHIP

VOLUME 60 PAGE 68

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS







CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER

Andy Smith 1-24-2021
DEPUTY DATE

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

0' 300' 600' 900'
GRAPHIC SCALE IN FEET
1" = 300'

REFERENCES

LAND SURVEYS:
- VOLUME 15, PAGE 181
- VOLUME 19, PAGE 137
- VOLUME 23, PAGE 160
- VOLUME 25, PAGE 063
- VOLUME 25, PAGE 194
- VOLUME 31, PAGE 163
- VOLUME 39, PAGE 138
- VOLUME 48, PAGE 21
- VOLUME 52, PAGE 196
- VOLUME 57, PAGE 62
- VOLUME 58, PAGE 112

DEEDS AS REFERENCE HEREON

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

LEGEND

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- RAILROAD SPIKE FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- ▲ STONE FOUND
- ■ 2" STEEL POST FOUND
- ◆ 4" STEEL POST FOUND
- □ WOOD POST FOUND
- ( ) REFERENCED DISTANCE OF RECORD

1-22-2021
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

NOTE: OWNERSHIP SHOWN IS FROM SURVEY VOLUME 59, PAGE 150

CORRECTIVE SURVEY OF SURVEY VOLUME 59, PAGE 150 FILED 02/06/2020 OF TWO TRACTS FOR SANDRA STEFANKO LOCATED IN MIAMI COUNTY ~ 1/22/2021

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

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

BES JOB # 676.19 DRAWN BY: TVS CHECKED BY: JJB

North

BEARINGS BASED ON THE SOUTH LINE OF BURTON LANE (N 85°04'40"W) AS RECORDED IN SURVEY VOLUME 15, PAGE 173 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

50 0 50 100 150

GRAPHIC SCALE: 1"= 50' JANUARY 26, 2021 JOB# 5720

2	10 BTM	36 N.E. 1/4	LOSTCREEK
TOWN	RANGE	SECTION	TOWNSHIP

CASSTOWN	PT. OL 7
CORPORATION	OUTLOT

VOLUME 60 PAGE 69
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

REFERENCES:

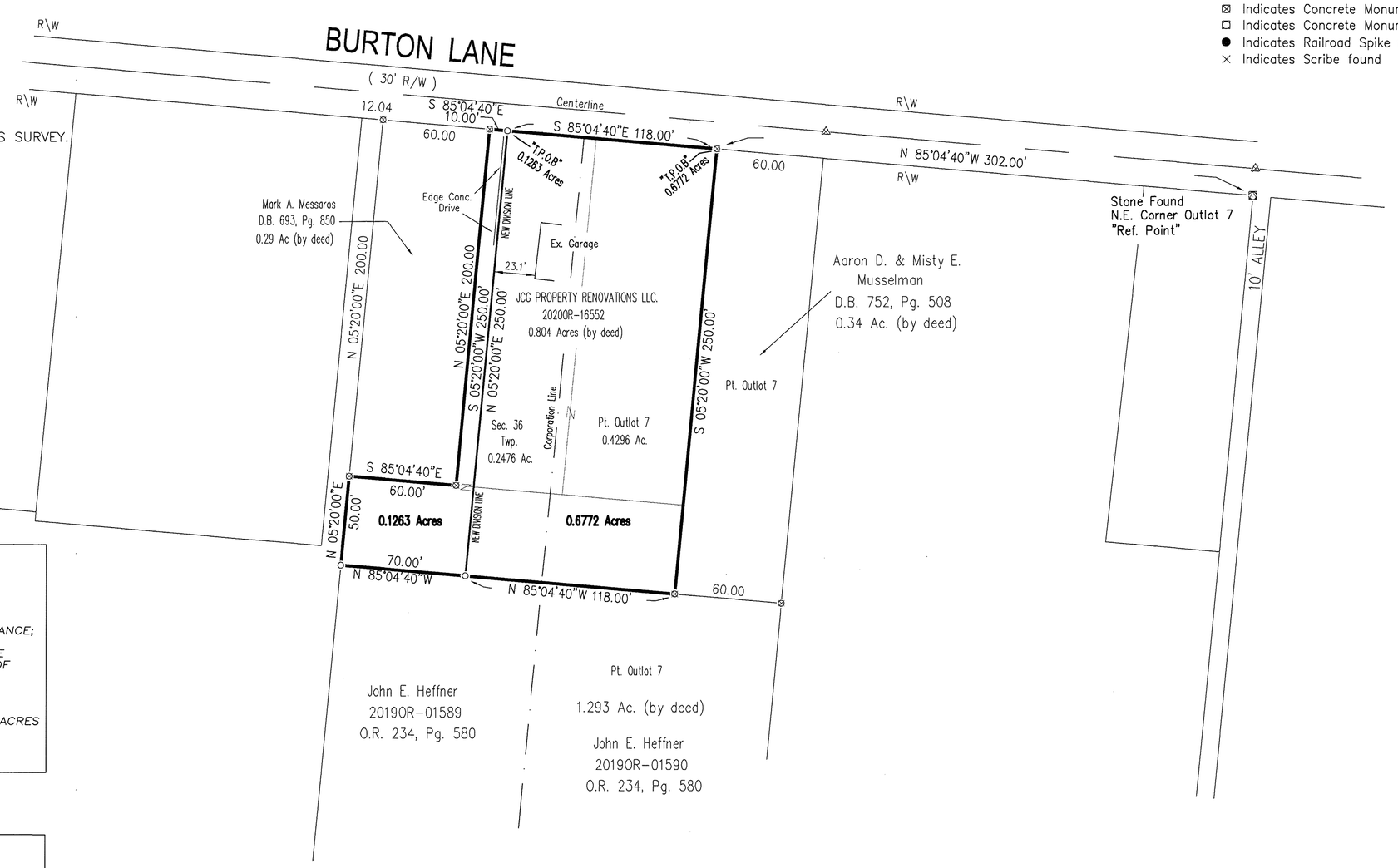
Deed: JCG PROPERTY RENOVATIONS LLC – 20200R–16552
Lot Survey Volume 15, Page 173 (LOT 15–173)
Land Survey Volume 40, Page 18 (LND 40–18)
Land Survey Volume 9, Page 121 (LND 9–121)
Land Survey Volume 3, Page 150 (LND 3–150)

Monument Legend

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

SURVEY NOTES:

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



CERTIFICATION OF REGISTRATION

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

NOTICE IS GIVEN TO ALL PARTIES:

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

1/29/21 *PARCEL 4 – 0.1263 ACRES*

SECRETARY *DATE*
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

Mark S. Storms 1/29/21
DEPUTY *DATE*

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

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

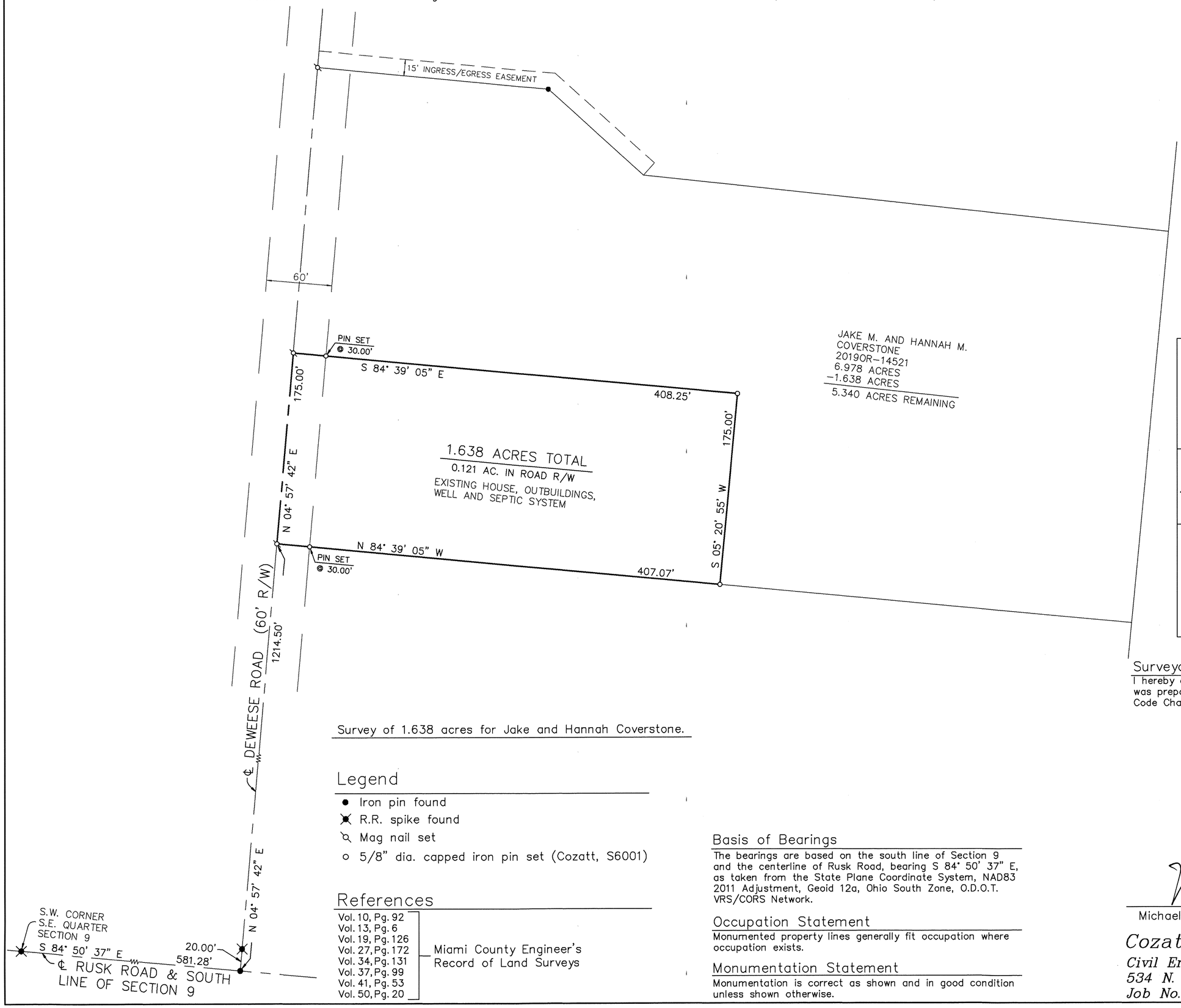
McDougall – Marsh Land Surveyors

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

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

1	11 BTMRS	SE 1/4 – 9	Staunton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 70
Miami County Engineer's
Record of Land Surveys



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Heelskamp
MIAMI COUNTY ENGINEER

Sage Short 1/19/21
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

SECRETARY 2/2/2021
DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Henry Fisher, R.S.
DATE: 1/15/2021
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 1.638 acres for Jake and Hannah Coverstone.

Legend

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

References

Vol. 10, Pg. 92
Vol. 13, Pg. 6
Vol. 19, Pg. 126
Vol. 27, Pg. 172
Vol. 34, Pg. 131
Vol. 37, Pg. 99
Vol. 41, Pg. 53
Vol. 50, Pg. 20
Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the south line of Section 9 and the centerline of Rusk Road, bearing S 84° 50' 37" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Surveyor's Certification

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

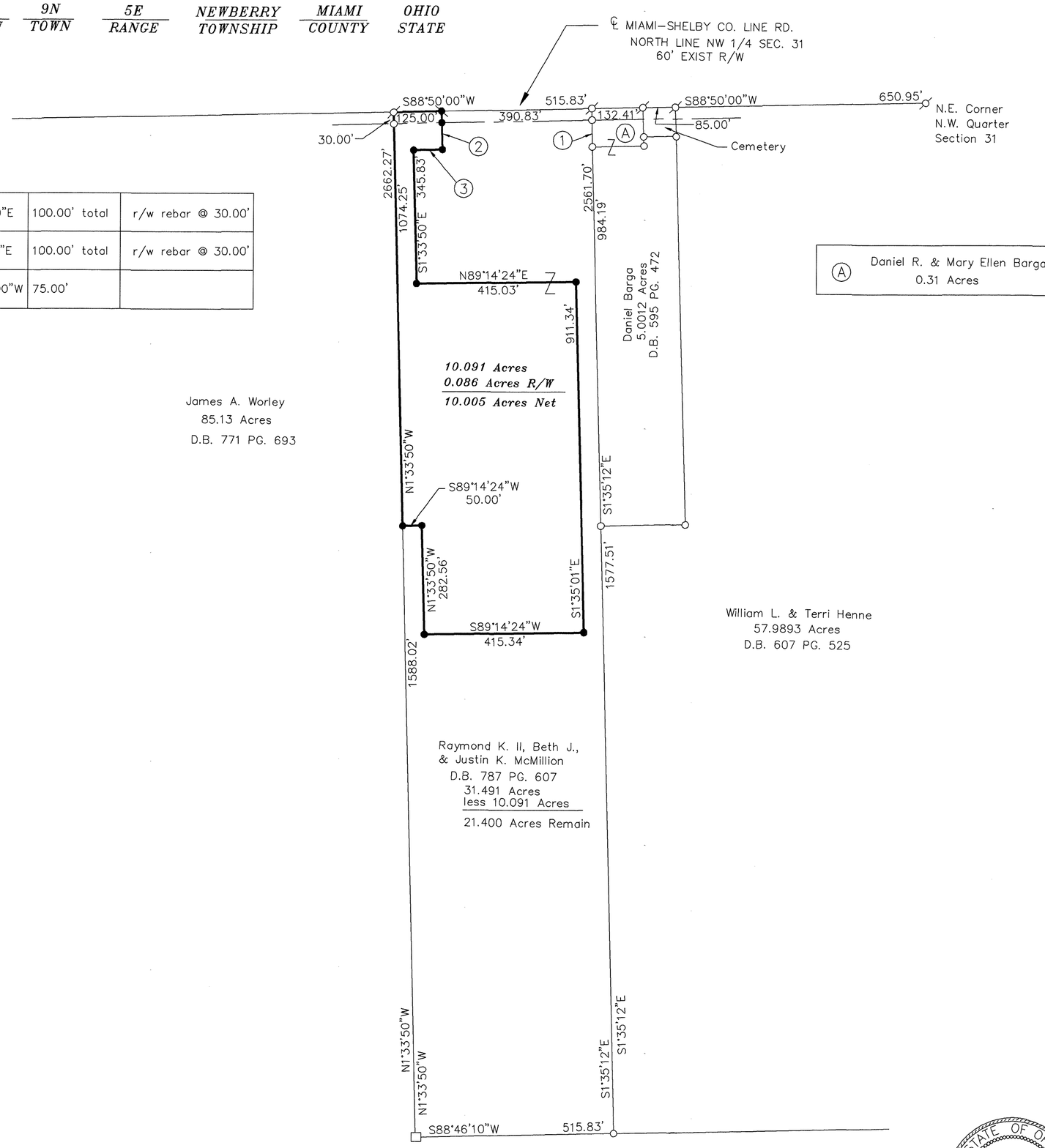
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 1/15/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C Troy, Ohio
Job No. 17520 Ph. (937) 339-2921

31	9N	5E	NEWBERRY	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 60 PLAT NO. 71
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: JANUARY 2021



1	S0°59'00"E	100.00' total	r/w rebar @ 30.00'
2	S1°33'50"E	100.00' total	r/w rebar @ 30.00'
3	S88°50'00"W	75.00'	

A Daniel R. & Mary Ellen Barga
0.31 Acres

N

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

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

LEGEND

- MIAMI COUNTY MON. BOX w/ IRON PIN
- STONE FOUND
- MAG NAIL OR PK NAIL FOUND
- RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- CONC. POST
- MAG NAIL SET
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- FENCE LINE

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys
Survey Volume 34 Page 179

Larry J. Bill Feb 2, 2021
LARRY J. BILL, P.S. #7557 DATE

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

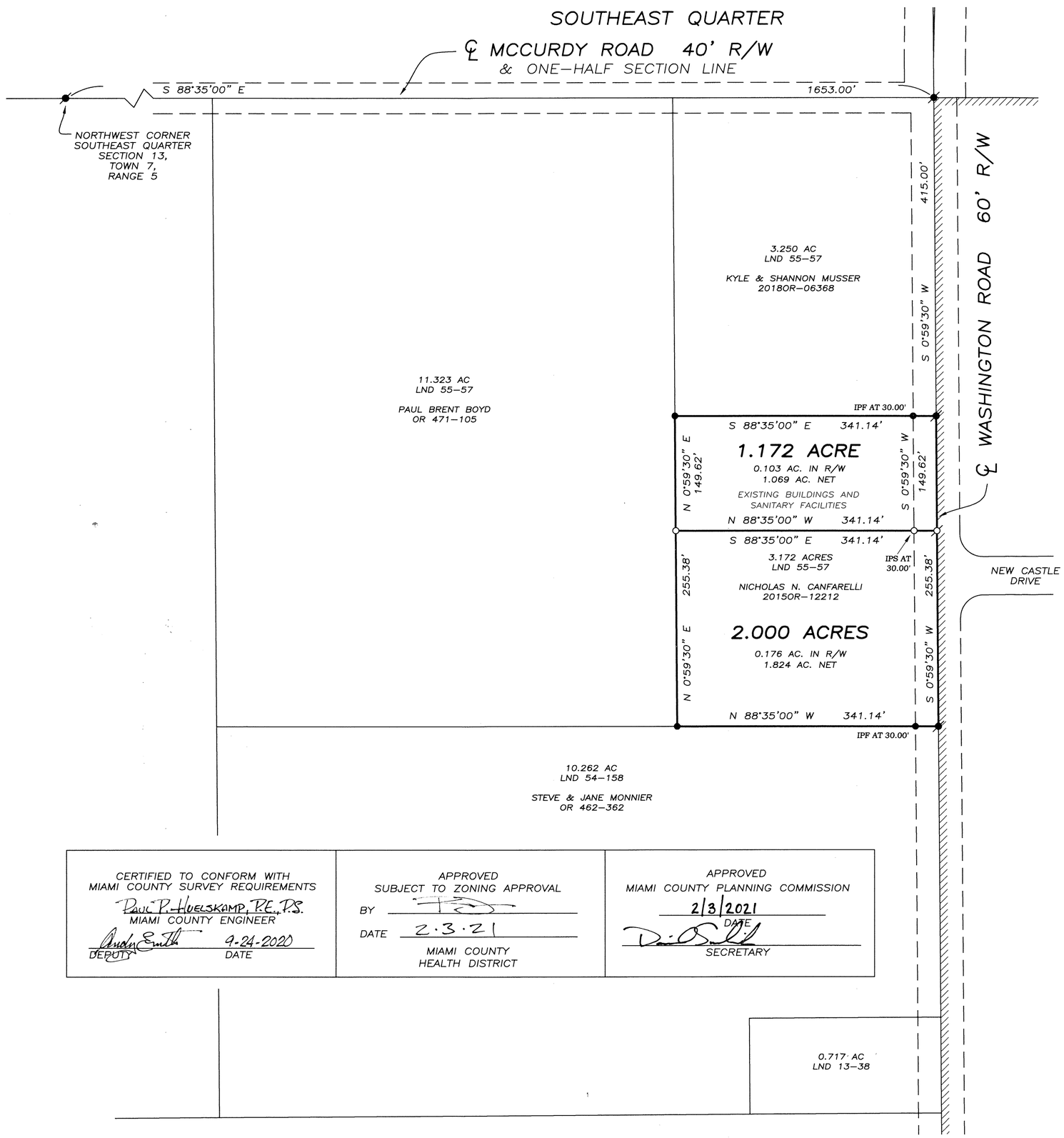
SURVEY FOR JUSTIN McMILLION

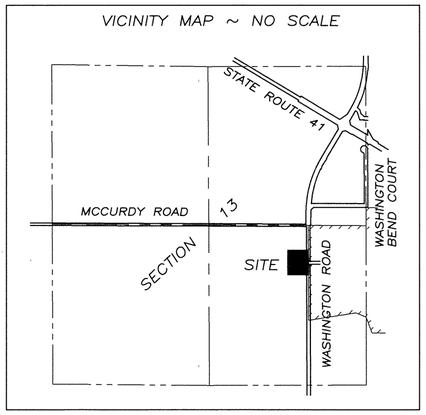
Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320
Fax (937) 448-6323

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 13, TOWN 7, RANGE 5
SOUTHEAST QUARTER

VOLUME 60 PAGE 72

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- CITY OF TROY CORPORATION LINE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 18, PAGE 182
VOLUME 19, PAGE 74
VOLUME 25, PAGE 84
VOLUME 45, PAGE 117
VOLUME 45, PAGE 121
VOLUME 45, PAGE 138
VOLUME 45, PAGE 165
VOLUME 48, PAGE 95
VOLUME 54, PAGE 158
VOLUME 55, PAGE 57

BEARINGS CORRESPOND TO LAND SURVEY 55-57

MIAMI COUNTY RECORDER'S RECORDS: DOCUMENT 2015OR-12212

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	APPROVED SUBJECT TO ZONING APPROVAL	APPROVED MIAMI COUNTY PLANNING COMMISSION
Paul P. Huelskamp, P.E., P.S. MIAMI COUNTY ENGINEER	BY	2/3/2021 DATE
Andy Smith 9-24-2020 DEPUTY DATE	DATE 2·3·21 MIAMI COUNTY HEALTH DISTRICT	SECRETARY

SEPTEMBER 13, 2020

SURVEY FOR NICHOLAS CANFARELLI IN MIAMI COUNTY, OHIO

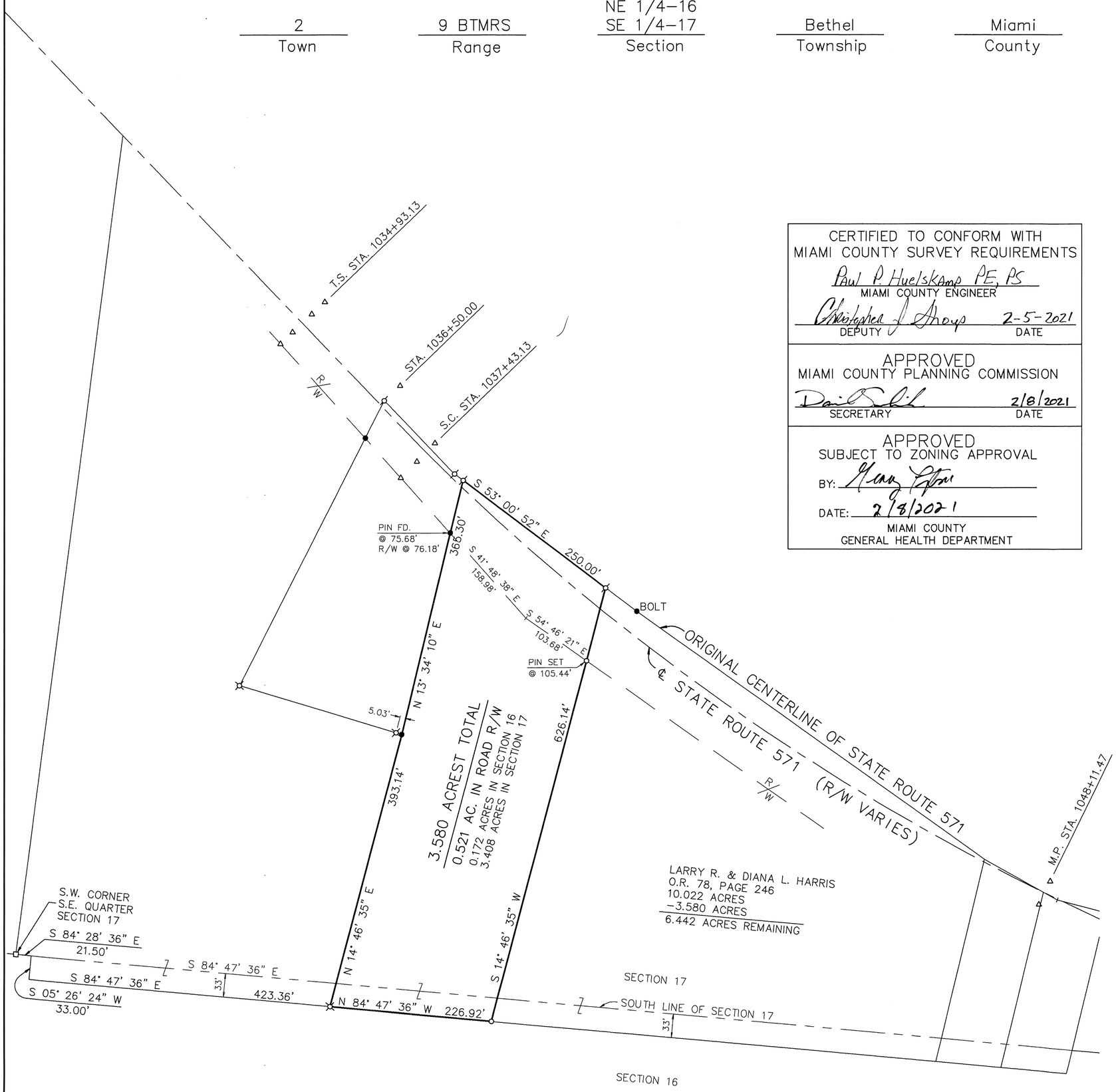
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

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

2	9 BTMRS	NE 1/4–16 SE 1/4–17	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 73
Miami County Engineer's
Record of Land Surveys



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Christopher J. Snoup 2-5-2021
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
2/8/2021
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY:
DATE: 2/8/2021
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

N

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

Legend

- ● Iron pin found
- ⌘ Iron pipe found
- ø Mag nail set
- □ Stone found
- △ Conc. highway monument
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 11, Pg. 92
Vol. 13, Pg. 141
Vol. 13, Pg. 153
Vol. 13, Pg. 159
Vol. 17, Pg. 82
Vol. 17, Pg. 96
Vol. 23, Pg. 67
Vol. 26, Pg. 180
Vol. 38, Pg. 173
Vol. 54, Pg. 25
— Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the south line of Section 17, bearing S 84° 47' 36" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 3.580 acres for
Dean Bowman Construction.

Surveyor's Certification

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

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

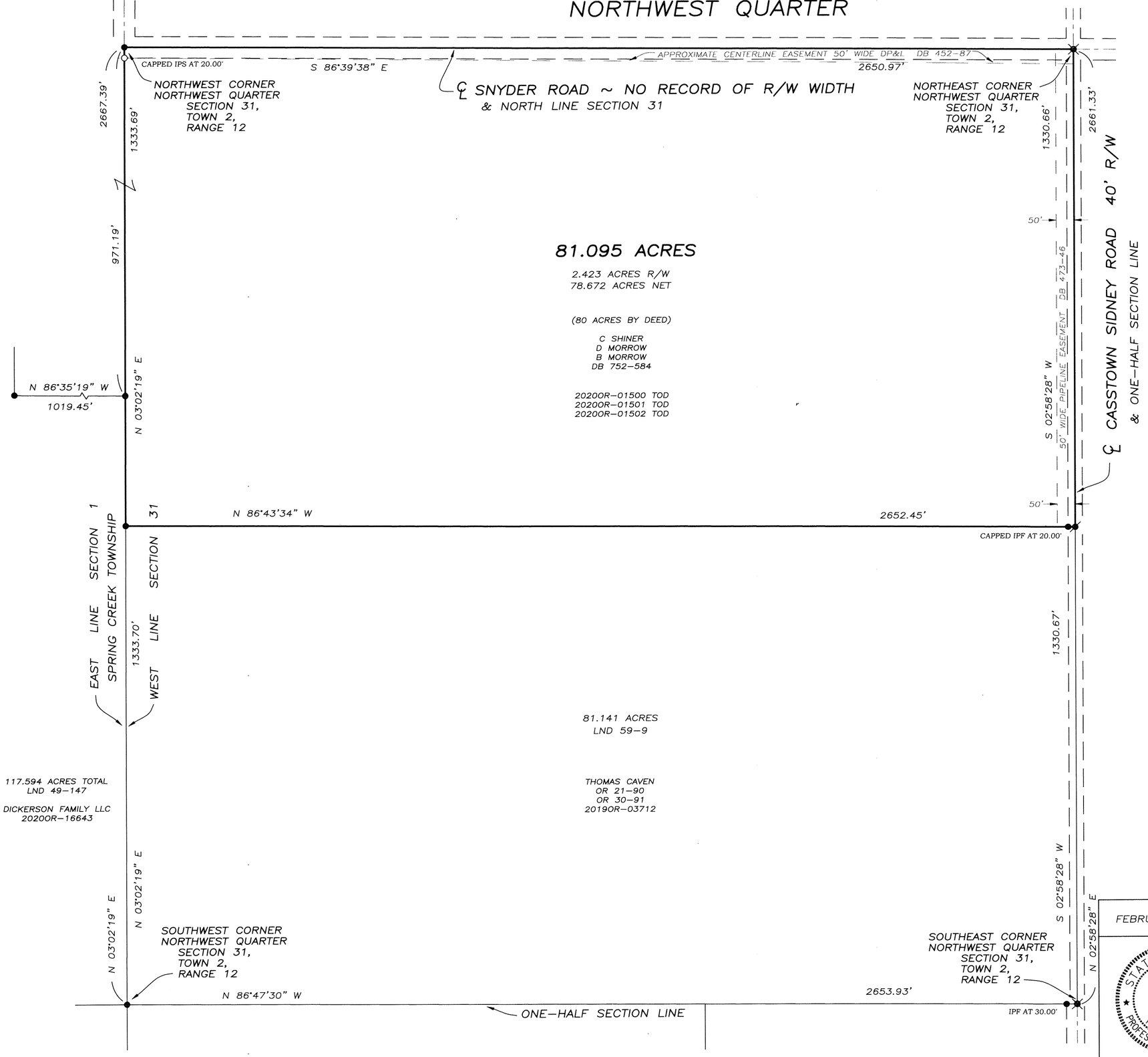
Michael W. Cozatt 2/05/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 14420 *Ph. (937) 339–2921*

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

VOLUME 60 PAGE 74

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

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

BASIS OF BEARINGS PER LAND SURVEY 24-84

MIAMI COUNTY RECORDER'S RECORDS DEED BOOK 752, PAGE 584

0 100 200 400

GRAPHIC SCALE IN FEET
1" = 200'

FEBRUARY 1, 2021	SURVEY OF EXISTING TRACT FOR DOUG MORROW IN MIAMI COUNTY, OHIO

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

Neil E. Teaford, P.S. #7724

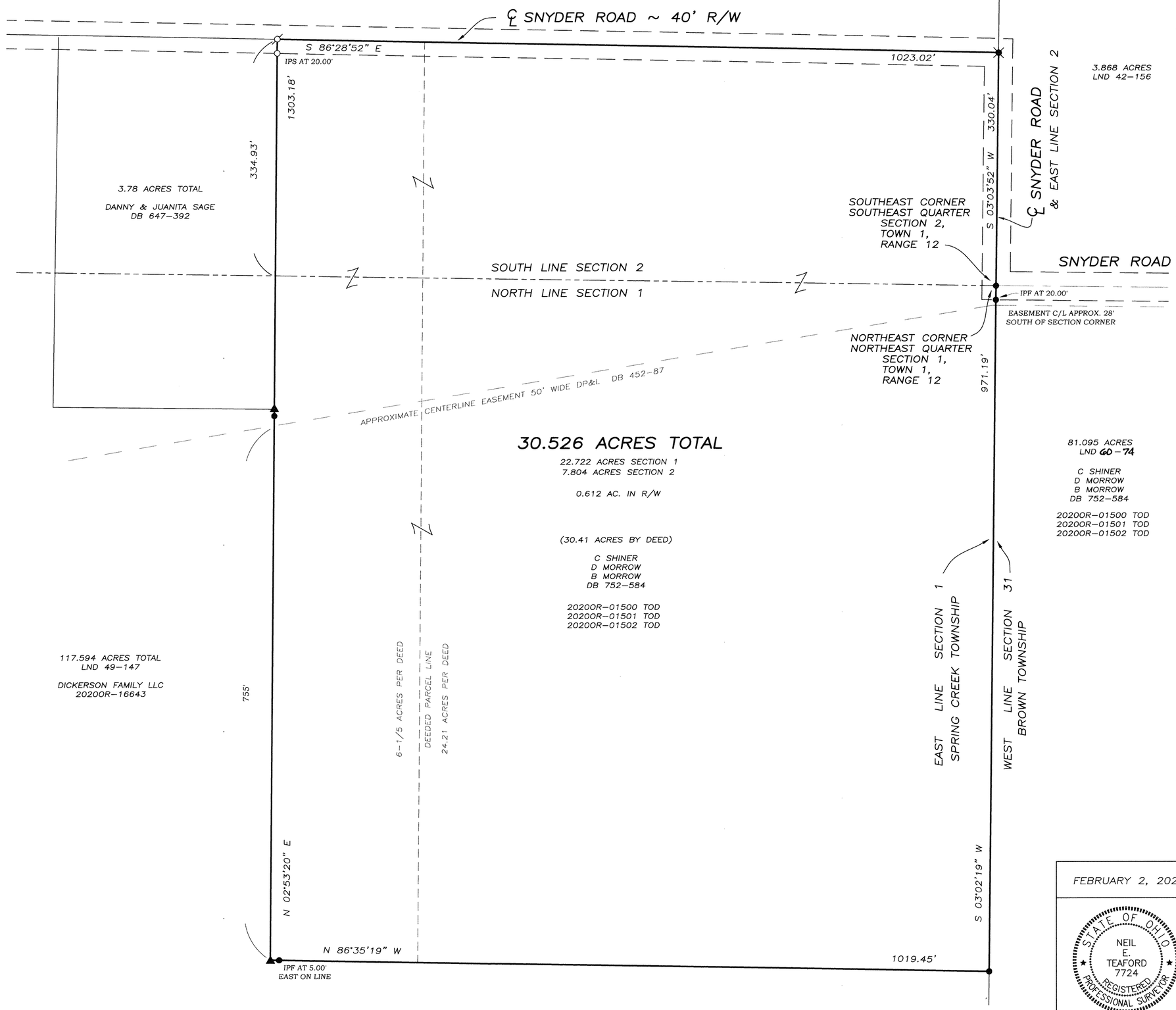
NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO

NORTHEAST QUARTER SECTION 1, TOWN 1, RANGE 12
& SOUTHEAST QUARTER SECTION 2, TOWN 1, RANGE 12

VOLUME 60 PAGE 75

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊘ MAG NAIL SET
- ⊘ MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ▲ FENCE POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 42, PAGE 65
VOLUME 42, PAGE 156
VOLUME 44, PAGE 163
VOLUME 49, PAGE 147
VOLUME 59, PAGE 9
VOLUME 60, PAGE 74

BASIS OF BEARINGS PER
LAND SURVEY 60 - 74

MIAMI COUNTY RECORDER'S RECORDS
DEED BOOK 647, PAGE 392
DEED BOOK 752, PAGE 584

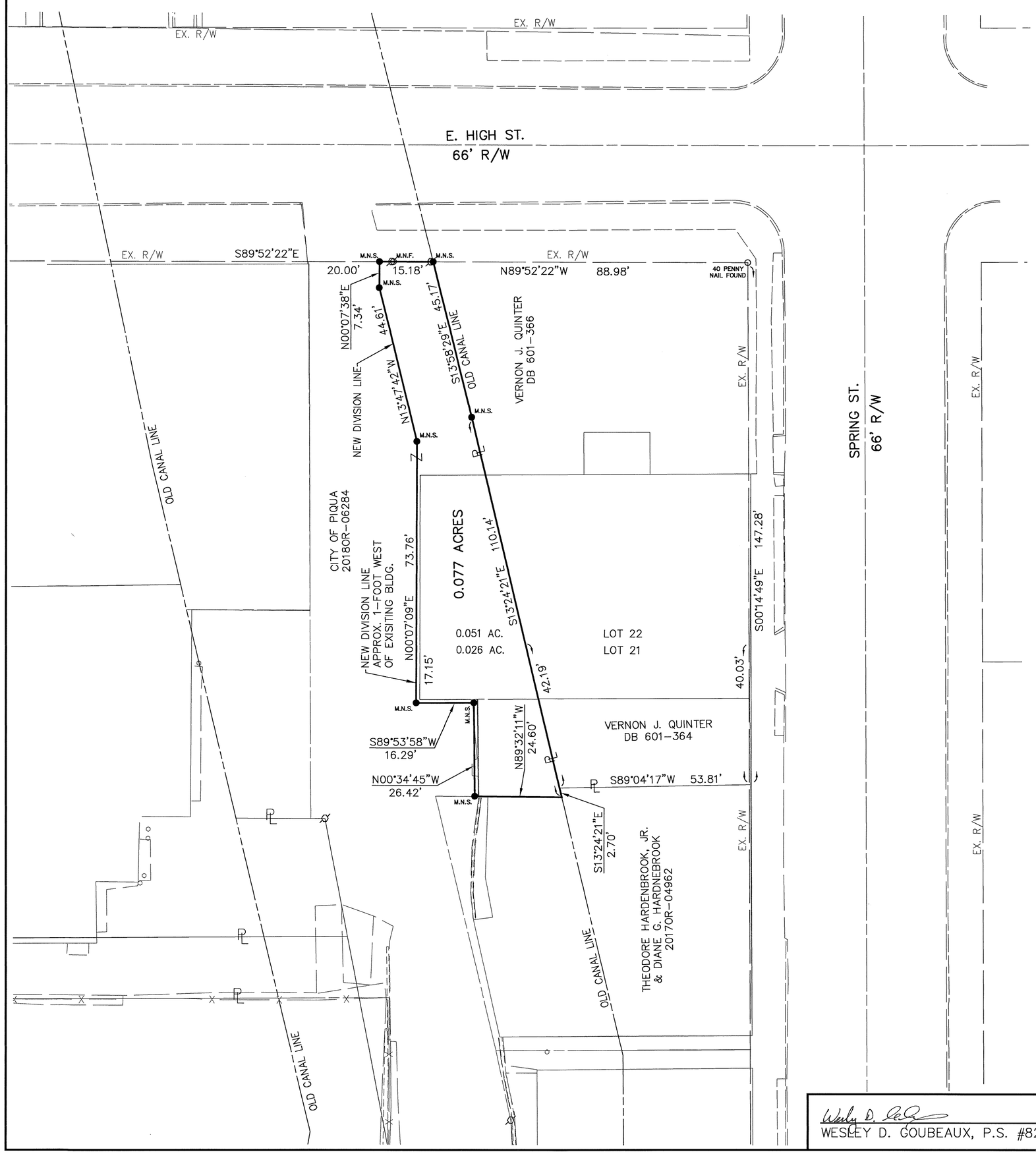
0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

FEBRUARY 2, 2021	SURVEY OF EXISTING TRACT FOR DOUG MORROW IN MIAMI COUNTY, OHIO
STATE OF OHIO · NEIL E. TEAFORD 7724 · REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

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

PT 21&22	SE	PIQUA	MIAMI, OHIO
INLOT	SECTION	CITY	COUNTY

VOLUME 60 PAGE 76
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
FEBRUARY 18, 2021



THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A,
OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=20"

0 10 20 40

LEGEND

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

SURVEY REFERENCE
LAND SURVEY 55, 131
LOT SURVEY 18, PG. 162
LOT SURVEY 18, PG. 36
LOT SURVEY 16, PG. 129
LOT SURVEY 16, PG. 85

CITY OF PIQUA APPROVAL

THIS SURVEY WAS REVIEWED AND APPROVED BY ME THIS 17th DAY OF February, 2021.

KYRSTEN FRENCH, CITY PLANNER

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

04/13/2020
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

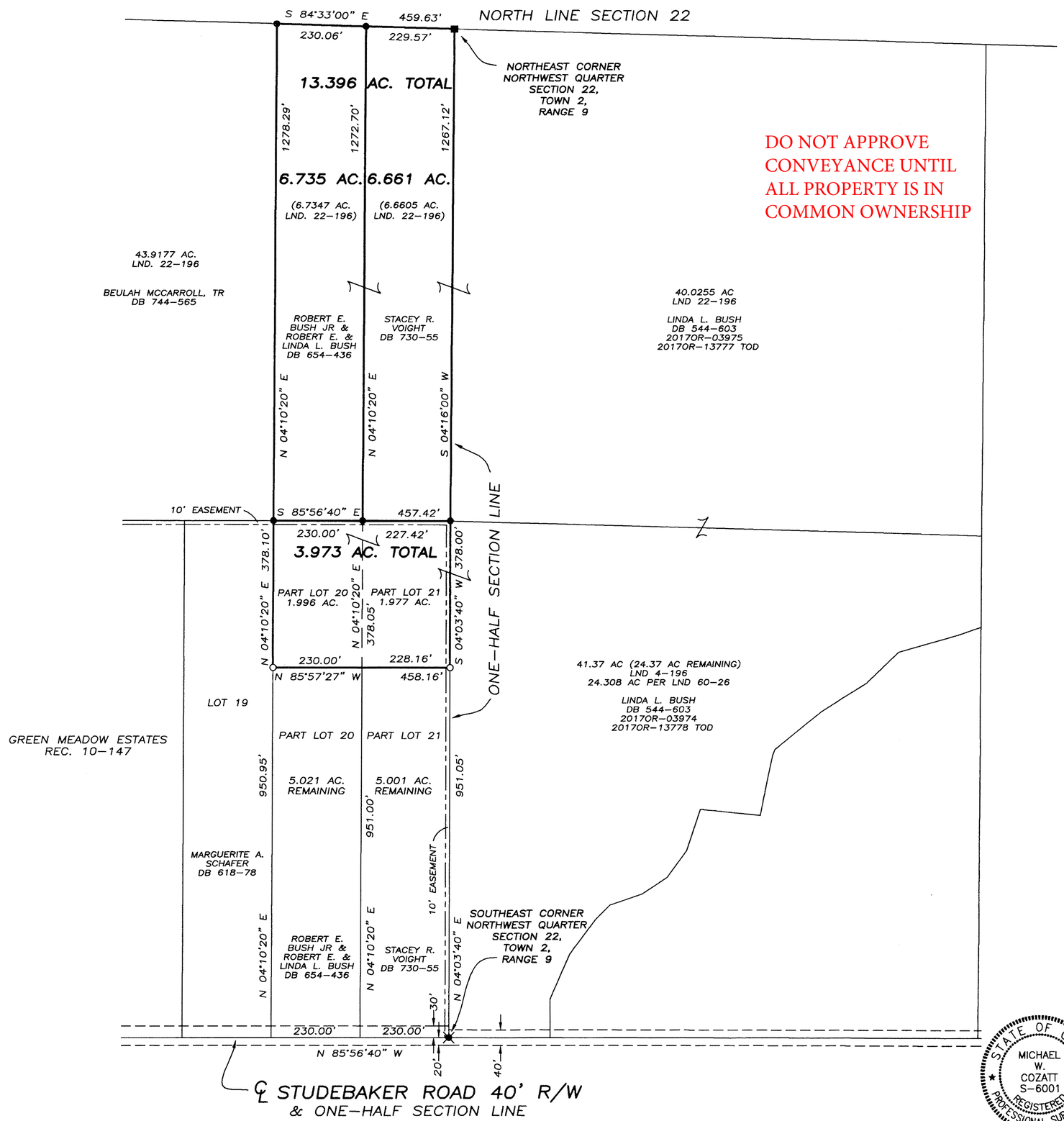
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	04-13-2020
DRAWN BY:	WDG
JOB NUMBER:	MIAPIQ2003
SHEET NUMBER	1 OF 1

MIAMI COUNTY	BETHEL	22 NW 1/4	2	9
OHIO	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 77

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



DO NOT APPROVE CONVEYANCE UNTIL ALL PROPERTY IS IN COMMON OWNERSHIP

LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 4, PAGE 196
VOLUME 22, PAGE 196

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 10, PAGE 147

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY 2/8/2021 DATE

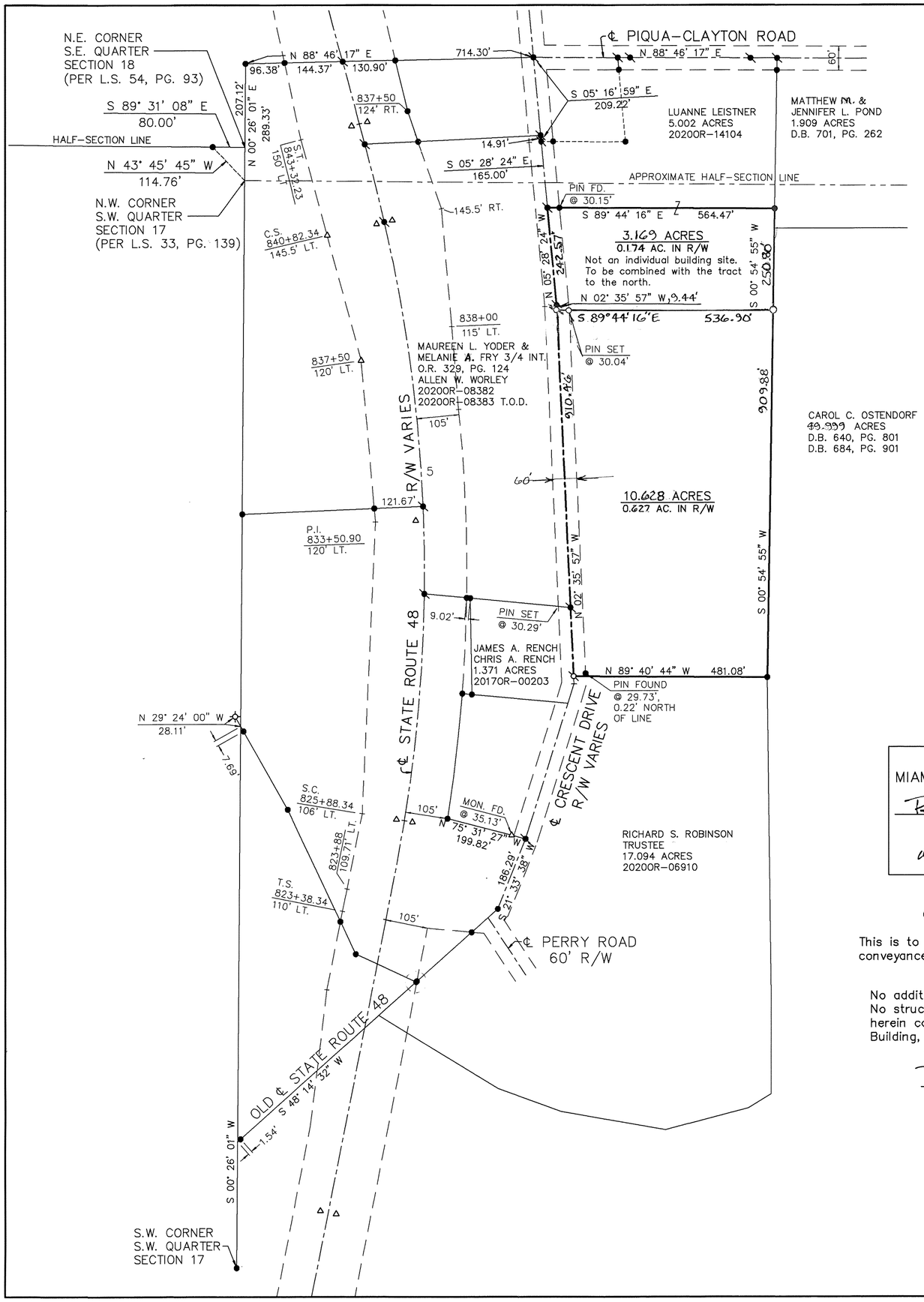
CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.
(~~[illegible]~~ ACRES) 19.369
2/11/2021
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

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

Michael W. Cozatt 1/25/21
MICHAEL W. COZATT
P.S. #6001

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

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. 30920
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921



8	5E	SW 1/4 – 17
Town	Range	Section
Newberry	Miami	Ohio
Township	County	State

Volume 60 Page 78
Miami County Engineer's Record of Land Surveys

N

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

Legend

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

References

Vol. 12, Pg. 89
Vol. 17, Pg. 21
Vol. 33, Pg. 139
Vol. 37, Pg. 191
Vol. 39, Pg. 82
Vol. 54, Pg. 93
Vol. 55, Pg. 88
Vol. 59, Pg. 157
Vol. 59, Pg. 181
} Miami County Engineer's Records of Land Surveys

Basis of Bearings

The bearings are based on the centerline of Crescent Drive, bearing N 02° 35' 57" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, 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 Zane Fry.

Surveyor's Certification

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

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

Michael W. Cozatt 2/10/21
Michael W. Cozatt, P.S. #6001 Date

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

DEPUTY 2-17-2021
DATE

CERTIFICATION OF REGISTRATION

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

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

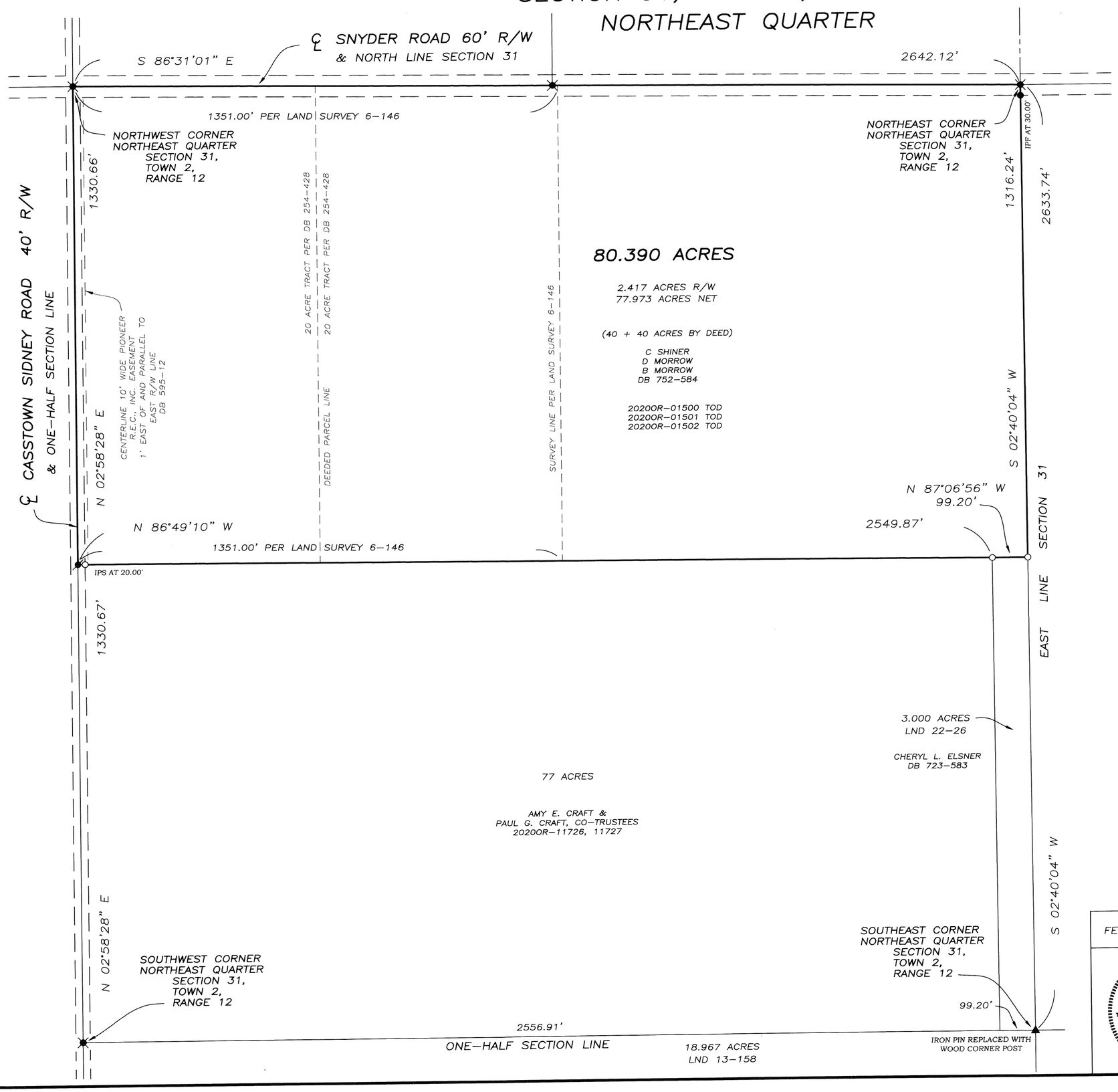
2/17/2021
Miami County Planner

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 34120 Ph. (937) 339-2921

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

VOLUME 60 PAGE 79

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- ▲ WOOD CORNER POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 6, PAGE 146
VOLUME 13, PAGE 158
VOLUME 22, PAGE 26
VOLUME 24, PAGE 84
VOLUME 53, PAGE 190
VOLUME 59, PAGE 9
VOLUME 60, PAGE 74

BASIS OF BEARINGS PER
LAND SURVEY 59-9

MIAMI COUNTY RECORDER'S RECORDS
DEED BOOK 752, PAGE 584

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

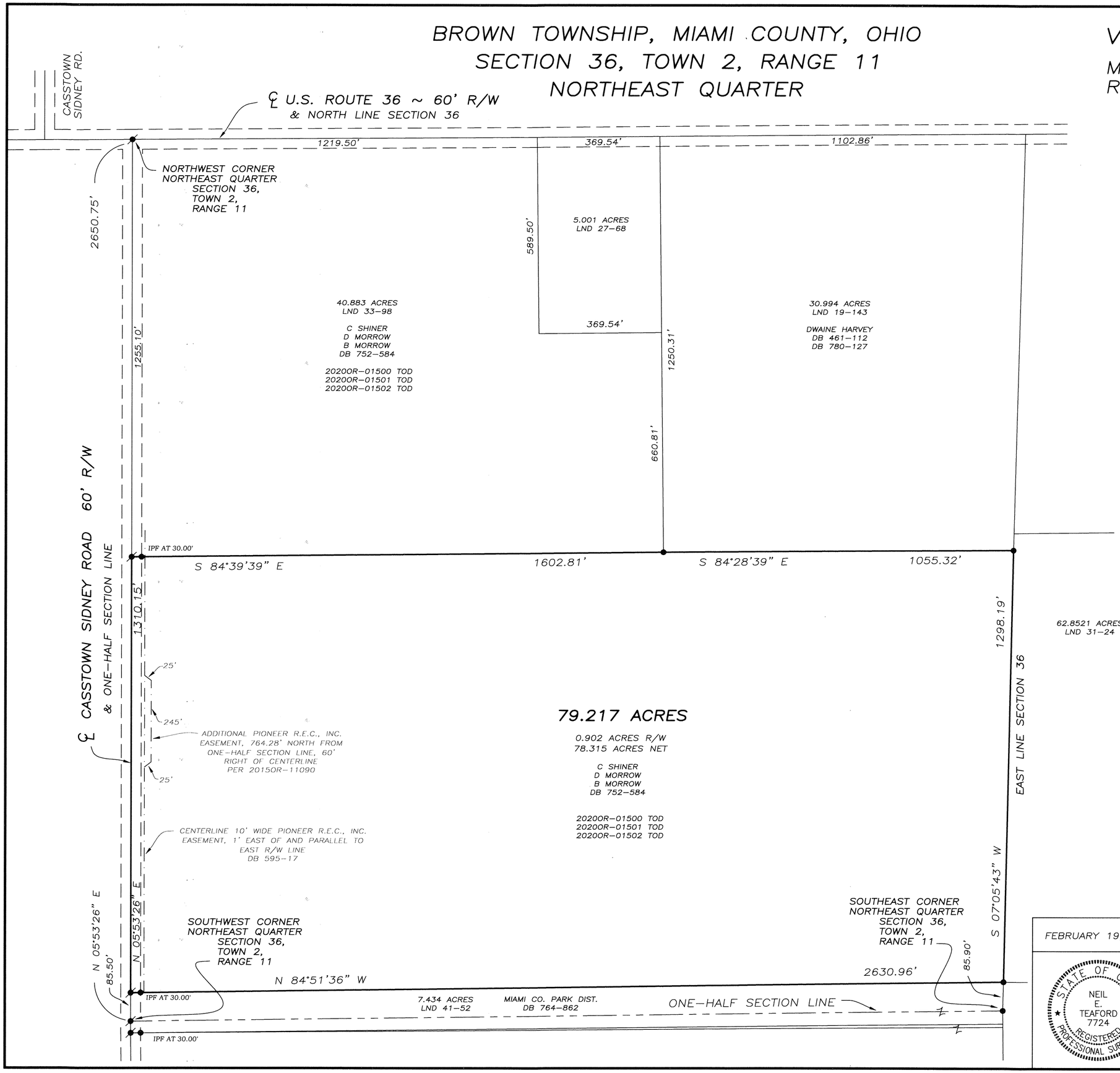
FEBRUARY 17, 2021	SURVEY FOR DOUG MORROW IN MIAMI COUNTY, OHIO
STATE OF OHIO · NEIL E. TEAFORD 7724 · REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

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

BROWN TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 36, TOWN 2, RANGE 11
NORTHEAST QUARTER

VOLUME 60 PAGE 80

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 280
VOLUME 19, PAGE 143
VOLUME 27, PAGE 68
VOLUME 31, PAGE 24
VOLUME 33, PAGE 98
VOLUME 41, PAGE 52

BASIS OF BEARINGS PER RECORD PLAT 25-39

MIAMI COUNTY RECORDER'S RECORDS
DEED BOOK 752, PAGE 584
RECORD PLAT 25, PAGE 39

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

FEBRUARY 19, 2021

SURVEY FOR DOUG MORROW IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. # 7724

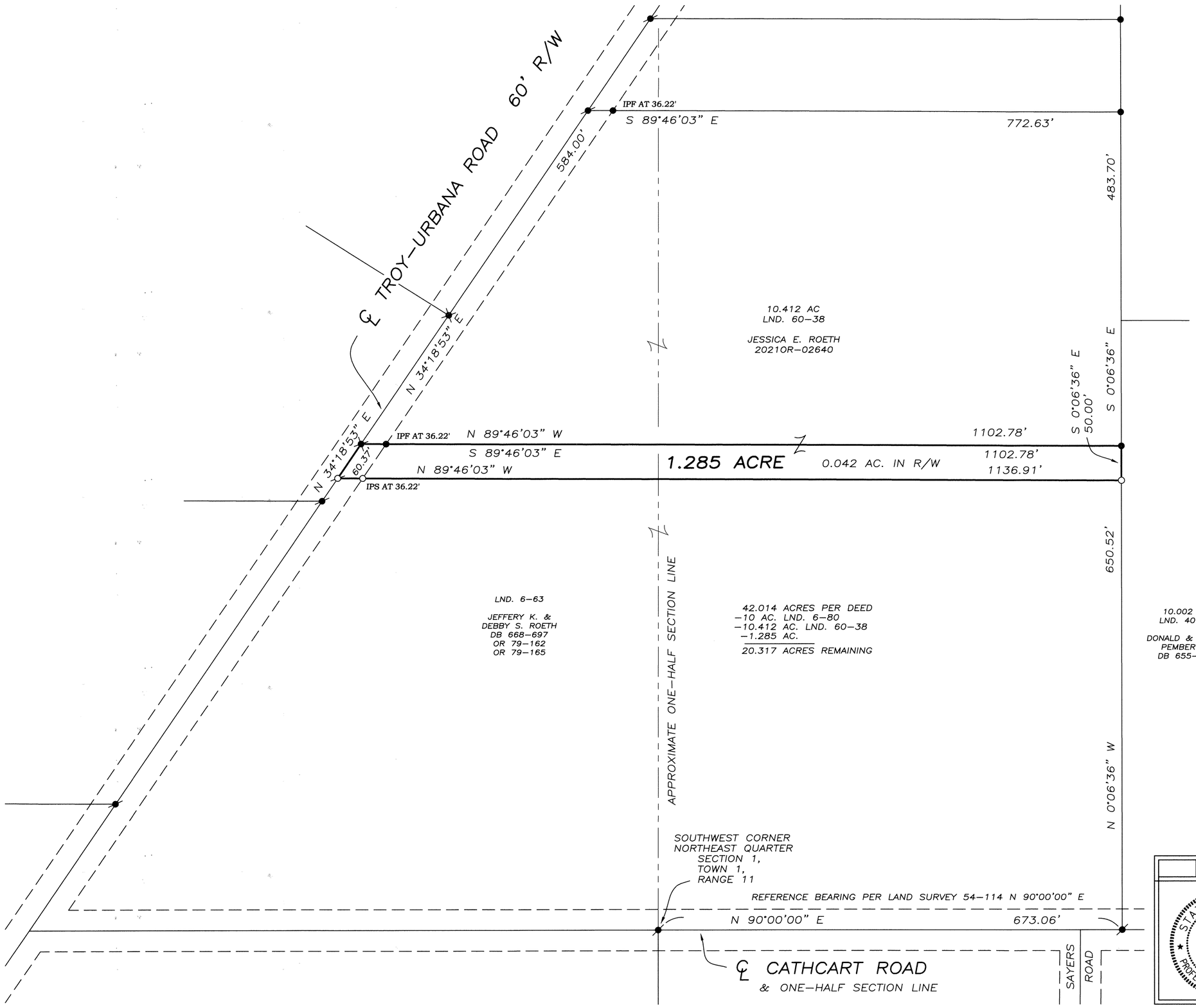
NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 1, TOWN 1, RANGE 11
NORTHEAST & NORTHWEST QUARTERS

VOLUME 60 PAGE 81

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- MAG SPIKE SET
- MAG NAIL FOUND
- MAG SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEY:

VOLUME 6, PAGE 63
VOLUME 6, PAGE 80
VOLUME 40, PAGE 57
VOLUME 43, PAGE 198
VOLUME 54, PAGE 114
VOLUME 60, PAGE 38
VOLUME 60, PAGE 51

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S. Horn 3-2-21
DEPUTY DATE

CERTIFICATION OF REGISTRATION

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

NOTICE IS GIVEN TO ALL PARTIES:

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

1.285 AC.

3/2/2021
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

SURVEY FOR JEFF ROETH
IN MIAMI COUNTY, OHIO ~ FEBRUARY 25, 2021

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

UNION TOWNSHIP	30 SECTION	6 TOWN	5 RANGE

VOLUME 60 PAGE 82

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

3-1-2021
DEPUTY CJS DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

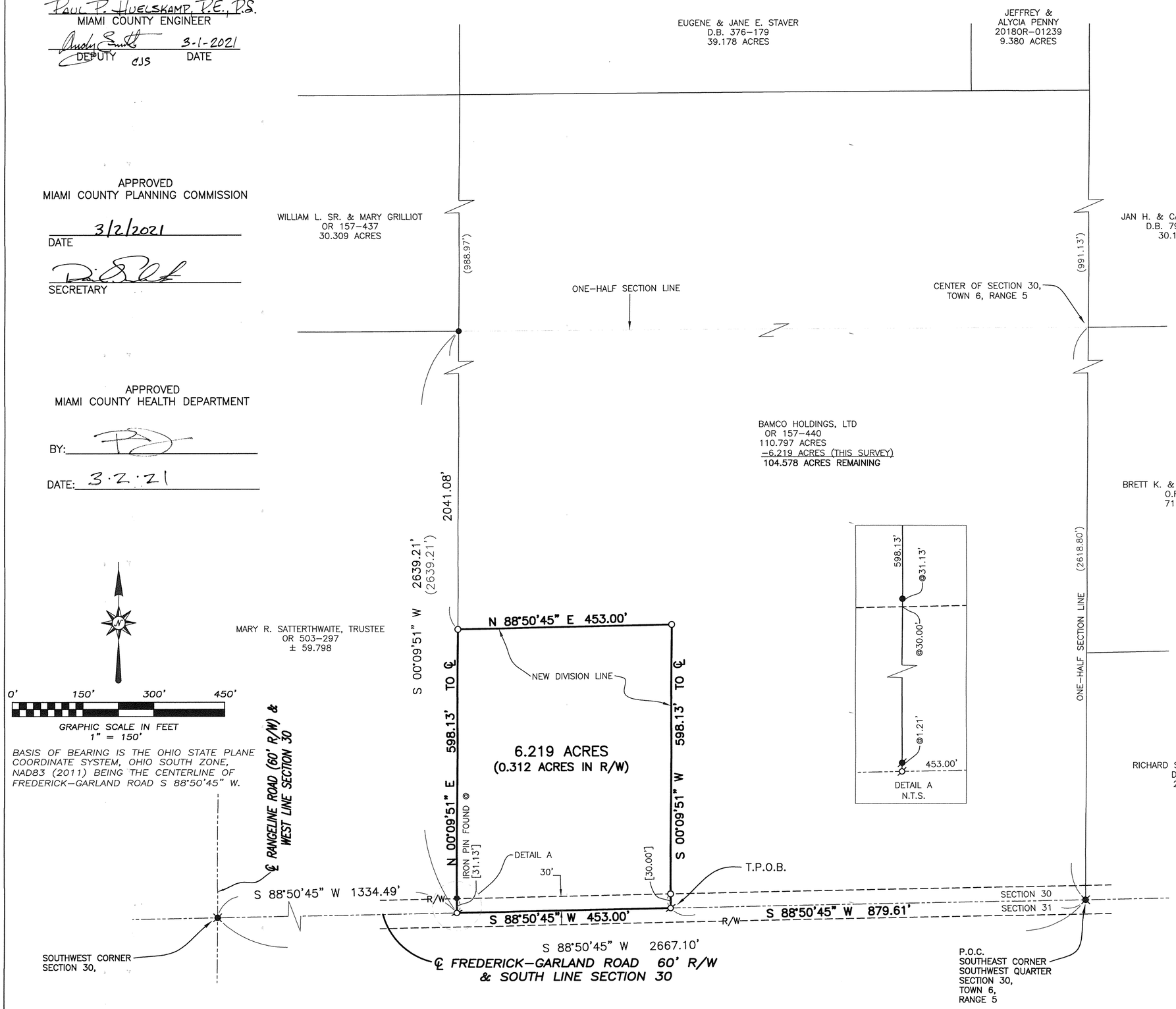
3/2/2021
DATE

SECRETARY

APPROVED
MIAMI COUNTY HEALTH DEPARTMENT

BY:

DATE: 3·2·21



LEGEND

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ⊘ MAG NAIL SET
- ✖ RAILROAD SPIKE FOUND
- ⊘ PK NAIL FOUND
- ● IRON PIN FOUND
- ( ) REFERENCED DISTANCE OF RECORD

REFERENCES:

LAND SURVEYS:

VOLUME 53, PAGE 146
VOLUME 52, PAGE 27
VOLUME 48, PAGE 81

DEEDS:

AS REFERENCED HEREON

CERTIFICATION:

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

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

LOT SPLIT SURVEY FOR DEL MONTGOMERY IN MIAMI COUNTY
DATE: FEBRUARY 26, 2021

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

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

BES JOB # 115.21 DRAWN BY: GS CHECKED BY: JJB

MONROE	12	6	5E
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 83

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith 3/1/2021
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

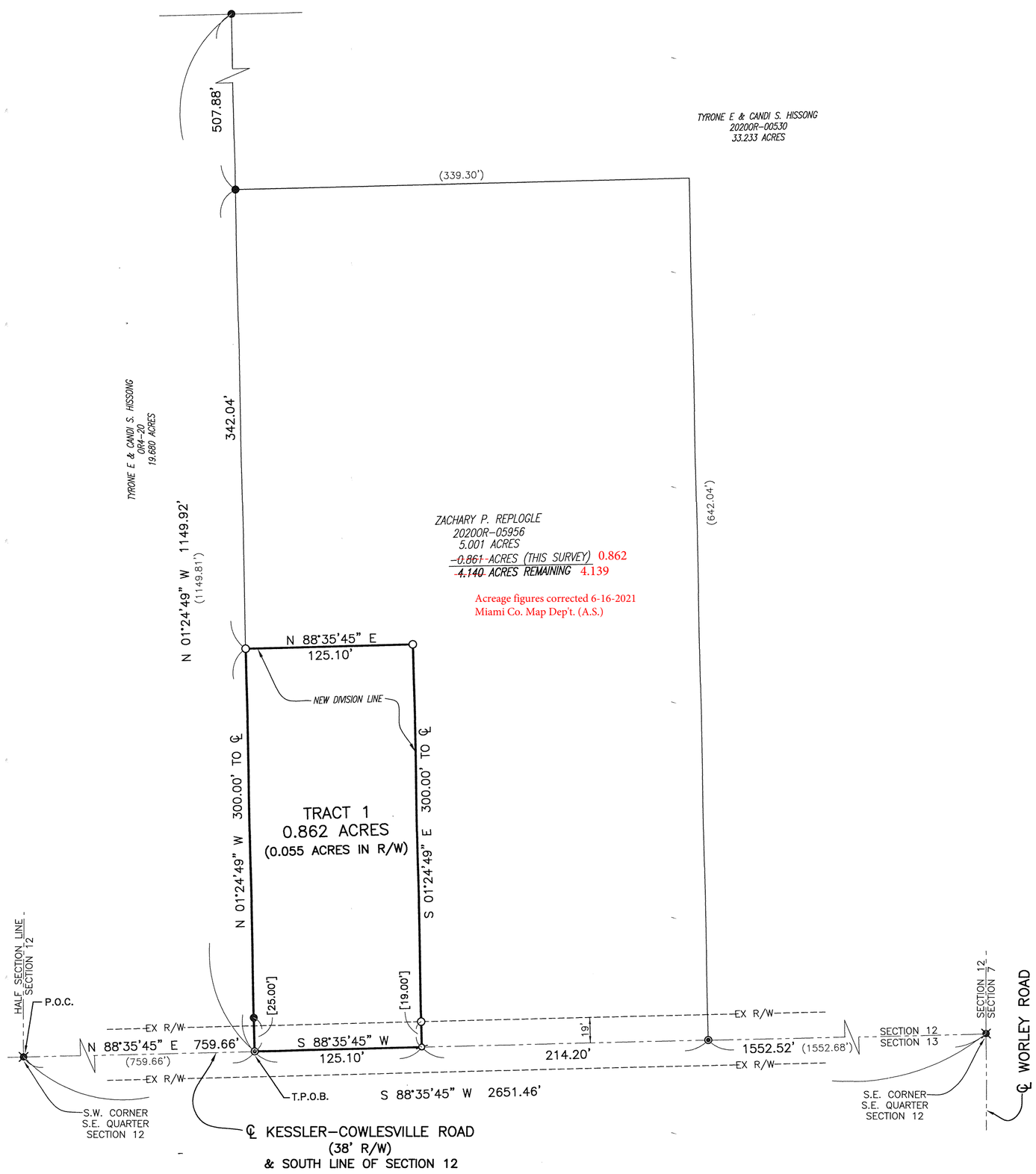
3/2/2021
DATE

SECRETARY

APPROVED
MIAMI COUNTY HEALTH DEPARTMENT

BY:

DATE: 3.2.21



0' 60' 120' 180'
GRAPHIC SCALE IN FEET
1" = 60'

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) BEING THE SOUTH LINE OF THE SECTION 12 N 88°35'45" E.

LEGEND

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ⌀ MAG NAIL SET
- ◉ GIN SPINDLE FOUND
- ✖ RAILROAD SPIKE FOUND
- ● IRON PIN FOUND
- ( ) REFERENCED DISTANCE OF RECORD

REFERENCES:

LAND SURVEYS:

VOLUME 33, PAGE 171
VOLUME 42, PAGE 110
VOLUME 47, PAGE 124
VOLUME 52, PAGE 10

DEEDS:

AS REFERENCED HEREON

CERTIFICATION:

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

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

LOT SPLIT SURVEY FOR ZACH REPLOGLE IN MIAMI COUNTY
DATE: FEBRUARY 25, 2021

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

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

BES JOB # 110.21 DRAWN BY: GS CHECKED BY: JJB

6 N	5 E	28 NE 1/4	UNION
Town	Range	Section	Township
WEST MILTON	Part 164	MIAMI	OHIO
Village	Out Lot	County	State

VOLUME 60 PLAT 84
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

N

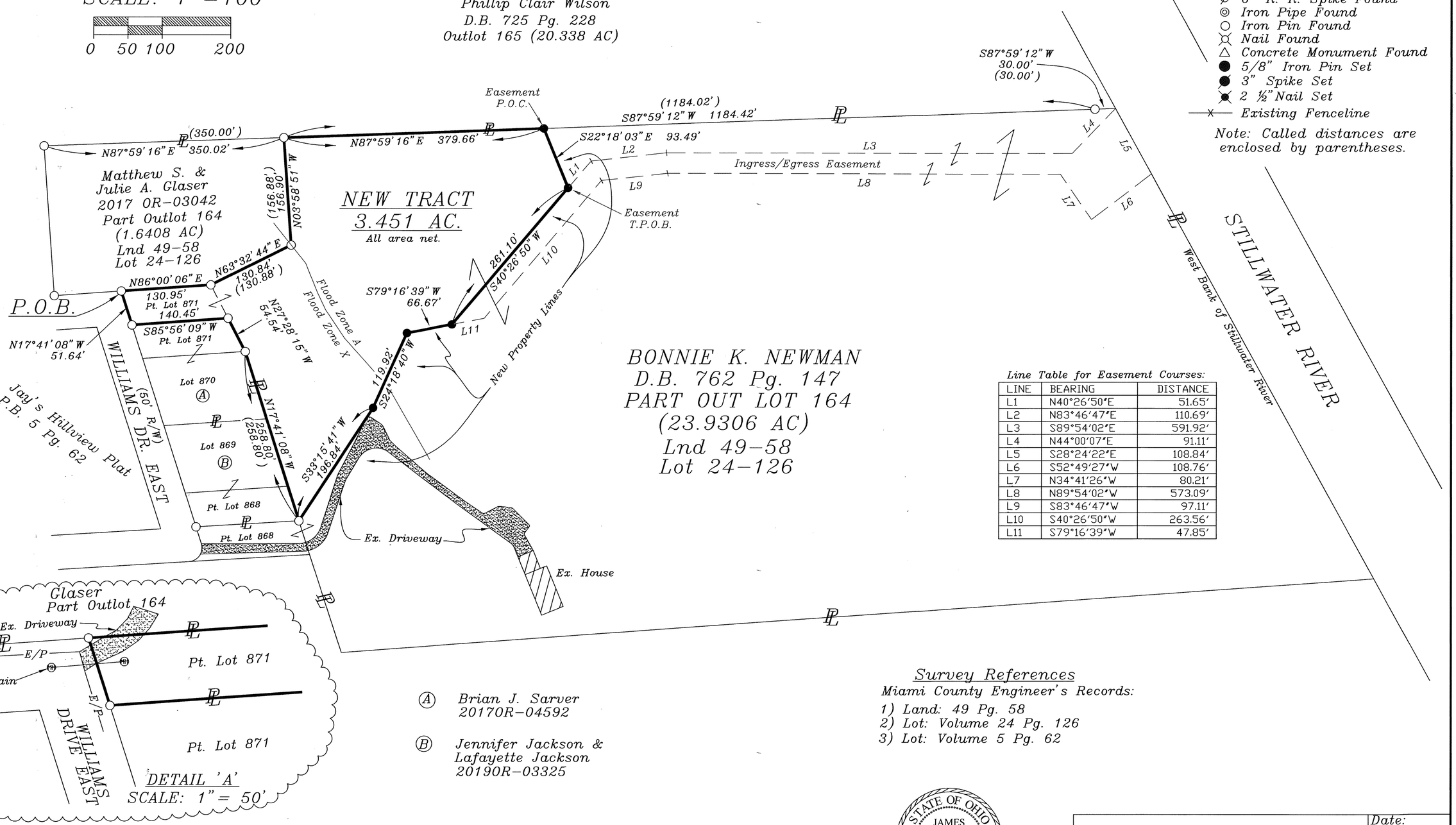
SCALE: 1" = 100'

0 50 100 200

LEGEND

- Stone Found
- Corner Post Found
- 6" R. R. Spike Found
- Iron Pipe Found
- Iron Pin Found
- Nail Found
- Concrete Monument Found
- 5/8" Iron Pin Set
- 3" Spike Set
- 2 ½" Nail Set
- Existing Fenceline

Note: Called distances are enclosed by parentheses.



Line Table for Easement Courses:

LINE	BEARING	DISTANCE
L1	N40°26'50"E	51.65'
L2	N83°46'47"E	110.69'
L3	S89°54'02"E	591.92'
L4	N44°00'07"E	91.11'
L5	S28°24'22"E	108.84'
L6	S52°49'27"W	108.76'
L7	N34°41'26"W	80.21'
L8	N89°54'02"W	573.09'
L9	S83°46'47"W	97.11'
L10	S40°26'50"W	263.56'
L11	S79°16'39"W	47.85'

Ⓐ Brian J. Sarver
20170R-04592

Ⓑ Jennifer Jackson & Lafayette Jackson
20190R-03325

Survey References

Miami County Engineer's Records:

1) Land: 49 Pg. 58
2) Lot: Volume 24 Pg. 126
3) Lot: Volume 5 Pg. 62

Certified to conform with Miami County Survey Requirements

Paul P. Huelskamp PE., PS
MIAMI COUNTY ENGINEER

Austin Palm 3-4-21
Deuputy Date

LOT SPLIT APPROVAL:
Approved by the Planning Commision of the Village of West Milton,
This 2nd day of March, 2021

Chairperson

Manager
Secretary

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

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

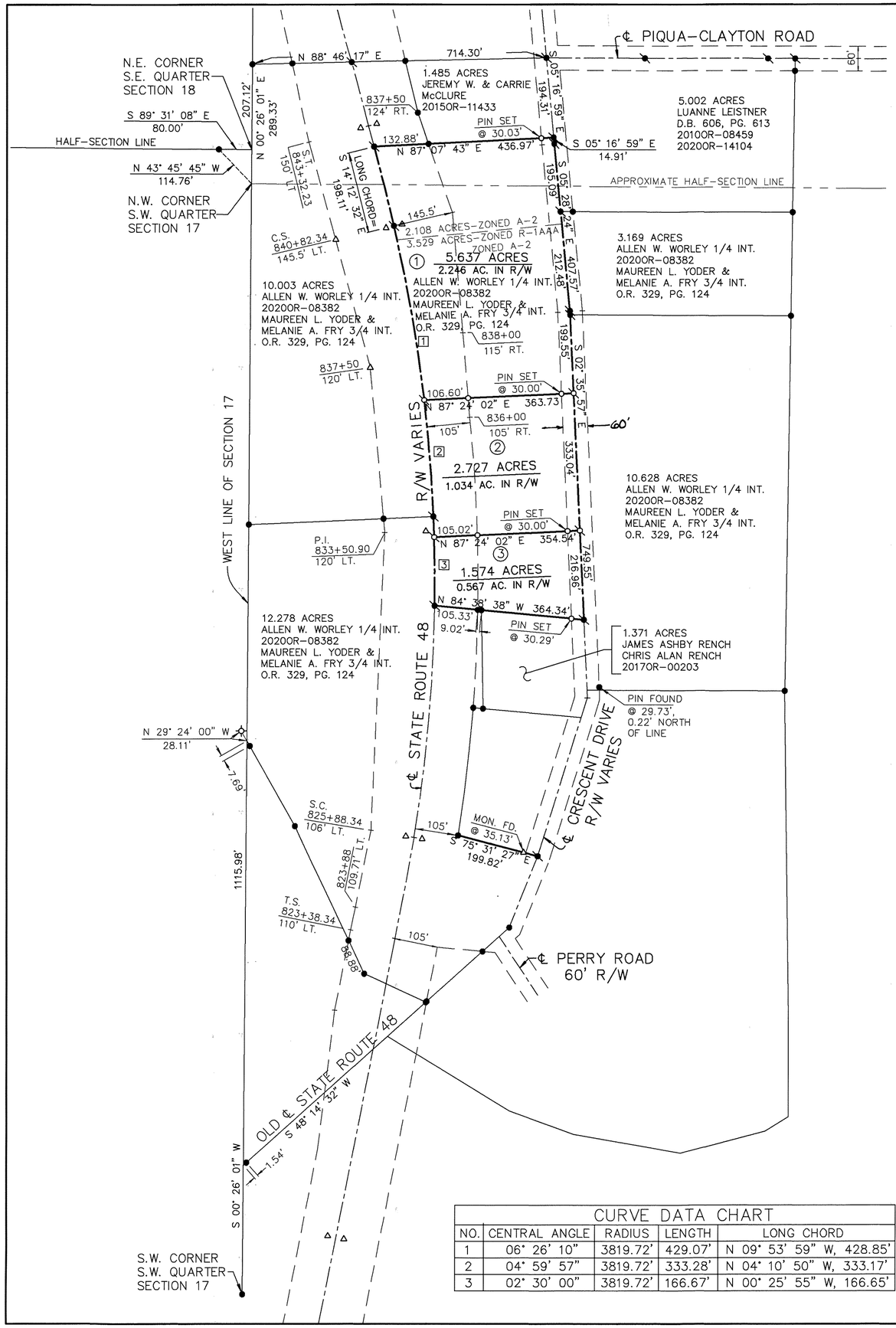
Surveyed by: James F. Stayton Date 2-2-21
James F. Stayton
Reg. Surveyor #6739

PLAT OF SURVEY

FRED CHERRY
7565 S.R. 571 Lot 52
West Milton, OH 45383

J.F.STAYTON & ASSOCIATES
ELDORADO, OHIO PH. 273-4341

Date: 2-2-21
Drawn By: ERO
Checked: JFS
Dwg. No. 4069



8	5E	NW 1/4 & SW 1/4 – 17
Town	Range	Section
Newberry	Miami	Ohio
Township	County	State

Volume 60 Page 85
Miami County Engineer's Record of Land Surveys

N

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

Legend

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

References

Vol. 12, Pg. 89
Vol. 17, Pg. 21
Vol. 33, Pg. 139
Vol. 37, Pg. 191
Vol. 39, Pg. 82
Vol. 54, Pg. 93
Vol. 55, Pg. 88
Vol. 60, Pg. 78
} Miami County Engineer's Records of Land Surveys

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY — 3-4-2021 DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
SECRETARY — 3/5/2021 DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY:
DATE: 3/4/2021
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Basis of Bearings

The bearings are based on the west line of Section 17 bearing N 00° 26' 01" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 3 tracts for Zane Fry.

Note:

The 2.108 acres depicted hereon, being the northern part of the 5.637 acre Tract 1, is currently Zoned A–2 and is not eligible to be considered for building purposes until such time that it is rezoned to be in common with the remainder of the 5.637 acre tract.

Surveyor's Certification

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

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

Michael W. Cozatt, P.S. #6001 — 3/03/21 Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
534 N. Elm Street, Suite C — Troy, Ohio
Job No. 34617–4 — Ph. (937) 339–2921

CURVE DATA CHART

NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	06° 26' 10"	3819.72'	429.07'	N 09° 53' 59" W, 428.85'
2	04° 59' 57"	3819.72'	333.28'	N 04° 10' 50" W, 333.17'
3	02° 30' 00"	3819.72'	166.67'	N 00° 25' 55" W, 166.65'

SPIRAL CURVE DATA

Δ=26° 09' 30" LT.	T =1012.56'
D=1° 30' 00"	Lc=1493.89'
Ls=250.00'	Es=102.48'
Xc=249.97'	Δc=22° 24' 30"
Yc=2.73'	Rc=3819.72'
p=0.68'	L.T.=166.68'
k=124.99'	S.T.=83.34'
θs=1.875°	L.C.=249.99'

6	5E	SW 1/4–16	Union	Miami	Ohio
Town	Range	Section	Township	County	State
		Pt. 33 & Pt. 34	West Milton		
		Outlot	Corporation		

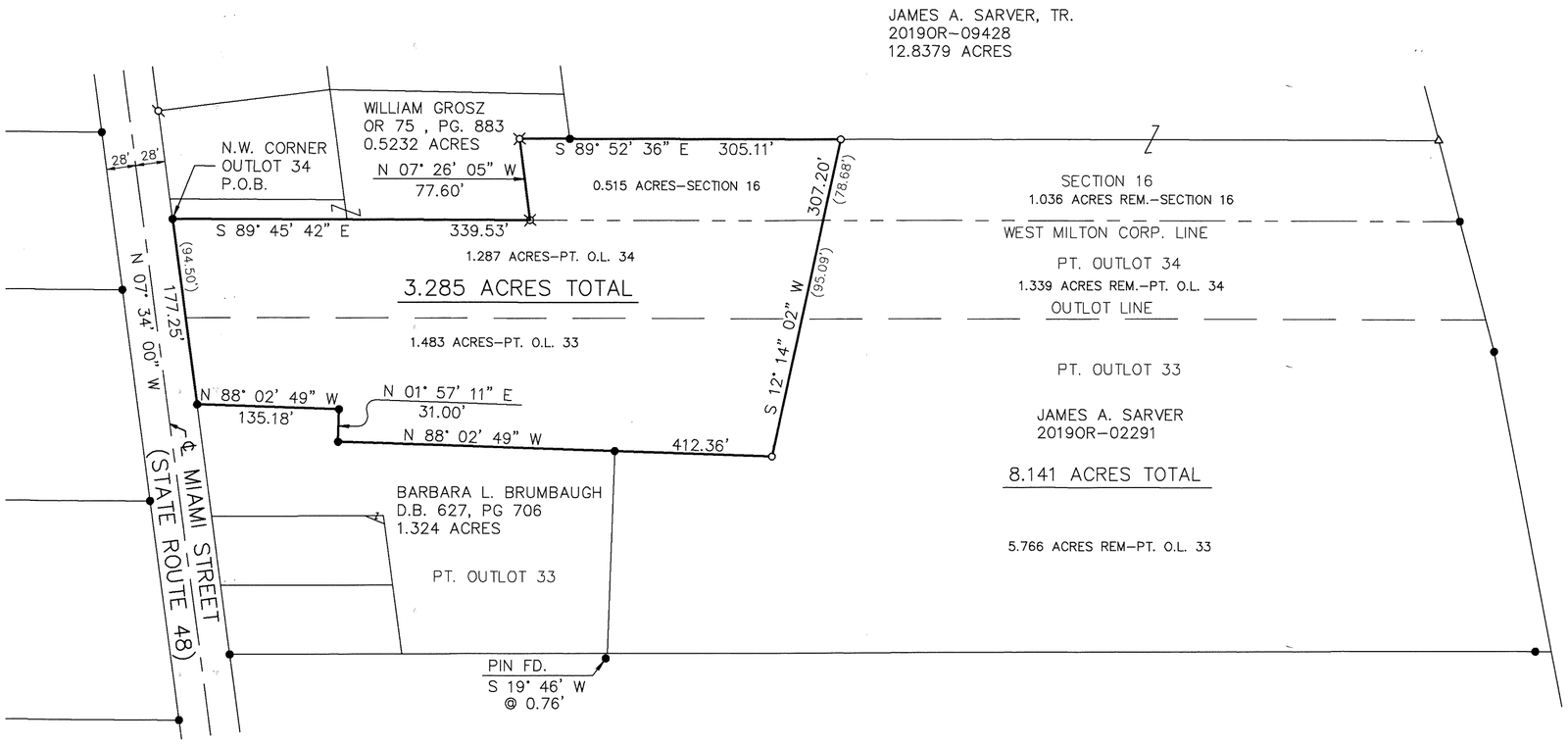
Volume 60 Page 86

Miami County Engineer's
Record of Land Surveys

N

Scale: 1"=100'

0 50 100 150 200



Legend

- ● Iron pin Found
- △ Wood fence post
- ⌘ Angle iron found
- ⌘ Iron pipe found
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 06, Pg. 17
Vol. 11, Pg. 173
Vol. 22, Pg. 52
Vol. 23, Pg. 41
} Miami County Engineer's Record of Lot Surveys

Vol. 04, Pg. 427
Vol. 57, Pg. 105
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on Land Survey 04, Page 173.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 3.285 Acres for Brian Sarver.

Surveyor's Certification

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

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

Michael W. Cozatt 2/03/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 31420 Ph. (937) 339–2921

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith (PER CJS) 3-4-2021
DEPUTY DATE

CERTIFICATION OF REGISTRATION

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

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

3/5/2021
MIAMI COUNTY PLANNER

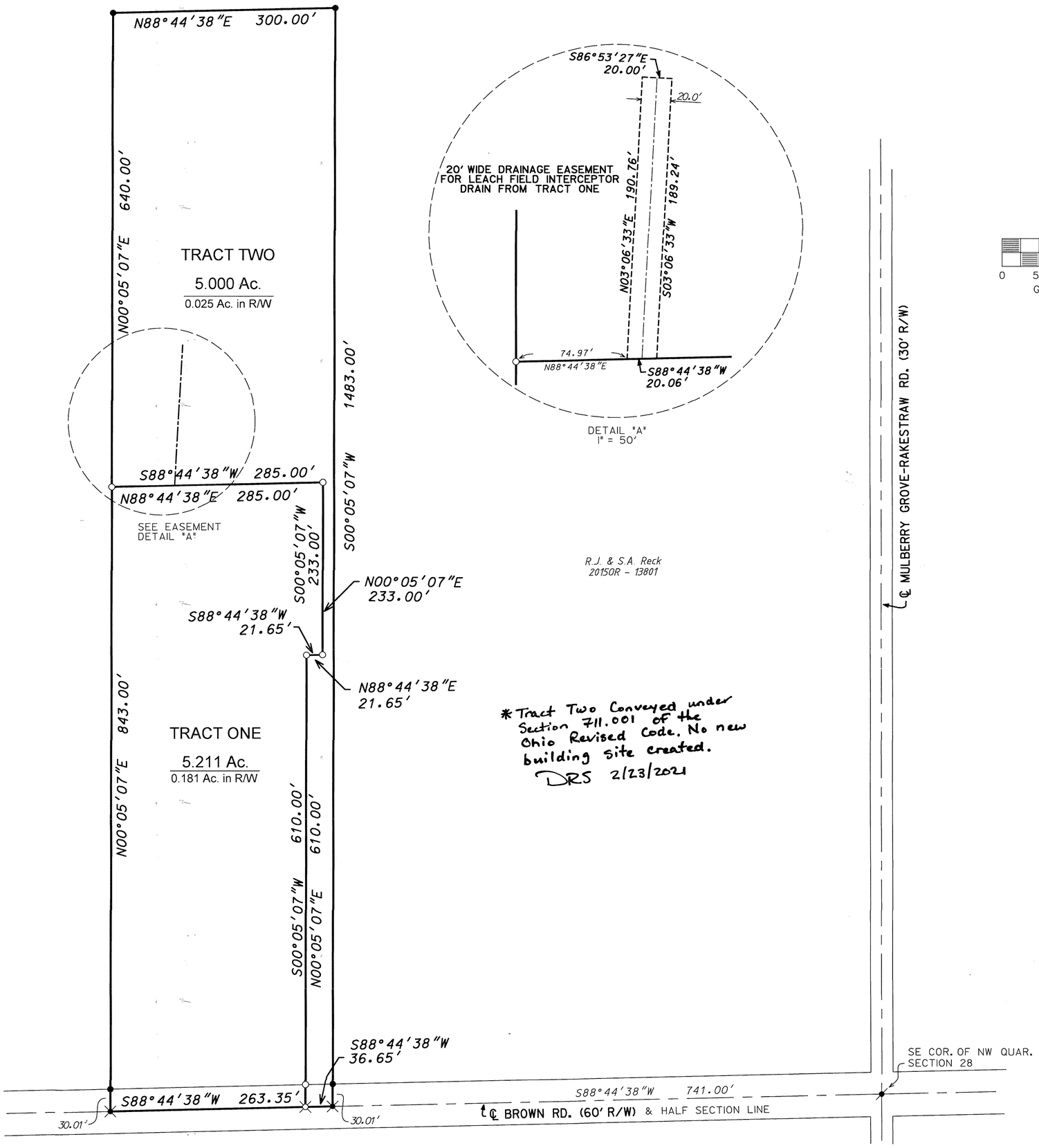
Approvals

This lot split was reviewed and approved by the Village of West Milton, Ohio this 23rd day of Feb, 2021.

Village Administrator

8	5	NW1/4-28	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 60 PAGE 87
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



* Tract Two Conveyed under Section 711.001 of the Ohio Revised Code. No new building site created.
DRS 2/23/2021

- LEGEND -

- RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- IRON PIN FOUND
- RAILROAD SPIKE SET
- ○ 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

REFERENCES

VOL. 58, PG. 92
VOL. 56, PG. 168
VOL. 56, PG. 169
VOL. 56, PG. 170
VOL. 41, PG. 48
VOL. 48, PG. 156
VOL. 46, PG. 25
} MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

APPROVALS

SECRETARY, MIAMI COUNTY PLANNING COMMISSION — DATE 3/5/2021

Subject to Zoning Approval

MIAMI COUNTY HEALTH DISTRICT — DATE 2.23.21

Certified To Conform With Miami County Survey Requirements

PAUL P. HUELSKAMP P.E.P.S.
MIAMI COUNTY ENGINEER — DATE 7/23/20

Sean M. Griffin
DEPUTY — DATE 7/23/20

SURVEY OF A 5.211 ACRE TRACT & A 5.000 ACRE TRACT FOR BRADEN G. & KATELIN M. RECK

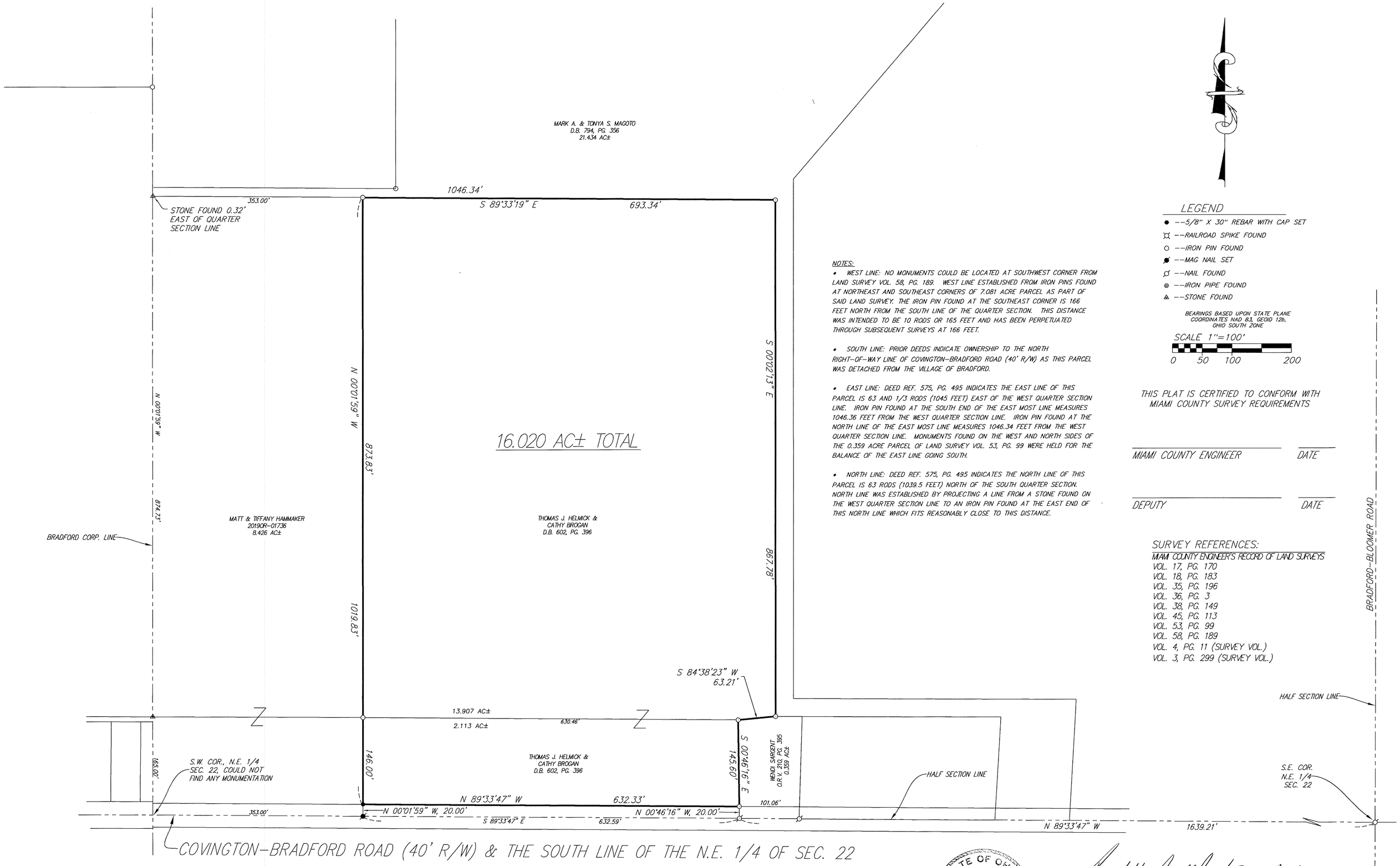
STATE OF OHIO
ROBERT L. CRON 8140 REGISTERED
PROFESSIONAL SURVEYOR

ROBERT L. CRON, P.S. #8140 — DATE 7.6.2020

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373
CELL: 937-418-0017

VOLUME 60, PAGE 88
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

9	4E	NE 1/4 ~22	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE



NOTES:

- WEST LINE: NO MONUMENTS COULD BE LOCATED AT SOUTHWEST CORNER FROM LAND SURVEY VOL. 58, PG. 189. WEST LINE ESTABLISHED FROM IRON PINS FOUND AT NORTHEAST AND SOUTHEAST CORNERS OF 7.081 ACRE PARCEL AS PART OF SAID LAND SURVEY. THE IRON PIN FOUND AT THE SOUTHEAST CORNER IS 166 FEET NORTH FROM THE SOUTH LINE OF THE QUARTER SECTION. THIS DISTANCE WAS INTENDED TO BE 10 RODS OR 165 FEET AND HAS BEEN PERPETUATED THROUGH SUBSEQUENT SURVEYS AT 166 FEET.

- SOUTH LINE: PRIOR DEEDS INDICATE OWNERSHIP TO THE NORTH RIGHT-OF-WAY LINE OF COVINGTON-BRADFORD ROAD (40' R/W) AS THIS PARCEL WAS DETACHED FROM THE VILLAGE OF BRADFORD.

- EAST LINE: DEED REF. 575, PG. 495 INDICATES THE EAST LINE OF THIS PARCEL IS 63 AND 1/3 RODS (1045 FEET) EAST OF THE WEST QUARTER SECTION LINE. IRON PIN FOUND AT THE SOUTH END OF THE EAST MOST LINE MEASURES 1046.36 FEET FROM THE WEST QUARTER SECTION LINE. IRON PIN FOUND AT THE NORTH LINE OF THE EAST MOST LINE MEASURES 1046.34 FEET FROM THE WEST QUARTER SECTION LINE. MONUMENTS FOUND ON THE WEST AND NORTH SIDES OF THE 0.359 ACRE PARCEL OF LAND SURVEY VOL. 53, PG. 99 WERE HELD FOR THE BALANCE OF THE EAST LINE GOING SOUTH.

- NORTH LINE: DEED REF. 575, PG. 495 INDICATES THE NORTH LINE OF THIS PARCEL IS 63 RODS (1039.5 FEET) NORTH OF THE SOUTH QUARTER SECTION. NORTH LINE WAS ESTABLISHED BY PROJECTING A LINE FROM A STONE FOUND ON THE WEST QUARTER SECTION LINE TO AN IRON PIN FOUND AT THE EAST END OF THIS NORTH LINE WHICH FITS REASONABLY CLOSE TO THIS DISTANCE.

LEGEND

- ● --5/8" X 30" REBAR WITH CAP SET
- --RAILROAD SPIKE FOUND
- ○ --IRON PIN FOUND
- --MAG NAIL SET
- --NAIL FOUND
- ◎ --IRON PIPE FOUND
- --STONE FOUND

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

SCALE 1"=100'

0 50 100 200

THIS PLAT IS CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

MIAMI COUNTY ENGINEER DATE

DEPUTY DATE

SURVEY REFERENCES:
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
VOL. 17, PG. 170
VOL. 18, PG. 183
VOL. 35, PG. 196
VOL. 36, PG. 3
VOL. 38, PG. 149
VOL. 45, PG. 113
VOL. 53, PG. 99
VOL. 58, PG. 189
VOL. 4, PG. 11 (SURVEY VOL.)
VOL. 3, PG. 299 (SURVEY VOL.)

Magoto
Land Surveying, Ltd.

SURVEY FOR:
THOMAS & CATHY HELMICK

STATE OF OHIO
RANDALL J. MAGOTO 7768
REGISTERED PROFESSIONAL SURVEYOR

3/10/21

RANDALL J. MAGOTO DATE
OHIO PROFESSIONAL SURVEYOR #7768
2723 Loy Road, Ft. Loramie, Ohio 45845
Phone #937-295-2958
MagotoSurvey@Gmail.com

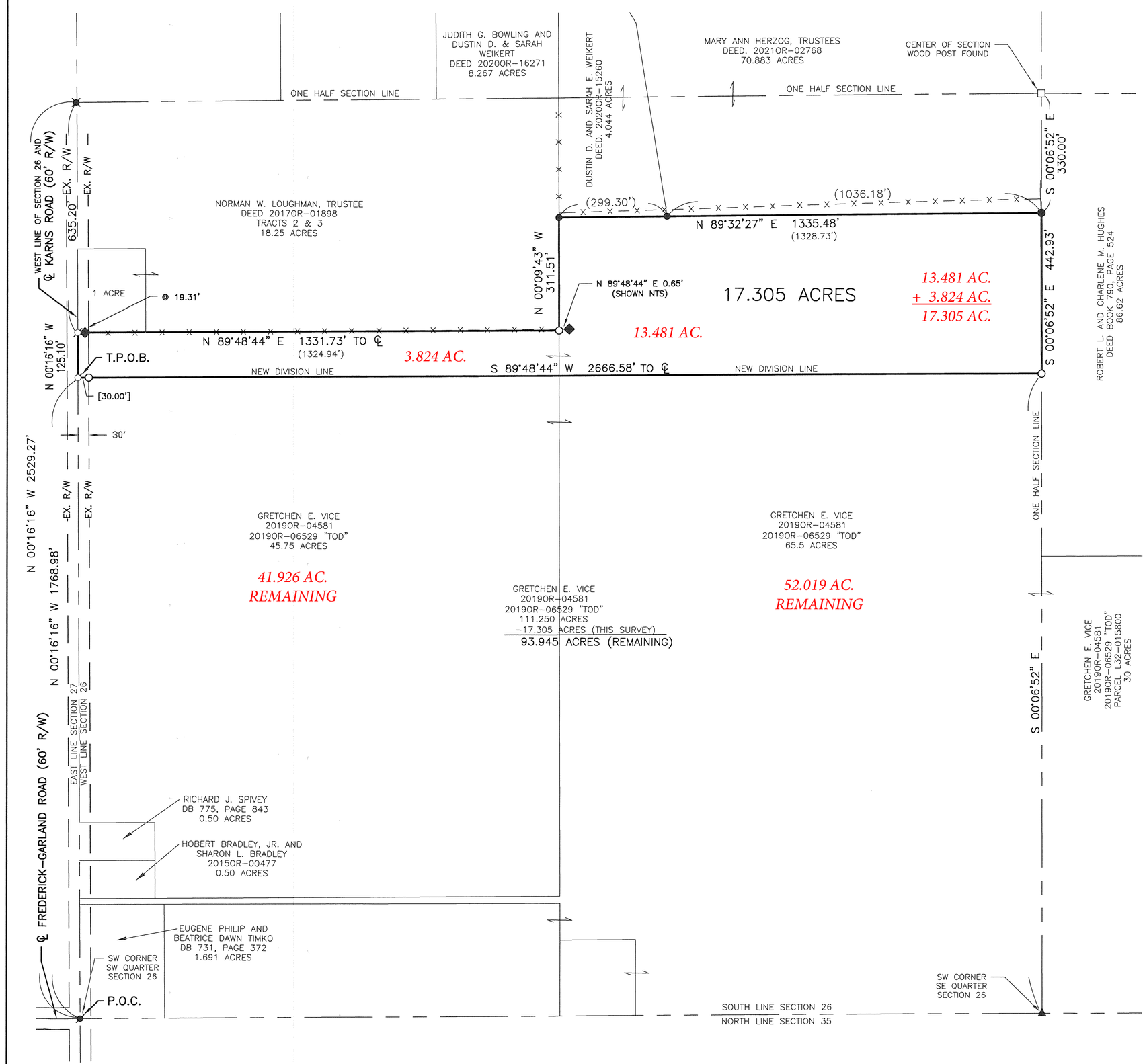
file #210207 2/21 rjm

26 SECTION | 6 TOWN | 5 RANGE | UNION TOWNSHIP

VOLUME 60 PAGE 89

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY 3/12/21 DATE



LEGEND

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● IRON PIN FOUND
- RAILROAD SPIKE FOUND
- MAG NAIL SET
- MAG SPIKE FOUND
- ▲ STONE FOUND
- ◆ 2" STEEL POST FOUND
- □ WOOD POST FOUND
- ( ) REFERENCED DISTANCE OF RECORD

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

0' 200' 400' 600'

GRAPHIC SCALE IN FEET
1" = 200'

REFERENCES

LAND SURVEYS:

VOLUME 15, PAGE 181
VOLUME 19, PAGE 137
VOLUME 23, PAGE 160
VOLUME 25, PAGE 063
VOLUME 25, PAGE 194
VOLUME 31, PAGE 163
VOLUME 39, PAGE 138
VOLUME 48, PAGE 21
VOLUME 52, PAGE 196
VOLUME 57, PAGE 62
VOLUME 58, PAGE 112
VOLUME 60, PAGE 35
VOLUME 60, PAGE 68

DEEDS AS REFERENCE HEREON

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

LOT SPLIT
FOR GRETCHEN VICE LOCATED IN MIAMI COUNTY ~ 3/11/2021

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

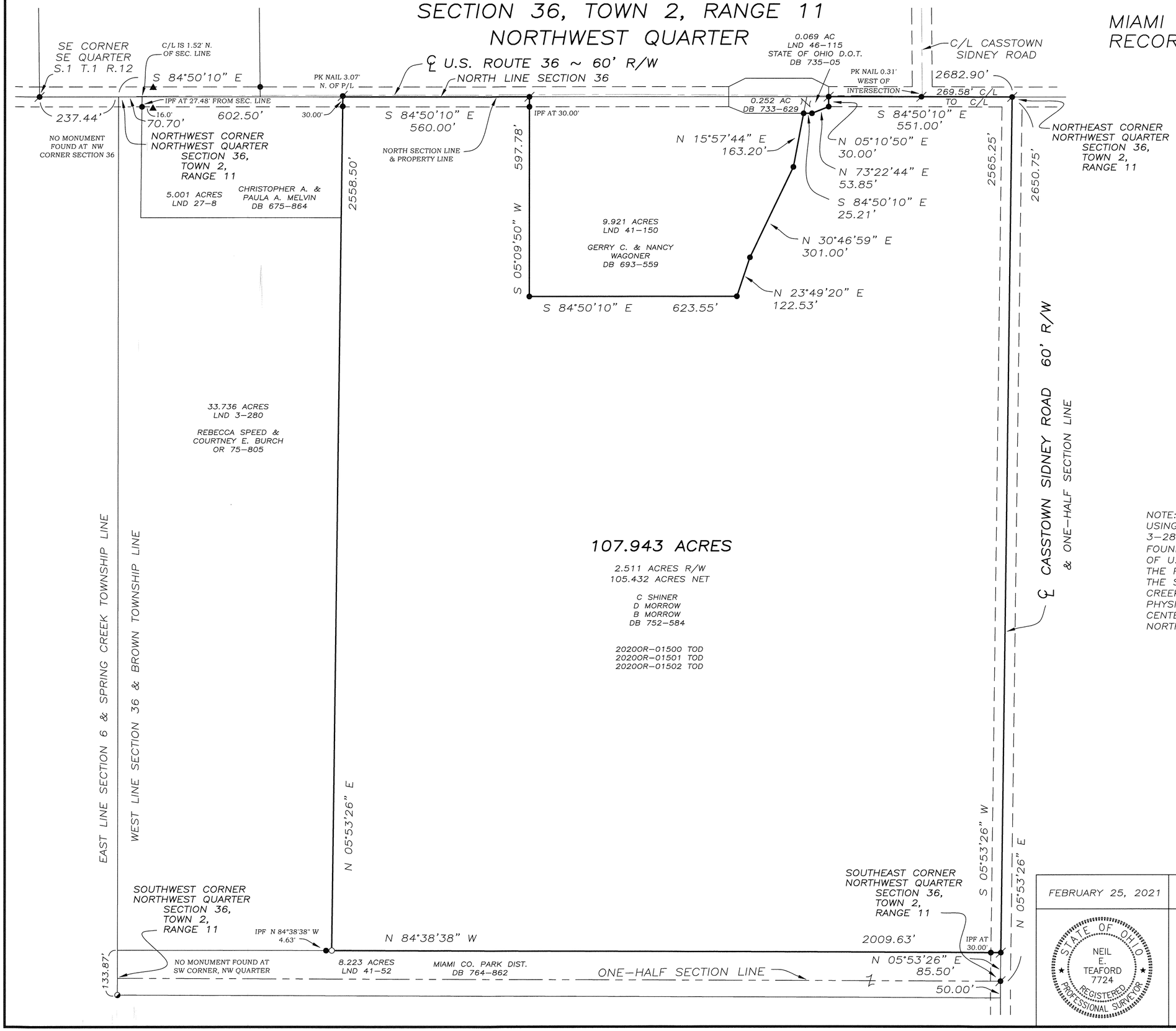
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB # 142.21 DRAWN BY: SES CHECKED BY: JJB

BROWN TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 36, TOWN 2, RANGE 11
NORTHWEST QUARTER

VOLUME 60 PAGE 90

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- MAG NAIL OR PK NAIL FOUND
- 2 INCH DIA. PIPE POST
- ▲ ODOT RW MONUMENT

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 280
VOLUME 4, PAGE 17
VOLUME 24, PAGE 84
VOLUME 27, PAGE 8
VOLUME 41, PAGE 52
VOLUME 41, PAGE 150
VOLUME 46, PAGE 100
VOLUME 46, PAGE 115
VOLUME 48, PAGE 139

BASIS OF BEARINGS PER RECORD PLAT 25-39

MIAMI COUNTY RECORDER'S RECORDS
DEED BOOK 733, PAGE 629
DEED BOOK 735, PAGE 05
DEED BOOK 752, PAGE 584
RECORD PLAT 25, PAGE 39

NOTE: NORTH LINE OF SECTION 36 ESTABLISHED USING LAND SURVEY 24-84 AND LAND SURVEY 3-280, RUNNING STRAIGHT LINE FROM PK NAIL FOUND 0.31' WEST OF THE INTERSECTION CENTERLINE OF U.S. ROUTE 36 AND CASSTOWN SIDNEY ROAD TO THE P.K. NAIL FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, SPRING CREEK TOWNSHIP FROM LAND SURVEY 46-100. PHYSICAL CENTERLINE OF U.S. ROUTE 36 PER ODOT CENTERLINE PLATS VARY FROM 1.5 FEET TO 3 FEET NORTH OF SECTION LINE.

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

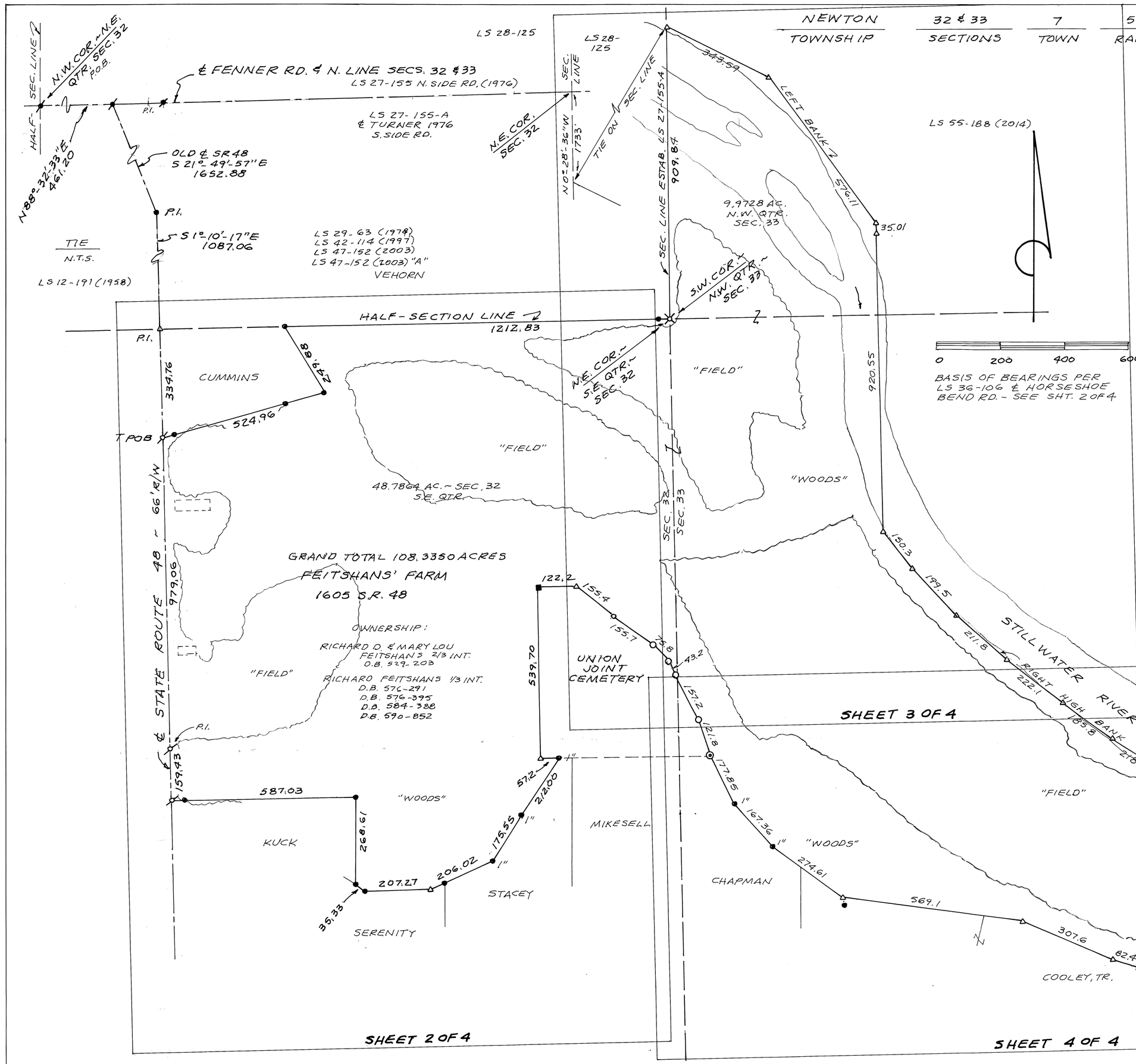
FEBRUARY 25, 2021	SURVEY FOR DOUG MORROW IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

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

NEWTON	32 & 33	7	5-E
TOWNSHIP	SECTIONS	TOWN	RANGE

VOLUME 60 PAGE 91 -A

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- MAG NAIL FOUND
- MAG NAIL SET
- IRON PIN FOUND
- IRON PIN SET W/ I.D. CAP
- STONE FOUND
- CALCULATED CORNER
- RRS LOCATED
- IRON PIPE FOUND
- RAILROAD SPIKE SET

SURVEY OF 108.3350 ACRES - FEITSHANS FARM AT 1605 S.R. 48 - LUDLOW FALLS, OHIO

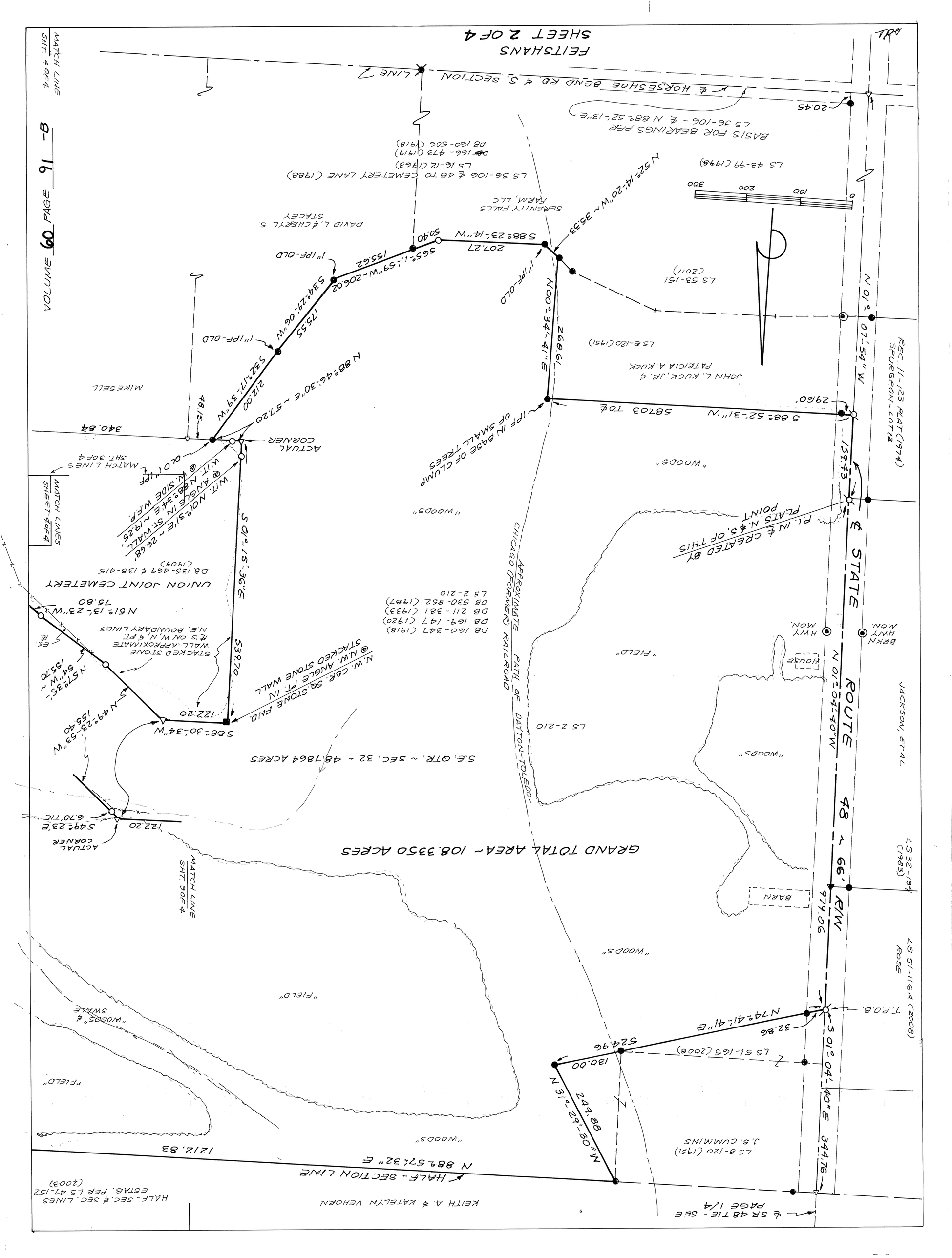
Steven D. Leffel 2/25/21

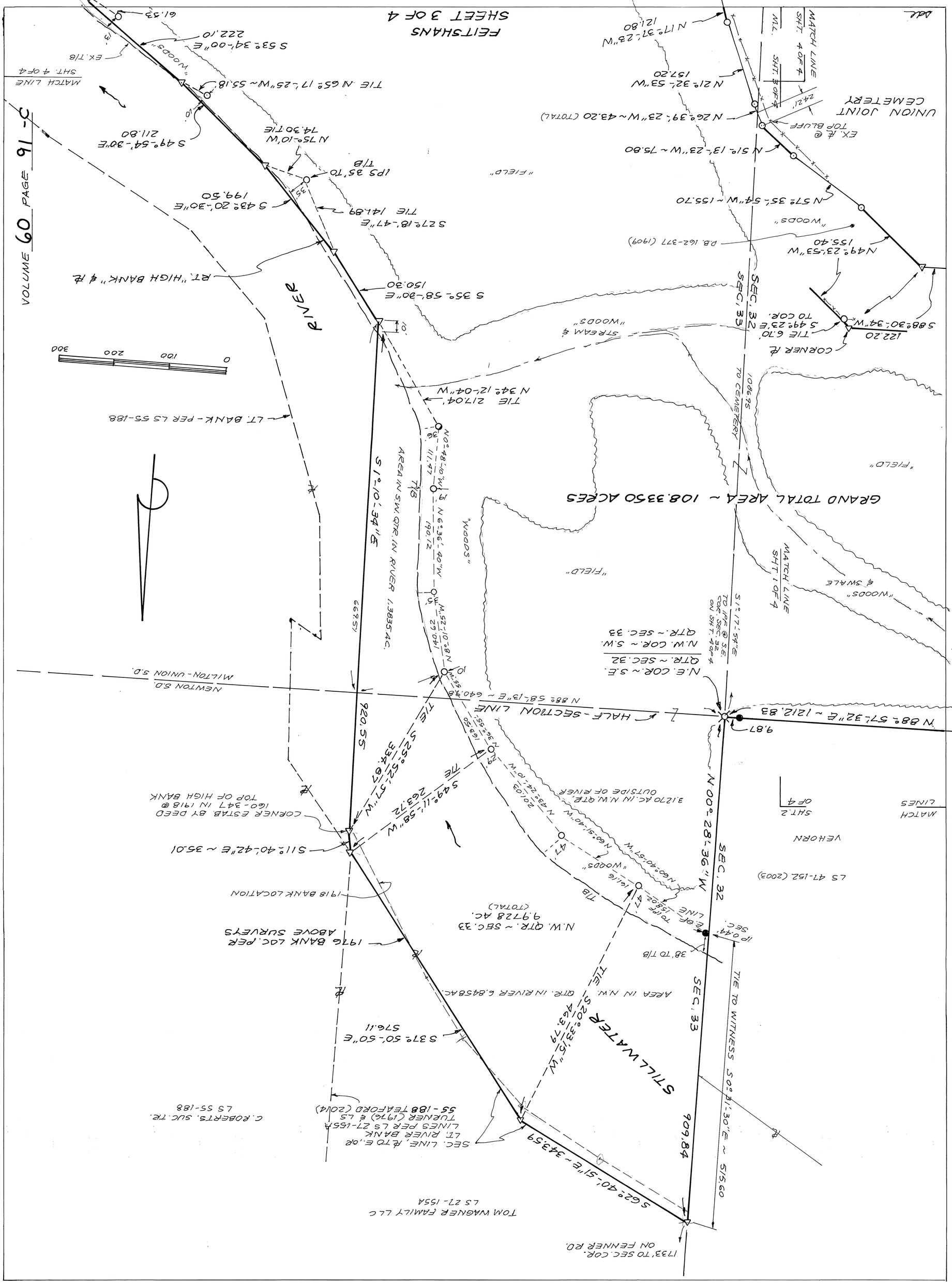
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573 H/O
937-875-0583 C

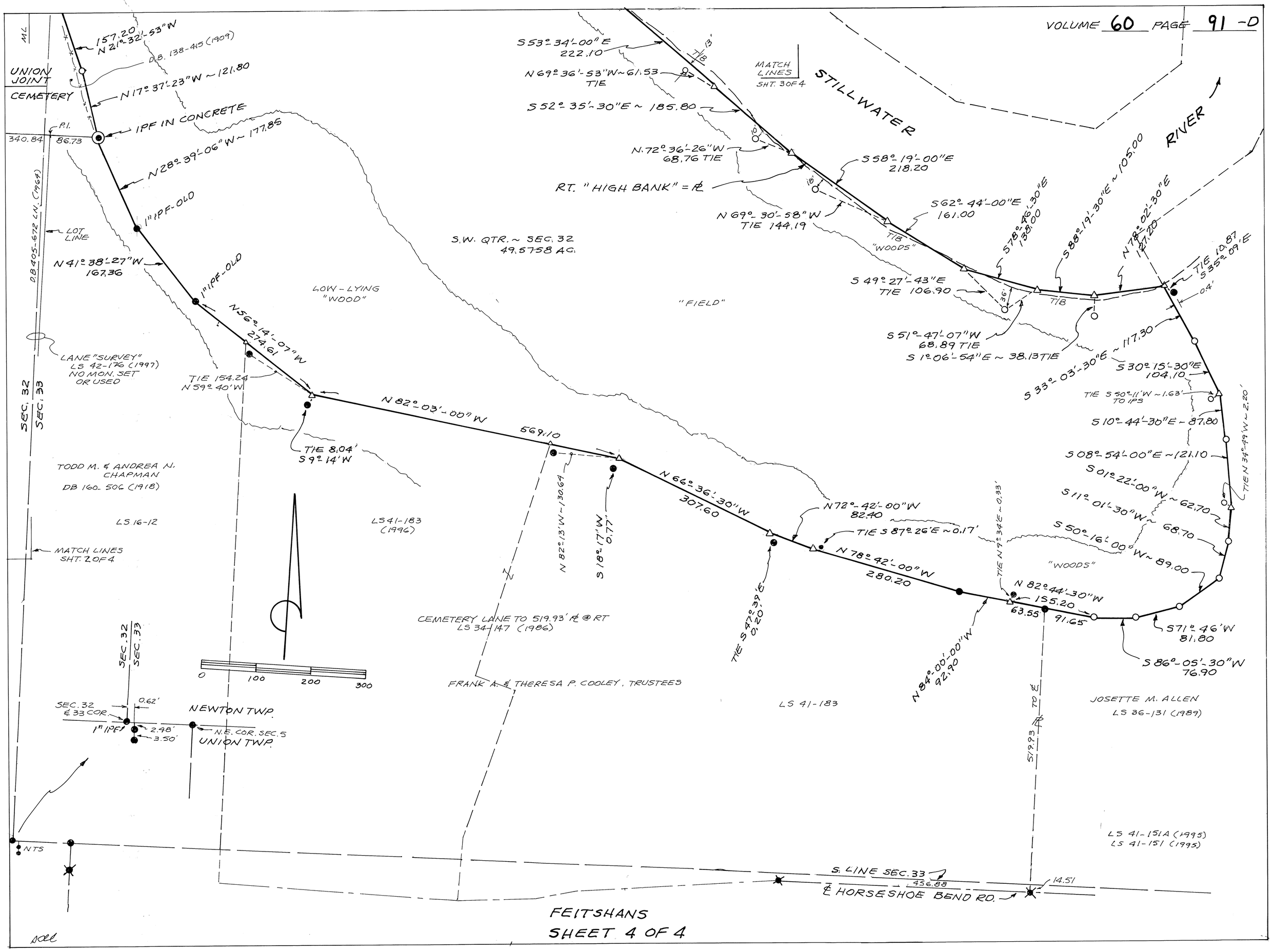
STATE OF OHIO STEVEN DEAN LEFFEL 6660 REGISTERED PROFESSIONAL SURVEYOR

FEITSHANS
SHEET 1 OF 4

pdl


VOLUME 60 PAGE 16 B-
FEITSHANS
SHEET 2 OF 4
MATCH LINE SHT. 4 OF 4
℄ HORSESHOE BEND RD. & S. SECTION LINE
BASIS FOR BEARINGS PER LS 36-106 - ∠ N 88°-52'-13"E
20.45
LS 43-99 (1998)
N 52°-14'-20"W ~ 35.33
SERENITY FALLS FARM, LLC
LS 36-106 & 48 TO CEMETERY LANE (1988)
LS 16-12 (1963)
DB 166- 473 (1919)
DB 160- 506 (1918)
DAVID L. & CHERYL S. STACEY
S 88°-23'-14"W 207.27
50.40
S65°-11'-59"W-206.02
155.62
1" IPF-OLD
S 34°-29'-06"W 175.55
1" IPF-OLD
N 88°-46'-30"E ~ 57.20
212.00
S 32°-17'-39"W
48.15
340.84
MIKE SELL
ACTUAL CORNER
OLD 1" IPF
MATCH LINES SHT. 3 OF 4
W/T. NOTE 3'E ~ 26.68'
W/T. ANGLE IN ST. WALL @ N 88°-34'E ~ 19.25'
@ W. SIDE W.F.P.
S 01°-18'-36"E
UNION JOINT CEMETERY
DB. 135-469 & 138-415 (1909)
N 61°-13'-23"W 75.80
EX. ℄
STACKED STONE WALL APPROXIMATE ℄'S ON W, N, & PT N.E. BOUNDARY LINES
N 57°-35'-54"W ~ 155.70
S 38.70
N.W. COR. 50 STONE FND. @ N.W. ANGLE PT. IN STACKED STONE WALL
122.20
S 88°-30'-34"W
N 49°-23'-53"W 155.40
S.E. QTR. ~ SEC. 32 - 48.7864 ACRES
GRAND TOTAL AREA ~ 108.3350 ACRES
ACTUAL CORNER
122.20
S 49°-23'E 6.70' TIE
MATCH LINE SHT. 3 OF 4
"FIELD"
"WOODS" & SWALE
"FIELD"
"WOODS"
N 74°-41'-41"E
32.86
T.P.O.B.
S 01°-04'-40"E 344.76
LS 51-165 (2008)
524.96
130.00
249.88
N 31°-29'-30"W
LS 8-120 (1951) J.S. CUMMINS
"WOODS"
HALF-SECTION LINE N 88°-57'-32"E 1212.83
KEITH A. & KATELYN VEHORN
HALF-SEC. & SEC. LINES ESTAB. PER LS 47-152 (2003)
℄ SR 48 TIE - SEE PAGE 1/4
LS 8-120 (1951)
JOHN L. KUCK, JR. & PATRICIA A. KUCK
268.61
N 00°-34'-41"E
1" IPF-OLD
LS 53-151 (2011)
N 01°-07'-54"W
29.60'
S 88°-52'-31"W 587.03 TO ℄
1" IPF IN BASE OF CLUMP OF SMALL TREES
"WOODS"
159.43
℄ STATE ROUTE 48 ~ 66' R/W
PLATS N. & S. OF THIS POINT
P.L. IN & CREATED BY
APPROXIMATE PATH OF DAYTON-TOLEDO-CHICAGO (FORMER) RAILROAD
DB 160-347 (1918)
DB 169-147 (1920)
DB 211-381 (1933)
DB 530-852 (1987)
LS 2-210
"WOODS"
"FIELD"
HOUSE
HWY MON.
BRKN HWY MON.
BARN
979.06
LS 32-134 (1983)
LS 51-116A (2008) ROSE
JACKSON, ET AL
REC. 11-123 PLAT (1974) SPURGEON-LOT 12
LS 2-210
"WOODS"
MATCH LINES SHEET 4 OF 4
MATCH LINE SHT. 4 OF 4
FEITSHANS
SHEET 2 OF 4


FEITSHANS
SHEET 3 OF 4
VOLUME 60 PAGE 91-C
GRAND TOTAL AREA ~ 108.3350 ACRES
AREA IN SW QTR. IN RIVER 1.3885AC.
S 1°-10'-34" E
668'SV
RIVER
LT. BANK - PER LS 55-188
TIE 217.04' N 34° 12'-04" W
S 35° 58'-30" E 150.30
RT. "HIGH BANK" & ⌀
S 27° 18'-47" E TIE 141.89
S 43° 20'-30" E 199.50
IPS 35' TO T/B
N 75° -10' W 74.30 TIE
S 49° 54'-30" E 211.80
TIE N 65° 17'-25" W ~ 55.18'
S 53° 34'-00" E 222.10
EX. T/B
61.33
MATCH LINE SHT. 4 OF 4
N 17° 37'-23" W 121.80
N 21° 32'-53" W 157.20
N 26° 39'-23" W ~ 43.20 (TOTAL)
EX. ⌀ @ TOP BLUFF
UNION JOINT CEMETERY
24.21'
N 51° 13'-23" W ~ 75.80
N 57° 35'-54" W ~ 155.70
"WOODS"
"FIELD"
P.B. 162-377 (1909)
N 49° 23'-53" W 155.40
S 88° 30'-34" W 122.20
CORNER ⌀
TIE 6.70' S 49° 23' E TO COR.
SEC. 32
SEC. 33
STREAM & "WOODS"
TO CEMETERY
1084.25
0 100 200 300
MATCH LINE SHT. 1 OF 4
"WOODS" & SWALE
"FIELD"
S 1° 17'-54" E TO IPF @ S.E. COR. SEC. 32 ON SHT. 4 OF 4
N.E. COR. ~ S.E. QTR. ~ SEC. 32
N.W. COR. ~ S.W. QTR. ~ SEC. 33
"WOODS"
N 00° 48'-10" W 111.47
N 9° 36'-40" W 190.72
N 8° 10'-52" W 140.62
HALF-SECTION LINE
N 88° 58'-13" E ~ 640.88
N 88° 57'-32" E ~ 1212.83
9.87
NEWTON S.D.
MILTON-UNION S.D.
920.55
TIE
S 25° 52'-37" W 334.87
S 49° 11'-58" W 263.72
TIE
CORNER ESTAB. BY DEED 1680-347 IN 1918 @ TOP OF HIGH BANK
S 11° 40'-42" E ~ 35.01
1918 BANK LOCATION
1976 BANK LOC. PER ABOVE SURVEYS
N.W. QTR. ~ SEC. 33 9.9728 AC. (TOTAL)
TIE
T/B
TO IPF 1580-47
N 60° 40'-57" W
N 60° 51'-40" W
N 49° 24'-10" W
20.03
3.1270 AC. IN N.W. QTR. OUTSIDE OF RIVER
"WOODS"
47
SEC. 32
SEC. 33
N 00° 28'-36" W
VEHORN
LS 47-152 (2003)
MATCH LINES SHT. 2 OF 4
IP 0.44' SEC.
TIE TO WITNESS S 00° 31'-30" E ~ 515.60
38' TO T/B
TIE
AREA IN N.W. QTR. IN RIVER 6.8458AC.
STILL WATER
S 20° 33'-15" W 463.79
S 37° 50'-50" E 576.11
909.84
S 62° 40'-51" E ~ 343.59
SEC. LINE, ⌀ TO E. OR LT. RIVER BANK LINES PER LS 27-155A TURNER (1976) & LS 55-188 TEAFORD (2014)
C. ROBERTS, SUC. TR. LS 55-188
TOM WAGNER FAMILY LLC LS 27-155A
1733' TO SEC. COR. ON FENNER RD.

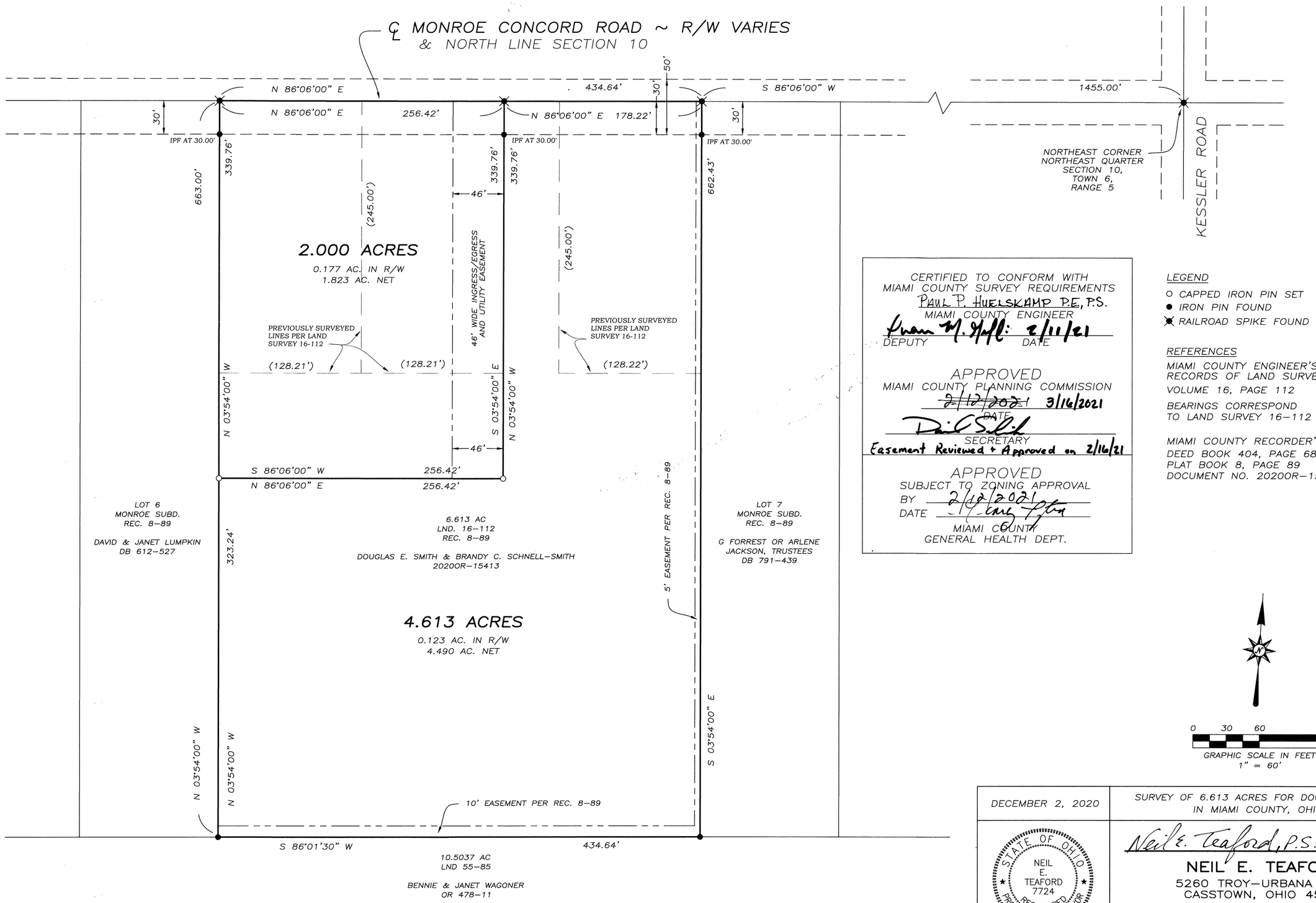


FEITSHANS
SHEET 4 OF 4

UNION TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 10, TOWN 6, RANGE 5
NORTHEAST QUARTER

VOLUME 60 PAGE 92

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER
Evan M. Hall 2/11/21
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
~~2/12/2021~~ 3/16/2021
DATE
SECRETARY
Easement Reviewed + Approved on 2/16/21

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

LEGEND
- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ✖ RAILROAD SPIKE FOUND

REFERENCES
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 16, PAGE 112
BEARINGS CORRESPOND TO LAND SURVEY 16-112

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 404, PAGE 687
PLAT BOOK 8, PAGE 89
DOCUMENT NO. 20200R-15413

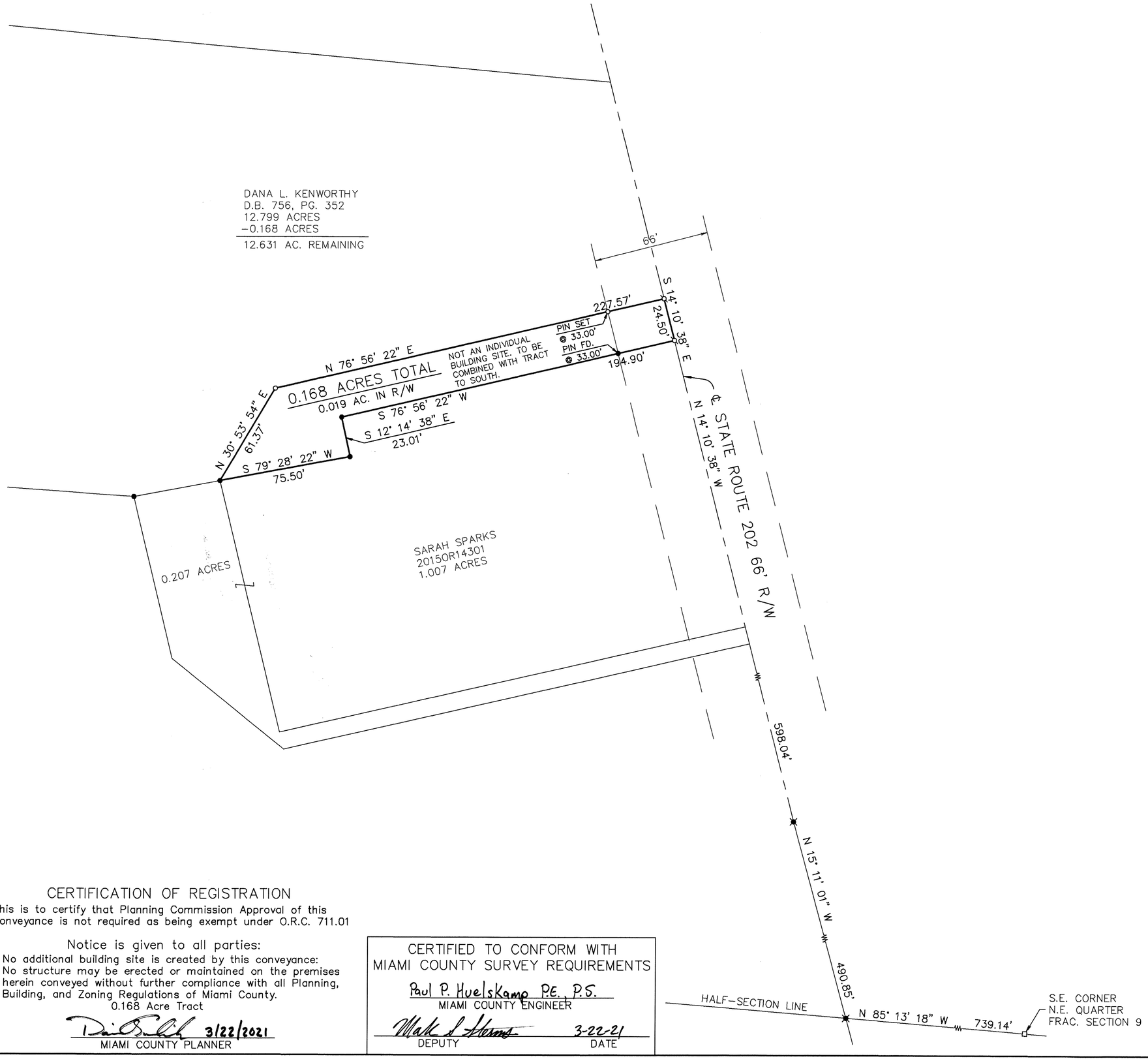
0 30 60 120
GRAPHIC SCALE IN FEET
1" = 60'

DECEMBER 2, 2020	SURVEY OF 6.613 ACRES FOR DOUGLAS SMITH IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

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

1	10 BTMRS	N.E. 1/4 Frac.–9	Staunton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 93
Miami County Engineer's Record of Land Surveys



N

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

Legend

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

References

Vol. 10, Pg. 122
Vol. 46, Pg. 15
Vol. 46, Pg. 16
Vol. 46, Pg. 133
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the centerline of State Route 202, bearing S 14° 10' 38" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 0.168 Aacres for Dana Kenworthy.

Surveyor's Certification

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

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

Michael W. Cozatt 3/22/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 17220 Ph. (937) 339–2921

CERTIFICATION OF REGISTRATION

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

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

3/22/2021
MIAMI COUNTY PLANNER

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

3-22-21
DEPUTY DATE

MIAMI COUNTY
OHIO

MONROE
TOWNSHIP

34 NE, SE 1/4 35 NW, SW 1/4
SECTION

4
TOWN

6
RANGE

VOLUME 60 PAGE 94

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp P.E., P.S.
MIAMI COUNTY ENGINEER
Mark J. Thomas 3-22-21
DEPUTY DATE

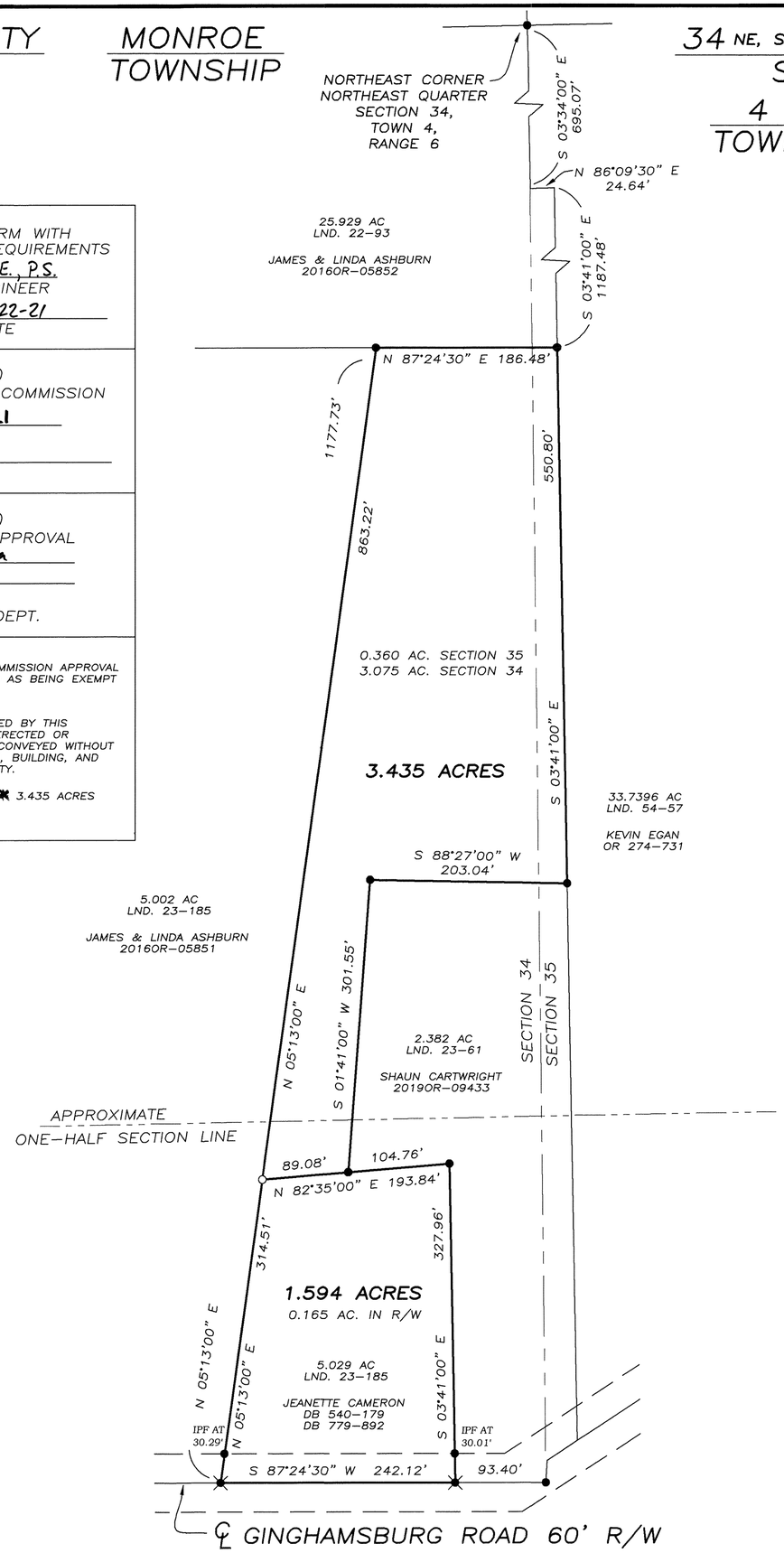
APPROVED
MIAMI COUNTY PLANNING COMMISSION
3/24/2021
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 3/24/21
MIAMI COUNTY
GENERAL HEALTH DEPT.

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

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

3.435 ACRES
SECRETARY
MIAMI COUNTY PLANNING COMMISSION



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

REFERENCES
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 22, PAGE 93
VOLUME 23, PAGE 61
VOLUME 23, PAGE 185
BASIS OF BEARINGS
VOLUME 32, PAGE 82

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 779, PAGE 892

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

SURVEY OF 2 TRACTS FOR JEANETTE CAMERON
IN SECTION 34 & 35, MONROE TOWNSHIP

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

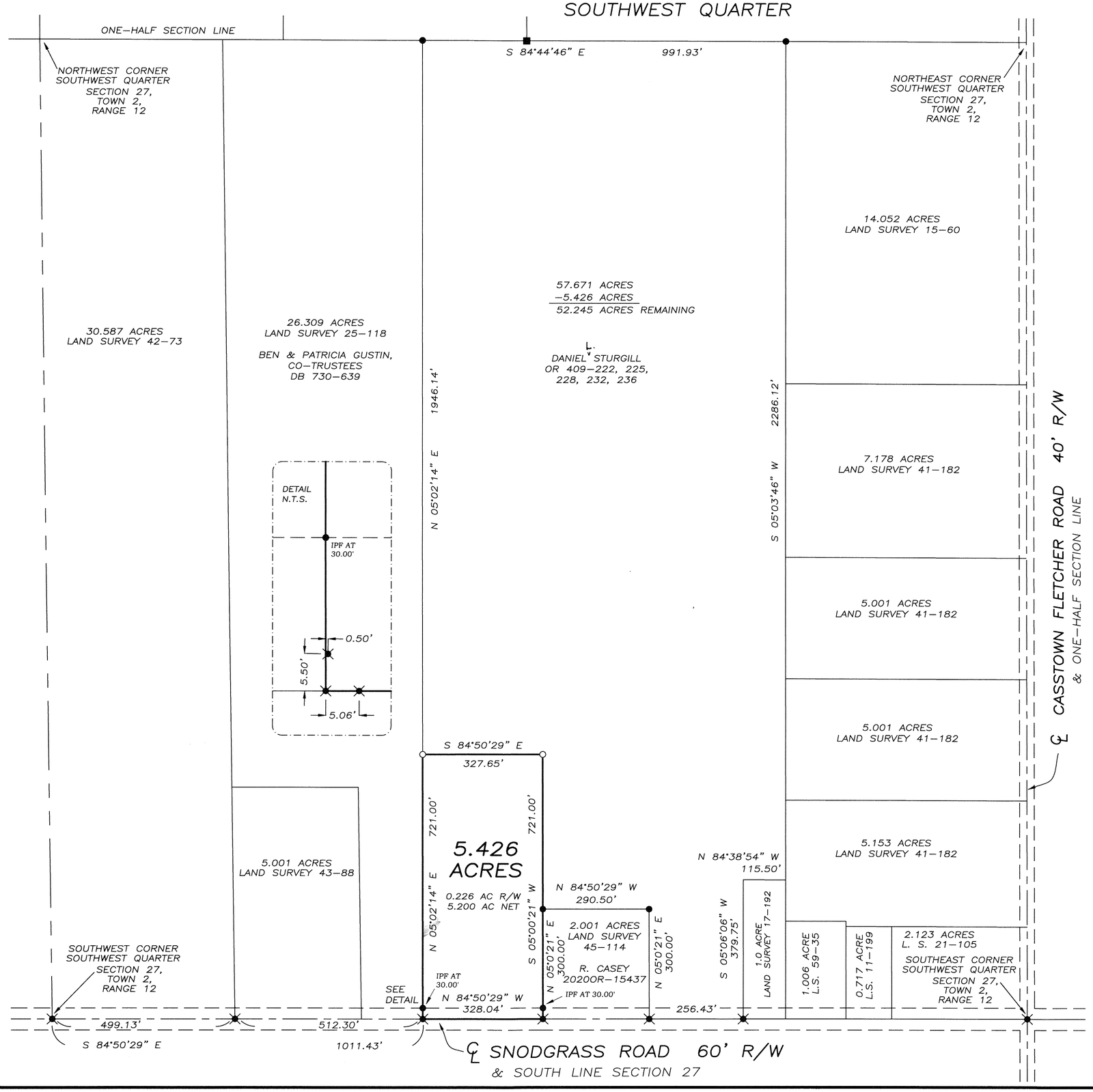
STATE OF OHIO
MICHAEL W. COZATT S-6001
REGISTERED PROFESSIONAL SURVEYOR

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. 31820
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

BROWN TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 27, TOWN 2, RANGE 12
SOUTHWEST QUARTER

VOLUME 60 PAGE 95

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- ■ STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 166

BEARINGS CORRESPOND TO LAND SURVEY 54–166

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 409, PAGE 222
OFFICIAL RECORD 409, PAGE 225
OFFICIAL RECORD 409, PAGE 228
OFFICIAL RECORD 409, PAGE 232
OFFICIAL RECORD 409, PAGE 236

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY — DATE 2-24-2021

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 3/26/21
MIAMI COUNTY HEALTH DISTRICT

LARGE LOT DEVELOPMENT
APPROVED BY MIAMI COUNTY PLANNING DEPARTMENT; NO PLAT REQUIRED
DIRECTOR — DATE 3/26/2021
MIAMI COUNTY PLANNING COMMISSION

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

DECEMBER 22, 2020

SURVEY OF 5.426 ACRES FOR ROBERT FARRELL IN MIAMI COUNTY, OHIO

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

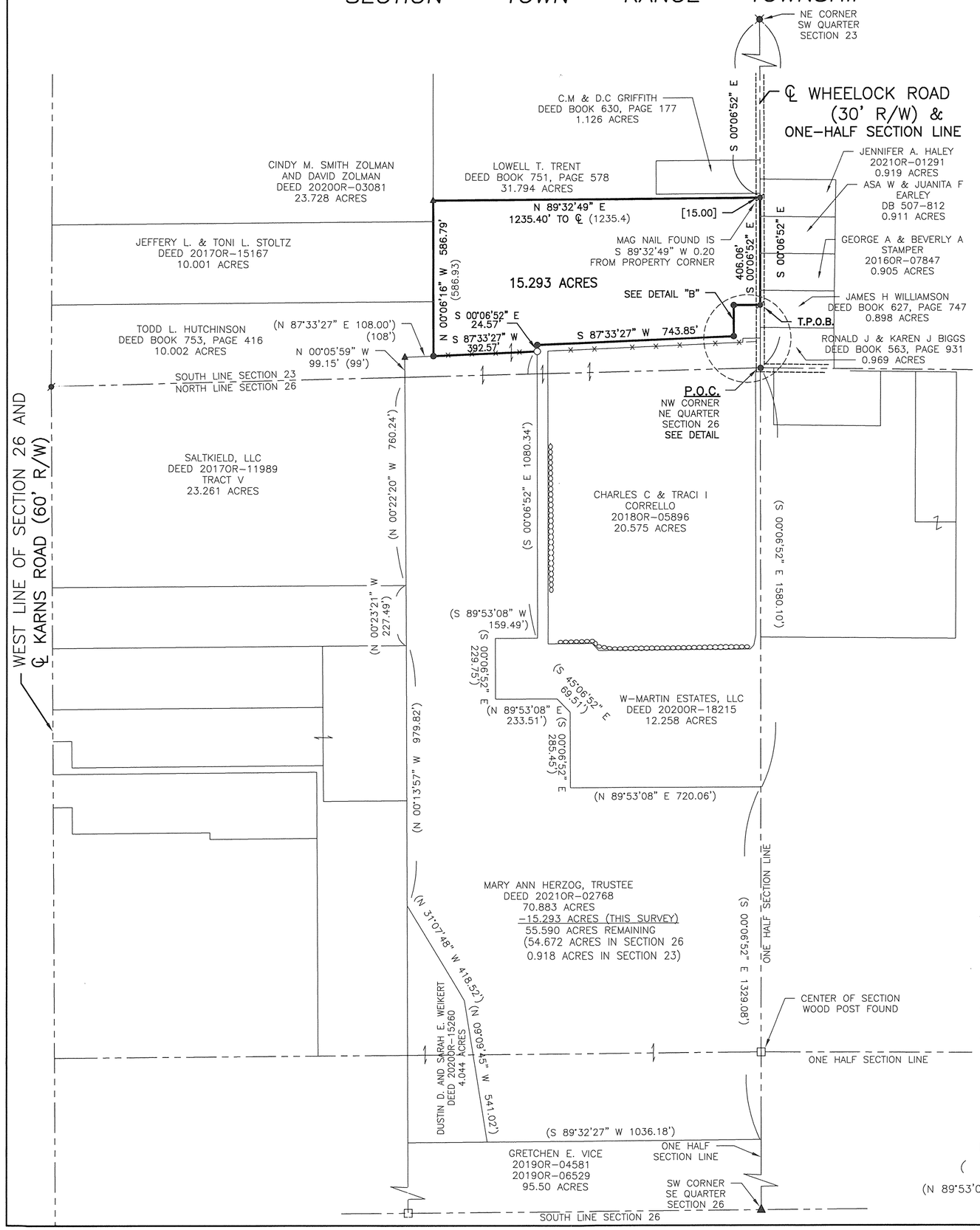
Neil E. Teaford, P.S. #7724

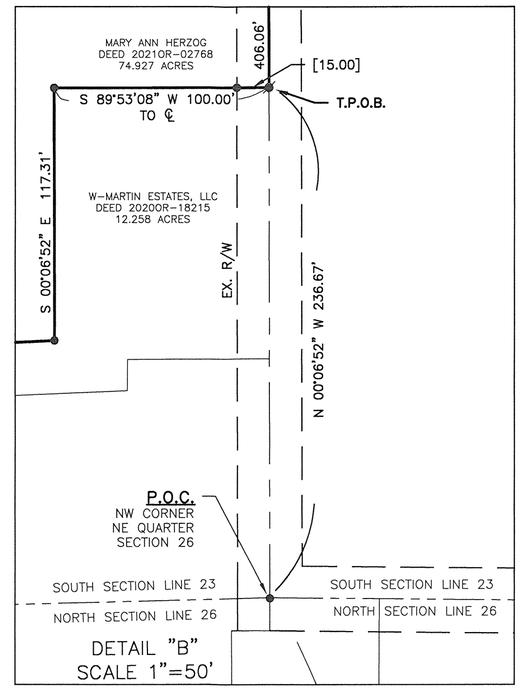
NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

23 SECTION | 6 TOWN | 5 RANGE | UNION TOWNSHIP

VOLUME 60 PAGE 96

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Christopher J. Hoey 3/30/21
DEPUTY DATE

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

0' 300' 600' 900'

GRAPHIC SCALE IN FEET
1" = 300'

REFERENCES

LAND SURVEYS:

VOLUME 15, PAGE 181
VOLUME 19, PAGE 137
VOLUME 23, PAGE 160
VOLUME 25, PAGE 063
VOLUME 25, PAGE 194
VOLUME 31, PAGE 163
VOLUME 39, PAGE 138
VOLUME 48, PAGE 21
VOLUME 52, PAGE 196
VOLUME 57, PAGE 62
VOLUME 58, PAGE 112
VOLUME 60, PAGE 35
VOLUME 60, PAGE 68

DEEDS AS REFERENCE HEREON

CERTIFICATION OF REGISTRATION

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

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

(55.590 ACRE TRACT)

Timothy Ellison — SECRETARY, MIAMI COUNTY PLANNING COMMISSION

4/6/2021 — 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
- MAG NAIL FOUND
- STONE FOUND
- 2" STEEL POST FOUND
- 4" STEEL POST FOUND
- □ WOOD POST FOUND
- ( ) REFERENCED DISTANCE OF RECORD
- (N 89°53'08" E 720.06') REFERENCED BEARING & DISTANCE OF RECORD

3-30-2021
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

LOT SPLIT SURVEY OF 15.293 ACRES
FOR MARY ANN HERZOG LOCATED IN MIAMI COUNTY ~ 3/30/2021

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

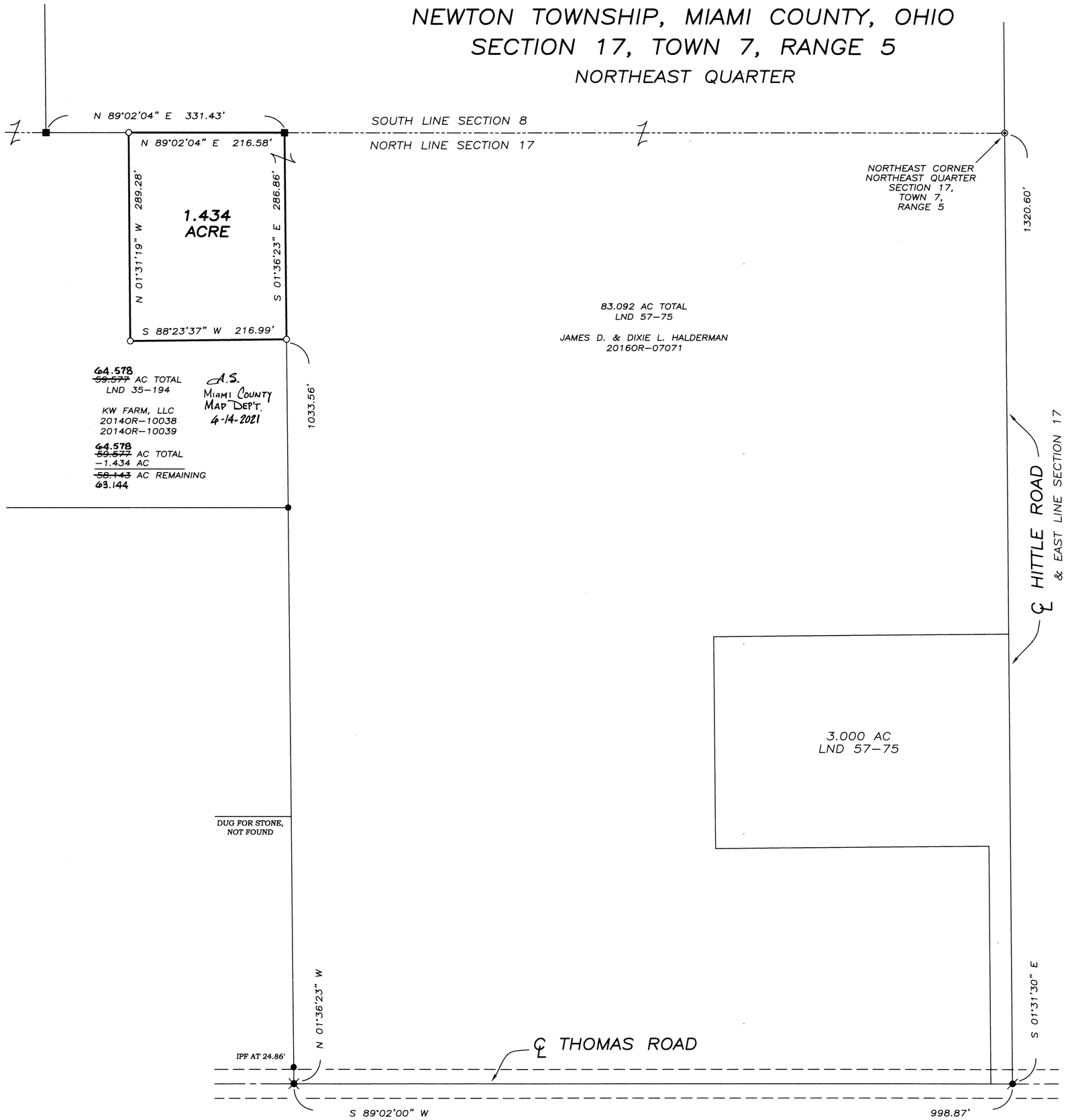
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #217.21 DRAWN BY: SES CHECKED BY: JJB

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

VOLUME 60 PAGE 97

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 15, PAGE 18
VOLUME 35, PAGE 194
VOLUME 45, PAGE 151
VOLUME 57, PAGE 75

BEARINGS CORRESPOND TO LAND SURVEY 57-75

MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT 2014OR-10038
DOCUMENT 2014OR-10039
DOCUMENT 2016OR-07071

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, P.E., P.S.
MIAMI COUNTY ENGINEER
Andy Smith 4-9-2021
DEPUTY TER CJS DATE

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
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Timothy J. Gibson 4/9/21 1.434 ACRES
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

NOTE: 1.434 ACRE TRACT TO BE CONVEYED TO ADJACENT OWNER. NO NEW BUILDING SITE TO BE CREATED BY THIS SURVEY.

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

MARCH 20, 2021

SURVEY FOR THE HALDERMAN FAMILY
IN MIAMI COUNTY, OHIO

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. # 7724

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

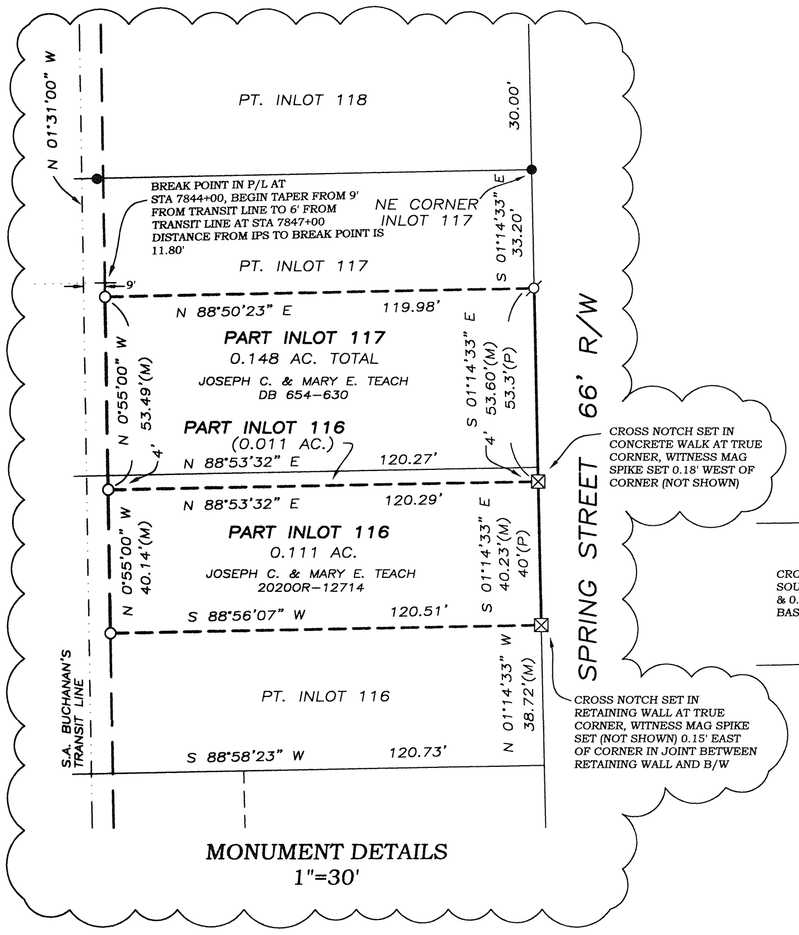
CITY OF PIQUA, MIAMI COUNTY, OHIO
PARTS INLOTS 116 & 117

VOLUME 60 PAGE 98

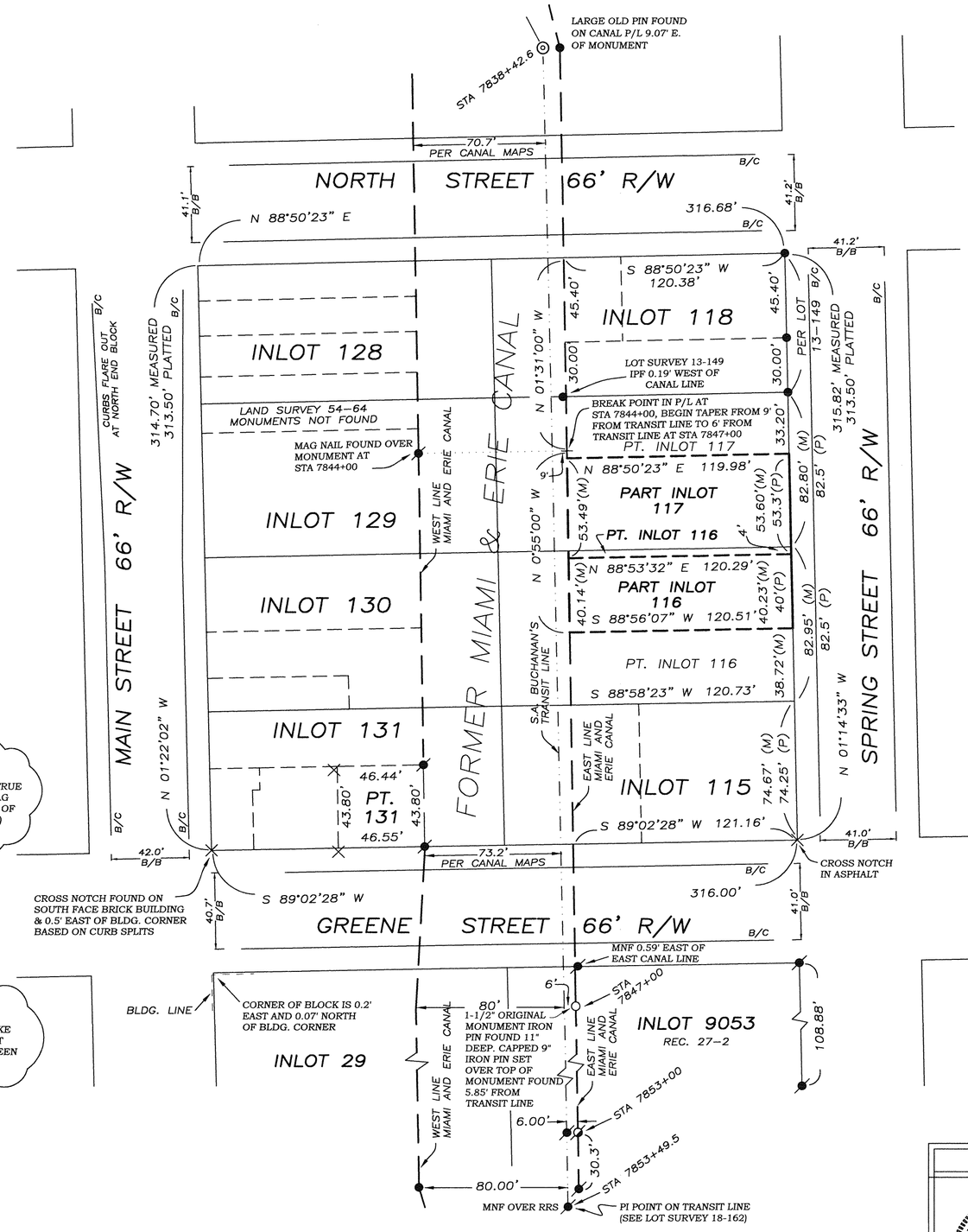
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

NOTES

1. FOR THIS SURVEY SEE ALL GENERAL NOTES FROM LAND SURVEY 56–14
2. MONUMENTS AND NORTH–SOUTH DISTANCES SHOWN ON LOT SURVEY 13–149 IN 1975 WERE HONORED ON THIS SURVEY FOR INLOT 118 AND THE NORTH 33.2' PORTION OF INLOT 117. THE REMAINING OVERAGES IN THE NORTH–SOUTH PORTION OF THE BLOCK WERE PRO–RATED AS SHOWN ALONG SPRING STREET AND THE EAST LINE OF THE MIAMI & ERIE CANAL.
3. WORL & ASSOCIATES DID A SURVEY IN 1989 FOR THE CITY OF PIQUA (SEE LOT SURVEY 18–162 & 162–A) TO RETRACE THE ORIGINAL MIAMI & ERIE CANAL PROPERTY LINES AS REFERENCED FROM THE BUCHANAN TRANSIT LINE BETWEEN WATER AND HIGH STREETS. THE LAST ORIGINAL CANAL MONUMENT FOUND ON SAID RETRACEMENT WAS AT STATION 7847+00 ON THE EAST CANAL PROPERTY LINE. THIS MONUMENT WAS RECOVERED ON THIS SURVEY APPROXIMATELY 11 INCHES DEEP, BELOW AN ASPHALT PAVED AREA. THE MONUMENT WAS IN GOOD ORIGINAL CONDITION, AND WAS THUS HONORED AS A BREAK POINT IN THE EAST CANAL PROPERTY LINE. THE NEXT SET OF MONUMENTS TO THE NORTH AT STATION 7844+00 ARE BOTH MISSING AND PRESUMED DESTROYED. THEY ARE SHOWN TO HAVE BEEN ON THE TRANSIT LINE AND AT ANOTHER BREAK IN THE EAST PROPERTY LINE, 9.0' EAST OF THE TRANSIT LINE.
4. REFERENCE BEARING NORTH 01 DEGREES 31 MINUTES 00 SECONDS WEST ON THE S. A. BUCHANAN TRANSIT LINE PER MIAMI & ERIE CANAL SURVEY RECORDS



MONUMENT DETAILS
1"=30'



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- MAG SPIKE SET
- MAG NAIL FOUND
- MAG NAIL FOUND OVER CANAL MONUMENT RECOVERED IN LOT SURVEY 18–162
- ⊙ CANAL MONUMENT FOUND
- ⊠ CROSS NOTCH SET
- ╳ CROSS NOTCH FOUND
- (P) DENOTES PLATTED DIMENSIONS
- (M) DENOTES MEASURED DIMENSION

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 3, PAGE 71
DEED BOOK 91, PAGE 172
DEED BOOK 791, PAGE 678
OFFICIAL RECORD 252, PAGE 211
OFFICIAL RECORD 319, PAGE 782
OFFICIAL RECORD 415, PAGE 73
DOCUMENT NUMBER 2014OR–05123
PLAT BOOK 21, PAGE 78
PLAT BOOK 27, PAGE 2

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 13, PAGE 149
VOLUME 16, PAGE 116
VOLUME 18, PAGE 162
VOLUME 23, PAGE 47
VOLUME 23, PAGE 82
VOLUME 23, PAGE 98

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 54, PAGE 64
VOLUME 56, PAGE 14
VOLUME 57, PAGE 83

MIAMI & ERIE CANAL MAPS

N

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

SURVEY FOR JOE & MARY TEACH
IN MIAMI COUNTY, OHIO ~ MARCH 18, 2021

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

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

VOLUME 60 PAGE 99
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

North

BEARINGS BASED ON THE CENTERLINE OF UNION-SHELBY ROAD, ALSO BEING THE EAST LINE OF SECTION 7 (S 00°29'24"W) AS RECORDED IN SURVEY VOLUME 53, PAGE 89 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

50 0 50 100 150

GRAPHIC SCALE: 1"= 50' MARCH 26, 2021 JOB# 8380

SPRINGCREEK	1	12	7 – SE 1/4
TOWNSHIP	TOWN	RANGE	SECTION

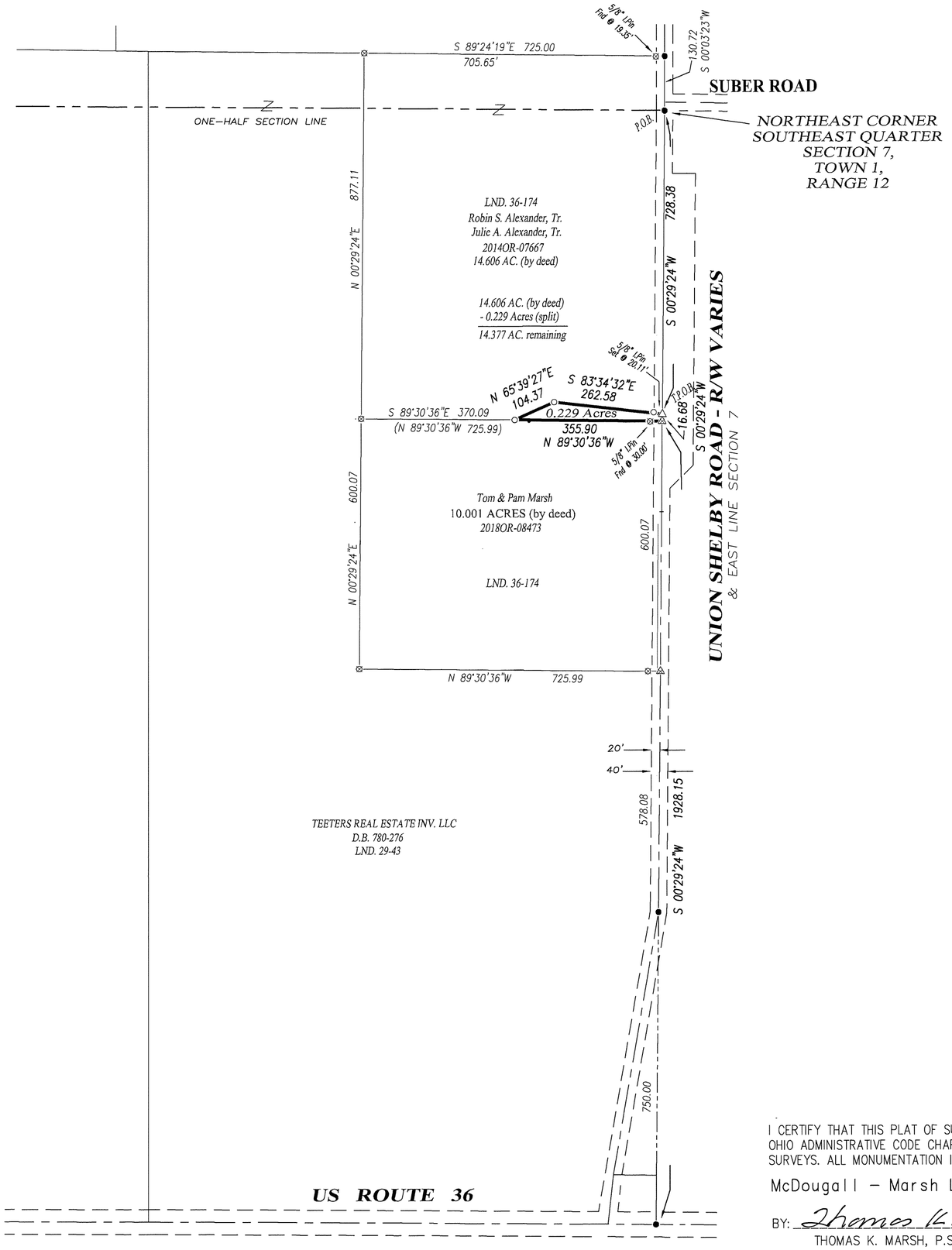
REFERENCES:

Deed: ROBIN S. AND JULIE A. ALEXANDER, TRUSTEES – 2014OR-07667; TOM & PAM MARSH 2018OR-08473

Land Survey Volume 53, Page 89 (LND 53-89)
Land Survey Volume 36, Page 174 (LND 36-174)

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.



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.

4/14/2021 – 0.229 ACRES

SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huekkamp PE, PS
MIAMI COUNTY ENGINEER

Christopher J. Throw 4-14-21
DEPUTY DATE

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

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

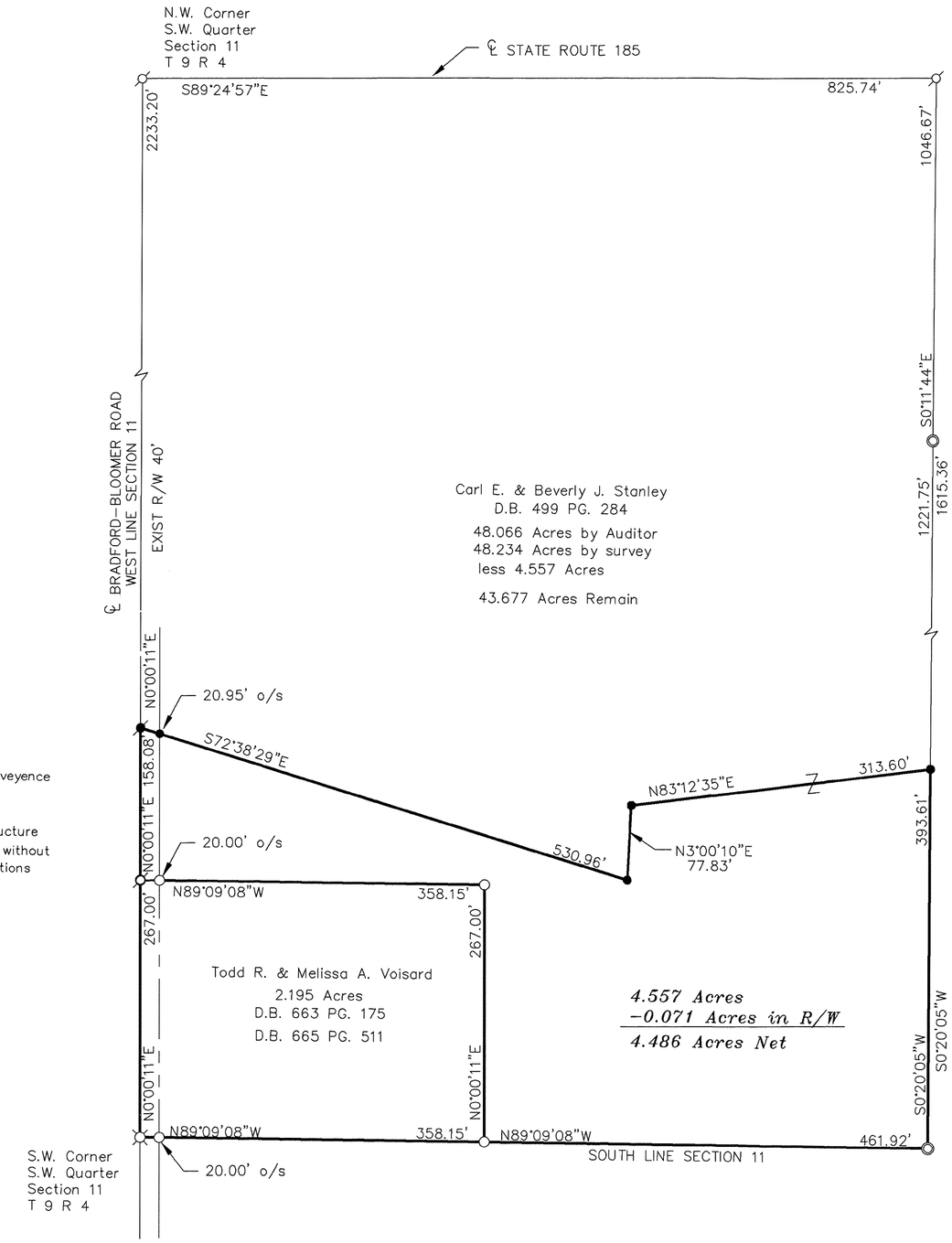
McDougall – Marsh Land Surveyors

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

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED
PROFESSIONAL SURVEYOR

11 SW 1/4	9N	4E	NEWBERRY	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 60 PLAT NO. 100
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



N

0 50 100 150 200

SCALE: 1" = 100'

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

LEGEND

- □ CONCRETE POST FOUND
- MAG NAIL OR PK NAIL FOUND
- COTTON GIN SPINDLE FOUND
- RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- IRON POST FOUND
- MAG NAIL SET
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 4 Page 332
Survey Volume 20 Page 171
Survey Volume 27 Page 51
Survey Volume 41 Page 95
Survey Volume 41 Page 99
Survey Volume 42 Page 75

Certified to Conform with
Miami County Survey Requirements

Paul P. Huelskamp PE, PS
Miami County Engineer

Mark S Horne 4-16-21
Deputy Date

CERTIFICATION OF REGISTRATION

This is to certify that Planning Commission Approval of this conveyence is not required, as being exempt under O.R.C. 711.001.
Notice is given to all parties:
No additional building site is created by this conveyence, no structure may be erected or maintained on the premises herein conveyed without furthur compliance with all Zoning, Building, and Planning Regulations of Miami County.

4/20/2021
Miami County Planner

Combine 2 Tracts

6.752 Acres
0.194 Acres in R/W
6.558 Acres Net

Larry J. Bill 4-16-2021
LARRY J. BILL, P.S. #7557 DATE

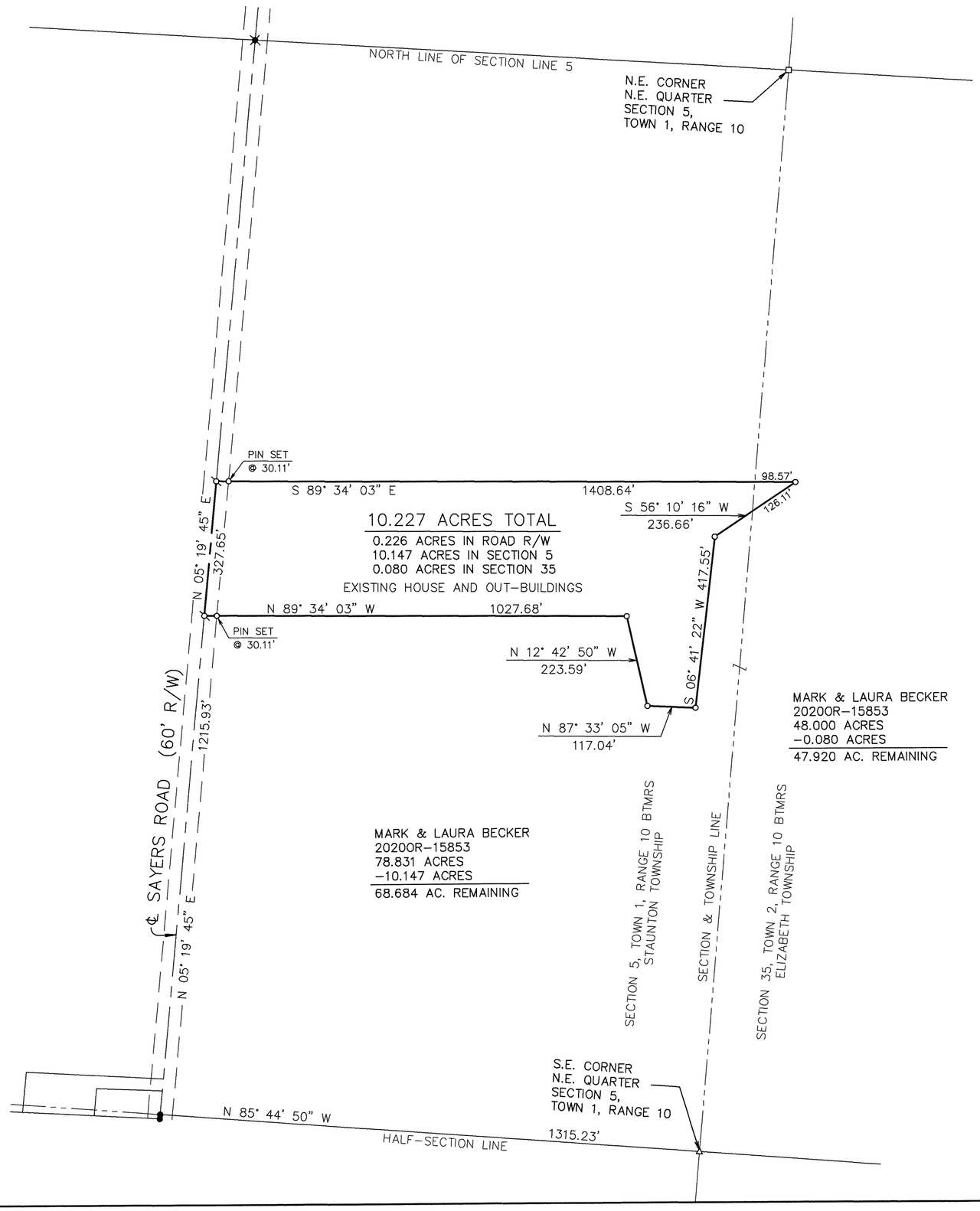
STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED
PROFESSIONAL SURVEYOR

SURVEY FOR CARL STANLEY

Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320
Fax (937) 448-6323

1	10BTMRS	NE 1/4 – 5	Staunton	Miami	Ohio
Town	Range	Section	Township	County	State
2	10BTMRS	NW 1/4 – 35	Elizabeth	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 101
Miami County Engineer's Record of Land Surveys



N

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

Legend

- R.R. spike found
- Iron pin set
- Steel fence post found
- Stone found
- Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 25, Pg. 37 } Miami County Engineer's
Vol. 56, Pg. 121 } Record of Land Surveys

Basis of Bearings

Bearings are based on the State Plane Coordinate System, NAD 83, 2011 Adjustment, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Monument Statement

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

Survey of 10.227 acres for Mark and Laura Becker.

References

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

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

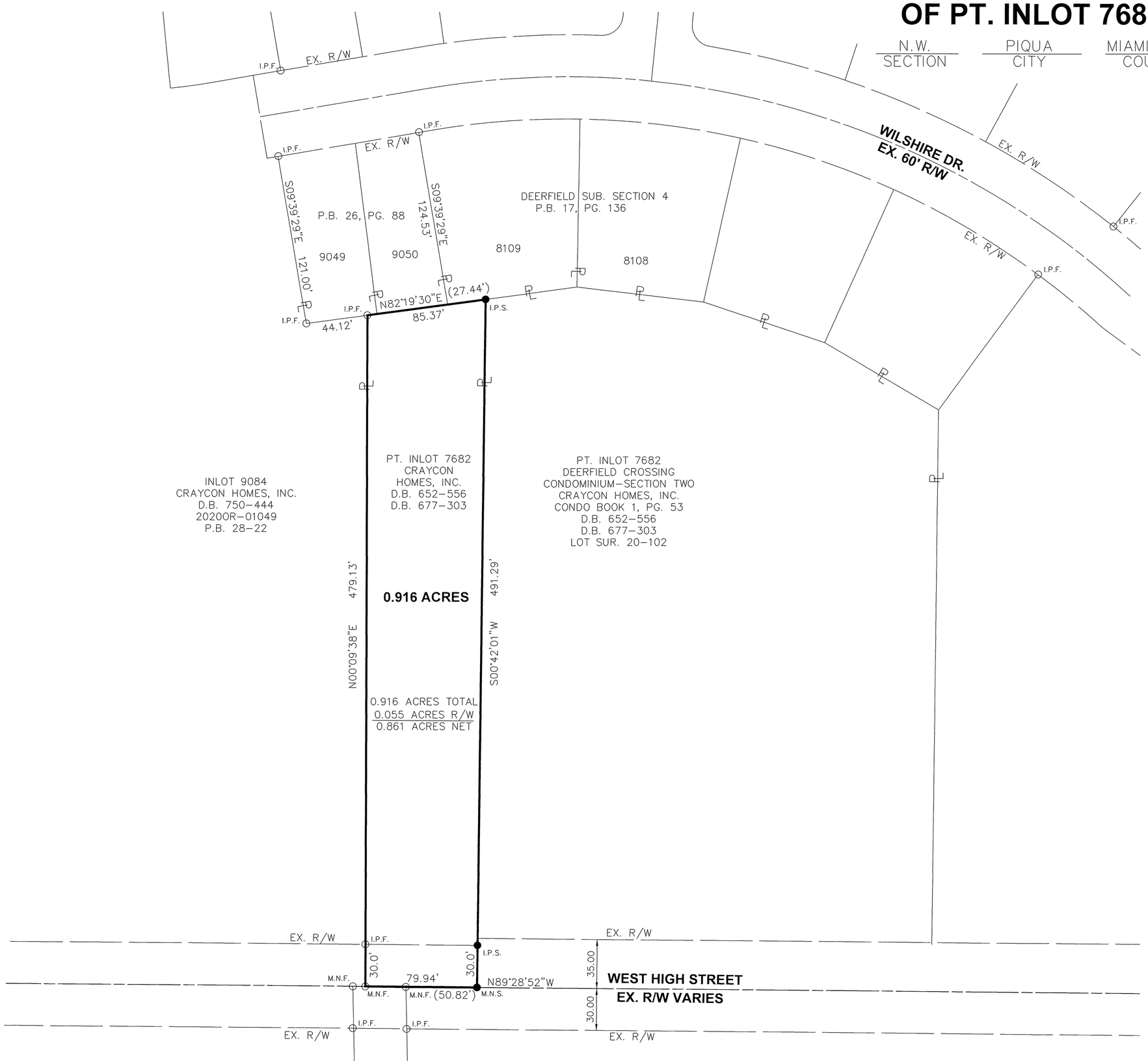
Michael W. Cozatt 4/28/22
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 03021 *Ph. (937) 339-2921*

CRAYCON HOMES RETRACEMENT SURVEY
OF PT. INLOT 7682

VOLUME 60 PAGE 102
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
April 29, 2021

N.W. SECTION | PIQUA CITY | MIAMI, OHIO COUNTY



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

SCALE: 1"=50"

0 25 50 100

LEGEND

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

SURVEY REFERENCE
LOT SURVEY 20, PG. 102
REC. P.B. 17, PG. 136
REC. P.B. 26, PG. 88
REC. P.B. 28, PG. 22
CONDO BOOK 1, PG. 53

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

4-28-2021
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

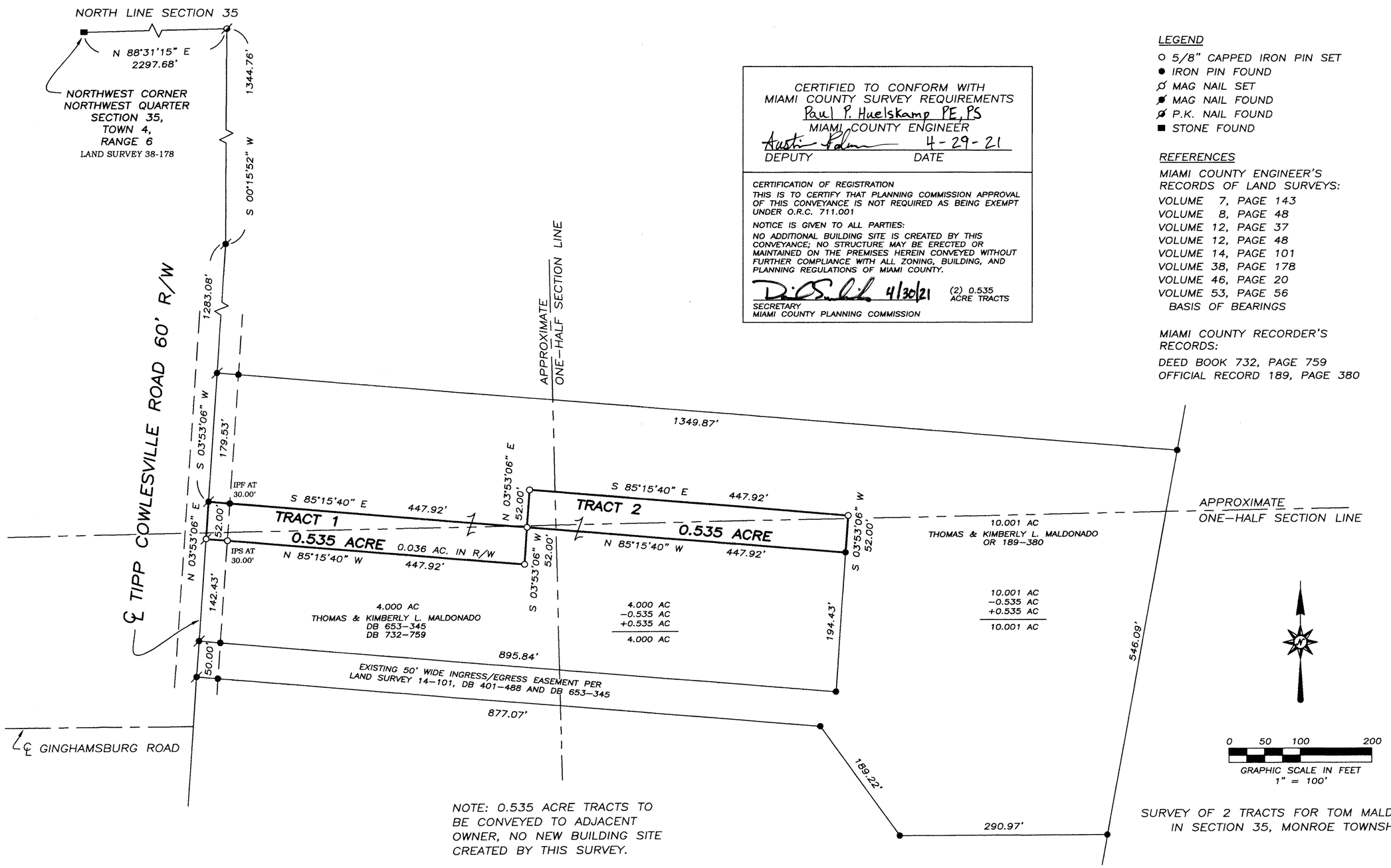
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	03-30-2021
DRAWN BY:	AJB
JOB NUMBER:	MIAPIQ1702
SHEET NUMBER	1 OF 1

MIAMI COUNTY	MONROE	35	4	6
OHIO	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 103

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Austin Palm 4-29-21
DEPUTY DATE

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

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D. S. 4/30/21 (2) 0.535 ACRE TRACTS
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

LEGEND
- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ⌀ P.K. NAIL FOUND
- ■ STONE FOUND

REFERENCES
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 7, PAGE 143
VOLUME 8, PAGE 48
VOLUME 12, PAGE 37
VOLUME 12, PAGE 48
VOLUME 14, PAGE 101
VOLUME 38, PAGE 178
VOLUME 46, PAGE 20
VOLUME 53, PAGE 56
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 732, PAGE 759
OFFICIAL RECORD 189, PAGE 380

NOTE: 0.535 ACRE TRACTS TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED BY THIS SURVEY.

SURVEY OF 2 TRACTS FOR TOM MALDONADO IN SECTION 35, MONROE TOWNSHIP

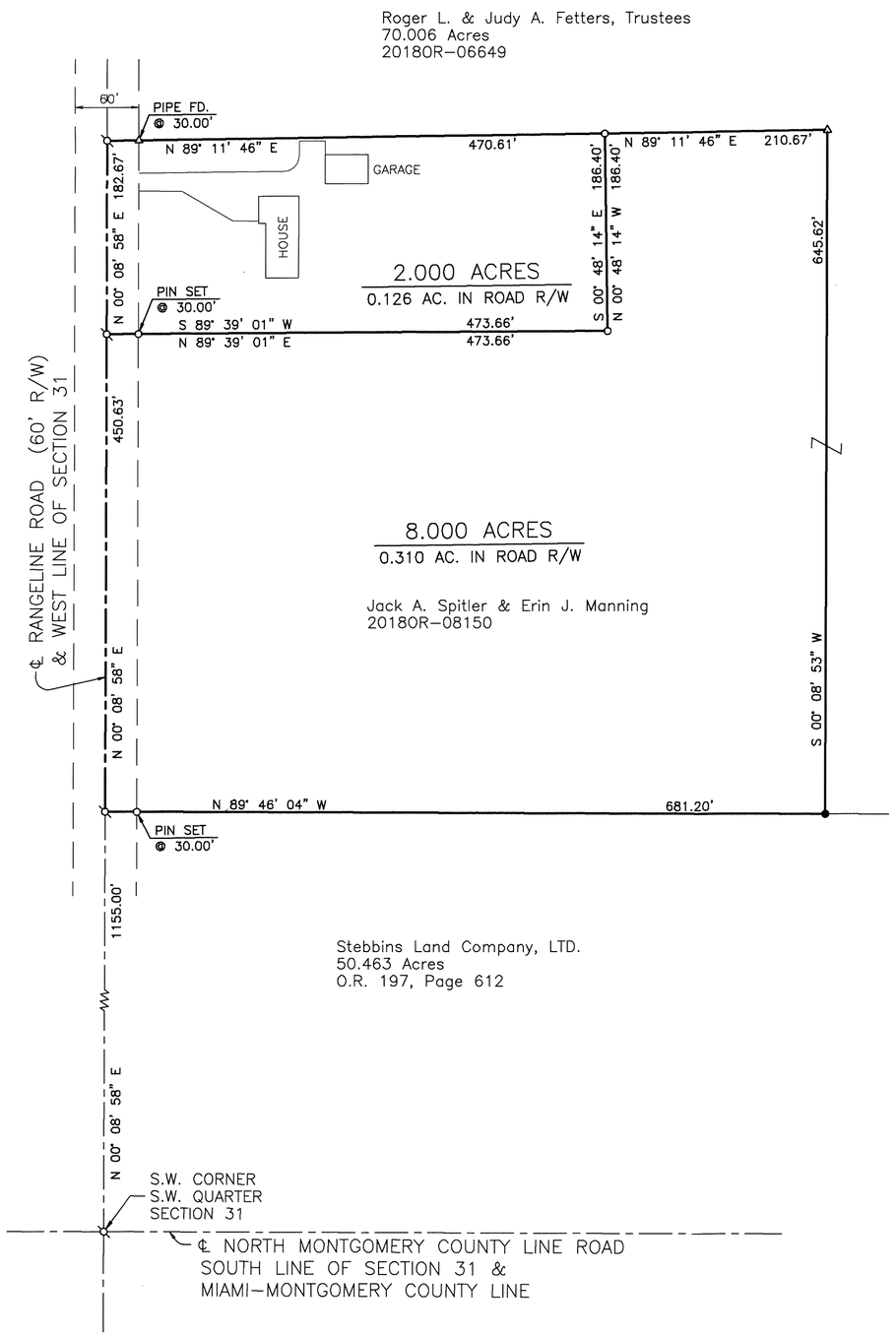
Michael W. Cozatt 4/20/21
MICHAEL W. COZATT, P.S. #6001 DATE

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

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. 07321
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

6	5E	SW 1/4–31	Union	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 104
Miami County Engineer's
Record of Land Surveys



CERTIFICATION TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp
MIAMI COUNTY ENGINEER

Sage Short 1/19/21
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

4/28/2021
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY: _____, R.S.

DATE: 1/15/2021
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

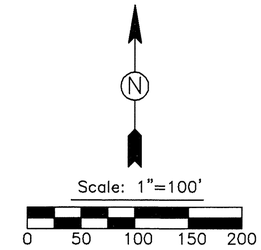
CERTIFICATION OF REGISTRATION

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

Notice is given to all parties:

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

4/28/2021
MIAMI COUNTY PLANNER



LEGEND

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

Survey reference corrected 5/13/2024
Miami County Map Department

REFERENCES

Vol. 16, Pg. 9

Vol. 09, Pg. 16
Vol. 35, Pg. 171
Vol. 50, Pg. 178
} Miami County Engineer's Record of Land Surveys

BASIS OF BEARINGS

Bearings are based on the west line of Section 31 and the centerline of Rangeline Road, bearing N 00° 08' 58" E, as taken from the State Plane Coordinate System,NAD83 2011 Adjustment, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

MONUMENT STATEMENT

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

Survey of 2 tracts for Jack Spitler & Erin Manning.

MONUMENT STATEMENT

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

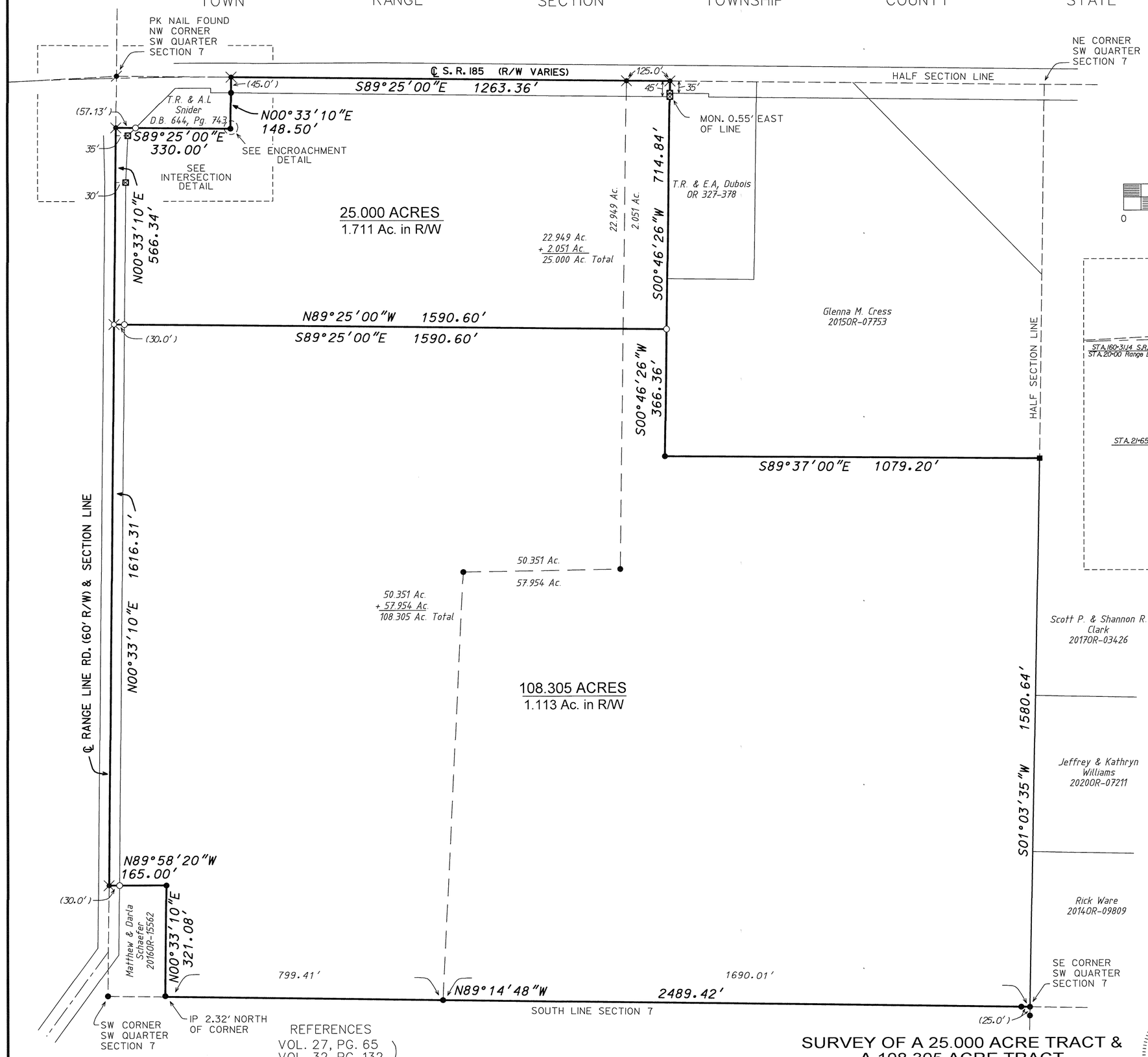
STATE OF OHIO
MICHAEL
W.
COZATT
S-6001
REGISTERED
SURVEYOR

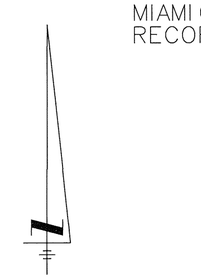
1-15-21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 27420 Ph. (937) 339–2921

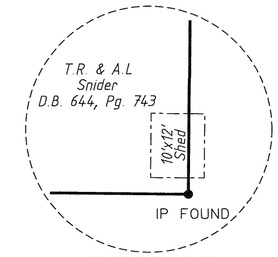
8	5E	SW1/4-7	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 60 PAGE 105
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

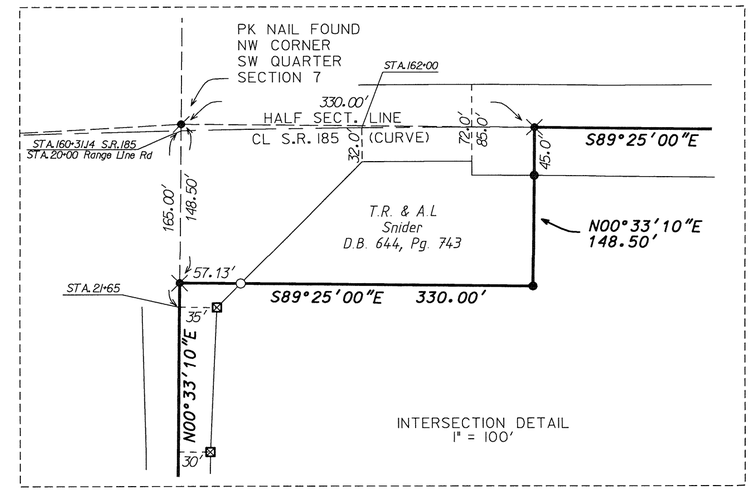




0 100 200 300 400
GRAPHIC SCALE



ENCROACHMENT
DETAIL
1" = 20'



INTERSECTION DETAIL
1" = 100'

Certified To Conform With Miami County Survey Requirements

Paul P. Huelskamp P.E., P.S. 4-29-2021
MIAMI COUNTY ENGINEER DATE

Andy Smith 4-29-2021
DEPUTY DATE

CERTIFICATION OF REGISTRATION

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

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

Dave Sulek 4/29/2021
NAME DATE

2.051 Ac.

- LEGEND -

- MONUMENT FOUND
- STONE FOUND
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- PK NAIL FOUND
- RAILROAD SPIKE SET
- 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

REFERENCES

VOL. 27, PG. 65
VOL. 32, PG. 132
VOL. 32, PG. 192
VOL. 46, PG. 65
VOL. 53, PG. 102
VOL. 57, PG. 125
} MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

SURVEY OF A 25.000 ACRE TRACT & A 108.305 ACRE TRACT IN SECTION 7 NEWBERRY TOWNSHIP FOR TARRYL E. HERRON & TERRY L. HERRON

STATE OF OHIO
ROBERT L. CRON
8140
REGISTERED
PROFESSIONAL SURVEYOR

Robert L Cron April 29, 2021
ROBERT L. CRON, P.S. #8140 DATE

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373
CELL: 937-418-0017

6N	5E	31	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Vol. 60 Pg. 106

Miami County Engineer's Record of Land Surveys

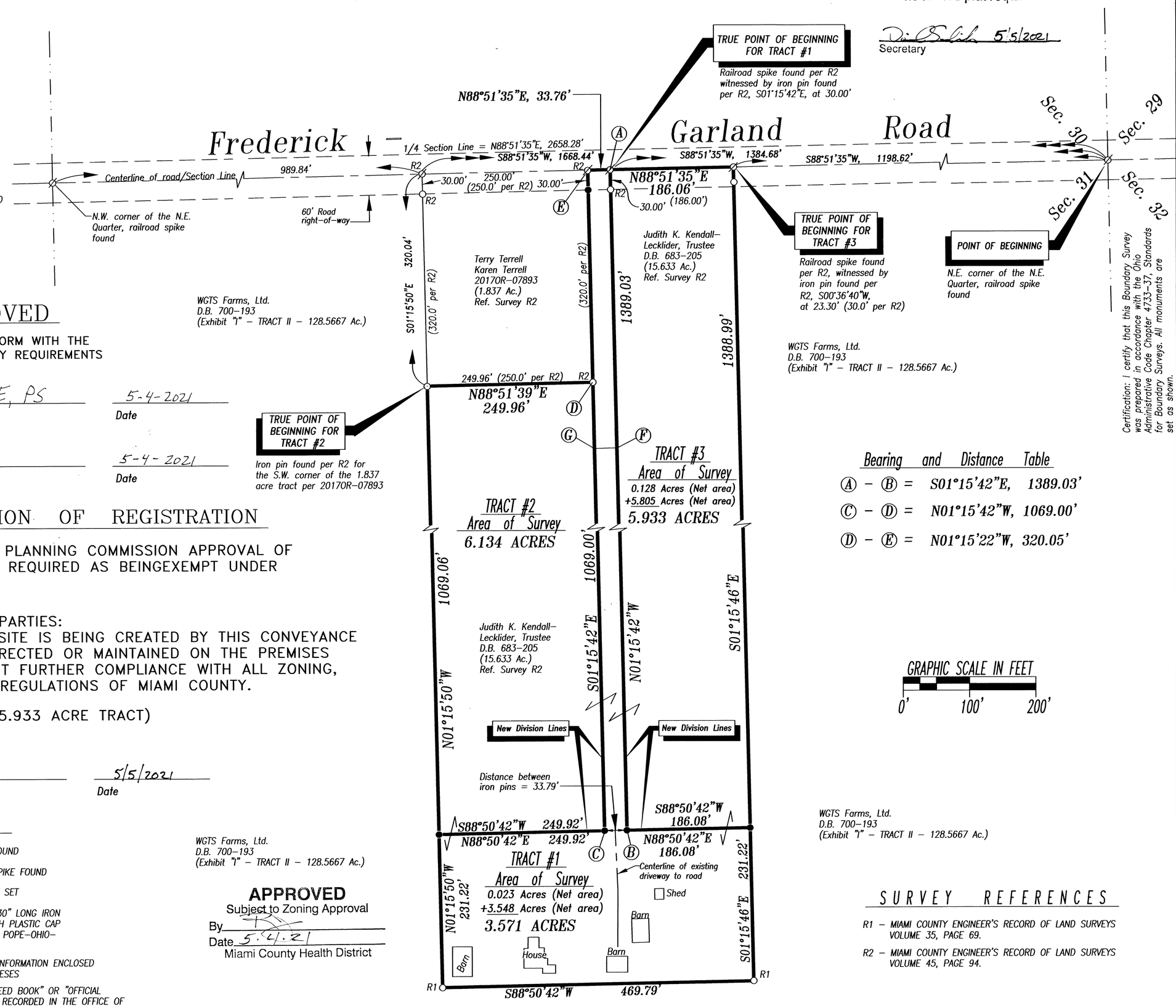
Approved by the Miami County Planning Commission no record plat required

5/5/2021
Secretary

STATE OF OHIO STEPHEN A. POPE S6761 REGISTERED SURVEYOR

Basis of Bearing

Bearings are based on the North Line of the Northeast Quarter of Section 31 as taken from the State Plane Coordinate System, NAD 83 CORS 96 Adjustment, GEOID 2003, Ohio South Zone, ODOT VRS CORS Network and being: N88°51'35"E.



APPROVED

CERTIFIED TO CONFORM WITH THE MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS — 5-4-2021
Miami County Engineer — Date

Christopher J. Thoop — 5-4-2021
Deputy — Date

CERTIFICATION OF REGISTRATION

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

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

(6.134 ACRE TRACT AND 5.933 ACRE TRACT)

5/5/2021
SECRETARY, MIAMI COUNTY PLANNING COMMISSION — Date

LEGEND

- ○ – IRON PIN FOUND
- ⌀ – RAILROAD SPIKE FOUND
- ✖ – MAG SPIKED SET
- ● – 5/8" DIA., 30" LONG IRON PIN SET WITH PLASTIC CAP STAMPED "S POPE-OHIO-INDIANA"
- ( ) – RECORDED INFORMATION ENCLOSED BY PARENTHESES
- D.B. or O.R. – DENOTES "DEED BOOK" OR "OFFICIAL RECORD" AS RECORDED IN THE OFFICE OF THE MIAMI COUNTY RECORDER.

WGTS Farms, Ltd.
D.B. 700-193
(Exhibit "1" - TRACT II - 128.5667 Ac.)

APPROVED
Subject to Zoning Approval
By
Date 5.4.21
Miami County Health District

Bearing and Distance Table

Ⓐ – Ⓑ =	S01°15'42"E,	1389.03'
Ⓒ – Ⓓ =	N01°15'42"W,	1069.00'
Ⓓ – Ⓔ =	N01°15'22"W,	320.05'

GRAPHIC SCALE IN FEET
0' 100' 200'

WGTS Farms, Ltd.
D.B. 700-193
(Exhibit "1" - TRACT II - 128.5667 Ac.)

SURVEY REFERENCES

R1 – MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 35, PAGE 69.

R2 – MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 45, PAGE 94.

Certification: I certify that this Boundary Survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys. All monuments are set as shown.

SURVEYED AND PREPARED BY: DATE 01/19/2021

Stephen A. Pope, P.S.
Professional Land Surveyor #6761
7903 State Route 127
Lewisburg, Ohio 45338
Ph. 1.937.678.5632 / E-Mail: steve@popesitesurveys.com

S. A. Pope & Associates
A • Professional • Association • Company
LAND SURVEYING / LAND PLANNING CONSULTING
OHIO - INDIANA - KENTUCKY

Plat of Survey

PREPARED FOR
Judith K. Kendall-Lecklider, Trustee of the Kendall Family Trust

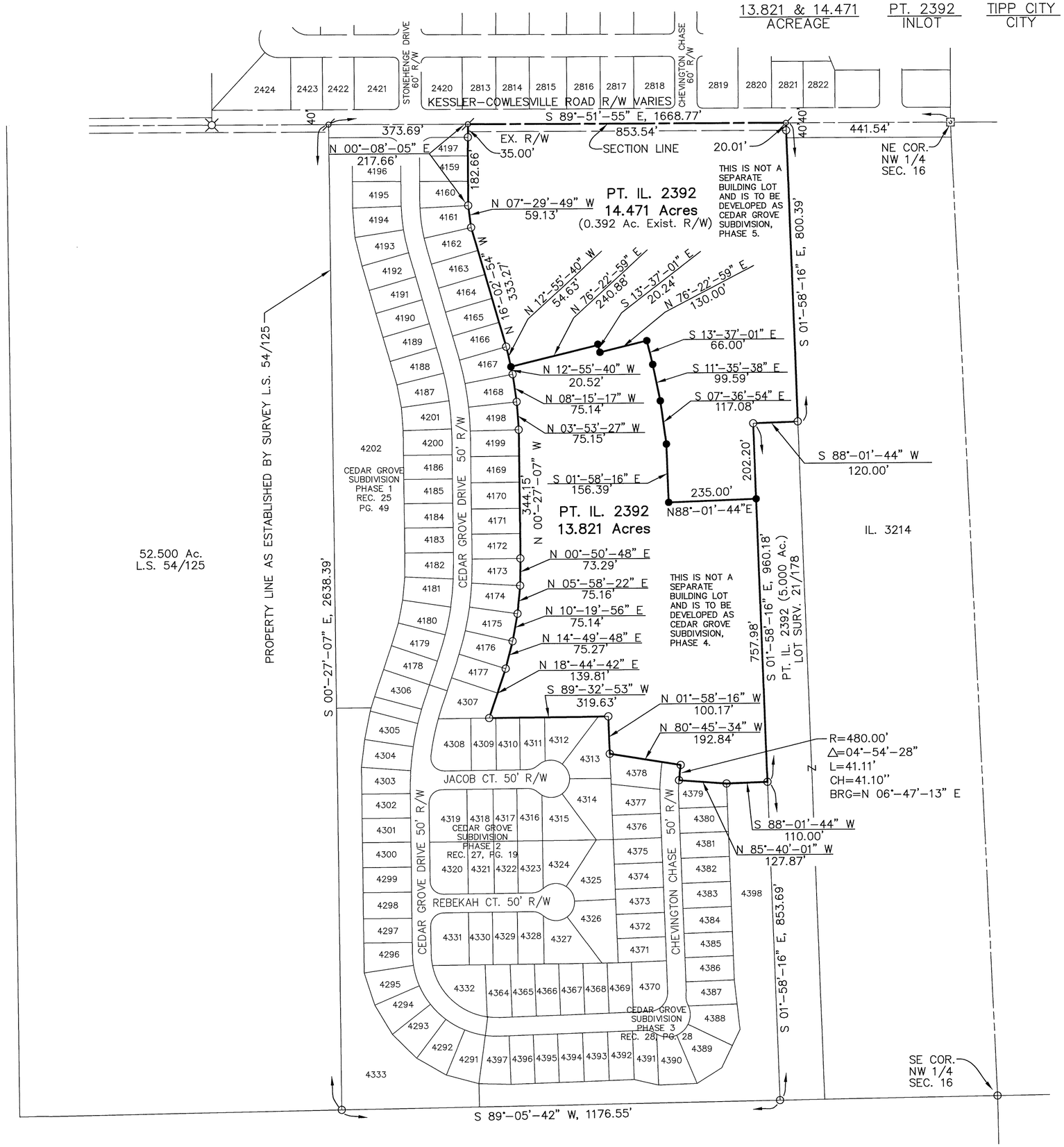
DATE: January 19, 2021
SCALE: 1" = 100'
DRAWN: SAP
COMM. NO. 202099

202099PL.DWG

GLASS CITY DEVELOPERS, LLC SURVEY

13.821 & 14.471	PT. 2392	TIPP CITY	MIAMI, OHIO
ACREAGE	INLOT	CITY	COUNTY

VOLUME 60 PLAT 107
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
APRIL 2021



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

SCALE: 1"=200'

0 200 400

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- MONUMENT BOX W/IP FOUND

DEED REFERENCE
DEED BOOK 797, PAGE 582
OFFICIAL REC. 481, PAGE 137

SURVEY REFERENCE
REC. P.B. 15, PG. 36
REC. P.B. 15, PG. 54
REC. P.B. 16, PG. 34
REC. P.B. 25, PG. 49
REC. P.B. 27, PG. 19
REC. P.B. 28, PG. 28
LOT SURV. 19, PG. 150
LOT SURV. 21, PG. 178
LAND SURV. 36, PG. 165
LAND SURV. 54, PG. 125
LAND SURV. 55, PG. 77
LAND SURV. 56, PG. 80
LAND SURV. 58, PG. 109
LAND SURV. 59, PG. 87

APPROVALS

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 5TH DAY OF MAY, 2021.

CITY ENGINEER

CITY PLANNER

DESCRIPTION:
BEING A SURVEY OF 13.821 ACRES AND 14.471 ACRES OUT OF PART OF INLOT 2392 OWNED BY GLASS CITY DEVELOPERS, LLC AND RECORDED IN 20200R-08655, CONTAINING 28.292 ACRES.

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

4-14-2021
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	04-12-2021
DRAWN BY:	MPL
JOB NUMBER:	MIATCI2015
SHEET NUMBER	1 OF 1

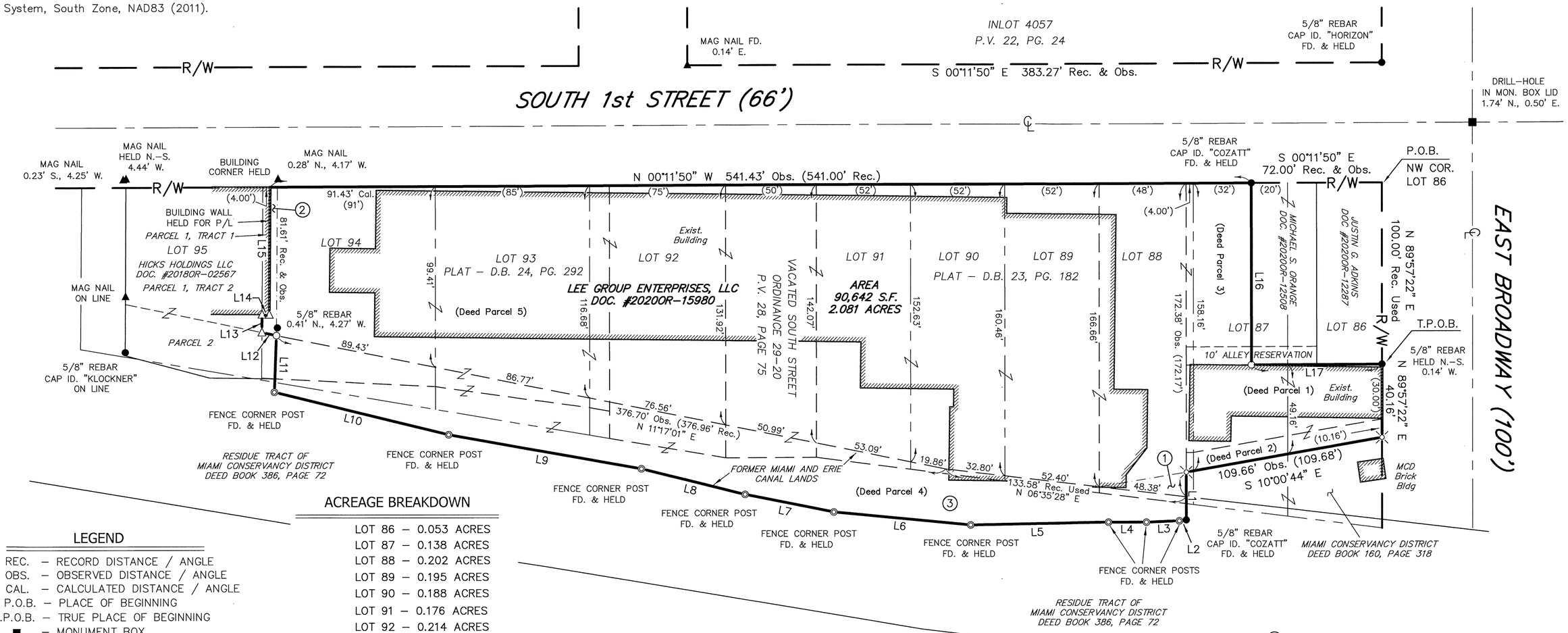
STATE OF OHIO, COUNTY OF MIAMI, CITY OF TIPP CITY, BEING PART INLOTS 86, 87, 88 AND 94, ALL OF INLOTS 89, 90, 91, 92 AND 93, VACATED SOUTH STREET AND PART OF FORMER MIAMI AND ERIE CANAL LANDS.

VOLUME 60 PAGE 108
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

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

BASIS OF BEARINGS

The Basis of Bearings for this survey is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).



LEGEND

REC. – RECORD DISTANCE / ANGLE
OBS. – OBSERVED DISTANCE / ANGLE
CAL. – CALCULATED DISTANCE / ANGLE
P.O.B. – PLACE OF BEGINNING
T.P.O.B. – TRUE PLACE OF BEGINNING
■ – MONUMENT BOX
● – MONUMENT FOUND, SIZE & TYPE AS INDICATED.
○ – 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP "C&A" SET
▲ – MAG NAIL FOUND
△ – MAG NAIL SET
◎ – FENCE CORNER POST FOUND
⊗ – CROSS NOTCH SET

ACREAGE BREAKDOWN

LOT 86	0.053 ACRES
LOT 87	0.138 ACRES
LOT 88	0.202 ACRES
LOT 89	0.195 ACRES
LOT 90	0.188 ACRES
LOT 91	0.176 ACRES
LOT 92	0.214 ACRES
LOT 93	0.211 ACRES
LOT 94	0.190 ACRES
VACATED SOUTH STREET	0.157 ACRES
FORMER CANAL LANDS	0.357 ACRES
TOTAL	2.081 ACRES

NOTE: THE LOT AREAS SHOWN ABOVE ARE THE AREAS WITHIN EACH LOT THAT LIE WEST OF THE FORMER MIAMI & ERIE CANAL LANDS.

Deeds as referenced hereon
Miami County Auditor/GIS
Miami County Tax Maps
Tipp City SE Plat 24
Tipp City SE Plat 33
Miami County Plats
Tipp City Inlots
Deed Book 23, Page 182
Tipp City Inlots
Deed Book 24, Page 292
Replat of Inlots 101–106 and Vacated Alleys
Plat Book 22, Page 24
Plat of Vacation of Part of South Street
Plat Book 28, Page 75
Miami County Engineer's Survey Records
Lot Survey Volume 11, Page 131
Lot Survey Volume 16, Page 93
Lot Survey Volume 19, Page 133
Lot Survey Volume 23, Page 12
Lot Survey Volume 23, Page 14

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°57'22" E	26.26'
L2	S 11°00'38" E	2.10'
L3	S 02°17'45" E	19.95'
L4	S 00°09'56" W	20.96'
L5	S 01°09'30" E	76.07'
L6	S 05°24'25" W	75.89'
L7	S 11°15'14" W	49.95'
L8	S 13°50'48" W	58.90'
L9	S 10°05'02" W	108.06'
L10	S 13°43'50" W	98.93'
L11	N 87°56'01" W	31.07'
L12	S 11°39'53" W	8.16'
L13	N 89°36'45" W	9.48'
L14	N 00°23'15" E	4.00'
L15	N 89°36'45" W	70.50'
L16	N 89°57'22" E	100.00'
L17	N 00°11'50" W	72.00'

1. PERMANENT CONDITIONAL USE EASEMENT FOR FLOOD CONTROL PURPOSES VOL. 705, PG. 327
2. INGRESS/EGRESS EASEMENT DOC. #20180R-02567
3. FLOOD CONTROL EASEMENT COMPRISED OF ENTIRE DEED PARCEL 4 VOL. 710, PG. 518

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.

JAMES P. YURKSCHATT P.S. 7809
CAMPBELL & ASSOCIATES, INC.

3/12/2021
DATE

STATE OF OHIO
JAMES P YURKSCHATT
S-7809
REGISTERED
PROFESSIONAL SURVEYOR

BOUNDARY SURVEY

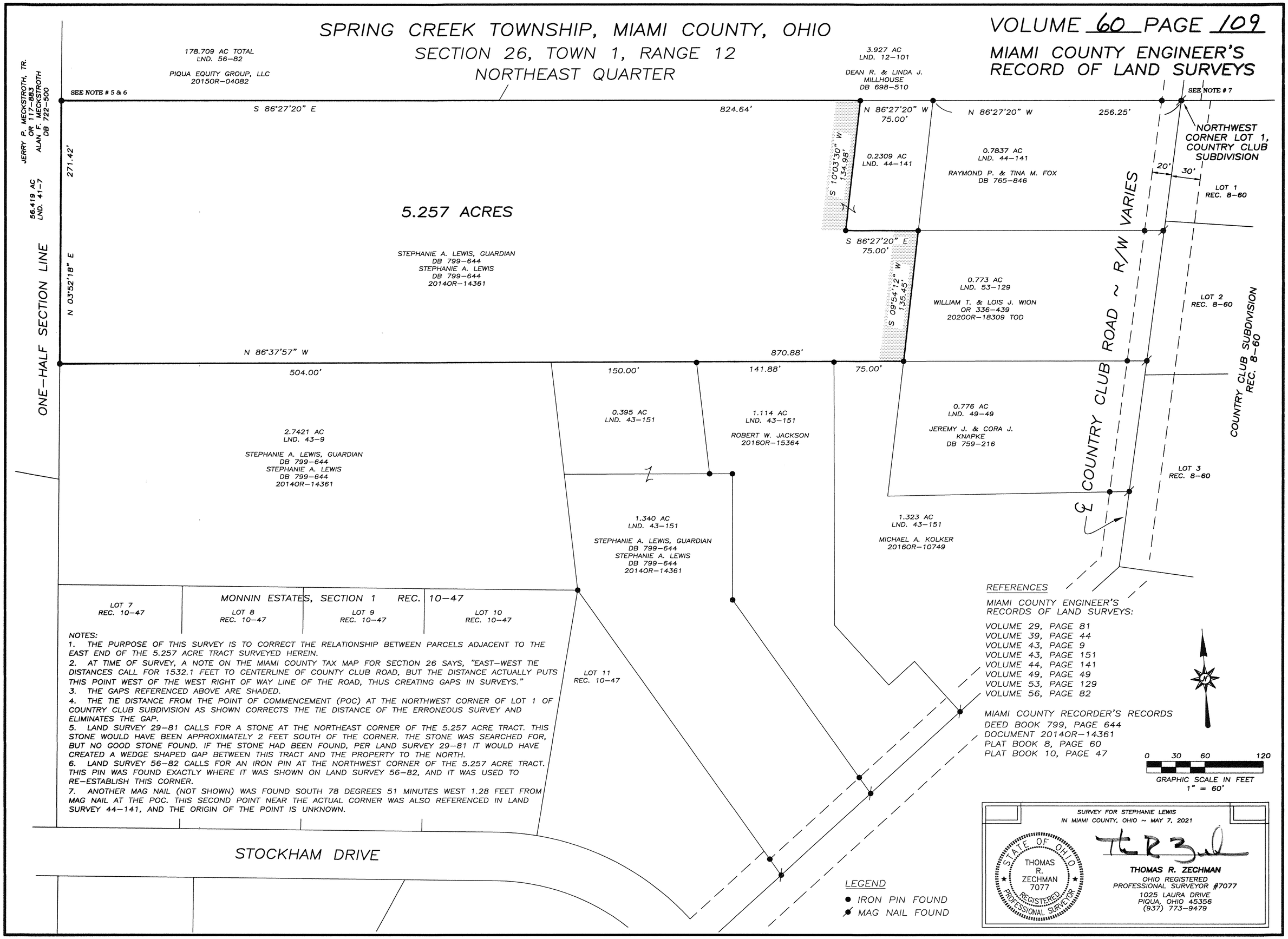
214 S. 1ST STREET
TIPP CITY, OHIO 45371

JOB #20200198
CAMPBELL & ASSOCIATES, INC.
Surveying
4839 Old Tower Court Fairfield, Ohio 45014 (513) 939-2111

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 26, TOWN 1, RANGE 12
NORTHEAST QUARTER

VOLUME 60 PAGE 109

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO CORRECT THE RELATIONSHIP BETWEEN PARCELS ADJACENT TO THE EAST END OF THE 5.257 ACRE TRACT SURVEYED HEREIN.
2. AT TIME OF SURVEY, A NOTE ON THE MIAMI COUNTY TAX MAP FOR SECTION 26 SAYS, "EAST-WEST TIE DISTANCES CALL FOR 1532.1 FEET TO CENTERLINE OF COUNTY CLUB ROAD, BUT THE DISTANCE ACTUALLY PUTS THIS POINT WEST OF THE WEST RIGHT OF WAY LINE OF THE ROAD, THUS CREATING GAPS IN SURVEYS."
3. THE GAPS REFERENCED ABOVE ARE SHADED.
4. THE TIE DISTANCE FROM THE POINT OF COMMENCEMENT (POC) AT THE NORTHWEST CORNER OF LOT 1 OF COUNTRY CLUB SUBDIVISION AS SHOWN CORRECTS THE TIE DISTANCE OF THE ERRONEOUS SURVEY AND ELIMINATES THE GAP.
5. LAND SURVEY 29-81 CALLS FOR A STONE AT THE NORTHEAST CORNER OF THE 5.257 ACRE TRACT. THIS STONE WOULD HAVE BEEN APPROXIMATELY 2 FEET SOUTH OF THE CORNER. THE STONE WAS SEARCHED FOR, BUT NO GOOD STONE FOUND. IF THE STONE HAD BEEN FOUND, PER LAND SURVEY 29-81 IT WOULD HAVE CREATED A WEDGE SHAPED GAP BETWEEN THIS TRACT AND THE PROPERTY TO THE NORTH.
6. LAND SURVEY 56-82 CALLS FOR AN IRON PIN AT THE NORTHWEST CORNER OF THE 5.257 ACRE TRACT. THIS PIN WAS FOUND EXACTLY WHERE IT WAS SHOWN ON LAND SURVEY 56-82, AND IT WAS USED TO RE-ESTABLISH THIS CORNER.
7. ANOTHER MAG NAIL (NOT SHOWN) WAS FOUND SOUTH 78 DEGREES 51 MINUTES WEST 1.28 FEET FROM MAG NAIL AT THE POC. THIS SECOND POINT NEAR THE ACTUAL CORNER WAS ALSO REFERENCED IN LAND SURVEY 44-141, AND THE ORIGIN OF THE POINT IS UNKNOWN.

North

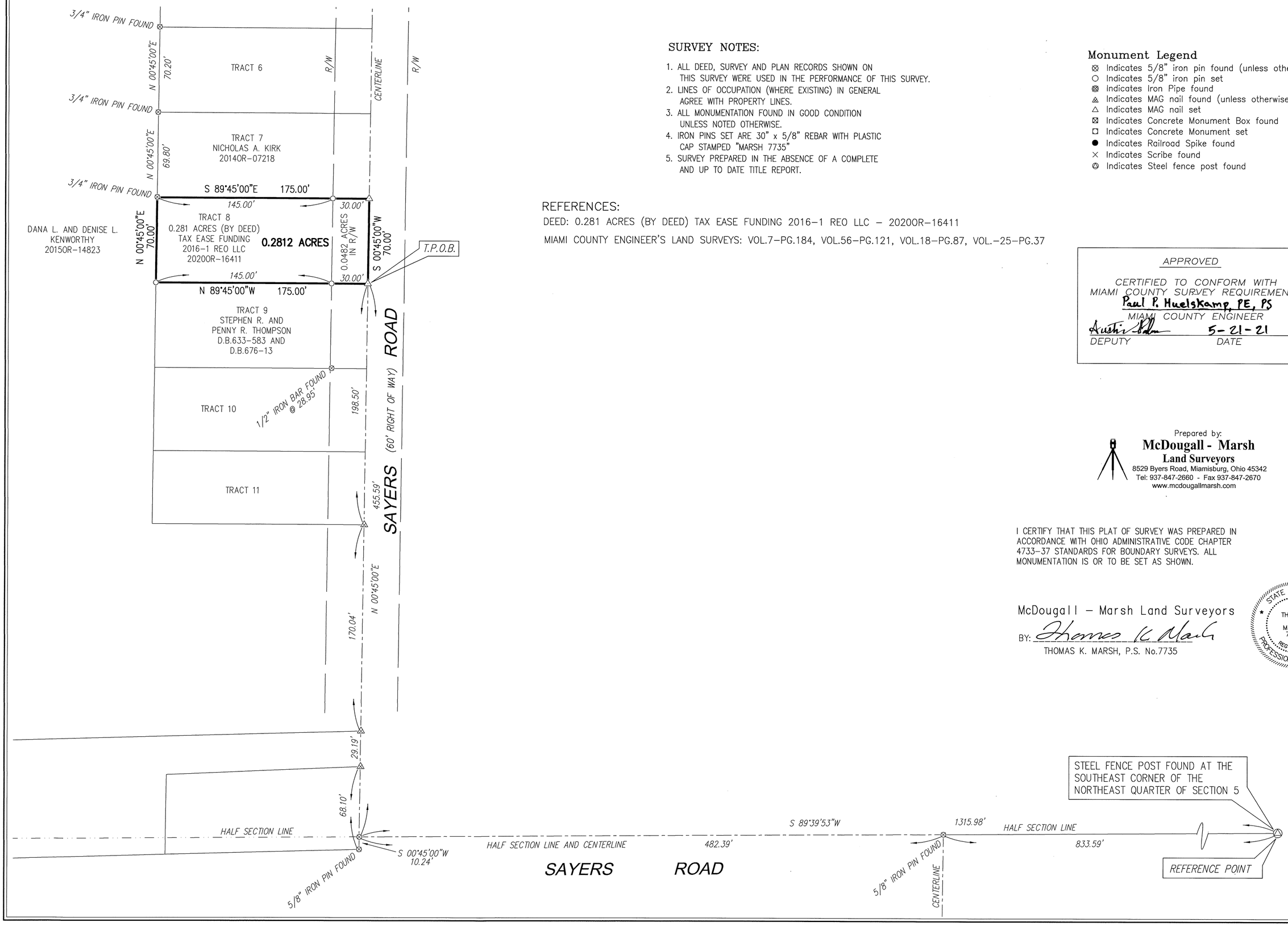
BEARINGS ARE BASED ON THE CENTERLINE OF SAYERS ROAD (S 00°45'00"W) AS RECORDED IN SURVEY VOLUME 7, PAGE 184, OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

50 0 50 100 150

GRAPHIC SCALE: 1"= 50' JOB#5789

5	1	10	STAUNTON	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME 60 PAGE 110
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



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.

REFERENCES:

DEED: 0.281 ACRES (BY DEED) TAX EASE FUNDING 2016-1 REO LLC – 20200R-16411

MIAMI COUNTY ENGINEER'S LAND SURVEYS: VOL.7-PG.184, VOL.56-PG.121, VOL.18-PG.87, VOL.-25-PG.37

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
- ⊘ Indicates Steel fence post found

APPROVED

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp, PE, PS
MIAMI COUNTY ENGINEER

Austin Bolen 5-21-21
DEPUTY DATE

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

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

McDougall – Marsh Land Surveyors

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

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

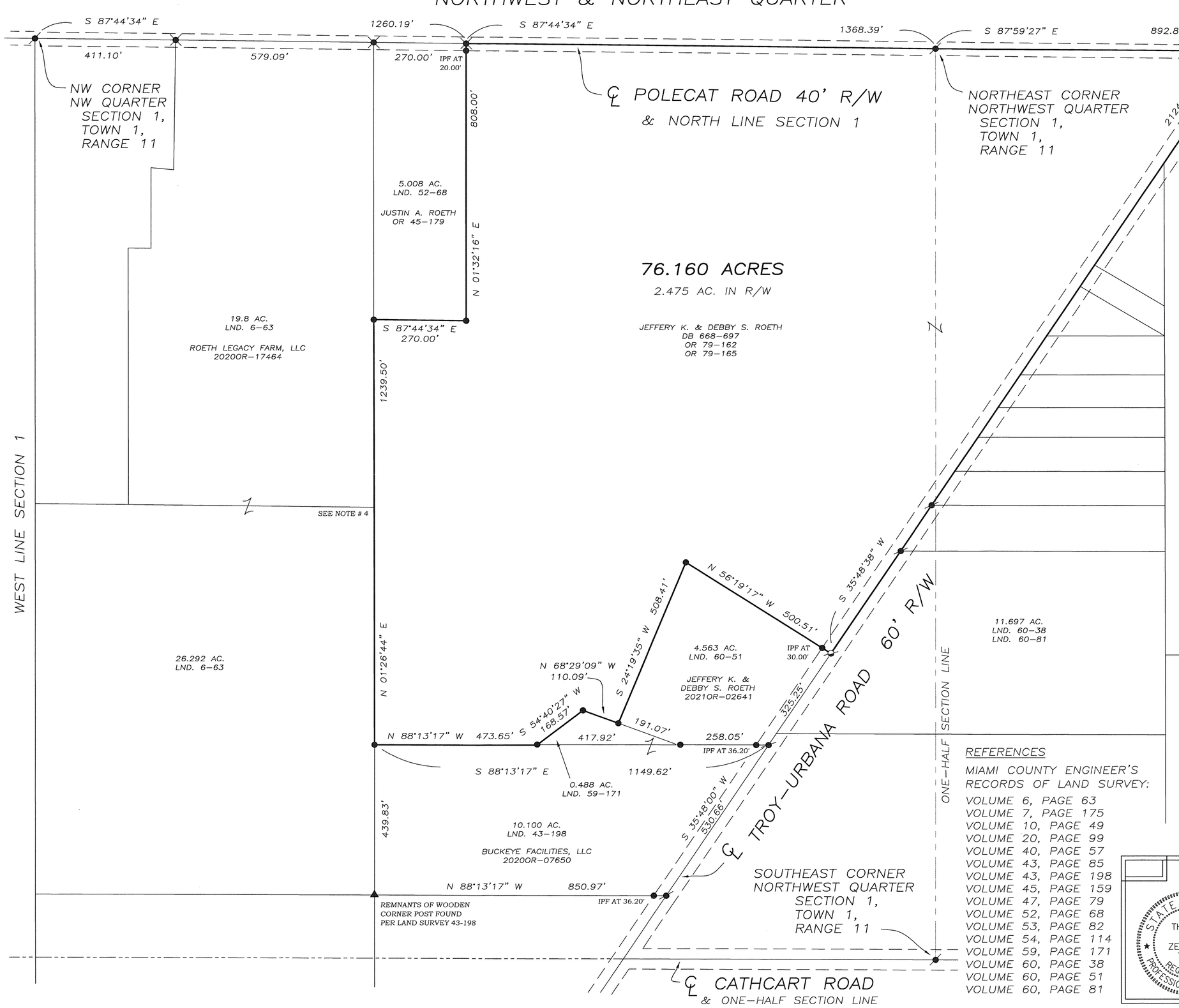
S:\Jobs\5000\5789 BARTELME\5789 SURVEY.dwg SURVEY May 20, 2021 - 11:19:45am tom

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 1, TOWN 1, RANGE 11
NORTHWEST & NORTHEAST QUARTER

VOLUME 60 PAGE 111

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- MAG SPIKE SET
- MAG NAIL FOUND
- MAG SPIKE FOUND
- ▲ WOOD CORNER POST
- RAILROAD SPIKE FOUND

NOTES:

1. LAND SURVEY VOLUME 6 PAGE 63 FROM 1944 ESTABLISHED A 138.324 TRACT IDENTIFIED AS "TRACT III." THE PURPOSE OF THIS SURVEY WAS TO RESURVEY THE REMAINING 76.160 ACRES ON THE WEST SIDE OF TROY-URBANA ROAD ACCORDING TO MODERN SURVEYING STANDARDS, CONSISTENT WITH THE MONUMENTS FOUND, AND TO RECTIFY ANY MINOR DISCREPANCIES FROM PREVIOUS SURVEYS.
2. LAND SURVEY 6-63 SURVEY WAS NOT CONDUCTED ACCORDING TO MODERN SURVEYING STANDARDS. FURTHERMORE, IT WAS UNCLEAR WHETHER OR NOT WE FOUND ANY ORIGINAL LAND SURVEY 6-63 MONUMENTS. THE OLD SURVEY DID NOT ACKNOWLEDGE A BREAK IN THE SECTION LINE AT QUARTER CORNERS ON POLECAT ROAD OR CATHCART ROAD. HOWEVER, BREAKS HAVE BEEN SHOWN ON MODERN SURVEYS AND WERE FOUND IN THE FIELD.
3. SINCE LAND SURVEY 6-63 WAS ORIGINALLY COMPLETED, THERE HAVE BEEN AT LEAST FIFTEEN TRACTS DIVIDED OFF OF THE ORIGINAL 138.324 ACRE TRACT III. THE "NEW" TRACTS WERE SURVEYED BY DIFFERENT SURVEYORS AT DIFFERENT TIMES, WITH SOME USING A DIFFERENT BASIS OF BEARING THAN OTHERS.
4. HUNTED FOR STONE AS REFERENCED IN LAND SURVEY 6-63 BUT NO STONE FOUND. THE STONE WOULD HAVE REPRESENTED A SLIGHT BREAK IN THE WEST PROPERTY LINE, BUT AS NO STONE COULD BE FOUND, NO BREAK WAS USED AT THAT POINT FOR THIS SURVEY.
5. BASIS OF BEARING IS N 88°13'17" W ON THE SOUTH LINE OF THE PROPERTY AS PER LAND SURVEY 43-198.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEY:

VOLUME 6, PAGE 63
VOLUME 7, PAGE 175
VOLUME 10, PAGE 49
VOLUME 20, PAGE 99
VOLUME 40, PAGE 57
VOLUME 43, PAGE 85
VOLUME 43, PAGE 198
VOLUME 45, PAGE 159
VOLUME 47, PAGE 79
VOLUME 52, PAGE 68
VOLUME 53, PAGE 82
VOLUME 54, PAGE 114
VOLUME 59, PAGE 171
VOLUME 60, PAGE 38
VOLUME 60, PAGE 51
VOLUME 60, PAGE 81

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

SURVEY FOR JEFF ROETH
IN MIAMI COUNTY, OHIO ~ APRIL 23, 2021

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

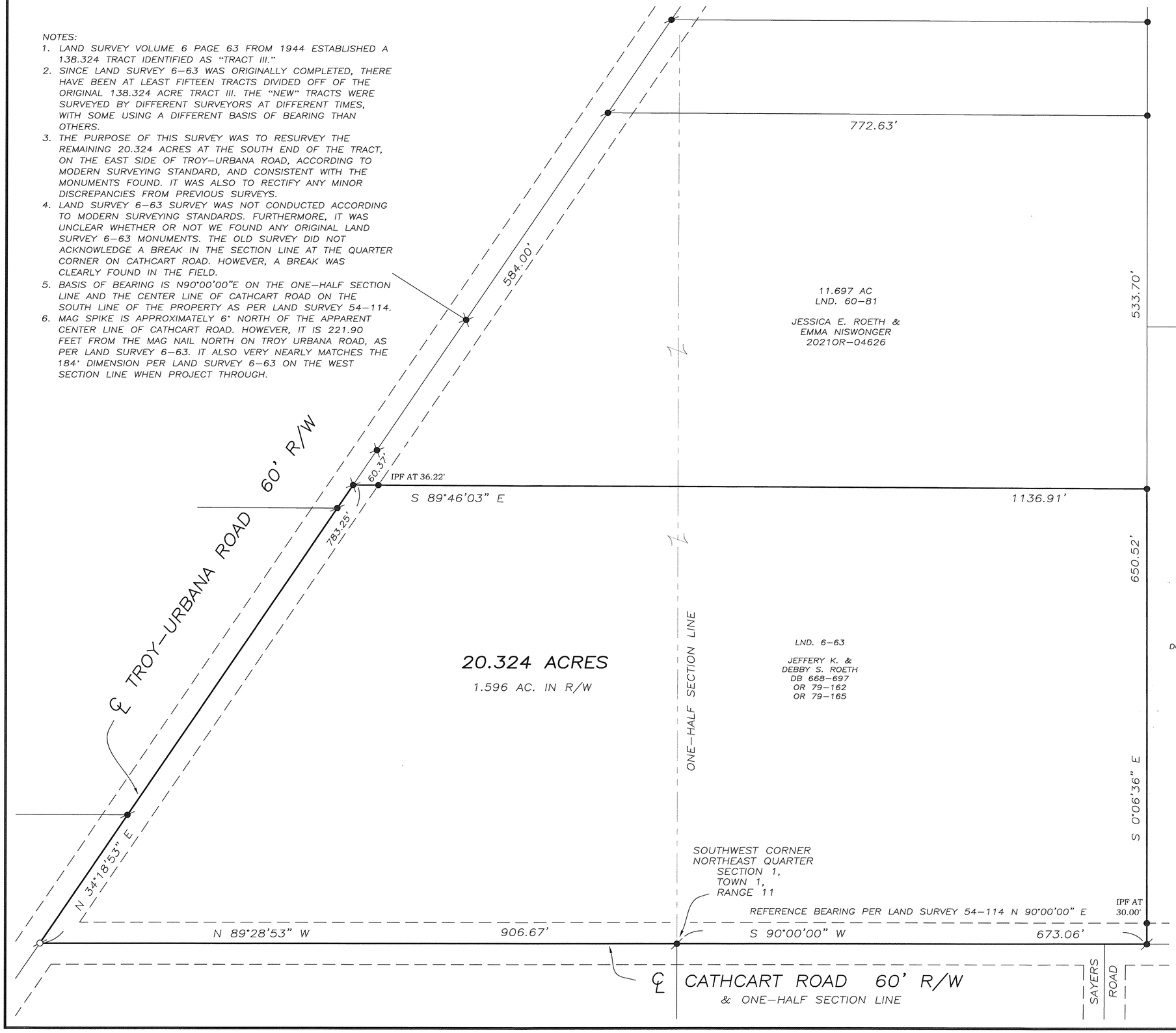
SECTION 1, TOWN 1, RANGE 11
NORTHEAST & NORTHWEST QUARTERS

VOLUME 60 PAGE 112

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

NOTES:

1. LAND SURVEY VOLUME 6 PAGE 63 FROM 1944 ESTABLISHED A 138.324 TRACT IDENTIFIED AS "TRACT III."
2. SINCE LAND SURVEY 6–63 WAS ORIGINALLY COMPLETED, THERE HAVE BEEN AT LEAST FIFTEEN TRACTS DIVIDED OFF OF THE ORIGINAL 138.324 ACRE TRACT III. THE "NEW" TRACTS WERE SURVEYED BY DIFFERENT SURVEYORS AT DIFFERENT TIMES, WITH SOME USING A DIFFERENT BASIS OF BEARING THAN OTHERS.
3. THE PURPOSE OF THIS SURVEY WAS TO RESURVEY THE REMAINING 20.324 ACRES AT THE SOUTH END OF THE TRACT, ON THE EAST SIDE OF TROY–URBANA ROAD, ACCORDING TO MODERN SURVEYING STANDARD, AND CONSISTENT WITH THE MONUMENTS FOUND. IT WAS ALSO TO RECTIFY ANY MINOR DISCREPANCIES FROM PREVIOUS SURVEYS.
4. LAND SURVEY 6–63 SURVEY WAS NOT CONDUCTED ACCORDING TO MODERN SURVEYING STANDARDS. FURTHERMORE, IT WAS UNCLEAR WHETHER OR NOT WE FOUND ANY ORIGINAL LAND SURVEY 6–63 MONUMENTS. THE OLD SURVEY DID NOT ACKNOWLEDGE A BREAK IN THE SECTION LINE AT THE QUARTER CORNER ON CATHCART ROAD. HOWEVER, A BREAK WAS CLEARLY FOUND IN THE FIELD.
5. BASIS OF BEARING IS N90°00'00"E ON THE ONE–HALF SECTION LINE AND THE CENTER LINE OF CATHCART ROAD ON THE SOUTH LINE OF THE PROPERTY AS PER LAND SURVEY 54–114.
6. MAG SPIKE IS APPROXIMATELY 6' NORTH OF THE APPARENT CENTER LINE OF CATHCART ROAD. HOWEVER, IT IS 221.90 FEET FROM THE MAG NAIL NORTH ON TROY URBANA ROAD, AS PER LAND SURVEY 6–63. IT ALSO VERY NEARLY MATCHES THE 184' DIMENSION PER LAND SURVEY 6–63 ON THE WEST SECTION LINE WHEN PROJECT THROUGH.



LEGEND

- ○ 5/8"x30" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- MAG SPIKE SET
- MAG NAIL FOUND
- MAG SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEY:

VOLUME 6, PAGE 63
VOLUME 7, PAGE 175
VOLUME 10, PAGE 49
VOLUME 20, PAGE 99
VOLUME 40, PAGE 57
VOLUME 43, PAGE 85
VOLUME 43, PAGE 198
VOLUME 45, PAGE 159
VOLUME 47, PAGE 79
VOLUME 52, PAGE 68
VOLUME 53, PAGE 82
VOLUME 54, PAGE 114
VOLUME 59, PAGE 171
VOLUME 60, PAGE 38
VOLUME 60, PAGE 51
VOLUME 60, PAGE 81

0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

SURVEY FOR JEFF ROETH
IN MIAMI COUNTY, OHIO ~ MAY 7, 2021

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

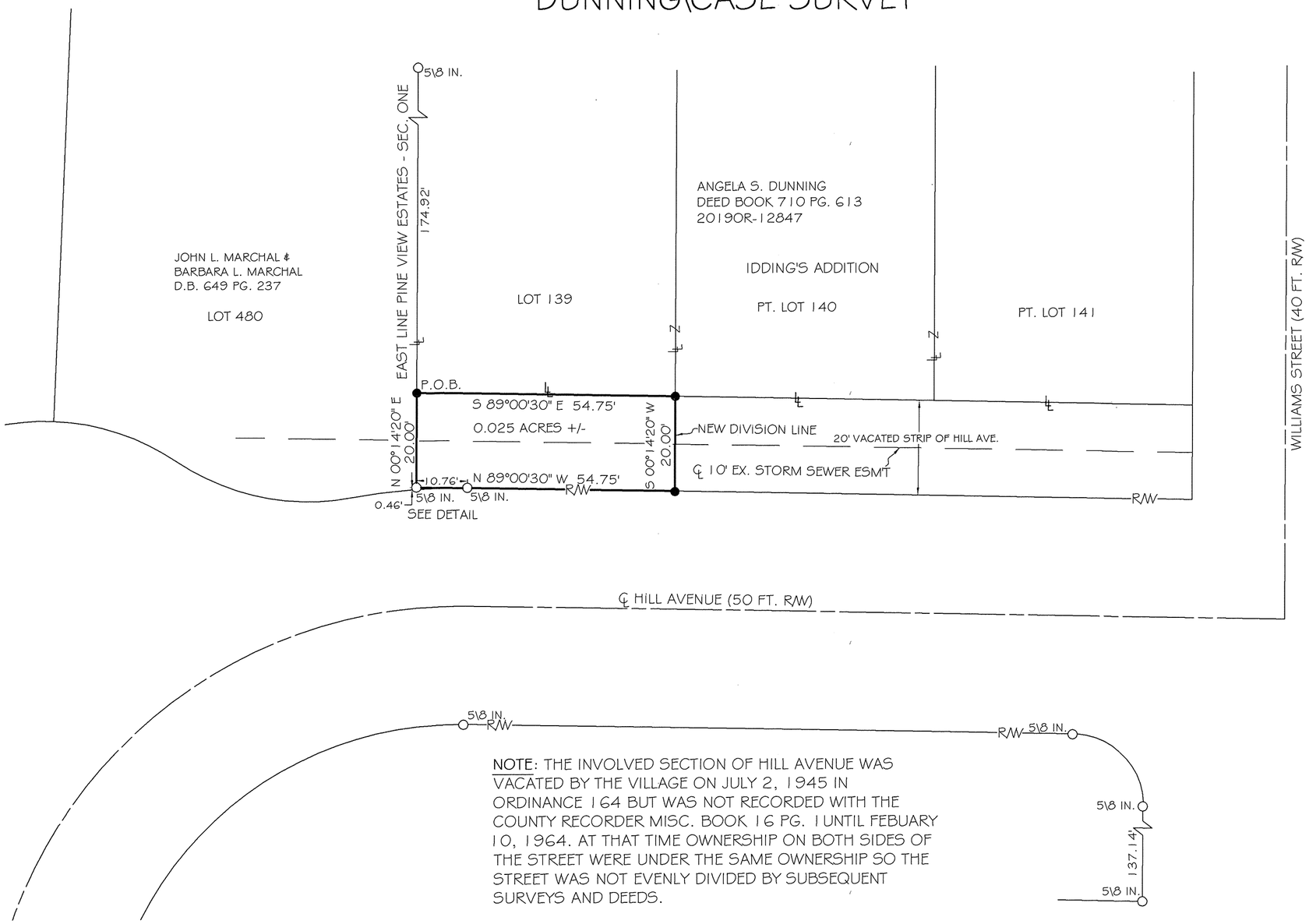
IDDING'S ADDITION
SUBDIVISION

VAC. HILL AVE.
TRACT

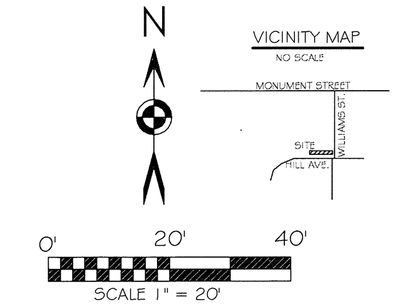
VILLAGE OF PLEASANT HILL
CORPORATION

VOLUME 60 PAGE 113
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

DUNNING\CASE SURVEY



NOTE: THE INVOLVED SECTION OF HILL AVENUE WAS VACATED BY THE VILLAGE ON JULY 2, 1945 IN ORDINANCE 164 BUT WAS NOT RECORDED WITH THE COUNTY RECORDER MISC. BOOK 16 PG. 1 UNTIL FEBUARY 10, 1964. AT THAT TIME OWNERSHIP ON BOTH SIDES OF THE STREET WERE UNDER THE SAME OWNERSHIP SO THE STREET WAS NOT EVENLY DIVIDED BY SUBSEQUENT SURVEYS AND DEEDS.



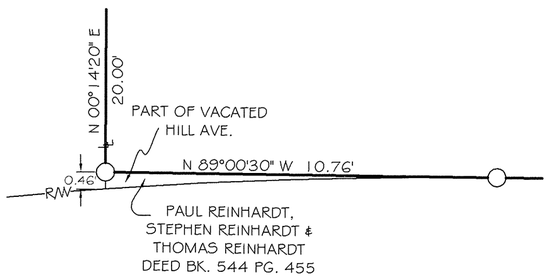
BASIS OF BEARING: BEARINGS ARE BASED UPON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 83(2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402.

SURVEY REFERENCES

LOT BOOK 10 PG. 70
LOT BOOK 15 PG. 89
REC. BOOK 1 PG. 472
REC. BOOK 13 PG. 52

LEGEND

- ● 5/8x30" IRON PIN (SET) W\PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- ○ IRON PIN (FOUND)
- ℄ LOT LINE
- R/W RIGHT OF WAY



DETAIL
NOT TO SCALE

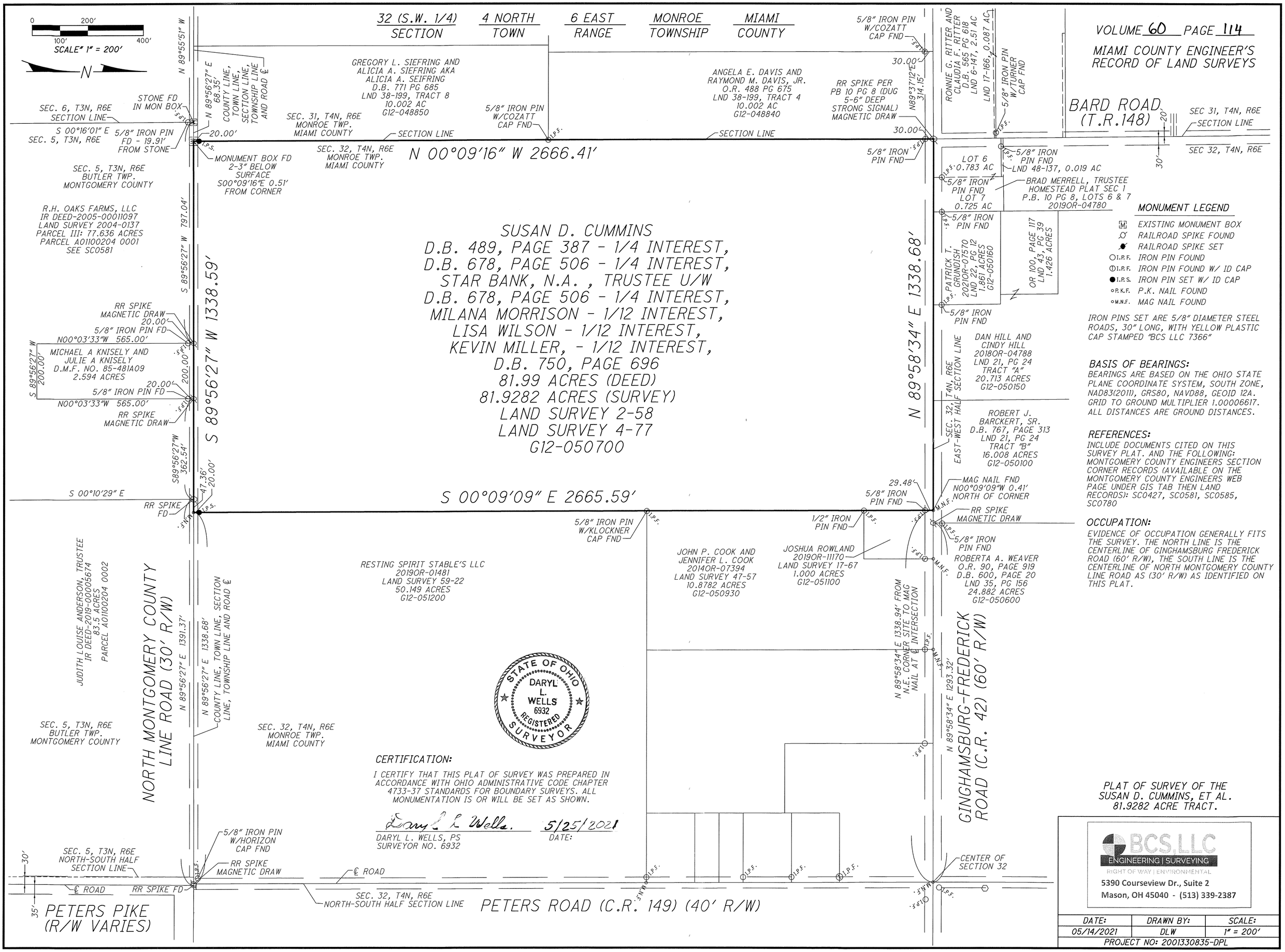
STATE OF OHIO
CHRISTOPHER S. HARMON S-7988
REGISTERED PROFESSIONAL SURVEYOR

CHRISTOPHER S. HARMON P.S. #7988 — DATE 5/21/21

SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN MAY, 2021 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332

#21031



MONUMENT LEGEND

- EXISTING MONUMENT BOX
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.R.F. IRON PIN FOUND
- I.R.F. IRON PIN FOUND W/ ID CAP
- I.R.S. IRON PIN SET W/ ID CAP
- P.K.F. P.K. NAIL FOUND
- M.N.F. MAG NAIL FOUND

IRON PINS SET ARE 5/8" DIAMETER STEEL ROADS, 30" LONG, WITH YELLOW PLASTIC CAP STAMPED "BCS LLC 7366"

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(2011), GRS80, NAVD88, GEOID 12A. GRID TO GROUND MULTIPLIER 1.00006617. ALL DISTANCES ARE GROUND DISTANCES.

REFERENCES:

INCLUDE DOCUMENTS CITED ON THIS SURVEY PLAT. AND THE FOLLOWING: MONTGOMERY COUNTY ENGINEERS SECTION CORNER RECORDS (AVAILABLE ON THE MONTGOMERY COUNTY ENGINEERS WEB PAGE UNDER GIS TAB THEN LAND RECORDS): SC0427, SC0581, SC0585, SC0780

OCCUPATION:

EVIDENCE OF OCCUPATION GENERALLY FITS THE SURVEY. THE NORTH LINE IS THE CENTERLINE OF GINGHAMSBURG FREDERICK ROAD (60' R/W), THE SOUTH LINE IS THE CENTERLINE OF NORTH MONTGOMERY COUNTY LINE ROAD AS (30' R/W) AS IDENTIFIED ON THIS PLAT.

CERTIFICATION:

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

Daryl L. Wells. 5/25/2021

DARYL L. WELLS, PS
SURVEYOR NO. 6932

DATE:

PLAT OF SURVEY OF THE SUSAN D. CUMMINS, ET AL. 81.9282 ACRE TRACT.

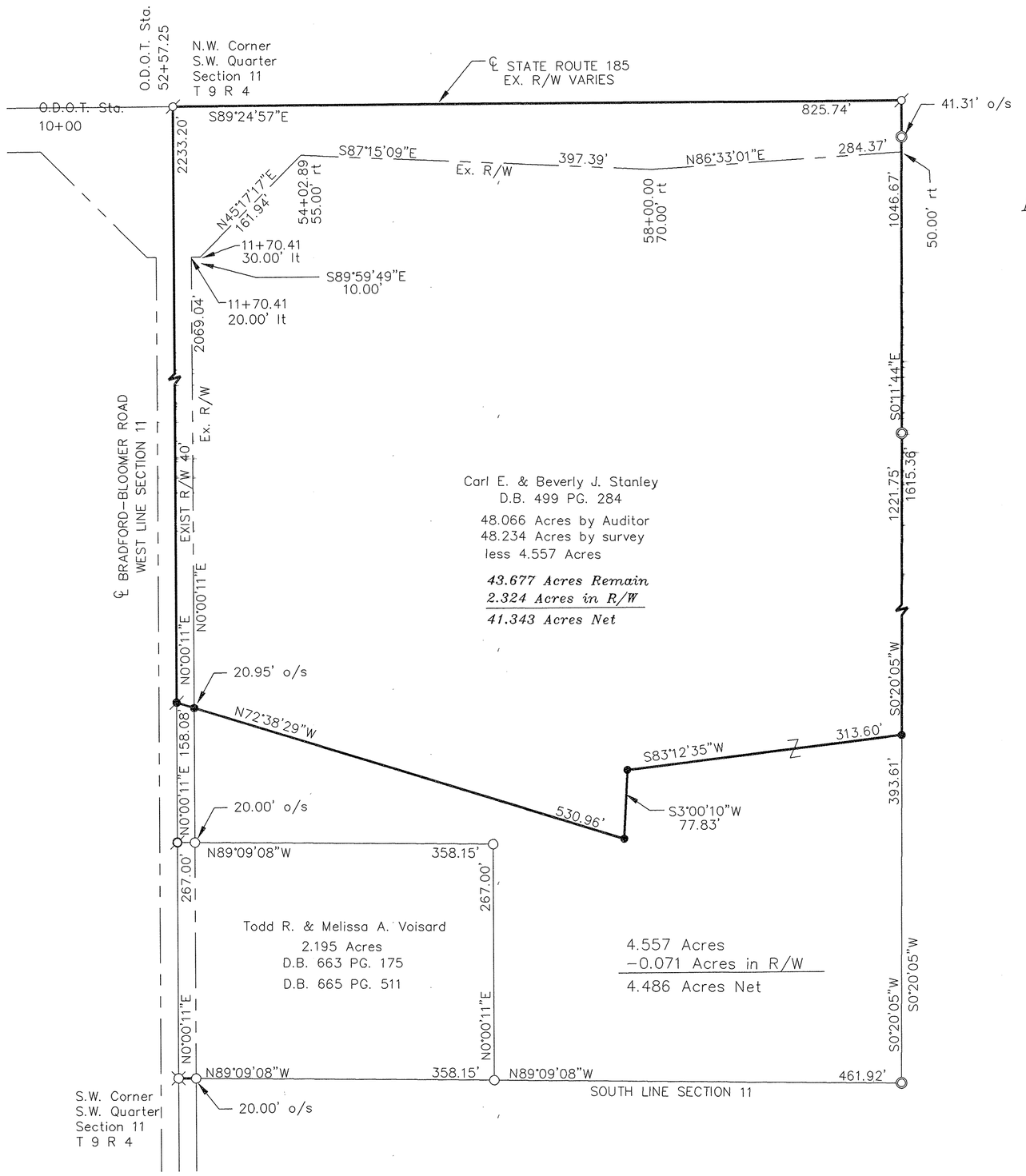
BCS,LLC
ENGINEERING | SURVEYING
RIGHT OF WAY | ENVIRONMENTAL
5390 Courseview Dr., Suite 2
Mason, OH 45040 - (513) 339-2387

DATE:	DRAWN BY:	SCALE:
05/14/2021	DLW	1" = 200'

PROJECT NO: 2001330835-DPL

11 SW 1/4	9N	4E	NEWBERRY	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 60 PLAT NO. 115
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



N

0 50 100 150 200

SCALE: 1" = 100'

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

LEGEND

- □ CONCRETE POST FOUND
- MAG NAIL OR PK NAIL FOUND
- COTTON GIN SPINDLE FOUND
- RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- IRON POST FOUND
- MAG NAIL SET
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 4 Page 332
Survey Volume 20 Page 171
Survey Volume 27 Page 51
Survey Volume 41 Page 95
Survey Volume 41 Page 99
Survey Volume 42 Page 75
Survey Volume 60 Page 100

Larry J. Bill May 24, 2021
LARRY J. BILL, P.S. #7557 DATE

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

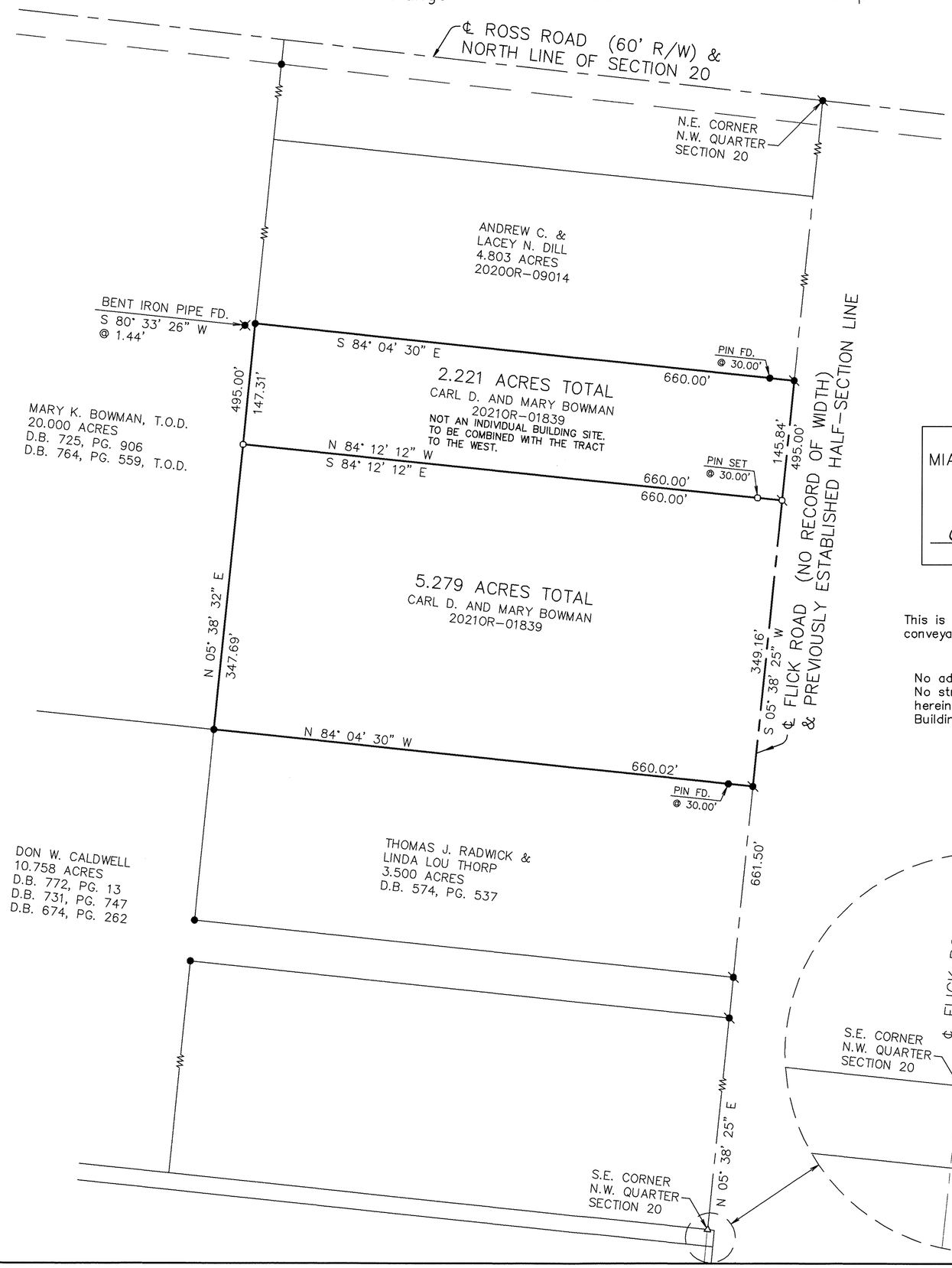
SURVEY FOR CARL STANLEY

Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320
Fax (937) 448-6323

2	9BTMRS	NW 1/4-20	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 116

Miami County Engineer's
Record of Land Surveys



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

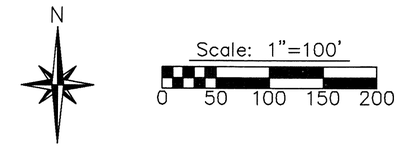
DEPUTY — DATE 5/27/2021

CERTIFICATION OF REGISTRATION

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

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

6/1/2021
MIAMI COUNTY PLANNER



Legend

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

References

Vol. 18, Pg. 138
Vol. 41, Pg. 65
Vol. 42, Pg. 86
Vol. 44, Pg. 25
Vol. 50, Pg. 119
Vol. 55, Pg. 15
Vol. 55, Pg. 42
Vol. 60, Pg. 64
— Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the half-section line and the centerline of Flick Road, bearing S 05° 38' 25" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, 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 Carl and Mary Bowman.

Surveyor's Certification

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

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

Michael W. Cozatt 5/25/19
Michael W. Cozatt, P.S. #6001 — Date

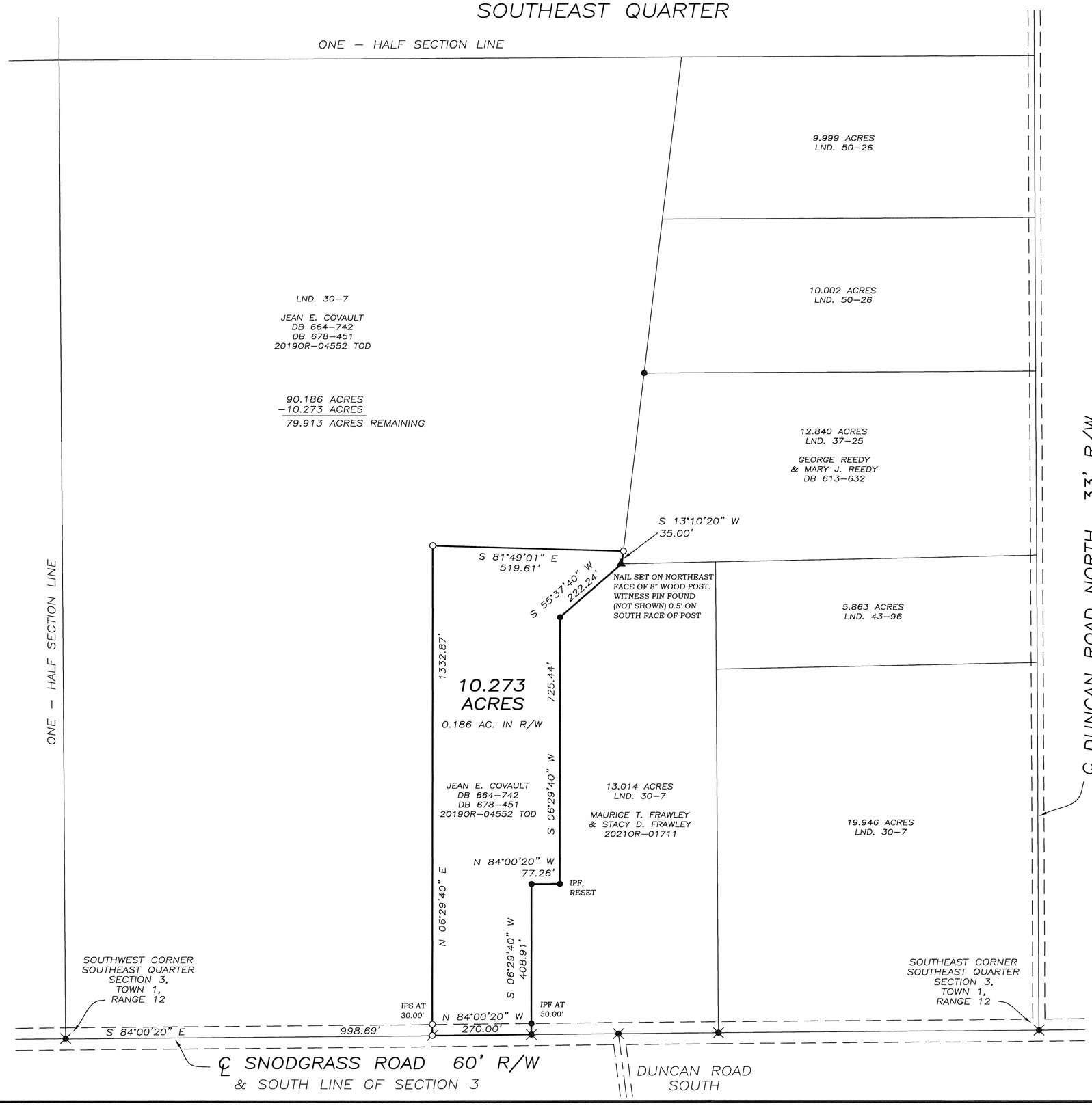
Cozatt Engineering Company
Civil Engineer — Land Surveyor
534 N. Elm Street, Suite C — Troy, Ohio
Job No. 34420 — Ph. (937) 339-2921

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 3, TOWN 1, RANGE 12
SOUTHEAST QUARTER

VOLUME 60 PAGE 117

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ✖ RAILROAD SPIKE FOUND
- ▲ 8" WOOD POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 4, PAGE 150
VOLUME 27, PAGE 15
VOLUME 30, PAGE 7
REFERENCE BEARING, N 84°00'20" W
C/L SNODGRASS ROAD, SOUTH LINE SECTION 3
VOLUME 37, PAGE 25

MIAMI COUNTY RECORDER'S RECORDS
AS SHOWN HEREON

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

SURVEY OF 10.273 ACRES FOR JEAN COVAULT
IN MIAMI COUNTY, OHIO ~ MAY 26, 2021

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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

LOSTCREEK	2	11	8
TOWNSHIP	TOWN	RANGE	SECTION

VOLUME 60 PAGE 118
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

SURVEY FOR SUSAN CRABILL/KILLDEER RIDGE FARMS, LLC OF 3380 ALCONY-CONOVER ROAD

REV. 6/3/21

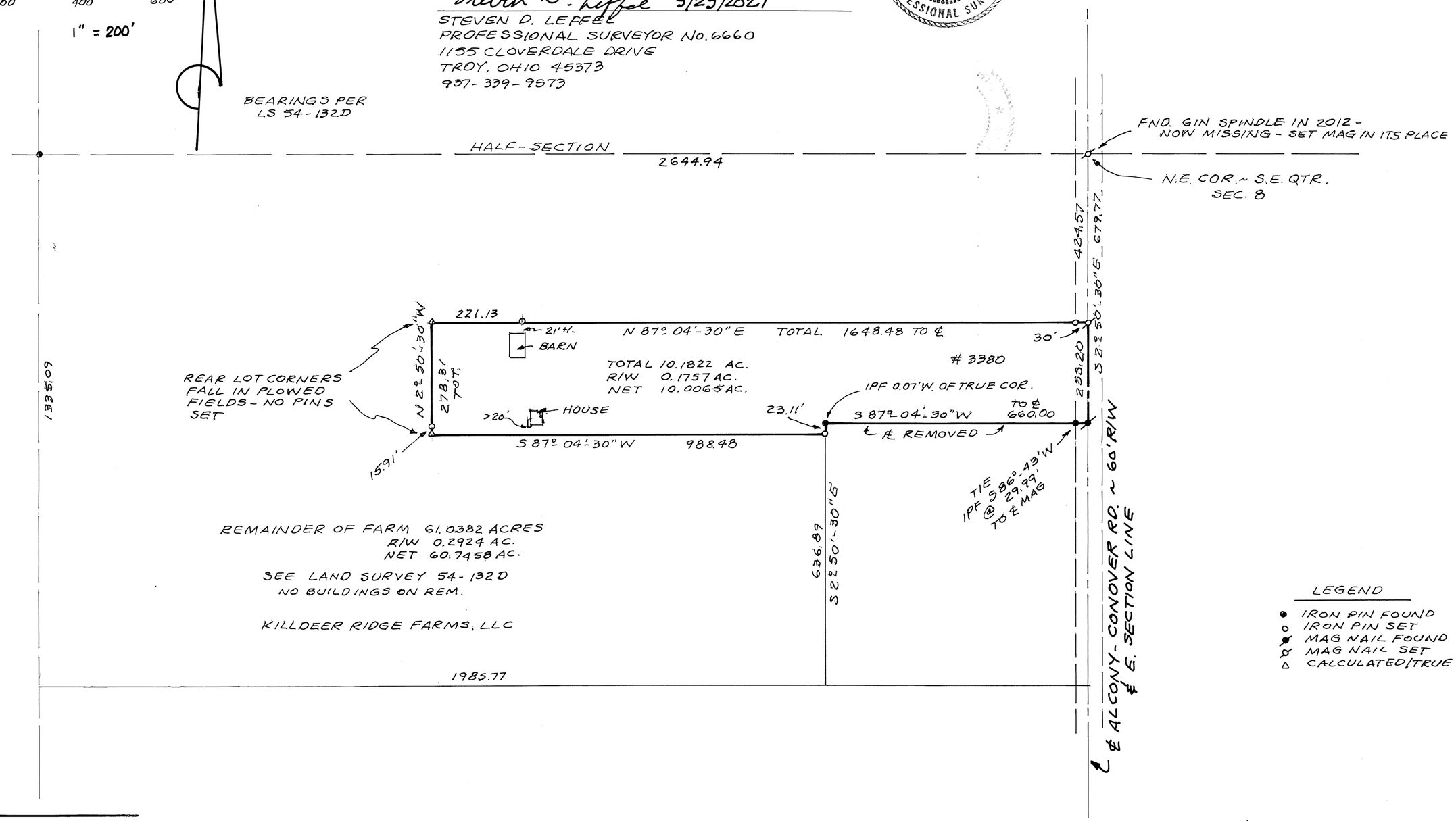
Steven D. Leffel 5/25/2021

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

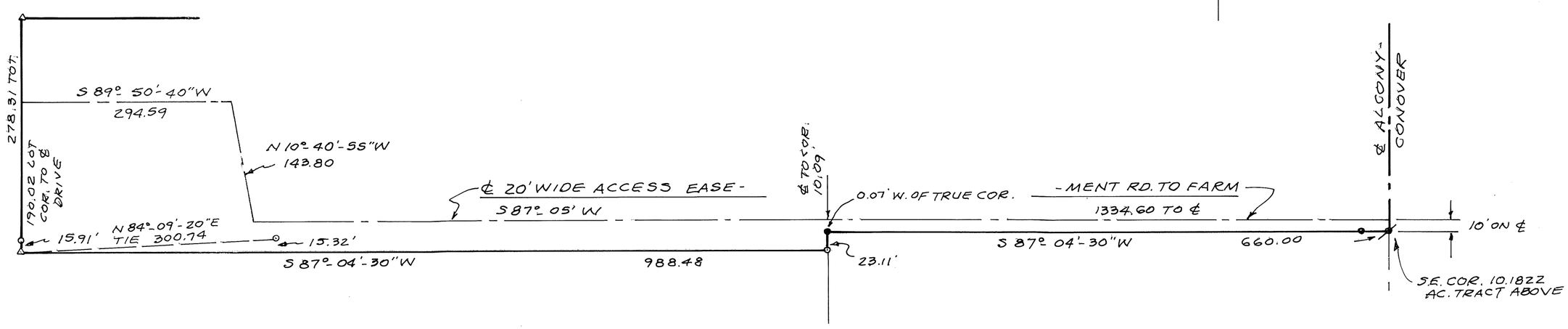
STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

0 200 400 600
1" = 200'

BEARINGS PER LS 54-132D

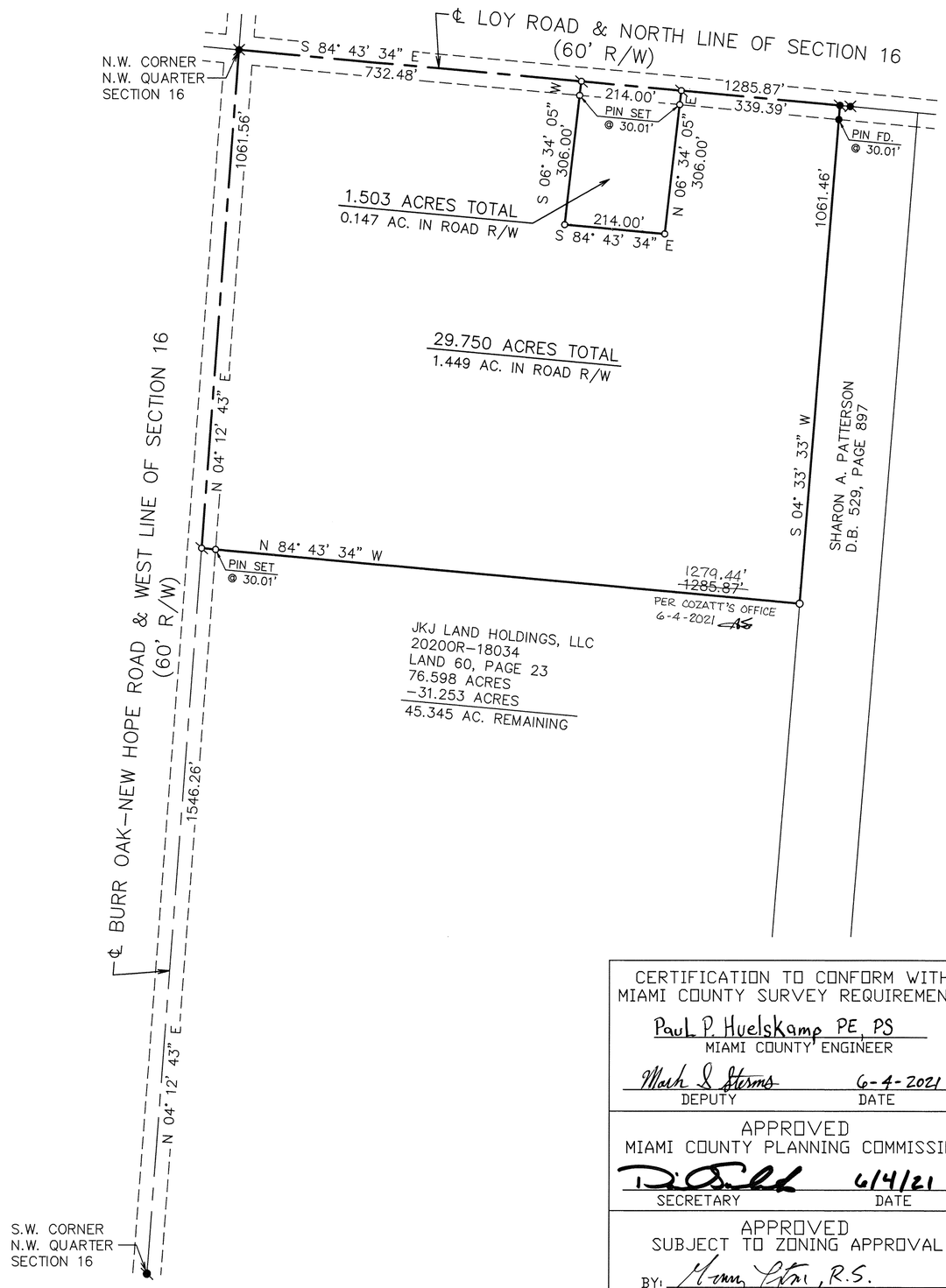


LEGEND
- ● IRON PIN FOUND
- ○ IRON PIN SET
- ⊗ MAG NAIL FOUND
- ⊗ MAG NAIL SET
- △ CALCULATED/TRUE COR.



2	11	NW 1/4 – 16	Lost Creek	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 119
Miami County Engineer's Record of Land Surveys



N

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

Legend

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

References

Vol. 18, Pg. 100
Vol. 24, Pg. 175
Vol. 34, Pg. 193
Vol. 50, Pg. 38
Vol. 50, Pg. 198
Vol. 60, Pg. 23
Miami County Engineer's Record of Land Surveys

Basis of Bearings

Bearings are based on the State Plane Coordinate System, NAD83 2011 Adjustment, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

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

Survey of 2 tracts for JKJ Land Holdings, LLC

Surveyor's Certification

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

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

Michael W. Cozatt 6/03/21
Michael W. Cozatt, P.S. #6001 Date

CERTIFICATION TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark L Stems 6-4-2021
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

6/4/21
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

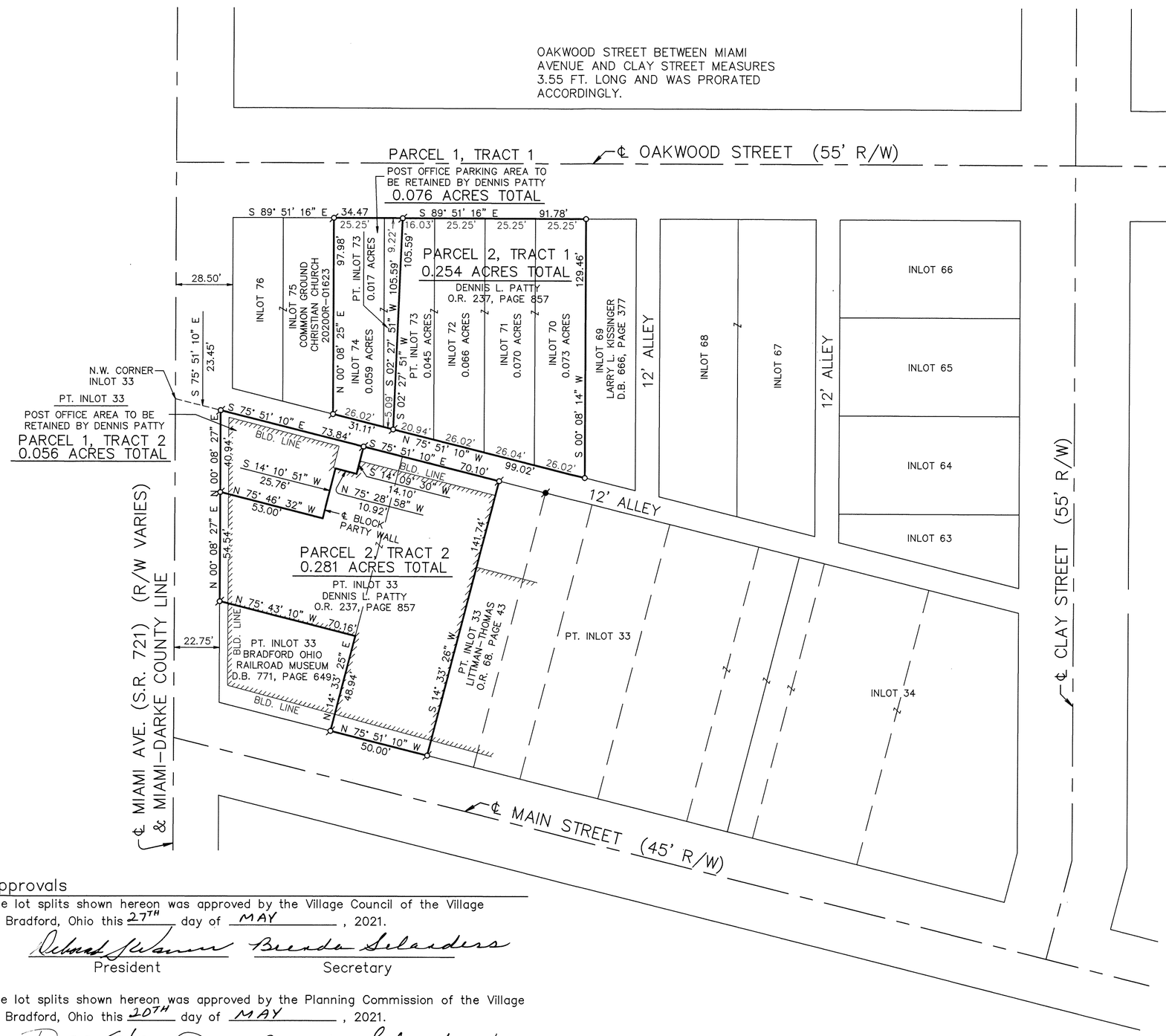
BY: Mary Stai, R.S.

DATE: 6/4/2021
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 07921 *Ph. (937) 339-2921*

Bradford	Pt. 33 & Pt. 34 70, 71, 72, 73 & 74	Miami	Ohio
Corporation	Inlot	County	State

Volume 60 Page 120
Miami County Engineer's Record of Land Surveys



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

Legend

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

References

Vol. 01, Pg. 60
Vol. 02, Pg. 101
Vol. 08, Pg. 195
Vol. 09, Pg. 34
Vol. 10, Pg. 137
Vol. 14, Pg. 88
Vol. 18, Pg. 75
Vol. 20, Pg. 14
} Miami County Engineer's Record of Lot Surveys

Vol. 50, Pg. 34 } Miami County Engineer's Record of Land Surveys

P.B. 01, Pg. 179
P.B. 01, Pg. 233
} Miami County Recorder's Plat Records

Basis of Bearings

Bearings are based on the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey in Bradford, Ohio for Dennis Patty.

Surveyor's Certification

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

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

Michael W. Cozatt 6/03/21
Michael W. Cozatt, P.S. #6001 Date

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

Approvals

The lot splits shown hereon was approved by the Village Council of the Village of Bradford, Ohio this 27TH day of MAY, 2021.

President Secretary

The lot splits shown hereon was approved by the Planning Commission of the Village of Bradford, Ohio this 20TH day of MAY, 2021.

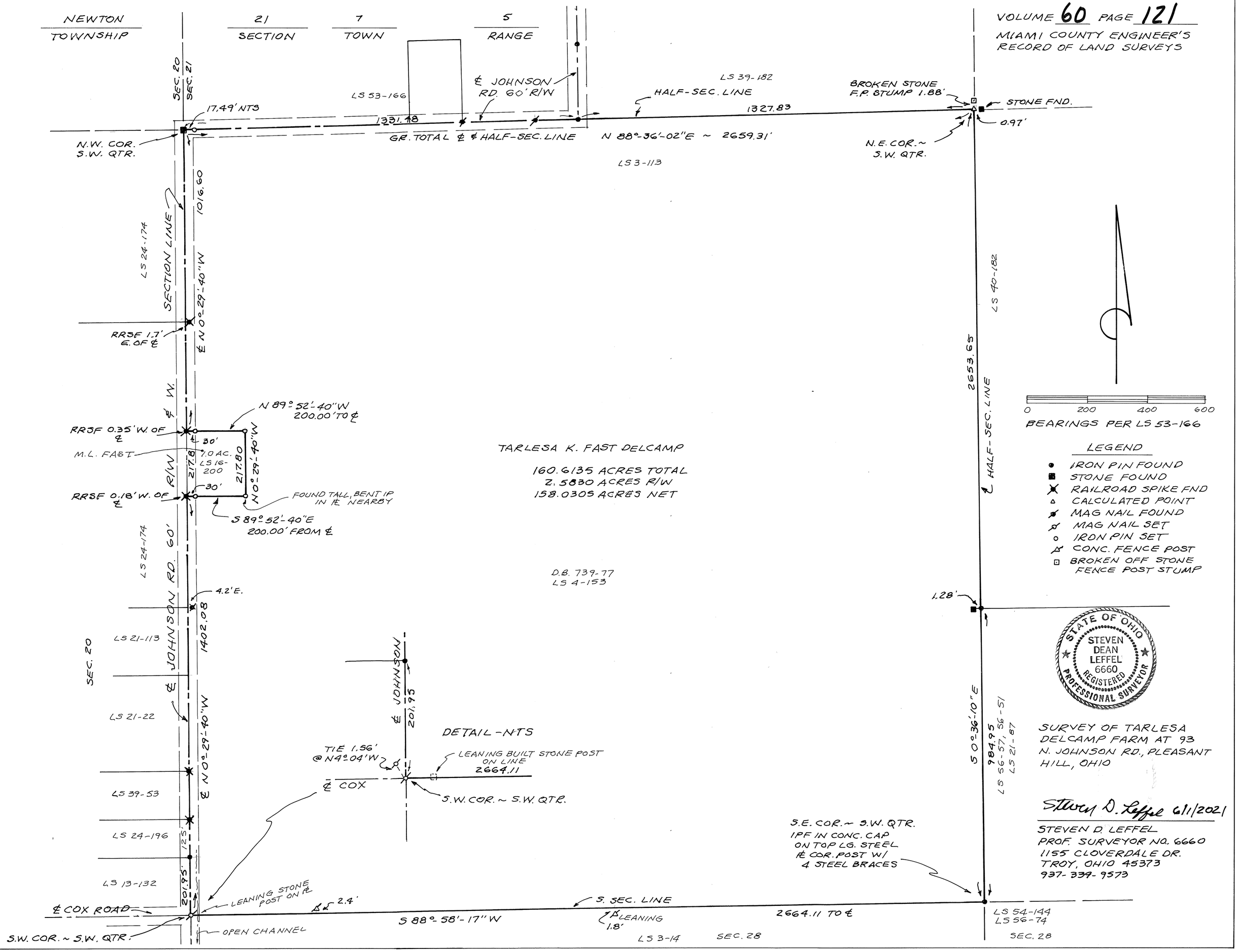
Chairman Secretary

The lot split shown hereon was approved by the Village Administrator of the Village of Bradford, Ohio this 27TH day of MAY, 2021.

Village Administrator

VOLUME 60 PAGE 121

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



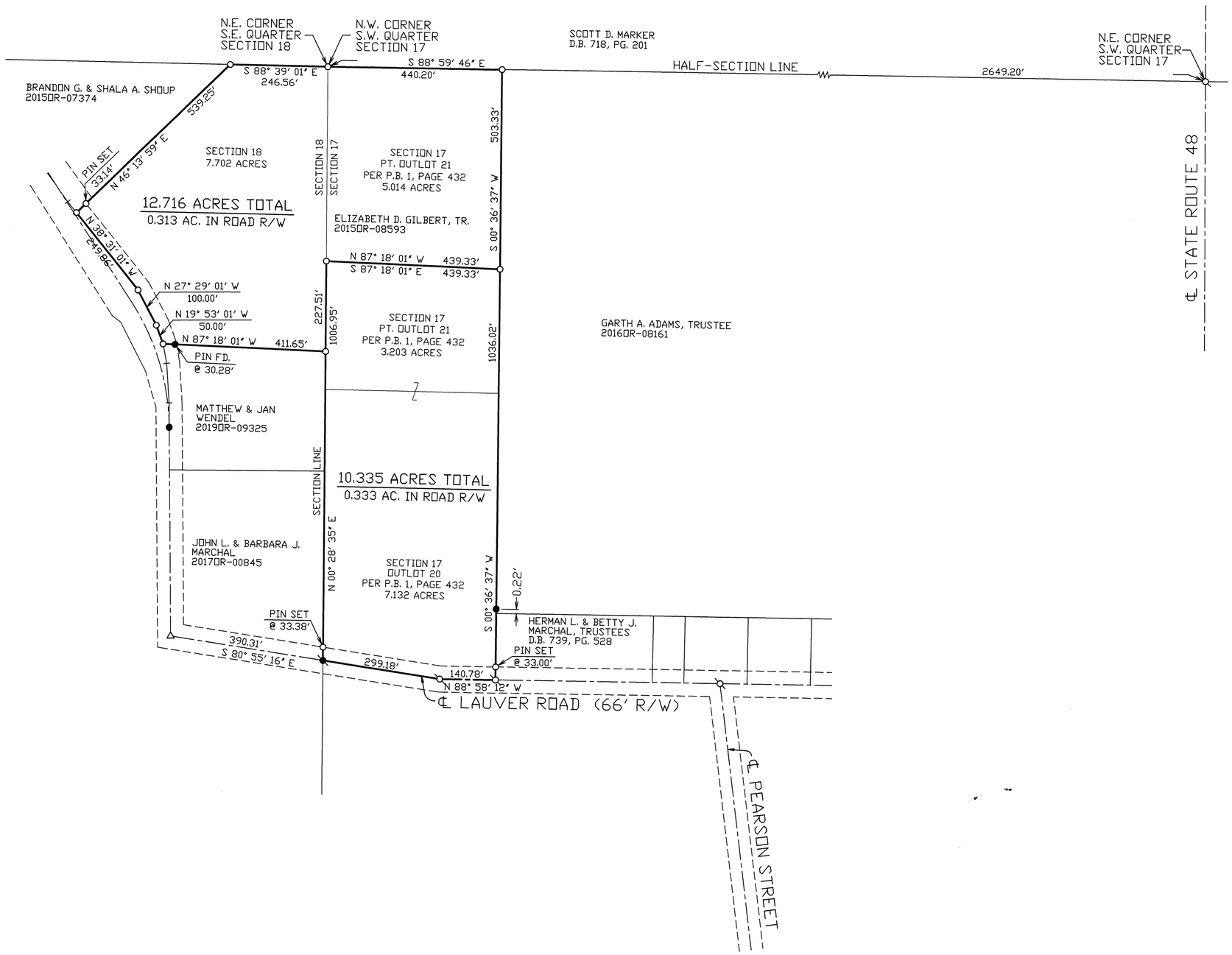
SURVEY OF TARLESA
DELCAMP FARM AT 93
N. JOHNSON RD., PLEASANT
HILL, OHIO

Steven D. Leffel 6/1/2021

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

7	5E	SW 1/4-17 SE 1/4-18	NEWTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 60 PAGE 122
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



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

LEGEND

- ● Iron pin found
- Mag nail found
- △ Iron pipe found
- Mag nail set
- ○ 5/8"Ø capped iron pin set (COZATT, #6001

REFERENCES

Vol.02, Pg. 50
Vol.04, Pg. 288
Vol.05, Pg. 32
Vol.08, Pg. 105
Vol.09, Pg. 59
Vol.12, Pg. 62
Vol.13, Pg. 189
Vol.25, Pg. 19
Vol.41, Pg. 116
Vol.50, Pg. 109
— Miami County Engineer's Record of Land Surveys

P.B. 01, Pg. 432
P.B. 17, Pg. 62A
— Miami County Recorder's Plat Records

BASIS OF BEARINGS

Bearings are based on the centerline of Lauver Road, bearing N 88° 58' 12" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Ohio South Zone, O.D.O.T. VRS/CORS Network.

OCCUPATION STATEMENT

Monumented property lines generally fit occupation where occupation exists.

MONUMENT STATEMENT

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

Survey of 2 tracts for Daniel Gilbert.

MONUMENT STATEMENT

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

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

Michael W. Cozatt 6/20/22

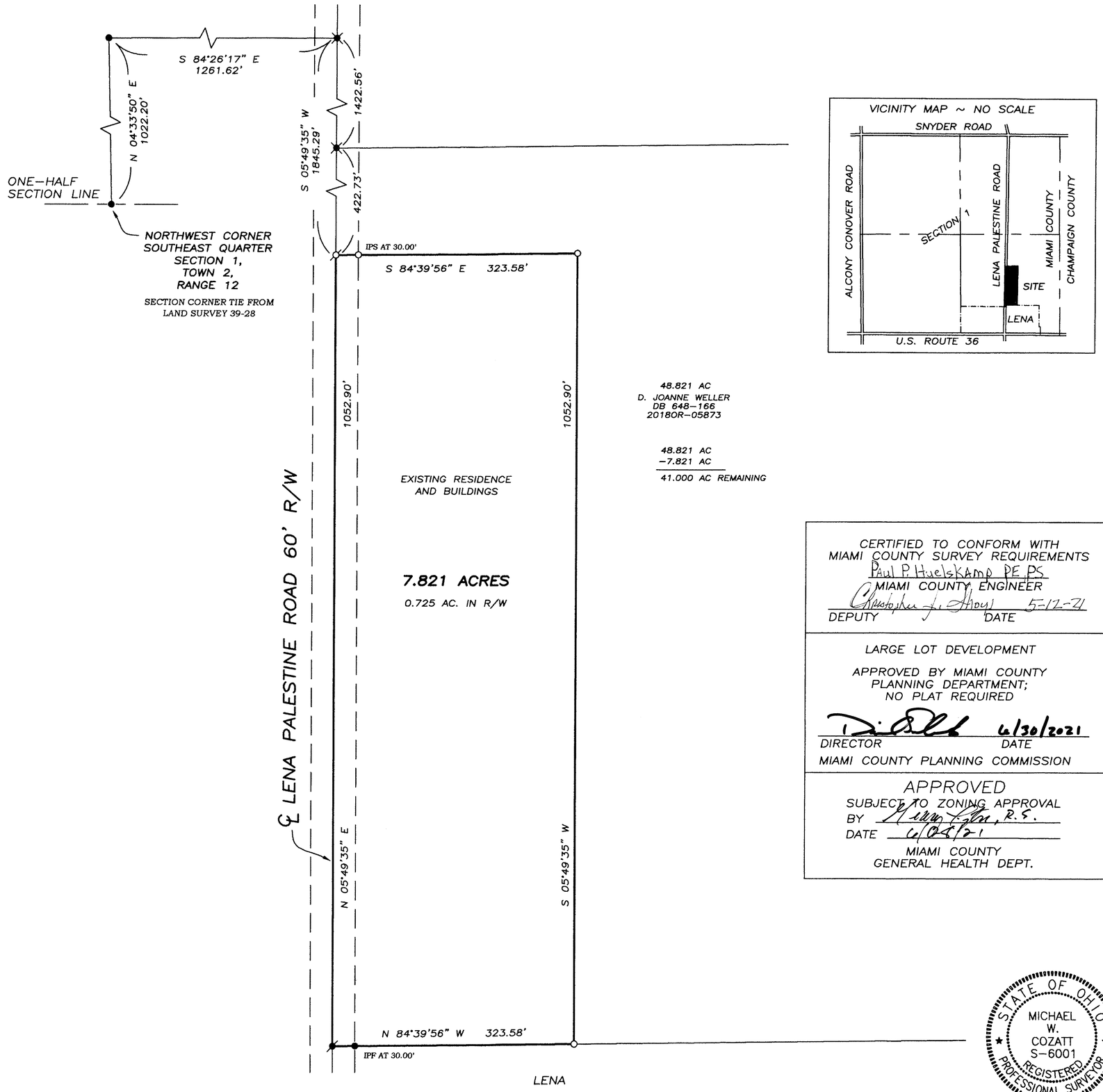
MICHAEL W. COZATT, P.S. #6001 — DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
534 N. ELM STREET, SUITE C — TROY, OHIO
JOB NO. 26620 — PH. (937) 339-2921

MIAMI COUNTY	BROWN	1 SE 1/4	2	12
OHIO	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 123

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE PS
MIAMI COUNTY ENGINEER
Christopher L. Floyd 5-12-21
DEPUTY DATE

LARGE LOT DEVELOPMENT

APPROVED BY MIAMI COUNTY
PLANNING DEPARTMENT;
NO PLAT REQUIRED

6/30/2021
DIRECTOR DATE
MIAMI COUNTY PLANNING COMMISSION

APPROVED
SUBJECT TO ZONING APPROVAL
BY Mary Fox, R.S.
DATE 6/04/21
MIAMI COUNTY
GENERAL HEALTH DEPT.

LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 39, PAGE 28
VOLUME 46, PAGE 4
VOLUME 54, PAGE 168

MIAMI COUNTY RECORDER'S
RECORDS:
DEED BOOK 648, PAGE 166
DOCUMENT 20180R-05873

BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE CENTERLINE OF LENA PALESTINE ROAD, BEARING N 05°49'35" E, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT, GEOID 12A, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK.

OCCUPATION STATEMENT

MONUMENTED PROPERTY LINES GENERALLY FIT OCCUPATION WHERE OCCUPATION EXISTS.

MONUMENTATION STATEMENT

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

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

SURVEY OF 7.821 ACRES FOR THE WELLER HEIRS
IN SECTION 1, BROWN TOWNSHIP

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

Michael W. Cozatt 5/03/21
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY

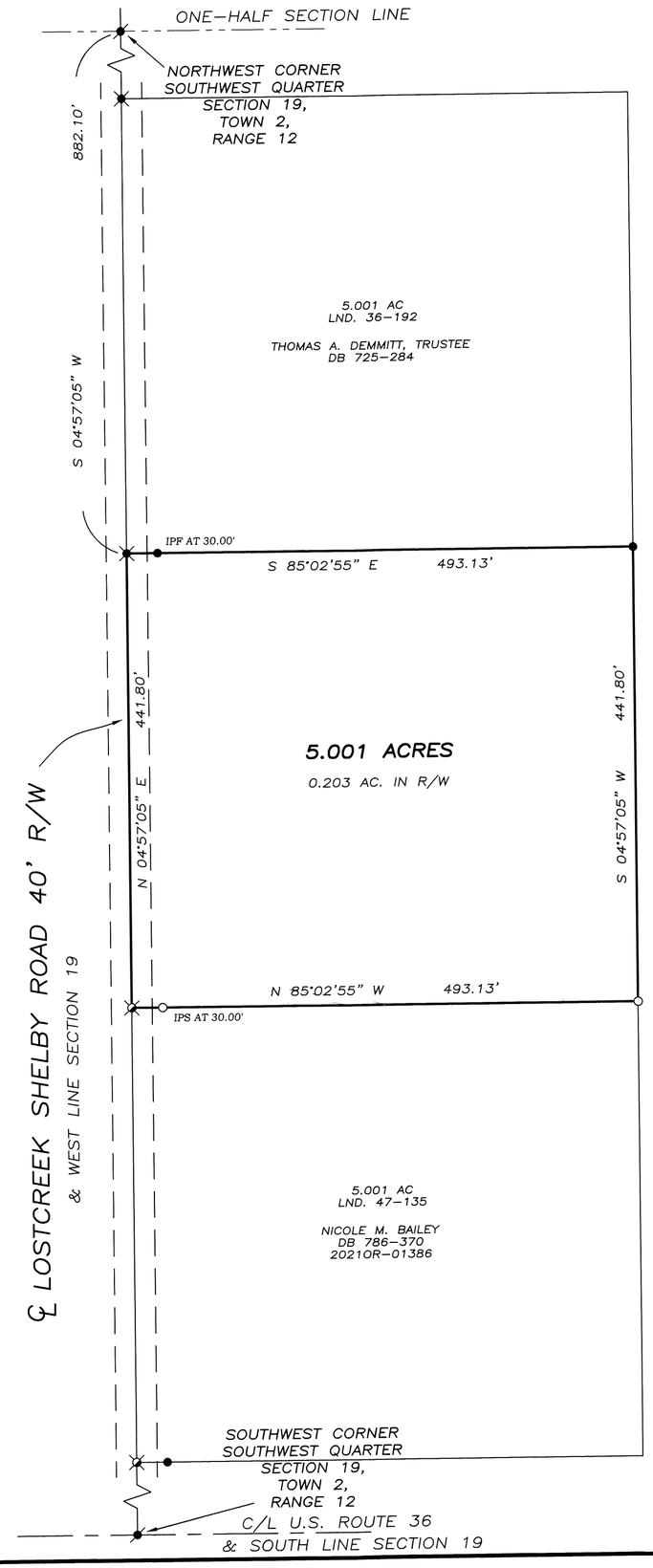
CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. 03221

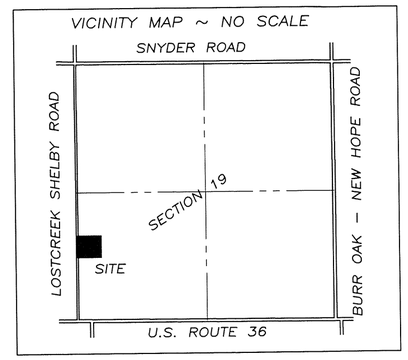
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

MIAMI COUNTY OHIO	BROWN TOWNSHIP	19 SW 1/4 SECTION	2 TOWN	12 RANGE

VOLUME 60 PAGE 124

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





160 AC
THOMAS A. DEMMITT, TRUSTEE
DB 597-487
DB 606-294
DB 725-284

160 AC
-10.001 AC
-5.001 AC
-5.001 AC
-5.001 AC
-134.996 AC REMAINING

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER
Andy Emitt 6-25-2021
DEPUTY PER A.D.P. DATE

LARGE LOT DEVELOPMENT

APPROVED BY MIAMI COUNTY PLANNING DEPARTMENT; NO PLAT REQUIRED

D. Sibel 6/28/21
DIRECTOR DATE
MIAMI COUNTY PLANNING COMMISSION

APPROVED
SUBJECT TO ZONING APPROVAL
BY Alex Fitzer, R.S.
DATE 6/28/2021
MIAMI COUNTY GENERAL HEALTH DEPT.

LEGEND
- o 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- GIN SPINDLE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 35, PAGE 2
VOLUME 36, PAGE 192
VOLUME 37, PAGE 165
VOLUME 43, PAGE 70
VOLUME 47, PAGE 135
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 725, PAGE 284
AND AS SHOWN HEREON

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

SURVEY OF 5.001 ACRES FOR TODD DEMMITT IN SECTION 19, BROWN TOWNSHIP

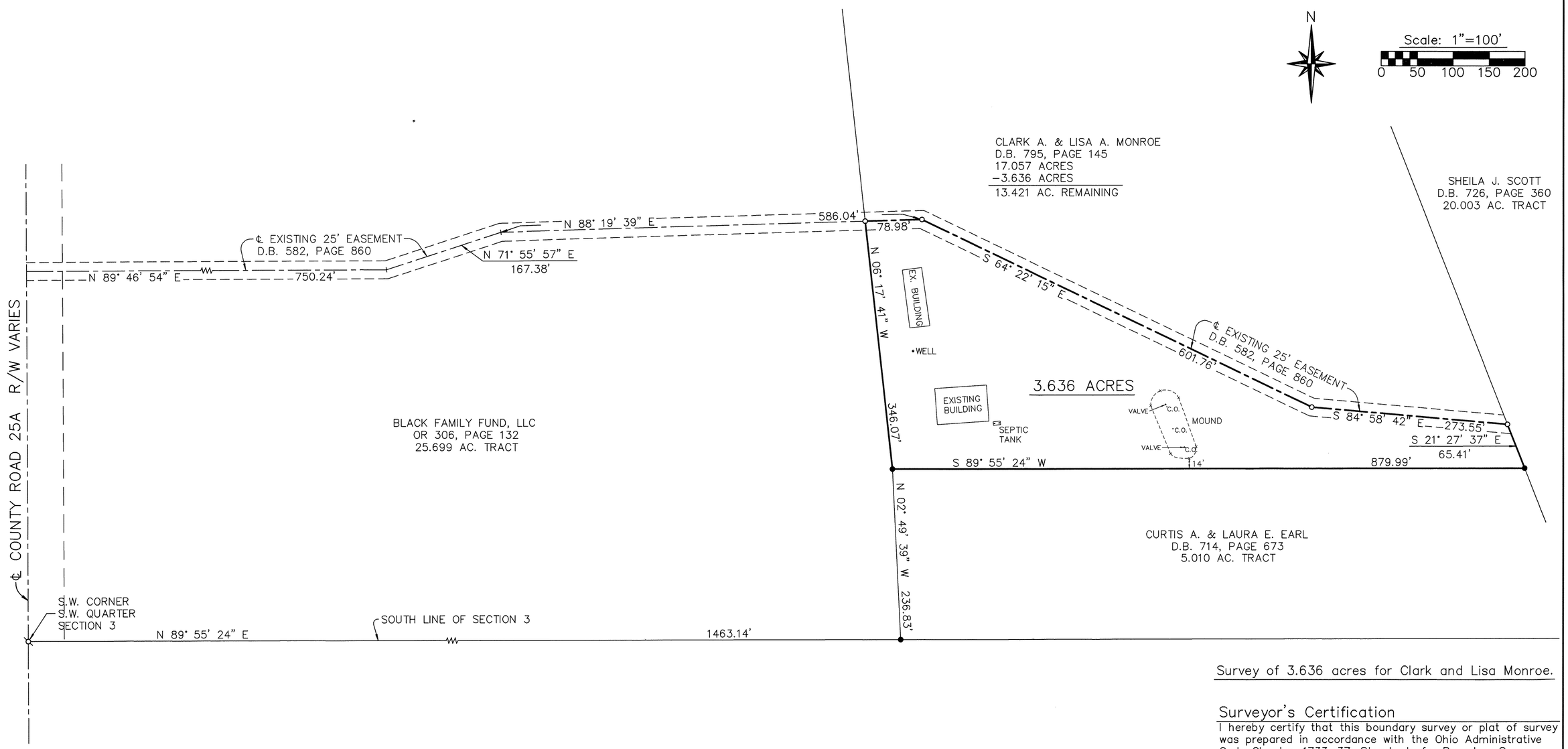
STATE OF OHIO
MICHAEL W. COZATT S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 6/24/21
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. 07621
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

4	6E	SW 1/4-3	Concord	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 125
Miami County Engineer's
Record of Land Surveys



Survey of 3.636 acres for Clark and Lisa Monroe.

Surveyor's Certification

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

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
DEPUTY — DATE 6-25-21

APPROVED
MIAMI COUNTY PLANNING COMMISSION
SECRETARY — DATE 6/28/21

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Gary Fabri, P.S.
DATE: 6/28/2021
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

* Subdivision Variance Approved by MCPC on 10/20/2020

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

Michael W. Cozatt 6/24/21
Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
534 N. Elm Street, Suite C — Troy, Ohio
Job No. 03920 — Ph. (937) 339-2921

Legend

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

References

Vol. 04, Pg. 459
Vol. 24, Pg. 152
Vol. 33, Pg. 194
Vol. 40, Pg. 84
Vol. 42, Pg. 130
Vol. 45, Pg. 118
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the south line of the surveyed tract shown hereon, bearing S 89° 55' 24" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network. Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

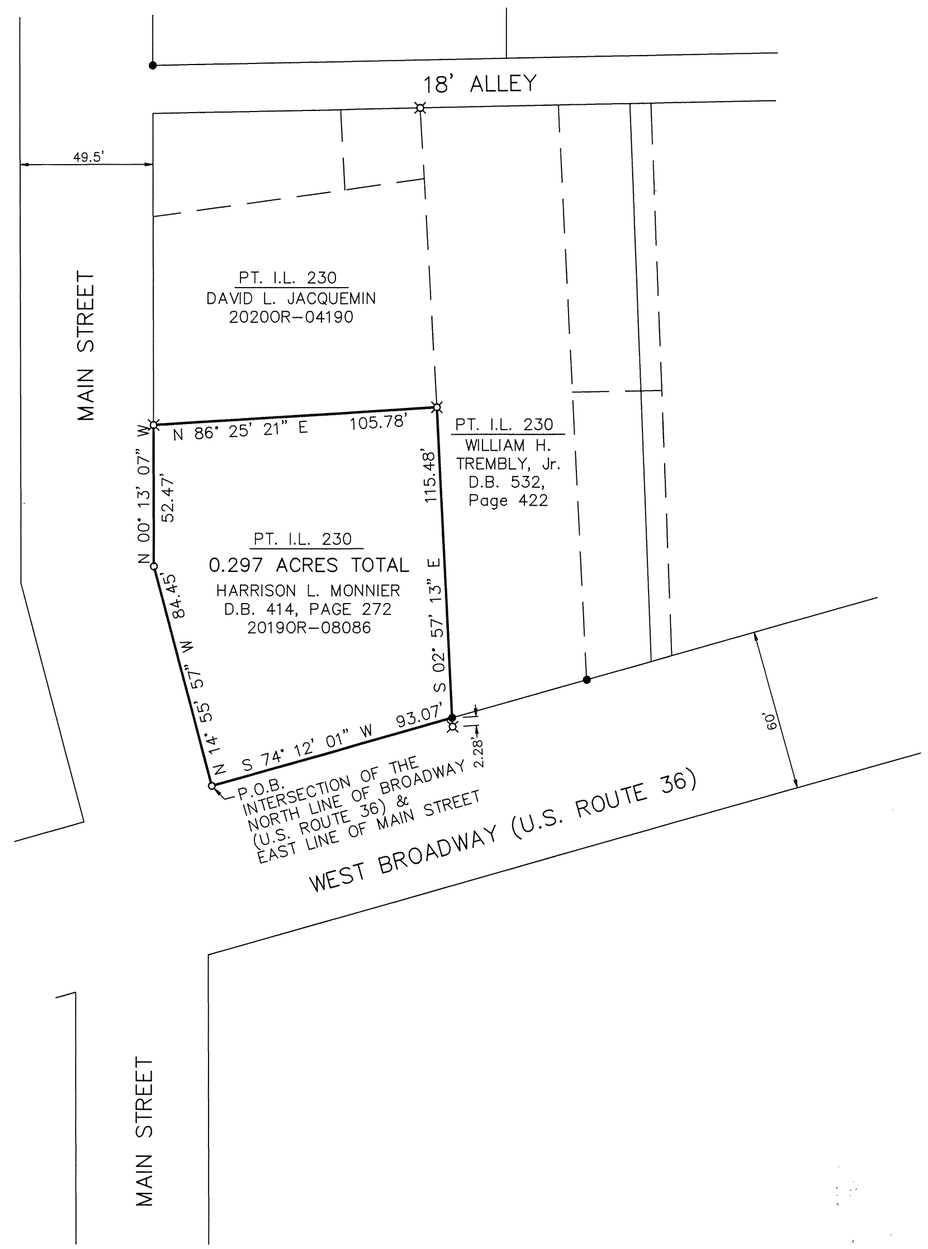
Monumented property lines generally fit occupation where occupation exists.

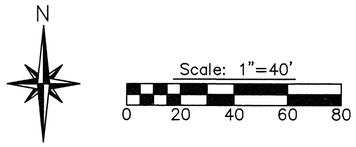
Monumentation Statement

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

Covington	Pt. 230	Miami	Ohio
Corporation	Inlot	County	State

Volume 60 Page 126
Miami County Engineer's Record of Land Surveys





Legend

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

References

Vol. 01, Pg. 138
Vol. 03, Pg. 132
Vol. 14, Pg. 166
Vol. 09, Pg. 54
} Miami County Engineer's Record of Lot Surveys

P.B. 01, Pg. 228
P.B. 01, Pg. 414
} Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of Pt. Inlot 230 in Covington, Ohio for for Rick Monnier.

Surveyor's Certification

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

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

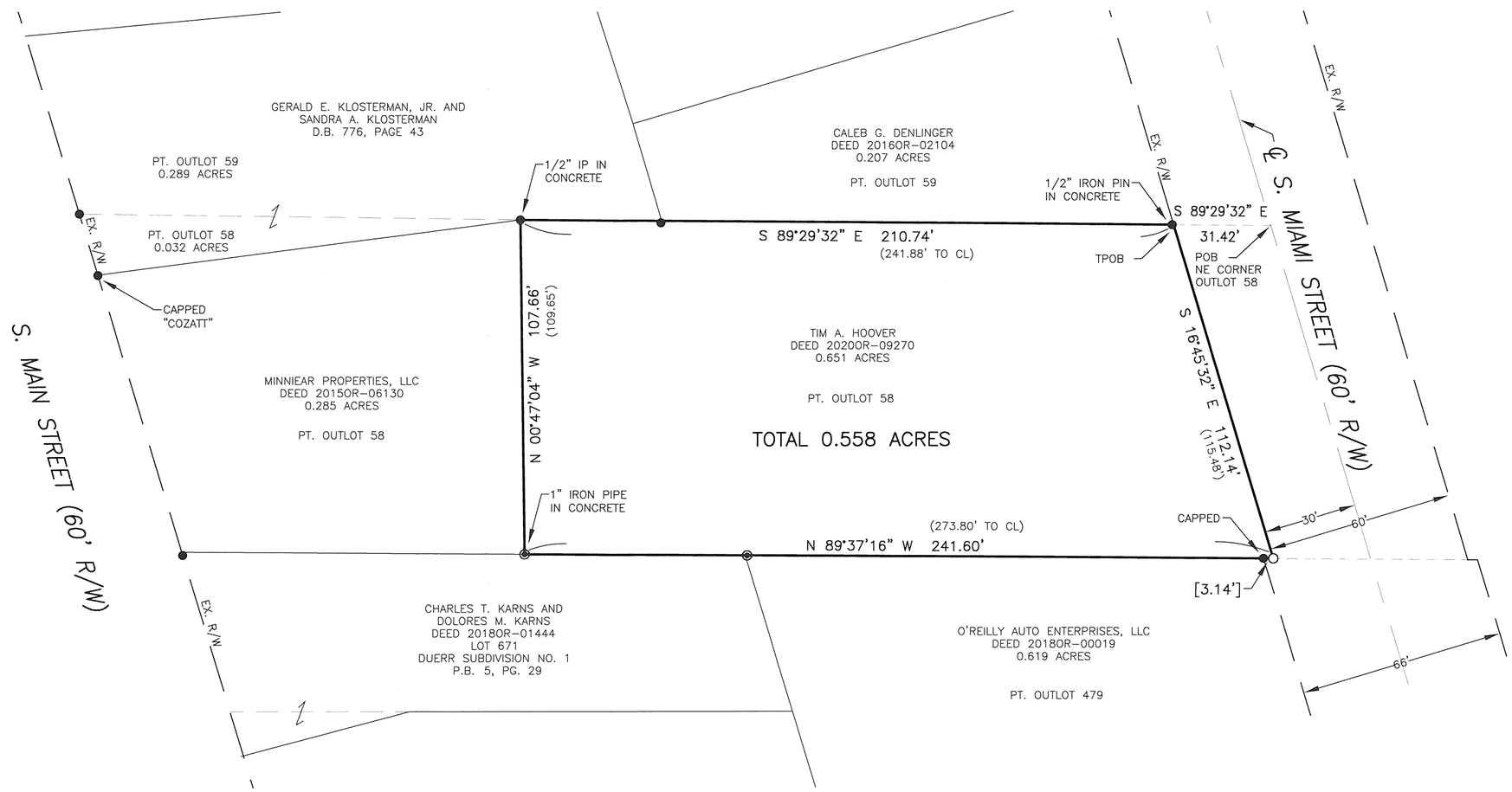
Michael W. Cozatt 6/30/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 04621 *Ph. (937) 339-2921*

OHIO	MIAMI	PT 58	WEST MILTON
STATE	COUNTY	OUTLOT	VILLAGE

VOLUME 60 PAGE 127

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



REFERENCES:

LAND SURVEYS:

VOLUME 50, PAGE 84
AND AS SHOWN HEREON

LOT SURVEYS:

VOLUME 11, PAGE 137
VOLUME 12, PAGE 147
VOLUME 15, PAGE 135
VOLUME 15, PAGE 179
VOLUME 18, PAGE 53
AND AS SHOWN HEREON

RECORD PLATS:

PLAT BOOK 5, PAGE 29
PLAT BOOK 9, PAGE 9
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE WEST RIGHT OF WAY LINE OF MIAMI STREET BEING S 16°45'32" E.

0' 30' 60' 90'

GRAPHIC SCALE IN FEET
1" = 30'

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

LEGEND:

○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"

● 5/8" IRON PIN FOUND

◉ IRON PIPE FOUND

( ) REFERENCED DISTANCE OF RECORD

CORRECTIVE SURVEY OF LOT SURVEY VOLUME 15, PG. 135 OF THE 0.558 ACRE TRACT, DEED 20200R-09270
LOCATED IN WEST MILTON, MIAMI COUNTY ~ DATE 7-06-2021

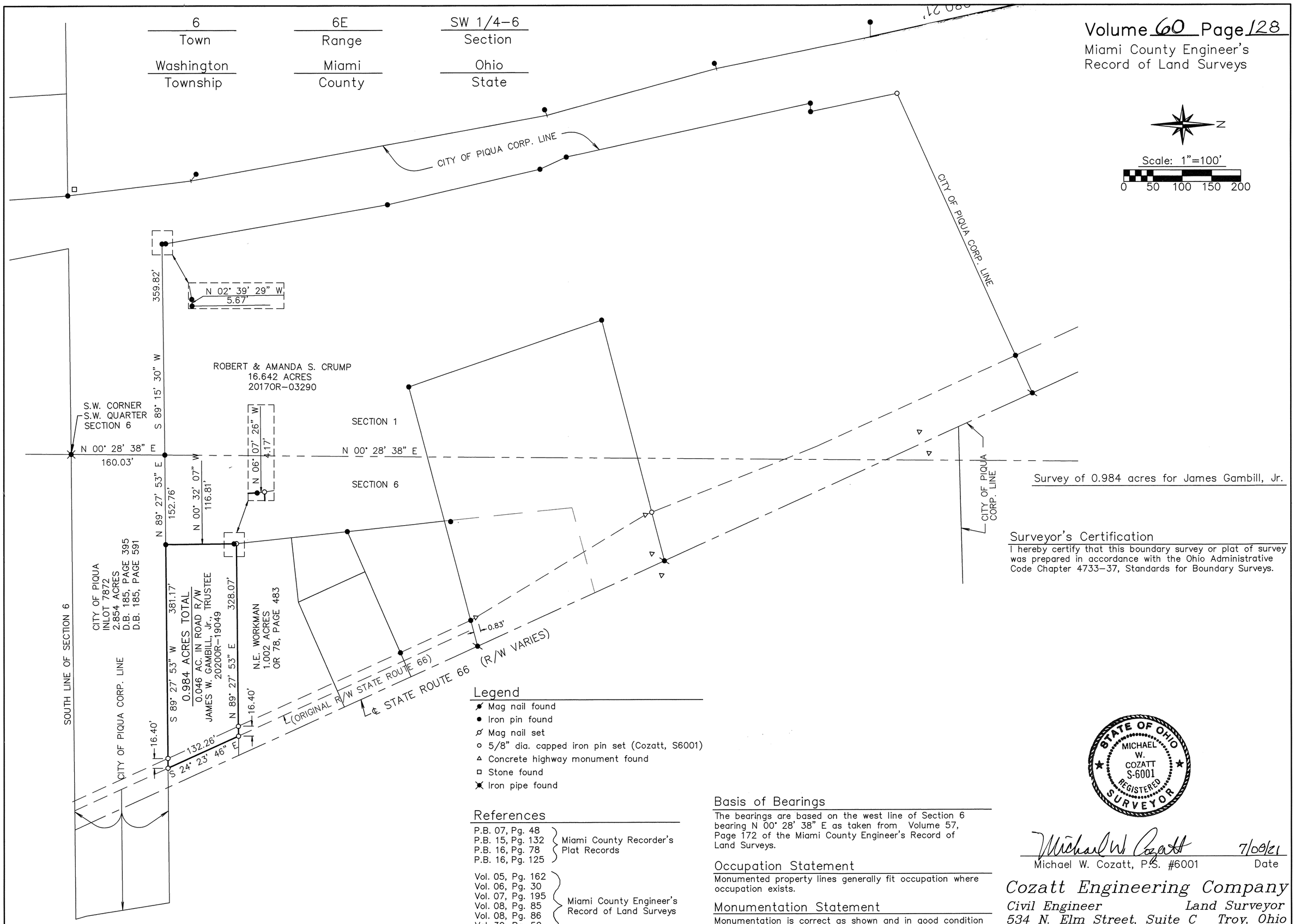
STATE OF OHIO
BERNARD D. KIENOW JR.
S-7456
REGISTERED
PROFESSIONAL SURVEYOR

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

BES JOB #406.21 DRAWN BY: SES CHECKED BY: JJB

6	6E	SW 1/4-6
Town	Range	Section
Washington	Miami	Ohio
Township	County	State

Volume 60 Page 128
Miami County Engineer's
Record of Land Surveys



Survey of 0.984 acres for James Gambill, Jr.

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.

Legend

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

References

P.B. 07, Pg. 48
P.B. 15, Pg. 132
P.B. 16, Pg. 78
P.B. 16, Pg. 125
} Miami County Recorder's Plat Records

Vol. 05, Pg. 162
Vol. 06, Pg. 30
Vol. 07, Pg. 195
Vol. 08, Pg. 85
Vol. 08, Pg. 86
Vol. 30, Pg. 52
Vol. 57, Pg. 172
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the west line of Section 6 bearing N 00° 28' 38" E as taken from Volume 57, Page 172 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.

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

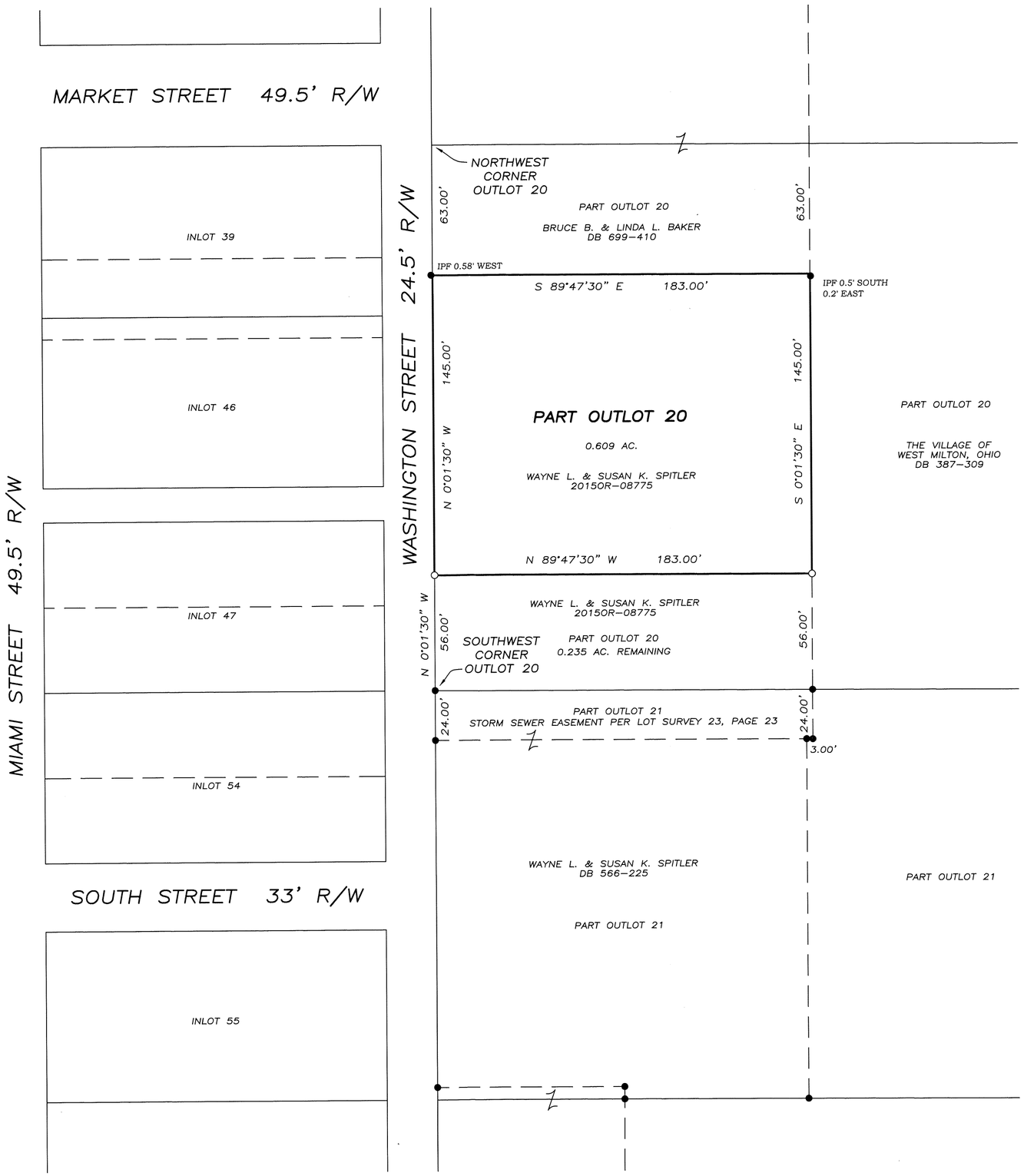
Michael W. Cozatt 7/08/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 14121 *Ph. (937) 339-2921*

VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO
PART OUTLOT 20

VOLUME 60 PAGE 129

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

o 5/8" CAPPED IRON PIN SET
● IRON PIN FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 56, PAGE 127

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 12, PAGE 23
BASIS OF BEARINGS
VOLUME 15, PAGE 67
VOLUME 23, PAGE 23

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 11, PAGE 58
DOCUMENT 20150R-08775

APPROVAL

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY THE VILLAGE OF WEST MILTON, OHIO THIS 8th DAY OF JULY, 2021.

VILLAGE ADMINISTRATOR

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

SURVEY FOR WAYNE & SUSAN SPITLER
IN WEST MILTON, MIAMI COUNTY, OHIO

MICHAEL W. COZATT, P.S. #6001 — DATE 6/23/21

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

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. 13221
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

2	10 BTMRS	36 SE ¼ SW ¼	LOSTCREEK	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 60 Page 130
Miami County Engineer's
Record of Land Surveys

Certified to conform with
Miami County Survey Requirements

PAUL P. HUELSKAMP, P.E., P.S.
Miami County Engineer

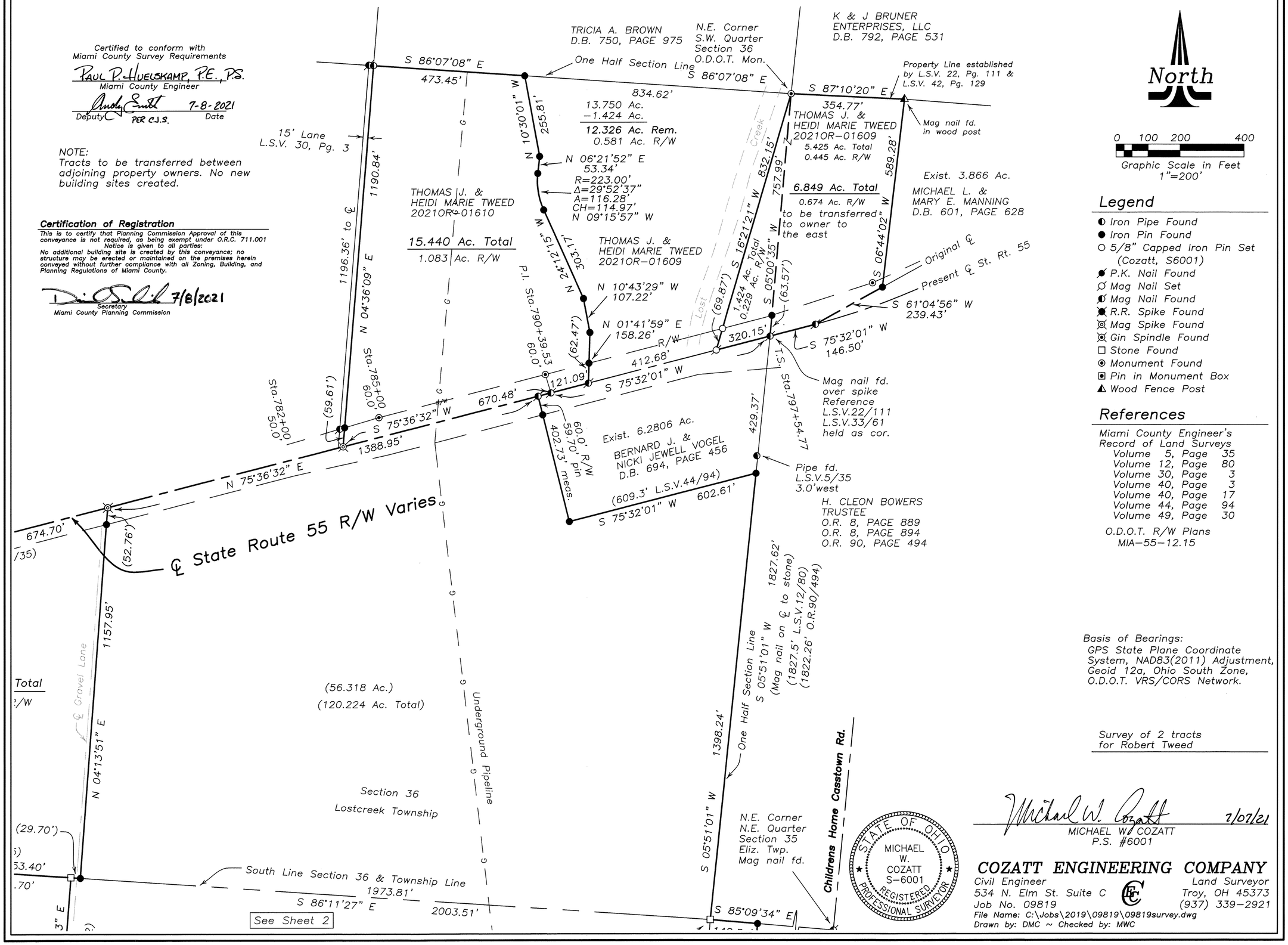
Deputy PER C.J.S. 7-8-2021 Date

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

Certification of Registration

This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001 Notice is given to all parties:
No additional building site is created by this conveyance; no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County.

Secretary 7/8/2021
Miami County Planning Commission



Legend

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

References

Miami County Engineer's Record of Land Surveys
Volume 5, Page 35
Volume 12, Page 80
Volume 30, Page 3
Volume 40, Page 3
Volume 40, Page 17
Volume 44, Page 94
Volume 49, Page 30

O.D.O.T. R/W Plans
MIA−55−12.15

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

Survey of 2 tracts
for Robert Tweed

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

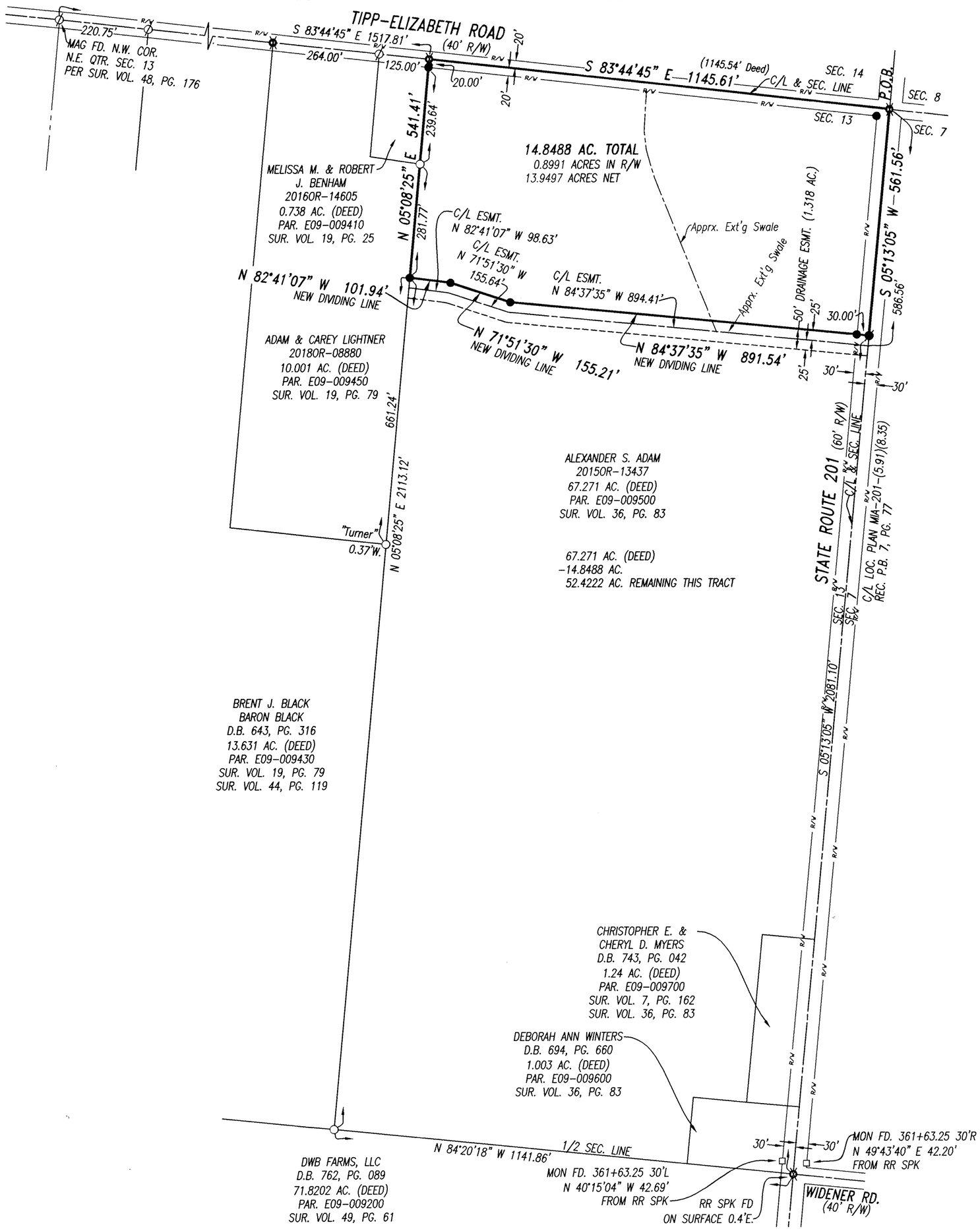
MICHAEL W. COZATT 7/07/21
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 09819 — (937) 339−2921

File Name: C:\Jobs\2019\09819\09819survey.dwg
Drawn by: DMC ~ Checked by: MWC

ELIZABETH TOWNSHIP | N.E. 1/4 ~ 13 SECTION | 2 TOWN | 10 M.Rs. RANGE

VOLUME 60 PAGE 131
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATED: JULY 2021



REFERENCES:

DEEDS: AS SHOWN

SURVEYS: AS SHOWN

ROAD DWGS: AS SHOWN
OCCUPATION STATEMENT:

OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.

NOTES:

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

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

MONUMENTATION LEGEND

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

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

CERTIFICATION:

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

BY: Luis G. Riancho 7/12/2021
LUIS G. RIANCHO DATE
REGISTERED SURVEYOR OF OHIO NO. 5287

STATE OF OHIO
LUIS G. RIANCHO 5287
REGISTERED SURVEYOR

BASIS OF BEARING: S 05°13'05" W FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13 AND CENTERLINE OF STATE ROUTE 201 FROM GPS OBSERVATIONS UTILIZING ODOT VRS, STATE PLANE COORDINATE SYSTEM, NAD'83(2011) (GEOID'12), OHIO SOUTH ZONE.

CLIENT: RYAN GOTTHARDT
DATE OF SURVEY: MAY 2021

0 200 400 600
GRAPHIC SCALE
SCALE 1"=200'

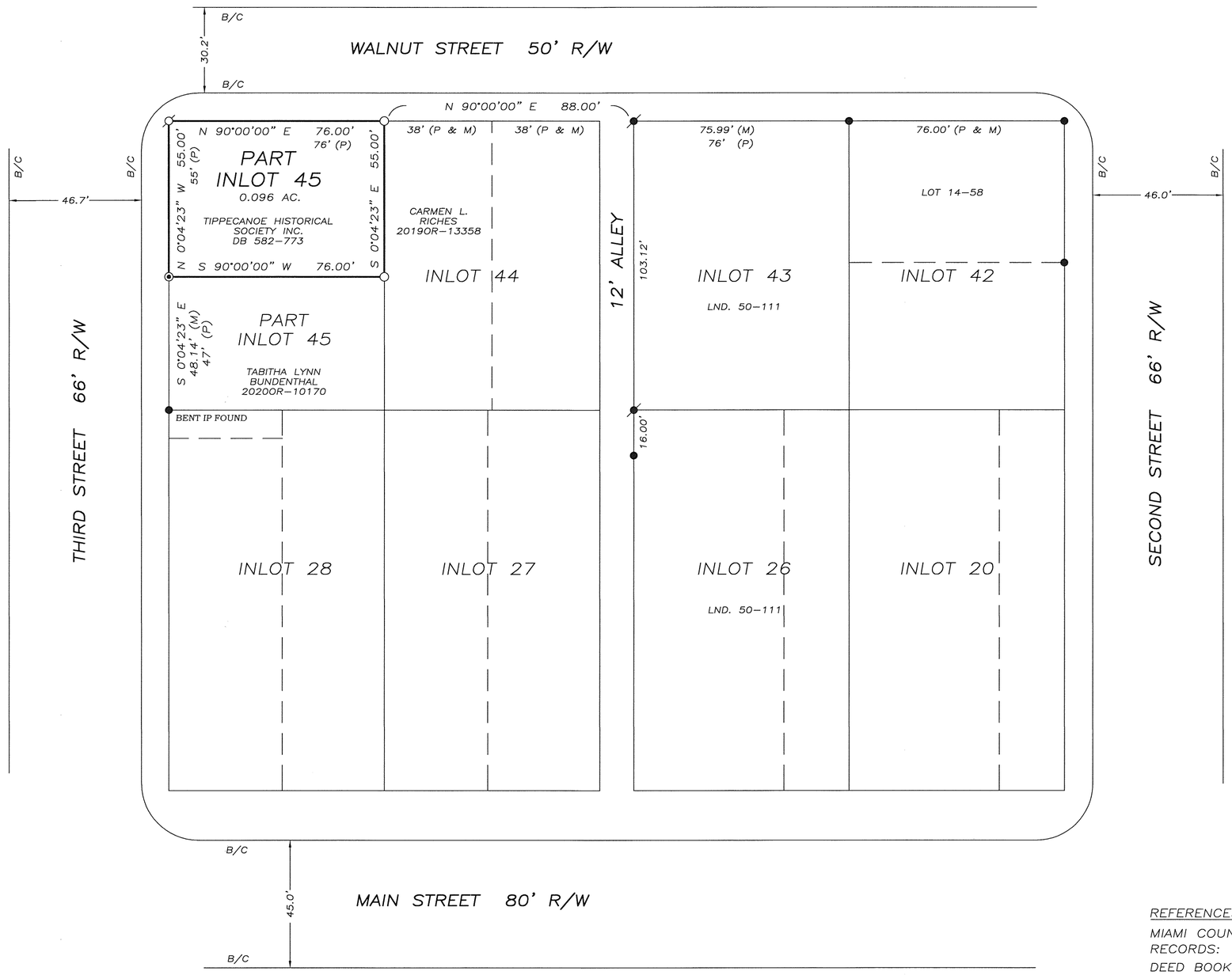
PREPARED BY:
LGR
LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
TEL 937 836-1585
FAX 937 836-9974
LGRIANCHO@WOH.RR.COM
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

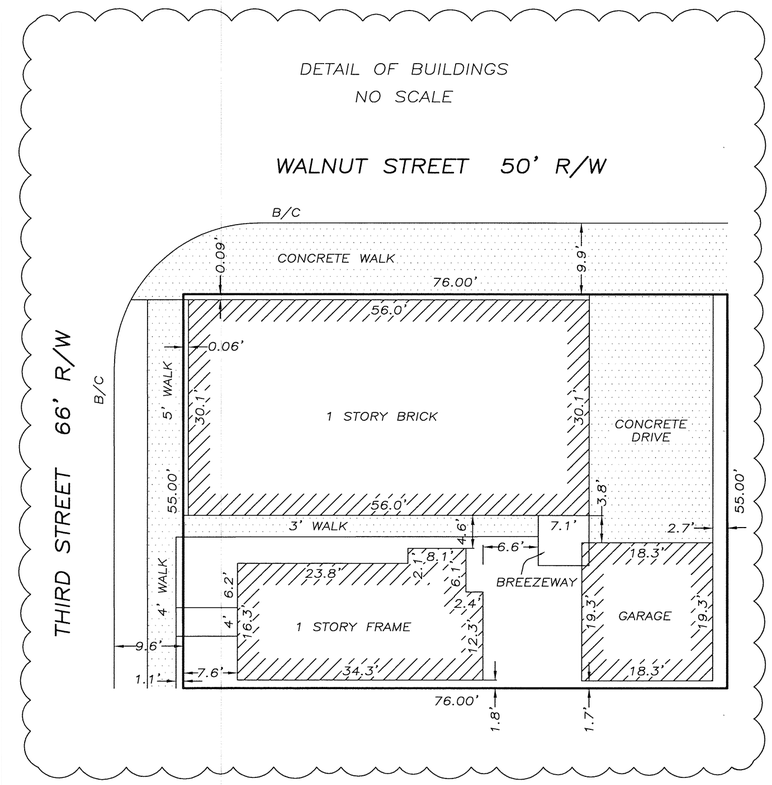
JOB # 21021 MAY 2021
DRAWING: 21021POS.DWG
PLOT DATE 06-22-2021

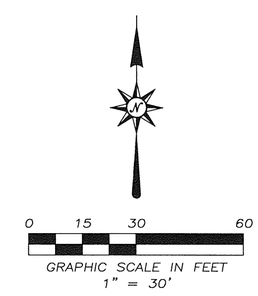
CITY OF TIPP CITY, MIAMI COUNTY, OHIO
PART INLOT 45

VOLUME 60 PAGE 132

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS







LEGEND

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

(P) DENOTES PLATTED OR DEEDED DIMENSIONS
(M) DENOTES MEASURED DIMENSION

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 22, PAGE 1
DEED BOOK 22, PAGE 364
DEED BOOK 22, PAGE 561
DEED BOOK 582, PAGE 773

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 4, PAGE 126
VOLUME 5, PAGE 84
VOLUME 6, PAGE 137
VOLUME 14, PAGE 58

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 50, PAGE 111

REFERENCE BEARING ASSUMED N 90°00'00" E ON THE NORTH LINE OF INLOT 45

SURVEY FOR TIPPECANOE HISTORICAL SOCIETY IN MIAMI COUNTY, OHIO ~ JULY 1, 2021

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

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

Bearings based on the centerline of S.R. 201 (S 03°04'30" W) as Recorded in Survey Volume 50, Page 160, of the Survey Records of Miami County, Ohio

North

100 0 100 200 300

GRAPHIC SCALE: 1"= 100' JUNE 29, 2021 JOB#5750

VOLUME 60 PAGE 133
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

18	2	10 M.Rs.	LOST CREEK	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

Monument Legend

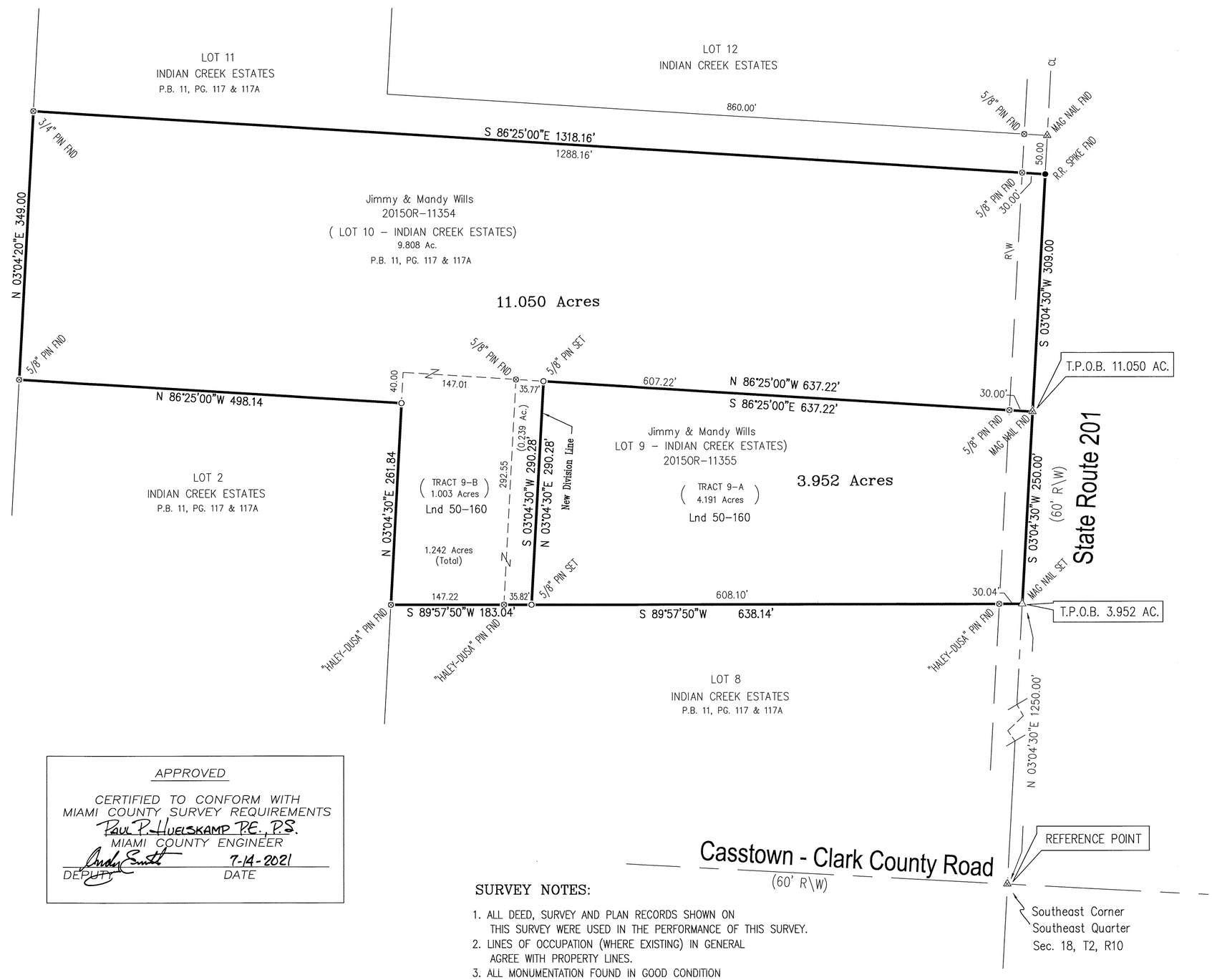
- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- ⊗ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument Box found
- □ Indicates Concrete Monument set
- ● Indicates Railroad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

REFERENCES:

DEED: Jimmy & Mandy Wills – 20150R–11355 (Lot 9)
Jimmy & Mandy Wills – 20150R–11354 (Lot 10)

SURVEY: Lnd. 50–160

PLAT: Indian Creek Estates – P.B. 11, Pg. 117



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

7/19/2021 (1.242 Ac.)
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

APPROVED
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp P.E., P.S.
MIAMI COUNTY ENGINEER
Andy Smith 7-14-2021
DEPUTY DATE

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

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

McDougall – Marsh Land Surveyors

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

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

7-14-21

SURVEY NOTES:

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

S:\Jobs\5000\5750 WILLIS\5750 SURVEY.dwg 5750–SURVEY Jul 13, 2021 – 2:27:21pm tom

PT. 1432 & PT. 1433	TROY	MIAMI	OHIO
INLOT	CORPORATION	COUNTY	STATE

VOLUME 60 PAGE 134
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

N

Scale: 1"=20'

0 10 20 30 40

LEGEND

- ● IRON PIN FOUND
- MAG NAIL SET
- ○ 5/8" DIA. CAPPED IRON PIN SET (COZATT, #S6001)

REFERENCES

Vol. 04, Pg. 176
Vol. 05, Pg. 186
Vol. 12, Pg. 137
} Miami County Engineer's Record of Lot Surveys

Basis of Bearings

The bearings are based on the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of part of Inlots 1432 & 1433 in Troy, Ohio for Bethanie Unger.

Surveyor's Certification

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

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

Michael W. Cozatt 7/19/21

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

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 15721 Ph. (937) 339-2921

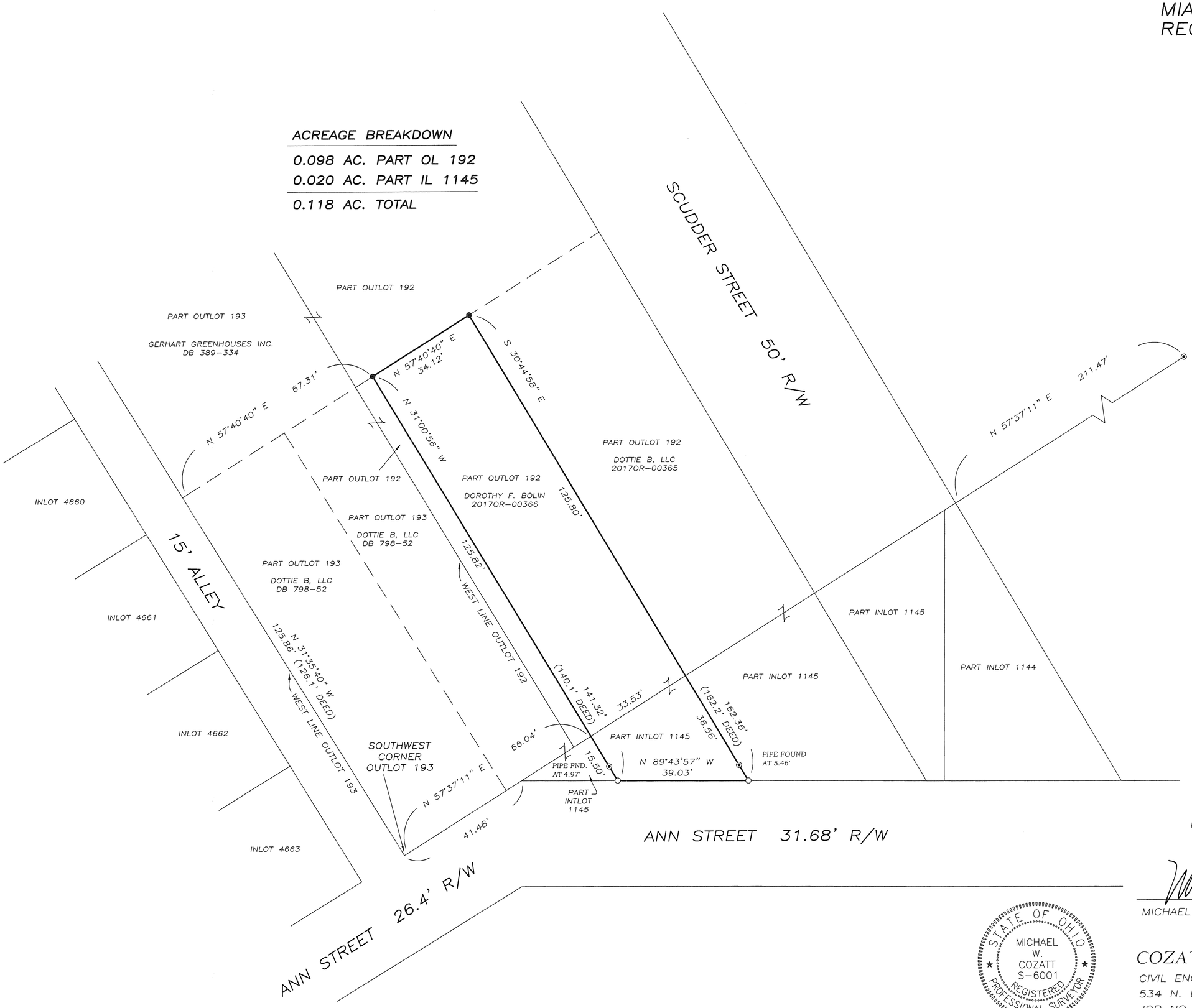
CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 1145 & PART OUTLOT 192

VOLUME 60 PAGE 135

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

ACREAGE BREAKDOWN

0.098 AC. PART OL 192
0.020 AC. PART IL 1145
0.118 AC. TOTAL



LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS:

VOLUME 9, PAGE 65
VOLUME 15, PAGE 146
VOLUME 16, PAGE 8
VOLUME 19, PAGE 33
VOLUME 22, PAGE 177

MIAMI COUNTY RECORDER'S
RECORDS:

DEED BOOK 798, PAGE 52
DOCUMENT 20170R-00365
DOCUMENT 20170R-00366
PLAT BOOK 23, PAGE 81
PLAT BOOK 25, PAGE 5

0 10 20 40
GRAPHIC SCALE IN FEET
1" = 20'

SURVEY FOR GARY BOLIN
IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

Michael W. Cozatt 2/18/24
MICHAEL W. COZATT, P.S. #6001 DATE

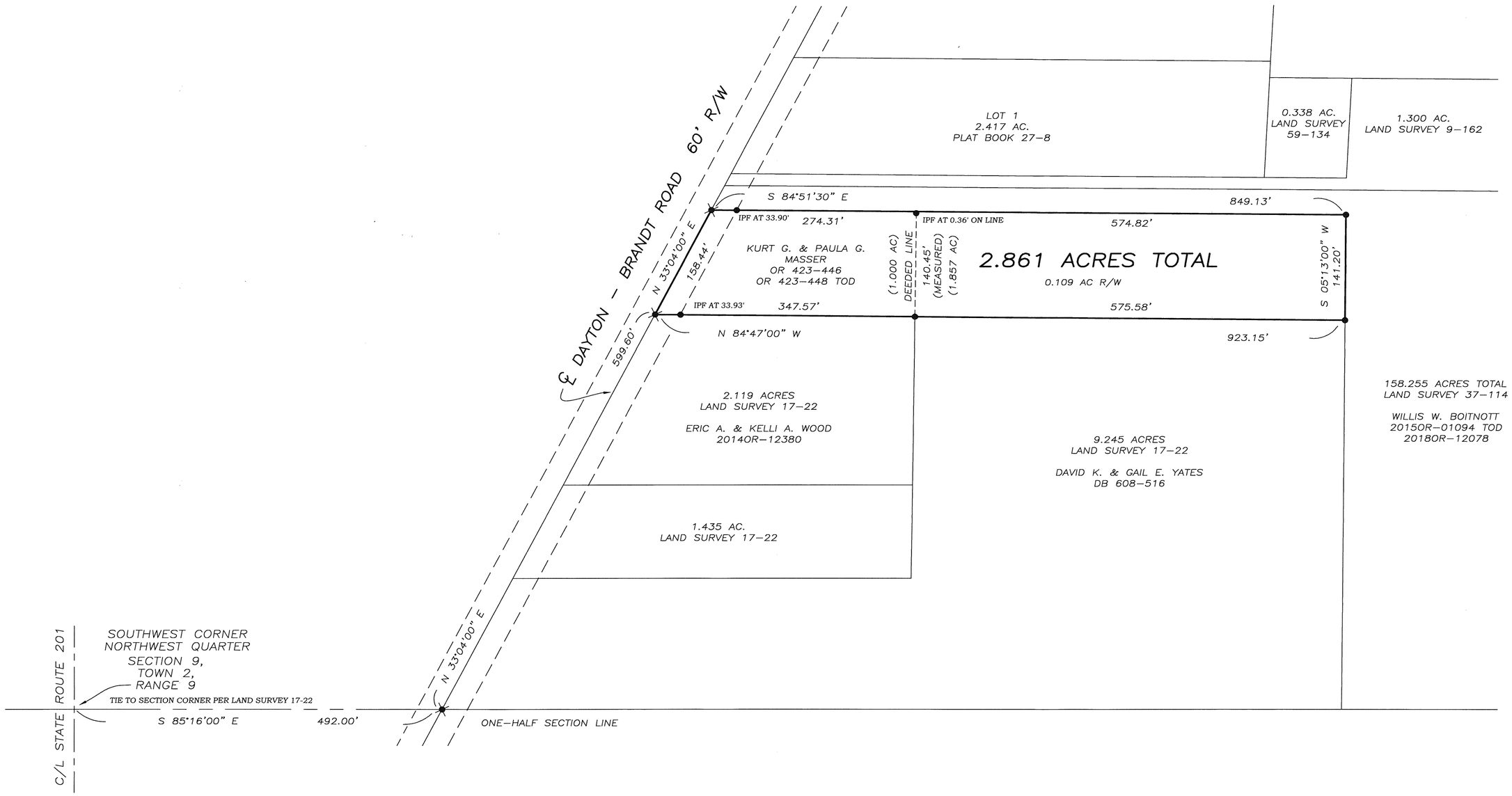
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. 06821
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

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

VOLUME 60 PAGE 136

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 8, PAGE 173
VOLUME 9, PAGE 162
VOLUME 17, PAGE 22
VOLUME 37, PAGE 114

BEARINGS CORRESPOND TO
LAND SURVEY 17-22, CENTERLINE
DAYTON BRANDT ROAD

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 423, PAGE 446
PLAT BOOK 27, PAGE 8

N

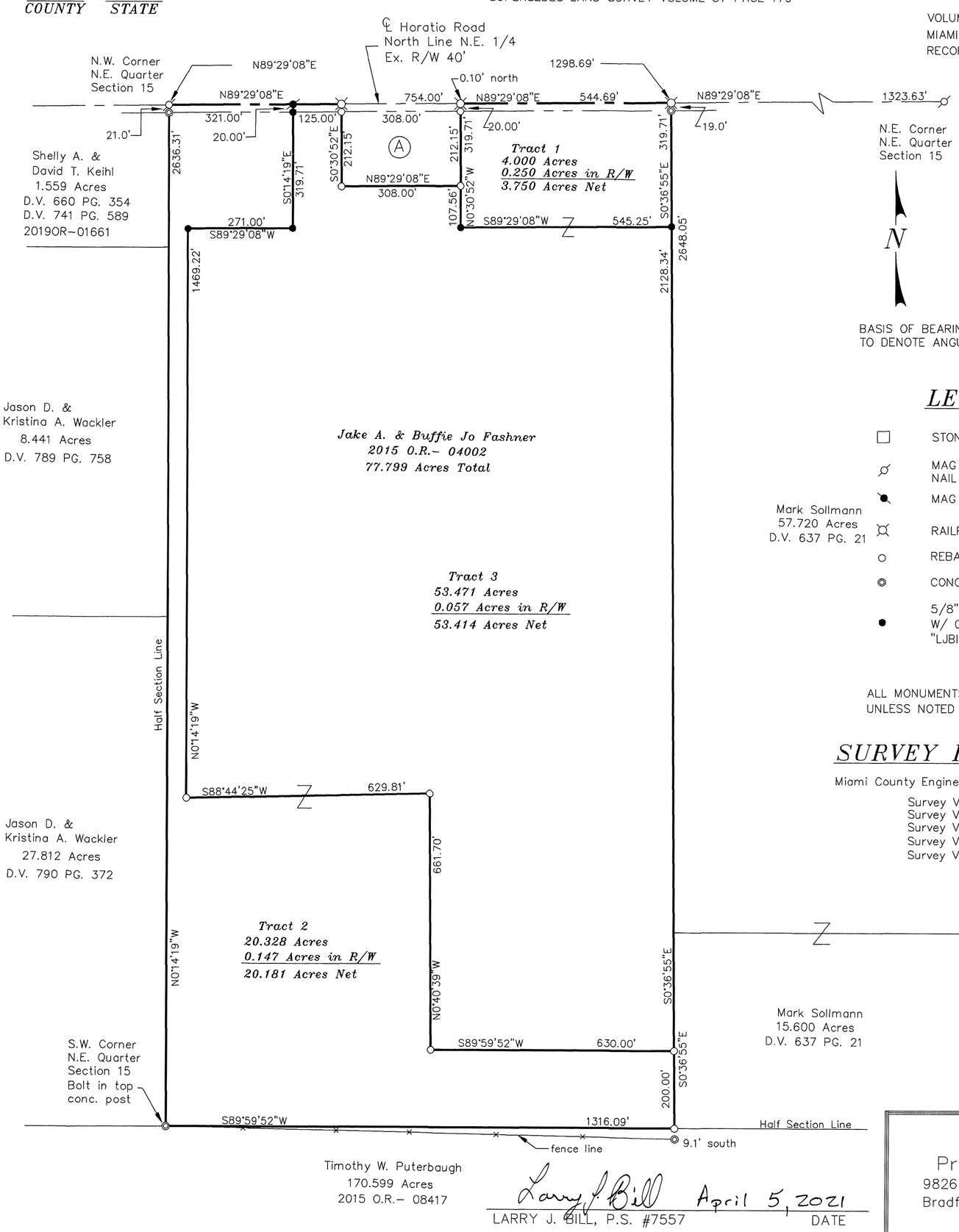
0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

JUNE 30, 2021	SURVEY OF 2.861 ACRES FOR THOMAS RIDDLE IN MIAMI COUNTY, OHIO
STATE OF OHIO · NEIL E. TEAFORD 7724 · REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724
	NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

15 NE 1/4	9N	4E	NEWBERRY	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

CORRECTIVE PLAT
SUPERSEDES LAND SURVEY VOLUME 57 PAGE 179

VOLUME NO. 60 PLAT NO. 137
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: JANUARY 2021



LEGEND

□	STONE FOUND
⌀	MAG NAIL OR PK NAIL FOUND
●	MAG NAIL SET
⌘	RAILROAD SPIKE FOUND
○	REBAR OR PIN FOUND
◎	CONCRETE POST FOUND
●	5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"

ALL MONUMENTS IN GOOD CONDITION
UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 31	Page 191
Survey Volume 32	Page 46
Survey Volume 38	Page 185
Survey Volume 53	Page 22
Survey Volume 57	Page 179

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, PE, PS
MIAMI COUNTY ENGINEER
Kristi Palm 4-6-2021
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
7/21/2021
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Gary Pfeiffer, REHS
DATE: 5/21/21
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

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

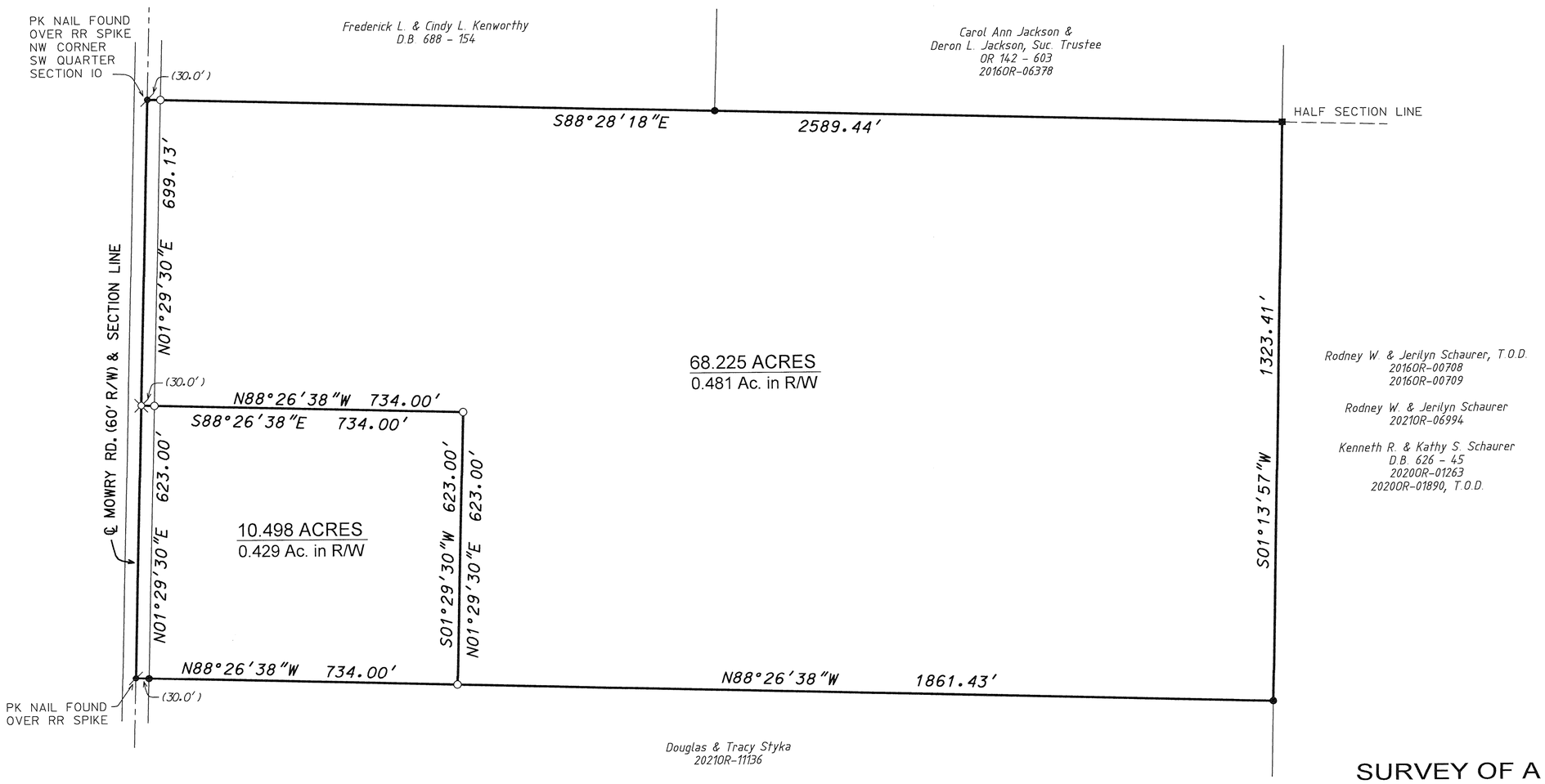
SURVEY FOR JAKE FASHNER

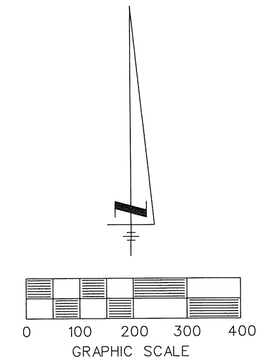
Larry J. Bill
LARRY J. BILL, P.S. #7557 April 5, 2021 DATE

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

7	5	SW1/4-10	NEWTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 60 PAGE 138
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





SURVEY OF A 10.498 ACRE TRACT & A 68.225 ACRE TRACT IN SECTION 10 NEWTON TOWNSHIP FOR JUDY ANN RUDY, TRUSTEE OR 245-511

- LEGEND -

- ■ CONCRETE FENCE POST FOUND
- ● IRON PIN FOUND
- PK NAIL FOUND
- RAILROAD SPIKE SET
- ○ 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

REFERENCES

VOL. 24, PG. 72
VOL. 41, PG. 188
VOL. 57, PG. 110
} MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

STATE OF OHIO
ROBERT L. CRON 8140 REGISTERED
PROFESSIONAL SURVEYOR

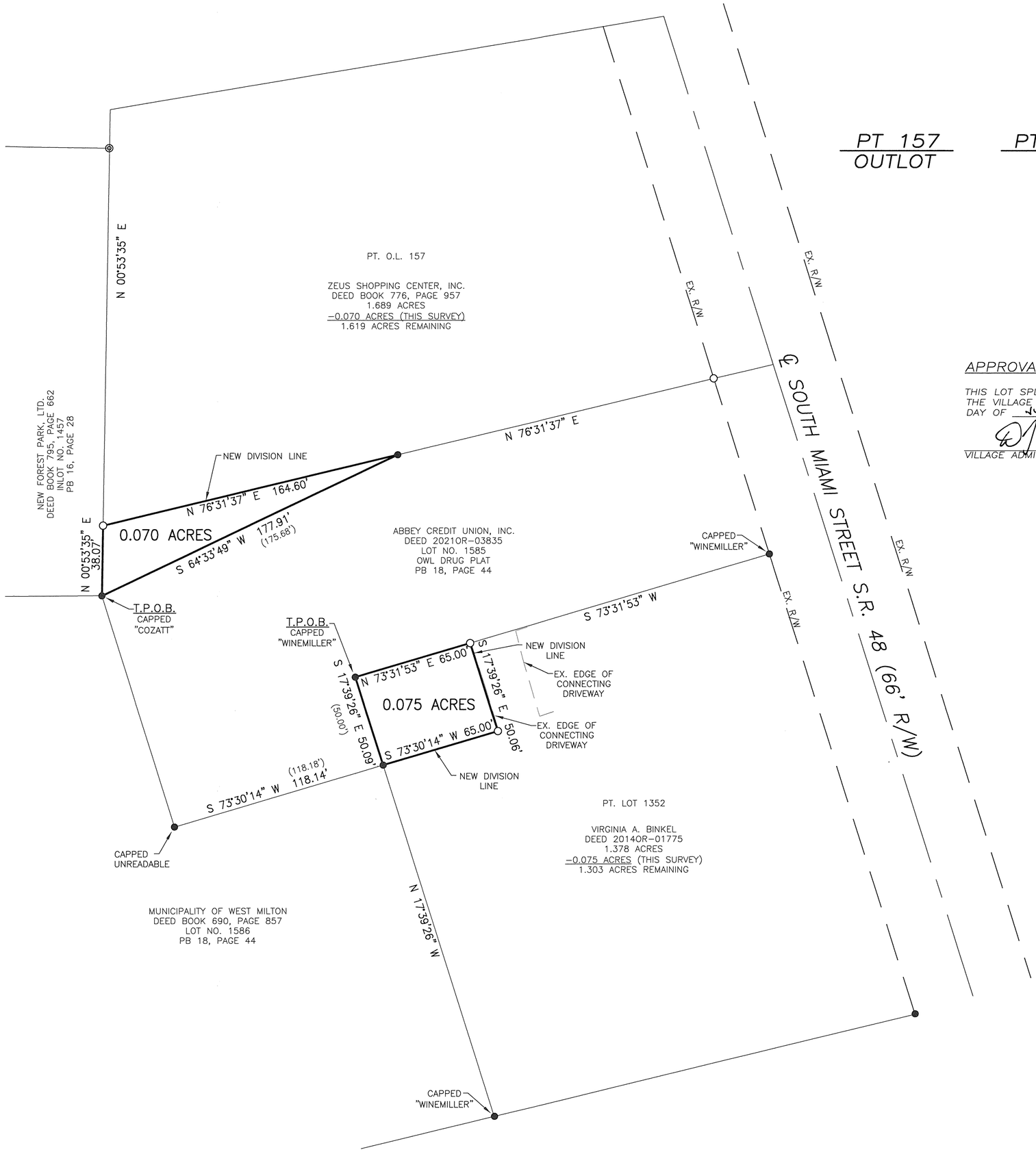
Robert L. Cron 1-20-2021
ROBERT L. CRON, P.S. #8140 DATE

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373
CELL: 937-418-0017

VOLUME 60 PAGE 139

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

PT 157	PT 1352	WEST MILTON	MIAMI	OHIO
OUTLOT	LOT	VILLAGE	COUNTY	STATE



APPROVAL:

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY THE VILLAGE OF WEST MILTON, OHIO THIS 21st DAY OF JULY, 2021.

VILLAGE ADMINISTRATOR

REFERENCES:

LOT SURVEYS:

VOLUME 7, PAGE 20
VOLUME 18, PAGE 197
AND AS SHOWN HEREON

RECORD PLATS:

VOLUME 12, PAGE 113
VOLUME 12, PAGE 133
VOLUME 16, PAGE 28
VOLUME 18, PAGE 44
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

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

LEGEND:

○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"

● 5/8" IRON PIN FOUND

( ) REFERENCED DISTANCE OF RECORD

N
W E
S

0' 40' 80' 120'

GRAPHIC SCALE IN FEET
1" = 40'

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

LOT SPLIT OF 0.070 ACRES AND 0.075 ACRES FOR ABBEY CREDIT UNION
LOCATED IN VILLAGE OF WEST MILTON, MIAMI COUNTY ~ DATE 7/16/2021

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

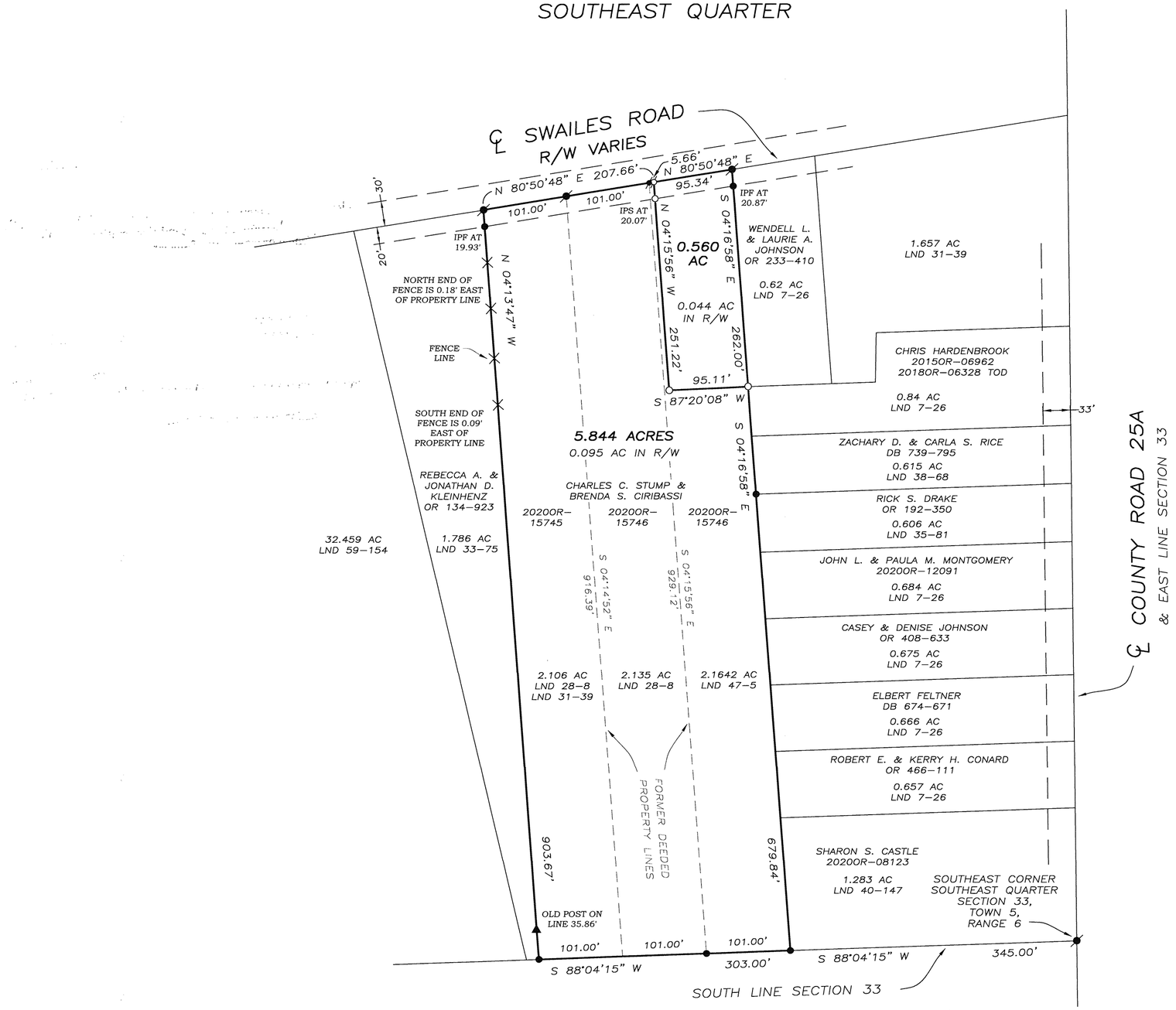
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #481.21 DRAWN BY: SES CHECKED BY: JJB

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 33, TOWN 5, RANGE 6
SOUTHEAST QUARTER

VOLUME 60 PAGE 140

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ▲ POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 7, PAGE 26
VOLUME 28, PAGE 8
VOLUME 31, PAGE 39
VOLUME 33, PAGE 75
VOLUME 34, PAGE 128
VOLUME 35, PAGE 81
VOLUME 38, PAGE 68
VOLUME 40, PAGE 147
VOLUME 47, PAGE 5
VOLUME 59, PAGE 154

BEARINGS CORRESPOND TO LAND SURVEY 47-5

MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT NO. 20200R-15745
DOCUMENT NO. 20200R-15746
PLAT BOOK 4, PAGE 72
PLAT BOOK 20, PAGE 94

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	APPROVED MIAMI COUNTY PLANNING COMMISSION	APPROVED SUBJECT TO ZONING APPROVAL
Paul P. Huelskamp PE, PS MIAMI COUNTY ENGINEER Austin Salmon 7-26-21 DEPUTY DATE	7/26/21 DATE SECRETARY	BY Kelly Tyll, REHS DATE 7/26/21 MIAMI COUNTY GENERAL HEALTH DEPT.

JUNE 2, 2021	SURVEY FOR CHARLES STUMP & BRENDA CIRIBASSI IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724 NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

North

BEARINGS ARE BASED ON THE CENTERLINE OF CASSTOWN – FLETCHER ROAD (N 00°04'11"W) AS RECORDED IN SURVEY VOLUME 42, PAGE 119, OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

200 0 200 400 600

GRAPHIC SCALE: 1"= 200' JOB#5775

25 SW 1/4	2	12	BROWN	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME 60 PAGE 141
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

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

REFERENCES:

DEED: 36.675 ACRES (BY DEED) JOSEPH B. SAMPSON AND MICHELLE A. SAMPSON – O.R. 741, PAGE 112

MIAMI COUNTY ENGINEER'S LAND SURVEYS: VOL.3–PG.427, VOL.26–PG.154, VOL.35–PG.42, VOL.–43–PG.119
VOL.26–PG.61, VOL.34–PG.158, VPL.42–PG.200

Monument Legend

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

SURVEY NOTES:

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

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Jenny Eifler, RZHS
7/28/21
DATE
MIAMI COUNTY HEALTH DEPARTMENT

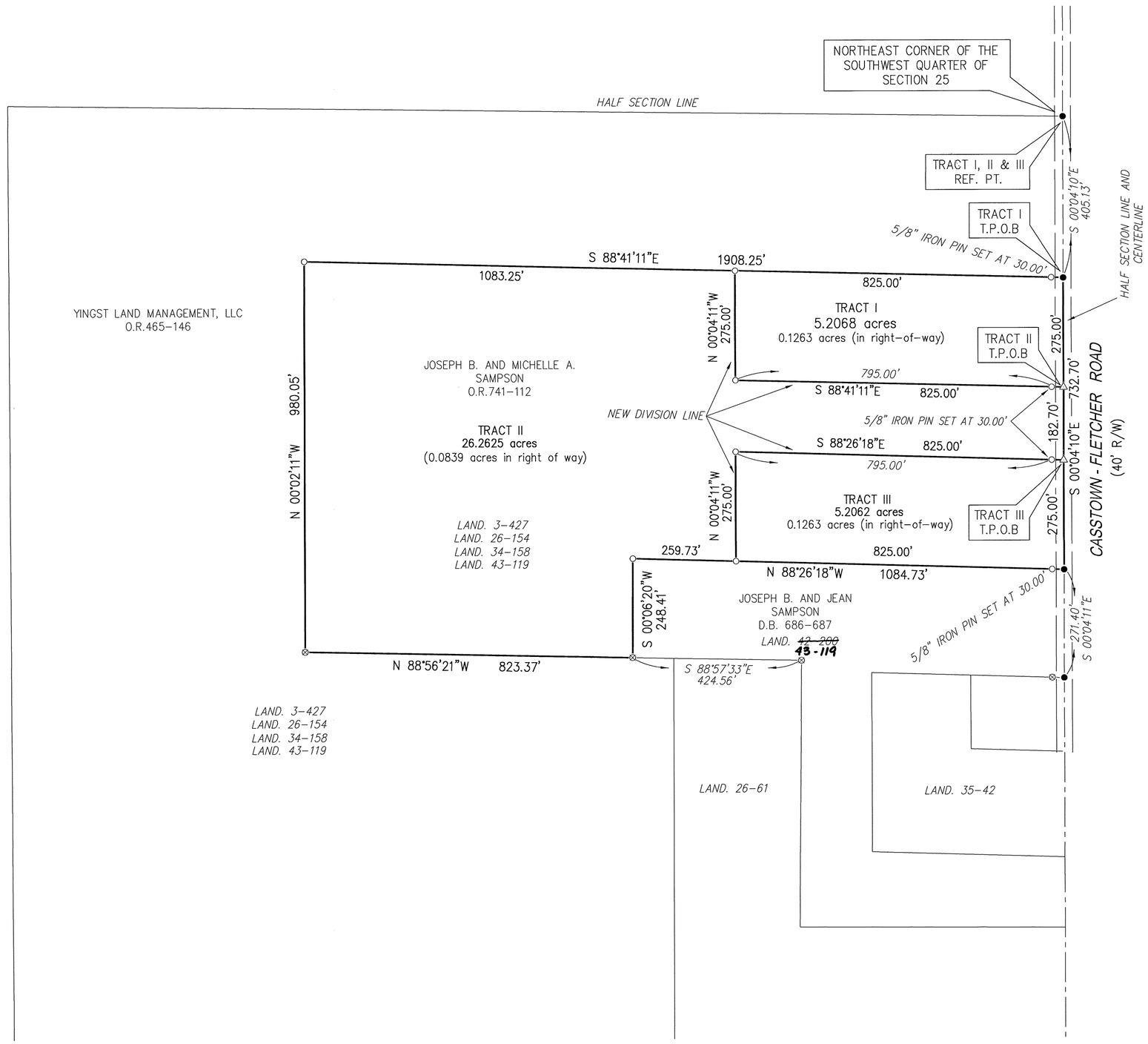
APPROVED
LARGE LOT DEVELOPMENT
SECRETARY 7/29/2021 DATE
MIAMI COUNTY PLANNING COMMISSION

APPROVED
CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUESKAMP P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY PER CJS 7-29-2021 DATE

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

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

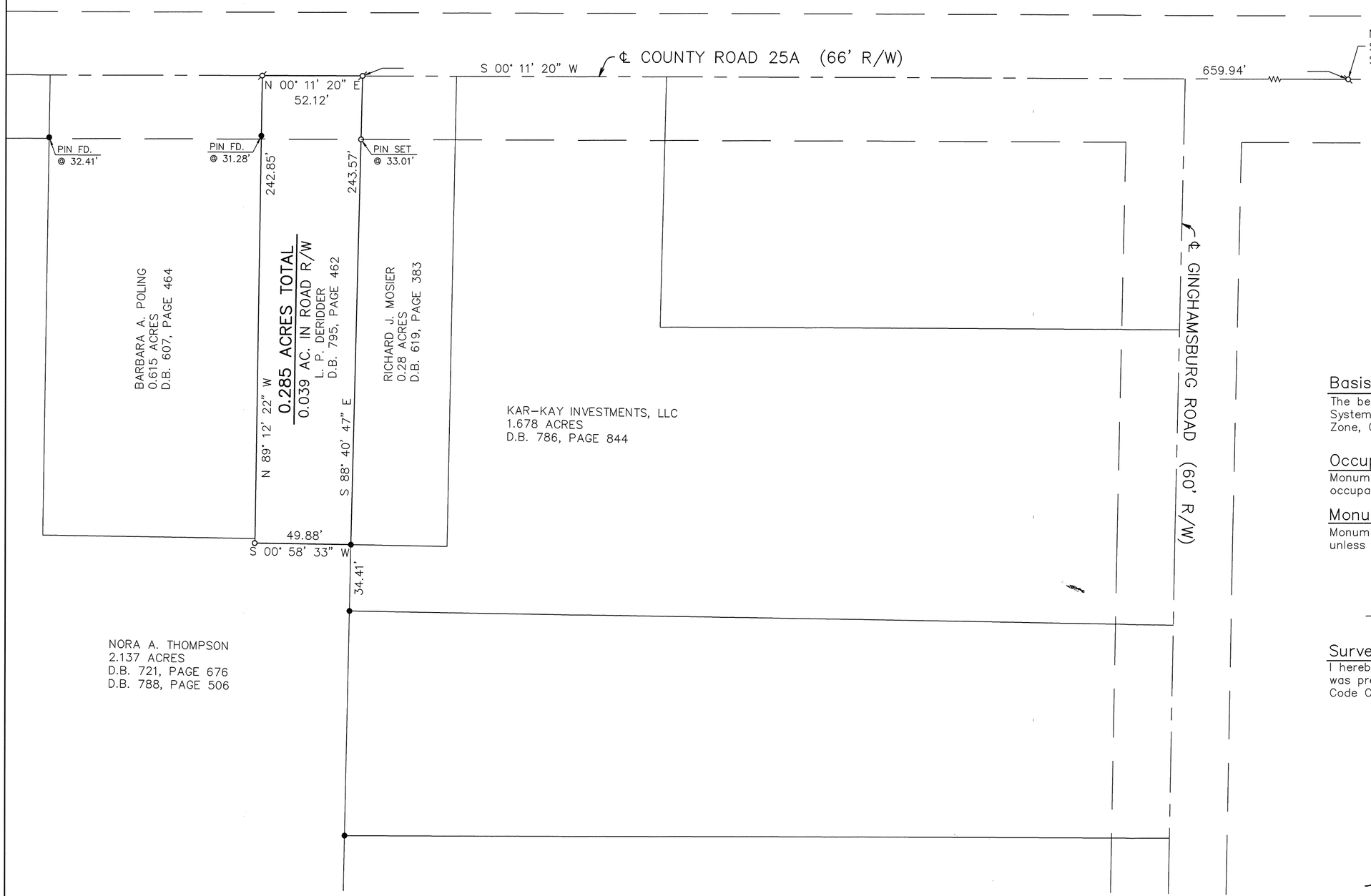
McDougall – Marsh Land Surveyors
BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735



S:\Jobs\5000\5775 SAMPSON\5775 SURVEY SPLIT.dwg SURVEY Jun 29, 2021 – 12:29:20pm Kevin

4	6E	SW 1/4–34	Monroe	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 142
Miami County Engineer's Record of Land Surveys



Legend

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

References

Vol. 15, Pg. 65
Vol. 16, Pg. 147
Vol. 18, Pg. 149
Vol. 21, Pg. 152
Vol. 54, Pg. 95
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 0.285 acres for L.P. deRidder

Surveyor's Certification

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

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

Michael W. Cozatt 8/02/21

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

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 18221 Ph. (937) 339–2921

Bearings based on the south line of Survey Volume 53, Page 107 (S 83°18'19"E) as Recorded in the Survey Records of Miami County, Ohio

North

150 0 150 300 450

GRAPHIC SCALE: 1"= 150'

JOB#5082

DATE: JULY 29, 2021

19	1	12	SPRINGCREEK	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME 60, PAGE 143
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

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

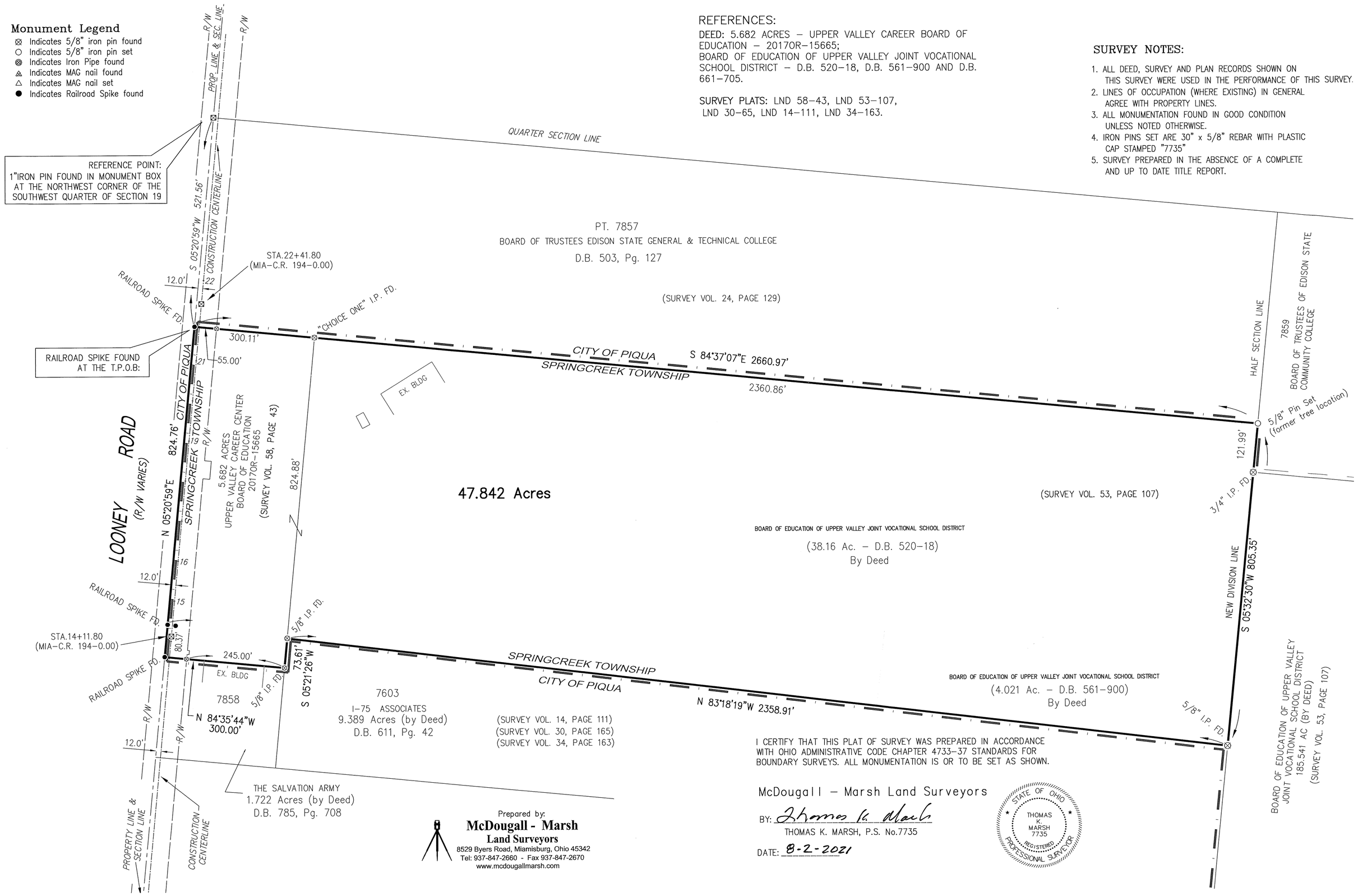
REFERENCES:

DEED: 5.682 ACRES – UPPER VALLEY CAREER BOARD OF EDUCATION – 2017OR–15665;
BOARD OF EDUCATION OF UPPER VALLEY JOINT VOCATIONAL SCHOOL DISTRICT – D.B. 520–18, D.B. 561–900 AND D.B. 661–705.

SURVEY PLATS: LND 58–43, LND 53–107, LND 30–65, LND 14–111, LND 34–163.

SURVEY NOTES:

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



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

McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh

THOMAS K. MARSH, P.S. No.7735

DATE: 8-2-2021

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

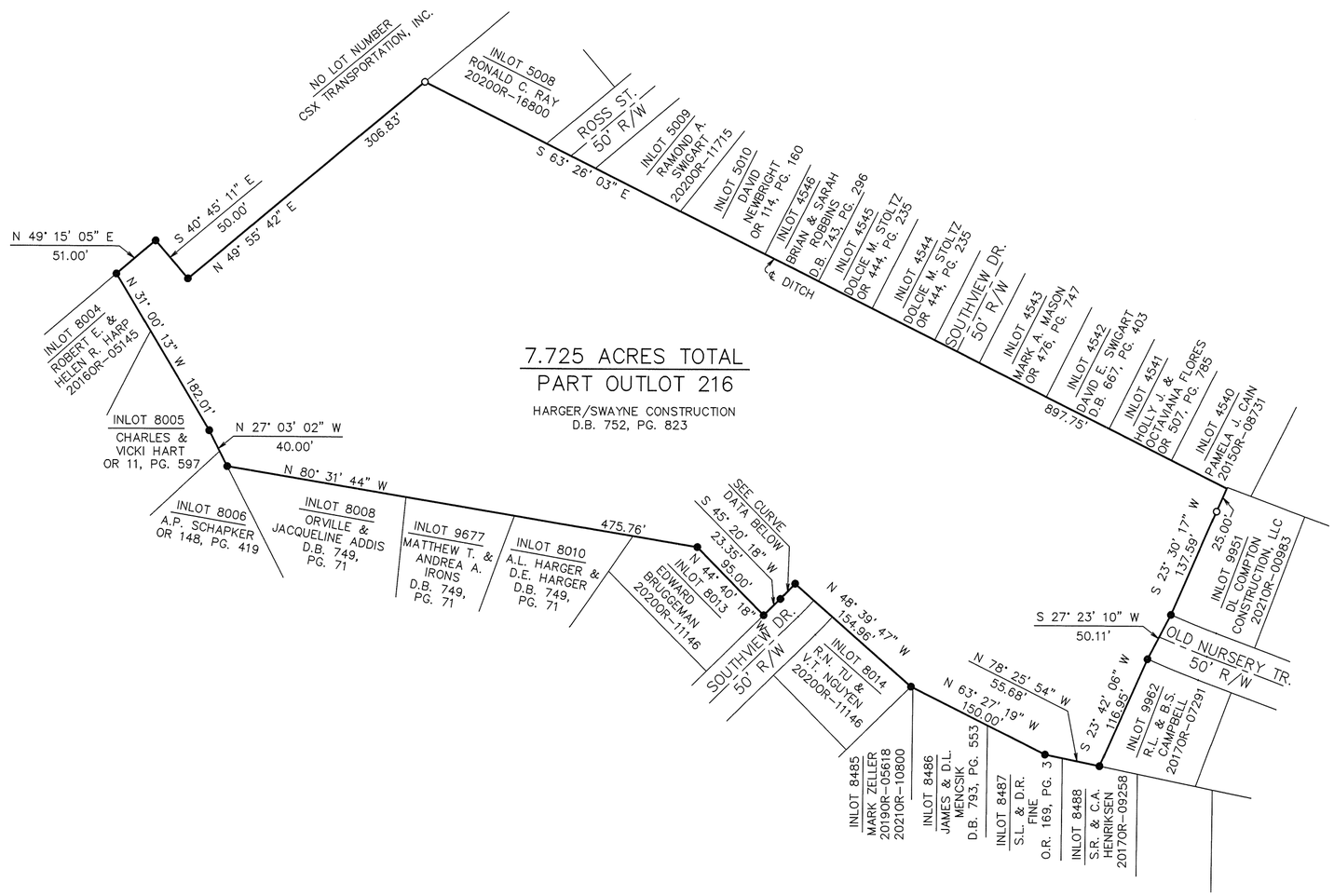
Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

Pt. 216	Troy	Miami	Ohio
Outlot	Corporation	County	State

Volume 60 Page 144
Miami County Engineer's
Record of Land Surveys

N

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



Legend

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

References

P.B. 07, Pg. 73
P.B. 08, Pg. 24
P.B. 08, Pg. 106
P.B. 17, Pg. 39
P.B. 17, Pg. 145
P.B. 21, Pg. 59
} Miami County Recorder's Plat Records

Vol. 10, Pg. 191 { Miami County Engineer's Record of Lot Surveys

Basis of Bearings

The bearings are based on the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of Pt. O.L. 216 in Troy, Ohio for Harger/ Swayne Construction.

Surveyor's Certification

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

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

Michael W. Cozatt 8/03/21
Michael W. Cozatt, P.S. #6001 Date

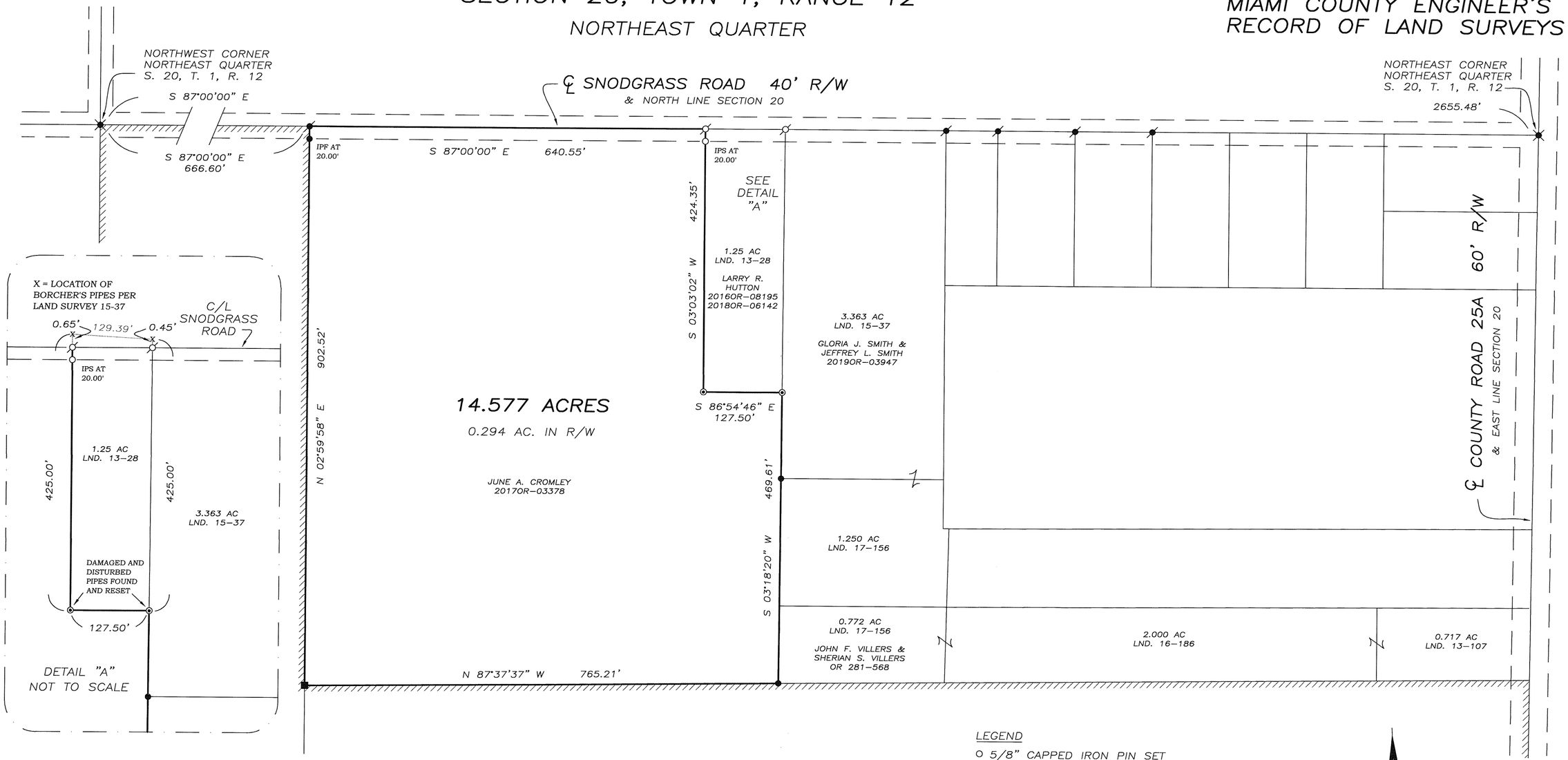
CURVE DATA			
DELTA	RADIUS	LENGTH	LONG CHORD
04° 04' 34"	295.50'	21.02'	21.02, S 43° 17' 03" W

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

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 20, TOWN 1, RANGE 12
NORTHEAST QUARTER

VOLUME 60 PAGE 145

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTES:

1. THE CENTER LINE OF SNODGRASS ROAD AND NORTH LINE OF SECTION 20 WAS REESTABLISHED USING RAILROAD SPIKES FOUND AT THE NORTHWEST AND NORTHEAST CORNERS OF THE QUARTER SECTION. THIS IS THE SECTION LINE THAT WAS USED BY VIRTUALLY ALL EXISTING SURVEYS OF RECORD, WITH ONE EXCEPTION, LAND SURVEY 13-28.
2. IT IS UNCLEAR WHAT SECTION LINE WAS USED FOR LAND SURVEY 13-28 (BORCHERS, AUGUST, 1959), ESTABLISHING THE 1.25 ACRE TRACT AT THE NORTHEAST CORNER OF THE TRACT HEREIN SURVEYED.
3. THERE ARE TWO SUBSEQUENT SURVEYS BY KLOCKNER, ADJACENT TO THE BORCHERS 1.25 ACRE TRACT. LAND SURVEY 13-71 IN SEPTEMBER, 1959, AND LAND SURVEY 15-37 IN SEPTEMBER, 1962, WHICH HE STATES SUPERCEDES LAND SURVEY 13-71. THESE SURVEYS SHOW BORCHERS CENTER LINE PIPES FOUND NORTH OF THE SECTION LINE. SEE DETAIL "A."
4. OLD PIPES WERE FOUND ON THE SOUTH LINE OF THE BORCHERS SURVEY IN THE APPROXIMATE LOCATION SHOWN. BOTH PIPES WERE BADLY DAMAGED AND CLEARLY DISLODGED FROM THEIR ORIGINAL LOCATION.
5. THE EAST REAR PIPE WAS RESET USING THE BORCHERS DISTANCE OF 425.00 FEET FROM WHERE HIS CENTER LINE PIPE WOULD HAVE BEEN, 0.45' NORTH OF THE SECTION LINE, MEASURED ALONG THE COMMON LINE REESTABLISHED BY KLOCKNER ONE MONTH LATER.
6. THE WEST REAR PIPE WAS RESET BY DOUBLE MEASURING USING THE BORCHERS DIMENSION OF 127.50' FROM THE PIPE RESET PER NOTE 5 ABOVE, AND A DIMENSION OF 425.00 FEET FROM WHERE THE BORCHERS CENTER LINE PIPE WOULD HAVE BEEN 0.65' NORTH OF THE SECTION LINE.
7. THE BASIS OF BEARING IS N 87 DEGREES 00 MINUTES 00 SECONDS WEST ON THE NORTH LINE OF SECTION TWENTY (20) AND ON THE CENTER LINE OF SNODGRASS ROAD, AS PER SURVEYS OF RECORD, INCLUDING LAND SURVEY 33-153.

LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⌀ MAG SPIKE SET
- ⌀ PK NAIL OR MAG NAIL FOUND
- ✖ RAILROAD SPIKE FOUND
- ■ STONE FOUND

////// CITY OF PIQUA CORPORATION LINE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 476
VOLUME 13, PAGE 28
VOLUME 13, PAGE 71
VOLUME 15, PAGE 37
VOLUME 17, PAGE 156
VOLUME 33, PAGE 153
VOLUME 54, PAGE 185
VOLUME 54, PAGE 192

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 10, PAGE 28
PLAT BOOK 15, PAGE 113

0 60 120 240

GRAPHIC SCALE IN FEET
1" = 120'

SURVEY FOR JUNE CROMLEY
IN MIAMI COUNTY, OHIO ~ JULY 18, 2021

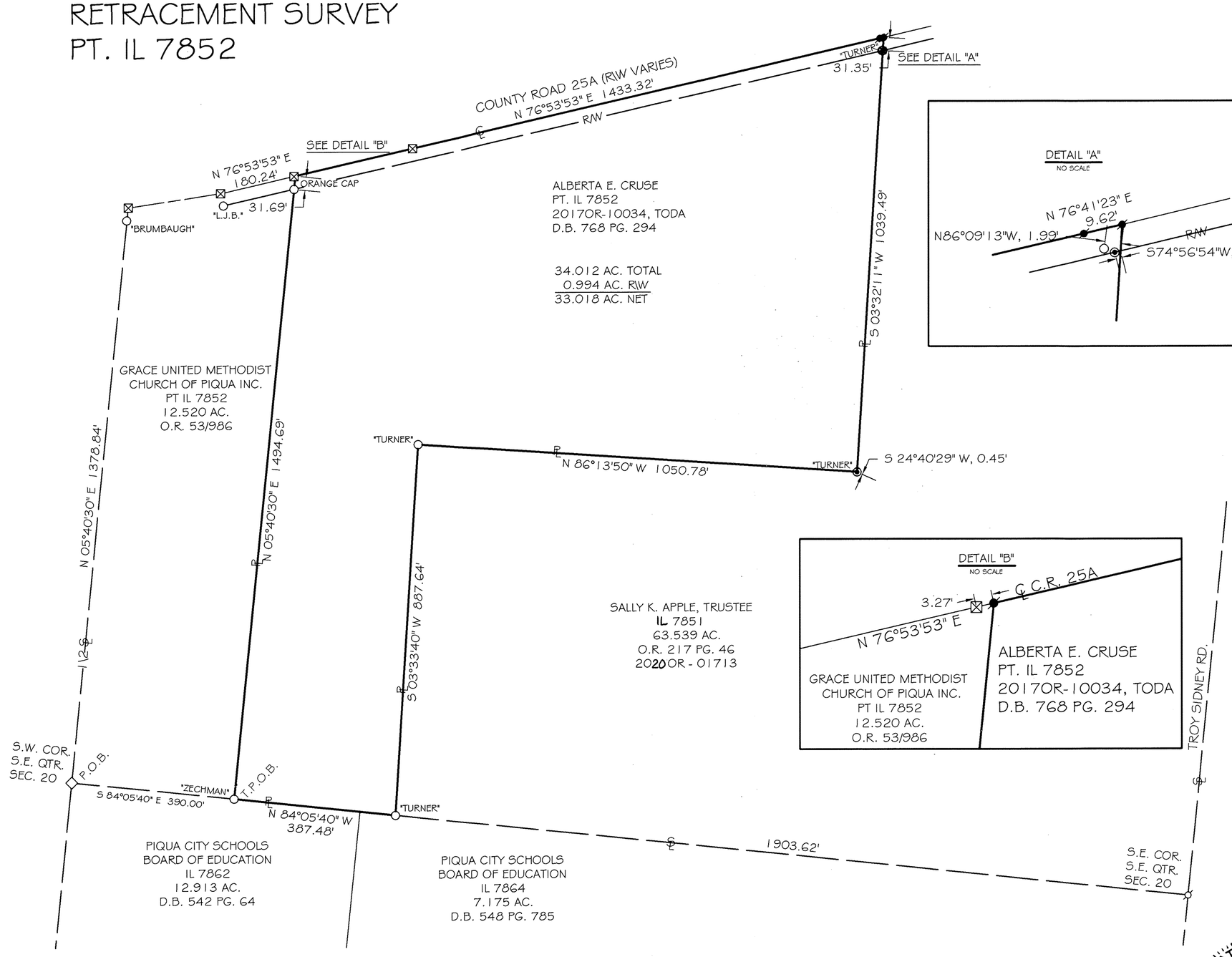
STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

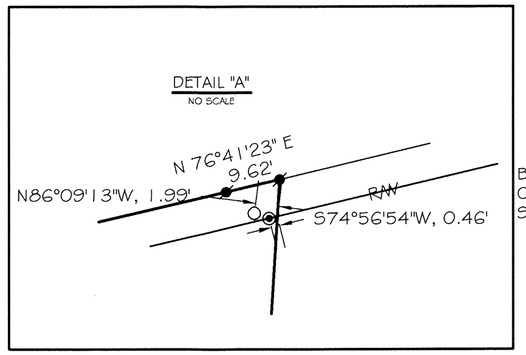
THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

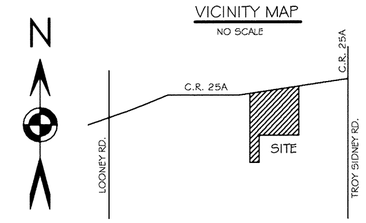
CITY OF PIQUA
PART INLOT 7852

VOLUME 60 PAGE 146
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

ALBERTA E. CRUSE
RETRACEMENT SURVEY
PT. IL 7852







0' 200' 400'
SCALE 1" = 200'

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

LEGEND

- MAG NAIL (SET)
- IRON PIN (FOUND)
- MAG NAIL (FOUND)
- MONUMENT BOX (FOUND)
- FENCE POST (FOUND)
- STONE (FOUND)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE

REFERENCES

LND. SUR. 3 PG. 183
LND. SUR. 29 PG. 178
LND. SUR. 30 PG. 117
LND. SUR. 36 PG. 88
LOT SUR. 21 PG. 87
RECORDER'S PLAT BK. 15 PG. 113, 113A-C
RSMD 166

STATE OF OHIO
CHRISTOPHER S. HARMON
S-7988
REGISTERED
PROFESSIONAL SURVEYOR

CHRISTOPHER S. HARMON P.S. #7988 — DATE 8/12/24

SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN AUGUST, 2021 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

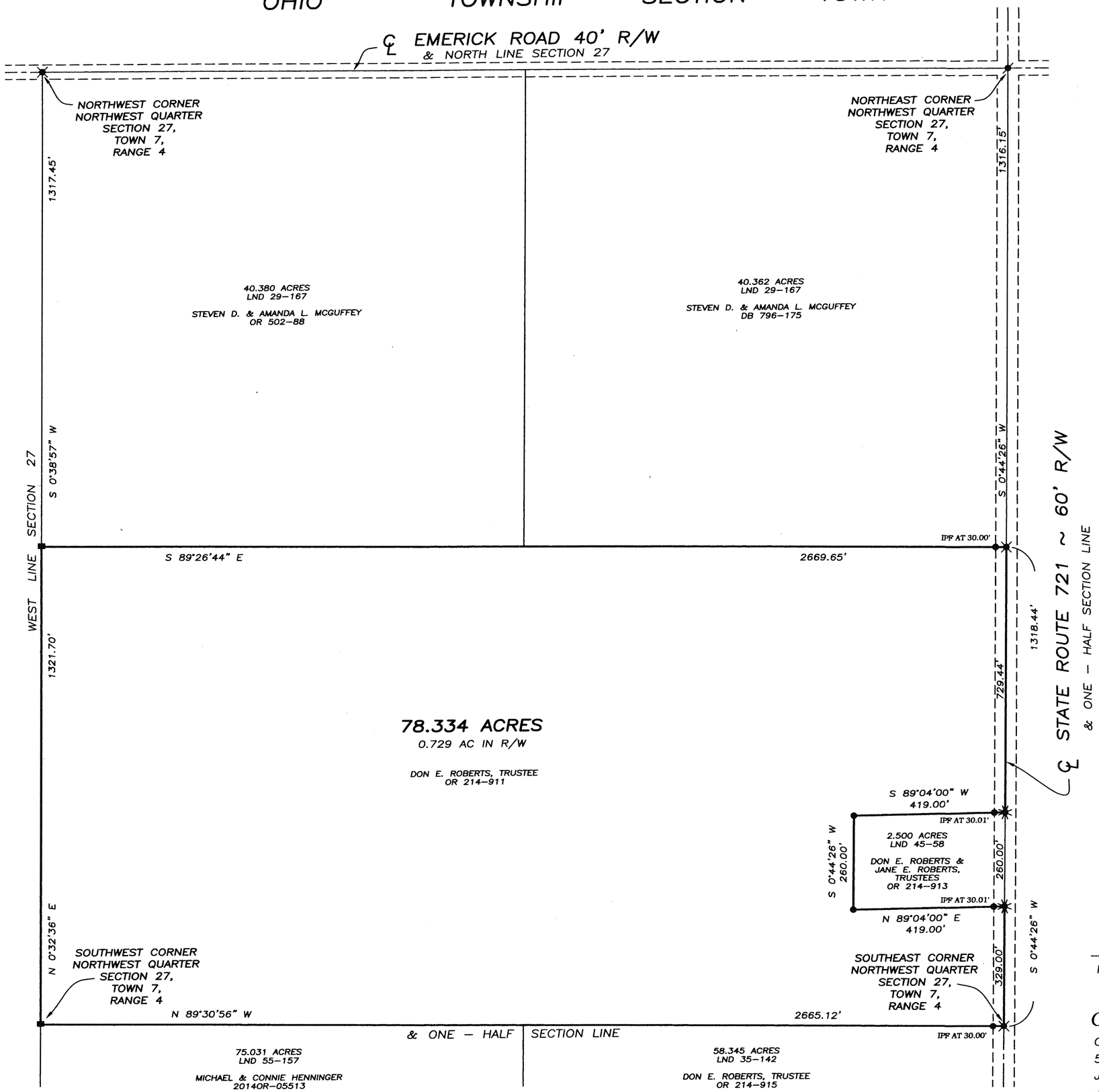
LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332

#21055

MIAMI COUNTY	UNION	27 NW 1/4	7	4
OHIO	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 147

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- o 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- RAILROAD SPIKE FOUND
- P.K. NAIL FOUND
- GIN SPINDLE FOUND
- ■ STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 419
VOLUME 29, PAGE 167
VOLUME 35, PAGE 142
VOLUME 43, PAGE 50
VOLUME 45, PAGE 58
VOLUME 55, PAGE 157

MIAMI COUNTY RECORDER'S RECORDS:

OFFICIAL RECORD 214, PAGE 911

BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 721, BEARING S 0°44'26" W, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT, GEOID 12A, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK.

OCCUPATION STATEMENT

MONUMENTED PROPERTY LINES GENERALLY FIT OCCUPATION WHERE OCCUPATION EXISTS.

MONUMENTATION STATEMENT

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

SURVEY FOR DON ROBERTS TRUST
IN SECTION 27, UNION TOWNSHIP

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

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

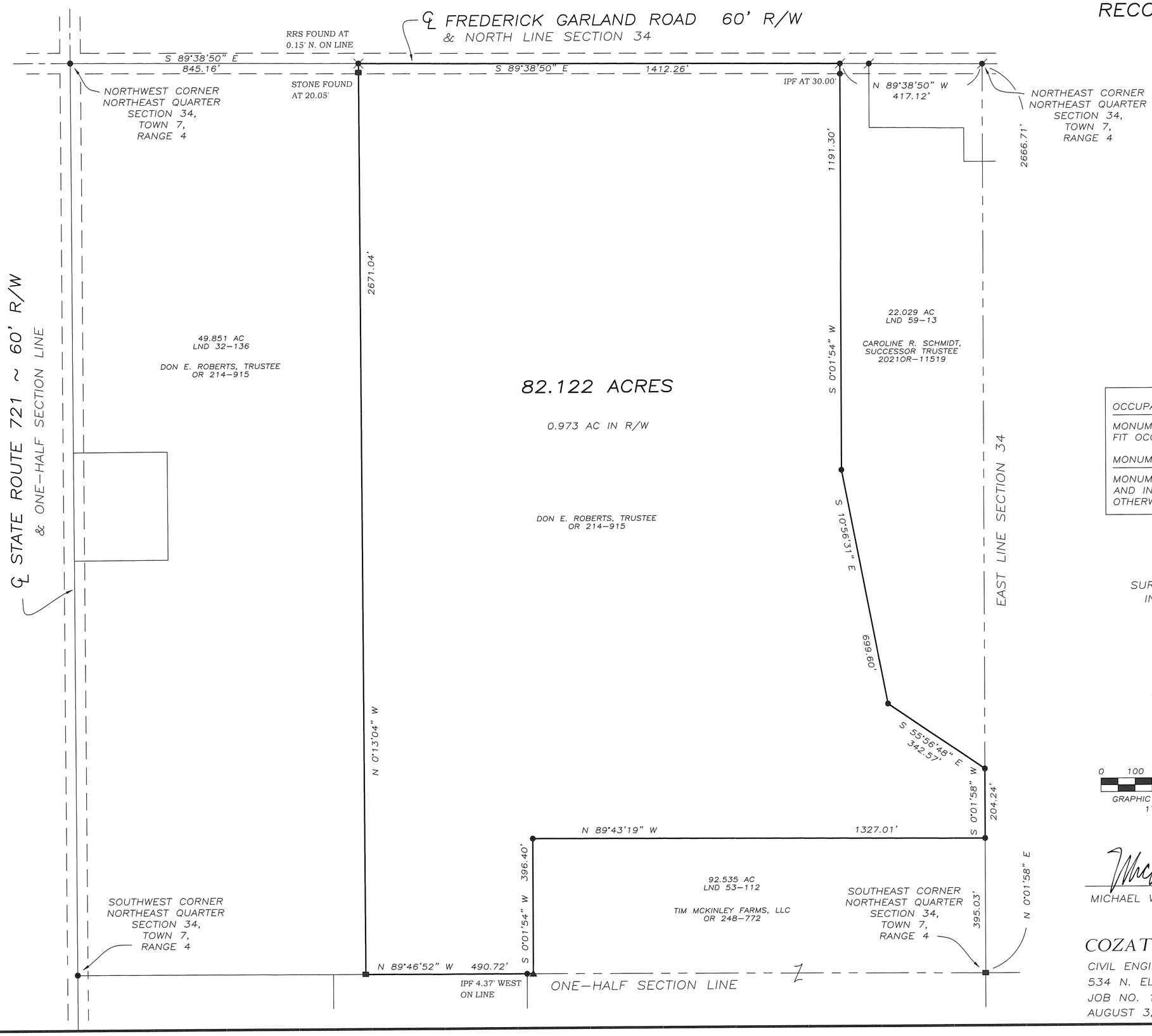
Michael W. Cozatt 8/17/21
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. 15821
JULY 30, 2021
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

MIAMI COUNTY	UNION	34 NE 1/4	7	4
OHIO	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 148

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 32, PAGE 136
VOLUME 43, PAGE 29
VOLUME 53, PAGE 112
VOLUME 58, PAGE 192
VOLUME 59, PAGE 13
VOLUME 59, PAGE 77

MIAMI COUNTY RECORDER'S RECORDS:

DEEDS AS SHOWN HEREON

OCCUPATION STATEMENT

MONUMENTED PROPERTY LINES GENERALLY FIT OCCUPATION WHERE OCCUPATION EXISTS.

MONUMENTATION STATEMENT

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

SURVEY FOR DON E. ROBERTS TRUST IN SECTION 34, UNION TOWNSHIP

0 100 200 400

GRAPHIC SCALE IN FEET
1" = 200'

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

Michael W. Cozatt 8/17/21

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

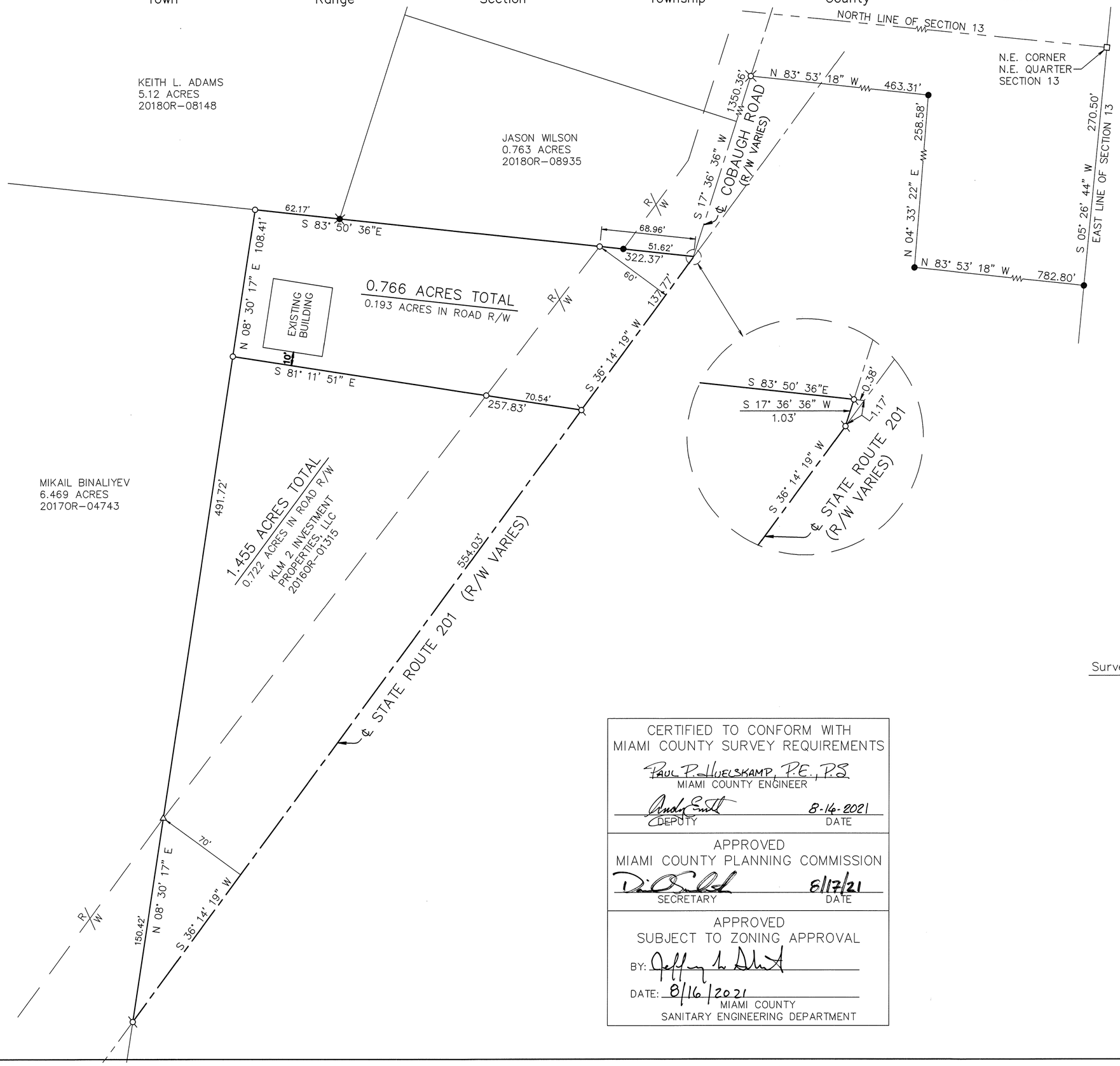
COZATT ENGINEERING COMPANY

CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. 16021
AUGUST 3, 2021

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

2	9 BTMRS	NE 1/4 – 13	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 149
Miami County Engineer's
Record of Land Surveys



N

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

Legend

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

References

Vol. 15, Pg. 118
Vol. 18, Pg. 160
Vol. 31, Pg. 17
Vol. 47, Pg. 194
Vol. 57, Pg. 168
} Miami County Engineer's Record of Land Surveys

O.D.O.T. R/W MAP–MONTGOMERY–MIAMI COUNTY
MOT–201–9.57
MIA–201–0.00–1.74

Basis of Bearings

The bearings are based on the centerline of State Route 201, bearing S 36° 14' 19" W, as taken from the State Plane Coordinate System, NAD*# 2011 Adjustment, 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 KLM 2 Investment Properties, LLC

Surveyor's Certification

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

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

Michael W. Cozatt 8/13/21
Michael W. Cozatt, P.S. #6001 Date

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Emitt 8-14-2021
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

D. Oslad 8/17/21
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

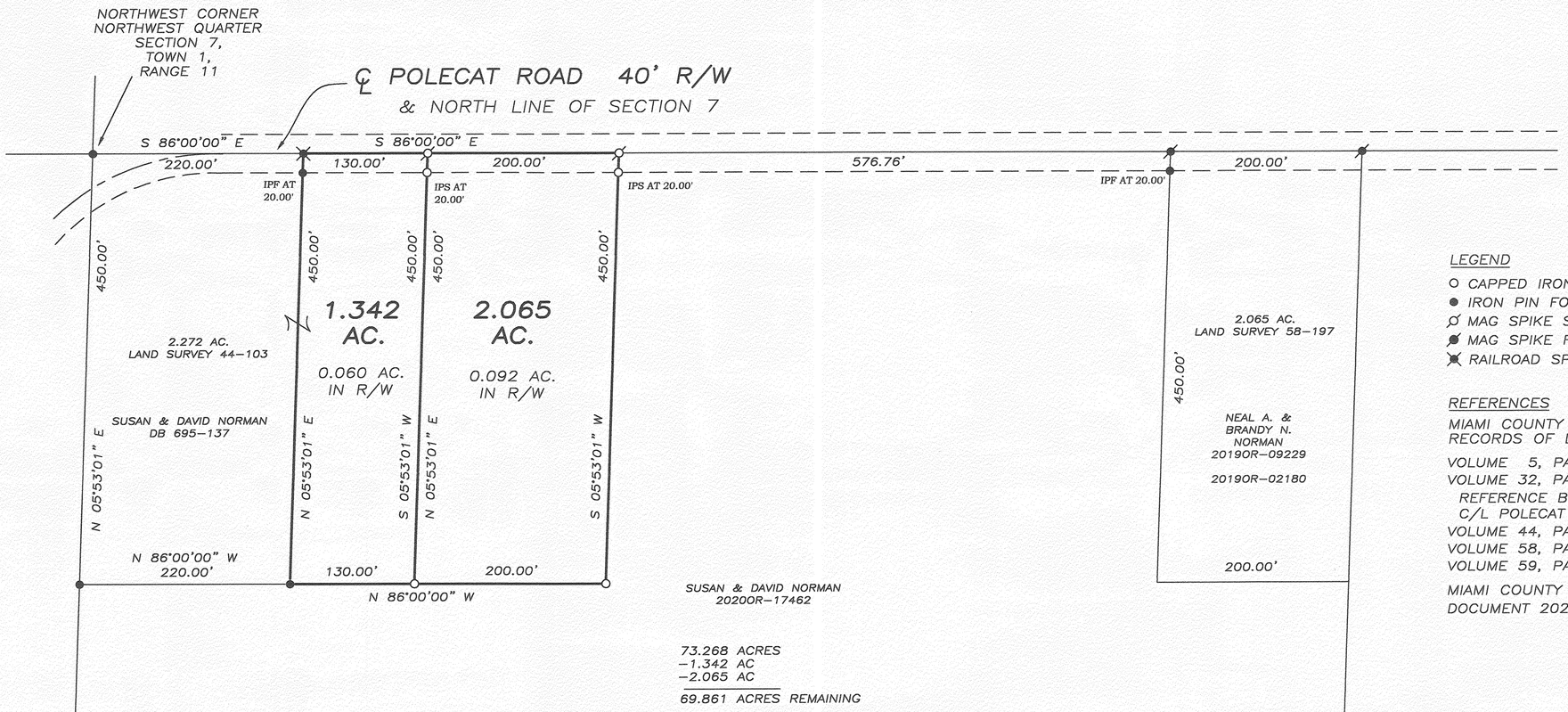
BY: Jeffrey L. Stutz
DATE: 8/16/2021
MIAMI COUNTY
SANITARY ENGINEERING DEPARTMENT

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 30720 Ph. (937) 339–2921

NORMAN SURVEY
STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 7, TOWN 1, RANGE 11
NORTHWEST QUARTER

VOLUME 60 PAGE 150

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



73.268 ACRES
−1.342 AC
−2.065 AC
69.861 ACRES REMAINING

LEGEND

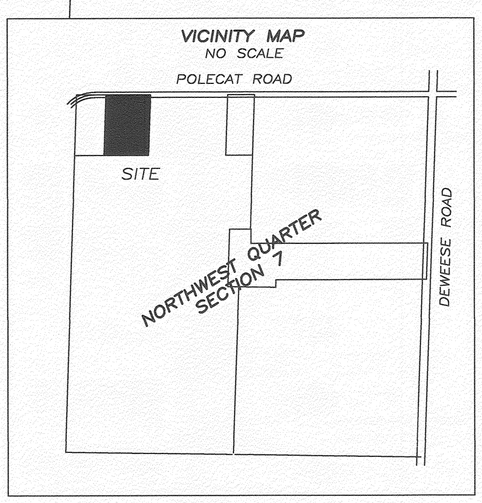
- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ⌀ MAG SPIKE FOUND
- ✕ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 5, PAGE 108
VOLUME 32, PAGE 105
REFERENCE BEARING, S 86°00'00" E
C/L POLECAT ROAD, NORTH LINE SECTION 7
VOLUME 44, PAGE 103
VOLUME 58, PAGE 197
VOLUME 59, PAGE 139

MIAMI COUNTY RECORDER'S RECORDS
DOCUMENT 2020OR-17462



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP PE, PS
MIAMI COUNTY ENGINEER

DEPUTY — DATE 08/03/2021

APPROVED
MIAMI COUNTY PLANNING COMMISSION
8/20/21
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY REHS
DATE 8/17/21
MIAMI COUNTY
GENERAL HEALTH DEPT.

CERTIFICATION OF REGISTRATION

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

NOTICE IS GIVEN TO ALL PARTIES:

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

1.342 AC.

NO SIGNATURE REQUIRED PER DAN S.
SECRETARY
MIAMI COUNTY PLANNING COMMISSION
8-23-2021

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

SURVEY FOR DAVE NORMAN
IN MIAMI COUNTY, OHIO ~ JULY 22, 2021

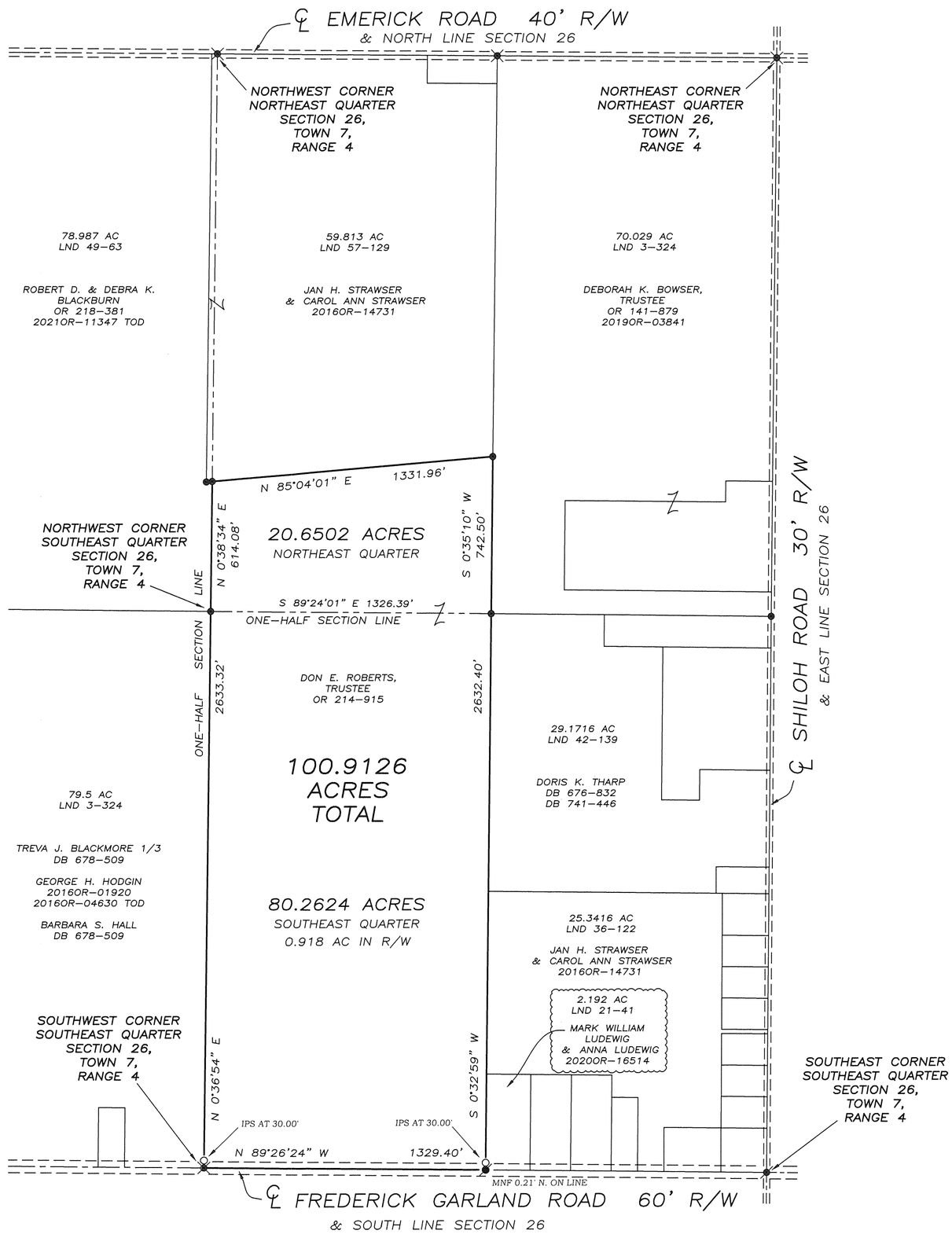
STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

MIAMI COUNTY	UNION	26 NE, SE 1/4	7	4
OHIO	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 151

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 324
VOLUME 21, PAGE 41
VOLUME 36, PAGE 122
VOLUME 42, PAGE 139
VOLUME 49, PAGE 63
VOLUME 57, PAGE 129

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 10, PAGE 78
DEEDS AS SHOWN HEREON

BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE CENTERLINE OF FREDERICK GARLAND ROAD, BEARING N 89°28'07" W, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT, GEOID 12A, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK.

OCCUPATION STATEMENT

MONUMENTED PROPERTY LINES GENERALLY FIT OCCUPATION WHERE OCCUPATION EXISTS.

MONUMENTATION STATEMENT

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

SURVEY FOR DON E. ROBERTS TRUST
IN SECTION 26, UNION TOWNSHIP

0 200 400 800
GRAPHIC SCALE IN FEET
1" = 400'

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

Michael W. Cozatt 8/23/21

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

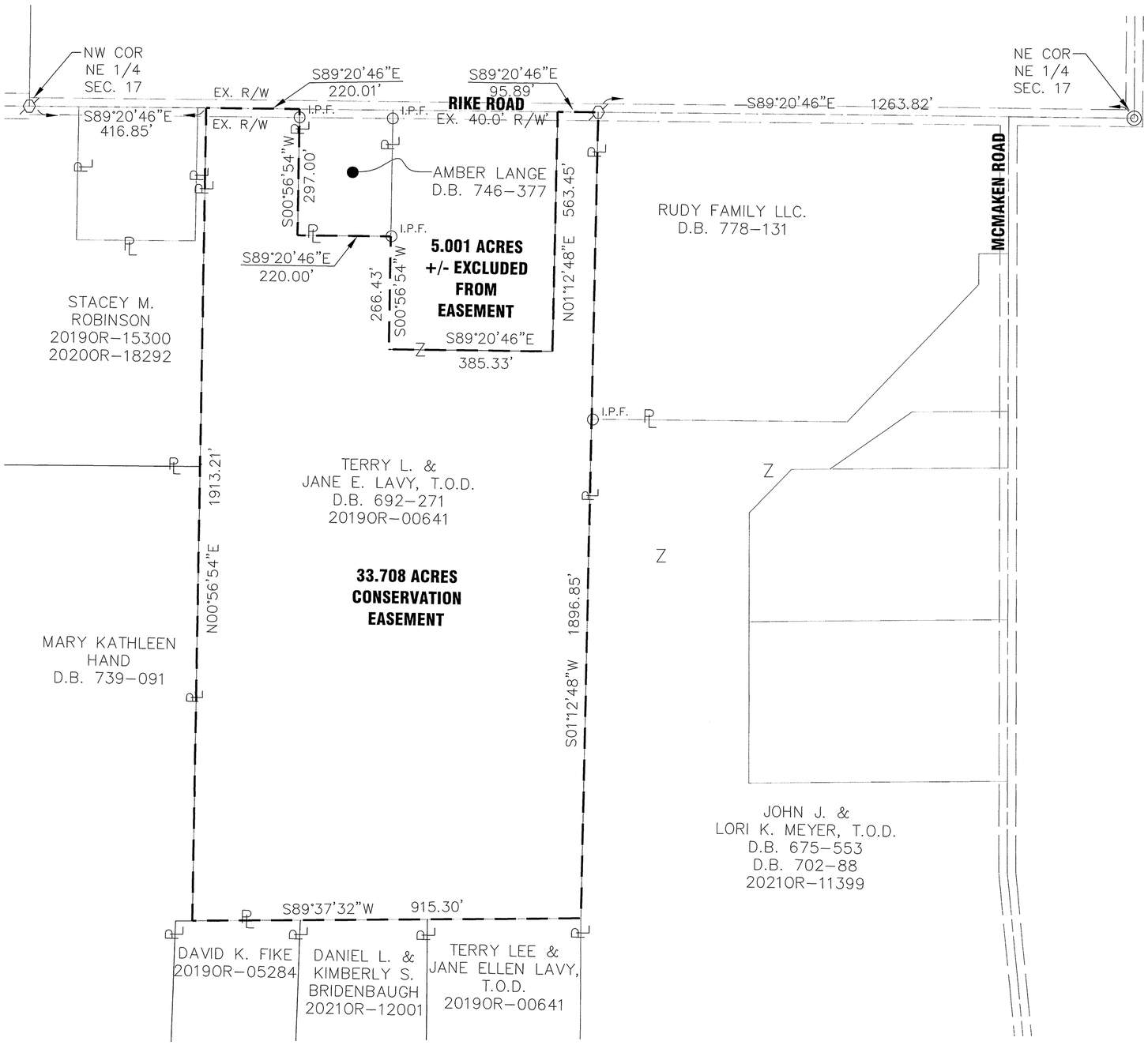
COZATT ENGINEERING COMPANY

CIVIL ENGINEER
534 N. ELM ST. SUITE C
JOB NO. 15921
AUGUST 3, 2021

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

VOLUME 60 PAGE 152
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
August 24, 2021

8	5	17	NEWBERRY	MIAMI, OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY



CONSERVATION EASEMENT
SURVEY OF 33.708 ACRES CONSERVATION AREA FOR THE MIAMI COUNTY PARK DISTRICT. THIS SURVEY FOR EASEMENT PURPOSES ONLY AND DOES NOT CREATE A BUILDABLE LOT.

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

SCALE: 1"=200"
0 100 200 400

SURVEY REFERENCE
LAND SURVEY 44, PAGE 54
LAND SURVEY 48, PAGE 19

LEGEND

- I.P.F. IRON PIN FOUND
- RAILROAD SPIKE FOUND
- CONCRETE MONUMENT FOUND

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

8-24-2021
DATE

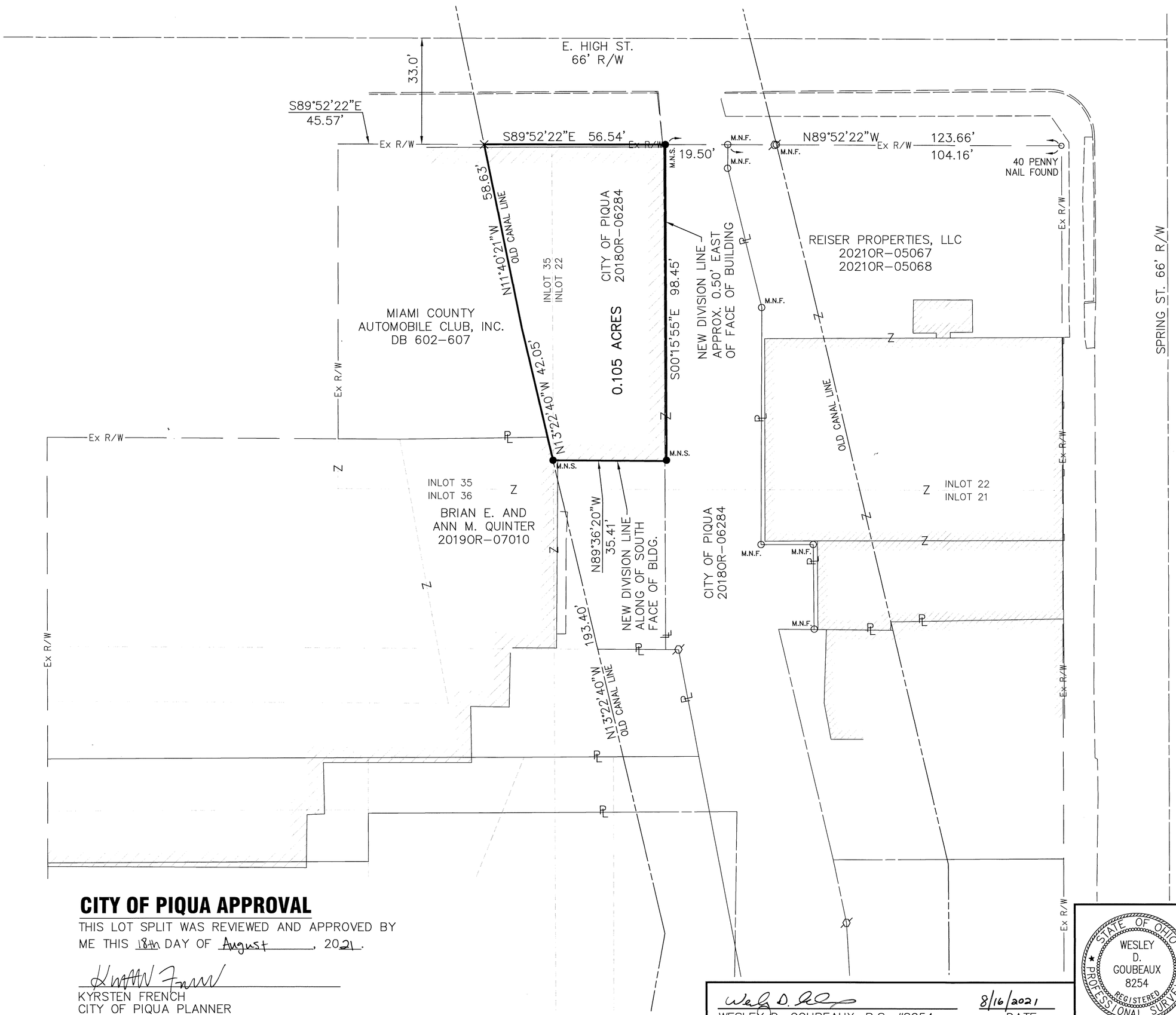
STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	08-05-2021
DRAWN BY:	AJB
JOB NUMBER:	MIANEW2103
SHEET NUMBER	1 OF 1

PT 22 & 35	SE	PIQUA	MIAMI, OHIO
INLOT	SECTION	CITY	COUNTY

VOLUME 60 PAGE 153
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
August 24, 2021



THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A,
OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=20"

0 10 20 40

LEGEND

- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- P.F. IRON PIPE FOUND
- CUT CROSS FOUND
- RAILROAD SPIKE FOUND

SURVEY REFERENCE
LAND SURVEY 55, PG. 131
LAND SURVEY 60, PG. 76
LOT SURVEY 18, PG. 162
LOT SURVEY 18, PG. 36
LOT SURVEY 16, PG. 85
LOT SURVEY 16, PG. 45
LOT SURVEY 6, PG. 178

CITY OF PIQUA APPROVAL

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY ME THIS 18th DAY OF August, 2021.

KYRSTEN FRENCH
CITY OF PIQUA PLANNER

WESLEY D. GOUBEAUX, P.S. #8254

8/16/2021
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	08-06-2021
DRAWN BY:	WDG
JOB NUMBER:	MIAPIQ2115
SHEET NUMBER	1 OF 1

VOLUME 60 PAGE 154
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

North

BEARINGS BASED ON THE CENTERLINE OF GEISERMAN ROAD (S 84°24'24"E) AS RECORDED IN SURVEY VOLUME 56, PAGE 82 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

100 0 100 200 300

GRAPHIC SCALE: 1"= 100' JOB#4784

1	12	27 & 21	SPRINGCREEK	MIAMI
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY

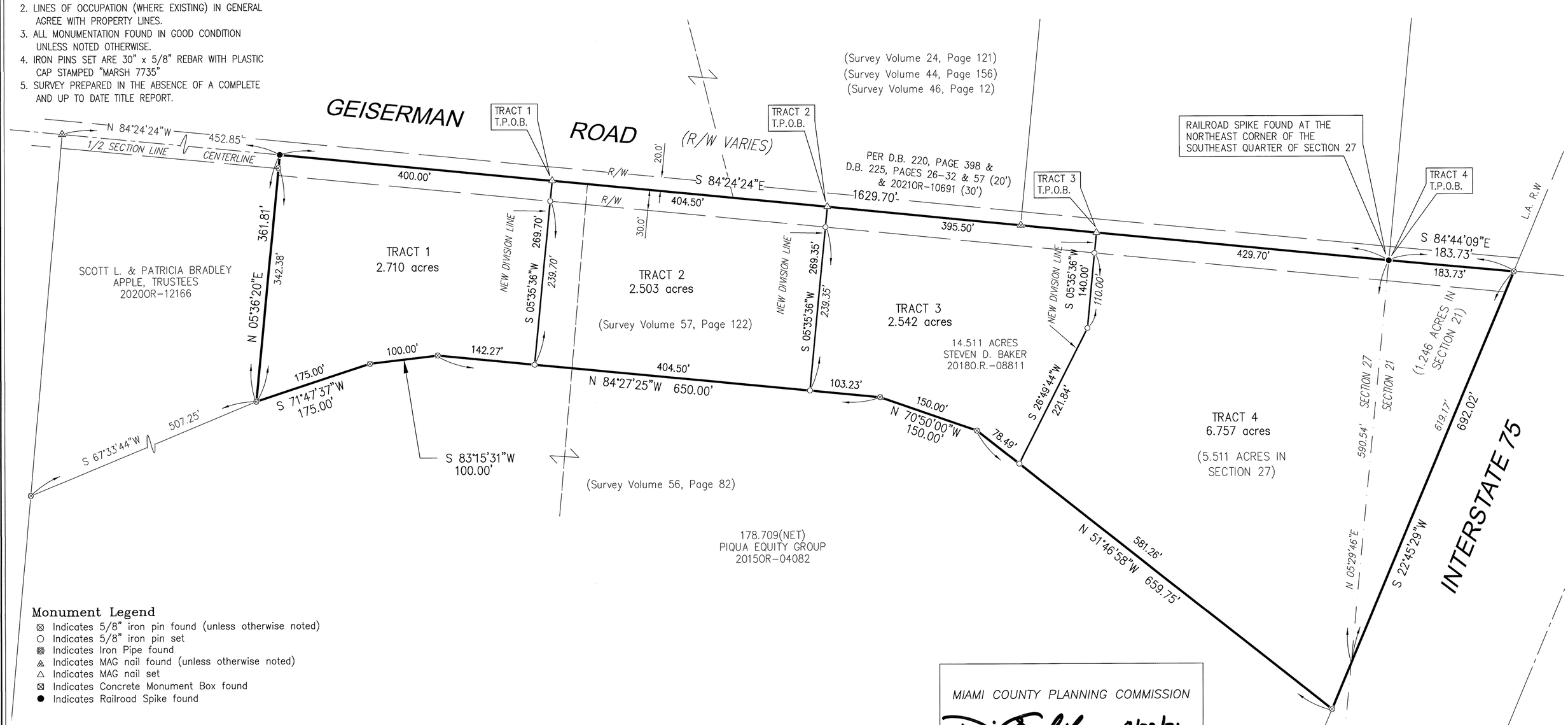
Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

REFERENCES:

DEED: 14.511 ACRES – STEVEN D. BAKER / 20180.R.–08811

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.



Monument Legend

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

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S Storms 8-5-21
DEPUTY DATE

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

McDougall – Marsh Land Surveyors

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

DATE: Aug 5, 2021

STATE OF OHIO THOMAS K. MARSH 7735 REGISTERED PROFESSIONAL SURVEYOR

MIAMI COUNTY PLANNING COMMISSION

SECRETARY 8/23/21
DATE

APPROVED
SUBJECT TO ZONING APPROVAL

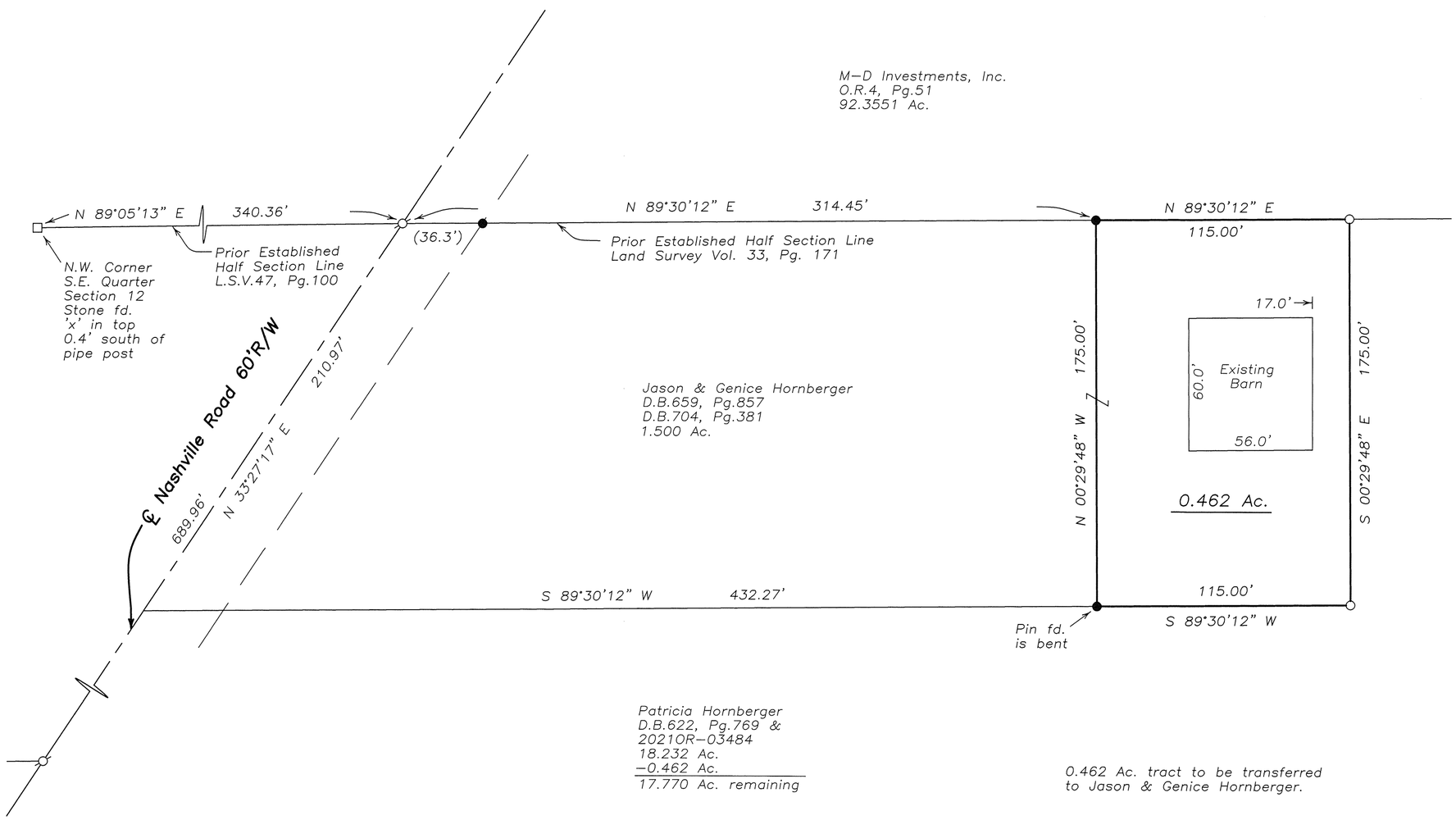
BY Gary Glen REHS
8/10/2021
DATE

MIAMI COUNTY GENERAL HEALTH DEPARTMENT

S:\Jobs\4000\4784 Piqua Country Club\4784 survey 4 parcels 8-4-21.dwg SURVEY Aug 05, 2021 - 8:41:29am Kevin

6	5E	12 SE ¼	MONROE	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 60 Page 155
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 33, Page 171
Volume 41, Page 36
Volume 47, Page 100

Patricia Hornberger
D.B.622, Pg.769 &
20210R–03484
18.232 Ac.
–0.462 Ac.
17.770 Ac. remaining

0.462 Ac. tract to be transferred
to Jason & Genice Hornberger.

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

Survey split of 0.462 Ac.
for Jason Hornberger

Certification of Registration

This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001 Notice is given to all parties:
No additional building site is created by this conveyance; no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County. **0.462 Ac. Total**

8/24/21
Secretary
Miami County Planning Commission

Certified to conform with
Miami County Survey Requirements

Paul P. Huelskamp PE, PS
Miami County Engineer

Mark S. Storms 8-16-21
Deputy Date

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

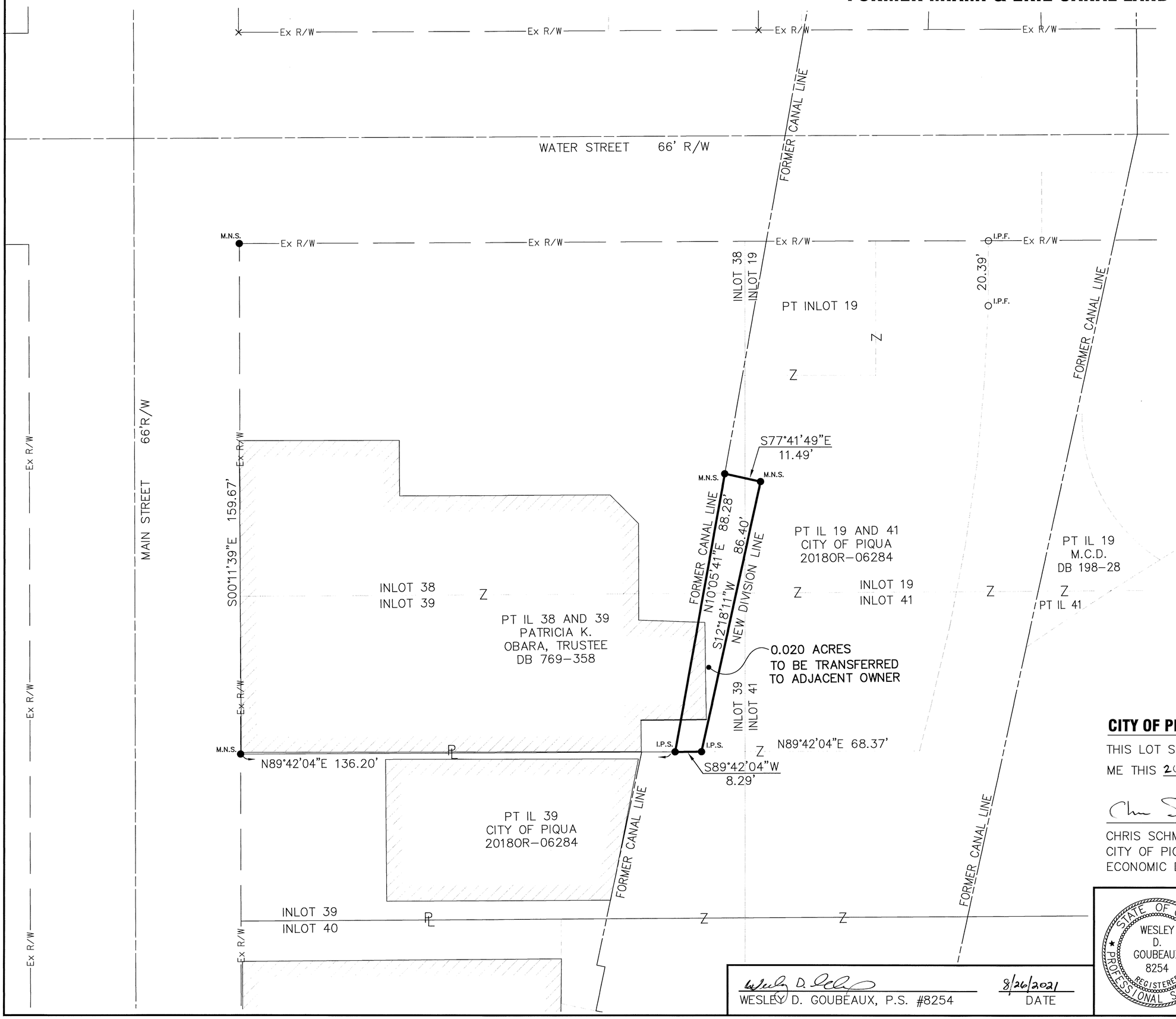
Michael W. Cozatt 8/13/21
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 00520 — (937) 339–2921
File Name: C:\Jobs\2020\00520\00520survey.dwg
Drawn by: DMC ~ Checked by: MWC

CITY OF PIQUA, MIAMI COUNTY, OHIO

FORMER MIAMI & ERIE CANAL LAND

VOLUME 60 PAGE 156
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
August 27, 2021



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

SCALE: 1"=20"

0 10 20 40

ACREAGE BREAKDOWN
PT. IL 19=0.001 AC.
PT. IL 38=0.008 AC.
PT. IL 39=0.011 AC.
TOTAL = 0.020 AC.

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- × CUT CROSS FOUND
- ▭ EX. BLDG LINE

SURVEY REFERENCE
LOT SURVEY 10, PG. 149
LOT SURVEY 14, PG. 83
LOT SURVEY 17, PG. 124
LOT SURVEY 23, PG. 200

CITY OF PIQUA APPROVAL

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY ME THIS 26TH DAY OF AUGUST, 2021.

CHRIS SCHMIESING
CITY OF PIQUA COMMUNITY AND
ECONOMIC DEVELOPMENT DIRECTOR

WESLEY D. GOUBEAUX, P.S. #8254

8/26/2021
DATE

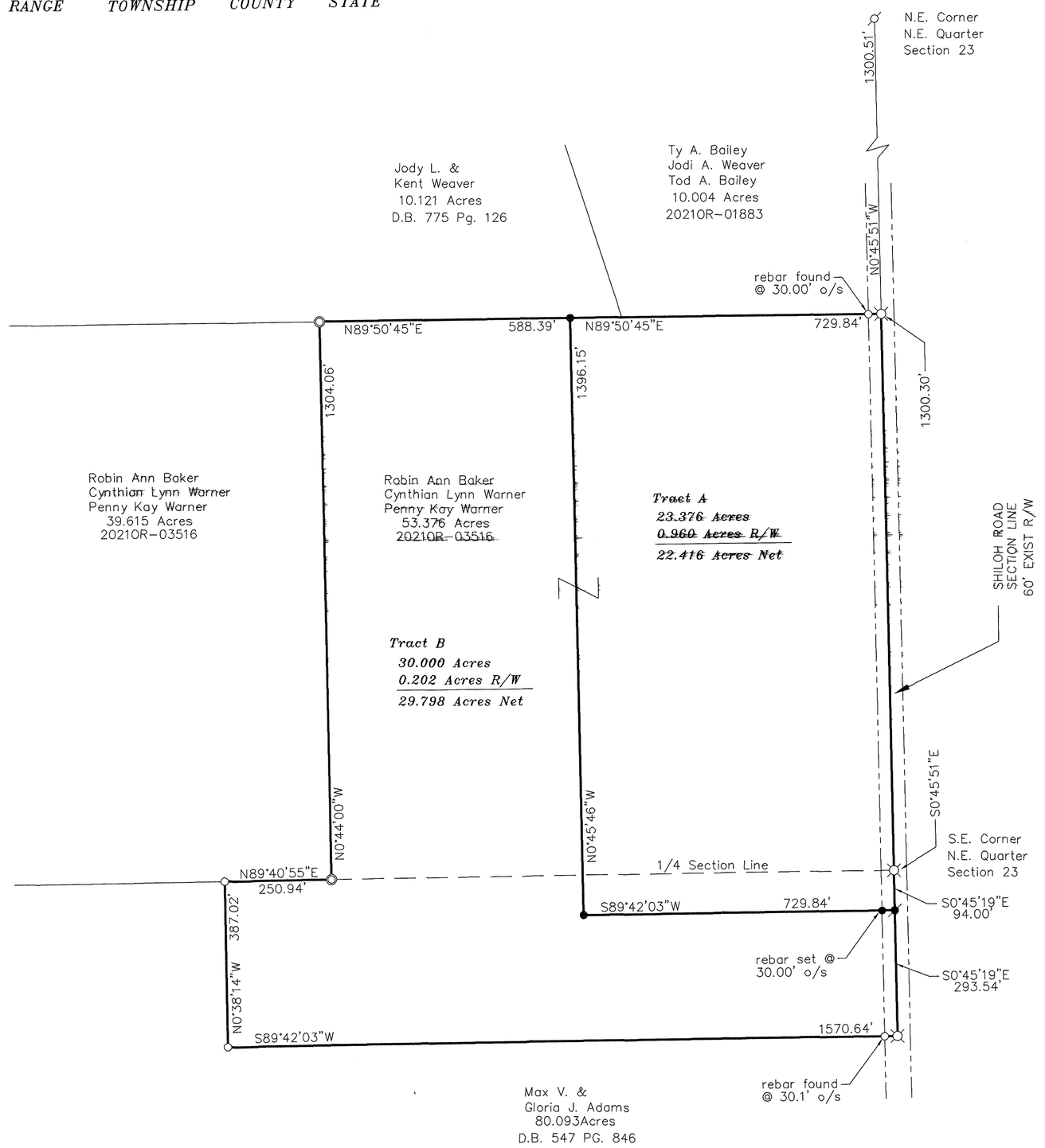
STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

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

DATE:	07-02-2021
DRAWN BY:	WDG
JOB NUMBER:	MIAPIQ2106
SHEET NUMBER	1 OF 1

23	8N	4E	NEWTON	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 60 PLAT NO. 157
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



SCALE: 1" = 200'

0 100 200 300 400

N

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

LEGEND

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

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 48 Page 129
Survey Volume 50 Page 66

SURVEY FOR PENNY WARNER

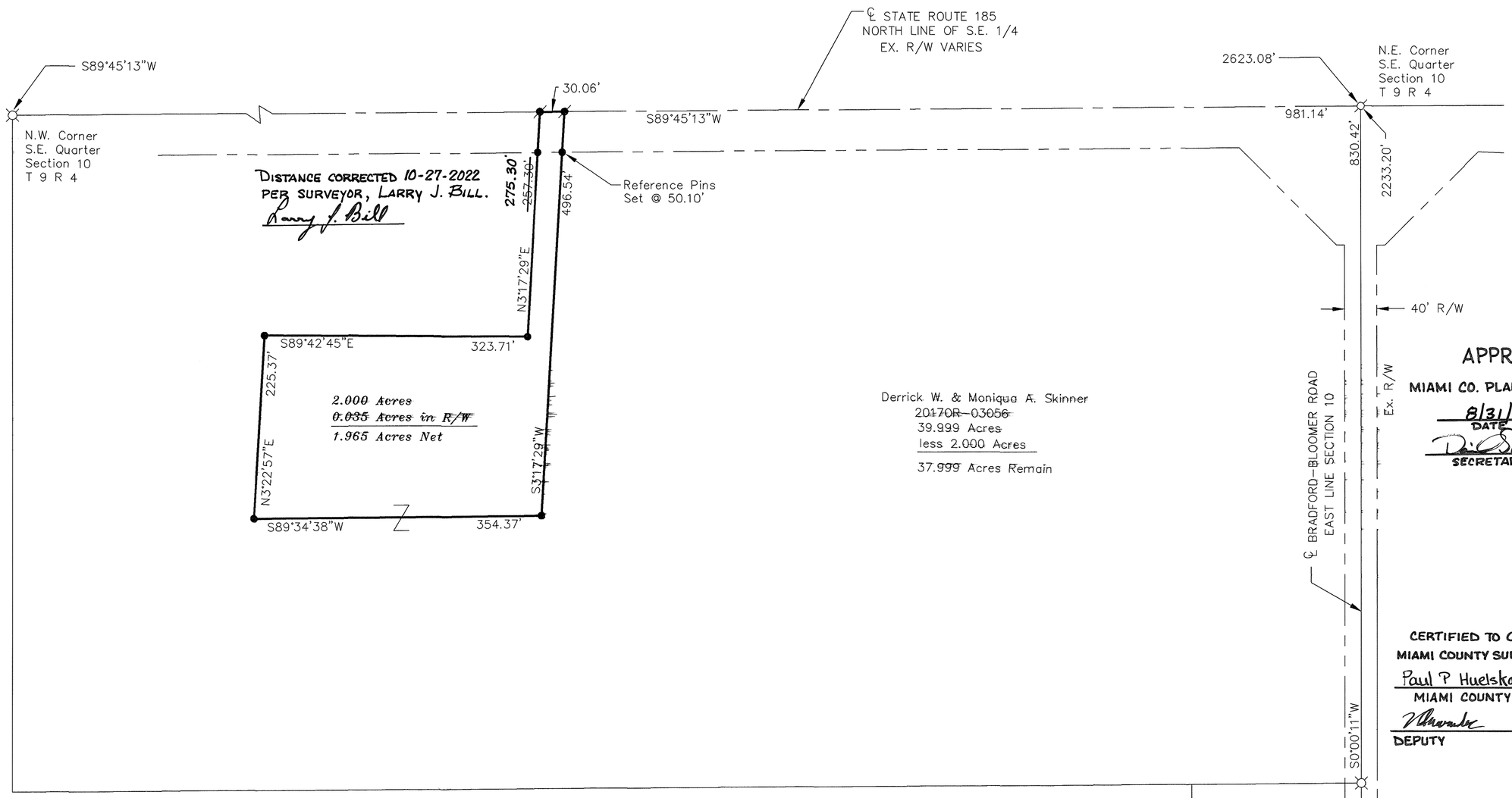
Larry J. Bill Aug. 30, 2021
LARRY J. BILL, P.S. #7557 DATE

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

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

10 SE 1/4	9N	4E	NEWBERRY	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 60 PLAT NO. 158
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



APPROVED
MIAMI CO. PLANNING COMMISSION
8/31/2021
DATE
SECRETARY

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P Huelskamp PE,PS
MIAMI COUNTY ENGINEER
08/31/2021
DEPUTY DATE

N

0 50 100 150 200

SCALE: 1" = 100'

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

LEGEND

- CONCRETE POST FOUND
- MAG NAIL OR PK NAIL FOUND
- COTTON GIN SPINDLE FOUND
- RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- IRON POST FOUND
- MAG NAIL SET
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 16 Page 83
Survey Volume 33 Page 184
Survey Volume 42 Page 70
Survey Volume 46 Page 145
Survey Volume 55 Page 176

Bryan T. & Elyssa M. Stanley
109.182 Acres
2014OR-09231

APPROVED
SUBJECT TO ZONING APPROVAL
BY Gary Flynn, REHS
DATE 8/31/2021
MIAMI COUNTY GENERAL HEALTH DEPARTMENT

Larry J. Bill Aug 30, 2021
LARRY J. BILL, P.S. #7557 DATE

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

SURVEY FOR CHRIS WALTERS

Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320
Fax (937) 448-6323

MIAMI COUNTY	UNION	4 SE 1/4	6	5
OHIO	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 159

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, PE,PS
MIAMI COUNTY ENGINEER
DEPUTY — DATE 8/31/2021

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

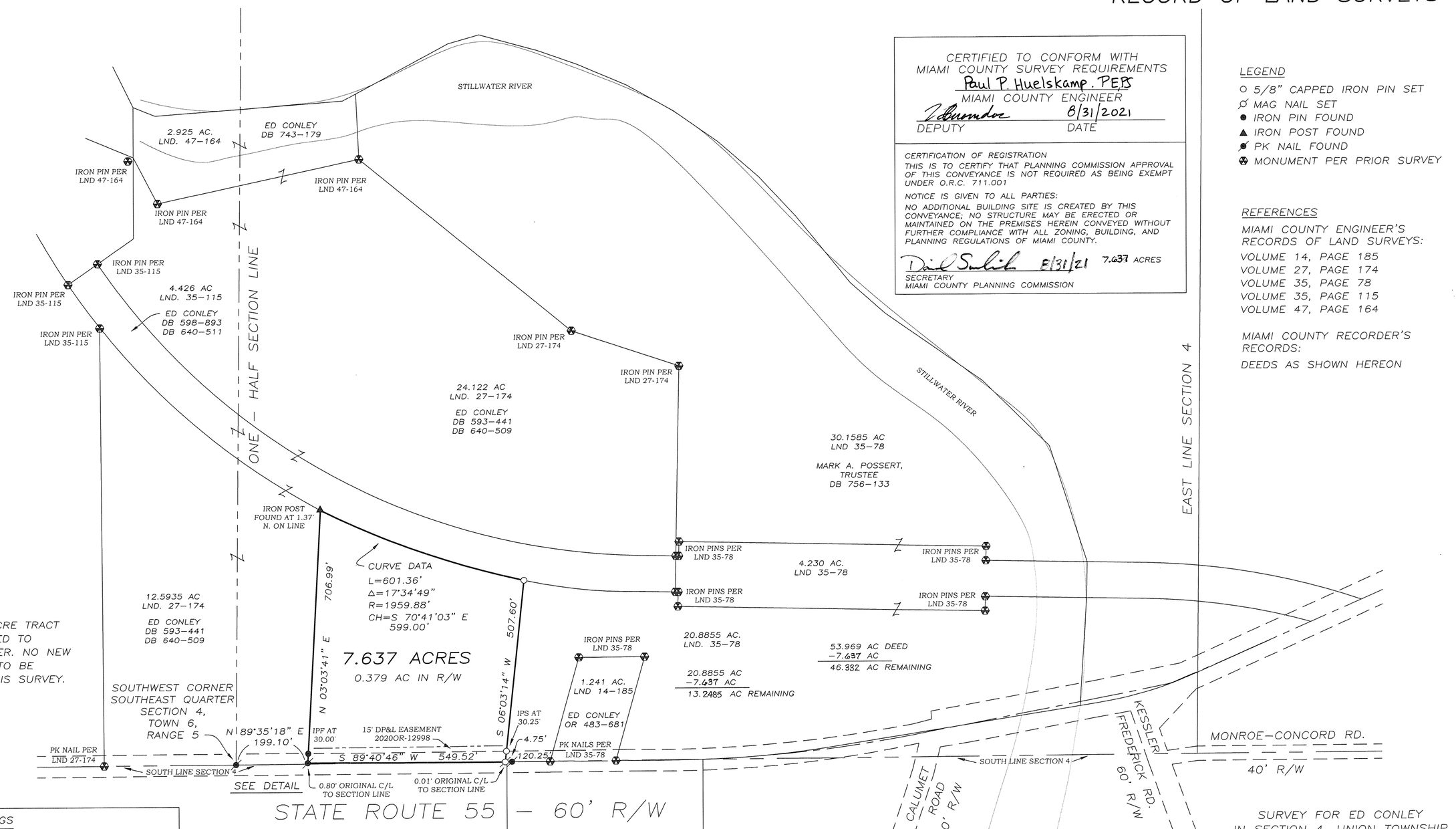
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

8/31/21 — 7.637 ACRES
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

LEGEND
- ○ 5/8" CAPPED IRON PIN SET
- ⌀ MAG NAIL SET
- ● IRON PIN FOUND
- ▲ IRON POST FOUND
- ⌀ PK NAIL FOUND
- ⊛ MONUMENT PER PRIOR SURVEY

REFERENCES
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 14, PAGE 185
VOLUME 27, PAGE 174
VOLUME 35, PAGE 78
VOLUME 35, PAGE 115
VOLUME 47, PAGE 164

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON



BASIS OF BEARINGS

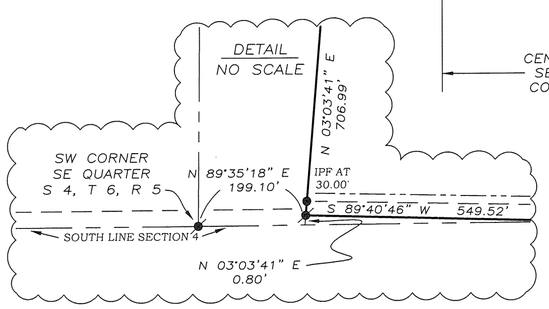
THE BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 55, BEARING S 89°40'46" W, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT, GEOID 12A, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK.

OCCUPATION STATEMENT

MONUMENTED PROPERTY LINES GENERALLY FIT OCCUPATION WHERE OCCUPATION EXISTS.

MONUMENTATION STATEMENT

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



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

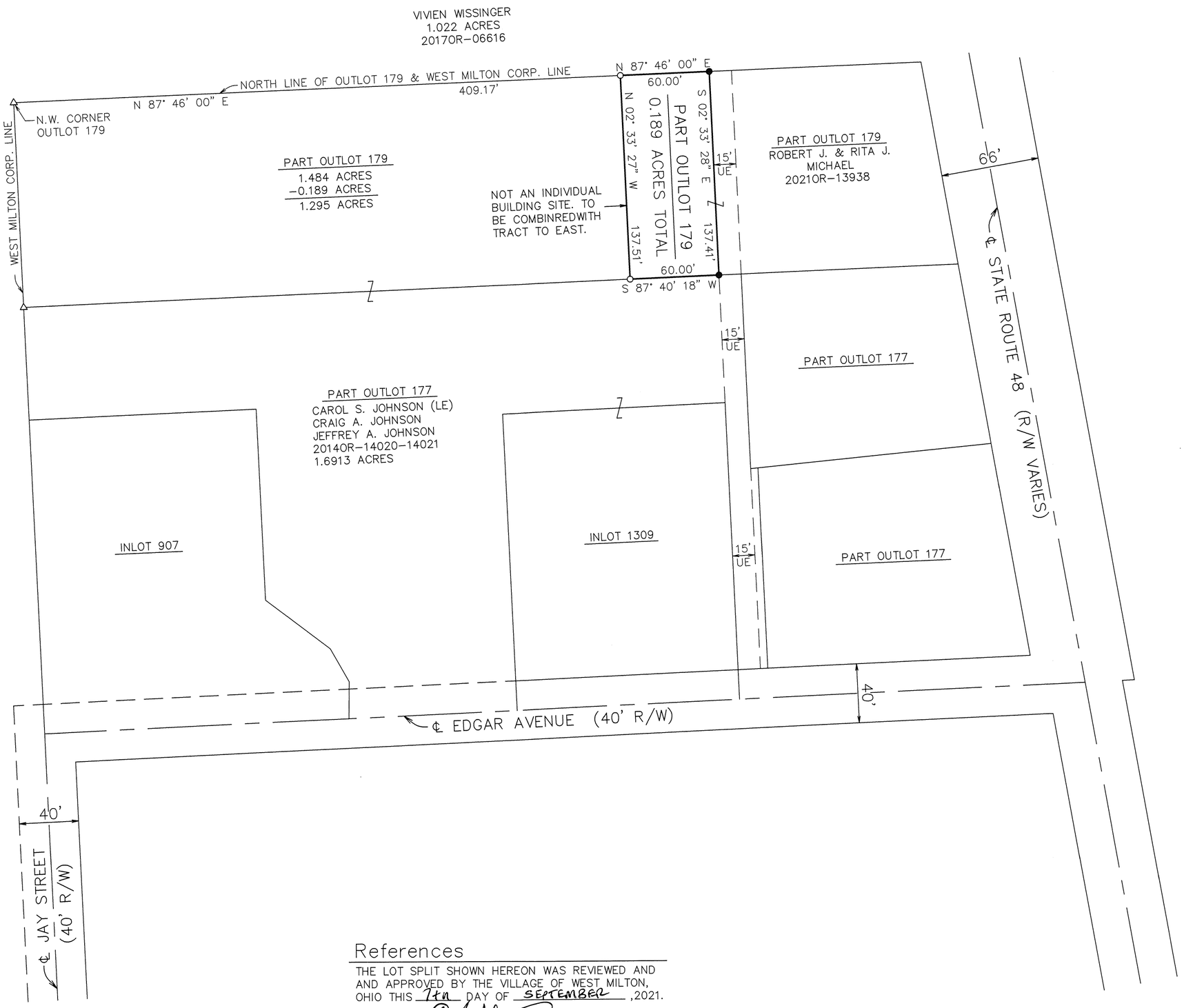
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt — 8/31/21
MICHAEL W. COZATT, P.S. #6001 — DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER — LAND SURVEYOR
534 N. ELM ST. SUITE C — TROY, OH 45373
JOB NO. 13421 — (937) 339-2921
AUGUST 10, 2021

West Milton	Pt. 179	Miami	Ohio
Corporation	Outlot	County	State

Volume 60 Page 160
Miami County Engineer's
Record of Land Surveys



Legend

- ● Iron pin found
- △ 3/4" dia. Iron pipe found
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

P.B. 07, Page 31 } Miami County Recorder's
Vol. 07, Page 45 } Plat Records

Vol. 23, Page 94 } Miami County Engineer's Record of Lot Surveys

Vol. 05, Page 178
Vol. 09, Page 143
Vol. 12, Page 155
Vol. 24, Page 132
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the north line of Outlot 179 bearing N 87° 56' 00" E, as found in Volume 23, Page 94 ofthe Miami County Engineer's Record of Lot Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of part of Outlot 179 in the Village of West Milton, Ohio for Carol Johnson.

Surveyor's Certification

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

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

Michael W. Cozatt 9/02/21
Michael W. Cozatt, P.S. #6001 Date

References

THE LOT SPLIT SHOWN HEREON WAS REVIEWED AND AND APPROVED BY THE VILLAGE OF WEST MILTON, OHIO THIS 7th DAY OF SEPTEMBER ,2021.

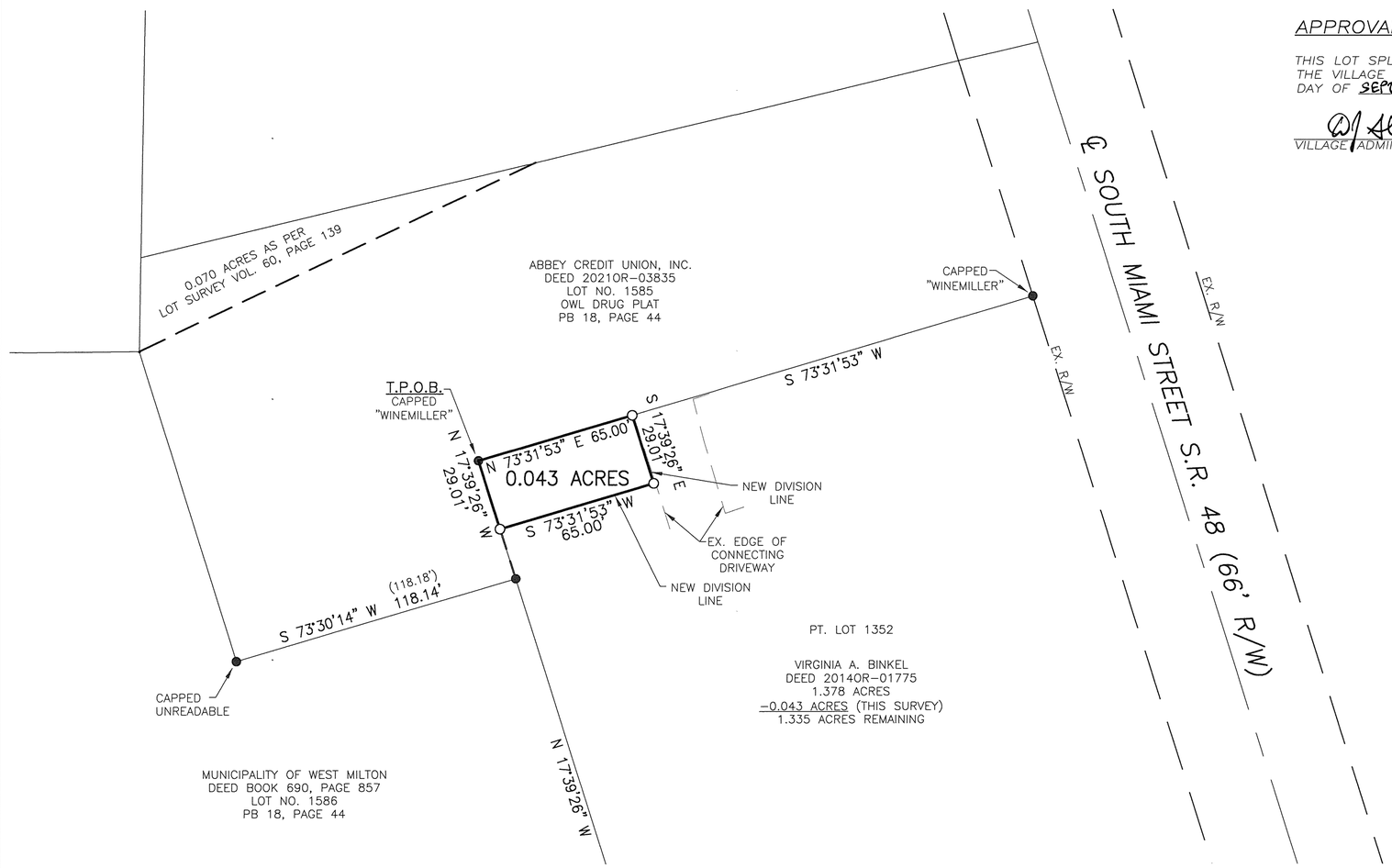
VILLAGE ADMINISTRATOR

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C Troy, Ohio
Job No. 19621 Ph. (937) 339-2921

PT 1352	WEST MILTON	MIAMI	OHIO
LOT	VILLAGE	COUNTY	STATE

VOLUME 60 PAGE 161

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



APPROVAL:

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY THE VILLAGE OF WEST MILTON, OHIO THIS 8th DAY OF SEPTEMBER, 2021.

VILLAGE ADMINISTRATOR

REFERENCES:

LOT SURVEYS:

VOLUME 7, PAGE 20
VOLUME 18, PAGE 197
VOLUME 60, PAGE 139
AND AS SHOWN HEREON

RECORD PLATS:

VOLUME 12, PAGE 113
VOLUME 12, PAGE 133
VOLUME 16, PAGE 28
VOLUME 18, PAGE 44
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

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

LEGEND:

- O 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ( ) REFERENCED DISTANCE OF RECORD

N W E S

0' 40' 80' 120'

GRAPHIC SCALE IN FEET
1" = 40'

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

NOTE:

THIS 0.043 ACRE LOT SPLIT SUPERCEDES THE 0.075 ACRE LOT SPLIT SHOWN ON SURVEY VOL. 60, PG. 139.

LOT SPLIT OF 0.043 ACRES FOR ABBEY CREDIT UNION
LOCATED IN VILLAGE OF WEST MILTON, MIAMI COUNTY ~ DATE 9/07/2021

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

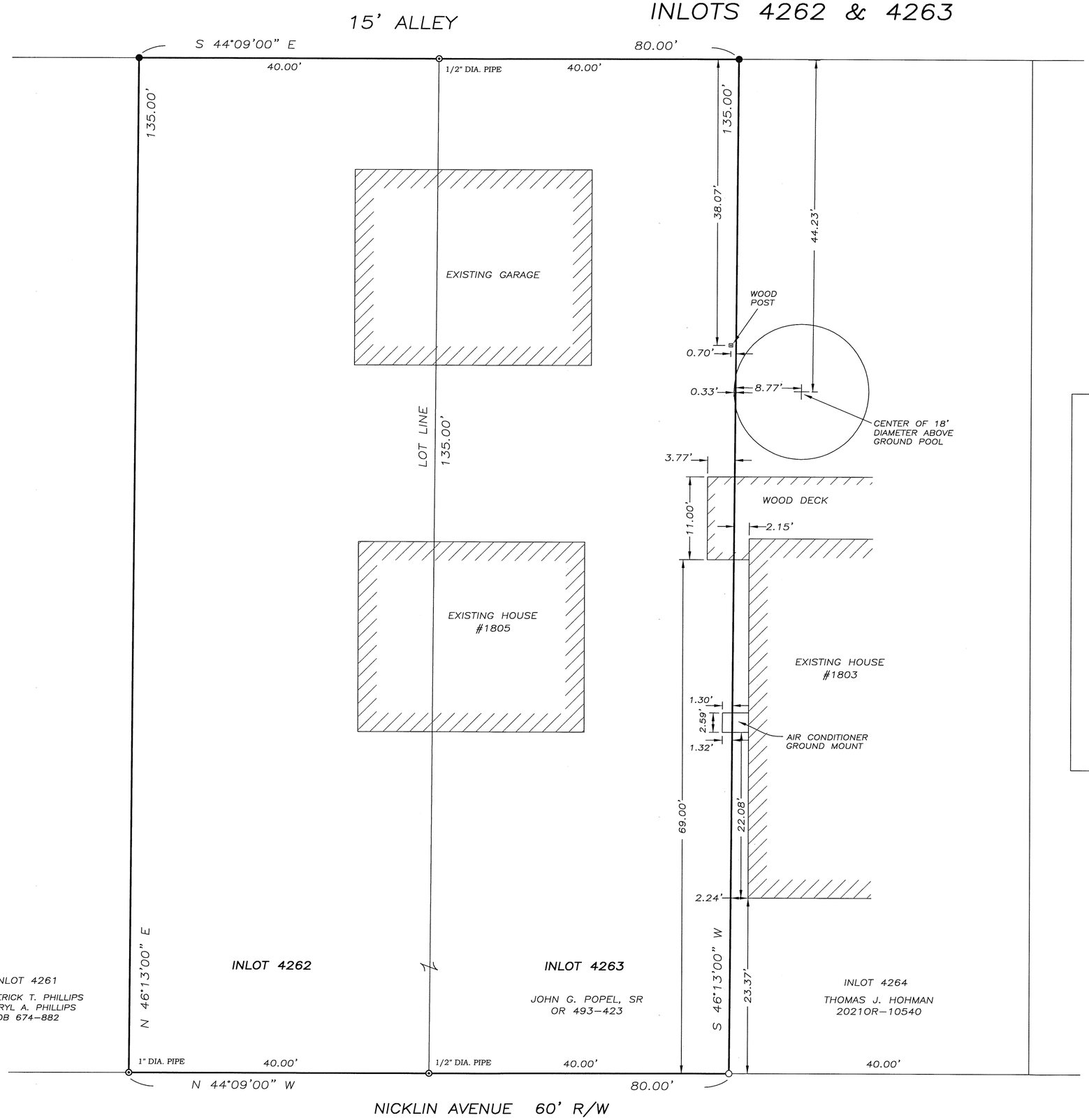
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #481.21 DRAWN BY: SES CHECKED BY: JJB

CITY OF PIQUA, MIAMI COUNTY, OHIO
INLOTS 4262 & 4263

VOLUME 60 PAGE 162

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

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

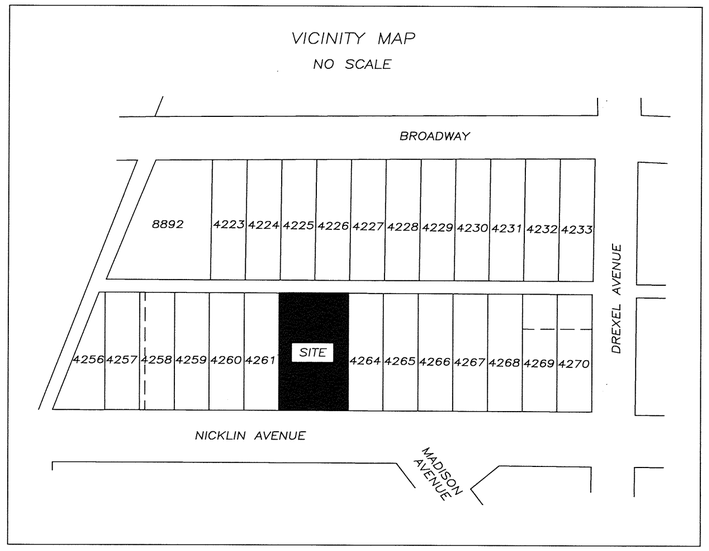
REFERENCES

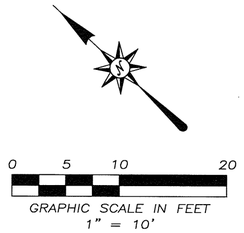
MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 9, PAGE 197

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 2, PAGE 220
PLAT BOOK 21, PAGE 113
BASIS OF BEARING
OFFICIAL RECORD 493, PAGE 423





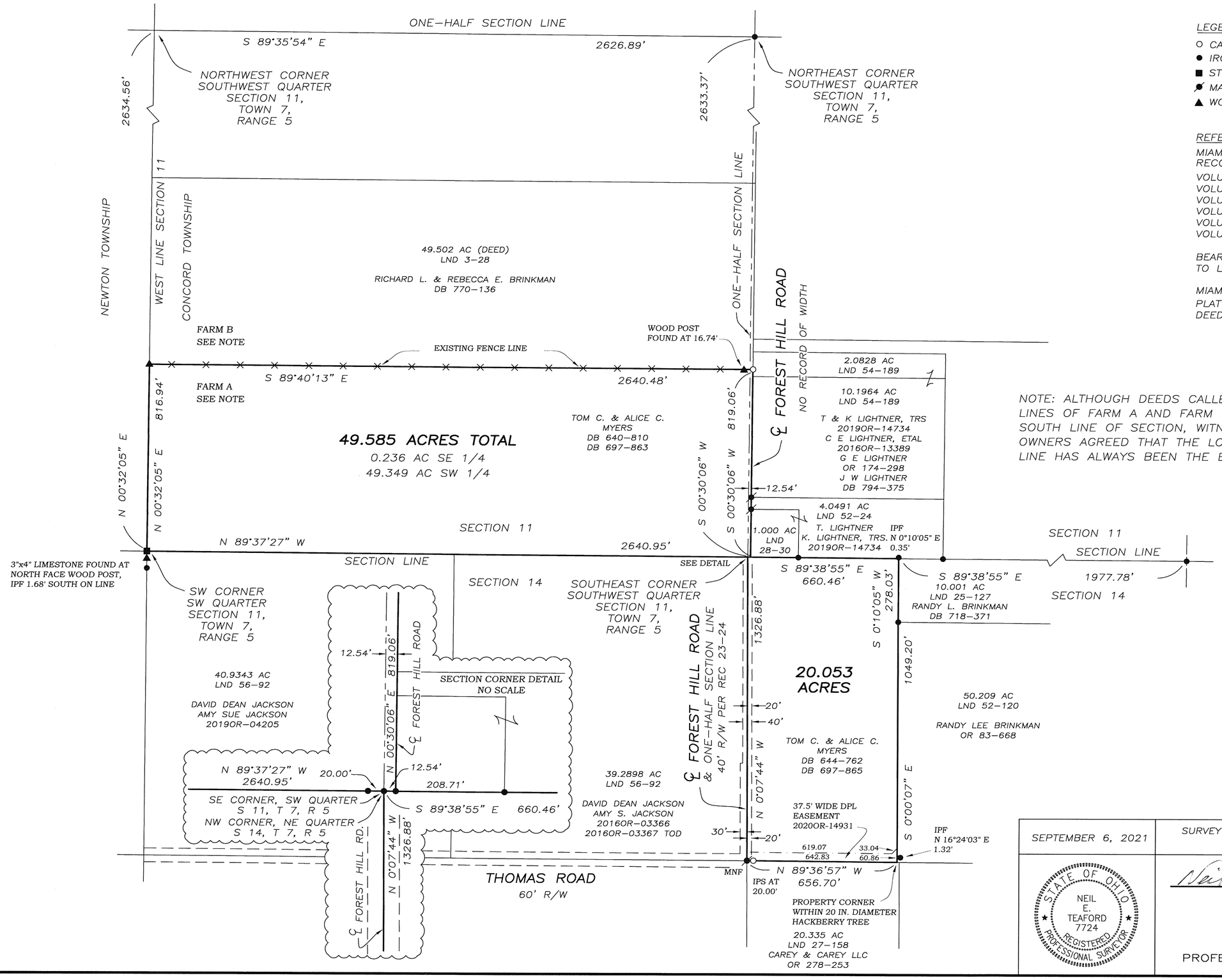
AUGUST 26, 2021	SURVEY OF INLOTS 4262 & 4263 FOR JOHN POPEL, SR IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 11, TOWN 7, RANGE 5, SW,SE 1/4
SECTION 14, TOWN 7, RANGE 5, NE 1/4

VOLUME 60 PAGE 163

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ■ STONE FOUND
- ⊘ MAG NAIL OR P.K. NAIL FOUND
- ▲ WOOD POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 23, PAGE 24
VOLUME 25, PAGE 127
VOLUME 52, PAGE 24
VOLUME 52, PAGE 120
VOLUME 54, PAGE 189
VOLUME 56, PAGE 92

BEARINGS CORRESPOND TO LAND SURVEY 52-24

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 23, PAGE 24
DEEDS AS SHOWN HEREON

NOTE: ALTHOUGH DEEDS CALLED FOR THE EAST – WEST LINES OF FARM A AND FARM B TO BE PARALLEL TO THE SOUTH LINE OF SECTION, WITNESS TESTIMONY OF CURRENT OWNERS AGREED THAT THE LONG ESTABLISHED PROPERTY LINE HAS ALWAYS BEEN THE EXISTING FENCE LINE.

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

SEPTEMBER 6, 2021

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

STATE OF OHIO
NEIL E. TEAFORD 7724
REGISTERED PROFESSIONAL SURVEYOR

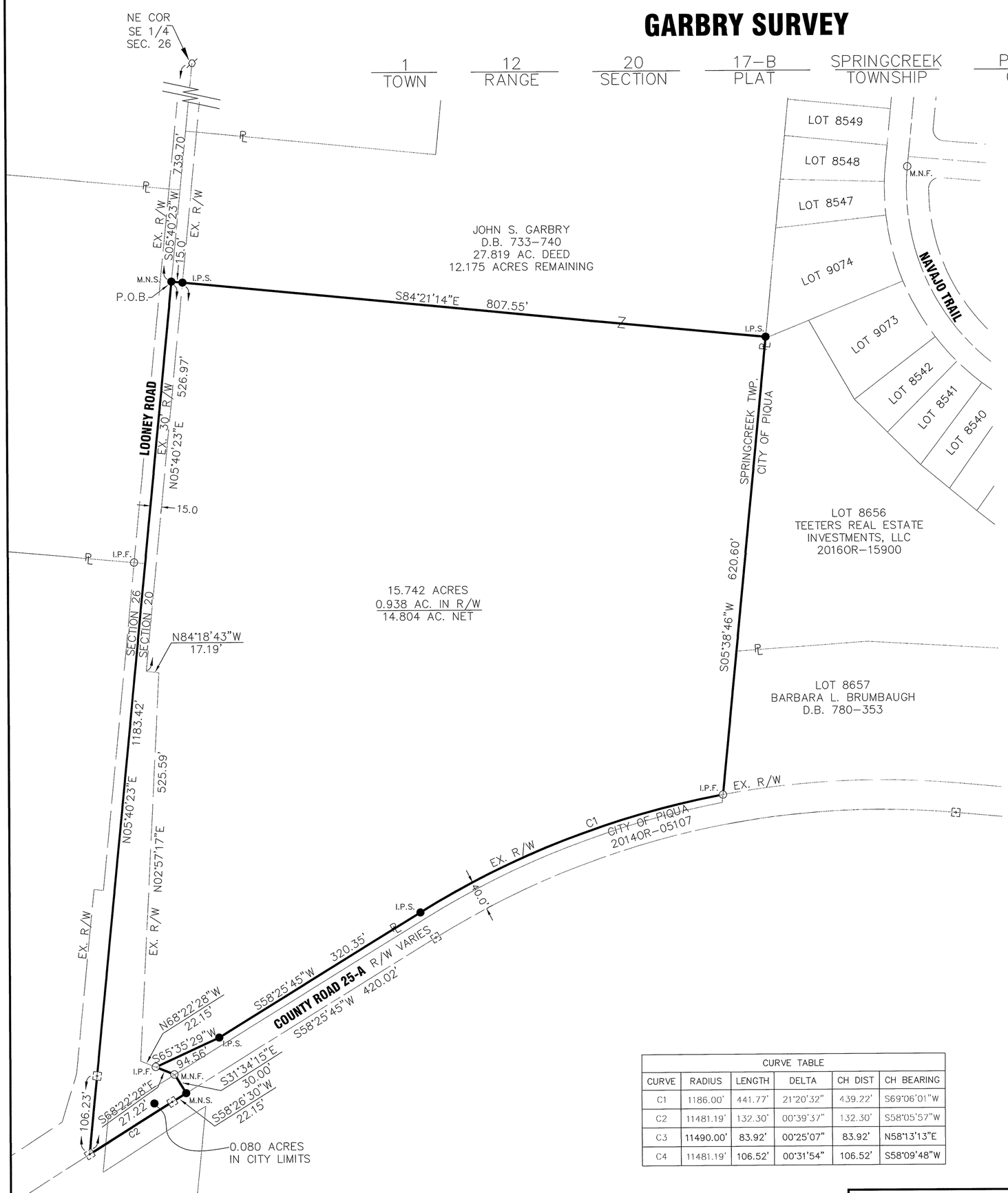
Neil E. Teaford P.S. #7724

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

GARBRY SURVEY

VOLUME 60 PAGE 164
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
September 17th, 2021

1	12	20	17-B	SPRINGCREEK	PIQUA	MIAMI, OHIO
TOWN	RANGE	SECTION	PLAT	TOWNSHIP	CITY	COUNTY



THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A,
OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100"

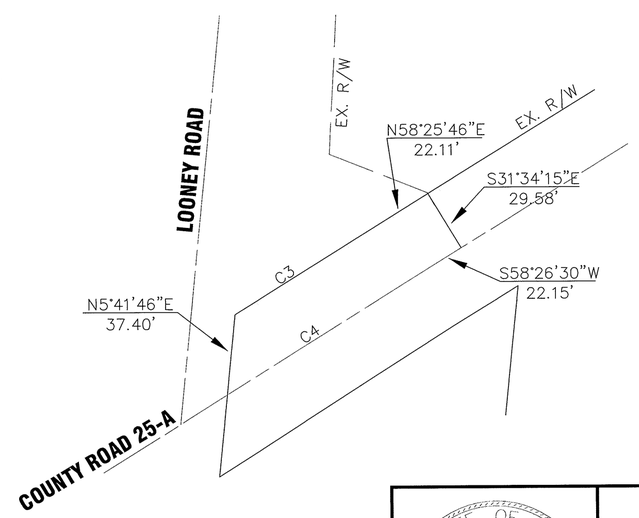
0 50 100 200

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- MONUMENT BOX W/IP FOUND
- EX. CORP. LIMIT

SURVEY REFERENCE
LND 3-215
LND 23-197
RD REC 8-27
REC 15-113
REC 18-32V-W
REC 18-66
REC 19-101
REC 19-116
REC 27-78

DETAIL



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	1186.00'	441.77'	21°20'32"	439.22'	S69°06'01"W
C2	11481.19'	132.30'	00°39'37"	132.30'	S58°05'57"W
C3	11490.00'	83.92'	00°25'07"	83.92'	N58°13'13"E
C4	11481.19'	106.52'	00°31'54"	106.52'	S58°09'48"W

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

9-16-2021
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

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

DATE: 08-26-2021
DRAWN BY: AJB
JOB NUMBER: MIASCR2103
SHEET NUMBER 1 OF 1

Volume 60 Page 165
Miami County Engineer's Record of Land Surveys

N

Scale: 1"=20'
0 10 20 30 40

Legend

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

References

Vol. 03, Pg. 94
Vol. 11, Pg. 149
Vol. 11, Pg. 180
Vol. 14, Pg. 36
Vol. 19, Pg. 116
Vol. 24, Pg. 28
} Miami County Engineer's Record of Lot Surveys

P.B. 01, Pg. 49 } Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the north line of Inlot 369 and the south line of Main Street, bearing N 88° 37' 40" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of part of Inlot 369 in the City of Tipp City for Joseph and Renee Besecker.

Surveyor's Certification

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

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

Michael W. Cozatt 9/17/21
Michael W. Cozatt, P.S. #6001 Date

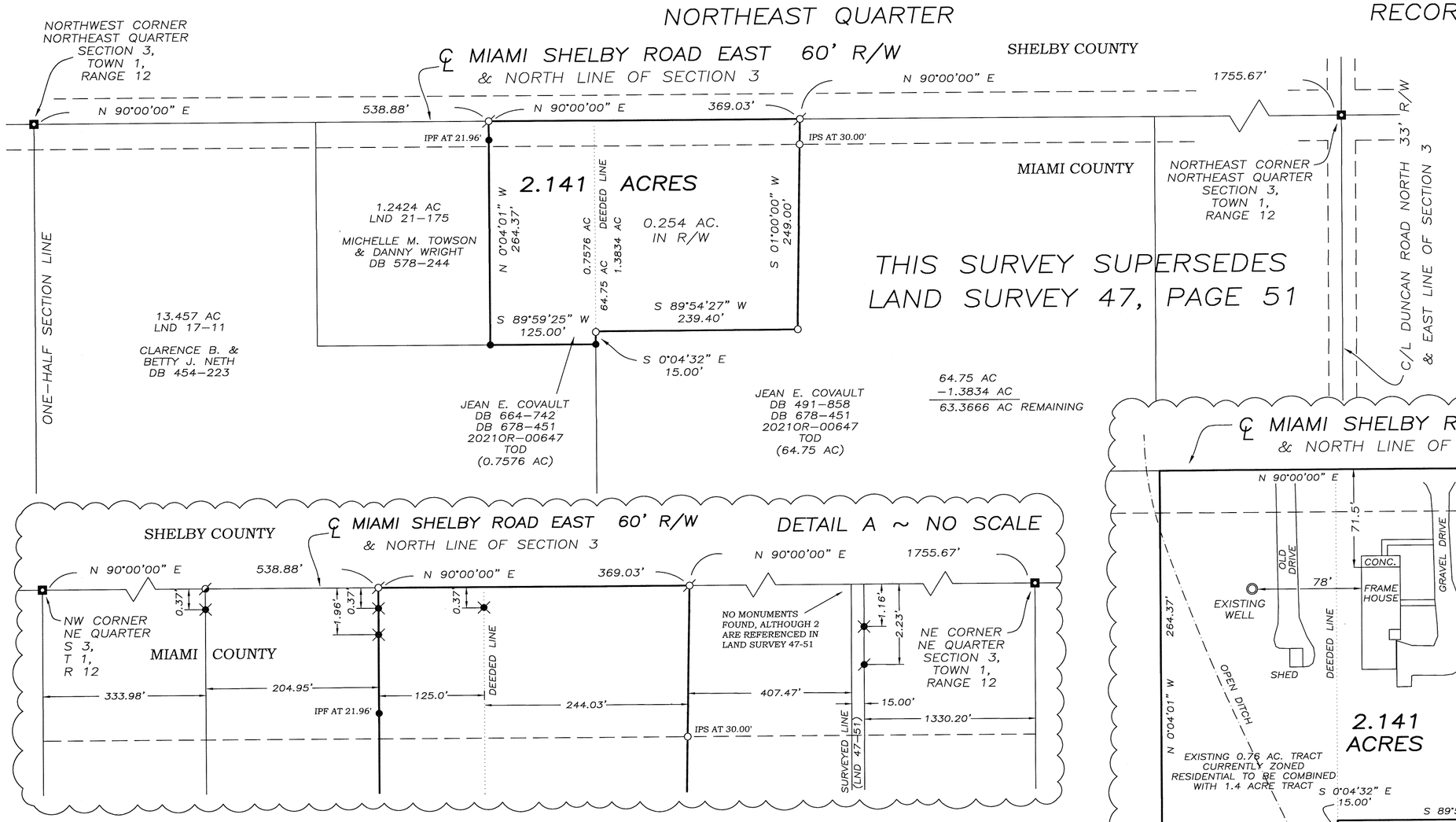
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 20821 Ph. (937) 339-2921

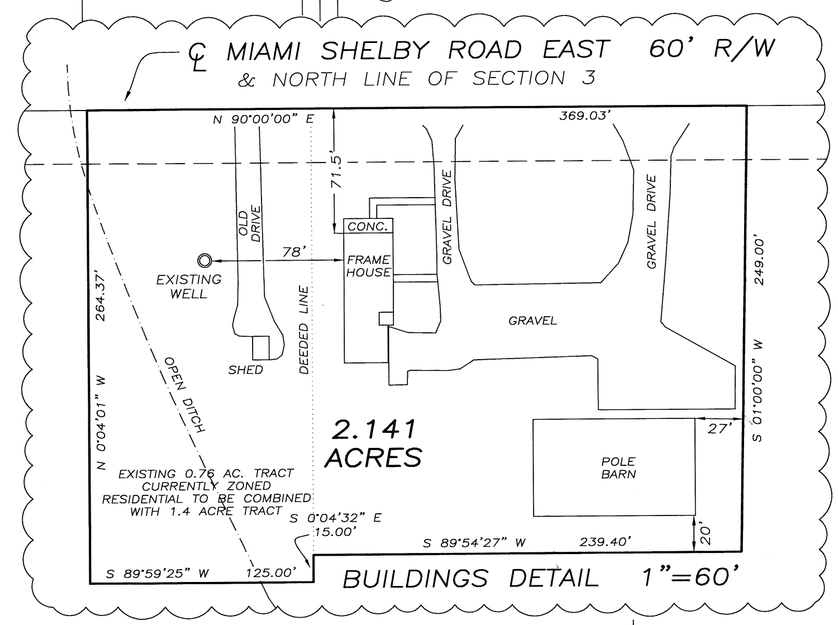
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 3, TOWN 1, RANGE 12
NORTHEAST QUARTER

VOLUME 60 PAGE 166

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- MAG SPIKE SET
- PK NAIL SET
- MAG NAIL OR PK NAIL FOUND
- RAILROAD SPIKE FOUND
- ■ IRON PIN IN MONUMENT BOX

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

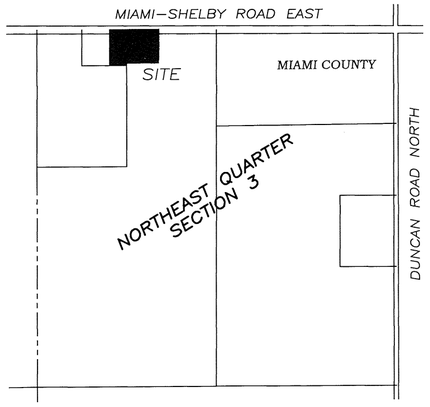
VOLUME 5, PAGE 15
VOLUME 17, PAGE 11
VOLUME 21, PAGE 175
VOLUME 35, PAGE 135
VOLUME 47, PAGE 51

MIAMI COUNTY RECORDER'S RECORDS: AS SHOWN HEREON

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH A 2.141 ACRE CUT-OUT FROM AN EXISTING FARM. THE PARCEL INCLUDES AN EXISTING HOUSE, OUTBUILDINGS AND SANITARY FACILITIES.
2. THIS SURVEY SUPERSEDES SURVEY VOLUME 47 PAGE 51 WHICH HAD ESTABLISHED AN 11.989 ACRE CUT-OUT WITH AN IRREGULAR WEST LINE FOLLOWING THE MEANDERINGS OF A CREEK. SAID PARCEL WAS NEVER TRANSFERRED AND NEVER OCCUPIED. THUS, LAND SURVEY 47-51 SERVES NO PURPOSE, AND THIS SURVEY ESTABLISHES A NEW PARCEL WHICH PARTIALLY OVERLAPS AND FULLY REPLACES SAID PREVIOUSLY SURVEYED TRACT.
3. PREVIOUS SURVEYS OF RECORD HAVE ESTABLISHED THE NORTH LINE OF SECTION 3 AND THE CENTERLINE OF MIAMI-SHELBY ROAD USING DIFFERENT MONUMENTS FOR THE TWO QUARTER CORNERS, OR SOME DID NOT SHOW ANY MONUMENTS AT THE QUARTER CORNERS. PREVIOUS SURVEYS HAVE ALSO DOCUMENTED THE INCONSISTENCIES AND UNCERTAINTIES. BY 2021, THE SHELBY COUNTY ENGINEER HAD REESTABLISHED BOTH SECTION QUARTER CORNERS AND MONUMENTED EACH WITH AN IRON PIN IN A MONUMENT BOX.
4. THIS SURVEY USES SAID MONUMENTED CORNERS TO ESTABLISH THE SECTION LINE, THE CENTER LINE OF MIAMI SHELBY ROAD, AND THE COUNTY LINE. IT CLEARLY HAS NOT BEEN THE SECTION LINE USED IN PREVIOUS SURVEYS OF RECORD.
5. MONUMENTS FOUND FROM PREVIOUS SURVEYS THAT PRESUMED TO BE ON THE SECTION LINE HAVE BEEN SHOWN IN DETAIL "A".
6. AS NO SURVEY OF RECORD IS CONSISTENT WITH THE SECTION LINE USED FOR THIS SURVEY, AN ASSUMED BEARING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE NORTH LINE OF SECTION 3 AND THE CENTER LINE OF MIAMI-SHELBY ROAD HAS BEEN USED FOR ALL CALCULATIONS HEREIN.

VICINITY MAP
NO SCALE



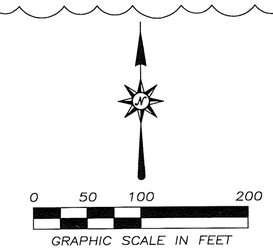
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE,PS
MIAMI COUNTY ENGINEER

DEPUTY — DATE 09/15/2021

APPROVED
MIAMI COUNTY PLANNING COMMISSION
9/20/2021
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Jenny Eilen, REHS
DATE 9/15/2021
MIAMI COUNTY
GENERAL HEALTH DEPT.



SURVEY OF 2.141 ACRES FOR JEAN COVAULT IN MIAMI COUNTY, OHIO ~ AUGUST 26, 2021

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

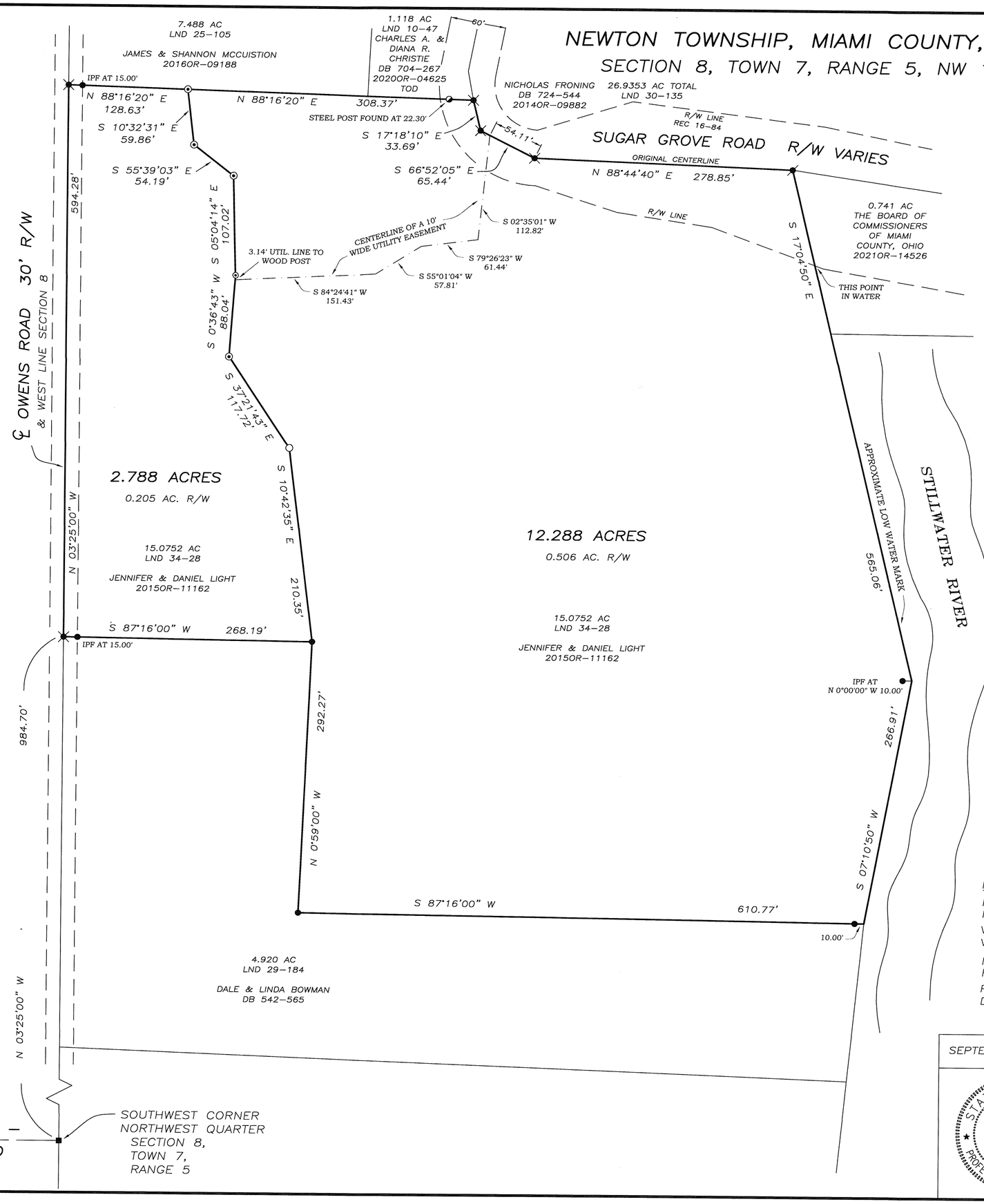
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

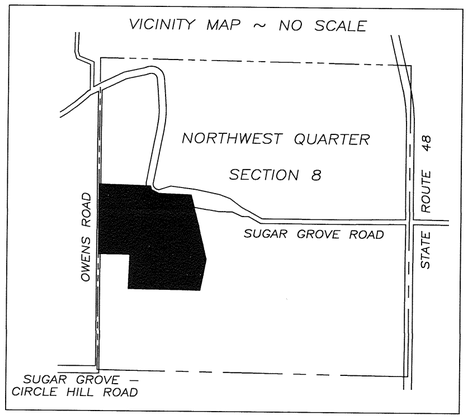
NEWTON TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 8, TOWN 7, RANGE 5, NW 1/4

VOLUME 60 PAGE 167

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, PE, PS
MIAMI COUNTY ENGINEER
DEPUTY — DATE 09/20/2021

APPROVED
MIAMI COUNTY PLANNING COMMISSION
9/20/2021
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY _____, REHS
DATE 9/20/21
MIAMI COUNTY GENERAL HEALTH DEPT.

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- 4" STEEL POST FOUND
- PK NAIL FOUND
- WOOD POST FOUND
- RAILROAD SPIKE FOUND
- ■ CORNER STONE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 30, PAGE 135
VOLUME 34, PAGE 28

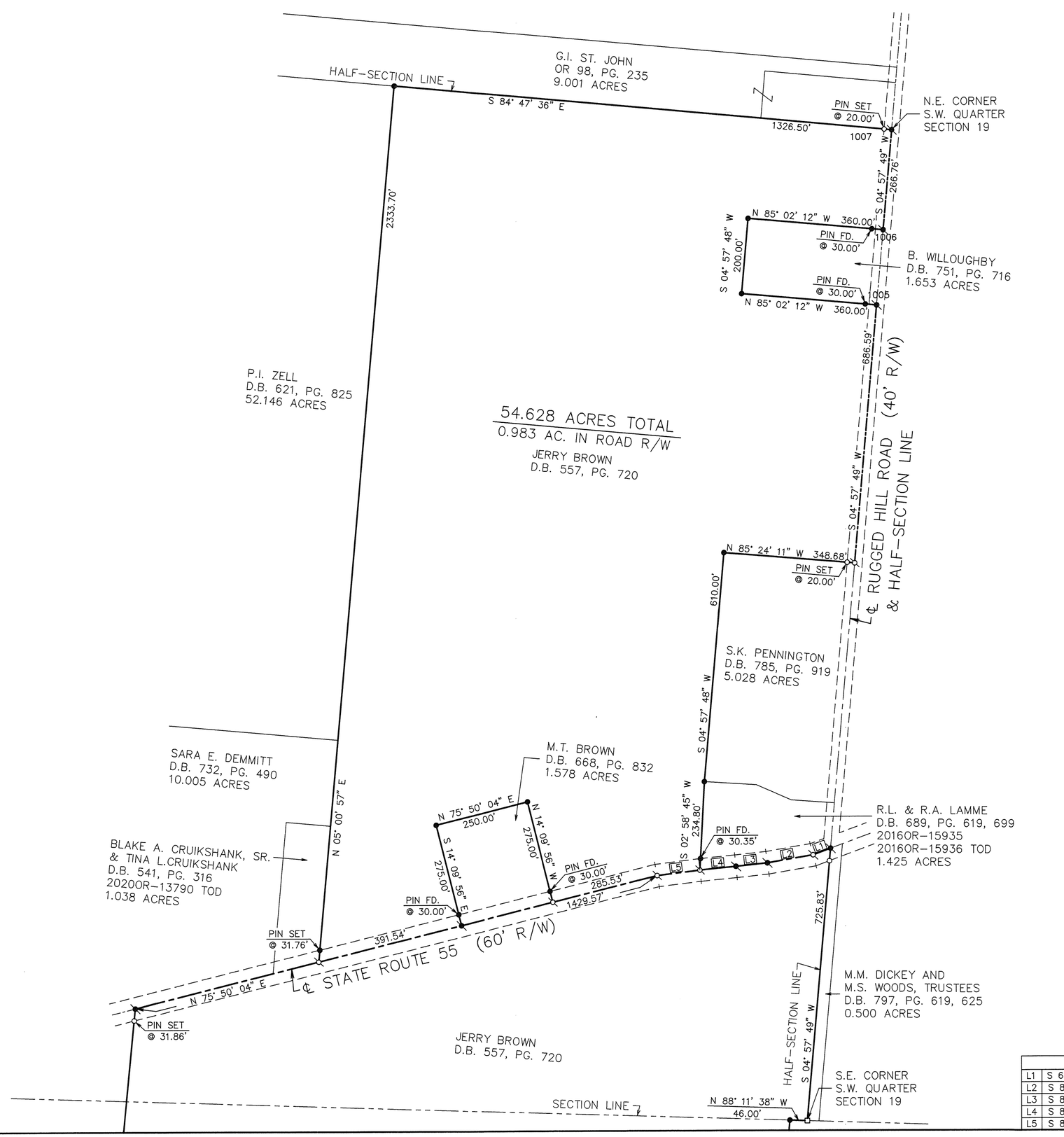
MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 16, PAGE 84
DEEDS AS SHOWN HEREON

0 40 80 160
GRAPHIC SCALE IN FEET
1" = 80'

SEPTEMBER 10, 2021	SURVEY OF 2 TRACTS FOR THE LIGHT FAMILY IN MIAMI COUNTY, OHIO
STATE OF OHIO — NEIL E. TEAFORD 7724 — REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724 NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

2	11BTMRS	SW 1/4 – 19	Lostcreek	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 168
Miami County Engineer's Record of Land Surveys



N

Scale: 1"=200'

0 100 200 300 400

Legend

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

References

Miami County Engineer's Record of Land Surveys:

Vol. 03, Pg. 88
Vol. 04, Pg. 348
Vol. 04, Pg. 349
Vol. 11, Pg. 191
Vol. 14, Pg. 92
Vol. 22, Pg. 171
Vol. 25, Pg. 131
Vol. 27, Pg. 07
Vol. 28, Pg. 47
Vol. 35, Pg. 98
Vol. 38, Pg. 13
Vol. 41, Pg. 190
Vol. 47, Pg. 52

BASIS OF BEARINGS

Bearings are based on the half-section line, bearing S 04° 57' 49" W, as taaken from the State Plane Coordinate System, NAD83 2011 Adjustment, geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

OCCUPATION STATEMENT

Monumented property lines generally fit occupation where occupation exists.

MONUMENTATION STATEMENT

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

Survey of 54.628 acres for the Estate of Jerry Brown.

SURVEYOR'S CERTIFICATION

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

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

Michael W. Cozatt 9/20/21

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

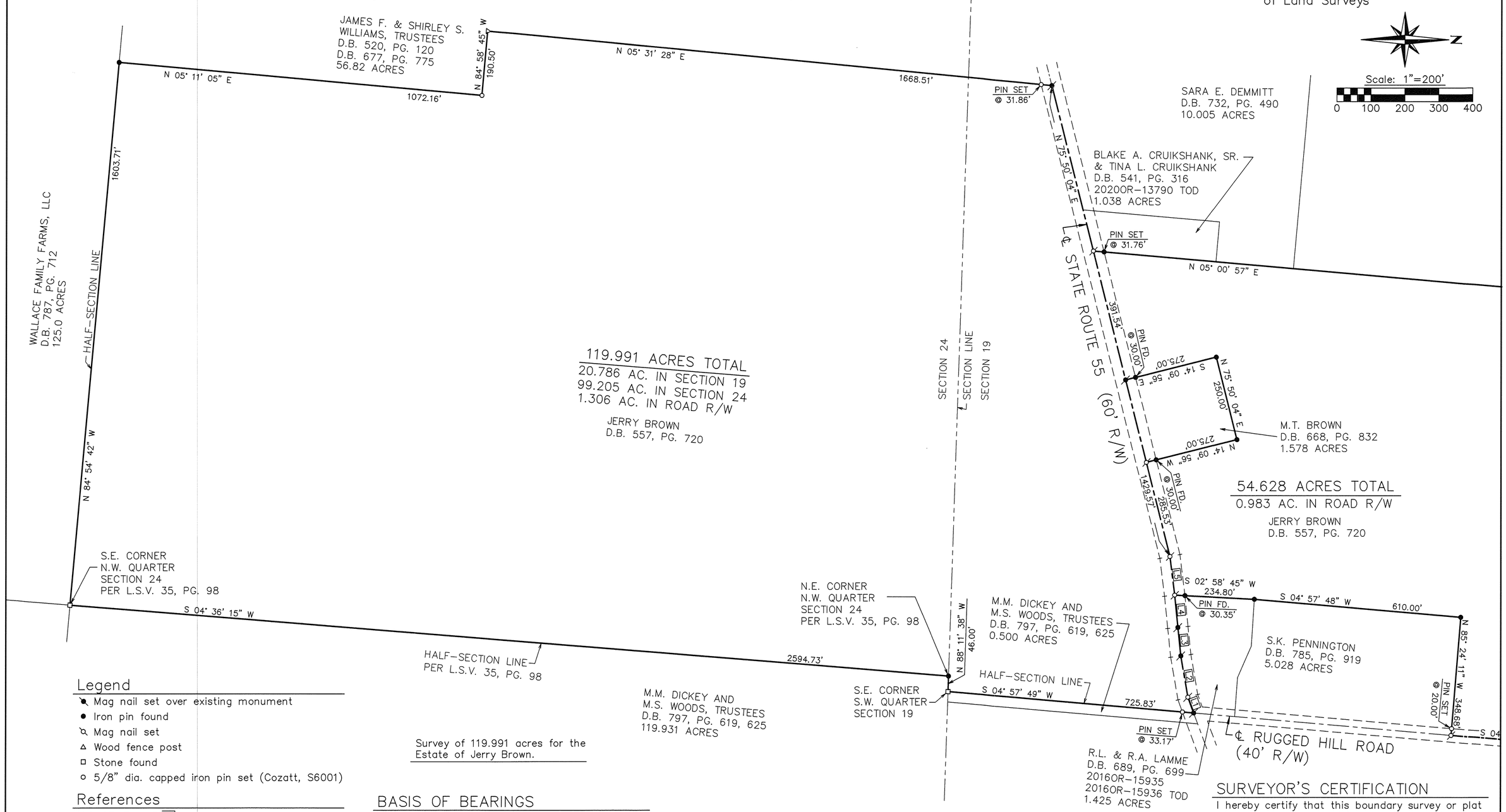
LINE CHART	
L1	S 69° 42' 28" W, 49.46'
L2	S 80° 11' 55" W, 122.99'
L3	S 83° 56' 38" W, 84.17'
L4	S 84° 18' 18" W, 95.92'
L5	S 82° 52' 38" W, 114.76'

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C Troy, Ohio
Job No. 14721-1 Ph. (937) 339-2921

SHEET 1 OF 2

Volume 60 Page 168A
Miami County Engineer's Record of Land Surveys

2	10BTMRS 11BTMRS	NW 1/4 – 24 SW 1/4 – 19	Lostcreek	Miami	Ohio
Town	Range	Section	Township	County	State



Survey of 119.991 acres for the Estate of Jerry Brown.

Legend

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

References

Miami County Engineer's Record of Land Surveys:

Vol. 03, Pg. 88
Vol. 04, Pg. 348
Vol. 04, Pg. 349
Vol. 11, Pg. 191
Vol. 14, Pg. 92
Vol. 22, Pg. 171
Vol. 25, Pg. 131
Vol. 27, Pg. 07
Vol. 28, Pg. 47
Vol. 35, Pg. 98
Vol. 38, Pg. 13
Vol. 41, Pg. 190
Vol. 47, Pg. 52

BASIS OF BEARINGS

Bearings are based on the half-section line, bearing S 04° 57' 49" W, as taaken from the State Plane Coordinate System, NAD83 2011 Adjustment, geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

OCCUPATION STATEMENT

Monumented property lines generally fit occupation where occupation exists.

MONUMENTATION STATEMENT

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

LINE CHART	
L1	N 69° 42' 28" E 49.46'
L2	N 80° 11' 55" E, 122.99'
L3	N 83° 56' 38" E, 84.17
L4	N 84° 18' 18" E, 95.92'
L5	N 82° 52' 38" E, 114.76'

SURVEYOR'S CERTIFICATION

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

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

Michael W. Cozatt 9/20/21
Michael W. Cozatt, P.S. #6001 Date

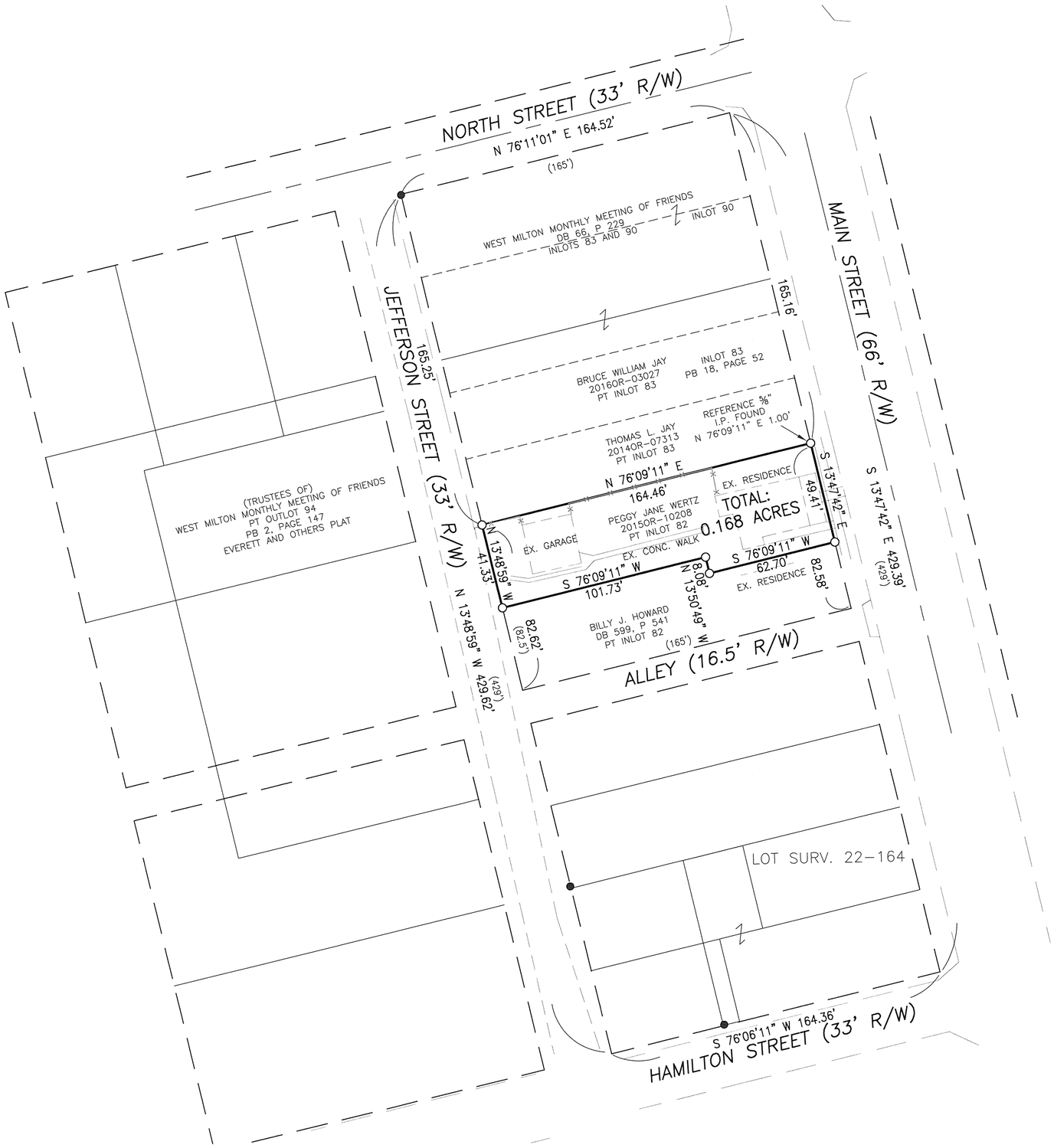
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 14721-2 Ph. (937) 339-2921

SHEET 2 OF 2

WEST MILTON CORPORATION | N–50 TAX MAP | 82 INLOT

VOLUME 60 PAGE 169

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- —X— EXISTING FENCE LINE
- ( ) REFERENCED DISTANCE OF RECORD

REFERENCES

RECORD PLATS:

PLAT BOOK 18, PAGE 52
PLAT BOOK 1, PAGE 161

LOT SURVEYS:

VOLUME 22, PAGE 164
VOLUME 9, PAGE 96
VOLUME 8, PAGE 21

DEEDS:

DB 11, PAGE 58
AND AS REFERENCED HEREON

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

0' 40' 80' 120'

GRAPHIC SCALE IN FEET
1" = 40'

9-27-2021

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

SURVEY OF 0.168 ACRES FOR [illegible] WERTZ
LOCATED IN WEST MILTON, MIAMI COUNTY ~ DATE 9–27–2021

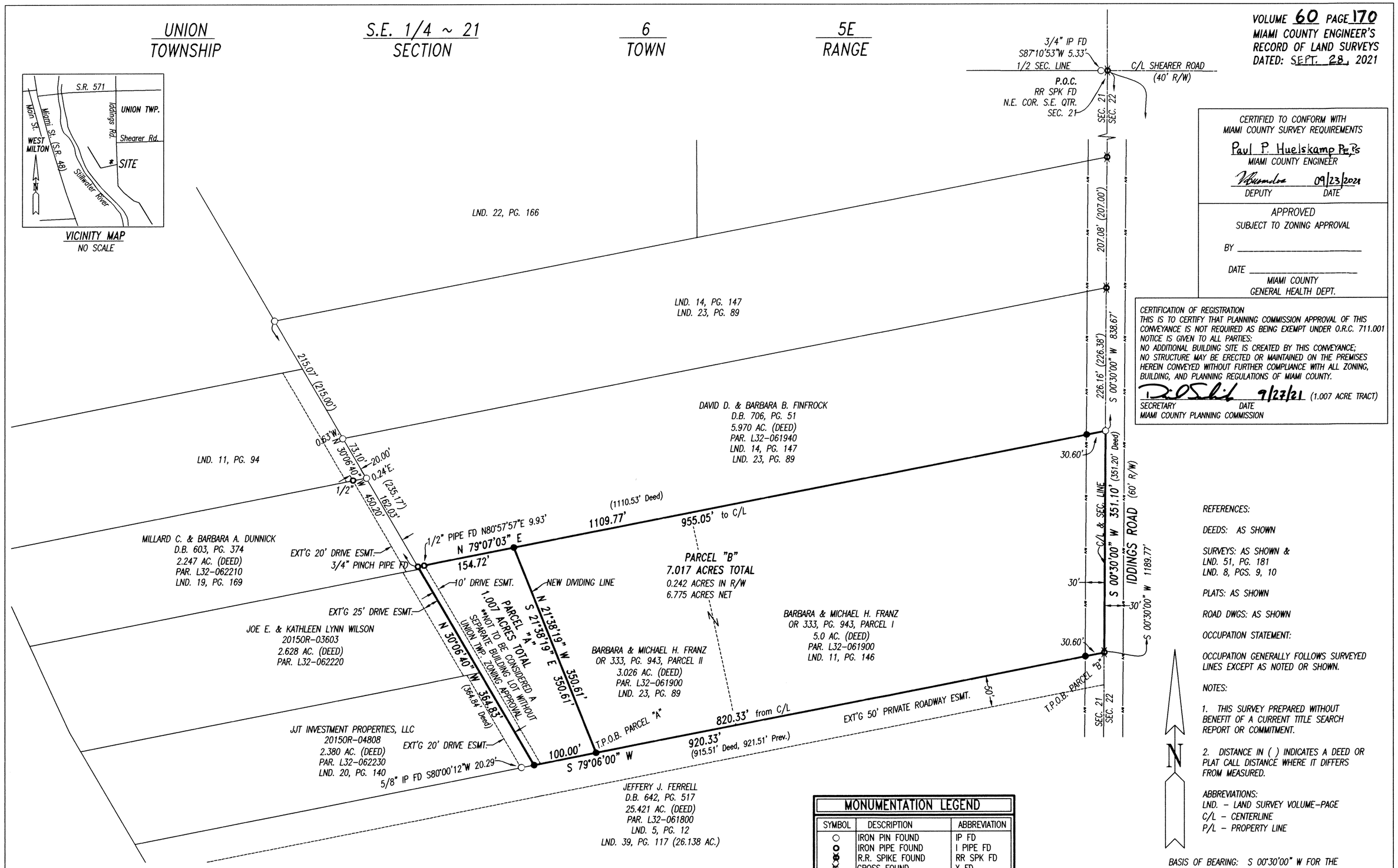
STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698–3000
FAX (937) 698–3928
EMAIL: John@BES–Engineer.com

BES JOB #343.15 DRAWN BY: SES CHECKED BY: JJB

VOLUME 60 PAGE 170
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATED: SEPT. 28, 2021

UNION TOWNSHIP	S.E. 1/4 ~ 21 SECTION	6 TOWN	5E RANGE



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

DEPUTY 09/23/2021
DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY _____

DATE _____
MIAMI COUNTY
GENERAL HEALTH DEPT.

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

9/27/21 (1.007 ACRE TRACT)
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

REFERENCES:

DEEDS: AS SHOWN

SURVEYS: AS SHOWN &
LND. 51, PG. 181
LND. 8, PGS. 9, 10

PLATS: AS SHOWN

ROAD DWGS: AS SHOWN

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.

NOTES:

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

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

ABBREVIATIONS:
LND. - LAND SURVEY VOLUME-PAGE
C/L - CENTERLINE
P/L - PROPERTY LINE

N

BASIS OF BEARING: S 00°30'00" W FOR THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21 AND CENTERLINE OF IDDINGS ROAD FROM MIAMI COUNTY LAND SURVEY VOLUME 23, PAGE 89.

MONUMENTATION LEGEND

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

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

CERTIFICATION:

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

BY: 9/21/2021
LUIS G. RIANCHO DATE
REGISTERED SURVEYOR OF OHIO NO. 5287

STATE OF OHIO
LUIS G. RIANCHO 5287
REGISTERED SURVEYOR

CLIENT: JOE WILSON
DATE OF SURVEY: AUG. 2021

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

PREPARED BY:

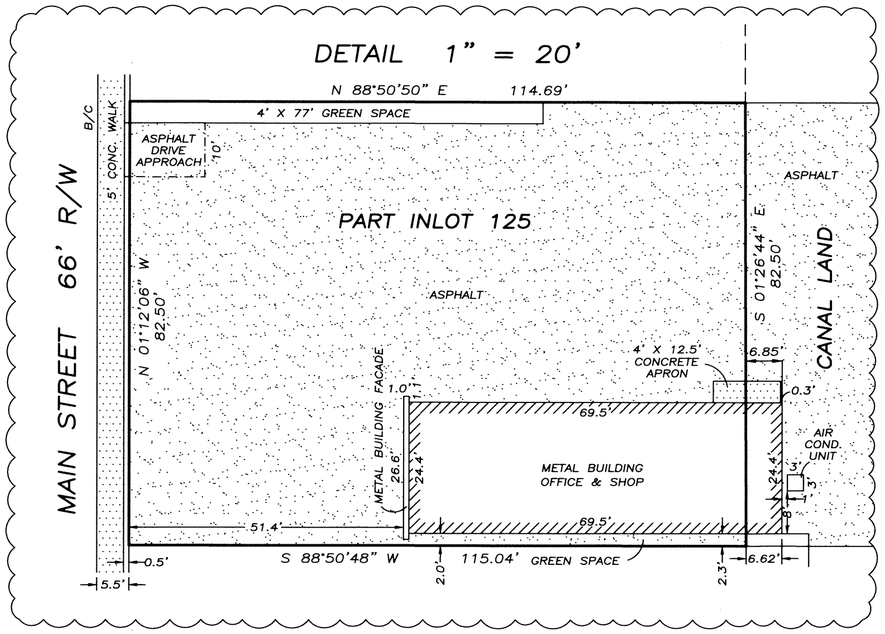
LGR
LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
TEL 937 836-1585
FAX 937 836-9974
LGRIANCHO@WOH.RR.COM
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

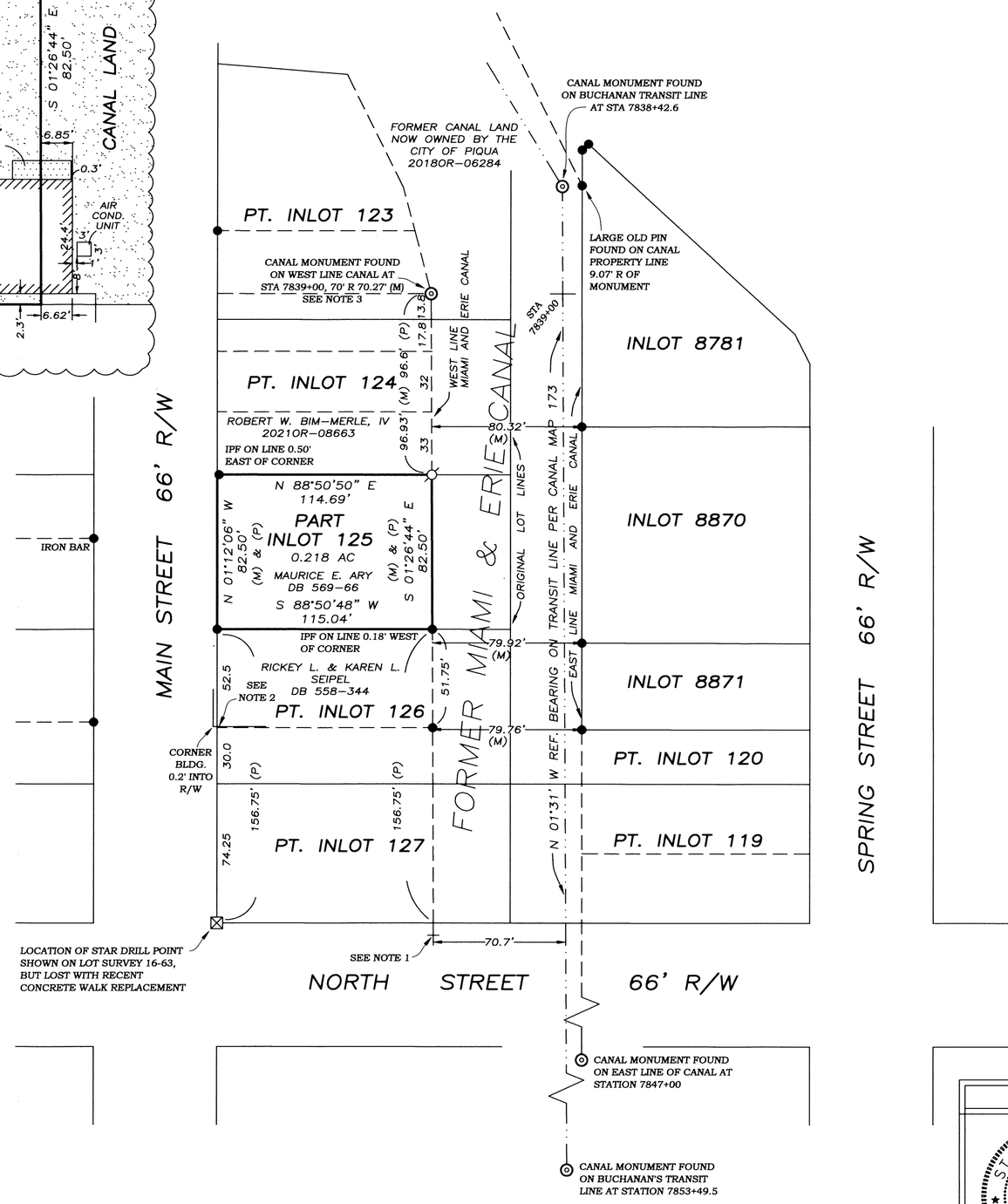
JOB # 21035 AUG. 2021
DRAWING: 21035-40.DWG PLOT DATE 09-02-2021

CITY OF PIQUA
MIAMI COUNTY, OHIO
PART INLOT 125

VOLUME 60 PAGE 171

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ⊙ CANAL MONUMENT FOUND
- ⊠ STAR DRILL POINT

(P) DENOTES PLATTED DIMENSIONS
(M) DENOTES MEASURED DIMENSION

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 3, PAGE 71
DEED BOOK 569, PAGE 66
PLAT BOOK 6, PAGE 17
PLAT BOOK 20, PAGE 96
PLAT BOOK 21, PAGE 78

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 2, PAGE 129
VOLUME 15, PAGE 195
VOLUME 16, PAGE 63

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 60, PAGE 98
MIAMI & ERIE CANAL MAP 173

NOTES

1. CANAL MAPS SHOW A MONUMENT 70.7' WEST OF BUCHANAN'S TRANSIT LINE. THE POINT SCALES AT APPROXIMATELY STA 4842+42.
2. BUILDING CORNER FOUND 0.2' INTO RIGHT-OF-WAY AS ALSO SHOWN ON LOT SURVEY 16-63.
3. CANAL MONUMENT FOUND ON WEST LINE OF CANAL AT STA 7839+00, 70.27' WEST OF TRANSIT LINE. CANAL MAPS SHOW MONUMENT AT 70.0' WEST OF TRANSIT LINE.
4. BUCHANAN'S TRANSIT LINE RE-ESTABLISHED THROUGH CANAL MONUMENTS FOUND AND SHOWN AT STA 7838+42.6 AND STA 7853+49.5. REFERENCE BEARING FOR THIS SURVEY IS NORTH 01 DEGREE 31 MINUTES 00 SECONDS WEST ON BUCHANAN'S TRANSIT LINE, PER CANAL MAPS.
5. WEST LINE OF CANAL AND PROPERTY LINE FOR THIS SURVEY ESTABLISHED THROUGH CANAL MONUMENT FOUND AT STA 7839+00 AND CANAL MONUMENT NOT FOUND BUT RECALCULATED AS SHOWN ON CANAL SURVEY MAP AT APPROXIMATE STA 7842+42.
6. EAST RIGHT-OF-WAY LINE OF MAIN STREET ESTABLISHED THROUGH STAR DRILL POINT RE-ESTABLISHED AT INTERSECTION OF NORTH STREET, THROUGH POINT 0.2' EAST OF BUILDING CORNER, AND ALSO THROUGH IRON PIN FOUND AND SHOWN ON THE WEST LINE OF PART OF INLOT 123, NORTH OF PROPERTY SURVEYED HEREIN.
7. OLD IRON PIN FOUND AT NORTHWEST CORNER OF LOT SURVEYED HEREIN FOUND BENT, IN CONCRETE WALL, ON NORTH PROPERTY LINE, BUT 0.50' EAST OF TRUE CORNER.
8. AT TIME OF SURVEY MOST REAR MONUMENTS FROM OLD SURVEYS FOR LOTS ON MAIN STREET WERE UNABLE TO BE RECOVERED.

N

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

SURVEY OF PART INLOT 125
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 20, 2021

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

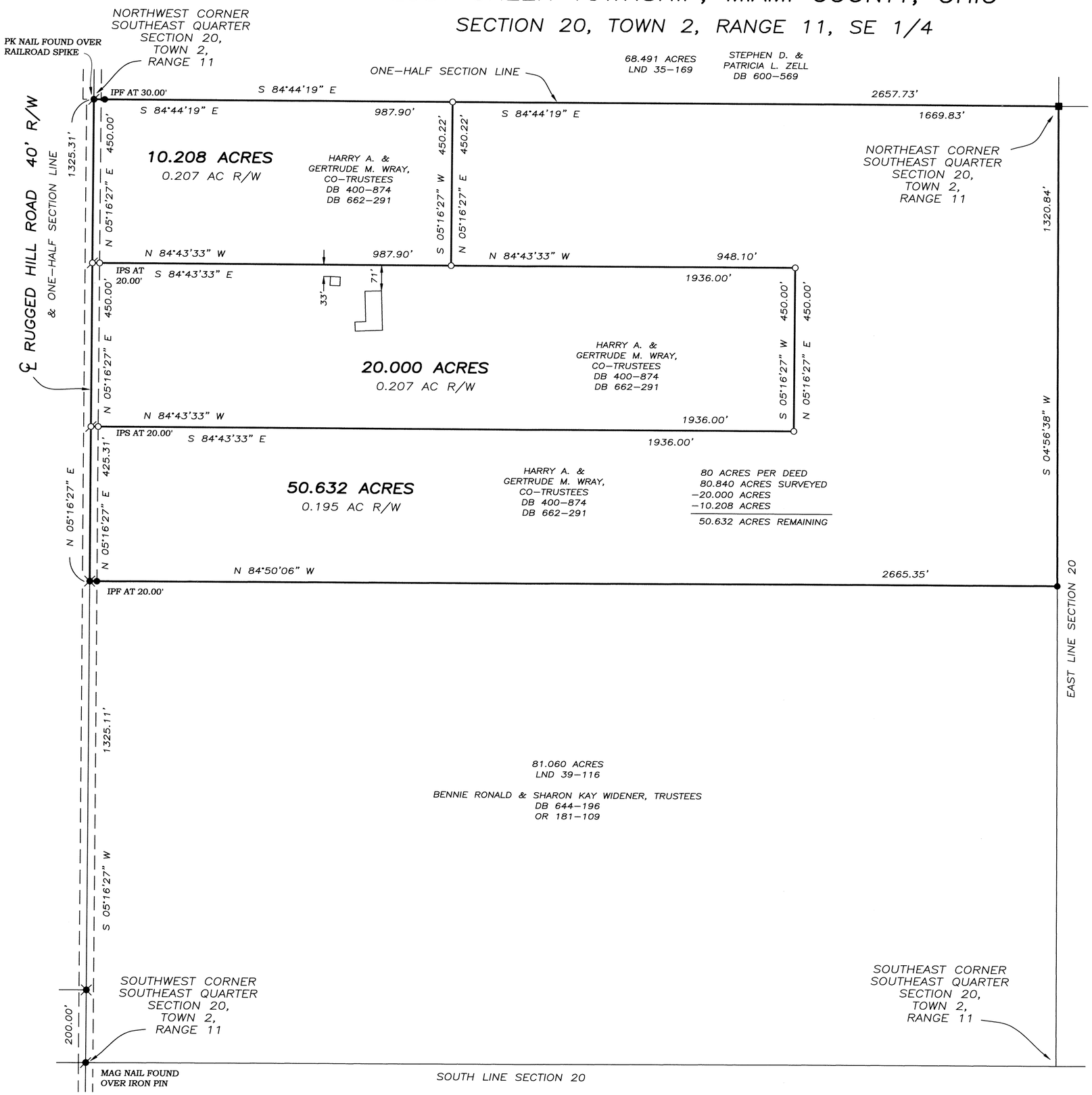
THOMAS R. ZECHMAN
OHIO REGISTERED PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 20, TOWN 2, RANGE 11, SE 1/4

VOLUME 60 PAGE 172

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- MAG NAIL SET
- ● IRON PIN FOUND
- ■ STONE FOUND
- MAG NAIL OR P.K. NAIL FOUND
- GIN SPINDLE FOUND
- ▲ WOOD POST FOUND

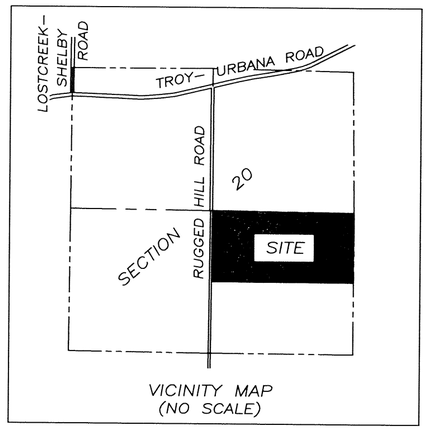
REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 26
VOLUME 35, PAGE 169
VOLUME 39, PAGE 116
VOLUME 44, PAGE 100
VOLUME 49, PAGE 2
VOLUME 52, PAGE 60

BEARINGS CORRESPOND TO LAND SURVEY 39-116

MIAMI COUNTY RECORDER'S RECORDS: DEEDS AS SHOWN HEREON



VICINITY MAP
(NO SCALE)

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

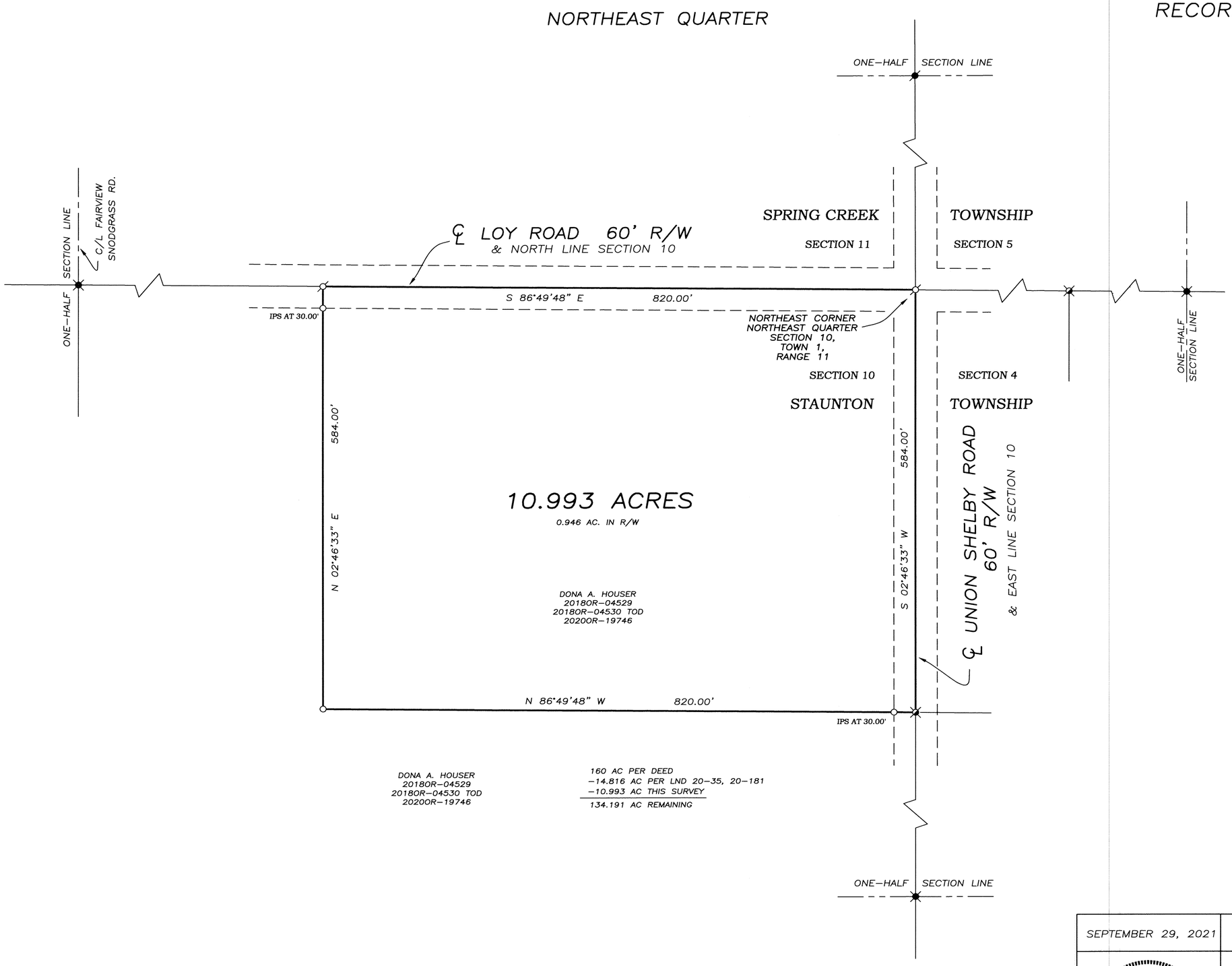
SEPTEMBER 22, 2021	SURVEY OF 3 TRACTS FOR THE WRAY FAMILY IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

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

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

VOLUME 60 PAGE 173

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⊘ MAG NAIL SET
- ⊗ MAG SPIKE FOUND
- ● PK NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 20, PAGE 5
VOLUME 20, PAGE 35
VOLUME 20, PAGE 181
VOLUME 27, PAGE 62
VOLUME 41, PAGE 81
VOLUME 48, PAGE 200
VOLUME 57, PAGE 143

BEARINGS CORRESPOND TO LAND SURVEY 57–143

MIAMI COUNTY RECORDER'S RECORDS: DEEDS AS SHOWN HEREON

0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

SEPTEMBER 29, 2021	SURVEY FOR THE HOUSER FAMILY IN MIAMI COUNTY, OHIO
STATE OF OHIO NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

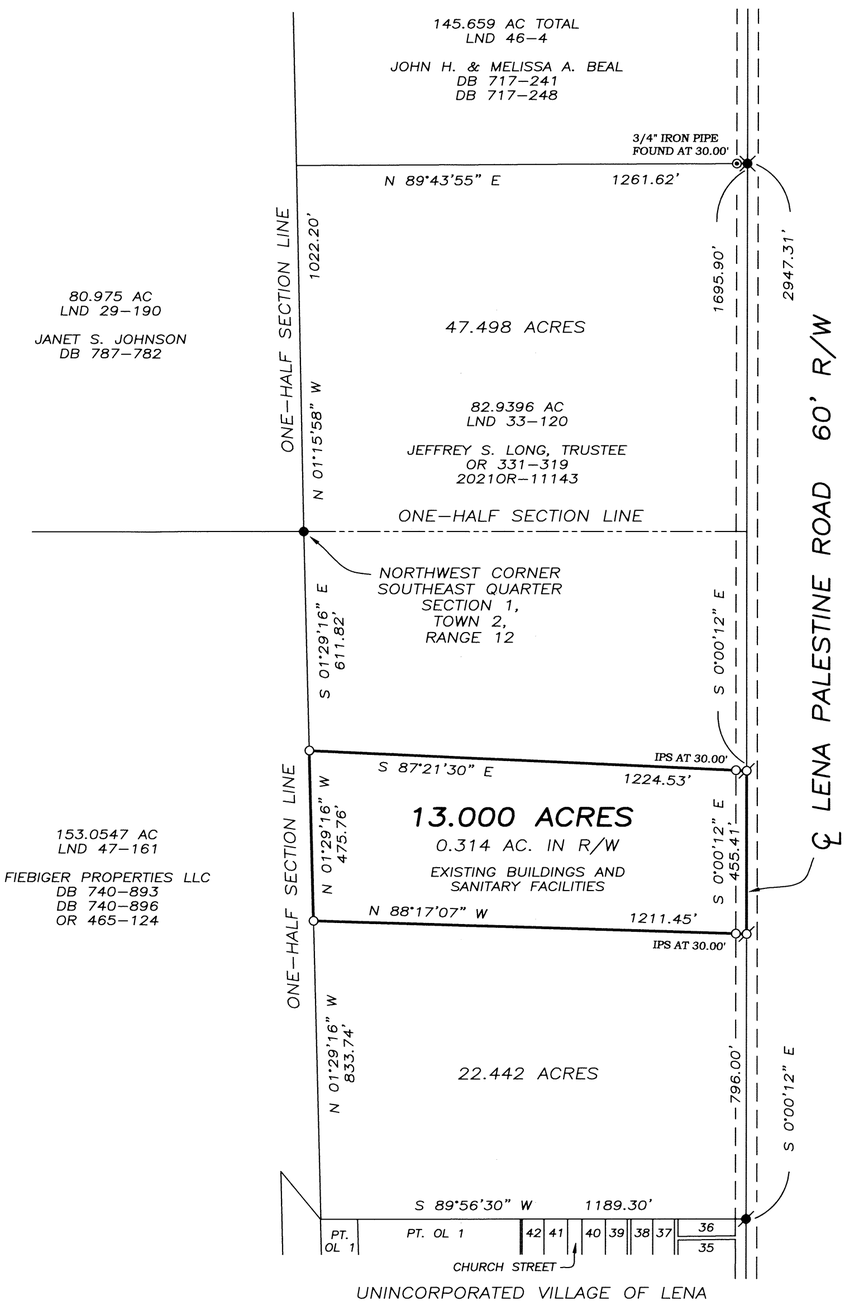
NEIL E. TEAFORD
5260 TROY–URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

BROWN TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 1, TOWN 2, RANGE 12
NORTHEAST & SOUTHEAST QUARTER

VOLUME 60 PAGE 174

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ● PK NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ⊙ IRON PIPE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 6, PAGE 76
VOLUME 28, PAGE 86
VOLUME 29, PAGE 190
VOLUME 33, PAGE 120
VOLUME 39, PAGE 28
VOLUME 46, PAGE 4
VOLUME 47, PAGE 161

MIAMI COUNTY RECORDER'S RECORDS:
AS SHOWN HEREON

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

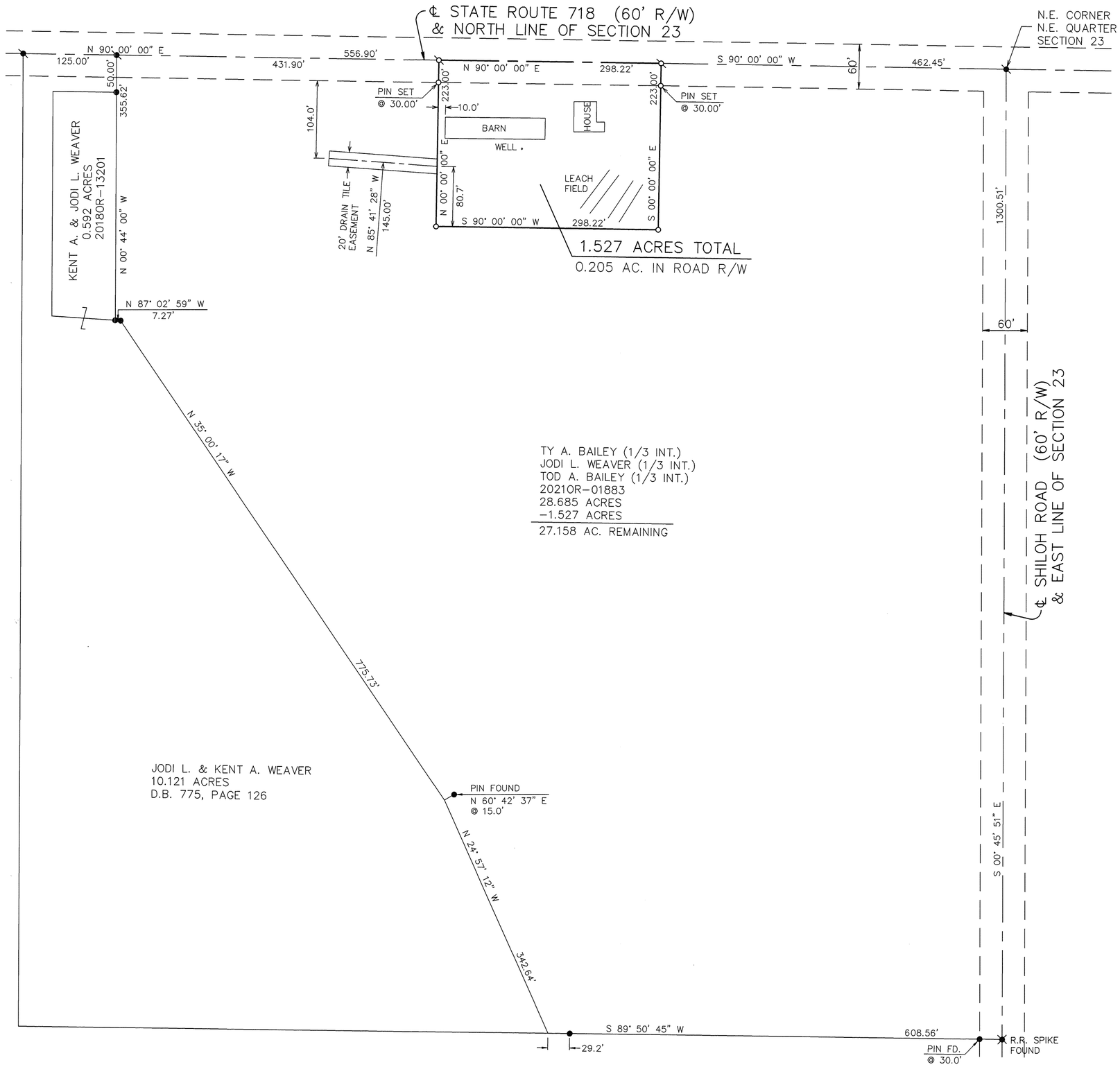
SURVEY OF 13.000 ACRES FOR LEVI LONG
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 21, 2021

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

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

8	4E	NE 1/4–23	Newton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 175
Miami County Engineer's
Record of Land Surveys



N

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)

References

Vol. 50, Pg. 66 } Miami County Engineer's
Vol. 58, Pg. 169 } Record of Land Surveys

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP PE, PS
MIAMI COUNTY ENGINEER

DEPUTY — DATE 08/17/2021

APPROVED
MIAMI COUNTY PLANNING COMMISSION

SECRETARY — DATE 10/21/2021

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Gerry Fyffer, REHS

DATE: 10/21/2021

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Basis of Bearings

The bearings are based on the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Monumentation Statement

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

Survey of 1.527 acres for Tod Bailey.

Surveyor's Certification

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

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

Michael W. Cozatt — 8/17/21

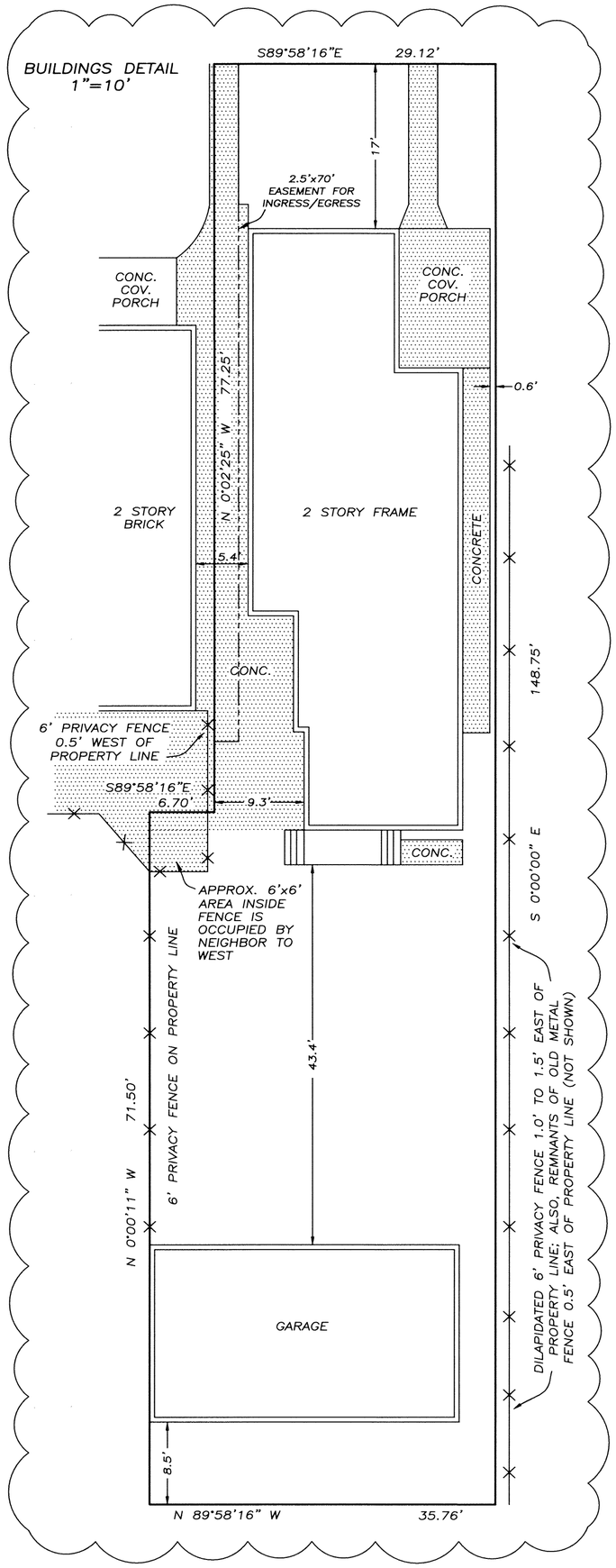
Michael W. Cozatt, P.S. #6001 — Date

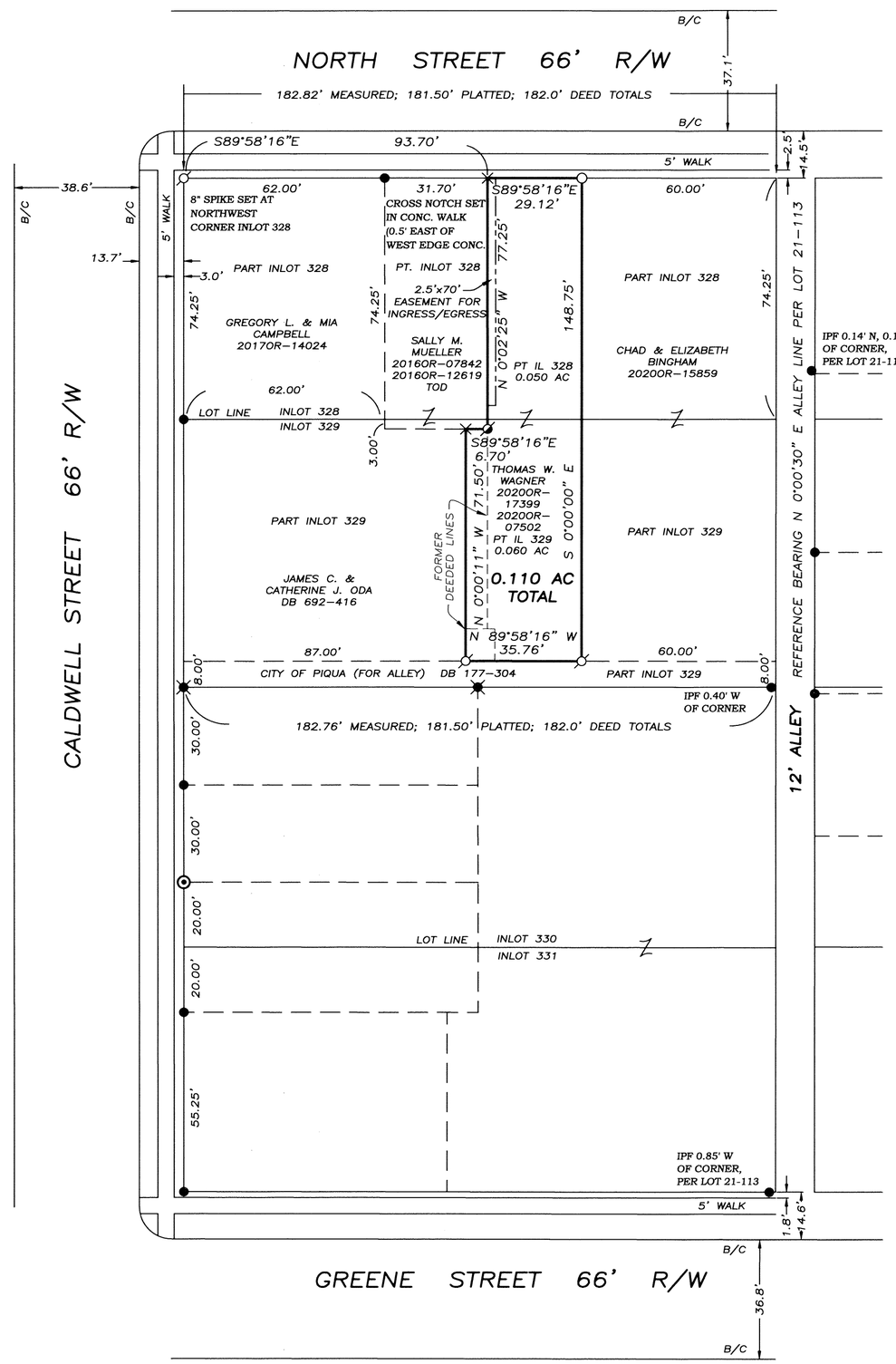
Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 14521 *Ph. (937) 339–2921*

CITY OF PIQUA, MIAMI COUNTY, OHIO
PARTS INLOTS 328 & 329

VOLUME 60 PAGE 176

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG SPIKE SET
- × CROSS NOTCH IN CONCRETE SET
- ⊙ IRON PIPE FOUND
- ✖ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS:

LOT SURVEY VOLUME 11, PAGE 45
LOT SURVEY VOLUME 11, PAGE 98
LOT SURVEY VOLUME 17, PAGE 35
LOT SURVEY VOLUME 17, PAGE 70
LOT SURVEY VOLUME 21, PAGE 113

MIAMI COUNTY RECORDER'S RECORDS:

DEEDS AS SHOWN HEREON

NOTES:

1. THE EAST SIDE OF THE 12' ALLEY EAST OF THIS PROPERTY WAS ESTABLISHED USING THE MONUMENTS SHOWN ON LOT SURVEY 21-113. THE WEST SIDE WAS ESTABLISHED 12.00' WEST AND PARALLEL TO THE EAST SIDE OF SAID ALLEY.

2. THE SOUTH SIDE OF THE 8' ALLEY SOUTH OF THIS PROPERTY WAS ESTABLISHED USING THE MONUMENTS SHOWN ON LOT SURVEY 17-70. THE NORTH SIDE OF THE 8' ALLEY, WHICH IS ALSO THE SOUTH PROPERTY LINE OF THE PROPERTY SURVEYED HEREIN, WAS ESTABLISHED 8.00' NORTH AND PARALLEL TO THE SOUTH SIDE OF SAID ALLEY.

3. AN OVERAGE OF 0.82 FEET OVER DEEDED TOTALS WAS FOUND ALONG THE SOUTH LINE OF NORTH STREET BETWEEN CALDWELL STREET AND THE WEST LINE OF THE 12' ALLEY. AN OVERAGE OF 0.76 FEET OVER DEEDED TOTALS WAS FOUND ALONG THE NORTH LINE OF THE 8' ALLEY BETWEEN CALDWELL STREET AND THE WEST LINE OF THE 12' ALLEY. UNLIKE A TEXTBOOK PRORATION, THESE OVERAGES WERE ALL ASSIGNED TO THE WAGNER TRACT TO BEST MATCH OCCUPATION. ALL DEEDED EAST-WEST LOT DIMENSIONS ON BINGHAM, MUELLER, CAMPBELL, AND ODA TRACTS WERE HELD PER DEEDS.

4. LOTS 328 AND 331 WERE ORIGINALLY PLATTED AS 74.25 FEET NORTH-&-SOUTH, AND LOTS 329 AND 330 WERE ORIGINALLY PLATTED 80.85 FEET NORTH-&-SOUTH.

0 15 30 60

GRAPHIC SCALE IN FEET
1" = 30'

SURVEY OF PARTS INLOTS 328 & 329
IN MIAMI COUNTY, OHIO ~ OCTOBER 3, 2021

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

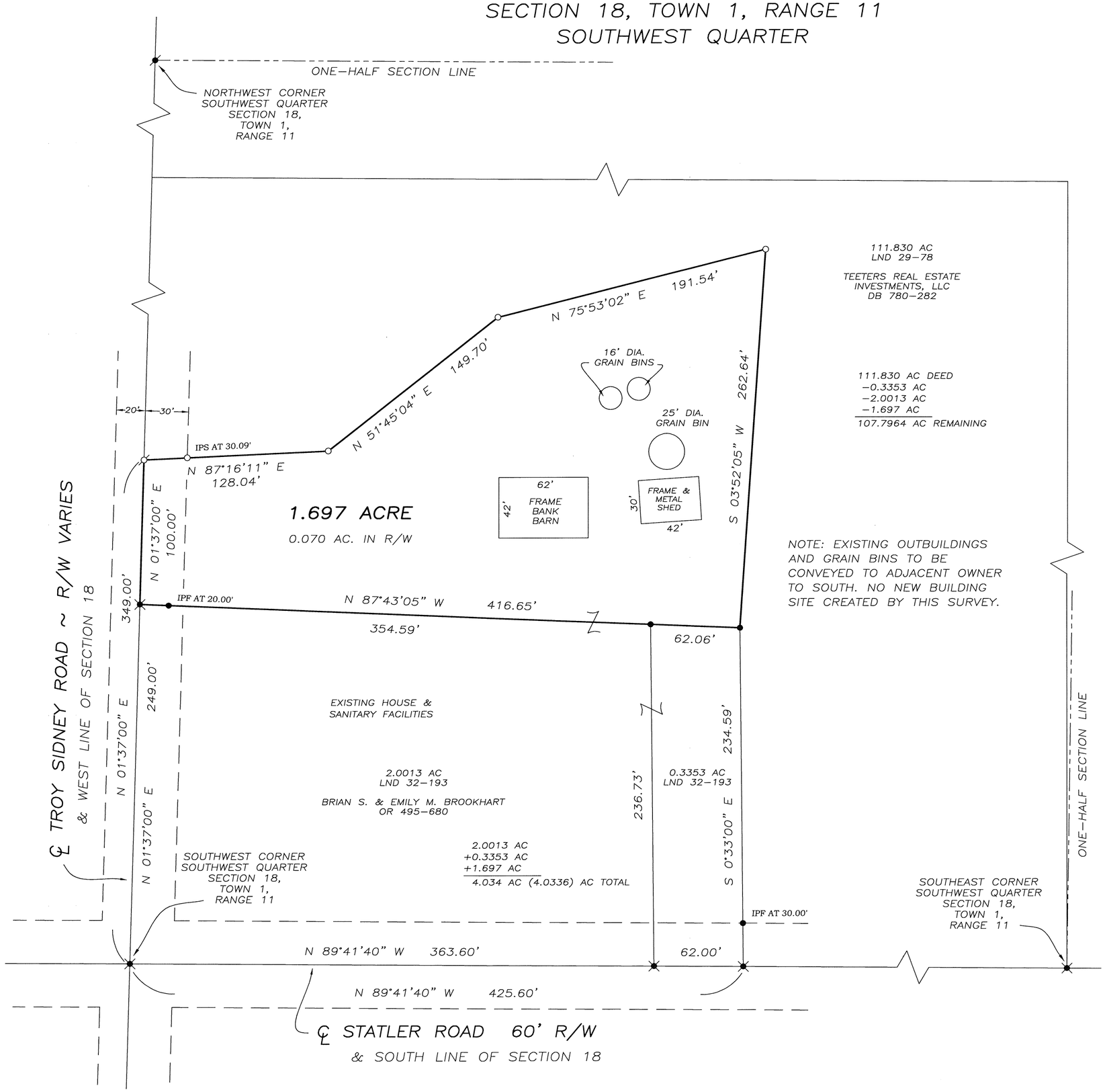
GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 18, TOWN 1, RANGE 11
SOUTHWEST QUARTER

VOLUME 60 PAGE 177

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 29, PAGE 78
VOLUME 32, PAGE 193
VOLUME 39, PAGE 128
VOLUME 51, PAGE 31
VOLUME 54, PAGE 199

MIAMI COUNTY RECORDER'S RECORDS:
AS SHOWN HEREON

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Mark J. Storms 10-22-21
DEPUTY DATE

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

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

1.697 ACRE TRACT
10/25/2021
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

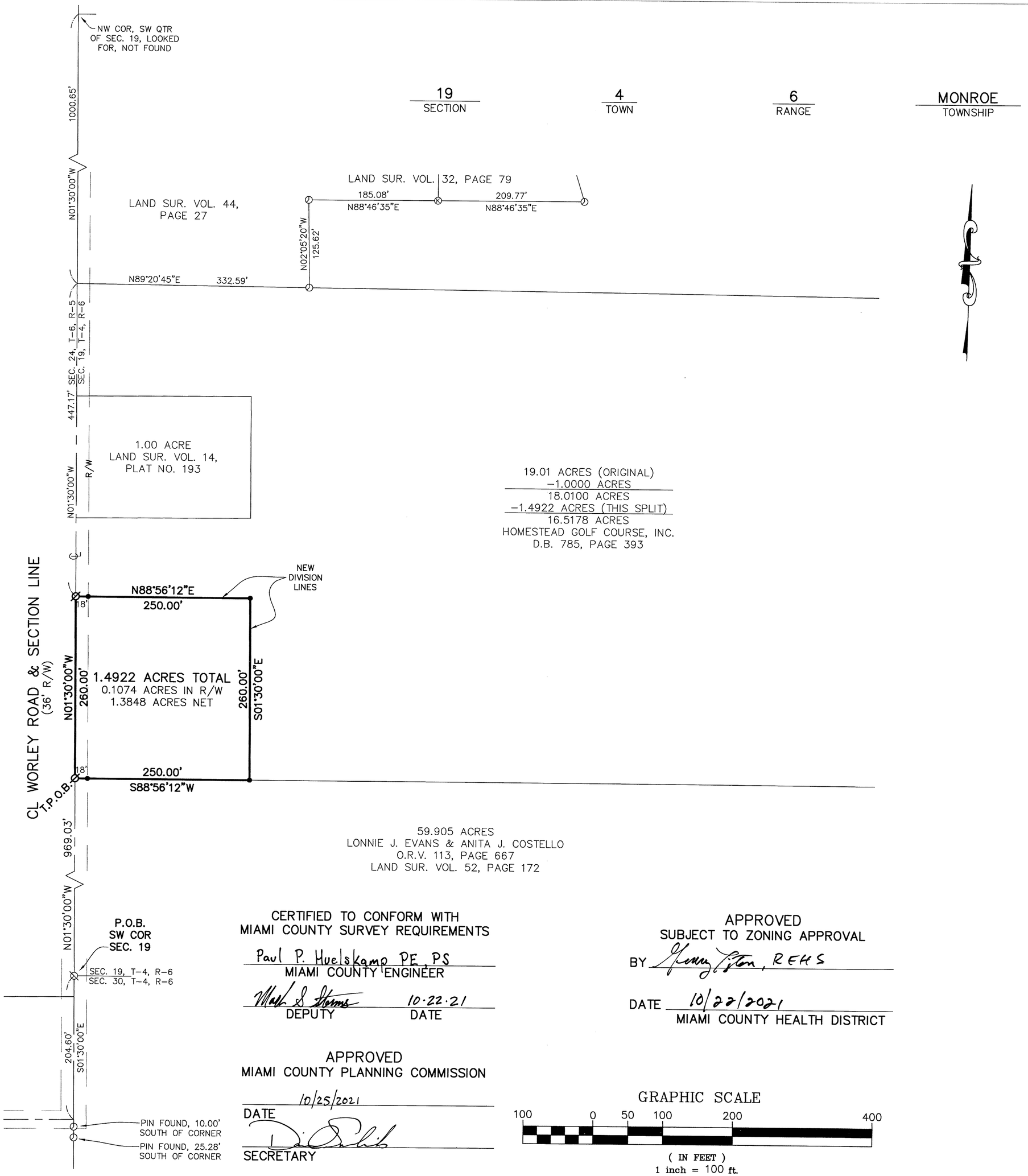
0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

SURVEY FOR BRIAN & EMILY BROOKHART
IN MIAMI COUNTY, OHIO ~ OCTOBER 8, 2021

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

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

VOLUME 60, PAGE 178.
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS



BASIS OF BEARINGS:
- CENTERLINE OF WORLEY ROAD – N01°30'00"W
  LAND SUR. VOL. 14, PLAT NO. 193

SURVEY REFERENCES:
- ALL DEEDS, PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.
- LAND SUR. VOL. 26, PLAT NO. 78
- LAND SUR. VOL. 39, PAGE 42
- LAND SUR. VOL. 57, PLAT NO. 188
- LAND SUR. VOL. 58, PLAT NO. 7
- LAND SUR. VOL. 32, PAGE 8
- LAND SUR. VOL 44, PLAT NO. 128
- LAND SUR. VOL. 46, PAGE 148
- LAND SUR. VOL. 38, PAGE 34

CURRENT OWNER:
- HOMESTEAD GOLF COURSE, INC – D.B. 785, PAGE 393

GENERAL NOTES:
- ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.
- OCCUPATION, IN GENERAL, FITS THE SURVEY.

SYMBOL LEGEND	
⊘	FOUND 5/8" IRON PIN
⊗	FOUND 5/8" IRON PIN W/"KLOCKNER" CAP
⊘	FOUND PK/MAG NAIL
•	SET 5/8" IRON PIN W/"HALEY-DUSA" CAP
Ø	SET MAG NAIL

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

Thomas E. Dusa

Thomas E. Dusa
Registered Surveyor
Ohio License Number S-7143

Field Survey Date: 10-11-2021

STATE OF OHIO
THOMAS E. DUSA
S-7143
REGISTERED
SURVEYOR

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S. Storms 10.22.21
DEPUTY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY Jenny Tyson, REHS

DATE 10/22/2021
MIAMI COUNTY HEALTH DISTRICT

APPROVED
MIAMI COUNTY PLANNING COMMISSION

10/25/2021
DATE

SECRETARY

GRAPHIC SCALE

100 0 50 100 200 400

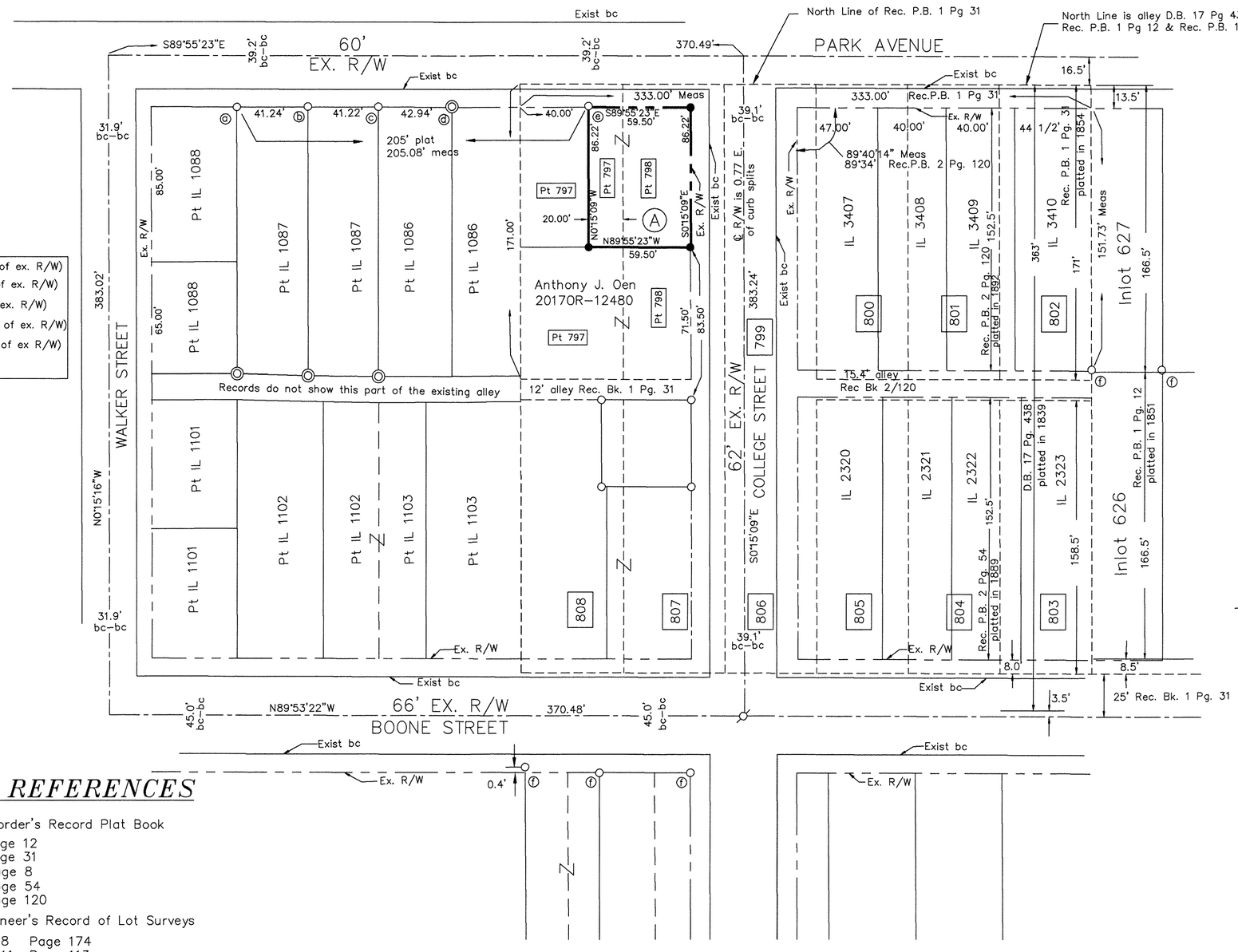
(IN FEET)
1 inch = 100 ft.

Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"=100'	Drawn: SBM	Checked: TED
Date: 10-13-2021	Job No. S4851	

PIQUA	N.W.	PTS. 797 & 798	Miami	Ohio
CORPORATION	SECTION	INLOTS	County	State

VOLUME NO. 60 PLAT NO. 179
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: OCTOBER 2021



ⓐ	5/8" rebar (0.17' N. of ex. R/W)
ⓑ	3/4" I pin (0.34' N of ex. R/W)
ⓒ	1" I pin (0.29' N. of ex. R/W)
ⓓ	3/4" I pipe (0.36' N. of ex. R/W)
ⓔ	5/8" rebar (0.49' N. of ex R/W)
ⓕ	1/2" rebar

N

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

SCALE: 1" = 50'

0 25 50 75 100

LEGEND

- MAG NAIL OR PK NAIL FOUND
- R.R. SPIKE FOUND
- REBAR OR PIN FOUND (SIZE SHOWN)
- 3/4" IRON PIPE FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"

ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE

- Inlots 797-808 Rec. Plat Book 1 Page 31
- 803 Inlots 797-808 Rec. Plat Book 1 Page 31

(A) Regnald B. Stevens Jr. & Jonathan A. Stevens
20210R-15146
0.118 Acres

SURVEY REFERENCES

Miami County Recorder's Record Plat Book

Plat Book 1 Page 12
Plat Book 1 Page 31
Plat Book 2 Page 8
Plat Book 2 Page 54
Plat Book 2 Page 120

Miami County Engineer's Record of Lot Surveys

Survey Volume 8 Page 174
Survey Volume 11 Page 113
Survey Volume 11 Page 114
Survey Volume 13 Page 8
Survey Volume 14 Page 127
Survey Volume 22 Page 49
Survey Volume 22 Page 178
Survey Volume 24 Page 109

Miami County Recorder's Deed Records

Deed Book 17 Page 438
Deed Book 17 Page 623
Deed Book 120 Page 371
Deed Book 130 Page 411
Deed Book 131 Page 119
20190R-00723
20210R-15146

SURVEY OF PART LOT 797 & 798
FOR JONATHAN STEVENS

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

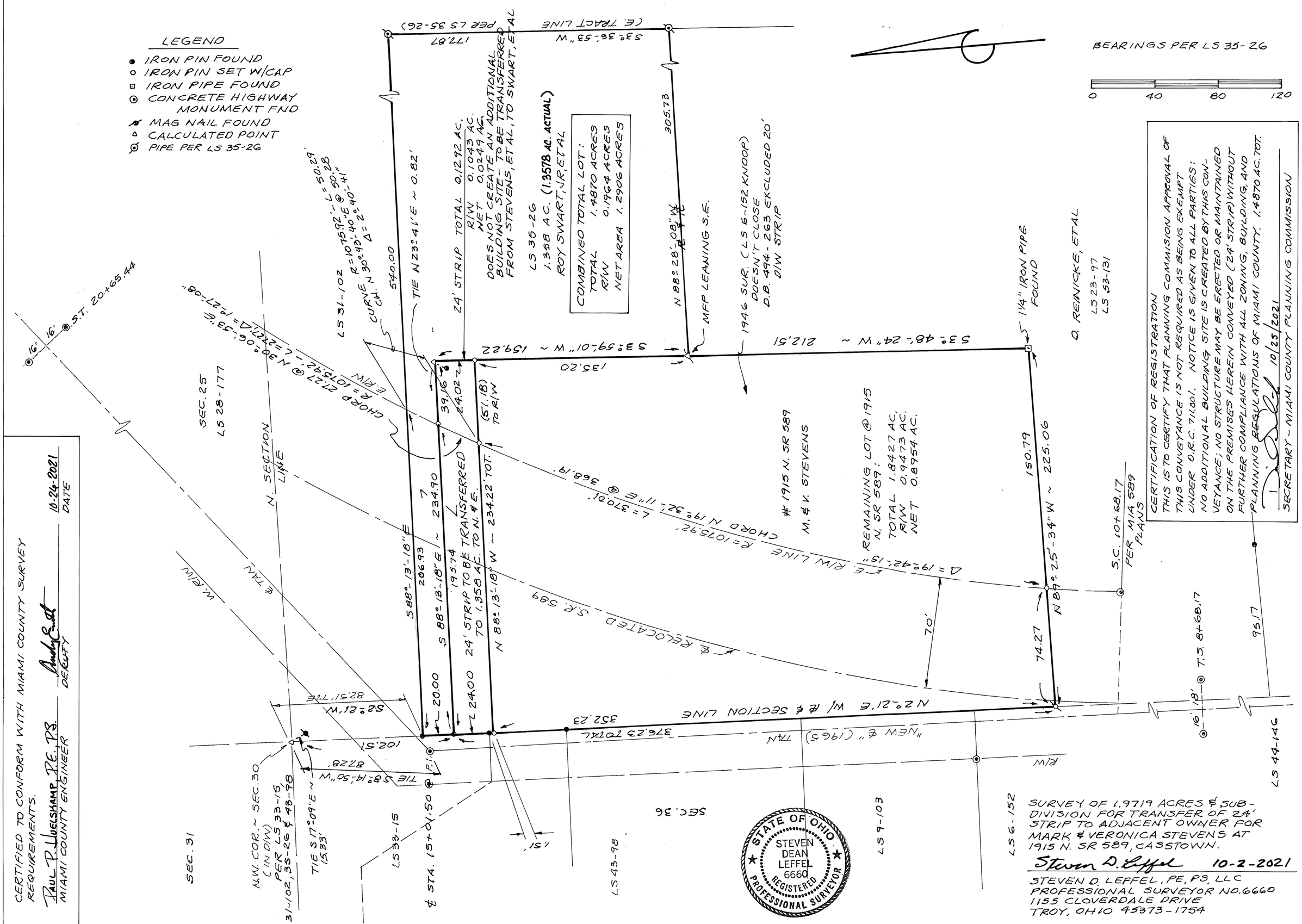
Larry J. Bill Oct 26, 2021
LARRY J. BILL, P.S. #7557 DATE

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

VOLUME 60 PAGE 180

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

LOSTCREEK	30	2	10
TOWNSHIP	SECTION	TOWN	RANGE



CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISION 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 (24' STRIP) WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY. 1.4870 AC. TOT.

10/25/2021
SECRETARY - MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS.

PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

10-26-2021
DATE

SURVEY OF 1.9719 ACRES & SUB-DIVISION FOR TRANSFER OF 24' STRIP TO ADJACENT OWNER FOR MARK & VERONICA STEVENS AT 1915 N. SR 589, CASSTOWN.

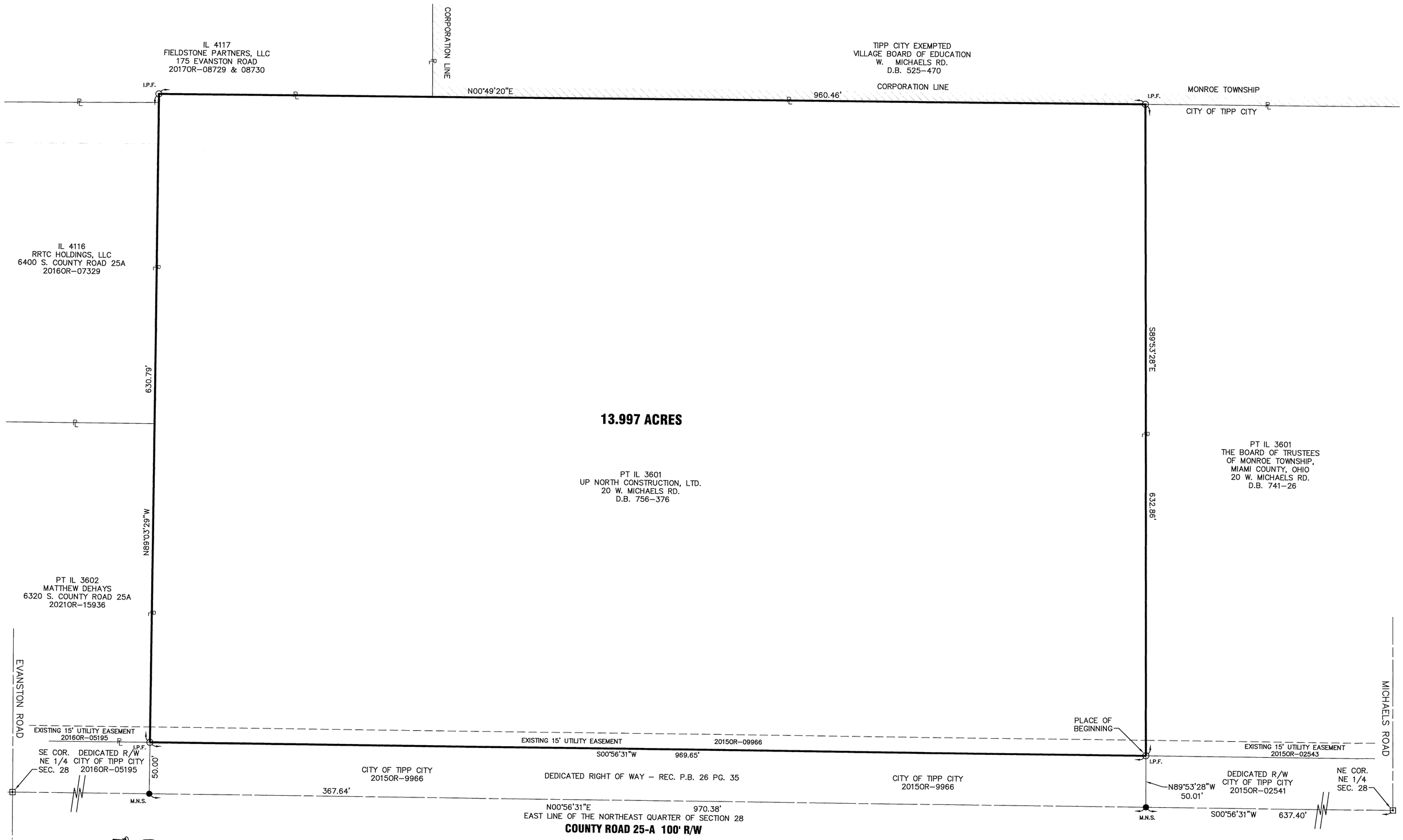
Steven D. Leffel 10-2-2021

STEVEN D. LEFFEL, PE, PS, LLC
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754

UP NORTH CONSTRUCTION, LTD. SURVEY

VOLUME 60 PAGE 181
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

4 N	6 E	28	TIPP CITY SW	PT 3601	MIAMI, OHIO
TOWN	RANGE	SECTION	CITY	INLOT	COUNTY



THE BEARINGS ARE BASED ON
NAD 83, OHIO SOUTH ZONE,
ODOT VRS CORS NETWORK

SCALE: 1"=60'

0 60 120

LEGEND

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

SURVEY REFERENCE

LAND SURV. 45, PG. 62
LAND SURV. 46, PG. 109
LOT SURV. 24, PG. 108
LOT SURV. 24, PG. 142
REC. P.B. 19, PG. 117
REC. P.B. 23, PG. 79
REC. P.B. 25, PG. 2
REC. P.B. 26, PG. 35

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

10-27-2021
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

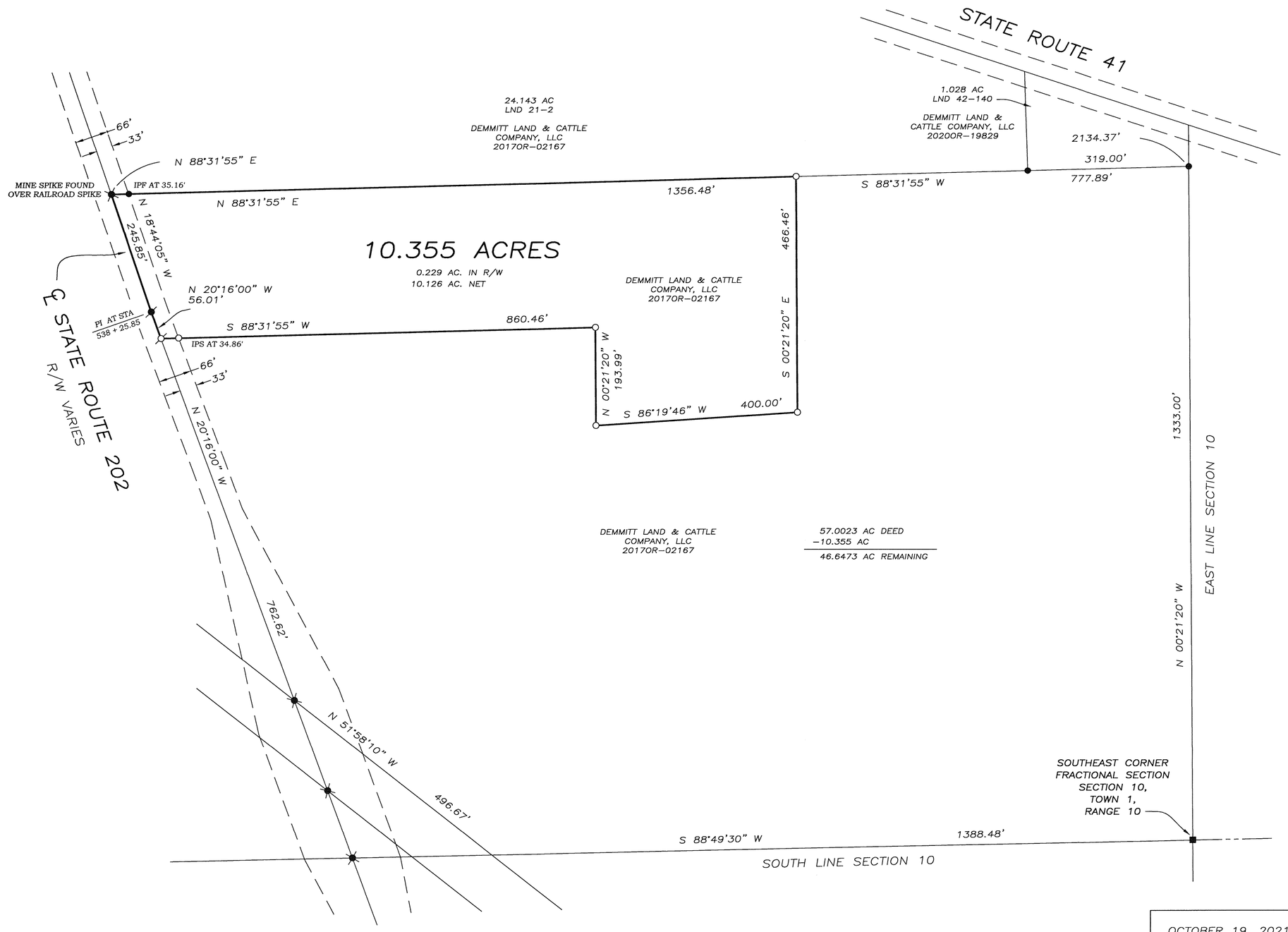
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 10/18/2021
DRAWN BY: MPL
JOB NUMBER: MIATCI2001
SHEET NUMBER 1 OF 1

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 10, TOWN 1, RANGE 10
FRACTIONAL SECTION

VOLUME 60 PAGE 182

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ CAPPED IRON PIN SET
- IRON PIN FOUND
- MAG NAIL SET
- PK NAIL FOUND
- RAILROAD SPIKE FOUND
- ■ STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 21, PAGE 2
VOLUME 42, PAGE 140
VOLUME 43, PAGE 42
VOLUME 56, PAGE 94

ODOT PLANS MIA-202-(9.94)-(10.30)

BEARINGS CORRESPOND
TO LAND SURVEY 43-42

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 13, PAGE 107
DEEDS AS SHOWN HEREON

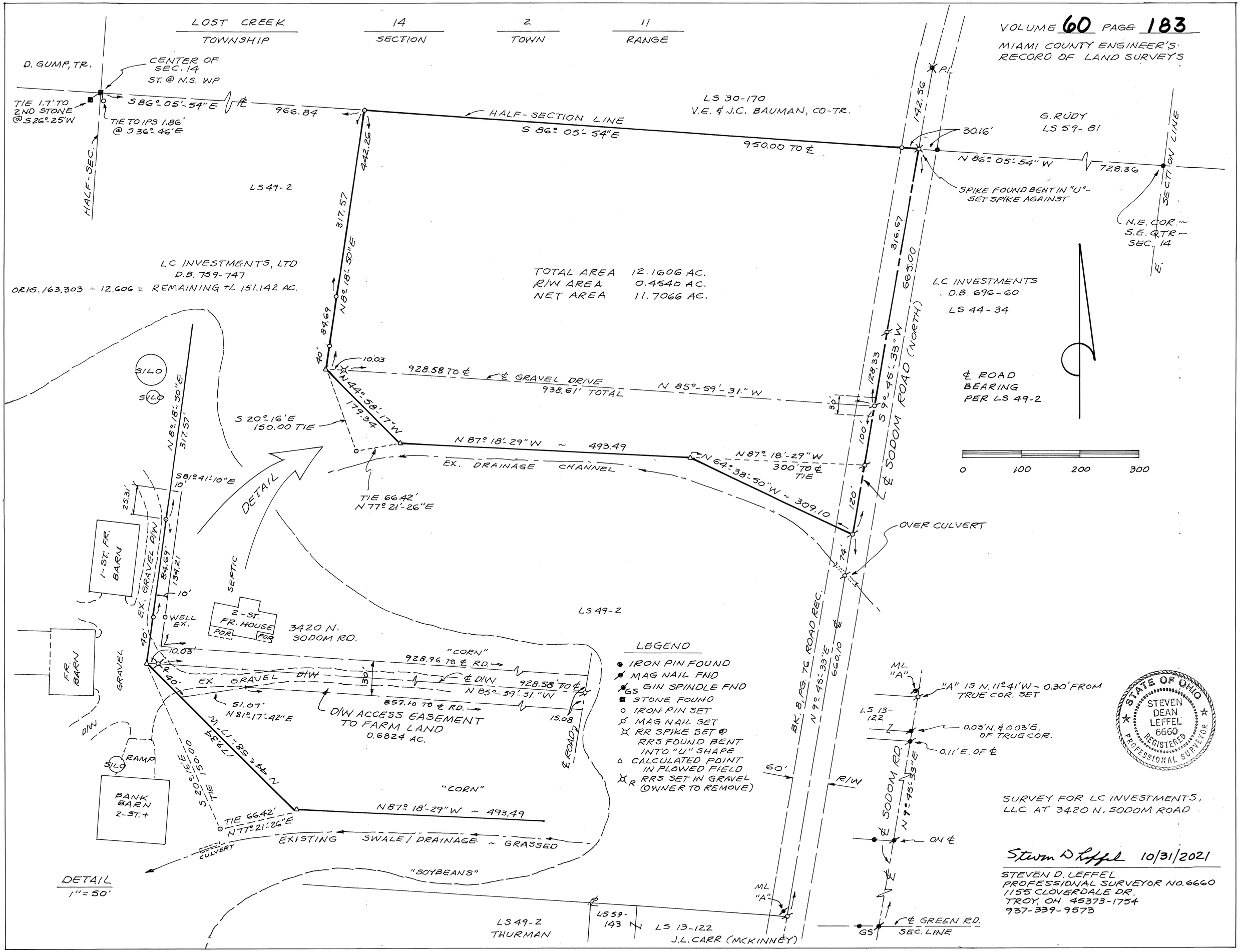
0 75 150 300
GRAPHIC SCALE IN FEET
1" = 150'

OCTOBER 19, 2021	SURVEY FOR THE DEMMITT FAMILY IN MIAMI COUNTY, OHIO
STATE OF OHIO · NEIL E. TEAFORD 7724 · REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. #7724

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

LOST CREEK	14	2	11
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 183
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



SURVEY FOR LC INVESTMENTS, LLC AT 3420 N. SODOM ROAD

Steven D Leffel 10/31/2021

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DR.
TROY, OH 45373-1754
937-339-9573

Pleasant Hill	PT. 15	Miami	Ohio
Corporation	Inlot	County	State

Volume 60 Page 184
Miami County Engineer's Record of Land Surveys

N

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

Legend

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

References

Vol. 04, Pg. 133
Vol. 14, Pg. 164
Vol. 19, Pg. 178
Vol. 20, Pg. 35
} Miami County Engineer's Record of Lot Surveys

Vol. 54, Pg. 88
Vol. 57, Pg. 78
} Miami County Engineer's Record of Land Surveys

P.B. 13, Pg. 105 } Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the west line of Inlot 15 and the east line of main Street, bearing N 00° 15' 27" E, as found on Land Survey Volume 57, Page 78 of the Miami County Engineer's Record of Land Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of Pt. Inlot 15 in Pleasant Hill for Brent Davis.

Surveyor's Certification

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

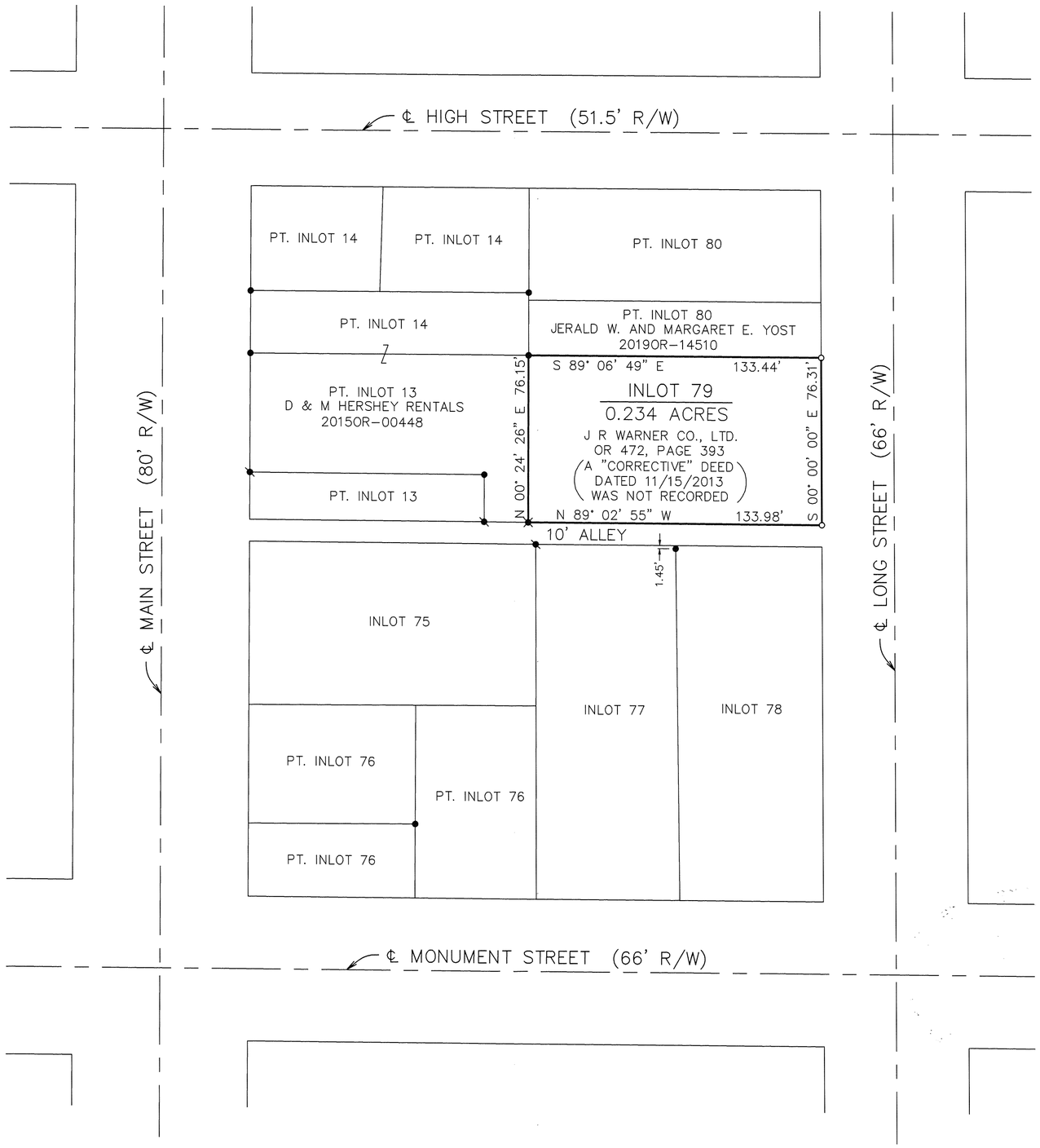
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 11/15/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 21021 *Ph. (937) 339-2921*

Pleasant Hill	79	Miami	Ohio
Corporation	Inlot	County	State

Volume 60 Page 185
Miami County Engineer's Record of Land Surveys



N

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

Legend

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

References

Vol. 04, Pg. 130
Vol. 07, Pg. 76
Vol. 16, Pg. 137
} Miami County Engineer's Record of Lot Surveys

Vol. 51, Pg. 21
Vol. 56, Pg. 17
} Miami County Engineer's Plat Records

P.B. 01, Pg. 385 } Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the north line of the 10' alley, bearing N 89° 02' 55" W, as found on Land Survey Volume 56, Page 17 of the Miami County Engineer's Record of Land Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of Inlot 79 in Pleasant Hill for J R Warner Co., LTD.

Surveyor's Certification

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

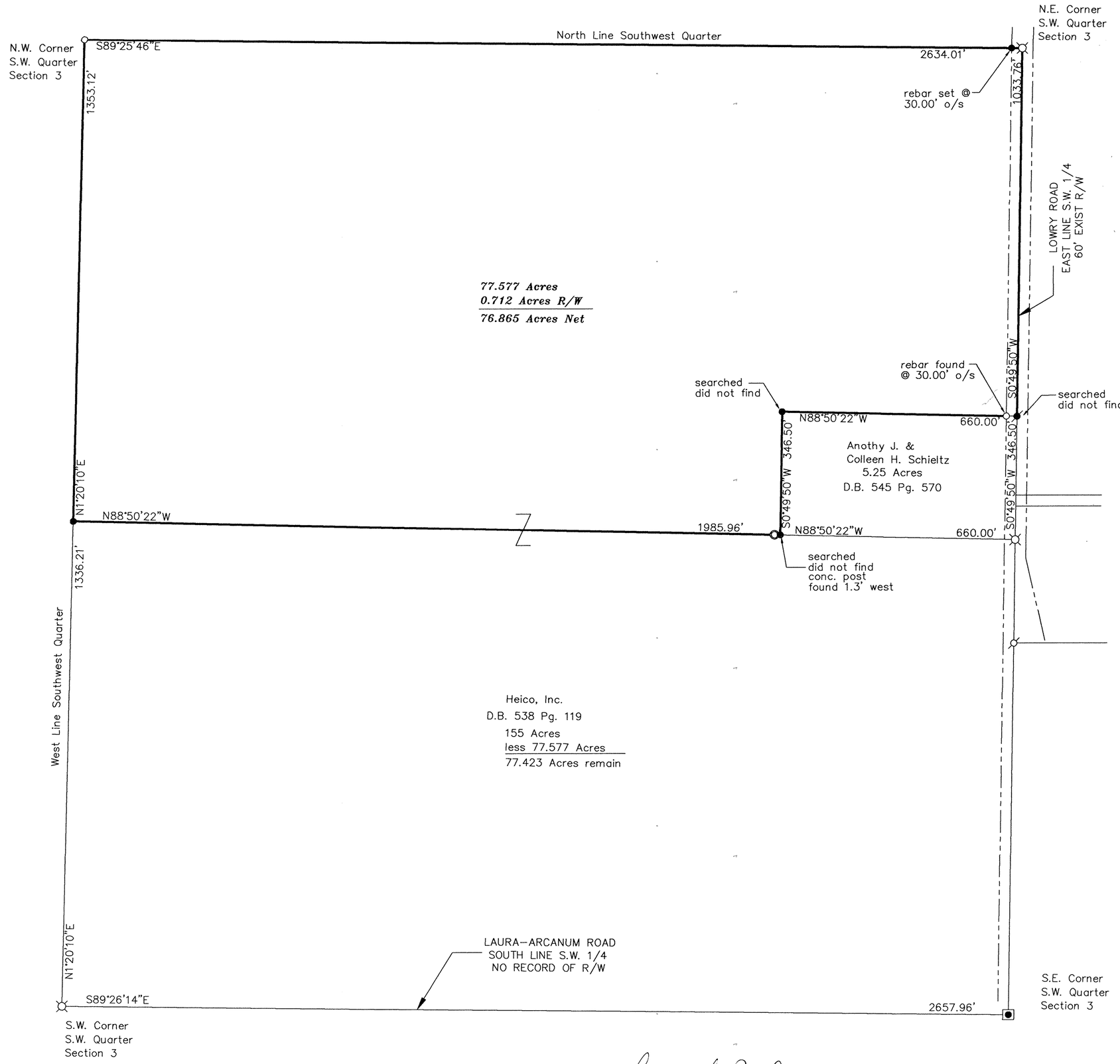
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 11/15/21
Michael W. Cozatt P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 20921 *Ph. (937) 339-2921*

SW 1/4 3	7N	4E	UNION	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 60 PLAT NO. 186
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



SCALE: 1" = 200'

0 100 200 300 400

N

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

LEGEND

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

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 9 Page 112
Survey Volume 16 Page 183
Survey Volume 17 Page 17
Survey Volume 30 Page 53
Survey Volume 33 Page 19
Survey Volume 41 Page 141
Survey Volume 41 Page 166

Darke County Survey References

P.V. 8 PG. 423
P.V. 23 PG. 94

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

SURVEY FOR HEICO, INC.

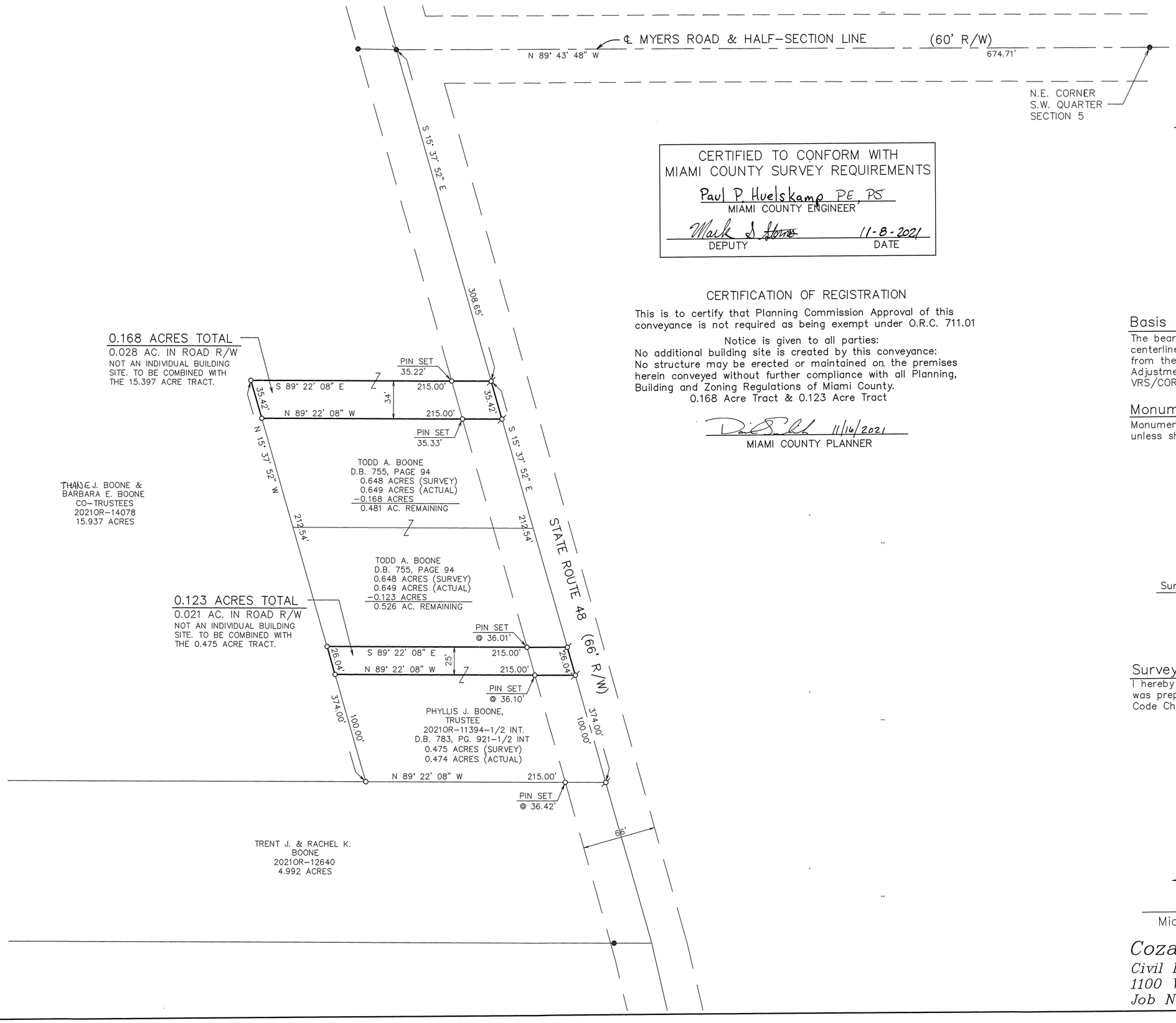
Larry J. Bill Nov 16, 2021

LARRY J. BILL, P.S. #7557 DATE

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

7	5E	S.W. 1/4 – 5	Newton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 187
Miami County Engineer's Record of Land Surveys



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S. Stone 11-8-2021
DEPUTY DATE

CERTIFICATION OF REGISTRATION

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

Notice is given to all parties:
No additional building site is created by this conveyance:
No structure may be erected or maintained on the premises herein conveyed without further compliance with all Planning, Building and Zoning Regulations of Miami County.
0.168 Acre Tract & 0.123 Acre Tract

11/16/2021
MIAMI COUNTY PLANNER

N

Scale: 1"=60'
0 30 60 90 120

Legend

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

References

Vol. 05, Pg. 154
Vol. 06, Pg. 09
Vol. 08, Pg. 113
Vol. 14, Pg. 129
Vol. 21, Pg. 51
Vol. 40, Pg. 132
Vol. 48, Pg. 76
Vol. 57, Pg. 112
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the half-section line and the centerline of Myers Road, bearing N89° 43' 48" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Monumentation Statement

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

Survey of 2 tracts for the Boone 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.

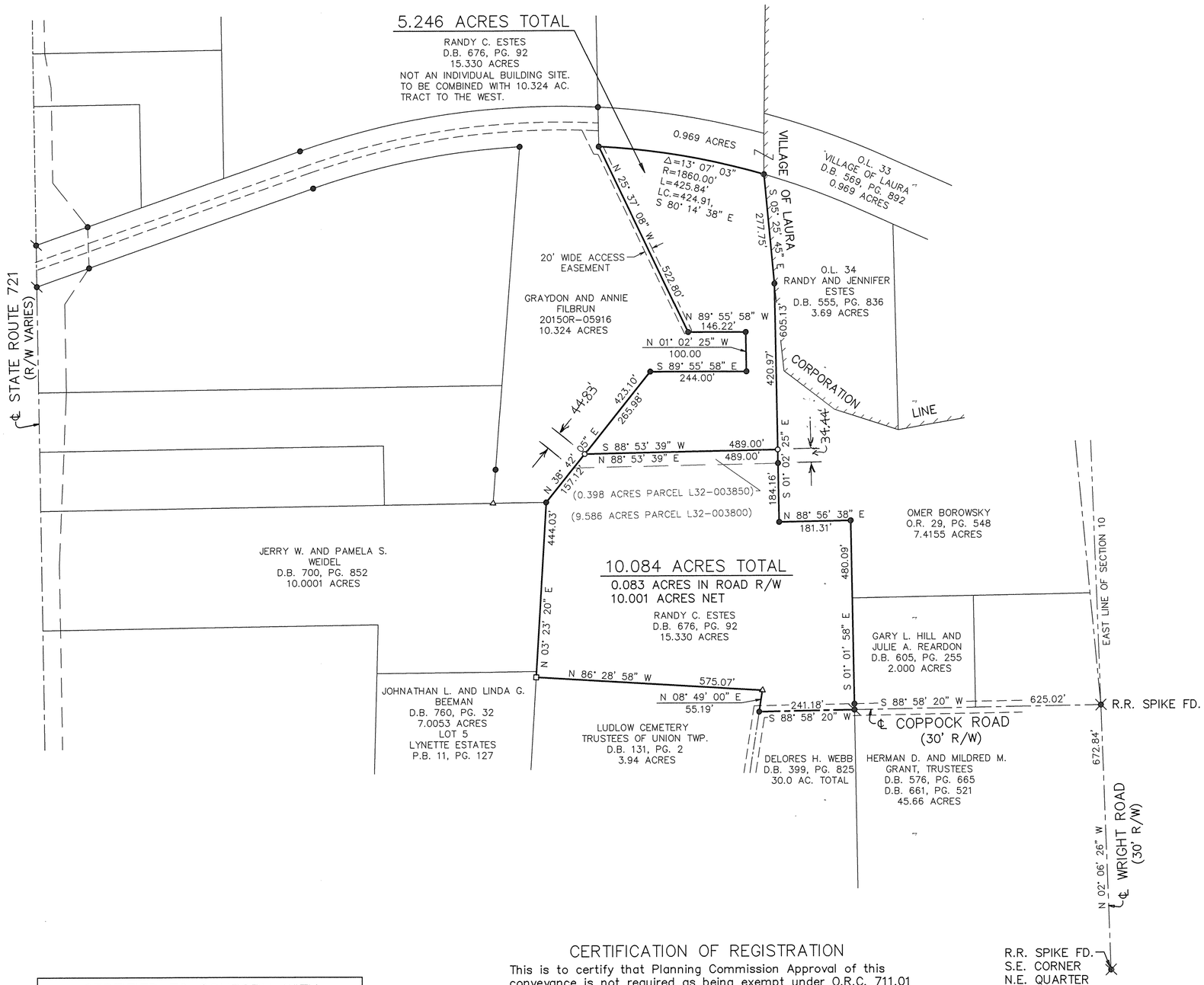
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 11/08/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Suite 1140 Troy, Ohio
Job No. 15321 Ph. (937) 339-2921

7	4E	NE 1/4-10	Union	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 188
Miami County Engineer's
Record of Land Surveys



N

Scale: 1"=200'

0 100 200 300 400

Legend

- ● Iron pin found
- Mag nail found
- △ Concrete fence post
- □ Bolt found
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 03, Pg. 219
Vol. 10, Pg. 124
Vol. 29, Pg. 59
Vol. 32, Pg. 32
Vol. 39, Pg. 11
Vol. 56, Pg. 97
Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the centerline of Coppock Road, bearing S 88° 58' 20" W, as found on Land Survey Vol. 56, Page 97 of the Miami County Engineer's Record of Land Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 2 Tracts for Randy C. Estes.

Surveyor's Certification

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

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

Michael W. Cozatt 11/04/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 20121 Ph. (937) 339-2921

CERTIFICATION OF REGISTRATION

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

Notice is given to all parties:

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

11/16/2021
MIAMI COUNTY PLANNER

*Note: Existing easements not reviewed or approved by the Miami County Planning Commission

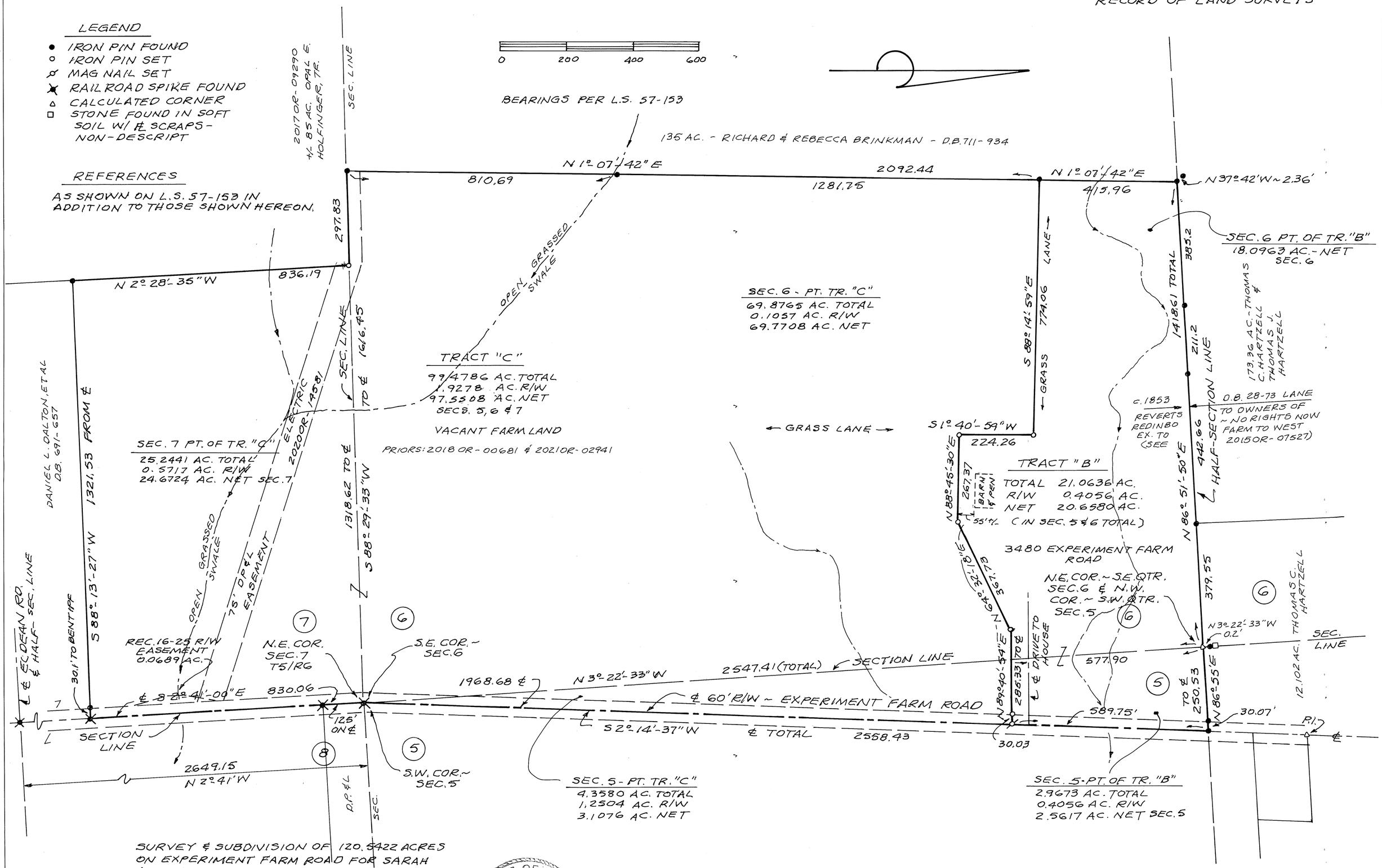
CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Estell 11-8-2021
DEPUTY N.M.T. DATE

CONCORD	5	6	S.W. 5; S.E. 6; N.E. 7
SECTION	TOWN	RANGE	SECTIONS

VOLUME 60 PAGE 189
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



SURVEY & SUBDIVISION OF 120.5422 ACRES ON EXPERIMENT FARM ROAD FOR SARAH (SALLY) J. REDINBO

REV. R/W TR. "C" 11-17-21

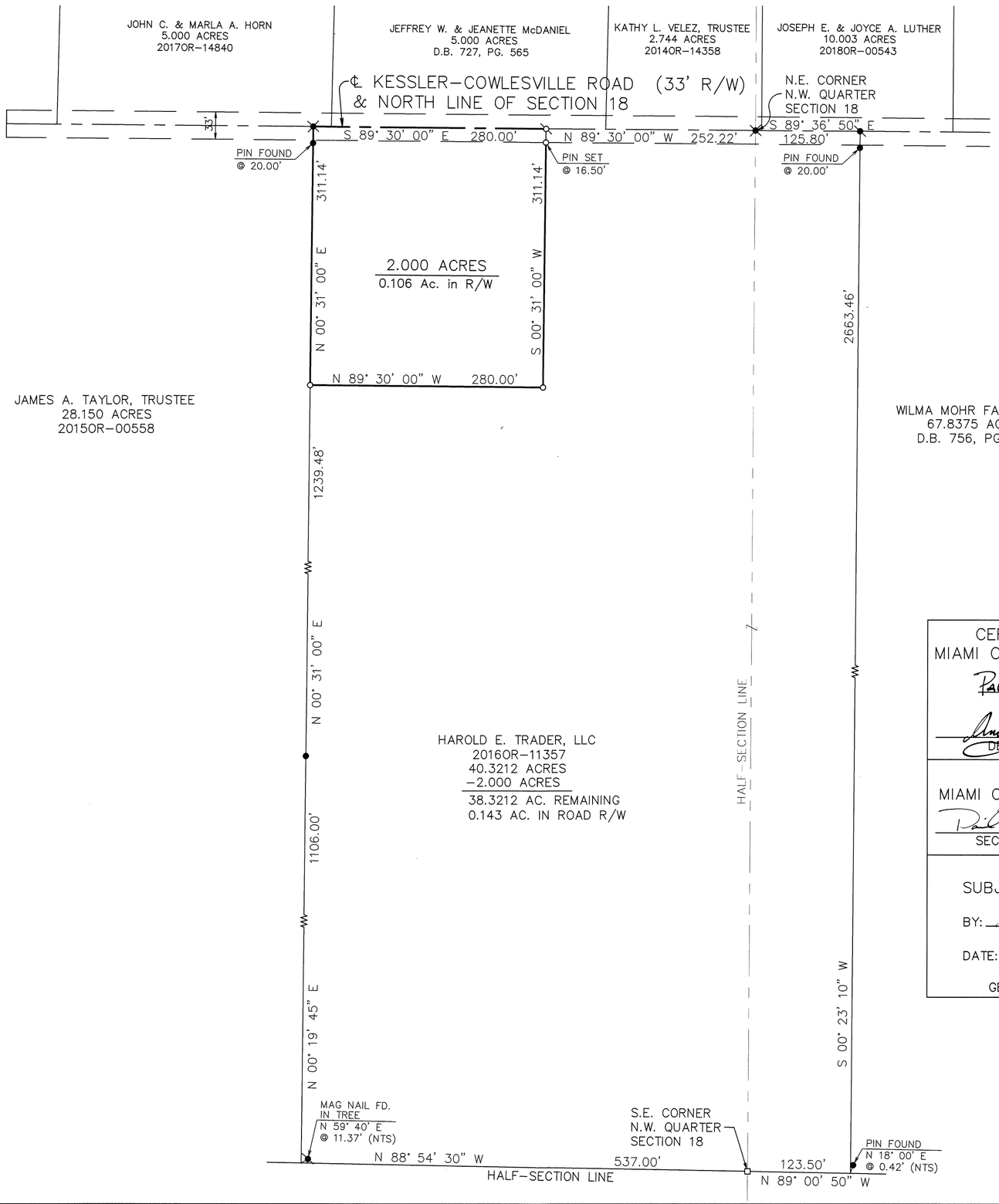
Steven D. Leffel 10/31/2021

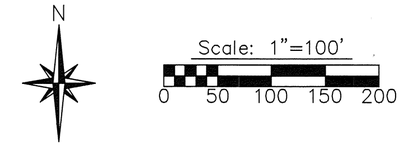
STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

STEVEN D. LEFFEL, PE, PS, LLC
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573

4	6E	NW 1/4–18	Monroe	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 190
Miami County Engineer's
Record of Land Surveys





Legend

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

References

Vol. 27, Pg. 113
Vol. 34, Pg. 38
Vol. 57, Pg. 90
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the north line of Section 18 and the centerline of Kessler–Cowlesville Road, bearing S 89° 30' 00" E, as found on Land Survey Volume 57, Page 90 of the Miami County Engineer's Record of Land Surveys.

Monumentation Statement

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

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith 11-16-2021
DEPUTY N.M.I. DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

11/18/2021
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Gary Fitzer, REHS

DATE: 11/17/2021

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2.000 acres for Harold Trader.

Surveyor's Certification

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

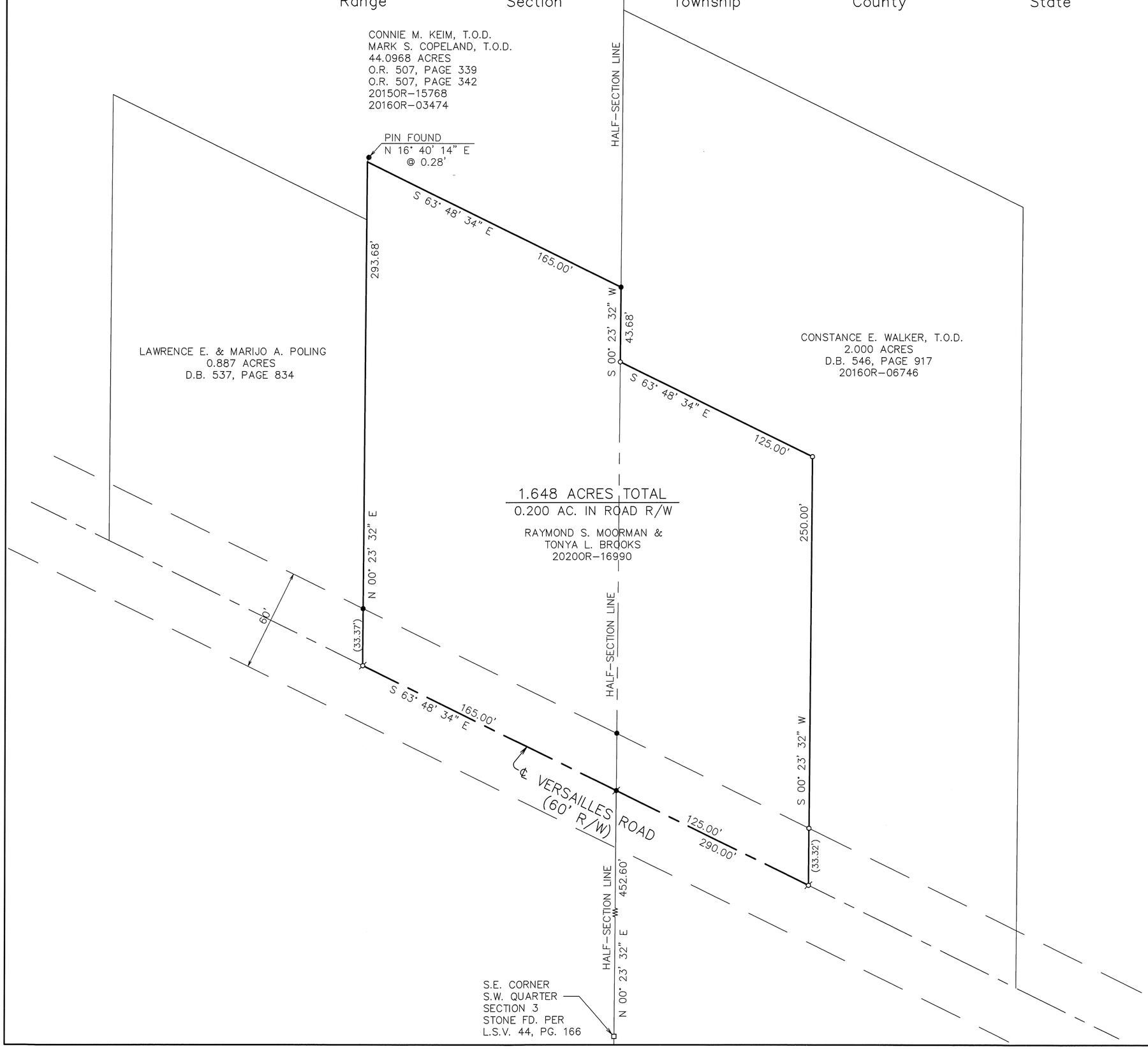
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 11/5/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C Troy, Ohio
Job No. 30020 Ph. (937) 339–2921

8	5E	S.E. & S.W. 1/4–3	Washington	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 191
Miami County Engineer's Record of Land Surveys



N

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

Legend

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

References

Vol. 10, Pg. 194
Vol. 19, Pg. 186
Vol. 22, Pg. 145
Vol. 31, Pg. 42
Vol. 44, Pg. 166
} Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the half–section line, bearing N 00° 23' 32" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U7, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 1.648 acres for Moorman & Brooks.

Surveyor's Certification

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

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

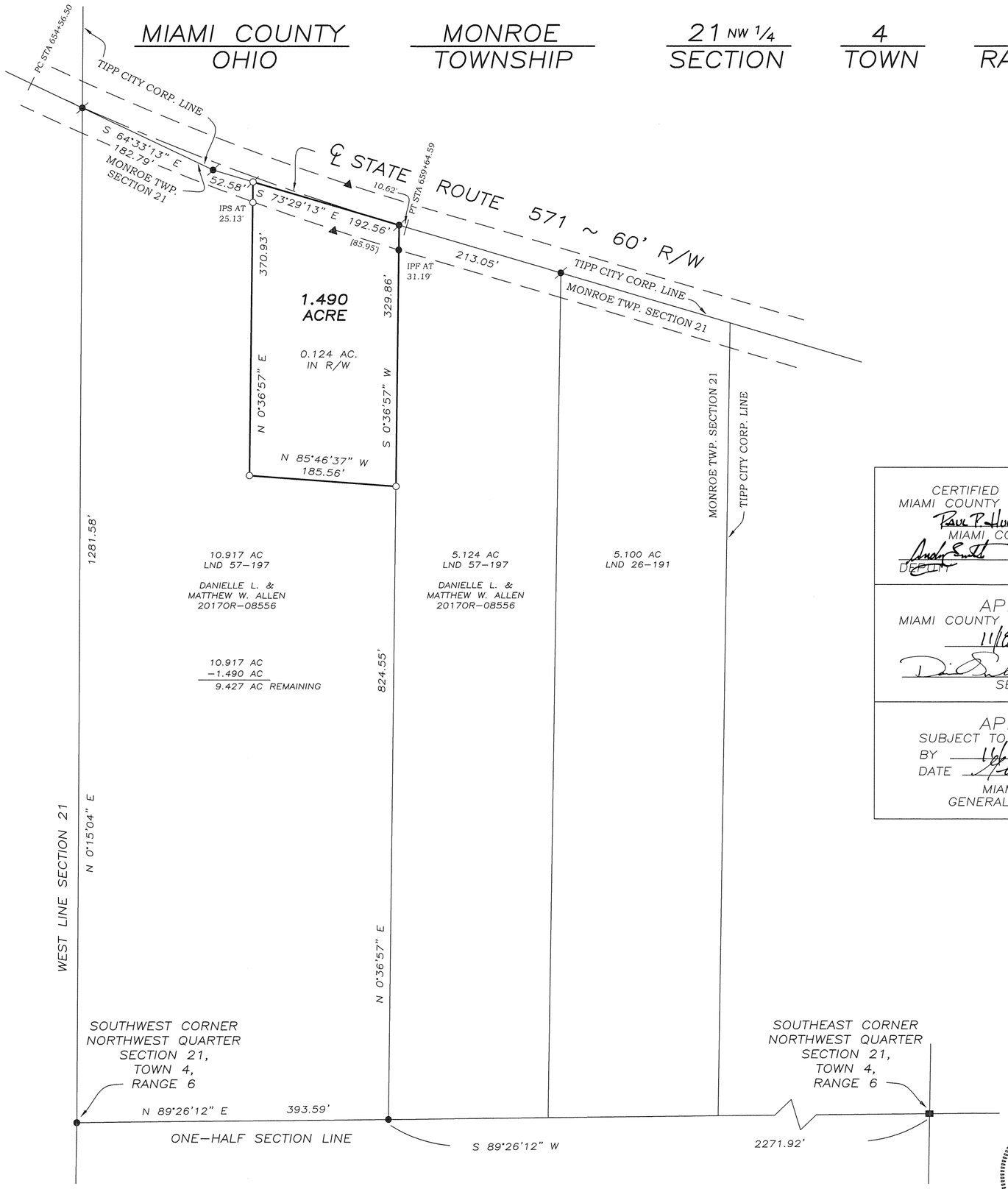
Michael W. Cozatt 11/18/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Suite 1140 Troy, Ohio
Job No. 35120 Ph. (937) 339–2921

MIAMI COUNTY	MONROE	21 NW 1/4	4	6
OHIO	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 60 PAGE 192

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" CAPPED IRON PIN SET
- ● 5/8" IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ■ STONE FOUND
- ▲ ODOT MONUMENT FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 26, PAGE 191
VOLUME 57, PAGE 197
BASIS OF BEARINGS

ODOT PLANS MIA 571-11.55

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 8, PAGE 123
PLAT BOOK 19, PAGE 106
DOCUMENT 20170R-08556

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY
11-9-2021
DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
11/9/2021
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 11/9/2021
MIAMI COUNTY
GENERAL HEALTH DEPT.

* 9.427 + 5.124 acres to be combined via legal description + deed. Niether are legal building sites unless combined.

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

SURVEY OF 1.490 ACRE
FOR DANIELLE & MATTHEW ALLEN
IN SECTION 21, MONROE TOWNSHIP

Michael W. Cozatt 11/09/21
MICHAEL W. COZATT
P.S. #6001

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

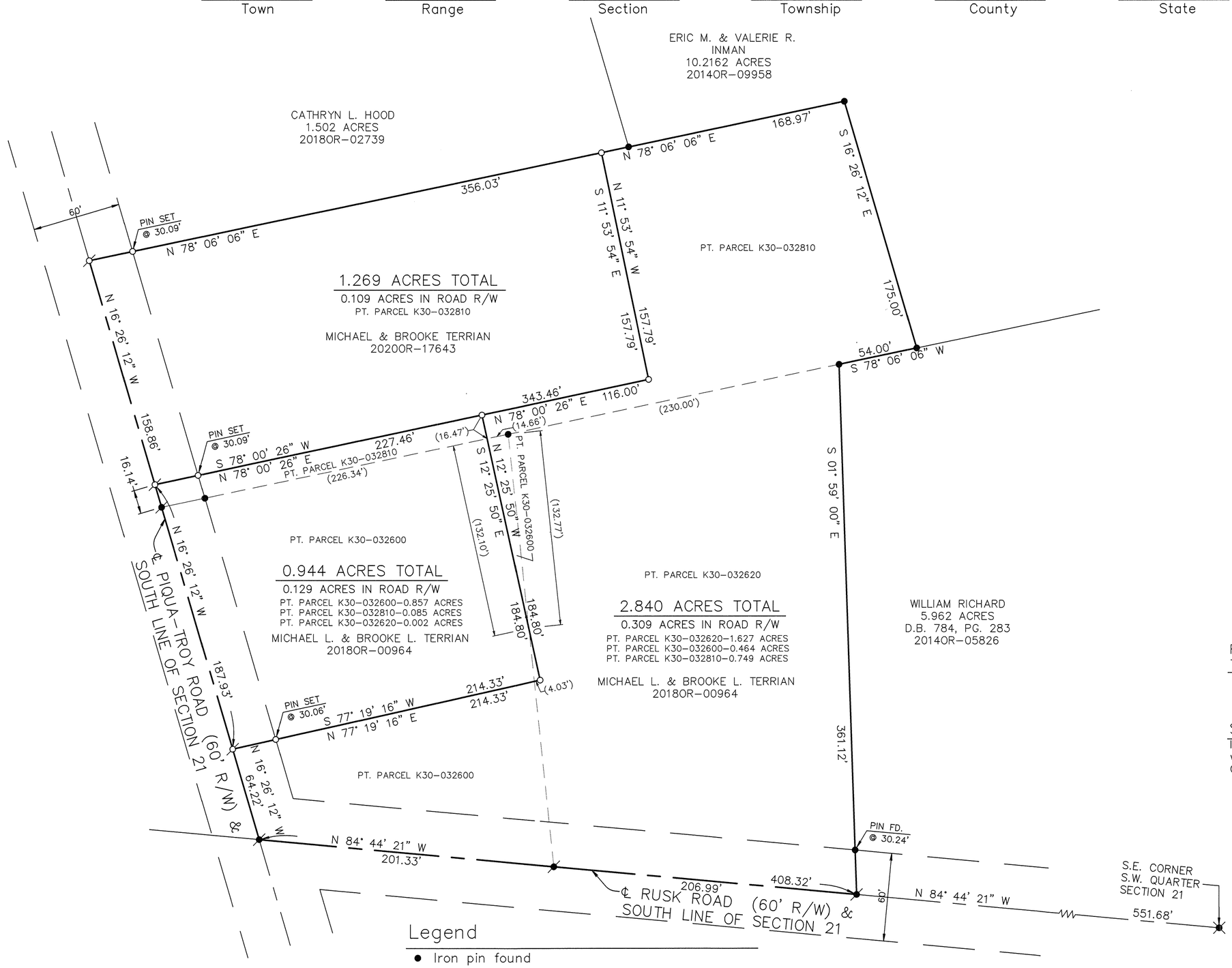
COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST. SUITE 1100
JOB NO. 21821
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

1	11 BTMRS	SW 1/4 – 21	Staunton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 60 Page 193
Miami County Engineer's
Record of Land Surveys

N

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



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY — DATE 12-1-2021

APPROVED
MIAMI COUNTY PLANNING COMMISSION
SECRETARY — DATE 12/2/2021

APPROVED
SUBJECT TO ZONING APPROVAL
BY: REHS
DATE: 11/29/2021
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Reconfiguration of 3 tracts for Michael & Brooke Terrian.

Surveyor's Certification

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

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

Michael W. Cozatt — 11/26/21
Michael W. Cozatt, P.S. #6001 — Date

Basis of Bearings

The bearings are based on the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Legend

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

References

Vol. 50, Page 153
Vol. 55, Page 180
Vol. 58, Page 64
} Miami County Engineer's Record of Land Surveys

Cozatt Engineering Company
Civil Engineer *Land Surveyor*
1100 Wayne Street, Ste. 1140 Troy, Ohio
Job No. 19221 *Ph. (937) 339–2921*

23	6	5 EAST	UNION
SECTION	TOWN	RANGE	TOWNSHIP

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S. Storms 11.29.2021
DEPUTY DATE

APPROVED BY
MIAMI COUNTY PLANNING COMMISSION

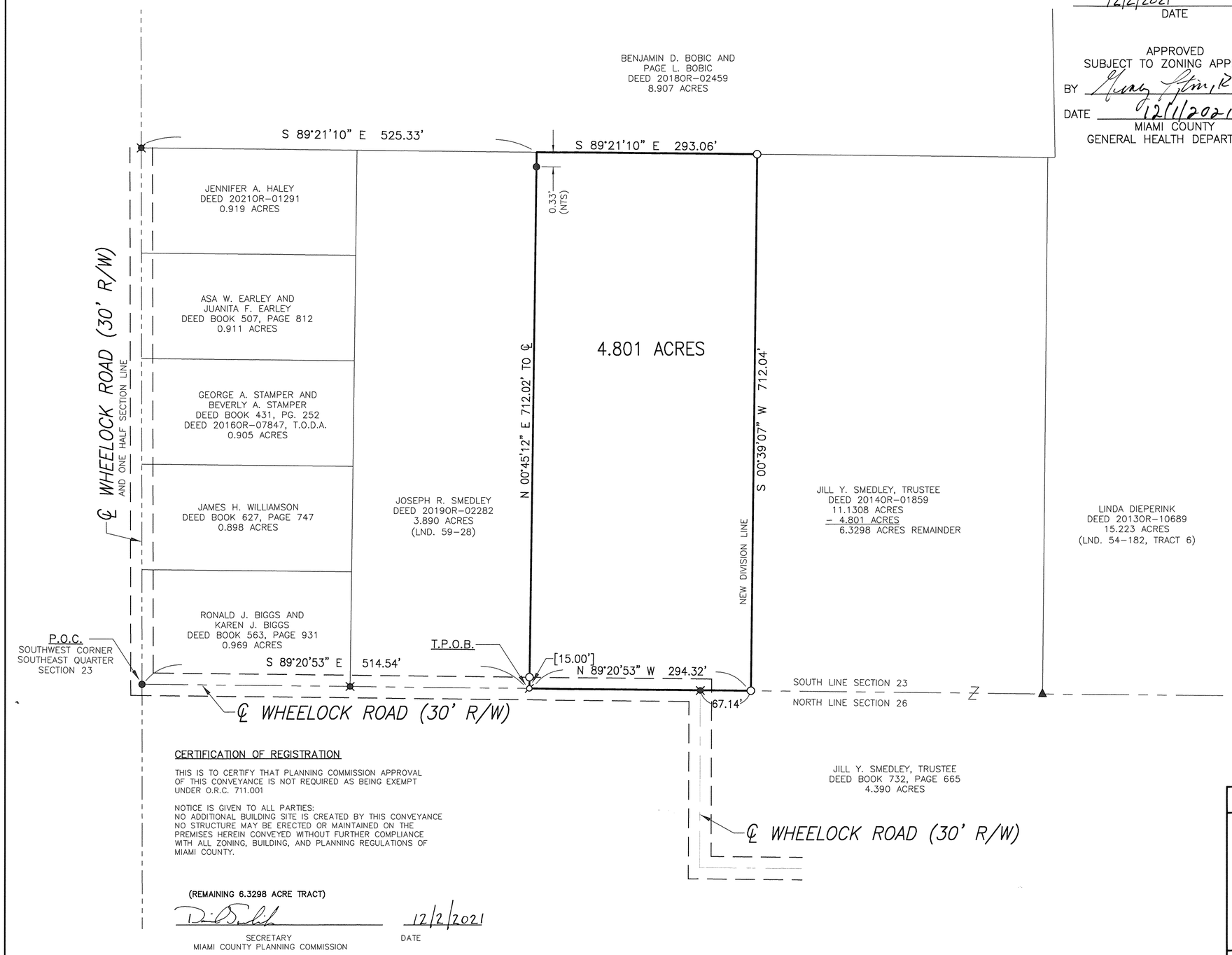
SECRETARY

12/2/2021
DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY Gary Fitzer, REHS
DATE 12/1/2021
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

VOLUME 60 PAGE 194

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND:

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

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

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

REFERENCES:

LAND SURVEYS:

VOLUME 29, PAGE 179
VOLUME 54, PAGE 182
VOLUME 55, PAGE 119
VOLUME 59, PAGE 28
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

CERTIFICATION:

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

11-29-2021
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

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.

(REMAINING 6.3298 ACRE TRACT)

SECRETARY
MIAMI COUNTY PLANNING COMMISSION

12/2/2021
DATE

LOT SPLIT SURVEY OF 4.801 ACRE FOR JILL SMEDLEY
LOCATED IN UNION TOWNSHIP, MIAMI COUNTY ~ DATE 11/29/2021

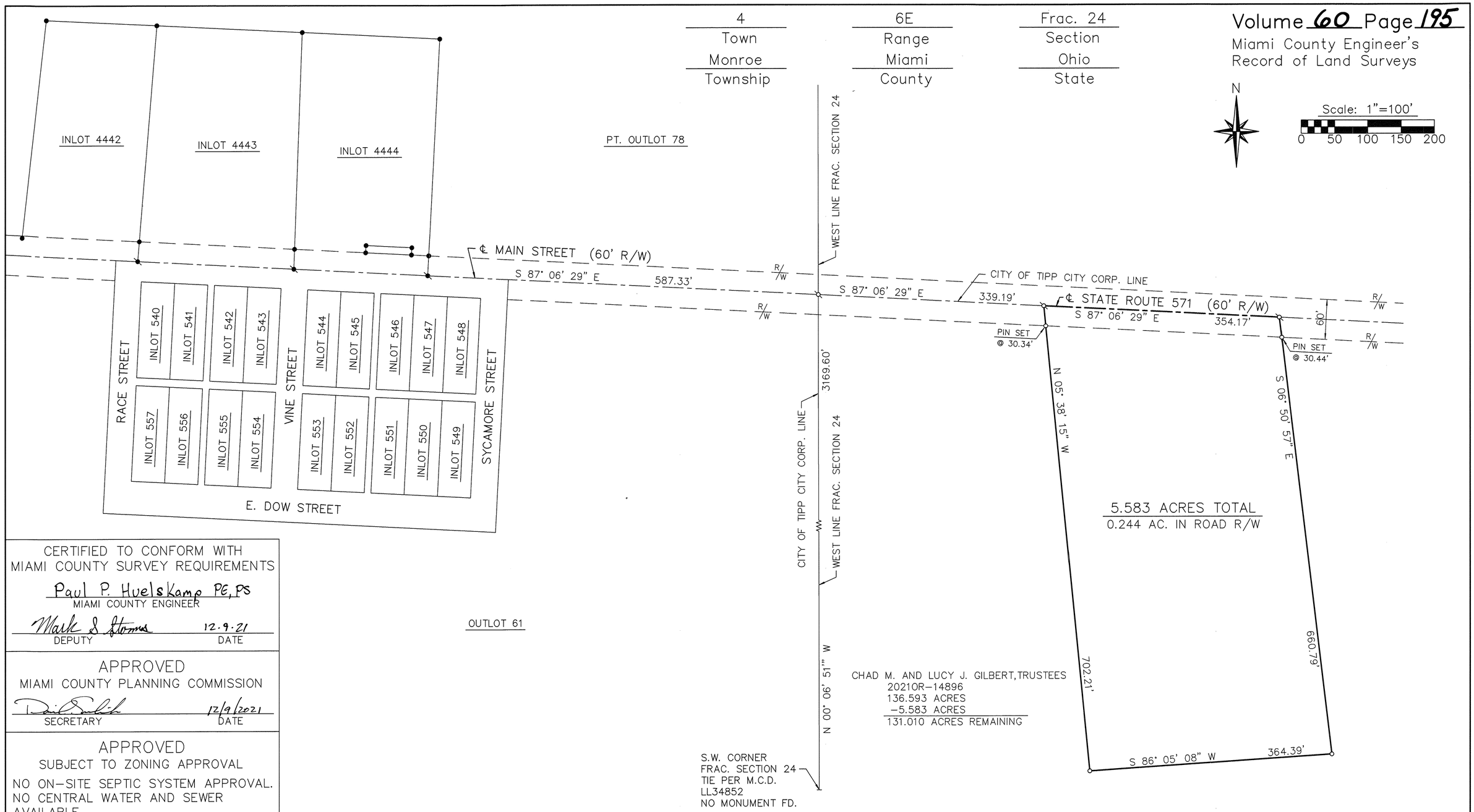
STATE OF OHIO
JOHN J. BRUMBAUGH
S-8218
REGISTERED
PROFESSIONAL SURVEYOR

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

BES JOB #252.21 DRAWN BY: SES CHECKED BY: JJB

Volume 60 Page 195
Miami County Engineer's
Record of Land Surveys

4	6E	Frac. 24
Town	Range	Section
Monroe	Miami	Ohio
Township	County	State



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER

Mark S. Storms 12.9.21
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

12/9/2021
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

NO ON-SITE SEPTIC SYSTEM APPROVAL.
NO CENTRAL WATER AND SEWER
AVAILABLE.

BY: Henry Blair, REHS

DATE: 12/9/2021
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Basis of Bearings

The bearings are based on the centerline of State Route 571, bearing S 87° 06' 29" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Legend

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

References

P.B. 20, Pg. 86 P.B. 28, Pg. 67	Miami County Recorder's Plat Records
Vol. 06, Pg. 52	Miami County Engineer's Record of Land Surveys
Vol. 23, Pg. 196	Miami County Engineer's Record of Lot Surveys

M.C.D. field notes LL23455-23472

Survey of 5.583 acres for Jaydee Blair.

Surveyor's Certification

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

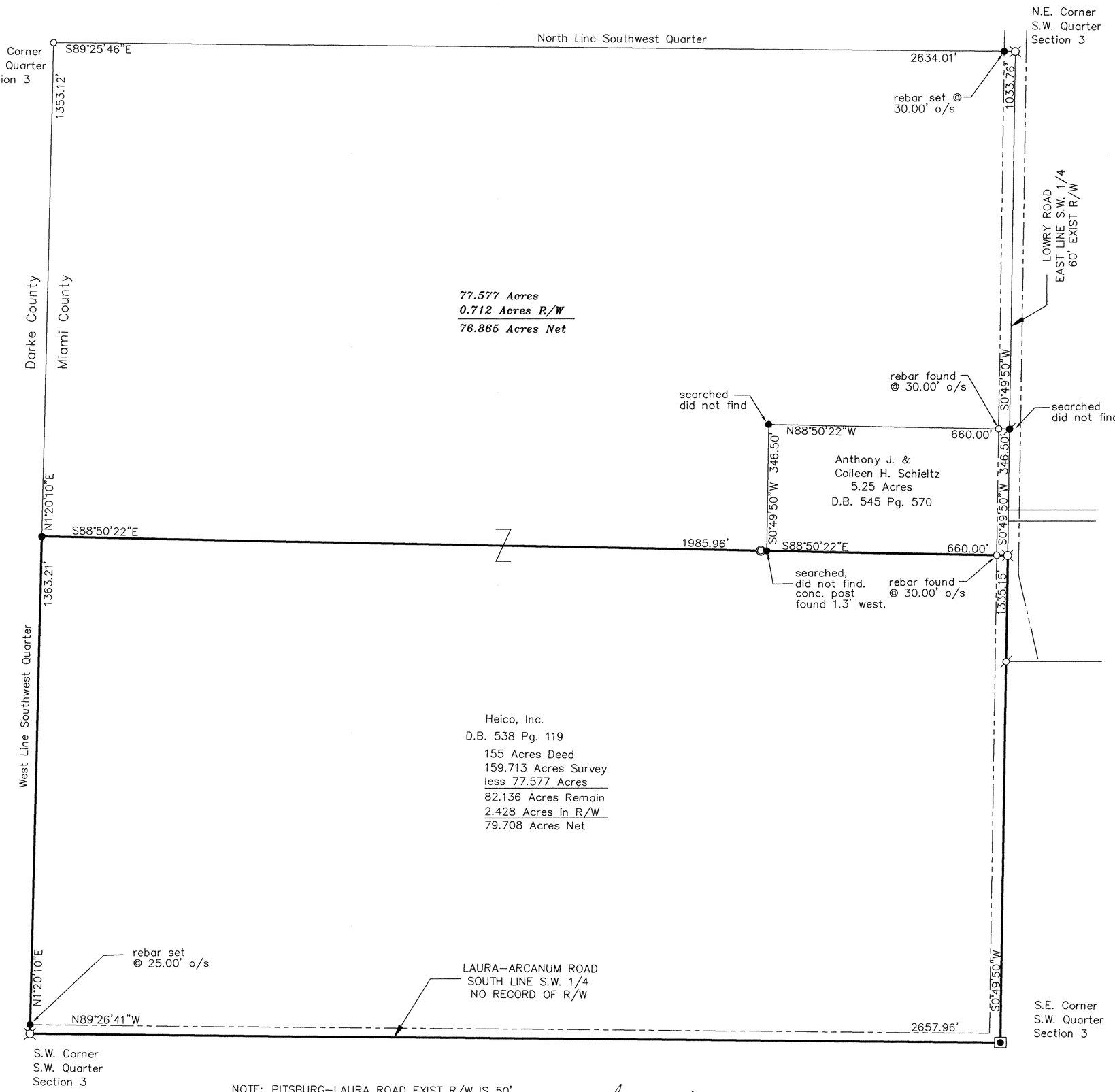
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 12/07/21
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Suite 1140 Troy, Ohio
Job No. 22821 Ph. (937) 339-2921

SW 1/4 3	7N	4E	UNION	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 60 PLAT NO. 196
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



SCALE: 1" = 200'

0 100 200 300 400

N

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

LEGEND

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

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 9 Page 112
Survey Volume 16 Page 183
Survey Volume 17 Page 7
Survey Volume 30 Page 53
Survey Volume 33 Page 9
Survey Volume 41 Page 141
Survey Volume 41 Page 166
Survey Volume 60 Page 186

Darke County Survey References

P.V. 8 PG. 423
P.V. 23 PG. 94

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

SURVEY FOR HEICO, INC.

NOTE: PITSBURG-LAURA ROAD EXIST R/W IS 50'
LAURA-ARCANUM HAS NO RECORD OF R/W
RIGHT-OF-WAY IS CALCULATED WITH 50' R/W.

Larry J. Bill Dec. 13, 2021

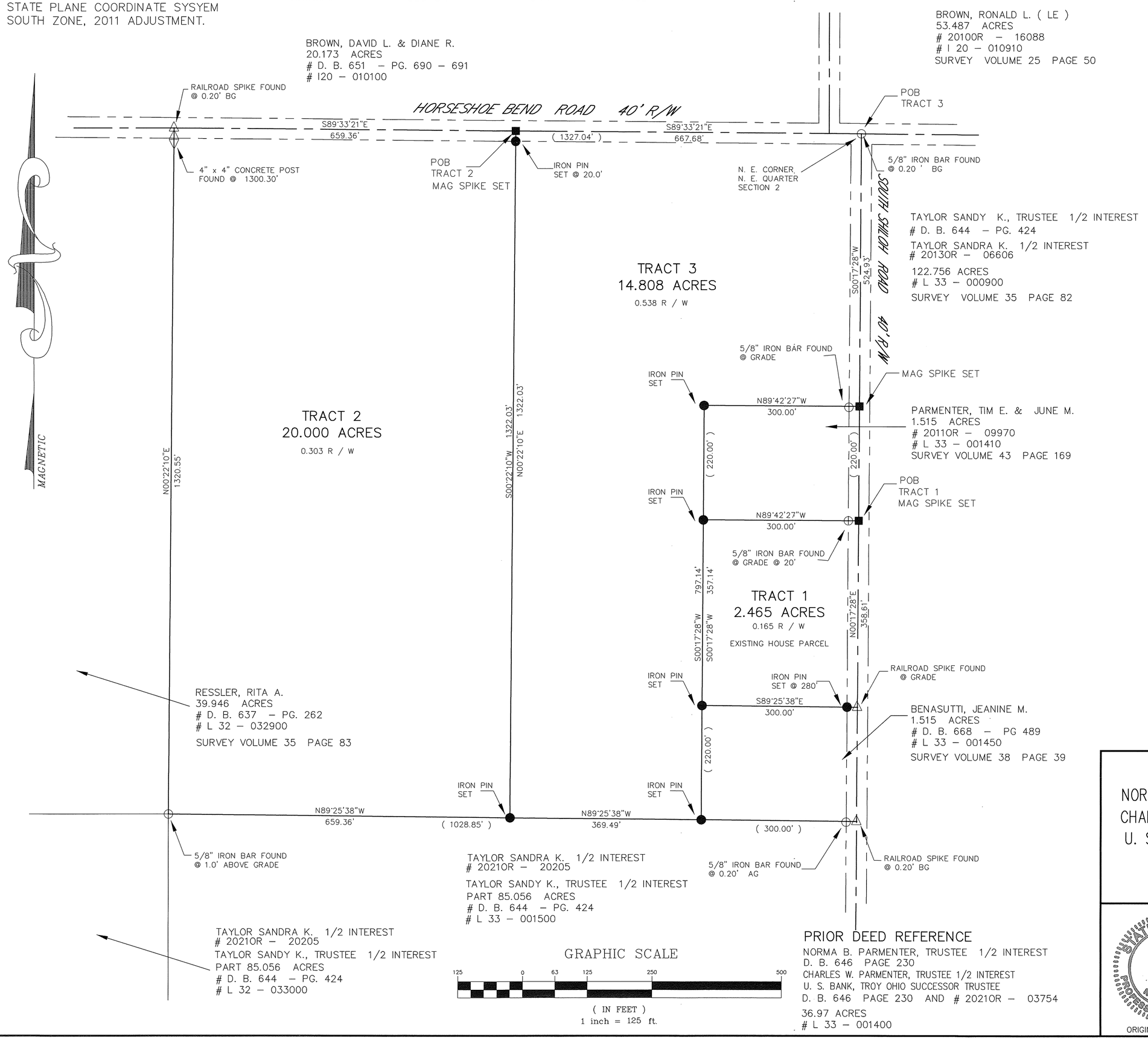
LARRY J. BILL, P.S. #7557 DATE

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

BASIS OF BEARINGS IS GRID NORTH, OHIO
STATE PLANE COORDINATE SYSYEM
SOUTH ZONE, 2011 ADJUSTMENT.

UNION	N. E. QTR. – 2	7	4
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME NO. 60 PLAT NO. 197
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



PRIOR DEED REFERENCE
NORMA B. PARMENTER, TRUSTEE 1/2 INTEREST
D. B. 646 PAGE 230
CHARLES W. PARMENTER, TRUSTEE 1/2 INTEREST
U. S. BANK, TROY OHIO SUCCESSOR TRUSTEE
D. B. 646 PAGE 230 AND # 20210R – 03754
36.97 ACRES
L 33 – 001400

CERTIFIED TO CONFORM WITH MIAMI
COUNTY ENGINEERS SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
ENGINEER
Mark S. Stoms 12-8-21
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
12/15/2021
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Jenny Eft, REHS
DATE 12/10/2021
MIAMI COUNTY
GENERAL HEALTH DEPT.

LEGEND

●	5/8" IRON PIN SET RDH 8558
■	MAG SPIKE SET
△	RAILROAD SPIKE FOUND
○	IRON PIN FOUND
⊡	PK OR MAG NAIL FOUND
◇	CONCRETE POST FOUND
BG	BELOW GRADE
AG	ABOVE GRADE

SURVEY PLOT
FOR
NORMA B. PARMENTER TRUST 1/2 INTEREST
CHARLES W. PARMENTER TRUST 1/2 INTEREST
U. S. BANK, TROY OHIO SUCCESSOR TRUSTEE
37.273 ACRES
MIAMI COUNTY, OHIO – UNION TOWNSHIP
NOVEMBER 3, 2021

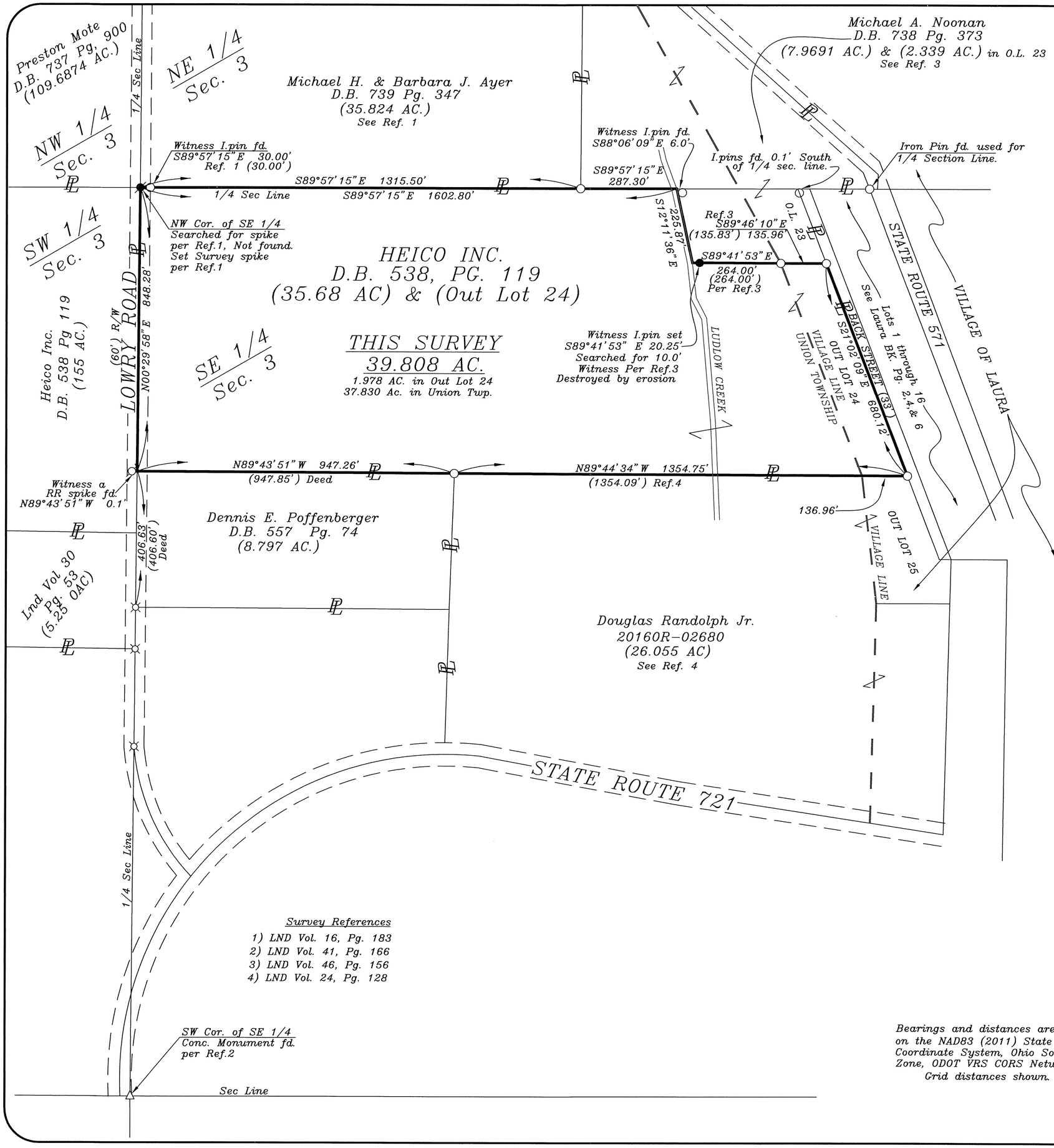
STATE OF OHIO RYAN D. HILLARD 8558 REGISTERED PROFESSIONAL SURVEYOR
ORIGINAL SEAL RED

Ryan D. Hillard PS. No. 8558

Ryan Hillard P.E., P.S.
3701 JOHNSON ROAD
SPRINGFIELD, OHIO 45502
(937) 244-8835

DWG. BY:	ACAD FILE: PARMENTER CHARLES W. TRUSTEE	FB/PG:
VLC	PLOT FILE:	PROJECT:

VOLUME 60 PLAT 198
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



7	4E
Town	Range
3 SE 1/4	UNION
Section	Township
24	LAURA
Out Lot	Village
MIAMI	OHIO
County	State

LEGEND

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

Note: Called distances are enclosed by parentheses.

SCALE: 1" = 200'

0 100 200 400

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

Surveyed by: James F. Stayton Date 12-3-21
James F. Stayton
Reg. Surveyor #6739

Survey References

1) LND Vol. 16, Pg. 183
2) LND Vol. 41, Pg. 166
3) LND Vol. 46, Pg. 156
4) LND Vol. 24, Pg. 128

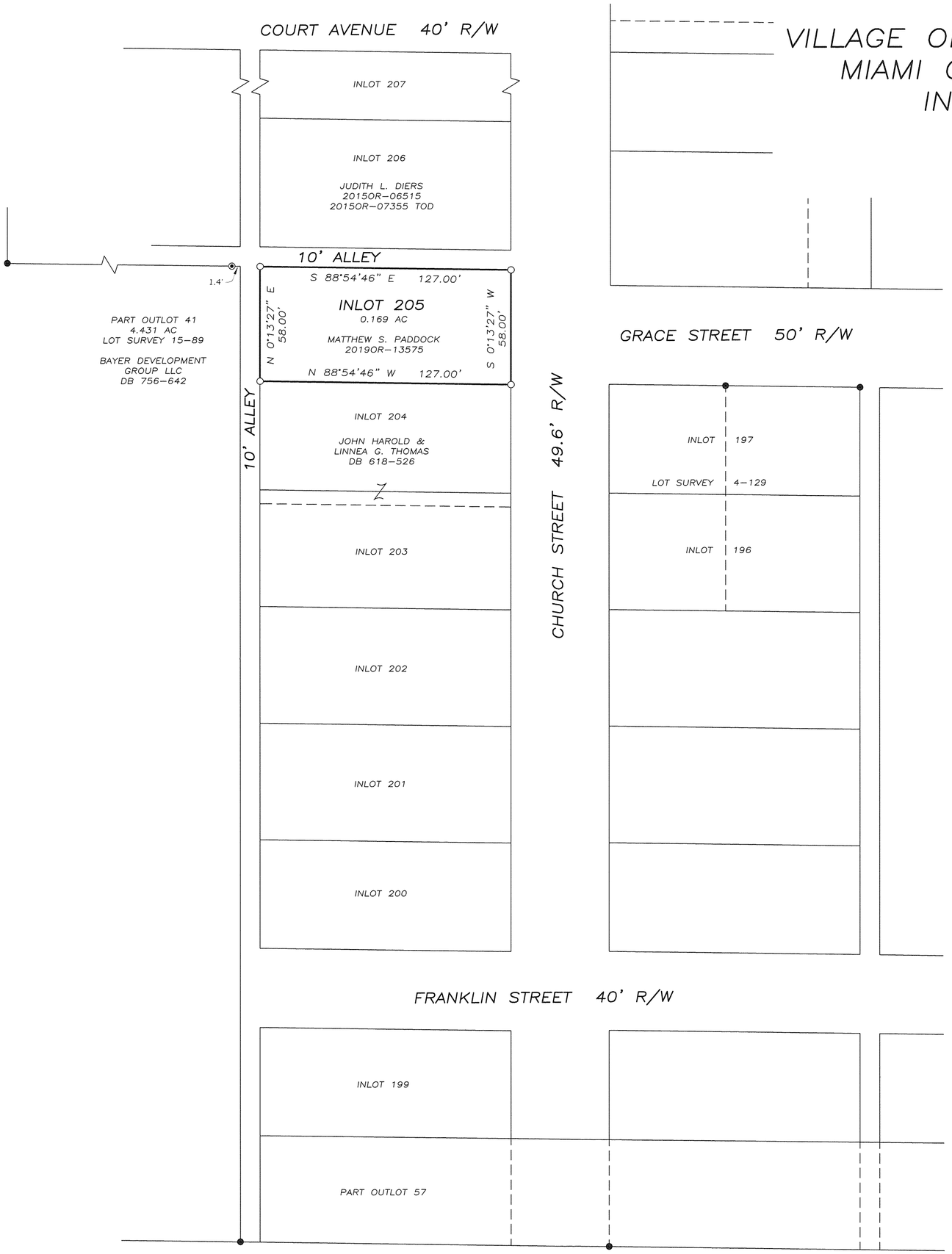
Bearings and distances are based on the NAD83 (2011) State Plane Coordinate System, Ohio South Zone, ODOT VRS CORS Network. Grid distances shown.

PLAT OF SURVEY	Date: 12-3-21
KURT HEISE 2890 South State Route 721 Laura, OH 45337	Drawn By: ERO
	Checked: JFS
J.F. STAYTON & ASSOCIATES ELDORADO, OHIO PH. 273-4341	Dwg. No. 4144

VILLAGE OF PLEASANT HILL
MIAMI COUNTY, OHIO
INLOT 205

VOLUME 60 PAGE 199

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



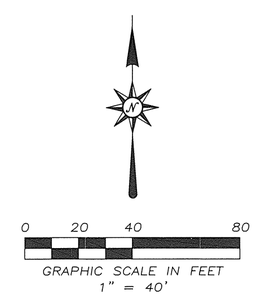
LEGEND

- ○ 5/8" DIA. CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ◉ 1-1/2" DIA. IRON PIPE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS:
VOLUME 4, PAGE 129
VOLUME 15, PAGE 89

MIAMI COUNTY RECORDER'S
RECORDS:
DOCUMENT 20190R-13575
PLAT BOOK 2, PAGE 238
PLAT BOOK 21, PAGE 10
AND AS SHOWN HEREON



SURVEY FOR MATTHEW & MINDY PADDOCK
IN THE VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO

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

Michael W. Cozatt 12/16/21

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

COZATT ENGINEERING COMPANY

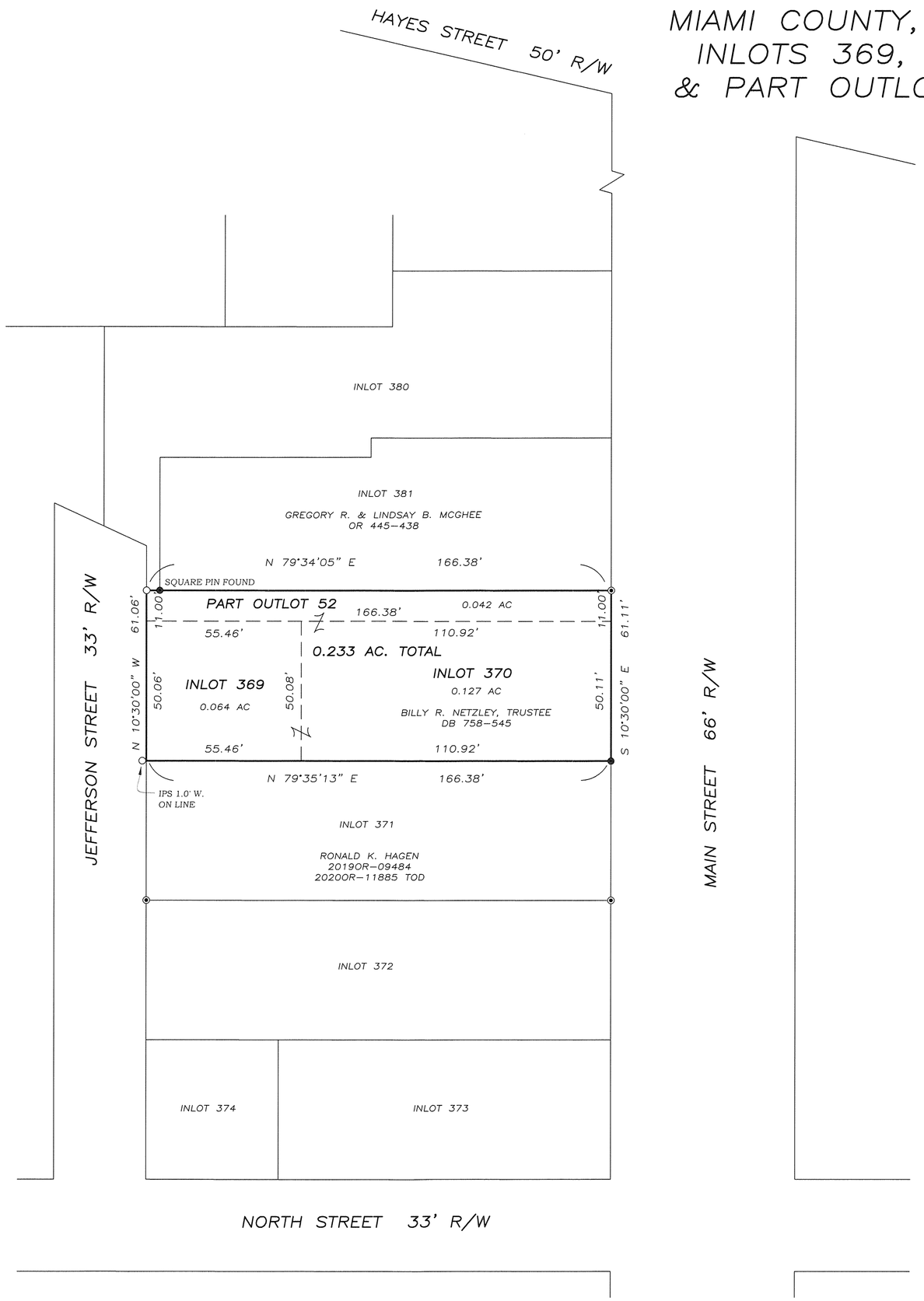
CIVIL ENGINEER
1100 WAYNE ST., SUITE 1140
JOB NO. 25221

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

VILLAGE OF WEST MILTON
MIAMI COUNTY, OHIO
INLOTS 369, 370
& PART OUTLOT 52

VOLUME 60 PAGE 200

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS:
VOLUME 3, PAGE 91
VOLUME 9, PAGE 158

MIAMI COUNTY RECORDER'S
RECORDS:
PLAT BOOK 3, PAGE 17
PLAT BOOK 3, PAGE 77
DEED BOOK 758, PAGE 545
AND AS SHOWN HEREON

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

SURVEY FOR BILLY NETZLEY TRUST
IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO

Michael W. Cozatt 12/16/21

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

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

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1100 WAYNE ST., SUITE 1140 TROY, OH 45373
JOB NO. 25921 (937) 339-2921