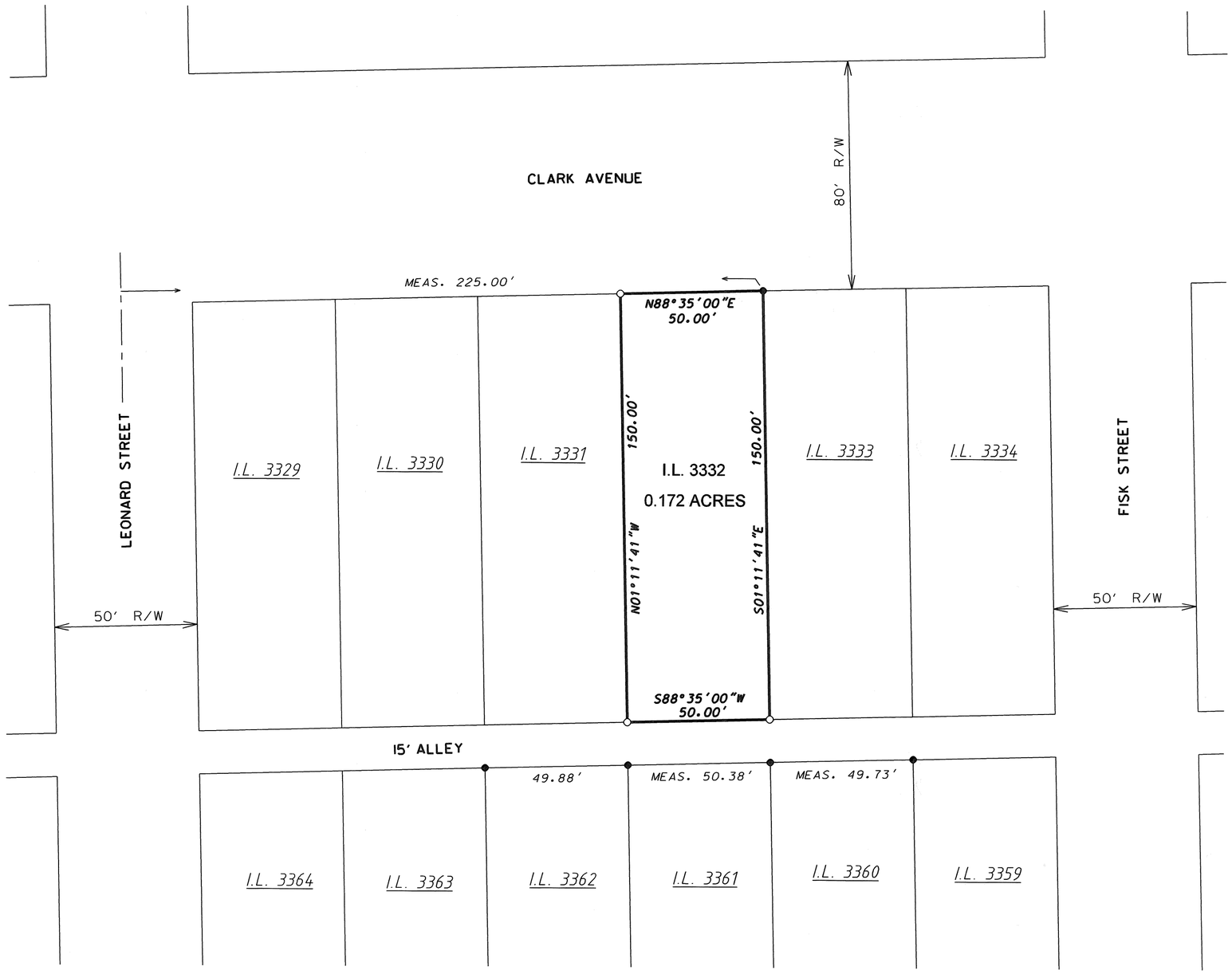
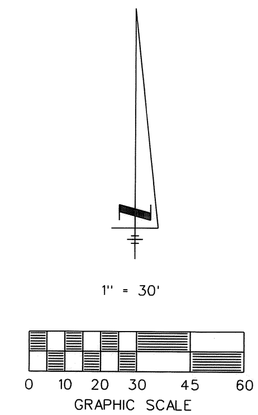
CITY OF PIQUA	3332	S.E.
CORPORATION	INLOT	SECTION

VOLUME 55 PAGE 1
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





REFERENCES

VOL. 14, PG. 135	MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
REC. BK. 2, PG. 119	MIAMI COUNTY RECORDER'S PLAT RECORDS

SURVEY OF INLOT 3332 IN THE CITY OF PIQUA, OHIO FOR JAMES V. HESS

BASIS OF BEARINGS:
CLARK AVENUE RIGHT-OF-WAY
PER REC. BK. 2, PG. 119

- LEGEND -

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

STATE OF OHIO
ROBERT L. CRON 8140 REGISTERED
PROFESSIONAL SURVEYOR

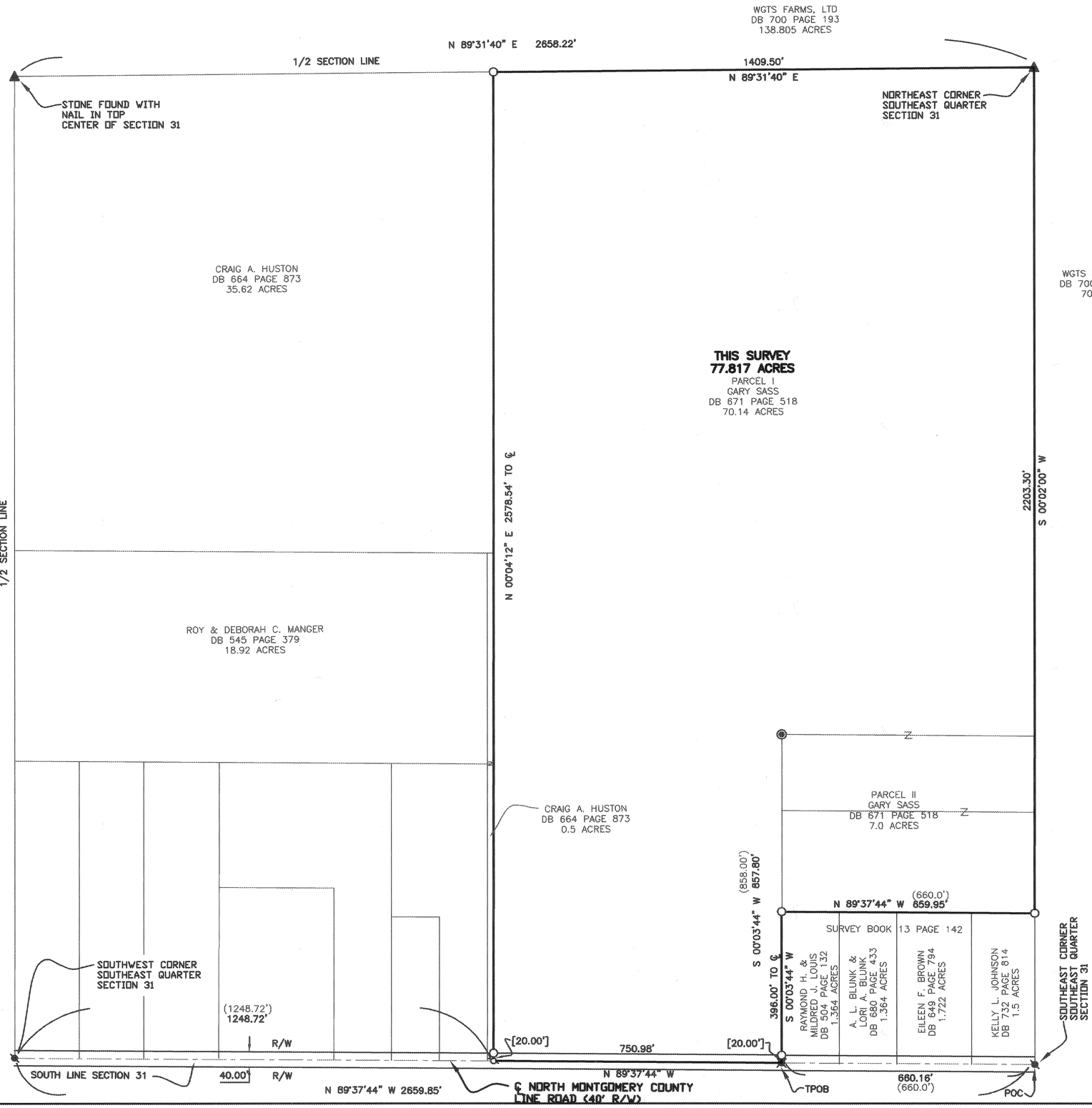
Robert L Cron — April 18, 2013
ROBERT L. CRON, P.S. #8140 — DATE

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
P.O. BOX 13
COVINGTON, OH 45318
CELL: 937-418-0017

UNION TOWNSHIP | 31 SECTION | 6 TOWN | 5 EAST RANGE

VOLUME 55 PAGE 2

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" x 30" CAPPED IRON PIN SET STAMPED BRUMBAUGH E&S
- ● IRON PIN FOUND
- ◉ 1" IRON PIPE FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- ▲ STONE FOUND
- RAILROAD SPIKE FOUND
- (123.45) BEARING & DISTANCE OF RECORD

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS). BEING THE SOUTH LINE OF SECTION 31 BEARING N 89° 37' 44" W

0 200 400 600

GRAPHIC SCALE IN FEET
1" = 200'

REFERENCES
LAND SURVEYS:

VOLUME 3, PAGE 319
VOLUME 3, PAGE 366
VOLUME 3, PAGE 456
VOLUME 10, PAGE 50
VOLUME 30, PAGE 46
VOLUME 13, PAGE 142
VOLUME 35, PAGE 171
VOLUME 42, PAGE 150
VOLUME 50, PAGE 178

Philip C Brumbaugh

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

4/19/13

BOUNDARY RETRACEMENT SURVEY OF ALL OF THE 77.14 ACRES OF LAND AS RECORDED IN DB 671 PAGE 518 FOR GARY SASS IN MIAMI COUNTY ~ APRIL 18. 2013

STATE OF OHIO
PHILIP C. BRUMBAUGH 5057
REGISTERED PROFESSIONAL SURVEYOR

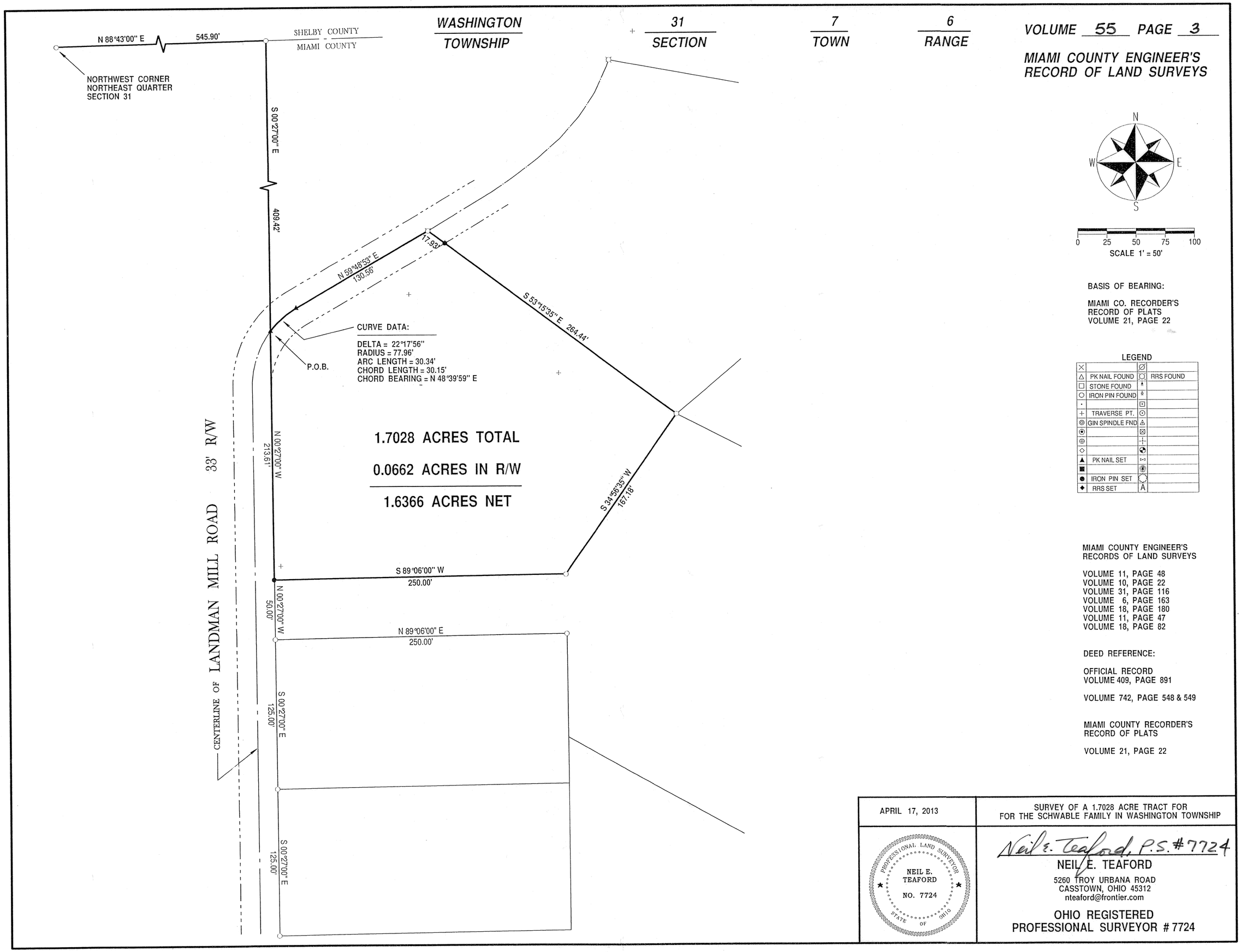
BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928

\\BRUMBAUG-0001\e\BES_2013\122.13 (Sass Boundary Surv_8141 N County Line Road (Surv.)\Survey\sass draft.dwg

WASHINGTON TOWNSHIP	31 SECTION	7 TOWN	6 RANGE

VOLUME 55 PAGE 3

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



BASIS OF BEARING:

MIAMI CO. RECORDER'S
RECORD OF PLATS
VOLUME 21, PAGE 22

LEGEND

×		∅	
△	PK NAIL FOUND	⬡	RRS FOUND
□	STONE FOUND	⬆	
○	IRON PIN FOUND	⬇	
·		⊡	
+	TRAVERSE PT.	⊙	
◎	GIN SPINDLE FND	⚠	
⦿		⊠	
⊕		⊥	
◇		⚽	
▲	PK NAIL SET	⊠	
■		✺	
●	IRON PIN SET	◯	
◆	RRS SET	A	

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

VOLUME 11, PAGE 48
VOLUME 10, PAGE 22
VOLUME 31, PAGE 116
VOLUME 6, PAGE 163
VOLUME 18, PAGE 180
VOLUME 11, PAGE 47
VOLUME 18, PAGE 82

DEED REFERENCE:

OFFICIAL RECORD
VOLUME 409, PAGE 891

VOLUME 742, PAGE 548 & 549

MIAMI COUNTY RECORDER'S
RECORD OF PLATS

VOLUME 21, PAGE 22

APRIL 17, 2013

SURVEY OF A 1.7028 ACRE TRACT FOR
FOR THE SCHWABLE FAMILY IN WASHINGTON TOWNSHIP

PROFESSIONAL LAND SURVEYOR
NEIL E. TEAFORD
NO. 7724
STATE OF OHIO

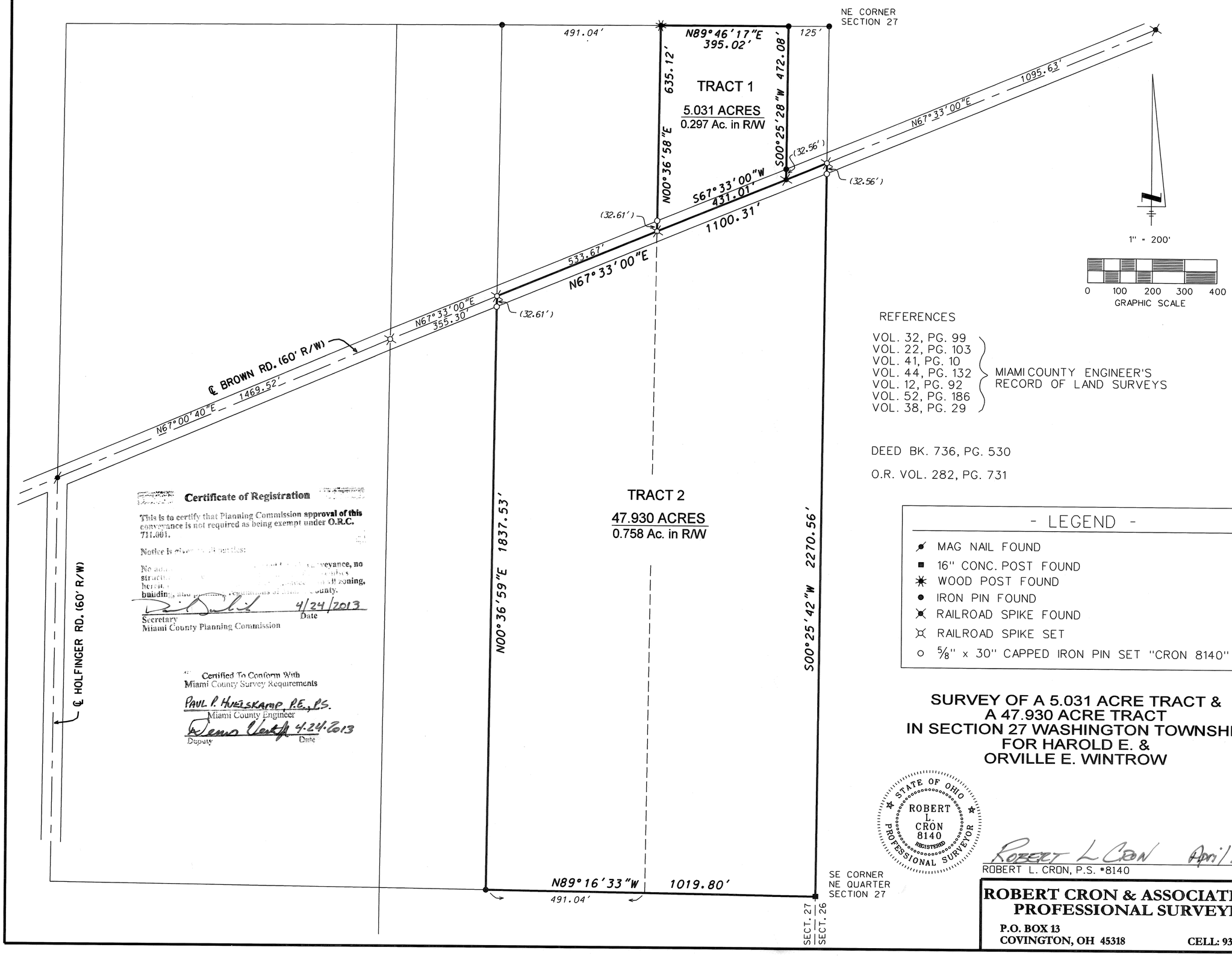
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

NE1/4-27	8	5	WASHINGTON	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME 55 PAGE 4
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



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 ... conveyance, no structures ... zoning, building, and ... County.

4/24/2013
Date
Secretary
Miami County Planning Commission

Certified To Conform With
Miami County Survey Requirements

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

4.24.2013
Date
Deputy

REFERENCES

VOL. 32, PG. 99
VOL. 22, PG. 103
VOL. 41, PG. 10
VOL. 44, PG. 132
VOL. 12, PG. 92
VOL. 52, PG. 186
VOL. 38, PG. 29
} MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

DEED BK. 736, PG. 530

O.R. VOL. 282, PG. 731

- LEGEND -

- MAG NAIL FOUND
- 16" CONC. POST FOUND
- WOOD POST FOUND
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

SURVEY OF A 5.031 ACRE TRACT & A 47.930 ACRE TRACT IN SECTION 27 WASHINGTON TOWNSHIP FOR HAROLD E. & ORVILLE E. WINTROW

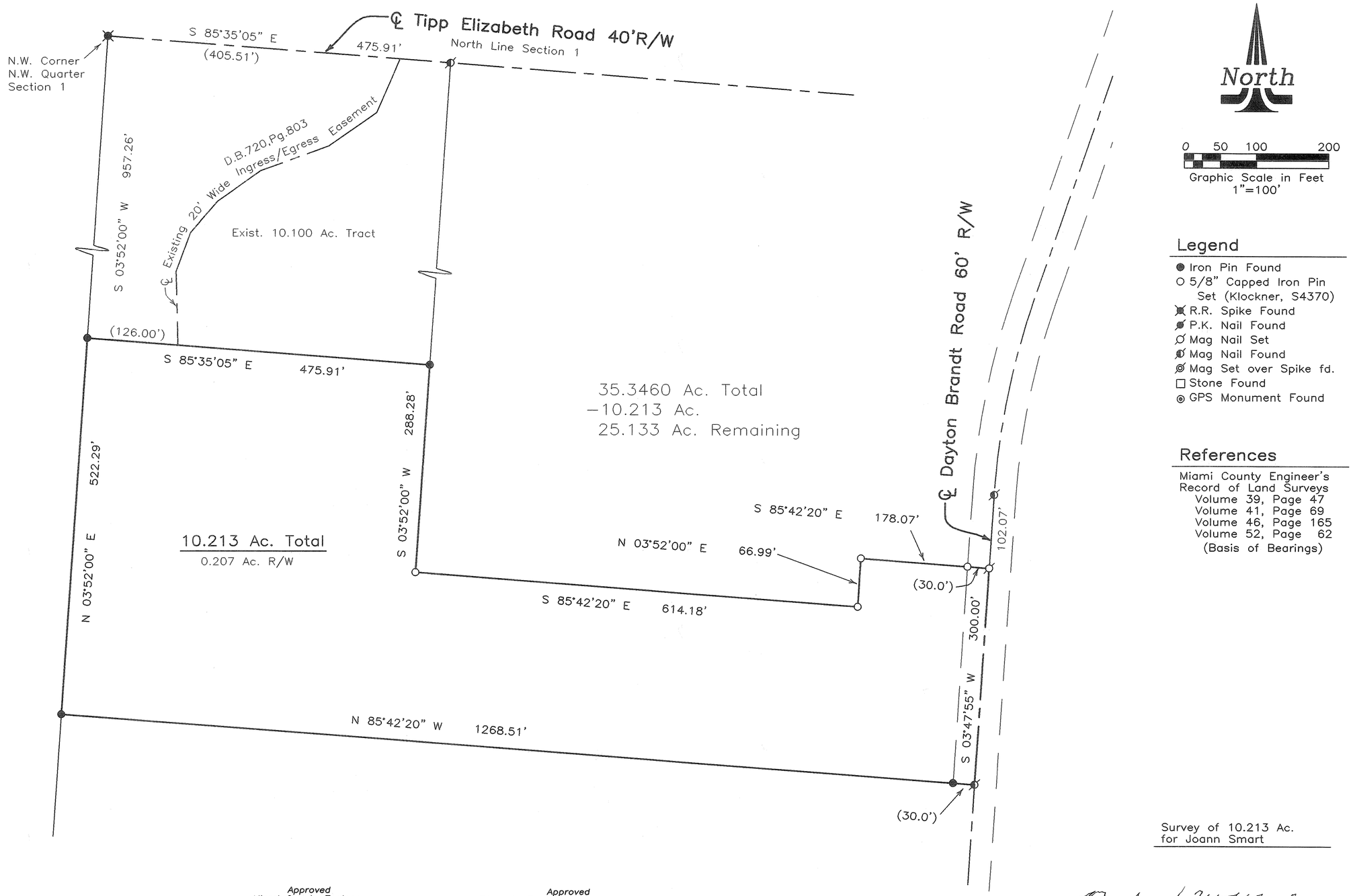
STATE OF OHIO
ROBERT L. CRON 8140
REGISTERED
PROFESSIONAL SURVEYOR

ROBERT L. CRON April 24, 2013
ROBERT L. CRON, P.S. #8140 DATE

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
P.O. BOX 13
COVINGTON, OH 45318
CELL: 937-418-0017

2	10	1 NW ¼	ELIZABETH	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 5
Miami County Engineer's
Record of Land Surveys



Legend

- ● Iron Pin Found
- ○ 5/8" Capped Iron Pin Set (Klockner, S4370)
- R.R. Spike Found
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- Mag Set over Spike fd.
- □ Stone Found
- GPS Monument Found

References

Miami County Engineer's
Record of Land Surveys
Volume 39, Page 47
Volume 41, Page 69
Volume 46, Page 165
Volume 52, Page 62
(Basis of Bearings)

Survey of 10.213 Ac.
for Joann Smart

Approved
Miami County Engineer
Paul P. Hielskamp, P.E., P.S.
Dennis A. Vertz 4-24-2013
Deputy

Approved
Elizabeth Township Zoning Inspector
Fred T. McDowell
Date 4-22-2013

STATE OF OHIO
RICHARD W. KLOCKNER
S-4370
REGISTERED PROFESSIONAL SURVEYOR

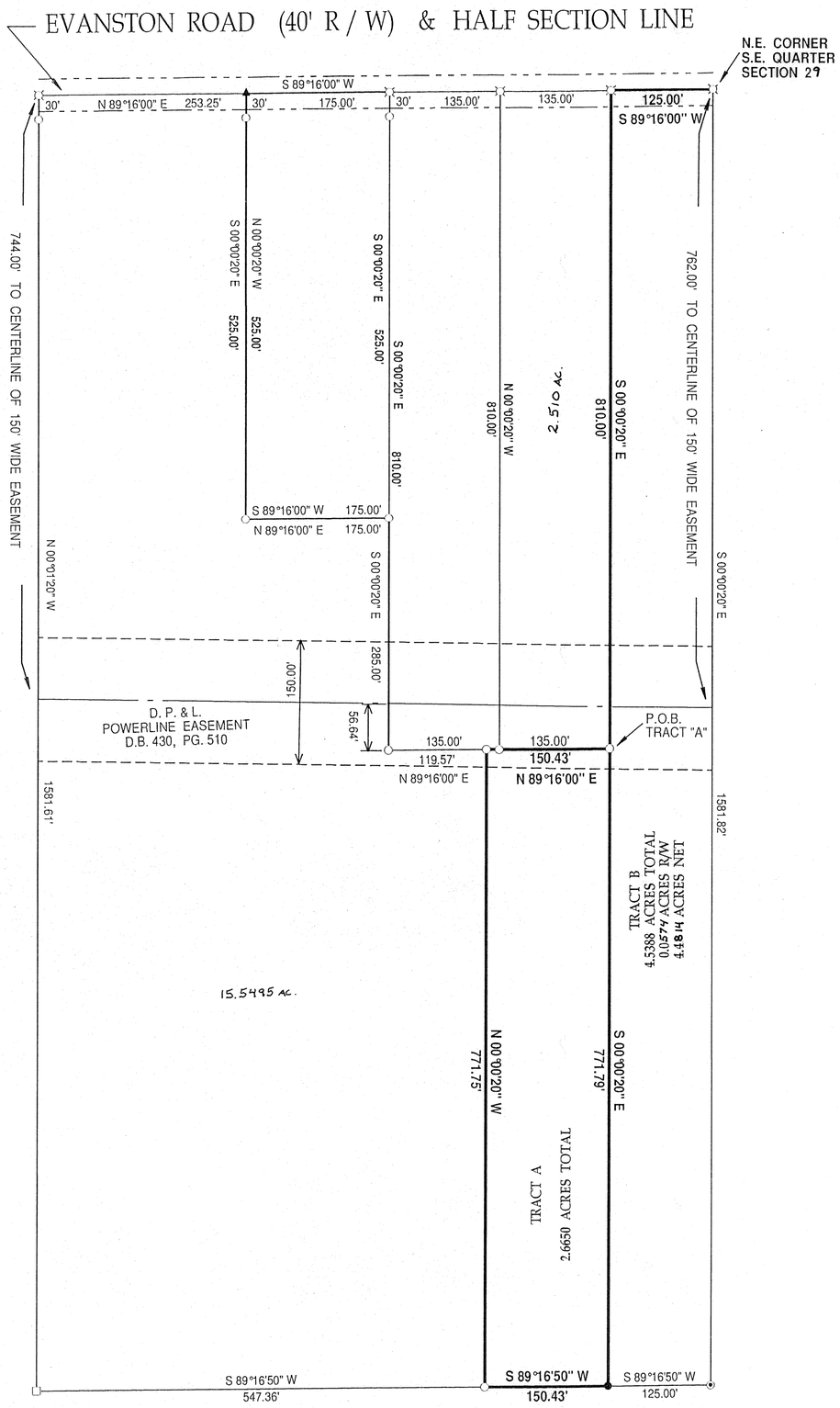
Richard W. Klockner
Richard W. Klockner
P.S. #4370

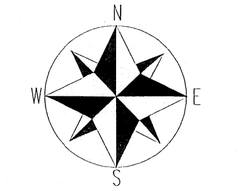
RICHARD W. KLOCKNER & ASSOCIATES, INC.
Civil Engineering and Land Surveying
16 East Water Street
Troy, Ohio (937) 339-5331
File Name: C:\Jobs\2013\00613.dwg
Drawn by: DMC ~ Checked by: RWK

MONROE	SE. QTR - 29	4	6
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 6

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





SCALE 1' = 120'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEY
VOLUME 34, PAGE 76

Certificate of Registration

This is to cert[illegible] mission approval of this conveyance [illegible] at under O.R.C. [illegible]

Notice is g[illegible]

No additio[illegible] building site is created by this conveyance, [illegible] structure may be erected or maintained on the premises [illegible] hereon, [illegible] surveyed without further compliance with all zoning, building, and planning regulations of Miami County.

4/23/2013
Date

Secretary
Miami County Planning Commission

Certified To Conform With
Miami County Survey Requirements

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

10-18-2012
Date

Deputy

LEGEND

×		∅	
△	PK NAIL FOUND	⊙	RRS FOUND
□	WOOD POST FND	⊥	
○	IRON PIN FOUND	⊥	
·		⊡	
+		⊙	
◎	GIN SPINDLE FND	△	
⊙	2" STEEL POST FD	⊠	
⊕		⊥	
◇		◔	
▲	MAG NAIL SET	⊢	
■		⊥	
●	IRON PIN SET	○	
◆	RRS SET	A	

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

VOLUME 49, PAGE 14
VOLUME 34, PAGE 76
VOLUME 33, PAGE 168
VOLUME 44, PAGE 123
VOLUME 21, PAGE 71
VOLUME 54, PAGE 120

DEED REFERENCE:

OFFICIAL RECORD
VOLUME 273, PAGES 130 & 131

OCTOBER 17, 2012

SURVEY OF A 7.2038 ACRE TRACT SPLIT INTO
(2) TRACTS, 4.5388 AC. & 2.6650 AC.
FOR LINDA SCHINDLER, TRUSTEE OF HENRY SCHINDLER TRUST

PROFESSIONAL LAND SURVEYOR
NEIL E. TEAFORD
NO. 7724
STATE OF OHIO

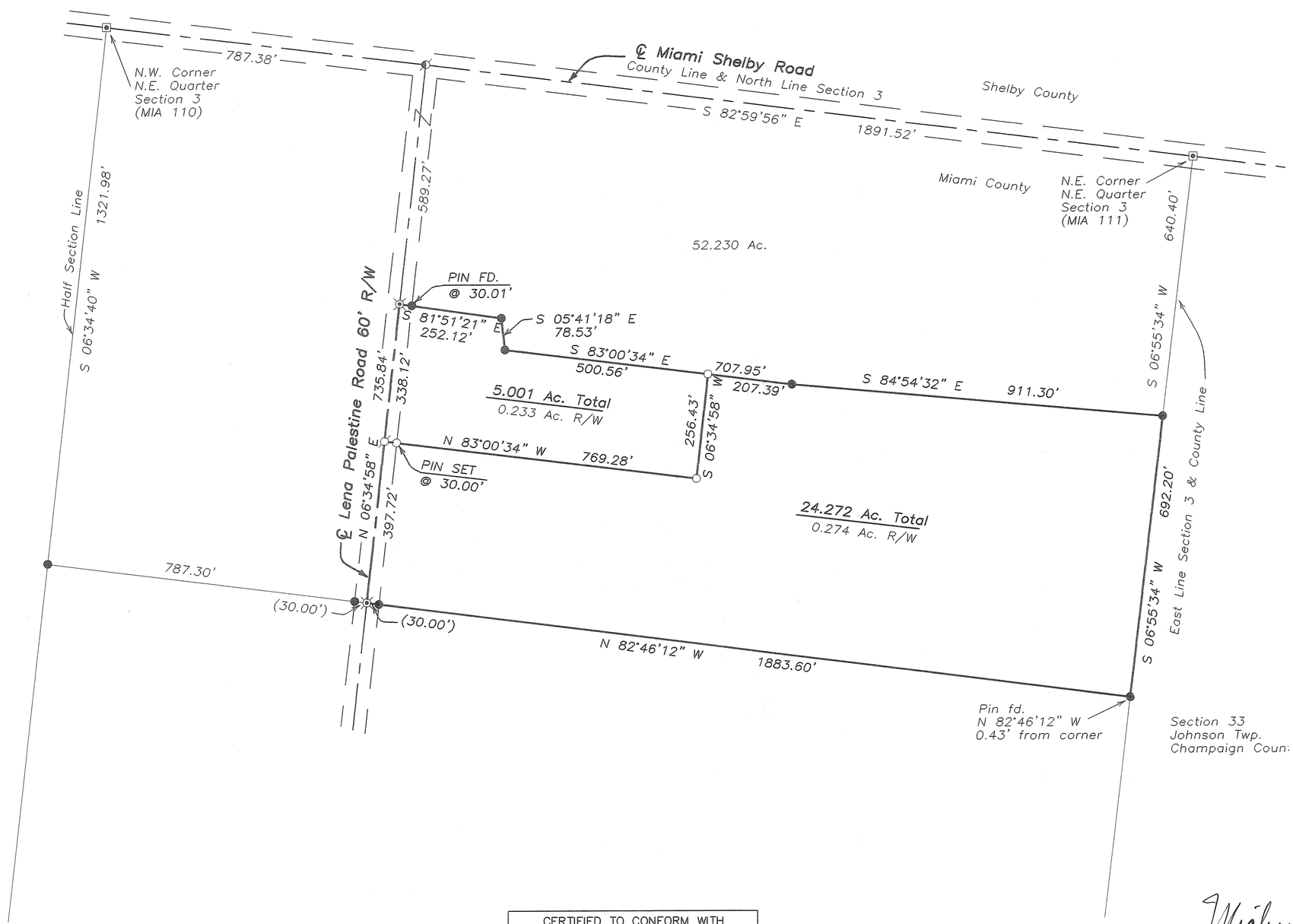
Neil E. Teaford, P.S. # 7724

NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

2	12 BTMRS	NE 1/4-3	BROWN	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 7
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
- GPS Monument in Box

References

Miami County Engineer's
Record of Land Surveys
Volume 48, Page 172
(Basis of Bearings)
Volume 54, Page 173

Section 33
Johnson Twp.
Champaign Coun:

Survey split of 5.001 Ac.
for Fred Lichtenberg

APPROVED
By Nancy E. Fox
Date 4/26/13
Miami County Combined Health District

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY 4-1-2013 DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
SECRETARY 4/26/2013 DATE

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

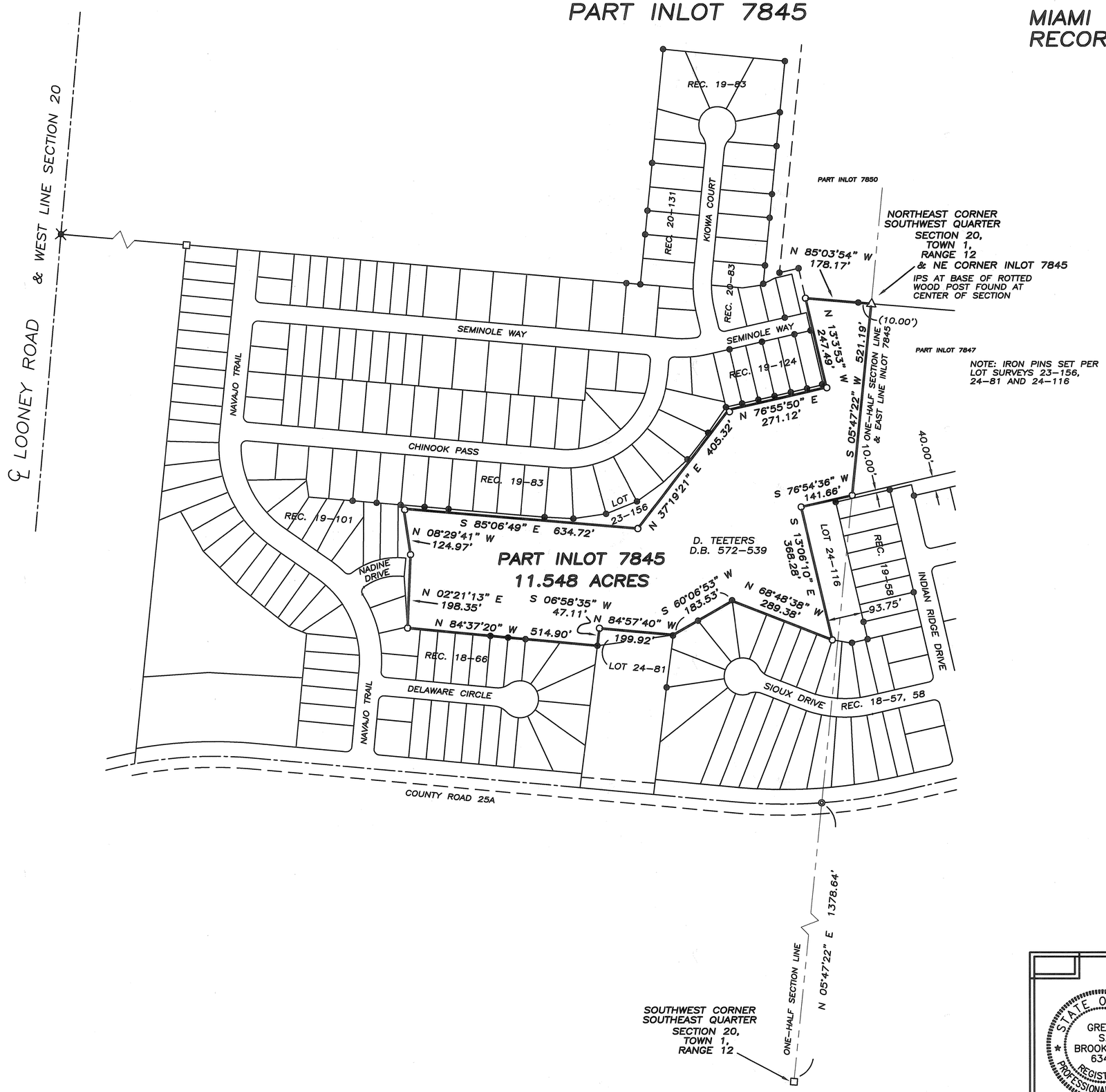
Michael W. Cozatt 3/07/13
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 01713
File Name: C:\Jobs\2013\01713.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 7845

VOLUME 55 PAGE 8

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 15, PAGE 11
VOLUME 30, PAGE 117
VOLUME 33, PAGE 153
VOLUME 36, PAGE 88
VOLUME 51, PAGE 42
VOLUME 54, PAGE 185
VOLUME 54, PAGE 192

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 21, PAGE 87
VOLUME 23, PAGE 129
VOLUME 23, PAGE 156
VOLUME 24, PAGE 81
VOLUME 24, PAGE 116

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 572, PAGE 539

PLAT BOOK 15, PAGE 113
PLAT BOOK 17, PAGE 26
PLAT BOOK 18, PAGE 57
PLAT BOOK 18, PAGE 58
PLAT BOOK 18, PAGE 66
PLAT BOOK 19, PAGE 5
PLAT BOOK 19, PAGE 57
PLAT BOOK 19, PAGE 58
PLAT BOOK 19, PAGE 83
PLAT BOOK 19, PAGE 101
PLAT BOOK 19, PAGE 116
PLAT BOOK 19, PAGE 124
PLAT BOOK 20, PAGE 83
PLAT BOOK 20, PAGE 131
PLAT BOOK 21, PAGE 107

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- MAG NAIL FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- □ STONE FOUND
- △ WOOD POST

0 100 200 400

GRAPHIC SCALE IN FEET
1" = 200'

SURVEY FOR DORWIN TEETERS
IN MIAMI COUNTY, OHIO ~ APRIL 15, 2013

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

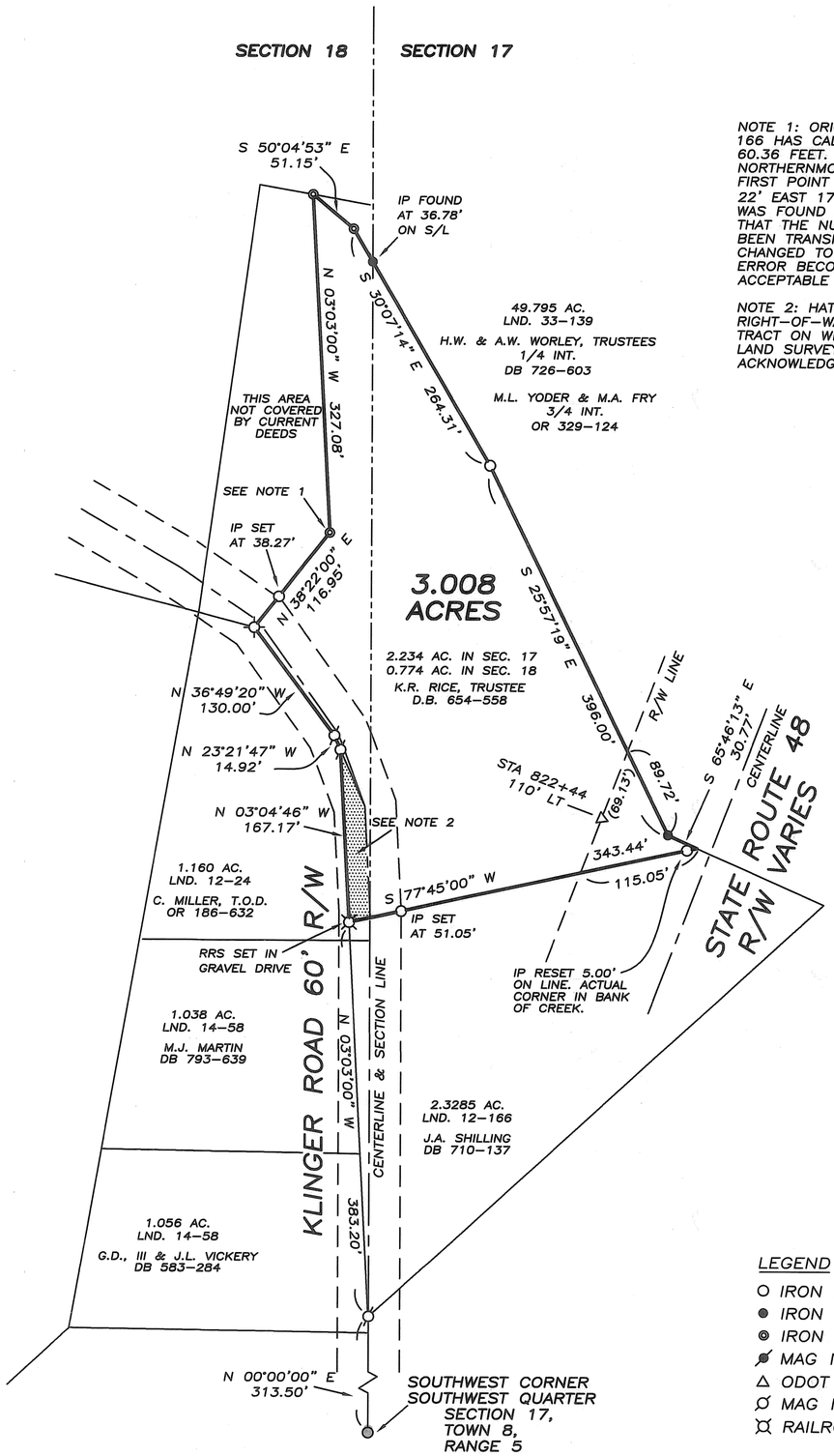
Gregg S. Brookhart

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

NEWBERRY TOWNSHIP	17 SW 1/4 18 SE 1/4 SECTION	8 TOWN	5 RANGE

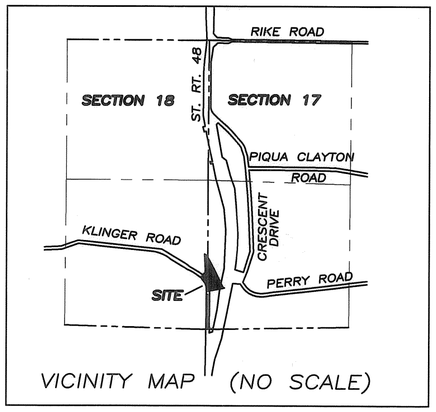
VOLUME 55 PAGE 9

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTE 1: ORIGINAL SURVEY VOLUME 12, PAGE 166 HAS CALCULATED CLOSURE ERROR OF 60.36 FEET. THE CALL FROM THE NORTHERNMOST NAIL ON THE ROAD TO THE FIRST POINT OFF OF THE ROAD IS NORTH 38° 22' EAST 177.06 FEET. AN OLD IRON PIPE WAS FOUND AT 116.95 FEET. IT APPEARS THAT THE NUMBERS IN THE DISTANCE HAVE BEEN TRANSPOSED. IF THE 177.06 FEET IS CHANGED TO 117.06 FEET, THE CLOSURE ERROR BECOMES 0.36 FEET, MORE ACCEPTABLE FOR A 1957 SURVEY.

NOTE 2: HATCHED AREA IS OVERLAP IN RIGHT-OF-WAY BETWEEN THIS TRACT AND TRACT ON WEST SIDE OF KLINGER ROAD, PER LAND SURVEY 12, PAGE 24. TAX MAP ALSO ACKNOWLEDGES OVERLAP.



VICINITY MAP (NO SCALE)

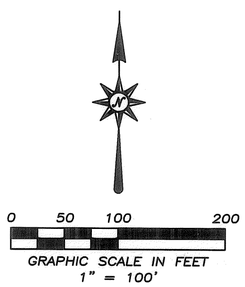
REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 12, PAGE 24
VOLUME 12, PAGE 166
VOLUME 14, PAGE 48
VOLUME 14, PAGE 58
VOLUME 17, PAGE 93
VOLUME 33, PAGE 139
VOLUME 42, PAGE 181
VOLUME 54, PAGE 93
ROAD RECORD 8, PAGE 65

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 654, PAGE 558
PLAT BOOK 9, PAGE 69



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ◎ IRON PIPE FOUND
- MAG NAIL FOUND
- △ ODOT R/W MONUMENT
- MAG NAIL SET OVER R.R. SPIKE
- RAILROAD SPIKE SET

SURVEY FOR K. R. RICE, TRUSTEE
IN MIAMI COUNTY, OHIO ~ APRIL 24, 2013

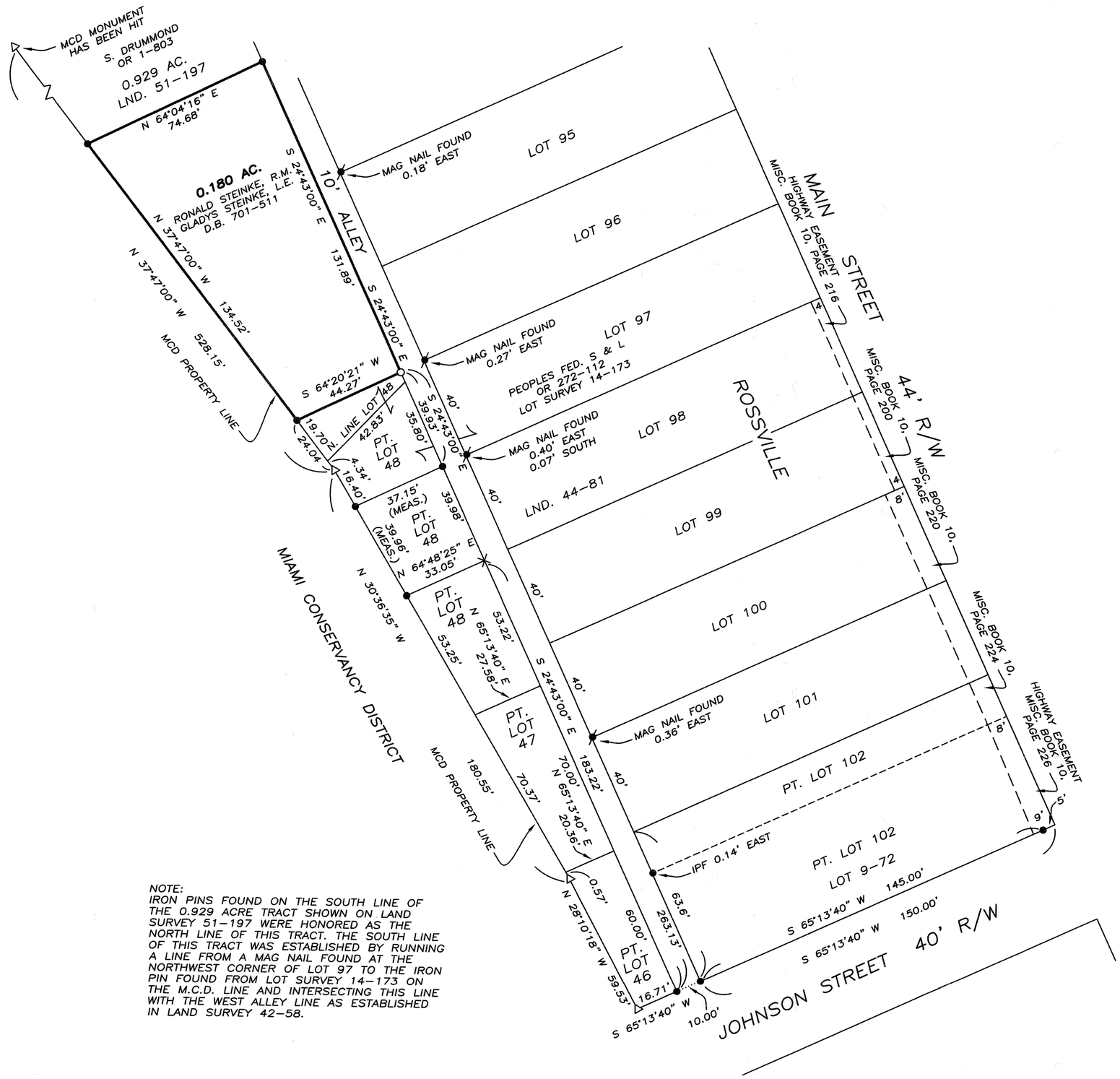
STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

SPRING CREEK TOWNSHIP	31 FRAC. SECTION	1 TOWN	12 RANGE

VOLUME 55 PAGE 10

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTE:
IRON PINS FOUND ON THE SOUTH LINE OF THE 0.929 ACRE TRACT SHOWN ON LAND SURVEY 51-197 WERE HONORED AS THE NORTH LINE OF THIS TRACT. THE SOUTH LINE OF THIS TRACT WAS ESTABLISHED BY RUNNING A LINE FROM A MAG NAIL FOUND AT THE NORTHWEST CORNER OF LOT 97 TO THE IRON PIN FOUND FROM LOT SURVEY 14-173 ON THE M.C.D. LINE AND INTERSECTING THIS LINE WITH THE WEST ALLEY LINE AS ESTABLISHED IN LAND SURVEY 42-58.

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- △ MCD MONUMENT FOUND
- ✱ MAG NAIL FOUND
- X CROSS NOTCH IN CONCRETE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 42, PAGE 58
VOLUME 44, PAGE 81
VOLUME 51, PAGE 197
VOLUME 54, PAGE 198

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 14, PAGE 173

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 1, PAGE 33
PLAT BOOK 2, PAGE 82
MISC. BOOK 10, PAGE 224
DEED BOOK 700, PAGE 170
DEED BOOK 701, PAGE 511
OFFICIAL RECORD 1, PAGE 803

MCD PROPERTY MAPS

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

SURVEY FOR THE ESTATE OF RONALD STEINKE IN MIAMI COUNTY, OHIO ~ APRIL 29, 2013

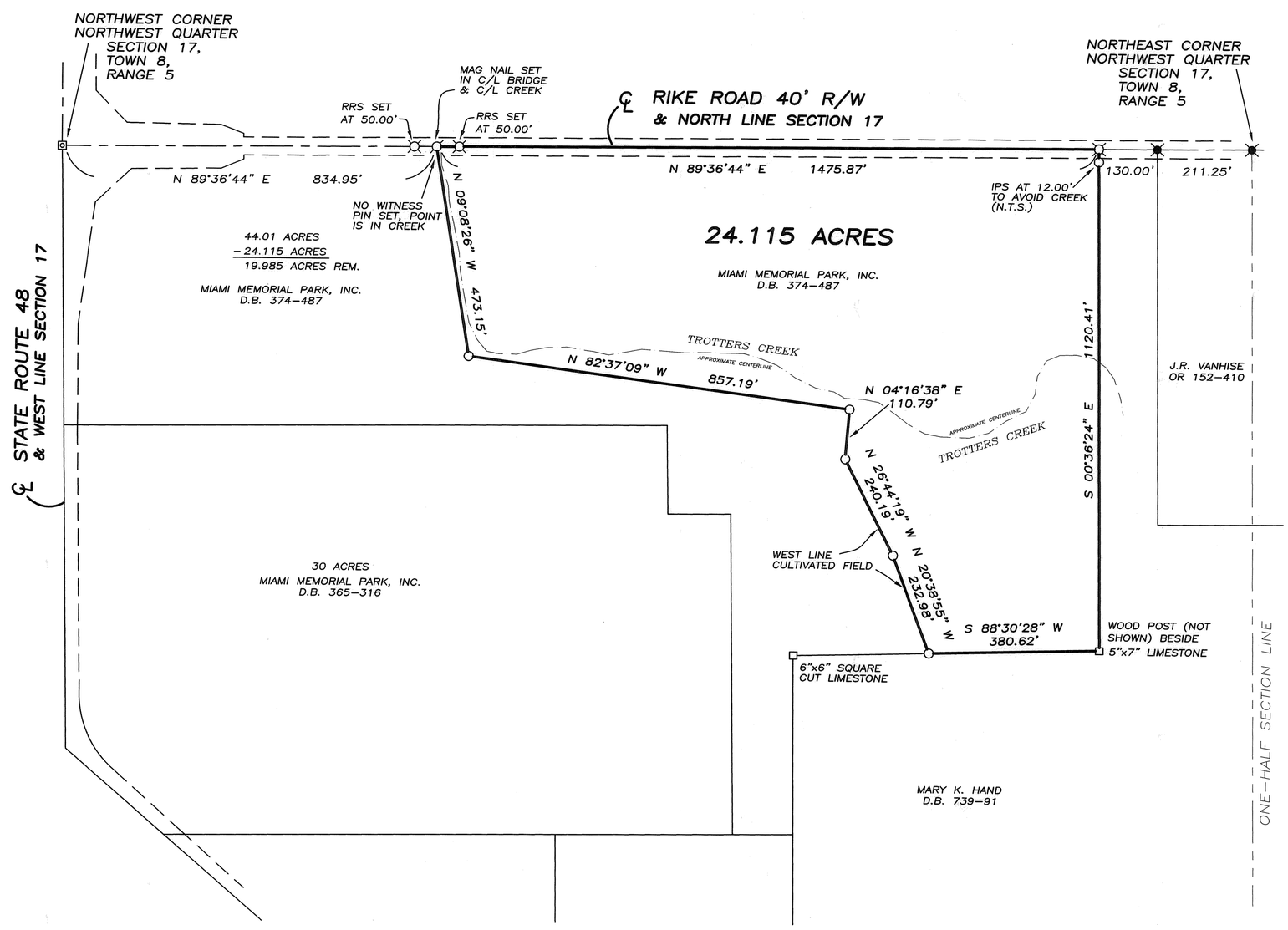
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

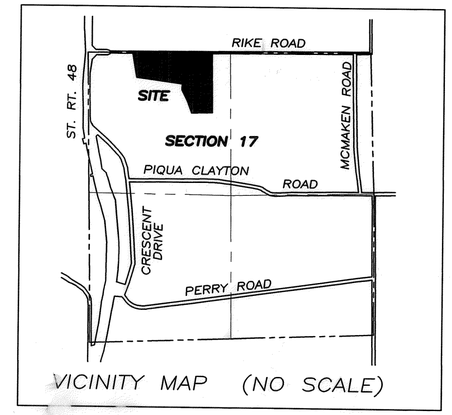
GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

NEWBERRY	17 NW 1/4	8	5
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 11

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





VICINITY MAP (NO SCALE)

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 13, PAGE 52
VOLUME 13, PAGE 53
VOLUME 13, PAGE 175
VOLUME 25, PAGE 5
VOLUME 28, PAGE 45
VOLUME 29, PAGE 64
VOLUME 36, PAGE 176
VOLUME 44, PAGE 54
VOLUME 46, PAGE 200
VOLUME 53, PAGE 58

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 365, PAGE 316
DEED BOOK 374, PAGE 487
PLAT BOOK 8, PAGE 34

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

LEGEND
- ○ IRON PIN SET
- ● IRON PIN FOUND
- ▣ IRON PIN FOUND IN MONUMENT BOX
- □ STONE FOUND
- ⌀ MAG NAIL SET
- ⌀ RAILROAD SPIKE SET
- ⌀ RAILROAD SPIKE FOUND

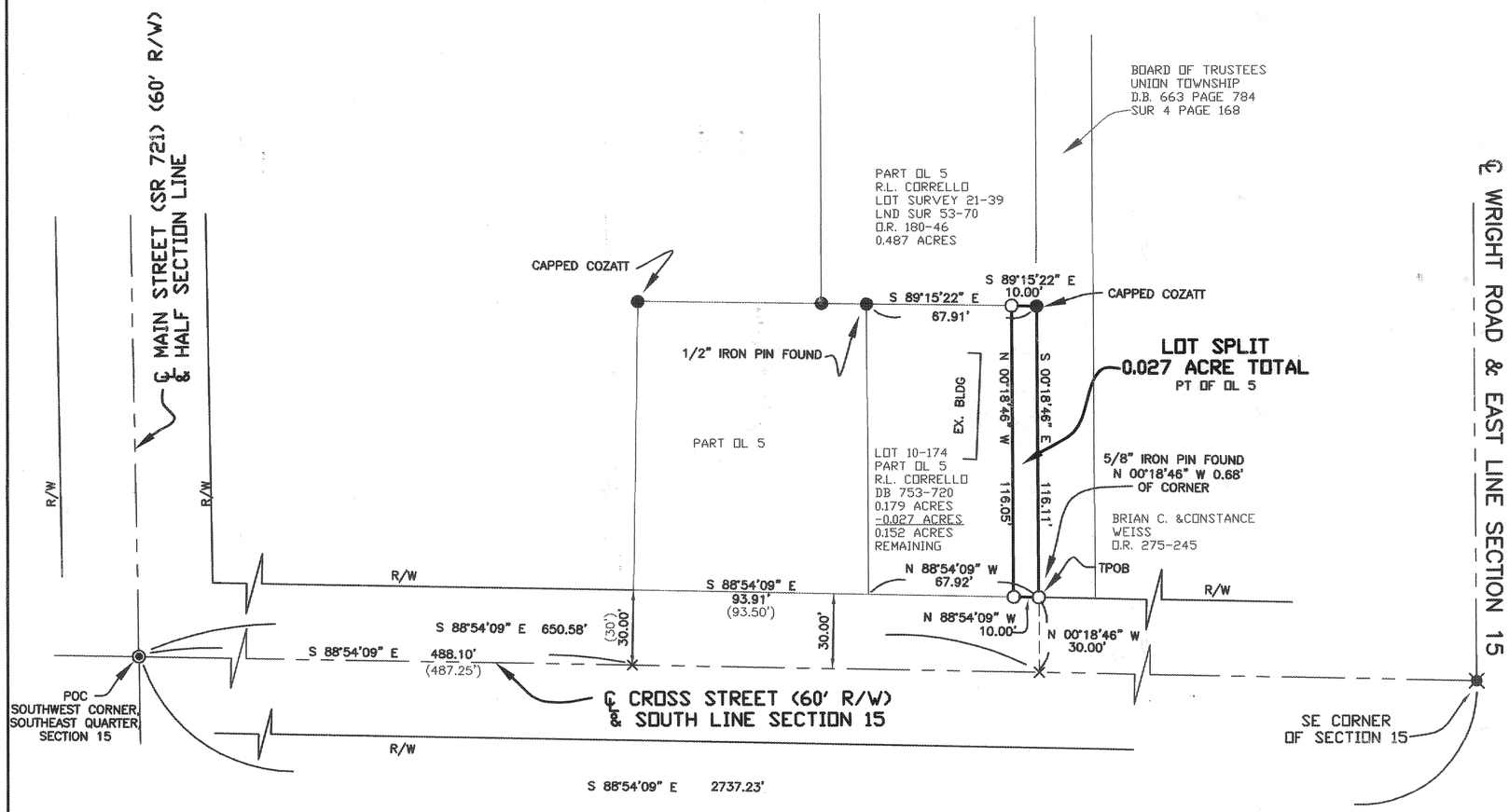
SURVEY FOR DARYLL & SUSAN LAMBROFF
MIAMI MEMORIAL PARK, INC.
IN MIAMI COUNTY, OHIO ~ MAY 5, 2013

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

CORPORATION	PT OL	TOWNSHIP	15	7	4 EAST
POTSDAM	5	UNION	SECTION	TOWN	RANGE

VOLUME 55 PAGE 12
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
- RAILROAD SPIKE FOUND
- IRON PIN FOUND IN MONUMENT BOX
- × CALCULATED POINT
- ( ) REFERENCED BEARINGS & DISTANCE OF RECORD

REFERENCES

PLAT BOOK 1

LOT SURVEYS:

	VOLUME	5, PAGE	118
	VOLUME	10, PAGE	174
	VOLUME	11, PAGE	163
	VOLUME	12, PAGE	163
	VOLUME	19, PAGE	137
	VOLUME	21, PAGE	1
	VOLUME	21, PAGE	39
LAND	VOLUME	50, PAGE	92
LAND	VOLUME	53, PAGE	18
LAND	VOLUME	53, PAGE	70

DEED BOOKS:
DEED BOOK PAGE
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'

Philip C Brumbaugh
PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

LOT SPLIT FROM A 0.179 ACRE TRACT OF 0.027 ACRES
FOR ROBERT L CORRELLO IN MIAMI COUNTY ~ MAY 15, 2013

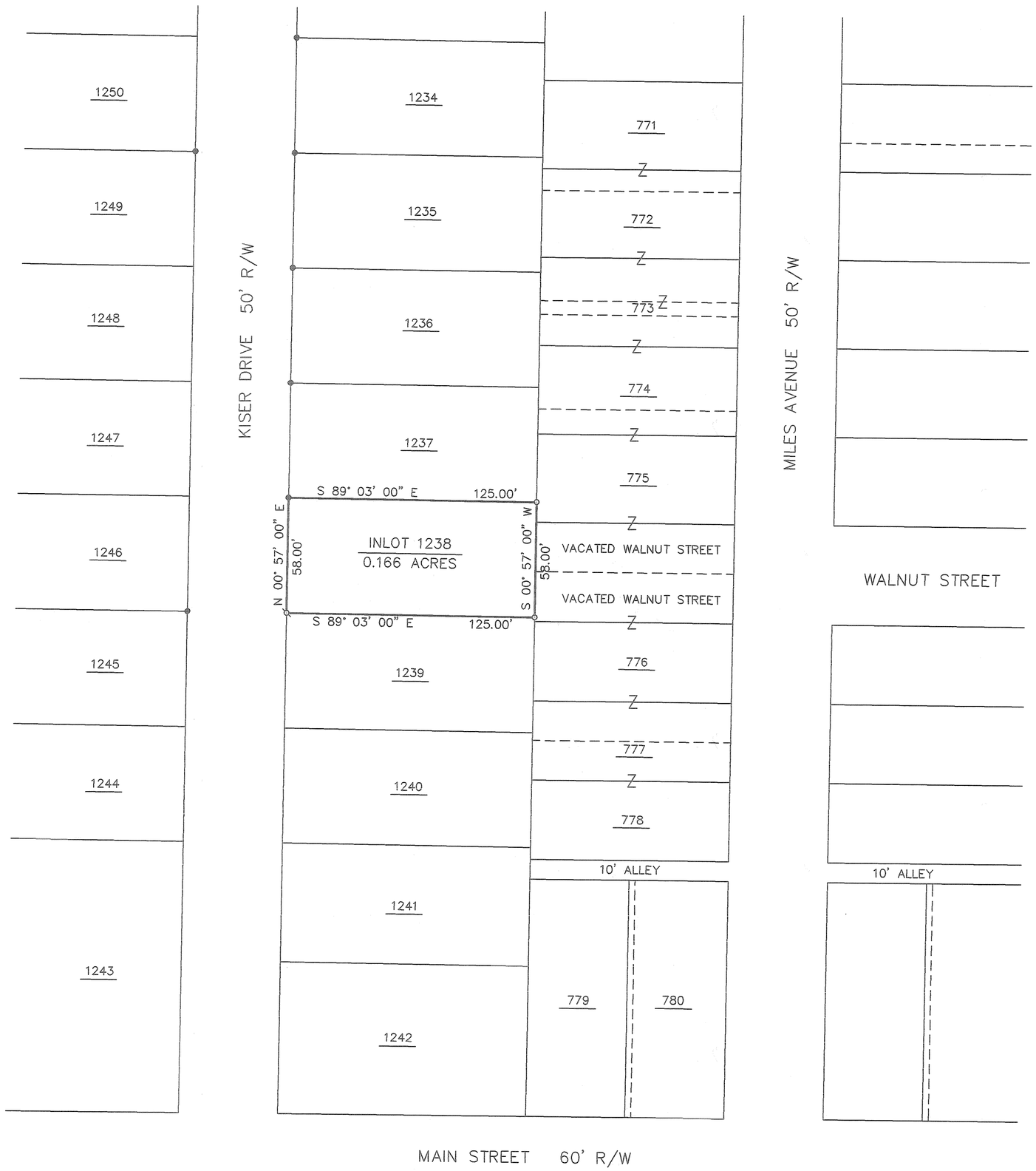
STATE OF OHIO
PHILIP C. BRUMBAUGH 5057
REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928
EMAIL: JOHN@BES-ENGINEER.COM

\\BRUMBAUG-0001\E\BES_2013\159.13 (Corrello Lot Split_21 East Cross Street_Potsdam (Surv.)\Survey\corrello draft.dwg

Tipp City | 1238 | Miami | Ohio
Corporation | Inlot | County | State

Volume 55 Page 13
Miami County Engineer's Record of Land Surveys



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

Legend

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

References

Vol. 03, Pg. 145
Vol. 04, Pg. 07
Vol. 04, Pg. 36
} Miami County Engineer's Record of Lot Surveys

P.B. 02, Pg. 237
P.B. 05, Pg. 55
} Miami County Recorder's Plat Records

Vol. 08, Pg. 27 { Miami County Engineer's Record of Land Surveys

Survey of Inlot 1238, Tipp City, for Lary Solarik.

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

Michael W. Cozatt 5/13/13
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 07813 Ph. (937) 339-2921

Covington	1205	Miami	Ohio
Corporation	Inlot	County	State

Volume 55 Page 14
Miami County Engineer's Record of Land Surveys

THIS LOT SPLIT WAS REVIEWED AND APPROVED THIS 15 DAY OF May, 2013 BY THE VILLAGE OF COVINGTON PLANNING COMMISSION.

Edward L. McCord
CHAIRMAN

Carmen Sizing
SECRETARY

THIS LOT SPLIT WAS REVIEWED AND APPROVED THIS 15 DAY OF May, 2013 BY THE VILLAGE OF COVINGTON.

Edward L. McCord
MAYOR

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

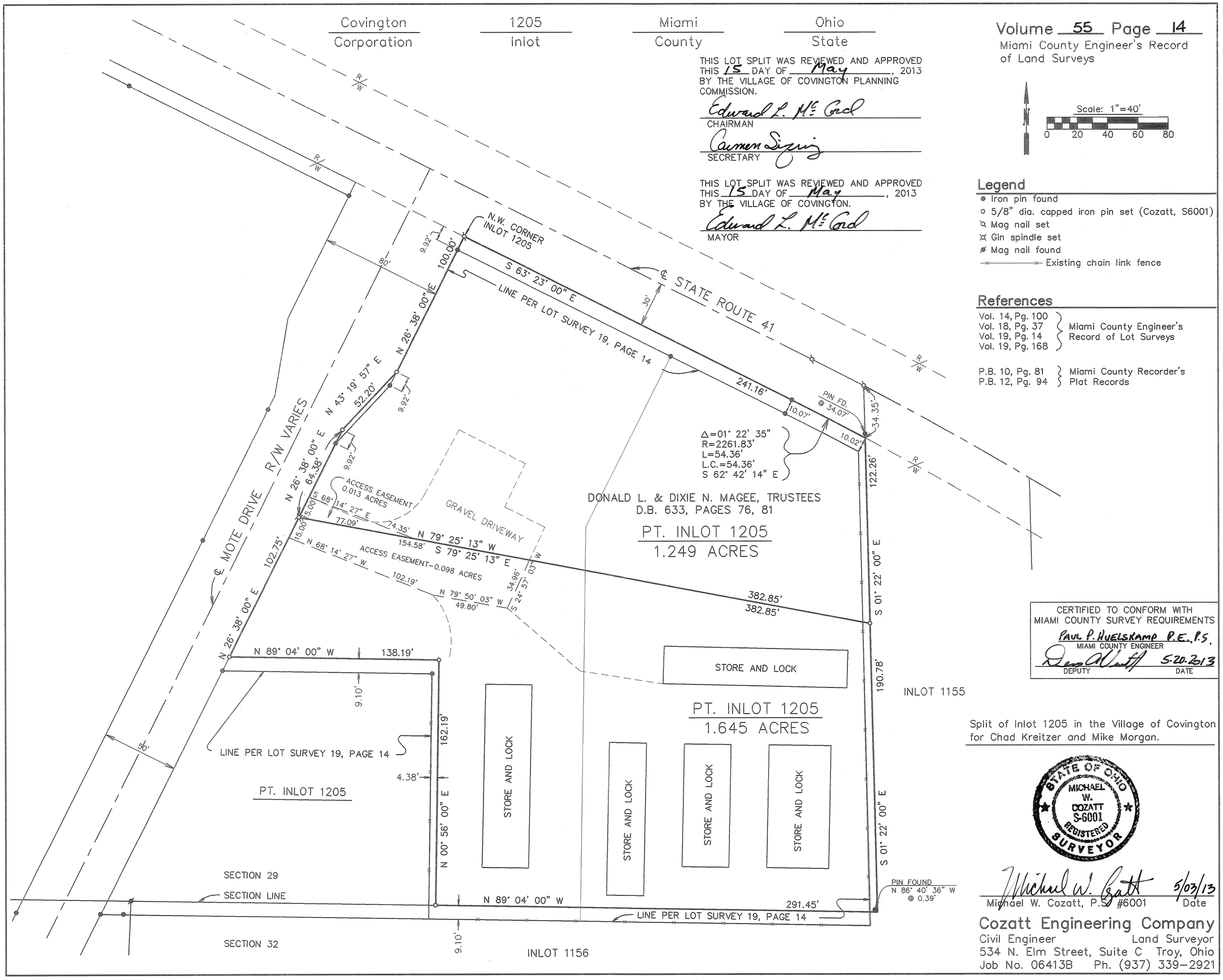
Legend

- Iron pin found
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- Mag nail set
- Gin spindle set
- Mag nail found
- Existing chain link fence

References

Vol. 14, Pg. 100
Vol. 18, Pg. 37
Vol. 19, Pg. 14
Vol. 19, Pg. 168
} Miami County Engineer's Record of Lot Surveys

P.B. 10, Pg. 81
P.B. 12, Pg. 94
} Miami County Recorder's Plat Records



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

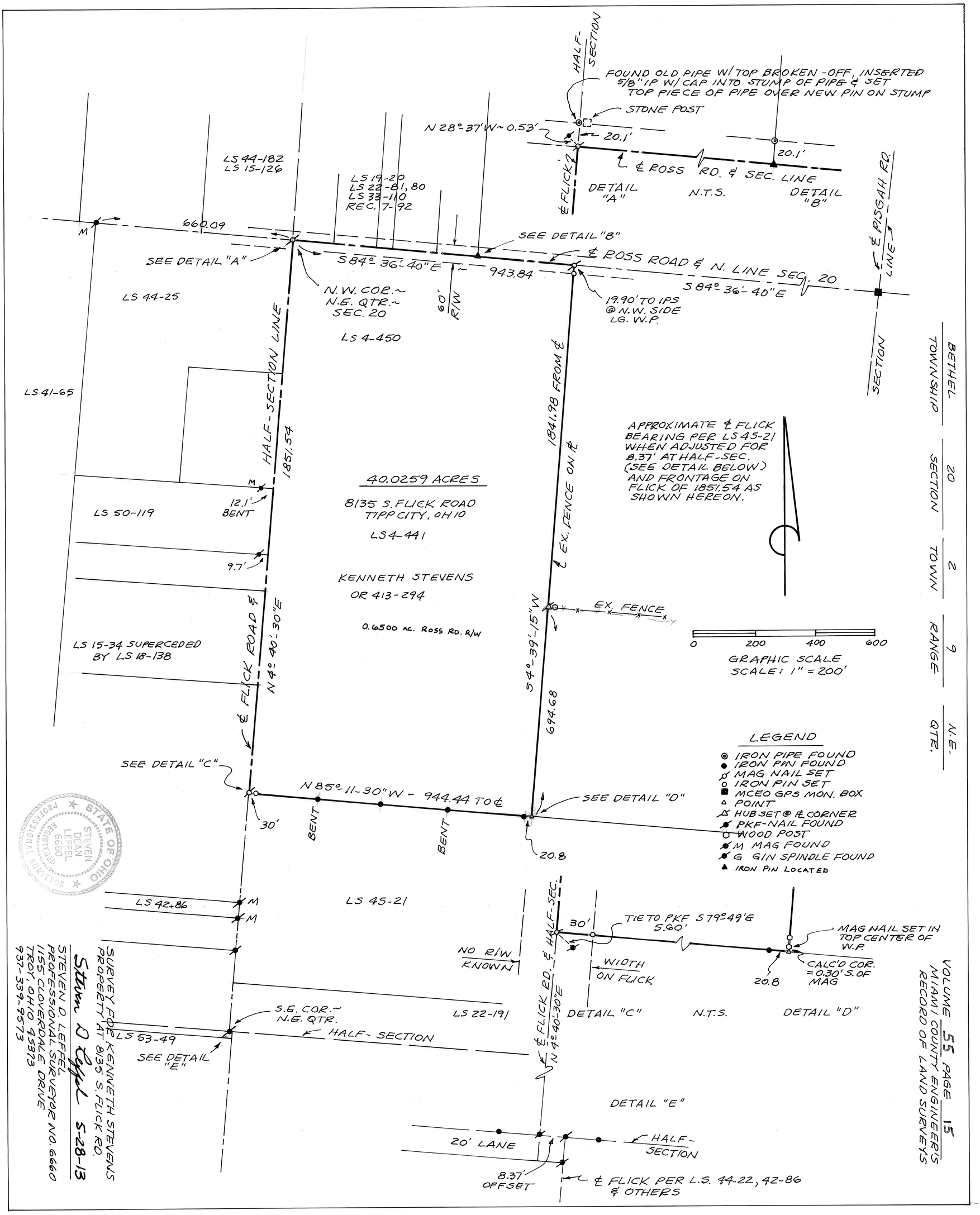
DEPUTY — DATE 5-20-2013

Split of Inlot 1205 in the Village of Covington for Chad Kreitzer and Mike Morgan.

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

Michael W. Cozatt, P.S. #6001 — Date 5/03/13

Cozatt Engineering Company
Civil Engineer — Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 06413B Ph. (937) 339-2921



SURVEY FOR KENNETH STEVENS
PROPERTY AT 8135 S. FLICK RD.

Steven D Leffel 5-28-13

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

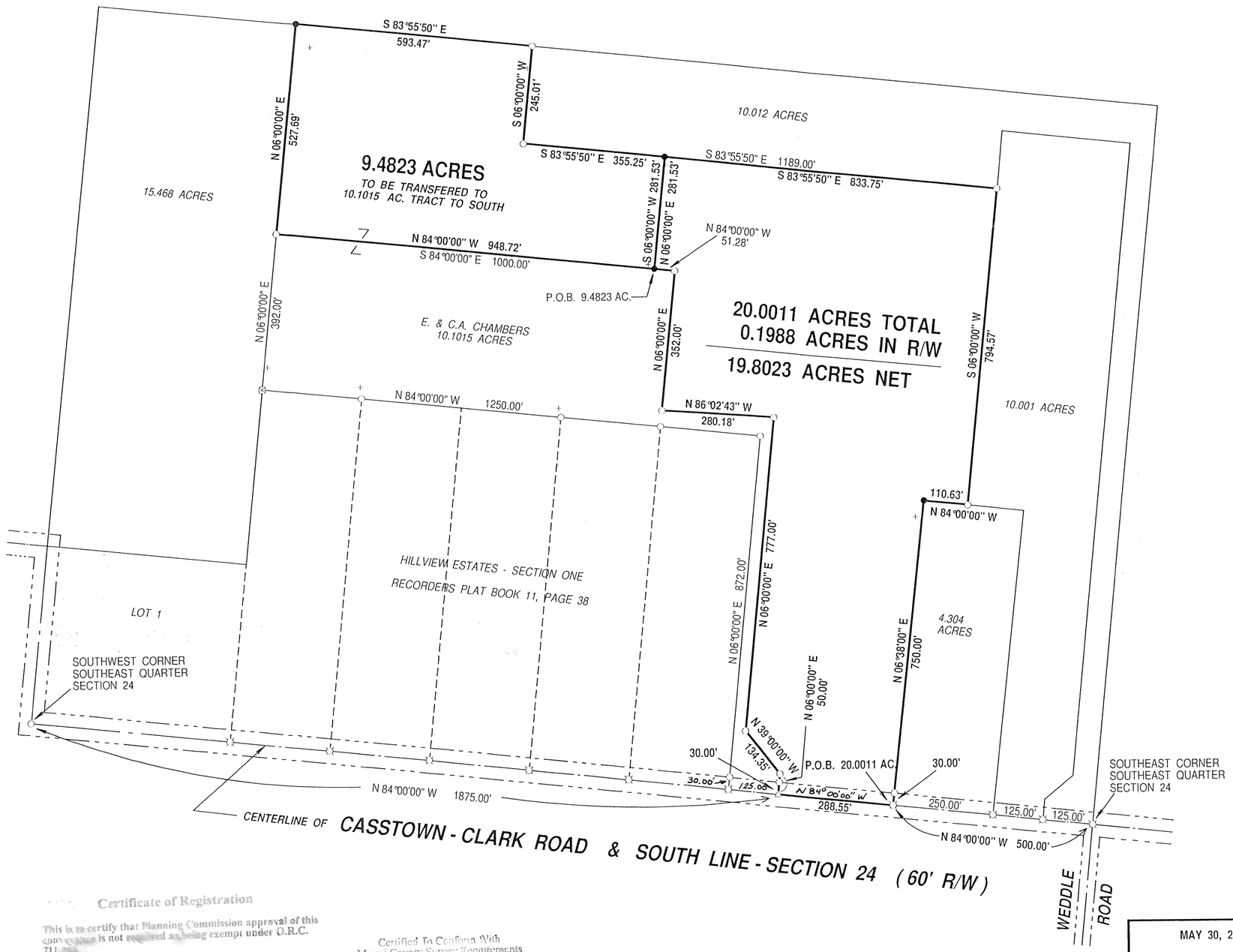
TOWNSHIP BETHEL | SECTION 20 | TOWN 2 | RANGE 9 | N.E. QTR.

VOLUME 55 PAGE 15
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

VOLUME 55 PAGE 16

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

LOSTCREEK	S.E. QTR. - 24	2	10 M.R.S.
TOWNSHIP	SECTION	TOWN	RANGE



N
W E
S

0 100 200 300 400

SCALE 1' = 200'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEY
VOLUME 34, PAGE 111

LEGEND

×		∅	
△	PK NAIL FOUND	⊙	RRS FOUND
□	STONE FOUND	↑	
○	IRON PIN FOUND	⊘	
·		⊡	
+	TRAVERSE PT.	⊙	
◎	GIN SPINDLE FND	△	
⊙		⊠	WOOD POST FND.
⊕		⊥	
◇		◔	
▲	PK NAIL SET	⊢⊣	
■		⊛	
●	IRON PIN SET	◯	
◆	RRS SET	A	

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

VOLUME 34, PAGE 111
VOLUME 24, PAGE 131
VOLUME 33, PAGE 125

MIAMI COUNTY RECORDER'S
RECORD OF PLATS

RECORD PLAT BK. 11, PAGE 38

DEED REFERENCE:

DEED BK. VOL. 657, PAGE 32
O.R. VOL. 294, PAGE 612

Certificate of Registration

This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.131.

Notice is given to all parties:

No additional building site is created by this conveyance, no structure may be erected or maintained on the premises herein conveyed without further compliance with all zoning, building, and planning regulations of Miami County.

Secretary
Miami County Planning Commission
Date 05/06/2013

Certified To Conform With
Miami County Survey Requirements

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

Deputy
Date 6-4-2013

MAY 30, 2013	SURVEY OF DIVISION OF A 29 ACRE TRACT FOR FOR ELWOOD "WOODY" CHAMBERS IN LOSTCREEK TOWNSHIP

PROFESSIONAL LAND SURVEYOR
NEIL E. TEAFORD
NO. 7724
STATE OF OHIO

Neil E. Teaford, P.S. #7724

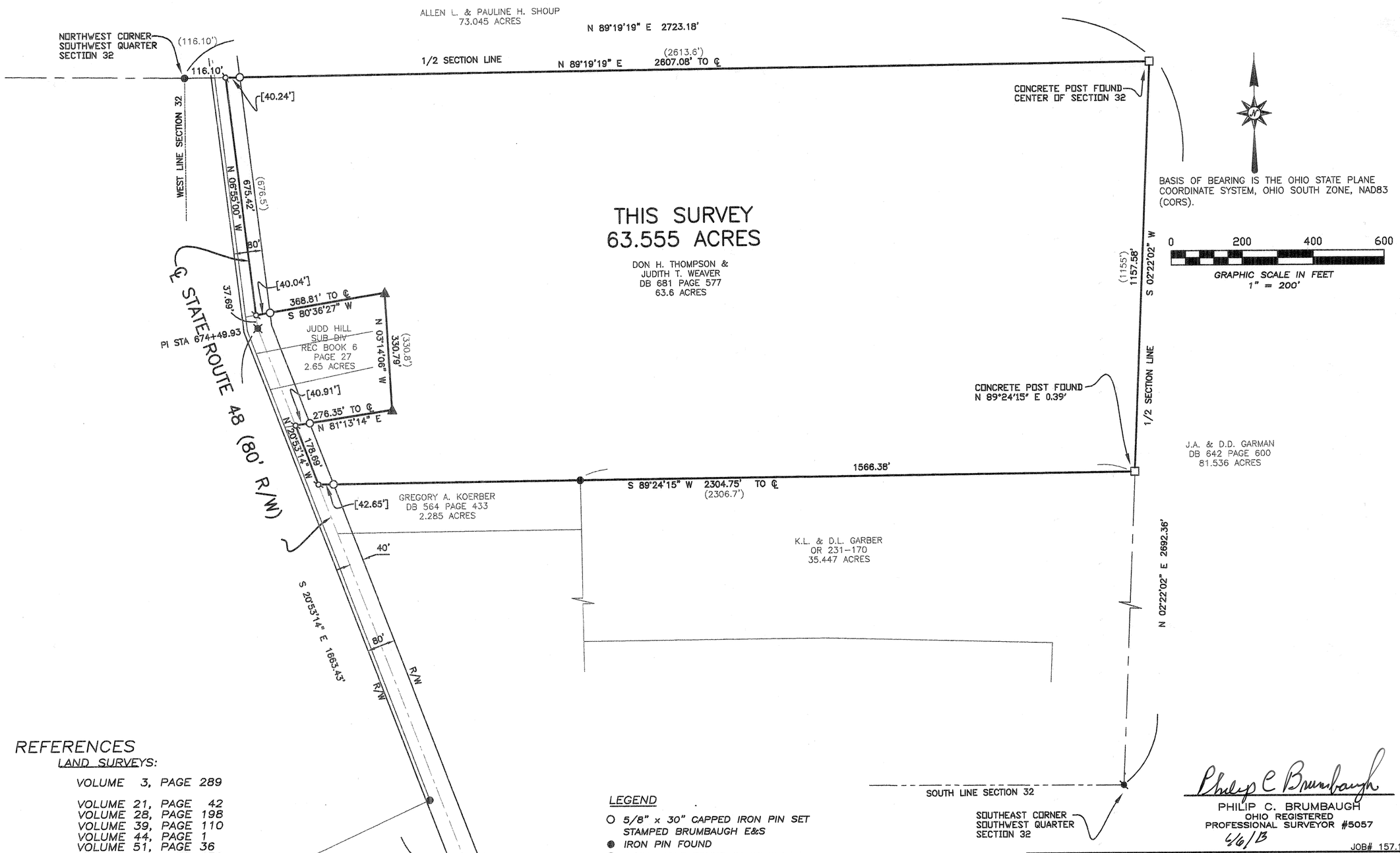
NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

NEWBERRY TOWNSHIP | 32 SECTION | 8 TOWN | 5 EAST RANGE

VOLUME 55 PAGE 17

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



REFERENCES

LAND SURVEYS:

VOLUME 3, PAGE 289

VOLUME 21, PAGE 42
VOLUME 28, PAGE 198
VOLUME 39, PAGE 110
VOLUME 44, PAGE 1
VOLUME 51, PAGE 36
VOLUME 53, PAGE 150
VOLUME 53, PAGE 179

RECORD PLANS
PLAT BOOK 6 PAGE 27

ODOT PLANS
CENTERLINE PLAT– MIAMI COUNTY MIA–48–11.83

LEGEND

- ○ 5/8" x 30" CAPPED IRON PIN SET STAMPED BRUMBAUGH E&S
- ● IRON PIN FOUND
- ◉ DRILL HOLE FOUND IN CONCRETE
- MAG NAIL SET
- MAG NAIL FOUND
- ▲ STONE FOUND
- RAILROAD SPIKE FOUND
- + CALCULATED POINT– NOT MONUMENTED

(123.45) BEARING & DISTANCE OF RECORD

Philip C Brumbaugh

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057
6/6/13

JOB# 157.13

BOUNDARY RETRACEMENT SURVEY OF THE 63.6 ACRES OF LAND AS RECORDED IN DB 681 PAGE 577 FOR DON THOMPSON IN MIAMI COUNTY ~ JUNE 6, 2013

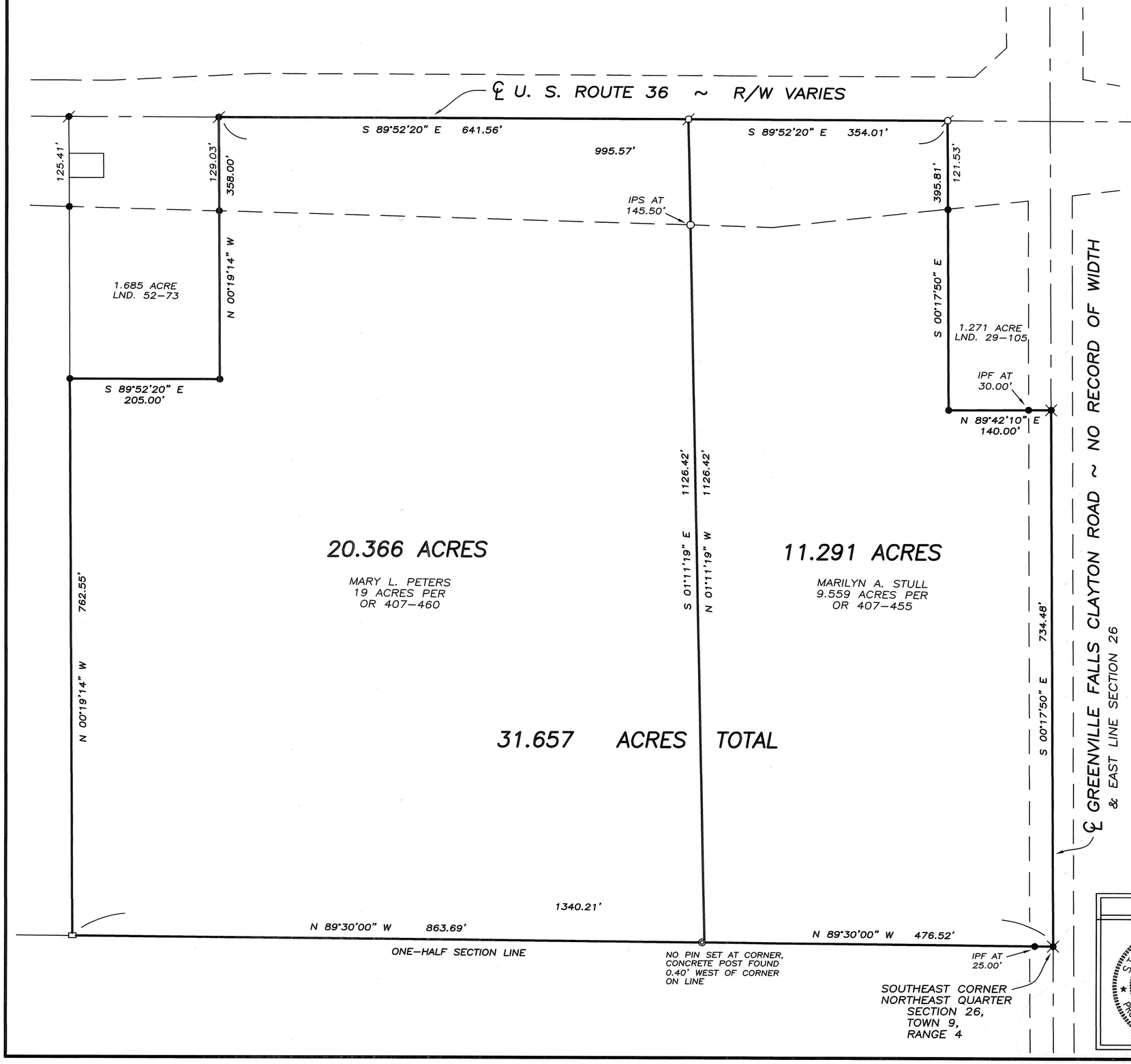
STATE OF OHIO
PHILIP C. BRUMBAUGH
5057
REGISTERED
PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928

NEWBERRY TOWNSHIP	26 NE 1/4 SECTION	9 TOWN	4 RANGE

VOLUME 55 PAGE 18

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- MAG SPIKE SET
- MAG NAIL FOUND
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- ◎ CONCRETE POST FOUND
- ▭ STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 24, PAGE 42
VOLUME 29, PAGE 105
VOLUME 37, PAGE 47
VOLUME 41, PAGE 119
VOLUME 41, PAGE 133
VOLUME 52, PAGE 73

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 407, PAGE 455
OFFICIAL RECORD 407, PAGE 460

NOTE 1: THE PURPOSE OF THIS SURVEY IS TO RE-SURVEY TWO TRACTS THAT BOTH CURRENTLY HAVE A DESCRIPTION STAMPED "...NOT SATISFACTORY..." AND PROVIDE AN ACCEPTABLE LEGAL DESCRIPTION FOR EACH. AFTER A TRANSFER OF THE EAST TRACT SO THAT BOTH ARE OWNED BY THE SAME OWNER, THE TWO TRACTS WILL BE COMBINED INTO ONE TRACT WITH ITS OWN APPROVED LEGAL DESCRIPTION. THE 20.366 ACRE TRACT IS CURRENTLY DESCRIBED IN OR 407-460 AND THE 11.291 ACRE TRACT IS CURRENTLY DESCRIBED IN OR 407-455.

NOTE 2: 1.685 ACRE TRACT PER LAND SURVEY 52-73.

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

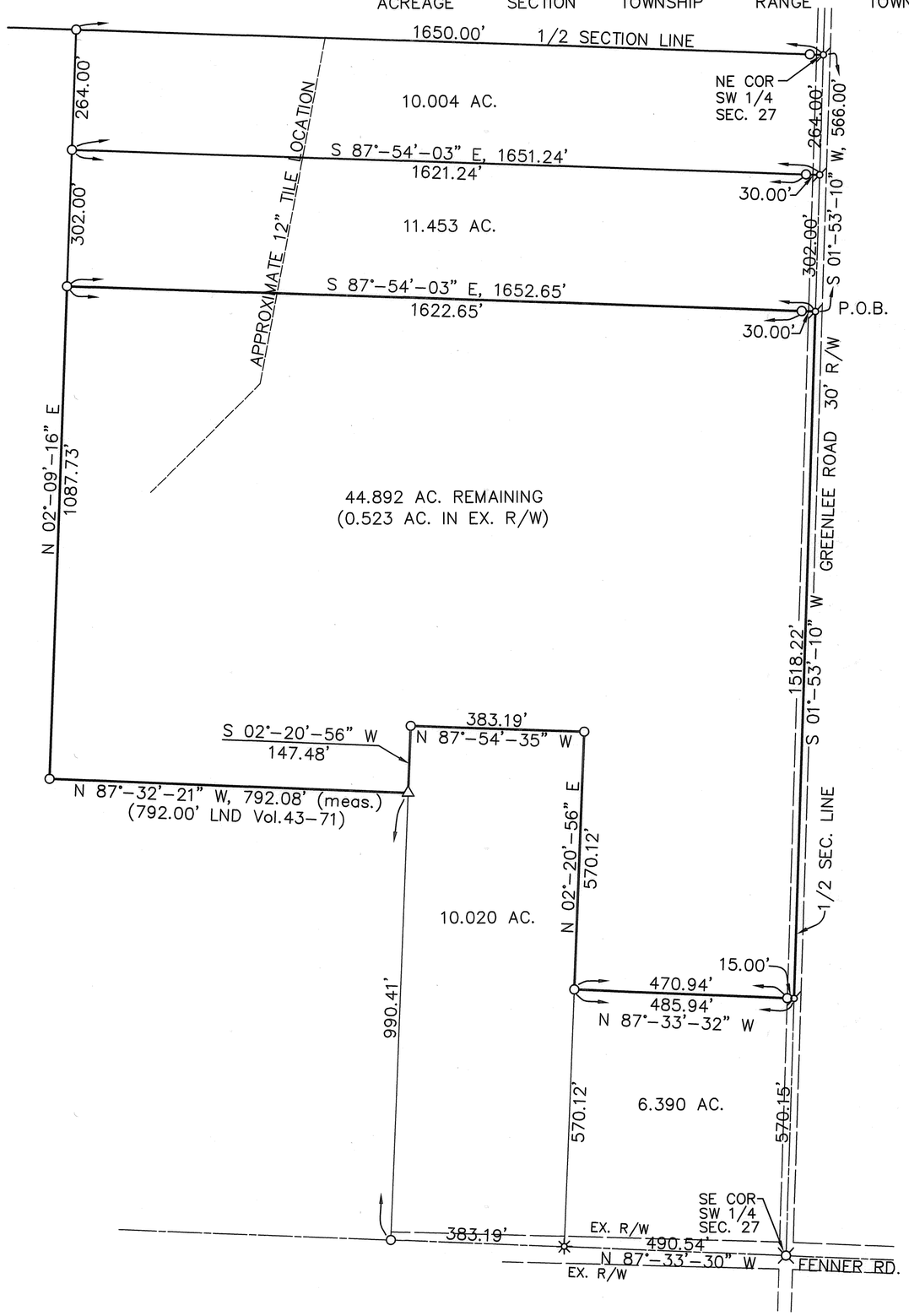
SURVEY FOR ROD PETERS
IN MIAMI COUNTY, OHIO ~ MAY 25, 2013

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

44.892	27	7 N	5 E	NEWTON	MIAMI, OHIO
ACREAGE	SECTION	TOWNSHIP	RANGE	TOWNSHIP	COUNTY

VOLUME 55 PLAT 19
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
JUNE, 2013



BEARINGS BASED ON LAND SURVEY
VOLUME No. 43, PLAT 71.

SCALE: 1"=200'

0 200 400

LEGEND

- ○ IRON PIN FOUND
- P.K. NAIL FOUND
- GIN SPINDLE FOUND
- △ POST FOUND
- RAILROAD SPIKE FOUND

DEED REFERENCE
OFFICIAL RECORD 59, PAGE 540

SURVEY REFERENCE
VOLUME No. 34, PLAT 119
VOLUME No. 43, PLAT 71
VOLUME No. 47, PLAT 159
VOLUME No. 52, PLAT 132
VOLUME No. 53, PLAT 36

BEING A LAND SURVEY OF 44.892 ACRES OWNED BY TIPP PROPERTIES, LLC. AS RECORDED IN OFFICIAL RECORD 59, PAGE 540 OF THE MIAMI COUNTY RECORDS.

Ste E Bowersox
STEVEN E. BOWERSOX, P.S. #7059

6/11/2013
DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR

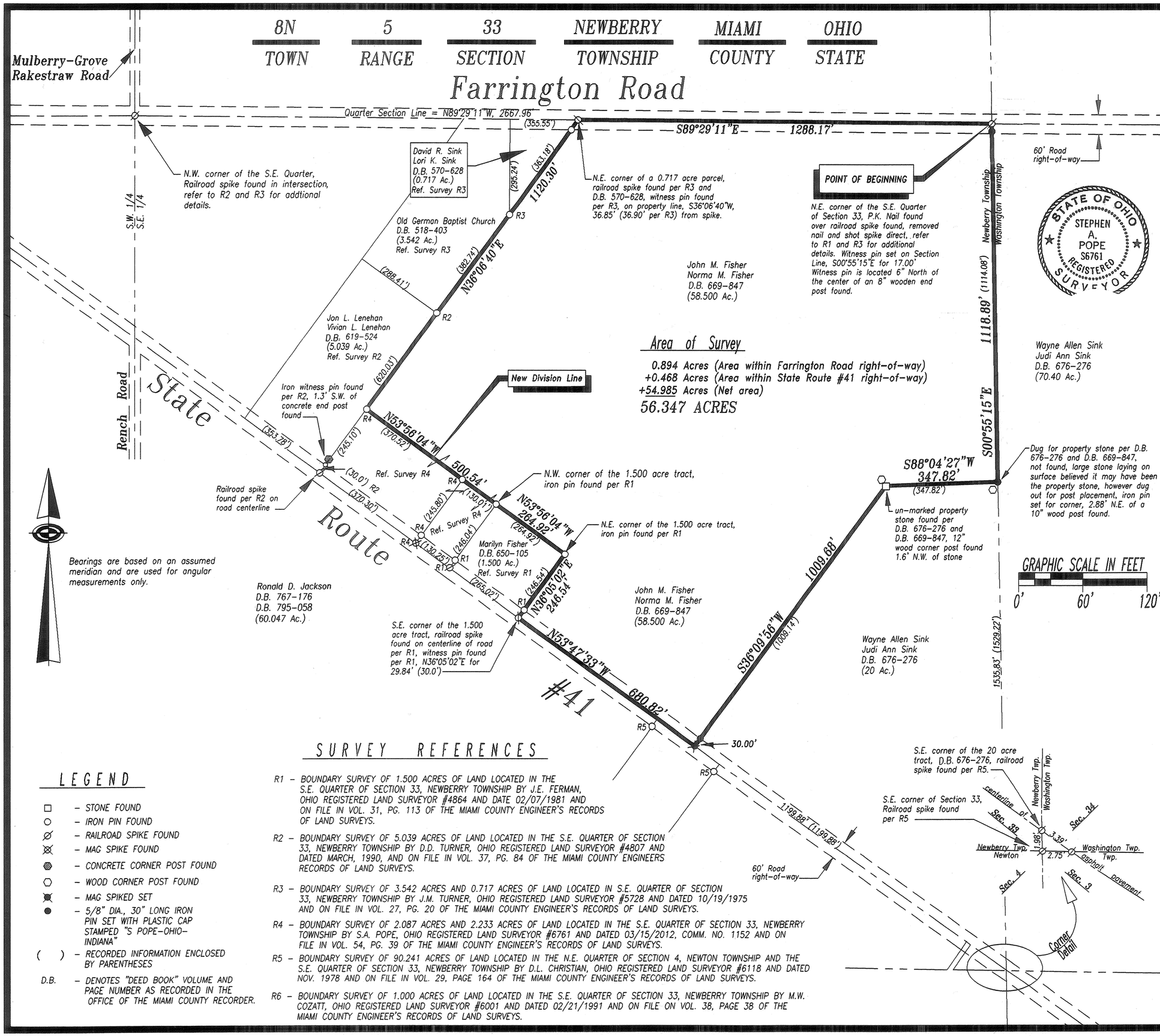
CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE:	06-11-2013
DRAWN BY:	seb
JOB NUMBER:	MIA-NWT-1005
SHEET NUMBER	1 OF 1

8N	5	33	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Vol. 55 Pg. 20

Miami County Engineer's Record of Land Surveys



LEGEND

- □ – STONE FOUND
- ○ – IRON PIN FOUND
- ⊘ – RAILROAD SPIKE FOUND
- ⊗ – MAG SPIKE FOUND
- ◍ – CONCRETE CORNER POST 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. – DENOTES "DEED BOOK" VOLUME AND PAGE NUMBER AS RECORDED IN THE OFFICE OF THE MIAMI COUNTY RECORDER.

SURVEY REFERENCES

R1 – BOUNDARY SURVEY OF 1.500 ACRES OF LAND LOCATED IN THE S.E. QUARTER OF SECTION 33, NEWBERRY TOWNSHIP BY J.E. FERMAN, OHIO REGISTERED LAND SURVEYOR #4864 AND DATE 02/07/1981 AND ON FILE IN VOL. 31, PG. 113 OF THE MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS.

R2 – BOUNDARY SURVEY OF 5.039 ACRES OF LAND LOCATED IN THE S.E. QUARTER OF SECTION 33, NEWBERRY TOWNSHIP BY D.D. TURNER, OHIO REGISTERED LAND SURVEYOR #4807 AND DATED MARCH, 1990, AND ON FILE IN VOL. 37, PG. 84 OF THE MIAMI COUNTY ENGINEERS RECORDS OF LAND SURVEYS.

R3 – BOUNDARY SURVEY OF 3.542 ACRES AND 0.717 ACRES OF LAND LOCATED IN S.E. QUARTER OF SECTION 33, NEWBERRY TOWNSHIP BY J.M. TURNER, OHIO REGISTERED LAND SURVEYOR #5728 AND DATED 10/19/1975 AND ON FILE IN VOL. 27, PG. 20 OF THE MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS.

R4 – BOUNDARY SURVEY OF 2.087 ACRES AND 2.233 ACRES OF LAND LOCATED IN THE S.E. QUARTER OF SECTION 33, NEWBERRY TOWNSHIP BY S.A. POPE, OHIO REGISTERED LAND SURVEYOR #6761 AND DATED 03/15/2012, COMM. NO. 1152 AND ON FILE IN VOL. 54, PG. 39 OF THE MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS.

R5 – BOUNDARY SURVEY OF 90.241 ACRES OF LAND LOCATED IN THE N.E. QUARTER OF SECTION 4, NEWTON TOWNSHIP AND THE S.E. QUARTER OF SECTION 33, NEWBERRY TOWNSHIP BY D.L. CHRISTIAN, OHIO REGISTERED LAND SURVEYOR #6118 AND DATED NOV. 1978 AND ON FILE IN VOL. 29, PAGE 164 OF THE MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS.

R6 – BOUNDARY SURVEY OF 1.000 ACRES OF LAND LOCATED IN THE S.E. QUARTER OF SECTION 33, NEWBERRY TOWNSHIP BY M.W. COZATT, OHIO REGISTERED LAND SURVEYOR #6001 AND DATED 02/21/1991 AND ON FILE ON VOL. 38, PAGE 38 OF THE MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS.

SURVEYED AND PREPARED BY: Stephen A. Pope DATE 06/07/2013

Stephen A. Pope, P.S.
Professional Land Surveyor #6761
7903 State Route 127
Lewisburg, Ohio 45338
1-937-678-5632

PREPARED BY

STEPHEN A. POPE & ASSOCIATES

A • Professional • Association • Company

LAND SURVEYING / LAND PLANNING CONSULTING

OHIO – INDIANA – KENTUCKY

Plat of Survey

PREPARED FOR

John M. Fisher
Norma M. Fisher

DATE
June 07, 2013

SCALE
1" = 200'

DRAWN SAP

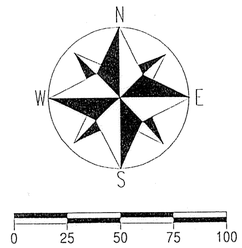
COMM. NO. 1152

1152pl2.dwg

CONCORD TOWNSHIP | S.W. QTR. - 20 SECTION | 5 TOWN | 6 RANGE

VOLUME 55 PAGE 21

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



SCALE 1' = 50'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S RECORD OF LAND SURVEY VOLUME 18, PAGE 192

LEGEND

×		∅	
△	PK NAIL FOUND	⊙	RRS FOUND
□	STONE FOUND	⊥	
○	IRON PIN FOUND	⊥	
·		⊡	
+		⊙	
◎	GIN SPINDLE FND	◬	
⊙		⊠	MON BOX FND
⊕		⊥	
◇		⊕	
▲	MAG NAIL SET	⊠	
■		⊛	
●	IRON PIN SET	◯	
◆	RRS SET	A	

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS

VOLUME 10, PAGE 46
VOLUME 32, PAGE 143
VOLUME 9, PAGE 41
VOLUME 18, PAGE 192

ROAD SURVEY BK. 8, PAGE 52

MIAMI COUNTY RECORDER RECORD OF PLATS

RECORD PLAT BK. 4, PAGE 81
RECORD PLAT BK. 7, PAGE 79
RECORD PLAT BK. 18, PAGES 121, A,B,C,D

DEED REFERENCE:

OFFICIAL RECORD BK 54, PAGE 673

JUNE 18, 2013	SURVEY OF A 0.4592 ACRE TRACT IN CONCORD TOWNSHIP, SECTION 20
PROFESSIONAL LAND SURVEYOR NEIL E. TEAFORD NO. 7724 STATE OF OHIO	Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

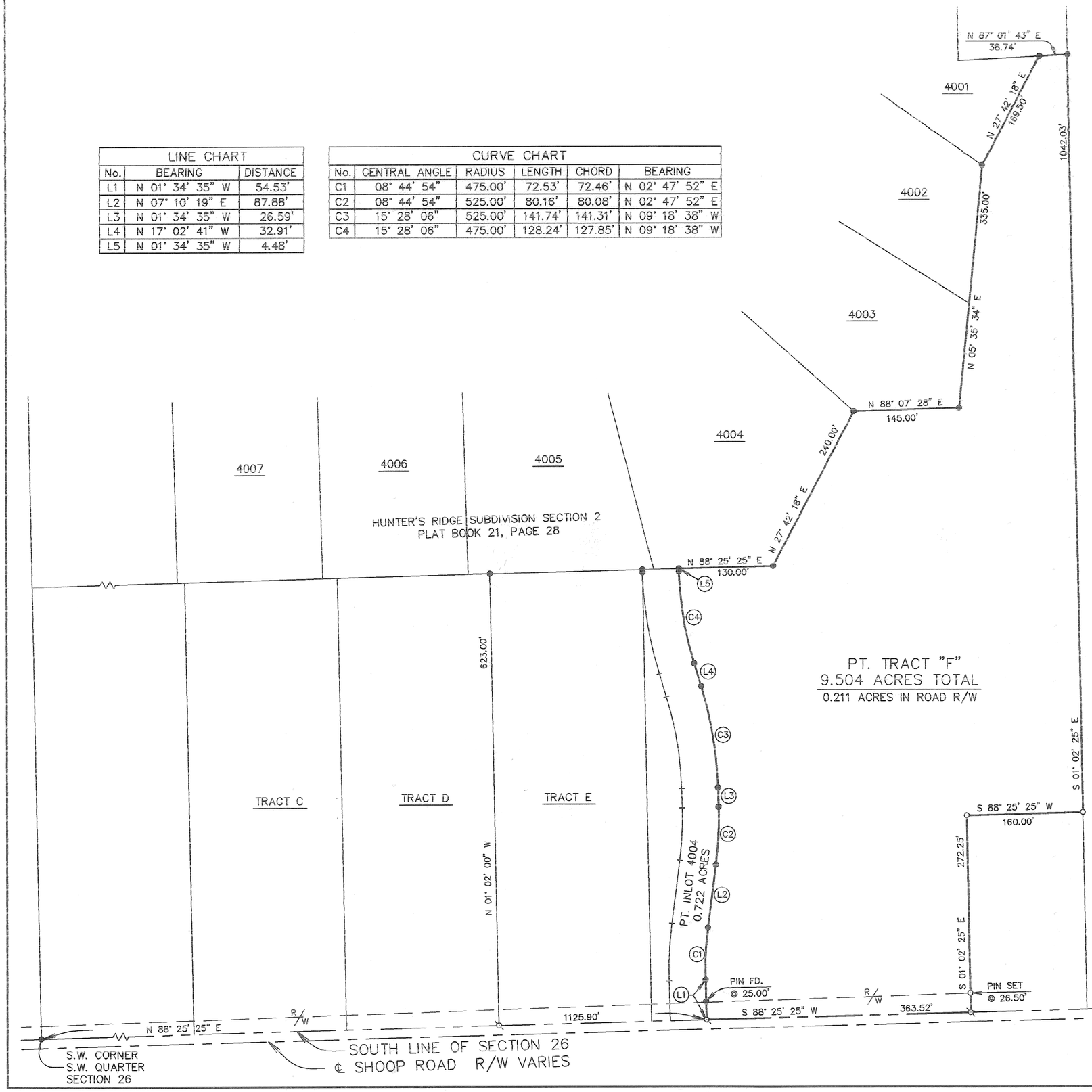
4	6E	SW 1/4-26	Monroe	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 22
Miami County Engineer's
Record of Land Surveys

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

LINE CHART		
No.	BEARING	DISTANCE
L1	N 01° 34' 35" W	54.53'
L2	N 07° 10' 19" E	87.88'
L3	N 01° 34' 35" W	26.59'
L4	N 17° 02' 41" W	32.91'
L5	N 01° 34' 35" W	4.48'

CURVE CHART					
No.	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	BEARING
C1	08° 44' 54"	475.00'	72.53'	72.46'	N 02° 47' 52" E
C2	08° 44' 54"	525.00'	80.16'	80.08'	N 02° 47' 52" E
C3	15° 28' 06"	525.00'	141.74'	141.31'	N 09° 18' 38" W
C4	15° 28' 06"	475.00'	128.24'	127.85'	N 09° 18' 38" W



Legend

- ● iron pin Found
- Mag nail set
- o 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 13, Pg. 109
Vol. 45, Pg. 180
Vol. 45, Pg. 190
Vol. 46, Pg. 123
} Miami County Engineer's Record of Land Surveys

P.B. 14, Pg. 45
P.B. 20, Pg. 89
P.B. 21, Pg. 28
} Miami County Recorder's Plat Records

Survey of 9.504 acres for Jaydee & Diahann Blair.

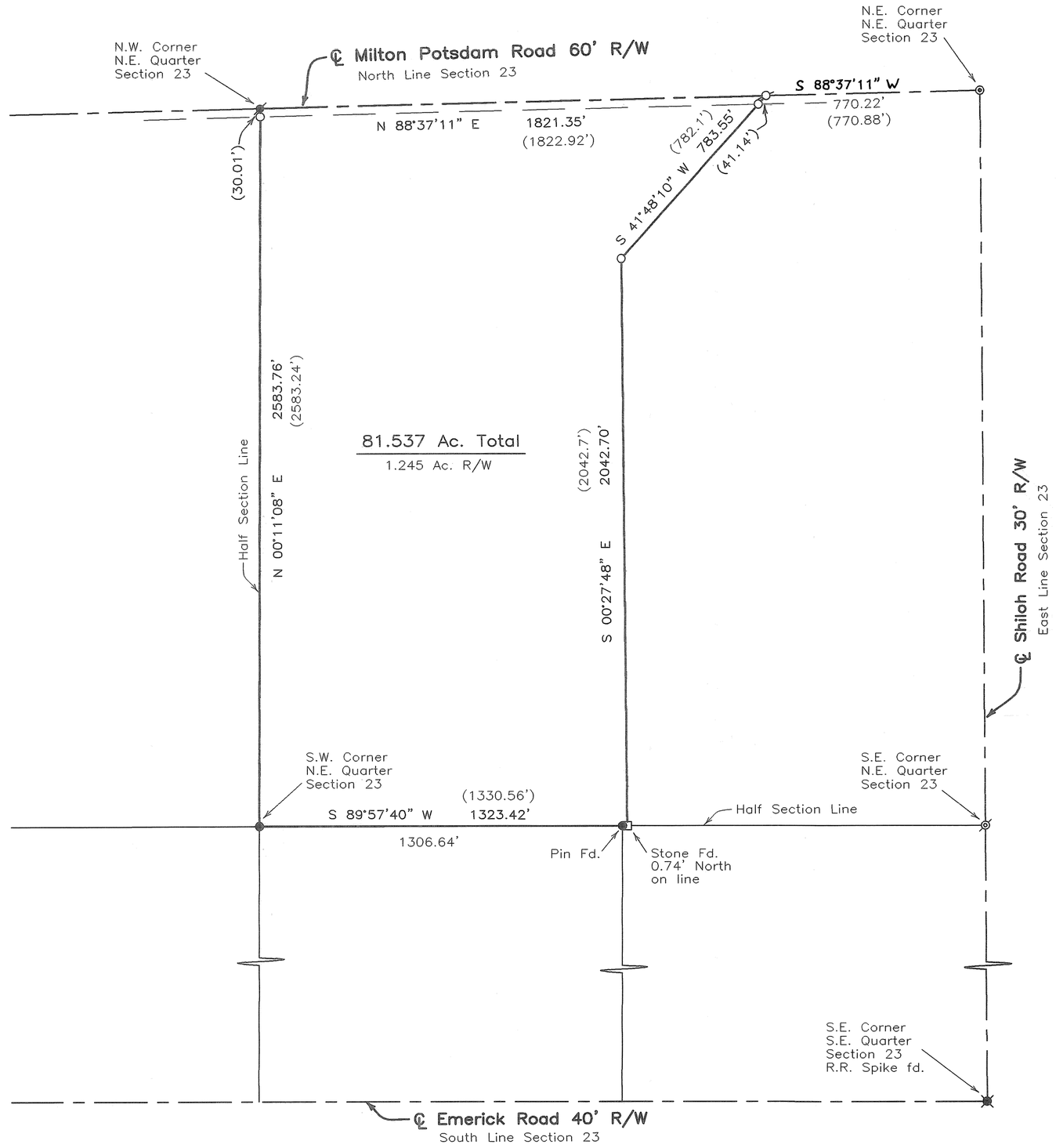
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 6/18/13
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 10013 Ph. (937) 339-2921

7	4	23 NE ¼	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 23
Miami County Engineer's
Record of Land Surveys



North

0 150 300 600
Graphic Scale in Feet
1"=300'

Legend

- ● Iron Pin Found
- ○ 5/8" Capped Iron Pin Set (Klockner, S4370)
- R.R. Spike Found
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- Mag Set over Spike fd.
- □ Stone Found
- ◉ GPS Monument Found
- (000.00) Deed Dimentions

References

Miami County Engineer's
Record of Land Surveys
Volume 3, Page 136
Volume 36, Page 66
Volume 42, Page 22
Volume 51, Page 144
Volume 54, Page 157
(Basis of Bearings)

Survey of 81.537 Ac.
for Rebecca Honeyman

STATE OF OHIO
RICHARD W. KLOCKNER
S-4370
REGISTERED PROFESSIONAL SURVEYOR

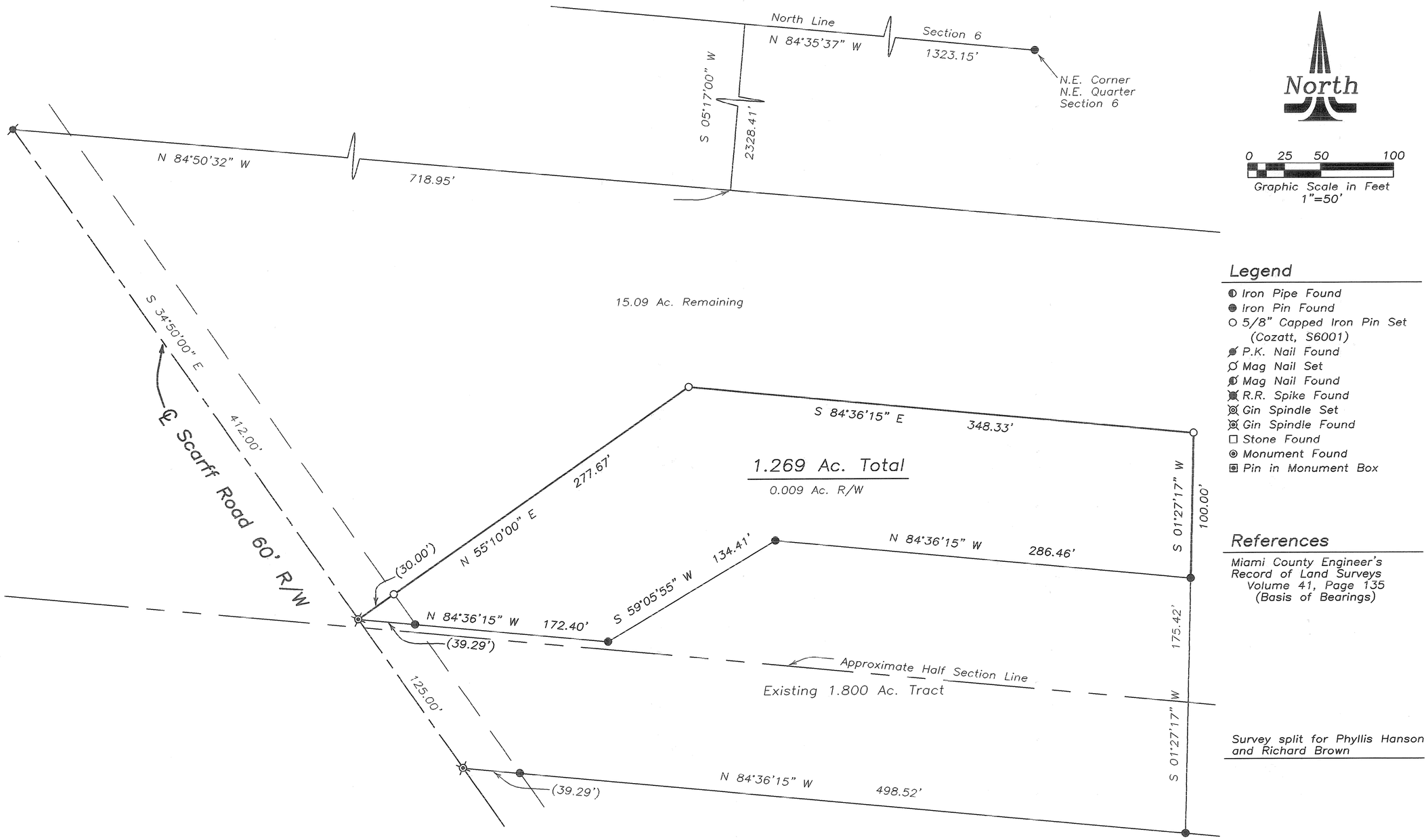
Richard W. Klockner 6-26-2013
Richard W. Klockner
P.S. #4370

RICHARD W. KLOCKNER & ASSOCIATES, INC.
Civil Engineering and Land Surveying
53 Dronfield Road
Troy, Ohio (937) 339-5331

File Name: C:\Jobs\2013\10213.dwg
Drawn by: DMC ~ Checked by: RWK

2	9 BTMRS	6 NE ¼	BETHEL	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 24
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 41, Page 135
(Basis of Bearings)

Survey split for Phyllis Hanson and Richard Brown

Certified to conform with
Miami County Survey Requirements

Paul P. Huelskamp, P.E., P.S.
Miami County Engineer

Andy Smith 4/17/2013
Deputy (PER AGM) 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.

1.269 Ac. Total

Secretary
Miami County Planning Commission

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

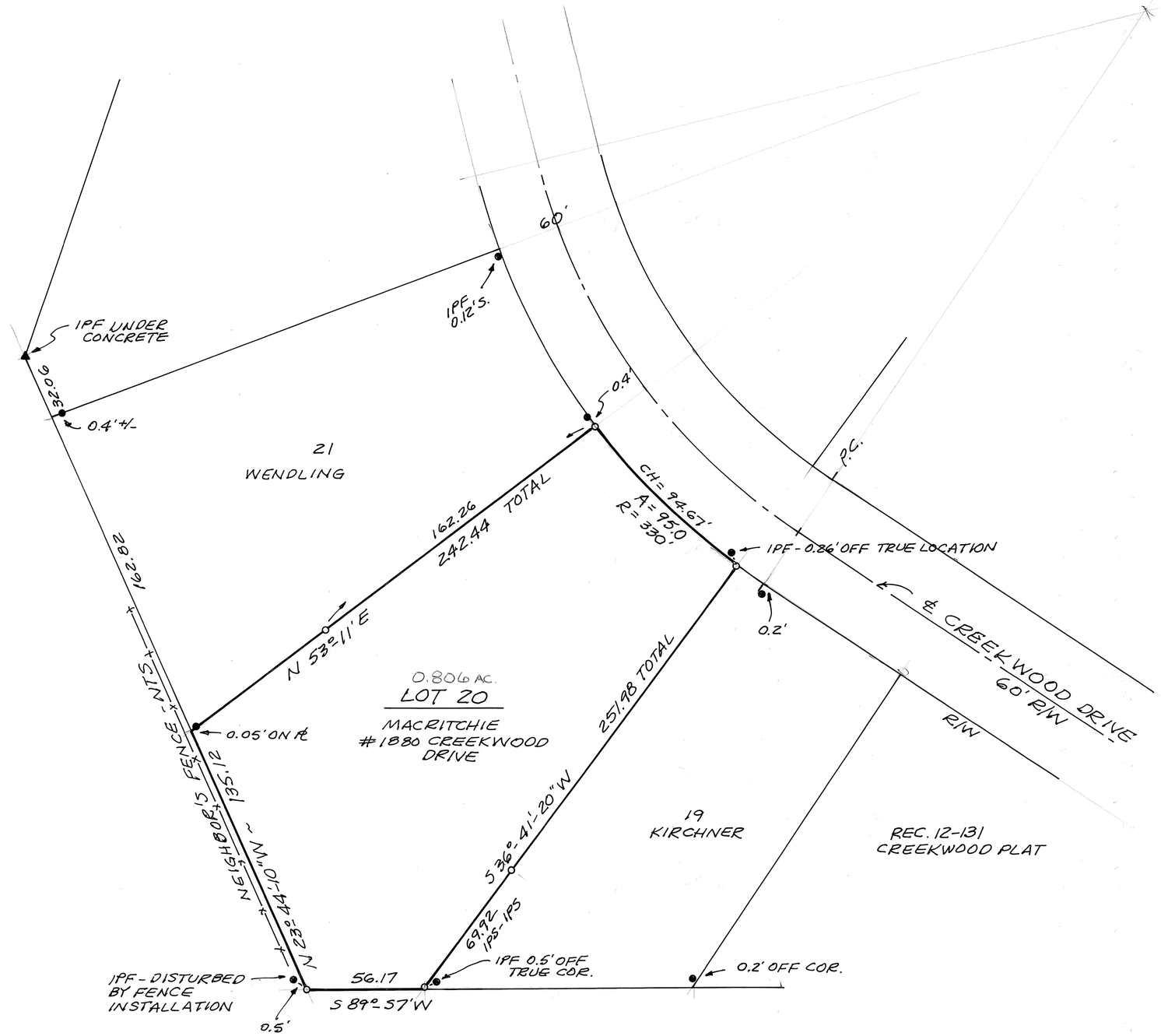
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
PROFESSIONAL SURVEYOR

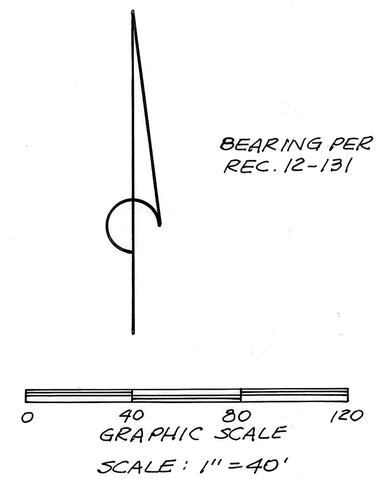
Michael W. Cozatt 6/10/13
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 09313 — (937) 339-2921
File Name: C:\Jobs\2013\09313.dwg
Drawn by: DMC ~ Checked by: MWC

CREEKWOOD ~ 20	CONCORD	33	5	6E
PLAT ~ LOT	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 25
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





- ● IRON PIN FOUND
- ○ IRON PIN SET
- ▲ IRON PIN UNDER CONCRETE

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

RE-SURVEY OF LOT 20 IN
CREEKWOOD SUBDIVISION FOR
JOSEPHINE MACRITCHIE.

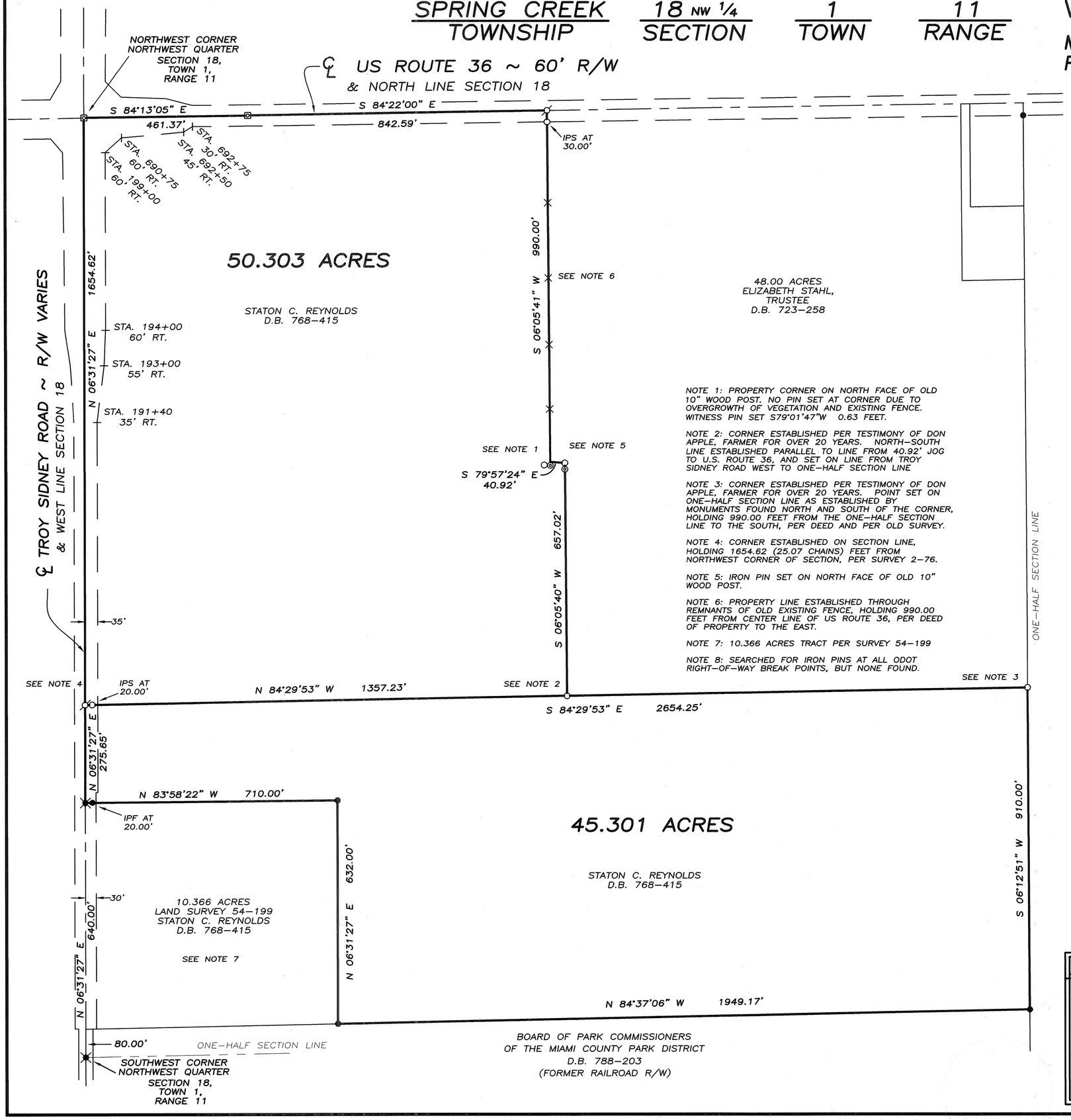
Steven D Leffel 6/21/13

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1165 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573

SPRING CREEK	18 NW 1/4	1	11
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 26

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTE 1: PROPERTY CORNER ON NORTH FACE OF OLD 10" WOOD POST. NO PIN SET AT CORNER DUE TO OVERGROWTH OF VEGETATION AND EXISTING FENCE. WITNESS PIN SET S79°01'47"W 0.63 FEET.

NOTE 2: CORNER ESTABLISHED PER TESTIMONY OF DON APPLE, FARMER FOR OVER 20 YEARS. NORTH-SOUTH LINE ESTABLISHED PARALLEL TO LINE FROM 40.92' JOG TO U.S. ROUTE 36, AND SET ON LINE FROM TROY SIDNEY ROAD WEST TO ONE-HALF SECTION LINE

NOTE 3: CORNER ESTABLISHED PER TESTIMONY OF DON APPLE, FARMER FOR OVER 20 YEARS. POINT SET ON ONE-HALF SECTION LINE AS ESTABLISHED BY MONUMENTS FOUND NORTH AND SOUTH OF THE CORNER, HOLDING 990.00 FEET FROM THE ONE-HALF SECTION LINE TO THE SOUTH, PER DEED AND PER OLD SURVEY.

NOTE 4: CORNER ESTABLISHED ON SECTION LINE, HOLDING 1654.62 (25.07 CHAINS) FEET FROM NORTHWEST CORNER OF SECTION, PER SURVEY 2-76.

NOTE 5: IRON PIN SET ON NORTH FACE OF OLD 10" WOOD POST.

NOTE 6: PROPERTY LINE ESTABLISHED THROUGH REMNANTS OF OLD EXISTING FENCE, HOLDING 990.00 FEET FROM CENTER LINE OF US ROUTE 36, PER DEED OF PROPERTY TO THE EAST.

NOTE 7: 10.366 ACRES TRACT PER SURVEY 54-199

NOTE 8: SEARCHED FOR IRON PINS AT ALL ODOT RIGHT-OF-WAY BREAK POINTS, BUT NONE FOUND.

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- MAG SPIKE SET
- RAILROAD SPIKE FOUND
- ◎ WOOD POST
- ⊡ IRON PIN IN ODOT MONUMENT BOX

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 2, PAGE 76
VOLUME 18, PAGE 131
VOLUME 25, PAGE 163
VOLUME 35, PAGE 172
VOLUME 36, PAGE 189
VOLUME 40, PAGE 148
VOLUME 50, PAGE 200
VOLUME 53, PAGE 107
VOLUME 54, PAGE 199

MIAMI COUNTY ENGINEER'S ROAD RECORDS:

VOLUME 9, PAGE 9
VOLUME 9, PAGE 29

MIAMI COUNTY RECORDER'S PLAT RECORDS:

VOLUME 15, PAGE 134
VOLUME 20, PAGE 42
VOLUME 22, PAGES 23A-23Z

MIAMI COUNTY RECORDER'S RECORDS OF DEEDS:

DEED BOOK 723, PAGE 258
DEED BOOK 768, PAGE 415

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

SURVEY FOR STATON REYNOLDS
IN MIAMI COUNTY, OHIO ~ JUNE 9, 2013

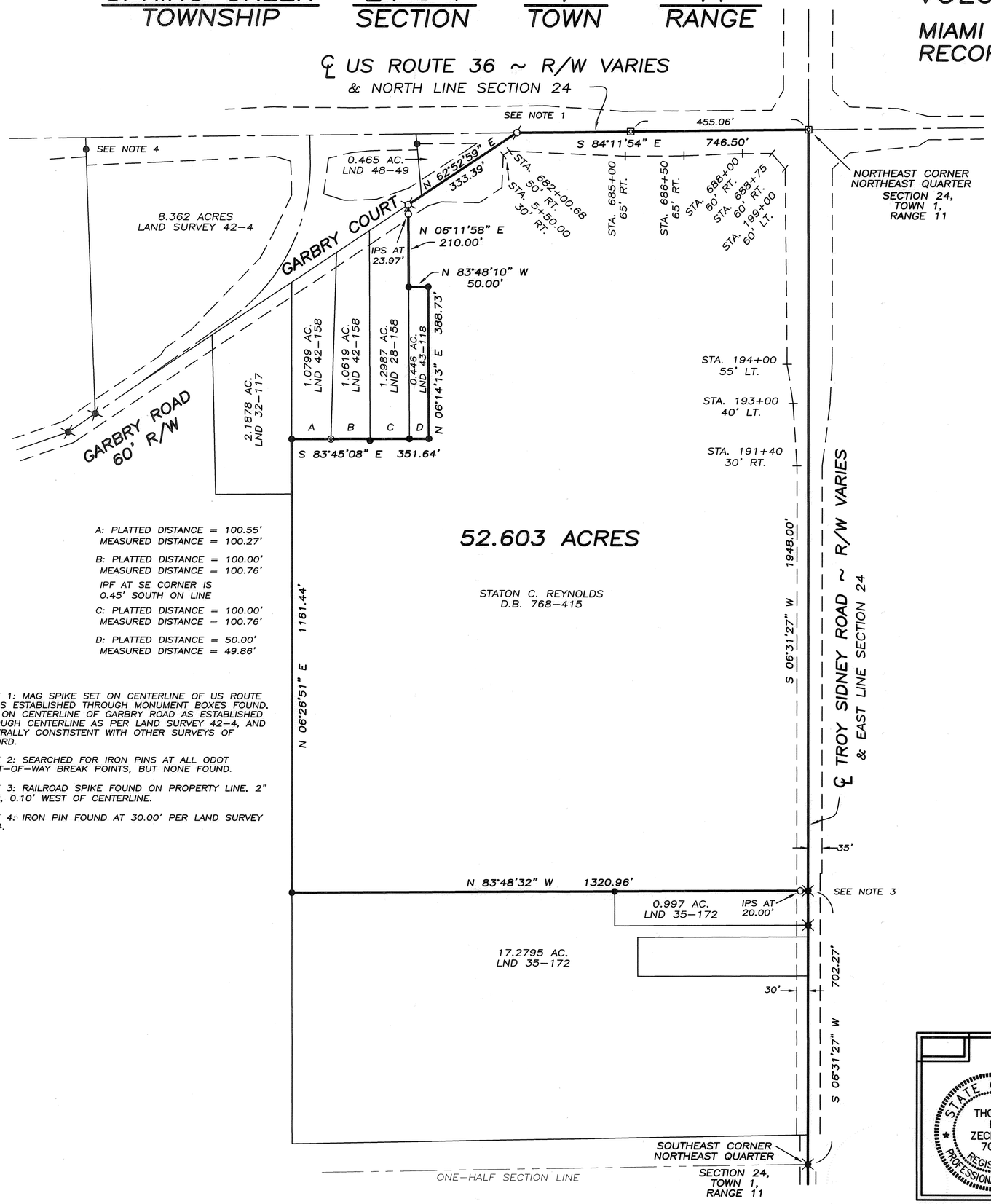
STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

SPRING CREEK	24 NE 1/4	1	11
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 27

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



A: PLATTED DISTANCE = 100.55'
MEASURED DISTANCE = 100.27'

B: PLATTED DISTANCE = 100.00'
MEASURED DISTANCE = 100.76'

IPF AT SE CORNER IS
0.45' SOUTH ON LINE

C: PLATTED DISTANCE = 100.00'
MEASURED DISTANCE = 100.76'

D: PLATTED DISTANCE = 50.00'
MEASURED DISTANCE = 49.86'

NOTE 1: MAG SPIKE SET ON CENTERLINE OF US ROUTE 36 AS ESTABLISHED THROUGH MONUMENT BOXES FOUND, AND ON CENTERLINE OF GARBRY ROAD AS ESTABLISHED THROUGH CENTERLINE AS PER LAND SURVEY 42-4, AND GENERALLY CONSTISTENT WITH OTHER SURVEYS OF RECORD.

NOTE 2: SEARCHED FOR IRON PINS AT ALL ODOT RIGHT-OF-WAY BREAK POINTS, BUT NONE FOUND.

NOTE 3: RAILROAD SPIKE FOUND ON PROPERTY LINE, 2" DEEP, 0.10' WEST OF CENTERLINE.

NOTE 4: IRON PIN FOUND AT 30.00' PER LAND SURVEY 42-4.

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- MAG SPIKE SET
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- ◎ IRON PIPE
- ⊡ IRON PIN IN ODOT MONUMENT BOX

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 202
VOLUME 25, PAGE 163
VOLUME 28, PAGE 158
VOLUME 32, PAGE 117
VOLUME 35, PAGE 106
VOLUME 35, PAGE 172
VOLUME 36, PAGE 189
VOLUME 40, PAGE 148
VOLUME 42, PAGE 4
VOLUME 42, PAGE 158
VOLUME 43, PAGE 118
VOLUME 50, PAGE 200

MIAMI COUNTY ENGINEER'S ROAD RECORDS:

VOLUME 9, PAGE 9
VOLUME 9, PAGE 29

MIAMI COUNTY RECORDER'S PLAT RECORDS:

VOLUME 22, PAGES 23A-23Z

MIAMI COUNTY RECORDER'S RECORDS OF DEEDS:

DEED BOOK 768, PAGE 415

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

SURVEY FOR STATON REYNOLDS
IN MIAMI COUNTY, OHIO ~ JUNE 16, 2013

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

LOSTCREEK
TOWNSHIP

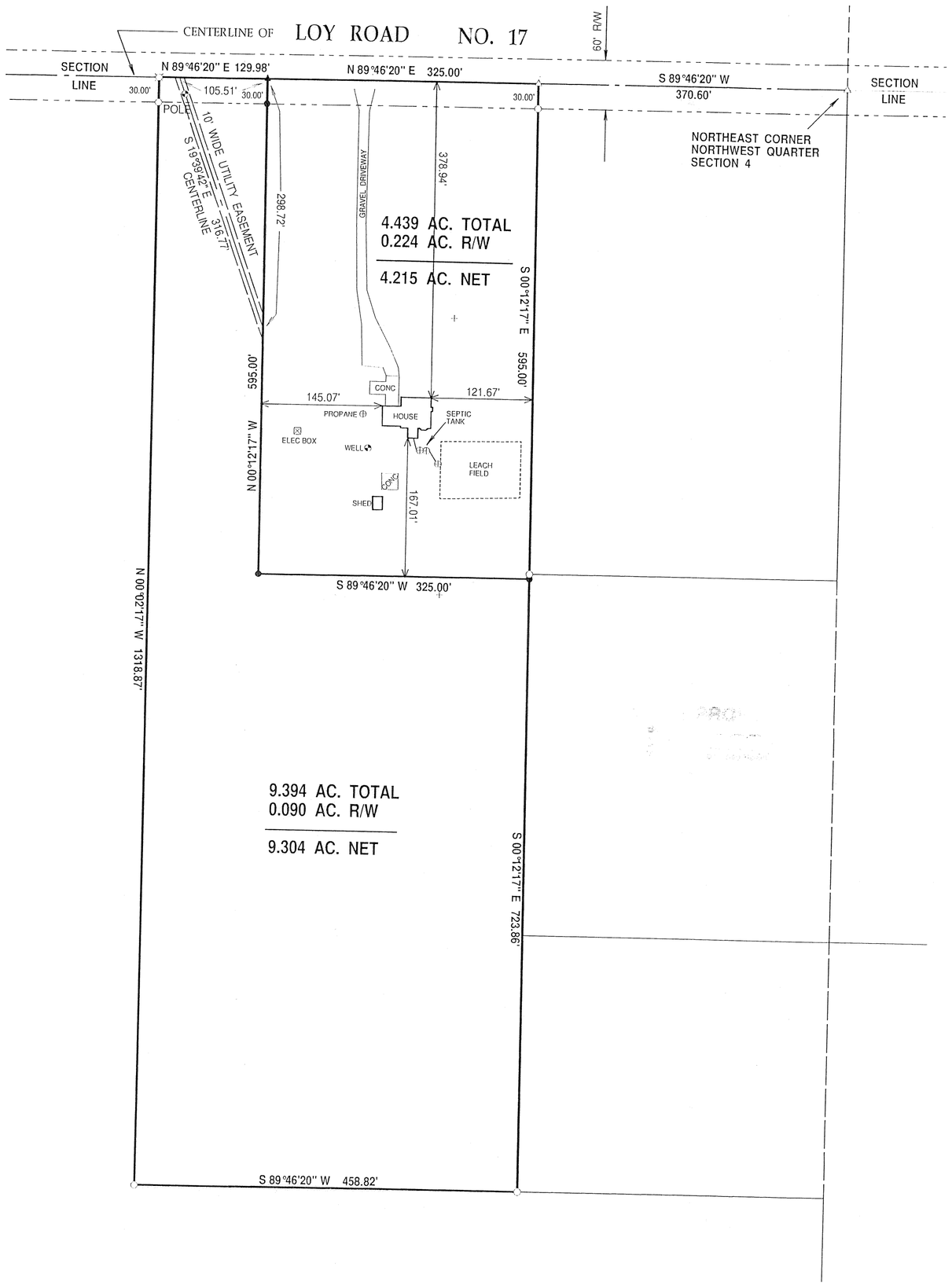
4 NW QTR.
SECTION

2
TOWN

11 M.R.S.
RANGE

VOLUME 55 PAGE 28

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



APPROVED
Miami County Planning Commission
Date 7/10/2013
Secretary

Certified To Conform With
Miami County Survey Requirements
PAUL P. HUELSKAMP, P.E., P.S.
Miami County Engineer
Deputy
7-10-2013
Date

APPROVED
By
Date 7/10/13
Miami County Combined Health District

N
W E
S

0 50 100 150 200
SCALE 1' = 100'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEY
VOLUME 49, PAGE 127

LEGEND

△	PK NAIL FOUND		RRS FOUND
□	STONE FOUND		
○	IRON PIN FOUND		
·			
+	TRAVERSE PT.		
@	GIN SPINDLE FND		
			CONC. POST FND.
▲	PK NAIL SET		
■			
●	IRON PIN SET		
◆	RRS SET	A	

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

VOLUME 28, PAGE 194
VOLUME 49, PAGE 127
VOLUME 49, PAGE 164
VOLUME 34, PAGE 135

DEED REFERENCE:

DEED BK. VOL. 786, PAGE 729 & 730

June 27, 2013

SURVEY OF AN EXISTING 13.833 ACRE TRACT FOR THE WILLIAMS FAMILY, SPLIT INTO A 4.439 AC. & 9.394 AC. TRACTS

PROFESSIONAL LAND SURVEYOR
NEIL E. TEAFORD
NO. 7724
STATE OF OHIO

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

2	10 MRS	NE 1/4 20	ELIZABETH	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 55 PAGE 29
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

CERTIFICATION:

THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH 4733-37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN MAY, 2013. ALL MONUMENTATION IS OR IS TO BE SET AS SHOWN.

OCCUPATIONAL STATEMENT:

OCCUPATION IN GENERAL FITS SURVEY. THERE IS NO EVIDENCE OF OCCUPATION OTHER THAN SHOWN. ALL FOUND MONUMENTATION WERE STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.

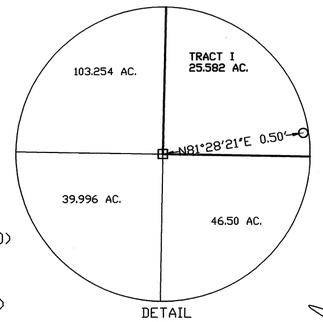
THIS SURVEY WAS COMPLETED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH.

REFERENCES:

PLAT BOOK 24, PAGE 27
AS SHOWN ON DRAWING.

LEGEND:

- ○ = 5/8"ø IRON PIN (FOUND)
- ◎ = 1/2"ø IRON PIN (FOUND)
- ⊗ = RAILROAD SPIKE (FOUND)
- △ = MAG/P.K. NAIL (FOUND)
- ⌑ = MAG SPIKE (FOUND)
- ◇ = WOOD FENCE POST (FOUND)
- □ = STONE (FOUND)
- ● = 5/8"ø IRON PIN (SET) (BOUTWELL & ASSOC. CAP)
- (D) = DEED CALL
- (F) = FIELD MEASUREMENT



DETAIL
NTS

BASIS OF BEARING:

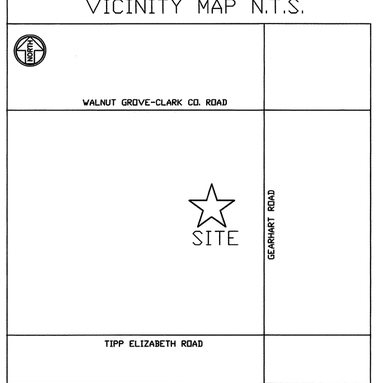
N 88° 53' 32" W

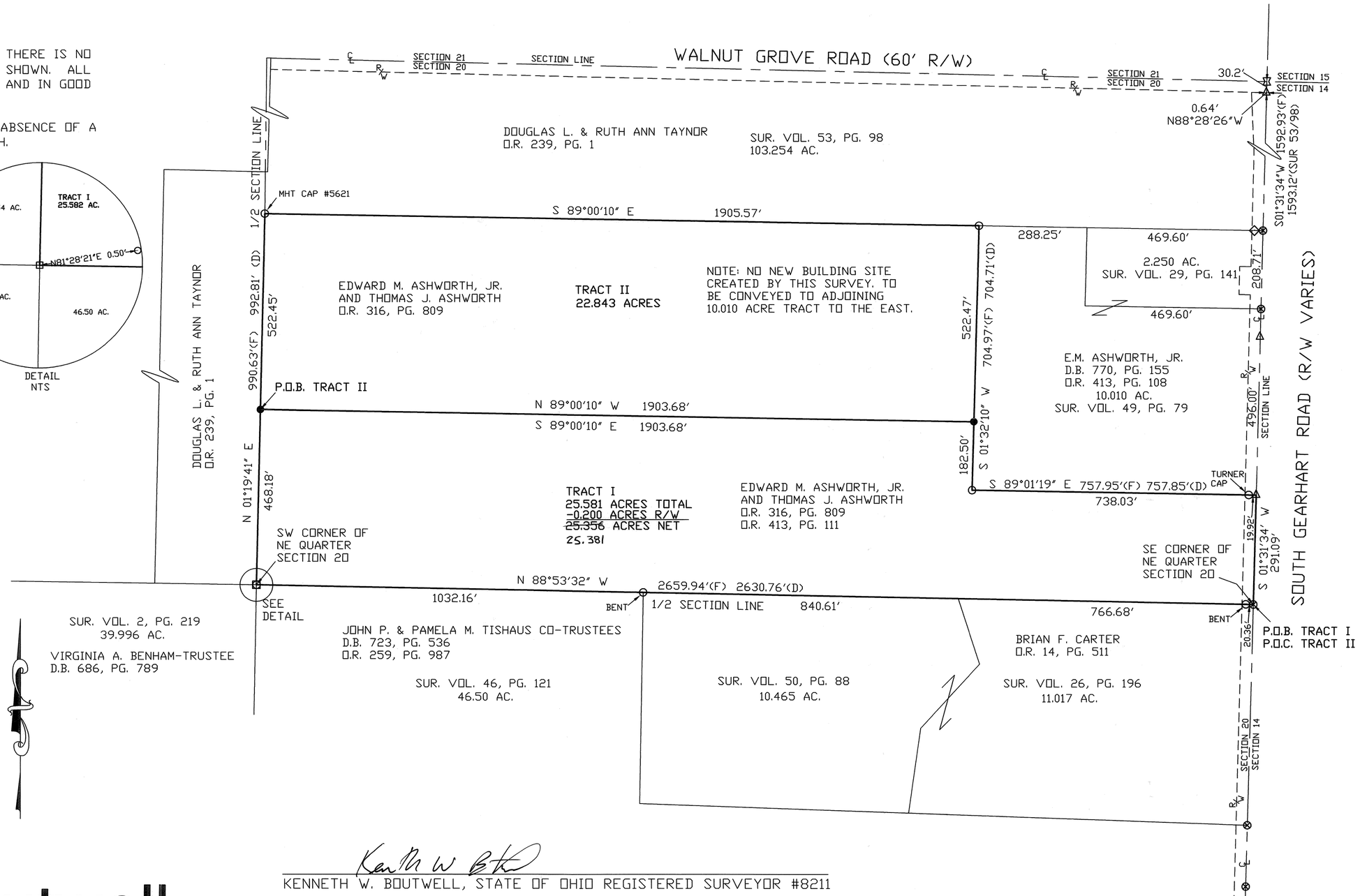
BEING THE EAST/WEST HALF SECTION LINE AS RECORDED IN VOLUME 46, PAGE 121 OF THE MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS. MIAMI COUNTY, OHIO.

0' 200' 400' 600'

GRAPHIC SCALE 1" = 200'

VICINITY MAP N.T.S.





KENNETH W. BOUTWELL, STATE OF OHIO REGISTERED SURVEYOR #8211

Boutwell & ASSOCIATES, INC.
4058 Col. Glenn Highway
Beavercreek, Ohio 45431
Tel: (937) 431-4755
Fax: (937) 431-4775
Surveying

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 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 PLANING COMMISSION — DATE 7/9/2013

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY
REQUIREMENTS

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

DEB SUMPFF — DEPUTY — DATE 7-9-13

STATE OF OHIO
KENNETH W. BOUTWELL S-8211
REGISTERED PROFESSIONAL SURVEYOR

48.424 ACRE LOT SPLIT

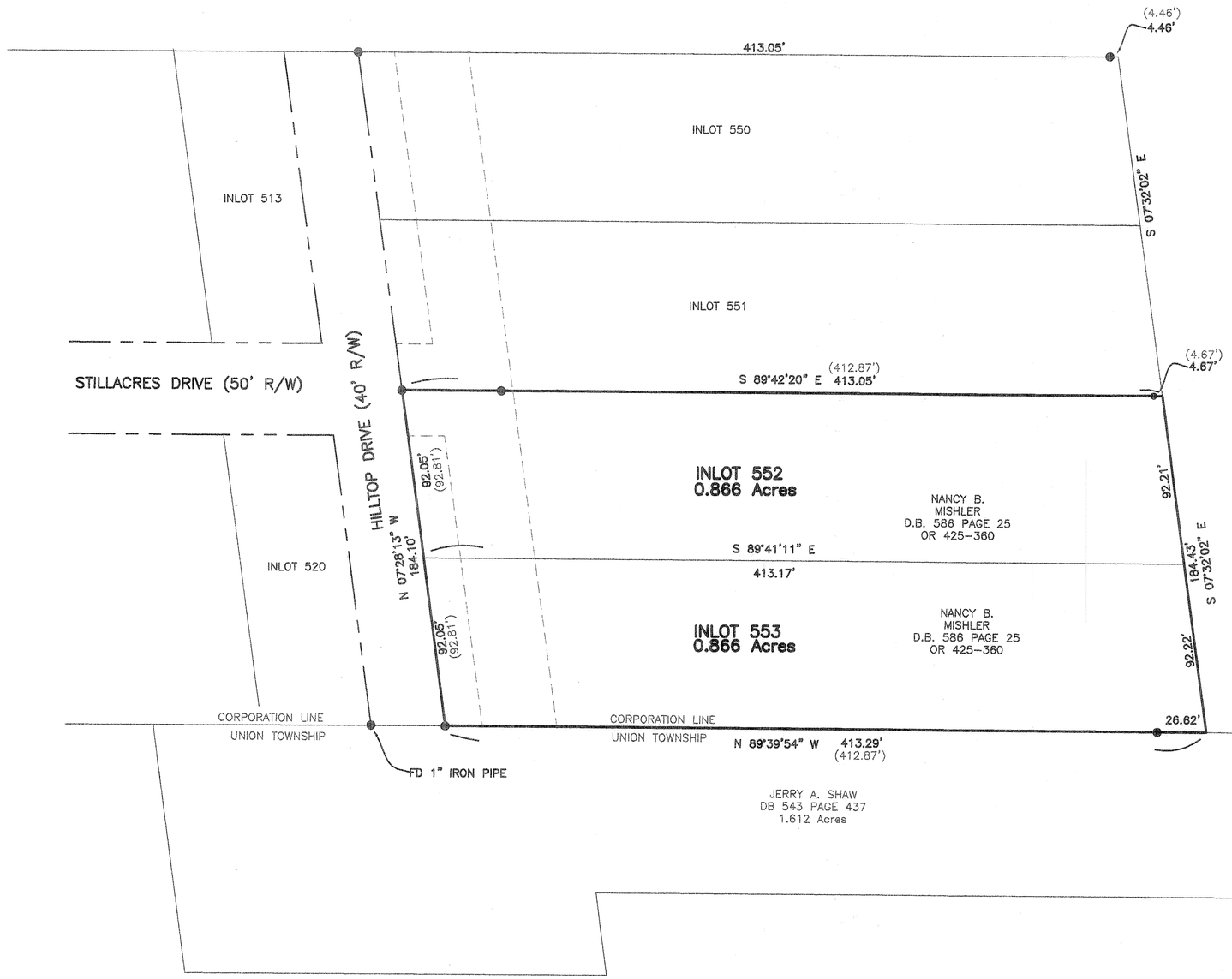
DRAWN	DATE	PLAT OF SURVEY
DMS	05/22/13	PREPARED FOR
APPROVED	DATE	EDWARD M. ASHWORTH, JR.
	7/5/13	& THOMAS J. ASHWORTH
SCALE	SHEET	PROJECT NO.
1"=200'	1 OF 1	13-2526

WEST MILTON CORPORATION

552 & 553 INLOTS

VOLUME 55 PAGE 30

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



REFERENCES

MIAMI COUNTY ENGINEER'S
RECORD OF LOT SURVEYS:
VOLUME 22, PAGE 150

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS:
VOLUME 4, PAGE 427
VOLUME 18, PAGE 107

AND AS REFERENCED HEREON

MIAMI COUNTY ENGINEER'S
RECORD OF PLATS:
PLAT BOOK 4 PAGE 47
PLAT BOOK 4 PAGE 80
PLAT BOOK 18 PAGE 47

DEED BOOK:
AS REFERENCED HEREON

LEGEND

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

● 5/8" IRON PIN FOUND

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

0' 50' 100' 150'

GRAPHIC SCALE IN FEET
1"=50'

Philip C. Brumbaugh

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

7/1/13

BOUNDARY RETRACEMENT SURVEY ON INLOTS 552 AND 553
FOR DAVID D. MISHLER IN MIAMI COUNTY ~ JULY 1, 2013

STATE OF OHIO
PHILIP C. BRUMBAUGH 5057
REGISTERED PROFESSIONAL SURVEYOR

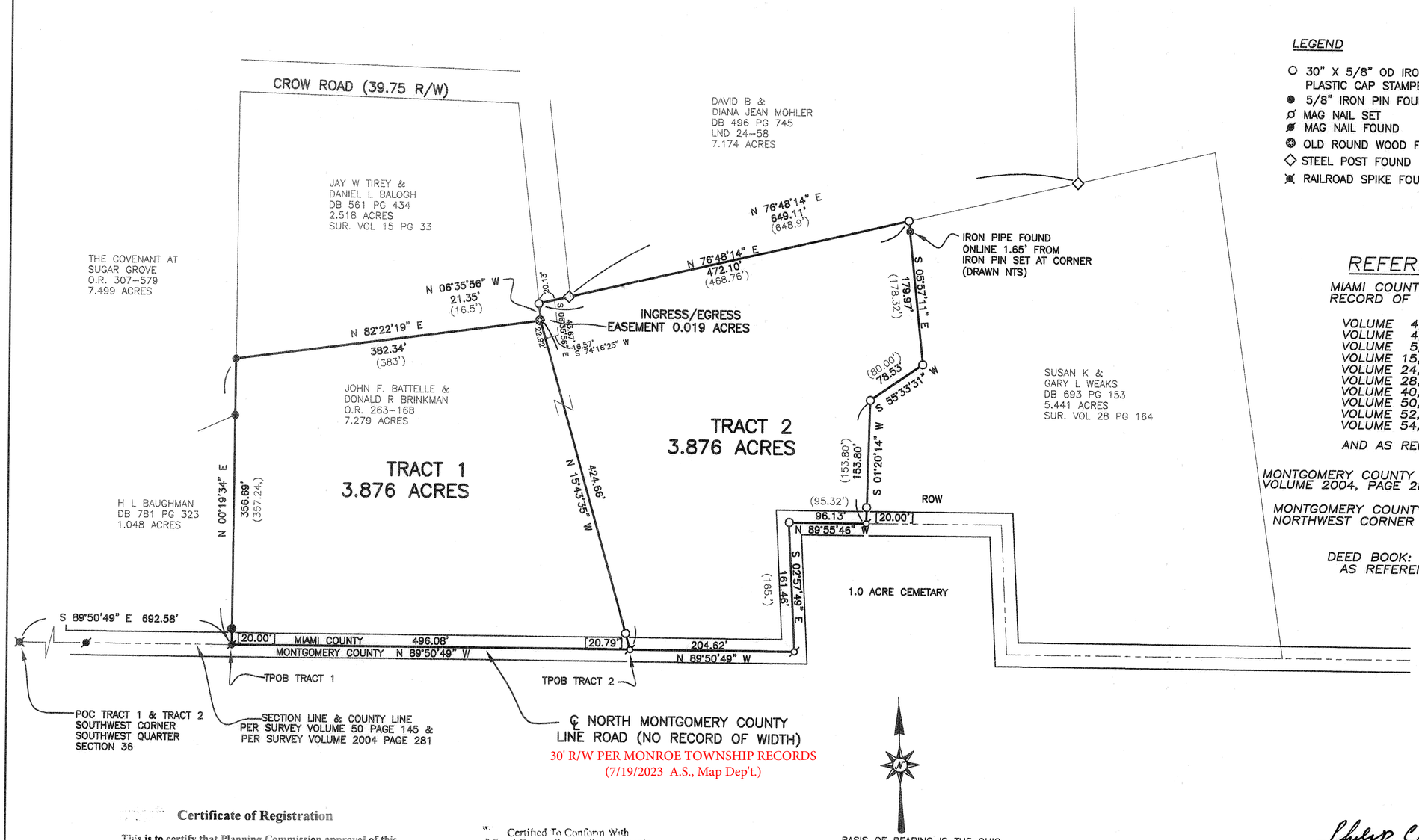
BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928

\\BRUMBAUG-0001\E\BES_2013\182.13 (Mishler Bndry Survey_Lot 553_West Milton (Surv.)\Survey\mishler draft.dwg

MONROE TOWNSHIP	36 SW 1/4 SECTION	6 TOWN	5 RANGE

VOLUME 55 PAGE 31

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
- OLD ROUND WOOD FENCE POST FOUND IN CONCRETE
- ◇ STEEL POST FOUND
- RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:

VOLUME 4, PAGE 430
VOLUME 4, PAGE 434
VOLUME 5, PAGE 74
VOLUME 15, PAGE 33
VOLUME 24, PAGE 58
VOLUME 28, PAGE 164
VOLUME 40, PAGE 137
VOLUME 50, PAGE 145
VOLUME 52, PAGE 117
VOLUME 54, PAGE 108

AND AS REFERENCED HEREON

MONTGOMERY COUNTY RECORD OF LAND SURVEYS VOLUME 2004, PAGE 281

MONTGOMERY COUNTY SECTION CORNER NOTES NORTHWEST CORNER SECTION 1

DEED BOOK: AS REFERENCED HEREON

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 hereon conveyed without further compliance with all zoning, building, and planning regulations of Miami County.

Secretary — Date 7/23/13
Miami County Planning Commission

Certified To Conform With Miami County Survey Requirements

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

Deputy — Date 7-22-2013

PHILIP C. BRUMBAUGH
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057
7/16/13

BES JOB # 190.13

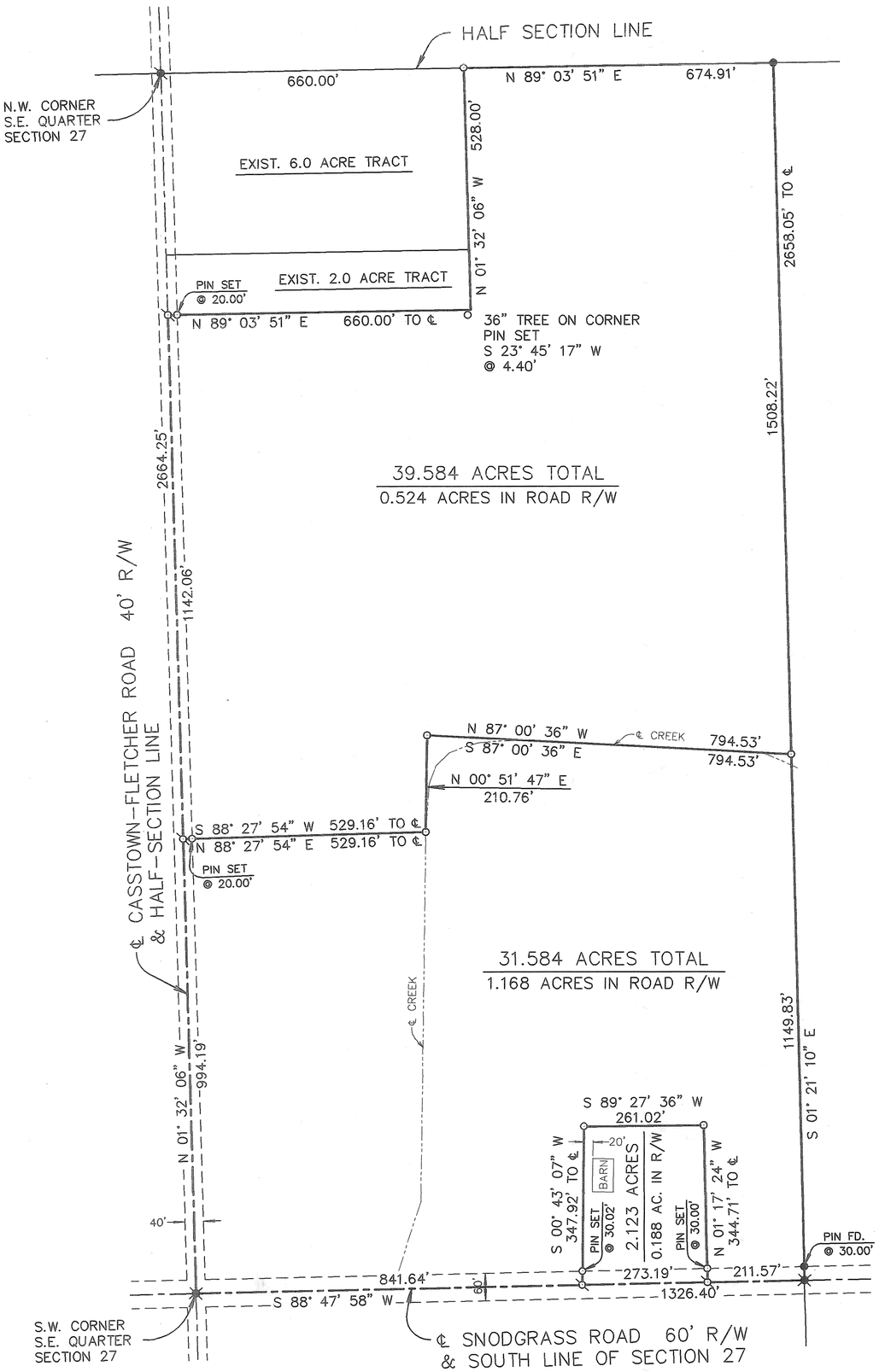
LOT SPLIT OF A 7.279 ACRE TRACT INTO A 3.876 ACRE TRACT 1 & 3.876 ACRE TRACT 2
FOR GARY WEAKS IN MIAMI COUNTY ~ JULY 17, 2013

STATE OF OHIO — PHILIP C. BRUMBAUGH 5057 — REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928

2	12BTMRS	SE 1/4 – 27	Brown	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 32
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 found
- Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 15, Pg. 60
Vol. 41, Pg. 182
Vol. 43, Pg. 107
Vol. 43, Pg. 164
} Miami County Engineer's Record of Land Surveys

D.B. 711, Pg. 21
D.B. 565, Pg. 736
} Miami County Recorder's Deed Records

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith (PER DV/DS) 6/17/2013
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

D. S. [illegible] 7/9/13
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Harry Litton

DATE: 6/20/13

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Split of 73.291 acres for Kenneth & Mary Everett.

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

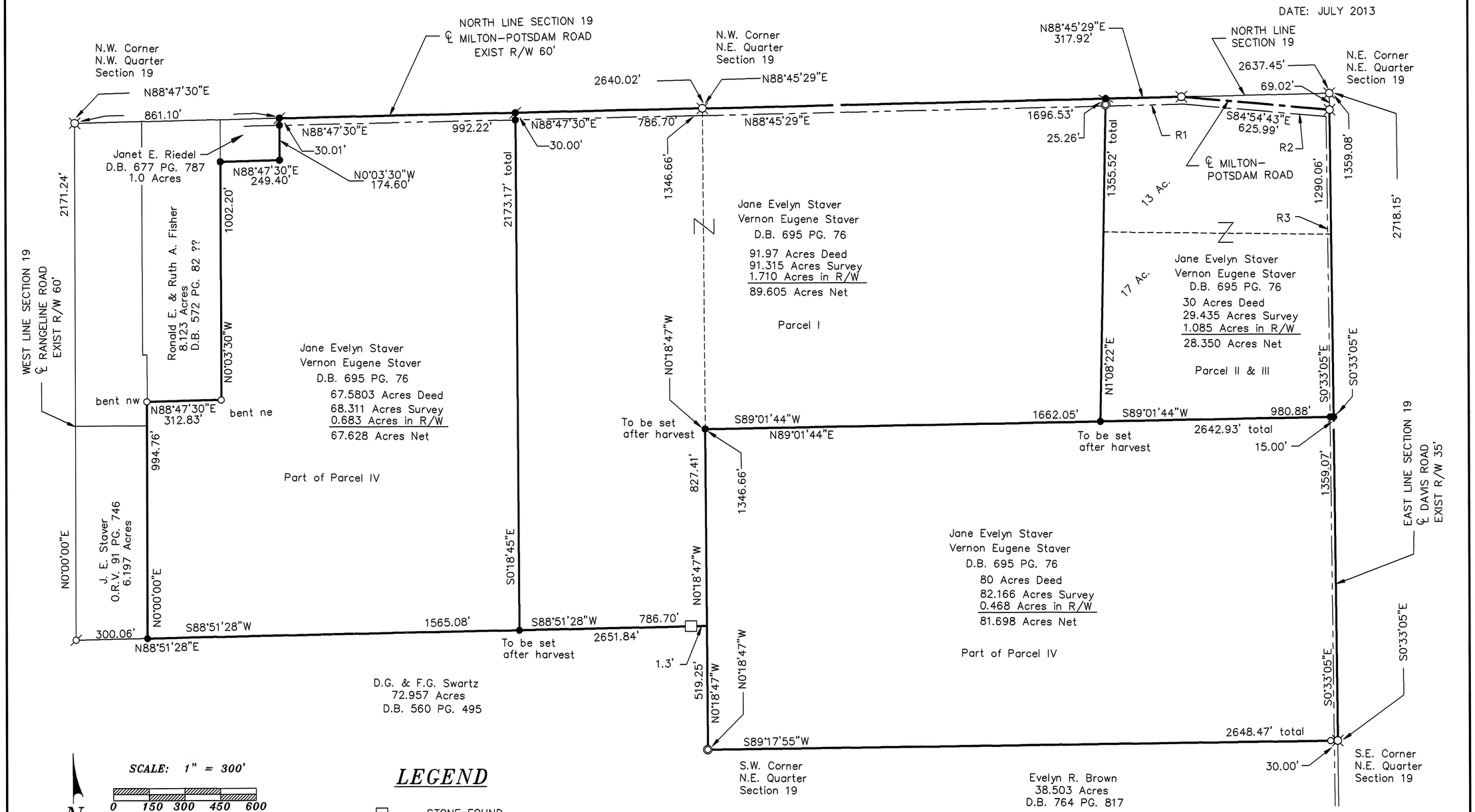
Michael W. Cozatt 5/17/13
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 08213 Ph. (937) 339-2921

19	6N	5E	UNION	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 55 PLAT NO. 33
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

DATE: JULY 2013



R/W Line	Bearing	Distance
R1	N88°45'29"E	317.51'
R2	S84°54'43"E	612.22'
R3	S0°33'05"E	1261.50'

SCALE: 1" = 300'

0 150 300 450 600

N

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

LEGEND

- STONE FOUND
- MAG NAIL OR PK NAIL FOUND
- RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- CONCRETE POST
- MAG NAIL SET
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- (m) Measured Distance
- (p*) Plat Distance w/ plat ref.

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

Survey Volume 4	Page 386	
Survey Volume 5	Page 189	*
Survey Volume 10	Page 23	
Survey Volume 16	Page 119	
Survey Volume 19	Page 7	
Survey Volume 26	Page 118	
Survey Volume 30	Page 174	
Survey Volume 44	Page 70	
Survey Volume 47	Page 47	

Larry J. Bill July 24, 2013

LARRY J. BILL, P.S. #7557 DATE

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

SURVEY FOR JANE STAVER

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

NW 1/4 SECTION 31	8N	5E	NEWBERRY	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME 55 PAGE 34
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
July 2013

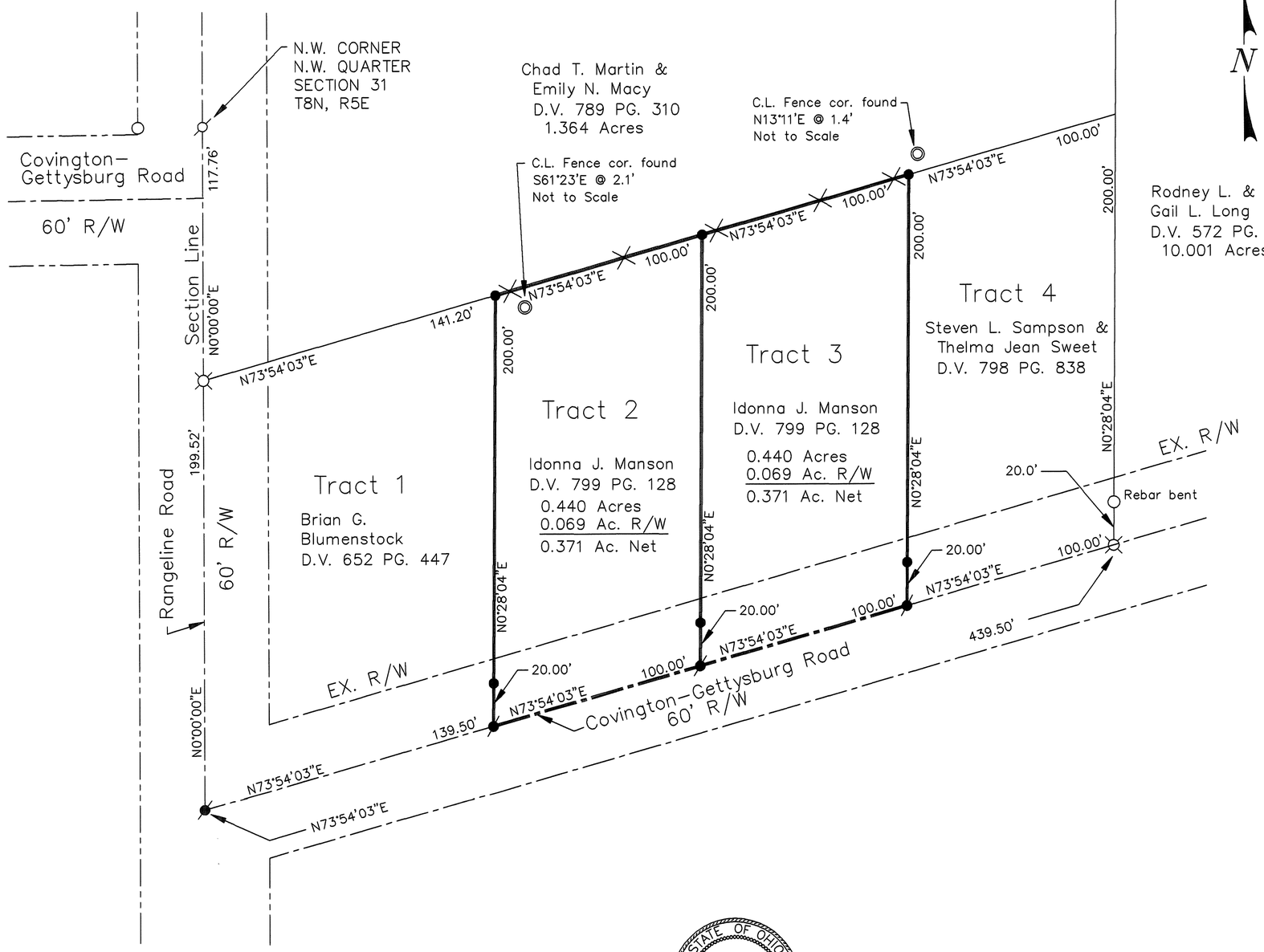
RESURVEY OF TRACT 2 & 3
LAND SURVEY VOL. 7 PG. 55

BASIS OF BEARING IS THE SECTION LINE AND RANGELINE ROAD BEING N 0°00'00" E AS SHOWN ON L.S. VOL 7 PG. 55

N

0 20 40 60 80

SCALE: 1" = 40'



SURVEY REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
Survey Vol. 7 Pg. 55
Survey Vol. 8 Pg. 38
Survey Vol. 22 Pg. 28
Survey Vol. 42 Pg. 12

LEGEND

- □ STONE FOUND
- MAG NAIL OR PK NAIL FOUND
- RAILROAD SPIKE FOUND
- ○ REBAR OR PIN FOUND
- ◎ CHAIN LINK FENCE CORNER
- MAG NAIL SET
- ● 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- CHAIN LINK FENCE

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

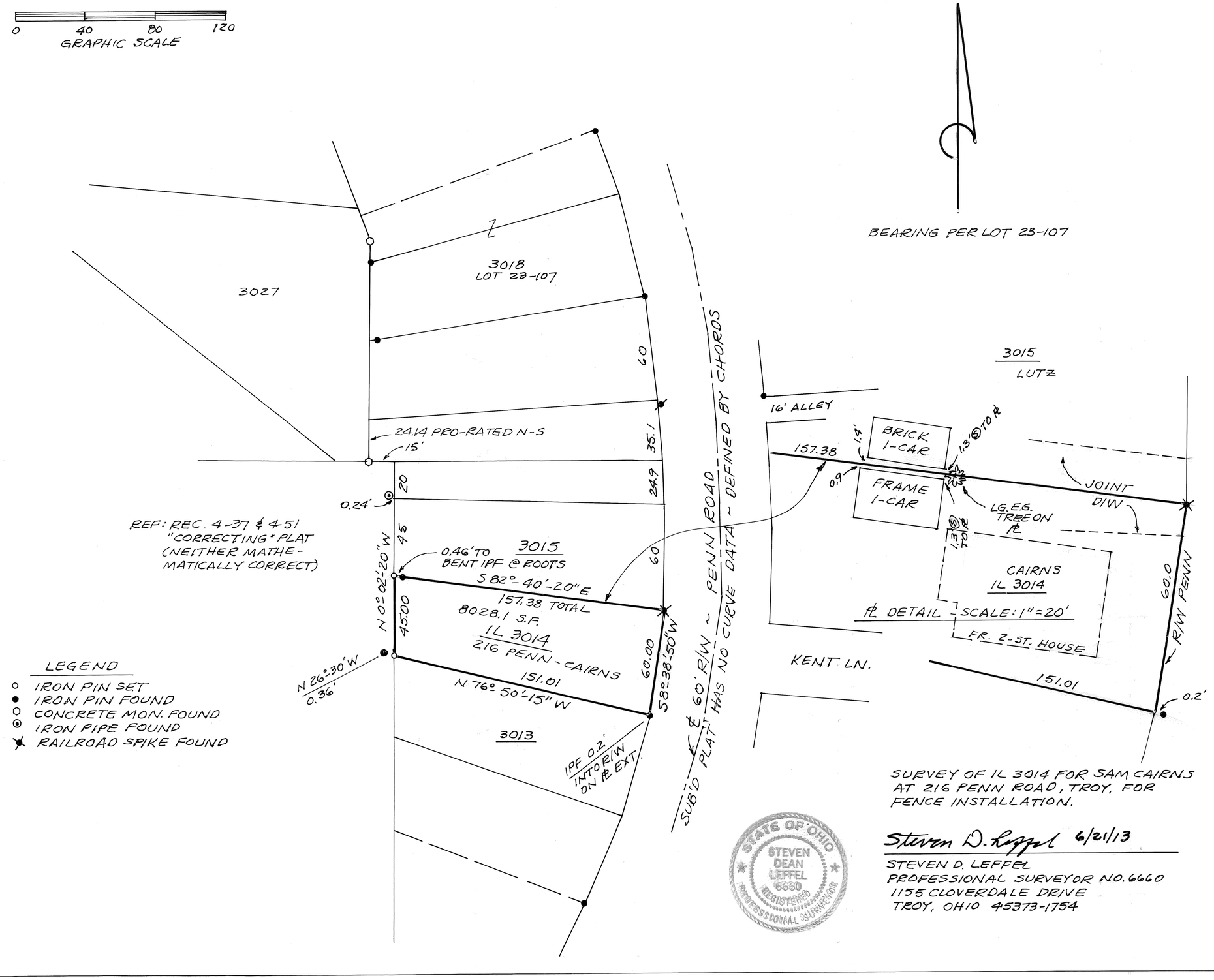
STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED
PROFESSIONAL SURVEYOR

Larry J. Bill — July 24, 2013
LARRY J. BILL, P.S. #7557 — DATE

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

TROY	S.W.	3014
CORPORATION	SECTION	INLOT

VOLUME 55 PAGE 35
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
JUNE 21, 2013



SURVEY OF IL 3014 FOR SAM CAIRNS
AT 216 PENN ROAD, TROY, FOR
FENCE INSTALLATION.

Steven D. Leffel 6/21/13

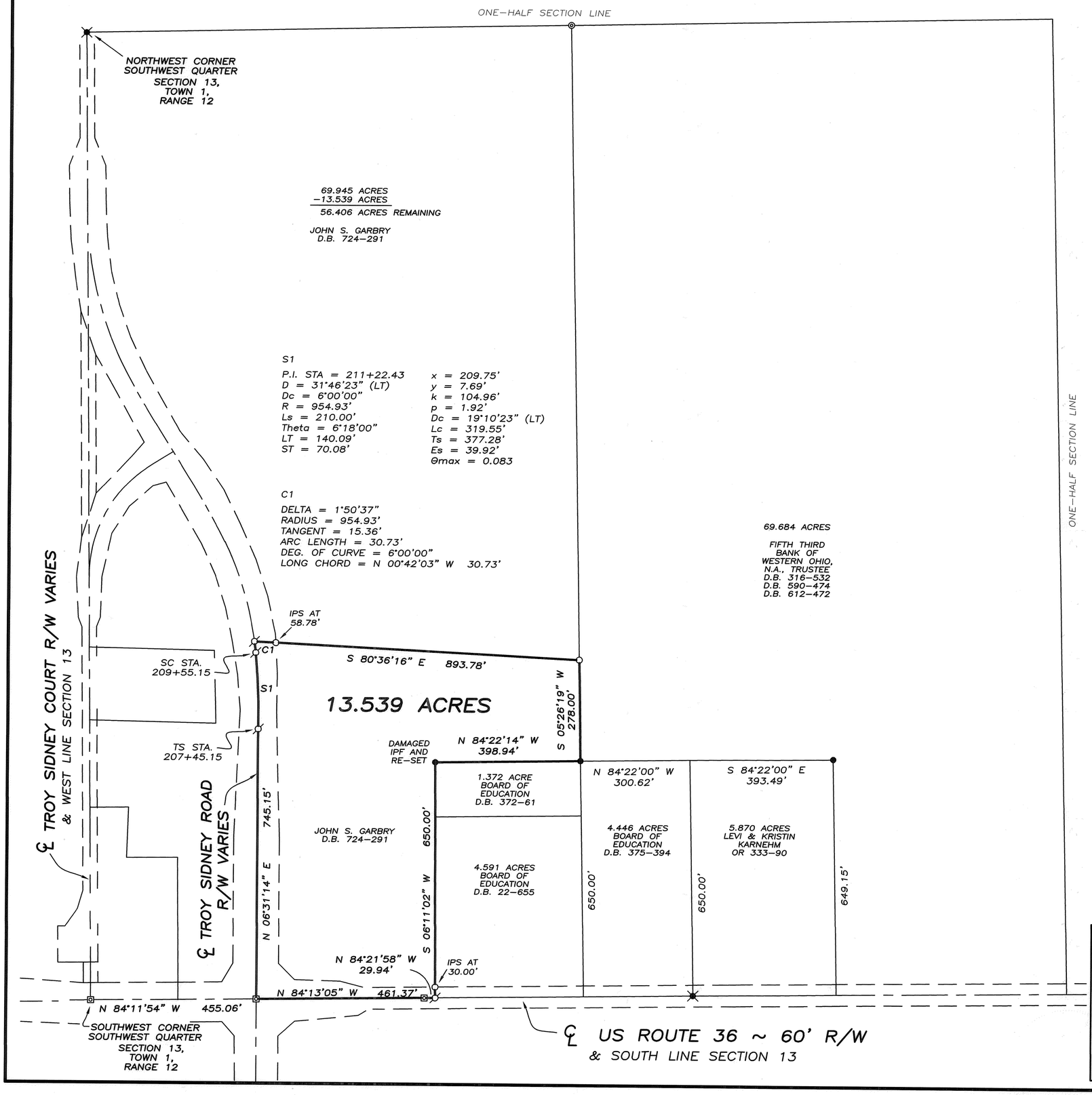
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

SPRING CREEK TOWNSHIP | 13 SW 1/4 SECTION | 1 TOWN | 12 RANGE

VOLUME 55 PAGE 36

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- MAG SPIKE SET
- RAILROAD SPIKE FOUND
- WOOD POST
- IRON PIN IN ODOT MONUMENT BOX

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 4, PAGE 255
VOLUME 31, PAGE 139
VOLUME 36, PAGE 56
VOLUME 46, PAGE 95
VOLUME 53, PAGE 107

MIAMI COUNTY ENGINEER'S ROAD RECORDS:

VOLUME 9, PAGE 9

MIAMI COUNTY RECORDER'S PLAT RECORDS:

VOLUME 22, PAGES 23A-23Z

MIAMI COUNTY RECORDER'S RECORDS OF DEEDS:

DEED BOOK 612, PAGE 472
DEED BOOK 724, PAGE 291

NOTE: SEARCHED FOR IRON PINS AT ALL ODOT RIGHT-OF-WAY BREAK POINTS, BUT NONE FOUND.

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

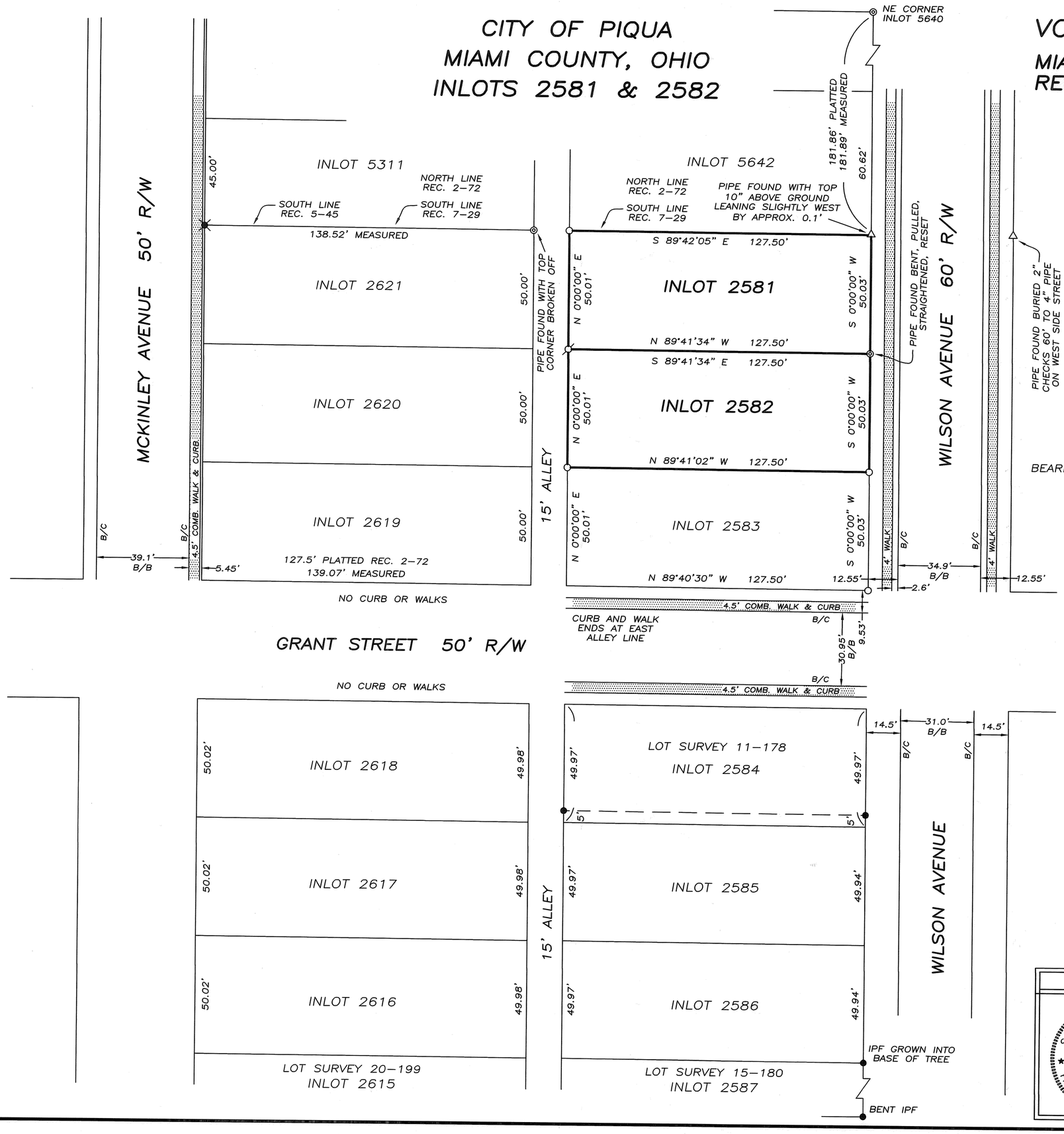
SURVEY FOR PIQUA BOARD OF EDUCATION IN MIAMI COUNTY, OHIO ~ JUNE 30, 2013

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
MIAMI COUNTY, OHIO
INLOTS 2581 & 2582

VOLUME 55 PAGE 37
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET (5/8" x 30" CAPPED)
- ● IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- △ 4" IRON PIPE FOUND
- ◎ 1-1/2" IRON PIPE FOUND
- ⌀ MAG NAIL SET

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 11, PAGE 178
VOLUME 15, PAGE 180
VOLUME 20, PAGE 199

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 2, PAGE 72
PLAT BOOK 5, PAGE 45
PLAT BOOK 7, PAGE 29
DEED BOOK 613, PAGE 96
DEED BOOK 615, PAGE 773
DEED BOOK 788, PAGE 963

BEARING ASSUMED ALONG WILSON AVE. N 0°00'00" E

NOTE:
REFERENCED SURVEYS SOUTH OF GRANT STREET ALL USED CURB SPLITS ON GRANT AND WILSON TO ESTABLISH STREET R/W LINES. THESE PREVIOUSLY ESTABLISHED STREET LINES WERE ALSO USED FOR THIS SURVEY. THE NORTH LINES OF INLOTS 2581 AND 2582 (NORTH LINE OF RECORD PLAT 2, PAGE 72) WAS ESTABLISHED BY USING THE 4" PIPES FOUND ON EACH SIDE OF WILSON AND THE 1-½" PIPE FOUND ON THE WEST SIDE OF THE ALLEY THAT WERE CALLED FOR ON RECORD PLAT 7, PAGE 29. THE RAILROAD SPIKE FOUND ON THE EAST LINE OF MCKINLEY IS ALSO ON THIS LINE. AN OVERAGE OF 0.09 FOOT WAS FOUND ALONG THE WEST LINE OF WILSON BETWEEN THE 4" PIPE (NE CORNER OF 2581) AND THE NORTH LINE OF GRANT WAS PRORATED BETWEEN THE THREE LOTS AND SIMILARLY, THE OVERAGE OF 0.03 FOOT FOUND ALONG THE EAST ALLEY LINE WAS PRORATED. CONSISTENT WITH NOTATION ON LOT SURVEY 15, PAGE 180, THE OVERAGES FOUND EAST AND WEST FROM WILSON AND MCKINLEY WERE ALL GIVEN TO THE LOTS WEST OF THE ALLEY TO BEST MATCH THE PHYSICAL ALLEY AND OCCUPATION LINES.

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

SURVEY FOR ERNEST M. ELLIS
IN MIAMI COUNTY, OHIO ~ JULY 18, 2013

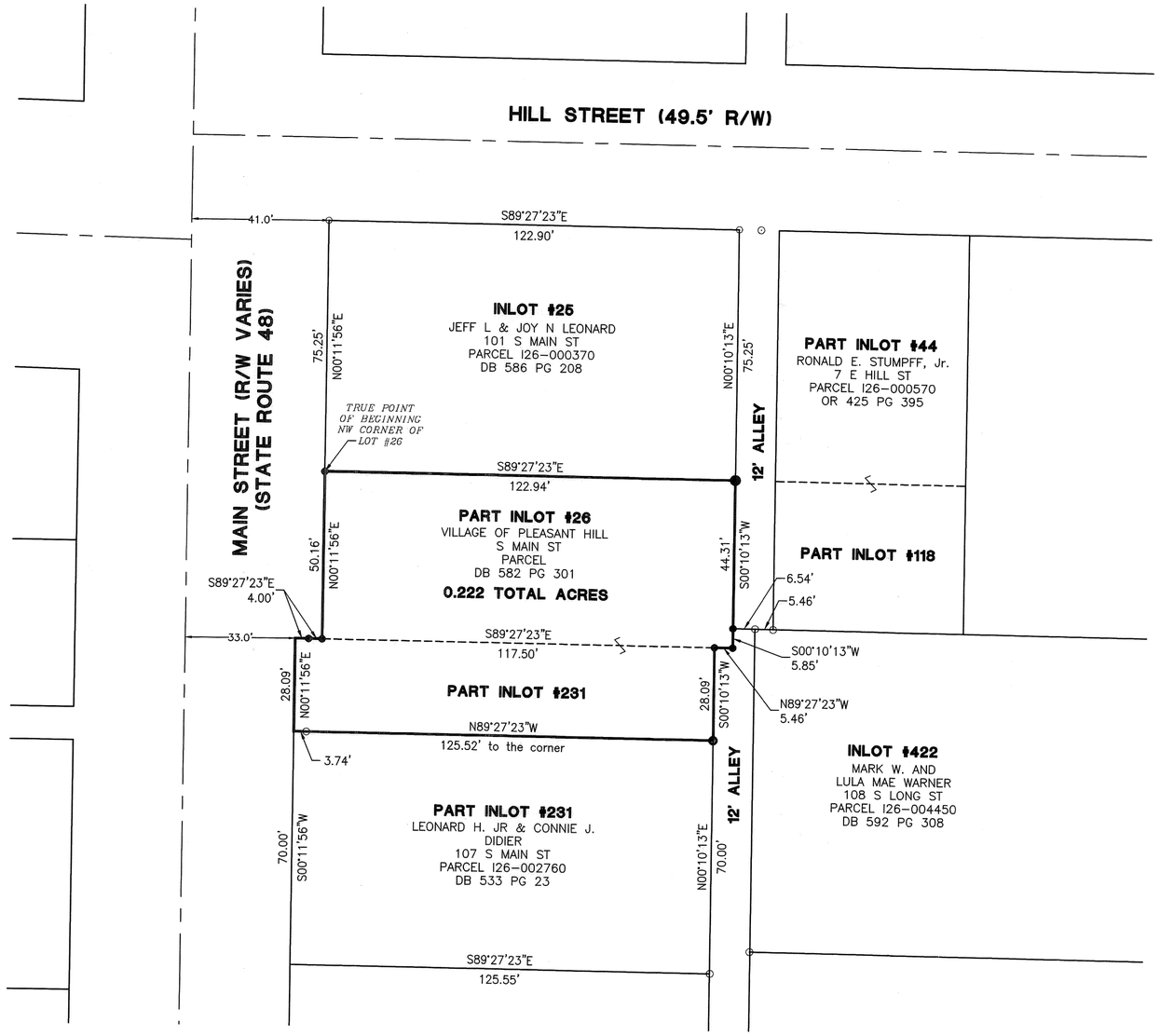
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

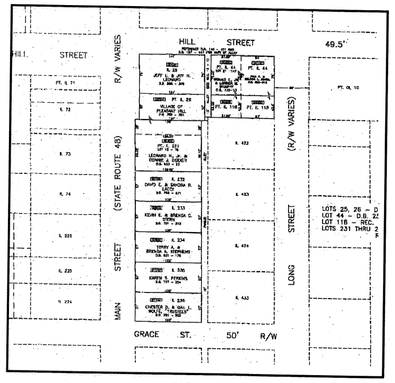
GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

SURVEY FOR THE VILLAGE OF PLEASANT HILL

NE 1/4 20	7	5	NEWTON	PLEASANT HILL
SECTION	TOWN	RANGE	TOWNSHIP	VILLAGE

SURVEY VOL. 55 PAGE 38
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





LOCATION MAP
VILLAGE OF PLEASANT HILL

SCALE
Scale: 1"= 30'
0 15 30 60

References:
Lot Survey 12– Page 75
Lot Survey 21– Page 147
Record Plat 1– Page 430
Record Plat 2– Page 240
Record Plat 16– Page 1
Deed Book 23– Page 575
All deeds of record

STATE OF OHIO
CRAIG W. MESCHER
8237
REGISTERED PROFESSIONAL SURVEYOR

Surveyed By: Craig W. Mescher
Craig W. Mescher Reg. Surveyor No. 8237
July 8, 2013

LEGEND
- Railroad Spike Found
- Iron Pin Found
- Iron Pin Set
- Mag Nail Set
- Mag Nail Found
- Con Mon. Found
- Section Corner

PROJECT # 213819.00

FANNING HOWEY
ENGINEERING GROUP
1200 Irmscher Blvd. Celina, Ohio 45822
www.fhai.com/civilengineering | 419.586.2292

4	6E	SW 1/4–26	Monroe	Miami	Ohio
Town	Range	Section	Township	County	State

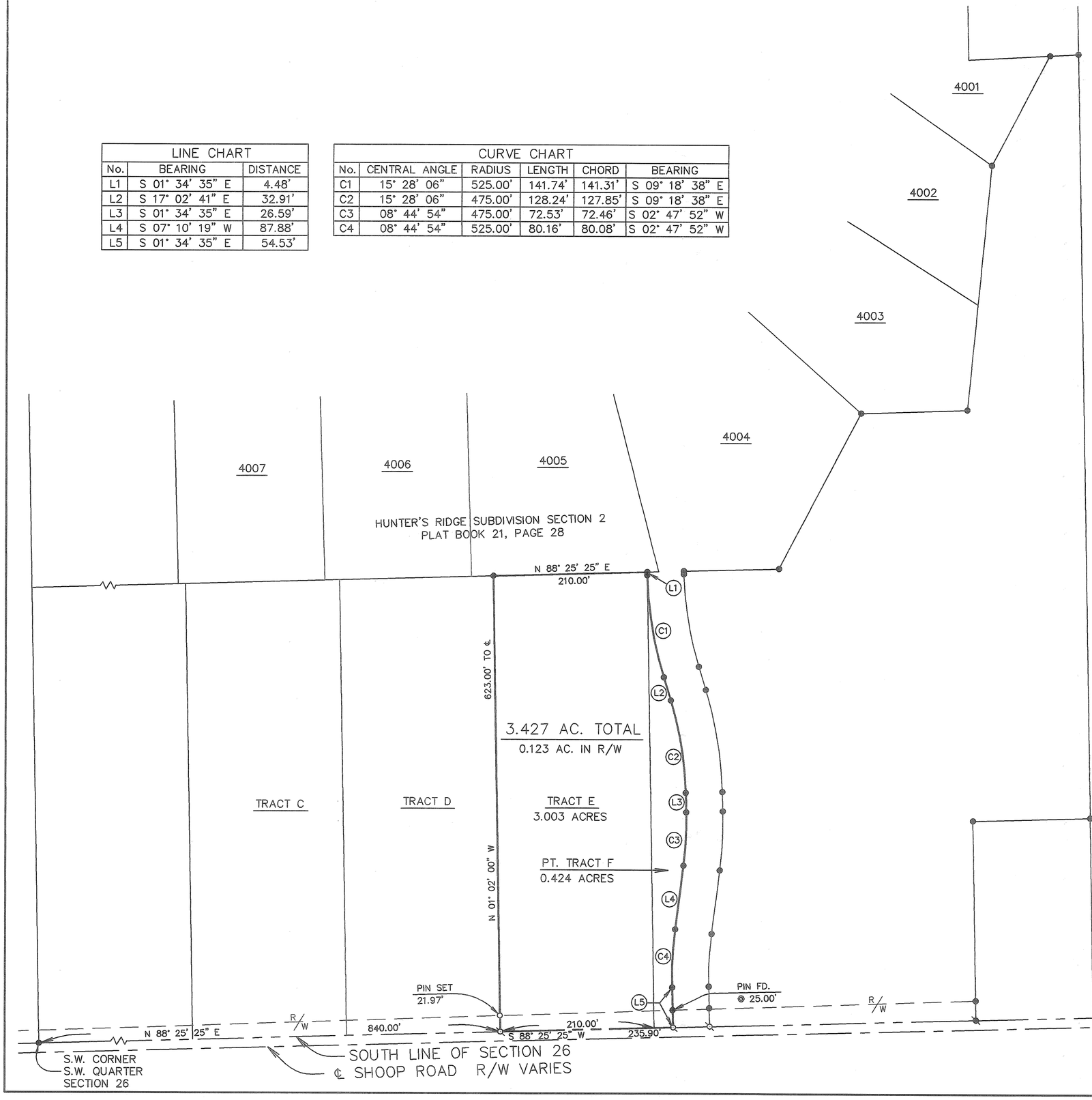
Volume 55 Page 39
Miami County Engineer's
Record of Land Surveys

Scale: 1"=100'

0 50 100 150 200

LINE CHART		
No.	BEARING	DISTANCE
L1	S 01° 34' 35" E	4.48'
L2	S 17° 02' 41" E	32.91'
L3	S 01° 34' 35" E	26.59'
L4	S 07° 10' 19" W	87.88'
L5	S 01° 34' 35" E	54.53'

CURVE CHART					
No.	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	BEARING
C1	15° 28' 06"	525.00'	141.74'	141.31'	S 09° 18' 38" E
C2	15° 28' 06"	475.00'	128.24'	127.85'	S 09° 18' 38" E
C3	08° 44' 54"	475.00'	72.53'	72.46'	S 02° 47' 52" W
C4	08° 44' 54"	525.00'	80.16'	80.08'	S 02° 47' 52" W



Legend

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

References

Vol. 13, Pg. 109
Vol. 45, Pg. 180
Vol. 45, Pg. 190
Vol. 46, Pg. 123
Vol. 55, Pg. 22
} Miami County Engineer's Record of Land Surveys

P.B. 14, Pg. 45
P.B. 20, Pg. 89
P.B. 21, Pg. 28
} Miami County Recorder's Plat Records

Survey of 3.427 acres for Jaydee & Diahann Blair.

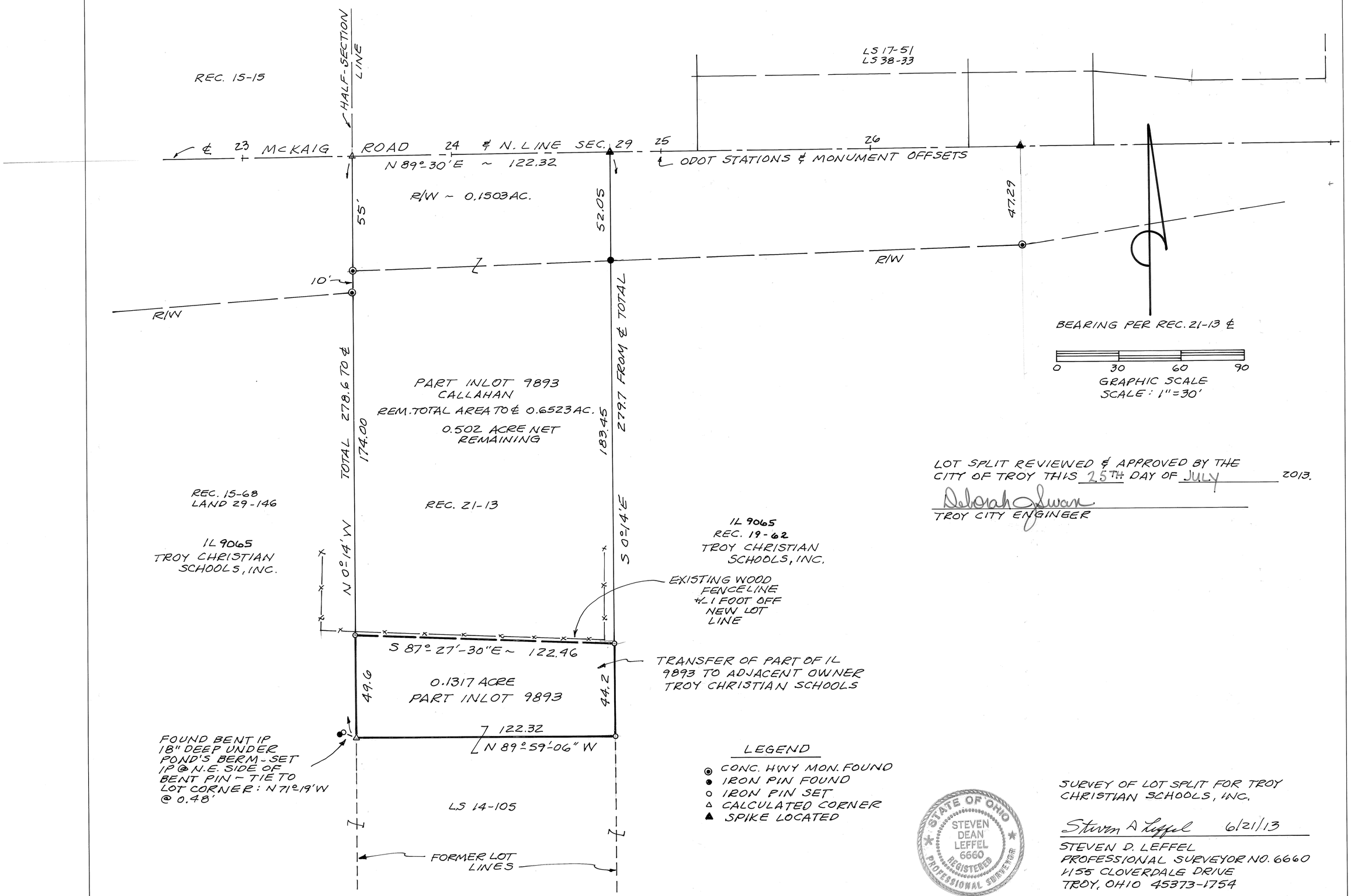
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 7/31/13
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 12913 Ph. (937) 339-2921

TROY	S.W.	PART 9893
CORPORATION	SECTION	INLOT

VOLUME 55 PAGE 40
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LOT SPLIT REVIEWED & APPROVED BY THE
CITY OF TROY THIS 25TH DAY OF JULY 2013.

Deborah Swan
TROY CITY ENGINEER

LEGEND

- ◉ CONC. HWY MON. FOUND
- ● IRON PIN FOUND
- ○ IRON PIN SET
- △ CALCULATED CORNER
- ▲ SPIKE LOCATED

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

SURVEY OF LOT SPLIT FOR TROY
CHRISTIAN SCHOOLS, INC.

Steven D Leffel 6/21/13

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

LAND SURVEY VOL. 55 PG. 41

BROWN
TOWNSHIP

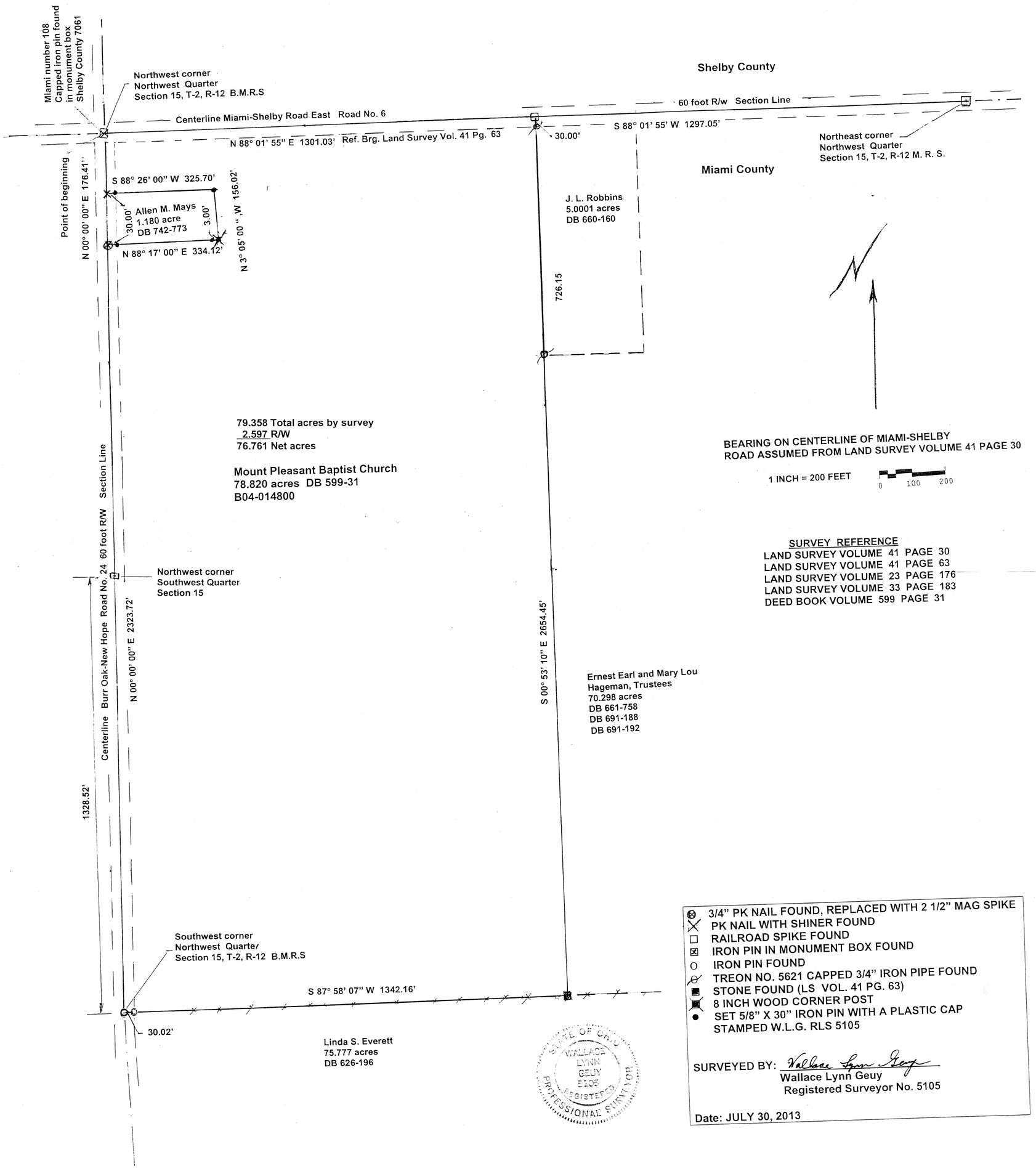
N. W. 1/4 –15
SECTION

2
TOWN

12 B. M. R. S.
RANGE

VOLUME 55 PAGE 41
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

DATE JULY 30, 2013



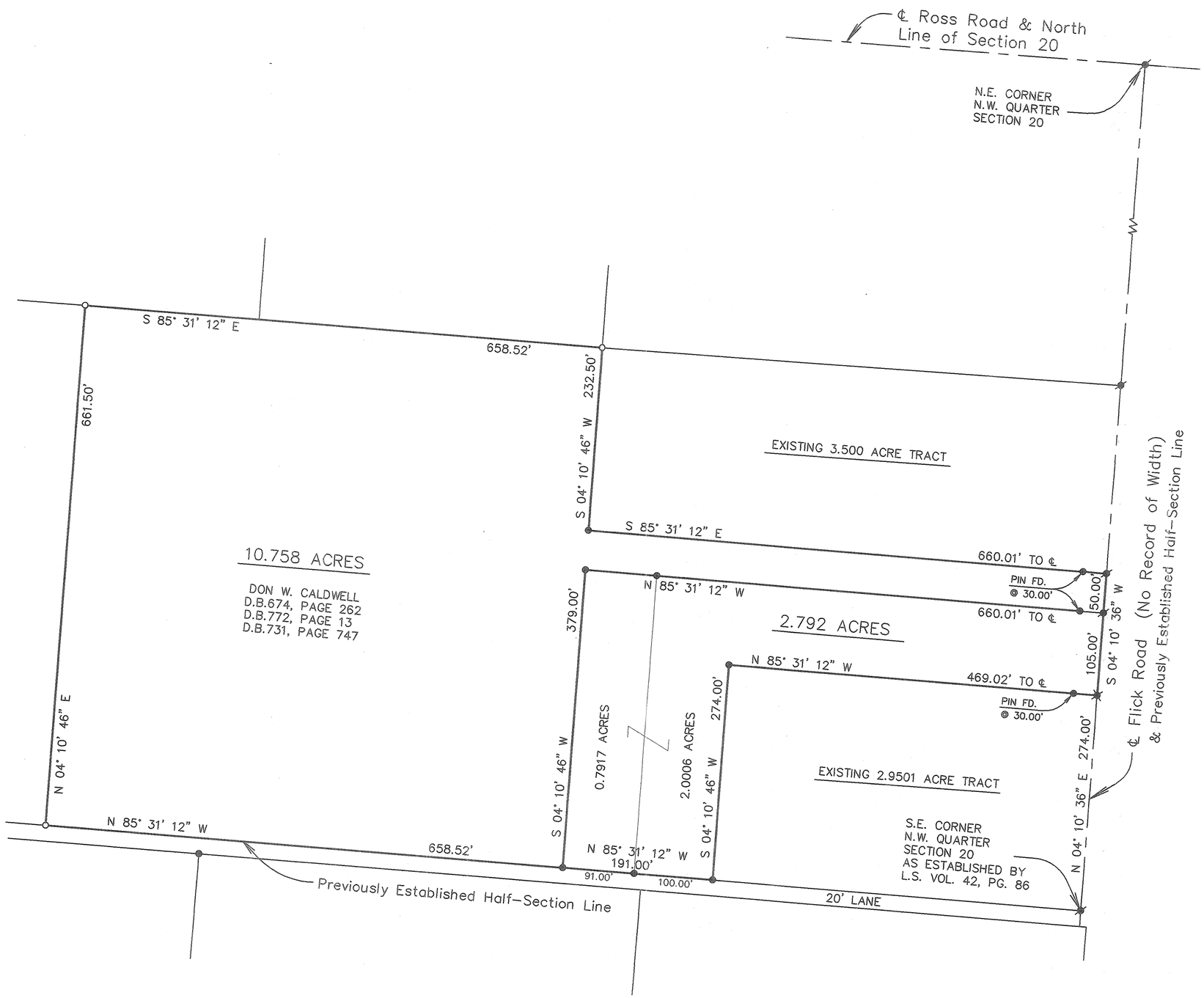
3/4" PK NAIL FOUND, REPLACED WITH 2 1/2" MAG SPIKE
PK NAIL WITH SHINER FOUND
RAILROAD SPIKE FOUND
IRON PIN IN MONUMENT BOX FOUND
IRON PIN FOUND
TREON NO. 5621 CAPPED 3/4" IRON PIPE FOUND
STONE FOUND (LS VOL. 41 PG. 63)
8 INCH WOOD CORNER POST
SET 5/8" X 30" IRON PIN WITH A PLASTIC CAP
STAMPED W.L.G. RLS 5105

SURVEYED BY: Wallace Lynn Geuy
Wallace Lynn Geuy
Registered Surveyor No. 5105

Date: JULY 30, 2013

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

Volume 55 Page 42
Miami County Engineer's
Record of Land Surveys



N

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

Legend

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

References

Vol. 40, Pg. 174
Vol. 41, Pg. 65
Vol. 42, Pg. 86
Vol. 50, Pg. 08
Vol. 53, Pg. 02
— Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

DEPUTY — DATE 8-1-2013

APPROVED
MIAMI COUNTY PLANNING COMMISSION

SECRETARY — DATE 8/5/13

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Nate Beck

DATE: 8-5-13

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2 Tracts for Don Caldwell.

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

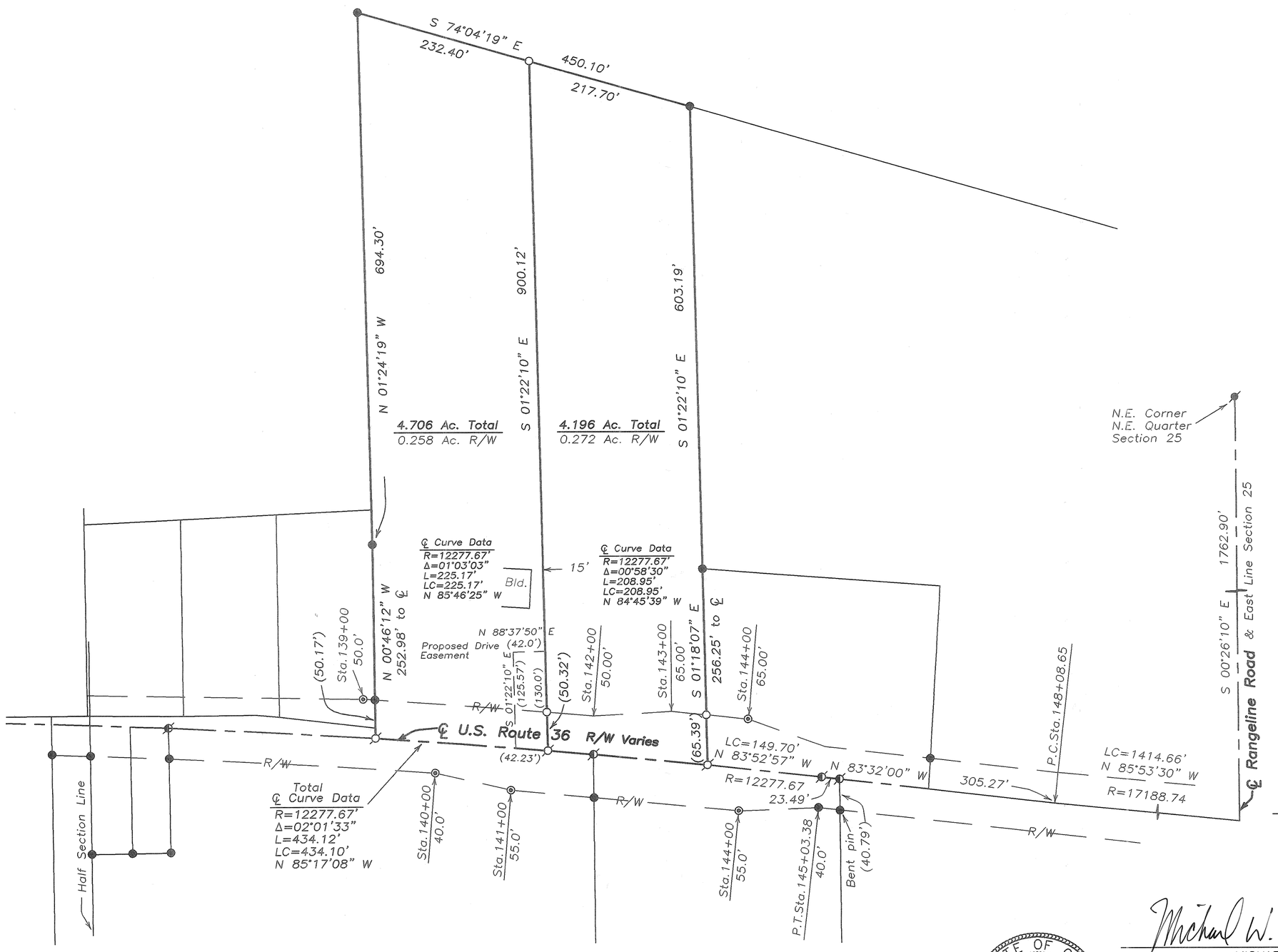
Michael W. Cozatt 7/11/13

Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 08613A Ph. (937) 339-2921

9	4E	25 NE ¼	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 43
Miami County Engineer's
Record of Land Surveys



North

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

Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 9, Page 174
Volume 13, Page 29
Volume 22, Page 147
Volume 34, Page 132
Volume 36, Page 145
Volume 37, Page 47
Volume 39, Page 70
Volume 48, Page 177
Volume 52, Page 200
(Basis of Bearings)
O.D.O.T. R/W U.S. Rt. 36

Survey split of 8.902 Ac.
for Force Design, Seth Angle

Michael W. Cozatt 7/30/13
MICHAEL W. COZATT
P.S. #6001

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

Certified to conform with
Miami County Survey Requirements
PAUL P. HUELSKAMP P.E., P.S.
Miami County Engineer
Deputy 8-1-2013
Date

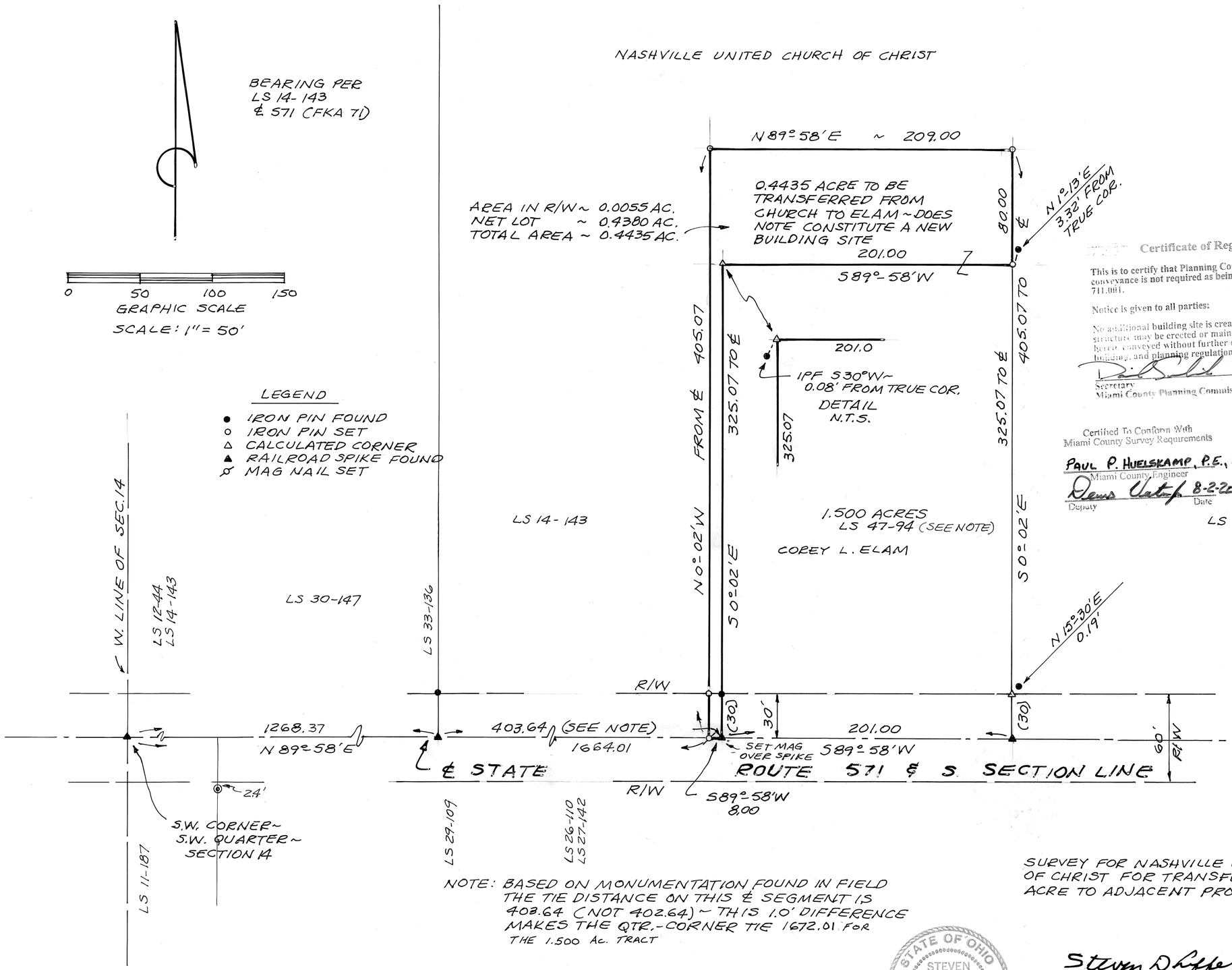
Approved by
Miami County Planning Commission
Secretary
8/5/2013
Date

Approved
Subject to Zoning Approval
By NOT REQUIRED - EPA APPROVAL - COMM. STRUCTURE
Date
Miami County
General Health Department

COZATT ENGINEERING COMPANY
Civil Engineer
2784 S. Co. Rd. 25-A
Job No. 11613
File Name: C:\JOBS\2013\11613.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

UNION	14	6	5
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 44
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



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.

8/5/2013
Date
Secretary
Miami County Planning Commission

Certified To Conform With
Miami County Survey Requirements

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

8-2-2013
Date
Deputy

LS 14-143

NOTE: BASED ON MONUMENTATION FOUND IN FIELD THE TIE DISTANCE ON THIS ℄ SEGMENT IS 403.64 (NOT 402.64) ~ THIS 1.0' DIFFERENCE MAKES THE QTR.-CORNER TIE 1672.01 FOR THE 1.500 Ac. TRACT

SURVEY FOR NASHVILLE UNITED CHURCH OF CHRIST FOR TRANSFER OF 0.4435 ACRE TO ADJACENT PROPERTY OWNER.

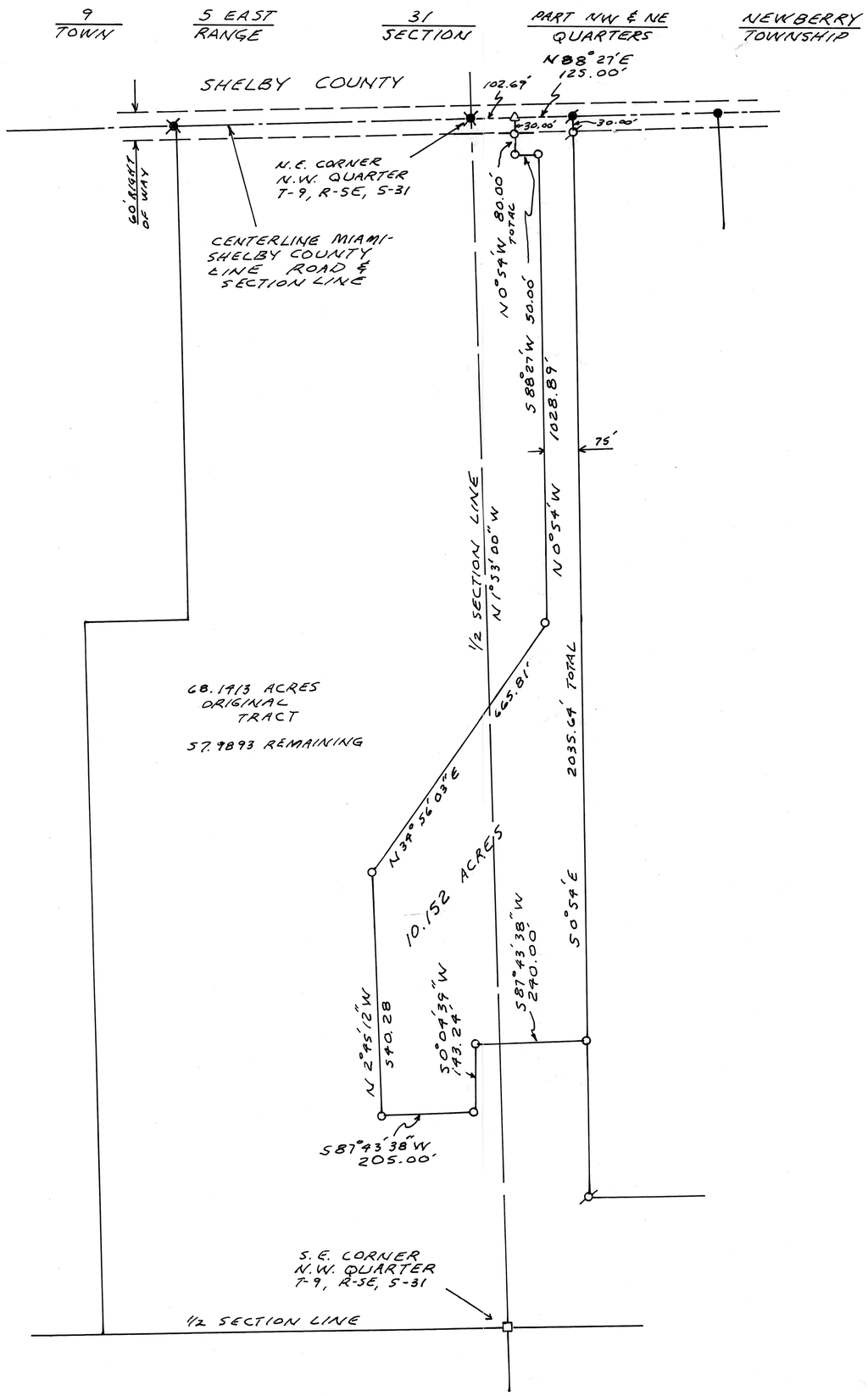
STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

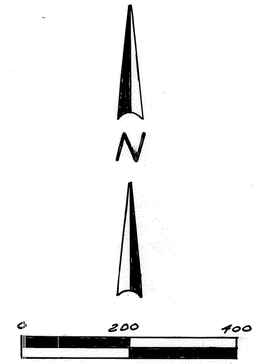
Steven D Leffel 6-21-13

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

RDL

VOLUME NO. 55 PLAT NO. 45
MIAMI COUNTY ENGINEER'S
RECORD OF SURVEYS





SCALE: 1 INCH = 200 FEET

REFERENCES

DEED BOOK NO. 607 PAGE 525
SURVEY BOOK 34 PAGE 179
" " 54 " 126
" " 27 " 144

LEGEND

- 5/8" IRON PIN FOUND
- RAILROAD SPIKE FOUND
- 1" MON. SPIKE SET OVER P.K. NAIL FOUND
- 1" " " " " R.R. SPIKE FOUND
- 1" " " SET
- 5/8" CAPPED IRON PIN SET
- CORNER STONE FOUND

STATE OF OHIO
MICHAEL HENRY TREON
5621
REGISTERED SURVEYOR

SURVEY FOR

WILLIAM HENNE

MICHAEL H. TREON
TROY, OHIO
937-339-4963

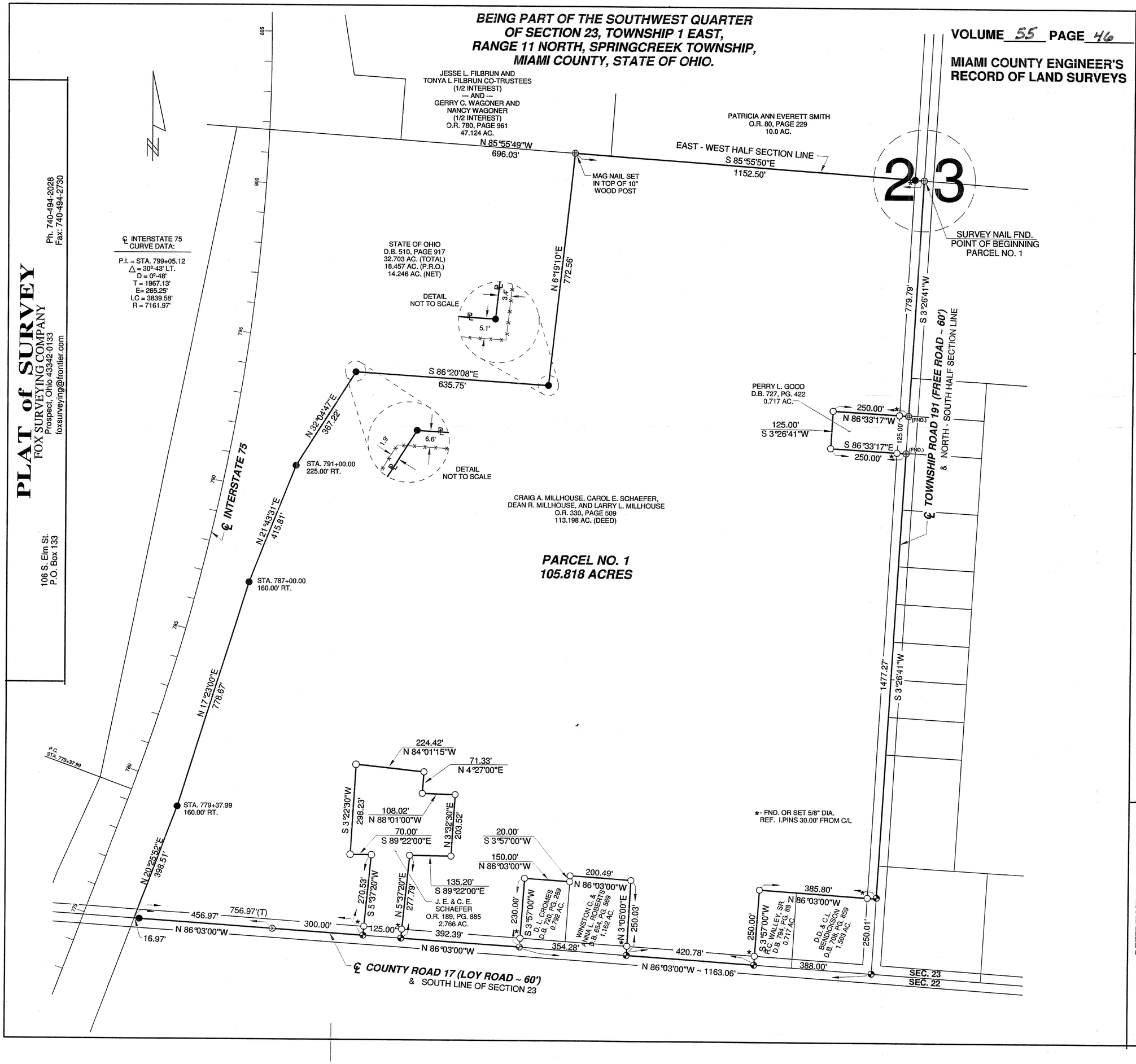
Michael H. Treon

OHIO REGISTERED SURVEYOR NO. 5621

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 EAST, RANGE 11 NORTH, SPRINGCREEK TOWNSHIP, MIAMI COUNTY, STATE OF OHIO.

VOLUME 55 PAGE 46

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



PLAT of SURVEY
FOX SURVEYING COMPANY
Prospect, Ohio 43342-0133
foxsurveying@frontier.com
106 S. Elm St.
P.O. Box 133
Ph. 740-494-2028
Fax: 740-494-2730

LEGEND

Scale 1" = 200 feet (0, 100, 200, 400)

- R.R. spike (found unless noted)
- Iron pin / pipe found
- Survey nail (set unless noted)
- Stone found
- State hwy R/W monument found
- 5/8" dia. dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"
- Survey (MAG) spike set
- Monument box found

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: LARRY MILLHOUSE

CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Steven A. Fox, Reg. P.S. No. 7000

REVISED 07-22-2013
MAY 4, 2013
Date of Survey

Isa. 28:17a

STATE OF OHIO
STEVEN A. FOX
S-7000
REGISTERED
PROFESSIONAL SURVEYOR

SEAL

REFERENCE MATERIALS

1. SURVEY VOLUME 19, PAGE 118 — STATE HWY. PLANS MIA-25-13.13
2. SURVEY VOLUME 20, PAGE 136
3. SURVEY VOLUME 20, PAGE 197 — STATE HWY. NOTES I-75 - DATED AUG. 1975
4. SURVEY VOLUME 25, PAGE 78
5. SURVEY VOLUME 34, PAGE 32

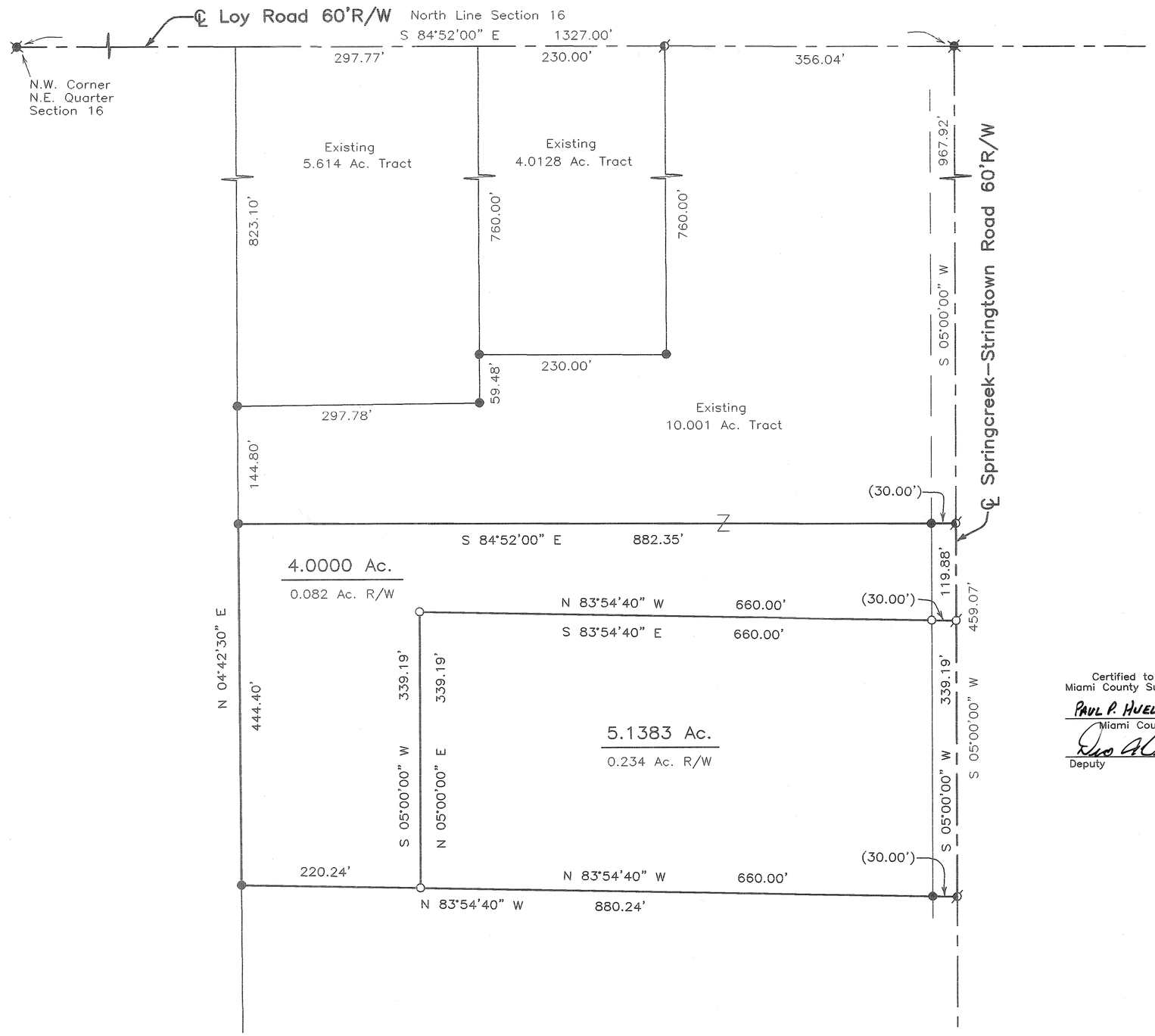
Official Record 330 Page 510
Prior Deed Volume ____ Page ____
Basis of Bearing REF. #1 ABOVE ℄ C.R. 17 N 89°03'00"W

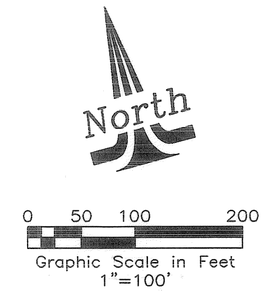
Job No. 13049

Dwg. By: WFS

1	11BTMRS	16 N.E.¼	STAUNTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 47
Miami County Engineer's
Record of Land Surveys





Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Klockner, S4370)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- Metal Fence Post
- Survey Spike Found
- Wood Fence Post
- Stone Found

References

Miami County Engineer's
Record of Land Surveys
Volume 54, Page 156
(Basis of Bearings)

Survey of 9.1383 Ac. for
John Teeters

Certified to conform with
Miami County Survey Requirements

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

Deputy — Date 8-12-2013

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.

4.0000 Ac. Total

Secretary
Miami County Planning Commission

NOTE:
4.0000 Ac. tract to be transferred between adjoining property owners. No new building site created.

STATE OF OHIO
RICHARD W. KLOCKNER
S-4370
REGISTERED PROFESSIONAL SURVEYOR

Richard W. Klockner 8-9-2013
Richard W. Klockner
P.S. #4370

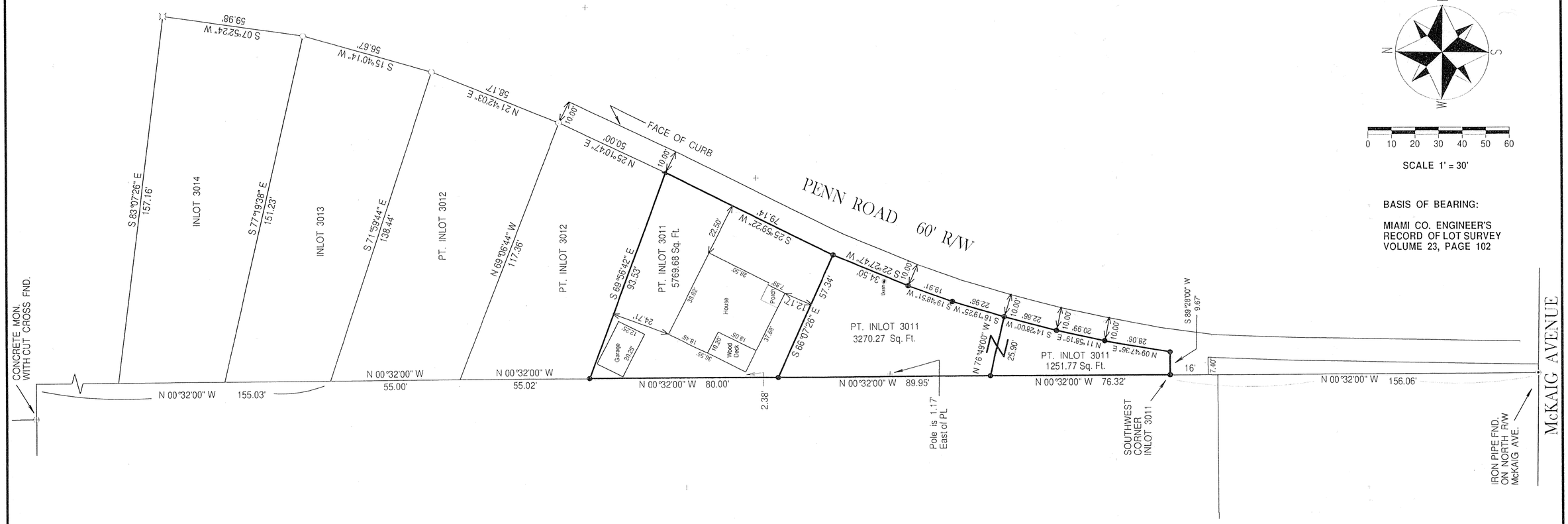
RICHARD W. KLOCKNER, P.E. P.S.
Civil Engineering and Land Surveying
53 Dronfield Road
Troy, Ohio (937) 339-5331

File Name: C:\Surveys\2013\13413.dwg
Drawn by: DMC ~ Checked by: RWK

VOLUME 55 PAGE 48

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

TROY	SW	PT. 3011
CORPORATION	SECTION	INLOT



SCALE 1' = 30'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF LOT SURVEY
VOLUME 23, PAGE 102

NOTE:

PENN ROAD IS ON A CURVE WITH NO RADIUS SPECIFIED (SEE P. B. 4, PG. 51). EXISTING LOT DIMENSIONS ARE THE CHORD LENGTHS CALLED FOR ON THE PLAT. THE RIGHT OF WAY IS 10 FEET BEHIND THE FACE OF THE EXISTING CURB AS SHOWN ON THE PLAT.

LEGEND

×	SURVEY PT	∅	
△	MAG NAIL FOUND	○	RRS FOUND
□	STONE FOUND		
○	IRON PIN FOUND		
·			
+	TRAVERSE PT		
◎	GIN SPINDLE FND		
⊙	IRON PIPE FND		
⊕	MON WITH CROSS		
◇			
▲	MAG NAIL SET		
■			
●	IRON PIN SET		
◆	RRS SET	A	

MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS

VOLUME 23, PAGE 102
VOLUME 13, PAGE 58

MIAMI COUNTY RECORDER'S
RECORD OF RECORDED
PLATS

PLAT 4, PAGE 37
PLAT 4, PAGE 51

DEED REFERENCE:

WARRANTY DEED
VOLUME 740, PAGES590 & 591

VOLUME 274, PAGE 518

APPROVED
CITY OF TROY ENGINEER
8-21-13
DATE
Deborah Swan

JULY 6, 2013

SURVEY OF LOT SPLIT
INLOT 3011, LOCATED IN THE CITY OF TROY

PROFESSIONAL LAND SURVEYOR
NEIL E. TEAFORD
NO. 7724
STATE OF OHIO

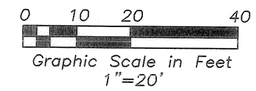
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

TROY	Pt.4303 & Pt.4304	N.W. 55
CORPORATION	INLOT	TAX MAP

Volume 55 Page 49
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Miami County Recorder's
Plat Records
Plat Book 6, Page 84
Miami County Engineer's
Record of Lot Surveys
Volume 16, Page 182
(Basis of Bearings)
Volume 15, Page 30

Survey of Pt. I.L 4303 & Pt. I.L. 4304
for Bill & Yvonne Washer

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

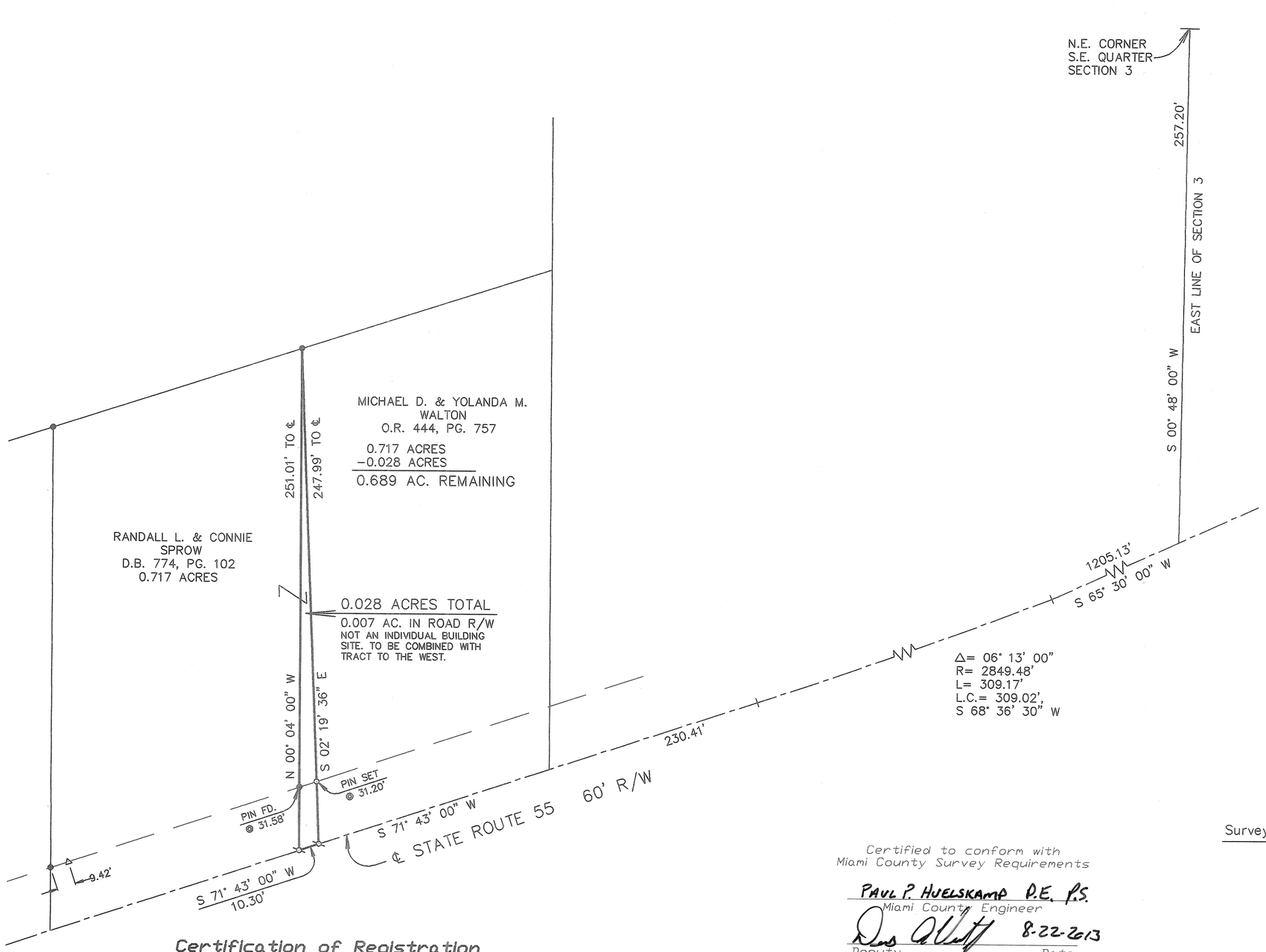
Michael W. Cozatt 8/22/13
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 14813
File Name: C:\Jobs\2013\14813.dwg
Drawn by: DMC ~ Checked by: MWC

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

6	5E	SE 1/4 – 3	Union	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 50
Miami County Engineer's Record of Land Surveys



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

Legend

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

References

Vol. 15, Pg. 102 } Miami County Engineer's
Vol. 24, Pg. 57 } Record of Land Surveys

Note

Section tie is from Land Survey Volume 24, Page 57.

Survey of 0.028 Acres for Randy & Connie Sprow.

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. **0.028 Ac. Total**

Secretary
Miami County Planning Commission

Certified to conform with Miami County Survey Requirements

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

Deputy — Date 8-22-2013

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

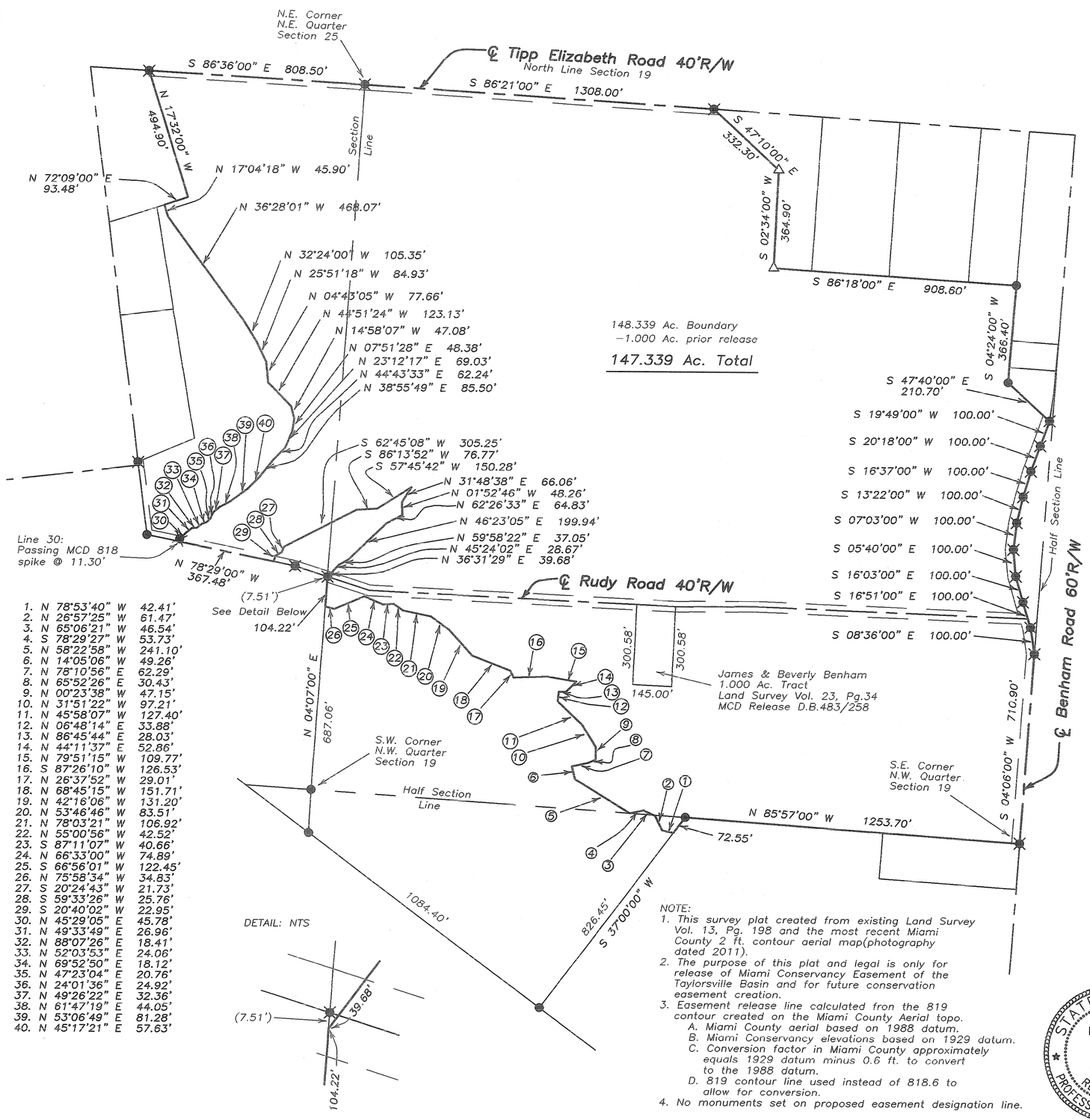
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 8/6/13
Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 14613 Ph. (937) 339-2921

2	10 BTMRS	19 SW ¼ NW¼ 25 NE ¼	ELIZABETH	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 51
Miami County Engineer's
Record of Land Surveys



1.	N 78°53'40"	W	42.41'
2.	N 26°57'25"	W	61.47'
3.	N 65°06'21"	W	46.54'
4.	S 78°29'27"	W	53.73'
5.	N 58°22'58"	W	241.10'
6.	N 14°05'06"	W	49.26'
7.	N 78°10'56"	E	62.29'
8.	N 65°52'26"	E	30.43'
9.	N 00°23'38"	W	47.15'
10.	N 31°51'22"	W	97.21'
11.	N 45°58'07"	W	127.40'
12.	N 06°48'14"	E	33.88'
13.	N 86°45'44"	E	28.03'
14.	N 44°11'37"	E	52.86'
15.	N 79°51'15"	W	109.77'
16.	S 87°26'10"	W	126.53'
17.	N 26°37'52"	W	29.01'
18.	N 68°45'15"	W	151.71'
19.	N 42°16'06"	W	131.20'
20.	N 53°46'46"	W	83.51'
21.	N 78°03'21"	W	106.92'
22.	N 55°00'56"	W	42.52'
23.	S 87°11'07"	W	40.66'
24.	N 66°33'00"	W	74.89'
25.	S 66°56'01"	W	122.45'
26.	N 75°58'34"	W	34.83'
27.	S 20°24'43"	W	21.73'
28.	S 59°33'26"	W	25.76'
29.	S 20°40'02"	W	22.95'
30.	N 45°29'05"	E	45.78'
31.	N 49°33'49"	E	26.96'
32.	N 88°07'26"	E	18.41'
33.	N 52°03'53"	E	24.06'
34.	N 69°52'50"	E	18.12'
35.	N 47°23'04"	E	20.76'
36.	N 24°01'36"	E	24.92'
37.	N 49°26'22"	E	32.36'
38.	N 61°47'19"	E	44.05'
39.	N 53°06'49"	E	81.28'
40.	N 45°17'21"	E	57.63'

DETAIL: NTS

NOTE:
1. This survey plat created from existing Land Survey Vol. 13, Pg. 198 and the most recent Miami County 2 ft. contour aerial map(photography dated 2011).
2. The purpose of this plat and legal is only for release of Miami Conservancy Easement of the Taylorsville Basin and for future conservation easement creation.
3. Easement release line calculated fron the 819 contour created on the Miami County Aerial topo.
   A. Miami County aerial based on 1988 datum.
   B. Miami Conservancy elevations based on 1929 datum.
   C. Conversion factor in Miami County approximately equals 1929 datum minus 0.6 ft. to convert to the 1988 datum.
   D. 819 contour line used instead of 818.6 to allow for conversion.
4. No monuments set on proposed easement designation line.

0 150 300 600
Graphic Scale in Feet
1"=300'

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
- Steel Post

References

Miami County Engineer's
Record of Land Surveys
Volume 13, Page 198
(Basis of Bearings)

Survey of 147.339 Ac.
for James & Beverly Benham

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

Michael W. Cozatt 8/15/13
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 14113
File Name: C:\Jobs\2013\14113.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

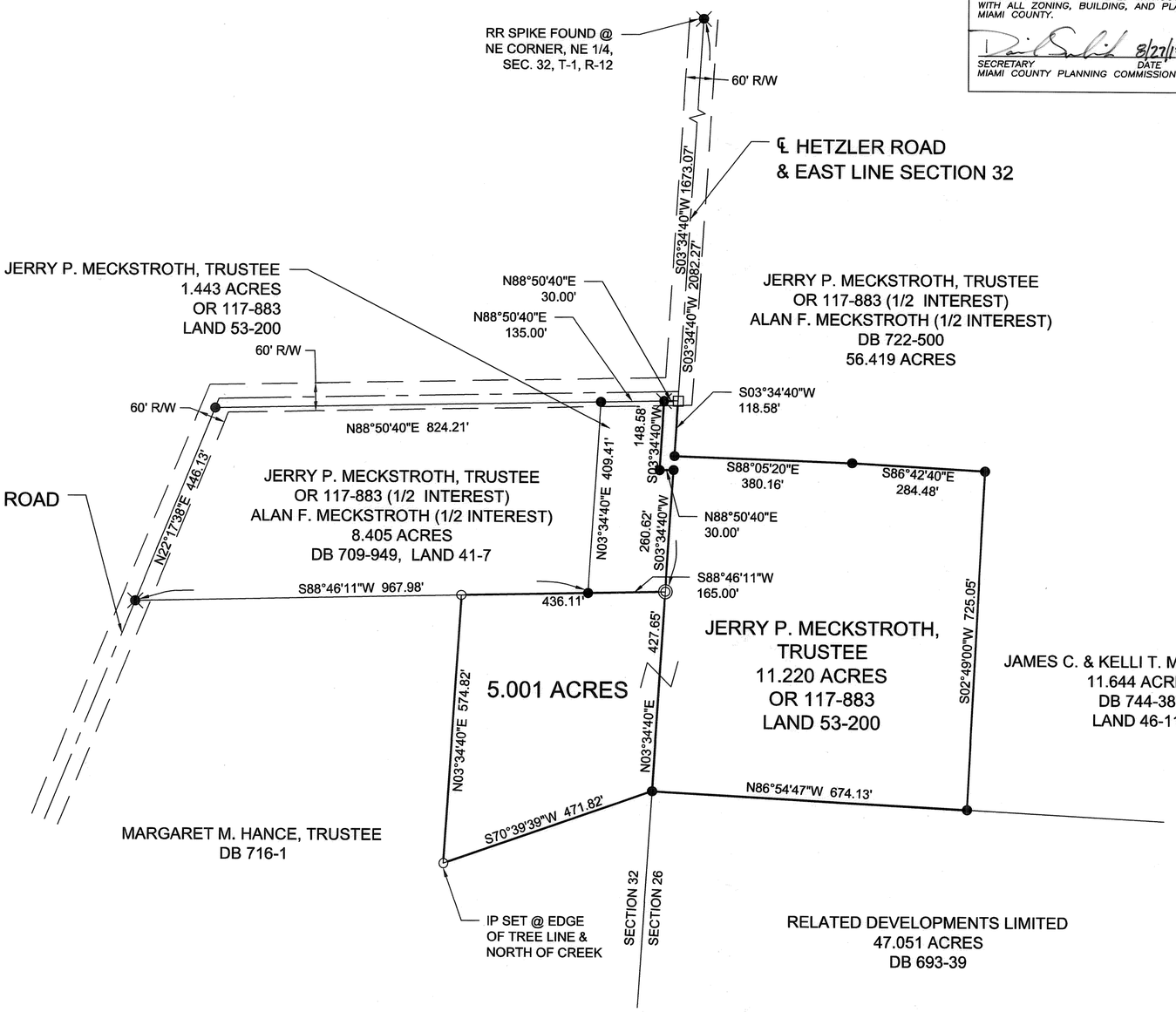
SPRINGCREEK	32 - NE/4	1	12
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 52
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

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

8/27/13 (5.001 ACRE TRACT)
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL D. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
8-27-2013
DEPUTY DATE



NOTE:

The 5.001 acre tract is to be combined with the 11.220 acre tract to the east. No new building sites are being created.

REFERENCES

LAND SURVEY VOL. 17, PG. 176
LAND SURVEY VOL. 23, PG. 187
LAND SURVEY VOL. 27, PG. 42
LAND SURVEY VOL. 29, PG. 80
LAND SURVEY VOL. 41, PG. 7
LAND SURVEY VOL. 46, PG. 116
LAND SURVEY VOL. 53, PG. 200
DEED BOOK 466-478
DEED BOOK 645-609
DEED BOOK 716-1
DEED BOOK 744-382
OR BOOK 117-883

LEGEND

- ● IRON PIN FOUND
- ○ IRON PIN SET
- RR SPIKE FOUND
- □ STONE FOUND
- ◎ CORNER POST FOUND

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

SURVEY OF 5.001 ACRES FOR JERRY MECKSTROTH IN
MIAMI COUNTY, OHIO ~ AUGUST 15, 2013

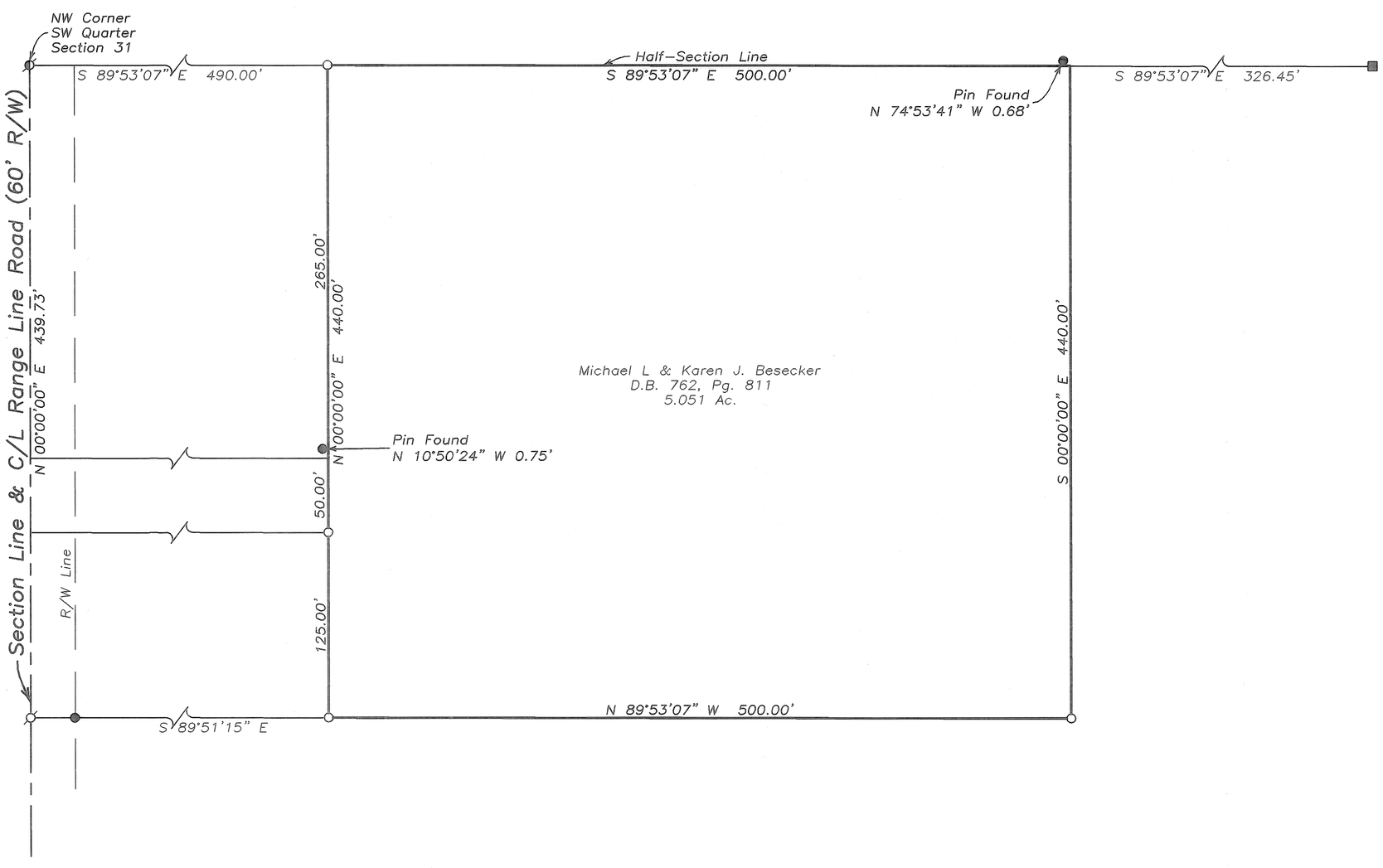
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

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

Drawn by: KCM

8	5E	31 SW ¼	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 53
Miami County Engineer's
Record of Land Surveys



Legend

- ● Iron Pin Found
- ○ 5/8" Capped Iron Pin Set (Cozatt, S6001)
- Ø Mag Nail Set
- Ø Mag Nail Found
- ■ Stone Fence Post Found

References

Miami County Engineer's
Record of Land Surveys
Volume 21, Page 7
(Basis of Bearings)
Volume 8, Page 112

Survey of 5.051 Ac.
for Mike Besecker

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

Michael W. Cozatt 11-30-06
MICHAEL W. COZATT
P.S. #6001

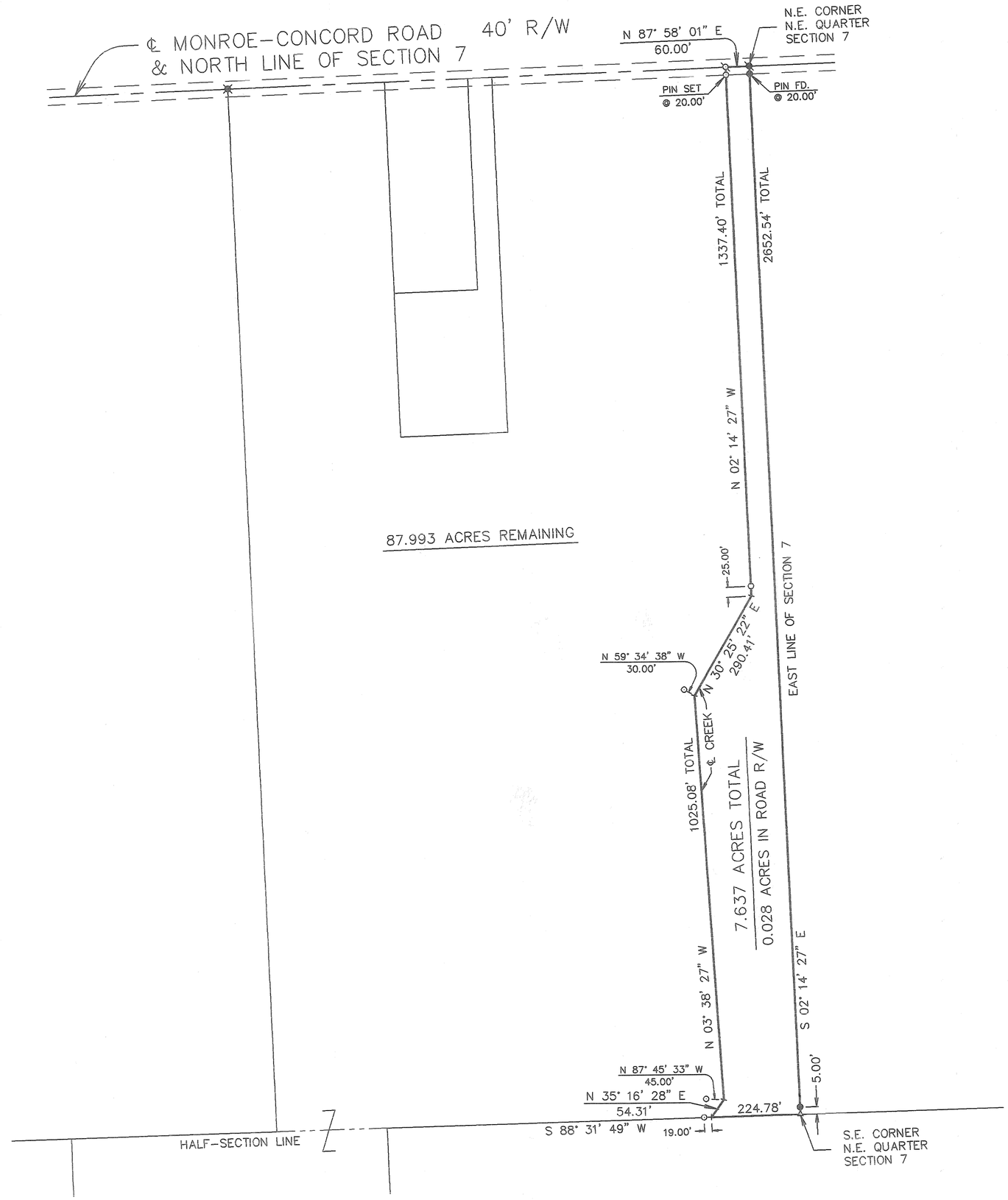
COZATT ENGINEERING COMPANY

Civil Engineer — Land Surveyor
476 Swailes Road — Troy, OH 45373
Job No. 19406 — (937) 339-2921

File Name: C:\Surveys\2006\19406 Besecker ACAD.dwg
Drawn by: RES ~ Checked by: MWC

4	6E	NE 1/4 – 7	Monroe	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 54
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 found
- Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- Wood fence post found

References

Vol. 35, Pg. 124
Vol. 50, Pg. 70
Vol. 54, Pg. 59
} 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

DGS 8-27-2013
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

8/30/13
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Henry Tyler, R.S
DATE: 8/27/13
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 7.637 acres for Mark & Janet Zelnick.

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

8/29/30
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 14313 Ph. (937) 339-2921

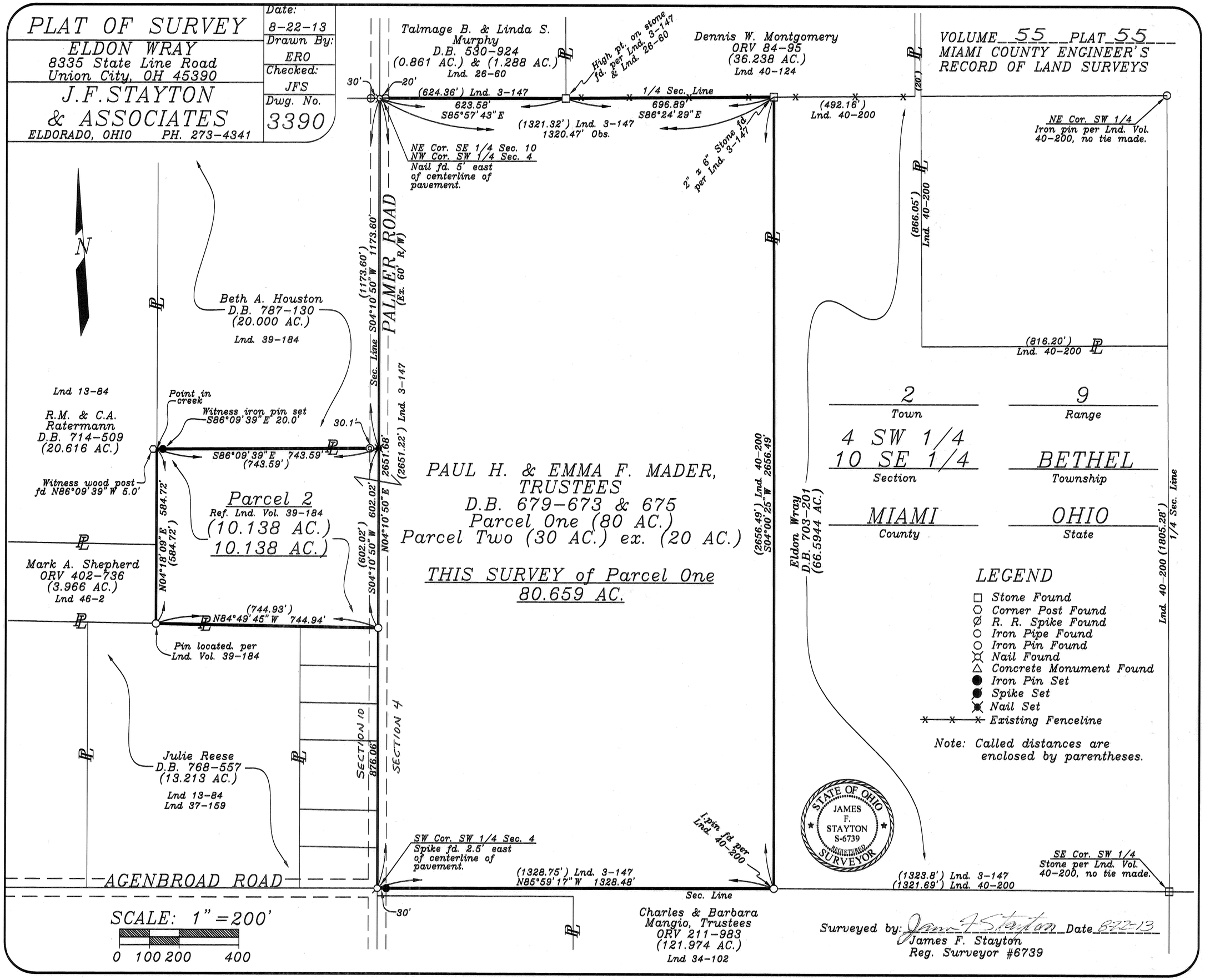
PLAT OF SURVEY

ELDON WRAY
8335 State Line Road
Union City, OH 45390

J.F. STAYTON & ASSOCIATES
ELDORADO, OHIO PH. 273-4341

Date: 8-22-13
Drawn By: ERO
Checked: JFS
Dwg. No. 3390

VOLUME 55 PLAT 55
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



Surveyed by: James F. Stayton Date 8-22-13
James F. Stayton
Reg. Surveyor #6739

7	4E	NE 1/4-23	Union	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 56
Miami County Engineer's
Record of Land Surveys

N

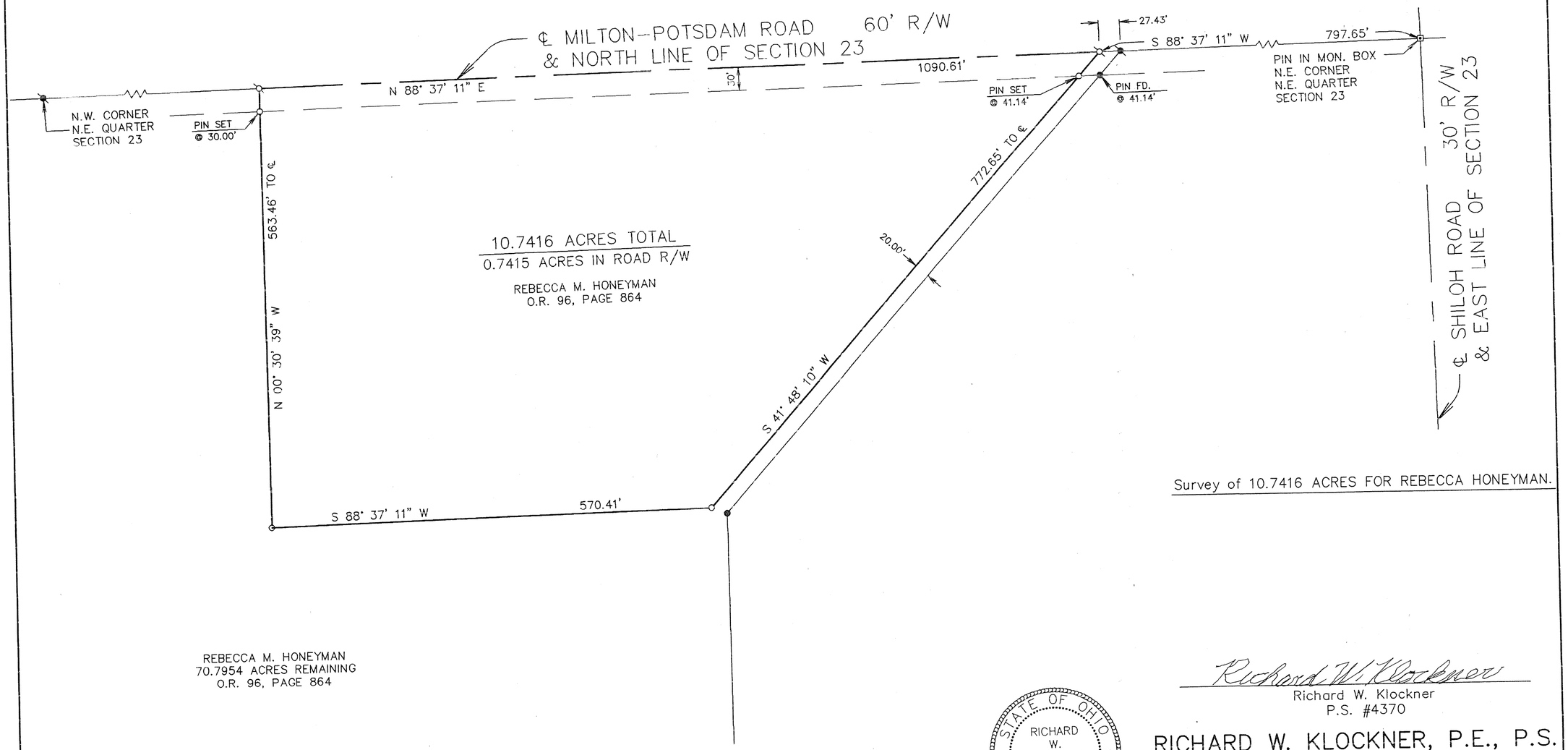
Scale: 1"=100'
0 50 100 150 200

Legend

- Iron pin Found
- Mag nail found
- Mag nail set
- 5/8" dia. capped iron pin set (Klockner, S4370)
- GPS Monument box

References

Vol. 03, Pg. 136 } Miami County Engineer's
Vol. 55, Pg. 23 } Record of Land Surveys



Survey of 10.7416 ACRES FOR REBECCA HONEYMAN.

STATE OF OHIO
RICHARD W. KLOCKNER S-4370
REGISTERED PROFESSIONAL SURVEYOR

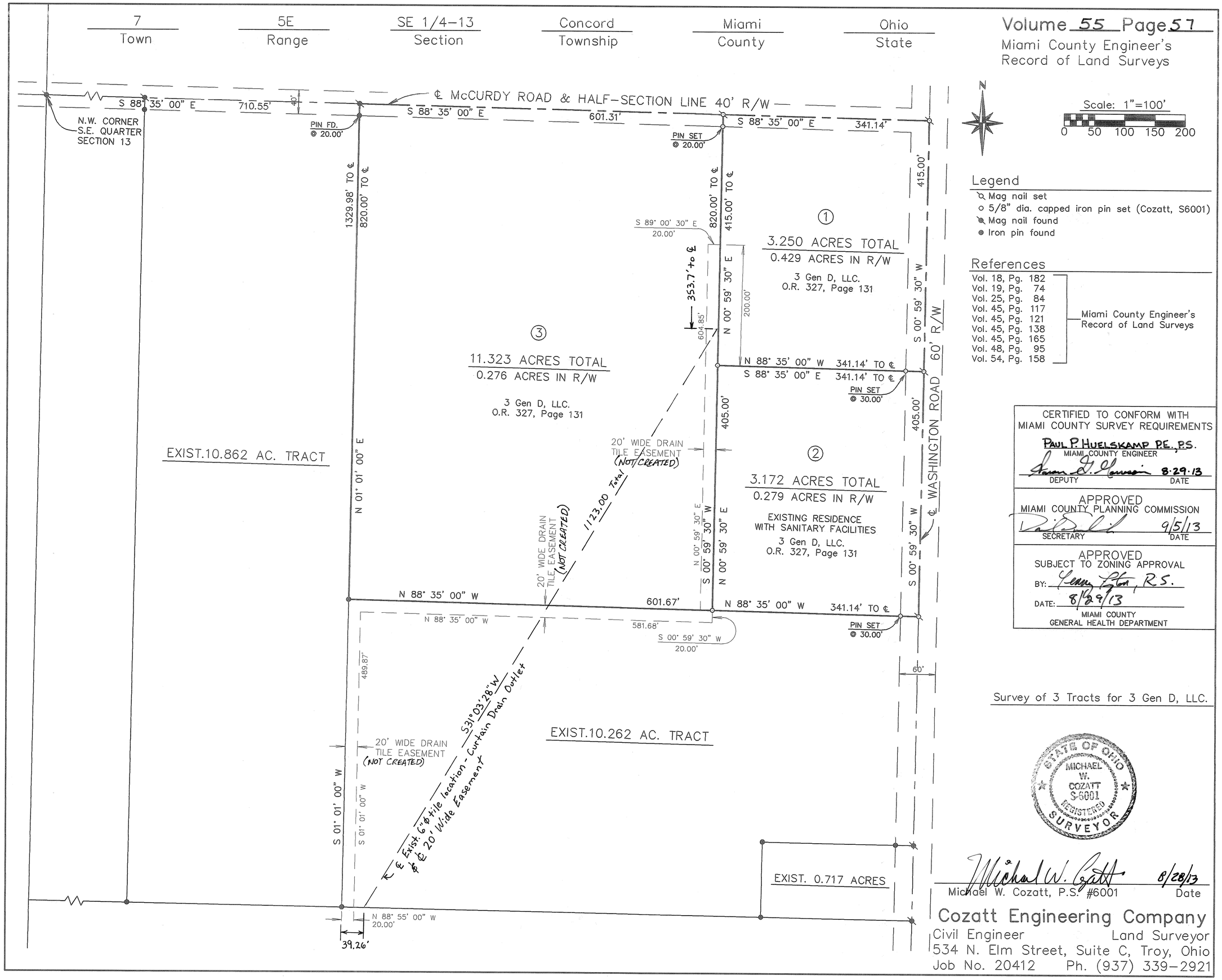
Richard W. Klockner
Richard W. Klockner
P.S. #4370

RICHARD W. KLOCKNER, P.E., P.S.
Civil Engineer and Land Surveying
53 Dronfield Road

File Name: 13513
Drawn by: JAB, Checked by: RWK

7	5E	SE 1/4-13	Concord	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 57
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Miami County Engineer's Record of Land Surveys:
- Vol. 18, Pg. 182
- Vol. 19, Pg. 74
- Vol. 25, Pg. 84
- Vol. 45, Pg. 117
- Vol. 45, Pg. 121
- Vol. 45, Pg. 138
- Vol. 45, Pg. 165
- Vol. 48, Pg. 95
- Vol. 54, Pg. 158

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY — DATE 8-29-13

APPROVED
MIAMI COUNTY PLANNING COMMISSION
SECRETARY — DATE 9/5/13

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Penny Eden, R.S.
DATE: 8/29/13
MIAMI COUNTY GENERAL HEALTH DEPARTMENT

Survey of 3 Tracts for 3 Gen D, LLC.

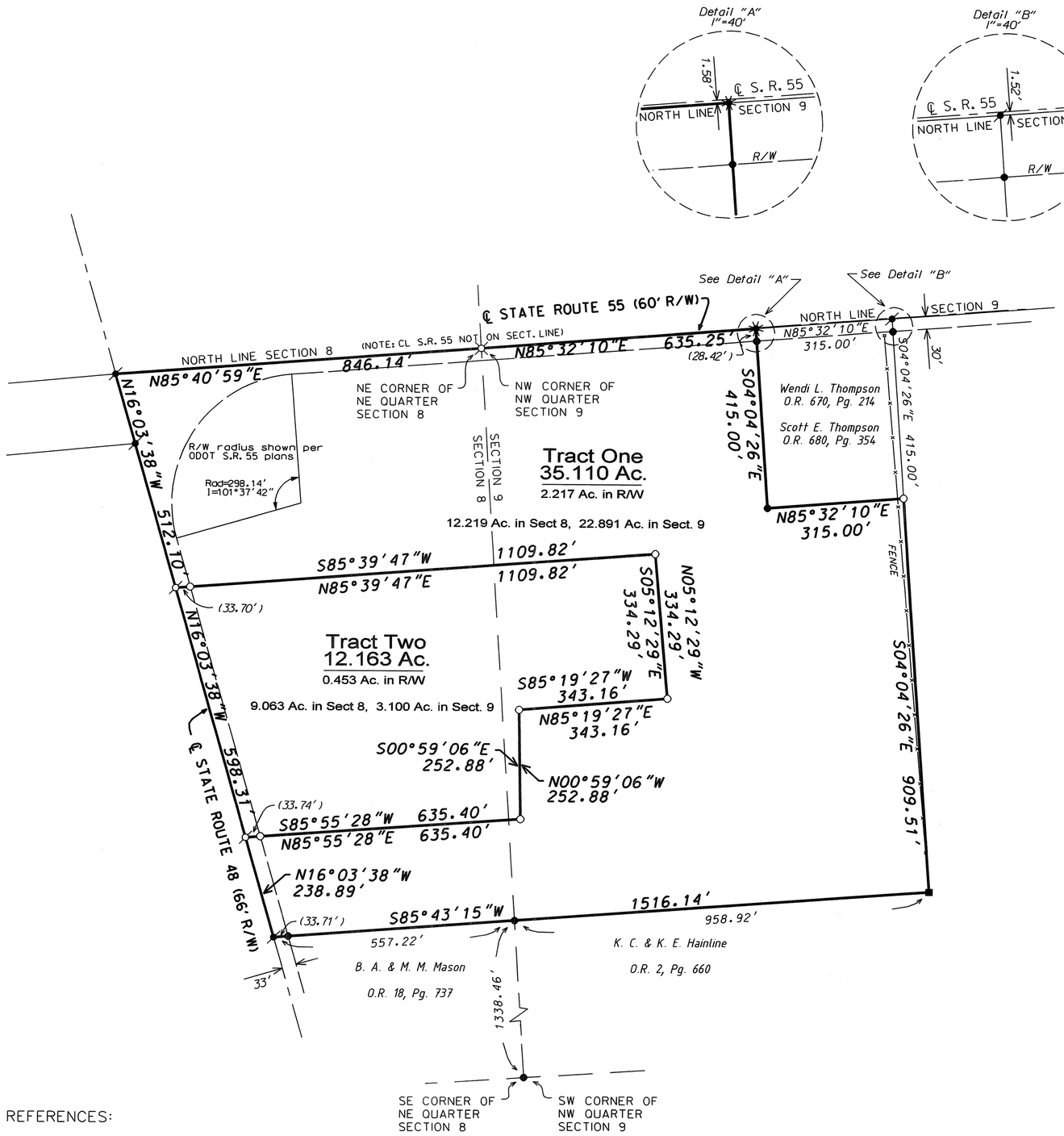
STATE OF OHIO — MICHAEL W. COZATT S-6001 REGISTERED SURVEYOR

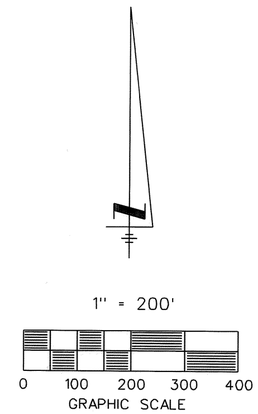
Michael W. Cozatt 8/28/13
Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 20412 — Ph. (937) 339-2921

6	5E	NE1/4-8, NW1/4-9	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 55 PAGE 58
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





- LEGEND -

- PK NAIL FOUND
- STONE FOUND
- GIN SPINDLE FOUND
- IRON PIN FOUND
- RAILROAD SPIKE SET
- PK NAIL SET
- 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

SURVEY OF A 35.110 ACRE TRACT & A 12.163 ACRE TRACT OF LAND IN SECTIONS 8 & 9, UNION TOWNSHIP FOR ELISHA COOPER, Jr.

AUGUST 29, 2013

REFERENCES:

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

VOL. 42, PG. 5
VOL. 51, PG. 184
VOL. 54, PG. 129
VOL. 37, PG. 33

STATE OF OHIO
ROBERT L. CRON 8140
REGISTERED
PROFESSIONAL SURVEYOR

Robert L. Cron 9/11/13
ROBERT L. CRON, P.S. #8140 DATE

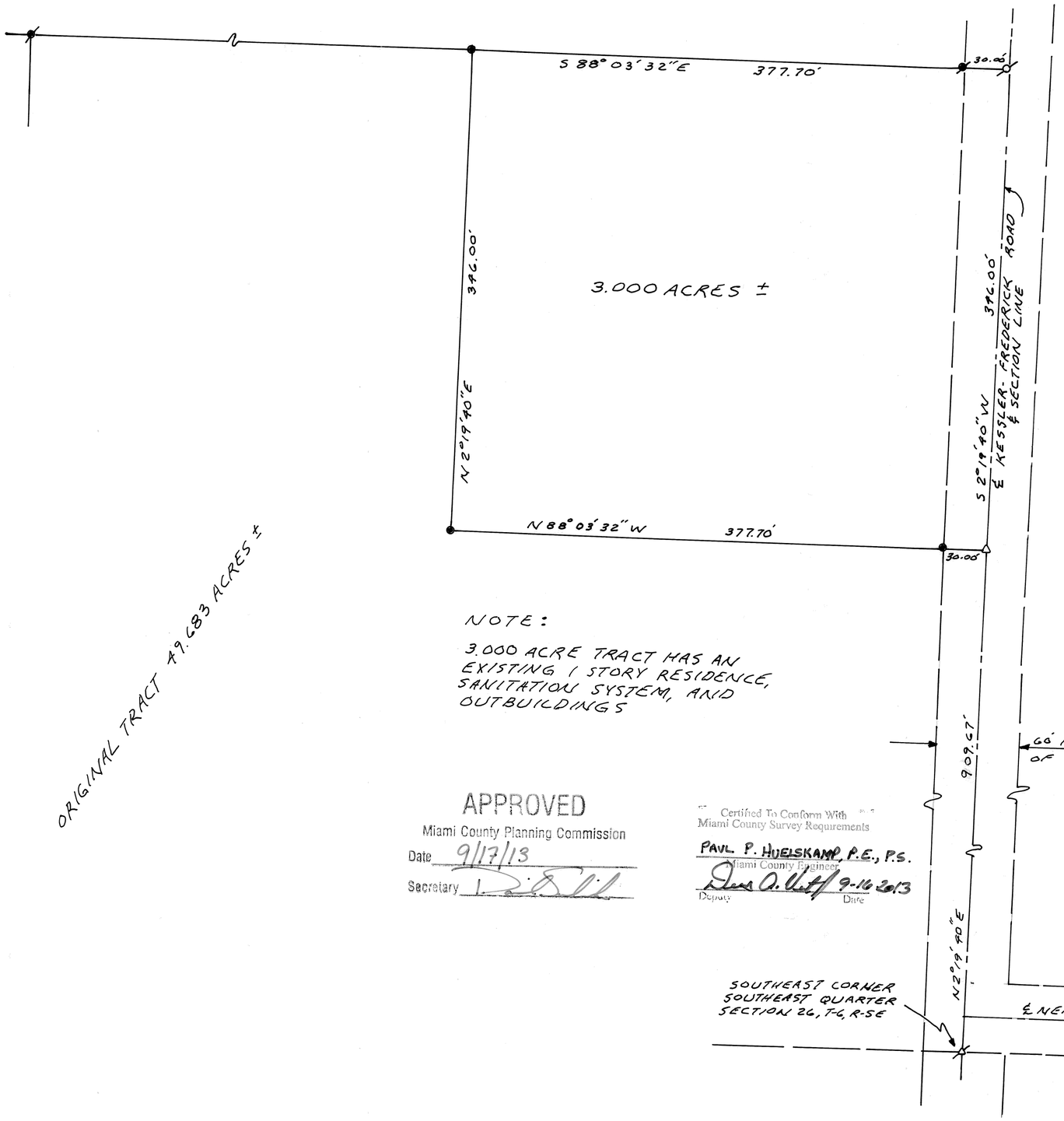
ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
P.O. BOX 13
COVINGTON, OH 45318
CELL: 937-418-0017

6	5-EAST	26	SOUTHEAST	UNION
TOWN	RANGE	SECTION	QUARTER	TOWNSHIP

VOLUME NO. 55 PLAT NO. 59
MIAMI COUNTY ENGINEER'S
RECORD OF SURVEYS
SEPTEMBER 2013

SCALE: 1" = 60'

0 60 120



NOTE:

3.000 ACRE TRACT HAS AN EXISTING 1 STORY RESIDENCE, SANITATION SYSTEM, AND OUTBUILDINGS

APPROVED
Miami County Planning Commission
Date 9/17/13
Secretary

Certified To Conform With
Miami County Survey Requirements
PAUL P. HUELSKAMP, P.E., P.S.
Miami County Engineer
Deputy Date 9-16-2013

N

REFERENCES

DEED BOOK NO. 253 OR PAGE NO. 242
LAND SURVEY BOOK 53 PLAT 187
" " " 15 " 181

LEGEND

- 5/8" CAPPED IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET (PS 5621)
- 1" MONUMENT SPIKE FOUND
- 1" MONUMENT SPIKE SET
- 1" MONUMENT SPIKE OVER R.R. SPIKE FOUND

APPROVED
Subject to Zoning Approval
By
Date 9/19/13
Miami County Health District

STATE OF OHIO
MICHAEL HENRY TREON
5621
REGISTERED SURVEYOR

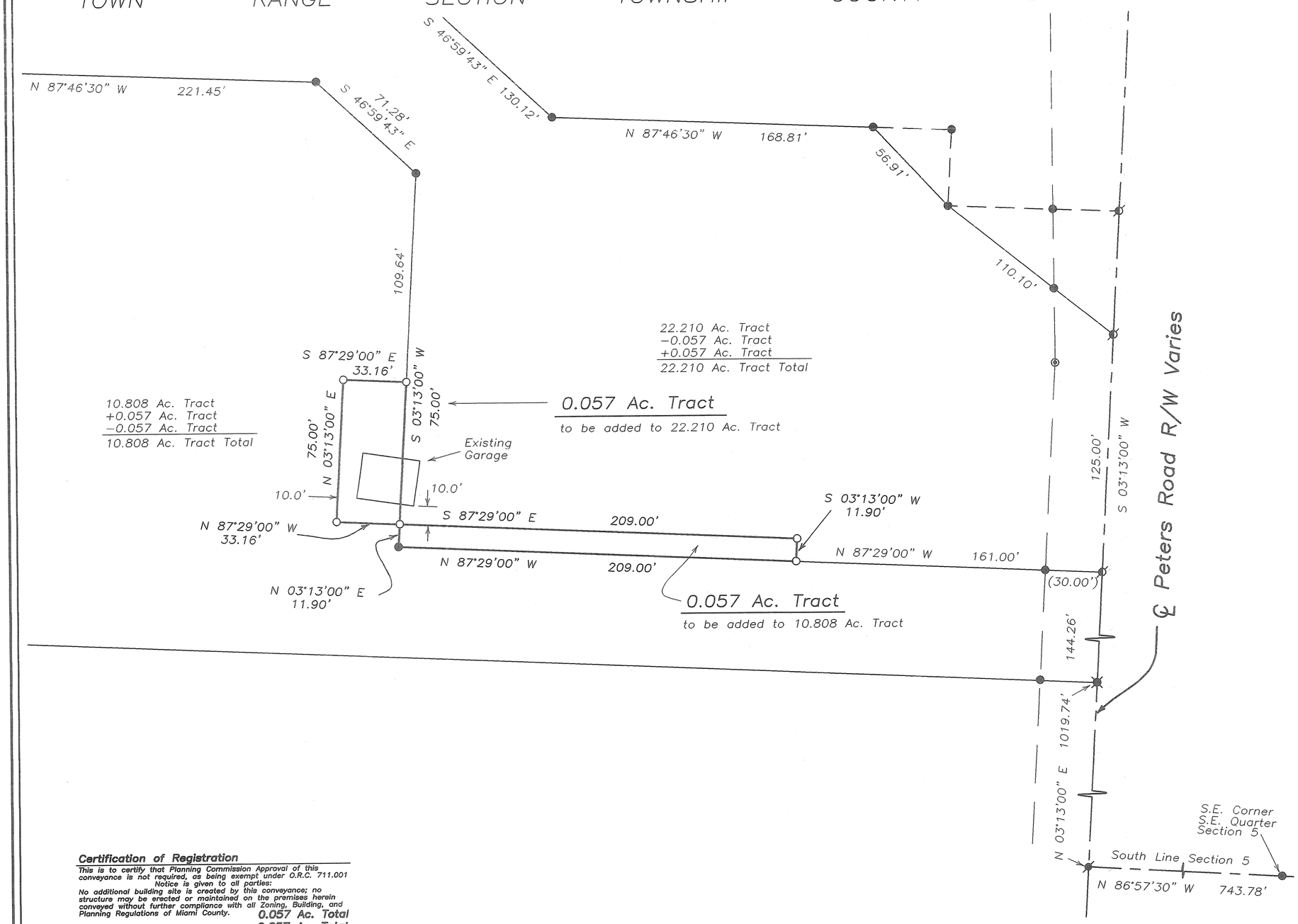
SURVEY FOR
KEN WHEELOCK

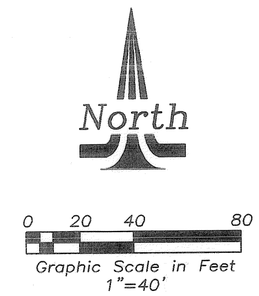
MICHAEL H. TREON TROY, OHIO

REGISTERED SURVEYOR NO. 5621

4	6E	5 SE ¼	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 60
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 Post
- Monument Found
- Pin in Monument Box

References

Miami County Engineer's
Record of Land Surveys
Volume 24, Page 133
Volume 27, Page 98
Volume 30, Page 137
Volume 40, Page 136
Volume 49, Page 47
Volume 53, Page 177
(Basis of Bearings)

Survey split for
Galbreath Realtors

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.

0.057 Ac. Total
0.057 Ac. Total

Secretary
Miami County Planning Commission

Certified to conform with
Miami County Survey Requirements

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

Deputy Date 8.29.2013

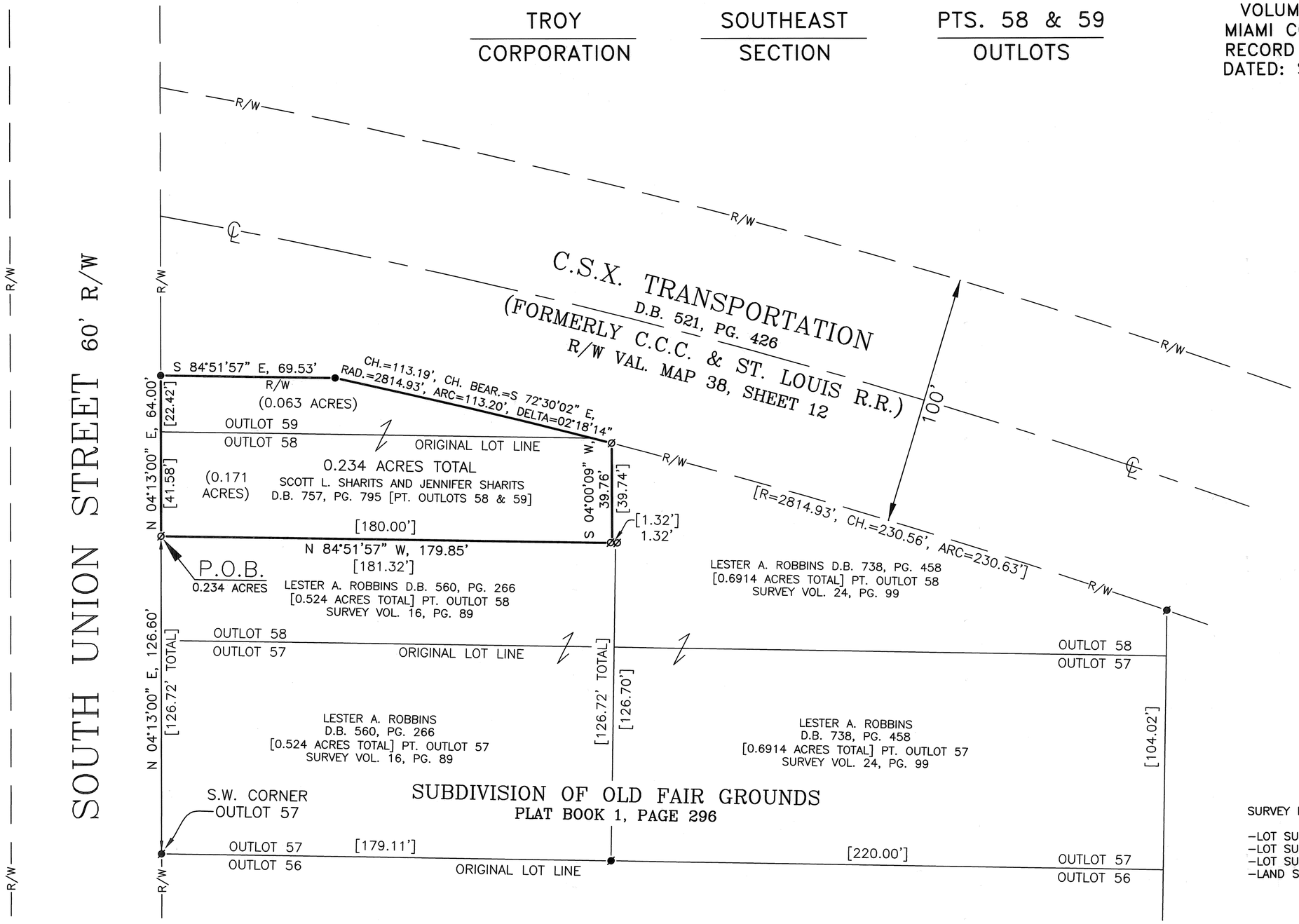
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 8/27/13
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
476 Swailes Road — Troy, OH 45373
JOB NO: 05211 — (937) 339-2921
File Name: C:\Surveys\2011\05211Rimkus\Survey1.dwg
Drawn by: DMC ~ Checked by: MWC

TROY	SOUTHEAST	PTS. 58 & 59
CORPORATION	SECTION	OUTLOTS

VOLUME 55 PAGE 61
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATED: SEPTEMBER 3, 2013



SURVEY REFERENCES:

- LOT SURVEY VOLUME 16, PAGE 89
- LOT SURVEY VOLUME 23, PAGE 134
- LOT SURVEY VOLUME 24, PAGE 99
- LAND SURVEY VOLUME 53, PAGE 135

NOTES:

1. BASIS OF BEARINGS IS N 04°13'00" E, ON THE EAST RIGHT-OF-WAY OF SOUTH UNION STREET PER SURVEY VOLUME 16, PAGE 89 DATED DECEMBER 24, 1981.
2. BRACKETS "[ ]" INDICATE DEED OR PLAT CALL.

LEGEND

- 5/8" DIA. RE-BAR W/PLASTIC CAP (SET) STAMPED "MARK T. SCHOLL P.S. 6599"
- 5/8" DIA. RE-BAR (FOUND), AT GRADE.
- 5/8" DIA. RE-BAR W/PLASTIC CAP (FOUND) STAMPED "R.W.K. P.S. 4370" AT GRADE.

0 15 30 45 60 90 120

SCALE: 1" = 30 FT (1:360)

PLAT OF SURVEY

FOR

LERNER, SAMPSON & ROTHFUSS

PART OF OUTLOTS 58 & 59–SUBDIVISION OF OLD FAIR GROUNDS
503 SOUTH UNION STREET
CITY OF TROY ~ MIAMI COUNTY, OHIO
SEPTEMBER 3, 2013

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

ORIGINAL SEAL RED

MARK T. SCHOLL P.S. NO. 6599

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

DWG. BY:	ACAD FILE: 2701.DWG	FB/PG: 5/63
RCS	PLOT FILE: SCHOLLSTD	PROJECT: 2701

BARTEL PLAT

117.104	13	1 N
ACREAGE	SECTION	TOWNSHIP
11 E	STAUNTON	MIAMI, OHIO
RANGE	TOWNSHIP	COUNTY

VOLUME 55 PLAT 42
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
SEPTEMBER 24, 2013

THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=200
0 200 400

HALF-SECTION LINE
8.88'
33.16'
174.90'
S 35°-33'-40" E
S 35°-34'-28" E
333.30'
Ex. R/W
S 30°-03'-32" E
805.23'
33.14'
66.00'
36.62'
151.39'
S 30°-03'-32" E
126.92'
S 30°-03'-32" E
25.30'
S 29°-50'-29" E
33.00'
S 29°-50'-29" E
995.52'
Ex. R/W
TROY-PIQUA ROAD
66' R/W
40.40'
N 84°-36'-27" W 799.70' TO CL
665.77'
S 04°-58'-42" W
CORPORATION LIMIT
TTF BROWN, LLC
O.R. 318-400

RONALD L. SCHULTZ SR., TRUSTEE
D.B. 575/584
D.B. 717-231
N 60°-01'-09" E
1866.91' TO CL

Ex. R/W
Ex. R/W
℄ CSX RAILROAD
N 11°-17'-03" W
1168.83'
SECTION LINE

TRACT 1
58.552 AC.

58.552 ACRES TOTAL
0.994 WITHIN EX. R/W
57.558 ACRES NET

DALE E. & BARBARA J. BARTEL 1/2
O.R. 26/966
PAMELA S. BARTEL 1/4
D.B. 770/912
MARK E. BARTEL 1/4
D.B. 669/890

32.54'
S 30°-56'-54" E
DETAIL A
332.06' TO CL
S 60°-06'-06" W
42.94'
S 59°-03'-06" W
17.39'
S 30°-56'-54" E
79.98'
S 59°-03'-06" W
70.05'
S 19°-43'-46" E
35.00'
S 30°-22'-41" E
N 59°-37'-19" E
466.47' TO CL
MARK E. & PAMELA S. BARTEL
D.B. 723-210
1.500 ACRES

2301.24' TO CL
N 65°-06'-06" E
NEW DIVISION LINE

100.00'
P.O.B. TRACT 1
95.84'
N 11°-17'-03" W
18.38'
N 43°-25'-33" E
Ex. R/W
N 11°-17'-03" W
493.80'

DETAIL A
3.62'
S 60°-06'-06" W
4.70'
S 19°-24'-08" W
3.00'
S 30°-56'-54" E
NOT TO SCALE

TRACT 2
58.552 AC.

58.552 ACRES TOTAL
0.861 WITHIN EX. R/W
57.691 ACRES NET

P.O.C.
S.W. CORNER
SECTION 13
843.57'
S 85°-02'-57" E
P.O.B. TRACT 2
PK NAIL FOUND IN WOOD
POST 3.16'
N 88°03'20"W OF
CORNER
N 85°-02'-57" W
1784.70'
NOTTIGHAM SUBDIVISION SECTION THREE & SECTION FOUR
REC. 21/92
REC. 22/33
SECTION LINE
Ex. R/W
CORPORATION LIMIT
35.00'
6.51'
843.57'
41.25'
R/W

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- P.K. NAIL FOUND
- △ POST FOUND
- RAILROAD SPIKE FOUND
- MAG NAIL SET

LAND SURVEY REFERENCE
No. 45, PLAT 12
No. 46, PLAT 101

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

8/20/2013
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED
PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554
www.choiceoneengineering.com

DATE: 08-23-2013
DRAWN BY: ajb
JOB NUMBER: MIASTA1301
SHEET NUMBER 1 OF 1

NORTH HALF 13	1	11 M.R.s	STAUNTON	MIAMI
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY

VOLUME 55 PAGE 63
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

LEGEND

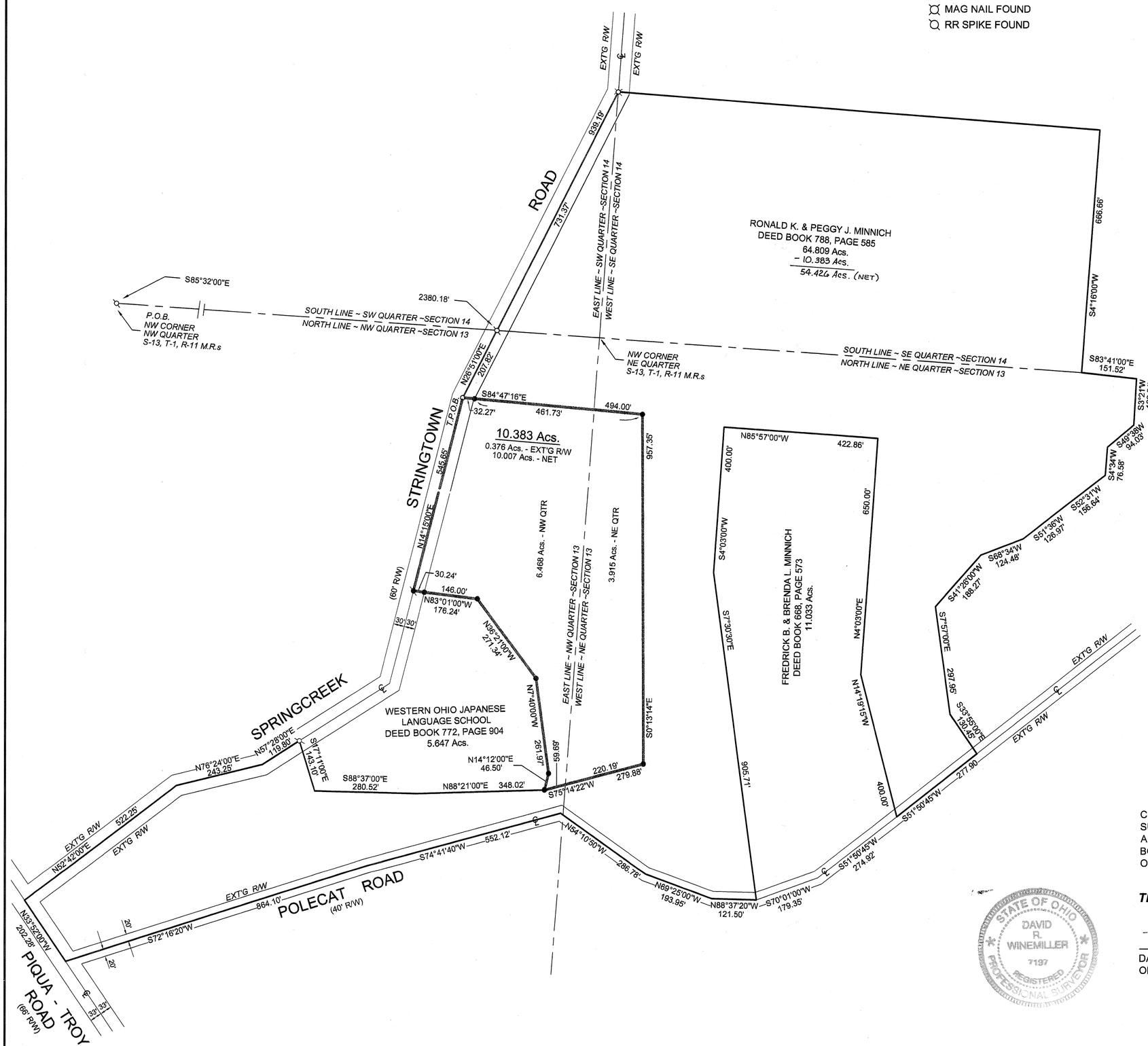
- ○ IRON PIN FOUND (5/8" DIA.)
- ● IRON PIN SET (5/8" DIA. x 30")
- RR SPIKE SET
- MAG NAIL FOUND
- RR SPIKE FOUND

N

GRAPHIC SCALE 0' 100' 200' 300' 400'

1"= 200'

BEARINGS WERE MADE TO AGREE WITH THE BEARING OF THE CENTERLINE OF SPRINGCREEK-STRINGTOWN ROAD (N 14°15'00"E) AS RECORDED IN DEED BOOK 788 PAGE 585 OF THE MIAMI COUNTY DEED RECORDS.



SURVEY REFERENCES

DEED BOOK 788, PAGE 585
MIAMI COUNTY DEED RECORDS

VOLUME 17, PAGE 130
VOLUME 26, PAGE 14
VOLUME 41, PAGE 181
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

PLAT BOOK 10, PAGE 36
MIAMI COUNTY PLAT RECORDS

OCCUPATION

OCCUPATION APPEARS TO AGREE WITH NEW DIVISION LINE. A WIRE FENCE EXIST ALONG THE SOUTHWEST BOUNDARY LINE.

OWNERS

RONALD K. & PEGGY J. MINNICH
DEED BOOK 788, PAGE 585
64.809 Acs.

PLAT OF SURVEY

~FOR~

BRIAN MINNICH

SPRINGCREEK - STRINGTOWN ROAD
TROY, OHIO 45373

SEPTEMBER 23, 2013
DATE OF FIELD WORK: APRIL 4, 2013

CERTIFICATION: I HEREBY 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 WAS SET AS SHOWN.

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED
PROFESSIONAL SURVEYOR

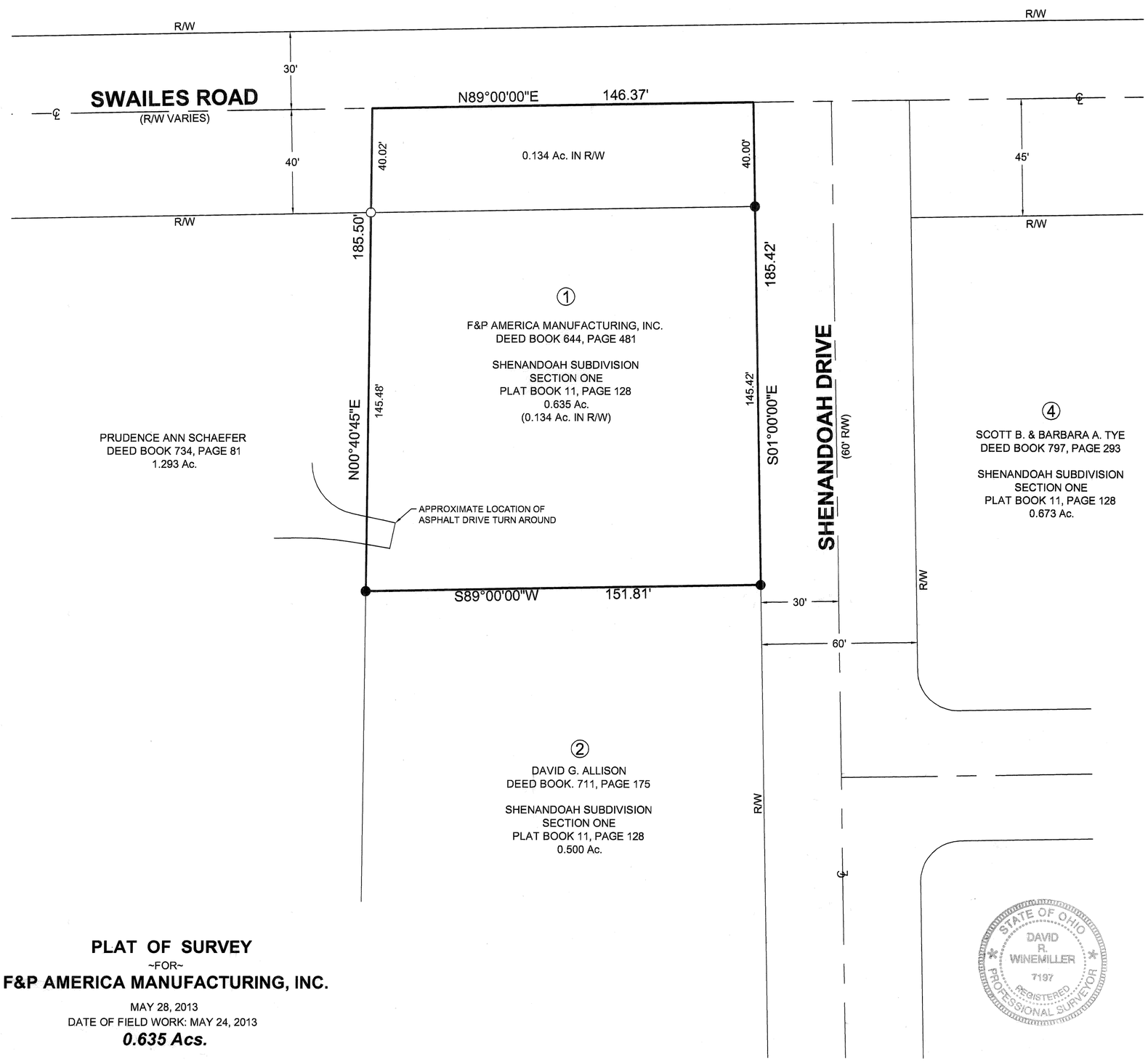
THOMAS WINEMILLER & ASSOCIATES, INC

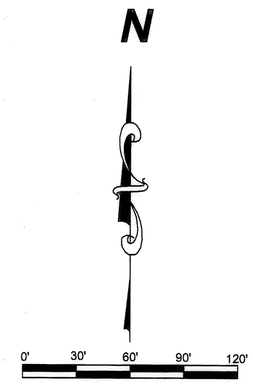
DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
(937).898.5862 898.5716 (FAX)
www.winemillerengineering.com

5	4	6 EAST	CONCORD	MIAMI
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY

VOLUME 55 PLAT 64
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





1"= 30'

BEARINGS WERE MADE TO AGREE WITH THE BEARING OF THE CENTERLINE OF SHENANDOAH DRIVE (S1°00'00"E) AS SHOWN IN PLAT BOOK 11, PAGE 128 OF THE MIAMI COUNTY PLAT RECORDS.

LEGEND

○ IRON PIN FOUND (5/8" DIA.)
● IRON PIN SET (5/8" DIA. x 30")

SURVEY REFERENCES

PLAT BOOK 11, PAGE 128
MIAMI COUNTY PLAT RECORDS

OCCUPATION

ASPHALT DRIVE TURN AROUND APPEARS TO ENCROACH THE WEST LINE OF LOT 1.

OWNERS

F&P AMERICA MANUFACTURING, INC.
DEED BOOK 644, PAGE 481

NOTE:
EAST LINE OF LOT 1 OF SHENANDOAH SUBDIVISION, SECTION 1 WAS ESTABLISHED BY AVERAGING THE CURB ON SHENANDOAH DRIVE.

CERTIFICATION: I HEREBY 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 AS SHOWN.

THOMAS WINEMILLER & ASSOCIATES, INC

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED PROFESSIONAL SURVEYOR

DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

PLAT OF SURVEY

~FOR~

F&P AMERICA MANUFACTURING, INC.

MAY 28, 2013
DATE OF FIELD WORK: MAY 24, 2013
0.635 Acs.

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
(937).898.5862 898.5716 (FAX)
www.winemillerengineering.com

CITY OF TROY
MIAMI COUNTY, OHIO
PART INLOT 3012

VOLUME 55 PAGE 65
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

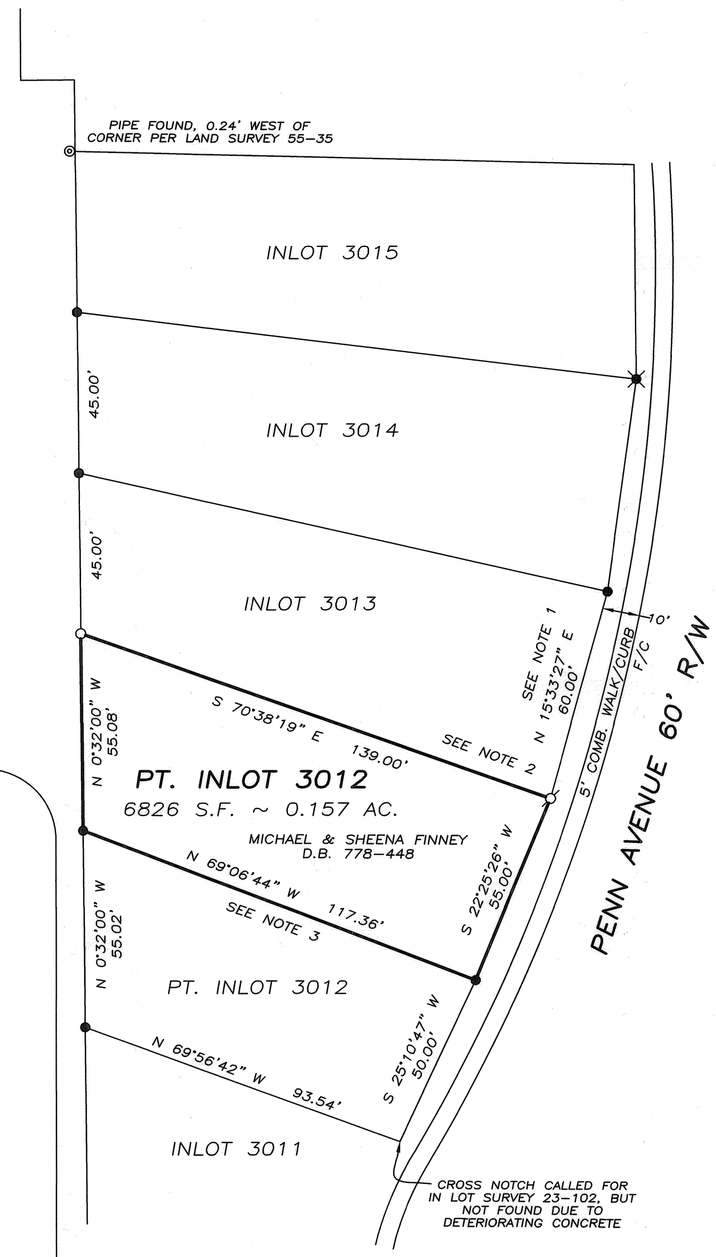
NOTES:

1. PENN AVENUE IS ON A CURVE WITH NO RADIUS SPECIFIED (SEE PLAT BOOK 4, PAGE 51). LOT DIMENSIONS SHOWN ARE CHORD BEARINGS AND DISTANCES. ORIGINAL LENGTHS ARE CALLED FOR ON RECORDER'S PLAT. THE EXISTING RIGHT-OF-WAY IS 10' BEHIND THE FACE OF THE EXISTING CURB, ALSO AS SHOWN ON RECORDER'S PLAT.

2. INLOT 3014 WAS RECENTLY RE-SURVEYED WITH ALL CORNER MONUMENTS DOCUMENTED BY LAND SURVEY 55-35. NORTH LINE OF INLOT 3012 WAS ESTABLISHED FOR THIS SURVEY BY HOLDING PLATTED DIMENSIONS FOR INLOT 3013 FROM MONUMENTS FOUND ON INLOT 3014. MAG SPIKE AT NORTHEAST CORNER OF TRACT SET HOLDING 60.00' FROM IRON PIN FOUND TO THE NORTH, AND HOLDING 10.00' FROM FACE OF CURB. IRON PIN AT NORTHWEST CORNER SET HOLDING ORIGINAL PLAT DISTANCE OF 139.00' FROM MAG SPIKE, AND HOLDING 45.00' FROM IRON PIN TO THE NORTH, WHICH ALSO CLOSELY MATCHES PLAT DISTANCE OF 110.00' FROM SOUTHWEST CORNER OF INLOT 3012.

3. PAST DEEDS DESCRIBING THE SOUTH PART OF INLOT 3012 ARE INCONSISTENT WITH EACH OTHER, AND NOT IN ACCORDANCE WITH STANDARDS FOR MODERN LEGAL DESCRIPTIONS. SOME SHOW NORTH LINE OF SOUTH PART OF INLOT BEING PARALLEL TO THE SOUTH LINE OF INLOT 3012. SOME DO NOT. NONE OF THE OLD DESCRIPTIONS WERE BASED UPON BOUNDARY SURVEYS OF RECORD. LOT SURVEY 23-102 FROM AUGUST 2002 ESTABLISHED THE DIMENSIONS OF THE SOUTH PART OF INLOT 3012 WITH MONUMENTS SET AT ALL CORNERS. THIS SURVEY USES THE NORTH LINE OF THE SOUTH PART OF INLOT 3012 AS ESTABLISHED BY LOT SURVEY 23-102 TO ALSO ESTABLISH THE SOUTH LINE OF THE NORTH PART OF SAID INLOT.

4. RECENT LAND SURVEY 55-48 SHOWS PINS FOUND OR SET AT ALL CORNERS OF INLOTS 3011 AND 3012, ALONG WITH IRON PINS SET AT BREAK POINTS ALONG PENN AVENUE CURVE. HOWEVER, NONE OF THE SET PINS SO IDENTIFIED WERE FOUND IN THE FIELD, AND SOME OF THE DISTANCES SHOWN WERE INCONSISTENT WITH THE RECORD PLAT. THUS LAND SURVEY 55-48 IS SHOWN IN THE REFERENCES, BUT INFORMATION FROM THAT SURVEY WAS NOT USED IN ESTABLISHING BOUNDARY LINES FOR THIS SURVEY.



LEGEND

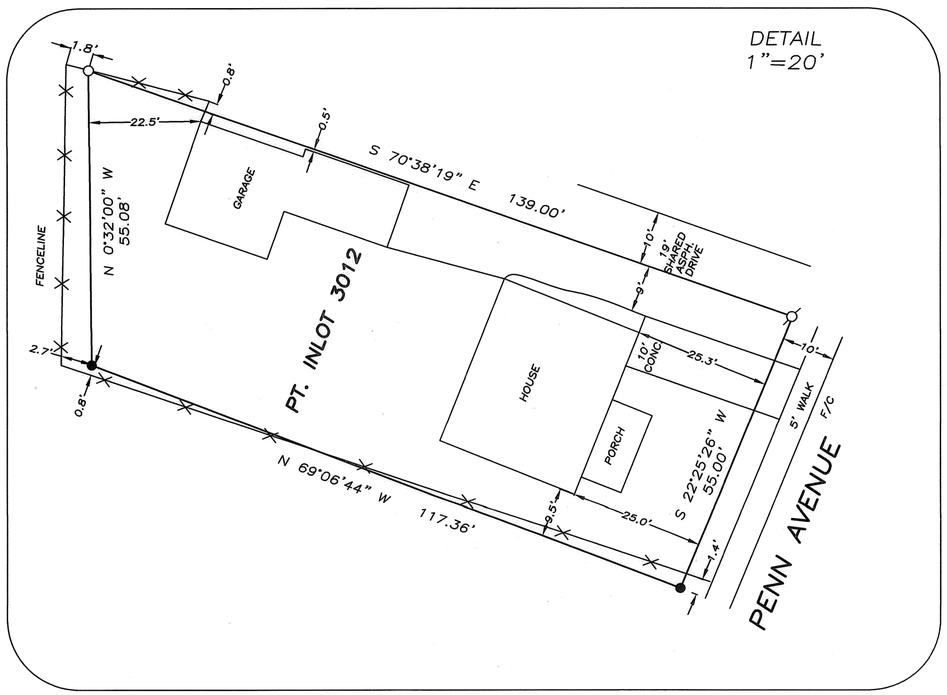
- ○ IRON PIN SET (5/8" x 30" CAPPED)
- ● IRON PIN FOUND
- MAG SPIKE SET
- RAILROAD SPIKE FOUND
- ⊙ IRON PIPE FOUND

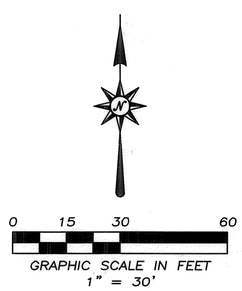
REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 23, PAGE 102

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 55, PAGE 35
VOLUME 55, PAGE 48 (SEE NOTE 4)

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 4, PAGE 37
PLAT BOOK 4, PAGE 51
DEED BOOK 767, PAGE 263
DEED BOOK 778, PAGE 448





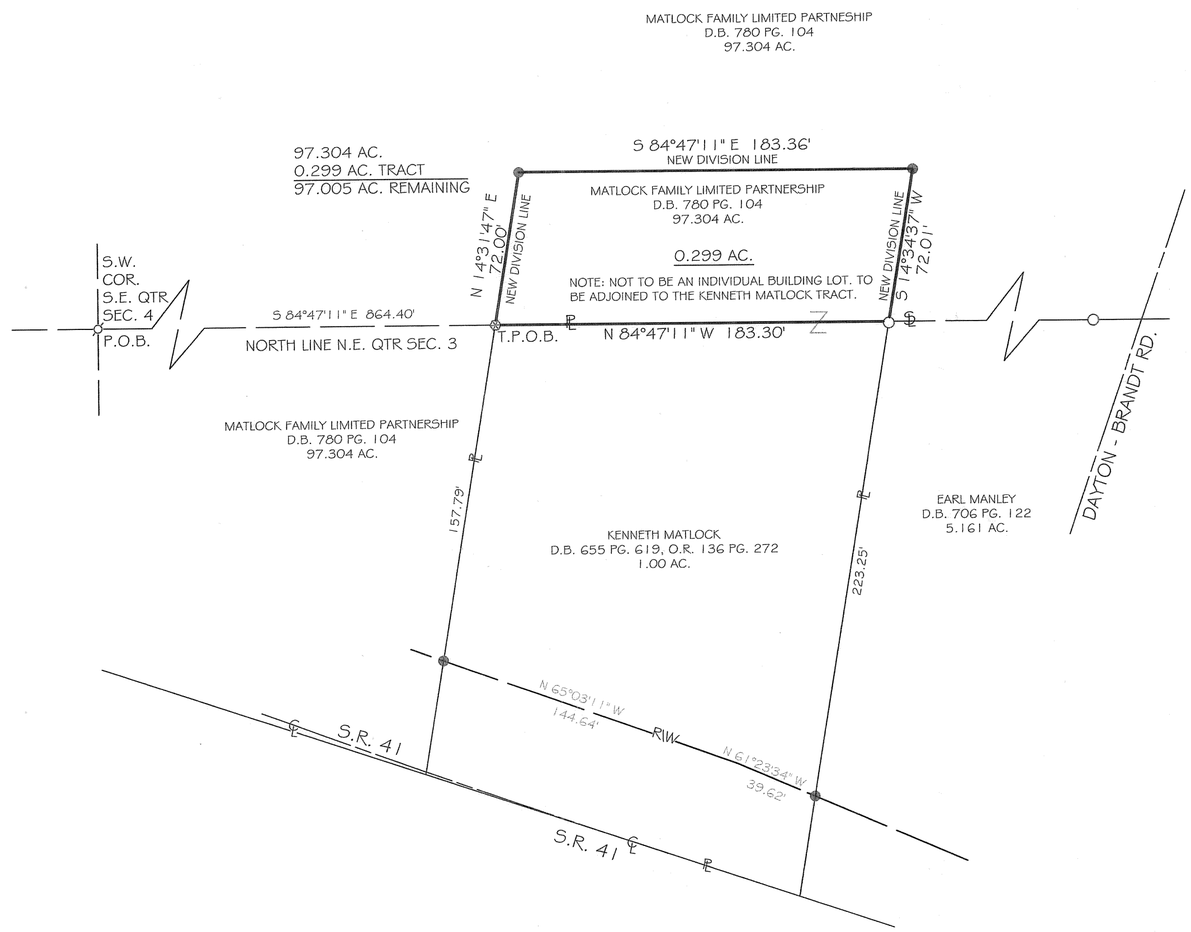
SURVEY FOR FINNEY PROPERTY
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 15, 2013

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

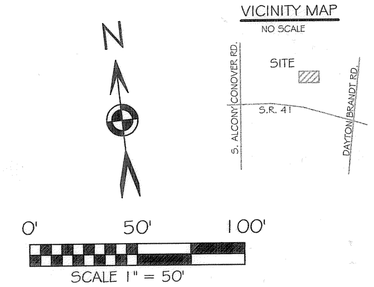
THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

ELIZABETH	2	10 B.M.R.S.	4 SE1\4
TOWNSHIP	TOWN	RANGE	SECTION

VOLUME 55 PAGE 66
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS



VICINITY MAP
NO SCALE



BASIS OF BEARING: BEARINGS ARE BASED UPON OHIO STATE PLANE, SOUTH ZONE 3402 NAD 83, GRID. DISTANCES SHOWN ARE GROUND.

LEGEND

- ● 5/8x30" IRON PIN (SET) W PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- ○ 5/8" SMOOTH BAR (FOUND)
- ⌀ P.K. NAIL (FOUND)
- ⊗ STONE (FOUND)

REFERENCES

LND SUR. 8 PG. 162
LND SUR. 12 PG. 171
LND SUR. 26 PG. 72

ON FILE IN THE MIAMI CO. ENGINEER'S RECORD OF LAND SURVEYS, TAX MAP OFFICE

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD PLANE ACCORDING TO FLOOD INSURANCE RATE MAP, 39109C0200E EFFECTIVE DATE OF AUG. 2, 2011 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

DEPUTY 9-24-2013
DATE

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

NOTICE IS GIVEN TO ALL PARTIES:

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

(0.300 ACRE TRACT)

SECRETARY
MIAMI COUNTY PLANNING COMMISSION

9/25/2013
DATE

STATE OF OHIO
CHRISTOPHER S. HARMON
S-7988
REGISTERED
PROFESSIONAL SURVEYOR

CHRISTOPHER S. HARMON P.S. #7988

7/24/13
DATE

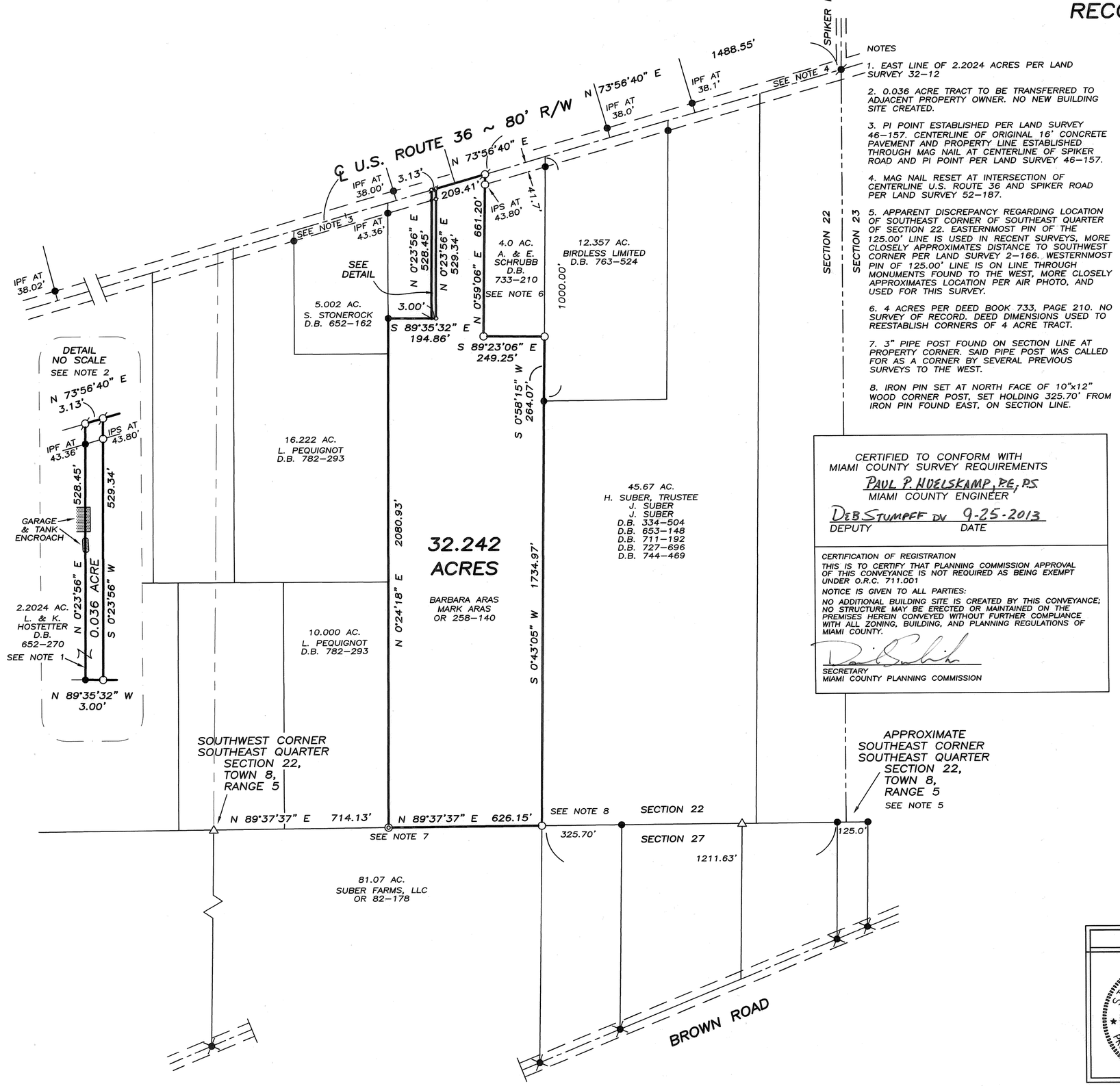
SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN JULY, 2013 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332
LOCKTWOSURVEYING@NKTELCO.NET
#13026

WASHINGTON TOWNSHIP	22 SE ¼ SECTION	8 TOWN	5 RANGE

VOLUME 55 PAGE 67

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTES

1. EAST LINE OF 2.2024 ACRES PER LAND SURVEY 32-12

2. 0.036 ACRE TRACT TO BE TRANSFERRED TO ADJACENT PROPERTY OWNER. NO NEW BUILDING SITE CREATED.

3. PI POINT ESTABLISHED PER LAND SURVEY 46-157. CENTERLINE OF ORIGINAL 16' CONCRETE PAVEMENT AND PROPERTY LINE ESTABLISHED THROUGH MAG NAIL AT CENTERLINE OF SPIKER ROAD AND PI POINT PER LAND SURVEY 46-157.

4. MAG NAIL RESET AT INTERSECTION OF CENTERLINE U.S. ROUTE 36 AND SPIKER ROAD PER LAND SURVEY 52-187.

5. APPARENT DISCREPANCY REGARDING LOCATION OF SOUTHEAST CORNER OF SOUTHEAST QUARTER OF SECTION 22. EASTERNMOST PIN OF THE 125.00' LINE IS USED IN RECENT SURVEYS, MORE CLOSELY APPROXIMATES DISTANCE TO SOUTHWEST CORNER PER LAND SURVEY 2-166. WESTERNMOST PIN OF 125.00' LINE IS ON LINE THROUGH MONUMENTS FOUND TO THE WEST, MORE CLOSELY APPROXIMATES LOCATION PER AIR PHOTO, AND USED FOR THIS SURVEY.

6. 4 ACRES PER DEED BOOK 733, PAGE 210. NO SURVEY OF RECORD. DEED DIMENSIONS USED TO REESTABLISH CORNERS OF 4 ACRE TRACT.

7. 3" PIPE POST FOUND ON SECTION LINE AT PROPERTY CORNER. SAID PIPE POST WAS CALLED FOR AS A CORNER BY SEVERAL PREVIOUS SURVEYS TO THE WEST.

8. IRON PIN SET AT NORTH FACE OF 10"x12" WOOD CORNER POST, SET HOLDING 325.70' FROM IRON PIN FOUND EAST, ON SECTION LINE.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP, PE, PS
MIAMI COUNTY ENGINEER

DEB STUMPFF DV 9-25-2013
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.

SECRETARY
MIAMI COUNTY PLANNING COMMISSION

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- RAILROAD SPIKE FOUND
- ◎ 3" PIPE POST
- □ STONE FOUND
- MAG NAIL SET
- MAG NAIL RESET
- △ WOOD CORNER POST

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 2, PAGE 166
VOLUME 2, PAGE 199
VOLUME 4, PAGE 227
VOLUME 22, PAGE 38
VOLUME 32, PAGE 12
VOLUME 32, PAGE 99
VOLUME 33, PAGE 20
VOLUME 35, PAGE 155
VOLUME 36, PAGE 126
VOLUME 39, PAGE 80
VOLUME 40, PAGE 100
VOLUME 45, PAGE 70
VOLUME 46, PAGE 157
VOLUME 50, PAGE 142
VOLUME 52, PAGE 186
VOLUME 52, PAGE 187
VOLUME 55, PAGE 4

ODOT CONSTRUCTION PLANS FEDERAL AID PROJECT 652-A PAGE 9 OF 30

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 652, PAGE 270
DEED BOOK 733, PAGE 210
OR VOLUME 258, PAGE 140

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

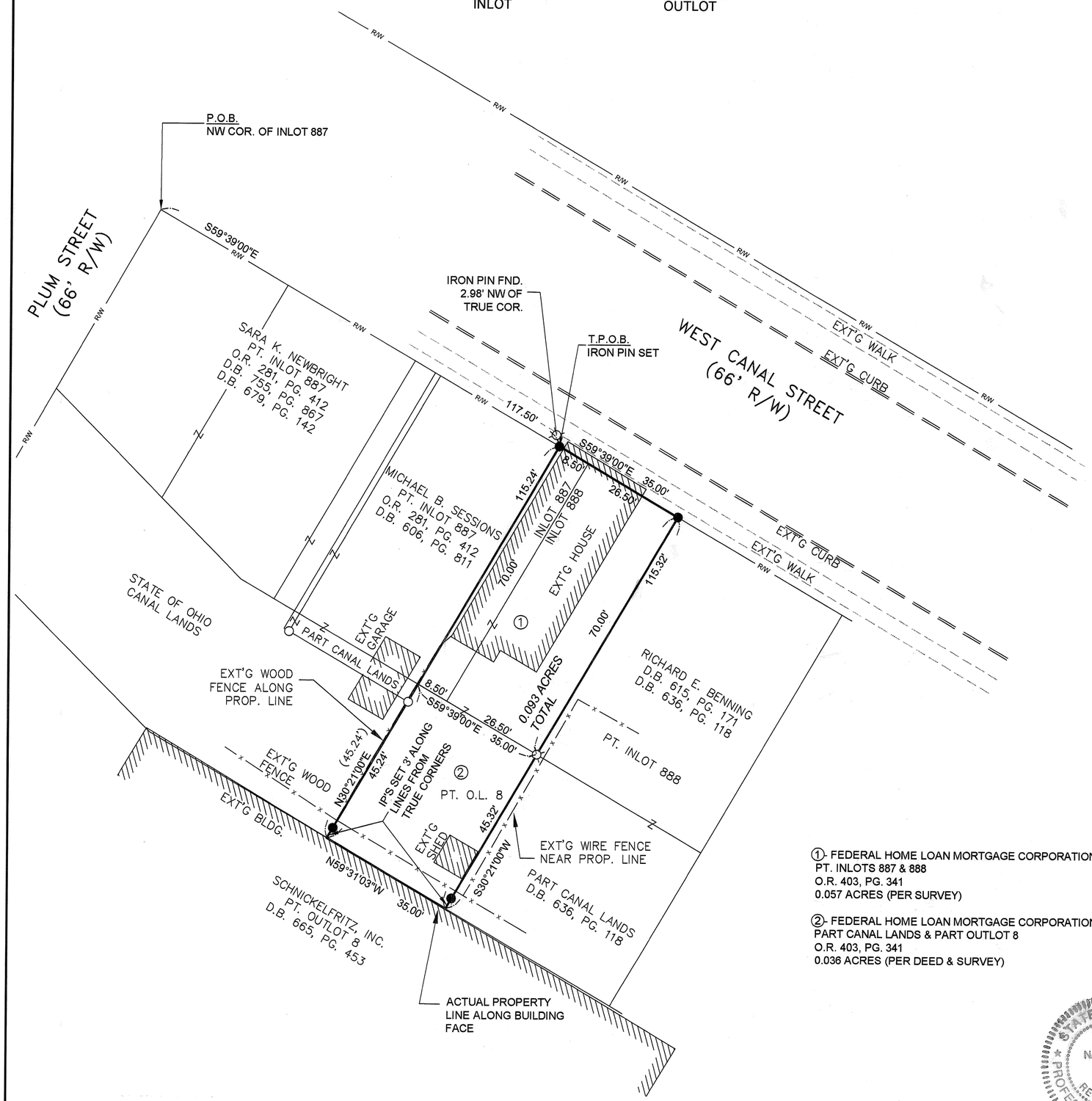
SURVEY FOR BARBARA & MARK ARAS
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 15, 2013

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

28	5 NORTH	6 EAST, M.R.s	TROY	CONCORD	MIAMI
SECTION	TOWN	RANGE	CITY	TOWNSHIP	COUNTY
		PART 887 & PART 888	8		
		INLOT	OUTLOT		

VOLUME 55 PAGE 68
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



N

GRAPHIC SCALE 0' 10' 20' 30' 40'

1"= 20'

BEARINGS WERE MADE TO AGREE WITH THE BEARING OF THE SOUTH LINE OF WEST CANAL STREET (S 59°39'00"E) AS RECORDED IN VOL. 18, PG. No. 112 THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS.

LEGEND

- ○ IRON PIN FOUND (5/8" DIA.)
- ● IRON PIN SET (5/8" DIA. x 30")
- ⌀ IRON PIN FOUND (3/4" DIA.)

SURVEY REFERENCES

O.R. 403, PG. 341
MIAMI COUNTY DEED RECORDS

VOLUME 18, PAGE 112
VOLUME 13, PAGE 83
MIAMI COUNTY ENGINEER'S
RECORD OF LOT SURVEYS

OCCUPATION

OCCUPATION IN GENERAL APPEARS TO AGREE WITH OWNERSHIP AS SHOWN. EXISTING HOUSE ENCROACHES INTO PUBLIC R/W AS SHOWN.

OWNERS

FEDERAL HOME LOAN MORTGAGE CORPORATION
O.R. 403, PG. 341
0.093 Acs. (BY SURVEY)

① - FEDERAL HOME LOAN MORTGAGE CORPORATION
PT. INLOTS 887 & 888
O.R. 403, PG. 341
0.057 ACRES (PER SURVEY)

② - FEDERAL HOME LOAN MORTGAGE CORPORATION
PART CANAL LANDS & PART OUTLOT 8
O.R. 403, PG. 341
0.036 ACRES (PER DEED & SURVEY)

PLAT OF SURVEY

~FOR~

BETTER HOMES & GARDENS - BIG HILL REALTY

PART INLOTS 887 & 888, AND PART ABANDONED ERIE CANAL LANDS
112 W. CANAL STREET
TROY, OHIO 45373

SEPTEMBER 18, 2013
DATE OF FIELD WORK: SEPTEMBER 17, 2013

CERTIFICATION: I HEREBY 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 WAS SET AS SHOWN.

STATE OF OHIO
NATHAN D. TIREY
S-8470
REGISTERED
PROFESSIONAL SURVEYOR

THOMAS WINEMILLER & ASSOCIATES, INC

NATHAN D. TIREY
OHIO REGISTERED LAND SURVEYOR No. 8470

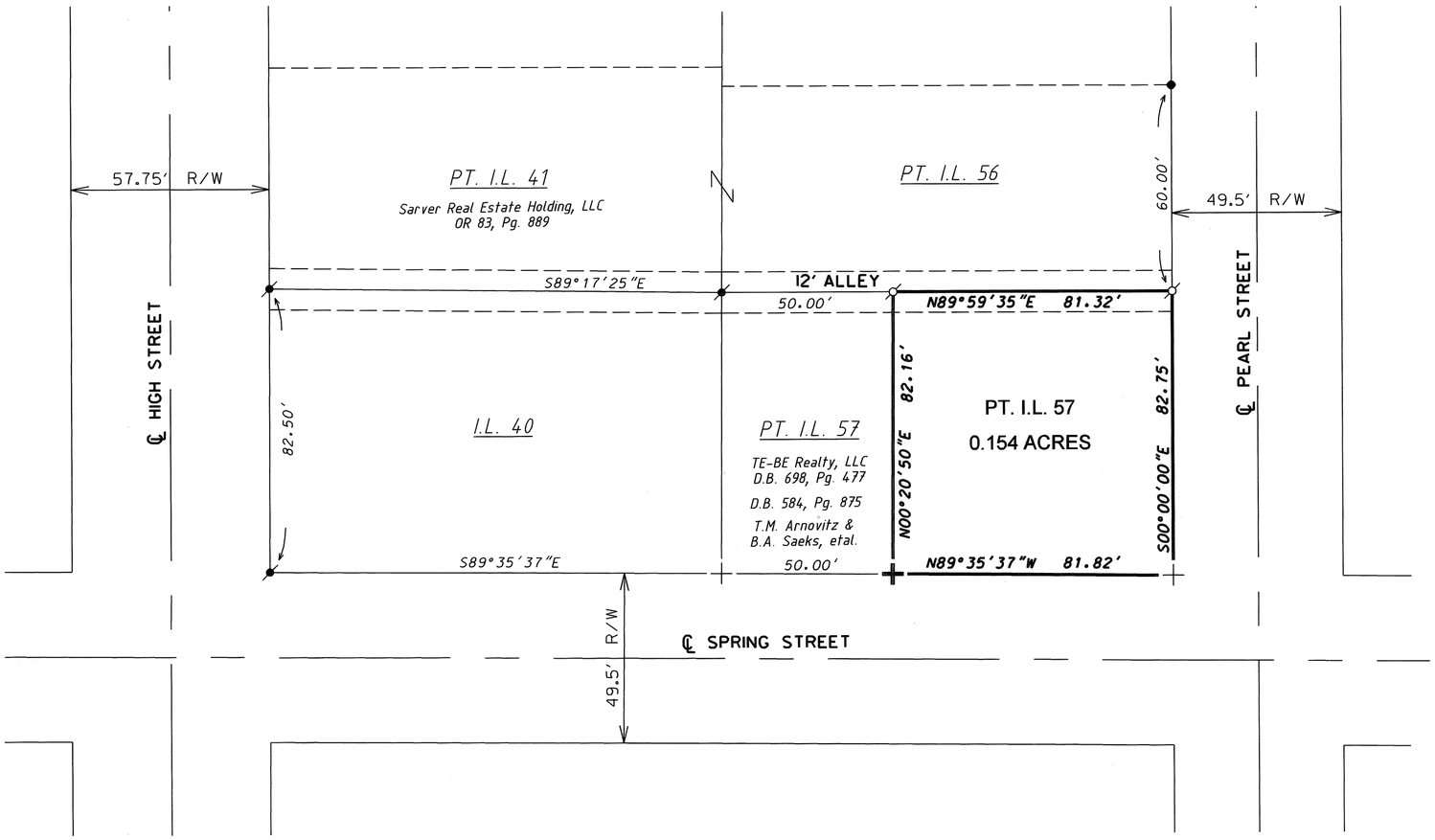
THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
(937).898.5862 898.5716 (FAX)
www.winemillerengineering.com

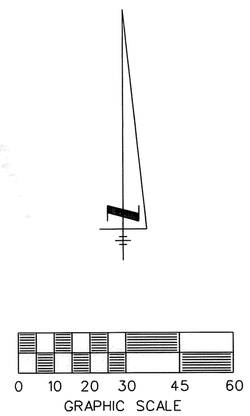
VILLAGE OF COVINGTON
CORPORATION

13
TAX MAP

PT. 57
INLOT

VOLUME 55 PAGE 69
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





BASIS OF BEARING IS THE CENTERLINE OF
PEARL STREET ASSUMED DUE NORTH.

SURVEY OF PT. INLOT 57
IN COVINGTON, OHIO
FOR JOHN & DEB WEIKERT

- LEGEND -

- MAG NAIL FOUND
- IRON PIN FOUND
- CROSS CUT FOUND
- CROSS CUT SET
- MAG NAIL SET

REFERENCES

COVINGTON PLAT 13

VOL. 19, PG. 111
VOL. 2, PG. 75 } MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

VOL. 53, PG. 19 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

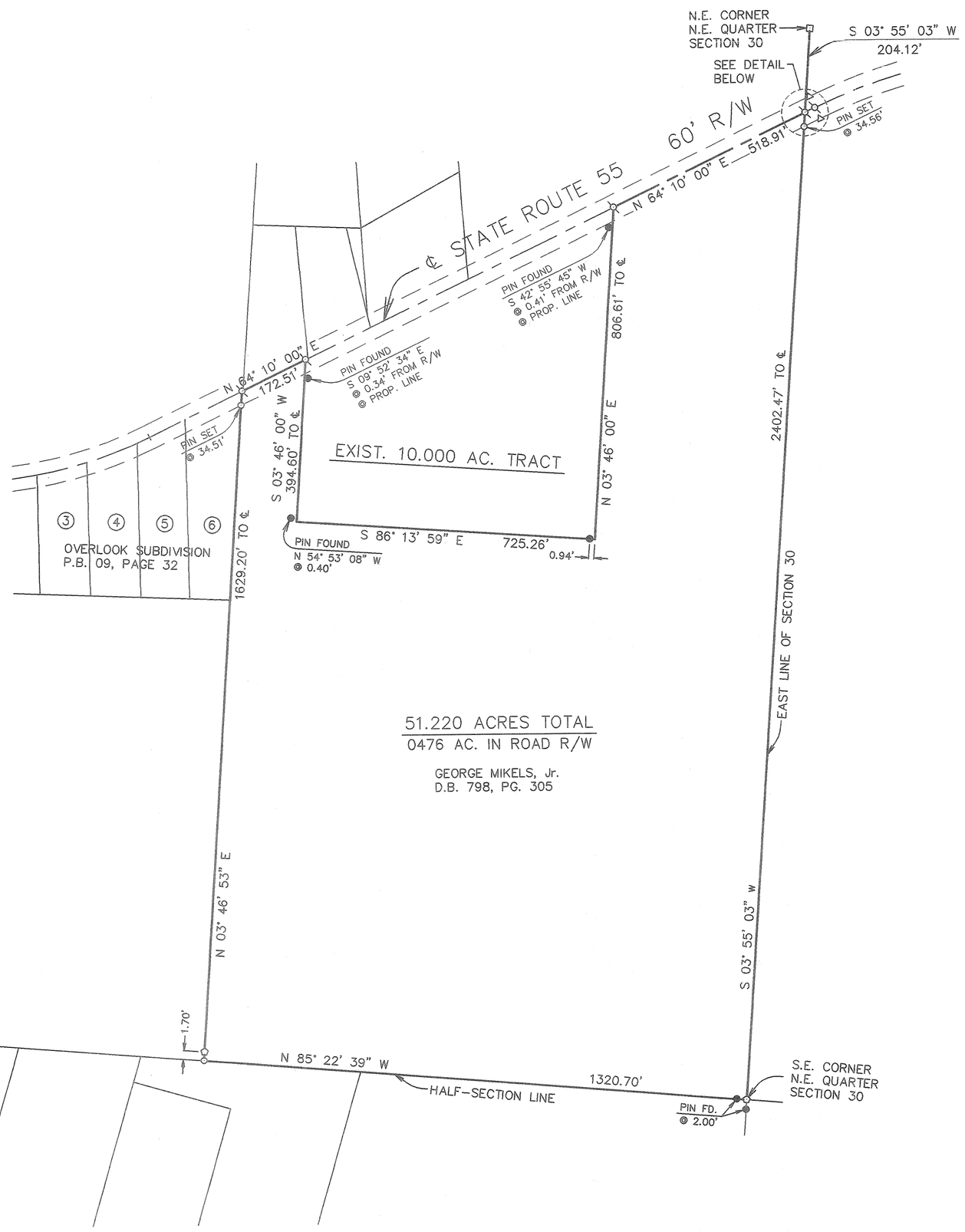
STATE OF OHIO
ROBERT L. CRON 8140
REGISTERED
PROFESSIONAL SURVEYOR

Robert L Cron Sept. 30, 2013
ROBERT L. CRON, P.S. #8140 DATE

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
P.O. BOX 13
COVINGTON, OH 45318 **CELL: 937-418-0017**

2	10BTMRS	NE 1/4-30	Lostcreek	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 70
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



N

SCALE: 1"=200'

0 100 200 300 400

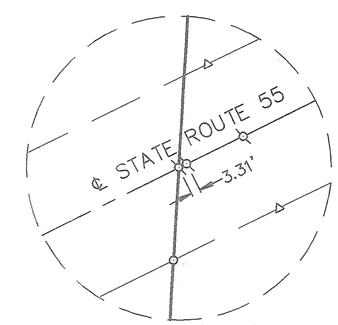
LEGEND

- MAG NAIL SET
- IRON PIN FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- 6" WOOD FENCE POST FOUND
- STONE FOUND
- 5/8" ø CAPPED IRON PIN SET (COZATT, S6001)

REFERENCES

Miami County Engineer's Record of Land Surveys:
Vol. 04, Pg. 263
Vol. 04, Pg. 348
Vol. 04, Pg. 349
Vol. 05, Pg. 137
Vol. 15, Pg. 148
Vol. 17, Pg. 37
Vol. 22, Pg. 116
Vol. 32, Pg. 174
Vol. 33, Pg. 68
Vol. 34, Pg. 85
Vol. 43, Pg. 97
Vol. 51, Pg. 09

P.B. 09, Pg. 32 — Miami County Recorder's Plat Records



DETAIL
NO SCALE

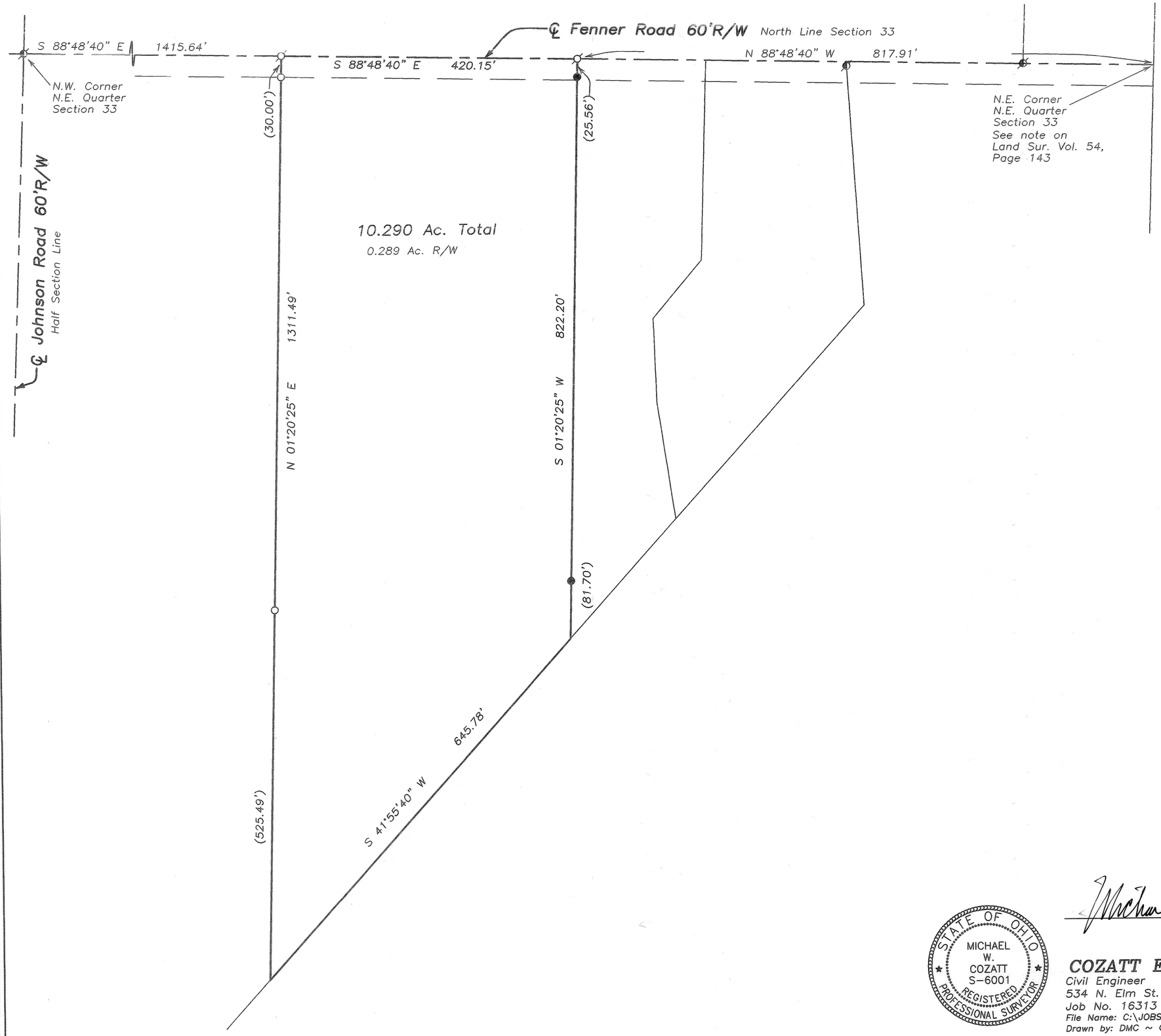
SURVEY OF 51.220 ACRES FOR GEORGE MIKELS, Jr.

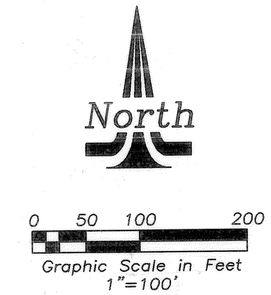
Michael W. Cozatt 9/26/13
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineering Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 17013 Ph. (937) 339-2921

7	5	33 NE ¼	NEWTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 71
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 20, Page 6
Volume 26, Page 7
Volume 54, Page 143
(Basis of Bearings)

Survey of 10.290 Ac.
Phillip & Christine Shellenberger

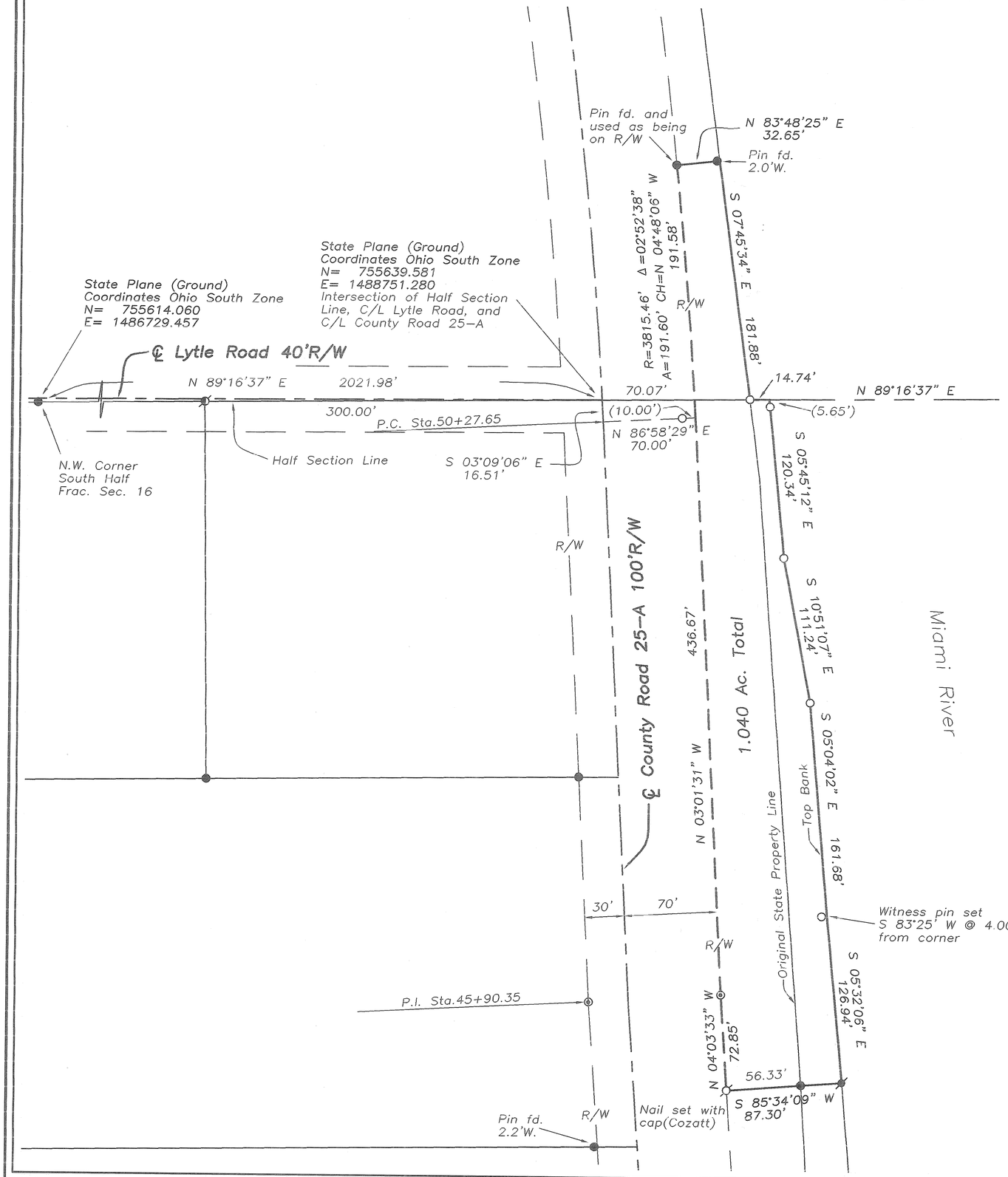
STATE OF OHIO
MICHAEL W. COZATT S-6001
REGISTERED PROFESSIONAL SURVEYOR

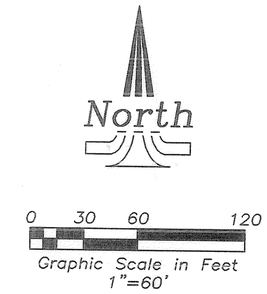
Michael W. Cozatt 9/26/13
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 16313 — (937) 339-2921
File Name: C:\JOBS\2013\16313.dwg
Drawn by: DMC ~ Checked by: MWC

5	6E	Frac. 16	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 72
Miami County Engineer's
Record of Land Surveys





Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- Nail Found
- 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 19, Page 98
- Volume 21, Page 116
- Volume 21, Page 189
- Volume 32, Page 38

Miami County Recorder's Plat Records
- Volume 12, Page 79

Miami County Recorder's Deed Records
- O.R.Vol. 274, Page 497

Miami & Erie Canal Plat

Survey of 1.040 Ac. for Esther Tester Trust

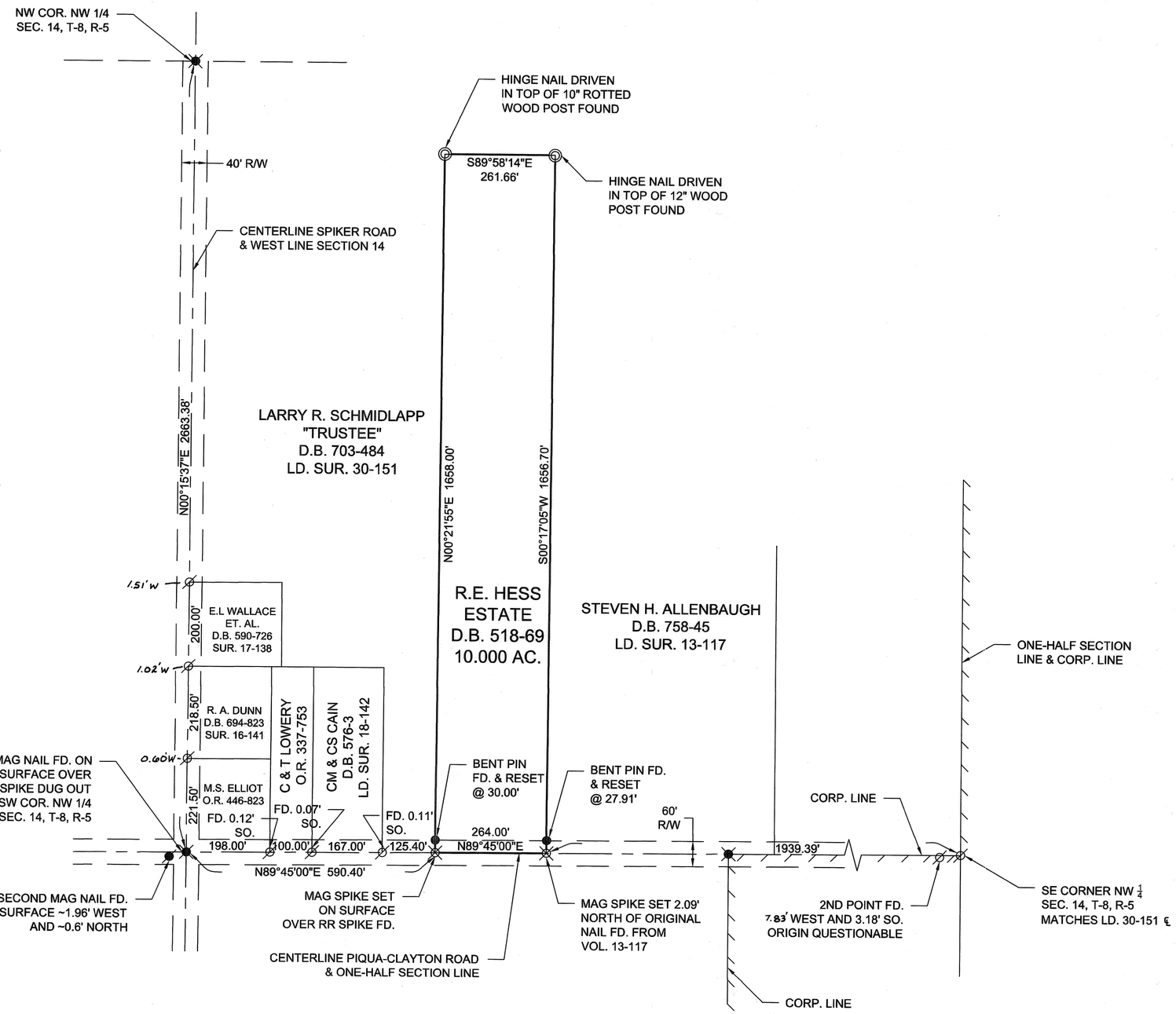
STATE OF OHIO
MICHAEL W. COZATT S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 9/27/13
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 16913
File Name: C:\Jobs\2013\16913.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

WASHINGTON	14 - NW/4	8	5E
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 73
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



REFERENCES

LAND SURVEY VOL. 13, PG. 117
LAND SURVEY VOL. 16, PG. 141
LAND SURVEY VOL. 17, PG. 138
LAND SURVEY VOL. 18, PG. 142
LAND SURVEY VOL. 29, PG. 114
LAND SURVEY VOL. 30, PG. 151
DEED BOOK 503-834
DEED BOOK 518-69

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" CAPPED IRON PIN SET
- RR SPIKE FOUND
- MAG SPIKE SET
- MAG NAIL FOUND ON SURFACE PREVIOUSLY SET OVER RAILROAD SPIKE
- MAG NAIL SET OVER RR SPIKE
- ◎ WOOD POST FOUND AS CALLED FOR AS PROPERTY CORNER IN LAND BOOK 13, PLAT 117
- CITY OF PIQUA CORP. LINE

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

SURVEY FOR R.E. HESS ESTATE IN
MIAMI COUNTY, OHIO ~ OCTOBER 6, 2013

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

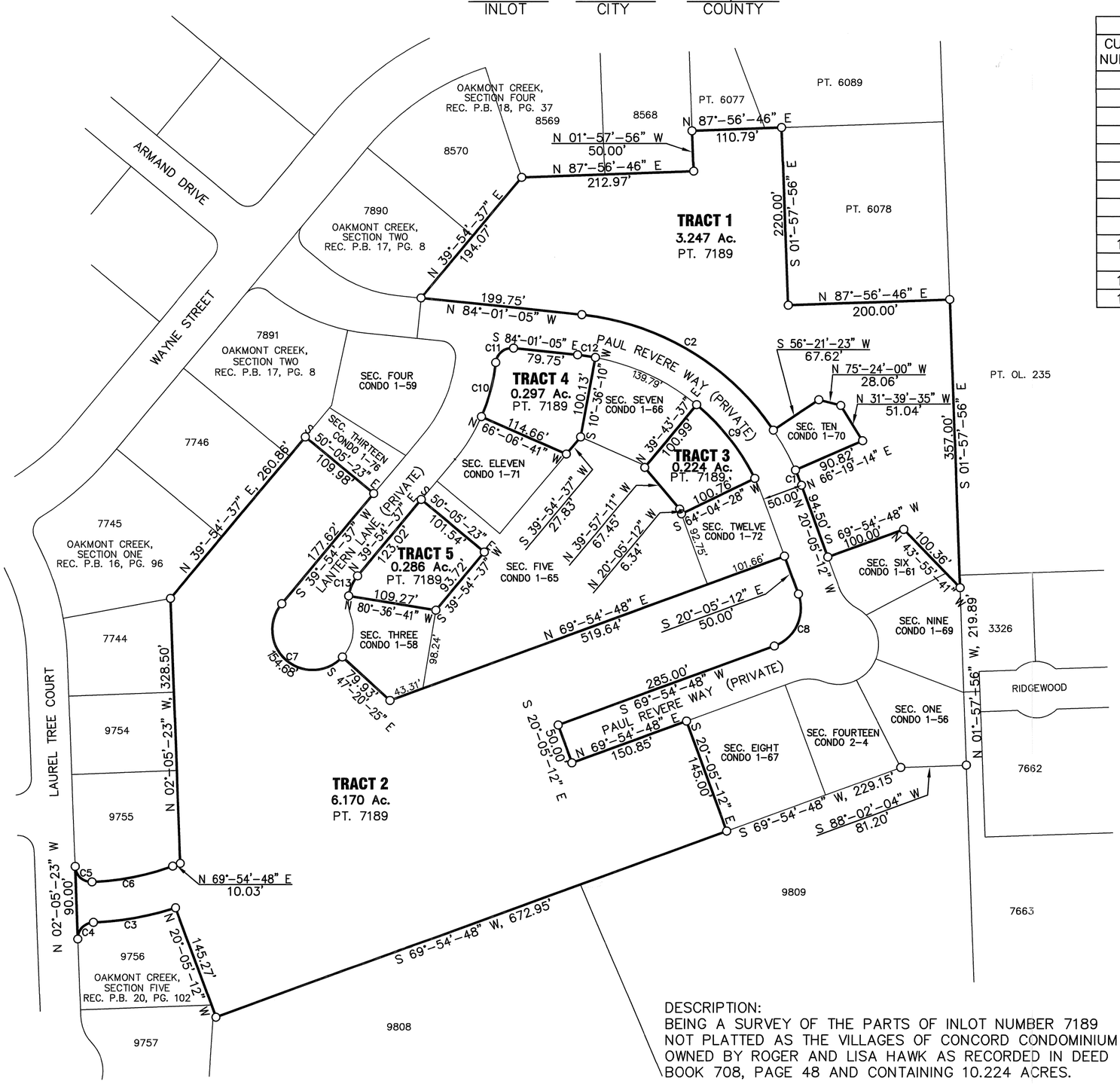
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

Drawn by: KCM

THE VILLAGES OF CONCORD CONDOMINIUM
REMAINDER PLAT

PT. 7189 INLOT | TROY CITY | MIAMI, OHIO COUNTY

VOLUME 55 PLAT 74
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
OCTOBER 2013



CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	325.00'	03°-35'-34"	20.38'	20.38'	N 21°-52'-59" W
2	325.00'	50°-22'-28"	285.74'	276.63'	N 58°-49'-51" W
3	375.00'	15°-48'-41"	103.48'	103.16'	S 80°-00'-40" W
4	20.00'	90°-00'-24"	31.42'	28.29'	S 42°-54'-49" W
5	20.00'	89°-59'-29"	31.41'	28.28'	S 47°-05'-08" E
6	325.00'	18°-00'-20"	102.13'	101.71'	N 78°-54'-58" E
7	50.00'	177°-15'-02"	154.68'	99.97'	S 48°-42'-54" E
8	50.00'	90°-00'-00"	78.54'	70.71'	S 24°-54'-48" W
9	275.00'	24°-20'-52"	116.86'	115.98'	S 38°-05'-57" E
10	222.95'	17°-54'-15"	69.67'	69.39'	N 14°-56'-12" E
11	20.00'	89°-59'-51"	31.42'	28.28'	N 50°-59'-00" E
12	275.00'	04°-37'-15"	22.18'	22.17'	S 81°-42'-27" E
13	50.00'	31°-35'-51"	27.57'	27.23'	N 24°-06'-42" E

BEARINGS BASED ON RECORDER'S RECORD OF PLATS, PLAT BOOK 16, PAGE 96

SCALE: 1"=100'

0 100 200

LEGEND

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

DEED REFERENCE
DEED BOOK 708, PAGE 48

SURVEY REFERENCE

CONDO 1, PG. 56	CONDO 1, PG. 71
CONDO 1, PG. 58	CONDO 1, PG. 72
CONDO 1, PG. 59	CONDO 1, PG. 76
CONDO 1, PG. 65	CONDO 2, PG. 4
CONDO 1, PG. 61	REC. 14, PG. 97
CONDO 1, PG. 66	REC. 15, PG. 110
CONDO 1, PG. 67	LOT 17, PG. 165
CONDO 1, PG. 69	LOT 20, PG. 55
CONDO 1, PG. 70	LOT 23, PG. 97

DESCRIPTION:
BEING A SURVEY OF THE PARTS OF INLOT NUMBER 7189 NOT PLATTED AS THE VILLAGES OF CONCORD CONDOMINIUM OWNED BY ROGER AND LISA HAWK AS RECORDED IN DEED BOOK 708, PAGE 48 AND CONTAINING 10.224 ACRES.

Steven E. Bowersox 10/9/2013
STEVEN E. BOWERSOX, P.S. #7059 DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

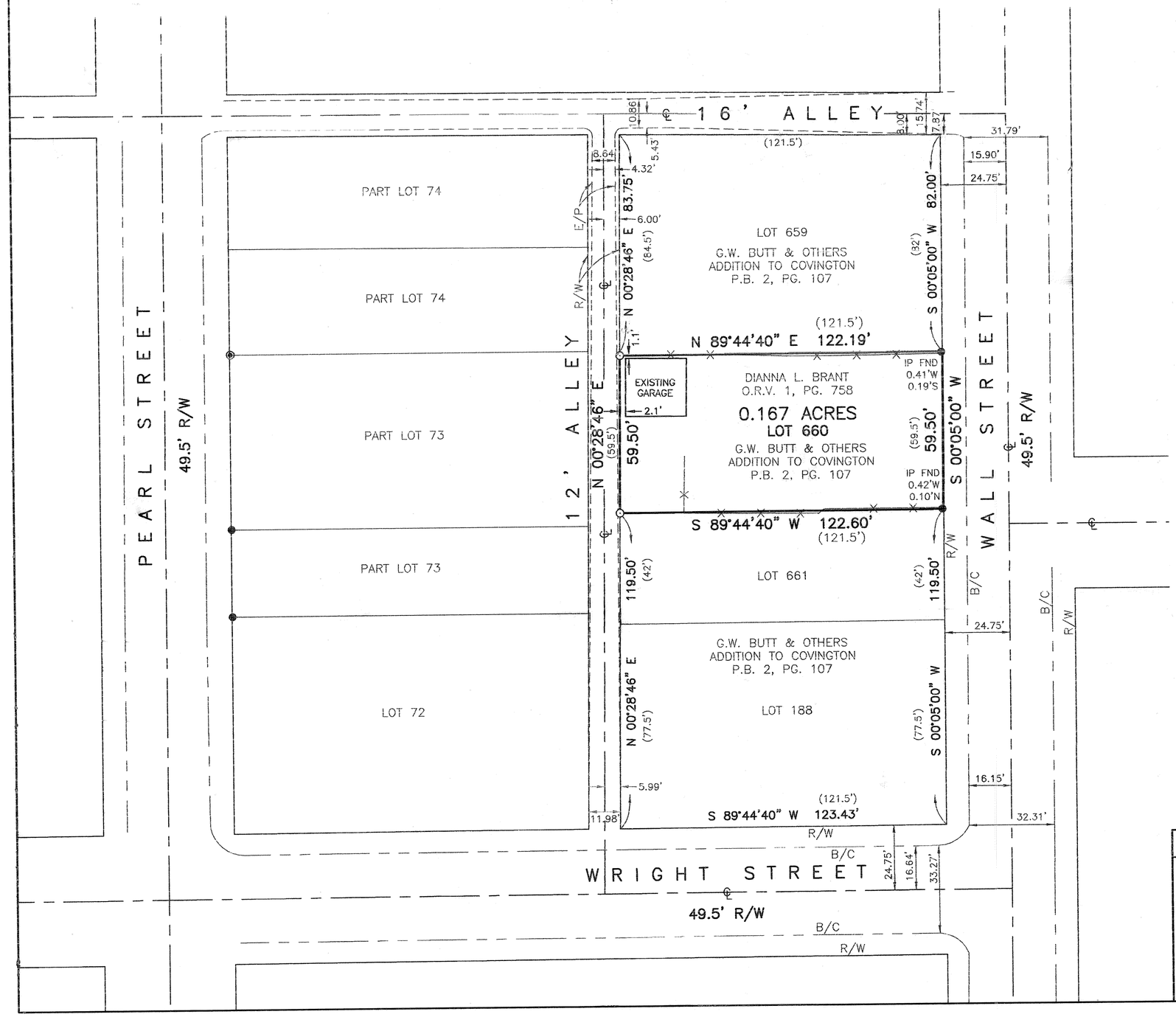
CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554
www.choiceoneengineering.com

DATE: 10-09-2013
DRAWN BY: seb
JOB NUMBER: MIATR01208_base
SHEET NUMBER 1 OF 1

COVINGTON CORPORATION

660 INLOT

VOLUME 55, PAGE 75.
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



BEARINGS BASED ON RIGHT-OF-WAY OF WALL STREET (N 00°05'00" E) AS SHOWN ON PLAT BOOK 22, PAGE 9 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS.

LEGEND

- O 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ◉ 1" IRON PIPE FOUND
- EXISTING FENCE LINE
- ( ) REFERENCED BEARINGS & DISTANCE OF RECORD
- B/C= BACK OF CURB
- E/P= EDGE OF PAVEMENT
- R/W= RIGHT-OF-WAY

REFERENCES:
PLAT BOOK 2, PAGE 107
PLAT BOOK 22, PAGE 9
LOT SURVEY VOLUME 9, PAGE 102
LOT SURVEY VOLUME 5, PAGE 180
LAND SURVEY VOLUME 53, PAGE 119

0 30 60 90
GRAPHIC SCALE IN FEET
1" = 30'

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057
10/15/13

JOB # 268.13
10/10/2013

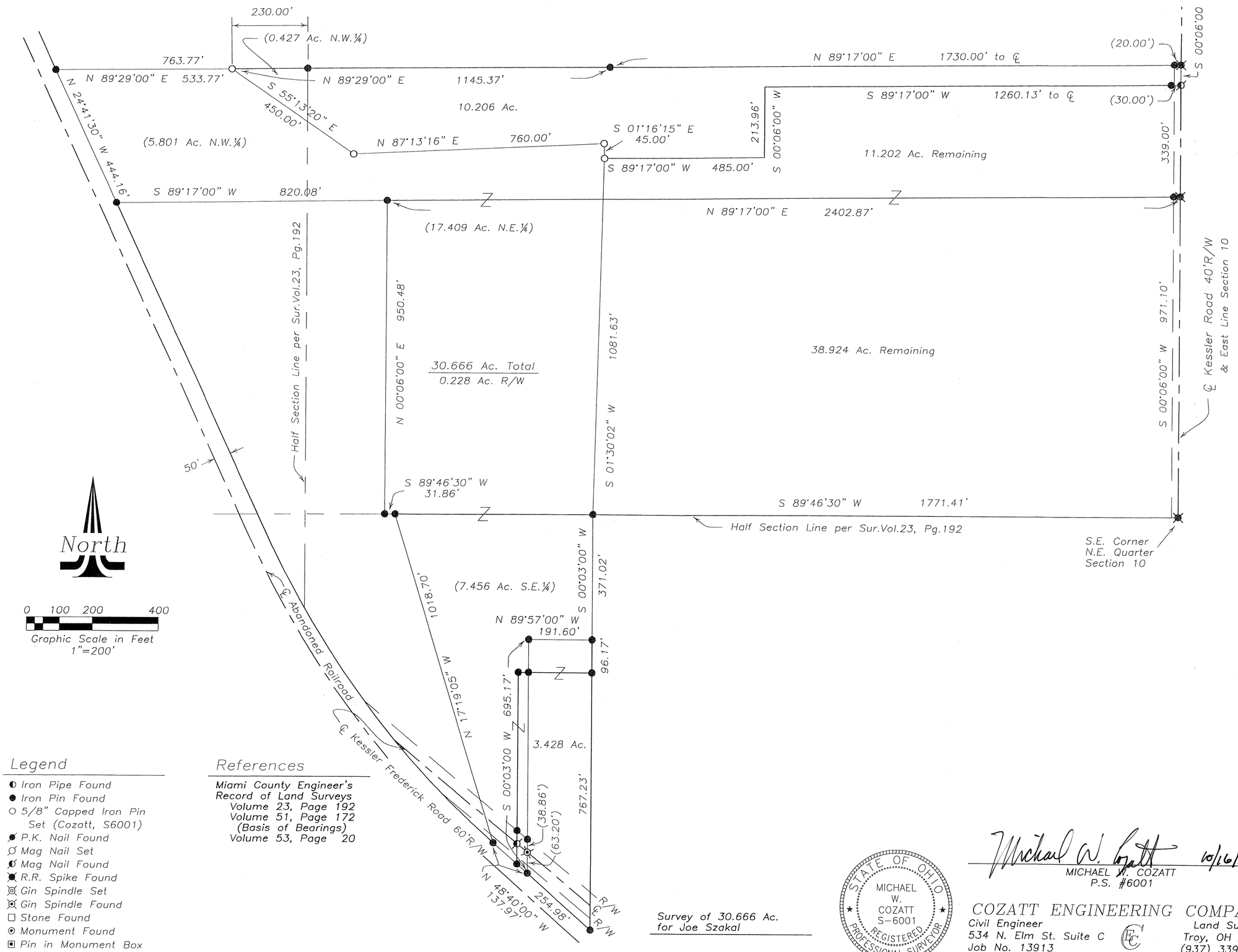
RETRACEMENT SURVEY OF LOT 660, 0.167 ACRES
FOR MIAMI VALLEY MECHANICAL LOCATED IN COVINGTON, OHIO

STATE OF OHIO
PHILIP C. BRUMBAUGH 5057
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

6	5	SE ¼, NW ¼ 10 NE ¼	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 76
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 23, Page 192
Volume 51, Page 172
(Basis of Bearings)
Volume 53, Page 20

Survey of 30.666 Ac.
for Joe Szakal

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

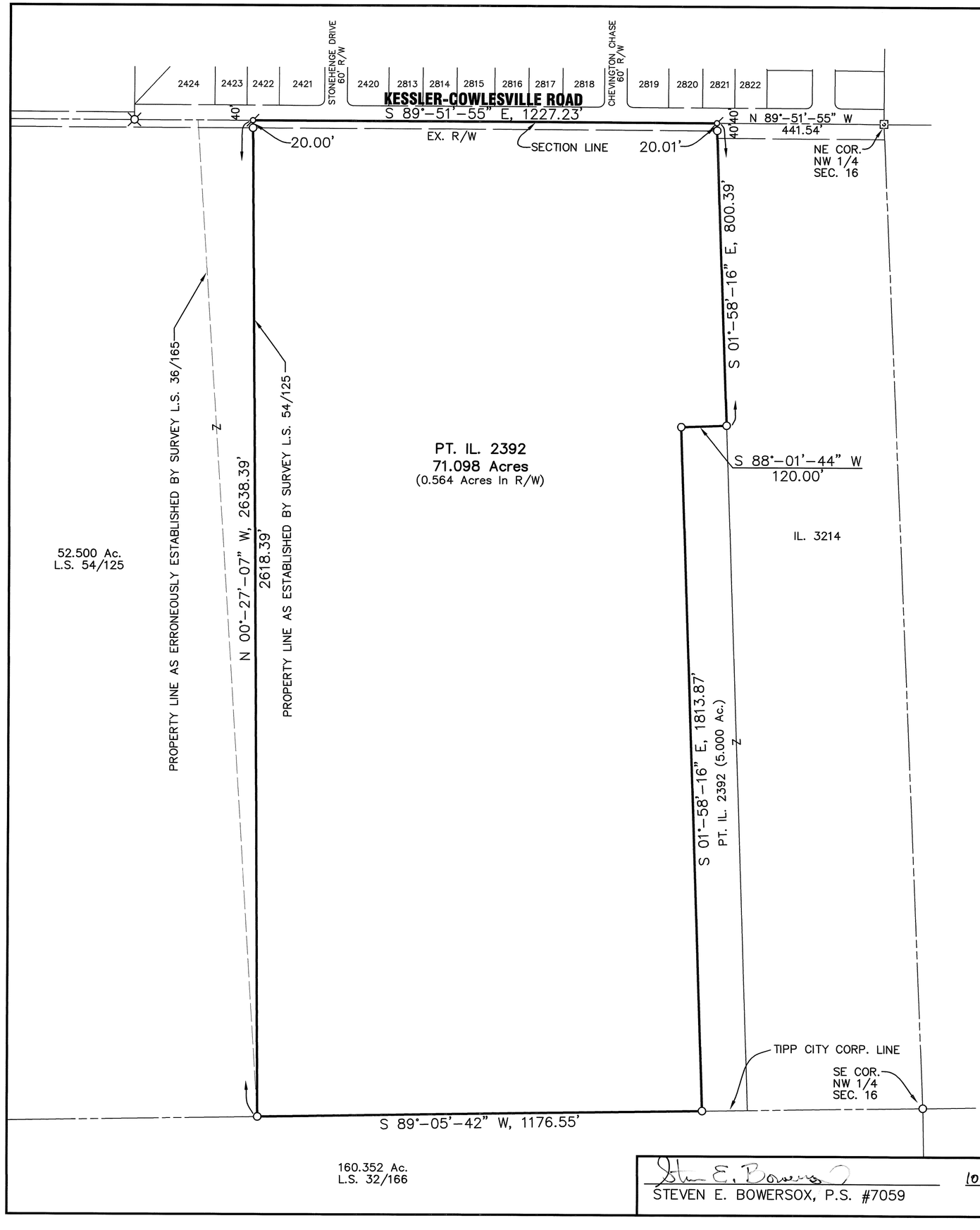
Michael W. Cozatt 10/16/13
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 13913
File Name: C:\Surveys\2013\13913.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

VOLUME 55 PLAT 77
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
OCTOBER, 2013

EIDEMILLER PLAT

71.098	PT. 2392	TIPP CITY	MIAMI, OHIO
ACREAGE	INLOT	CITY	COUNTY



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

SCALE: 1"=200'

0 200 400

LEGEND

- IRON PIN FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- MONUMENT BOX W/IP FOUND

DEED REFERENCE
DEED BOOK 797, PAGE 582

SURVEY REFERENCE
REC. P.B. 15, PG. 36
REC. P.B. 15, PG. 54
REC. P.B. 16, PG. 34
LOT SURV. 19, PG. 150
LOT SURV. 21, PG. 178
LAND SURV. 36, PG. 165
LAND SURV. 54, PG. 125

DESCRIPTION:
BEING A SURVEY OF PART OF INLOT 2392 OWNED BY EIDEMILLER LAND COMPANY AND RECORDED IN DEED BOOK 797, PAGE 582, CONTAINING 71.098 ACRES.

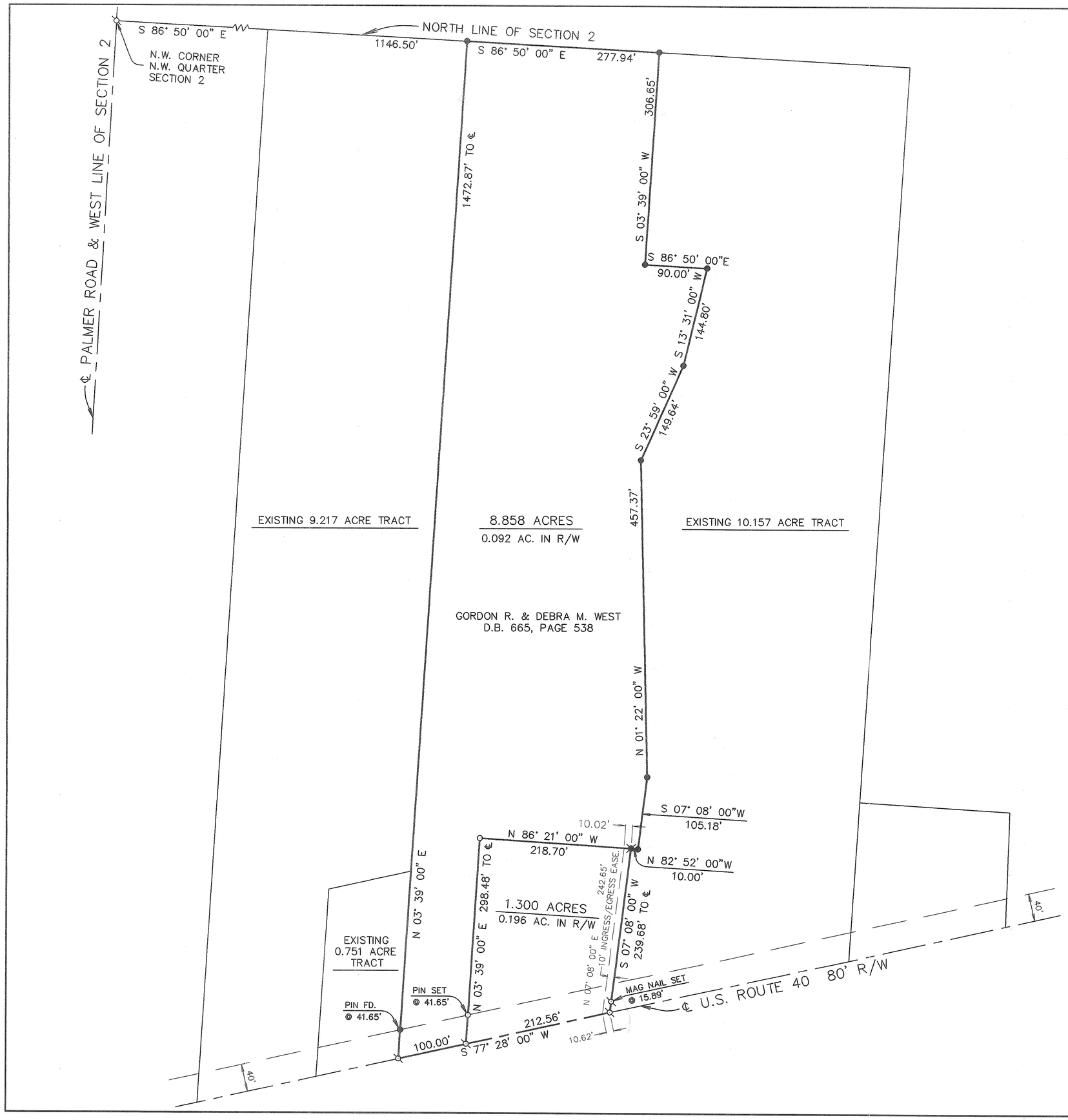
Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

10/16/2013
DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554
www.choiceoneengineering.com

DATE: 10-16-2013
DRAWN BY: seb
JOB NUMBER: MIATCI1303_total
SHEET NUMBER 1 OF 1



Volume 55 Page 78

Miami County Engineer's
Record of Land Surveys

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

N

Scale: 1"=100'

0 50 100 150 200

Legend

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

References

Vol. 15, Pg. 182
Vol. 29, Pg. 110
Vol. 31, Pg. 58
} Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

DEPUTY — DATE 4-30-2013

APPROVED
MIAMI COUNTY PLANNING COMMISSION

SECRETARY — DATE 10/23/13

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Henry Fisher, R.S.

DATE: 5/3/13

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2 Tracts for Gordon & Debra West.

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

Michael W. Cozatt — 4/30/13

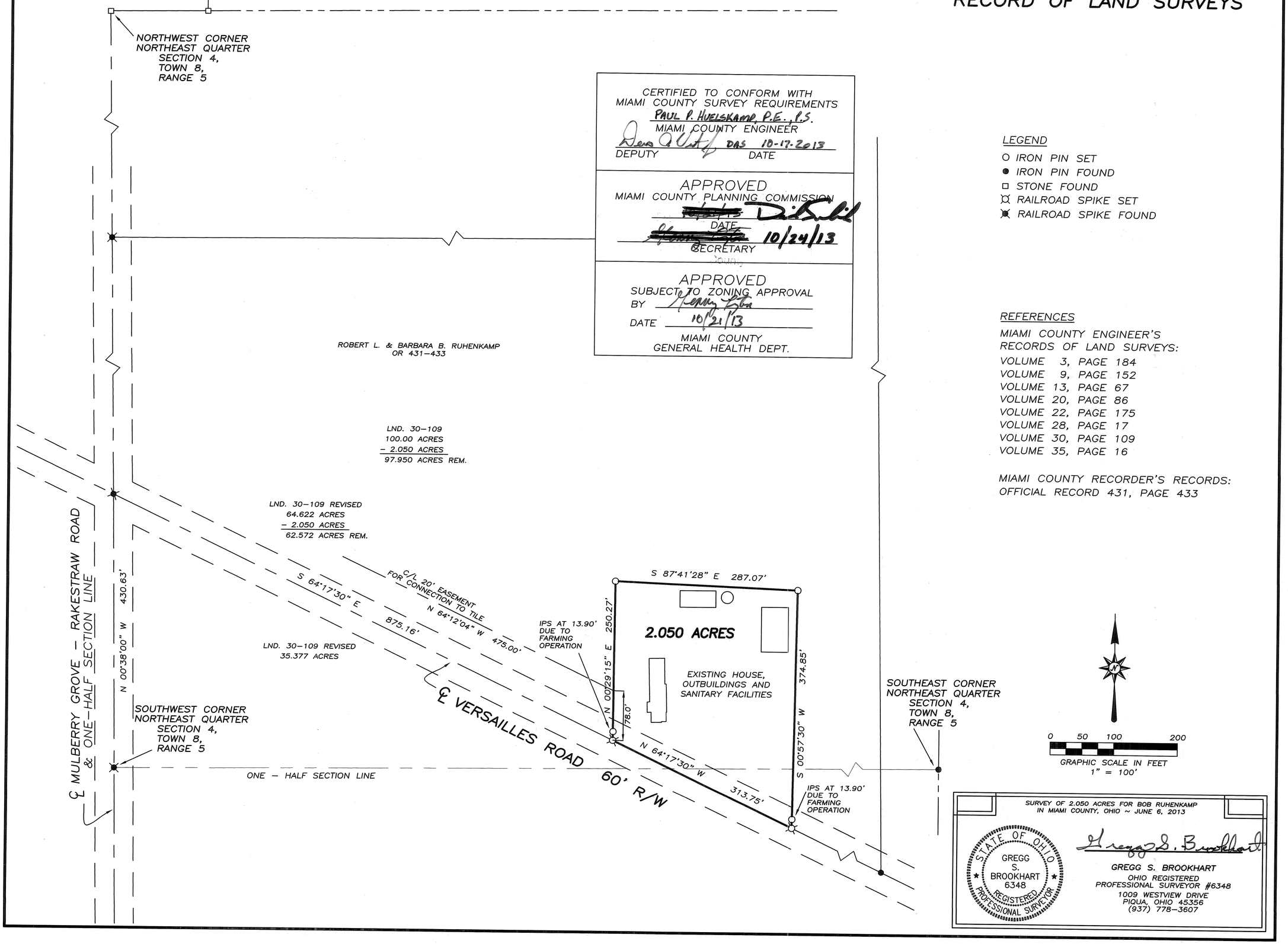
Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 04613 — Ph. (937) 339-2921

VOLUME 55 PAGE 79

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

NEWBERRY TOWNSHIP	4 NE,SE 1/4 SECTION	8 TOWN	5 RANGE



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY DAS 10-17-2013
DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
DATE
SECRETARY 10/24/13

APPROVED
SUBJECT TO ZONING APPROVAL
BY
DATE 10/21/13
MIAMI COUNTY
GENERAL HEALTH DEPT.

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- □ STONE FOUND
- ⌑ RAILROAD SPIKE SET
- ⌑ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 184
VOLUME 9, PAGE 152
VOLUME 13, PAGE 67
VOLUME 20, PAGE 86
VOLUME 22, PAGE 175
VOLUME 28, PAGE 17
VOLUME 30, PAGE 109
VOLUME 35, PAGE 16

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 431, PAGE 433

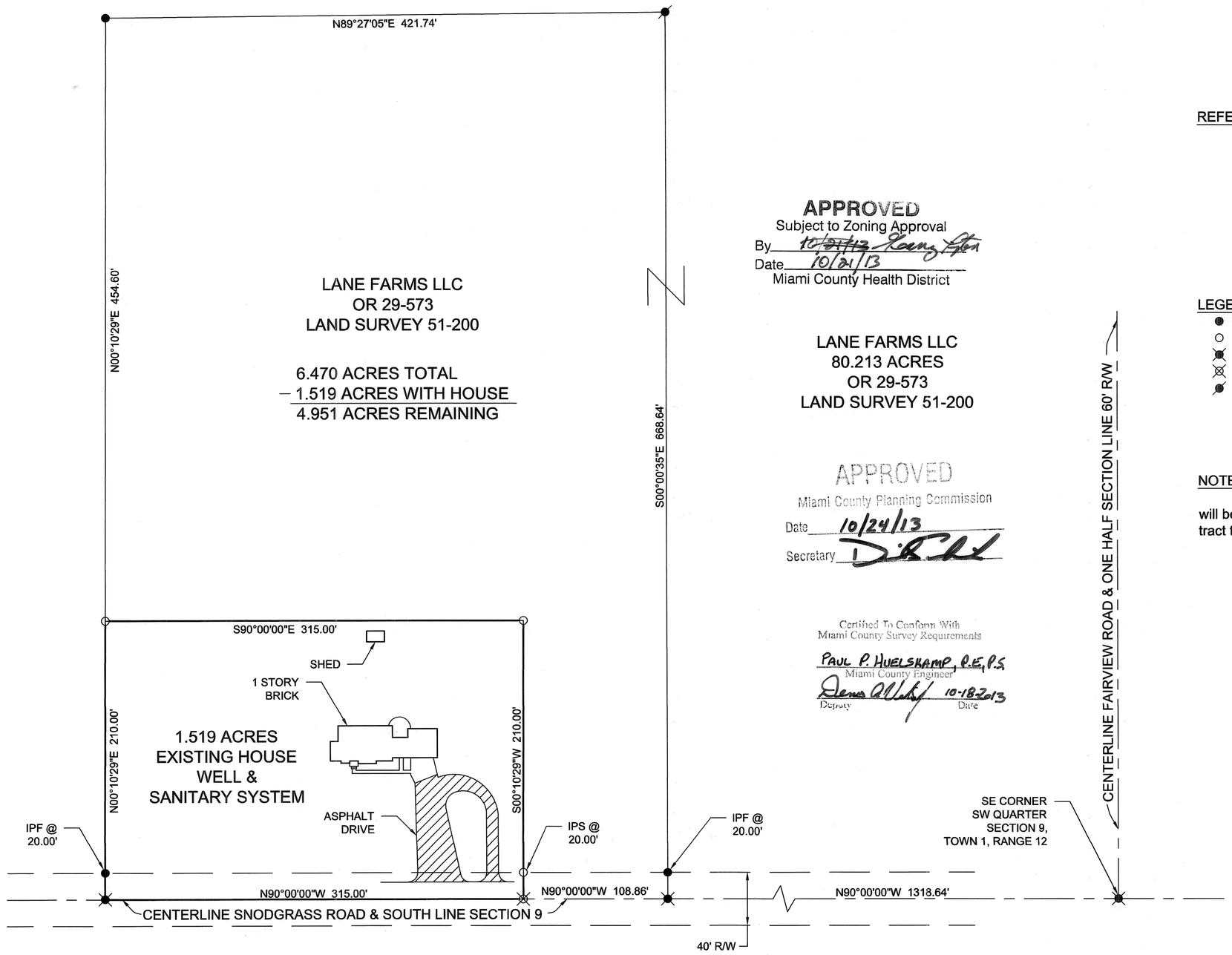
SURVEY OF 2.050 ACRES FOR BOB RUHENKAMP
IN MIAMI COUNTY, OHIO ~ JUNE 6, 2013

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

SPRINGCREEK	9 - SW/4	1	12
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 80
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



APPROVED
Subject to Zoning Approval
By 10/21/13 Ronny Glen
Date 10/21/13
Miami County Health District

LANE FARMS LLC
80.213 ACRES
OR 29-573
LAND SURVEY 51-200

APPROVED
Miami County Planning Commission
Date 10/24/13
Secretary D. Bell

Certified To Conform With
Miami County Survey Requirements
PAUL P. HUELSKAMP, P.E., P.S.
Miami County Engineer
Deputy Date 10-18-2013

REFERENCES
LAND SURVEY VOL. 37, PG. 42
LAND SURVEY VOL. 43, PG. 192
LAND SURVEY VOL. 44, PG. 65
LAND SURVEY VOL. 51, PG. 200
OR BOOK 29-573

LEGEND
- ● IRON PIN FOUND
- ○ IRON PIN SET
- RR SPIKE FOUND
- RR SPIKE SET
- P.K. FOUND IN TOP OF 8" WOOD POST

NOTE:
The 4.951 acre remaining tract will be combined with the 80.213 acre tract to the east.

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

SURVEY FOR LANE FARMS, LLC IN
MIAMI COUNTY, OHIO ~ SEPTEMBER 9, 2013

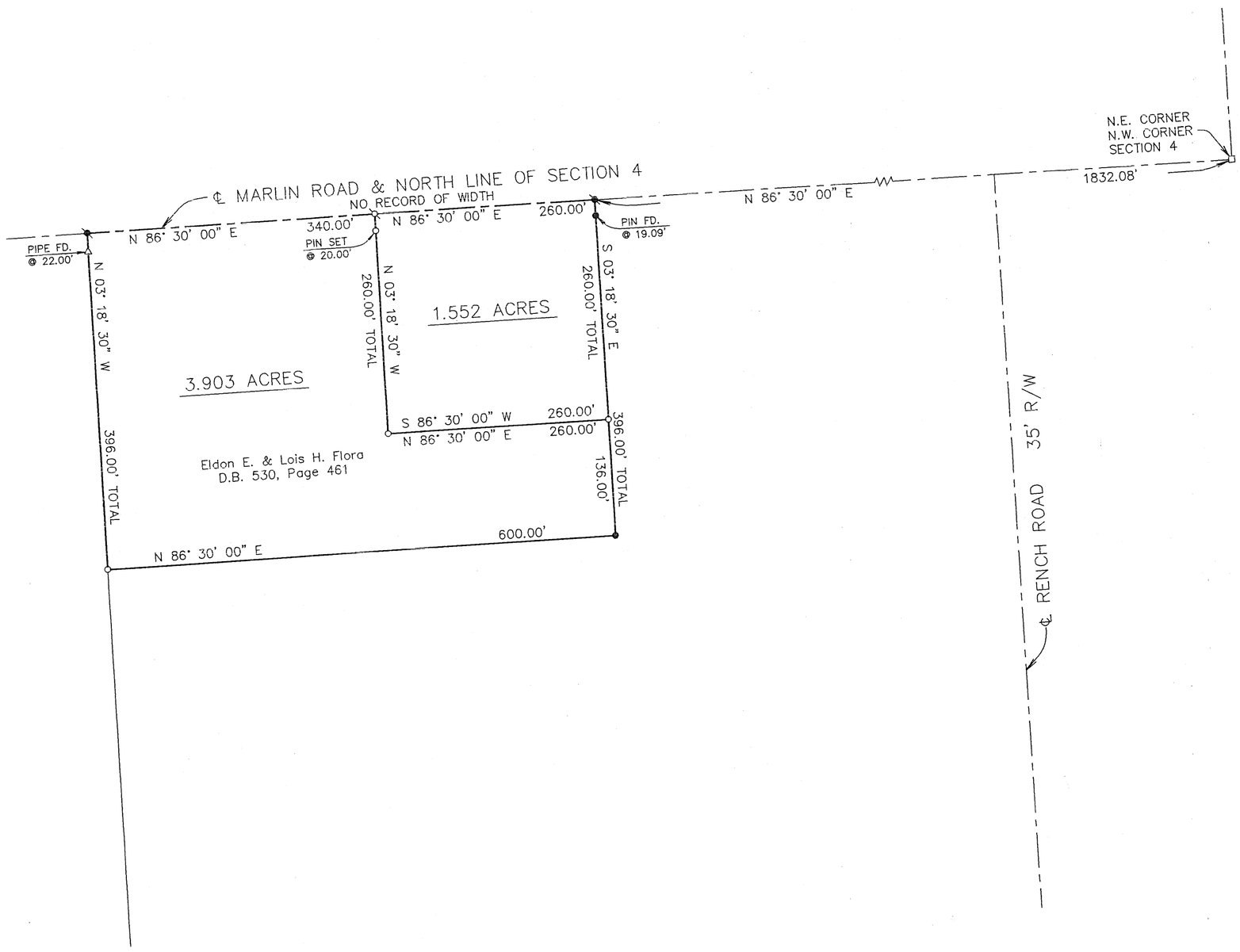
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

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

Drawn by: KCM

7	5E	NW 1/4-4	Newton	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 81
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Vol. 04, Pg. 420
Vol. 06, Pg. 09
Vol. 30, Pg. 93
Vol. 38, Pg. 52
Vol. 41, Pg. 42
} 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

DEB STUMPFF DV — OCT. 25, 2013
DEPUTY — DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

SECRETARY — 10/25/13 DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Henry Lyter, R.S.
DATE: 10/25/13
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2 Tracts for Eldon & Lois Flora.

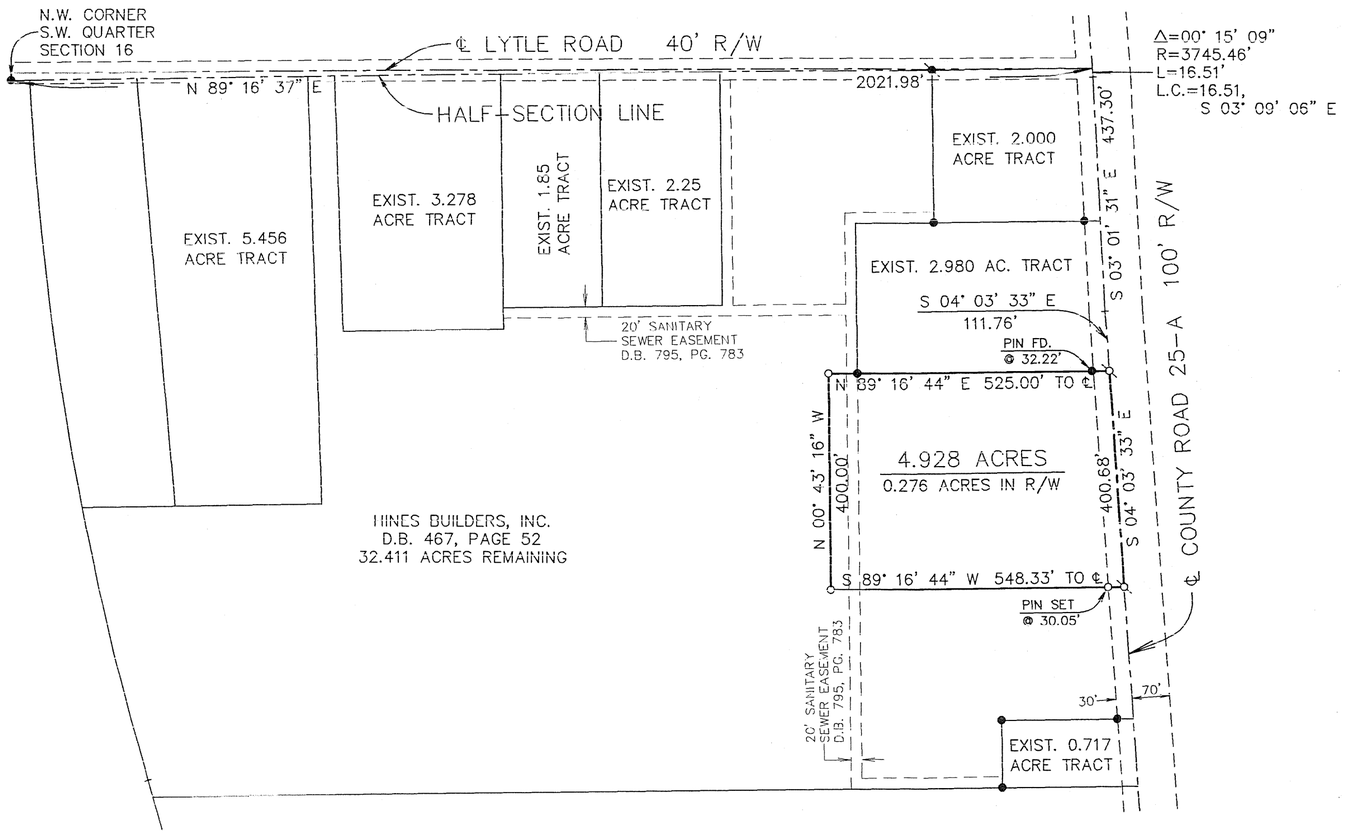
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 10/21/13
Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 18613 — Ph. (937) 339-2921

5	6E	FRAC. 16	Concord	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 82
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
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 21, Page 97
Vol. 22, Page 162
Vol. 38, Page 22
Vol. 38, Page 137
Vol. 50, Page 61
} Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

DEPUTY — DATE 10-23-2013

APPROVED
MIAMI COUNTY PLANNING COMMISSION

SECRETARY — DATE 10/25/13

Survey of 4.928 Acres for the Tri-County Board of Recovery and Mental Health Services.

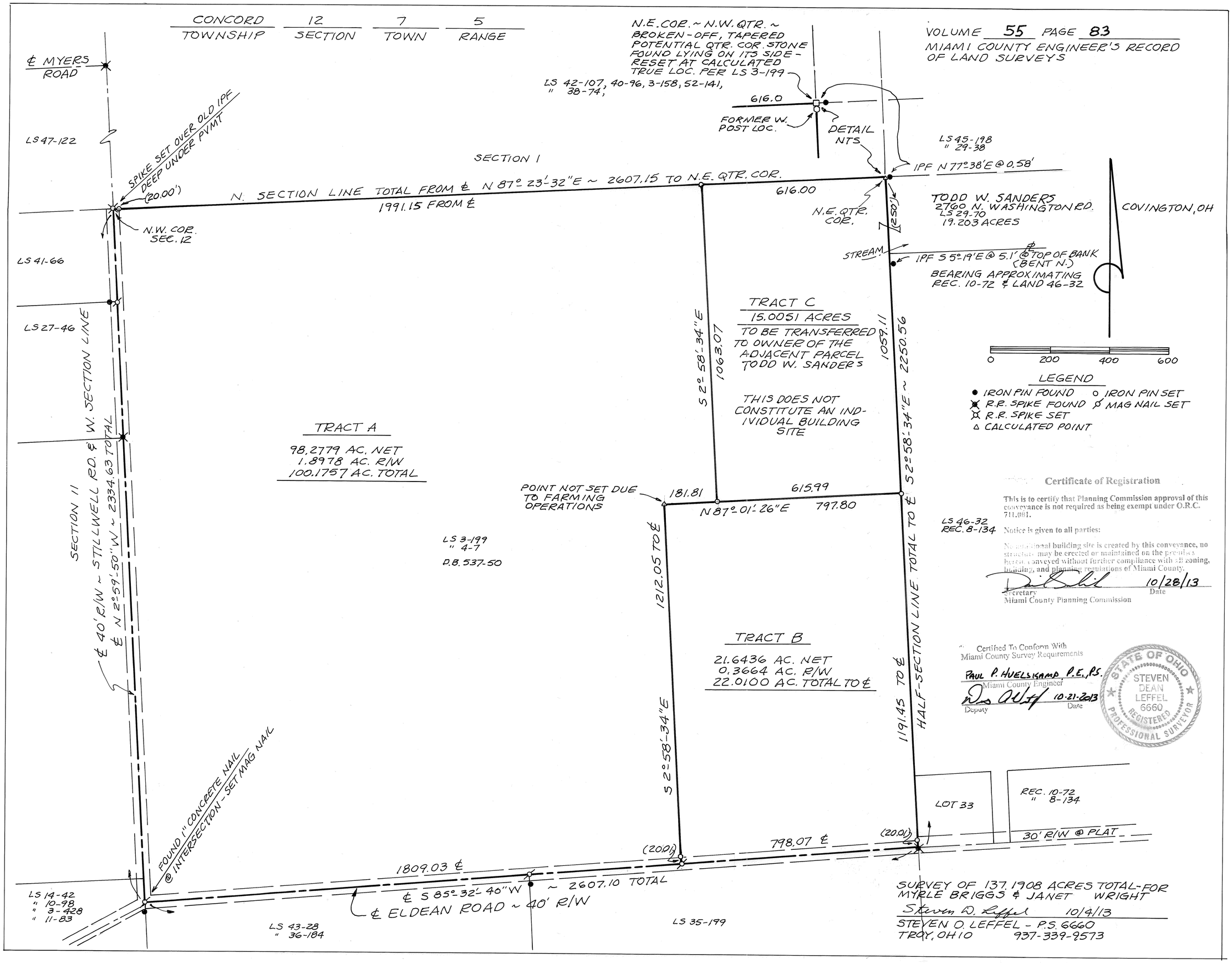
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 5/30/13
Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 08713 — Ph. (937) 339-2921

CONCORD	12	7	5
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 83
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



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
10/28/13
Date

Certified To Conform With
Miami County Survey Requirements

PAUL P. HUELSKAMP P.E., P.S.
Miami County Engineer
Deputy
10-21-2013
Date

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED PROFESSIONAL SURVEYOR

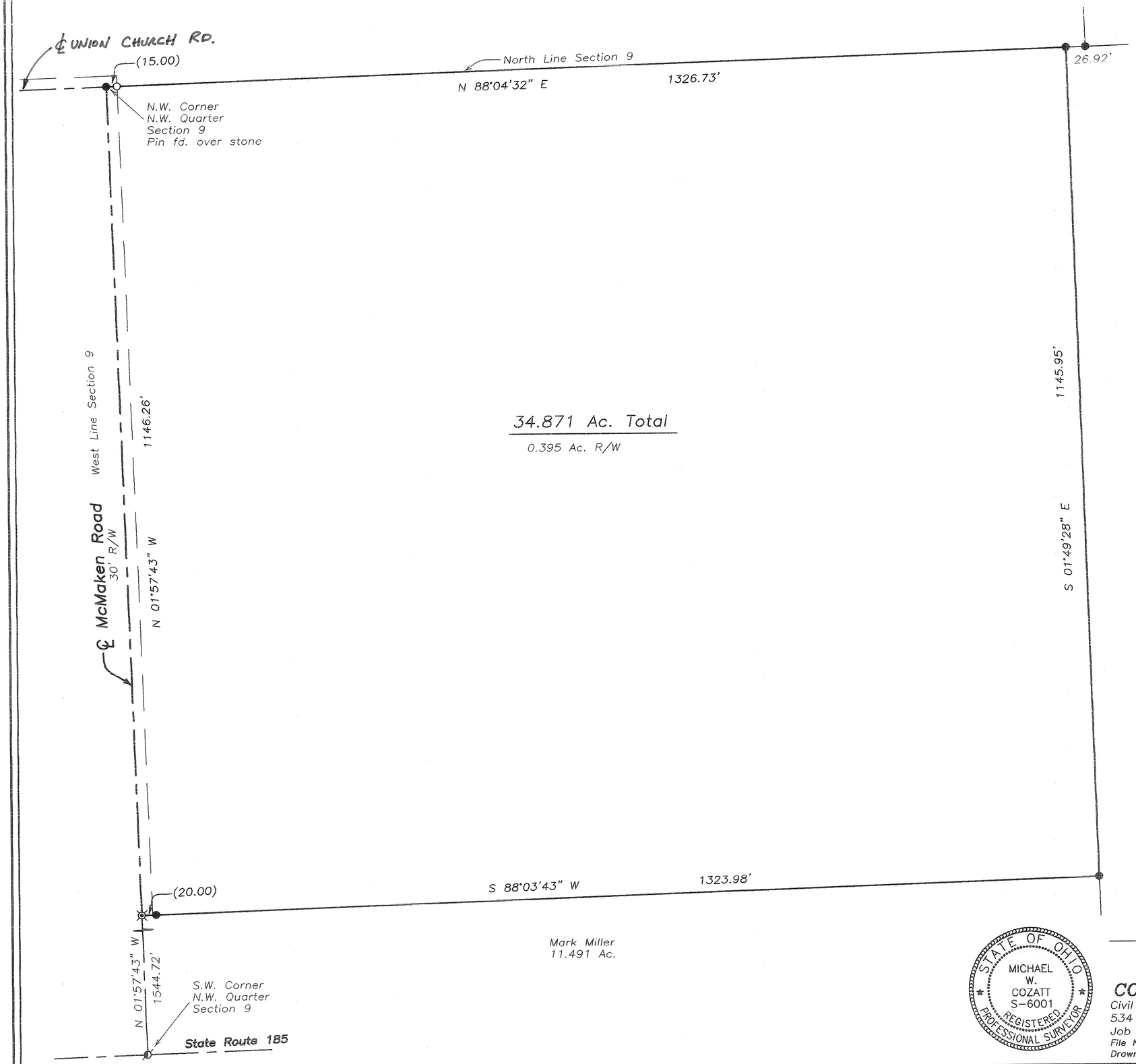
SURVEY OF 137.1908 ACRES TOTAL - FOR MYRLE BRIGGS & JANET WRIGHT

Steven D. Leffel 10/4/13

STEVEN D. LEFFEL - P.S. 6660
TROY, OHIO 937-339-9573

8	5E	9 NW ¼	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 84
Miami County Engineer's
Record of Land Surveys



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

Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 50, Page 22
(Basis of Bearings)

Survey of 34.871 Ac.
for Gene Wilson

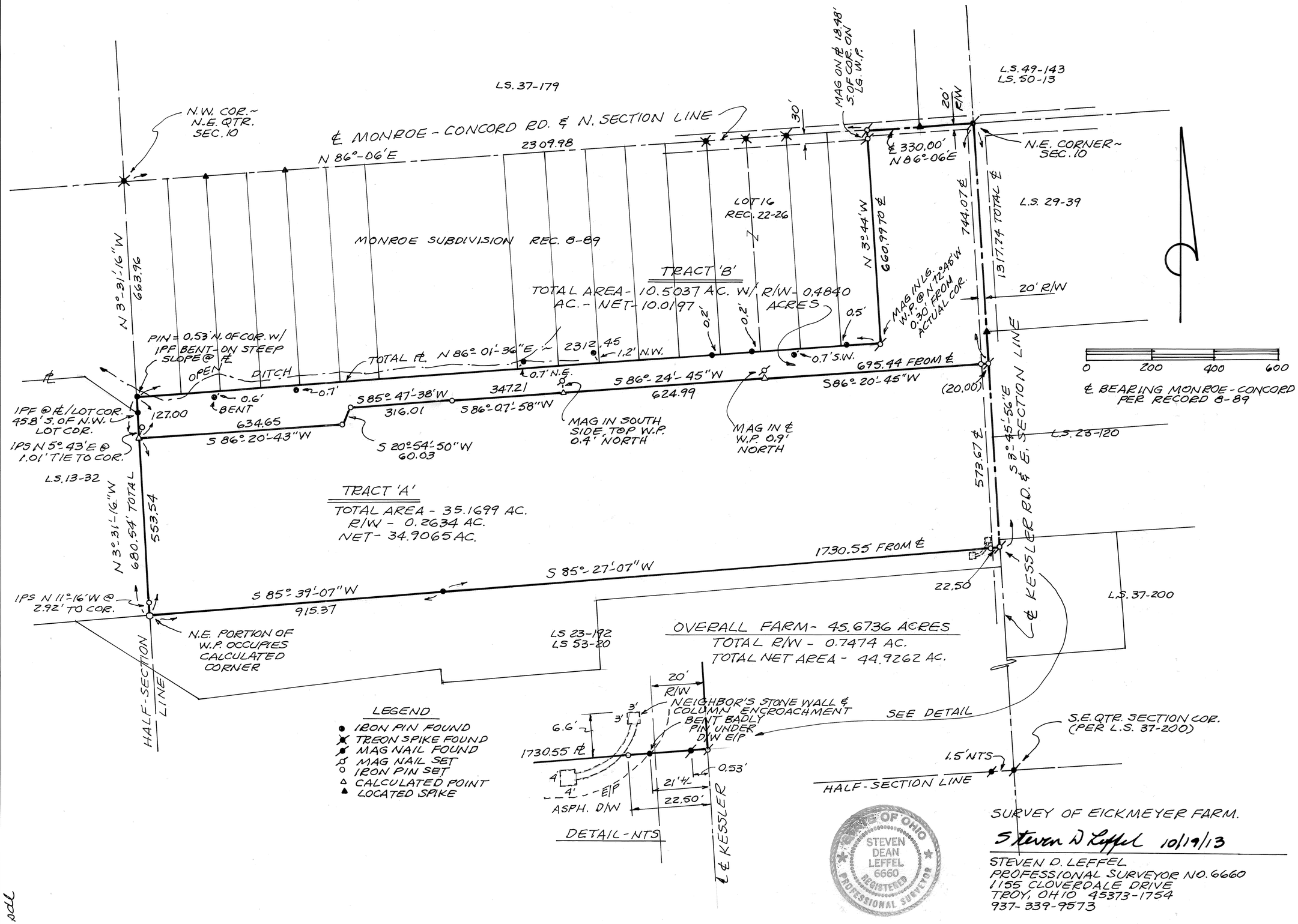
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 10/24/13
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 19013
File Name: C:\Surveys\2013\19013.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

UNION	10	6	5
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 85
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



SURVEY OF EICKMEYER FARM.

Steven D Leffel 10/19/13

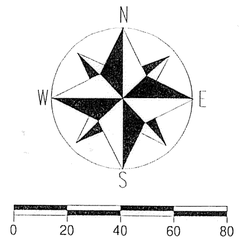
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573

sdl

TROY	SOUTHEAST (PLAT - 3)	PART 105
CORPORATION	SECTION	INLOT

VOLUME 55 PAGE 86

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



SCALE 1' = 40'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEY
VOLUME 15, PAGE 70 &
VOLUME 18, PAGE 34

LEGEND

△	PK NAIL FOUND	○	RRS FOUND
□	STONE FOUND		
○	IRON PIN FOUND		
·			
+	TRAVERSE POINT		
©	GIN SPINDLE FND		
◇			
▲	PK NAIL SET		
■			
●	IRON PIN SET		
◆	RRS SET	A	

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

VOLUME 14, PAGE 132
VOLUME 15, PAGE 70
VOLUME 18, PAGE 34
VOLUME 19, PAGE 60

RECORD PLAT:

MIAMI COUNTY RECORDERS'
PLAT RECORD

RECORD PLAT 20, PAGE 123

DEED REFERENCE:

OFFICIAL RECORD
VOLUME 65, PAGE 942

AUGUST 10, 2013	SURVEY OF PART INLOT 105 IN THE CITY OF TROY FOR NANCY STOCKERT
PROFESSIONAL LAND SURVEYOR NEIL E. TEAFORD NO. 7724 STATE OF OHIO	Neil E. Teaford, P.S. #7724

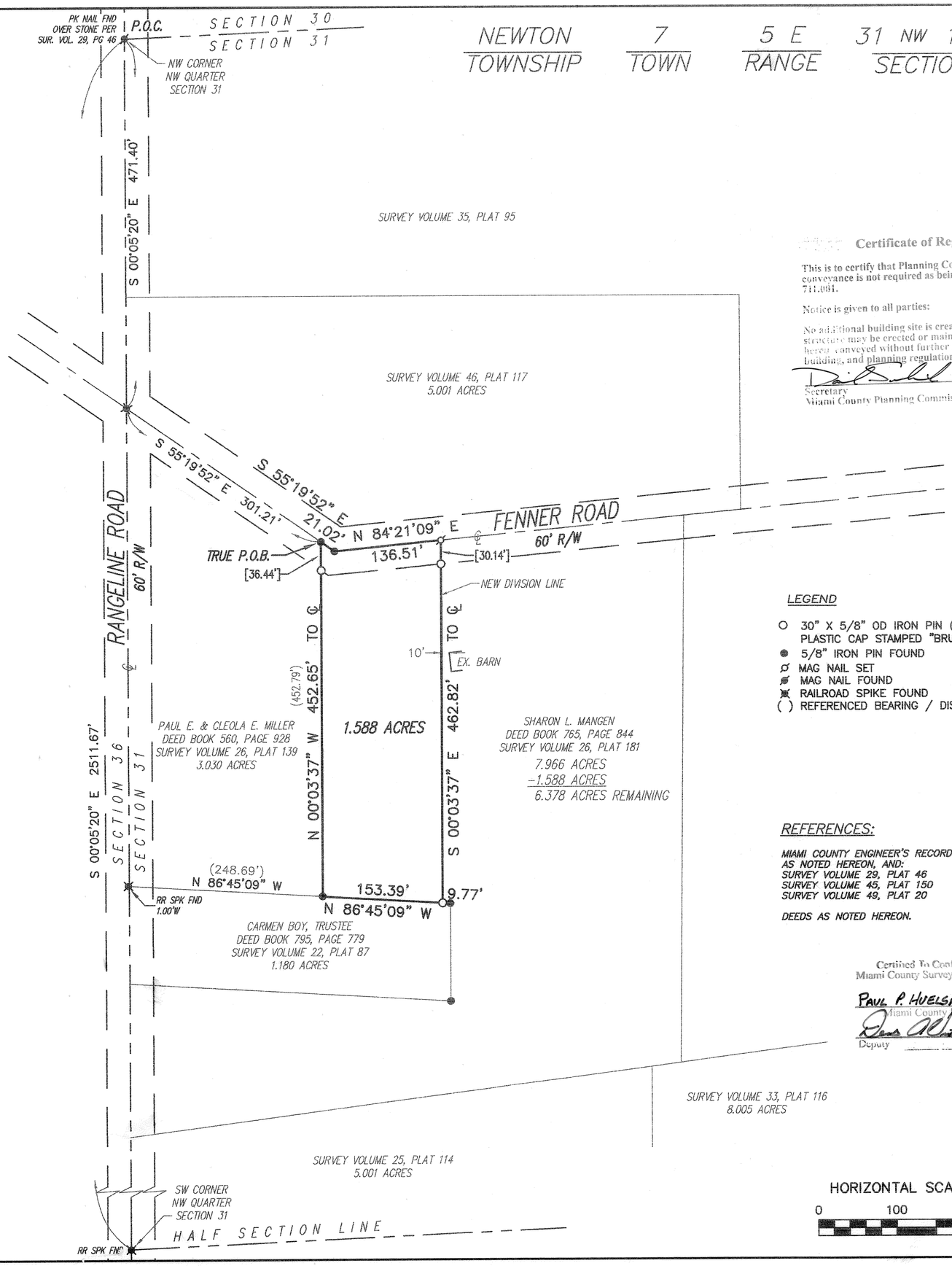
NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

NEWTON TOWNSHIP | 7 TOWN | 5 E RANGE | 31 NW 1/4 SECTION

VOLUME 55 PAGE 87

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



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

10/30/2013
Date

W N E S

BEARINGS BASED ON CENTERLINE OF RANGELINE ROAD BEARING N 00°05'20" W AS DESCRIBED IN D.B. 765, PG. 844, MIAMI COUNTY, OHIO RECORDER'S OFFICE.

NOTE:
TRACT 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. 7011.001.

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. 1.588 ACRES TOTAL BEING TRANSFERRED.

SECRETARY, MIAMI COUNTY PLANNING COMMISSION

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
- RAILROAD SPIKE FOUND
- ( ) REFERENCED BEARING / DISTANCE OF RECORD

REFERENCES:

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS AS NOTED HEREON, AND:
SURVEY VOLUME 29, PLAT 46
SURVEY VOLUME 45, PLAT 150
SURVEY VOLUME 49, PLAT 20

DEEDS AS NOTED HEREON.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

MIAM COUNTY ENGINEER

DEPUTY DATE

Certified To Conform With
Miami County Survey Requirements

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

Deputy 9-16-2013
Date

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

BES JOB # 237.13

HORIZONTAL SCALE 1"=100'

0 100 200 300

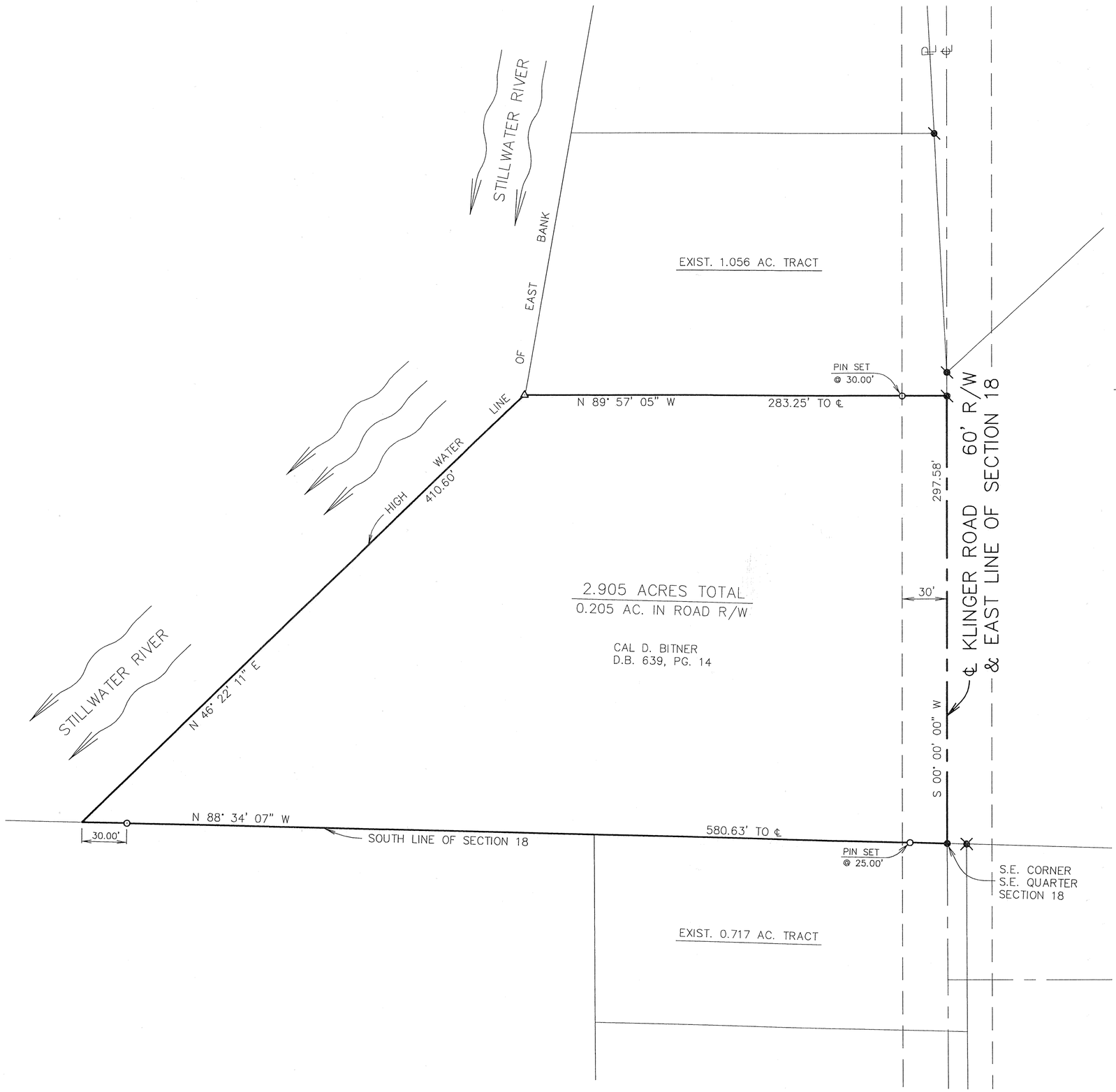
LOT SPLIT FOR RICK MILLER
IN MIAMI COUNTY ~ SEPTEMBER 11, 2013

STATE OF OHIO
PHILIP C. BRUMBAUGH 5057
REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928

8	5E	SE 1/4 – 18	Newberry	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 88
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Vol. 12, Pg. 24
Vol. 12, Pg. 166
Vol. 14, Pg. 48
Vol. 14, Pg. 58
Vol. 17, Pg. 93
Vol. 26, Pg. 137
Vol. 26, Pg. 159
Vol. 30, Pg. 115
Vol. 35, Pg. 73
Vol. 36, Pg. 64
Vol. 42, Pg. 02
Vol. 42, Pg. 181
— Miami County Engineer's Record of Land Surveys

Survey of 2.905 acres for Cal Bitner.

STATE OF OHIO
MICHAEL W. COZATT 6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 11/05/13
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 19613 Ph. (937) 339-2921

MAP OF SURVEY

for

7470 MEADOW DRIVE

Known as being part of the Northeast 1/4 Section 33, Town 4, Range 6, now situated in the Township of Monroe and further known as being a part of Lot 21 in Gingham Meadows Plat as recorded in Plat Book 5, Page 54 of the Plat Records of Miami County, Ohio.

MONROE TOWNSHIP
COUNTY OF MIAMI – STATE OF OHIO

by

McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585–9800

This survey is a boundary survey prepared in accordance with Chapter 4733–37, Ohio Administrative Code. The basis of bearings for this survey is North 02°–30'–00" West as the westerly line of Gingham Meadow Plat and is the same bearing as shown in Plat Book 5, Page 64 of the Miami County Plat Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96–026".

Robert A. Dorner 11/06/2013
ROBERT A. DORNER — REG. PROF. SURV. No. 6943

STATE OF OHIO — ROBERT A. DORNER 6943 — REGISTERED SURVEYOR

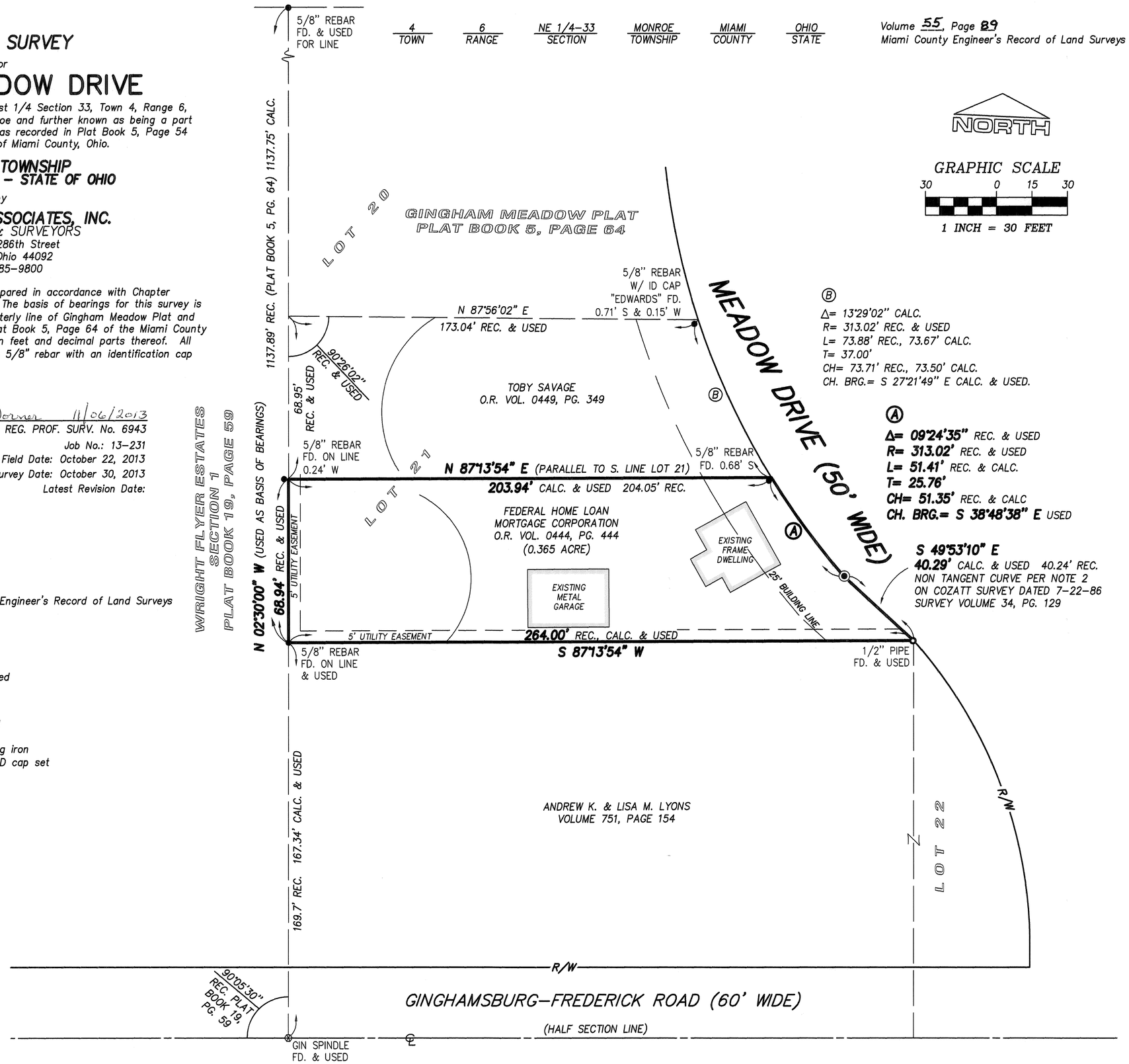
Job No.: 13–231
Field Date: October 22, 2013
Survey Date: October 30, 2013
Latest Revision Date:

REFERENCES

Plat Book 5, Page 64
Plat Book 19, Page 59
Volume 34, Page 129 Miami County Engineer's Record of Land Surveys

SURVEY MONUMENTATION

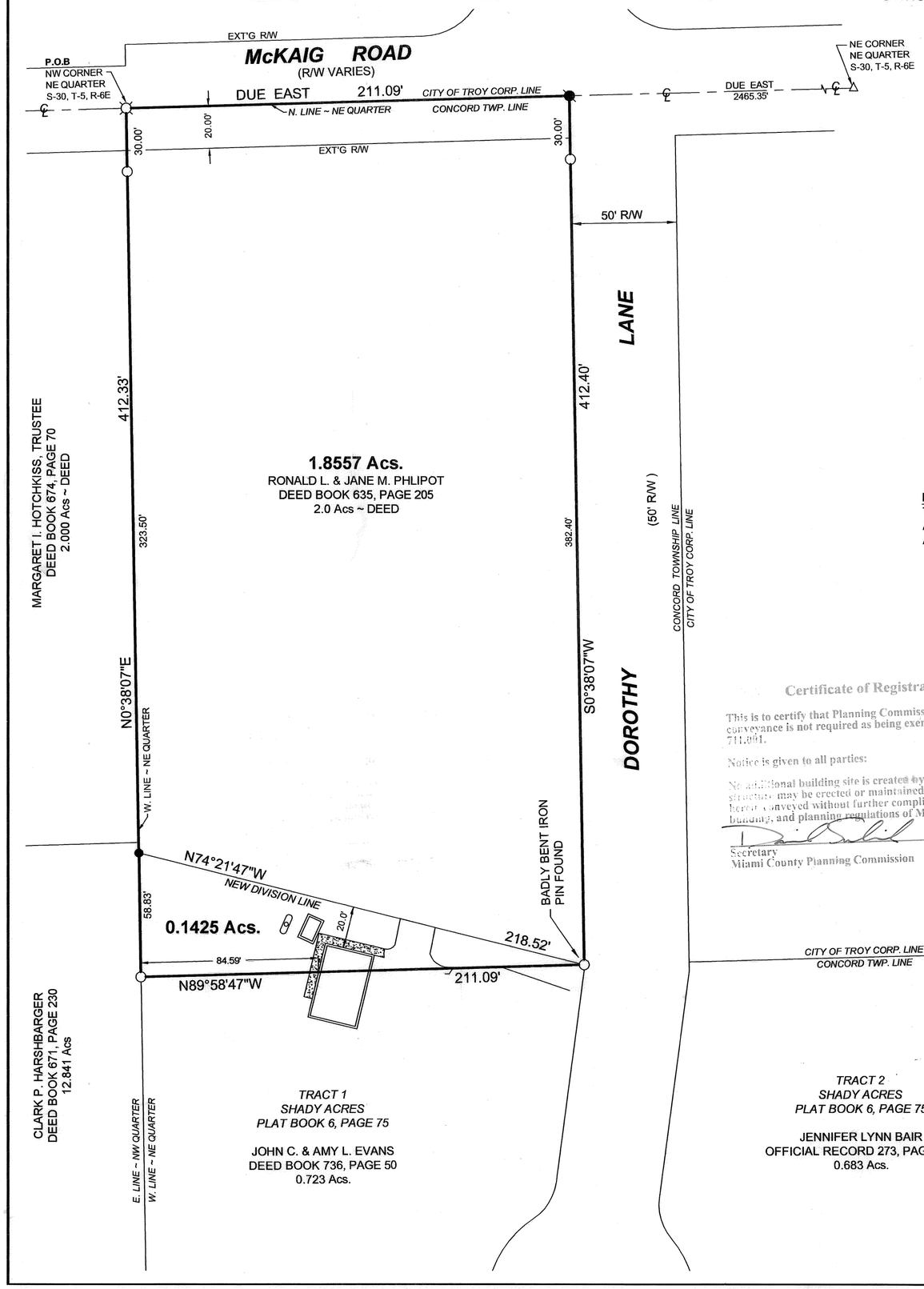
- ⊗ denotes gin spindle found as noted
- ● denotes iron pin found as noted
- ○ denotes iron pipe found as noted
- ◉ denotes 5/8" diameter x 30" long iron pin with "McSTEEN CA 96–026" ID cap set



I:\Land Projects 2004\13–231\dwg\13–231.dwg 11/6/2013 6:32:32 AM EST

VOLUME 55 PAGE 90
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

NE 30	5	6 EAST	CONCORD	MIAMI
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY



PLAT OF SURVEY

~FOR~

JOHN C. EVANS

90 SOUTH DOROTHY LANE
TROY, OHIO 45373

JULY 30, 2013

DATE OF FIELD WORK: APRIL 4, 2013

CITY OF TROY CORP. LINE
CONCORD TOWNSHIP LINE

NOTE:
THIS PLAT PROVIDES FOR TRANSFER BETWEEN ADJOINING OWNERS. NO NEW BUILDING SITES ARE BEING CREATED.

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 hereby conveyed without further compliance with all zoning, building, and planning regulations of Miami County.

Secretary
Miami County Planning Commission

11/5/2013
Date

Certified To Conform With
Miami County Survey Requirements

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

Deputy

10-8-2013
Date

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED PROFESSIONAL SURVEYOR

N

GRAPHIC SCALE
0 20' 40' 60' 80'

1"= 40'

BEARINGS WERE MADE TO AGREE WITH THE BEARING OF THE WEST LINE OF DOROTHY LANE (S 0°38'07" W) AS SHOWN IN VOLUME 54, PAGE 197 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

LEGEND

- ○ IRON PIN FOUND (5/8" DIA.)
- ● IRON PIN SET (5/8" DIA. x 30")
- MAG NAIL FOUND
- GIN SPINDLE FOUND
- △ GPS MONUMENT FOUND

SURVEY REFERENCES

DEED BOOK 635, PAGE 205
MIAMI COUNTY DEED RECORDS

VOLUME 5, PAGE 153
VOLUME 54, PAGE 197
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

VOLUME 6, PAGE 75
MIAMI COUNTY PLAT RECORDS

OCCUPATION

OCCUPATION APPEARS TO AGREE WITH NEW DIVISION LINE. A WIRE FENCE EXIST ALONG THE WEST BOUNDARY LINE.

OWNERS

RONALD L. & JANE M. PHLIPOT
DEED BOOK 635, PAGE 205

CERTIFICATION: I HEREBY 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 WAS SET AS SHOWN.

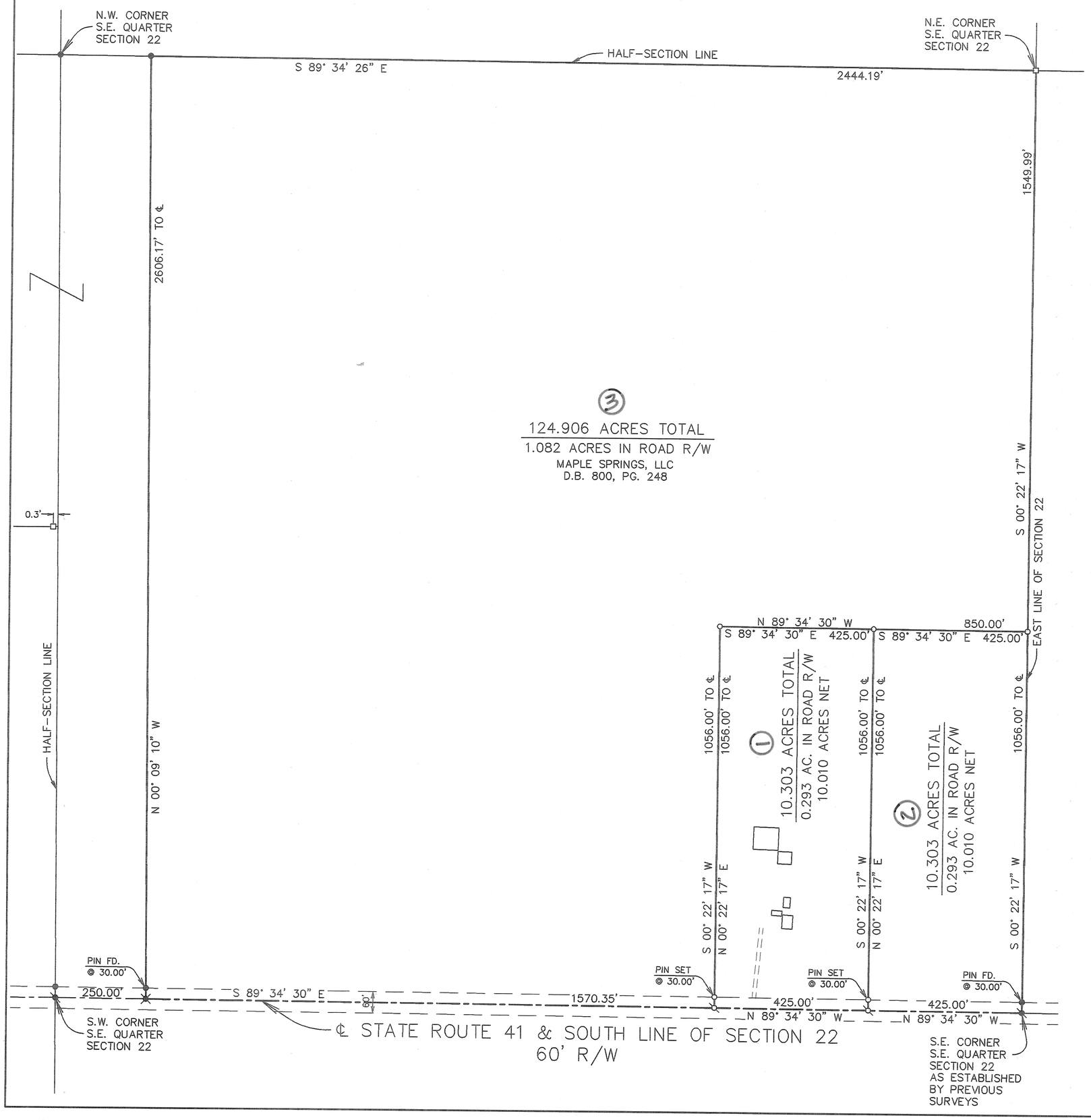
THOMAS WINEMILLER & ASSOCIATES, INC

DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
(937).898.5862 898.5716 (FAX)
www.winemillerengineering.com

2	10BTMRS	SE 1/4 – 22	Elizabeth	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 91
Miami County Engineer's Record of Land Surveys



N

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

Legend

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

References

Miami County Engineer's Record of Land Surveys:
- Vol. 04, Pg. 407
- Vol. 32, Pg. 112
- Vol. 45, Pg. 08
- Vol. 49, Pg. 117
- Vol. 50, Pg. 14
- Vol. 53, Pg. 47

Survey of three tracts for Paul Baker.

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

Michael W. Cozatt 11/04/13
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 18913 Ph. (937) 339-2921

NEWBERRY	8 NW 1/4	8	5
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 92

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

SUBDIVISION OF 3.452 ACRE TRACT WITH EXISTING BUILDINGS FROM 100.001 ACRE FARM

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY — DATE 8-19-2013

APPROVED
MIAMI COUNTY PLANNING COMMISSION
11/19/2013
DATE
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Nick Baker P.S.
DATE 11-19-2013
MIAMI COUNTY
GENERAL HEALTH DEPT.

LEGEND

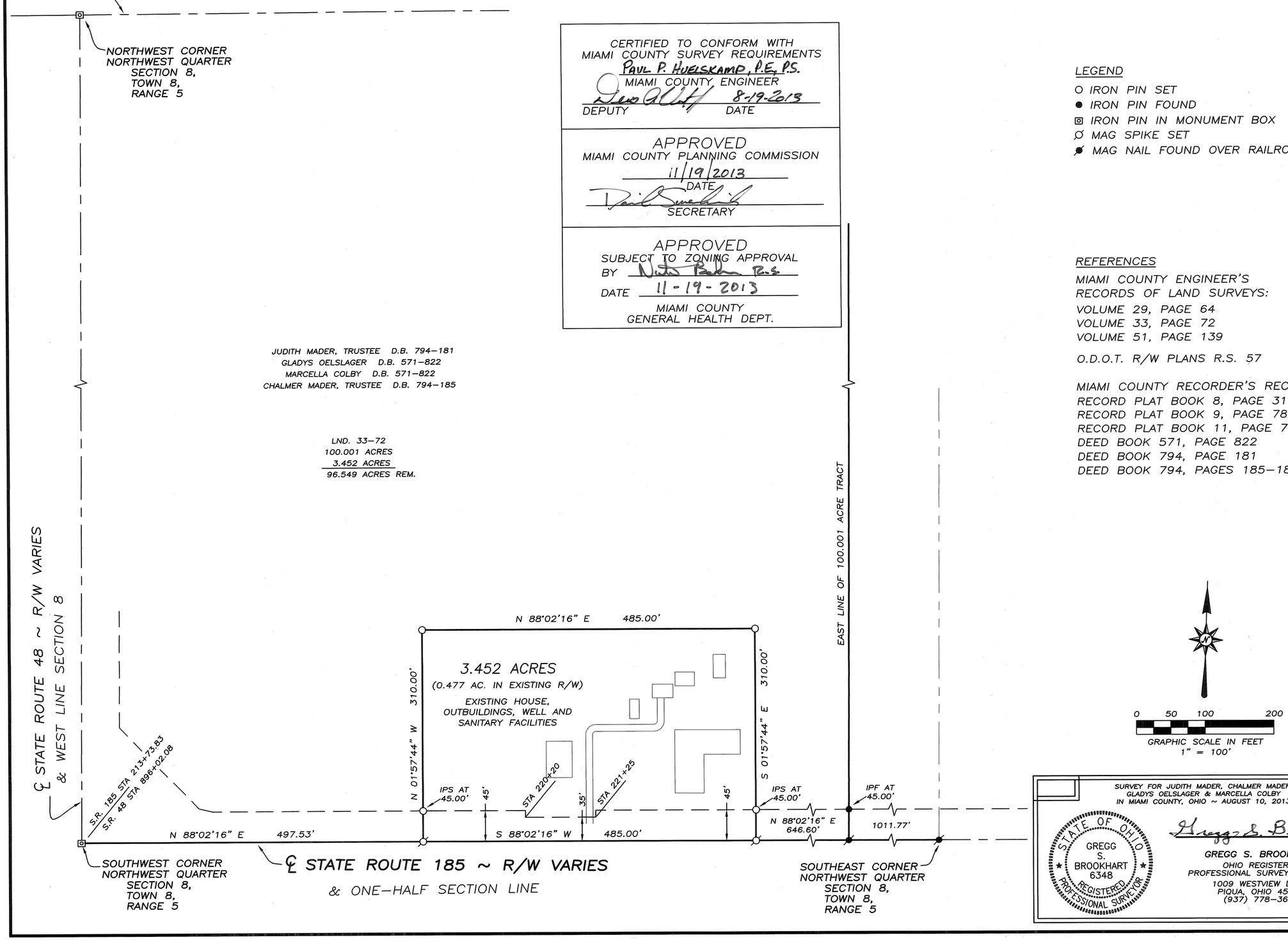
- O IRON PIN SET
- ● IRON PIN FOUND
- ⊡ IRON PIN IN MONUMENT BOX
- Ø MAG SPIKE SET
- ⚲ MAG NAIL FOUND OVER RAILROAD SPIKE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 29, PAGE 64
VOLUME 33, PAGE 72
VOLUME 51, PAGE 139

O.D.O.T. R/W PLANS R.S. 57

MIAMI COUNTY RECORDER'S RECORDS:
RECORD PLAT BOOK 8, PAGE 31
RECORD PLAT BOOK 9, PAGE 78
RECORD PLAT BOOK 11, PAGE 7
DEED BOOK 571, PAGE 822
DEED BOOK 794, PAGE 181
DEED BOOK 794, PAGES 185–188



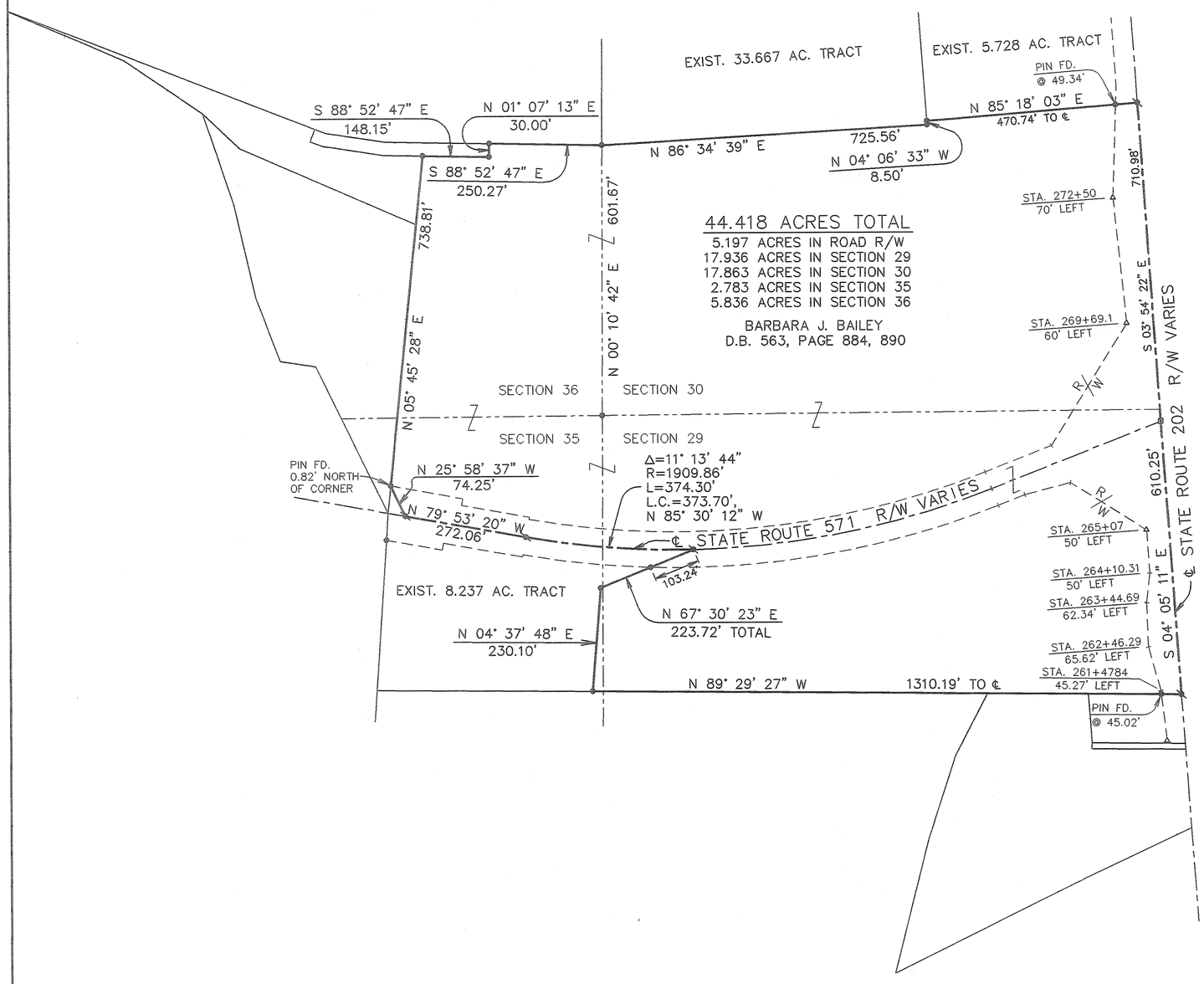
SURVEY FOR JUDITH MADER, CHALMER MADER, GLADYS OELSLAGER & MARCELLA COLBY IN MIAMI COUNTY, OHIO ~ AUGUST 10, 2013

STATE OF OHIO — GREGG S. BROOKHART 6348 — REGISTERED PROFESSIONAL SURVEYOR

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

Volume 55 Page 93
Miami County Engineer's Record of Land Surveys

2	9BTMRS	Nw 1/4 – 29 SW 1/4 – 30 FRAC. 35 FRAC. 36	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State



N

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

Legend

- Mag nail found
- Iron pin found
- Concrete highway monument found
- Monument box assembly found

References

Vol. 30, Pg. 102
Vol. 49, Pg. 96
Vol. 53, Pg. 92
} Miami County Engineer's Record of Land Surveys

Survey of 44.418 acres for Barbara Bailey.

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

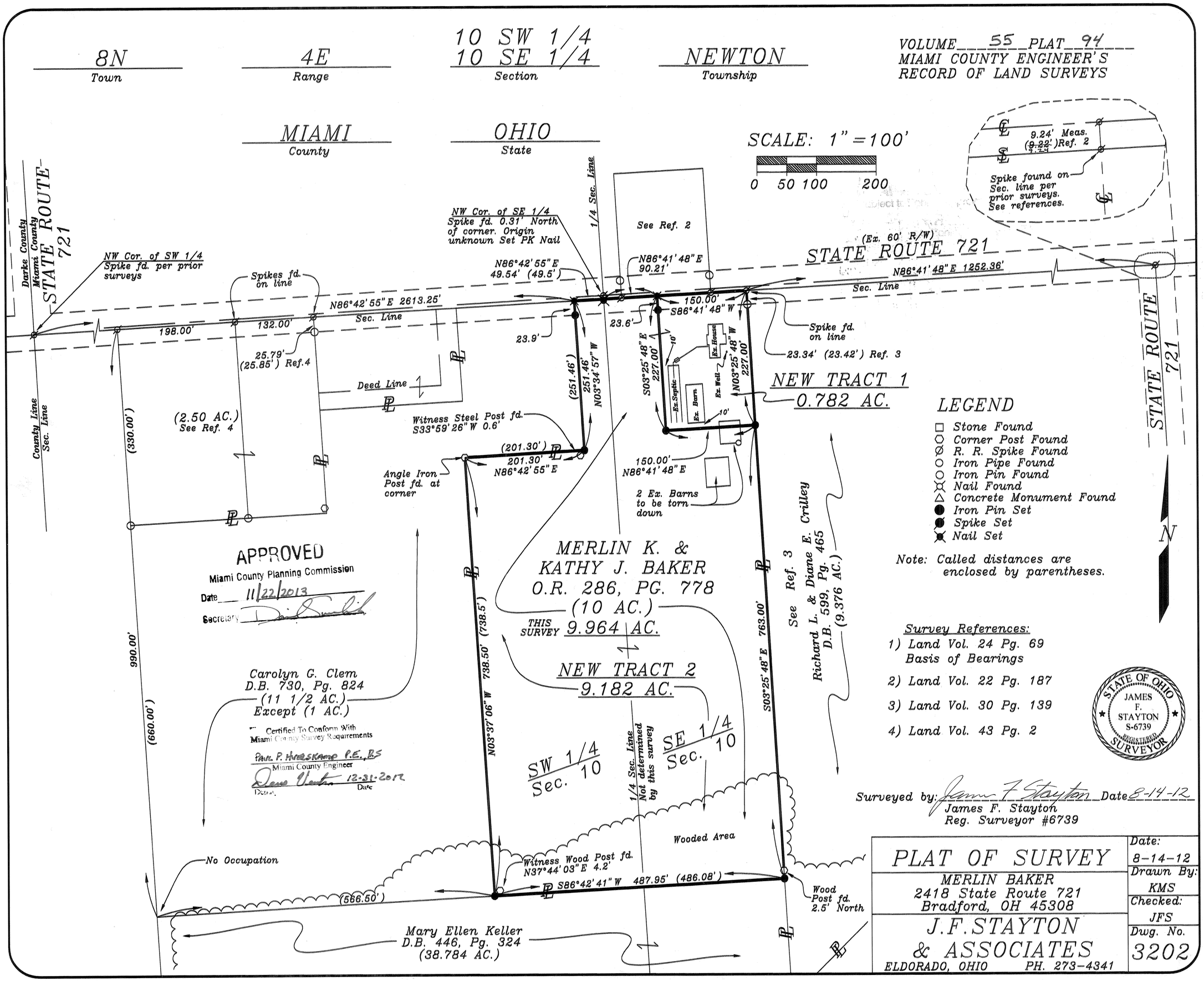
Michael W. Cozatt 11/15/13
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 20313 Ph. (937) 339-2921

8N	4E	10 SW 1/4 10 SE 1/4	NEWTON	VOLUME 55 PLAT 94 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
Town	Range	Section	Township	
	MIAMI	OHIO		
	County	State		

SCALE: 1" = 100'

0 50 100 200



APPROVED
Miami County Planning Commission
Date 11/22/2013
Secretary

Certified To Conform With
Miami County Survey Requirements
Paul P. Hirelskamp P.E., P.S.
Miami County Engineer
12-31-2012
Date

APPROVED
Subject to Zoning Approval
By
Date 11/20/13
Miami County Health District

LEGEND

- Stone Found
- Corner Post Found
- R. R. Spike Found
- Iron Pipe Found
- Iron Pin Found
- Nail Found
- Concrete Monument Found
- Iron Pin Set
- Spike Set
- Nail Set

Note: Called distances are enclosed by parentheses.

Survey References:

1) Land Vol. 24 Pg. 69
Basis of Bearings
2) Land Vol. 22 Pg. 187
3) Land Vol. 30 Pg. 139
4) Land Vol. 43 Pg. 2

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

Surveyed by: James F. Stayton Date 8-14-12
James F. Stayton
Reg. Surveyor #6739

PLAT OF SURVEY	Date: 8-14-12
MERLIN BAKER 2418 State Route 721 Bradford, OH 45308	Drawn By: KMS Checked: JFS
J.F. STAYTON & ASSOCIATES ELDORADO, OHIO PH. 273-4341	Dwg. No. 3202

BROWN	20, NW 1/4	2	12
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 95

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

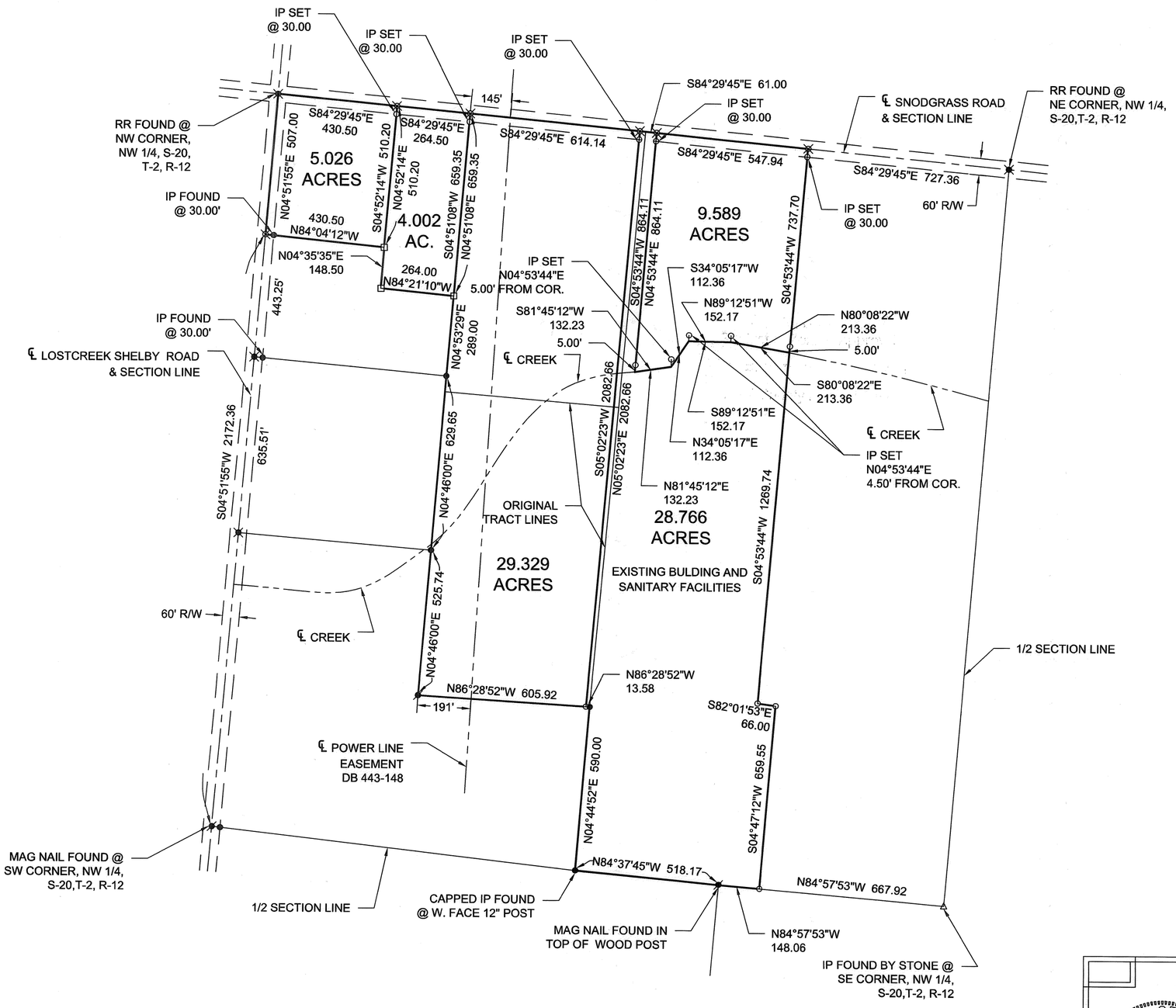
Approved by Miami County Planning Department

Signed _____ Date _____

Certified To Conform With
Miami County Survey Requirements
PAUL P. HUELSKAMP, P.E., P.S.
Miami County Engineer
8-14-2013
Date

APPROVED
Miami County Planning Commission
Date
Secretary 11/18/2013

APPROVED
Subject to Zoning Approval
By
Date 11/18/13
Miami County Health District



REFERENCES
- LAND SURVEY VOL. 3, PG. 207
- LAND SURVEY VOL. 33, PG. 43
- LAND SURVEY VOL. 38, PG. 181
- LAND SURVEY VOL. 40, PG. 99
- LAND SURVEY VOL. 40, PG. 174
- LAND SURVEY VOL. 53, PG. 44
- DEED BOOK 577-563
- O.R. 113-210

LEGEND
- ● IRON PIN FOUND
- ○ IRON PIN SET
- RR SPIKE FOUND
- RR SPIKE SET
- MAG NAIL FOUND
- △ STONE FOUND
- □ WOOD POST FOUND

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

SURVEY FOR DORIS ZERKLE IN MIAMI COUNTY, OHIO
~ APRIL 23, 2013

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

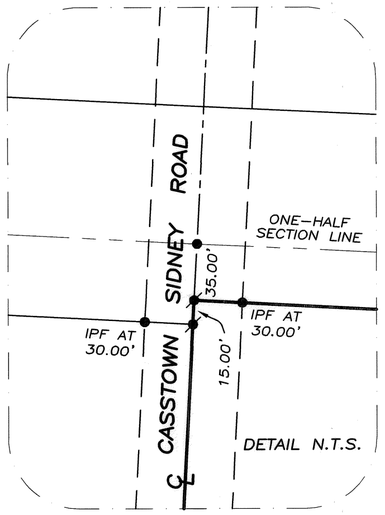
THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

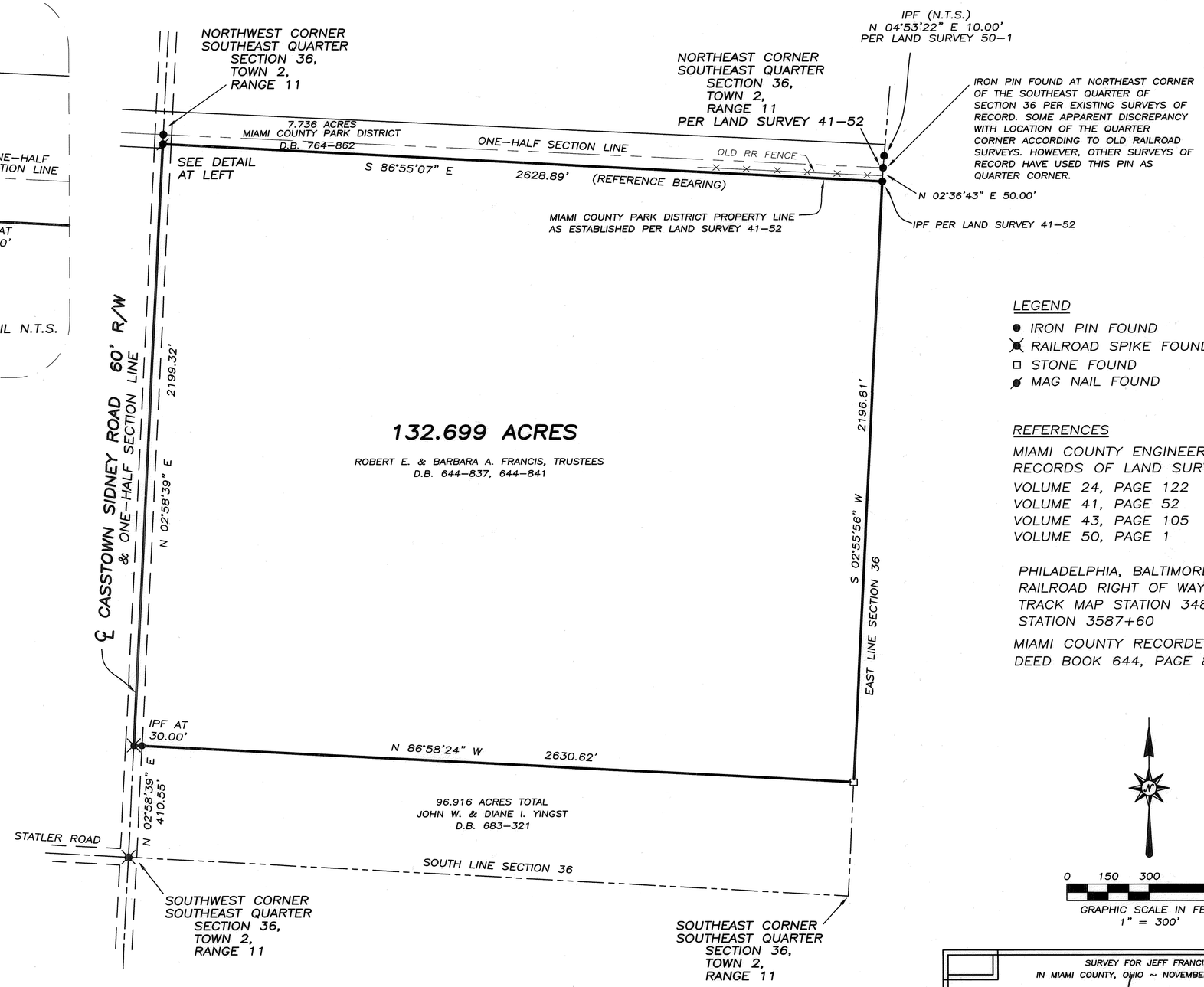
Drawn by: KCM

BROWN	36 SE 1/4	2	11
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 96

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





LEGEND

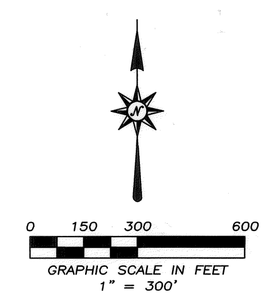
- ● IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- □ STONE FOUND
- ⊘ MAG NAIL FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 24, PAGE 122
VOLUME 41, PAGE 52
VOLUME 43, PAGE 105
VOLUME 50, PAGE 1

PHILADELPHIA, BALTIMORE & WASHINGTON RAILROAD RIGHT OF WAY AND TRACK MAP STATION 3484+80 TO STATION 3587+60

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 644, PAGE 841



SURVEY FOR JEFF FRANCIS
IN MIAMI COUNTY, OHIO ~ NOVEMBER 23, 2013

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

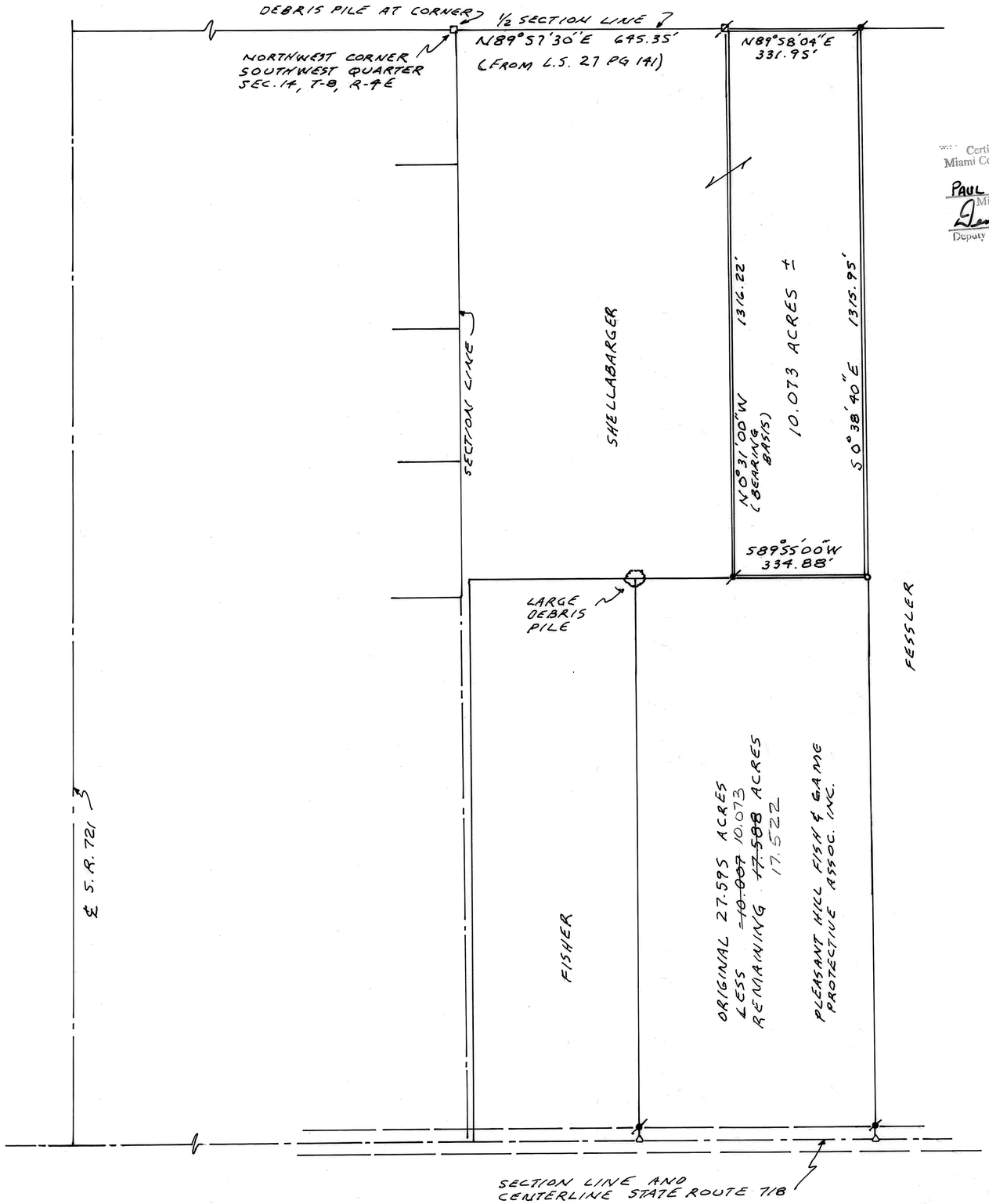
8	4 EAST	14	SOUTHWEST	NEWTON	MIAMI
TOWN	RANGE	SECTION	QUARTER	TOWNSHIP	COUNTY

VOLUME NO. 55 PLAT NO. 97
MIAMI COUNTY ENGINEERS
RECORD OF SURVEYS
NOVEMBER 2013

SCALE: 1 INCH = 200 FEET

0 200 400

N



Certified To Conform With
Miami County Survey Requirements

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

11-22-2013
Date

Deputy

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.

11/26/2013
Date

Secretary
Miami County Planning Commission

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" CAPPED IRON PIN SET (PS 5621)
- □ CORNER STONE CALLED FOR (LS 27, PG. 141)
- ⊠ " " " WITH 5/8" IRON PIN OVER TOP OF STONE
- △ RAILROAD SPIKE INDICATED BUT NOT DUG OUT.

REFERENCES

DEED BOOK 523 PAGE 91
LAND SURVEY BK 27 PAGE 141
" " 49 " 90
" " 51 " 12

NOTE:
THE PURPOSE OF THIS SURVEY IS TO TRANSFER THE ~~10.007~~ 10.073 ACRE TRACT OF PLEASANT HILL FISH & GAME PROTECTIVE ASSOC. INC. TO THE SHELLABARGER TRACT TO THE WEST AS SHOWN. NO BUILDING SITE IS BEING CREATED.

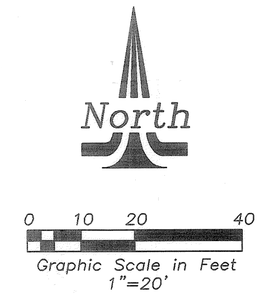
STATE OF OHIO
MICHAEL HENRY TREON
5621
REGISTERED SURVEYOR

SURVEY FOR
PLEASANT HILL FISH AND GAME PROTECTIVE ASSOC. INC.

Michael H. Treon
REGISTERED SURVEYOR NO. 5621

PT. 41	17	COVINGTON	MIAMI	OHIO
OUTLOT	TAX MAP	CORPORATION	COUNTY	STATE

Volume 55 Page 98
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Miami County Recorder's
Plat Records
Plat Book 10, Page 48
Miami County Engineer's
Record of Land Surveys
Volume 52, Page 153
(Basis of Bearings)

Miami County Engineer's
Record of Lot Surveys
Volume 4, Page 47

Survey of part Outlot 41
for Jane Sellman

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

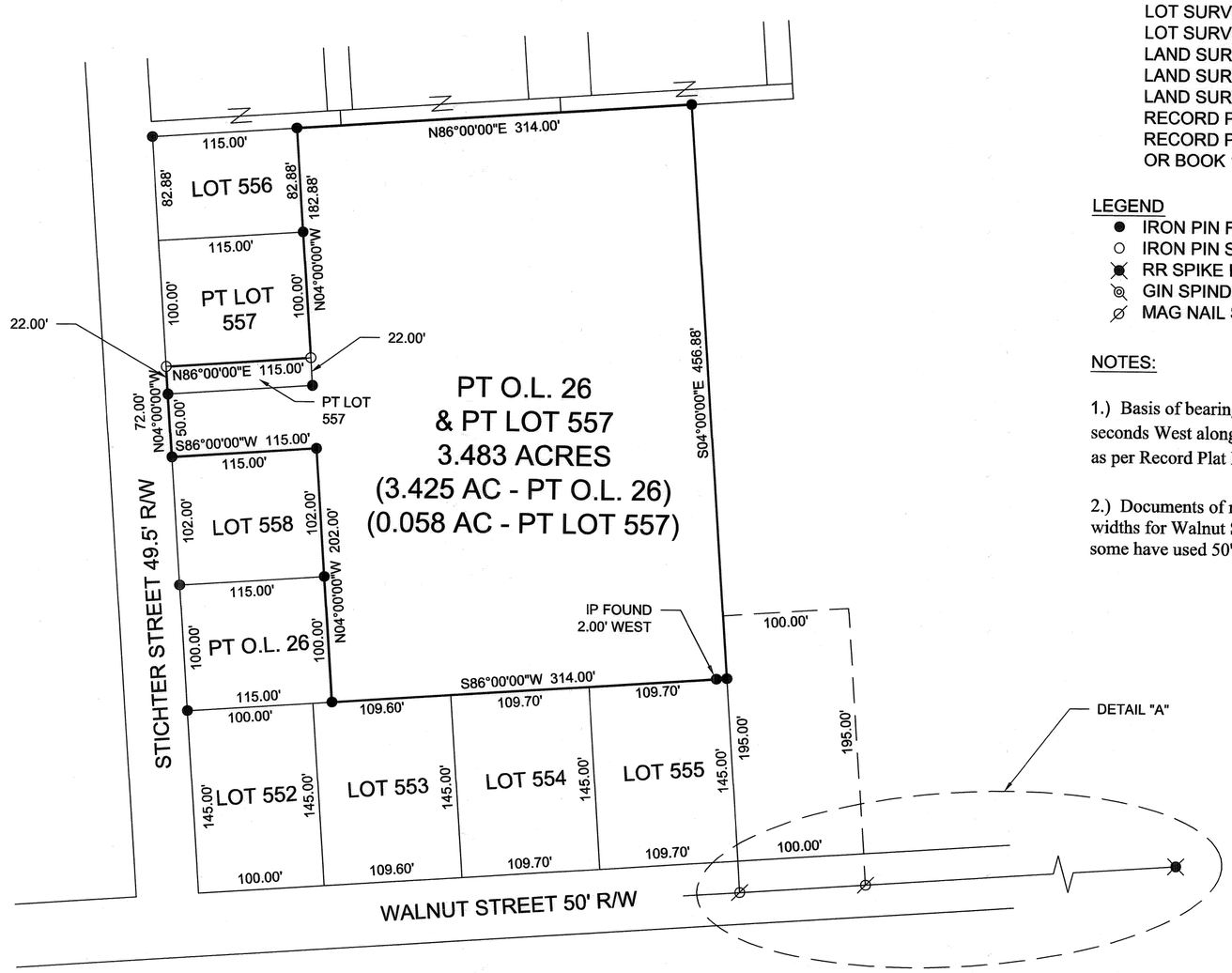
Michael W. Cozatt 12/02/13
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 20613 — (937) 339-2921
File Name: C:\Jobs\2013\20613.dwg
Drawn by: DMC ~ Checked by: MWC

BRADFORD CORPORATION

PT O.L. 26 & PT LOT 557 LOT

VOLUME 55 PAGE 99
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



REFERENCES

- LOT SURVEY VOL. 8, PG. 196
- LOT SURVEY VOL. 16, PG. 13
- LOT SURVEY VOL. 21, PG. 128
- LAND SURVEY VOL. 25, PG. 46
- LAND SURVEY VOL. 49, PG. 86
- LAND SURVEY VOL. 51, PG. 188
- RECORD PLAT BOOK 8, PG. 73
- RECORD PLAT BOOK 10, PG. 150
- OR BOOK 135-733

LEGEND

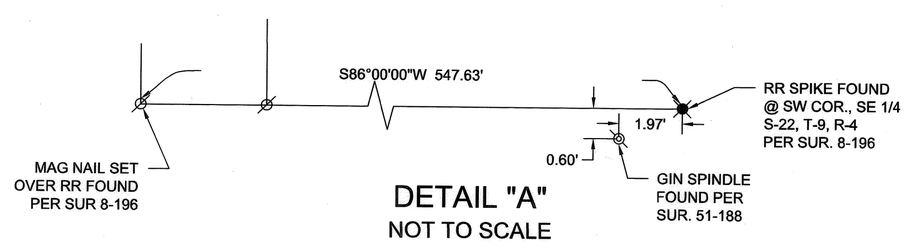
- ● IRON PIN FOUND
- ○ IRON PIN SET
- RR SPIKE FOUND
- GIN SPINDLE FOUND
- MAG NAIL SET OVER RR SPIKE FOUND

NOTES:

1.) Basis of bearing is North 04 degrees 00 minutes 00 seconds West along east line of Lots 556, 557 and 558 as per Record Plat Book 10 Page 150

2.) Documents of record show different right-of-way widths for Walnut Street. Some have used 40' and some have used 50'. 50' r/w assumed for this survey.

0 40 80 160
GRAPHIC SCALE IN FEET
1"=80'



DETAIL "A"
NOT TO SCALE

SURVEY FOR PEOPLES FEDERAL SAVINGS AND LOAN IN MIAMI COUNTY, OHIO ~ DECEMBER 1, 2013

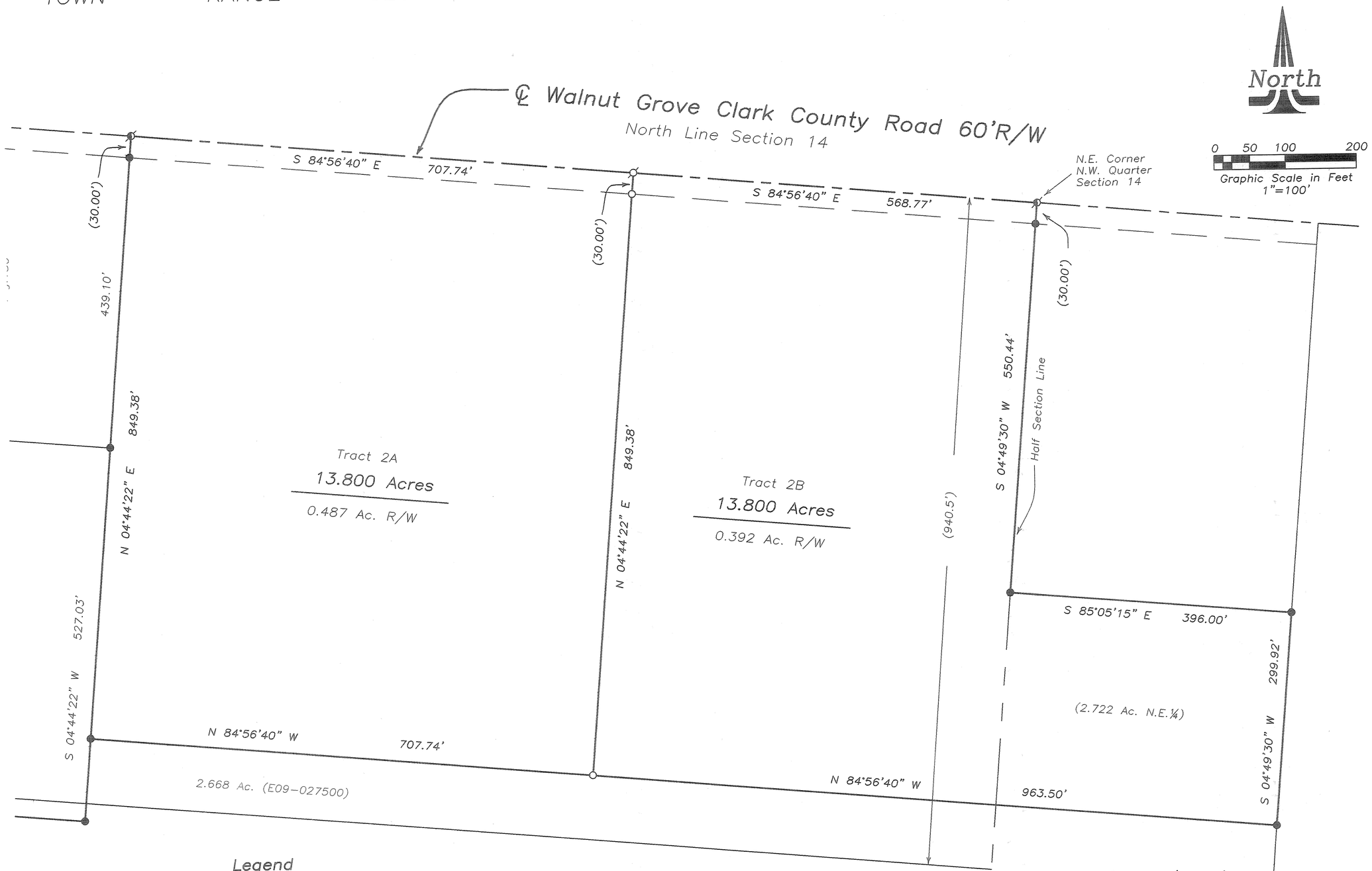
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

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

Drawn by : KCM

2	10 BTMRS	NE ¼ 14 NW ¼	ELIZABETH	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 100
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

References

Miami County Engineer's
Record of Land Surveys
Volume 51, Page 22
(Basis of Bearings)

Survey split of Tract 2
for Widener Family Trust

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

Michael W. Cozatt 11/29/13
MICHAEL W. COZATT
P.S. #6001

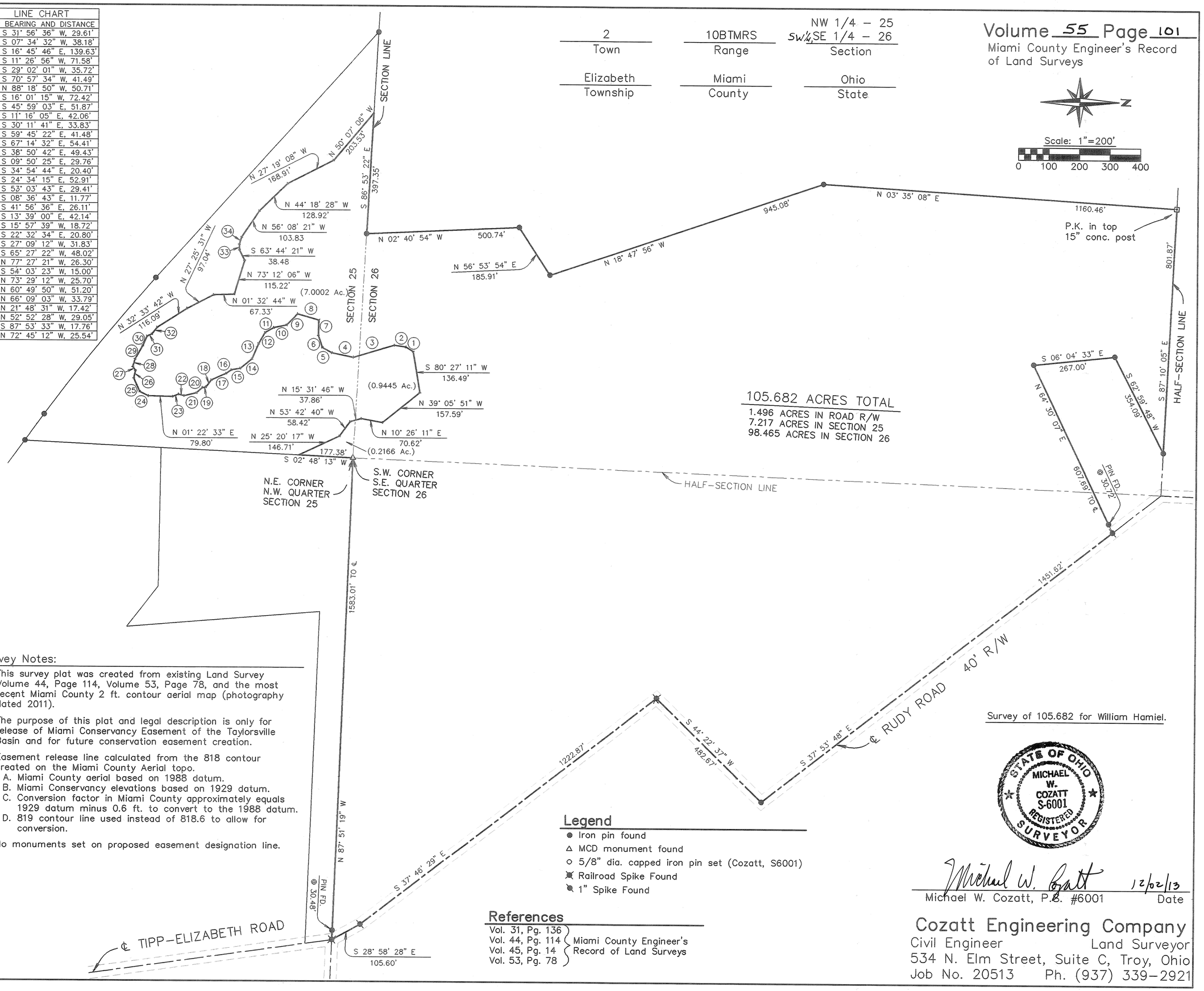
COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 21313
File Name: C:\Jobs\2013\21313.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

LINE CHART	
NO.	BEARING AND DISTANCE
1	S 31° 56' 36" W, 29.61'
2	S 07° 34' 32" W, 38.18'
3	S 16° 45' 46" E, 139.63'
4	S 11° 26' 56" W, 71.58'
5	S 29° 02' 01" W, 35.72'
6	S 70° 57' 34" W, 41.49'
7	N 88° 18' 50" W, 50.71'
8	S 16° 01' 15" W, 72.42'
9	S 45° 59' 03" E, 51.87'
10	S 11° 16' 05" E, 42.06'
11	S 30° 11' 41" E, 33.83'
12	S 59° 45' 22" E, 41.48'
13	S 67° 14' 32" E, 54.41'
14	S 38° 50' 42" E, 49.43'
15	S 09° 50' 25" E, 29.76'
16	S 34° 54' 44" E, 20.40'
17	S 24° 34' 15" E, 52.91'
18	S 53° 03' 43" E, 29.41'
19	S 08° 36' 43" E, 11.77'
20	S 41° 56' 36" E, 26.11'
21	S 13° 39' 00" E, 42.14'
22	S 15° 57' 39" W, 18.72'
23	S 22° 32' 34" E, 20.80'
24	S 27° 09' 12" W, 31.83'
25	S 65° 27' 22" W, 48.02'
26	N 77° 27' 21" W, 26.30'
27	S 54° 03' 23" W, 15.00'
28	N 73° 29' 12" W, 25.70'
29	N 60° 49' 50" W, 51.20'
30	N 66° 09' 03" W, 33.79'
31	N 21° 48' 31" W, 17.42'
32	N 52° 52' 28" W, 29.05'
33	S 87° 53' 33" W, 17.76'
34	N 72° 45' 12" W, 25.54'

2	10BTMRS	NW 1/4 – 25 SW¼SE 1/4 – 26
Town	Range	Section
Elizabeth	Miami	Ohio
Township	County	State

Volume 55 Page 101
Miami County Engineer's Record of Land Surveys

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



105.682 ACRES TOTAL

1.496 ACRES IN ROAD R/W
7.217 ACRES IN SECTION 25
98.465 ACRES IN SECTION 26

Survey Notes:

1. This survey plat was created from existing Land Survey Volume 44, Page 114, Volume 53, Page 78, and the most recent Miami County 2 ft. contour aerial map (photography dated 2011).
2. The purpose of this plat and legal description is only for release of Miami Conservancy Easement of the Taylorsville Basin and for future conservation easement creation.
3. Easement release line calculated from the 818 contour created on the Miami County Aerial topo.
   A. Miami County aerial based on 1988 datum.
   B. Miami Conservancy elevations based on 1929 datum.
   C. Conversion factor in Miami County approximately equals 1929 datum minus 0.6 ft. to convert to the 1988 datum.
   D. 819 contour line used instead of 818.6 to allow for conversion.
4. No monuments set on proposed easement designation line.

Legend

- ● Iron pin found
- △ MCD monument found
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)
- Railroad Spike Found
- 1" Spike Found

References

Vol. 31, Pg. 136
Vol. 44, Pg. 114
Vol. 45, Pg. 14
Vol. 53, Pg. 78
} Miami County Engineer's Record of Land Surveys

Survey of 105.682 for William Hamiel.

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

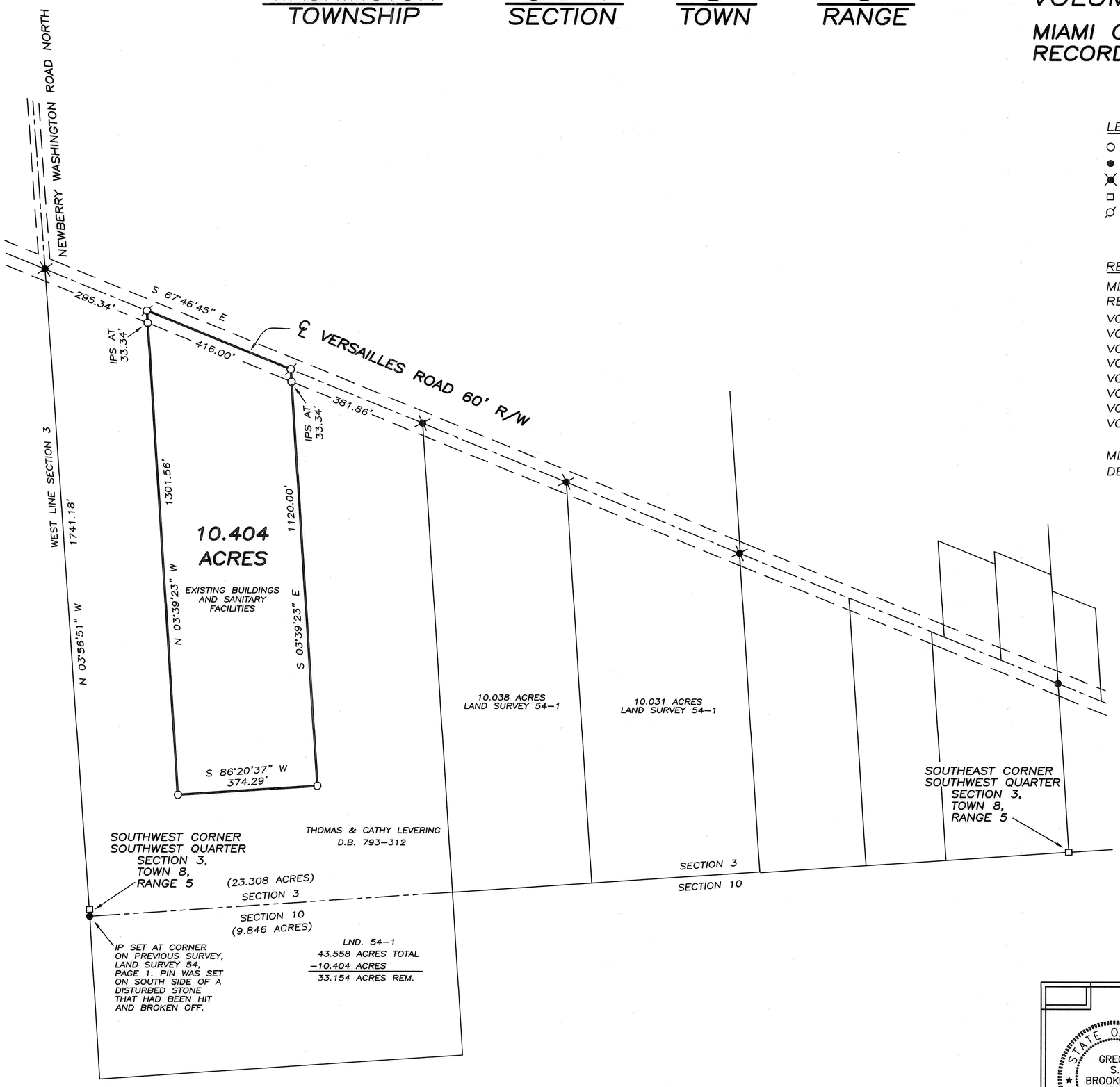
Michael W. Cozatt 12/02/13
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 20513 Ph. (937) 339-2921

WASHINGTON	3 SW 1/4	8	5
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 102

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- □ STONE FOUND
- ⌀ MAG SPIKE SET

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 28, PAGE 17
VOLUME 31, PAGE 42
VOLUME 31, PAGE 118
VOLUME 31, PAGE 193
VOLUME 44, PAGE 166
VOLUME 51, PAGE 90
VOLUME 53, PAGE 194
VOLUME 54, PAGE 1

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 793, PAGE 312

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

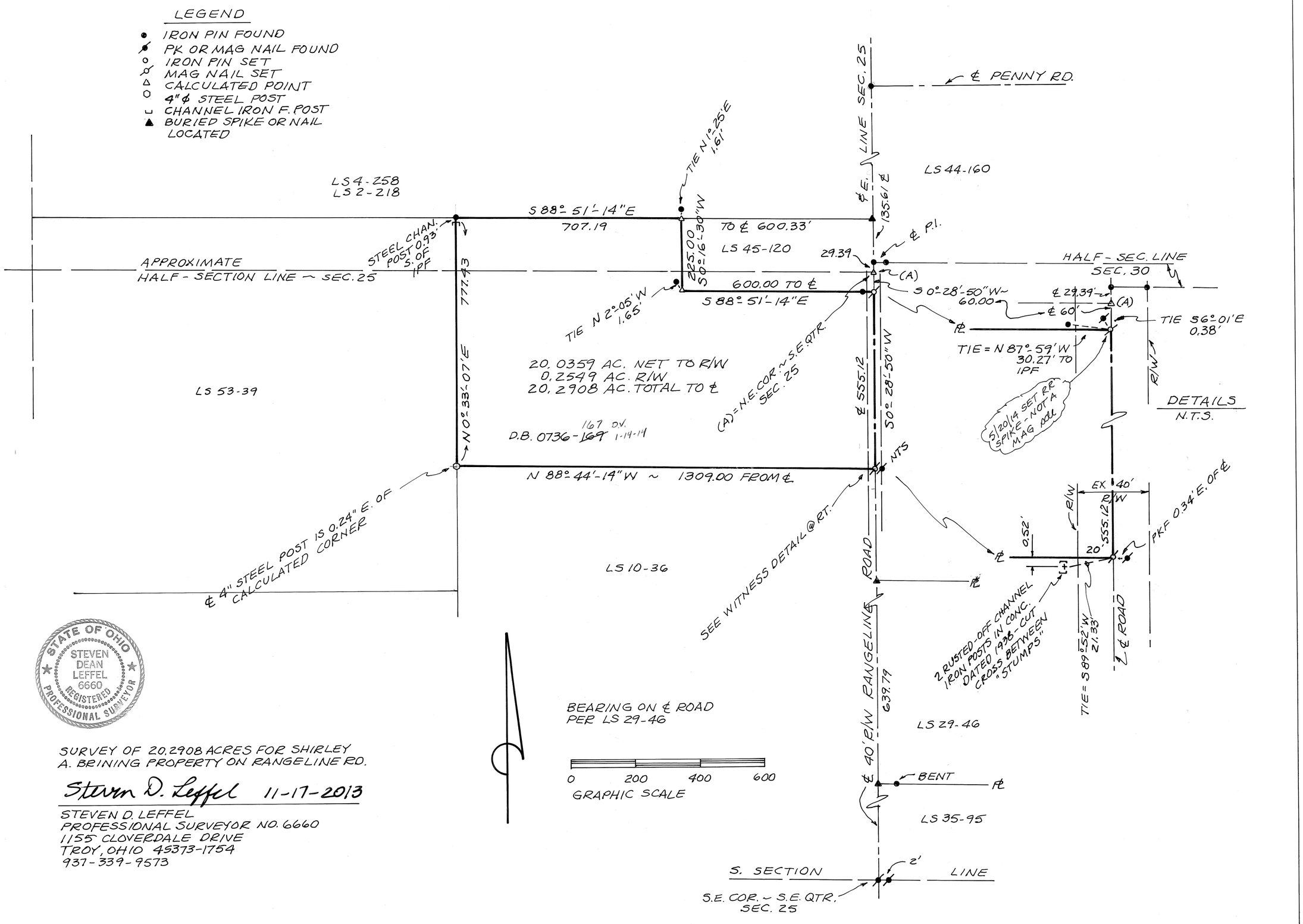
SURVEY OF 10.404 ACRES FOR TOM LEVERING
IN MIAMI COUNTY, OHIO ~ NOVEMBER 2, 2013

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	25	8	4
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 103
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



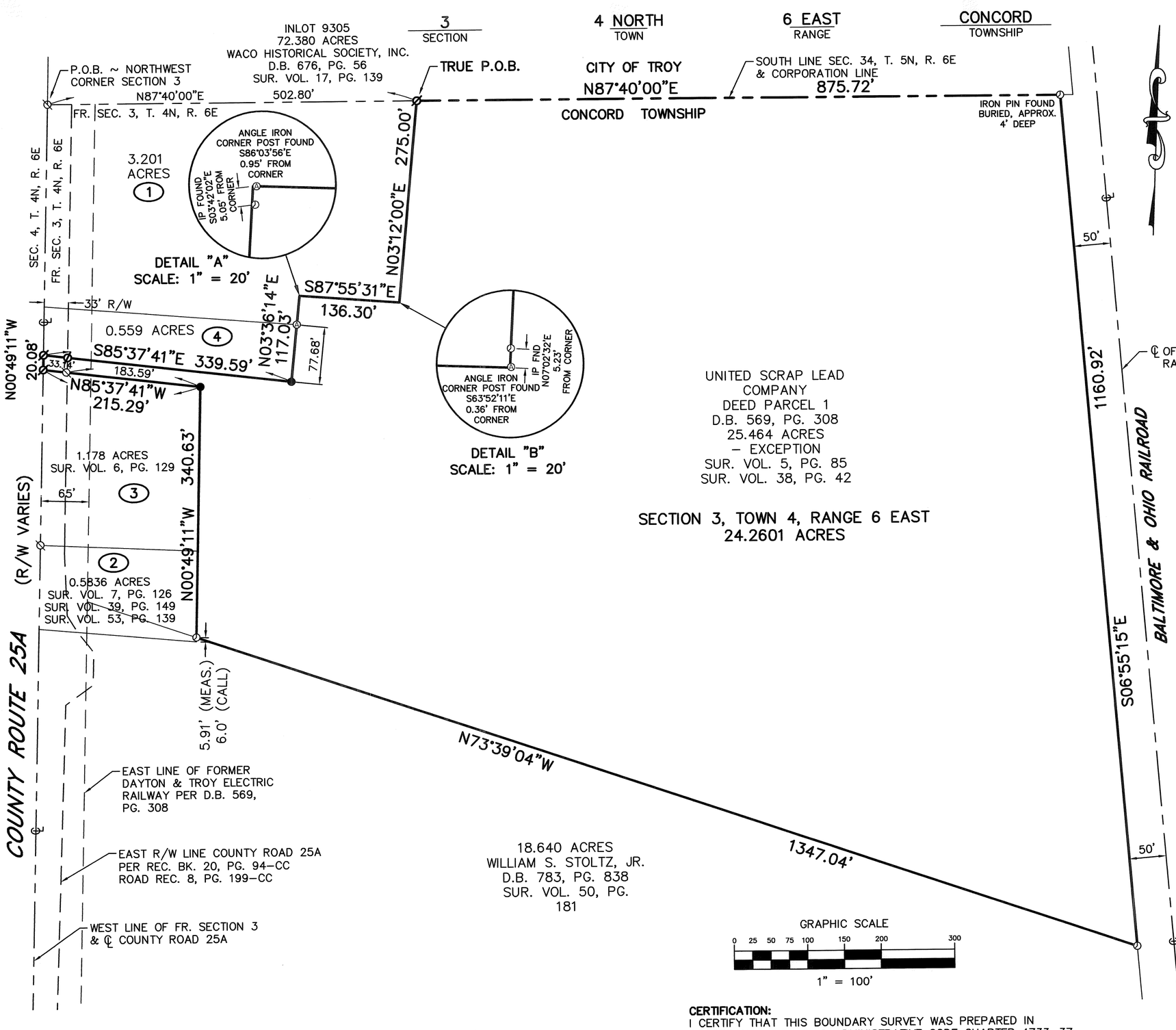
STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED PROFESSIONAL SURVEYOR

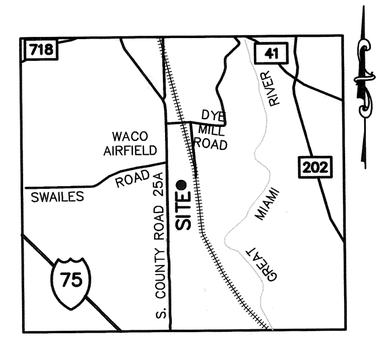
SURVEY OF 20.2908 ACRES FOR SHIRLEY A. BRINING PROPERTY ON RANGELINE RD.

Steven D. Leffel 11-17-2013

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

VOLUME 55, PAGE 104.
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS





VICINITY MAP
NO SCALE

BASIS OF BEARINGS:

- **NORTH LINE OF FRACTIONAL SECTION 3 SURVEY VOL. 5, PAGE 85 BEARING = NORTH 87°40'00" EAST**

SURVEY REFERENCES:

- IN ADDITION TO THE DEED REFERENCES & SURVEY VOLUMES SHOWN ON THIS DRAWING, THE ANNEXATION TO THE CITY OF TROY, OHIO PLAT AS RECORDED IN P.B. 19, PG. 132 AND MIA–CR25A–7.789 ROADWAY PLANS AS RECORDED IN P.B. 20, PGS. 94CC & 94 DD WERE USED IN THE PREPARATION OF THIS SURVEY.

CURRENT OWNER:

- THE UNITED SCRAP LEAD COMPANY DEED BOOK 569, PAGE 308

GENERAL NOTES:

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

SYMBOL LEGEND

- ⊠ – **STONE FOUND**
- ⧈ – **MONUMENT BOX FOUND**
- ⦶ – **5/8" IRON PIN FOUND**
- ⊘ – **"MAG" NAIL FOUND**
- Ⓐ – **ANGLE IRON POST FOUND**
- Ø – **"MAG" NAIL SET**
- ● – **5/8" IRON PIN SET W/ PLASTIC ID CAP STAMPED "HALEY DUSA 6819"**

ADJACENT OWNER DATA		
NO.	OWNER	DEED REFERENCE
1	LIBERTY SAVINGS BANK	D.B. 795, PG. 411
2	D.A. & P.L. ISHMAEL	D.B. 711, PG. 730 D.B. 726, PG. 391
3	GARY D. SEARS	D.B. 722, PG. 233
4	RUBY BURTON	D.B. 783, PG. 179

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.

John P. Haley

John P. Haley
Registered Surveyor
Ohio License Number 6819

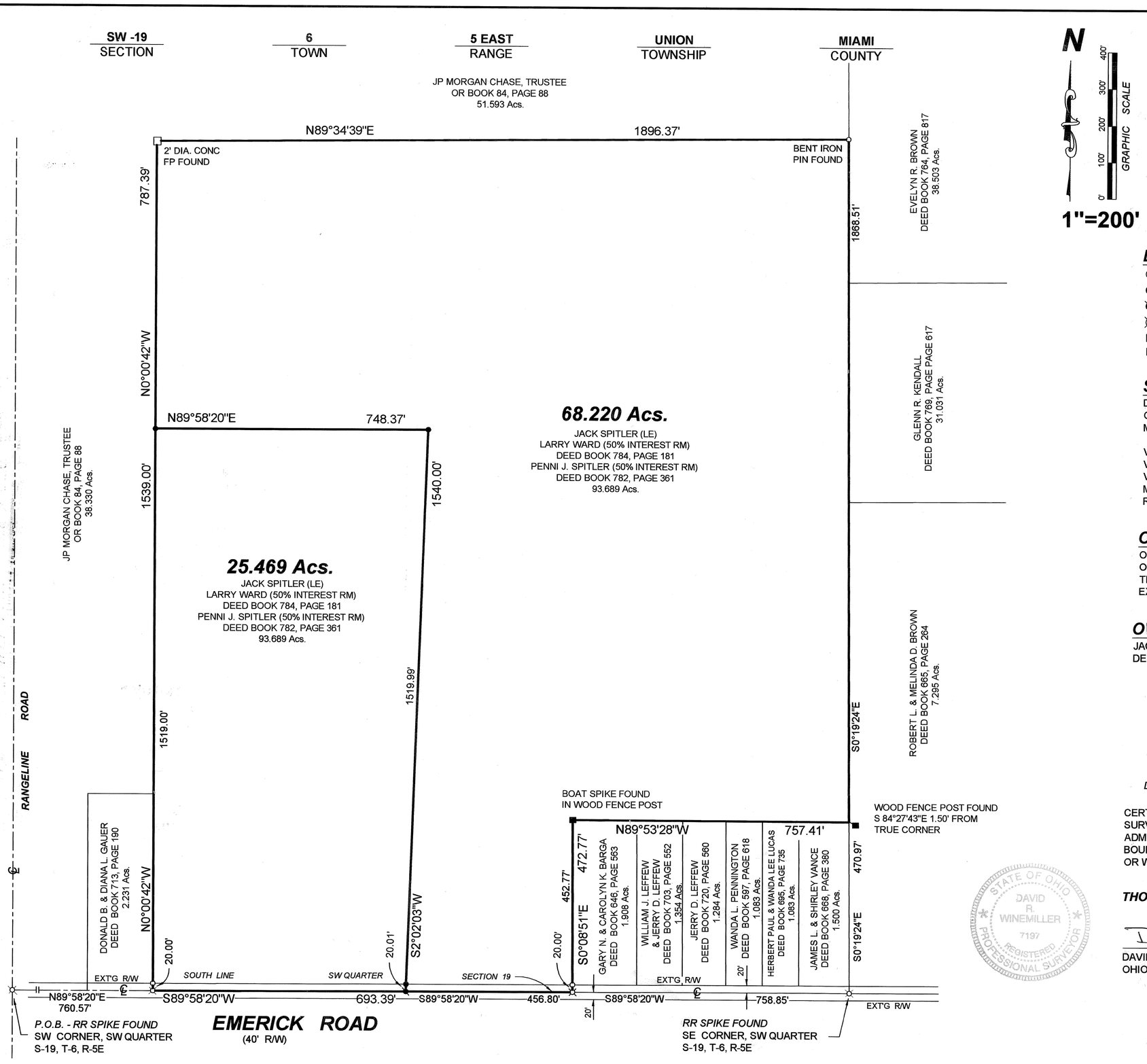
Field Survey Date: Nov. 4, 2013

STATE OF OHIO
JOHN P. HALEY
6819
REGISTERED SURVEYOR

Haley–Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439–4300 Fax: (937) 439–2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"= 100'	Drawn: JRC	Checked: JPH
Date: 12/3/2013	Job No. S3428	

T-85



VOLUME 55 PAGE 105
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

N

GRAPHIC SCALE 0' 100' 200' 300' 400'

1"=200'

BEARINGS WERE MADE TO AGREE WITH THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19 (S 89°58'20" W) AS SHOWN IN VOLUME 30, PAGE 174 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

LEGEND

- ○ IRON PIN FOUND (5/8" DIA.)
- ● IRON PIN SET (5/8" DIA. x 30")
- MAG NAIL SET
- RR SPIKE FOUND
- □ CONC. FENCE POST FOUND
- ■ WOOD FENCE POST FOUND

SURVEY REFERENCES

DEED BOOK 784, PAGE 181
OFFICIAL RECORD BOOK 84, PAGE 88
MIAMI COUNTY DEED RECORDS

VOLUME 30, PAGE 174
VOLUME 50, PAGE 157
VOLUME 51, PAGE 190
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

OCCUPATION

OCCUPATION APPEARS TO AGREE WITH OWNERSHIP. PARCEL IS UNIMPROVED TILLABLE FARM GROUND. A WIRE FENCE EXIST ALONG THE WEST BOUNDARY LINE.

OWNERS

JACK SPITLER (LE) & LARRY WARD (RM)
DEED BOOK 784, PAGE 181

PLAT OF SURVEY

~FOR~

PENNI SPITLER

WEST MILTON, OHIO
NOVEMBER 21, 2013
DATE OF FIELD WORK: NOVEMBER 15, 2013

CERTIFICATION: I HEREBY 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 WAS SET AS SHOWN.

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED PROFESSIONAL SURVEYOR

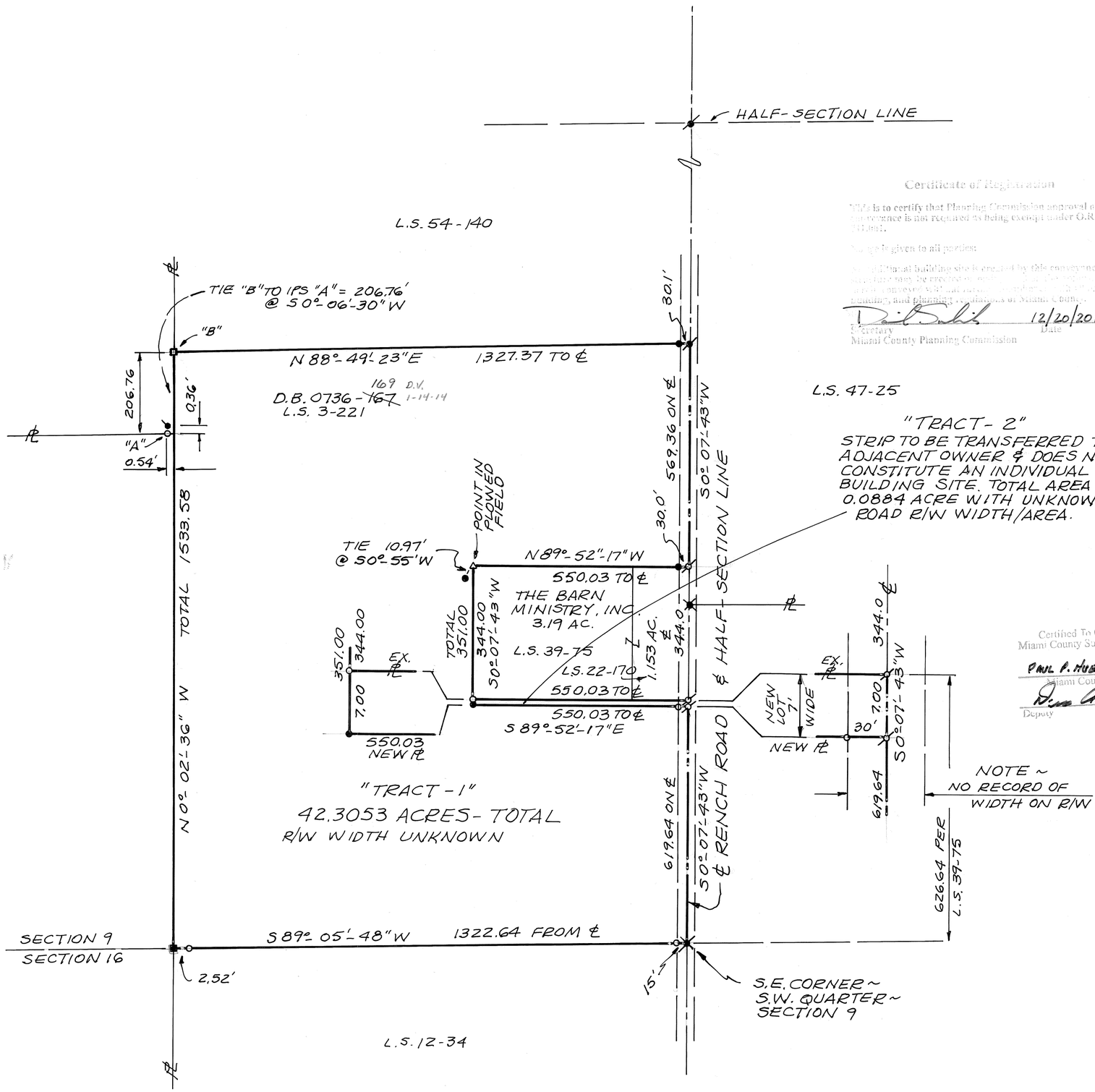
THOMAS WINEMILLER & ASSOCIATES, INC

DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
(937).898.5862 898.5716 (FAX)
www.winemillerengineering.com

NEWTON	5	7	9
TOWNSHIP	RANGE	TOWN	SECTION

VOLUME 55 PAGE 106
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEY'S



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 on [illegible] conveyed will not comply with all zoning, sanitary, and planning regulations of Miami County.

Secretary 12/20/2013
Date
Miami County Planning Commission

BEARING PER
L.S. 47-25

0 200 400 600
GRAPHIC SCALE

LEGEND

- ● IRON PIN FOUND
- ○ IRON PIN SET
- ⌀ MAG NAIL SET
- □ RECT. STONE SITTING ON DIAG. TO ℄s
- ■ NON-DESCRIPT STONE FOUND
- BROKEN-OFF 4" SQ. CONC. F.P. FOUND
- RAILROAD SPIKE FOUND
- MAG NAIL FOUND

Certified To Conform With
Miami County Survey Requirements

PAUL A. HUELSKAMP P.E.P.S
Miami County Engineer
12-16-2013
Deputy Date

STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED
PROFESSIONAL SURVEYOR

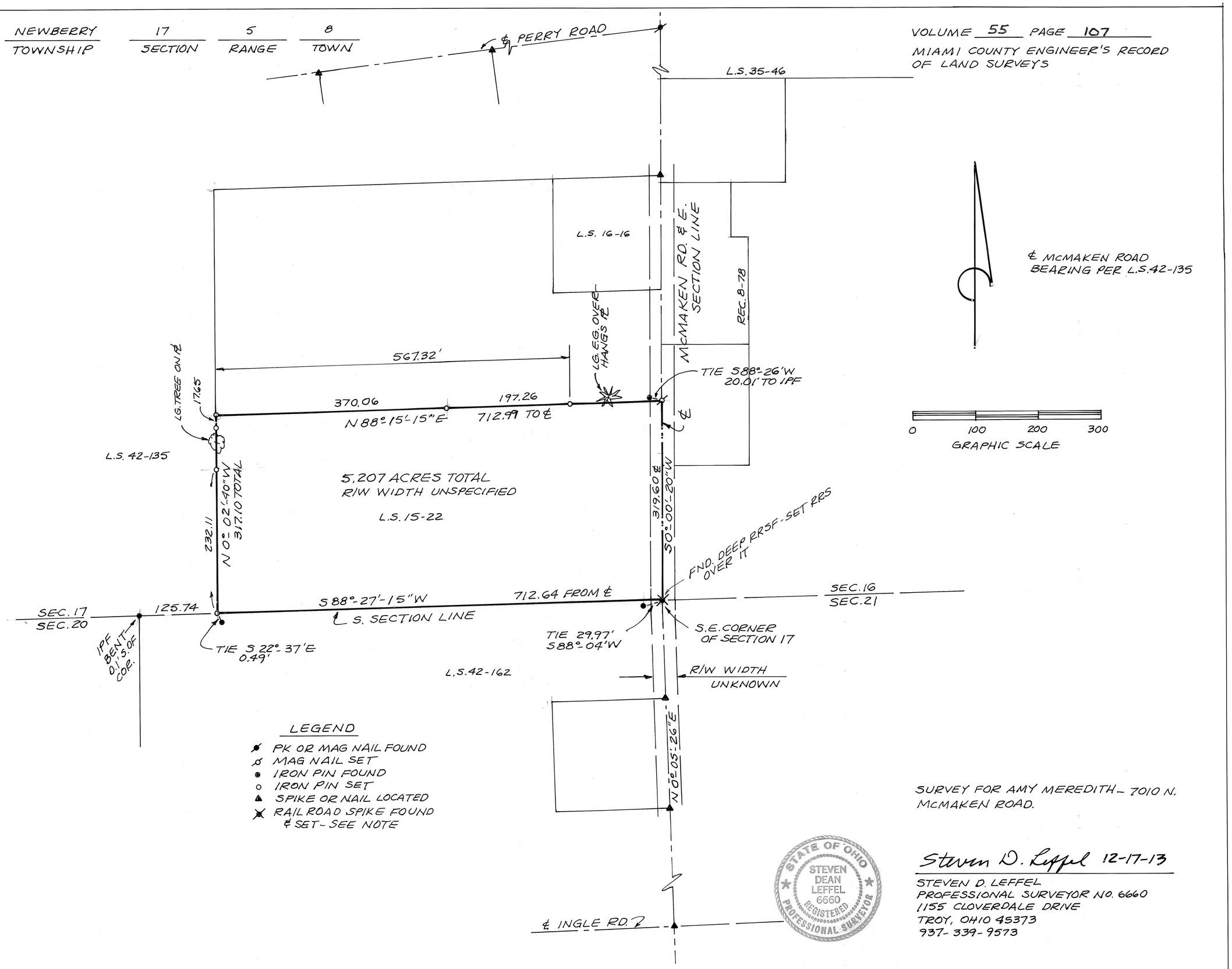
SURVEY OF 42.3053 ACRES FOR SHIRLEY A. BRINING PROPERTY ON RENCH ROAD, INCLUDING 0.0884 ACRE TRACT TO BE TRANSFERRED TO ADJACENT OWNER.

Steven D. Leffel 11-17-13

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

NEWBERRY	17	5	8
TOWNSHIP	SECTION	RANGE	TOWN

VOLUME 55 PAGE 107
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- PK OR MAG NAIL FOUND
- MAG NAIL SET
- IRON PIN FOUND
- IRON PIN SET
- SPIKE OR NAIL LOCATED
- RAIL ROAD SPIKE FOUND & SET - SEE NOTE

SURVEY FOR AMY MEREDITH - 7010 N. MCMAKEN ROAD.

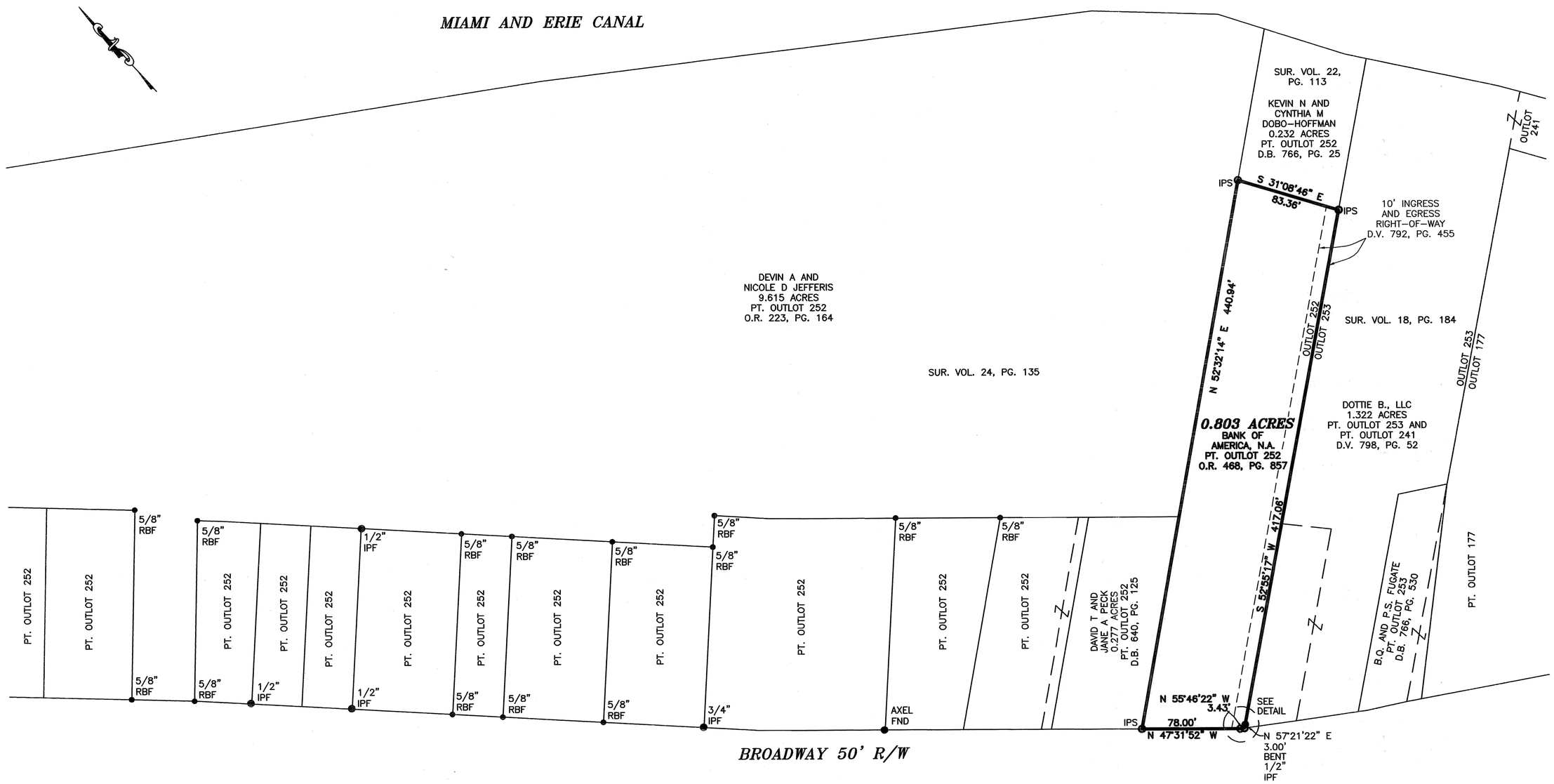
STATE OF OHIO
STEVEN DEAN LEFFEL 6660
REGISTERED PROFESSIONAL SURVEYOR

Steven D. Leffel 12-17-13

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

VOLUME 55 PAGE 108
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

PIQUA	N.W.	PT. 252
CORPORATION	SECTION	OUTLOT



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 52°55'17" W FOR THE LINE COMMON TO OUTLOT 252 AND OUTLOT 253, OF RECORD IN SURVEY VOLUME 18, PAGE 184, ENGINEER'S OFFICE, MIAMI COUNTY, OHIO.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN NOVEMBER OF 2013 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundei 12/30/2013

SCOTT D. GRUNDEI, P.S. DATE
REGISTERED SURVEYOR NO. 8047

STATE OF OHIO
SCOTT D. GRUNDEI S-8047
REGISTERED PROFESSIONAL SURVEYOR

DRAWN BY: DJH

LEGEND

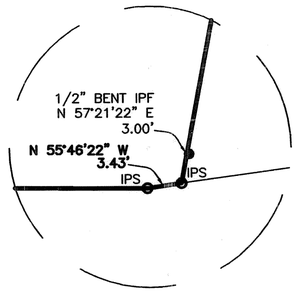
- ● IPF 3/4" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- ● RBF 5/8" REBAR FOUND (UNLESS OTHERWISE NOTED)
- ○ IPS 3/4" IRON PIN SET

REFERENCES:

LOT SUR. VOL. 22, PG. 113
LOT SUR. VOL. 18, PG. 184
LOT SUR. VOL. 24, PG. 135
} MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

D.B. 640, PG. 125
O.R. 468, PG. 857
} MIAMI COUNTY RECORDER'S DEED RECORDS

0 60' 90' 120'
SCALE IN FEET
SCALE: 1"=60'



DETAIL
NOT TO SCALE

SURVEY OF
0.802 ACRES
LYING IN
PART OF OUTLOT 252
CITY OF PIQUA, COUNTY OF MIAMI,
STATE OF OHIO

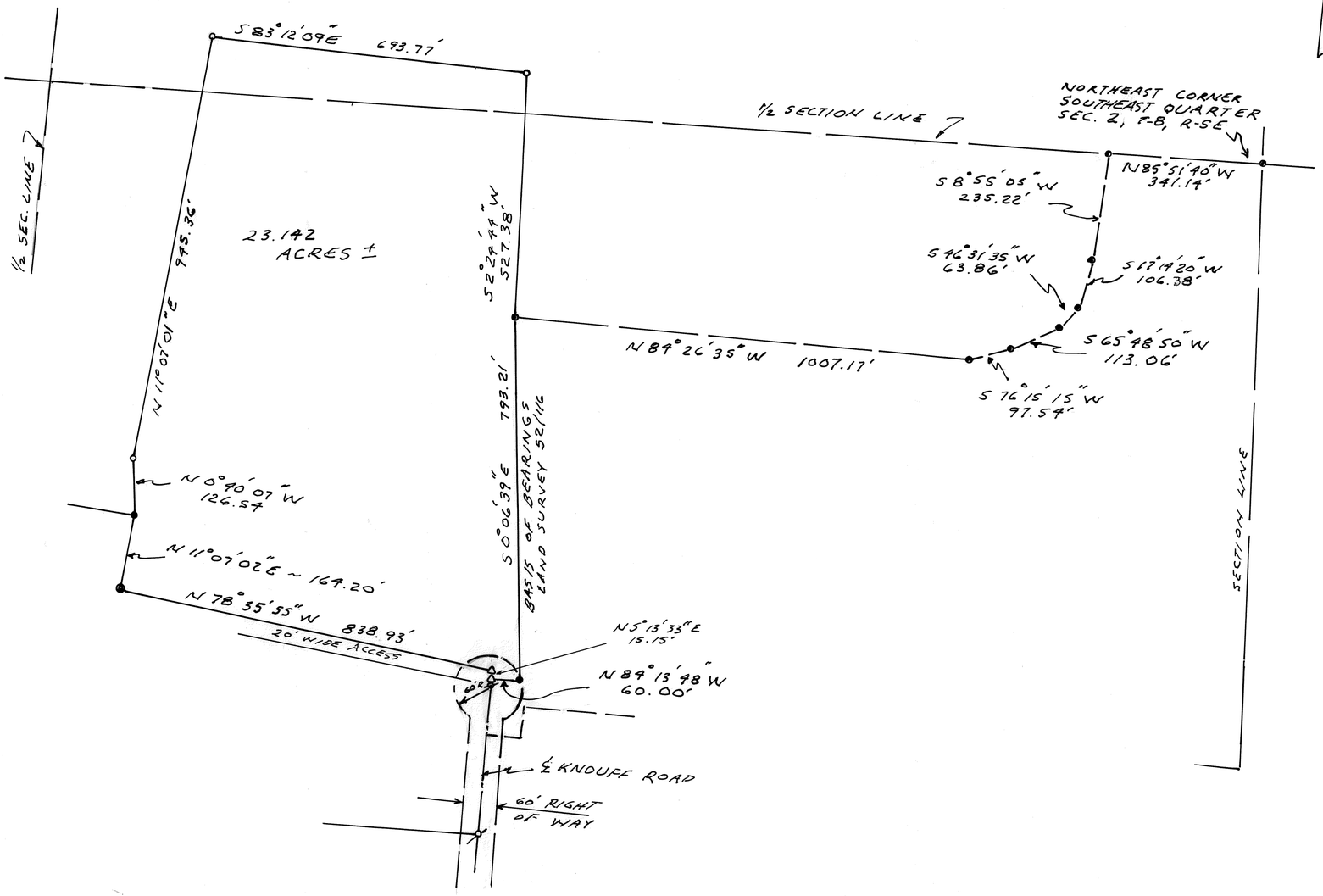
LS GI LANDMARK SURVEY GROUP, INCORPORATED
2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 12/09/2013 FILE NO. 154088

8 TOWN | 5 EAST RANGE | 2 SECTION | WASHINGTON TOWNSHIP

VOLUME NO. 55 PLAT NO. 109
MIAMI COUNTY ENGINEERS
RECORD OF SURVEYS
DECEMBER, 2013

SCALE: 1 INCH = 200 FEET
0 200 400



REFERENCES

DEED BOOK 768 PAGES 35 & 37
LAND SURVEY VOL. 49 PLAT 33
" " " 52 " 116
" " " 49 " 193
RECORD PLAT BOOK 8 " 49

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" CAPPED IRON PIN SET (P.S. 5621)
- △ 1" MONUMENT SPIKE FOUND
- ⊗ SPIKE FOUND

STATE OF OHIO
MICHAEL HENRY TREON
5621
REGISTERED SURVEYOR

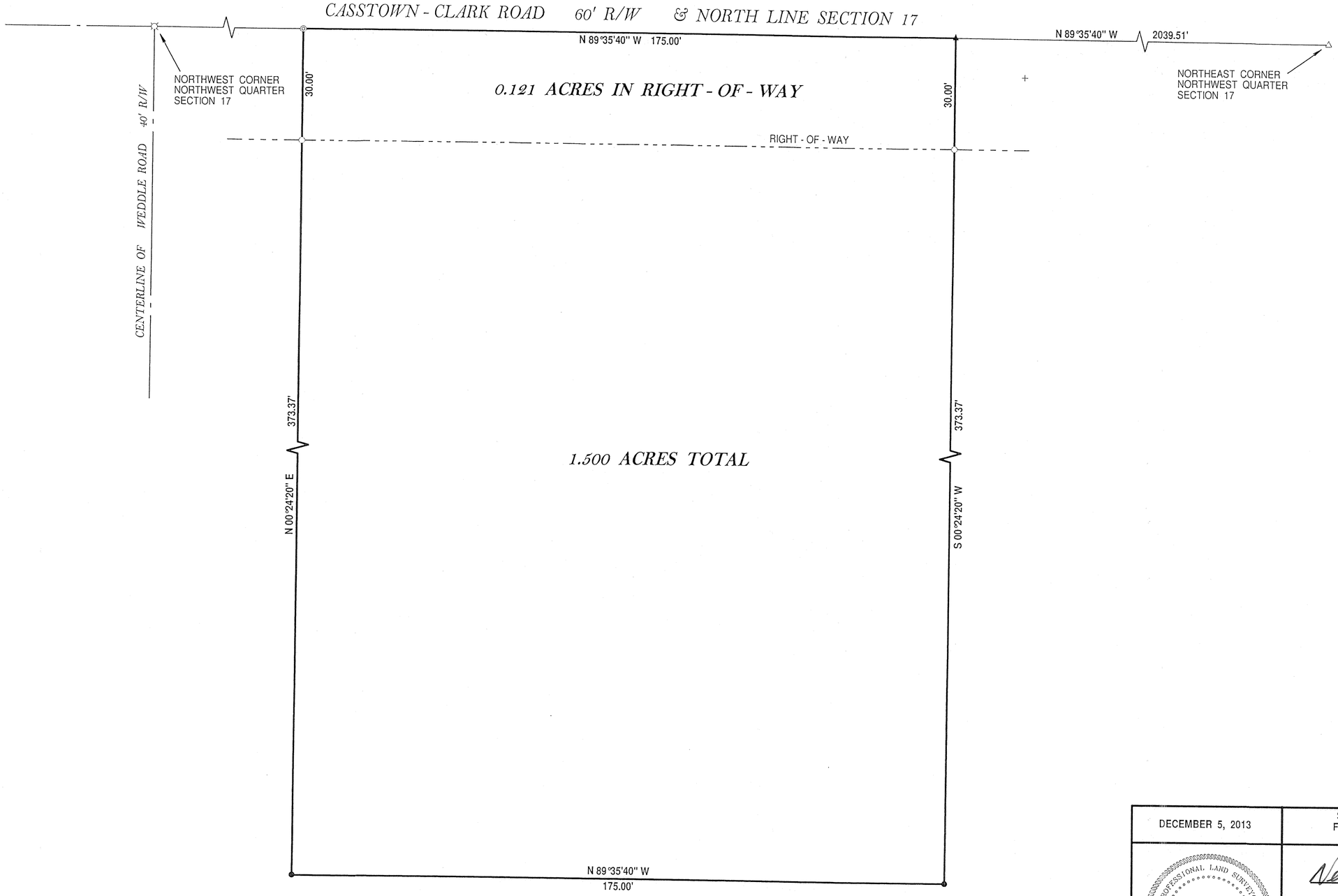
SURVEY FOR
PHILIP SULLENBERGER

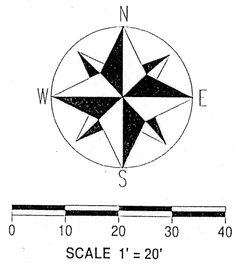
MICHAEL H. TREON TROY, OHIO
937-339-4963
Michael H. Treon
REGISTERED SURVEYOR NO. 5621

ELIZABETH TOWNSHIP	17 NW QTR. SECTION	2 TOWN	10 - BTMRS RANGE

VOLUME 55 PAGE 110

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





BASIS OF BEARING:

MIAMI CO. ENGINEER'S RECORD OF LAND SURVEY VOLUME 40, PAGE 90

LEGEND

⊗		⊘	
△	PK NAIL FOUND	⊙	RRS FOUND
□	STONE FOUND	⊥	
○	IRON PIN FOUND	⊥	
·		⊡	
+	TRAVERSE PT.	⊙	
◎	GIN SPINDLE FND	◬	
⊙		⊠	CONC. POST FND
⊕		⊥	
◇		◐	
▲	PK NAIL SET	⊶	
■		⊛	
●	IRON PIN SET	◯	
◆	RRS SET	A	

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS

VOLUME 40, PAGE 90
VOLUME 36, PAGE 85

DECEMBER 5, 2013	SURVEY OF AN EXISTING 1.50 ACRE TRACT FOR FOR MICHAEL FULCHER IN ELIZABETH TOWNSHIP TO SET MISSING PROPERTY PINS
PROFESSIONAL LAND SURVEYOR NEIL E. TEAFORD NO. 7724 STATE OF OHIO	Neil E. Teaford PS. # 7724

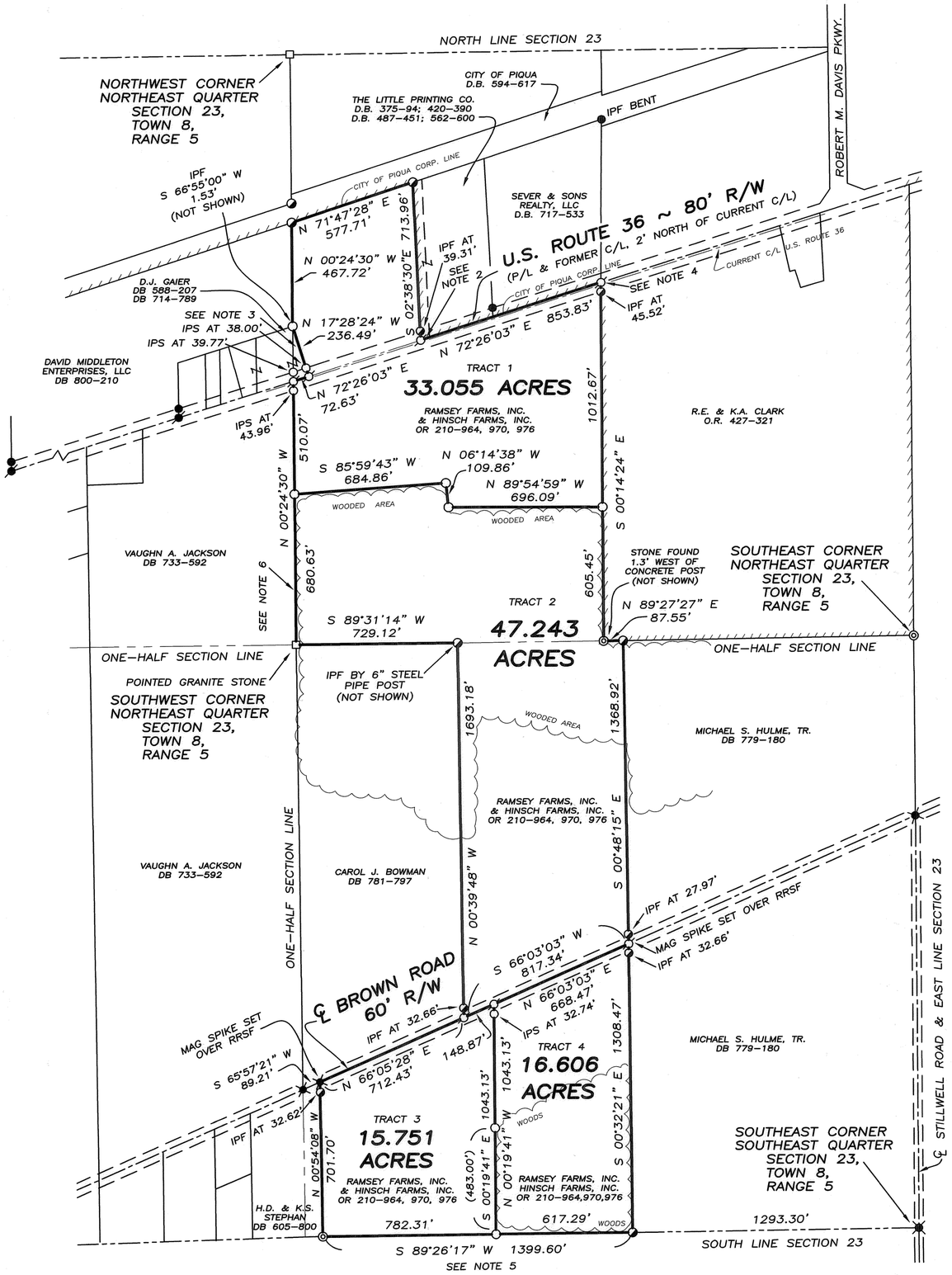
NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

WASHINGTON TOWNSHIP	23 NE,SE 1/4 SECTION	8 TOWN	5 RANGE

VOLUME 55 PAGE 111

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTES

1. RETRACEMENT SURVEY – THE INTENT OF THIS SURVEY IS TO CONDUCT A RETRACEMENT OF THE 112.815 ACRE TRACT FROM 1992 AS PER LAND SURVEY 39–19, WITH THE EXCEPTION OF A 0.139 ACRE TRACT WHICH WAS SPLIT OFF IN 2000 PER LAND SURVEY 45–195. THE BALANCE OF THE LAND WAS THEN SUBDIVIDED INTO 4 TRACTS, EACH HAVING ROAD FRONTAGE ON EITHER U.S. ROUTE 36 OR BROWN ROAD. THE RETRACEMENT WAS CONDUCTED BY HONORING ALL ORIGINAL MONUMENTS THAT COULD BE FOUND EXACTLY AS FOUND, AND THEN REESTABLISHING MONUMENTS AT ALL OTHER CORNERS USING THE MONUMENTS FOUND. ALL BEARINGS AND DISTANCES WERE THEN RECALCULATED.

2. PROPERTY CORNER ON U.S. ROUTE 36 REESTABLISHED BY PROJECTING THE LINE FROM IRON PIN FOUND ON THE FORMER RAILROAD RIGHT–OF–WAY TO THE NORTH, THROUGH THE RIGHT–OF–WAY PIN FOUND ON U.S. ROUTE 36, HOLDING THE PLATTED 39.31 FEET FROM THE IRON PIN FOUND.

3. NO MONUMENTS WERE FOUND FROM LAND SURVEY 45–195. THE TRACT WAS REESTABLISHED STARTING AT THE INTERSECTION OF THE OLD CENTER LINE OF U.S. ROUTE 36 AND THE ONE–HALF SECTION LINE FROM THE STONE TO THE SOUTH AND THE IRON PIN AT THE NORTHWEST CORNER OF THE ORIGINAL 112.815 ACRE TRACT. THE PLATTED DIMENSIONS ALONG THE CENTER LINE AND ALONG THE ONE–HALF SECTION LINE WERE HELD FROM THE ESTABLISHED STARTING POINT.

4. PROPERTY CORNER ON U.S. ROUTE 36 REESTABLISHED BY INTERSECTING THE CENTER LINE OF U.S. ROUTE 36 FROM THE MAG NAIL FOUND 733.44 FEET WEST OF THE ONE–HALF SECTION LINE THROUGH THE CORNER AS DESCRIBED IN NOTE 2, WITH THE ORIGINAL PROPERTY LINE FROM THE CONCRETE POST FOUND TO THE SOUTH THROUGH THE RIGHT–OF–WAY PIN FOUND ON THE U.S. ROUTE 36 RIGHT–OF–WAY.

5. TOTAL MEASURED DISTANCE ALONG SECTION LINE OF 1399.60' COMPARED TO PLATTED DISTANCE OF 1393.52' PER THE ORIGINAL SURVEY REPRESENTS ONLY SIGNIFICANT DISCREPANCY BETWEEN RETRACEMENT SURVEY AND ORIGINAL.

6. BASIS OF BEARING NORTH 0 DEGREES 24 MINUTES 30 SECONDS WEST ALONG ONE–HALF SECTION LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS PER LAND SURVEY 39–19.

LEGEND

- ○ IRON PIN SET
- ◐ IRON PIN FOUND PER LAND SURVEY 39–19
- ● IRON PIN FOUND
- ✖ RAILROAD SPIKE FOUND
- Ø MAG SPIKE SET
- ⊘ MAG NAIL FOUND
- ◎ CONCRETE POST FOUND PER LAND SURVEY 39–19
- □ STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 28, PAGE 50
VOLUME 35, PAGE 62
VOLUME 38, PAGE 29
VOLUME 39, PAGE 19
VOLUME 39, PAGE 20
VOLUME 43, PAGE 36
VOLUME 45, PAGE 18
VOLUME 45, PAGE 195

UNFILED WINEMILLER SURVEY FOR DAVID MIDDLETON ENTERPRISES, FOUND IN MIAMI COUNTY TAX MAP OFFICE, DATED 9–27–2012

MIAMI COUNTY RECORDER'S RECORDS:

OFFICIAL RECORD 210, PAGE 964
OFFICIAL RECORD 210, PAGE 970
OFFICIAL RECORD 210, PAGE 976

PLAT BOOK 20, PAGE 128
PLAT BOOK 21, PAGE 140
PLAT BOOK 22, PAGE 86

0 200 400 800

GRAPHIC SCALE IN FEET
1" = 400'

SURVEY FOR HINSCH FARMS, INC. & RAMSEY FARMS, INC.
IN MIAMI COUNTY, OHIO ~ DECEMBER 30, 2013

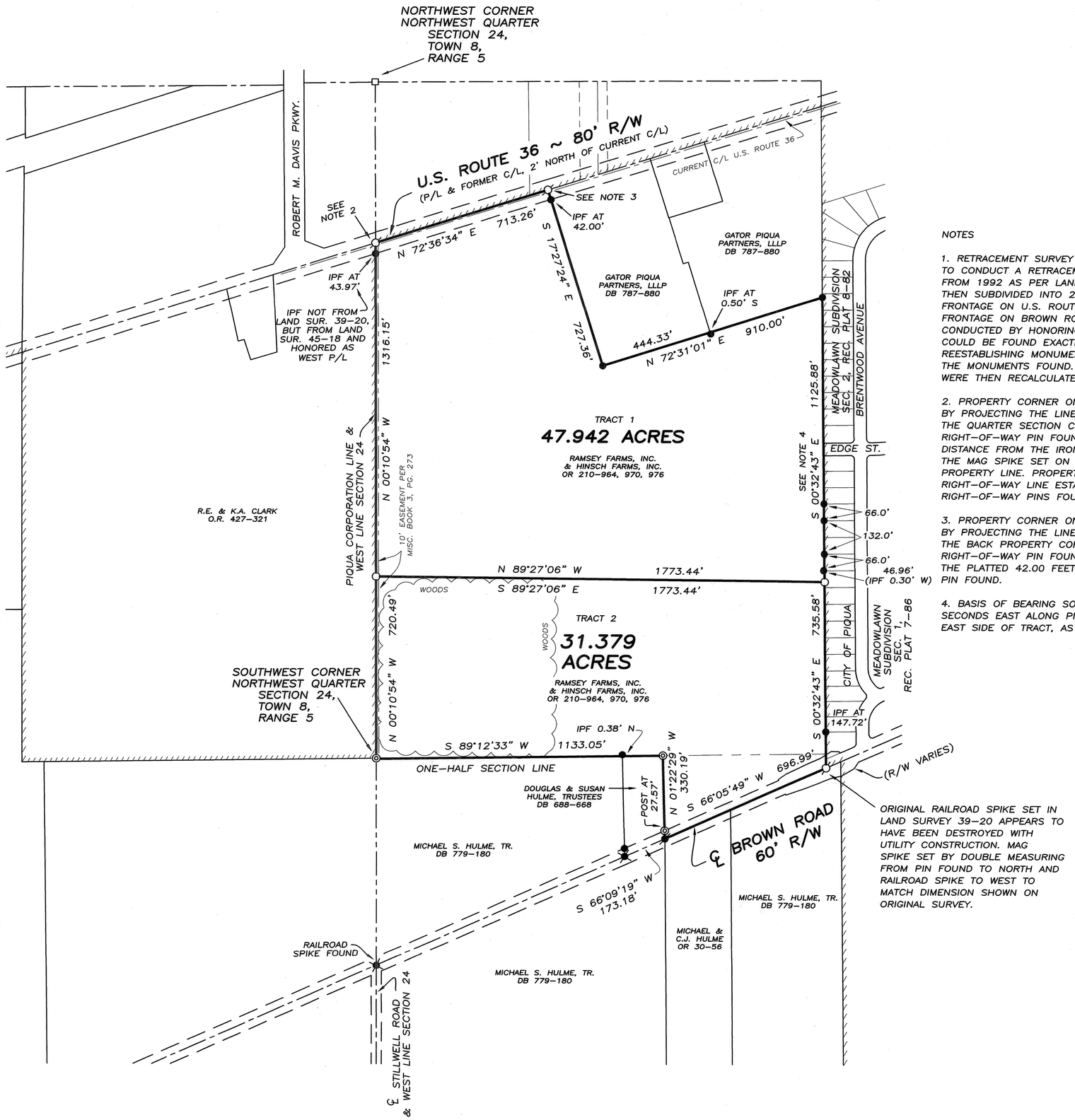
STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

WASHINGTON TOWNSHIP	24 NW,SW 1/4 SECTION	8 TOWN	5 RANGE

VOLUME 55 PAGE 112

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



ORIGINAL RAILROAD SPIKE SET IN LAND SURVEY 39-20 APPEARS TO HAVE BEEN DESTROYED WITH UTILITY CONSTRUCTION. MAG SPIKE SET BY DOUBLE MEASURING FROM PIN FOUND TO NORTH AND RAILROAD SPIKE TO WEST TO MATCH DIMENSION SHOWN ON ORIGINAL SURVEY.

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- MAG NAIL SET OVER RAILROAD SPIKE
- MAG SPIKE SET
- MAG SPIKE SET OVER RAILROAD SPIKE FOUND
- ◎ SQUARE CONCRETE CORNER POST
- □ STONE FOUND
- CITY OF PIQUA CORPORATION LINE

NOTES

1. RETRACEMENT SURVEY – THE INTENT OF THIS SURVEY IS TO CONDUCT A RETRACEMENT OF THE 79.379 ACRE TRACT FROM 1992 AS PER LAND SURVEY 39-20. THE TRACT WAS THEN SUBDIVIDED INTO 2 TRACTS, ONE HAVING ROAD FRONTAGE ON U.S. ROUTE 36 AND THE OTHER WITH ROAD FRONTAGE ON BROWN ROAD. THE RETRACEMENT WAS CONDUCTED BY HONORING ALL ORIGINAL MONUMENTS THAT COULD BE FOUND EXACTLY AS FOUND, AND THEN REESTABLISHING MONUMENTS AT ALL OTHER CORNERS USING THE MONUMENTS FOUND. ALL BEARINGS AND DISTANCES WERE THEN RECALCULATED.

2. PROPERTY CORNER ON U.S. ROUTE 36 RE-ESTABLISHED BY PROJECTING THE LINE FROM CONCRETE POST FOUND AT THE QUARTER SECTION CORNER, THROUGH THE RIGHT-OF-WAY PIN FOUND ON U.S. ROUTE 36, HOLDING A DISTANCE FROM THE IRON PIN FOUND OF 43.97 FEET TO THE MAG SPIKE SET ON THE OLD CENTERLINE AND PROPERTY LINE. PROPERTY LINE IS PARALLEL TO THE RIGHT-OF-WAY LINE ESTABLISHED THROUGH THE RIGHT-OF-WAY PINS FOUND, OFFSET 42.00 FEET.

3. PROPERTY CORNER ON U.S. ROUTE 36 RE-ESTABLISHED BY PROJECTING THE LINE FROM IRON PIN FOUND SOUTH AT THE BACK PROPERTY CORNER, THROUGH THE ORIGINAL RIGHT-OF-WAY PIN FOUND ON U.S. ROUTE 36, HOLDING THE PLATTED 42.00 FEET FROM THE RIGHT-OF-WAY IRON PIN FOUND.

4. BASIS OF BEARING SOUTH 0 DEGREES 32 MINUTES 43 SECONDS EAST ALONG PIQUA CORPORATION LIMIT LINE ON EAST SIDE OF TRACT, AS PER LAND SURVEY 39-20.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 24, PAGE 106
VOLUME 35, PAGE 62
VOLUME 38, PAGE 29
VOLUME 39, PAGE 19
VOLUME 39, PAGE 20
VOLUME 43, PAGE 36
VOLUME 45, PAGE 18
VOLUME 45, PAGE 195
VOLUME 46, PAGE 1

MIAMI COUNTY RECORDER'S RECORDS:

OFFICIAL RECORD 210, PAGE 964
OFFICIAL RECORD 210, PAGE 970
OFFICIAL RECORD 210, PAGE 976
PLAT BOOK 7, PAGE 86
PLAT BOOK 8, PAGE 82
PLAT BOOK 13, PAGE 78

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

SURVEY FOR HINSCH FARMS, INC. & RAMSEY FARMS, INC.
IN MIAMI COUNTY, OHIO ~ DECEMBER 30, 2013

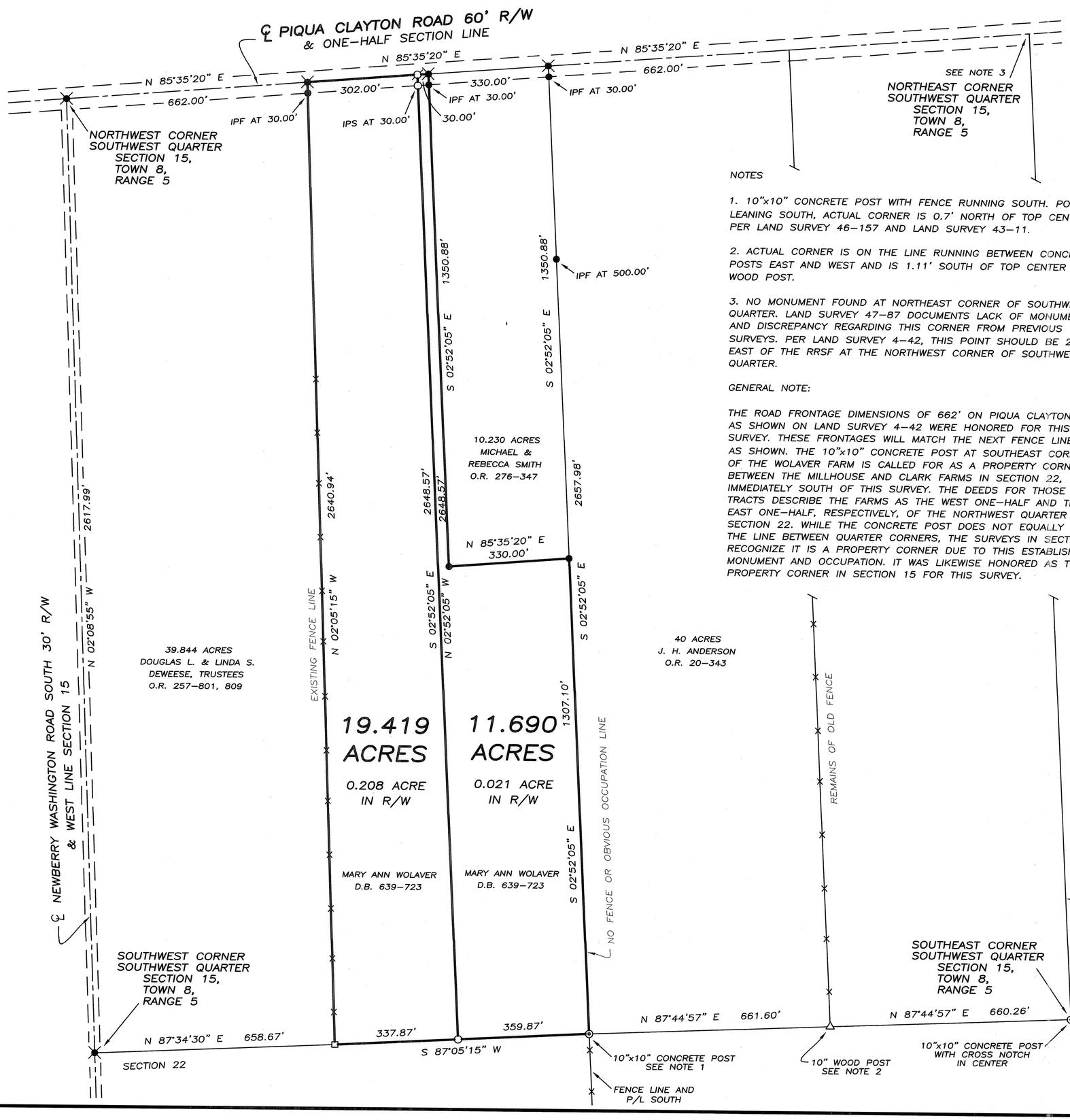
STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

WASHINGTON TOWNSHIP	15 SW ¼ SECTION	8 TOWN	5 RANGE

VOLUME 55 PAGE 113

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTES

1. 10"x10" CONCRETE POST WITH FENCE RUNNING SOUTH. POST IS LEANING SOUTH, ACTUAL CORNER IS 0.7' NORTH OF TOP CENTER PER LAND SURVEY 46-157 AND LAND SURVEY 43-11.

2. ACTUAL CORNER IS ON THE LINE RUNNING BETWEEN CONCRETE POSTS EAST AND WEST AND IS 1.11' SOUTH OF TOP CENTER OF WOOD POST.

3. NO MONUMENT FOUND AT NORTHEAST CORNER OF SOUTHWEST QUARTER. LAND SURVEY 47-87 DOCUMENTS LACK OF MONUMENT AND DISCREPANCY REGARDING THIS CORNER FROM PREVIOUS SURVEYS. PER LAND SURVEY 4-42, THIS POINT SHOULD BE 2648.0' EAST OF THE RRSF AT THE NORTHWEST CORNER OF SOUTHWEST QUARTER.

GENERAL NOTE:

THE ROAD FRONTAGE DIMENSIONS OF 662' ON PIQUA CLAYTON ROAD AS SHOWN ON LAND SURVEY 4-42 WERE HONORED FOR THIS SURVEY. THESE FRONTAGES WILL MATCH THE NEXT FENCE LINE EAST AS SHOWN. THE 10"x10" CONCRETE POST AT SOUTHEAST CORNER OF THE WOLAVER FARM IS CALLED FOR AS A PROPERTY CORNER BETWEEN THE MILLHOUSE AND CLARK FARMS IN SECTION 22, IMMEDIATELY SOUTH OF THIS SURVEY. THE DEEDS FOR THOSE TRACTS DESCRIBE THE FARMS AS THE WEST ONE-HALF AND THE EAST ONE-HALF, RESPECTIVELY, OF THE NORTHWEST QUARTER OF SECTION 22. WHILE THE CONCRETE POST DOES NOT EQUALLY DIVIDE THE LINE BETWEEN QUARTER CORNERS, THE SURVEYS IN SECTION 22 RECOGNIZE IT IS A PROPERTY CORNER DUE TO THIS ESTABLISHED MONUMENT AND OCCUPATION. IT WAS LIKEWISE HONORED AS THE PROPERTY CORNER IN SECTION 15 FOR THIS SURVEY.

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- RAILROAD SPIKE FOUND
- □ 4"x6" LIMESTONE FOUND
- MAG SPIKE SET
- ⊙ CONCRETE POST FOUND
- △ WOOD POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 2, PAGE 199
VOLUME 4, PAGE 42
VOLUME 29, PAGE 114
VOLUME 43, PAGE 11
VOLUME 46, PAGE 157
VOLUME 47, PAGE 87
VOLUME 54, PAGE 37

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 639, PAGE 723
DEED BOOK 657, PAGE 432
DEED BOOK 733, PAGE 608
OFFICIAL RECORD 20, PAGE 343
OFFICIAL RECORD 276, PAGE 347

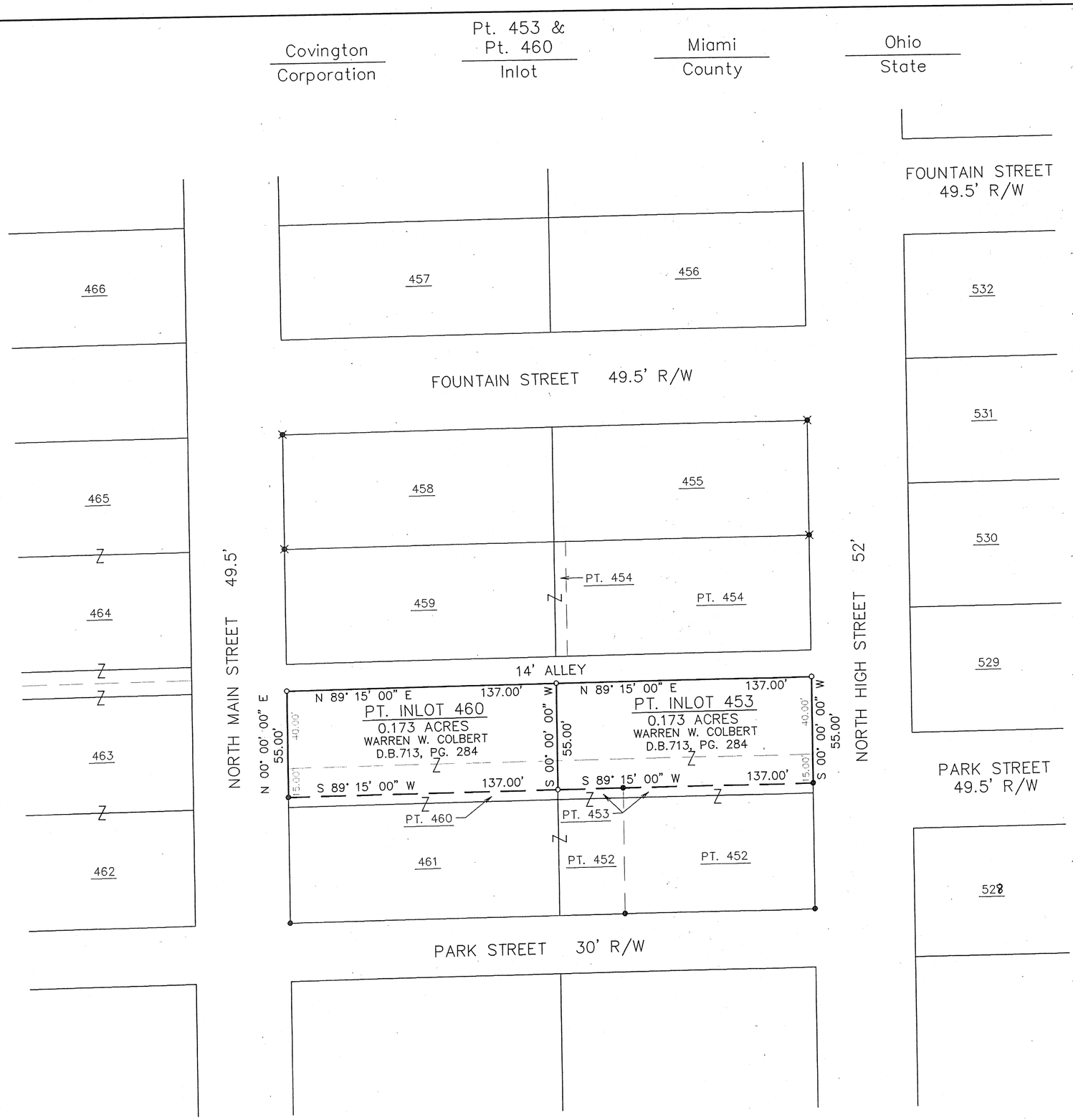
0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

SURVEY OF 2 TRACTS FOR MIKE AND BECKY SMITH
IN MIAMI COUNTY, OHIO ~ DECEMBER 14, 2013

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

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

Volume 55 Page 114
Miami County Engineer's Record of Land Surveys



N

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

Legend

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

References

Vol. 04, Pg. 42 } Miami County Engineer's
Vol. 17, Pg. 81 } Record of Lot Surveys

Vol. 51, Pg. 39 { Miami County Engineer's Record of Land Surveys

Survey of Pt. Lot 453 & Pt. Lot 460, Covington, Ohio for Warren Colbert

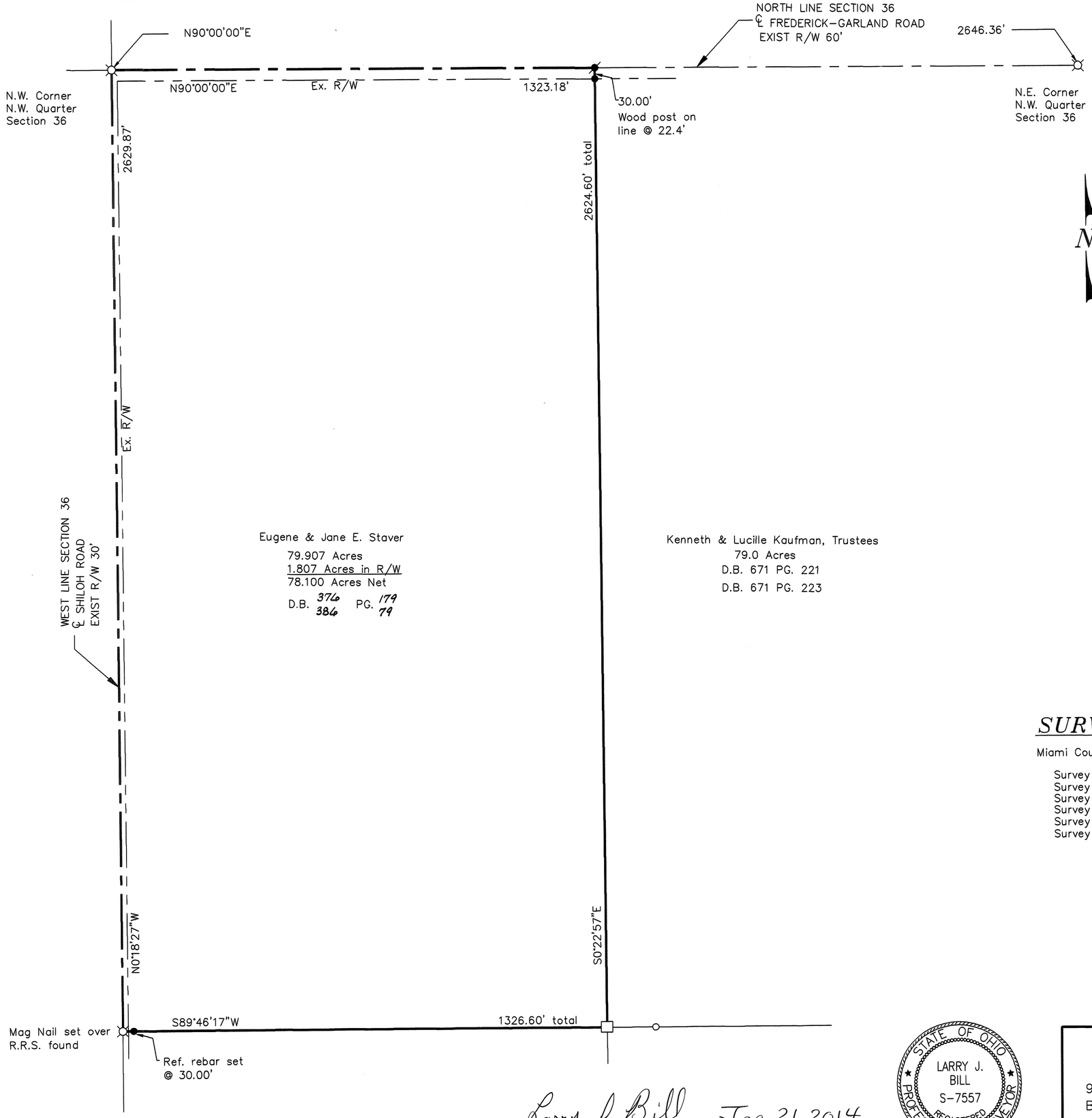
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 1/15/14
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineering *Land Surveyor*
534 N. Elm Street, Suite C Troy, Ohio
Job No.00914 *Ph. (937) 339-2921*

36	7N	4E	UNION	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 55 PLAT NO. 115
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: JANUARY 2014



SCALE: 1" = 200'

0 100 200 300 400

N

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

LEGEND

- STONE FOUND
- MAG NAIL OR PK NAIL FOUND
- RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- WOOD POST
- 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 23 Page 127
Survey Volume 23 Page 128
Survey Volume 25 Page 32
Survey Volume 31 Page 18
Survey Volume 37 Page 68
Survey Volume 47 Page 193

Larry J. Bill Jan 21, 2014
LARRY J. BILL, P.S. #7557 DATE

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

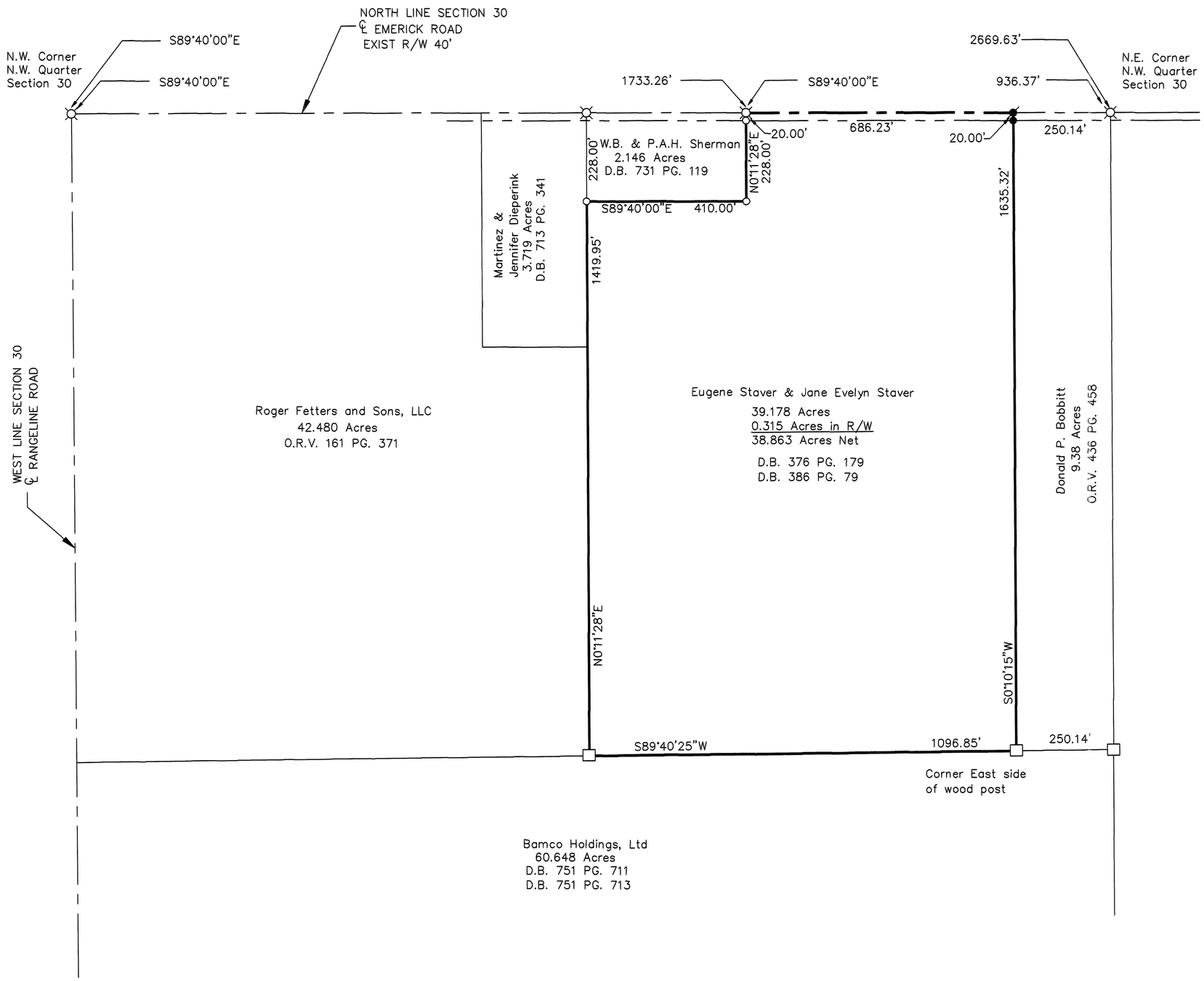
SURVEY FOR JANE STAVER

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

30	6N	5E	UNION	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 55 PLAT NO. 116
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

DATE: JANUARY 2014



N

SCALE: 1" = 200'

0 100 200 300 400

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

LEGEND

- □ WOOD CORNER POST FOUND
- MAG NAIL OR PK NAIL FOUND
- RAILROAD SPIKE FOUND
- ○ REBAR OR PIN FOUND
- ◎ CONCRETE POST
- 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 57
Survey Volume 31	Page 67
Survey Volume 38	Page 140
Survey Volume 41	Page 71
Survey Volume 48	Page 81

Larry J. Bill Jan 21, 2014

LARRY J. BILL, P.S. #7557 DATE

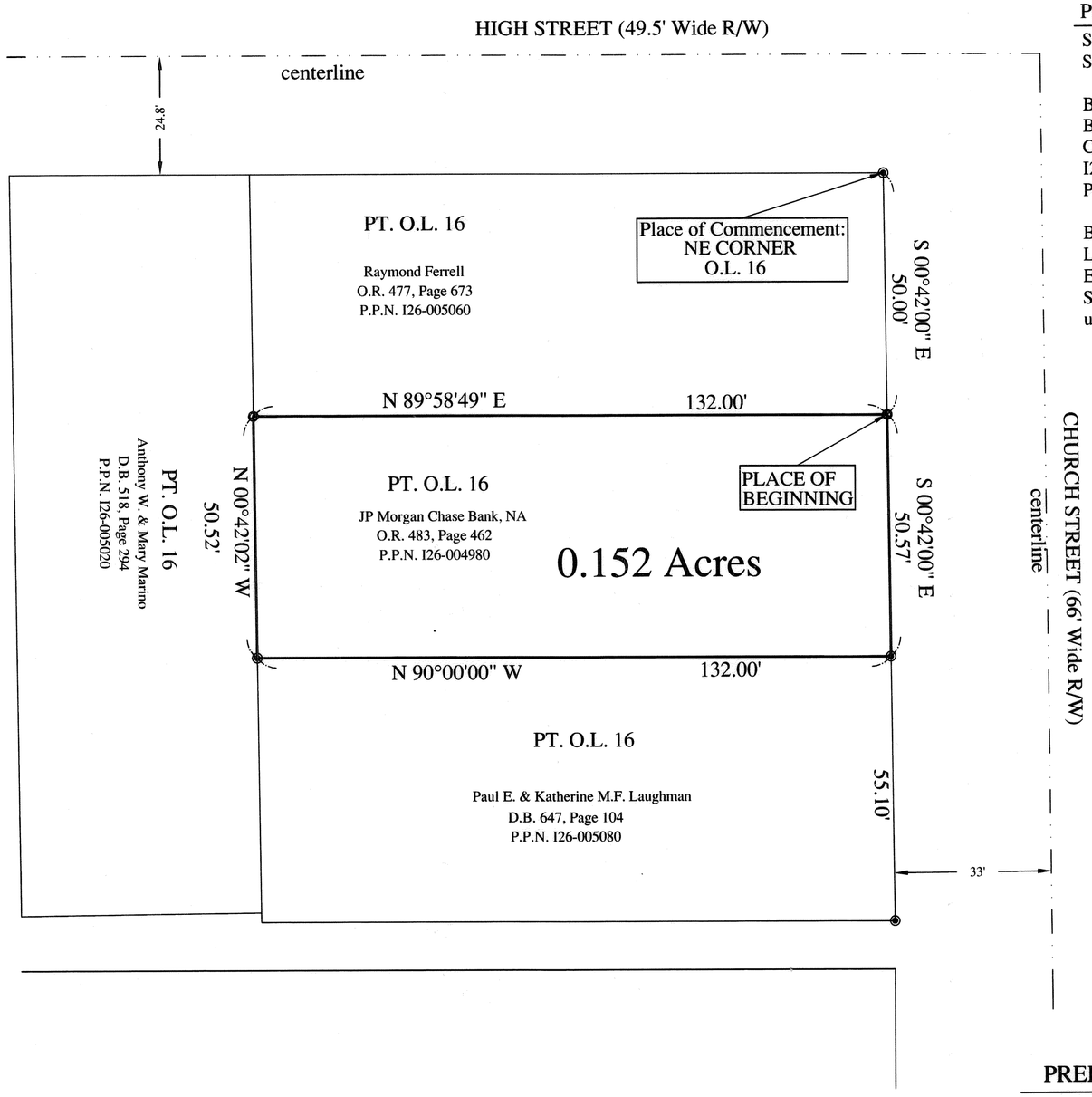
STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED
PROFESSIONAL SURVEYOR

SURVEY FOR JANE STAVER

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

Plat of Survey

17	7	5	NEWTON	PLEASANT HILL	SURVEY VOL. 55, PAGE 117
SECTION	TOWN	RANGE	TOWNSHIP	VILLAGE	Miami County Engineer's Record of Land Surveys



PROPERTY LOCATION

Situate in the Village of Pleasant Hill, County of Miami, State of Ohio, and being a part Section 17, Town 7, Range 5.

Being a Re-Survey of a parcel conveyed to JP Morgan Chase Bank, N.A., as recorded in O.R. 483, Page 462, in the Miami County Deed Records, and being all of Auditor's Parcel No. I26-004980, and being part of Outlot 16 in the Village of Pleasant Hill.

Bearings of this plat are based on the West Right of Way Line of Church Street (66' Wide R/W), the same being the East line of Outlot 16, as being S 00°42'00" E, as shown on Survey Volume 21, Page 151, and is an assumed Meridian used to denote angles only.

Related Documents

1) Survey Volume 20, Page 44
2) Survey Volume 21, Page 151
3) Deed Records as shown

LEGEND

- 5/8" Iron Pin Found
- 5/8" Iron Pin Found w/cap labeled "PS-6001"

STATE OF OHIO
SCOTT A. ENGLAND
S-7452
REGISTERED
PROFESSIONAL SURVEYOR

I certify that this plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards for boundaries. All monumentation is set or found as noted.

Dated: 1/22/14

Scott A. England, P.S.
Ohio Registered Surveyor #7452

PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
740-323-0644
WWW.SURVEYOHIO.COM

PREPARED FOR:

Fidelity Land Title Agency of Cincinnati, Inc.
10723 Montgomery Road
Cincinnati, Ohio 45242

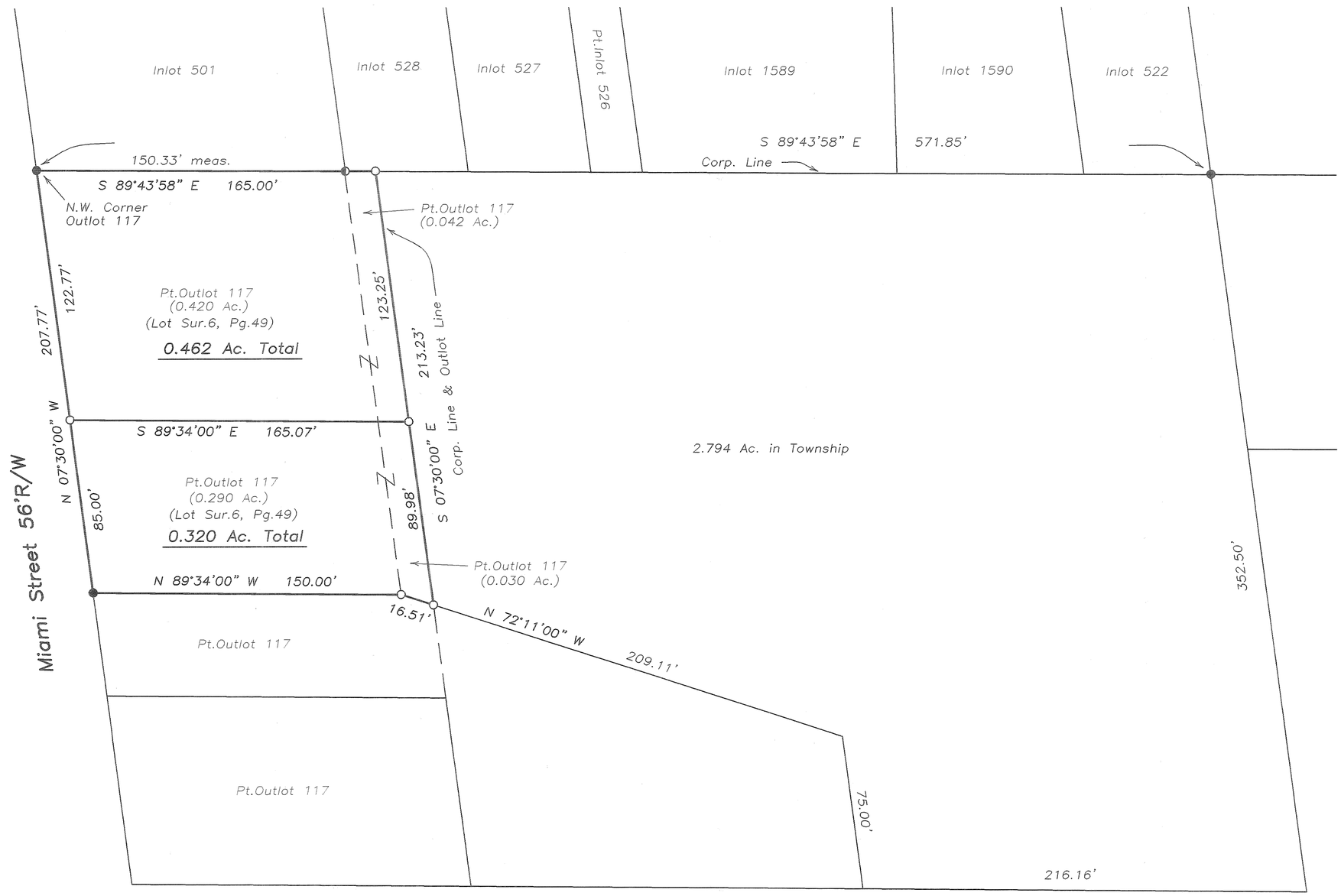
GRAPHIC SCALE

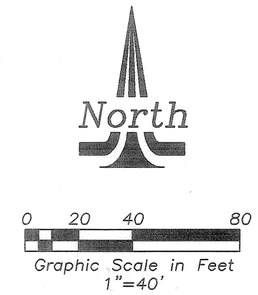
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

6	5	16	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE
		Pt.117	West Milton		
		OUTLOT	VILLAGE		

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





Legend

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

References

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

Miami County Engineer's Record of Land Surveys
Volume 4, Page 427
Volume 18, Page 107

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

Survey split for Jim Sarver
West Milton

WEST MILTON PLANNING COMMISSION APPROVAL

At a meeting of the Village of West Milton Planning Commission held this 5 day of February 2014, this plat was approved.

John Miller 2-5-14
Chairman Date

Jamie Cooper 2-5-14
Secretary Date

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

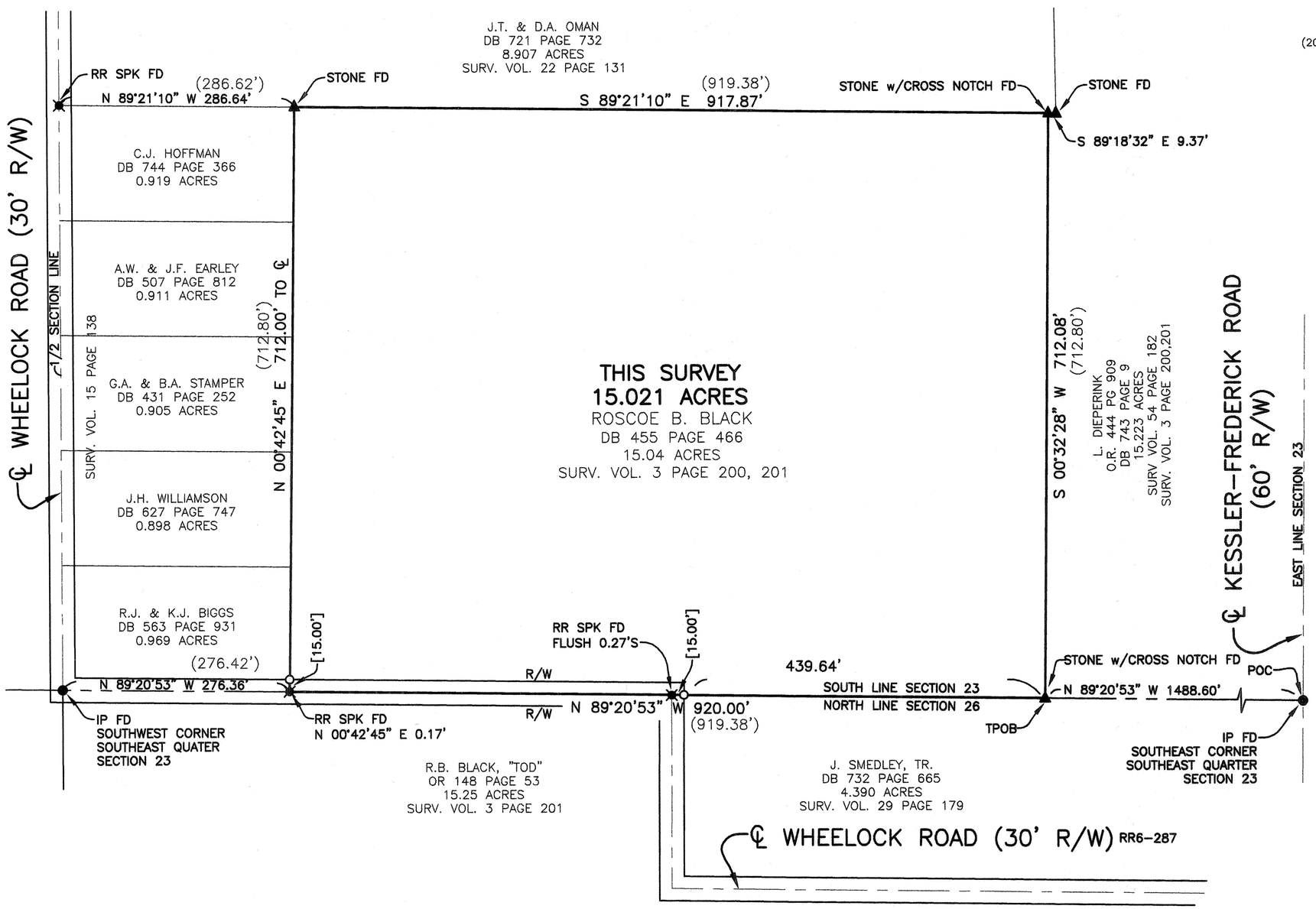
Michael W. Cozatt 1/20/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 00714 — (937) 339-2921
File Name: C:\Surveys\2014\00714.dwg
Drawn by: DMC ~ Checked by: MWC cozattengineering@gmail.com

23 SE 1/4 SECTION | 6 TOWN | 5 EAST RANGE | UNION TOWNSHIP

VOLUME 55 PAGE 119

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ 5/8" x 30" CAPPED IRON PIN SET STAMPED BRUMBAUGH E&S
- ● IRON PIN FOUND
- ▲ STONE FOUND
- ✖ RAILROAD SPIKE FOUND
- (200.00') BEARING/DISTANCE OF RECORD

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

0 100' 200' 300'

GRAPHIC SCALE IN FEET
1" = 100'

REFERENCES
MIAMI COUNTY ENGINEERS RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 200
VOLUME 3, PAGE 201
VOLUME 15, PAGE 138
VOLUME 15, PAGE 99
VOLUME 22, PAGE 131
VOLUME 29, PAGE 179
VOLUME 54, PAGE 182

MIAMI COUNTY RECORDERS RECORDED PLATS:

ROAD VOLUME 8 PAGE 176

AND AS REFERENCED HEREON

2-6-14

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

BES JOB # 110.14

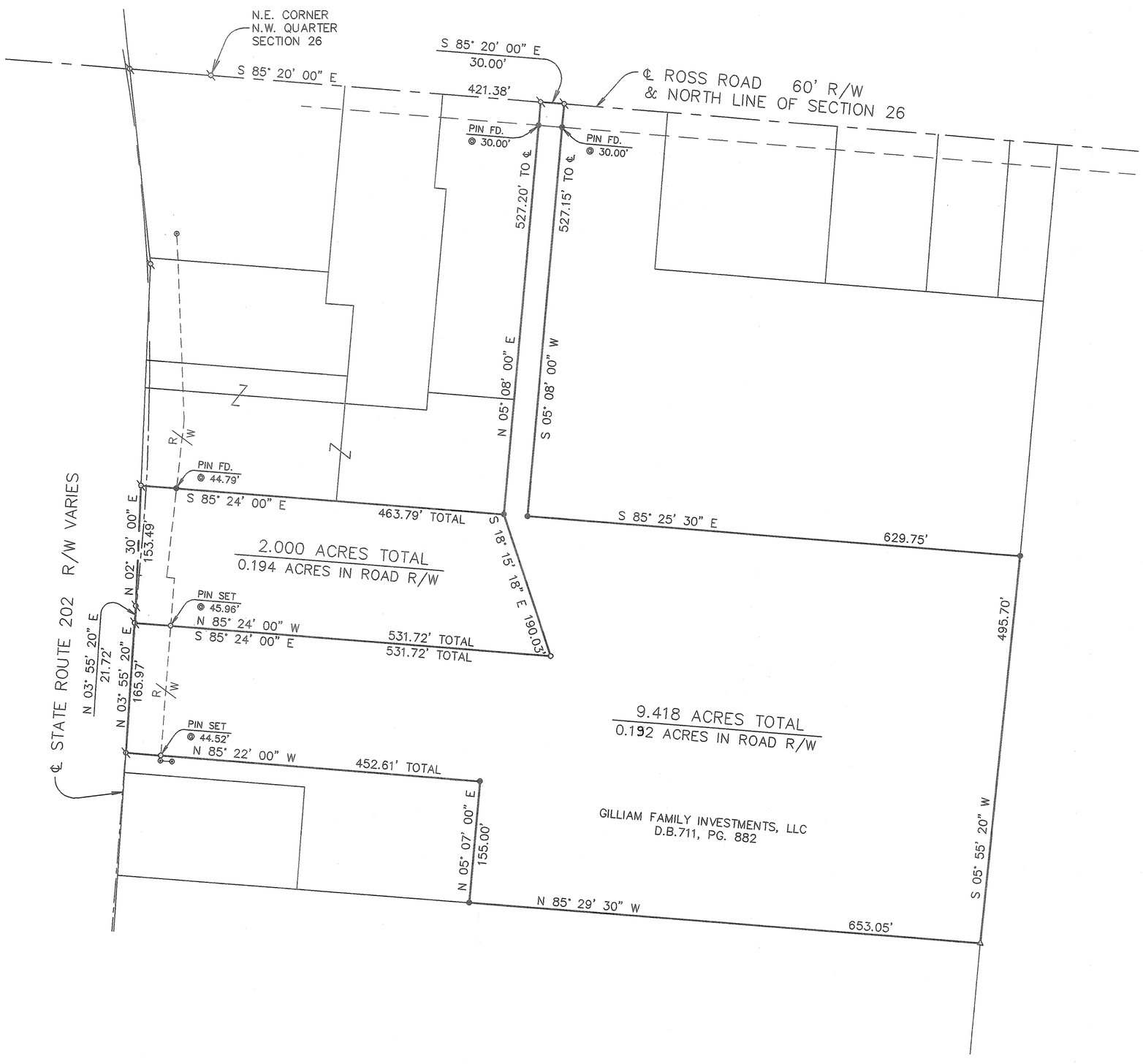
BOUNDARY RETRACEMENT SURVEY OF ALL OF THE 15.04 ACRES OF LAND AS RECORDED IN DB 455 PAGE 466 FOR ROSCOE. B. BLACK IN MIAMI COUNTY

STATE OF OHIO
JOHN J. BRUMBAUGH 8218
REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928

2	9BTMRS	NW 1/4 & NE 1/4–26	Bethel	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 120
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)
- △ CONCRETE FENCE POST

References

Vol. 13, Pg. 140
Vol. 18, Pg. 150
Vol. 21, Pg. 109
Vol. 24, Pg. 154
Vol. 26, Pg. 168
Vol. 33, Pg. 186
Vol. 36, Pg. 48
— Miami County Engineer's Record of Land Surveys

P.B. 19, Pg. 48 — Miami County Recorder's Record of Plats

Road Survey Volume No. 72

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP PE,PS
MIAMI COUNTY ENGINEER

DEB STUMPFF - DV 2-13-2014
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

SECRETARY 2/14/2013
DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY:
DATE: 2/13/14
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2 Tracts for Don Gilliam.

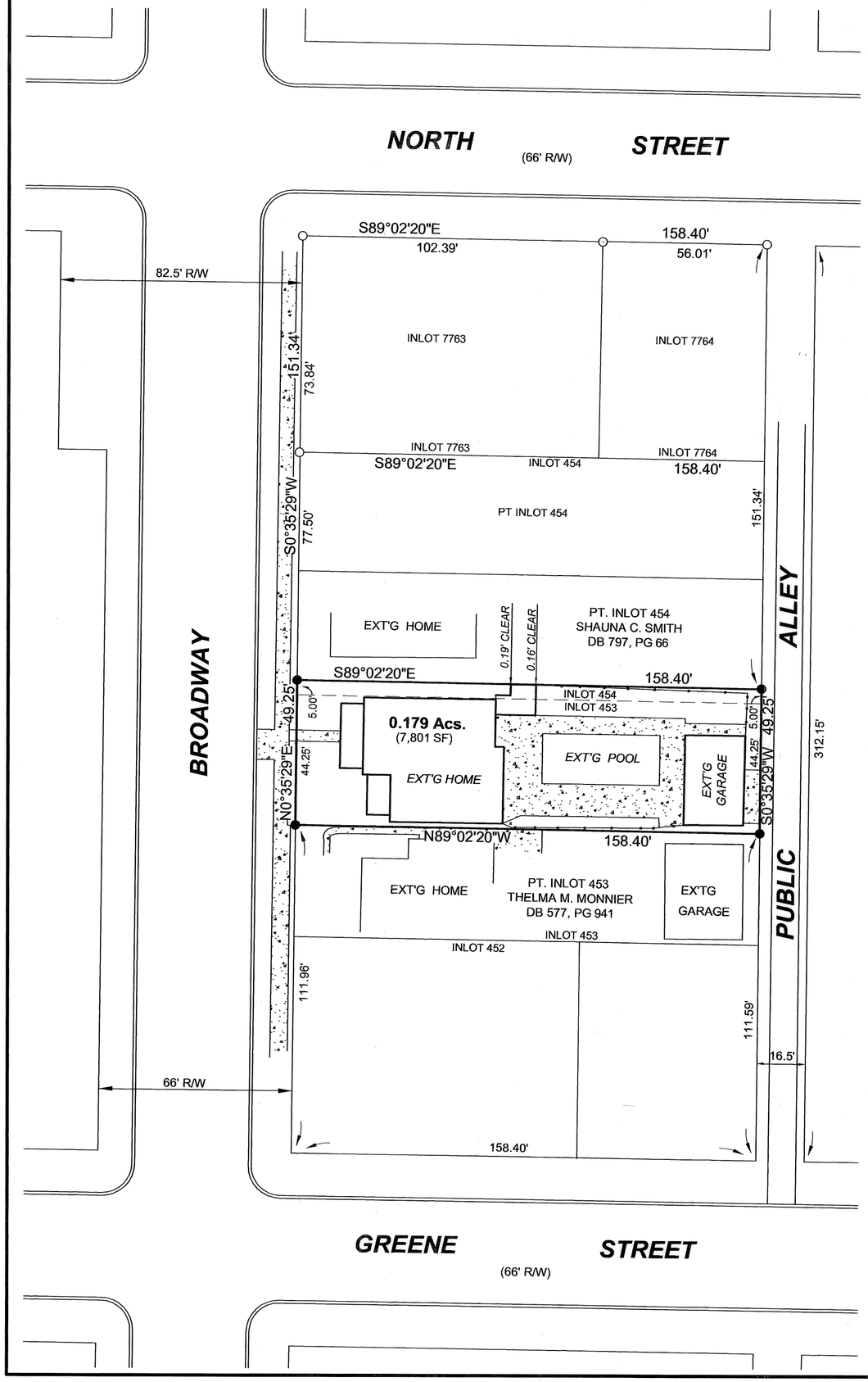
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 8/23/13
Michael W. Cozatt, P.E. #6001 Date

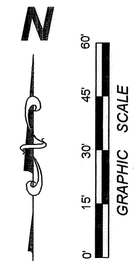
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 15213 Ph. (937) 339–2921

VOLUME 55 PAGE 121
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

PT. 453 & PT. 454 INLOTS | **PIQUA** CITY | **MIAMI** COUNTY



NOTE: LOT BOOK 1, PAGE 133 CALLS FOR INLOTS 453 & 454 TO BE 82.5' IN WIDTH. SUPPORTING DIMENSIONS DETAILING THE SPLITTING OF THESE LOTS DO NOT ADD CORRECTLY TO SUPPORT THIS 82.5' CALL. DEED BOOK 20, PAGE 370 CALLS INLOTS 453 AND 454 TO BE 80.52' IN WIDTH. THE CURRENT DEED AND EARLIER PRIOR DEEDS FOR THE SUBJECT TRACT CALL FOR A WIDTH OF 49.5'. SUBJECT TRACT IS 49.25' ACCORDING TO LOT BOOK 1, PAGE 133 AND BY DEED BOOK 737, PAGE 103. FERMAN'S PIN AS CALLED FOR BY PLAT BOOK 15, PAGE 55 WAS HELD AS THE SOUTHWEST CORNER OF INLOT 7763. INOT 454 WAS ASSUMED TO HAVE A WIDTH OF 82.5' FEET. A BEST FIT WAS THEN OBTAINED USING A WIDTH OF 49.25' FOR THE SUBJECT TRACT SO AS NOT TO CREATE ENCROACHMENTS



1"= 30'

BEARINGS WERE MADE TO AGREE WITH THE ASSUMED BEARING (DUE NORTH) OF A FIELD TRAVERSE LINE.

LEGEND

○ IRON PIN FOUND (5/8" DIA.)
● IRON PIN SET (5/8" DIA. x 30")

SURVEY REFERENCES

DEED BOOK 737, PAGE 103
MIAMI COUNTY DEED RECORDS

VOLUME 1, PAGE 133
MIAMI COUNTY ENGINEER'S
RECORD OF LOT SURVEYS

VOLUME 15, PAGE 55
MIAMI COUNTY PLAT RECORDS

OCCUPATION

OCCUPATION APPEARS TO AGREE WITH EXISTING PROPERTY LINES. NO ENCROACHMENTS WERE NOTED OR OBSERVED.

PLAT OF SURVEY

~FOR~

RESOURCE TITLE NATIONAL AGENCY, INC.

7100 EAST PLEASANT VALLEY ROAD,L SUITE 100
INDEPENDENCE, OHIO 44131

DECEMBER 31, 2013
DATE OF FIELD WORK: DECEMBER 27, 2013

SITE ADDRESS:
513 BROADWAY
PIQUA, OHIO 45356

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATION: I HEREBY 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 WAS SET AS SHOWN.

THOMAS WINEMILLER & ASSOCIATES, INC

DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
(937).898.5862 898.5716 (FAX)
www.winemillerengineering.com

Pt. 53	S.E.	Piqua	Miami	Ohio
Outlot	Section	Corporation	County	State

Volume 55 Page 122
Miami County Engineer's Record of Land Surveys

N

Scale: 1"=40'
0 20 40 60 90

Legend

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

References

Vol. 09, Pg. 199
Vol. 11, Pg. 37
Vol. 14, Pg. 57
Vol. 22, Pg. 172
} Miami County Engineer's Record of Lot Surveys

P.B. 01, Pg. 25
P.B. 01, Pg. 50
P.B. 02, Pg. 61
P.B. 02, Pg. 195
P.B. 21, Pg. 43
} Miami County Recorder's Plat Records

Survey of Pt. O.L. 53 in the City of Piqua, Ohio for Mainsource Bank.

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

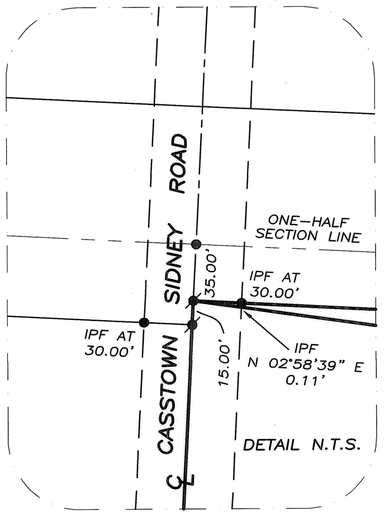
Michael W. Cozatt 2/14/14
Michael W. Cozatt, P.S. #6001 Date

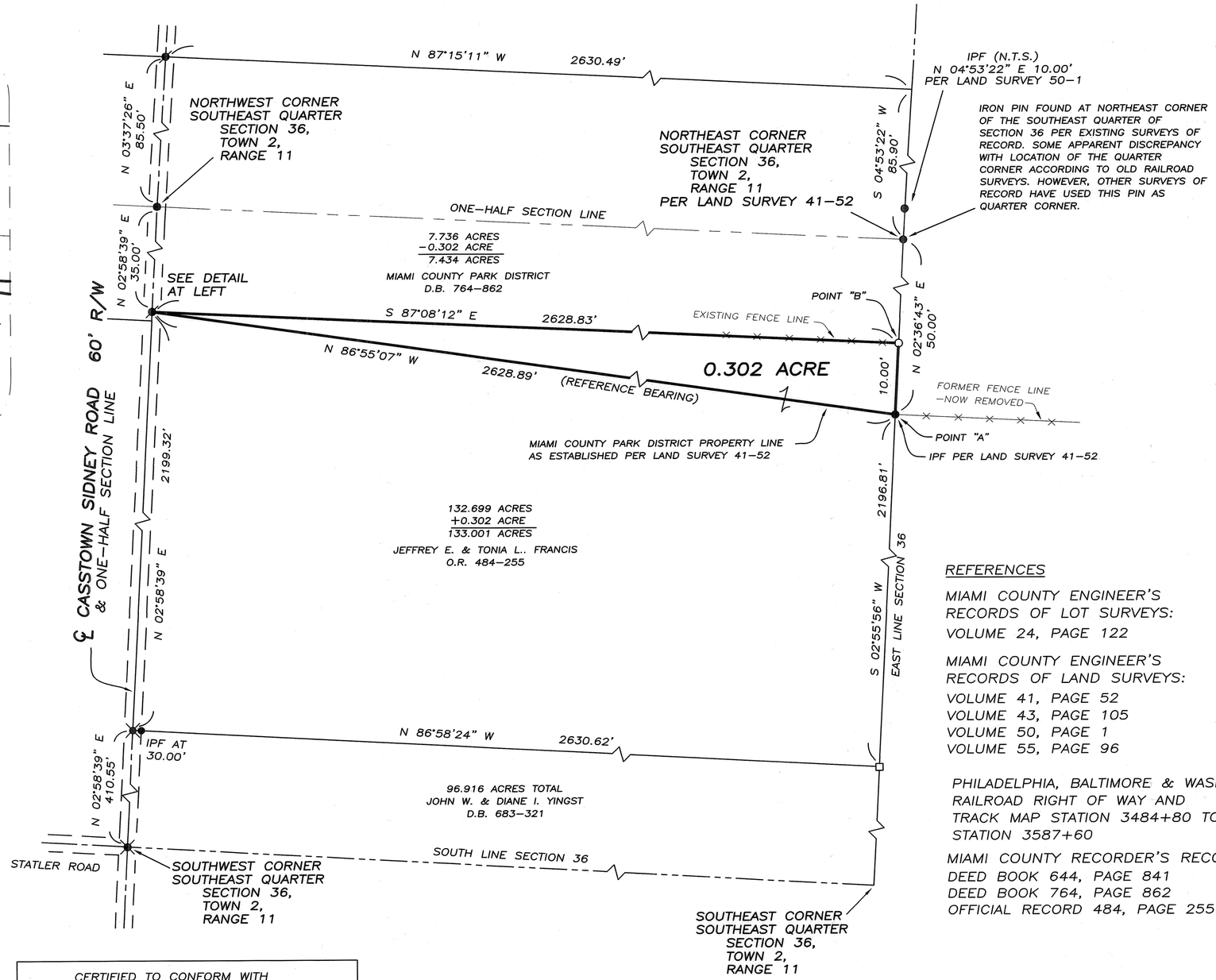
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 01814 Ph. (937) 339-2921

BROWN	36 SE 1/4	2	11
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 123

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





CORRECTIVE SURVEY

THE INTENT OF THIS SURVEY IS TO CORRECT TWO EXISTING SURVEYS OF RECORD. THE LOCATION OF THE SOUTH PROPERTY LINE OF THE FORMER RAILROAD RIGHT-OF-WAY, CURRENTLY OWNED BY THE MIAMI COUNTY PARK DISTRICT ("PARK DISTRICT"), WAS INCORRECTLY ESTABLISHED BY AN IRON PIN SET AT THE EAST END OF SAID LINE PER SURVEY VOLUME 41 PAGE 52. THE IRON PIN IS IDENTIFIED AS POINT "A" HEREIN. THE SAME LINE WAS THEN USED AS THE NORTH PROPERTY LINE OF A 132.699 ACRE TRACT ("FRANCIS") SHOWN IN SURVEY VOLUME 55 PAGE 96.

THE 0.302 ACRE TRIANGULAR TRACT CREATED BY THIS SURVEY IS TO BE TRANSFERRED FROM "PARK DISTRICT" TO "FRANCIS" AS IT SHOULD HAVE BEEN INCLUDED AS PART OF THE FARM TO THE SOUTH ALL ALONG. NO NEW BUILDING SITE IS CREATED BY THIS SURVEY. IT IS A CONVEYANCE BETWEEN ADJACENT PROPERTY OWNERS.

THE IRON PIN AT POINT "A" IS ON AN OLD FENCE LINE GOING EAST. THAT FENCE LINE HAS SINCE BEEN REMOVED. THE PIN IS 10 FEET SOUTH OF AN OLD FENCE LINE GOING WEST. THE OLD RAILROAD PLANS SHOW THAT THE PROPERTY LINE WAS ON BOTH FENCE LINES, WITH A JOG AT THE SECTION LINE. HOWEVER THE JOG WAS INADVERTENTLY OMITTED IN THE ABOVE REFERENCED SURVEYS, AND THE PIN AT "A" WAS USED AS THE PROPERTY LINE GOING BOTH EAST AND WEST, WITH NO JOG.

FOR THIS SURVEY AN IRON PIN WAS SET AT POINT "B" AS SHOWN, CORRECTLY ACKNOWLEDGING THE JOG AND ESTABLISHING THE PROPERTY LINE BETWEEN "FRANCIS" TO THE SOUTH AND "PARK DISTRICT" TO THE NORTH. THE OLD RAILROAD PLANS SUGGEST THAT THE JOG IS 15 FEET. HOWEVER FIELD MEASUREMENTS AS REPRESENTED ON THIS SURVEY INDICATE A JOG OF 10.00".

NOTE: DRAWING NOT TO SCALE TO ILLUSTRATE SMALL TRIANGULAR TRACT CREATED BY AN INCORRECTLY ESTABLISHED POINT.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 24, PAGE 122

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 41, PAGE 52
VOLUME 43, PAGE 105
VOLUME 50, PAGE 1
VOLUME 55, PAGE 96

PHILADELPHIA, BALTIMORE & WASHINGTON RAILROAD RIGHT OF WAY AND TRACK MAP STATION 3484+80 TO STATION 3587+60

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 644, PAGE 841
DEED BOOK 764, PAGE 862
OFFICIAL RECORD 484, PAGE 255

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL D. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY — DATE 2-25-2014

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.
0.302 ACRE TRACT
SECRETARY — DATE 2/25/14
MIAMI COUNTY PLANNING COMMISSION

THIS DRAWING HAS NO SCALE IN ORDER TO SHOW DETAIL

LEGEND
- IRON PIN SET
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND
- MAG NAIL FOUND

SURVEY FOR JEFF FRANCIS & MIAMI COUNTY PARK DISTRICT IN MIAMI COUNTY, OHIO ~ FEBRUARY 9, 2014

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

Tipp City	N.W.	Pt. 76	Miami	Ohio
Corporation	Section	Outlot	County	State

Volume 55 Page 124
Miami County Engineer's Record of Land Surveys

Legend

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

References

Vol. 05, Pg. 106 } Miami County Engineer's
Vol. 18, Pg. 195 } Record of Lot Surveys

P.B. 09, PG. 85 } Miami County Recorder's
P.B. 12, PG. 59 } Plat Records

Survey of Pt. O.L. 76 in Tipp City, Ohio for Betty Borchers.

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

Michael W. Cozatt 2/21/14

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

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 03314 Ph. (937) 339-2921

NE 34 SE 27	6	5 EAST	UNION	MIAMI
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY

VOLUME 55 PAGE 125
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

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, OHIO.

SECRETARY
MIAMI COUNTY PLANNING COMMISSION

2/25/14
DATE

LEGEND

- ○ IRON PIN FOUND (5/8" DIA.)
- ● IRON PIN SET (5/8" DIA. x 30")
- ⌘ MAG NAIL FOUND

Certified To Conform With
Miami County Survey Requirements

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

Deputy — Date 2-7-14

OCCUPATION

OCCUPATION APPEARS TO AGREE WITH THE SURVEYED LINES SHOWN HEREON.

OWNERS

CONSTANCE L. LEACH
OFFICIAL RECORD VOLUME 263, PAGE 982

SURVEY REFERENCES

ORV 263, PAGE 982
MIAMI COUNTY DEED RECORDS

VOLUME 50, PAGE 197
VOLUME 25, PAGE 175
VOLUME 18, PAGE 115
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

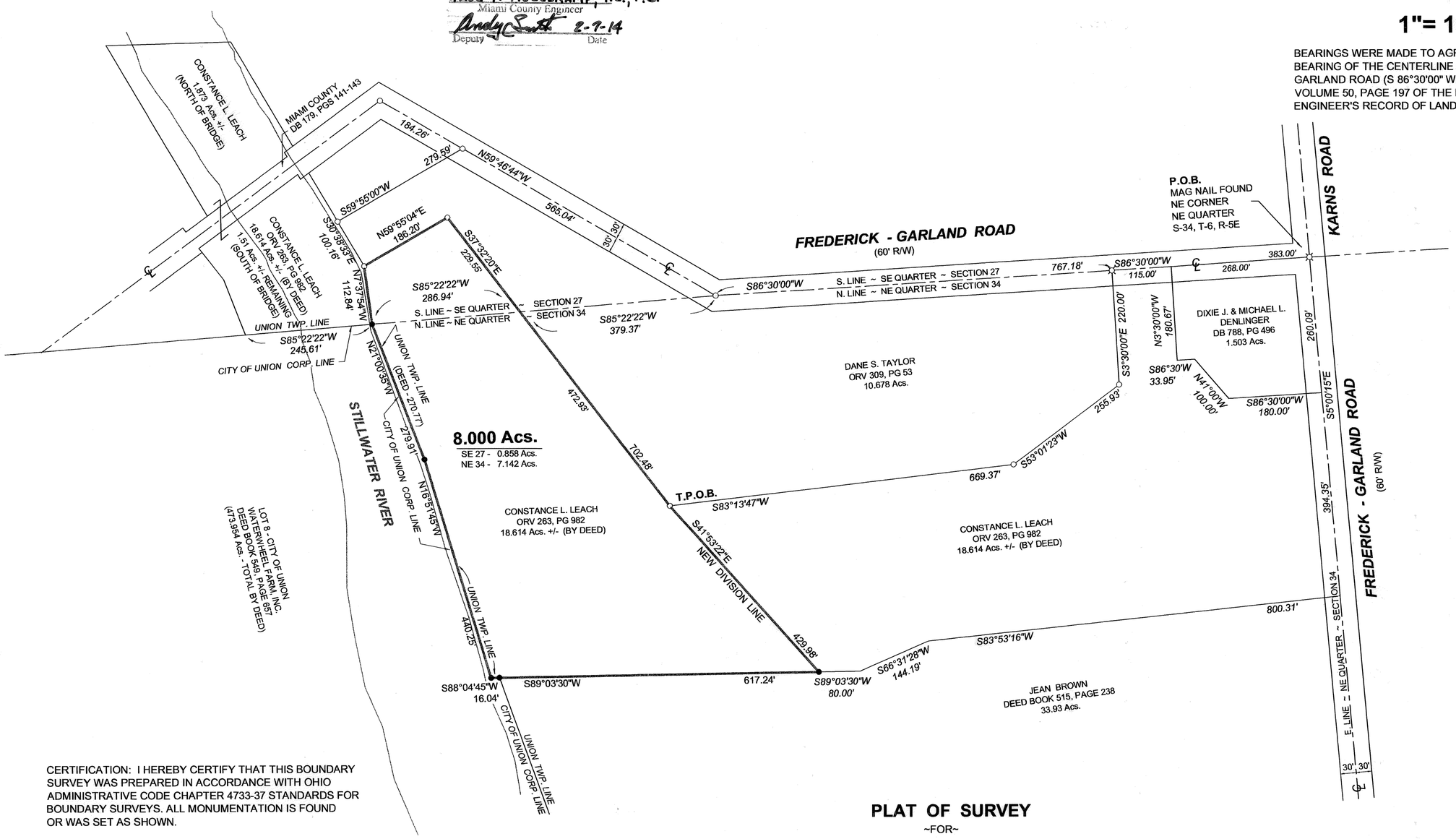
VOLUME 12, PAGE 78
MIAMI COUNTY PLAT RECORDS

N

GRAPHIC SCALE 0' 75' 150' 225' 300'

1"= 150'

BEARINGS WERE MADE TO AGREE WITH THE BEARING OF THE CENTERLINE OF FREDERICK GARLAND ROAD (S 86°30'00" W) AS SHOWN IN VOLUME 50, PAGE 197 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.



CERTIFICATION: I HEREBY 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 WAS SET AS SHOWN.

THOMAS WINEMILLER & ASSOCIATES, INC

DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

NOTE:
THIS PLAT PROVIDES FOR TRANSFER BETWEEN ADJOINING OWNERS. NO NEW BUILDING SITES ARE BEING CREATED.

PLAT OF SURVEY

~FOR~

CONNIE LEACH

4950 WEST FREDERICK-GARLAND ROAD
WEST MILTON, OHIO 45383

NOVEMBER 29, 2013

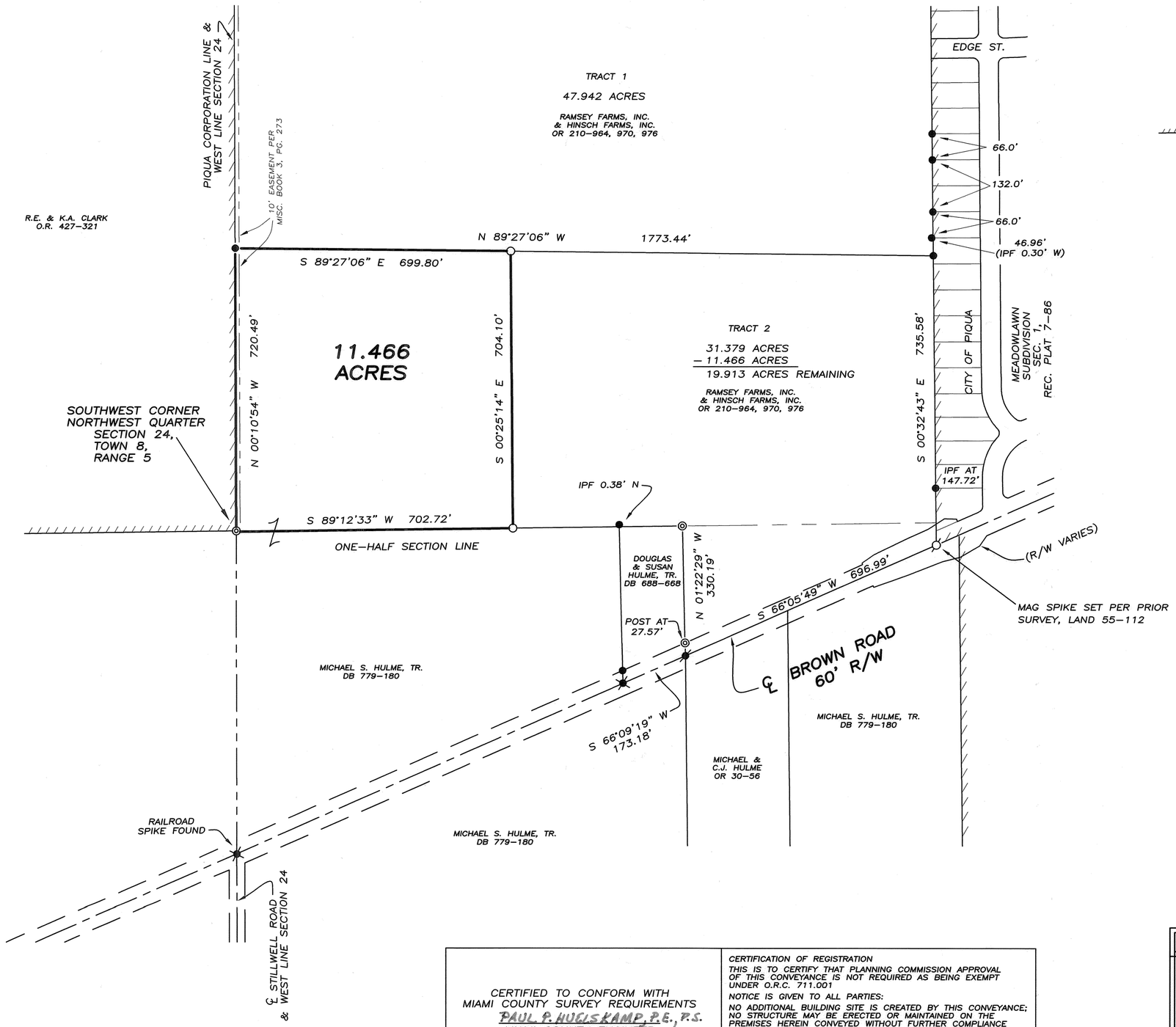
DATE OF FIELD WORK: NOVEMBER 12, 2013

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
(937).898.5862 898.5716 (FAX)
www.winemillerengineering.com

WASHINGTON TOWNSHIP	24 NW 1/4 SECTION	8 TOWN	5 RANGE

VOLUME 55 PAGE 126

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- MAG NAIL SET OVER RAILROAD SPIKE
- MAG SPIKE SET
- MAG SPIKE SET OVER RAILROAD SPIKE FOUND
- ◎ SQUARE CONCRETE CORNER POST
- □ STONE FOUND
- CITY OF PIQUA CORPORATION LINE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 24, PAGE 106
VOLUME 35, PAGE 62
VOLUME 38, PAGE 29
VOLUME 39, PAGE 19
VOLUME 39, PAGE 20
VOLUME 43, PAGE 36
VOLUME 45, PAGE 18
VOLUME 45, PAGE 195
VOLUME 46, PAGE 1
VOLUME 55, PAGE 112

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 210, PAGE 964
OFFICIAL RECORD 210, PAGE 970
OFFICIAL RECORD 210, PAGE 976
PLAT BOOK 7, PAGE 86
PLAT BOOK 8, PAGE 82
PLAT BOOK 13, PAGE 78

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

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEB STUMPFF DV 2-27-2014
DEPUTY DATE

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.
2/27/14
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

11.466 ACRE TRACT

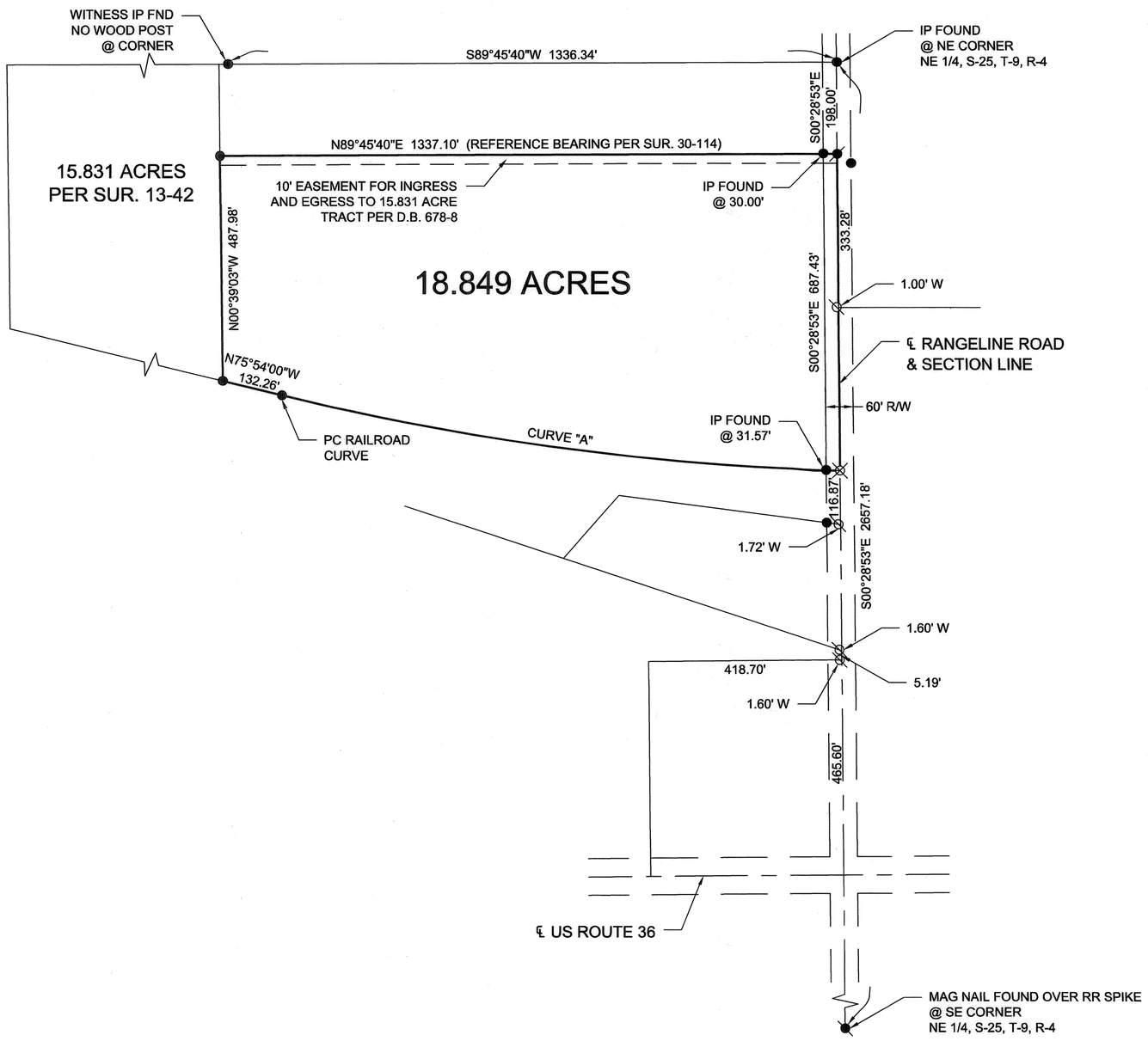
SURVEY FOR DOUGLAS HULME & MICHAEL HULME
IN MIAMI COUNTY, OHIO ~ FEBRUARY 10, 2014

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

NEWBERRY	25 NE 1/4	9	4
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 127
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



REFERENCES

LAND SURVEY VOL. 11, PG. 152
LAND SURVEY VOL. 12, PG. 81
LAND SURVEY VOL. 13, PG. 42
LAND SURVEY VOL. 21, PG. 70
LAND SURVEY VOL. 22, PG. 17
LAND SURVEY VOL. 30, PG. 114
LAND SURVEY VOL. 34, PG. 188
LAND SURVEY VOL. 40, PG. 69
LAND SURVEY VOL. 44, PG. 189
LAND SURVEY VOL. 53, PG. 175

O.R. VOL. 192, PG. 593

DEED BOOK 678-8

LEGEND

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

CURVE "A" DATA

CURVE TO THE RIGHT
DELTA = 12°17'09"
RADIUS = 5699.58'
TANGENT = 613.43'
ARC LENGTH = 1222.15'
LONG CHORD = N82°23'03"W 1219.81'

NOTE

Mag spike set at property corner on railroad curve and on section line through monuments found at northeast and southeast corners of Northeast Quarter. With the exception of the northeast corner of this survey, the other center line points from nearby previous surveys are not exactly on established section line, as shown.

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

SURVEY FOR THE ESTATE OF WALTER MCGRAW IN
MIAMI COUNTY, OHIO ~ FEBRUARY 24, 2014

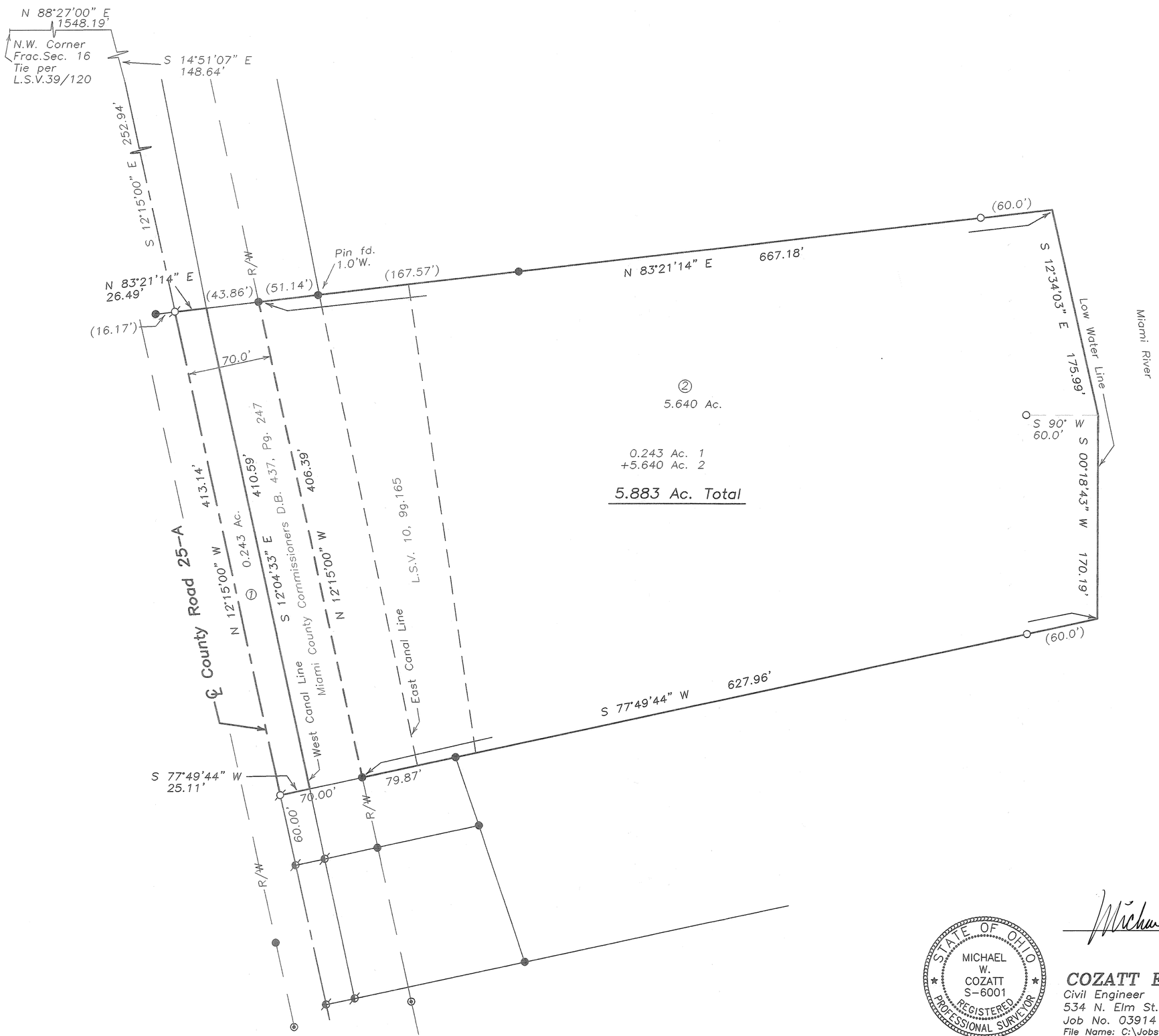
STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

Drawn by: KCM

5	6E	Frac. 16	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 128
Miami County Engineer's
Record of Land Surveys



0 30 60 120
Graphic Scale in Feet
1"=60'

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- Nail Found
- 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 10, Page 165
- Volume 19, Page 1
- Volume 29, Page 48
- Volume 32, Page 186
- Volume 39, Page 120
- Volume 48, Page 149

Miami County Recorder's Deed Records
- O.R.Vol. 97, Page 968

Miami & Erie Canal Plat

Survey of 5.833 Ac. for
Mindy Ryan & Renee Seaman

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

Michael W. Cozatt 2/27/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 03914 — (937) 339-2921
File Name: C:\Jobs\2014\03914.dwg
Drawn by: DMC ~ Checked by: MWC

2	9	14 SE ¼	BETHEL	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 129
Miami County Engineer's
Record of Land Surveys

114 INLOT

BRANDT VILLAGE

North

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
- Fence Post

References

Miami County Engineer's
Record of Lot Surveys
Volume 15, Page 192
(Basis of Bearings)
Volume 5, Page 67

Survey of Inlot 114
for Dennis Rutt

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

Michael W. Cozatt 3/07/14
MICHAEL W. COZATT
P.S. #6001

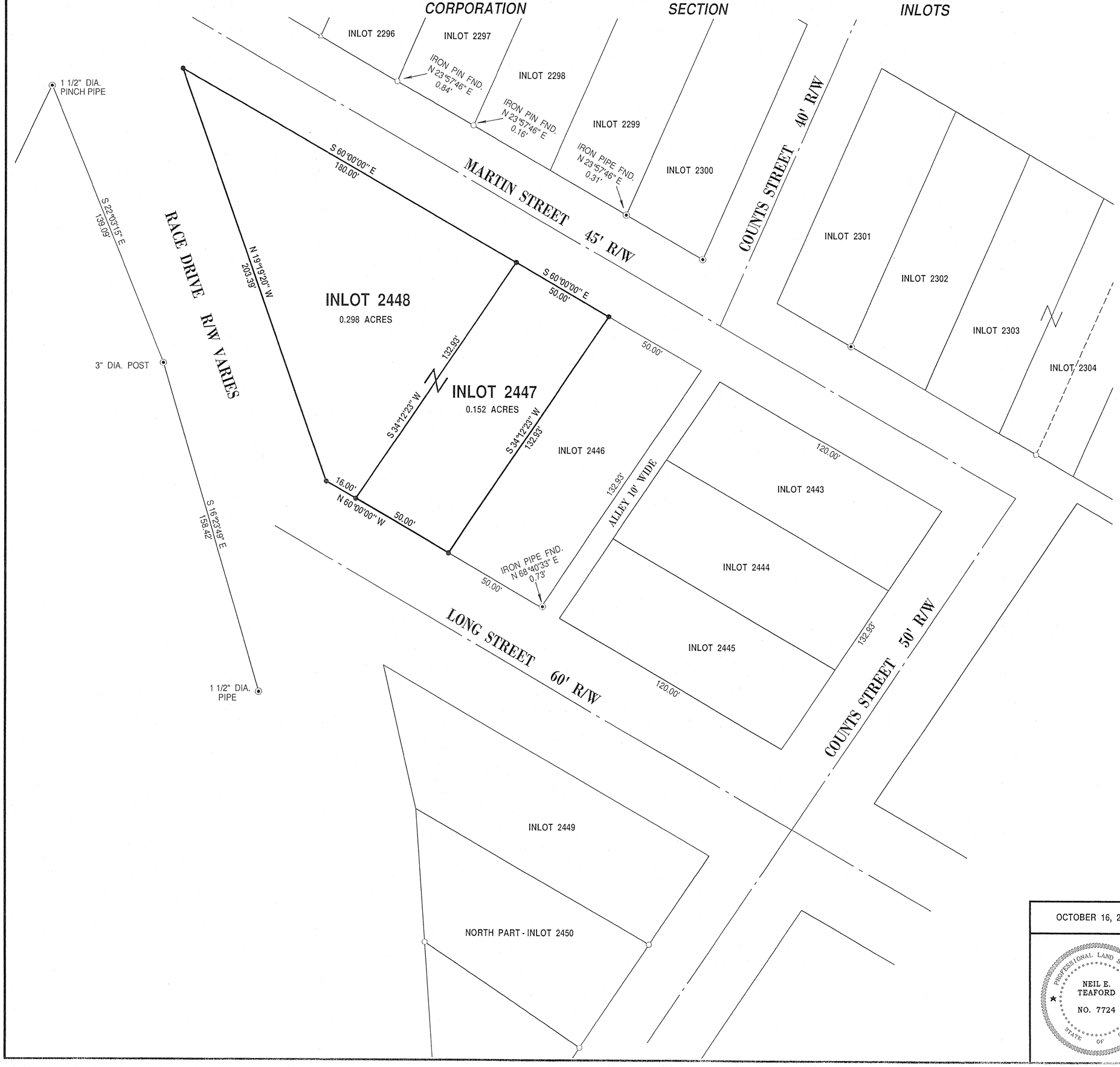
COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 03014
File Name: C:\JOBS\2014\03014.dwg
Drawn by: DMC ~ Checked by: MWC

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

VOLUME 55 PAGE 130

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

TROY CORPORATION | SOUTHEAST (PLAT - 26) SECTION | 2447 & 2448 INLOTS



N
W E
S

0 15 30 45 60
SCALE 1' = 30'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF LOT SURVEY
VOLUME 9, PAGE 152

LEGEND

×		∅	
△	MAG NAIL FND	⌒	RRS FOUND
□	STONE FOUND	⊥	
○	IRON PIN FOUND	⊥	
·		⊡	
+	TRAVERSE POINT	⊙	
◎	GIN SPINDLE FND	◬	
⊙	PIPE FOUND	⊠	
⊕		┼	
◇		◆	
▲	MAG NAIL SET	⋈	
■		✱	
●	IRON PIN SET	◯	
◆	RRS SET	A	

MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS

VOLUME 9, PAGE 152
VOLUME 17, PAGE 53
VOLUME 6, PAGE 189
VOLUME 22, PAGE 200
VOLUME 8, PAGE 194

RECORD PLAT:

MIAMI COUNTY RECORDERS'
PLAT RECORD

RECORD PLAT 3, PAGE 81

DEED REFERENCE:

MIAMI COUNTY RECORDERS'
DEED RECORD

DEED BOOK 603, PAGE 753
DEED BOOK 706, PAGE 350

OCTOBER 16, 2013	SURVEY OF INLOTS 2447 & 2448 IN THE CITY OF TROY FOR BARBARA MINNICH
PROFESSIONAL LAND SURVEYOR NEIL E. TEAFORD NO. 7724 STATE OF OHIO	Neil E. Teaford, P.S. #7724

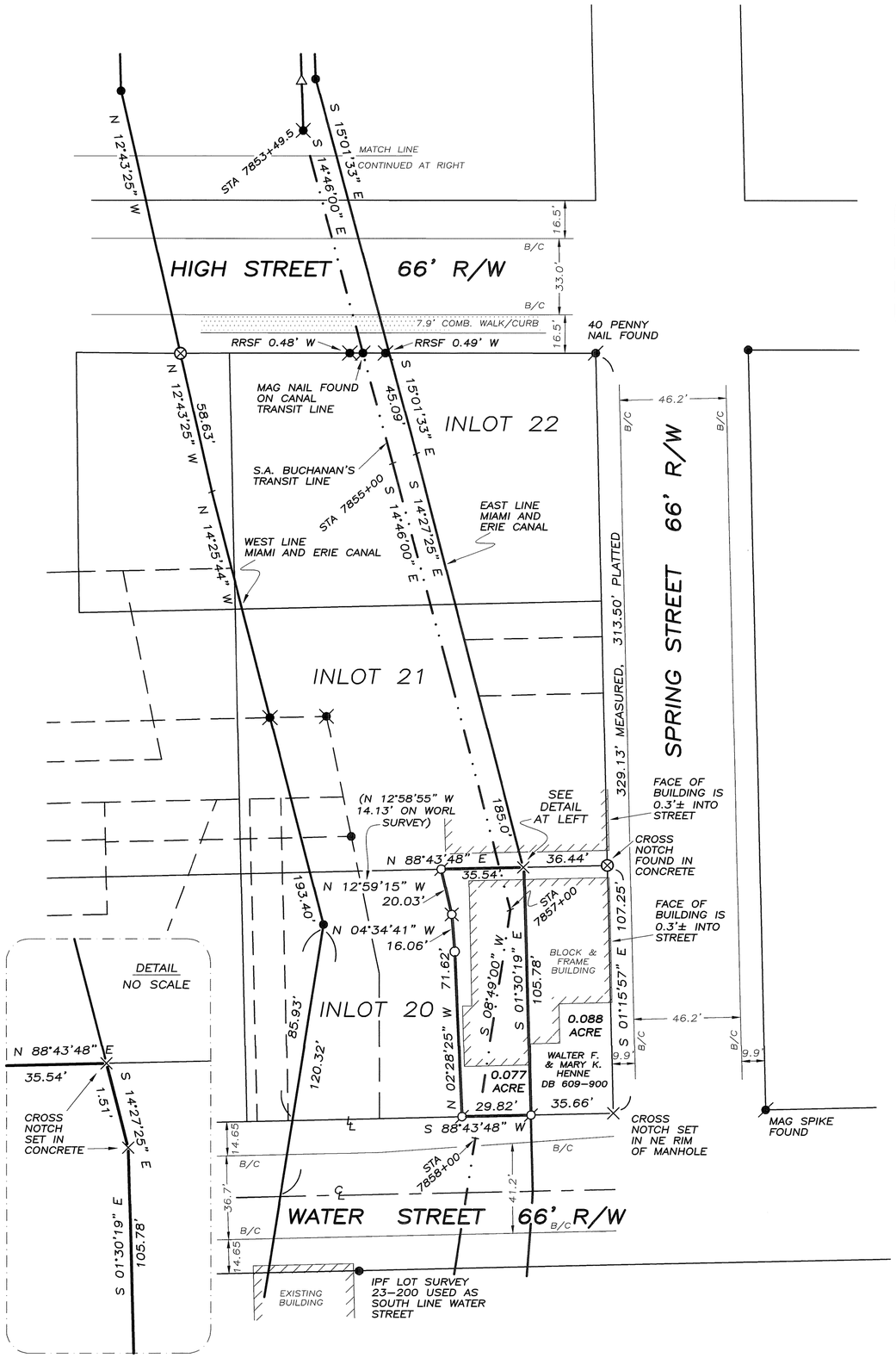
NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

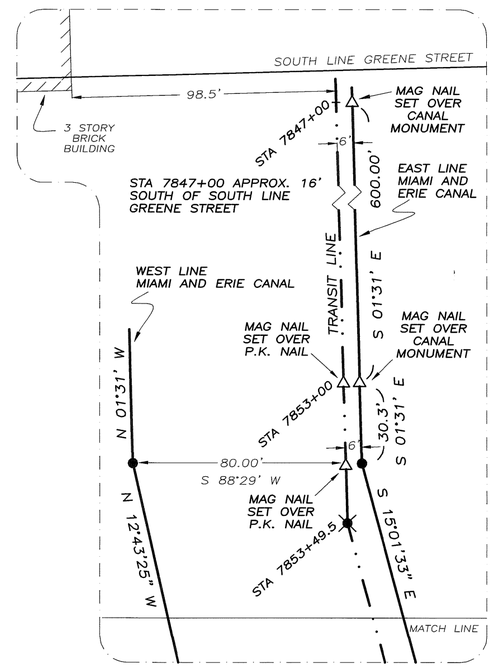
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 20, FORMER MIAMI & ERIE CANAL LEASE #45

VOLUME 55 PAGE 131

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- MAG SPIKE SET
- NAIL FOUND
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- ⊗ CROSS NOTCH FOUND
- × CROSS NOTCH SET
- △ MAG NAIL SET

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

DEED BOOK 1, PAGE 1
DEED BOOK 609, PAGE 900
RECORD PLAT 24, PAGE 85

LEASE 45, CITY OF PIQUA RECORDS

MIAMI AND ERIE CANAL MAP NO. 5 FROM STATION 7826 TO STATION 7877

M.C.D. FIELD NOTES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 10, PAGE 192
VOLUME 16, PAGE 85
VOLUME 16, PAGE 129
VOLUME 18, PAGE 36
VOLUME 18, PAGE 162, 162A (BASIS FOR RETRACEMENT OF CANAL PROPERTY LINES ON THIS PLAT)
VOLUME 23, PAGE 200

CITY OF PIQUA

THIS SURVEY REVIEWED AND APPROVED THIS 11TH DAY OF MARCH, 2014.

Christopher W. Schmiesing

NOTES

– THE PURPOSE OF THIS SURVEY WAS TO MONUMENT AND PROVIDE A LEGAL DESCRIPTION FOR A PORTION OF THE FORMER MIAMI AND ERIE CANAL PROPERTY, REFERRED TO AS LEASE #45, TO BE SOLD TO WALTER F. AND MARY K. HENNE, OWNERS OF VALLEY SAFETY EQUIPMENT CO. LOCATED AT 128 E. WATER STREET.

– IN 1989, THE CITY OF PIQUA CONTRACTED WITH WORL & ASSOCIATES, INC. TO PREPARE AN ACCURATE PLAT TO RETRACE THE ORIGINAL PROPERTY LINES AND TRANSIT LINE OF THE FORMER MIAMI AND ERIE CANAL BETWEEN WATER AND HIGH STREETS IN PIQUA. IN ADDITION, THE CONSULTANT PROVIDED DETAILED MAPPING AND METES & BOUNDS DESCRIPTIONS TO DEFINE THE EXISTING CANAL LEASES WITHIN SAID BLOCK. THE PLAT WAS FILED IN LOT SURVEY VOLUME 18, PAGES 162 AND 162A, FOLLOWING EXHAUSTIVE RESEARCH OF RECORDS INCLUDING CANAL MAPS AND COPIES OF S.A. BUCHANAN'S ORIGINAL SURVEY NOTES.

– THE WORL & ASSOCIATES PLAT HONORED MONUMENTS SET BY PREVIOUS SURVEYS REFERENCED HEREON WHICH ESTABLISHED THE BLOCK PERIMETER CORNERS FROM WATER TO HIGH AND MAIN TO SPRING STREETS, BUT IN SOME INSTANCES VARIED SLIGHTLY AS TO THE EXACT LOCATION OF THE CANAL PROPERTY LINES AS COMPARED TO OTHER SURVEYS. THE CANAL LINES AS ESTABLISHED BY THE WORL PLAT OF 1989 WERE REPRODUCED AND HONORED FOR THIS SURVEY, WITH ONE CORRECTED DIMENSION AS SHOWN.

– SEVERAL MONUMENTS CALLED FOR AS FOUND OR SET ON THE VOLUME 18, PAGE 162, 162A SURVEY IN THE WATER STREET AREA HAVE BEEN DESTROYED WITH THE LOCK 9 PARK CONSTRUCTION AND WATER STREET IMPROVEMENTS MADE IN THE PAST 25 YEARS. THE WORL BASELINE BEARING OF S 01°31' E BETWEEN CANAL MONUMENTS FOUND AT STATION 7847+00 AND 7853+00 WAS UTILIZED TO REESTABLISH THE MISSING MONUMENTS.

0 20 40 80

GRAPHIC SCALE IN FEET
1" = 40'

SURVEY FOR WALTER F. & MARY K. HENNE IN MIAMI COUNTY, OHIO ~ FEBRUARY 23, 2014

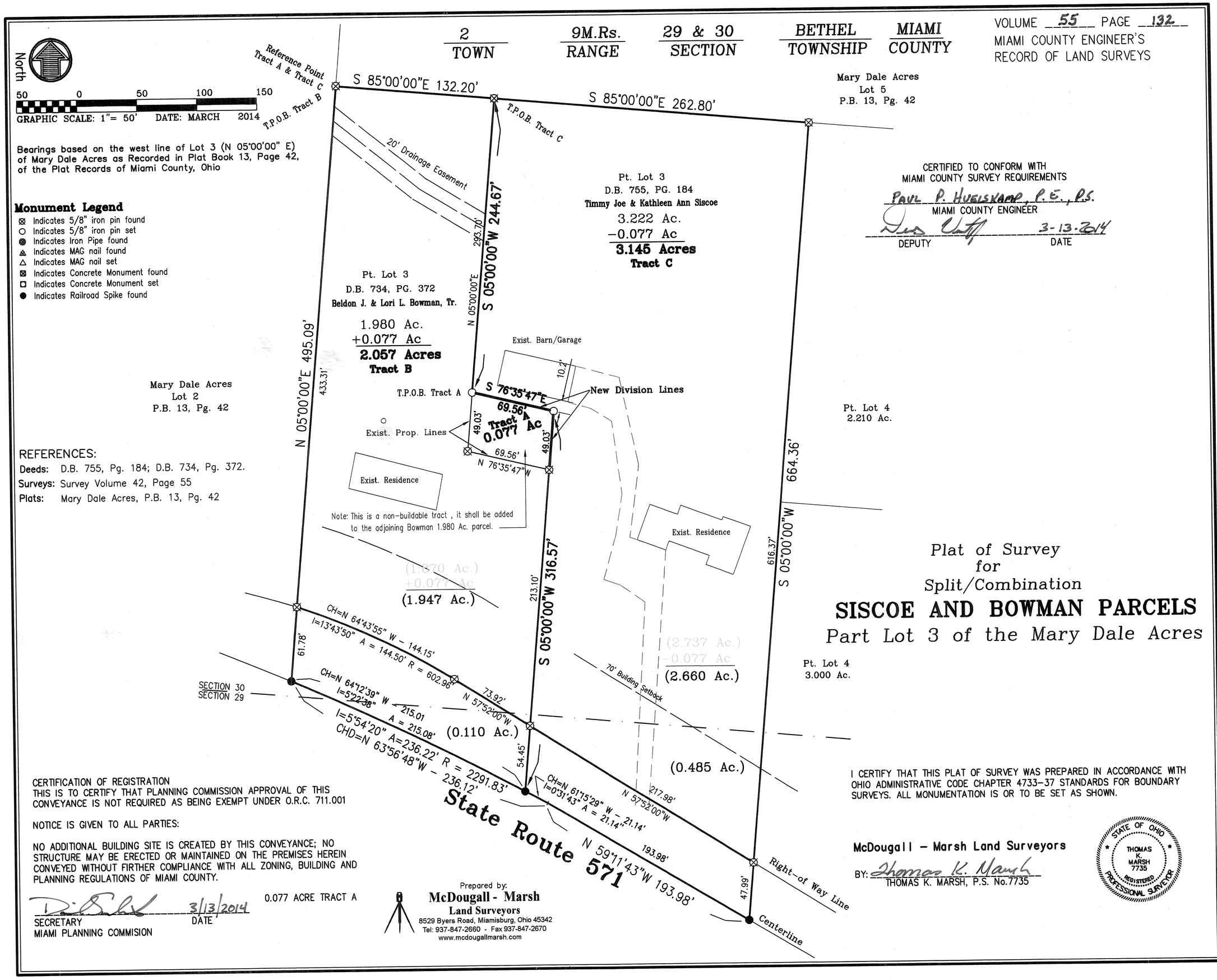
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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

2	9M.Rs.	29 & 30	BETHEL	MIAMI
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY

VOLUME 55 PAGE 132
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



Bearings based on the west line of Lot 3 (N 05°00'00" E) of Mary Dale Acres as Recorded in Plat Book 13, Page 42, of the Plat Records of Miami County, Ohio

Monument Legend

- ⊠ Indicates 5/8" iron pin found
- ○ Indicates 5/8" iron pin set
- ◎ Indicates Iron Pipe found
- ▲ Indicates MAG nail found
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument found
- □ Indicates Concrete Monument set
- ● Indicates Railroad Spike found

REFERENCES:

Deeds: D.B. 755, Pg. 184; D.B. 734, Pg. 372.
Surveys: Survey Volume 42, Page 55
Plats: Mary Dale Acres, P.B. 13, Pg. 42

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY 3-13-2014 DATE

Plat of Survey
for
Split/Combination

SISCOE AND BOWMAN PARCELS

Part Lot 3 of the Mary Dale Acres

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 FIRTHER COMPLIANCE WITH ALL ZONING, BUILDING AND PLANNING REGULATIONS OF MIAMI COUNTY.

SECRETARY 3/13/2014 DATE
MIAMI PLANNING COMMISION

0.077 ACRE TRACT A

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

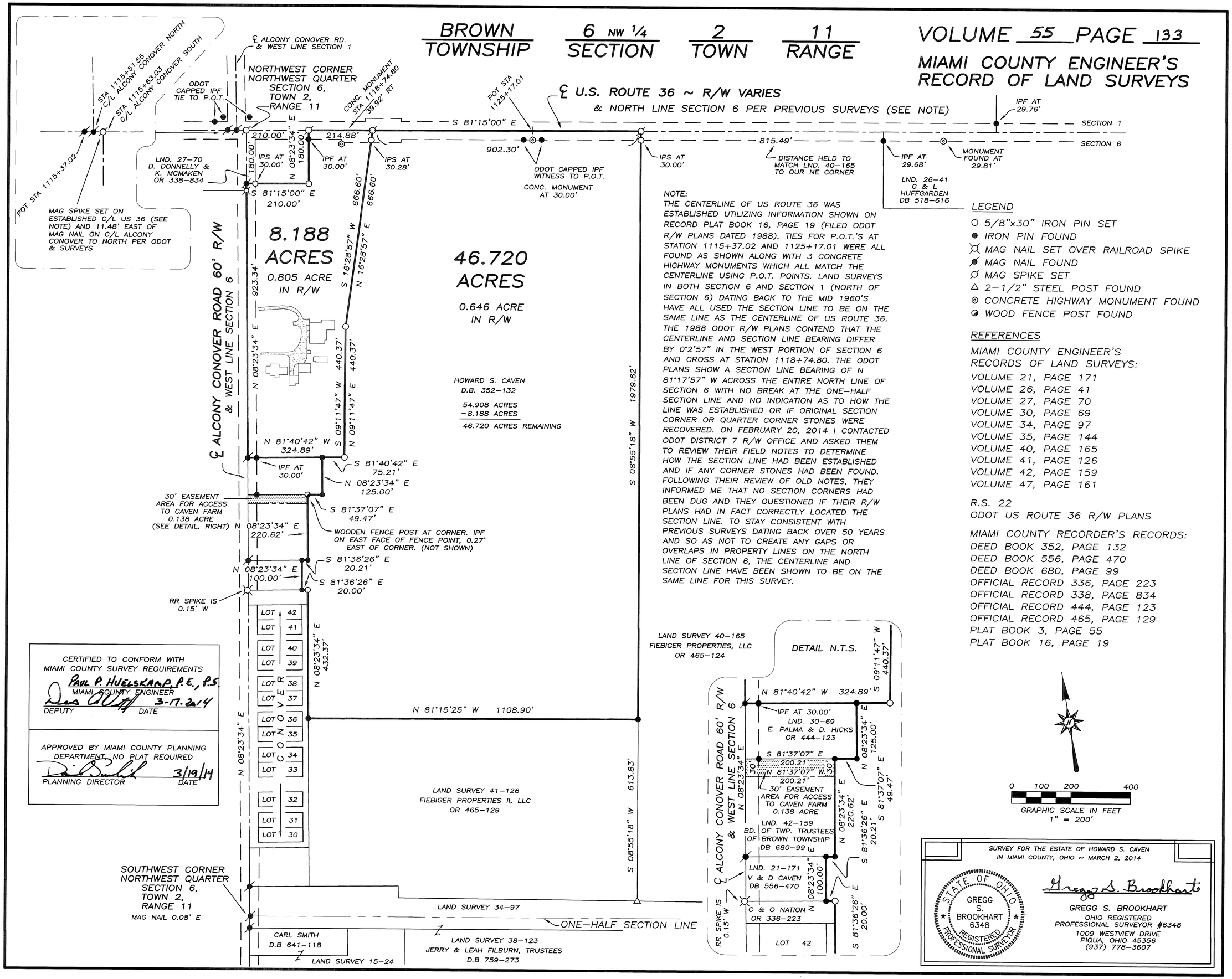
STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

Q:\Jobs\1000\1794.2014.split\1794.2014Miami.sur07ver.dwg SURVEY Mar 12, 2014 - 2:30:06pm admin

BROWN TOWNSHIP | 6 NW 1/4 SECTION | 2 TOWN | 11 RANGE

VOLUME 55 PAGE 133

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTE:
THE CENTERLINE OF US ROUTE 36 WAS ESTABLISHED UTILIZING INFORMATION SHOWN ON RECORD PLAT BOOK 16, PAGE 19 (FILED ODOT R/W PLANS DATED 1988). TIES FOR P.O.T.'S AT STATION 1115+37.02 AND 1125+17.01 WERE ALL FOUND AS SHOWN ALONG WITH 3 CONCRETE HIGHWAY MONUMENTS WHICH ALL MATCH THE CENTERLINE USING P.O.T. POINTS. LAND SURVEYS IN BOTH SECTION 6 AND SECTION 1 (NORTH OF SECTION 6) DATING BACK TO THE MID 1960'S HAVE ALL USED THE SECTION LINE TO BE ON THE SAME LINE AS THE CENTERLINE OF US ROUTE 36. THE 1988 ODOT R/W PLANS CONTEND THAT THE CENTERLINE AND SECTION LINE BEARING DIFFER BY 0°2'57" IN THE WEST PORTION OF SECTION 6 AND CROSS AT STATION 1118+74.80. THE ODOT PLANS SHOW A SECTION LINE BEARING OF N 81°17'57" W ACROSS THE ENTIRE NORTH LINE OF SECTION 6 WITH NO BREAK AT THE ONE-HALF SECTION LINE AND NO INDICATION AS TO HOW THE LINE WAS ESTABLISHED OR IF ORIGINAL SECTION CORNER OR QUARTER CORNER STONES WERE RECOVERED. ON FEBRUARY 20, 2014 I CONTACTED ODOT DISTRICT 7 R/W OFFICE AND ASKED THEM TO REVIEW THEIR FIELD NOTES TO DETERMINE HOW THE SECTION LINE HAD BEEN ESTABLISHED AND IF ANY CORNER STONES HAD BEEN FOUND. FOLLOWING THEIR REVIEW OF OLD NOTES, THEY INFORMED ME THAT NO SECTION CORNERS HAD BEEN DUG AND THEY QUESTIONED IF THEIR R/W PLANS HAD IN FACT CORRECTLY LOCATED THE SECTION LINE. TO STAY CONSISTENT WITH PREVIOUS SURVEYS DATING BACK OVER 50 YEARS AND SO AS NOT TO CREATE ANY GAPS OR OVERLAPS IN PROPERTY LINES ON THE NORTH LINE OF SECTION 6, THE CENTERLINE AND SECTION LINE HAVE BEEN SHOWN TO BE ON THE SAME LINE FOR THIS SURVEY.

LEGEND

- ○ 5/8"x30" IRON PIN SET
- ● IRON PIN FOUND
- MAG NAIL SET OVER RAILROAD SPIKE
- MAG NAIL FOUND
- MAG SPIKE SET
- △ 2-1/2" STEEL POST FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- WOOD FENCE POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 21, PAGE 171
VOLUME 26, PAGE 41
VOLUME 27, PAGE 70
VOLUME 30, PAGE 69
VOLUME 34, PAGE 97
VOLUME 35, PAGE 144
VOLUME 40, PAGE 165
VOLUME 41, PAGE 126
VOLUME 42, PAGE 159
VOLUME 47, PAGE 161

R.S. 22
ODOT US ROUTE 36 R/W PLANS

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 352, PAGE 132
DEED BOOK 556, PAGE 470
DEED BOOK 680, PAGE 99
OFFICIAL RECORD 336, PAGE 223
OFFICIAL RECORD 338, PAGE 834
OFFICIAL RECORD 444, PAGE 123
OFFICIAL RECORD 465, PAGE 129
PLAT BOOK 3, PAGE 55
PLAT BOOK 16, PAGE 19

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

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY — DATE 3-17-2014

APPROVED BY MIAMI COUNTY PLANNING DEPARTMENT, NO PLAT REQUIRED
PLANNING DIRECTOR — DATE 3/19/14

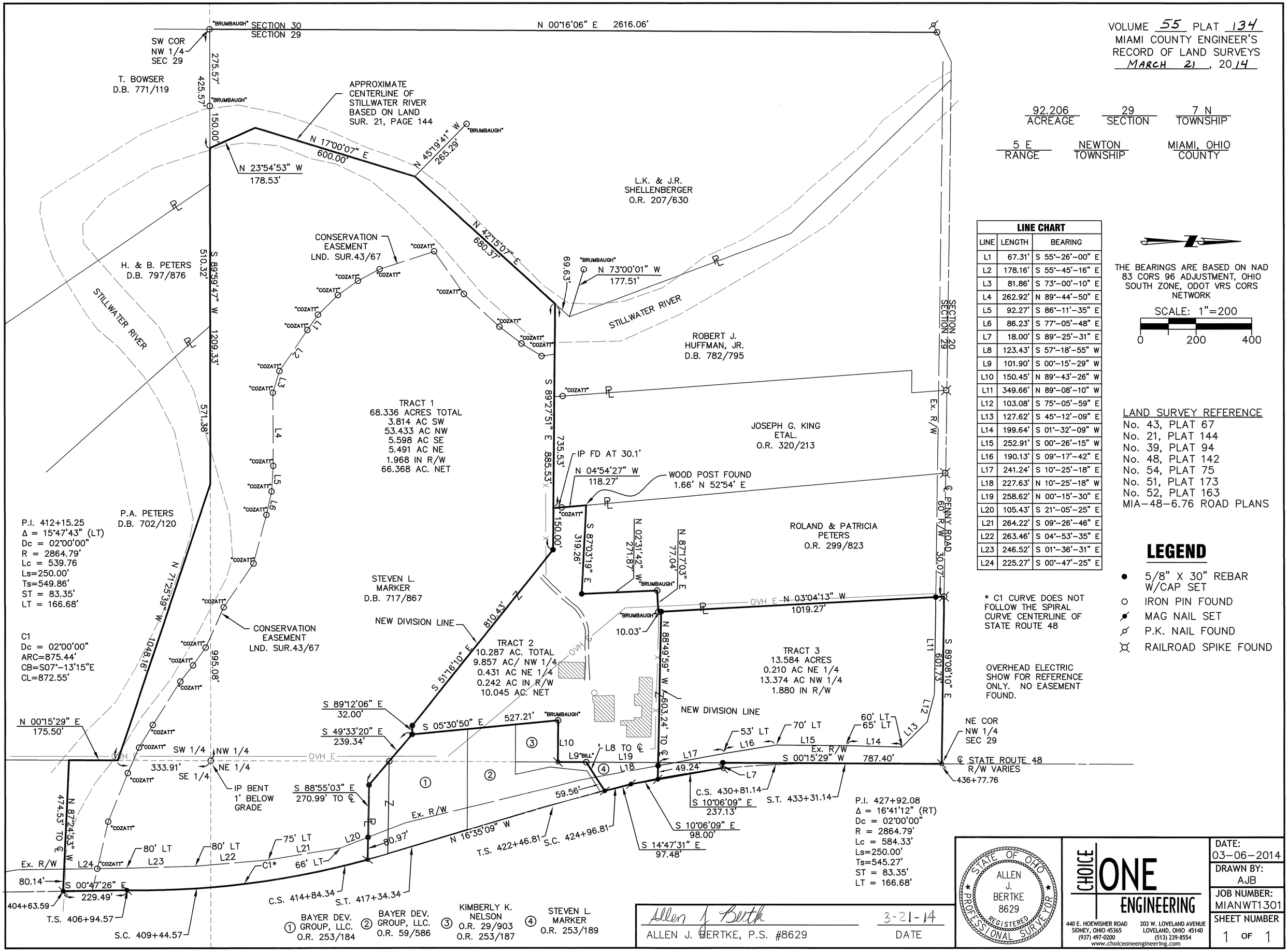
SURVEY FOR THE ESTATE OF HOWARD S. CAVEN IN MIAMI COUNTY, OHIO ~ MARCH 2, 2014

STATE OF OHIO — GREGG S. BROOKHART 6348 — REGISTERED PROFESSIONAL SURVEYOR

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

VOLUME 55 PLAT 134
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
MARCH 21, 2014

92.206	29	7 N
ACREAGE	SECTION	TOWNSHIP
5 E	NEWTON	MIAMI, OHIO
RANGE	TOWNSHIP	COUNTY



LINE CHART		
LINE	LENGTH	BEARING
L1	67.31'	S 55°-26'-00" E
L2	178.16'	S 55°-45'-16" E
L3	81.86'	S 73°-00'-10" E
L4	262.92'	N 89°-44'-50" E
L5	92.27'	S 86°-11'-35" E
L6	86.23'	S 77°-05'-48" E
L7	18.00'	S 89°-25'-31" E
L8	123.43'	S 57°-18'-55" W
L9	101.90'	S 00°-15'-29" W
L10	150.45'	N 89°-43'-26" W
L11	349.66'	N 89°-08'-10" W
L12	103.08'	S 75°-05'-59" E
L13	127.62'	S 45°-12'-09" E
L14	199.64'	S 01°-32'-09" W
L15	252.91'	S 00°-26'-15" W
L16	190.13'	S 09°-17'-42" E
L17	241.24'	S 10°-25'-18" E
L18	227.63'	N 10°-25'-18" W
L19	258.62'	N 00°-15'-30" E
L20	105.43'	S 21°-05'-25" E
L21	264.22'	S 09°-26'-46" E
L22	263.46'	S 04°-53'-35" E
L23	246.52'	S 01°-36'-31" E
L24	225.27'	S 00°-47'-25" E

THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=200

0 200 400

LAND SURVEY REFERENCE
No. 43, PLAT 67
No. 21, PLAT 144
No. 39, PLAT 94
No. 48, PLAT 142
No. 54, PLAT 75
No. 51, PLAT 173
No. 52, PLAT 163
MIA-48-6.76 ROAD PLANS

* C1 CURVE DOES NOT FOLLOW THE SPIRAL CURVE CENTERLINE OF STATE ROUTE 48

OVERHEAD ELECTRIC SHOW FOR REFERENCE ONLY. NO EASEMENT FOUND.

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND

Allen J. Bertke 3-21-14
ALLEN J. BERTKE, P.S. #8629 DATE

STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
www.choiceoneengineering.com

DATE: 03-06-2014
DRAWN BY: AJB
JOB NUMBER: MIANWT1301
SHEET NUMBER 1 OF 1

NE 34 SE 27	6	5 EAST	UNION	MIAMI
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY

VOLUME 55 PAGE 135
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

NOTE:

THIS SURVEY SUPERCEDES THE ORIGNIAL SURVEY AND SPLIT OF THE 8.000 ACRE TRACT FILED IN LAND SURVEY VOLUME 55, PAGE 125

Large Lot Development
Approved by the Miami County Planning Commission;
No Plat required as per ORC §711.133
3/25/2014
Secretary Date
Miami County Planning Commission

LEGEND

- ○ IRON PIN FOUND (5/8" DIA.)
- ● IRON PIN SET (5/8" DIA. x 30")
- MAG NAIL FOUND
- RR SPIKE FOUND
- MAG NAIL SET

OCCUPATION

OCCUPATION APPEARS TO AGREE WITH THE SURVEYED LINES SHOWN HEREON.

OWNERS

CONSTANCE L. LEACH
OFFICIAL RECORD VOLUME 263, PAGE 982

SURVEY REFERENCES

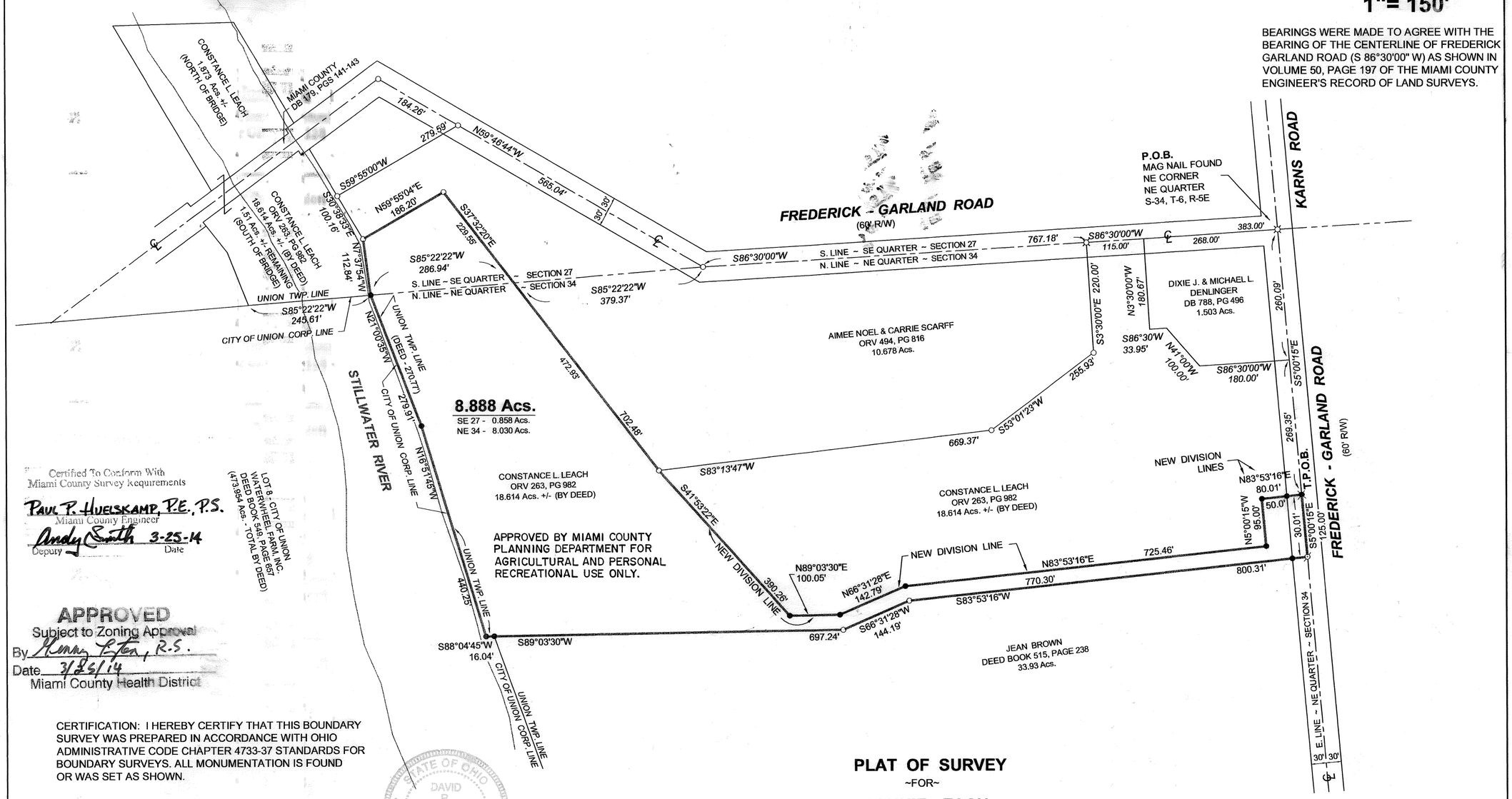
ORV 263, PAGE 982
MIAMI COUNTY DEED RECORDS

VOLUME 50, PAGE 197
VOLUME 25, PAGE 175
VOLUME 18, PAGE 115
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

VOLUME 12, PAGE 78
MIAMI COUNTY PLAT RECORDS

N
GRAPHIC SCALE 0' 75' 150' 225' 300'
1"= 150'

BEARINGS WERE MADE TO AGREE WITH THE BEARING OF THE CENTERLINE OF FREDERICK GARLAND ROAD (S 86°30'00" W) AS SHOWN IN VOLUME 50, PAGE 197 OF THE 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 3-25-14
Deputy Date

APPROVED
Subject to Zoning Approval
By Penny Peter, R.S.
Date 3/25/14
Miami County Health District

CERTIFICATION: I HEREBY 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 WAS SET AS SHOWN.

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED PROFESSIONAL SURVEYOR

THOMAS WINEMILLER & ASSOCIATES, INC

DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

PLAT OF SURVEY

~FOR~

CONNIE LEACH

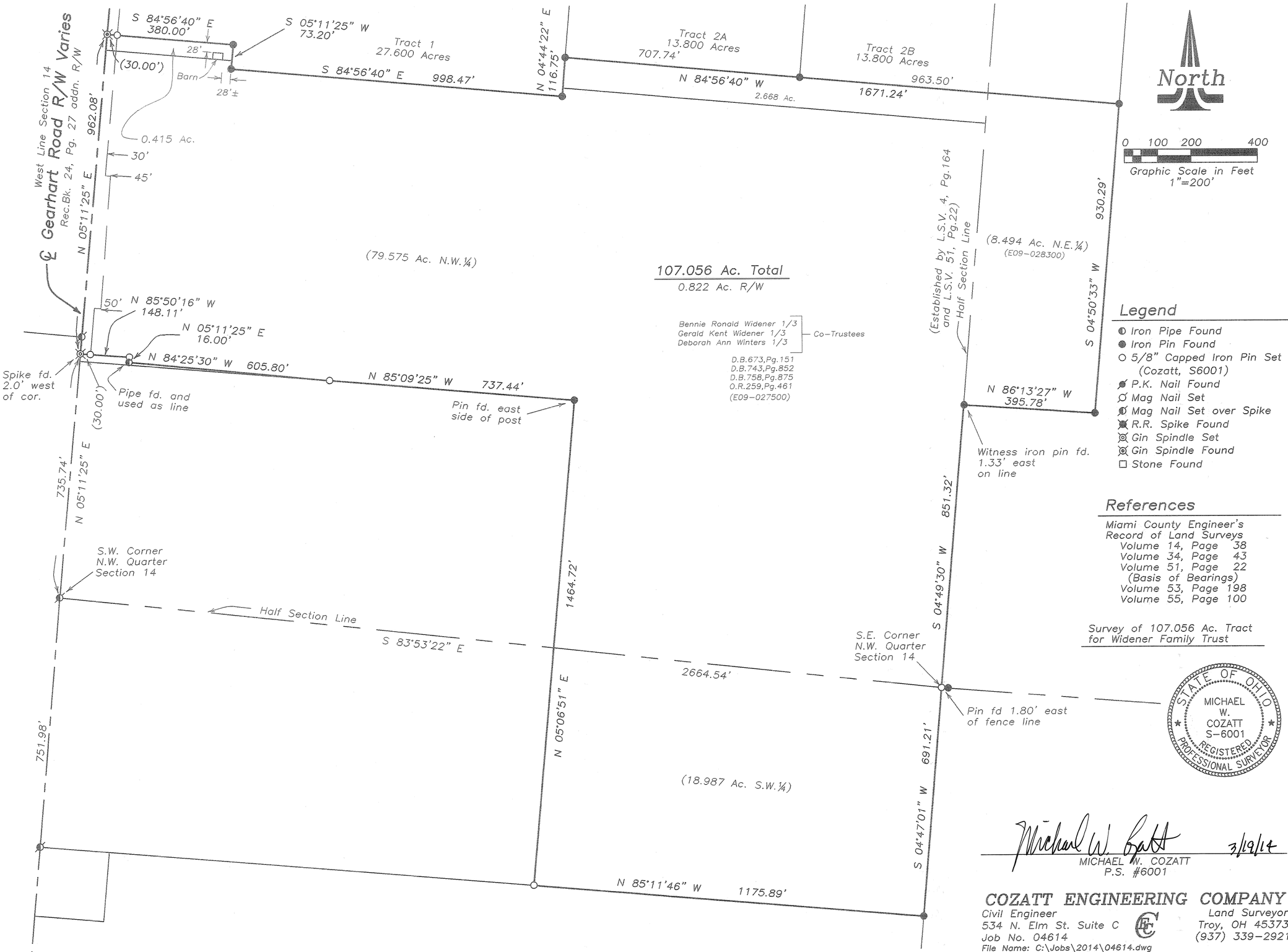
4950 WEST FREDERICK-GARLAND ROAD
WEST MILTON, OHIO 45383

MARCH 21, 2014
DATE OF FIELD WORK: NOVEMBER 12, 2013
: MARCH 17, 2014

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
(937).898.5862 898.5716 (FAX)
www.winemillerengineering.com

Volume 55 Page 136
Miami County Engineer's
Record of Land Surveys

2	10 BTMRS	NE ¼ SW ¼ 14 NW ¼	ELIZABETH	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
- Mag Nail Set over Spike
- R.R. Spike Found
- Gin Spindle Set
- Gin Spindle Found
- Stone Found

References

Miami County Engineer's
Record of Land Surveys
Volume 14, Page 38
Volume 34, Page 43
Volume 51, Page 22
(Basis of Bearings)
Volume 53, Page 198
Volume 55, Page 100

Survey of 107.056 Ac. Tract
for Widener Family Trust

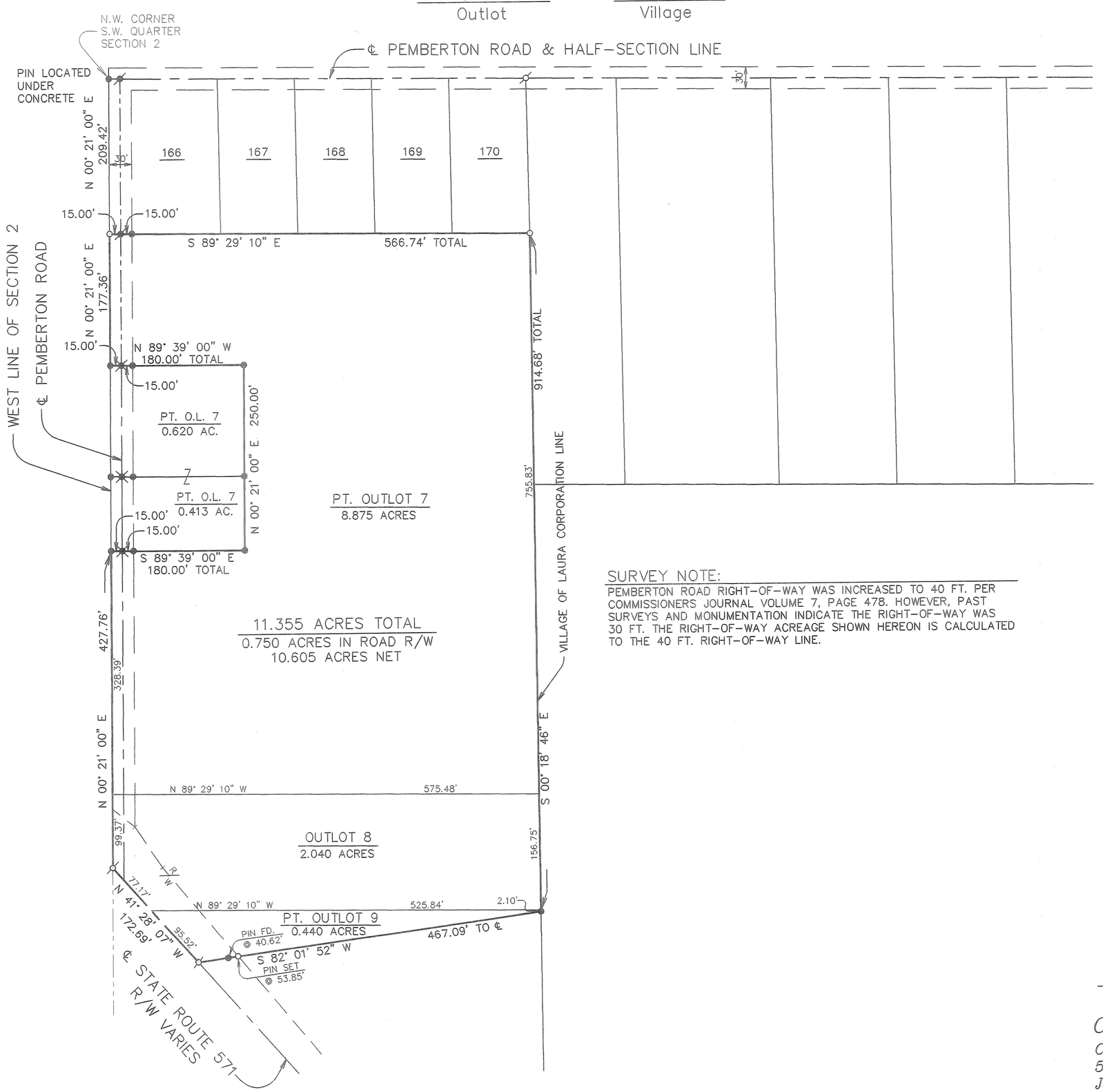
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 3/19/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 04614 — (937) 339-2921
File Name: C:\Jobs\2014\04614.dwg
Drawn by: DMC ~ Checked by: MWC

7	4E	SW 1/4-2	Union	Miami	Ohio
Town	Range	Section	Township	County	State
		Pt. 7, 8, Pt. 9	Laura		
		Outlot	Village		

Volume 55 Page 137
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
- Gin spindle found
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 13, Pg. 139
Vol. 15, Pg. 89
Vol. 54, Pg. 46
Vol. 54, Pg. 142
Vol. 54, Pg. 180
} Miami County Engineer's Record of Land Surveys

Vol. 05, Pg. 40
Vol. 22, Pg. 18
Vol. 23, Pg. 148
} Miami County Engineer's Record of Laot Surveys

Vol. 10, Pg. 14 } Miami County Recorder's Plat Records

SURVEY NOTE:

PEMBERTON ROAD RIGHT-OF-WAY WAS INCREASED TO 40 FT. PER COMMISSIONERS JOURNAL VOLUME 7, PAGE 478. HOWEVER, PAST SURVEYS AND MONUMENTATION INDICATE THE RIGHT-OF-WAY WAS 30 FT. THE RIGHT-OF-WAY ACREAGE SHOWN HEREON IS CALCULATED TO THE 40 FT. RIGHT-OF-WAY LINE.

Survey of Pt. O.L. 7, O.L. 8 and Pt. O.L. 9 in Laura, Ohio for the Estate of Donn Ingle.

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

Michael W. Cozatt 3/24/14
Michael W. Cozatt, P.S. #6001 Date

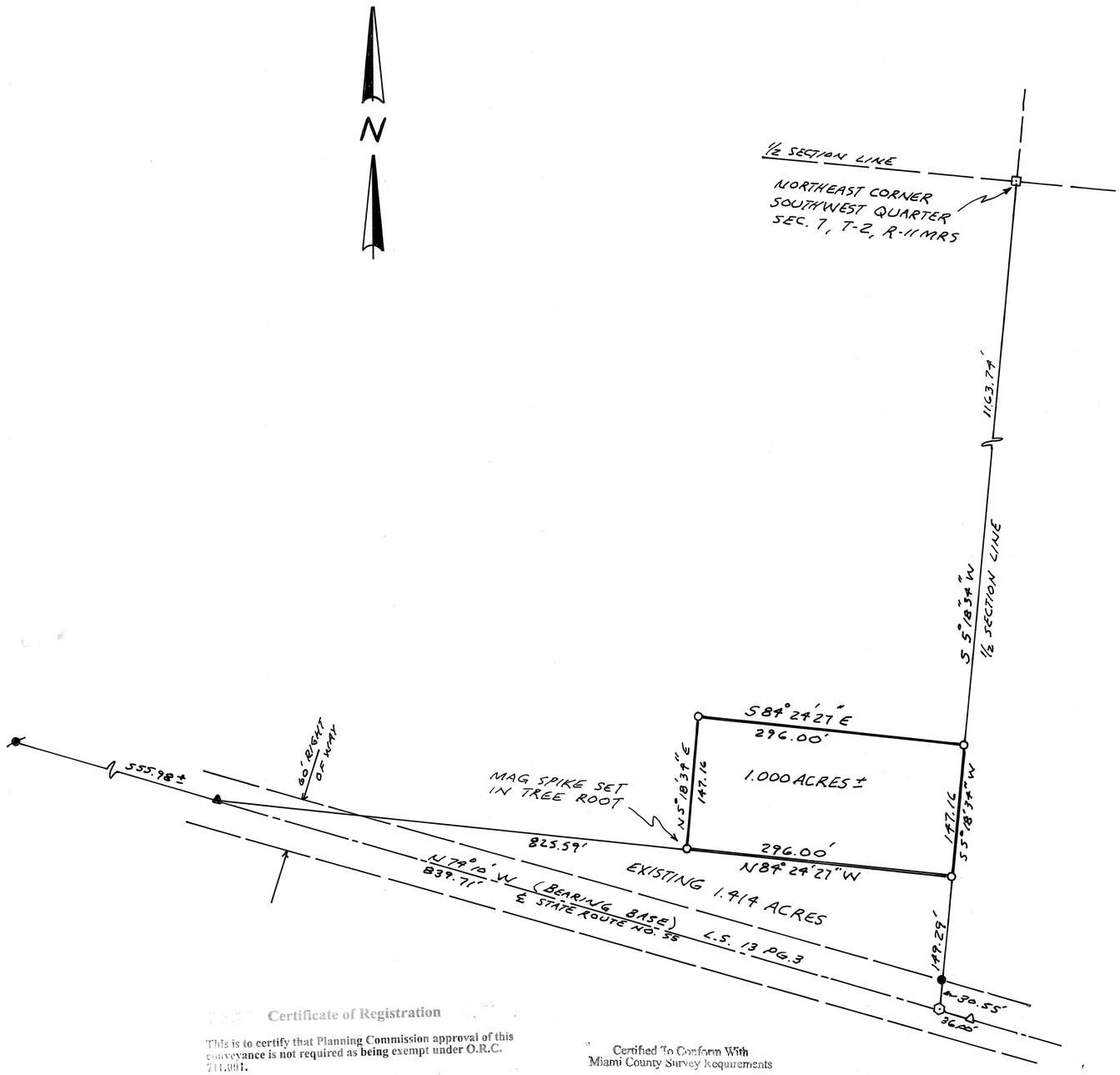
Cozatt Engineering Company
Civil Engineer *Land Surveyor*
534 N. Elm Street, Suite C *Troy, Ohio*
Job No. 02114 *Ph. (937) 339-2921*

2	11 MRS	7	SOUTHWEST	LOSTCREEK
TOWN	RANGE	SECTION	QUARTER	TOWNSHIP

VOLUME NO. 55 PAGE NO. 138
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

SCALE: 1 INCH = 100 FEET

0 100 200



REFERENCES

DEED BOOK NO. 744 PAGE 717
LAND SURVEY BOOK 13 PAGE 3
" " " 46 " 38

LEGEND

- ● 5/8" IRON PIN FOUND
- IRON PIN INDICATED ~ NOT DUG OUT
- ⬡ MAG SPIKE SET OVER GIN SPINDLE FOUND
- ▲ MAG SPIKE SET OVER RAILROAD SPIKE FOUND
- ⊡ STONE FOUND
- ○ 5/8" CAPPED IRON PIN SET (P.S. 5621)

THE PURPOSE OF THIS SURVEY IS TO ADD 1.000 ACRE TO THE EXISTING 1.414 ACRE TRACT. NO NEW BUILDING SITE IS BEING CREATED.

1.414 ACRE SITE HAS A RESIDENCE AND SANITARY SYSTEM

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 — Date 3/28/2014
Miami County Planning Commission

Certified To Conform With
Miami County Survey Requirements

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

Deputy — Date 3-28-2014

STATE OF OHIO
MICHAEL HENRY TREON
5621
REGISTERED SURVEYOR

SURVEY FOR

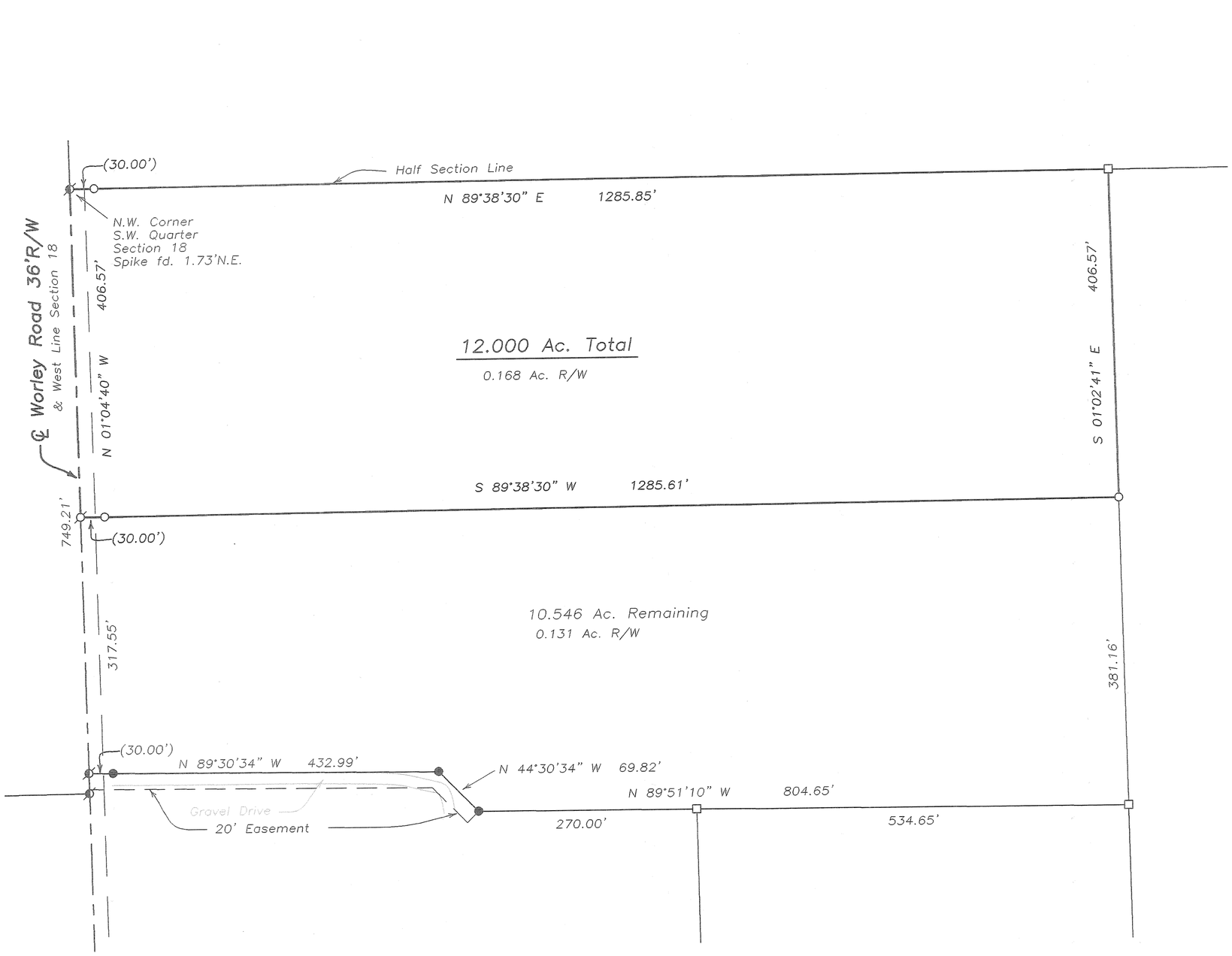
BILLY JOHN POWERS

MICHAEL H. TREON — TROY, OHIO 937-339-4963

Michael H. Treon
REGISTERED SURVEYOR NO. 5621

4	6E	18 SW ¼	MONROE	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 139
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 22, Page 104
Volume 44, Page 99
Volume 54, Page 60
(Basis of Bearings)

Survey of 12.000 Ac.
for Don Watson

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

Michael W. Cozatt 4-3-2014
7/10/27
MICHAEL W. COZATT
P.S. #6001

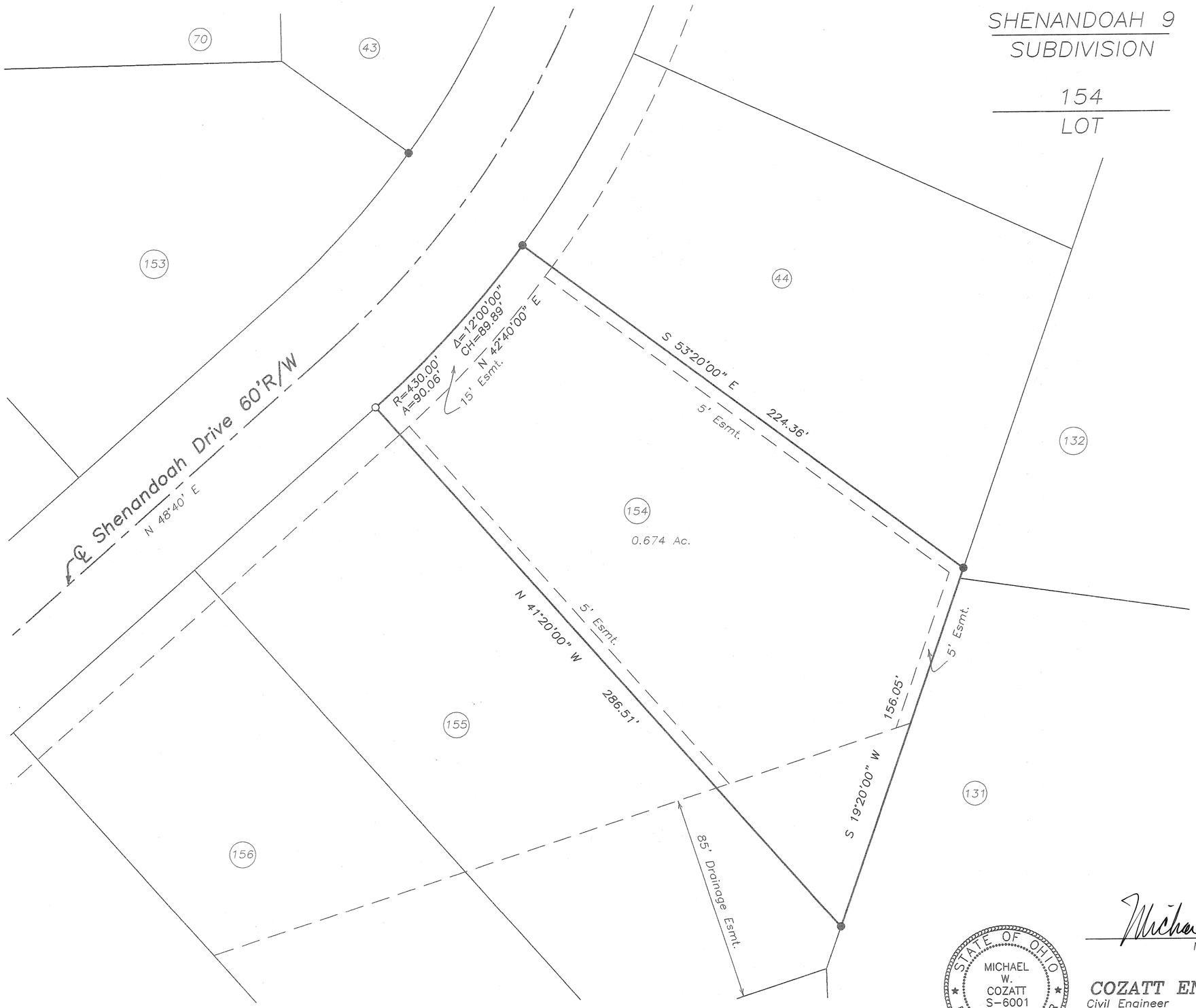
COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 05514
File Name: C:\JOBS\2014\05514.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

4	6	5 NW¼	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 140
Miami County Engineer's
Record of Land Surveys

SHENANDOAH 9
SUBDIVISION

154
LOT



North

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 Recorder's Plat Records
Volume 14, Page 87
(Basis of Bearings)
Volume 14, Page 54

Survey of Lot 154, Shenandoah
for Quality Lawn & Landscape

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

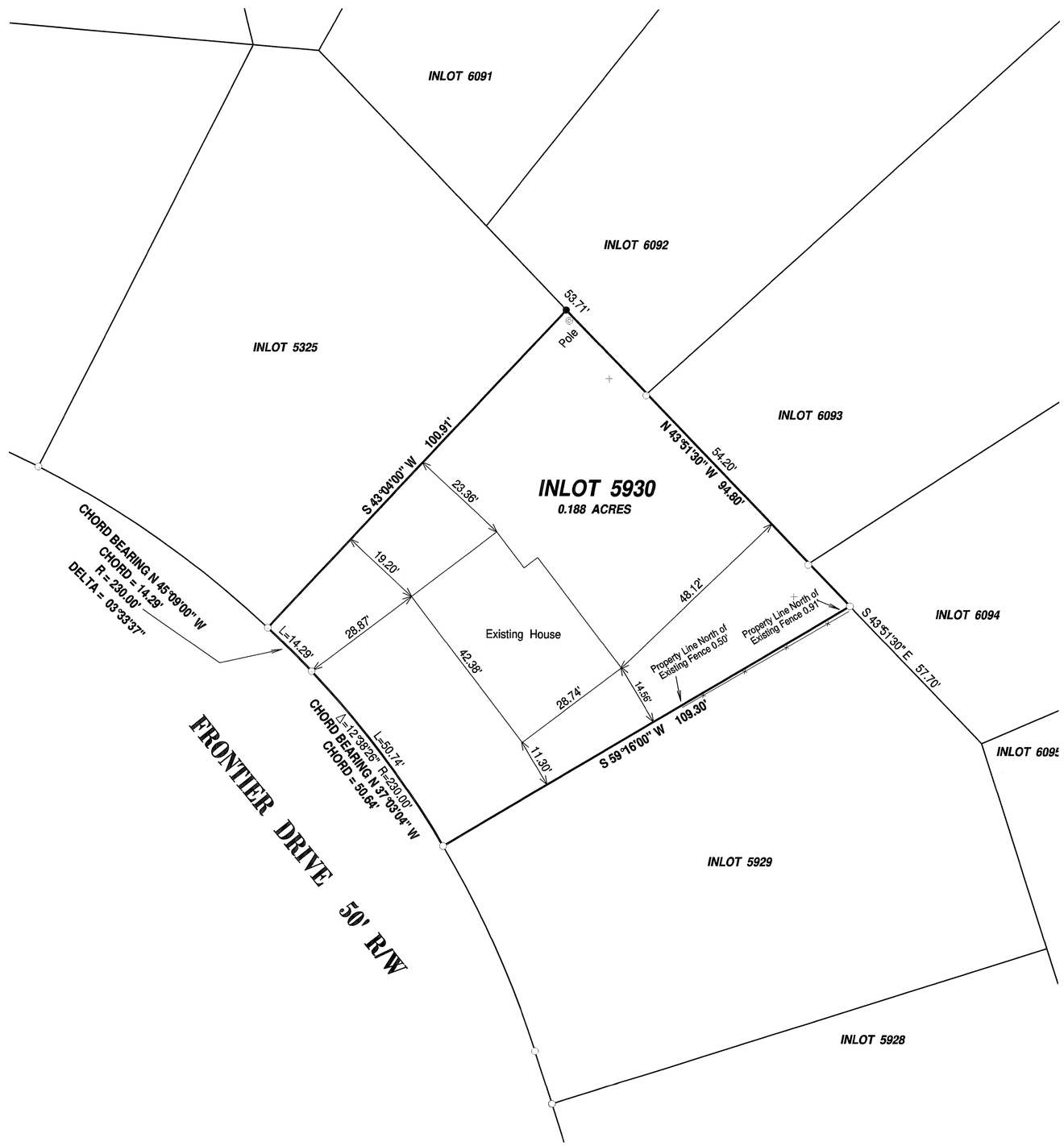
4-3-2014
3/18/27
MICHAEL W. COZATT
P.S. #6001

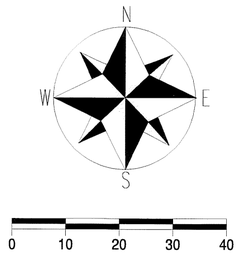
COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 05414
File Name: C:\JOBS\2014\05414.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

TROY	NORTHEAST (PLAT - 78)	5930
CORPORATION	SECTION	INLOT

VOLUME 55 PAGE 141

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





SCALE 1' = 20'

BASIS OF BEARING
& SURVEY REFERENCE:

MIAMI COUNTY RECORDERS'
PLAT RECORD

RECORD PLAT 10, PAGE 62

LEGEND

△	PK NAIL FOUND	◯	RRS FOUND
□	STONE FOUND	▲	
○	IRON PIN FOUND		
•			
+	TRAVERSE POINT		
◎	GIN SPINDLE FND		
▲	PK NAIL SET		
■			
●	IRON PIN SET		
◆	RRS SET	A	

MARCH 17, 2014	SURVEY OF INLOT 5930 IN THE CITY OF TROY FOR SARAH & MICHAEL SLIVINSKI
PROFESSIONAL LAND SURVEYOR NEIL E. TEAFORD NO. 7724 STATE OF OHIO	Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

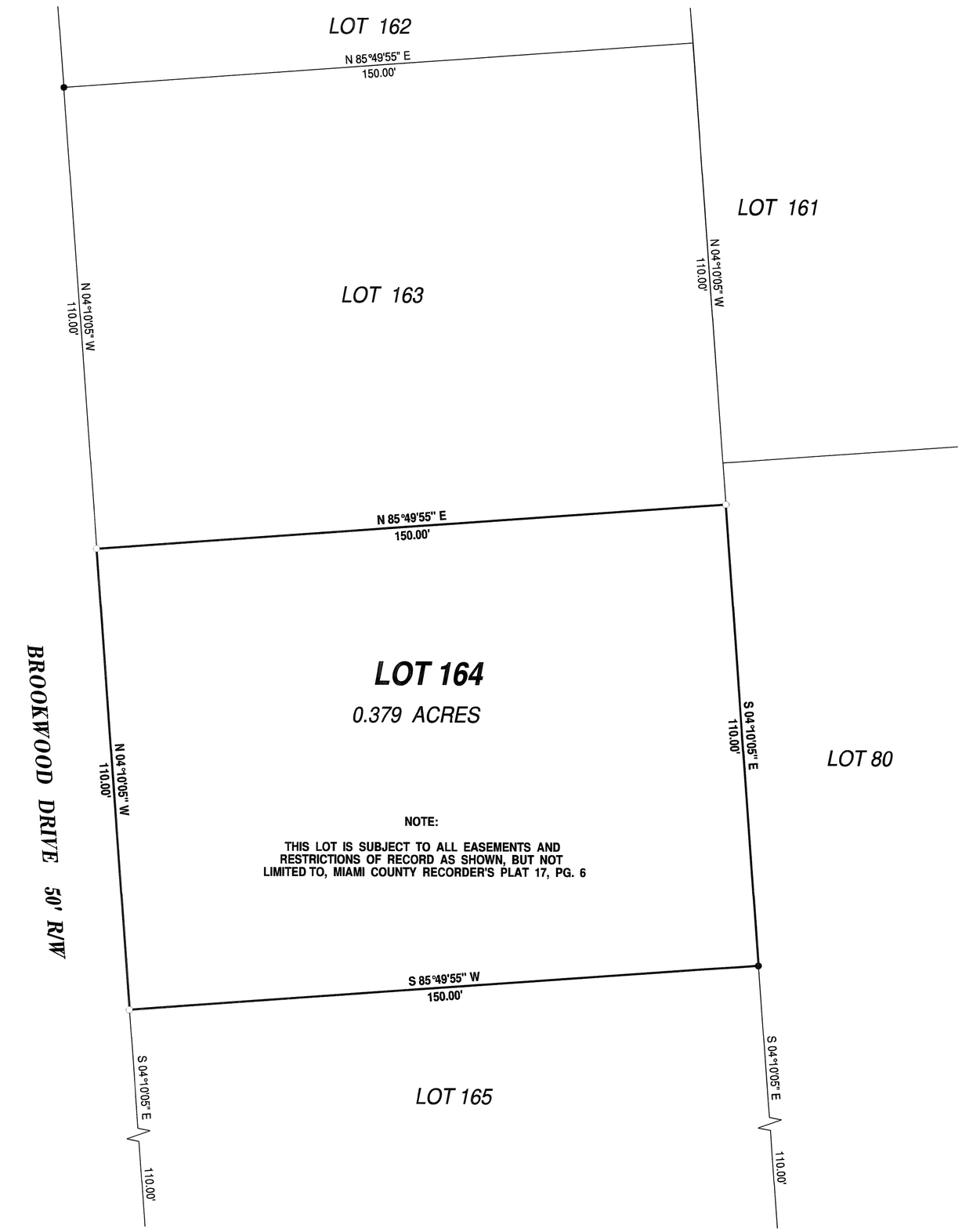
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

CONCORD	4 SW QTR.	4	6 EAST
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 142

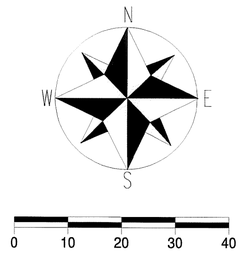
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

BROKEN WOODS SECTION 7



NOTE:

THIS LOT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AS SHOWN, BUT NOT LIMITED TO, MIAMI COUNTY RECORDER'S PLAT 17, PG. 6



SCALE 1' = 20'

BASIS OF BEARING
& SURVEY REFERENCE:

MIAMI COUNTY RECORDERS'
PLAT RECORD

RECORD PLAT 17, PAGE 6

LEGEND

△	PK NAIL FOUND	○	RRS FOUND
□	STONE FOUND		
○	IRON PIN FOUND		
•			
+	TRAVERSE POINT		
◎	GIN SPINDLE FND		
◇			
▲	PK NAIL SET		
■			
●	IRON PIN SET		
◆	RRS SET	A	

MARCH 22, 2014	SURVEY OF EXISTING LOT 164, BROKEN WOODS SECTION 7 CONCORD TOWNSHIP, MIAMI COUNTY, FOR THOMAS KRAUS
PROFESSIONAL LAND SURVEYOR NEIL E. TEAFORD NO. 7724 STATE OF OHIO	Neil E. Teaford, P.S. #7724 NEIL E. TEAFORD 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

UTILITY OWNERS	
TYPE	NAME & ADDRESS
TELEPHONE	FRONTIER COMMUNICATIONS 23 N. MIAMI STREET WEST MILTON, OH 45383 CONTACT: (937)
GAS	VECTREN ENERGY DELIVERY OF OHIO (GAS) 6500 CLYO ROAD CENTERVILLE, OH 45459 (937) 312-2533
ELECTRIC	DAYTON POWER & LIGHT 1900 DRYDEN ROAD DAYTON, OH 45439 CONTACT: BILL WARD (937) 554-9063
WATER/SANITARY	MUNICIPALITY OF WEST MILTON UTILITIES 701 S. MAIN STREET WEST MILTON, OH 45383 CONTACT: TIM SWARTZTRAUBER (937) 698-1500 EXT 115
STORM:	MUNICIPALITY OF WEST MILTON UTILITIES 701 S. MAIN STREET WEST MILTON, OH 45383 CONTACT: TIM SWARTZTRAUBER (937) 698-1500 EXT 115
CABLE	TIME WARNER CABLE 3691 TURNER ROAD DAYTON, OH 45415 CONTACT: TIM KUSS (937) 495-8850

NOTES: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

TYPES OF TITLE LEGEND:
WD = WARRANTY DEED
T = TEMPORARY EASEMENT

RIGHT OF WAY LEGEND SHEET
MIA-WEST MILTON-SRTS

MIAMI COUNTY, OHIO
VILLAGE OF WEST MILTON, Part Inlot 1721
UNION TOWNSHIP
SECTION 20, TOWN 6, RANGE 5E.

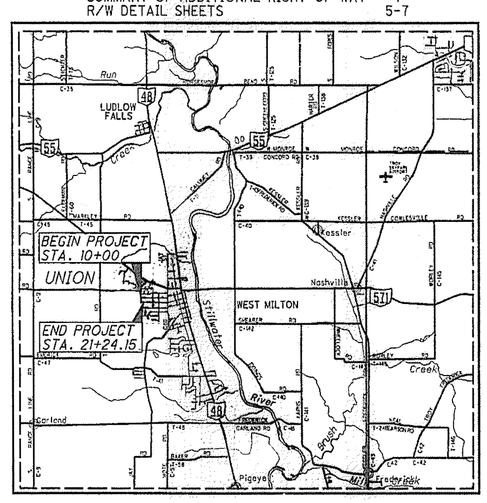
VOLUME 55, PAGE 143
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

PROJECT DESCRIPTION
CONSTRUCTION OF A NEW WALKING PATH WITH BRIDGE FROM EXISTING WALK AT WEST MILTON ELEMENTARY TO HASKET ROAD AND SOUTH ON HASKET ROAD AND ALONG FOREST AVENUE TO AN EXISTING WALK.

PROJECT CONTROL
THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83.

INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITIONAL RIGHT-OF-WAY	4
R/W DETAIL SHEETS	5-7



PLANS PREPARED BY:

FIRM NAME : WYCO CONSULTING, INC.
R/W DESIGNER: DEREK CINNAMON
R/W REVIEWER: RUTH CAMPBELL
FIELD REVIEWER: DEREK CINNAMON
PRELIMINARY FIELD REVIEW DATE: 07/31/2013
TRACINGS FIELD REVIEW DATE:
OWNERSHIP UPDATED BY:
DATE COMPLETED:
PLAN COMPLETION DATE:

STRUCTURE KEY
- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

CONVENTIONAL SYMBOLS

Section Line
Corporation Line
Fence Line (Ex)
Center Line
Right of Way (Ex) — Ex R/W
Right of Way (Pr) — R/W
Standard Highway Ease.(Ex) — R/W
Temporary Right of Way — TMP
Easement (Ex) — Ex U
Construction Limits
Edge of Pavement (Ex)
Edge of Pavement (Pr)
Edge of Shoulder (Ex)
Edge of Shoulder (Pr)
Iron Pin Found I.P.F. , Iron Pin Set I.P.S.

Ditch / Creek (Ex)
Ditch / Creek (Pr)
Tree Line (Ex)
SANITARY SEWER — SAN
SANITARY FORCE MAIN — SAN
STORM SEWER
WATERLINE — W
UNDERGROUND FIBER OPTIC — FO
AERIAL UTILITY LINE — E
Catch Basin , Sanitary Manhole
Well (Unknown Type) , Mail Box
Telephone Pedestal , Tree (Deciduous)
Tree (Coniferous) , Shrub/Bush
Fire Hydrant (Ex) , Water Meter (Ex)
Water Valve (Ex) , Utility Valve Unknown (Ex.)
Telephone Pole (Ex) , Power Pole (Ex)
Light Pole (Ex)

I, RUTH H. CAMPBELL, P. S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE MUNICIPALITY OF WEST MILTON, OHIO IN JULY 2013. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND CENTERLINE OF EXISTING RIGHT OF WAY FOR PROPERTY TAKES CONTAINED HEREIN. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

Ruth H. Campbell
RUTH H. CAMPBELL
OHIO PROFESSIONAL LAND SURVEYOR NO. 7628

DATE: 4-7-2014

SURVEYORS SEAL
STATE OF OHIO
RUTH H. CAMPBELL
S-7628
REGISTERED
PROFESSIONAL SURVEYOR

FEDERAL PROJECT NO. E110(779)
PID NO. 90865
CALCULATED DGC
CHECKED RHC

RIGHT OF WAY
LEGEND SHEET

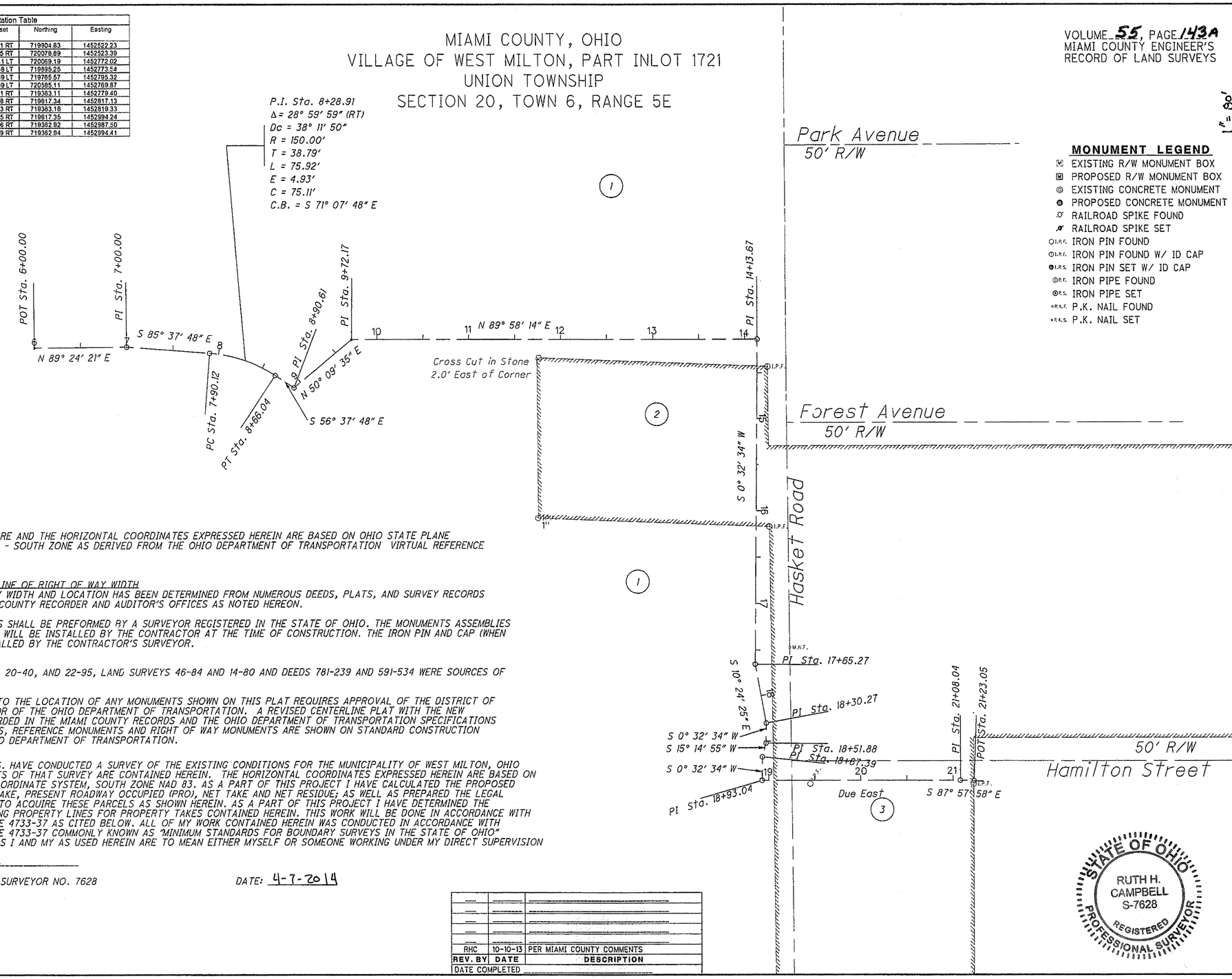
D07-SRTS-MIA

C:\ODOTstd\Projects\MIA\90865\row\sheets\90865RL001.DGN

Existing Monumentation Table				
Monument Found	C/L Construction Station	Offset	Northing	Easting
1" Iron Pin Found	11+74.92	193.81 RT	719904.83	1452522.23
Cross Cut in Stone	11+76.17	19.75 RT	720078.89	1452523.39
Capped Iron Pin Found	14+43.13	11.41 LT	720069.19	1452772.02
Capped Iron Pin Found	16+17.05	14.58 LT	719895.25	1452773.54
MagNail Found	17+46.52	37.59 LT	719765.57	1452795.32
RR Spike Found	18+99.14	964.09 LT	720585.11	1452769.87
5/8" Iron Pin Found	19+07.67	257.91 RT	719383.11	1452779.40
5/8" Iron Pin Found	19+45.40	3.68 RT	719617.34	1452817.13
Capped Iron Pin Found	19+47.60	257.83 RT	719383.18	1452819.33
1" Iron Pin Found	21+22.63	3.15 RT	719617.35	1452994.24
Capped Iron Pin Found	21+24.92	257.66 RT	719362.92	1452997.50
Capped Iron Pin Found	21+31.83	257.39 RT	719362.94	1452994.41

MIAMI COUNTY, OHIO
VILLAGE OF WEST MILTON, PART INLOT 1721
UNION TOWNSHIP
SECTION 20, TOWN 6, RANGE 5E

VOLUME 55, PAGE 143A
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- 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.F. IRON PIPE FOUND
- P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET

BASIS OF BEARING
BEARINGS SHOWN HERE ON ARE AND THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM (OSPC) - SOUTH ZONE AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATIONING SYSTEM.

BASIS OF EXISTING CENTERLINE OF RIGHT OF WAY WIDTH
THE EXISTING RIGHT OF WAY WIDTH AND LOCATION HAS BEEN DETERMINED FROM NUMEROUS DEEDS, PLATS, AND SURVEY RECORDS OBTAINED FROM THE MIAMI COUNTY RECORDER AND AUDITOR'S OFFICES AS NOTED HEREON.

SETTING OF ALL MONUMENTS SHALL BE PREFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENTS ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

SURVEY REFERENCES
RECORD PLATS 2-216, 11-48, 20-40, AND 22-95, LAND SURVEYS 46-84 AND 14-80 AND DEEDS 781-239 AND 591-534 WERE SOURCES OF DATA FOR THIS SURVEY.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT REQUIRES APPROVAL OF THE DISTRICT OF REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE MIAMI COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR CENTERLINE MONUMENTS, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM 1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

I, RUTH H. CAMPBELL, P. S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE MUNICIPALITY OF WEST MILTON, OHIO IN JULY 2013. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83. AS A PART OF THIS PROJECT I HAVE CALCULATED THE PROPOSED PROPERTY LINES, GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THESE PARCELS AS SHOWN HEREIN. AS A PART OF THIS PROJECT I HAVE DETERMINED THE LOCATIONS OF THE EXISTING PROPERTY LINES FOR PROPERTY TAKES CONTAINED HEREIN. THIS WORK WILL BE DONE IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 AS CITED BELOW. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION

RUTH H. CAMPBELL
OHIO PROFESSIONAL LAND SURVEYOR NO. 7628

DATE: 4-7-2014

REV. BY	DATE	DESCRIPTION
RHC	10-10-13	PER MIAMI COUNTY COMMENTS

DATE COMPLETED

STATE OF OHIO
RUTH H. CAMPBELL
S-7628
REGISTERED
PROFESSIONAL SURVEYOR

PID NO. 90865

R/W DESIGNER DGC
R/W REVIEWER RHC

CENTERLINE PLAT

D07-SRTS-MIA

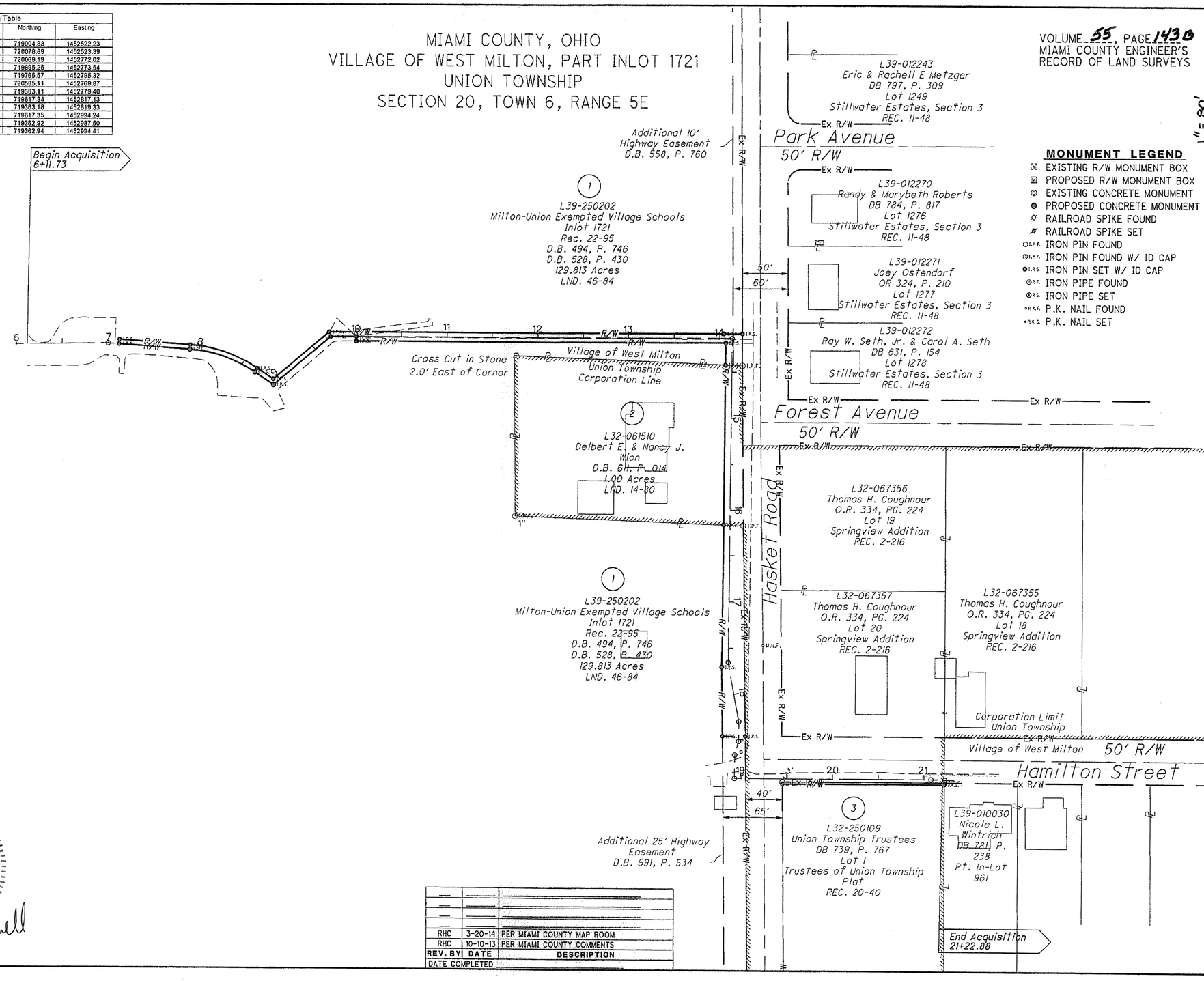
2 / 7

C:\ODOTsld\Projects\MIA\90865\row\sheets\90865RC001.dgn 4/8/2014 1:50:12 PM Ruth 2011

Existing Monumentation Table				
Monument Found	C/L Construction Station	Offset	Northing	Easting
1" Iron Pin Found	11+74.92	193.81 RT	719904.83	1452522.23
Cross Cut in Stone	11+76.17	19.75 RT	720078.89	1452523.39
Capped Iron Pin Found	14+43.13	11.41 LT	720069.19	1452772.02
Capped Iron Pin Found	16+17.05	14.58 LT	719895.25	1452773.54
MagNail Found	17+46.52	37.59 LT	719765.57	1452795.32
RR Spike Found	18+98.14	964.09 LT	720585.11	1452769.87
5/8" Iron Pin Found	19+07.67	257.91 RT	719363.11	1452779.40
5/8" Iron Pin Found	19+45.40	3.68 RT	719817.34	1452817.13
Capped Iron Pin Found	19+47.60	257.83 RT	719363.18	1452819.33
1" Iron Pin Found	21+22.63	3.15 RT	719817.35	1452994.24
Capped Iron Pin Found	21+24.82	257.66 RT	719362.92	1452997.50
Capped Iron Pin Found	21+31.83	257.39 RT	719362.94	1452994.41

MIAMI COUNTY, OHIO
VILLAGE OF WEST MILTON, PART INLOT 1721
UNION TOWNSHIP
SECTION 20, TOWN 6, RANGE 5E

VOLUME 55, PAGE 143B
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- 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.F. IRON PIPE FOUND
- P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET

1" = 80'
HORIZONTAL SCALE IN FEET
0 25 50 100

PID NO. 90865

R/W DESIGNER DGC
R/W REVIEWER RHC

PROPERTY MAP

D07-SRTS-MIA

3 / 7

STATE OF OHIO
RUTH H. CAMPBELL
S-7628
REGISTERED
PROFESSIONAL SURVEYOR

4-7-2014

REV. BY	DATE	DESCRIPTION
RHC	3-20-14	PER MIAMI COUNTY MAP ROOM
RHC	10-10-13	PER MIAMI COUNTY COMMENTS
DATE COMPLETED		

C:\ODOT std\Projects\MIA\90865\row\sheets\90865RM001.dgn 4/8/2014 2:34:54 PM Ruth 2011

TOTAL NUMBER OF :

3 OWNERSHIPS 0 TOTAL TAKES

4 PARCELS 0 OWNERSHIPS W/ STRUCTURES INVOLVED

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

ALL AREAS IN ACRES

GRANTEE:
ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO UNLESS OTHERWISE SHOWN.

VOLUME 55, PAGE 143 C
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1-WD1	WEST MILTON EXEMPTED SCHOOLS	5-6	D.B. 528, PG. 430	L39-250202	129.831	0.1184	0.1406	0.0079	0.1327			129.5799		WALKING PATH CONSTRUCTION		
1-T1		5-7					0.3787	0.0011	0.3776					GRADING FOR WALKING PATH		
1-WD2		6-7					0.1250	0.0000	0.1250					WALKING PATH CONSTRUCTION		
1-T2		6-7					0.0257	0.0000	0.0257					GRADING FOR WALKING PATH		
				TOTAL		0.1184	0.6700	0.0090	0.6610							
2-WD	DELBERT E. & NANCY J. WION	6-7	D.B. 611, PG. 014	L32-061510	1.00	0.00	0.0798		0.0798			0.9202		WALKING PATH CONSTRUCTION & REMOVAL OF PLANTER		
2-T		6-7					0.0200		0.0200					GRADING FOR WALKING PATH		
				TOTAL			0.0998		0.0998							
3-WD	UNION TOWNSHIP TRUSTEES	7-7	D.B.739, PG.	L32-250109	1.667	0.00	0.0081		0.0081			1.6589		WALKING PATH CONSTRUCTION		
3-T		7-7					0.0203		0.0203					GRADING FOR WALKING PATH		
				TOTAL			0.284		0.284							

TYPES OF TITLE LEGEND:

WD = WARRANTY DEED
T = TEMPORARY EASEMENT

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION.

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

REV. BY	DATE	DESCRIPTION
RHC	3-20-14	PER MIAMI COUNTY MAP ROOM
RHC	10-10-13	PER MIAMI COUNTY COMMENTS

DATE COMPLETED

FEDERAL PROJECT NO. E110(779)

PID NO. 90865

STATE JOB NO.

R/W DESIGNER DGC
R/W REVIEWER RHC

SUMMARY OF ADDITIONAL RIGHT OF WAY

D01-SRTS-MIA

C:\ODOTstd\Projects\MIA\90865\row\sheets\90865RS001.dgn 4/8/2014 3:02:04 PM Ruth 2011

MIAMI COUNTY, OHIO
VILLAGE OF WEST MILTON, PART INLOT 1721
UNION TOWNSHIP
SECTION 20, TOWN 6, RANGE 5E

VOLUME 55, PAGE 143D
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

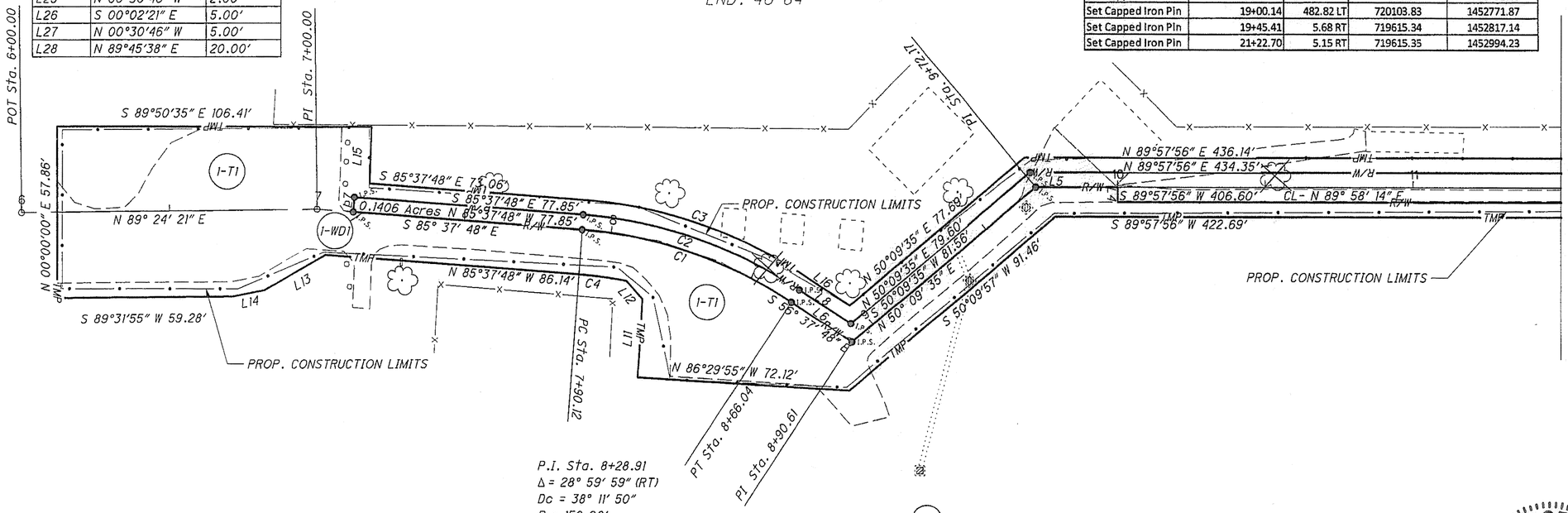
NUMBER	DIRECTION	DISTANCE
L1	S 00°14'22" E	34.64'
L2	N 87°46'03" W	18.42'
L3	N 00°32'34" E	23.84'
L4	N 00°20'15" W	5.00'
L5	N 89°57'09" W	27.83'
L6	N 56°37'48" W	24.57'
L7	N 04°22'12" E	5.00'
L8	S 56°37'48" E	20.86'
L9	N 89°45'38" E	20.00'
L10	N 00°32'34" E	18.64'
L11	N 03°30'05" E	26.55'
L12	N 41°32'52" W	8.15'
L13	S 60°12'05" W	23.87'
L14	S 78°44'32" W	11.00'
L15	S 02°01'17" W	19.16'
L16	S 56°37'48" E	17.14'
L17	S 00°14'22" E	5.00'
L18	N 87°50'21" W	21.59'
L19	N 87°50'21" W	5.00'
L20	S 87°46'03" E	5.00'
L21	S 89°59'47" W	25.00'
L22	N 00°44'20" W	5.00'
L23	N 89°58'19" W	5.00'
L24	S 00°02'21" E	2.00'
L25	N 00°30'46" W	2.00'
L26	S 00°02'21" E	5.00'
L27	N 00°30'46" W	5.00'
L28	N 89°45'38" E	20.00'

(1)

L39-250202
Milton-Union Exempted Village Schools
Inlot 1721
Rec. 22-95
D.B. 494, P. 746
D.B. 528, P. 430
129.813 Acres
LND. 46-84

New Monumentation Table

Monument Set	C/LTTConstruction Station	Offset	Northing	Easting
Set Capped Iron Pin	7+12.26	0.00 LT	720090.02	1452087.53
Set Capped Iron Pin	7+12.26	5.00 LT	720095.00	1452087.91
Set Capped Iron Pin	7+90.11	0.00 LT	720084.09	1452165.16
Set Capped Iron Pin	7+90.11	5.00 LT	720089.07	1452165.54
Set Capped Iron Pin	8+66.03	0.00 RT	720059.79	1452236.23
Set Capped Iron Pin	8+66.03	5.00 LT	720063.97	1452238.98
Set Capped Iron Pin	8+86.89	5.00 LT	720052.49	1452256.40
Set Capped Iron Pin	8+90.60	0.00 RT	720046.28	1452256.75
Set Capped Iron Pin	9+72.17	0.00 LT	720098.53	1452319.38
Set Capped Iron Pin	9+72.17	5.00 LT	720103.49	1452317.52
Set Capped Iron Pin	9+99.99	0.00 RT	720098.51	1452347.21
Set Capped Iron Pin	10+00.02	5.00 RT	720093.51	1452347.24
Set Capped Iron Pin	14+04.66	5.00 LT	720103.75	1452751.87
Set Capped Iron Pin	14+06.62	5.00 RT	720093.75	1452753.84
Set Capped Iron Pin	14+42.59	7.00 RT	720069.91	1452753.61
Set Capped Iron Pin	16+16.44	7.00 RT	719896.07	1452751.97
Set Capped Iron Pin	17+68.82	7.81 RT	719742.27	1452750.51
Set Capped Iron Pin	18+46.18	7.33 LT	719667.27	1452776.48
Set Capped Iron Pin	18+46.41	17.67 RT	719667.27	1452751.48
Set Capped Iron Pin	19+00.14	482.82 LT	720103.83	1452771.87
Set Capped Iron Pin	19+45.41	5.68 RT	719615.34	1452817.14
Set Capped Iron Pin	21+22.70	5.15 RT	719615.35	1452994.23



P.I. Sta. 8+28.91
Δ = 28° 59' 59" (RT)
Dc = 38° 11' 50"
R = 150.00'
T = 38.79'
L = 75.92'
E = 4.93'
C = 75.11'
C.B. = S 71° 07' 48" E

(1)

L39-250202
Milton-Union Exempted Village Schools
Inlot 1721
Rec. 22-95
D.B. 494, P. 746
D.B. 528, P. 430
129.813 Acres
LND. 46-84

RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
C1	28°59'59"	150.00'	75.92'	75.11'	N71°07'48"W
C2	28°59'59"	155.00'	78.45'	77.62'	N71°07'48"W
C3	28°59'59"	160.00'	80.98'	80.12'	N71°07'48"W
C4	6°53'31"	135.00'	16.24'	16.23'	N82°11'02"W

STATE OF OHIO
RUTH H. CAMPBELL
S-7628
REGISTERED
PROFESSIONAL SURVEYOR
4-7-2014

REV. BY	DATE	DESCRIPTION
RHC	3-20-14	PER MIAMI COUNTY MAP ROOM
RHC	10-10-13	PER MIAMI COUNTY COMMENTS

DATE COMPLETED

1" = 30'
HORIZONTAL SCALE IN FEET

PID NO. 90865

R/W DESIGNER DGC
R/W REVIEWER RHC

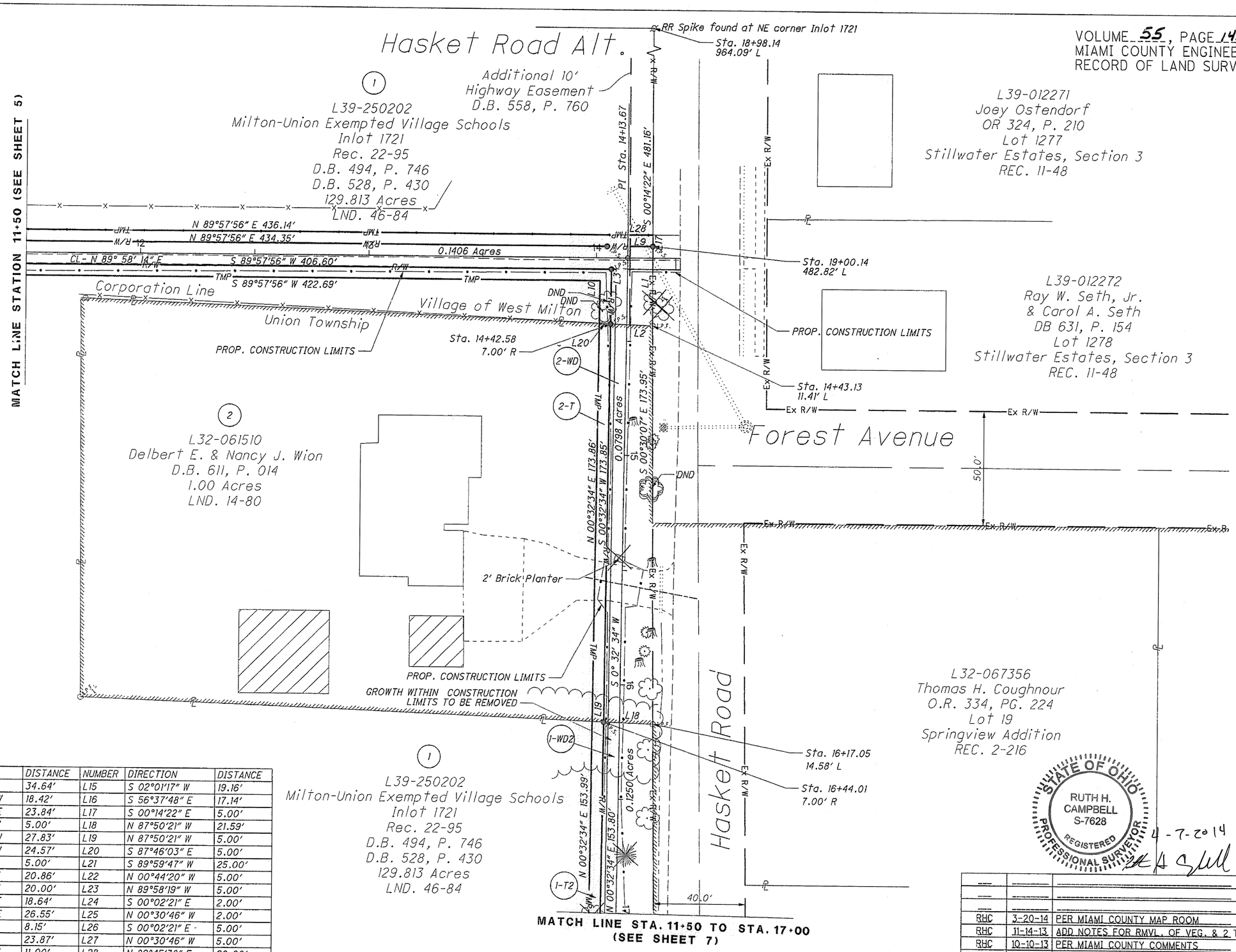
ROW PLAN DETAIL SHEET
STA. 6+00 TO STA. 11+50

D07-SRTS-MIA

5 / 7

C:\ODOTstd\Projects\MIA\90865\row\sheets\90865RD001.dgn 4/8/2014 1:54:07 PM Ruth 2011

VOLUME 55, PAGE 143E
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 00°14'22" E	34.64'	L15	S 02°01'17" W	19.16'
L2	N 87°46'03" W	18.42'	L16	S 56°37'48" E	17.14'
L3	N 00°32'34" E	23.84'	L17	S 00°14'22" E	5.00'
L4	N 00°20'15" W	5.00'	L18	N 87°50'21" W	21.59'
L5	N 89°57'09" W	27.83'	L19	N 87°50'21" W	5.00'
L6	N 56°37'48" W	24.57'	L20	S 87°46'03" E	5.00'
L7	N 04°22'12" E	5.00'	L21	S 89°59'47" W	25.00'
L8	S 56°37'48" E	20.86'	L22	N 00°44'20" W	5.00'
L9	N 89°45'38" E	20.00'	L23	N 89°58'19" W	5.00'
L10	N 00°32'34" E	18.64'	L24	S 00°02'21" E	2.00'
L11	N 03°30'05" E	26.55'	L25	N 00°30'46" W	2.00'
L12	N 41°32'52" W	8.15'	L26	S 00°02'21" E	5.00'
L13	S 60°12'05" W	23.87'	L27	N 00°30'46" W	5.00'
L14	S 78°44'32" W	11.00'	L28	N 89°45'38" E	20.00'

STATE OF OHIO
RUTH H. CAMPBELL
S-7628
REGISTERED
PROFESSIONAL SURVEYOR
4-7-2014

REV. BY	DATE	DESCRIPTION
RHC	3-20-14	PER MIAMI COUNTY MAP ROOM
RHC	11-14-13	ADD NOTES FOR RMVL. OF VEG. & 2 TREES
RHC	10-10-13	PER MIAMI COUNTY COMMENTS

DATE COMPLETED

1" = 30'
HORIZONTAL SCALE IN FEET

PID NO. 90865

R/W DESIGNER DGC
R/W REVIEWER RHC

ROW PLAN DETAIL SHEET
STA. 11+50 TO STA. 17+00

D07-SRTS-MIA

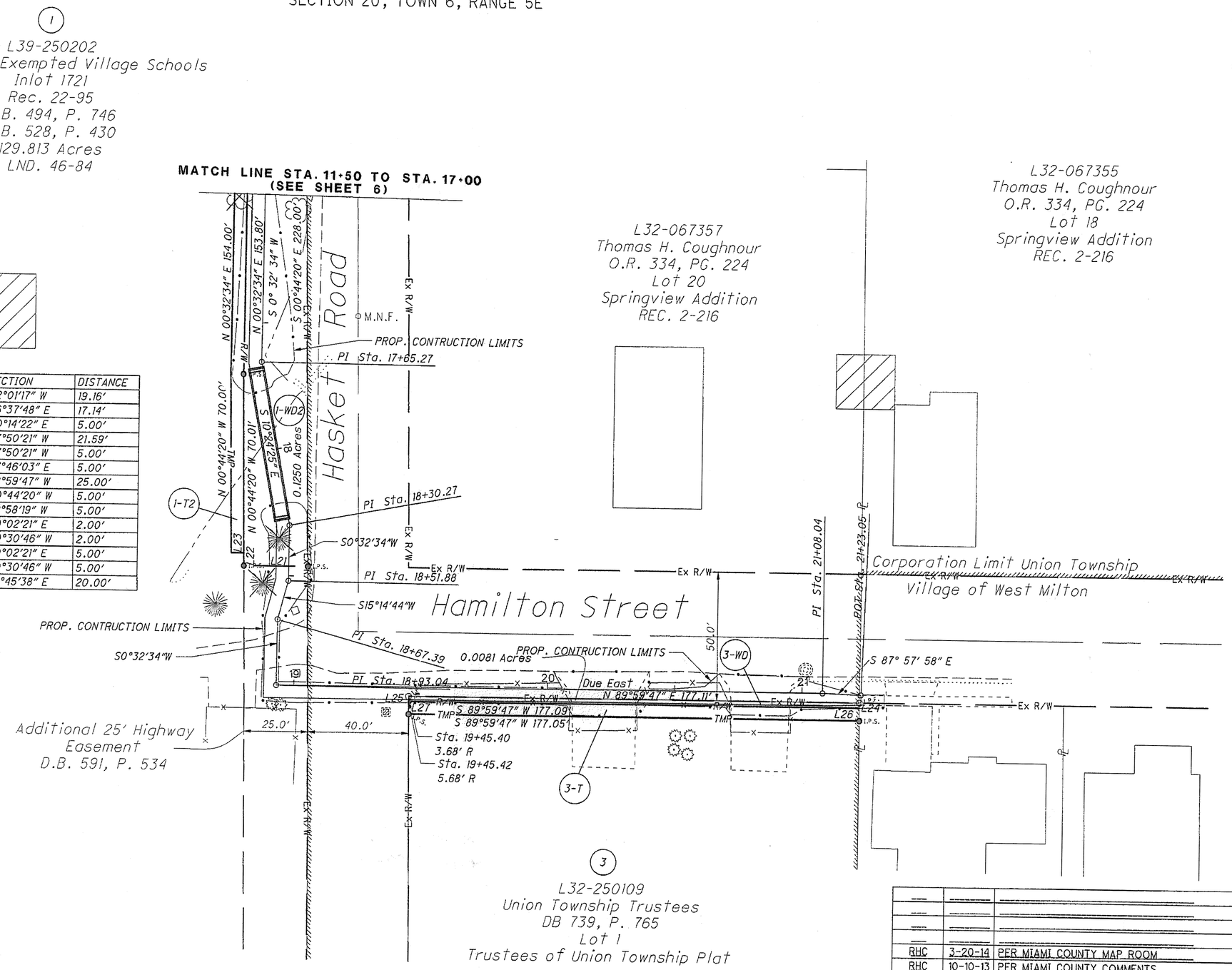
6 / 7

C:\ODOTstd\Projects\MIA\90865\row\sheets\90865RD002.dgn 4/8/2014 2:30:29 PM Ruth 2011

MIAMI COUNTY, OHIO
VILLAGE OF WEST MILTON, PART INLOT 1721
UNION TOWNSHIP
SECTION 20, TOWN 6, RANGE 5E

VOLUME 55, PAGE 143 F
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

1"= 30'
HORIZONTAL SCALE IN FEET



NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 00°14'22" E	34.64'	L15	S 02°01'17" W	19.16'
L2	N 87°46'03" W	18.42'	L16	S 56°37'48" E	17.14'
L3	N 00°32'34" E	23.84'	L17	S 00°14'22" E	5.00'
L4	N 00°20'15" W	5.00'	L18	N 87°50'21" W	21.59'
L5	N 89°57'09" W	27.83'	L19	N 87°50'21" W	5.00'
L6	N 56°37'48" W	24.57'	L20	S 87°46'03" E	5.00'
L7	N 04°22'12" E	5.00'	L21	S 89°59'47" W	25.00'
L8	S 56°37'48" E	20.86'	L22	N 00°44'20" W	5.00'
L9	N 89°45'38" E	20.00'	L23	N 89°58'19" W	5.00'
L10	N 00°32'34" E	18.64'	L24	S 00°02'21" E	2.00'
L11	N 03°30'05" E	26.55'	L25	N 00°30'46" W	2.00'
L12	N 41°32'52" W	8.15'	L26	S 00°02'21" E	5.00'
L13	S 60°12'05" W	23.87'	L27	N 00°30'46" W	5.00'
L14	S 78°44'32" W	11.00'	L28	N 89°45'38" E	20.00'

STATE OF OHIO
RUTH H. CAMPBELL
S-7628
REGISTERED
PROFESSIONAL SURVEYOR
4-7-2014

REV. BY	DATE	DESCRIPTION
RHC	3-20-14	PER MIAMI COUNTY MAP ROOM
RHC	10-10-13	PER MIAMI COUNTY COMMENTS

DATE COMPLETED

R/W DESIGNER DGC
R/W REVIEWER RHC
PID NO. 90865

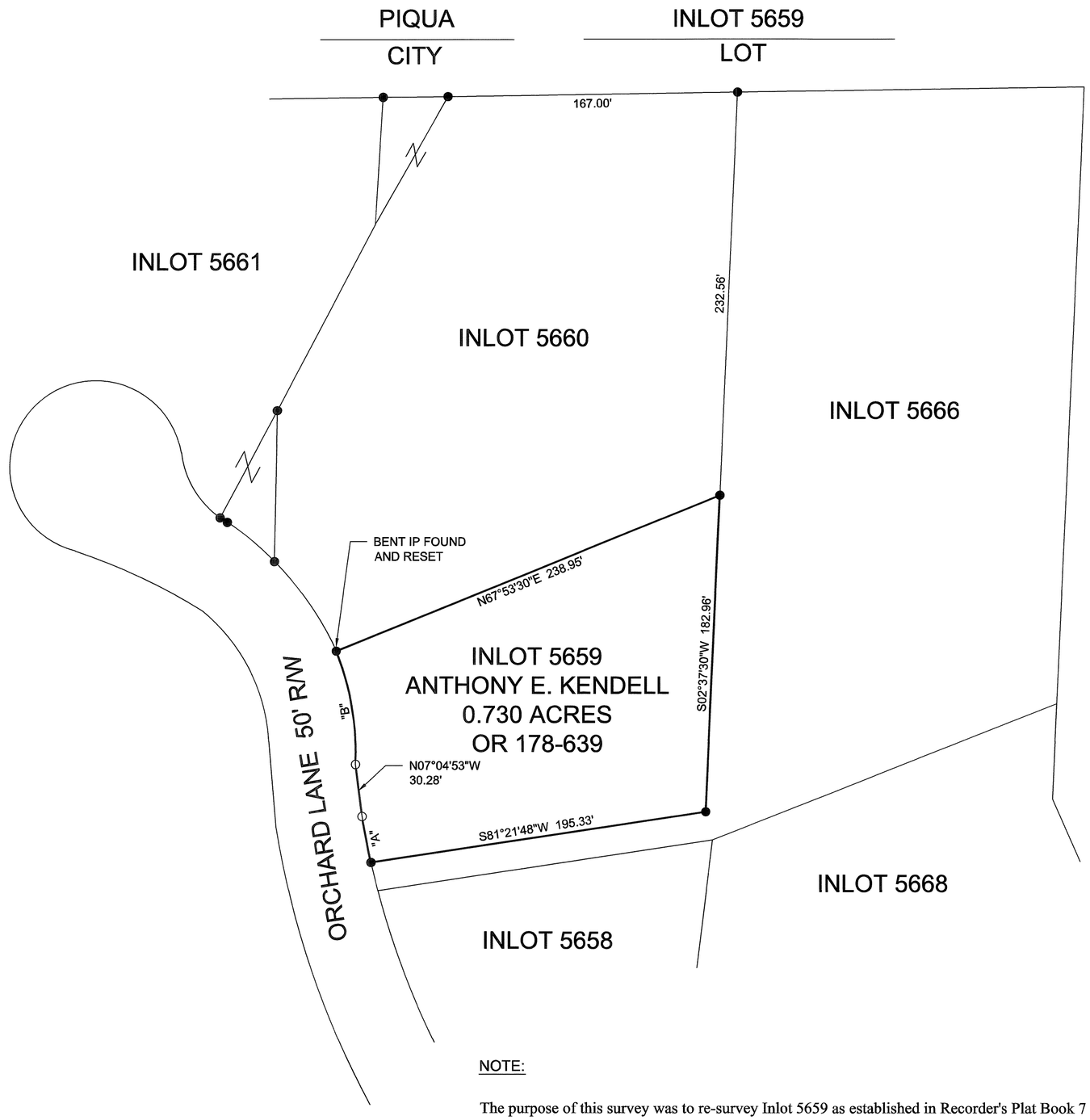
ROW PLAN DETAIL SHEET
STA. 17+00 TO STA. 21+23.05

D07-SRTS-MIA

7/7

C:\ODOTstd\Projects\MIA\90865\row\sheets\90865RD003.dgn 4/8/2014 2:32:50 PM Ruth 2011

VOLUME 55 PAGE 144
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



REFERENCES
- RECORDER'S PLAT BOOK 7, PG. 10
- LOT SURVEY BOOK 1, PG. 66
- LOT SURVEY BOOK 8, PG. 115
- LOT SURVEY BOOK 11, PG. 184
- LOT SURVEY BOOK 600, PG. 360

LEGEND
- ● IRON PIN FOUND
- ○ CAPPED IRON PIN SET

CURVE "A" DATA
- CURVE TO THE RIGHT
- DELTA = 03°15'48"
- RADIUS = 475.00'
- DEGREE OF CURVE = 12°03'44"
- TANGENT = 13.53'
- ARC LENGTH = 27.05'
- LONG CHORD = N11°01'50"W 27.05'

CURVE "B" DATA
- CURVE TO THE LEFT
- DELTA = 24°46'00"
- RADIUS = 155.00'
- DEGREE OF CURVE = 36°57'54"
- TANGENT = 34.03'
- ARC LENGTH = 67.00'
- LONG CHORD = N09°30'17"W 66.48'

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

NOTE:

The purpose of this survey was to re-survey Inlot 5659 as established in Recorder's Plat Book 7 Page 10. Original pins were found at all corners of Inlot 5659. All side lot dimensions and rear lot dimensions match the platted dimensions shown on original survey. Distances to monuments found on adjoining lots also consistent with original subdivision plat. However, there are inconsistencies in the bearing of the south line. Furthermore, using the bearings and distances shown, there is a closure error of 2.06 feet. In addition, the curves represented in the original plat to establish the right-of-way line are not consistent with the monuments found in the field, nor are the mathematically reasonable.

The northernmost curve with a radius of 155' was established through the pins found on the right-of-way at the northwest corner of Lot 5659 and the pins north on the right-of-way line. The southernmost curve with a 475' radius was established through the pin found at the southwest corner of the lot, with the 30.28' tangent being tangent to this curve. Iron Pins were set at the PT of the southernmost curve and at the PC of the northernmost curve.

SURVEY FOR ANTHONY KENDELL IN MIAMI COUNTY, OHIO
~ APRIL 5, 2014

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

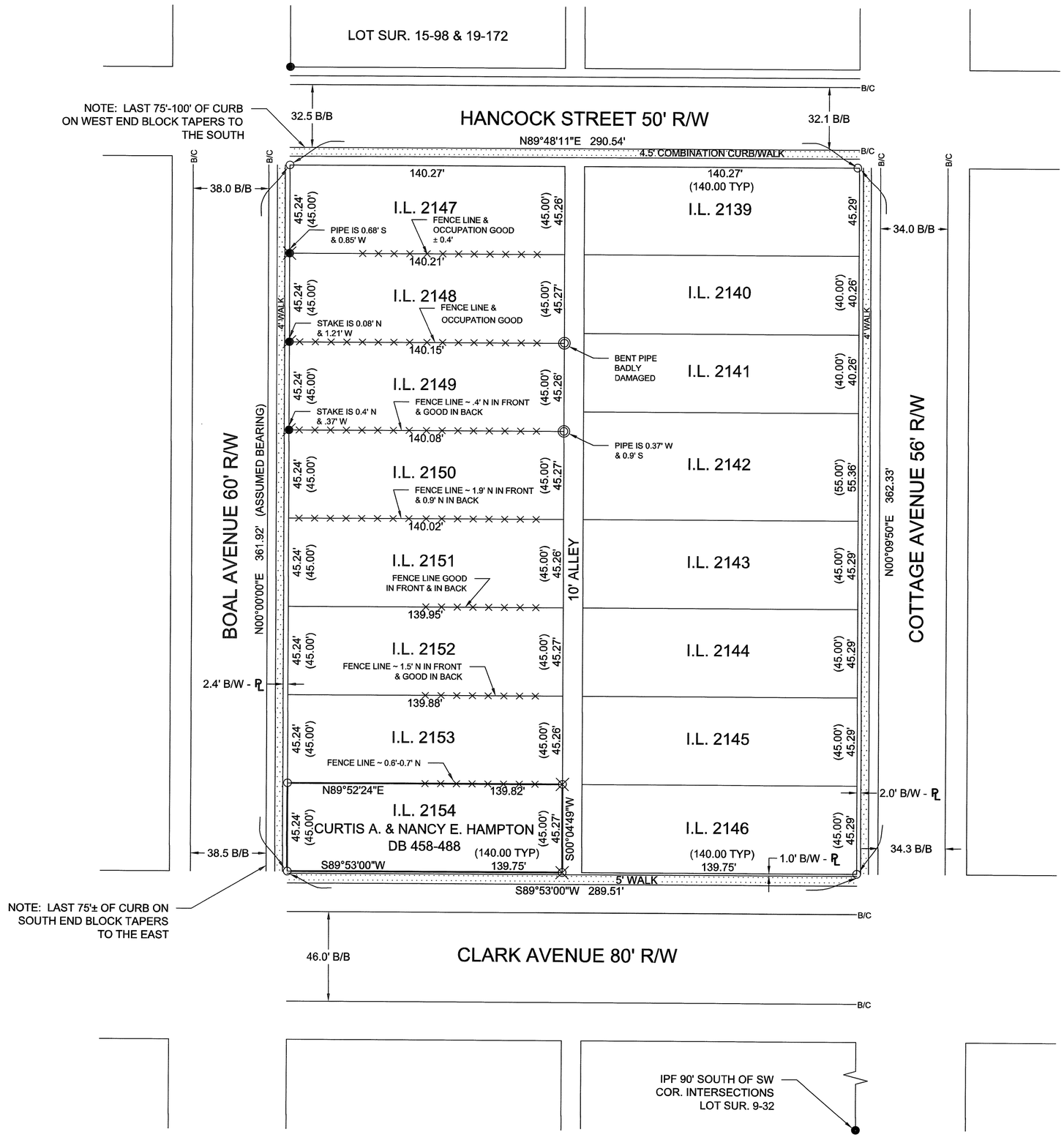
THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

Drawn by : KCM

PIQUA
CITY

INLOT 2154
LOT

VOLUME 55 PAGE 145
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



REFERENCES

RECORD PLAT BOOK 1, PG. 35
RECORD PLAT BOOK 2, PG. 49
RECORD PLAT BOOK 2, PG. 80
DEED BOOK 458, PG. 488
LOT SURVEY VOL. 9, PG. 182
LOT SURVEY VOL. 15, PG. 19
LOT SURVEY VOL. 15, PG. 98
LOT SURVEY VOL. 19, PG. 172

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" CAPPED IRON PIN SET
- ⊗ RAILROAD SPIKE SET
- ● 1" IRON PIPE FOUND (ORIGIN UNKNOWN)
- ● 1/2" METAL STAKE FOUND (ORIGIN UNKNOWN)
- ◎ 3/4" PIPE FOUND (ORIGIN UNKNOWN)
- ×××× EXISTING FENCE LINE
- ( ) DENOTES PLATTED DIMENSIONS

NOTES:

1.) Monuments found on I.L. 2148 & 2149 were not heavily weighted as there were no filed surveys within the limits of the block.

2.) Overages and/or shortages found were prorated within the block

3.) Occupation lines along Cottage Ave. frontage look reasonably good.

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

SURVEY FOR CURTIS A. & NANCY E. HAMPTON
IN MIAMI COUNTY, OHIO ~ APRIL 2, 2014

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

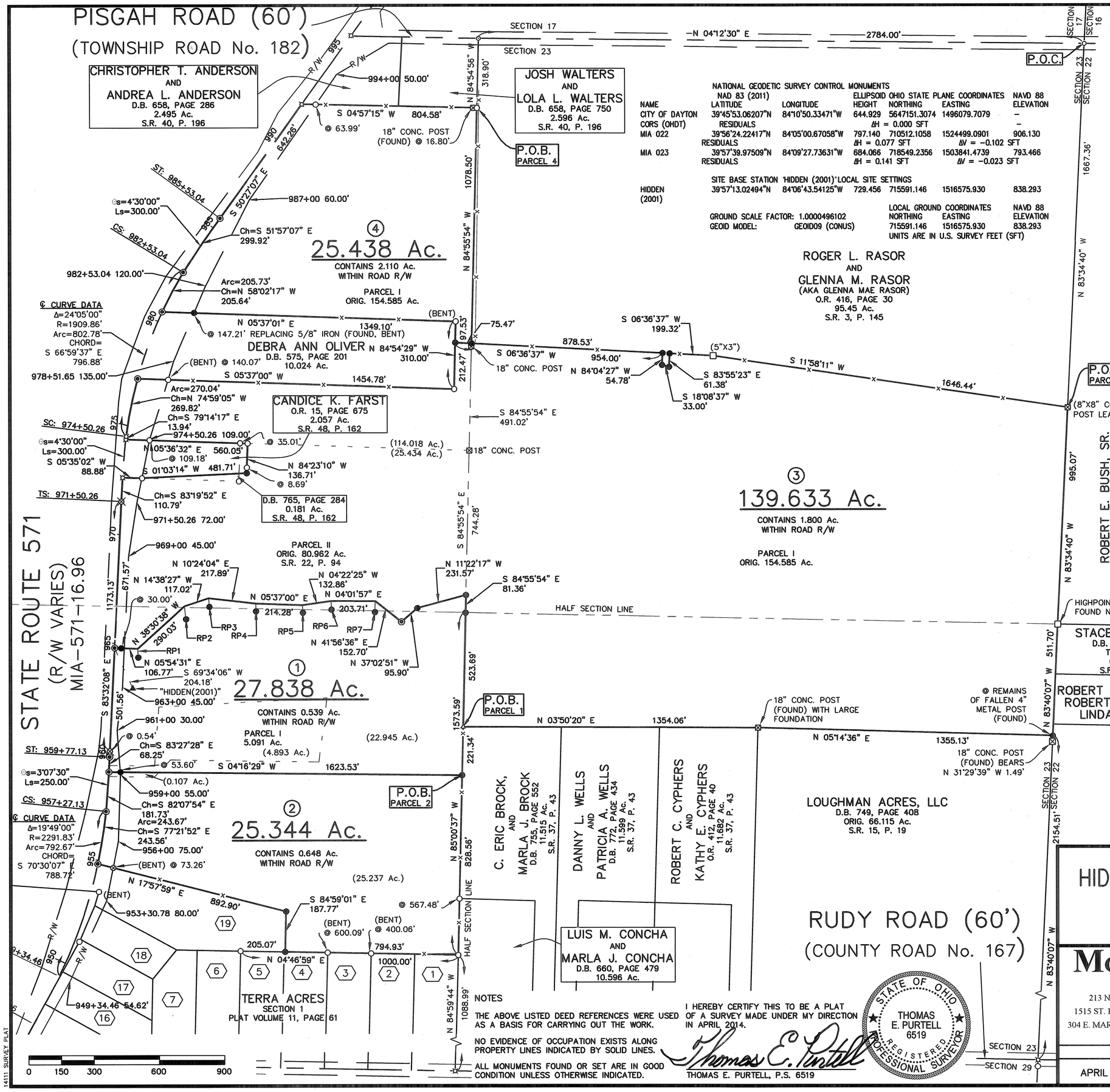
Gregg S. Brookhart

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

Drawn by : KCM

VOLUME 55 PLAT NO. 146

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 291° 15' 33.1") BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS AND MIAMI COUNTY GEODETIC SURVEY MONUMENTS "MIA022" AND "MIA023" AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 7, 2014, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS

NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES NORTHING	EASTING	NAVD 88 ELEVATION
CITY OF DAYTON	39°45'53.06207"N	84°10'50.33471"W	644.929	5647151.3074	1496079.7079	–
CORS (OHDT)	RESIDUALS		ΔH = 0.000 SFT			–
MIA 022	39°56'24.22417"N	84°05'00.67058"W	797.140	710512.1058	1524499.0901	906.130
	RESIDUALS		ΔH = 0.077 SFT		ΔV = −0.102 SFT	
MIA 023	39°57'39.97509"N	84°09'27.73631"W	684.066	718549.2356	1503841.4739	793.466
	RESIDUALS		ΔH = 0.141 SFT		ΔV = −0.023 SFT	

SITE BASE STATION 'HIDDEN (2001)' LOCAL SITE SETTINGS

				LOCAL GROUND COORDINATES NORTHING	EASTING	NAVD 88 ELEVATION
HIDDEN (2001)	39°57'13.02494"N	84°06'43.54125"W	729.456	715591.146	1516575.930	838.293

GROUND SCALE FACTOR: 1.0000496102
GEOID MODEL: GEOID09 (CONUS)
UNITS ARE IN U.S. SURVEY FEET (SFT)

REFERENCE POINT TABLE

LINE No.	BEARING	LENGTH
RP1	N 88°40'53" W	40.00'
RP2	S 87°06'16" W	60.00'
RP3	S 88°48'14" W	40.00'
RP4	N 87°56'41" W	35.00'
RP5	N 89°34'13" W	35.00'
RP6	N 89°30'36" W	40.00'
RP7	N 83°45'15" W	50.00'

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- 1/2" IRON PIN (FOUND)
- MAG NAIL (FOUND)
- P.K. NAIL (FOUND)
- RAILROAD SPIKE (FOUND)
- SPIKE (FOUND UNDER PAVEMENT)
- CONCRETE MONUMENT (FOUND)
- STONE (FOUND)
- 4" METAL POST (FOUND)
- MAG NAIL (SET)
- McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "HIDDEN(2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"
- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

DEED REFERENCE

HIDDEN LAKE DEVELOPMENT, INC.
D.B. 590, PAGE 727
PARCEL I
ORIG. 154.585 Ac.
5.091 Ac.
NET 139.47 Ac.
PARCEL II
ORIG. 80.962 Ac.
D.B. 765, PAGE 284
0.181 Ac.

NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN APRIL 2014.

Thomas E. Purtell

THOMAS E. PURTELL, P.S. 6519

STATE OF OHIO
THOMAS E. PURTELL
6519
REGISTERED PROFESSIONAL SURVEYOR

SURVEY FOR

HIDDEN LAKE DEVELOPMENT, INC.

BETHEL TOWNSHIP
MIAMI COUNTY, OHIO
SECTION 23, TOWN 2, RANGE 9 MRS

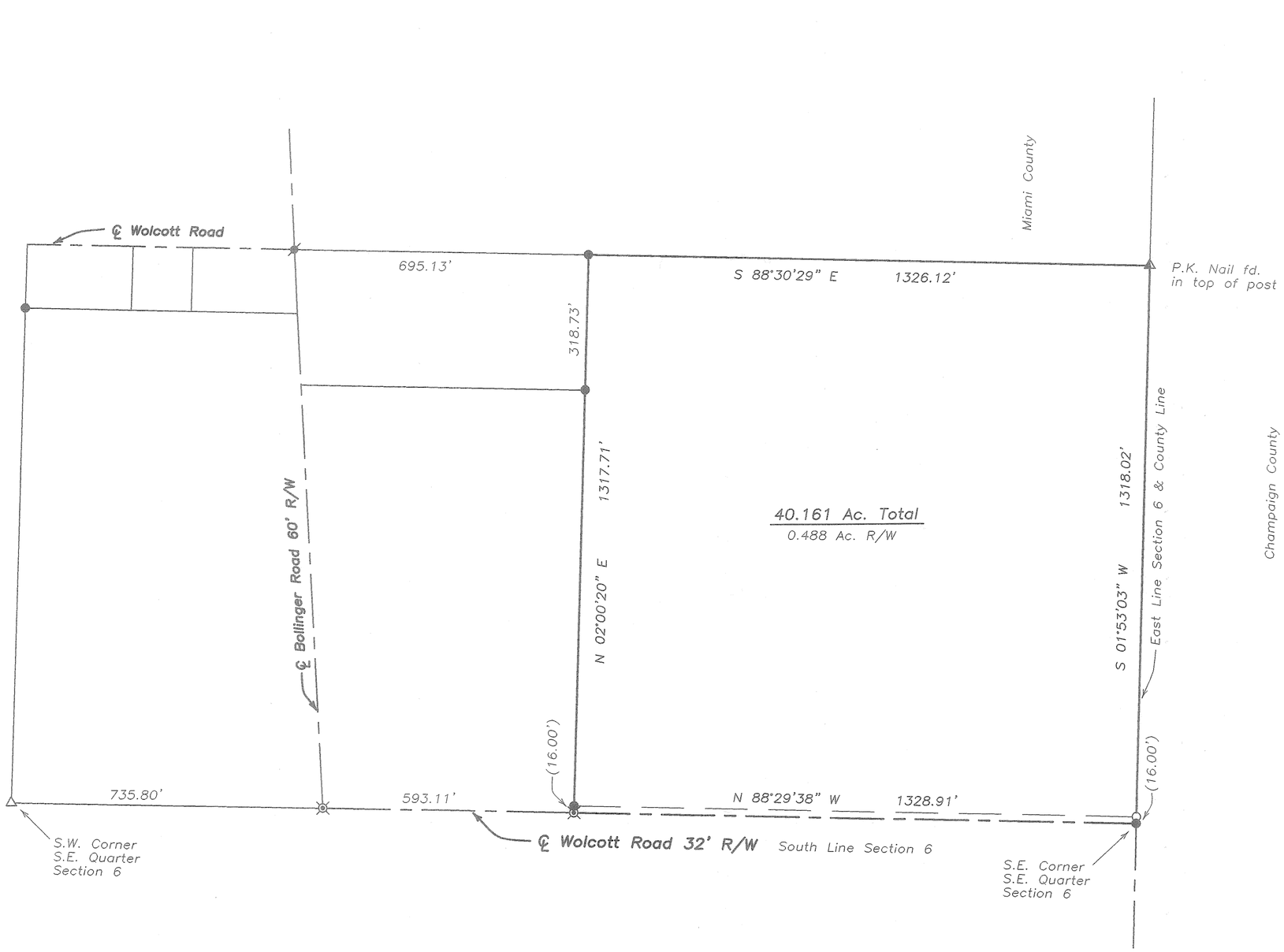
McCARTY ASSOCIATES, LLC
ARCHITECTS — ENGINEERS — SURVEYORS
213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828
www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
APRIL 14, 2014	1"=300'	S14-111

L:\Current Projects\2014\14-111 Hidden Lake Golf Course\CAD\14-111 AutoCAD Project\dwg\14111 Survey Plat.dwg, PLAT, 4/21/2014 1:51:43 PM, Josh
14111 SURVEY PLAT

2	11 BTMRS	6 SE ¼	BROWN	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 147
Miami County Engineer's
Record of Land Surveys



North

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
- Pin in Monument Box
- Wood Fence Post
- Metal Fence Post

References

Miami County Engineer's
Record of Land Surveys
Volume 45, Page 136
(Basis of Bearings)
Volume 47, Page 27

Survey of 40.161 Ac. tract
for Rayburn Family Heirs

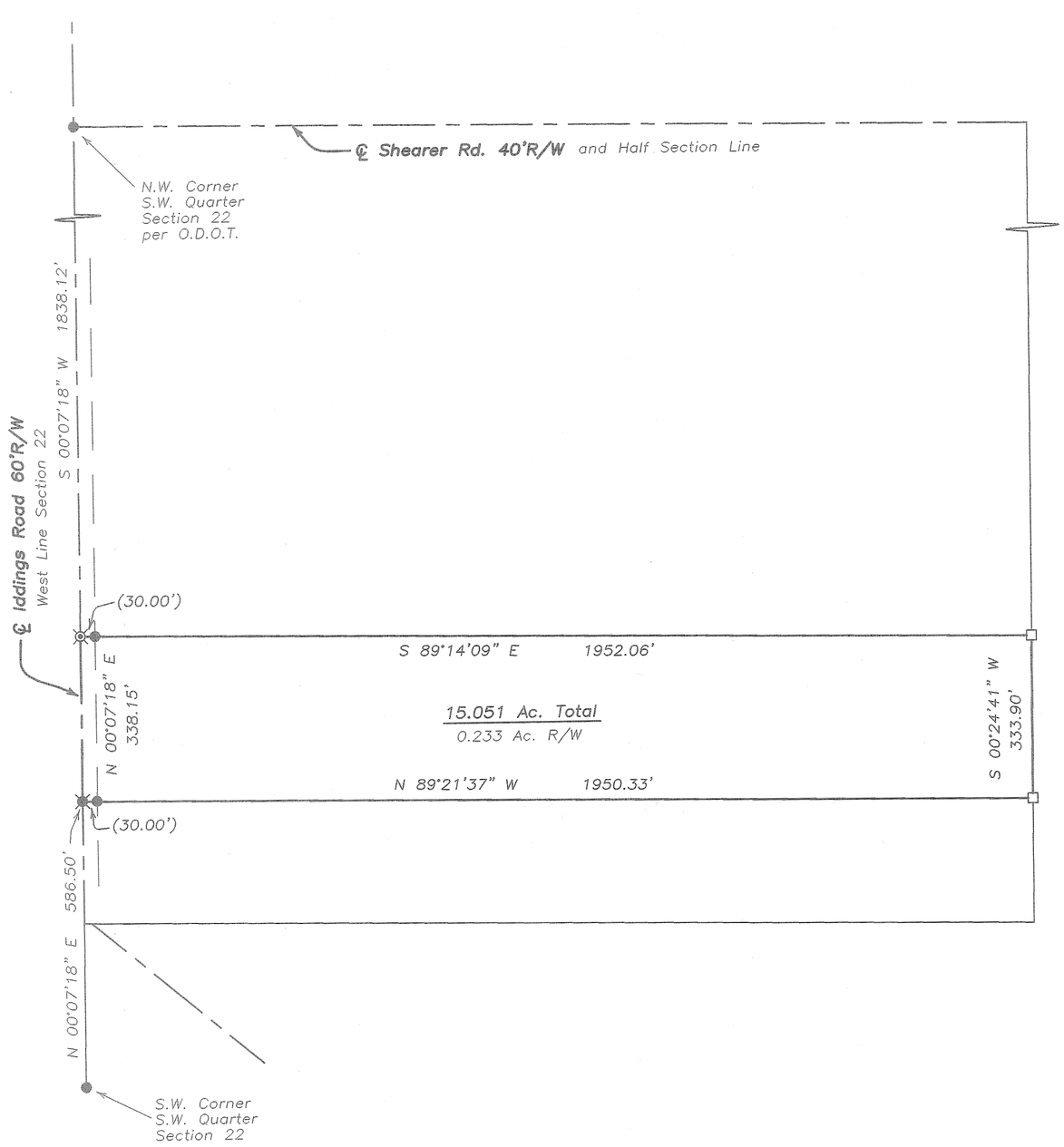
STATE OF OHIO
MICHAEL
W.
COZATT
S-6001
REGISTERED
PROFESSIONAL SURVEYOR

Michael W. Cozatt 4/21/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 08114
File Name: C:\Surveys\2014\08114.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

6	5E	22 SW ¼	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 148
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
- Pin in Monument Box

References

Miami County Engineer's
Record of Land Surveys
Volume 44, Page 32
(Basis of Bearings)
Volume 34, Page 66

Survey of 15.051 Ac.
for Carol Westfall

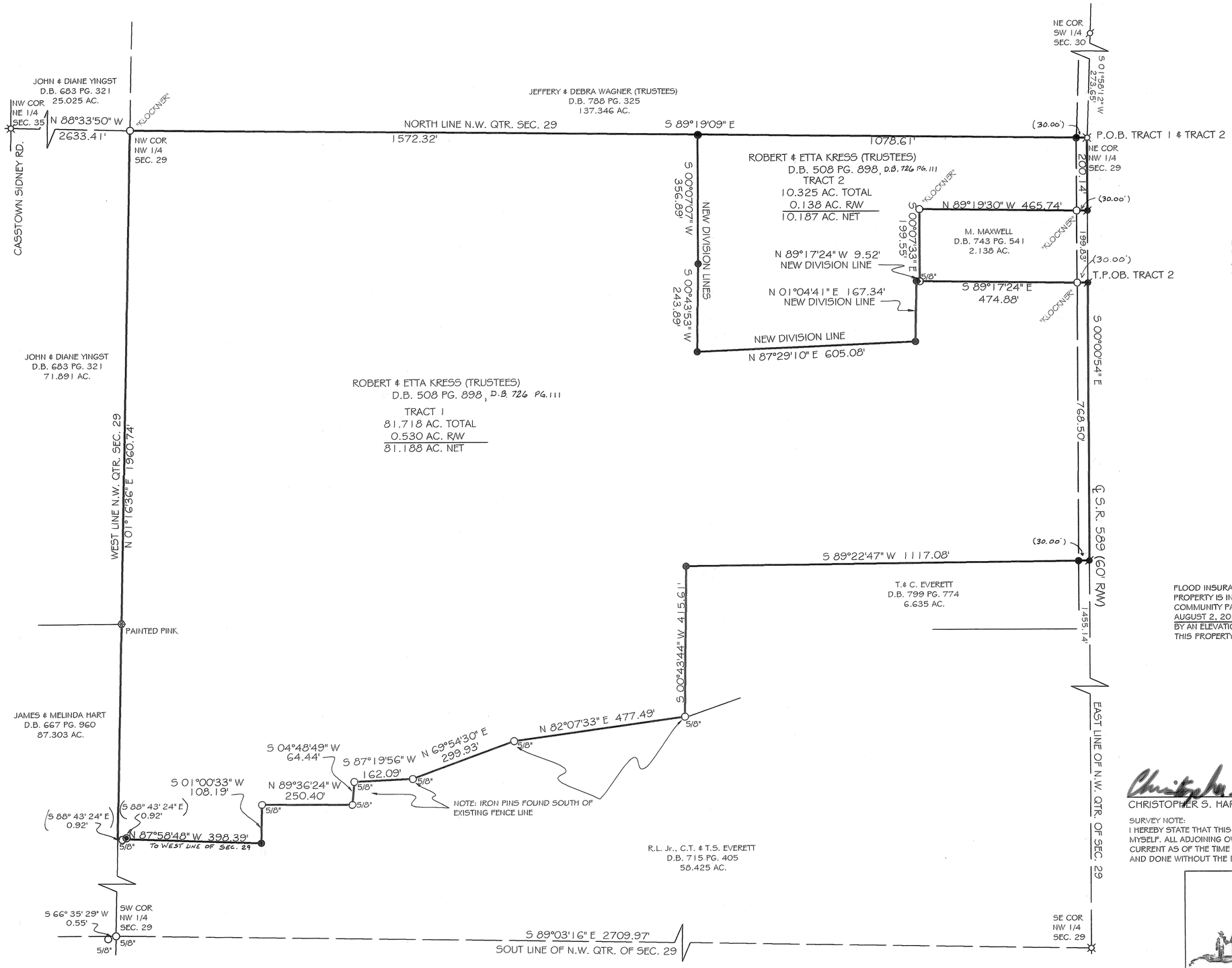
STATE OF OHIO
MICHAEL W. COZATT S-6001
REGISTERED PROFESSIONAL SURVEYOR

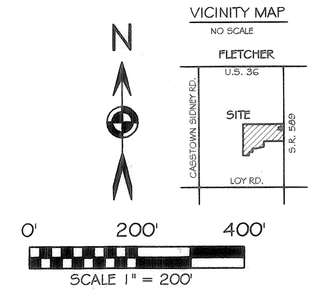
Michael W. Cozatt 4/02/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 07014
File Name: C:\JOBS\2014\07014.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

BROWN	2	11 B.M.R.S.	29 NW 1\4
TOWNSHIP	TOWN	RANGE	SECTION

VOLUME 55 PAGE 149
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS





BASIS OF BEARING: BEARINGS ARE BASED OHIO STATE PLANE GRID COORDINATES, SOUTH ZONE 3402, NAD 83. DISTANCES SHOWN ARE U.S. SURVEY FEET, GROUND.

LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG SPIKE (SET)
- IRON PIN (FOUND)
- FENCE POST (FOUND)
- RAILROAD SPIKE FOUND

REFERENCES

LND SUR 32 PG 43
LND SUR 34 PG 113
LND SUR 39 PG 111
LND SUR 43 PG 105
LND SUR 46 PG 11
LND SUR 50 PG 166

DEED BOOK 508 PG 898
726 PG. 111

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE ____ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. #39109C0008E EFFECTIVE DATE OF AUGUST 2, 2011 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS PROPERTY "IS NOT" IN A SPECIAL FLOOD HAZARD AREA.

STATE OF OHIO
CHRISTOPHER S. HARMON
S-7988
REGISTERED
PROFESSIONAL SURVEYOR

Christopher S. Harmon 4/22/2014
CHRISTOPHER S. HARMON P.S. #7988 DATE

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 APRIL, 2014 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332
LOCKTWOSURVEYING@NKTELCO.NET #14020

PIQUA
CITY

PT. OUTLOT 63
LOT

VOLUME 55 PAGE 150
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

NOTES

1. The initial purpose of this survey was to retrace the triangular shaped tract shown on Lot Survey Volume 8 Page 146, from 1963. All of the original monuments were found. However, neither of the two monuments on the south side of the tract are on the north right-of-way line of Garnsey Street, as established by other surveys of record. Furthermore, the original survey from 1963 has a closure error of 8.07 feet.

   The 1963 survey appears to have been a retracement of Lot Survey Volume 1, Page 102, from 1922. The corners set in 1963 may have been at the location of the original stakes called for in the 1922 survey.

   Therefore the tract detailed by this survey uses all of the original monuments to establish boundary lines, making adjustments to the monuments on the south property line to place them on the north right-of-way line of Garnsey Street.

2. Lot Survey 24-144 from 2003 shows this platted distance as 44.00 feet. However, Survey 24-144 does not show that the Iron Pipe was found. The distance measured between the Iron Pin and the Iron Pipe is 50.54 feet. While this find may potentially create a gap, the lines of occupation are consistent with the location of the pipe found. As it has been in place for at least 61 years, and perhaps more than 91 years, the pipe was used to establish the west boundary line of the tract, though it was extended 1.94 feet south to the right-of-way line of Garnsey Street.

3. The distance from the Iron Pipe east to the original Boat Spike measures 201.92 feet, and the original platted distance from both the 1953 survey and the 1922 survey shows 202.0' for this line. However, the Boat Spike was found significantly into the Garnsey Street right-of-way. The southeast corner of the tract surveyed herein was placed at the intersection of the north right-of-way line of Garnsey Street and the established south right-of-way line of College Street. College Street has no known record of width. It also was adjacent to the former P&T railroad branch.

REFERENCES

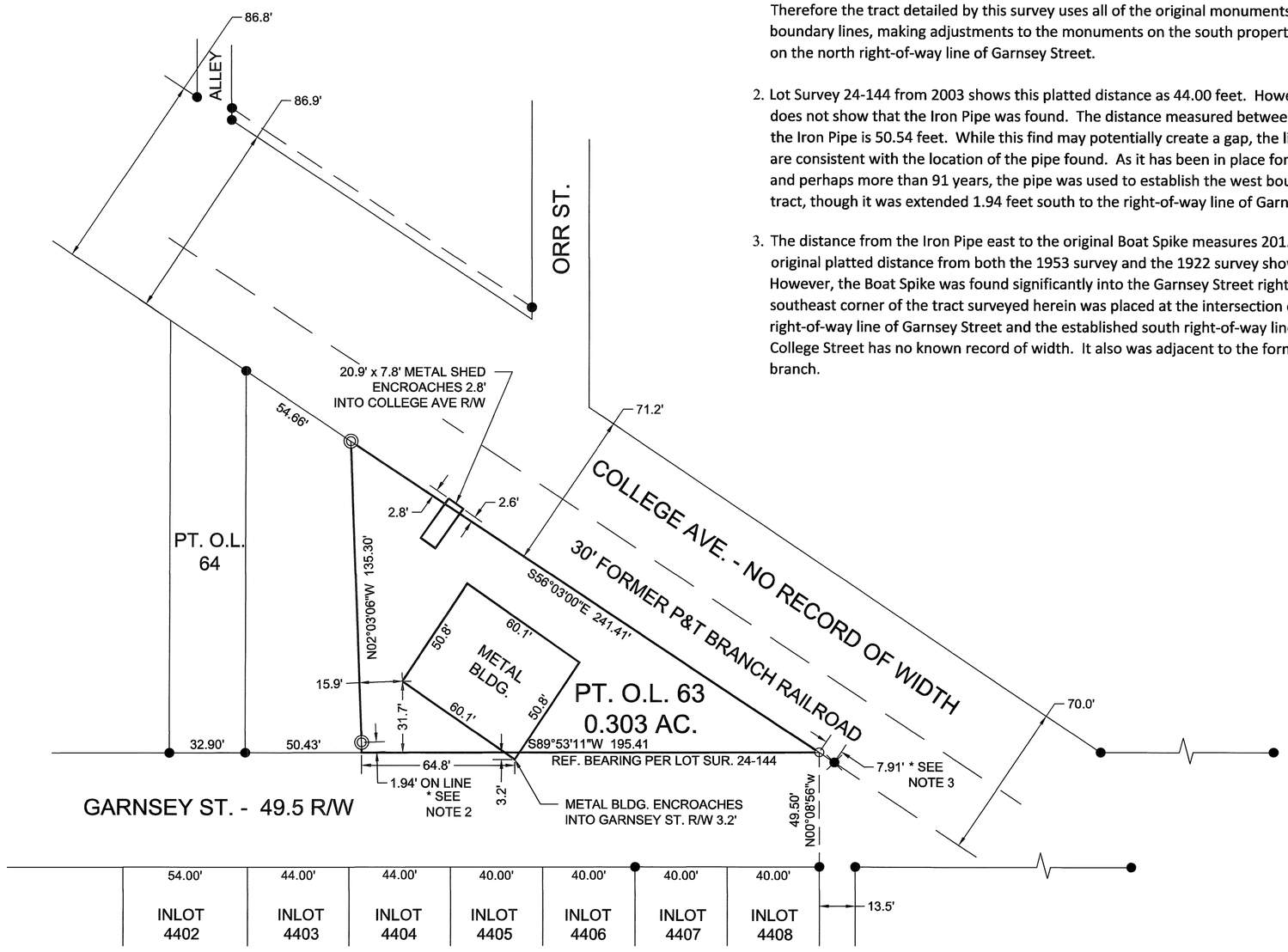
RECORD PLAT BOOK 1, PG. 26
RECORD PLAT BOOK 2, PG. 70
RECORD PLAT BOOK 2, PG. 124

LOT SURVEY VOL. 1, PG. 102
LOT SURVEY VOL. 8, PG. 146
LOT SURVEY VOL. 24, PG. 144

DEED BOOK 611, PG. 503

LEGEND

- ● IRON PIN FOUND
- ○ IRON PIN SET
- BOAT SPIKE FOUND
- ◎ IRON PIPE FOUND



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

SURVEY FOR J. BUECKER IN MIAMI COUNTY, OHIO
~ APRIL 21, 2014

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

Drawn by : KCM

2	9 EAST	7	BETHEL	SOUTHEAST	LOKAI	5
TOWN	RANGE	SECTION	TOWNSHIP	QUARTER	PLAT	LOT

VOLUME NO. 55 PLAT NO. 151
MIAMI COUNTY ENGINEER'S
RECORD OF SURVEYS

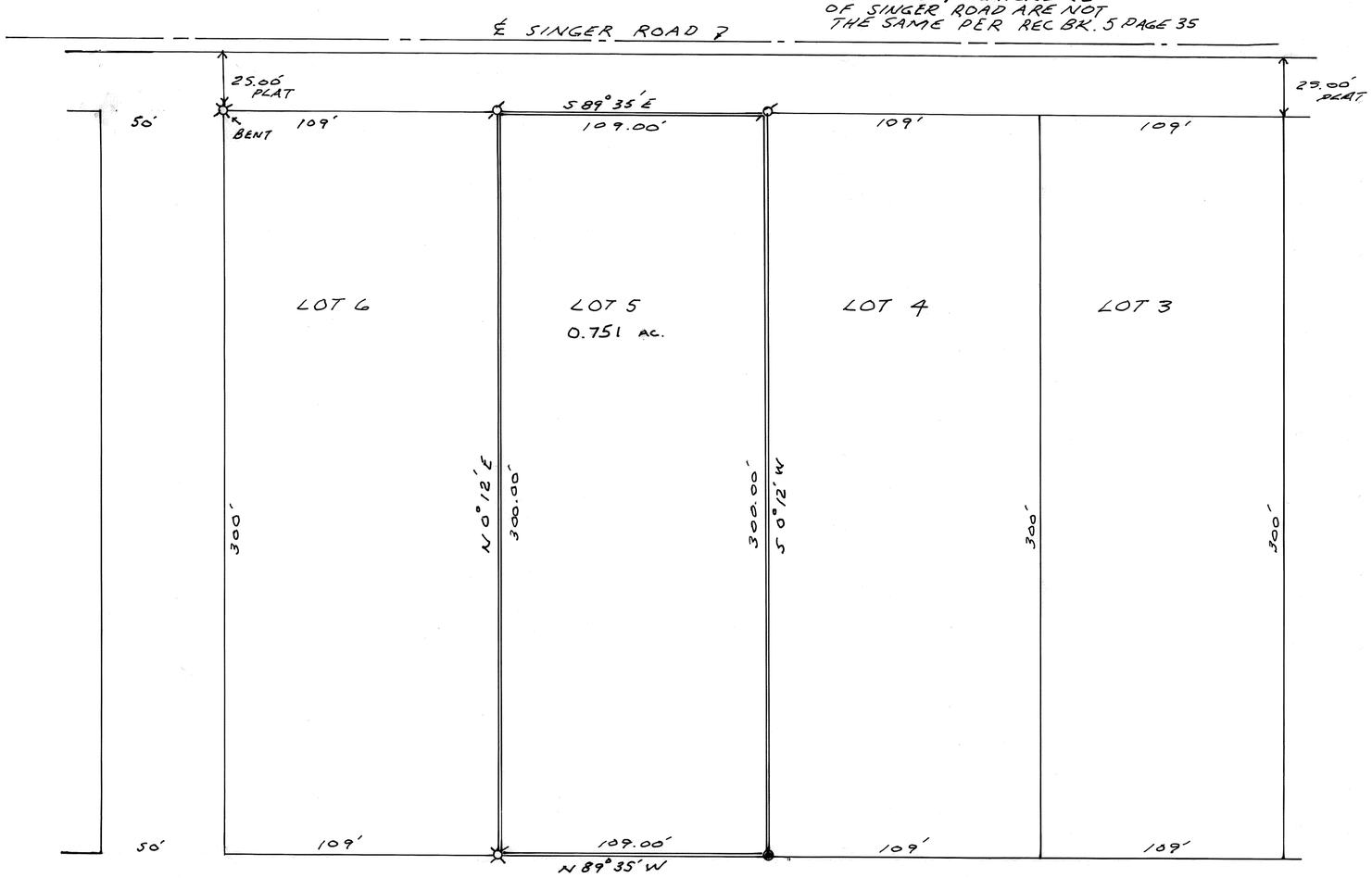
MAY 8, 2014

SCALE: 1 INCH = 40 FEET

0 40 80

N

NOTE:
PLAT LINE & CENTERLINE
OF SINGER ROAD ARE NOT
THE SAME PER REC BK. 5 PAGE 35



REFERENCES

OFFICIAL RECORD 321 PAGE 116
DEED BOOK 578 PAGE 599
REC PLAT BK 5 PAGE 35

LEGEND

1" "PINCHED" PIPE FOUND
1" PIPE FOUND
5/8" CAPPED IRON PIN SET
(PS 5621)

THE PURPOSE OF THIS SURVEY IS
TO LOCATE THE CORNERS OF
LOT 5 OF THE LOKAI SUBDIVISION

STATE OF OHIO
MICHAEL
HENRY
TREON
5621
REGISTERED
SURVEYOR

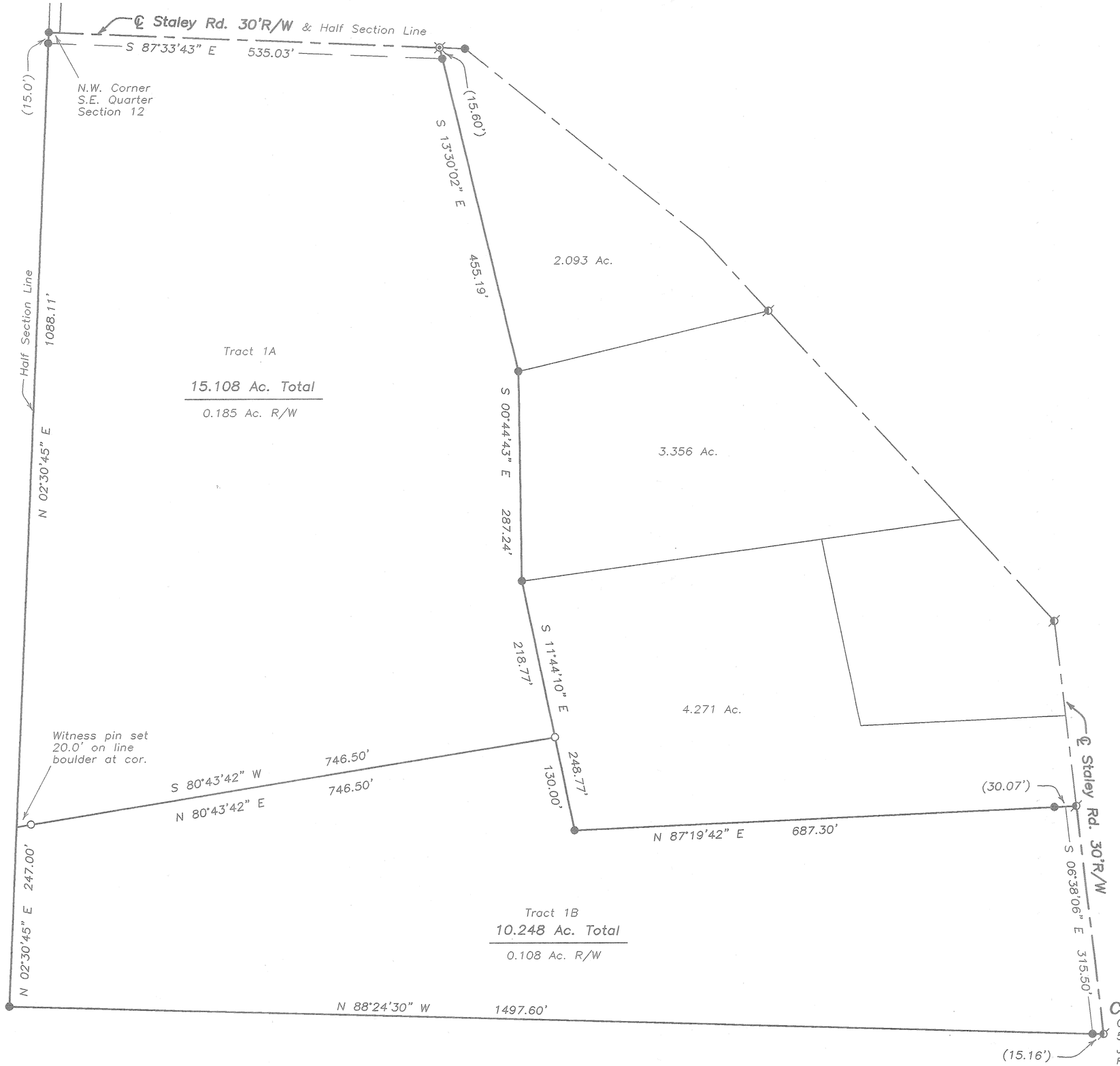
SURVEY FOR
SHAYNE SPANGENBERGER

MICHAEL H. TREON — TROY, OHIO
937-339-4963

Michael H. Treon
REGISTERED SURVEYOR NO. 5621

2	9 BTMRS	12 SE ¼	BETHEL	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 152
Miami County Engineer's
Record of Land Surveys



North

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

Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 51, Page 79
(Basis of Bearings)

Survey of 2 tracts
for Greg Davis

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

Michael W. Cozatt 4/22/14
MICHAEL W. COZATT
P.S. #6001

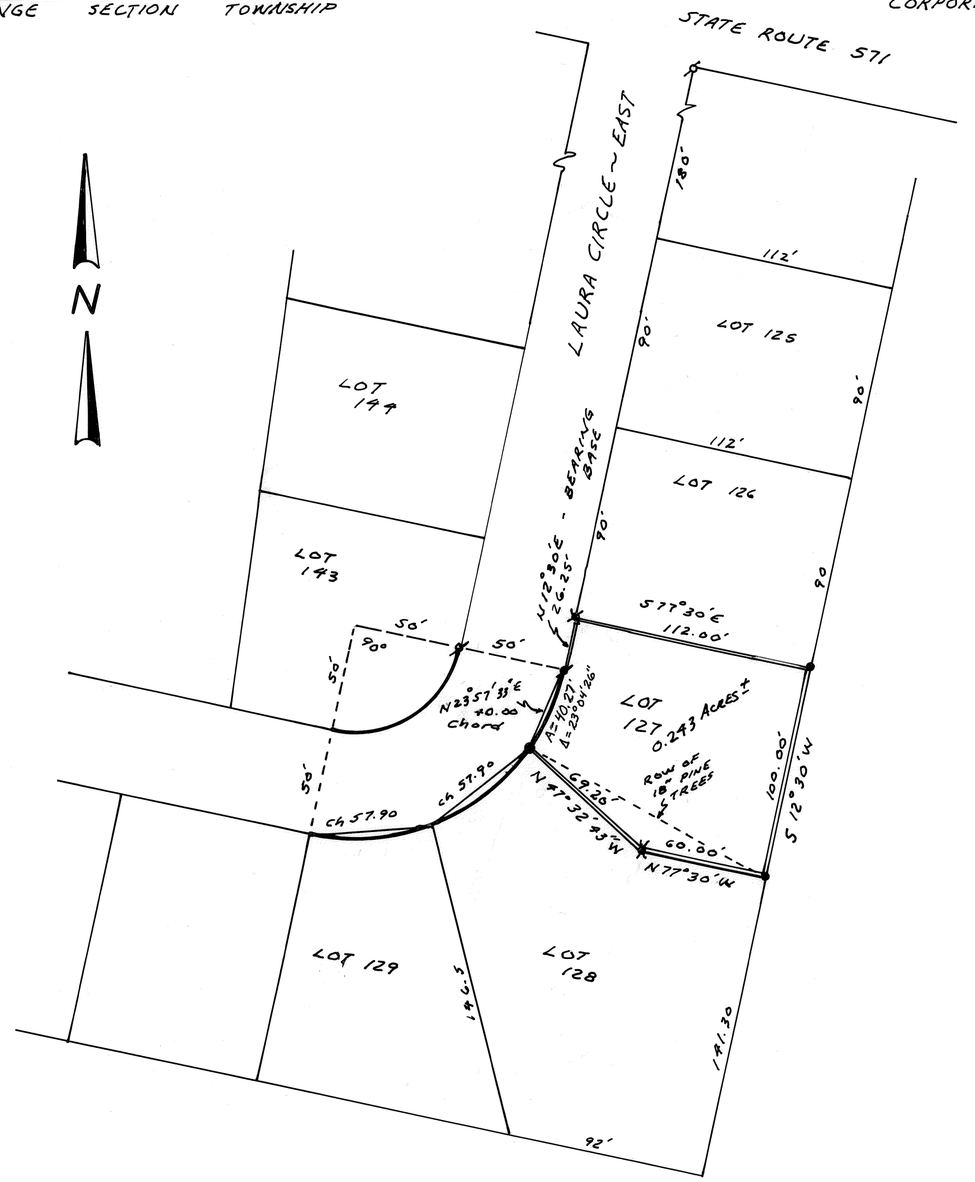
COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 06314 — (937) 339-2921

File Name: C:\Surveys\2014\Davis06314\06314.dwg
Drawn by: DMC ~ Checked by: MWC

7	4 EAST	2	UNION	LAURA	127
TOWN	RANGE	SECTION	TOWNSHIP	CORPORATION	INLOT

VOLUME NO 55 PLAT NO 153
MIAMI COUNTY ENGINEER'S
RECORD OF SURVEYS
MAY, 2014

SCALE 1 INCH = 50 FEET
0 50 100



REFERENCES
O.R. 505 PG. 590
DEED BOOK 717 PAGE 875
O.R. 152 PG 881
RECORD PLAT BOOK 6 PAGE S, 117
LOT SURVEY BK 13 PAGE 111
" " " 12 " 154

LEGEND

- YELLOW CAP PLACED ON 1/2" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET ~ 30" (PS 5621)
- 5/8" x 10" CAPPED IRON PIN SET

STATE OF OHIO
MICHAEL
HENRY
TREON
5621
REGISTERED
SURVEYOR

SURVEY OF
INLOT 127 LAURA, OHIO
FOR GLEN KENDALL

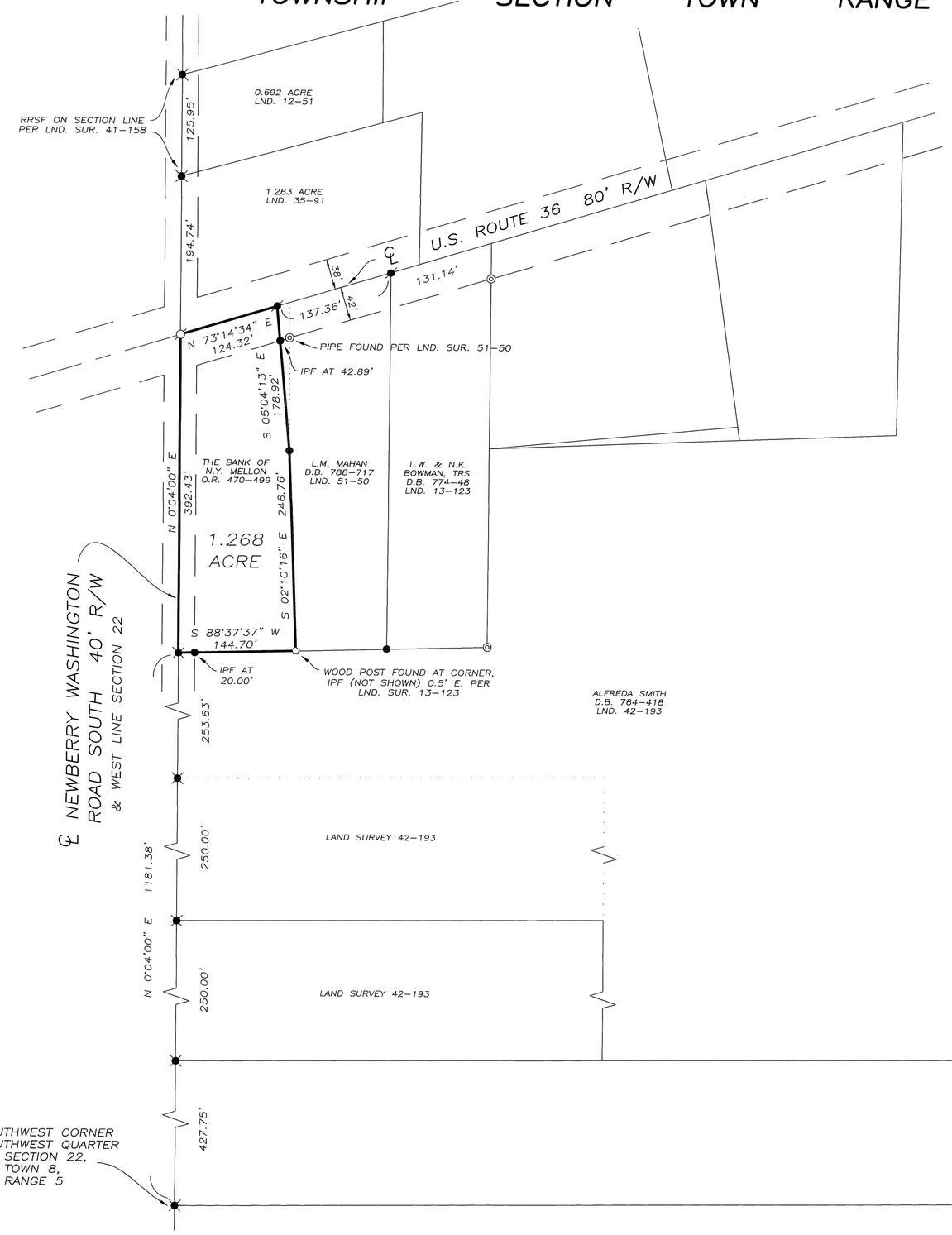
MICHAEL H. TREON TROY, OHIO
937-339-7963

Michael H. Treon
REGISTERED SURVEYOR NO. 5621

WASHINGTON TOWNSHIP | 22 SW 1/4 SECTION | 8 TOWN | 5 RANGE

VOLUME 55 PAGE 154

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ● IRON PIN FOUND
- MAG SPIKE SET
- RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- PIPE FOUND
- WOOD POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 13, PAGE 123
VOLUME 25, PAGE 20
VOLUME 35, PAGE 91
VOLUME 41, PAGE 158
VOLUME 42, PAGE 193
VOLUME 44, PAGE 153
VOLUME 51, PAGE 50

BASIS OF BEARING ON CENTERLINE OF NEWBERRY WASHINGTON ROAD N 0°04'00" E (LAND SURVEY 42–193)

MIAMI COUNTY RECORDER'S RECORDS: OFFICIAL RECORD 470, PAGE 499

0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

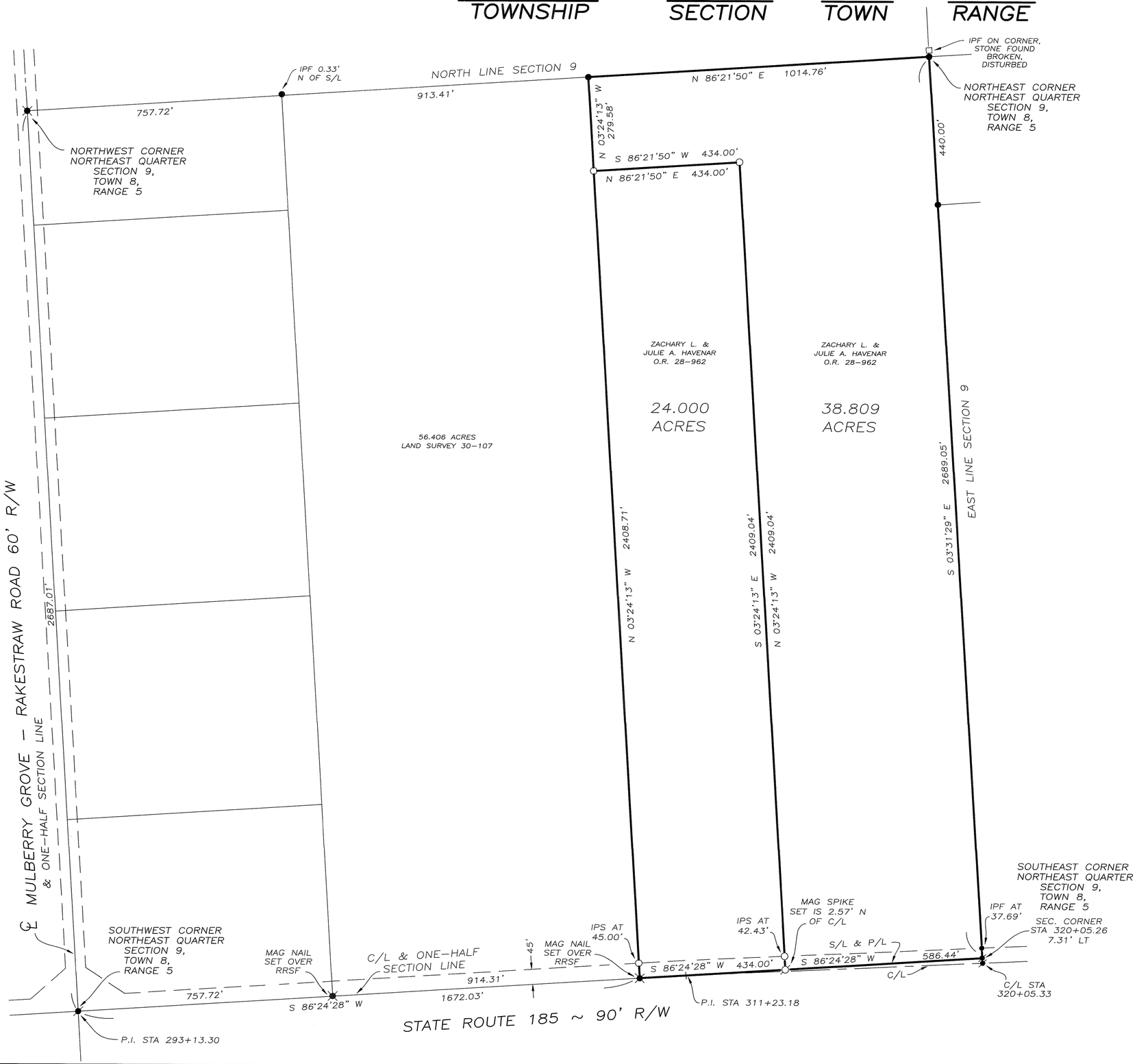
SURVEY FOR CASTLE ROCK R.E.O.
IN MIAMI COUNTY, OHIO ~ MAY 9, 2014

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

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

VOLUME 55 PAGE 155

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- Ø MAG SPIKE SET
- ✖ RAILROAD SPIKE FOUND
- ● MAG NAIL FOUND
- □ STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 3, PAGE 346
VOLUME 28, PAGE 17
VOLUME 30, PAGE 107
VOLUME 31, PAGE 42
VOLUME 34, PAGE 88
VOLUME 39, PAGE 170
VOLUME 50, PAGE 132
VOLUME 51, PAGE 90
VOLUME 53, PAGE 194
VOLUME 55, PAGE 102

BASIS OF BEARING ON EAST PROPERTY LINE S 03°31'29" E PER LAND SURVEY 53-194

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 28, PAGE 962
RECORD PLAT 9, PAGE 78

0 50 200 400
GRAPHIC SCALE IN FEET
1" = 200'

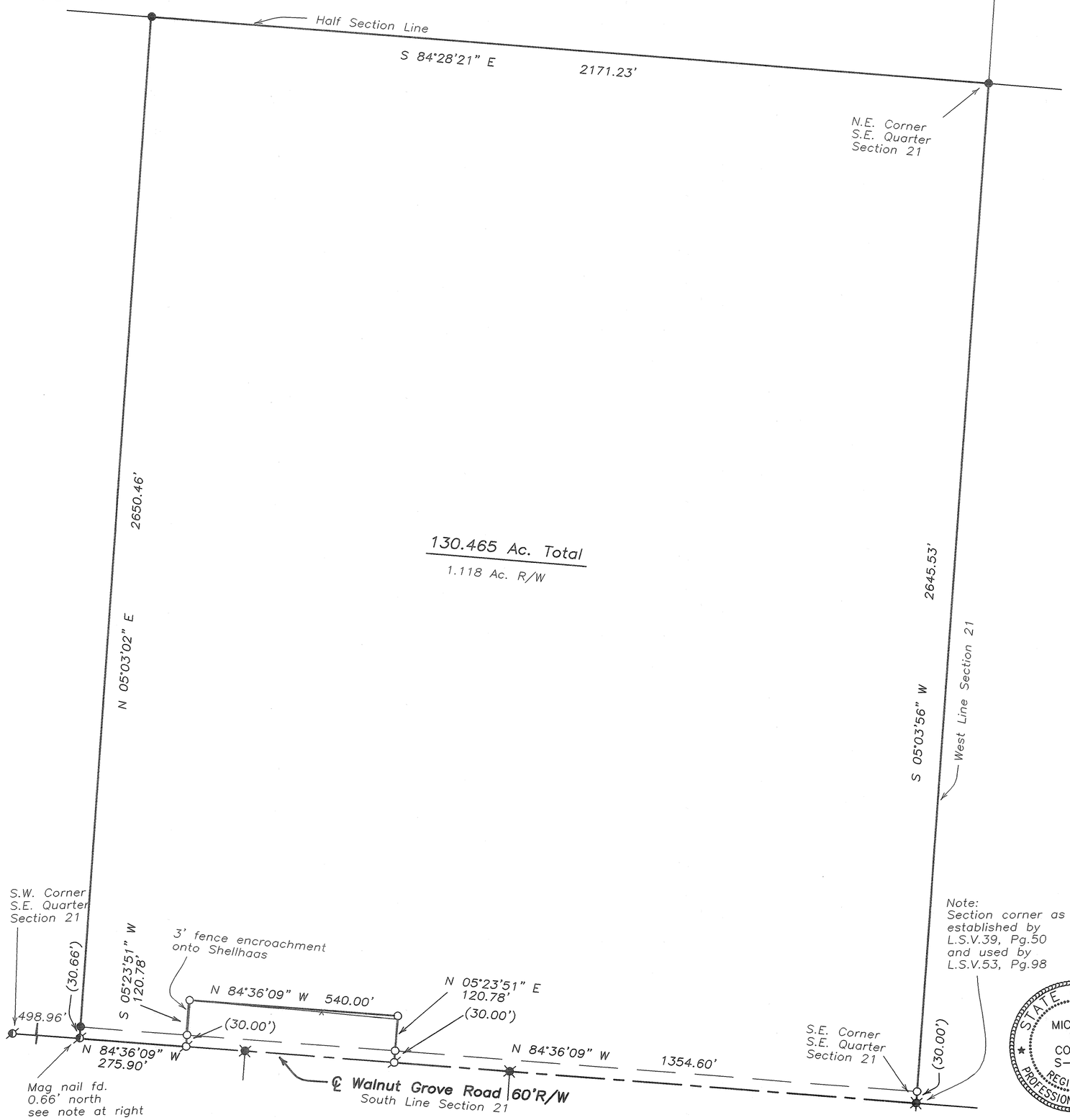
SURVEY FOR ZACH HAVENAR
IN MIAMI COUNTY, OHIO ~ MAY 10, 2014

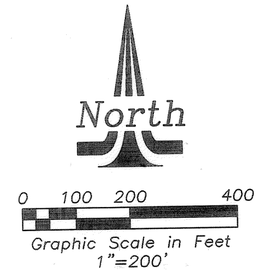
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

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

Volume 55 Page 156
Miami County Engineer's
Record of Land Surveys

2	10 BTMRS	21 SE ¼	ELIZABETH	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
- Mag Nail Found
- Mag Spike Found
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- Wood Fence Post

References

Miami County Engineer's
Record of Land Surveys
Volume 4, Page 14
Volume 39, Page 50
Volume 53, Page 98

Survey of 130.465 Ac.
for Shellhaas Brothers

Note:
Section corner as
established by
L.S.V.39, Pg.50
and used by
L.S.V.53, Pg.98

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

Michael W. Cozatt 5/14/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
476 Swailes Road
Land Surveyor
Troy, OH 45373
(937) 339-2921

Job No. 06414
File Name: C:\JOBS\2014\06414.dwg
Drawn by: DMC ~ Checked by: MWC

CERTIFICATION:

THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH 4733-37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN FEBRUARY, 2014. ALL MONUMENTATION IS OR IS TO BE SET AS SHOWN.

OCCUPATIONAL STATEMENT:

OCCUPATION IN GENERAL FITS SURVEY. THERE IS NO EVIDENCE OF OCCUPATION OTHER THAN SHOWN. ALL FOUND MONUMENTATION WERE STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.

THIS SURVEY WAS COMPLETED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH.

REFERENCES:

AS SHOWN ON DRAWING.

BASIS OF BEARING:

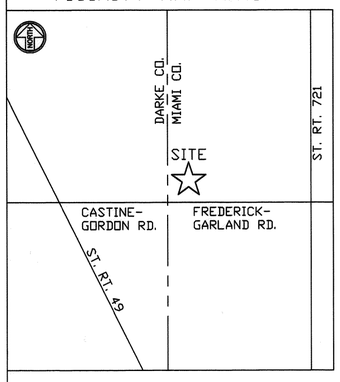
S 88° 17' 51" E

BEING THE CENTERLINE OF FREDERICK-GARLAND ROAD AS SHOWN ON ROAD RECORD VOLUME 8, PAGE 157 AND PLAT BOOK 24, PAGE 42 OF THE RECORDS OF MIAMI COUNTY, OHIO.

LEGEND:

- ○ = 5/8"ø IRON PIN (FOUND)
- □ = STONE (FOUND)
- ⊗ = RAILROAD SPIKE (FOUND)
- ● = 5/8"ø IRON PIN (SET) (BOUTWELL & ASSOC. CAP)
- ▲ = MAG/P.K. NAIL (SET)

VICINITY MAP N.T.S.



PROPERTY OWNERS

Ⓐ HOWARD E. & MARTHA L. HAINES
D.B. 767, PG. 661
0.689 ACRE
SUR. VOL. 9, PG. 184

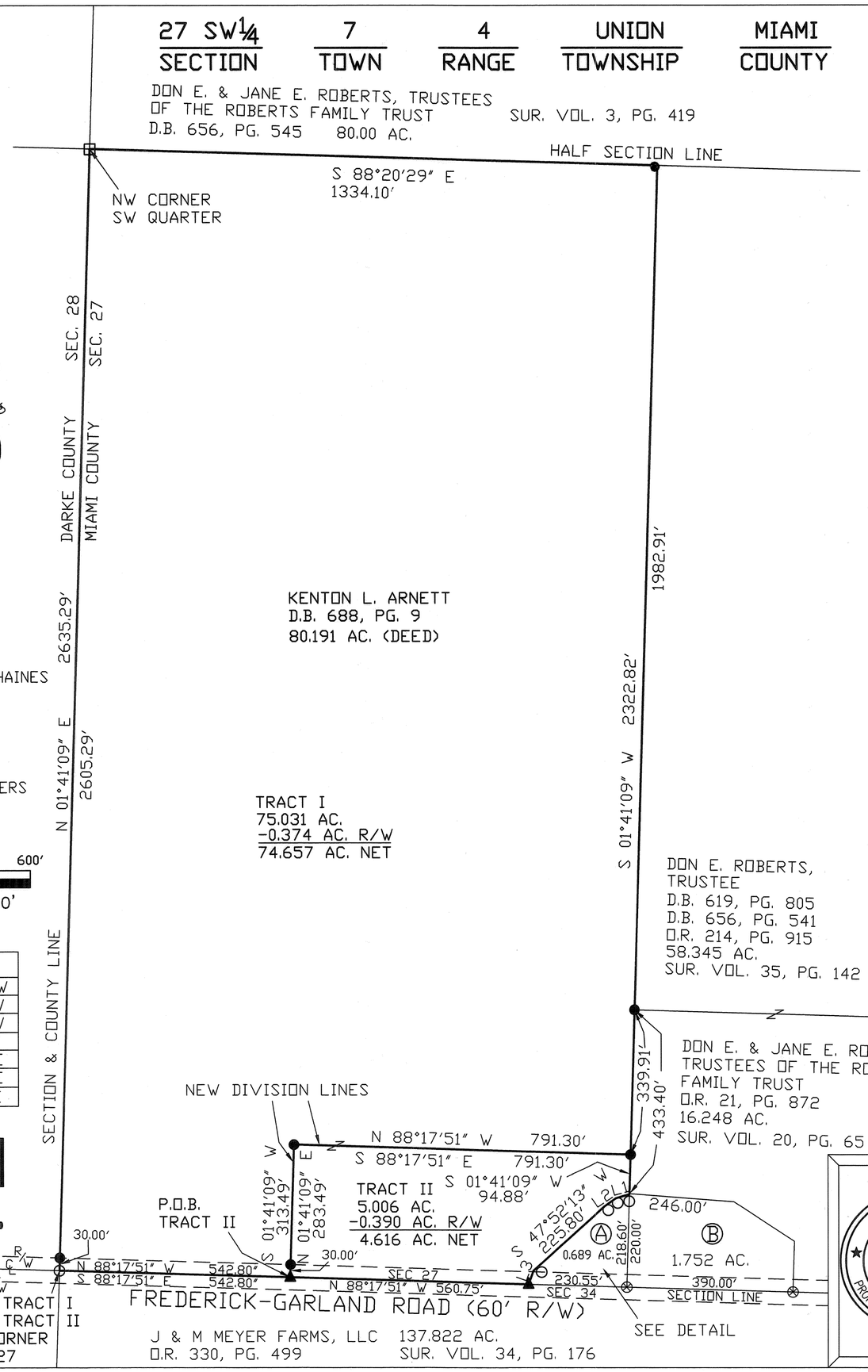
Ⓑ ALAN D. & LINDA L. FETTERS
D.B. 540, PG. 451
1.752 ACRE
SUR. VOL. 22, PG. 158

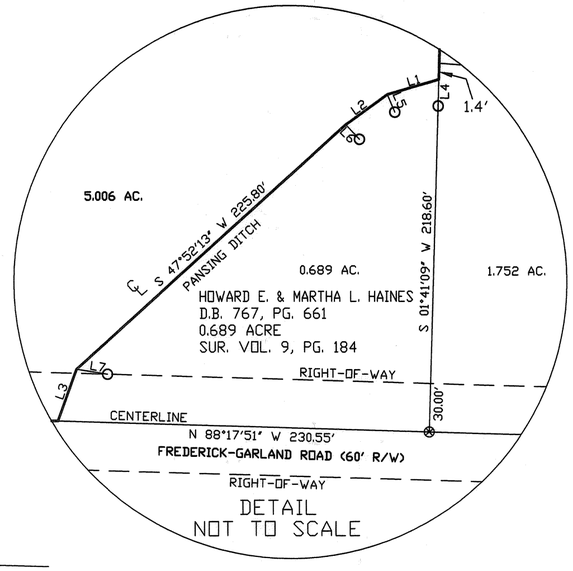
0' 200' 400' 600'

GRAPHIC SCALE 1" = 200'

LINE CHART

NO.	LENGTH	BEARING
L1	33.39'	S 73°36'09" W
L2	31.90'	S 54°18'09" W
L3	34.15'	S 19°39'09" W
L4	16.50'	S 01°41'09" W
L5	11.80'	S 22°53'51" E
L6	12.40'	S 42°53'51" E
L7	19.50'	S 80°44'51" E





DETAIL
NOT TO SCALE

VOLUME 55 PLAT 157
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

DEPUTY — DATE 5-6-2014

APPROVED
MIAMI COUNTY PLANNING COMMISSION

SECRETARY — DATE 5/19/2014

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Terry Stoy, R.S.

DATE: 5/6/2014

MIAMI COUNTY GENERAL HEALTH DEPARTMENT

KENNETH W. BOUTWELL
STATE OF OHIO REGISTERED SURVEYOR #8211

STATE OF OHIO
KENNETH W. BOUTWELL S-8211
REGISTERED PROFESSIONAL SURVEYOR

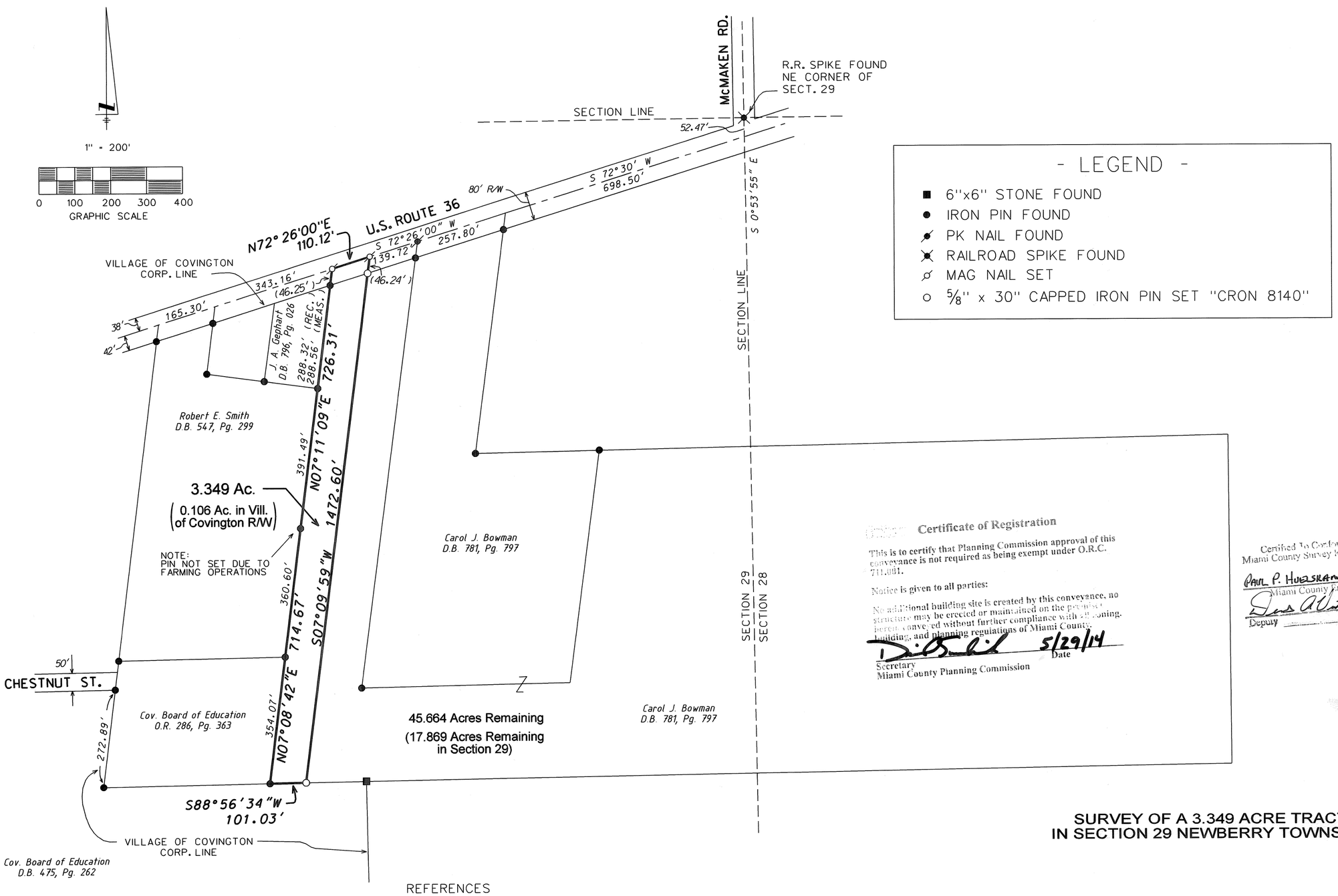
Boutwell & ASSOCIATES, INC.
4058 Col. Glenn Highway
Beavercreek, Ohio 45431
Tel: (937) 431-4755
Fax: (937) 431-4775
Surveying

LOT SPLIT

DRAWN DMS	DATE 02/14/14	SURVEY PREPARED FOR KENTON L. ARNETT
APPROVED	DATE 4/30/14	
SCALE 1"=200'	SHEET 1 OF 1	PROJECT NO. 14-2618

8	5	NE1/4-29	NEWBERRY	MIAMI
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY

VOLUME 55 PAGE 158
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND -

- ■ 6"x6" STONE FOUND
- ● IRON PIN FOUND
- PK NAIL FOUND
- RAILROAD SPIKE FOUND
- MAG NAIL SET
- ○ 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

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 hereby conveyed without further compliance with all zoning, building, and planning regulations of Miami County.

5/29/14
Date

Secretary
Miami County Planning Commission

Certified To Conform With
Miami County Survey Requirements

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

5-29-2014
Date

Deputy

SURVEY OF A 3.349 ACRE TRACT IN SECTION 29 NEWBERRY TOWNSHIP

BEARINGS & CENTERLINE OF U.S. RT. 36
BASED ON INFORMATION FROM L.S.
VOL. 18, PAGE 30

REFERENCES

VOL. 54, PG. 12
VOL. 41, PG. 48
VOL. 18, PG. 30
VOL. 22, PG. 100
VOL. 23, PG. 92
VOL. 5, PG. 16
VOL. 47, PG. 71
VOL. 51, PG. 82
} MIAMI CO. ENGINEER'S RECORD OF LAND SURVEYS

REC. PLAT 10, PG. 115

STATE OF OHIO
ROBERT L. CRON 8140
REGISTERED
PROFESSIONAL SURVEYOR

Robert L. Cron MAY 28, 2014
ROBERT L. CRON, P.S. #8140 DATE

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
P.O. BOX 13
COVINGTON, OH 45318
CELL: 937-418-0017

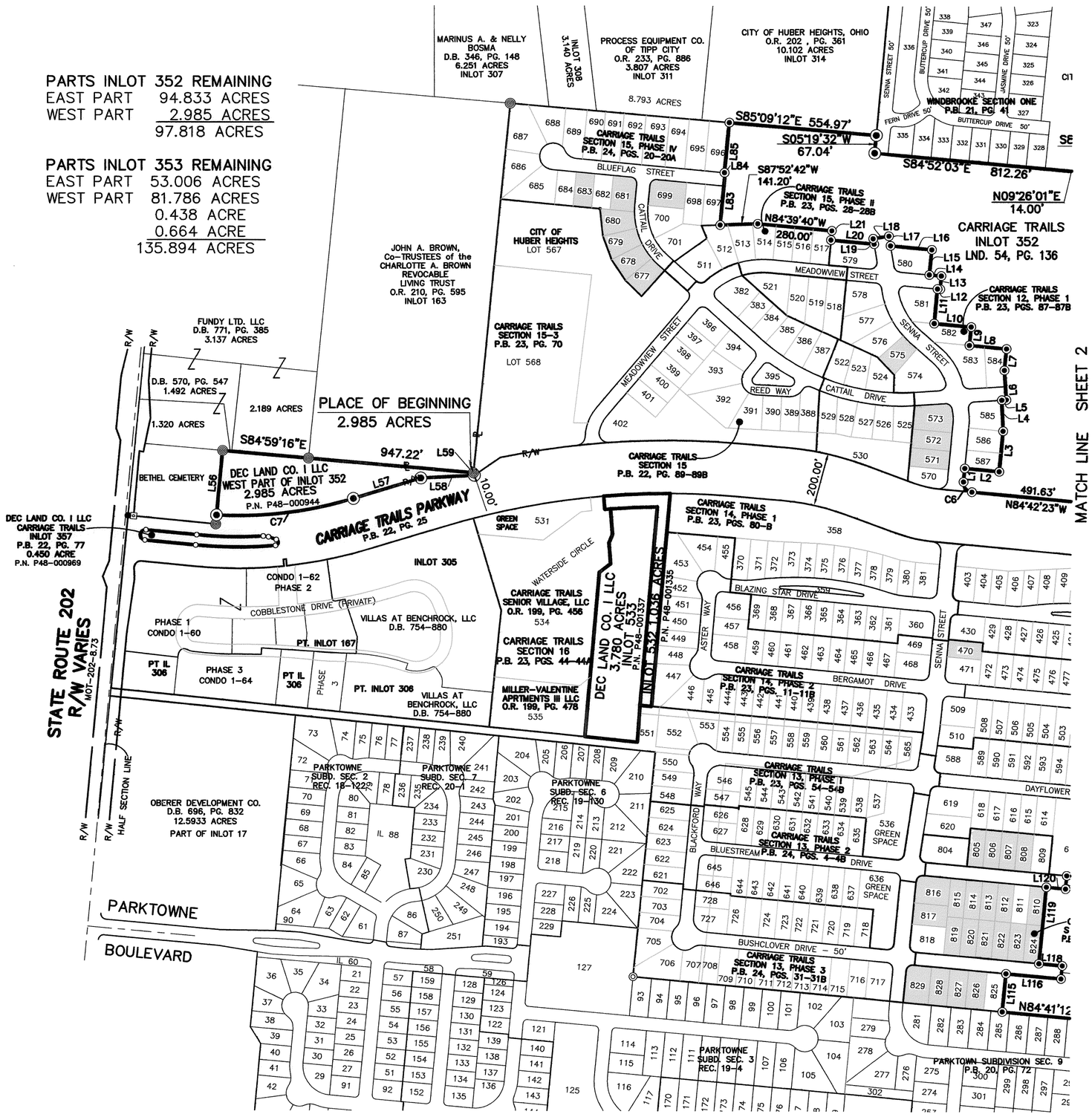
SURVEY PLAT

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, PARTS OF INLOTS 352, 353 & 356

VOLUME 55 PAGE 159
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS

PARTS INLOT 352 REMAINING
EAST PART 94.833 ACRES
WEST PART 2.985 ACRES
97.818 ACRES

PARTS INLOT 353 REMAINING
EAST PART 53.006 ACRES
WEST PART 81.786 ACRES
0.438 ACRE
0.664 ACRE
135.894 ACRES



NORTH

GRAPHIC SCALE

300 0 150 300 600

(IN FEET)
1 inch = 300 ft.

BASIS OF BEARINGS

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

REFERENCES

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219 & O.R.V. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 91 P.B. 23, PG. 11 P.B. 23, PG. 44 P.B. 24, PG. 73
P.B. 22, PG. 80 P.B. 22, PG. 25 P.B. 23, PG. 54 P.B. 24, PG. 37
P.B. 22, PG. 89 P.B. 23, PG. 70 P.B. 24, PG. 39 P.B. 24, PG. 93
P.B. 23, PG. 28 P.B. 23, PG. 27 P.B. 24, PG. 68

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS
VOL. 54, PG. 136 VOL 54, PG. 137

LEGEND

- IRON PIN FOUND
- O.D.O.T. MONUMENT
- IRON PIN FOUND SET PREVIOUSLY BY "M-E COMPANIES"
- = LOTS OWNED BY DEC LAND CO. I LLC
- OCCUPATION = TREE & FENCE ROWS
- RRF RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- FENCE POST FOUND
- RAILROAD SPIKE SET
- REBAR FOUND
- CONCRETE FENCE POST FOUND
- STONE FOUND
- MAG NAIL SET

CERTIFICATION

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

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

M-E/IBI Group

STATE OF OHIO
DAVID L CHIESA S-7740
REGISTERED
PROFESSIONAL SURVEYOR

BY David L. Chiesa 5/26/14
David L. Chiesa P.S.
Registered Surveyor No. 7740

IBI GROUP

635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900
Fax 818-4902

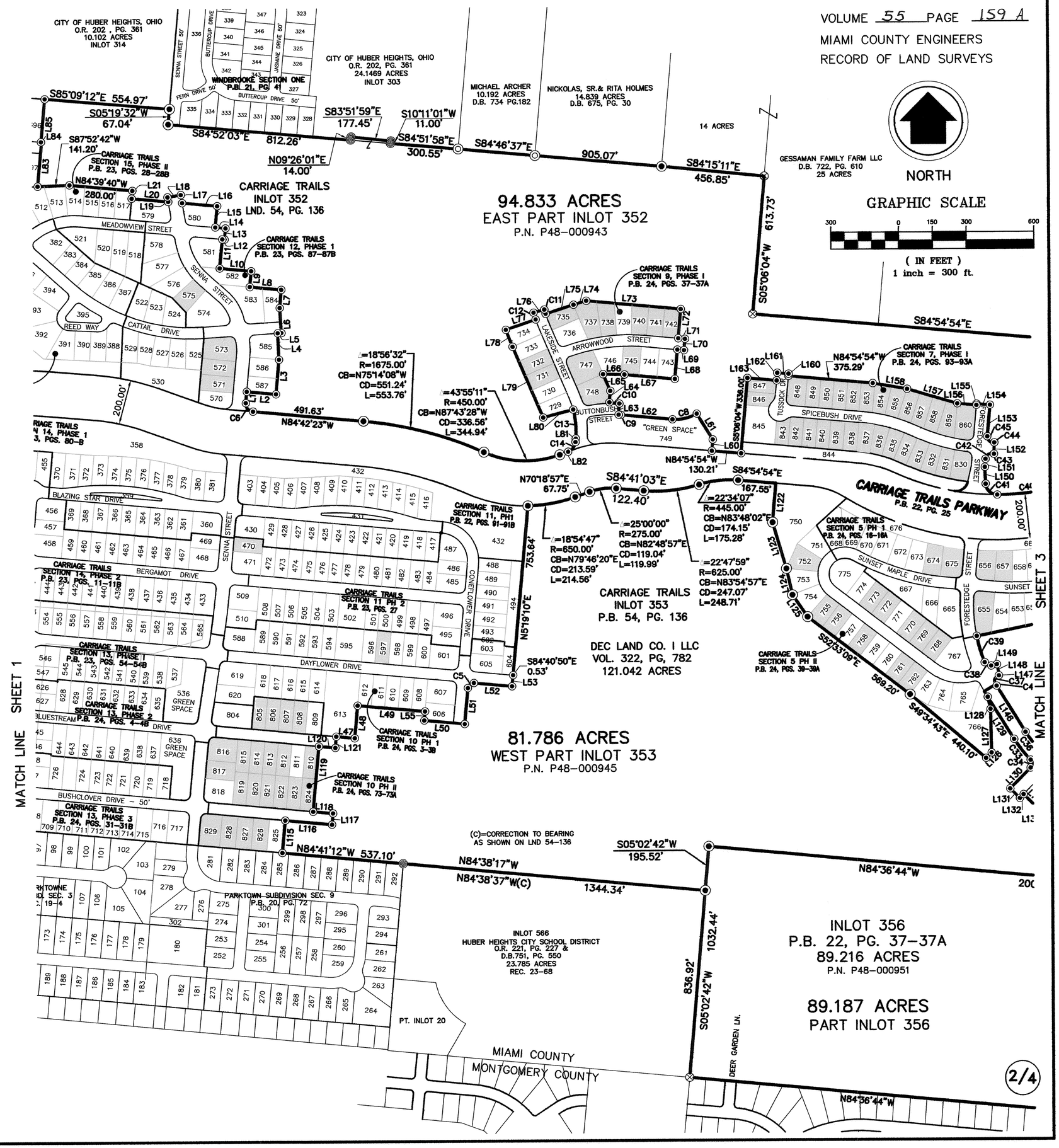
SURVEY FOR
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017

SURVEY PLAT

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS

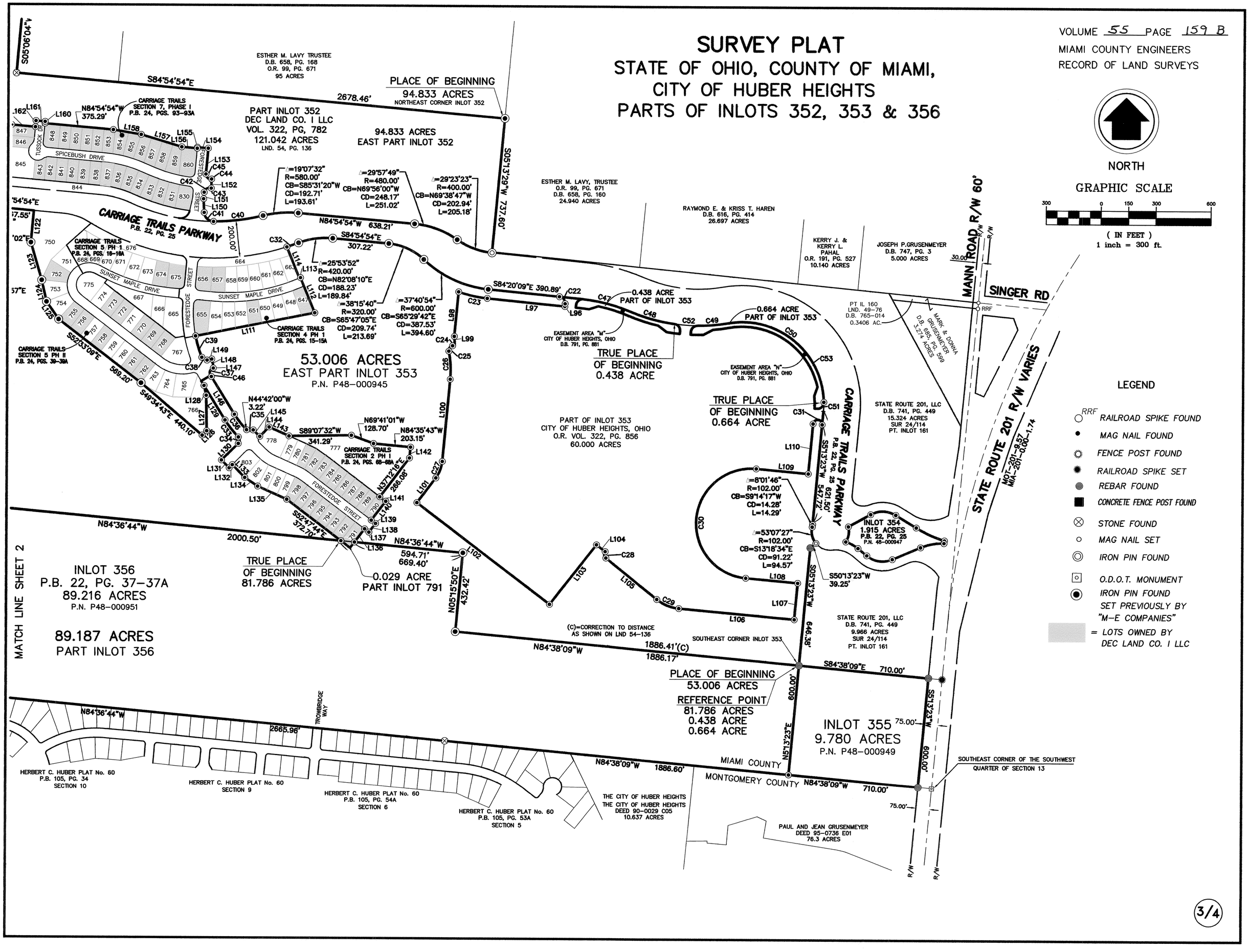
PARTS OF INLOTS 352 353 & 356

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C5	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36'
C6	55.00'	35.00'	90°01'50"	S39°41'28"E	49.51'
C7	521.30'	1500.00'	19°54'44"	S83°02'56"W	518.68'
C8	112.15'	175.00'	36°43'11"	S76°58'46"W	110.24'
C9	10.16'	475.00'	1°13'31"	N85°16'25"W	10.16'
C10	44.91'	525.00'	4°54'05"	N88°20'13"W	44.90'
C11	19.94'	575.00'	1°59'14"	N16°49'16"W	19.94'
C12	31.90'	625.00'	2°55'26"	S17°17'23"E	31.89'
C13	131.00'	375.00'	20°00'57"	S4°41'32"E	130.34'
C14	56.72'	50.00'	65°00'00"	S37°48'57"W	53.73'
C22	54.71'	35.00'	89°33'33"	S39°33'23"E	49.31'
C23	160.47'	650.00'	14°08'41"	N77°15'48"W	160.06'
C24	12.36'	125.00'	5°39'57"	S83°47'57"W	12.36'
C25	40.39'	25.00'	92°34'42"	S34°40'37"W	36.14'
C26	154.26'	525.00'	16°50'07"	S3°11'40"E	153.71'
C27	97.68'	175.00'	31°58'52"	S21°12'50"W	96.42'
C28	38.90'	25.00'	89°09'33"	S6°35'11"E	35.09'
C29	131.99'	225.00'	33°36'39"	S67°58'17"E	130.11'
C30	942.48'	300.00'	180°00'00"	N5°13'23"E	600.00'
C31	78.54'	25.00'	180°00'00"	S84°46'37"E	50.00'
C32	68.22'	1300.00'	3°00'24"	N70°41'25"E	68.21'
C33	118.58'	530.00'	12°49'08"	S38°05'39"E	118.33'
C34	39.10'	25.00'	89°36'27"	S0°18'00"W	35.23'
C35	40.48'	25.05'	92°35'16"	N88°33'04"W	36.22'
C36	105.15'	470.00'	12°49'08"	N38°05'39"W	104.93'
C37	47.02'	25.00'	107°46'21"	N23°05'35"E	40.39'
C38	35.50'	25.00'	81°21'41"	N62°20'23"W	32.59'
C39	122.20'	670.00'	10°27'01"	N16°26'02"W	122.03'
C40	273.12'	1100.00'	14°13'34"	S83°04'20"W	272.42'
C41	78.07'	51.37'	87°04'15"	N46°16'46"W	70.77'
C42	38.24'	25.00'	87°38'37"	N48°55'31"E	34.62'
C43	12.27'	825.00'	0°51'08"	S87°40'44"E	12.27'
C44	7.27'	775.00'	0°32'16"	N87°50'10"W	7.27'
C45	40.44'	25.00'	92°40'15"	N41°13'55"W	36.17'
C46	10.43'	670.00'	0°53'30"	N31°14'20"W	10.43'
C47	267.67'	900.00'	17°02'25"	N75°34'47"W	266.68'
C48	251.74'	955.00'	15°06'12"	S74°36'41"E	251.01'
C49	170.93'	955.00'	10°15'18"	N85°10'49"E	170.70'
C50	766.56'	445.00'	98°41'51"	S50°35'54"E	675.23'
C51	50.27'	445.00'	6°28'22"	N1°59'13"E	50.24'
C52	296.42'	955.00'	17°47'03"	N88°56'42"E	295.23'
C53	816.83'	445.00'	105°10'13"	N47°21'43"W	706.89'



SURVEY PLAT
STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS
PARTS OF INLOTS 352, 353 & 356

VOLUME 55 PAGE 159 B
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS



3/4

SURVEY PLAT
STATE OF OHIO, COUNTY OF MIAMI,
CITY OF HUBER HEIGHTS
PARTS OF INLOTS 352, 353 & 356

VOLUME 55 PAGE 159 C
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS

Line Table

Line #	Length	Direction
L1	51.10'	N05°19'27"E
L2	130.00'	S84°40'33"E
L3	153.61'	N05°19'27"E
L4	116.45'	N02°31'18"W
L5	16.61'	N86°20'13"E
L6	111.43'	N03°39'47"W
L7	80.96'	N05°20'20"E
L8	140.00'	N84°39'40"W
L9	70.00'	N05°20'20"E
L10	140.00'	N84°39'40"W
L11	130.00'	N05°20'20"E
L12	10.00'	S84°39'40"E
L13	50.00'	N05°20'20"E
L14	45.25'	N84°39'40"W
L15	95.00'	N05°20'20"E
L16	155.87'	N84°39'40"W
L17	36.63'	N09°39'40"W
L18	60.00'	S80°20'20"W
L19	20.56'	S09°39'40"E
L20	162.90'	N84°39'40"W
L21	35.00'	N05°20'20"E

Line Table

Line #	Length	Direction
L47	82.47'	S84°40'50"E
L48	145.42'	N05°19'10"E
L49	300.00'	S84°40'50"E
L50	180.00'	S84°40'50"E
L51	160.42'	N05°19'10"E
L52	169.47'	S84°40'50"E
L53	50.00'	N05°19'10"E
L55	40.00'	S05°19'10"W
L56	243.80'	N05°17'45"E
L57	265.06'	S73°05'34"W
L58	201.15'	S86°57'26"W
L59	10.00'	S18°51'19"E
L60	50.00'	N05°05'06"E
L61	135.77'	N31°22'50"W
L62	229.53'	N84°39'40"W
L63	50.00'	N04°06'50"E
L64	55.55'	N05°20'20"E
L65	80.22'	N23°05'34"W
L66	94.48'	S88°51'15"E
L67	224.51'	S84°39'40"E
L68	130.00'	N05°06'04"E

Line Table

Line #	Length	Direction
L69	29.49'	S84°39'40"E
L70	50.00'	N05°20'20"E
L71	29.70'	N84°39'40"W
L72	130.00'	N05°06'04"E
L73	420.54'	N84°39'40"W
L74	58.67'	S72°58'21"W
L75	130.00'	S72°11'07"W
L76	50.00'	S74°10'20"W
L77	140.00'	S71°14'54"W
L78	80.60'	S21°31'57"E
L79	341.74'	S23°05'34"E
L80	137.46'	N75°18'00"E
L81	15.32'	S05°18'57"W
L82	39.42'	S70°18'57"W
L83	198.33'	S05°20'20"W
L84	2.48'	N84°39'40"W
L85	189.34'	N05°20'20"E
L96	15.27'	S05°13'23"W
L97	426.00'	N84°20'09"W
L98	244.59'	S05°19'10"W
L99	50.00'	S03°22'05"E

Line Table

Line #	Length	Direction
L100	452.76'	S05°13'23"W
L101	169.95'	S37°12'16"W
L102	912.75'	S52°47'44"E
L103	414.36'	N37°59'36"E
L104	60.00'	S52°00'24"E
L105	358.52'	S51°09'57"E
L106	632.98'	S84°46'37"E
L107	199.65'	N05°13'23"E
L108	284.91'	N84°46'37"W
L109	284.91'	S84°46'37"E
L110	275.00'	N05°13'23"E
L111	662.92'	N78°47'34"E
L112	207.14'	N22°20'42"W
L113	6.22'	S67°39'18"W
L114	183.40'	N22°20'42"W
L115	145.00'	N05°19'10"E
L116	207.90'	S84°40'50"E
L117	50.00'	N05°19'10"E
L118	87.90'	N84°40'50"W
L119	290.83'	N05°19'10"E
L120	72.64'	S84°40'50"E

Line Table

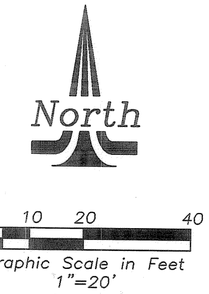
Line #	Length	Direction
L121	50.00'	N05°19'10"E
L122	174.01'	S05°05'06"W
L123	213.89'	S16°14'59"E
L124	120.24'	S12°42'09"E
L125	117.47'	S34°38'52"E
L126	34.55'	N45°23'37"E
L127	194.03'	N00°57'36"W
L128	54.98'	N13°17'33"W
L129	221.05'	S31°41'05"E
L130	128.98'	S45°06'14"W
L131	60.00'	S44°53'46"E
L132	23.96'	N45°06'14"E
L133	96.95'	S44°53'46"E
L134	84.89'	S56°14'23"E
L135	174.51'	S65°51'31"E
L136	90.62'	N37°12'16"E
L137	29.48'	S52°47'44"E
L138	60.00'	N37°12'15"E
L139	29.48'	N52°47'44"W
L140	130.00'	N37°12'16"E
L141	40.85'	N52°47'44"W

Line Table

Line #	Length	Direction
L142	59.83'	N05°13'23"E
L143	118.31'	N65°51'31"W
L144	72.93'	S45°06'14"W
L145	50.00'	N45°28'09"W
L146	241.94'	N31°41'05"W
L147	2.72'	N76°58'46"E
L148	50.00'	N13°01'14"W
L149	26.18'	S76°58'46"W
L150	75.17'	N02°44'39"W
L151	35.58'	N05°06'13"E
L152	50.00'	N01°53'42"E
L153	141.64'	N05°06'13"E
L154	60.00'	N84°53'47"W
L155	5.80'	S05°06'13"W
L156	85.00'	N84°53'47"W
L157	231.54'	N73°24'37"W
L158	154.41'	N80°20'33"W
L160	10.00'	N05°06'04"E
L161	50.00'	N84°54'27"W
L162	34.04'	S05°06'04"W
L163	130.00'	N84°53'56"W

TIPP CITY	486	Pt. 74	N.W. 12
CORPORATION	INLOT	OUTLOT	TAX MAP

Volume 55 Page 160
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Miami County Recorder's
Plat Records
Plat Book 9, Page 85
Plat Book 12, Page 59

Miami County Engineer's
Record of Lot Surveys
Volume 5, Page 106
Volume 14, Page 186
Volume 18, Page 195

Survey of Inlots 486 &
Pt. O.L. 74 for Alan Duling

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

Michael W. Cozatt 5/30/14
MICHAEL W. COZATT
P.S. #6001

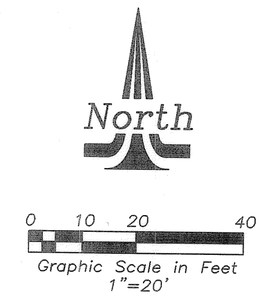
COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 07714
File Name: C:\JOBS\2014\07714.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

TROY
CORPORATION

4652
INLOT

S.W. 83
TAX MAP

Volume 55 Page 161
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Miami County Engineer's
Record of Lot Surveys
Volume 20, Page 43
Miami County Recorder's
Plat Records
Plat Book 7, Page 17
(Basis of Bearings)
Plat Book 7, Page 118

Survey of Inlot 4652
for Thomas Vanchure

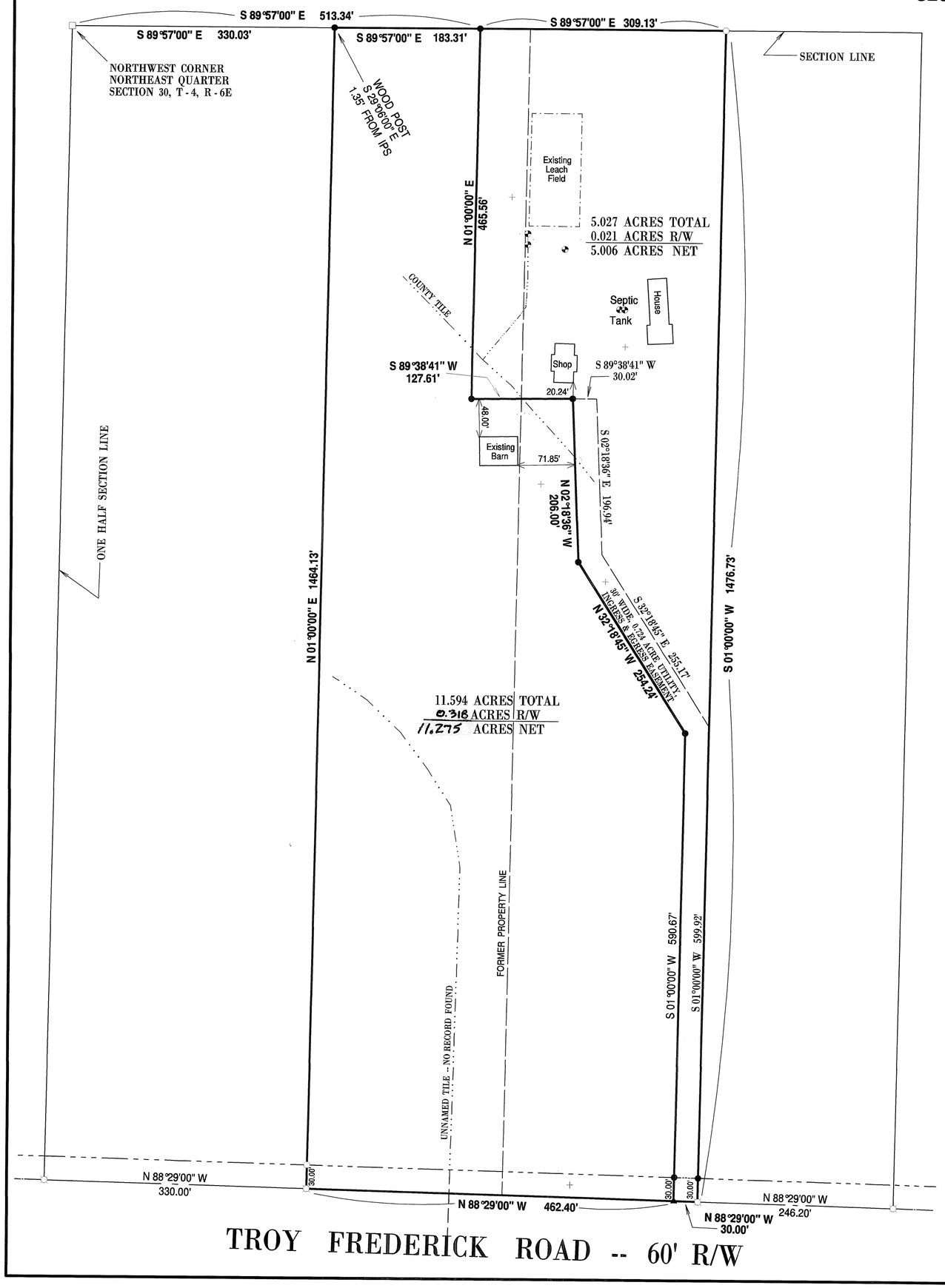
STATE OF OHIO
MICHAEL
W.
COZATT
S-6001
REGISTERED
PROFESSIONAL SURVEYOR

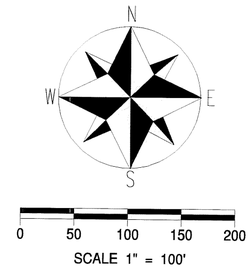
Michael W. Cozatt 5/30/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 11014
File Name: C:\JOBS\2014\11014.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

MONROE TOWNSHIP	N.E. QTR, 30 SECTION	4 TOWN	6 EAST RANGE	VOLUME 55 PAGE 162

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





BASIS OF BEARING:

MIAMI CO. ENGINEER'S RECORD OF LAND SURVEY VOLUME 22, PAGE 49

LEGEND

△	PK NAIL FOUND	○	RRS FOUND
□	STONE FOUND		
○	IRON PIN FOUND		
•			
+			
◎	GIN SPINDLE FND		
⊙			
⊕			
◇			
▲	MAG NAIL SET		
■			
●	IRON PIN SET		
◆	RRS SET	A	

Certified To Conform With
Miami County Survey Requirements

Paul P. Huelskamp, P.E., P.S.
Miami County Engineer

Matthew Ball 5-29-14
Deputy Date

APPROVED
Subject to Zoning Approval
By Henry Fyler
Date 5/30/14
Miami County Health District

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS

VOLUME 22, PAGE 49
VOLUME 21, PAGE 180
VOLUME 15, PAGE 59
VOLUME 38, PAGE 34
VOLUME 22, PAGE 126

Large Lot Development

Approved by the Miami County Planning Commission; No Plat required as per ORC 711.133

Daniel Smith 5/30/2014
Secretary Date
Miami County Planning Commission

DEED REFERENCE:

OFFICIAL RECORD VOLUME 123, PAGE 615

MAY 24, 2014	SURVEY OF (2) TRACTS OF LAND FOR THE COOK FAMILY IN MONROE TOWNSHIP
PROFESSIONAL LAND SURVEYOR NEIL E. TEAFORD NO. 7724 STATE OF OHIO	Neil E Teaford, P.S. #7724

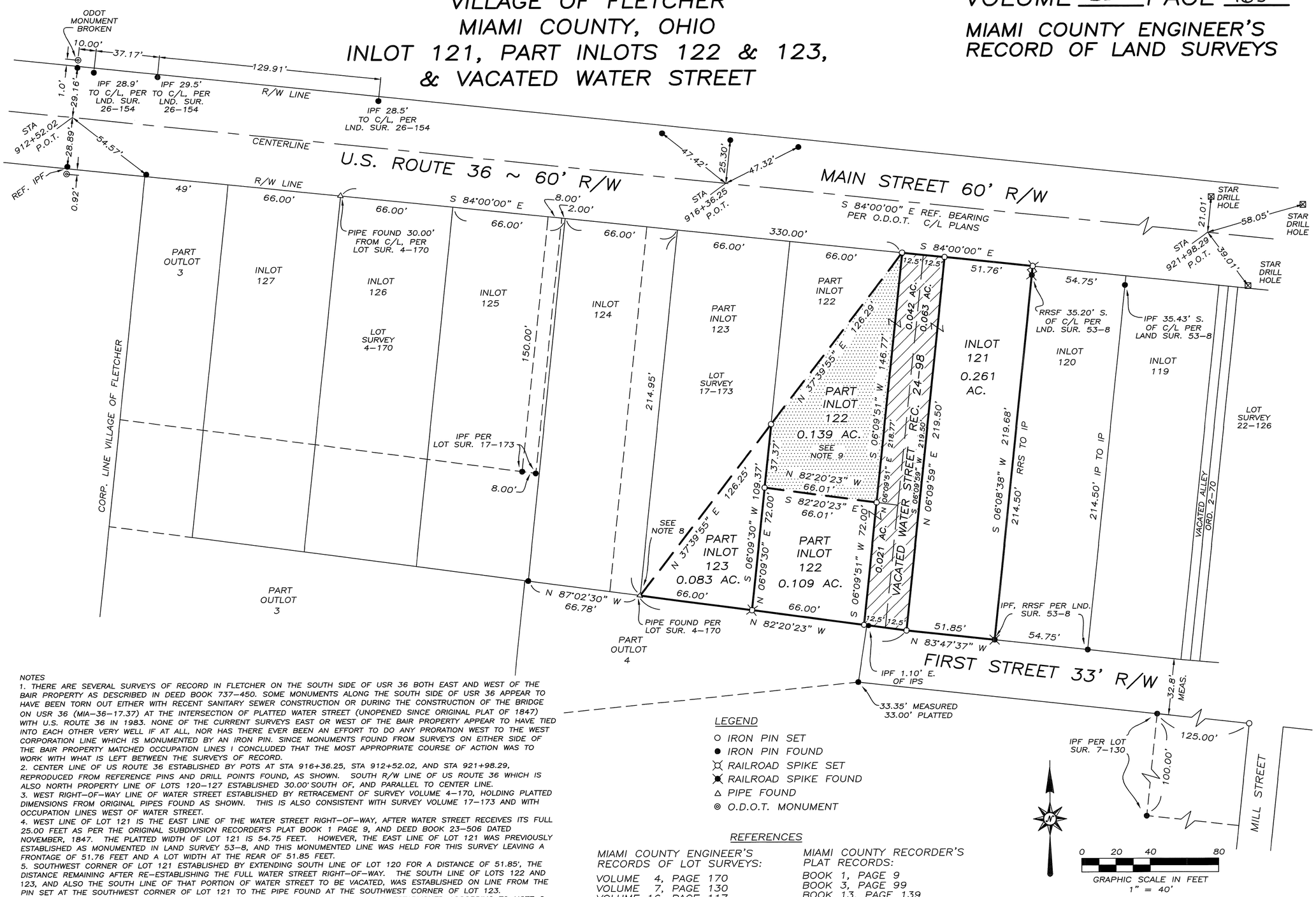
NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

VILLAGE OF FLETCHER
MIAMI COUNTY, OHIO
INLOT 121, PART INLOTS 122 & 123, & VACATED WATER STREET

VOLUME 55 PAGE 163

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



NOTES

1. THERE ARE SEVERAL SURVEYS OF RECORD IN FLETCHER ON THE SOUTH SIDE OF USR 36 BOTH EAST AND WEST OF THE BAIR PROPERTY AS DESCRIBED IN DEED BOOK 737–450. SOME MONUMENTS ALONG THE SOUTH SIDE OF USR 36 APPEAR TO HAVE BEEN TORN OUT EITHER WITH RECENT SANITARY SEWER CONSTRUCTION OR DURING THE CONSTRUCTION OF THE BRIDGE ON USR 36 (MIA–36–17.37) AT THE INTERSECTION OF PLATTED WATER STREET (UNOPENED SINCE ORIGINAL PLAT OF 1847) WITH U.S. ROUTE 36 IN 1983. NONE OF THE CURRENT SURVEYS EAST OR WEST OF THE BAIR PROPERTY APPEAR TO HAVE TIED INTO EACH OTHER VERY WELL IF AT ALL, NOR HAS THERE EVER BEEN AN EFFORT TO DO ANY PRORATION WEST TO THE WEST CORPORATION LINE WHICH IS MONUMENTED BY AN IRON PIN. SINCE MONUMENTS FOUND FROM SURVEYS ON EITHER SIDE OF THE BAIR PROPERTY MATCHED OCCUPATION LINES I CONCLUDED THAT THE MOST APPROPRIATE COURSE OF ACTION WAS TO WORK WITH WHAT IS LEFT BETWEEN THE SURVEYS OF RECORD.
2. CENTER LINE OF US ROUTE 36 ESTABLISHED BY POTS AT STA 916+36.25, STA 912+52.02, AND STA 921+98.29, REPRODUCED FROM REFERENCE PINS AND DRILL POINTS FOUND, AS SHOWN. SOUTH R/W LINE OF US ROUTE 36 WHICH IS ALSO NORTH PROPERTY LINE OF LOTS 120–127 ESTABLISHED 30.00' SOUTH OF, AND PARALLEL TO CENTER LINE.
3. WEST RIGHT–OF–WAY LINE OF WATER STREET ESTABLISHED BY RETRACEMENT OF SURVEY VOLUME 4–170, HOLDING PLATTED DIMENSIONS FROM ORIGINAL PIPES FOUND AS SHOWN. THIS IS ALSO CONSISTENT WITH SURVEY VOLUME 17–173 AND WITH OCCUPATION LINES WEST OF WATER STREET.
4. WEST LINE OF LOT 121 IS THE EAST LINE OF THE WATER STREET RIGHT–OF–WAY, AFTER WATER STREET RECEIVES ITS FULL 25.00 FEET AS PER THE ORIGINAL SUBDIVISION RECORDER'S PLAT BOOK 1 PAGE 9, AND DEED BOOK 23–506 DATED NOVEMBER, 1847. THE PLATTED WIDTH OF LOT 121 IS 54.75 FEET. HOWEVER, THE EAST LINE OF LOT 121 WAS PREVIOUSLY ESTABLISHED AS MONUMENTED IN LAND SURVEY 53–8, AND THIS MONUMENTED LINE WAS HELD FOR THIS SURVEY LEAVING A FRONTAGE OF 51.76 FEET AND A LOT WIDTH AT THE REAR OF 51.85 FEET.
5. SOUTHWEST CORNER OF LOT 121 ESTABLISHED BY EXTENDING SOUTH LINE OF LOT 120 FOR A DISTANCE OF 51.85', THE DISTANCE REMAINING AFTER RE–ESTABLISHING THE FULL WATER STREET RIGHT–OF–WAY. THE SOUTH LINE OF LOTS 122 AND 123, AND ALSO THE SOUTH LINE OF THAT PORTION OF WATER STREET TO BE VACATED, WAS ESTABLISHED ON LINE FROM THE PIN SET AT THE SOUTHWEST CORNER OF LOT 121 TO THE PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 123.
6. THE PLATTED DEPTH OF LOT 121 IS 214.50 FEET. HOWEVER, THE FRONT LINE WAS ESTABLISHED ACCORDING TO NOTE 2 ABOVE, AND THE REAR LINE ESTABLISHED AS PER NOTE 5 ABOVE. THE EAST LINE OF LOT 121 MEASURES 219.50 FEET, AND THE WEST LINE MEASURES 219.68 FEET, BOTH BASED UPON MONUMENTS FOUND, AND CONSISTENT WITH OCCUPATION LINES.
7. THE 0.139 ACRE QUADRILATERAL ON THE NORTH SIDE OF LOT 122 IS NOT INCLUDED IN THE CURRENT DEED FOR THE BAIR PROPERTY. WHEN LOTS 122 AND 123 WERE RECONFIGURED INTO TWO TRIANGULAR LOTS IN 1915 BY CUTTING THEM WITH A DIAGONAL LINE ON THE APPROXIMATE CREEK LINE, AS DOCUMENTED IN DEED BOOK 155 PAGE 62 AND ALSO IN DEED BOOK 155 P 229, THIS 0.139 ACRE TRACT WAS CLEARLY INCLUDED IN THE EAST TRIANGLE. HOWEVER, IT APPEARS TO HAVE BEEN LOST AT SOME POINT IN THE CHAIN OF TITLE SINCE THAT TIME. IT IS CURRENTLY SHOWN ON THE TAX MAP AS BEING INCLUDED WITH THE BALANCE OF THE BAIR TRACT, AND IT IS VISIBLY OCCUPIED BY THE OWNER OF THE REST OF THE EAST TRIANGULAR TRACT.
8. IRON PIPE FOUND WAS SET IN 1953 ON DIAGONAL SPLIT LINE AND HONORED WITH THIS SURVEY AS SOUTHWEST CORNER OF TRACT.
9. SHADED AREA NOT COVERED BY BAIR'S CURRENT DEED NOR BY DEEDS FOR PROPERTY TO THE WEST OF THE DIAGONAL PROPERTY LINE.

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ⊗ RAILROAD SPIKE SET
- ⊠ RAILROAD SPIKE FOUND
- △ PIPE FOUND
- ◎ O.D.O.T. MONUMENT

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 4, PAGE 170
VOLUME 7, PAGE 130
VOLUME 16, PAGE 117
VOLUME 17, PAGE 173
VOLUME 22, PAGE 126

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 26, PAGE 154
VOLUME 51, PAGE 47
VOLUME 53, PAGE 8

ODOT RIGHT–OF–WAY PLANS
MIA–36–17.37, JOB 07324 (0)

MIAMI COUNTY RECORDER'S PLAT RECORDS:

BOOK 1, PAGE 9
BOOK 3, PAGE 99
BOOK 13, PAGE 139
BOOK 24, PAGE 98

MIAMI COUNTY RECORDER'S RECORDS OF DEEDS:

BOOK 23, PAGE 506
BOOK 124, PAGE 281
BOOK 142, PAGE 529
BOOK 151, PAGE 130
BOOK 155, PAGE 62
BOOK 155, PAGE 229
BOOK 442, PAGE 412
BOOK 480, PAGE 32
BOOK 718, PAGE 74
BOOK 737, PAGE 450

SURVEY FOR THE ESTATE OF RICHARD BAIR IN MIAMI COUNTY, OHIO ~ MAY 28, 2014

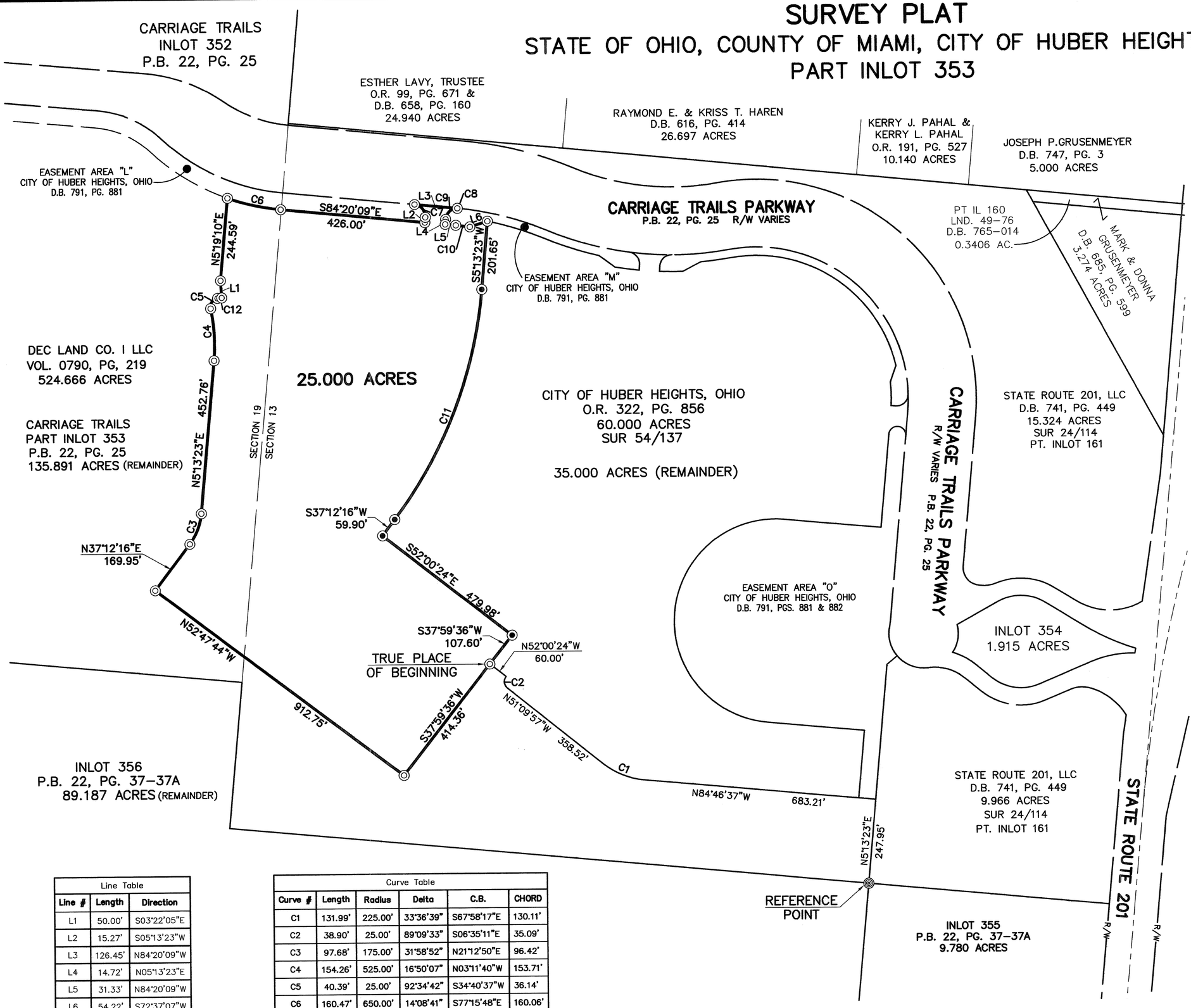
STATE OF OHIO GREGG S. BROOKHART 6348 REGISTERED PROFESSIONAL SURVEYOR

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

SURVEY PLAT

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, PART INLOT 353

VOLUME 55 PAGE 164
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS



GRAPHIC SCALE

200 100 0 200

(IN FEET)
1 inch = 200 ft.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219 & VOL. 201, PG. 771

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 25	P.B. 23, PG. 44
P.B. 22, PG. 80	P.B. 23, PG. 54
P.B. 23, PG. 27	P.B. 22, PG. 37
P.B. 22, PG. 91	
P.B. 23, PG. 11	

BASIS OF BEARINGS

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

APPROVED:

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

ON MAY 27TH, 2014

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

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

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

STATE OF OHIO
DAVID L. CHIESA S-7740
REGISTERED
PROFESSIONAL SURVEYOR

M-E/IBI GROUP

BY David L. Chiesa 5/12/14
David L. Chiesa P.S.
Registered Surveyor No. 7740

Line Table

Line #	Length	Direction
L1	50.00'	S03°22'05"E
L2	15.27'	S05°13'23"W
L3	126.45'	N84°20'09"W
L4	14.72'	N05°13'23"E
L5	31.33'	N84°20'09"W
L6	54.22'	S72°37'07"W

Curve Table

Curve #	Length	Radius	Delta	C.B.	CHORD
C1	131.99'	225.00'	33°36'39"	S67°58'17"E	130.11'
C2	38.90'	25.00'	89°09'33"	S06°35'11"E	35.09'
C3	97.68'	175.00'	31°58'52"	N21°12'50"E	96.42'
C4	154.26'	525.00'	16°50'07"	N03°11'40"W	153.71'
C5	40.39'	25.00'	92°34'42"	S34°40'37"W	36.14'
C6	160.47'	650.00'	14°08'41"	S77°15'48"E	160.06'
C7	54.71'	35.00'	89°33'33"	N39°33'23"W	49.31'
C8	3.70'	900.00'	0°14'09"	N84°13'04"W	3.70'
C9	55.39'	35.00'	90°40'36"	S50°33'42"W	49.79'
C10	41.52'	850.00'	2°47'57"	N82°56'10"W	41.52'
C11	734.00'	1315.00'	31°58'52"	N21°12'50"E	724.51'
C12	12.36'	125.00'	5°39'57"	S83°47'57"W	12.36'

LEGEND

- IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- REBAR FOUND

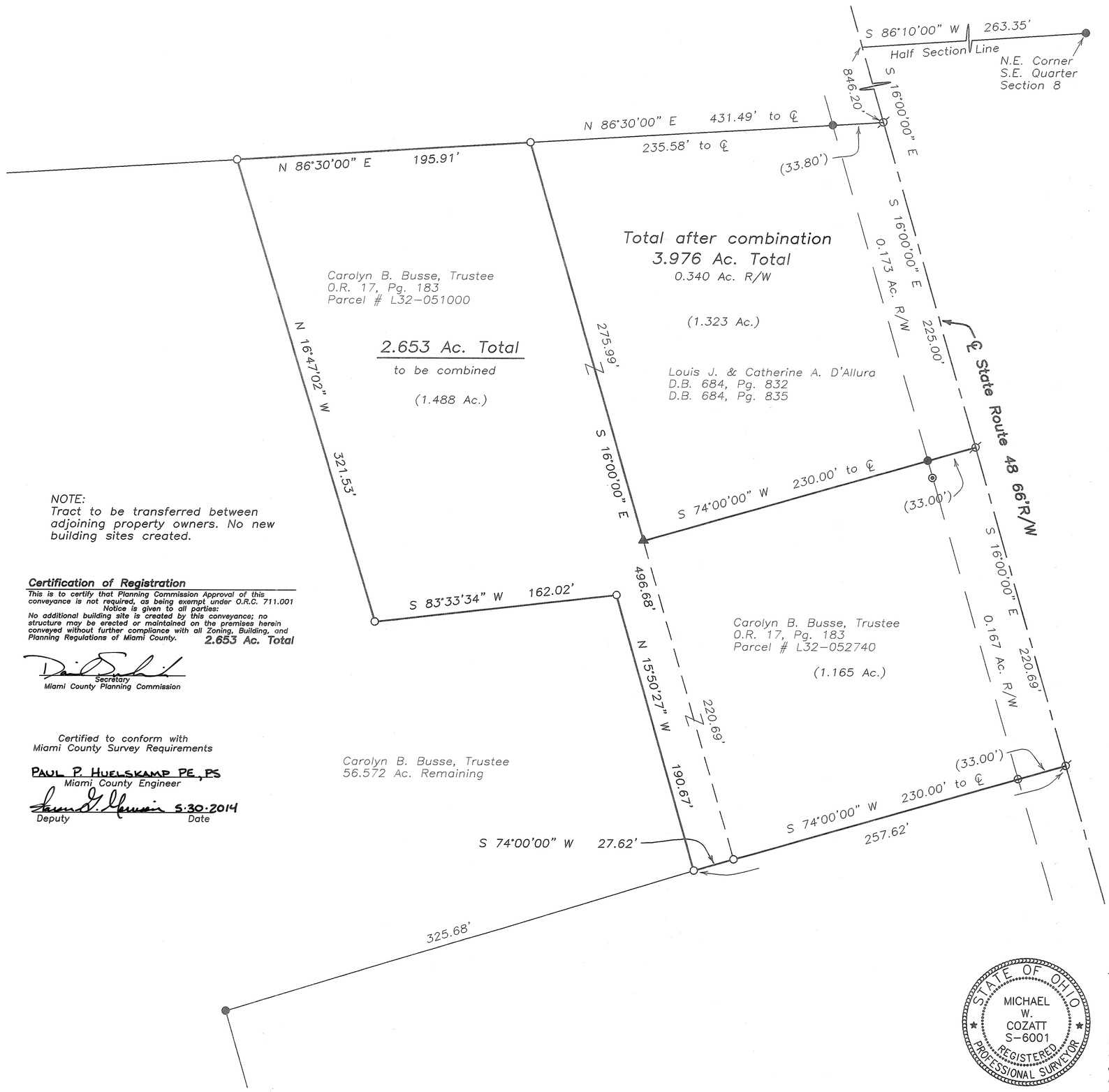
SURVEY FOR
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017

M-E COMPANIES
IBI GROUP
635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

J:\pre-int\12\12-019\dwg\SURVEY\12019-25ACBND.dwg by:david.chiesa on 05/12/2014 @ 10:48:29 am ~ © M+E Companies, Inc.

6	5	8 SE ¼	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 165
Miami County Engineer's
Record of Land Surveys



Certification of Registration

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

Secretary
Miami County Planning Commission

Certified to conform with
Miami County Survey Requirements

PAUL P. HUELSKAMP PE, PS
Miami County Engineer

Deputy 5-30-2014 Date

North

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

Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 12, Page 43
(Basis of Bearings)
Volume 33, Page 41
Volume 35, Page 40

Survey of 2.653 Ac.
for Carolyn Busse

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

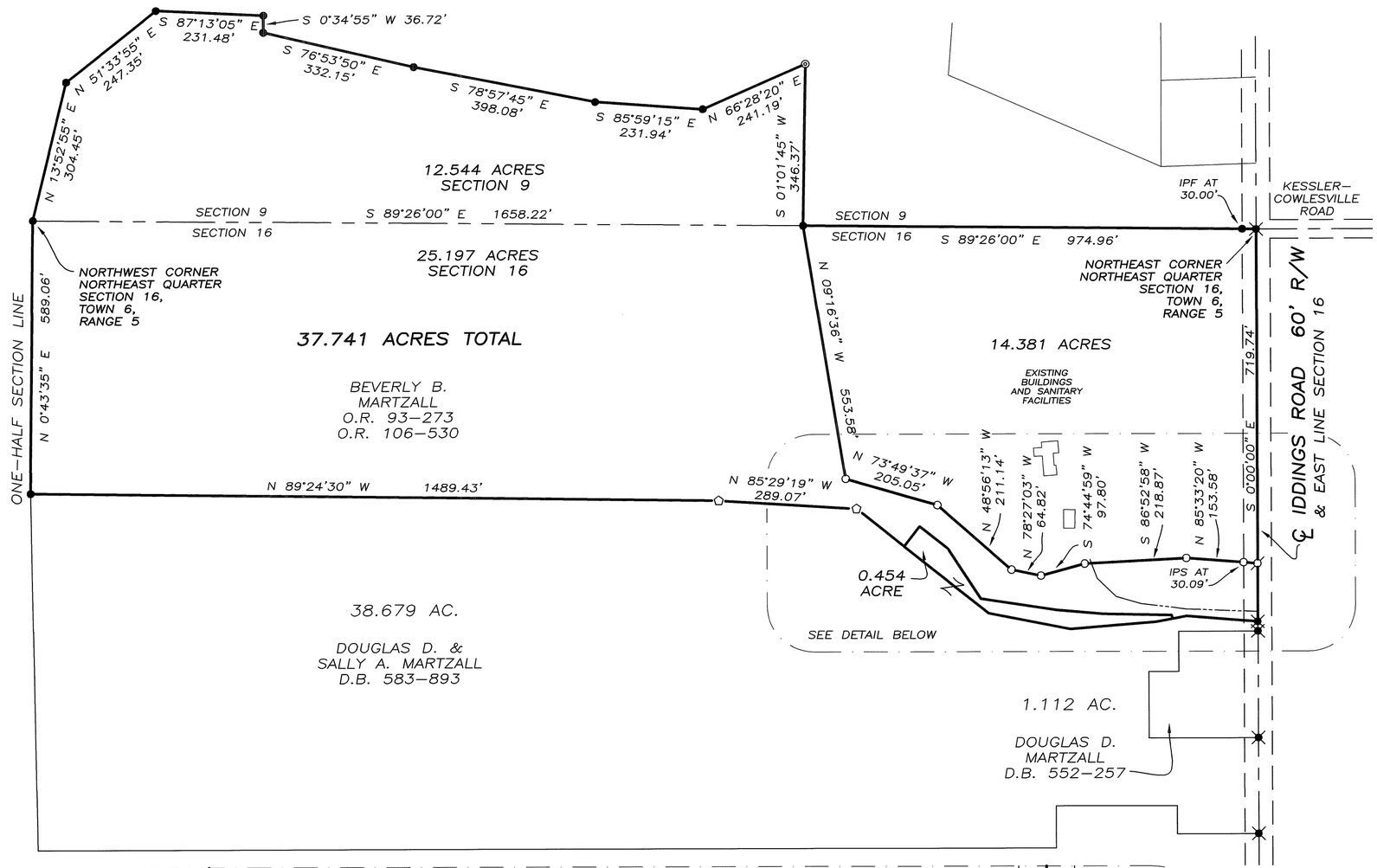
5/29/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 08714 — (937) 339-2921
File Name: C:\Surveys\2014\08714.dwg
Drawn by: DMC ~ Checked by: MWC

UNION TOWNSHIP	9 SE ¼ 16 NE ¼ SECTION	6 TOWN	5E RANGE

VOLUME 55 PAGE 166

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



CERTIFICATION OF REGISTRATION

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

NOTICE IS GIVEN TO ALL PARTIES:

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

6/5/2014

SECRETARY
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP, P.E., P.S.

MIAMI COUNTY ENGINEER

DEPUTY — DATE 6-5-2014

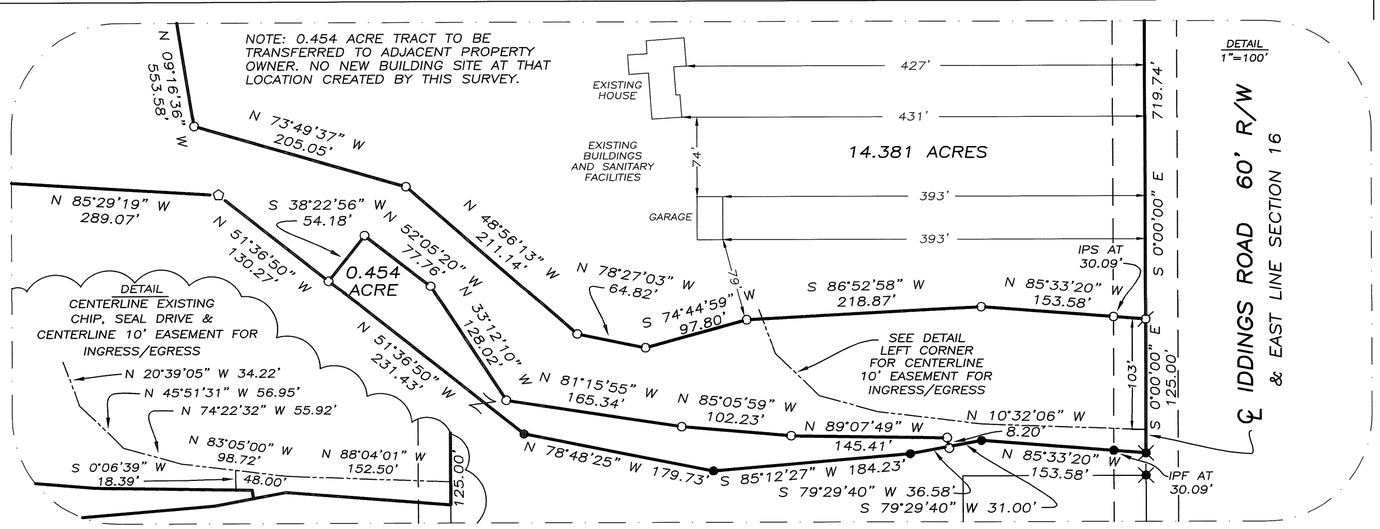
LEGEND

- IRON PIN SET
- IRON PIN FOUND
- PIPE FOUND
- MAG SPIKE SET
- RAILROAD SPIKE FOUND
- STONE FOUND
- CONCRETE CORNER POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 28, PAGE 57
VOLUME 29, PAGE 26
VOLUME 34, PAGE 34



GRAPHIC SCALE IN FEET
1" = 200'

SURVEY FOR BEVERLY B. MARTZALL IN MIAMI COUNTY, OHIO ~ MAY 7, 2014

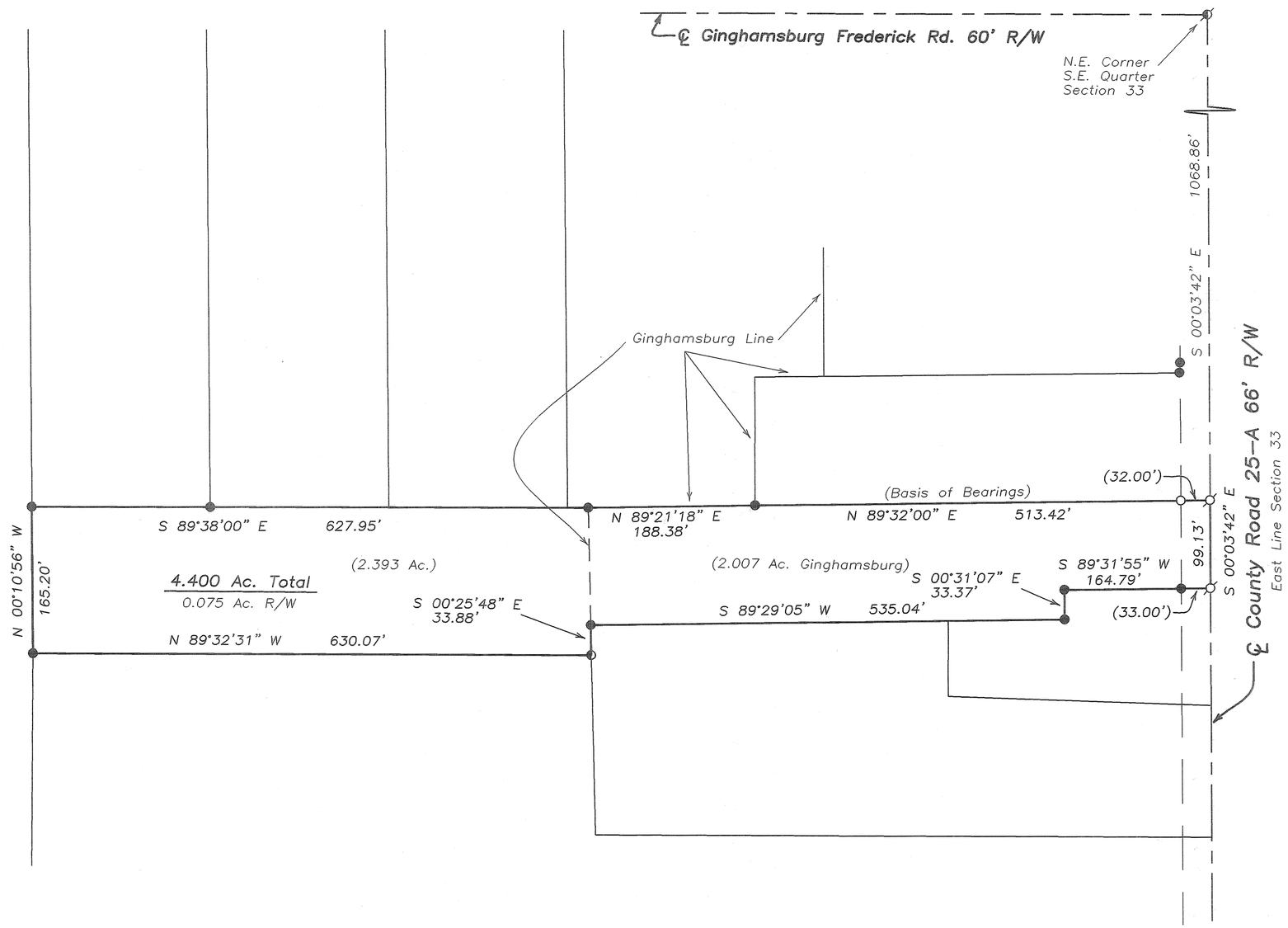
STATE OF OHIO — GREGG S. BROOKHART 6348 — REGISTERED PROFESSIONAL SURVEYOR

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

4	6E	33 SE ¼	MONROE	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 167
Miami County Engineer's
Record of Land Surveys

GINGHAMSBURG
VILLAGE



North

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

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- 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 19
(Basis of Bearings)
Volume 20, Page 172
Volume 22, Page 123
Volume 23, Page 43
Volume 23, Page 65
Volume 24, Page 60
Volume 26, Page 183
Volume 45, Page 17

Survey of 4.400 Ac.
for James Sanders c/o John Carr

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

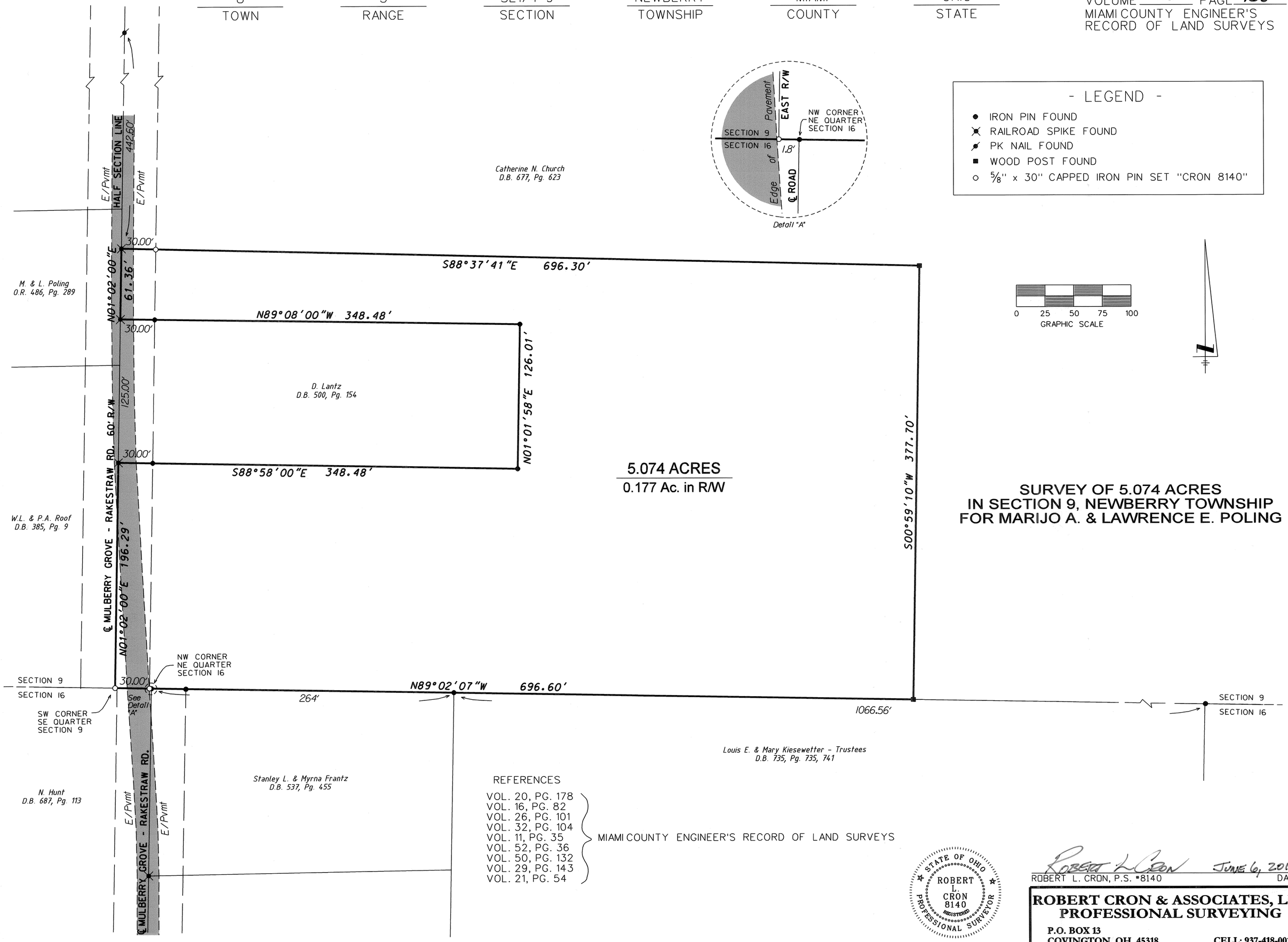
Michael W. Cozatt 6/03/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 12614 — (937) 339-2921

File Name: C:\Surveys\2014\12614.dwg
Drawn by: DMC ~ Checked by: MWC

8	5	SE1/4-9	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

VOLUME 55 PAGE 168
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



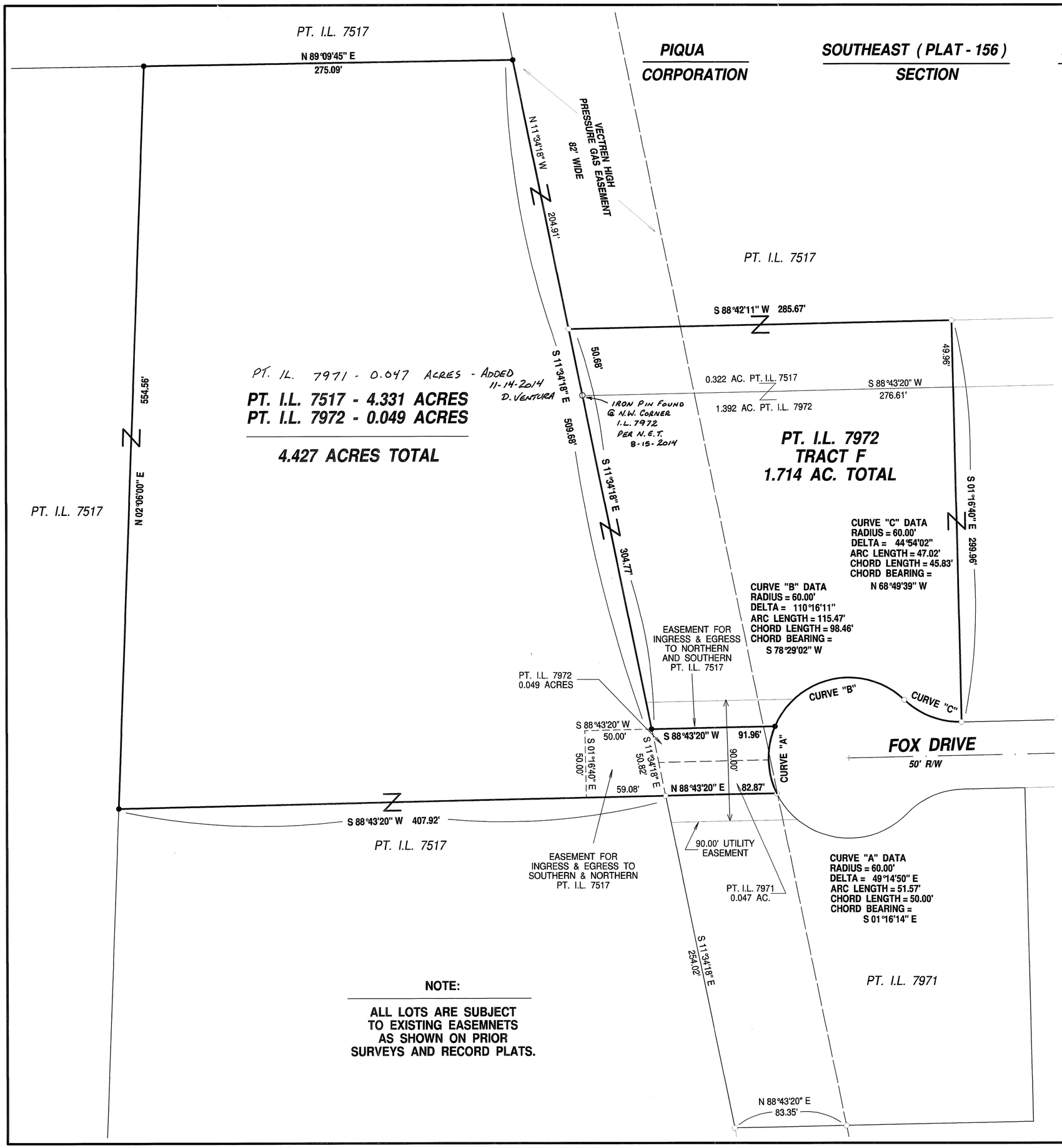
ROBERT L. CRON, P.S. #8140 — JUNE 6, 2014 DATE

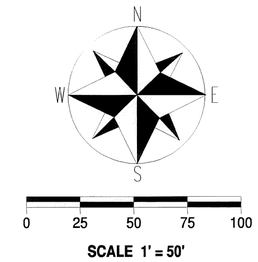
ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
P.O. BOX 13
COVINGTON, OH 45318
CELL: 937-418-0017

PIQUA / **CORPORATION** — **SOUTHEAST (PLAT - 156)** / **SECTION** — **PARTS 7517, 7971 & 7972** / **INLOT**

VOLUME 55 **PAGE** 169

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





BASIS OF BEARING:

MIAMI CO. ENGINEER'S RECORD OF LOT SURVEYS VOLUME 20, PAGE 190 & VOLUME 19, PAGE 197

LEGEND

△	PK NAIL FOUND	○	RRS FOUND
□	STONE FOUND	▲	
○	IRON PIN FOUND		
•		⊙	
+	TRAVERSE POINT	⊙	
◎	GIN SPINDLE FND		
⊙		⊠	
⊕			
◇			
▲	PK NAIL SET		
■			
●	IRON PIN SET		
◆	RRS SET	A	

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

VOLUME 49, PAGE 43
VOLUME 29, PAGE 28

MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

VOLUME 19, PAGE 135
VOLUME 23, PAGE 130
VOLUME 19, PAGE 165
VOLUME 20, PAGE 190
VOLUME 19, PAGE 197

RECORD PLAT:

MIAMI COUNTY RECORDERS' PLAT RECORD

RECORD PLAT 16, PAGE 143
RECORD PLAT 13, PAGE 72

THIS PLAT WAS REVIEWED AND APPROVED THIS 10TH DAY OF JUNE, 2014 BY THE CITY OF PIQUA ENGINEER.

CITY ~~ENGINEER~~ PLANNER

NOTE:

ALL LOTS ARE SUBJECT TO EXISTING EASEMNETS AS SHOWN ON PRIOR SURVEYS AND RECORD PLATS.

APRIL 7, 2014

SURVEY OF PARTS INLOT 7517, 7971 & 7972 IN THE CITY OF PIQUA FOR MIKE SHERRY

PROFESSIONAL LAND SURVEYOR — NEIL E. TEAFORD — NO. 7724 — STATE OF OHIO

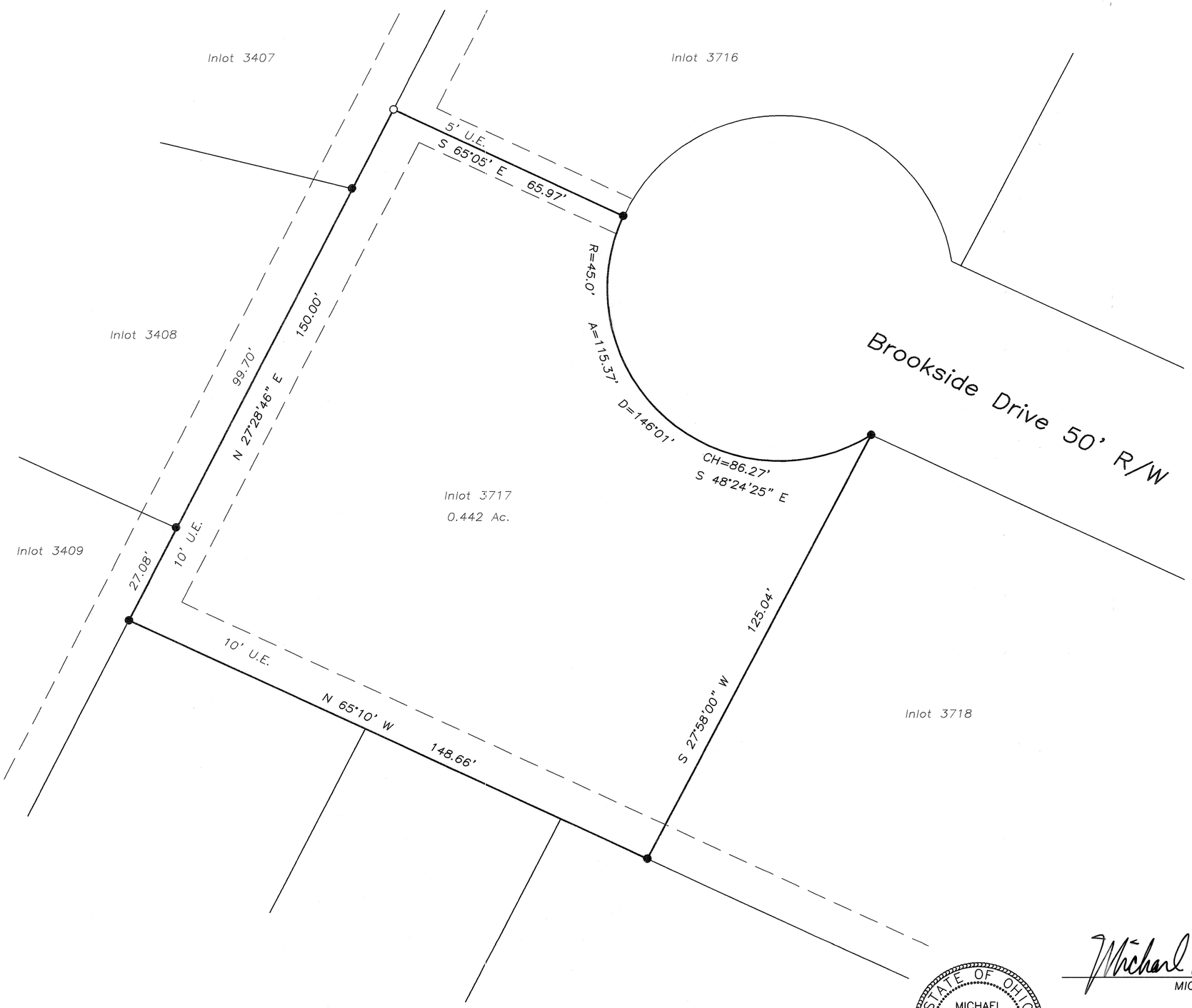
Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

TROY	3717	N.W. 36
CORPORATION	INLOT	TAX MAP

Volume 55 Page 170
Miami County Engineer's
Record of Land Surveys



North

0 10 20 40
Graphic Scale in Feet
1"=20'

Legend

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

References

Miami County Recorder's Plat Records
Plat Book 5, Page 16
Plat Book 5, Page 70

Miami County Engineer's Record of Lot Surveys
Volume 10, Page 73

Survey of Inlot 3717
for Donald Luther

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

Michael W. Cozatt 6/11/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 12814 — (937) 339-2921
File Name: C:\JOBS\2014\12814.dwg
Drawn by: DMC ~ Checked by: MWC

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

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

SHENANDOAH–11
SUBDIVISION

195
LOT

North

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 Recorder's
Plat Records
Volume 15, Page 29
(Basis of Bearings)
Volume 16, Page 92

Survey of Lot 195
for Fred Moyer

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

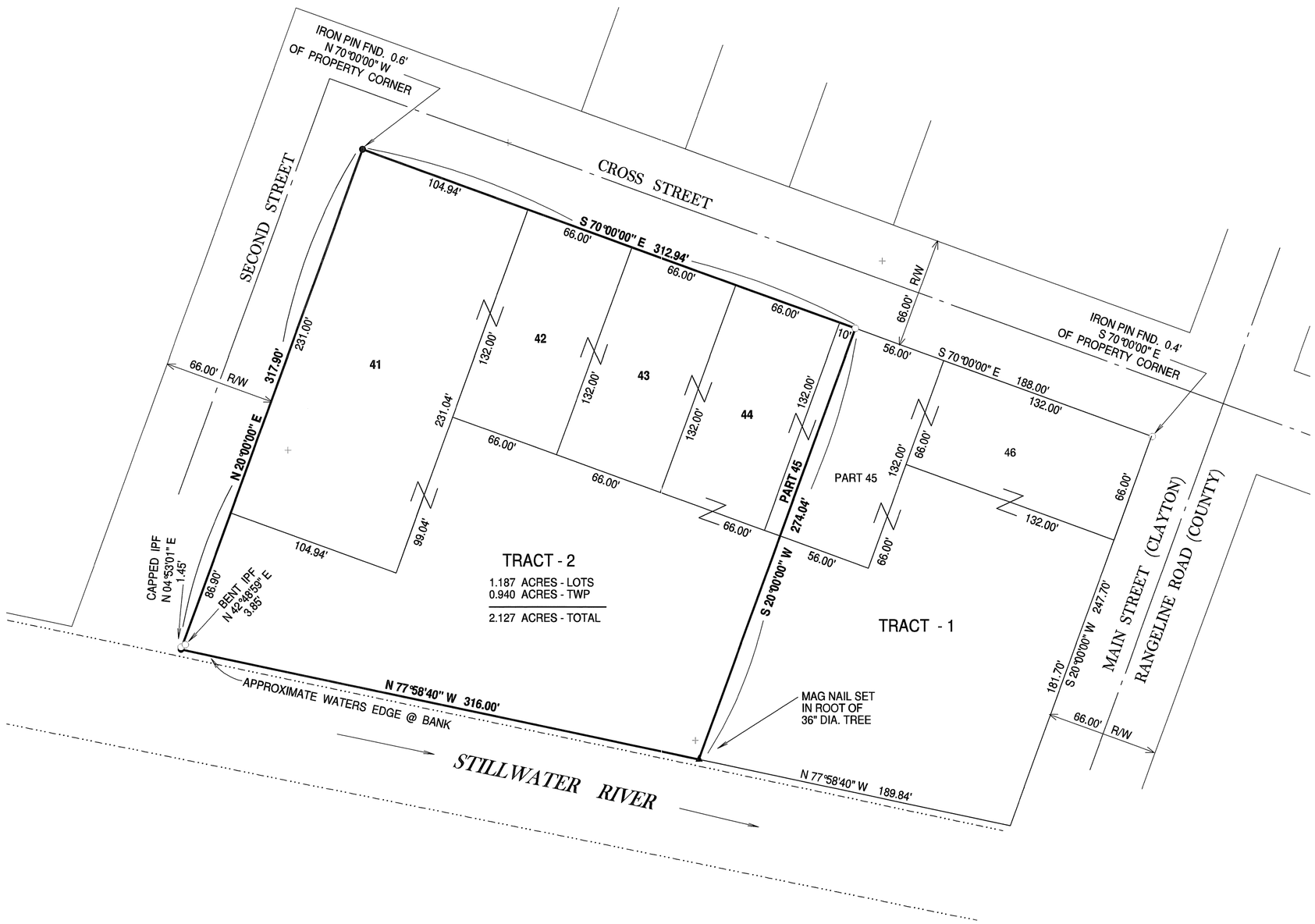
Michael W. Cozatt 6/4/12
MICHAEL W. COZATT
P.S. #6001

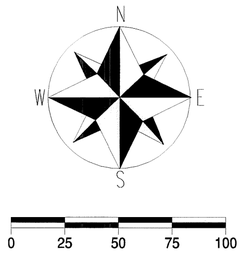
COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 13014 — (937) 339–2921
File Name: C:\Surveys\2014\13014.dwg
Drawn by: DMC ~ Checked by: MWC

CLAYTON	41 THRU 45	NEWBERRY	13	9	4
VILLAGE	LOTS	TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 172

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEY
VOLUME 30, PAGE 40

LEGEND

MAG NAIL FOUND	RRS FOUND
STONE FOUND	
IRON PIN FOUND	
TRAVERSE POINT	
GIN SPINDLE FND	
MAG NAIL SET	
IRON PIN SET	
RRS SET	A

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS:

VOLUME 21, PAGE 146
VOLUME 30, PAGE 40

MIAMI COUNTY ENGINEER'S
RECORD OF LOT SURVEYS:

VOLUME 7, PAGE 199

MIAMI COUNTY RECORDER'S
RECORD OF DEEDS:

DEED BOOK 712, PAGE 89

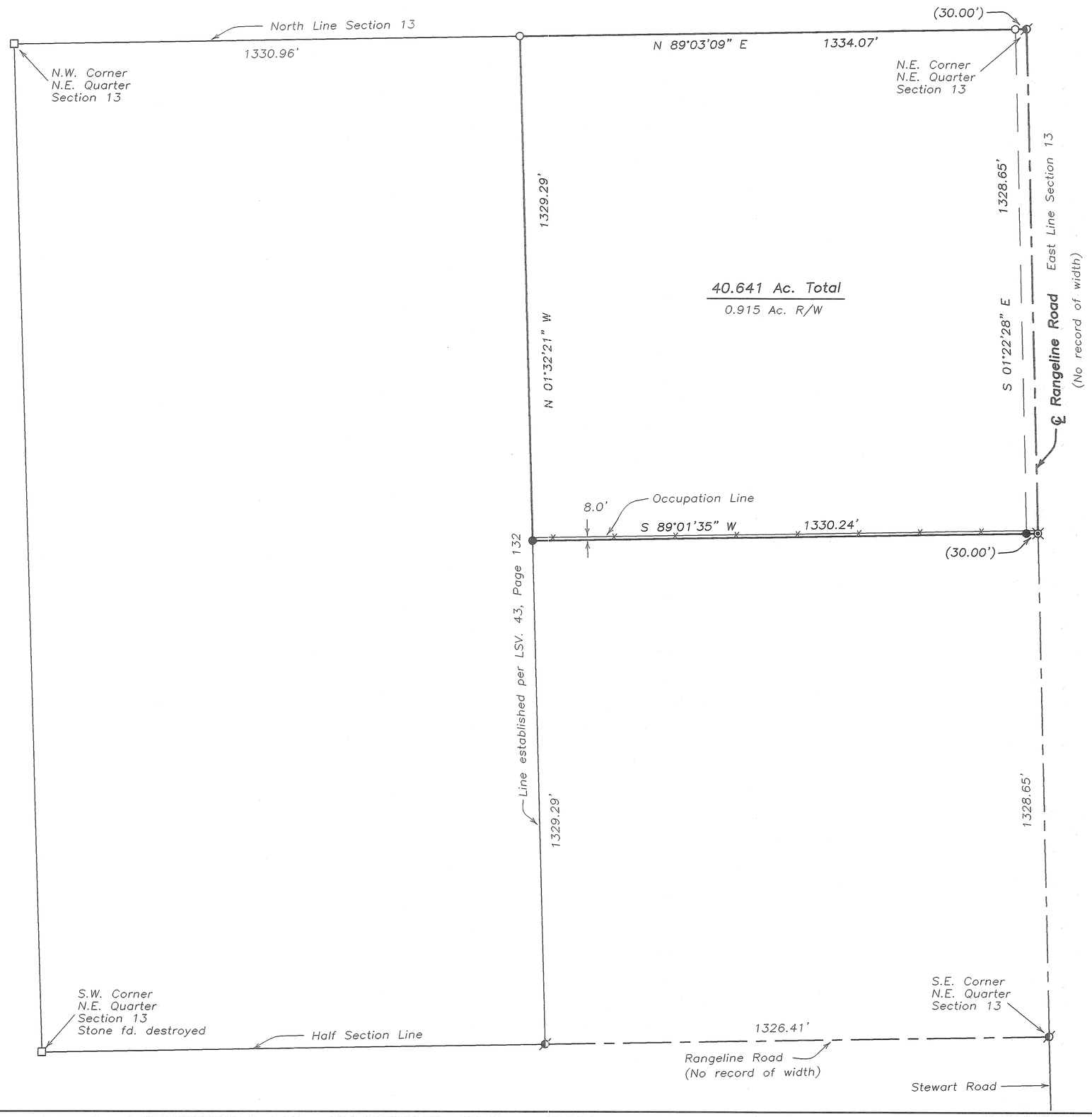
DECEMBER 19, 2013	RE-SURVEY OF AN EXISTING 2.127 ACRE TRACT TO RESET MISSING PROPERTY PINS FOR STEVEN HEISEY IN NEWBERRY TOWNSHIP
PROFESSIONAL LAND SURVEYOR NEIL E. TEAFORD NO. 7724 STATE OF OHIO	Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

8	4E	13 NE ¼	NEWTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 173
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
- Pin in Monument Box

References

Miami County Engineer's
Record of Land Surveys
Volume 51, Page 109
(Basis of Bearings)

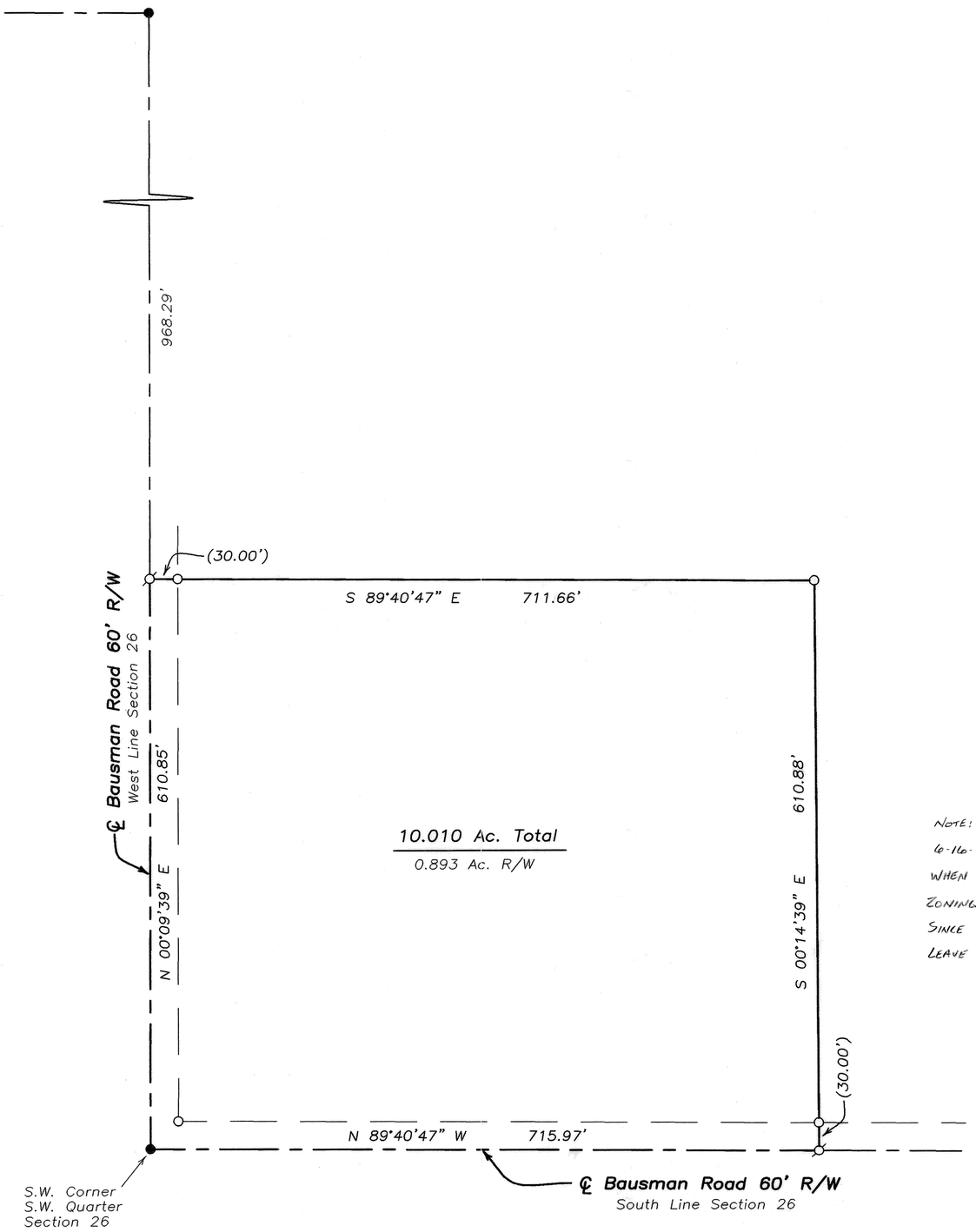
Survey of 40.641 Ac.
for Keith & Linda Willis

Michael W. Cozatt 6/10/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 14414 — (937) 339-2921
File Name: C:\JOBS\2014\14414.dwg
Drawn by: DMC ~ Checked by: MWC

8	5E	26 SW ¼	WASHINGTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 174
Miami County Engineer's
Record of Land Surveys



North

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

Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 36, Page 16
Volume 41, Page 10
Volume 44, Page 132
Volume 45, Page 16
Volume 51, Page 78
Volume 51, Page 153
(Basis of Bearings)

NOTE: SURVEY WAS INADVERTENTLY FILED ON 6-16-2014 WITHOUT PLANNING APPROVAL. WHEN SURVEY WAS PRESENTED TO THE ZONING ADMINISTRATOR, HE STATED THAT SINCE IT WAS ALREADY ON RECORD TO LEAVE IT FILED WITHOUT HIS APPROVAL.

DENNIS VENTURA
DEPUTY ENGINEER
6-19-2014

Survey of 10.010 Ac.
for Cheryl Reichman

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

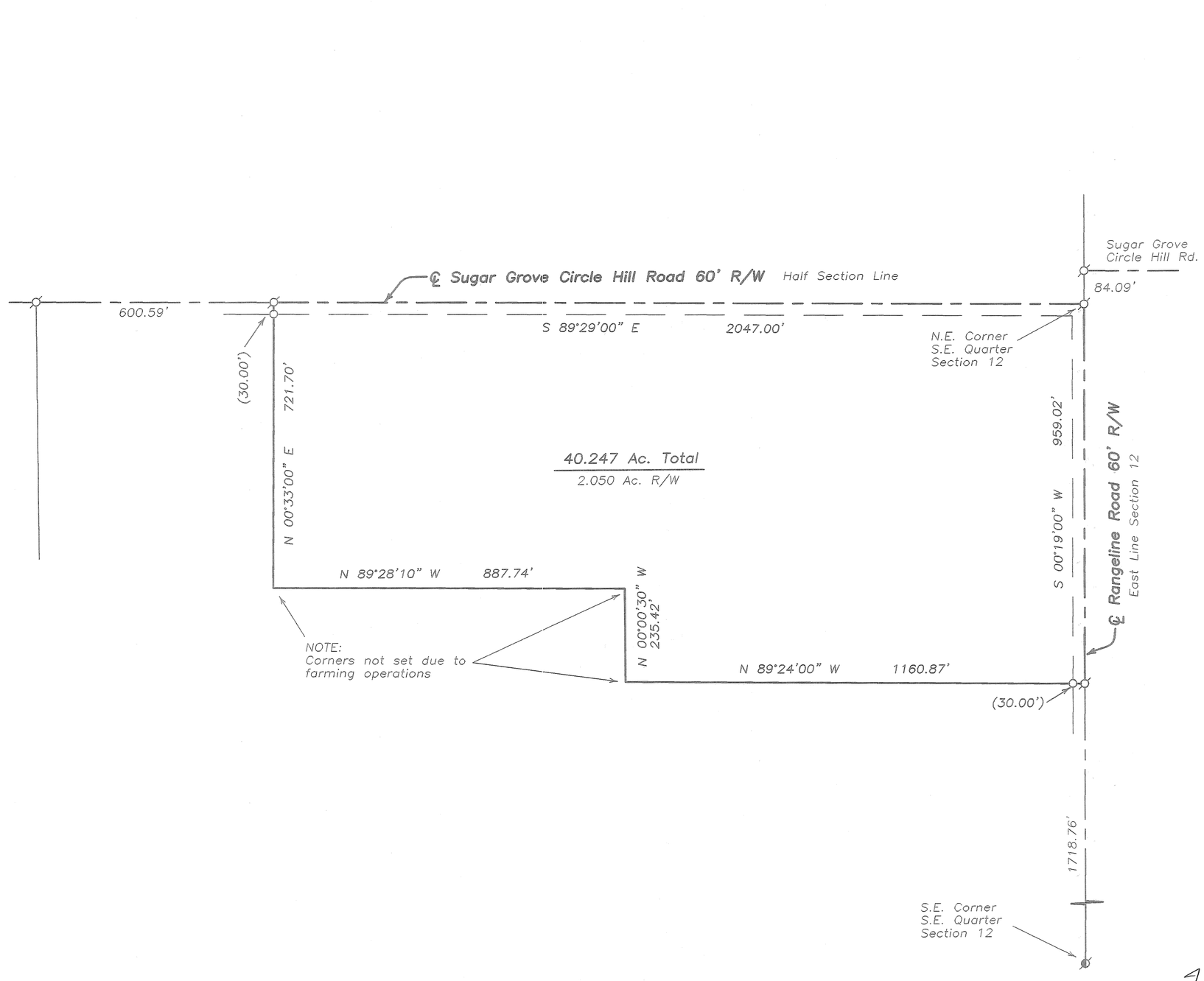
Michael W. Cozatt 6/04/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 09414 — (937) 339-2921

File Name: C:\Surveys\2014\09414.dwg
Drawn by: DMC ~ Checked by: MWC

8	4E	12 SE ¼	NEWTON	MIAMI.	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 175
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 20, Page 131
(Basis of Bearings)
Volume 24, Page 66
Volume 35, Page 163
Volume 39, Page 4

Survey of 40.247 Ac.
for Keith & Linda Willis

Michael W. Cozatt 6/17/14
MICHAEL W. COZATT
P.S. #6001

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

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 14314 — (937) 339-2921
File Name: C:\JOBS\2014\14314.dwg
Drawn by: DMC ~ Checked by: MWC

9	4E	10 SE ¼	NEWBERRY	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 176
Miami County Engineer's
Record of Land Surveys

North

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 over spike fd.
- Mag Nail Found
- R.R. Spike Found
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- Concrete Fence Post

References

Miami County Engineer's
Record of Land Surveys
Volume 33, Page 184
(Basis of Bearings)
Volume 42, Page 70
Volume 46, Page 145
Volume 50, Page 75

Survey of 109.182 Ac.
for Beverly & Carl Stanley

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

Michael W. Cozatt 6/16/14
MICHAEL W. COZATT
P.S. #6001

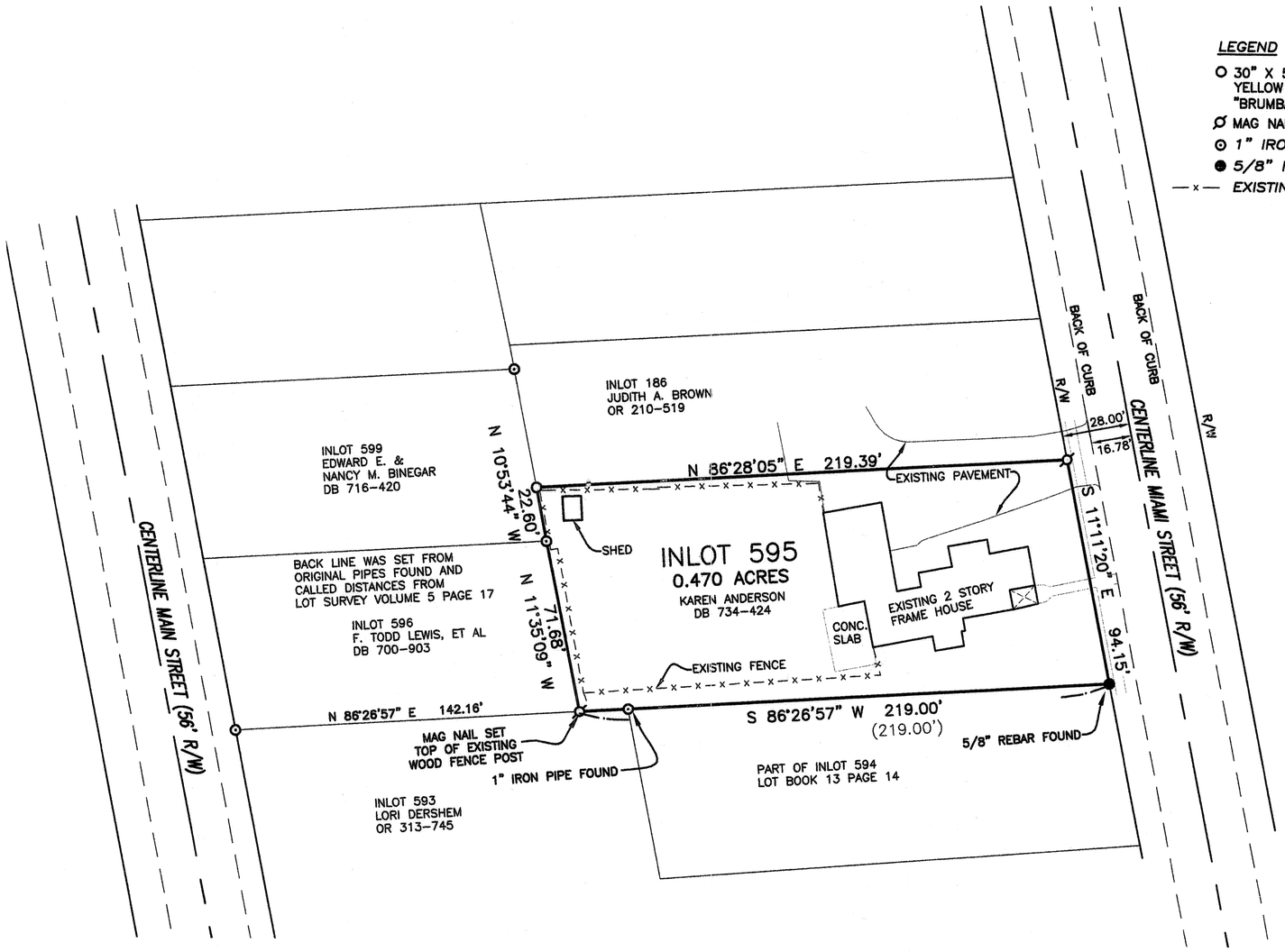
COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 13214 — (937) 339-2921
File Name: C:\JOBS\2014\13214.dwg
Drawn by: DMC ~ Checked by: MWC

WEST MILTON CORPORATION

595 / INLOT

VOLUME 55 PAGE 177

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
- 1" IRON PIPE FOUND (ORIGINAL)
- 5/8" IRON PIN FOUND
- —x— EXISTING FENCE

REFERENCES

LOT SURVEY:
VOLUME 13, PAGE 14
VOLUME 23, PAGE 173

DEED BOOK:
AS REFERENCED

RECORDER'S PLAT:
VOLUME 5, PAGE 75

BASIS OF BEARING:
THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS)

0' 40' 80' 120'

GRAPHIC SCALE IN FEET
1" = 40'

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057
6/20/14

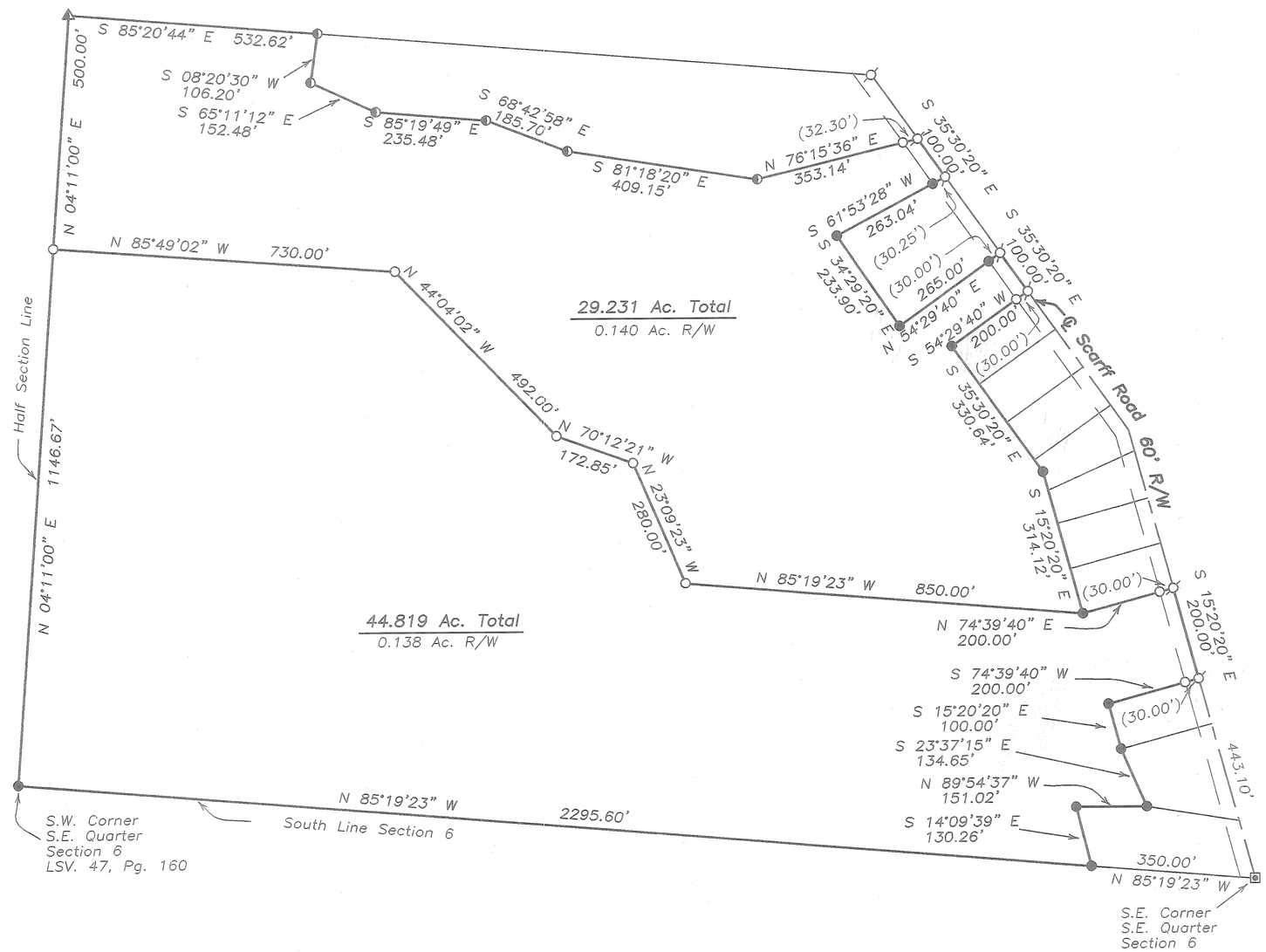
BOUNDARY RETRACEMENT SURVEY OF INLOT 595, WEST MILTON FOR KAREN ANDERSON, IN MIAMI COUNTY ~ JUNE 19, 2014

STATE OF OHIO
PHILIP C. BRUMBAUGH
5057
REGISTERED
PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000
FAX (937) 698-3928

2	9 BTMRS	6 SE ¼	BETHEL	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 178
Miami County Engineer's
Record of Land Surveys



North

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
- Pin in Monument Box
- Wood Fence Post

References

Miami County Engineer's
Record of Land Surveys
Volume 7, Page 10
Volume 10, Page 120
(Basis of Bearings)
Volume 24, Page 141
Volume 29, Page 94
Volume 29, Page 157

Survey of 2 tracts
for Silver Lake Beach Club

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

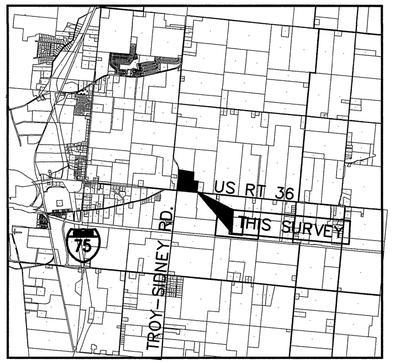
Michael W. Cozatt 6/24/14
MICHAEL W. COZATT
P.S. #6001

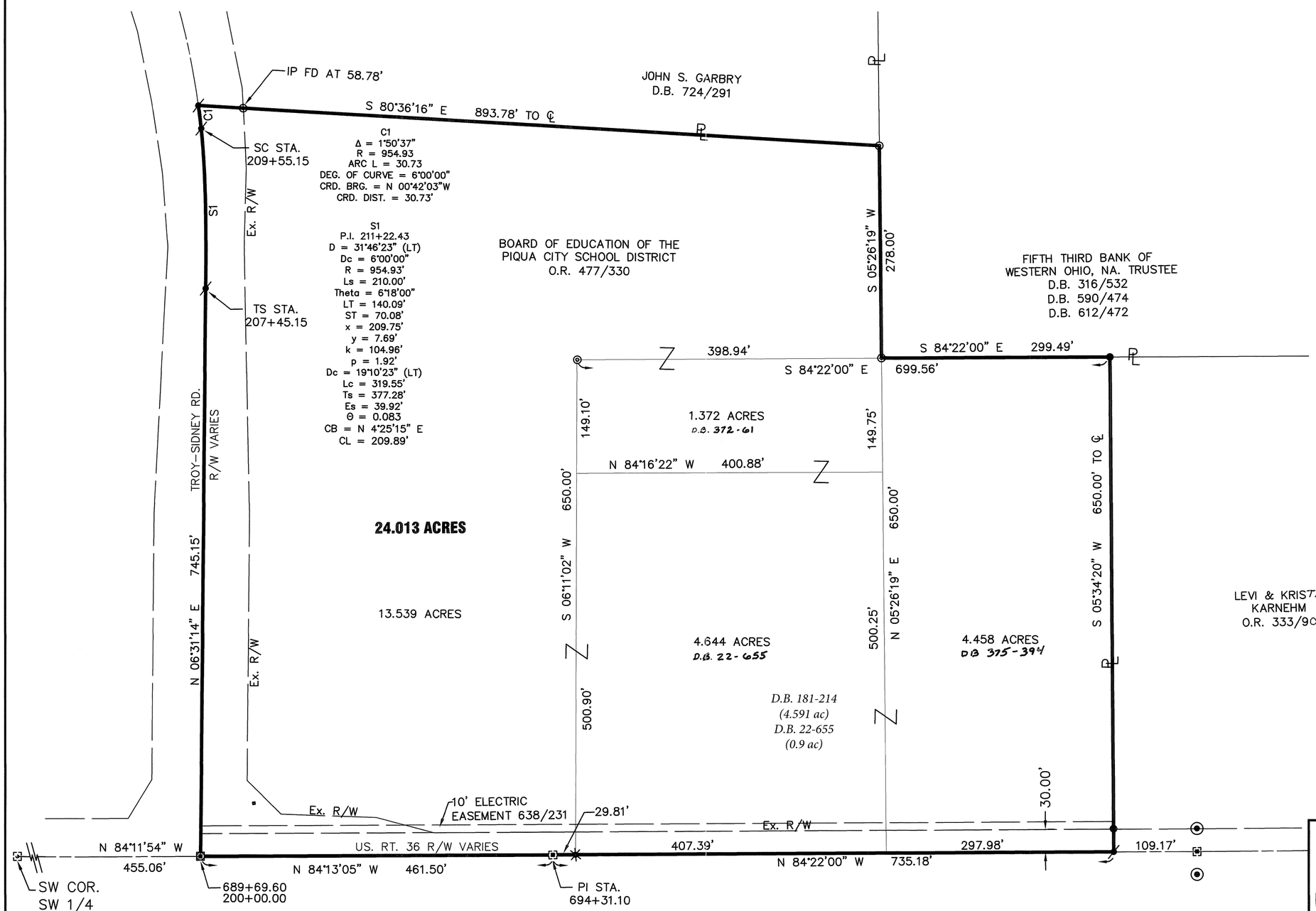
COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 13614
Land Surveyor
Troy, OH 45373
(937) 339-2921

File Name: C:\Surveys\2014\13614.dwg
Drawn by: DMC ~ Checked by: MWC

VOLUME 55 PLAT 179
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
JUNE 25, 2014

1	12 MRS	13	SPRINGCREEK	MIAMI, OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY





THE BEARING OF N 06°31'14" E ALONG TROY-SIDNEY ROAD WAS BASED ON PLAT BOOK 22 PAGE 23

SCALE: 1"=100'

0 100 200

* INTERIOR LOT LINES TO BE VACATED HEREON

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- P.K. NAIL FOUND
- ⦿ CONCRETE MONUMENT FOUND
- ⊡ MONUMENT BOX W/IP FOUND
- ✳ MAG SPIKE FOUND

SURVEY REFERENCE
P.BK. 22, PG 23A–23Z
LND. 4, PG 255
LND, 36, PG 56
LND. 55, PG 36

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

6-24-14
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

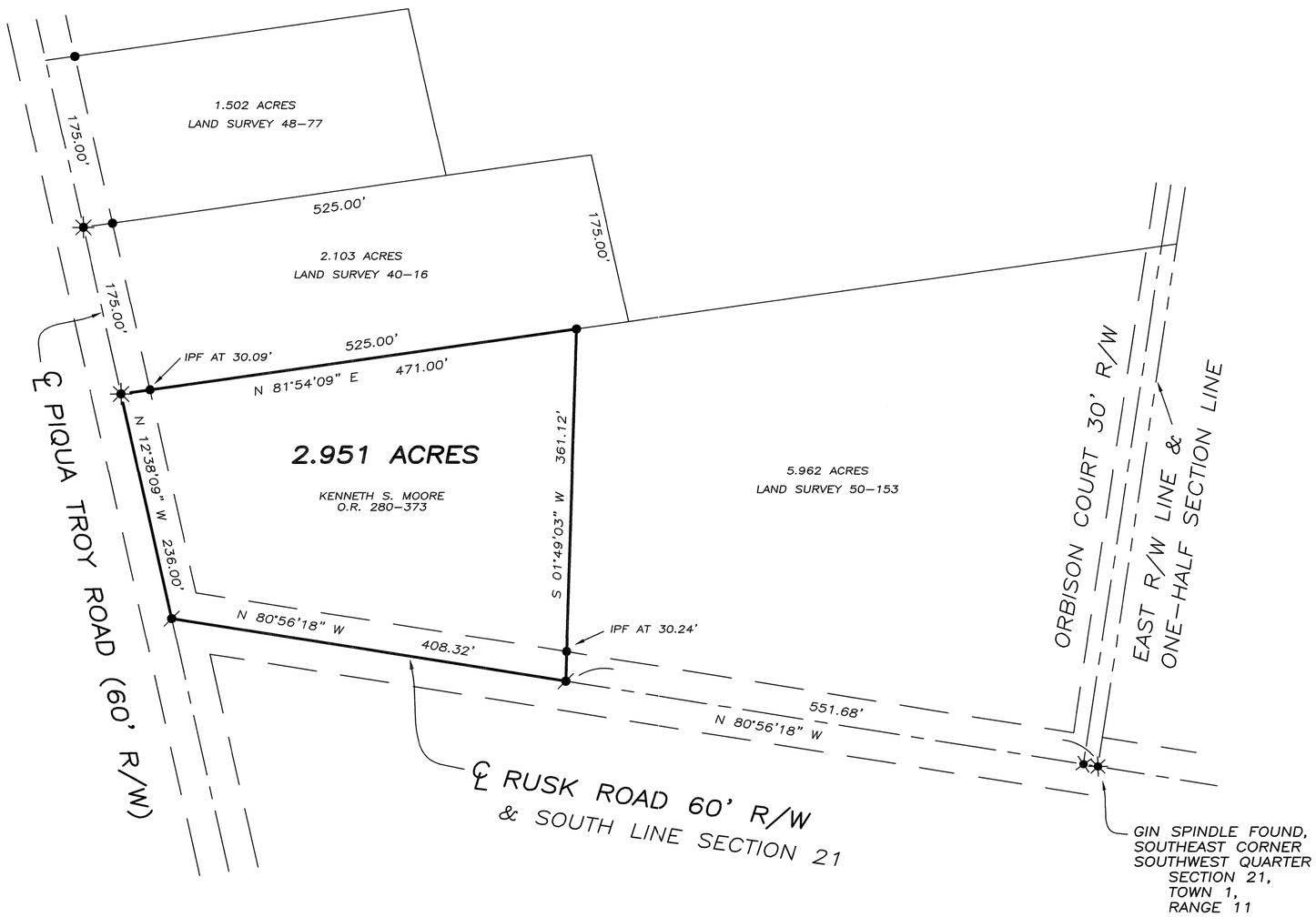
CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554
www.choiceoneengineering.com

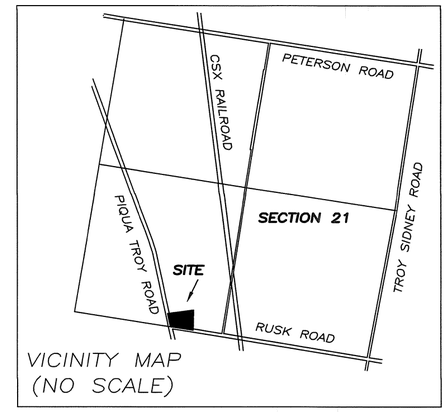
DATE: 05–21–2014
DRAWN BY: RMF
JOB NUMBER: MIASCR1401
SHEET NUMBER 1 OF 1

STAUNTON TOWNSHIP	21 SW ¼ SECTION	1 TOWN	11 RANGE

VOLUME 55 PAGE 180

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS





VICINITY MAP
(NO SCALE)

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 25, PAGE 157
VOLUME 27, PAGE 181
VOLUME 28, PAGE 34
VOLUME 39, PAGE 169
VOLUME 40, PAGE 16
VOLUME 47, PAGE 26
VOLUME 50, PAGE 153
BASIS OF BEARING, C/L RUSK ROAD

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 280, PAGE 373

LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- GIN SPINDLE FOUND
- RAILROAD SPIKE FOUND

N

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

NOTE: SURVEY MONUMENTS FOUND FROM LAND SURVEY 50–153, ADJACENT AND EAST OF THIS TRACT, AND LAND SURVEY 40–16, ADJACENT AND NORTH OF THIS TRACT, WERE HONORED AS MY PROPERTY CORNERS AND MATCH OCCUPATION LINES IN THE FIELD. THE MEASURED DIMENSIONS VARY SOMEWHAT FROM THE OLD DEED CALLS AS DOES THE FINAL ACREAGE, BUT THOSE CALLS APPEAR TO DATE BACK TO THE MID 1800'S AND ARE SOMEWHAT SUSPECT AS COMPARED TO RECENT ABUTTING SURVEYS.

SURVEY FOR KENNETH MOORE
IN MIAMI COUNTY, OHIO ~ JUNE 21, 2014

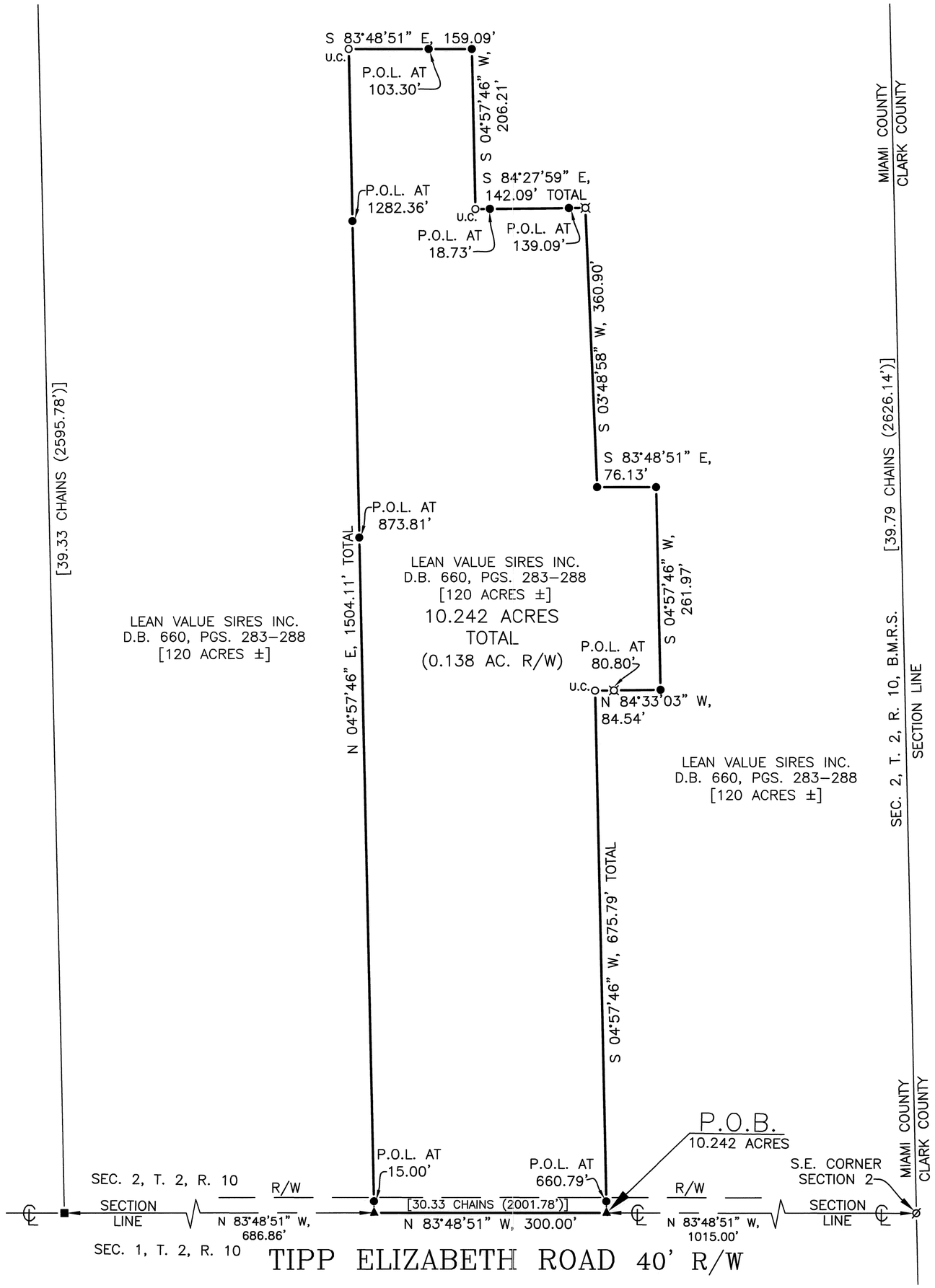
STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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

SEC. 2 T. 2 R. 10 B.M.R.S.

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOL. 55 P. 181

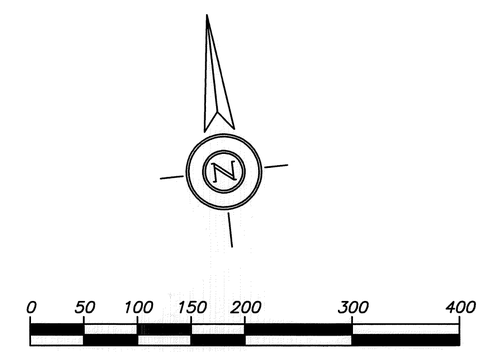


LEGEND

- 5/8" DIA. RE–BAR W/PLASTIC CAP (SET) STAMPED "MARK T. SCHOLL P.S. 6599", AT GRADE.
- "MAG NAIL" (SET) AT GRADE
- 5/8" DIA. RE–BAR W/PLASTIC CAP (FD), AT GRADE.
- MIAMI COUNTY G.P.S. MON. BOX (FD), AT GRADE.
- 4" DIAMETER STEEL FENCE POST (FD), PROJ. 5.0'
- U.C. UN–MONUMENTED CORNER.
- P.O.L. POINT ON PROPERTY LINE AT NOTED DISTANCE.

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. REFERENCES: MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS –VOLUME 3, PG. 40



SCALE: 1" = 100 FT (1:1200)

PLAT OF SURVEY

FOR

LEAN VALUE SIRES INC.

PT. S.E. 1/4 SEC. 2, T. 2, R. 10, B.M.R.S.
8605 TIPP ELIZABETH ROAD
ELIZABETH TOWNSHIP ~ MIAMI COUNTY, OHIO
JUNE 18, 2014

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

ORIGINAL SEAL RED

Mark T. Scholl
MARK T. SCHOLL P.S. 6599

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

DWG. BY:	ACAD FILE: 2809.DWG	FB/PG: 7/61
RCS	PLOT FILE: SCHOLLSTD	PROJECT: 2809

TOWNSHIP	TOWN	RANGE	SECTION
UNION	6	5	21

VOLUME 55 PAGE 182

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

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 — Date 7/2/2014
Miami County Planning Commission

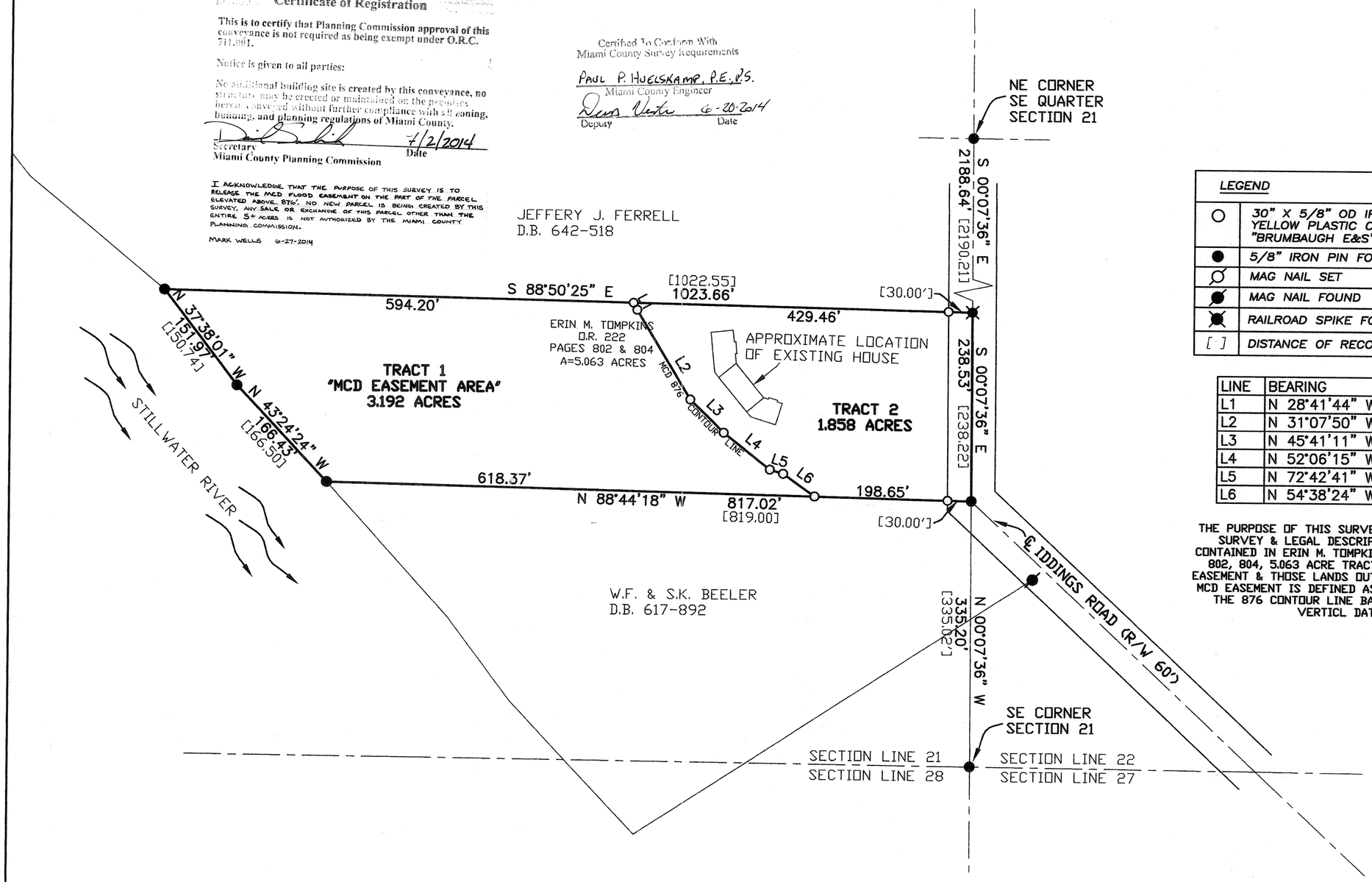
I ACKNOWLEDGE THAT THE PURPOSE OF THIS SURVEY IS TO RELEASE THE MCD FLOOD EASEMENT ON THE PART OF THE PARCEL ELEVATED ABOVE 876'. NO NEW PARCEL IS BEING CREATED BY THIS SURVEY. ANY SALE OR EXCHANGE OF THIS PARCEL OTHER THAN THE ENTIRE 5+ ACRES IS NOT AUTHORIZED BY THE MIAMI COUNTY PLANNING COMMISSION.

MARK WELLS 6-27-2014

Certified To Conform With
Miami County Survey Requirements

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

Deputy — Date 6-20-2014



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
	RAILROAD SPIKE FOUND
[ ]	DISTANCE OF RECORD

LINE	BEARING	DISTANCE
L1	N 28°41'44" W	10.21'
L2	N 31°07'50" W	131.98'
L3	N 45°41'11" W	59.39'
L4	N 52°06'15" W	74.59'
L5	N 72°42'41" W	17.59'
L6	N 54°38'24" W	49.07'

THE PURPOSE OF THIS SURVEY IS TO DEFINE BY SURVEY & LEGAL DESCRIPTION THE LANDS CONTAINED IN ERIN M. TOMPKINS, O.R. 222 & PAGE 802, 804, 5.063 ACRE TRACT WITHIN THE MCD EASEMENT & THOSE LANDS OUTSIDE EASEMENT. THE MCD EASEMENT IS DEFINED AS THE LANDS BELOW THE 876 CONTOUR LINE BASED ON 1912 COE VERTICL DATUM.

REFERENCES

MIAMI COUNTY LAND SURVEYS:
VOLUME 5 - PAGE 12
VOLUME 19 - PAGE 169
VOLUME 23 - PAGE 89
VOLUME 27 - PAGE 132
VOLUME 38 - PAGE 7

DEED BOOKS:
AS REFERENCED HEREON

OCCUPATION SATEMENT:

OCCUPATION IN GENERAL FITS THE SURVEYED LINES UNLESS OTHERWISE NOTED

NOTES
SURVEY WAS COMPLETED WITHOUT A TITLE SEARCH

NO EASEMENTS ARE SHOWN ON SURVEY

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

0' 120' 240' 360'
GRAPHIC SCALE IN FEET
1" = 120'

BOUNDARY SURVEY FOR MARK WELLS
IN MIAMI COUNTY ~ JUNE 20, 2014

STATE OF OHIO
PHILIP D. BRUMBAUGH
5057
REGISTERED PROFESSIONAL SURVEYOR
6/20/14

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 NORTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928

Date: June 27, 2014

From: Mark Wells
5874 South Iddings Road
West Milton, OH 45383

To: Miami County Planning & Zoning
510 West Water Street
Troy, OH 45373

Attn: Dan Suerdieck

Re: Mark Wells Survey – Iddings Road

To Whom It May Concern:

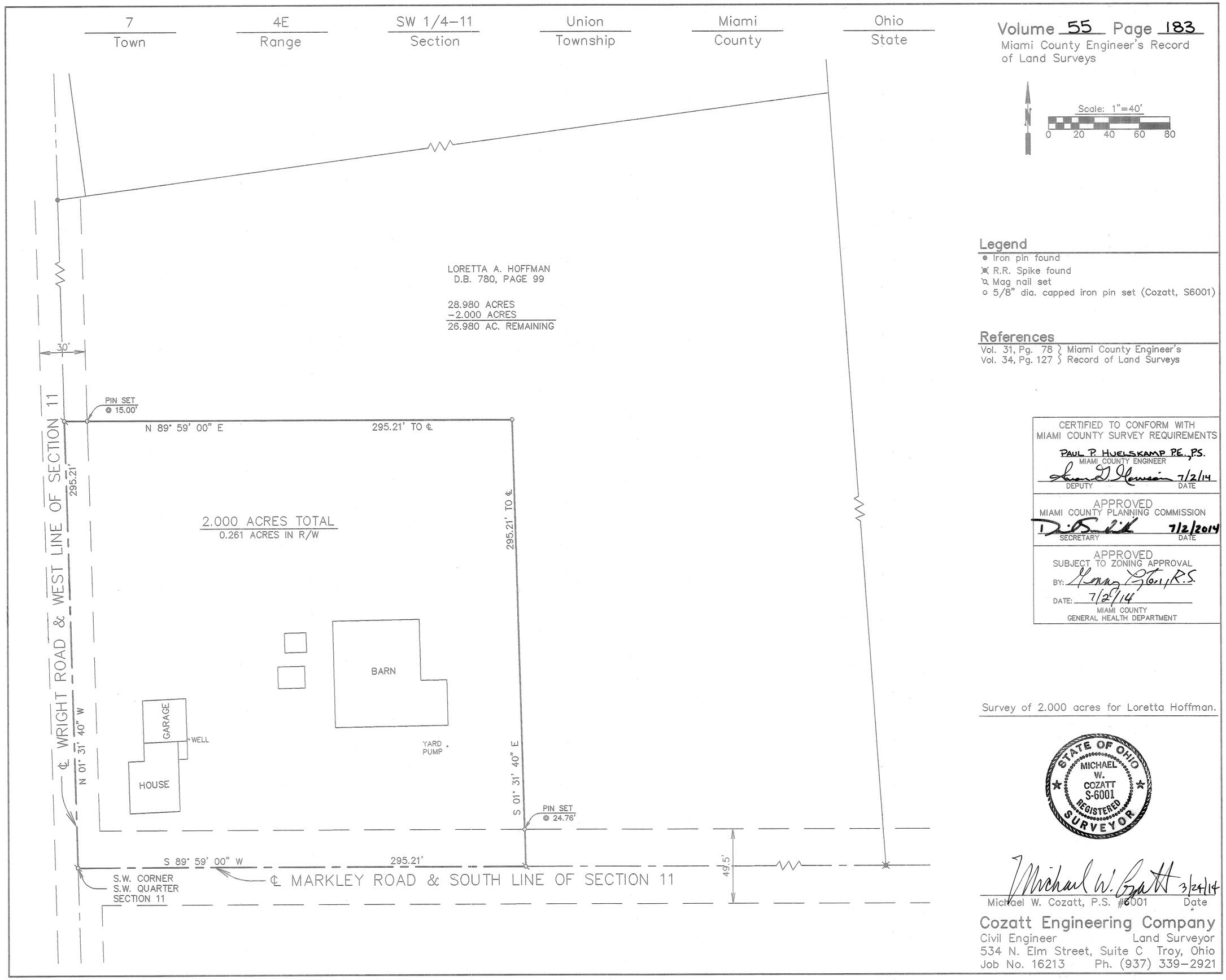
I acknowledge that the purpose of this survey is to release the MCD flood easement on the part of the parcel elevated above 876'. No new parcel is being created by this survey. Any sale or exchange of this parcel other than the entire 5+ acres is not authorized by the Miami County Planning Commission.

Sincerely,

Mark Wells

7	4E	SW 1/4–11	Union	Miami	Ohio
Town	Range	Section	Township	County	State

Volume 55 Page 183
Miami County Engineer's Record of Land Surveys



Legend

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

References

Vol. 31, Pg. 78 } Miami County Engineer's
Vol. 34, Pg. 127 } Record of Land Surveys

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY DATE 7/2/14

APPROVED
MIAMI COUNTY PLANNING COMMISSION
SECRETARY DATE 7/2/2014

APPROVED
SUBJECT TO ZONING APPROVAL
BY: R.S.
DATE: 7/2/14
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2.000 acres for Loretta Hoffman.

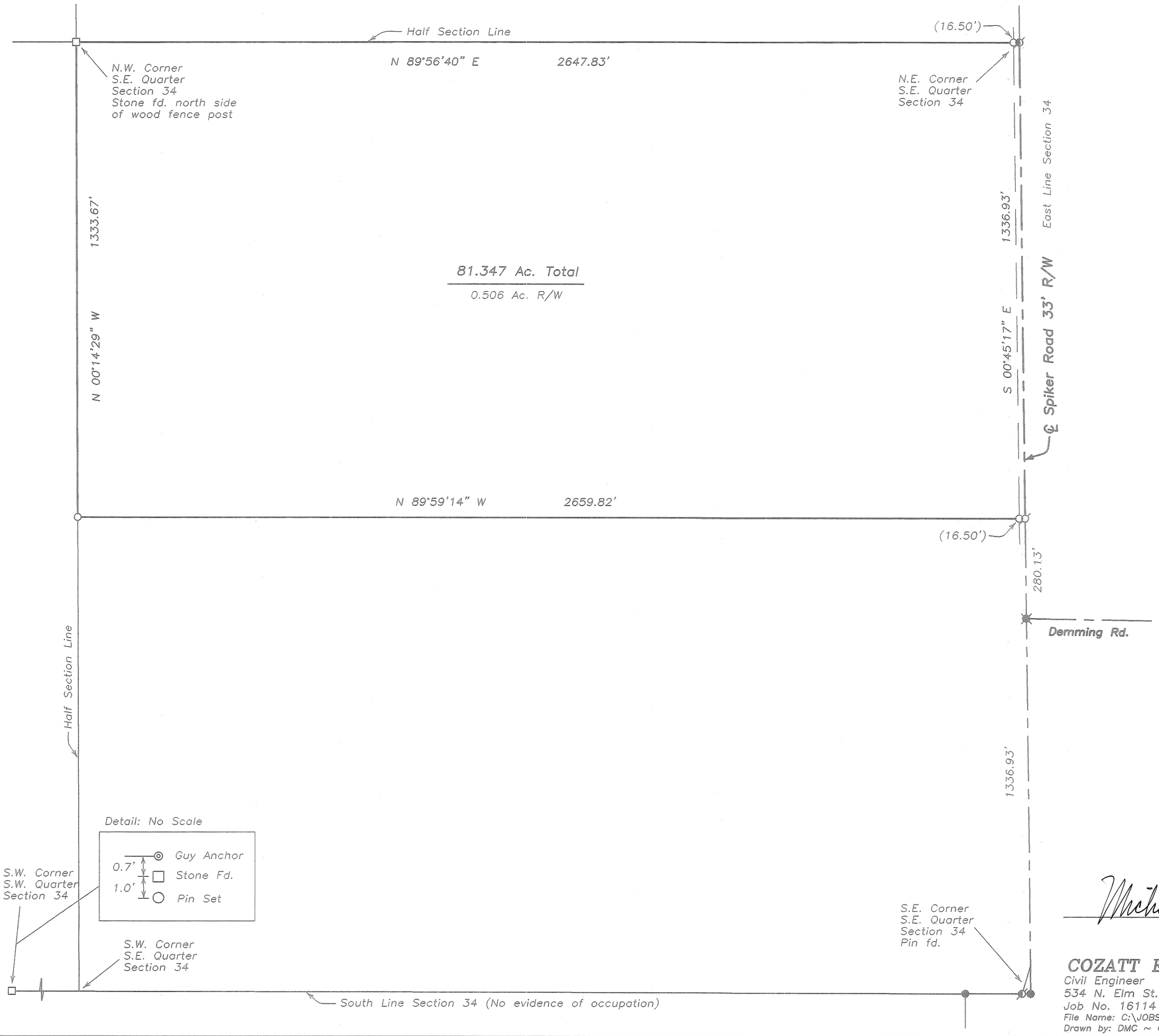
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt, P.S. #6001 Date 3/24/14

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 16213 Ph. (937) 339–2921

9	5	34 SE ¼	WASHINGTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 184
Miami County Engineer's
Record of Land Surveys



North

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 over spike
- R.R. Spike Found
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

Miami County Engineer's
Record of Land Surveys
Volume 4, Page 83
Volume 30, Page 175
Volume 43, Page 22
Volume 43, Page 25
Volume 43, Page 86
Volume 52, Page 39
(Basis of Bearings)

Survey of 81.347 Ac.
for Martin Wilson, Trustee

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

Michael W. Cozatt 7/03/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 16114
File Name: C:\JOBS\2014\16114.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

2	10 BTMRS	8 SW ¼	ELIZABETH	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 185
Miami County Engineer's
Record of Land Surveys

North

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 Set over Spike
- R.R. Spike Found
- Mag Spike Set
- Gin Spindle Found
- Stone Found
- O.D.O.T. Monument

References

Miami County Engineer's Record of Land Surveys
Volume 4, Page 91
Volume 23, Page 180
Volume 29, Page 192
Volume 40, Page 43
Volume 48, Page 23
Volume 51, Page 22
(Basis of Bearings)

Survey of 23.175 Ac. Tract for Sutherly Brothers

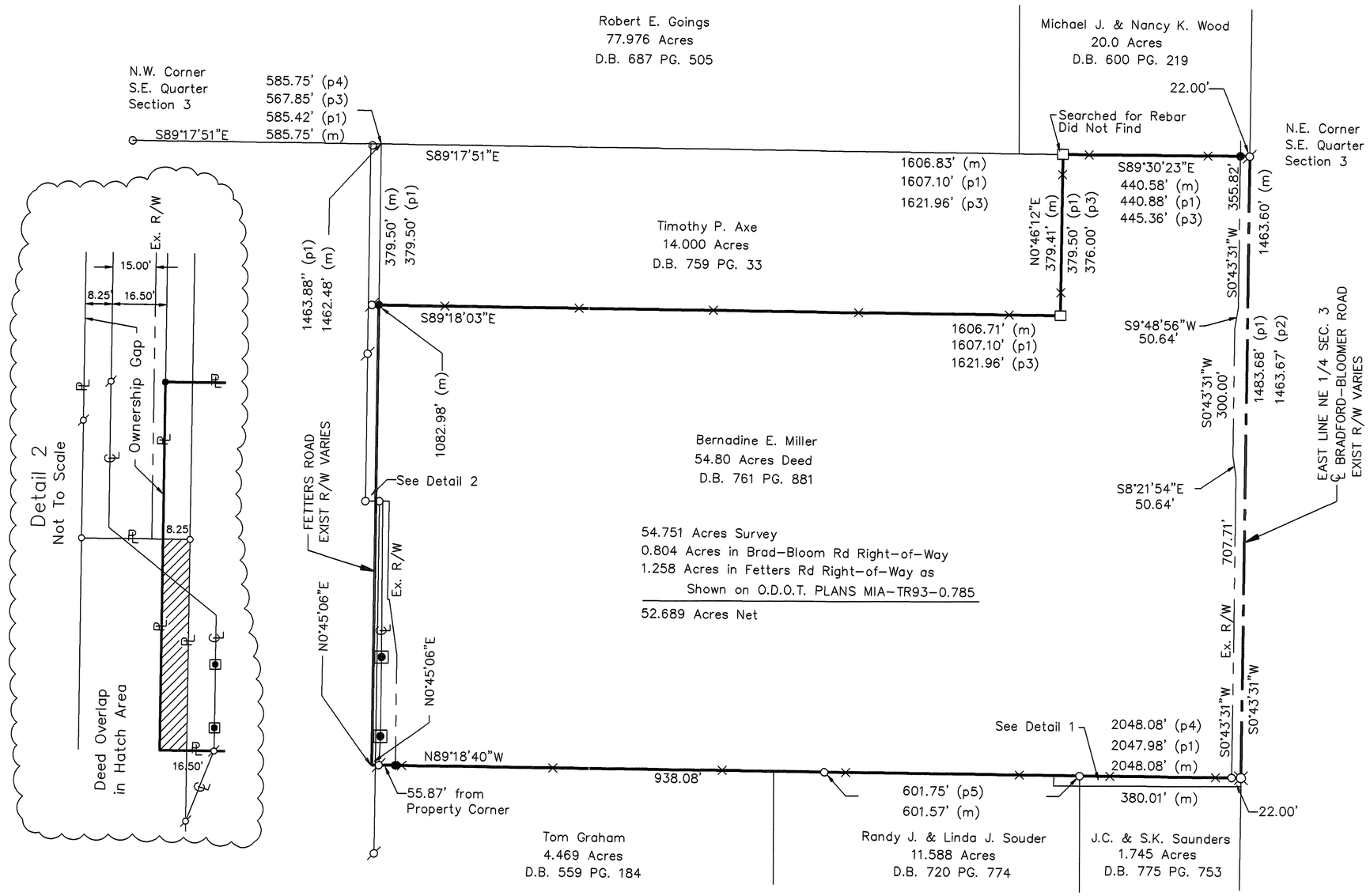
STATE OF OHIO
MICHAEL W. COZATT S-6001
REGISTERED PROFESSIONAL SURVEYOR

Michael W. Cozatt 7/10/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
534 N. Elm St. Suite C — Troy, OH 45373
Job No. 16614 — (937) 339-2921
File Name: C:\Jobs\2014\16614.dwg
Drawn by: DMC ~ Checked by: MWC

3	9N	4E	NEWBERRY	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

VOLUME NO. 55 PLAT NO. 186
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: JUNE 2014



SCALE: 1" = 200'

0 100 200 300 400

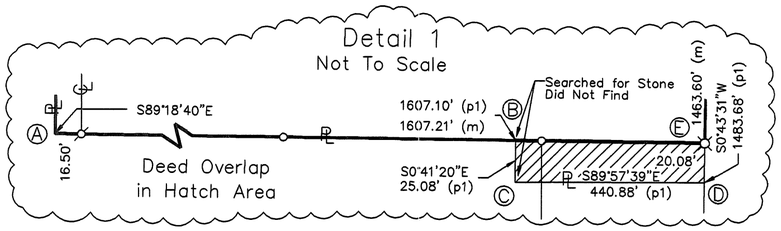
N

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
- 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.



Note: Land Survey Volume 4 Page 2 shows the property line from point A to B to C to D. However later surveys show the property line going from A to E and is the line occupied as noted by the evidence of the fence.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys

	Survey Volume 3	Page 396
(p1)	Survey Volume 4	Page 2
(p4)	Survey Volume 28	Page 42
	Survey Volume 29	Page 82
	Survey Volume 31	Page 171
(p2)	Survey Volume 44	Page 129
(p5)	Survey Volume 45	Page 41
(p3)	Survey Volume 48	Page 195
	Survey Volume 49	Page 15

O.D.O.T. Plans MIA-TR93-0.785

SURVEY FOR TRACY BARHORST

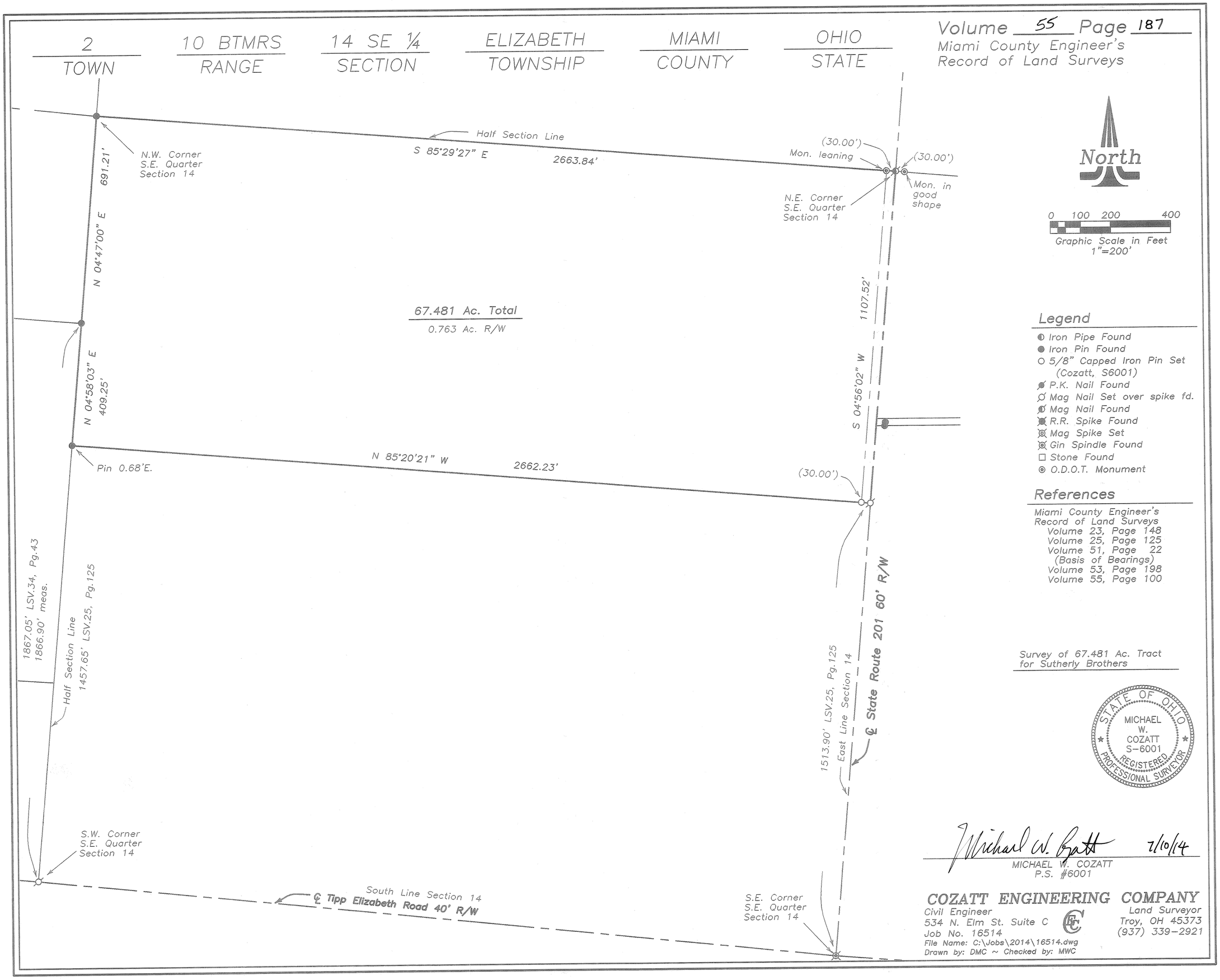
STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED
PROFESSIONAL SURVEYOR

Larry J. Bill July 15, 2014
LARRY J. BILL, P.S. #7557 DATE

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

2	10 BTMRS	14 SE ¼	ELIZABETH	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 187
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 23, Page 148
Volume 25, Page 125
Volume 51, Page 22
(Basis of Bearings)
Volume 53, Page 198
Volume 55, Page 100

Survey of 67.481 Ac. Tract
for Sutherly Brothers

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

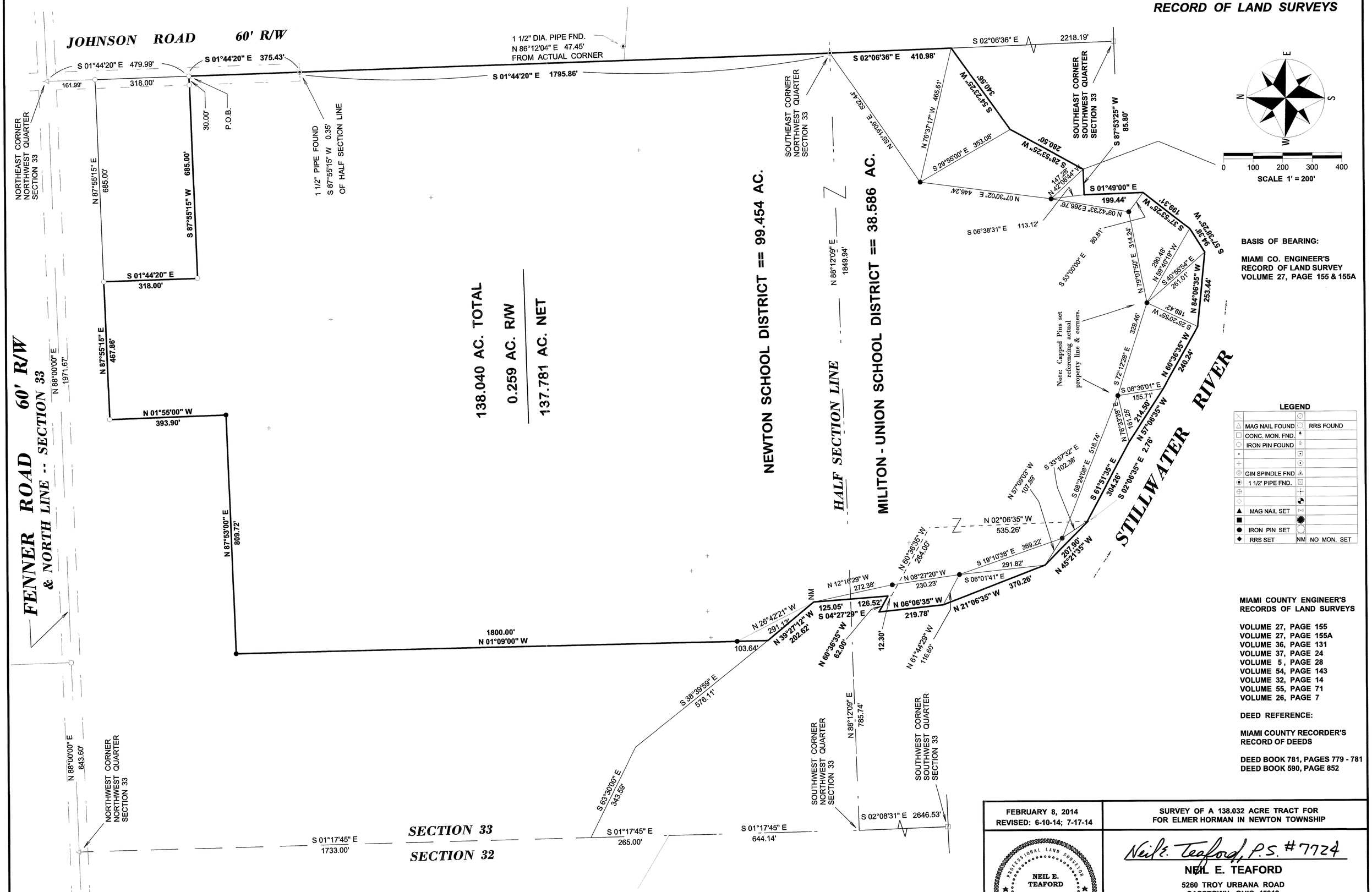
Michael W. Cozatt 7/10/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 16514
File Name: C:\Jobs\2014\16514.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

VOLUME 55 PAGE 188

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

NEWTON	33	7	5
TOWNSHIP	SECTION	TOWN	RANGE



BASIS OF BEARING:

MIAMI CO. ENGINEER'S RECORD OF LAND SURVEY VOLUME 27, PAGE 155 & 155A

LEGEND

△	MAG NAIL FOUND	○	RRS FOUND
□	CONC. MON. FND.	▲	
○	IRON PIN FOUND		
•		⊡	
+		⊙	
◎	GIN SPINDLE FND		
⊙	1 1/2" PIPE FND.	⊠	
⊕		+	
◇			
▲	MAG NAIL SET		
■		✹	
●	IRON PIN SET	○	
◆	RRS SET	NM	NO MON. SET

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS

VOLUME 27, PAGE 155
VOLUME 27, PAGE 155A
VOLUME 36, PAGE 131
VOLUME 37, PAGE 24
VOLUME 5, PAGE 28
VOLUME 54, PAGE 143
VOLUME 32, PAGE 14
VOLUME 55, PAGE 71
VOLUME 26, PAGE 7

DEED REFERENCE:

MIAMI COUNTY RECORDER'S RECORD OF DEEDS

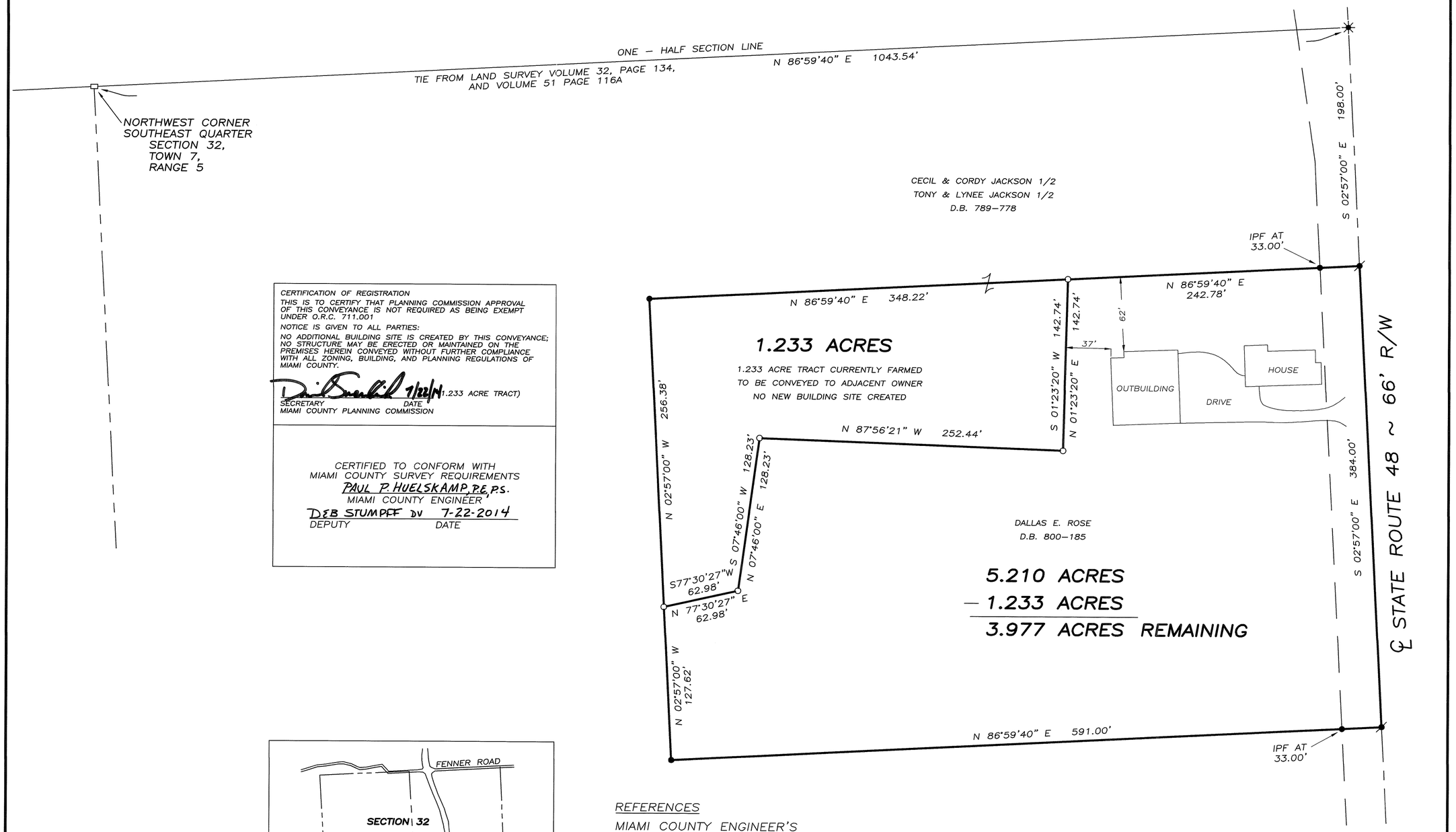
DEED BOOK 781, PAGES 779 - 781
DEED BOOK 590, PAGE 852

FEBRUARY 8, 2014 REVISED: 6-10-14; 7-17-14	SURVEY OF A 138.032 ACRE TRACT FOR FOR ELMER HORMAN IN NEWTON TOWNSHIP
PROFESSIONAL LAND SURVEYOR NEIL E. TEAFORD NO. 7724 STATE OF OHIO	Neil E. Teaford, P.S. #7724 NEIL E. TEAFORD 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

NEWTON	32 SE ¼	7	5
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 189

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



CERTIFICATION OF REGISTRATION

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

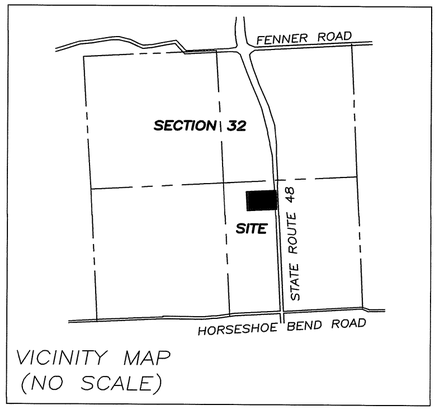
NOTICE IS GIVEN TO ALL PARTIES:

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

7/22/14 (1.233 ACRE TRACT)

SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEB STUMPFF DV 7-22-2014
DEPUTY DATE



VICINITY MAP
(NO SCALE)

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 32, PAGE 134
VOLUME 51, PAGE 116A

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- 1" MONUMENT SPIKE FOUND
- GIN SPINDLE FOUND
- ▭ CORNER STONE CALLED FOR PER LAND SURVEY 32, PAGE 134

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

SURVEY FOR DALLAS ROSE
IN MIAMI COUNTY, OHIO ~ JULY 9, 2014

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

TROY	PT. 2509	S.W. 136
CORPORATION	INLOT	TAX MAP

Volume 55 Page 190
Miami County Engineer's
Record of Land Surveys

North

0 10 20 40
Graphic Scale in Feet
1"=20'

Legend

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

References

Miami County Recorder's
Plat Records
Plat Book 3, Page 90
Miami County Engineer's
Record of Lot Surveys
Volume 13, Page 20
Volume 24, Page 59

Survey of Part Inlot 2509
for Lamar Advertising

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

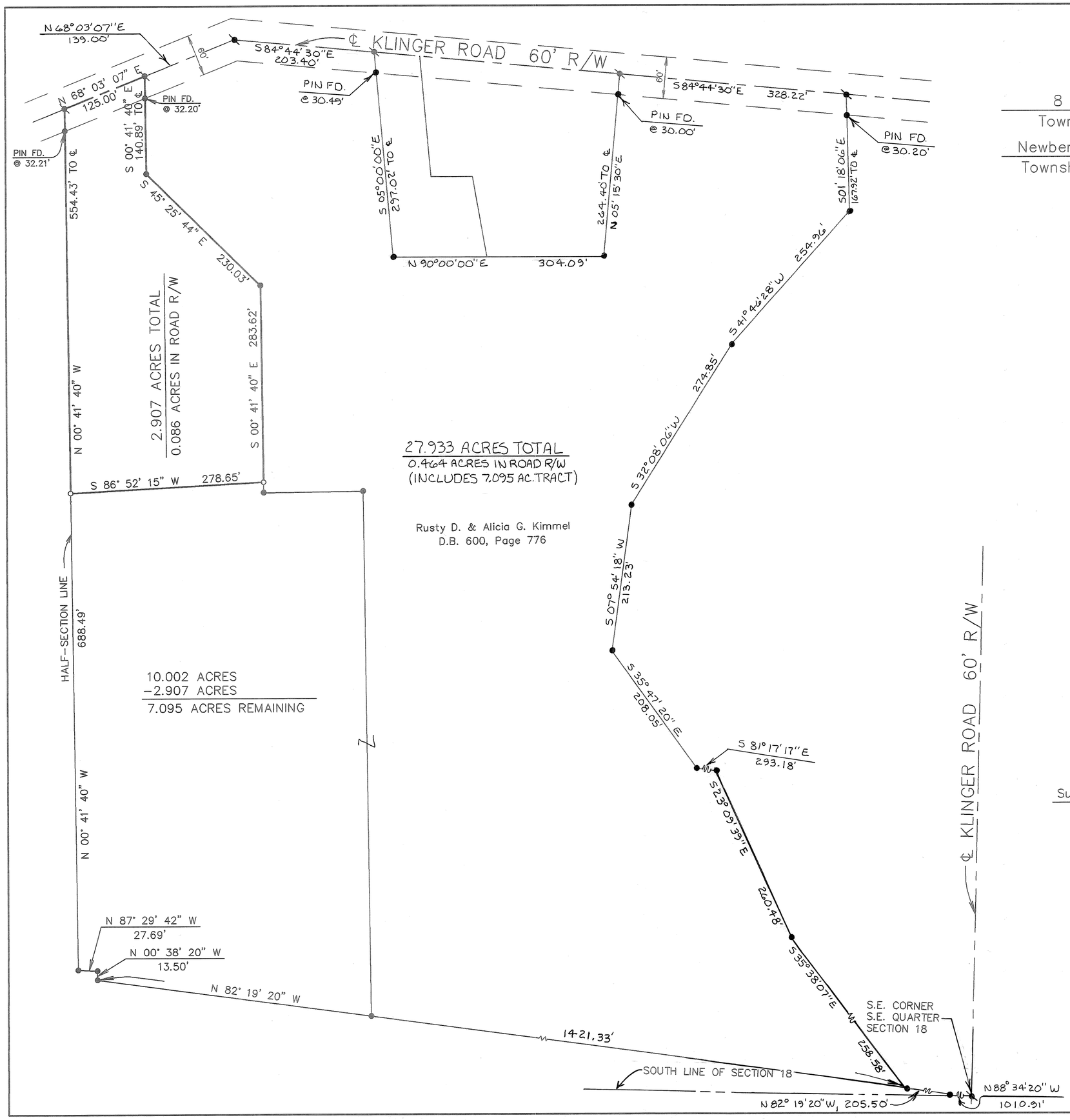
Michael W. Cozatt 7/23/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 13514
Land Surveyor
Troy, OH 45373
(937) 339-2921

File Name: C:\Surveys\2014\13514.dwg
Drawn by: DMC ~ Checked by: MWC

Volume 55 Page 191
Miami County Engineer's
Record of Land Surveys

8	5E	SE 1/4-18
Town	Range	Section
Newberry	Miami	Ohio
Township	County	State



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

Legend

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

References

Vol. 30, Pg. 115
Vol. 35, Pg. 73
Vol. 35, Pg. 141
Vol. 54, Pg. 27
} 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

DEB STUMPFF -DV 6-3-2014
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

SECRETARY 7/10/14
DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: R.S.
DATE: 6/4/14
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2 tracts for Rusty & Alicia Kimmel.

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

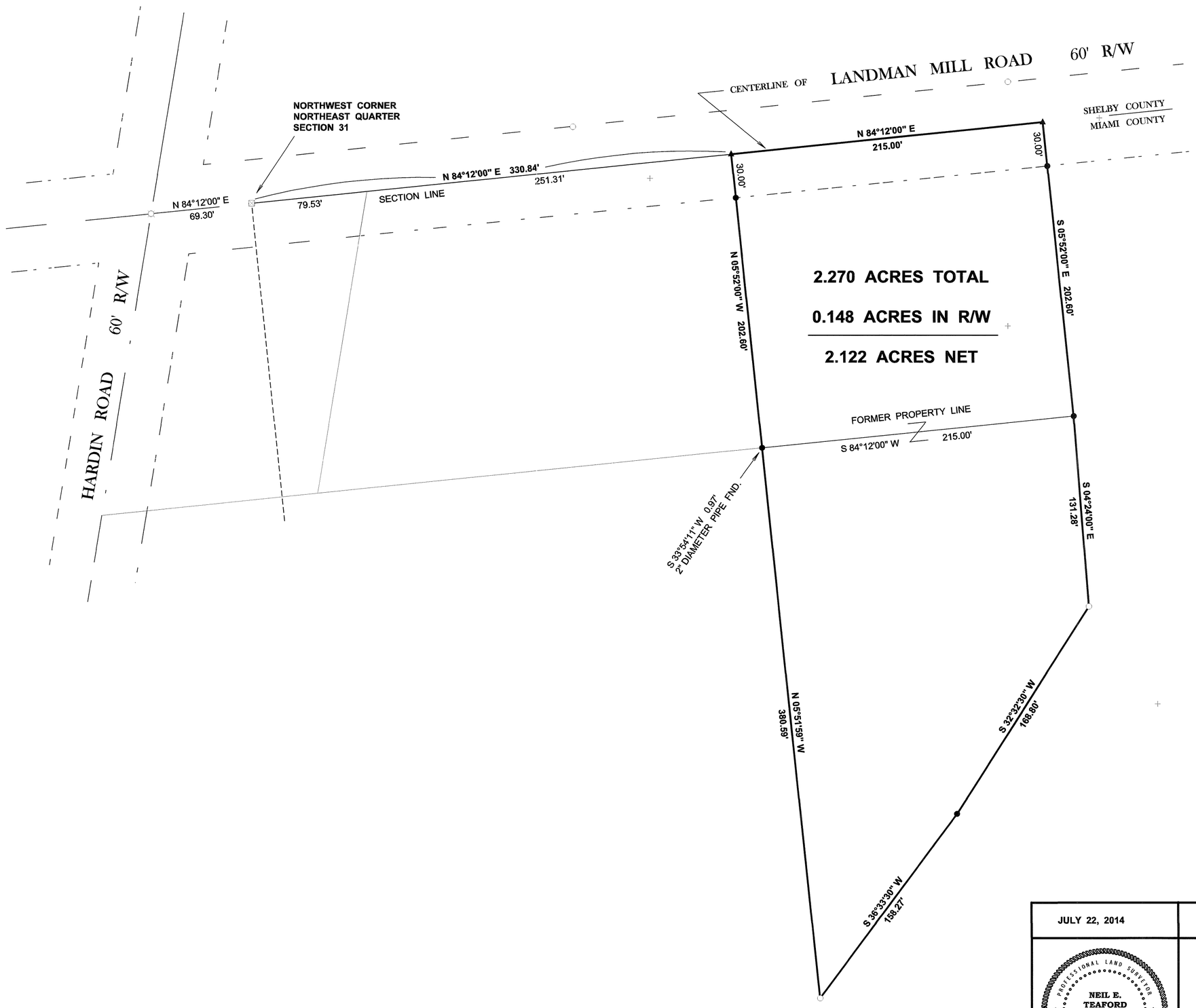
Michael W. Cozatt, P.S. #6001 3/20/12
Date

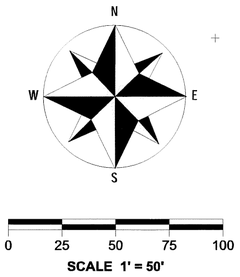
Cozatt Engineering Company
Civil Engineer Land Surveyor
2784 S. County Road 25A Troy, Ohio
Job No. 03412A Ph. (937) 339-2921

WASHINGTON	31	7	6
TOWNSHIP	SECTION	TOWN	RANGE

VOLUME 55 PAGE 192

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





BASIS OF BEARING:

MIAMI CO. RECORDER'S
RECORD OF PLATS
VOLUME 18, PAGE 180

LEGEND

△	PK NAIL FOUND	○	RRS FOUND
□	STONE FOUND		
○	IRON PIN FOUND		
•			
+	TRAVERSE PT.		
	GIN SPINDLE FND		
			MON BOX FND/IP
▲	MAG NAIL SET		
■			
●	IRON PIN SET		
◆	RRS SET	A	

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

VOLUME 11, PAGE 48
VOLUME 10, PAGE 22
VOLUME 31, PAGE 116
VOLUME 6, PAGE 163
VOLUME 18, PAGE 180
VOLUME 11, PAGE 47
VOLUME 18, PAGE 82
VOLUME 55, PAGE 3

DEED REFERENCE:

OFFICIAL RECORD
VOLUME 266, PAGE 985

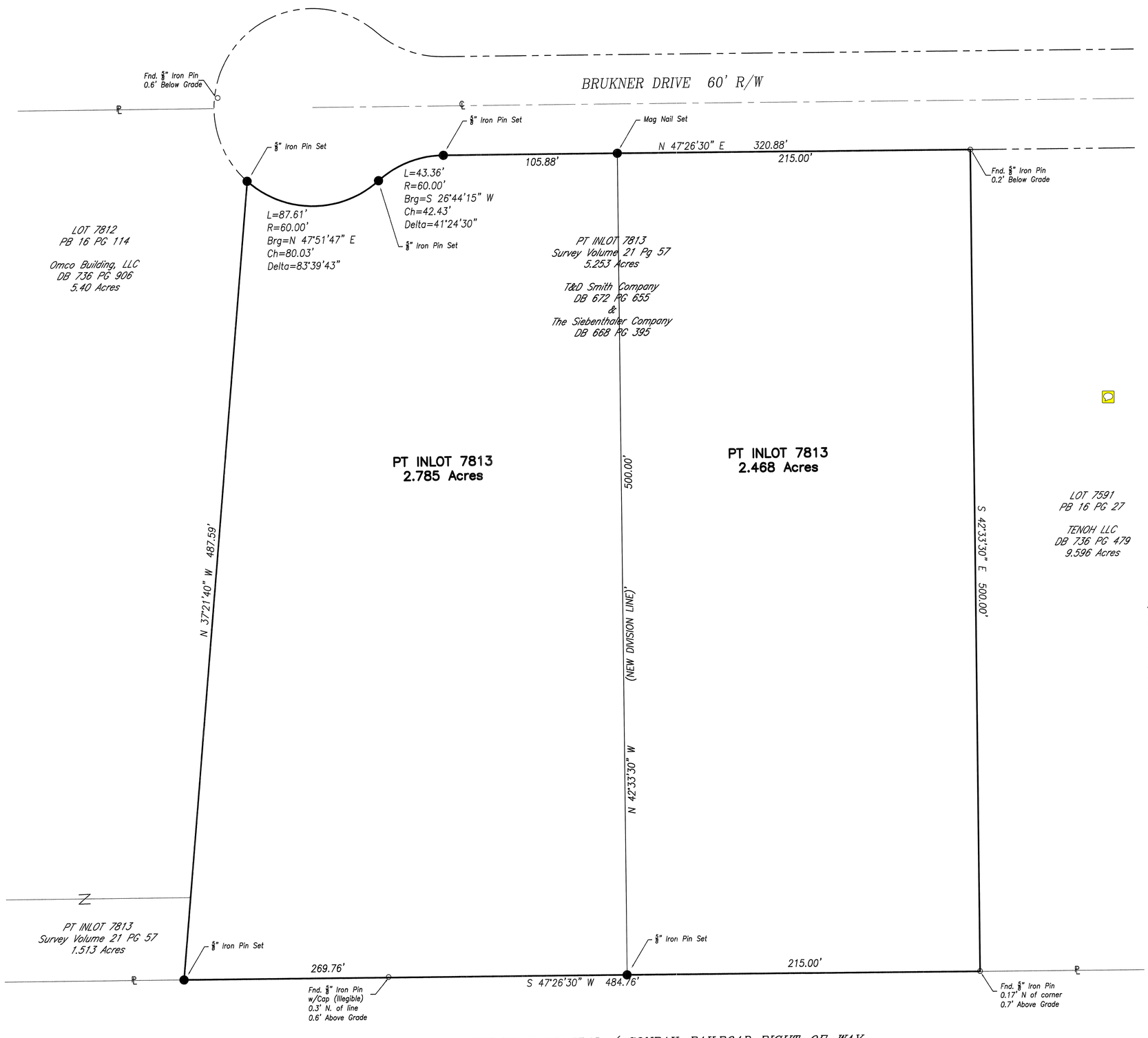
VOLUME 751, PAGE 896

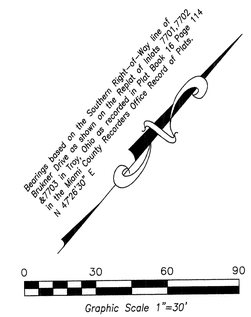
JULY 22, 2014	RE-SURVEY OF A 2.270 ACRE TRACT IN WASHINGTON TOWNSHIP TO SET MISSING PINS
PROFESSIONAL LAND SURVEYOR NEIL E. TEAFORD NO. 7724 STATE OF OHIO	Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

VOLUME 55 PAGE 193
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS





LEGEND

All monuments flush with grade, unless otherwise noted

- Set 5/8" Iron Pin w/Cap Dennis T. Dinkelacker, P.S. #7736
- Set Mag Nail
- Existing Iron Pin w/Cap, unless otherwise noted
- Existing or Cut Cross Notch
- Right-of-way Line (R/W)
- Centerline (CL)

REFERENCES:

1) There is physical occupation along the existing Northern, Eastern and Southern property lines as shown hereon
2) All monuments found or set in good condition unless otherwise noted
3) Bearings based on the Southern Right-of-Way line of Brukner Drive as shown on the Replat of Inlots 7701,7702 &7703 in Troy, Ohio as recorded in Plat Book 16 Page 114 in the Miami County Recorders Office Record of Plats.
N 47°26'30" E

4) Source documents used:
   Plat Volume 16, Page 27 of the M.C.R.P.R.
   Plat Volume 16, Page 87 of the M.C.R.P.R.
   Plat Volume 16, Page 114 of the M.C.R.P.R.
   Survey Volume 21, Page 57 of the M.C.E. Record of Lot Surveys
   Existing Deeds and references as shown

Being a Division of PT LOT 7813 (5.253 Acres) in Archer Industrial Park, City of Troy, Ohio
I hereby certify that this plat of survey is based on a true and correct field survey performed under my direct supervision.

Dennis T. Dinkelacker 7/21/2014
Dennis T. Dinkelacker, P.S. — Date
Ohio Registration Number 7736

STATE OF OHIO
DENNIS T. DINKELACKER
7736
REGISTERED
PROFESSIONAL SURVEYOR

Approval:

July 30, 2014 THIS LOT SPLIT WAS REVIEWED AND APPROVED.

Deborah Swan 7-30-14
Deborah Swan — Date
City Engineer

PLANS PREPARED BY:
LAND CONSULTANTS
associate companies and services
THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING
314 FRONT STREET
LAWRENCEBURG, IN 47025
(812) 537-2145
FAX(812) 537-4901
OHIO(513) 381-1020
TOLL-FREE(888) 537-2145
WWW.LANDCONSUL.COM

IN ASSOCIATION WITH:
Kara Burkhardt Meineke
2331 Far Hills Avenue
Suite 202
Dayton, OH 45419
Phone: (937)-838-6930
Fax: (815) 417-6755
KBURK999@SBCGLOBAL.NET

Date: July 22, 2014
Scale: 1"=30'
LC Job No: 81499402
KBM Job No: 069-14

Revisions

No.	Date

Drawn by: DTD/KBM
Checked by: DTD

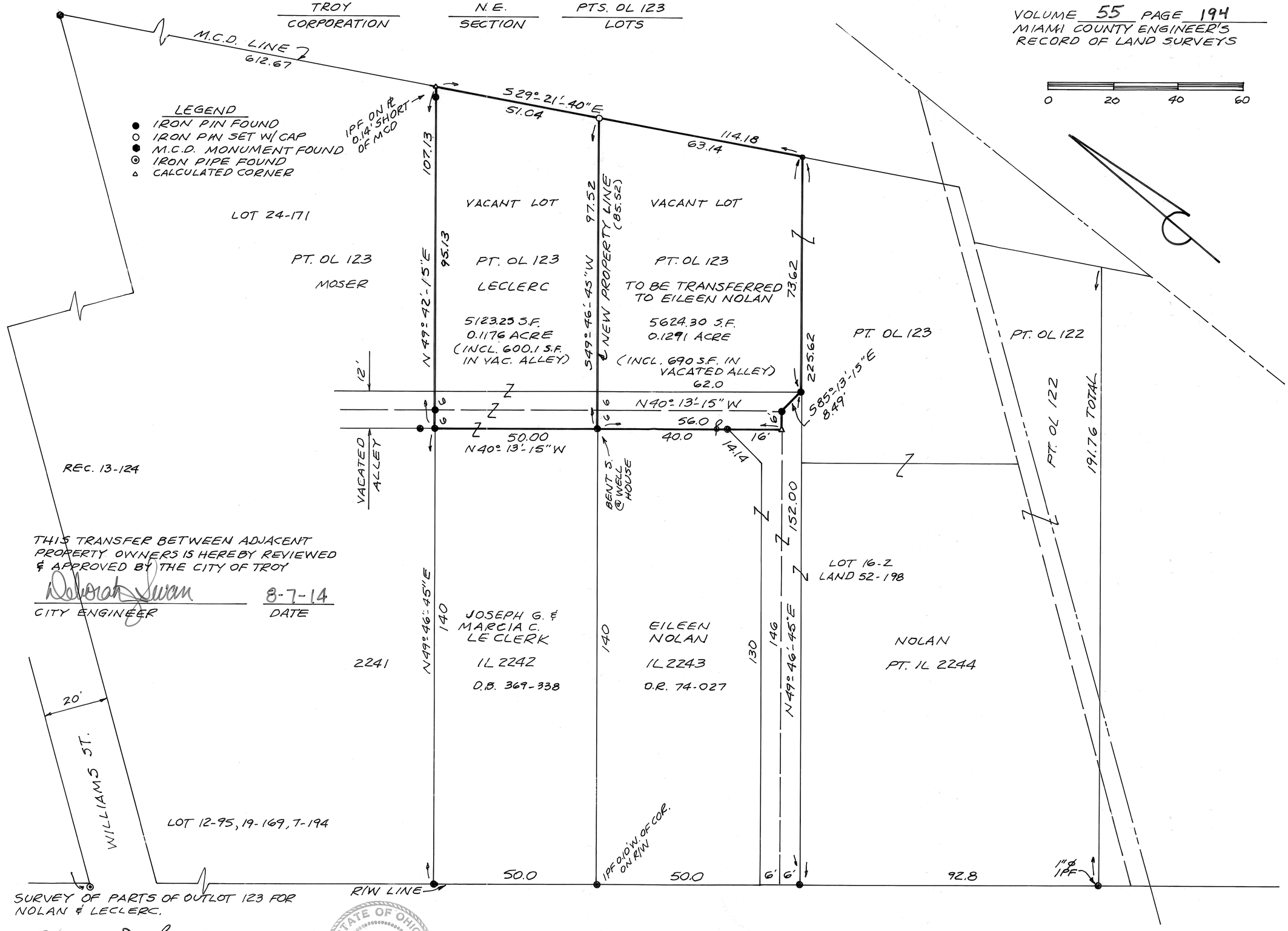
LOT SPLIT for TROY STORAGE INNS OF AMERICA located in PT INLOT 7813 CITY OF TROY, MIAMI COUNTY, OHIO

Sheet 1 of 1

Base File Name: 069-14.DWG
Tab Name: Lot Split
LC Xref File Name: 81499402V-AB.dwg

TROY — CORPORATION | N.E. — SECTION | PTS. OL 123 — LOTS

VOLUME 55 PAGE 194
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



THIS TRANSFER BETWEEN ADJACENT PROPERTY OWNERS IS HEREBY REVIEWED & APPROVED BY THE CITY OF TROY

Deborah Swan — 8-7-14
CITY ENGINEER — DATE

SURVEY OF PARTS OF OUTLOT 123 FOR NOLAN & LECLERC.

Steven D. Leffel 8-1-14

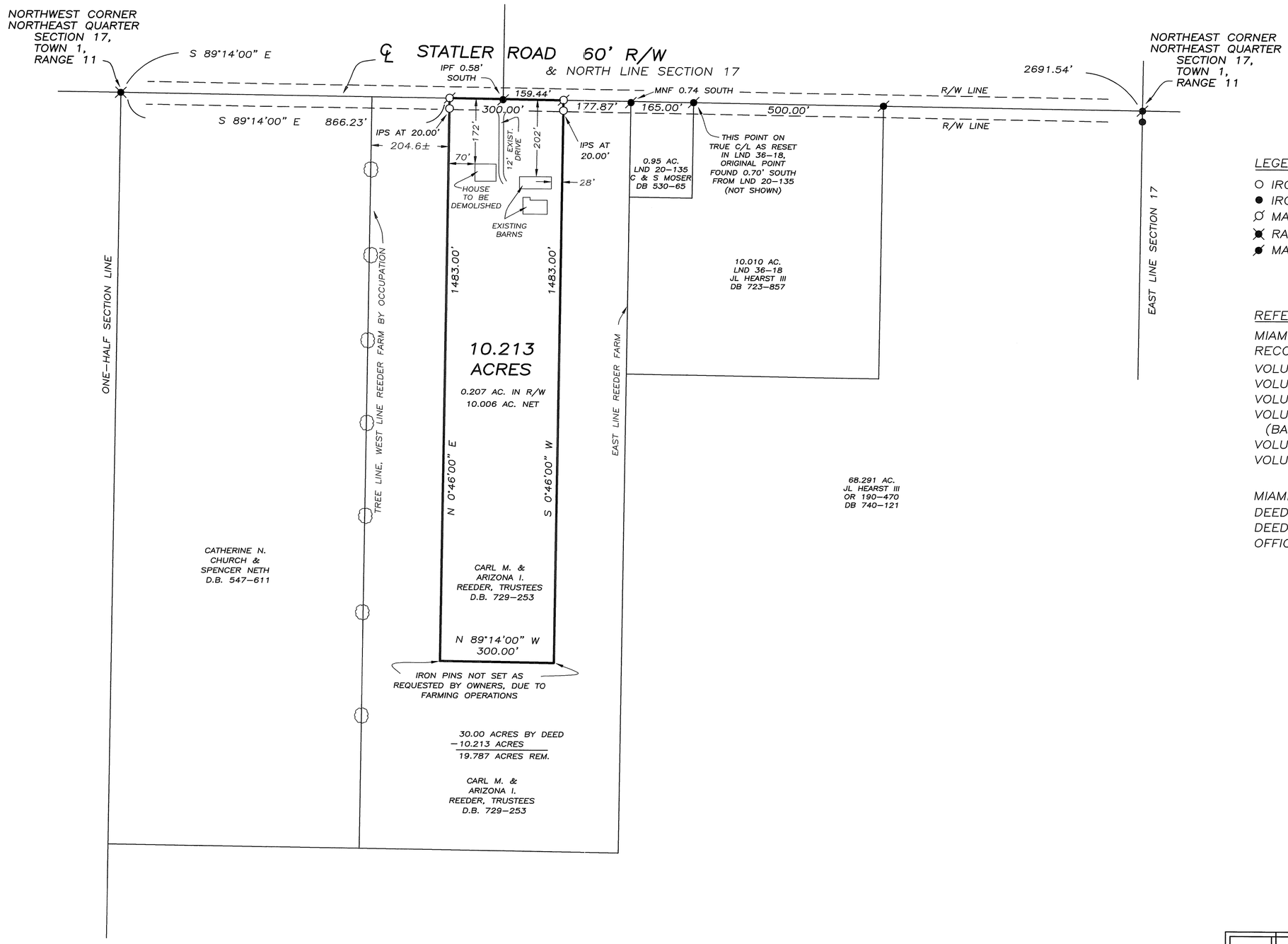
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573

STATE OF OHIO — STEVEN DEAN LEFFEL 6660 — REGISTERED PROFESSIONAL SURVEYOR

SPRING CREEK TOWNSHIP | 17 NE 1/4 SECTION | 1 TOWN | 11 RANGE

VOLUME 55 PAGE 195

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ⊘ MAG SPIKE SET
- ✖ RAILROAD SPIKE FOUND
- ● MAG NAIL OVER RAILROAD SPIKE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 10, PAGE 176
VOLUME 20, PAGE 135
VOLUME 29, PAGE 78
VOLUME 36, PAGE 18
(BASIS OF BEARING)
VOLUME 42, PAGE 18
VOLUME 47, PAGE 190

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 547, PAGE 611
DEED BOOK 729, PAGE 253
OFFICIAL RECORD 190, PAGE 470

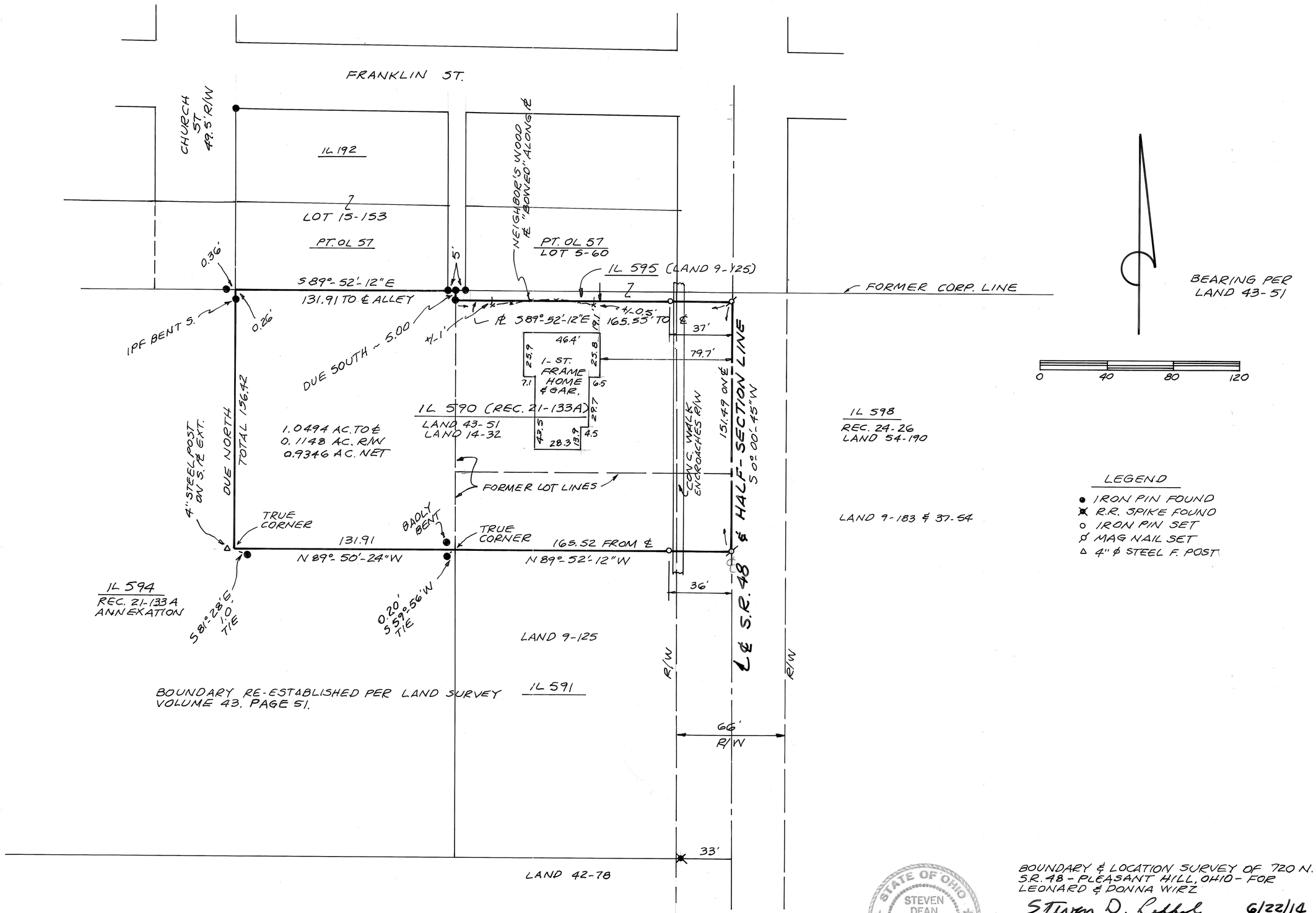
0 50 200 400
GRAPHIC SCALE IN FEET
1" = 200'

SURVEY FOR CARL & ARIZONA REEDER
IN MIAMI COUNTY, OHIO ~ AUGUST 4, 2014

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 55 PAGE 196
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



STATE OF OHIO
STEVEN DEAN LEFFEL 6660
REGISTERED PROFESSIONAL SURVEYOR

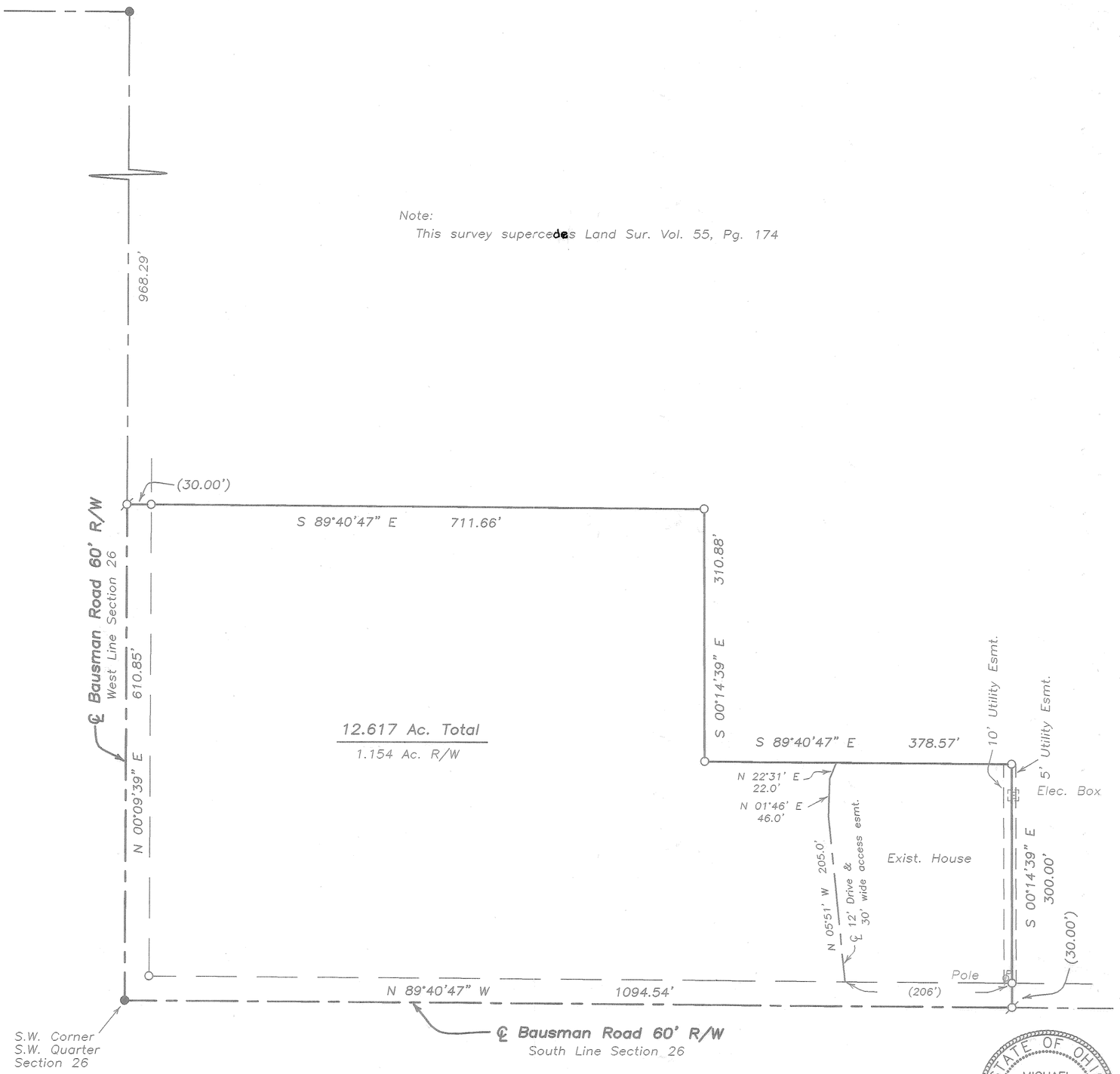
BOUNDARY & LOCATION SURVEY OF 720 N.
S.R. 48 - PLEASANT HILL, OHIO - FOR
LEONARD & DONNA WIRZ

Steven D. Leffel 6/22/14

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

8	5E	26 SW ¼	WASHINGTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 197
Miami County Engineer's
Record of Land Surveys



Note:
This survey supercedes Land Sur. Vol. 55, Pg. 174

North

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

Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 36, Page 16
Volume 41, Page 10
Volume 44, Page 132
Volume 45, Page 16
Volume 51, Page 78
Volume 51, Page 153
(Basis of Bearings)
Volume 55, Page 174

Survey of 12.617 Ac.
for Cheryl Reichman

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

Michael W. Cozatt 7/31/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 09414
File Name: C:\Surveys\2014\09414.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

534	50	COVINGTON	MIAMI	OHIO
INLOT	TAX MAP	CORPORATION	COUNTY	STATE

Volume 55 Page 198
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

References

Miami County Engineer's
Record of Land Surveys
Volume 19, Page 96
(Basis of Bearings)

Survey of Inlot 534
for Nanette Gibson

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

Michael W. Cozatt 8/13/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 18414
File Name: C:\Surveys\2014\18414.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

S.W. ~~42~~ 44	2091	TIPP CITY	MIAMI	OHIO
TAX MAP	INLOT	CORPORATION	COUNTY	STATE

Volume 55 Page 199
Miami County Engineer's
Record of Land Surveys

North

0 10 20 40
Graphic Scale in Feet
1"=20'

Legend

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

References

Miami County Recorder's Plat Records
Volume 12, Page 106
(Basis of Bearings)

Survey of Inlot 2091
for James Ramsay

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

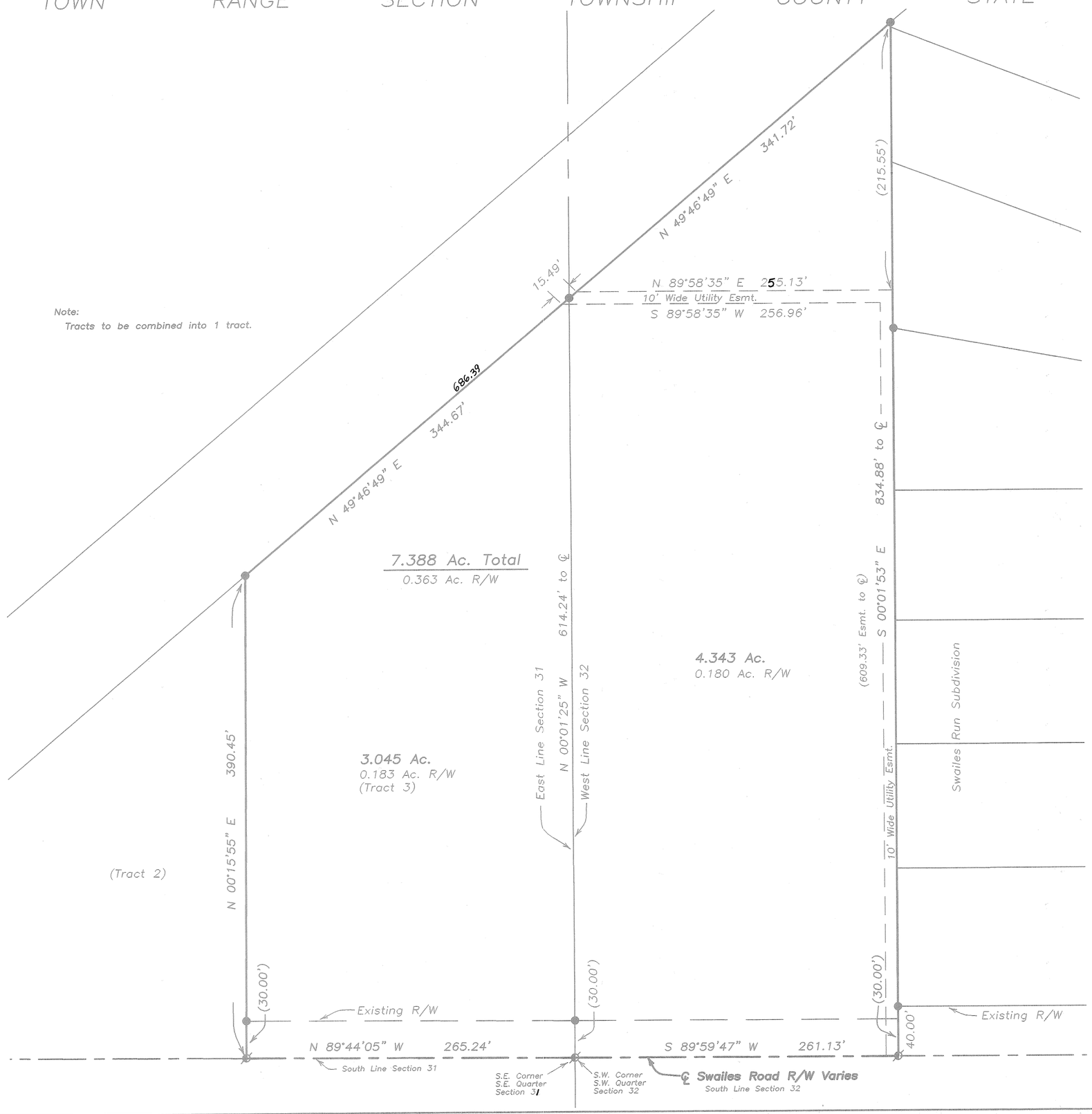
Michael W. Cozatt 8/14/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 06014
File Name: C:\JOBS\2014\06014.dwg
Drawn by: DMC ~ Checked by: MWC

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

5	6E	31 SE ¼ 32 SW ¼	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Volume 55 Page 200
Miami County Engineer's
Record of Land Surveys



Note:
Tracts to be combined into 1 tract.

North

0 30 60 120
Graphic Scale in Feet
1"=60'

Legend

- 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

References

Miami County Recorder's Plat Records
Volume 19, Page 33
(Basis of Bearings)
Miami County Engineer's Record of Land Surveys
Volume 34, Page 133

Survey of 2 tracts for Dave Arbogast

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

Michael W. Cozatt 7/5/14
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
2784 S. Co. Rd. 25-A
Job No. 16014
Land Surveyor
Troy, OH 45373
(937) 339-2921

File Name: C:\Jobs\2008\17008\Site.dwg(16014)
Drawn by: DMC ~ Checked by: MWC