

CONCORD  
TOWNSHIP

SE QTR - 13  
SW QTR - 18  
SECTION

7  
5  
TOWN

5  
6  
RANGE

VOLUME 57 PAGE 1

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



0 100 200 300 400  
SCALE 1" = 200'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 39, PAGE 185

LEGEND

|   |                 |   |                |
|---|-----------------|---|----------------|
| △ | PK NAIL FOUND   | ○ | MAG NAIL FOUND |
| □ | STONE FOUND     | △ | RRS FOUND      |
| ○ | IRON PIN FOUND  |   |                |
| • | TRaverse POINT  |   |                |
| ⊙ | GIN SPINDLE FND |   |                |
| • | CONCRETE POST   |   |                |
| ▲ | MAG NAIL SET    |   |                |
| ● | IRON PIN SET    |   |                |
| ◆ | RRS SET         |   |                |

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

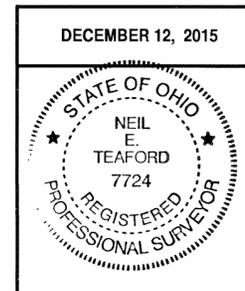
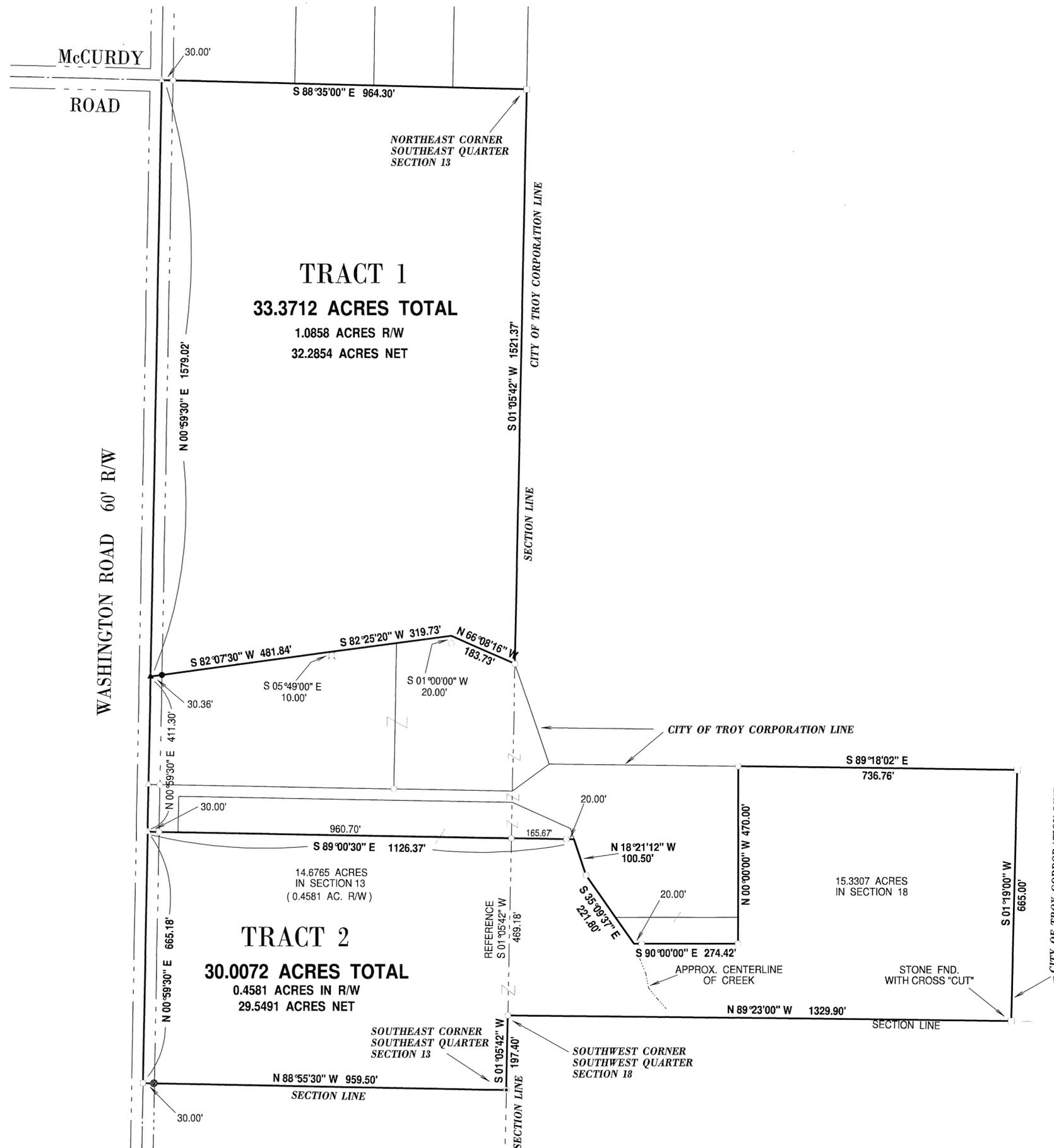
VOLUME 3, PAGE 101  
VOLUME 19, PAGE 74  
VOLUME 25, PAGE 10  
VOLUME 27, PAGE 1  
VOLUME 39, PAGE 185  
VOLUME 51, PAGE 106

MIAMI COUNT RECORDER'S  
PLAT RECORDS

PLAT BOOK 15, PAGE 69

DEED REFERENCE:

BOOK 560, PAGE 990, 991 &  
992



DECEMBER 12, 2015  
SURVEY OF A 33.3712 ACRE TRACT & A 30.0072 ACRE TRACT FOR THE WILSON FAMILY IN CONCORD TOWNSHIP

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

7  
Town

5E  
Range

NE 1/4-18  
Section

Newton  
Township

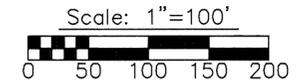
Miami  
County

Ohio  
State

Volume 57 Page 2

Miami County Engineer's  
Record of Land Surveys

N.E. CORNER  
N.E. QUARTER  
SECTION 18



Legend

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

References

Vol. 25, Pg. 19 } Miami County Engineer's  
Vol. 52, Pg. 35 } Record of Land Surveys

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

Dea O. Williams  
DEPUTY

11-19-2015  
DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

David S. Bell  
SECRETARY

12/17/15  
DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

BY: Henry E. R.S.

DATE: 11/30/15

MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

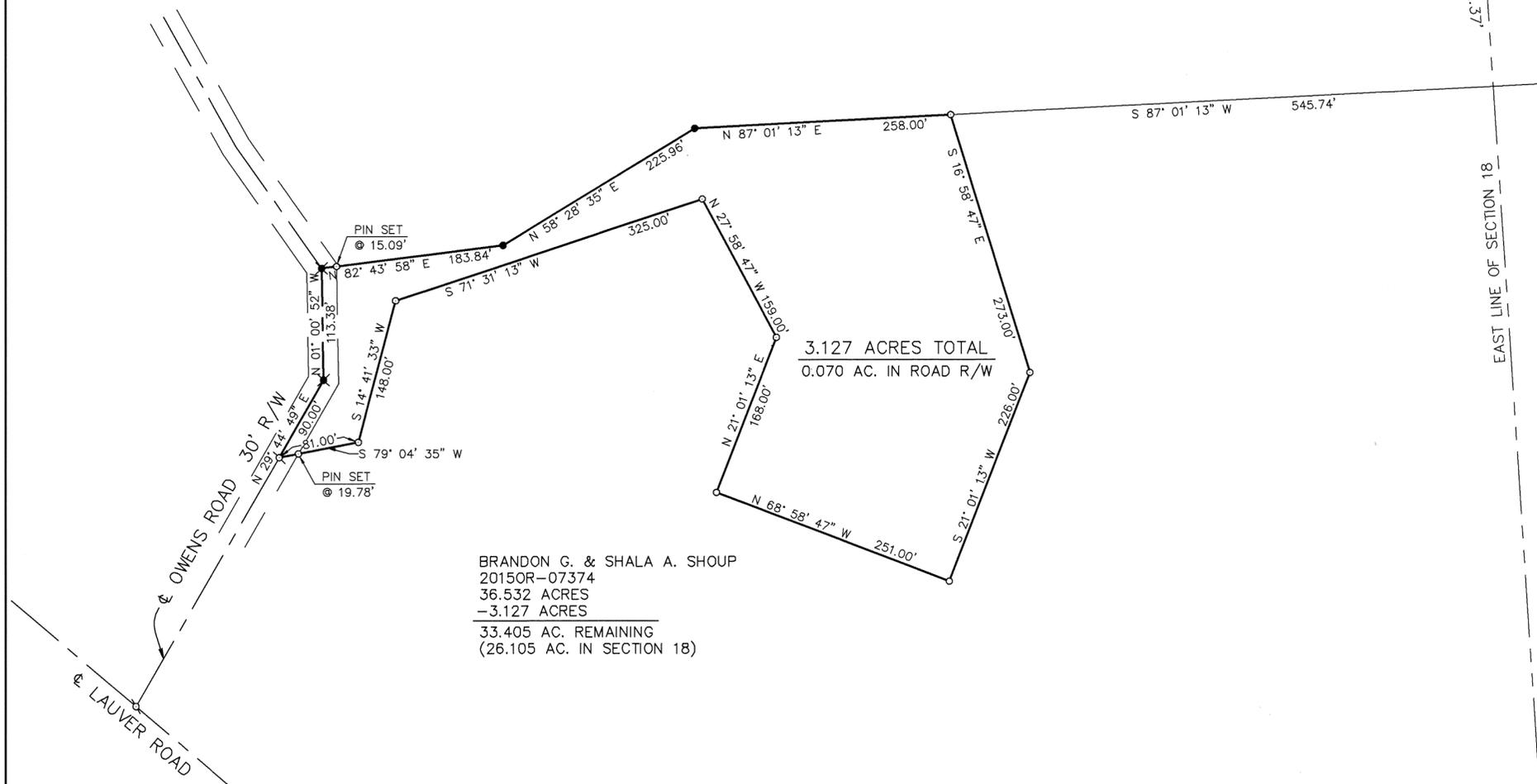
Survey of 3.127 acres for Brandon Shoup.



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

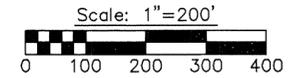
10/15/15  
Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 12515 Ph. (937) 339-2921



BRANDON G. & SHALA A. SHOUP  
2015OR-07374  
36.532 ACRES  
-3.127 ACRES  
33.405 AC. REMAINING  
(26.105 AC. IN SECTION 18)

3.127 ACRES TOTAL  
0.070 AC. IN ROAD R/W



Legend

- Mag nail found
- Iron pin found
- Stone found
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- ✕ Gin spindle found
- ⊕ Mag nail set
- △ Concrete nail set in fence brace leg

References

- Vol. 42, Pg. 96 } Miami County Engineer's Record of Land Surveys
- Vol. 46, Pg. 62 }
- Vol. 49, Pg. 106 }

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*PAUL P. HUELSEKAMP, P.E., P.S.*  
MIAMI COUNTY ENGINEER

*DEB STUMPF* 12-7-2015  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
*D. J. Schil* 12/17/15  
SECRETARY DATE

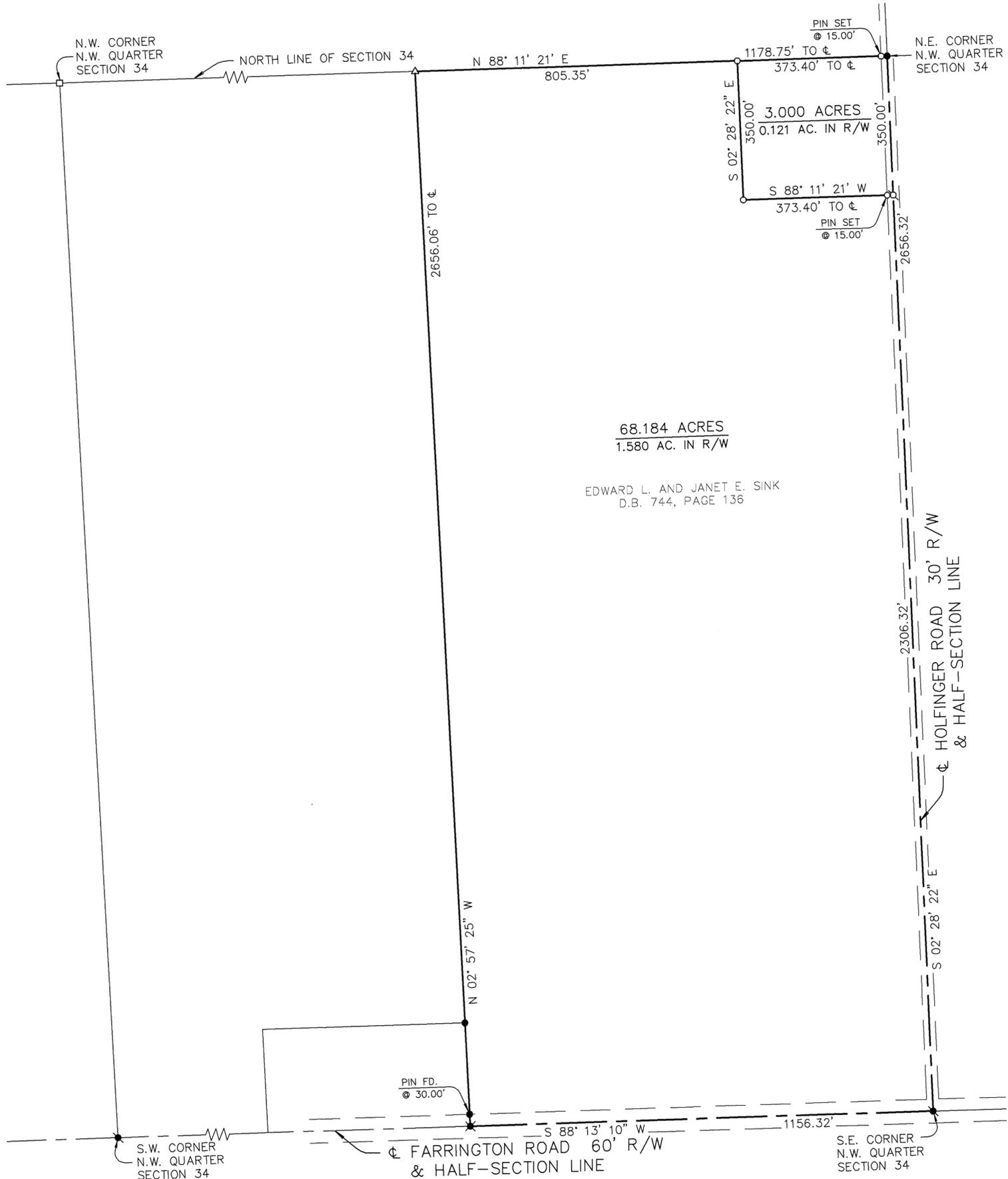
APPROVED  
SUBJECT TO ZONING APPROVAL  
BY: *Henry Lyton, R.S.*  
DATE: 12/17/15  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of 2 tracts for Edward and Janet Sink.



*Michael W. Cozatt* 11/24/15  
Michael W. Cozatt, P.S. #6001 Date

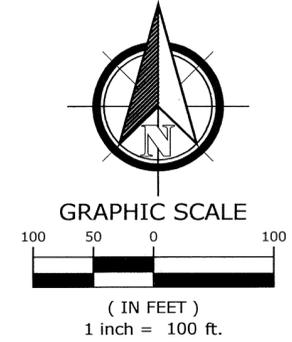
Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 23515 Ph. (937) 339-2921



**SURVEY PLAT**  
 STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,  
 PART INLOT 161

VOLUME 57 PAGE 4

MIAMI COUNTY ENGINEERS  
 RECORD OF LAND SURVEYS



**REFERENCES:**

MIAMI COUNTY RECORDER'S DEED RECORDS:  
 VOL. 790, PG. 219 & VOL. 201, PG. 771  
 D.B. 741, PG. 449

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

**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.

*Ed F. Hill* 12-21-15  
 CITY OF HUBER HEIGHTS PLANNING DIRECTOR

**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.

IBI GROUP



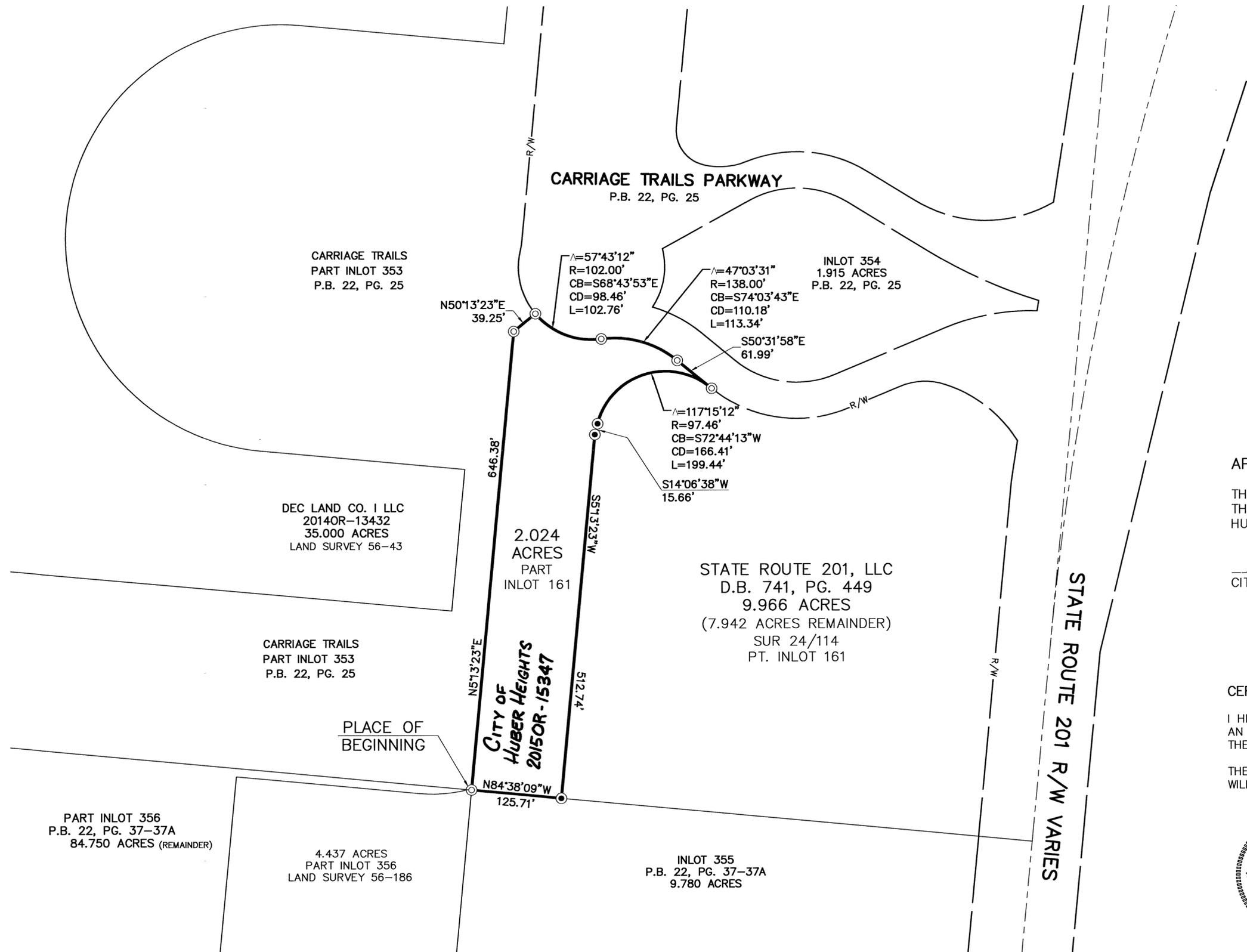
BY *David L. Chiesa* 12-18-15  
 David L. Chiesa P.S.  
 Registered Surveyor No. 7740

**LEGEND**

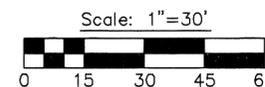
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- REBAR FOUND



**IBI GROUP**  
 635 Brooksedge Boulevard  
 Westerville OH 43081 USA  
 tel 614 818 4900 fax 614 818 4901  
 ibigroup.com  
 Contact: DAVE CHIESA



J:\pfe-hill\141415-072 CT MISC.dwg\SURVEY\RED BUCKEYE R/W.dwg by: david.chiesa on 12/18/2015 @ 10:23:50 am ~ © M+E Companies, Inc.



Legend

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

References

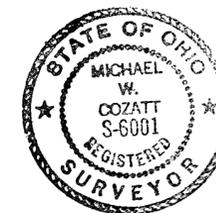
- Vol. 13, Pg. 83 } Miami County Engineer's Record of Lot Surveys
- Vol. 18, Pg. 112 }
- Vol. 55, Pg. 68 } Miami County Engineer's Record of Land Surveys
- D.B. 445, Pg. 431 } Miami County Recorder's Deed Records
- D.B. 508, Pg. 303 }
- D.B. 539, Pg. 704 }

Approval

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER THIS 23 DAY OF DECEMBER, 2015.

*Jillian Rhoades*  
JILLIAN RHOADES  
CITY OF TROY ENGINEER

Survey of Canal Land for the Mike Mencsik Heirs.



*Michael W. Cozatt* 12/04/15  
Michael W. Cozatt, P.S. #6001 Date

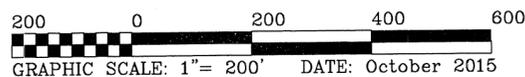
Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 24515 Ph. (937) 339-2921



**THIS SURVEY SUPERSEDED BY LAND SURVEY VOL. 58 PG. 6**



Bearings based on the east line Land Survey 49, Page 132 (N 13°15'36" W) as recorded in the Miami County Engineer's Record of Land Surveys.



# CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

## SECTIONS 16 & 17, TOWN 5, RANGE 6

### 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

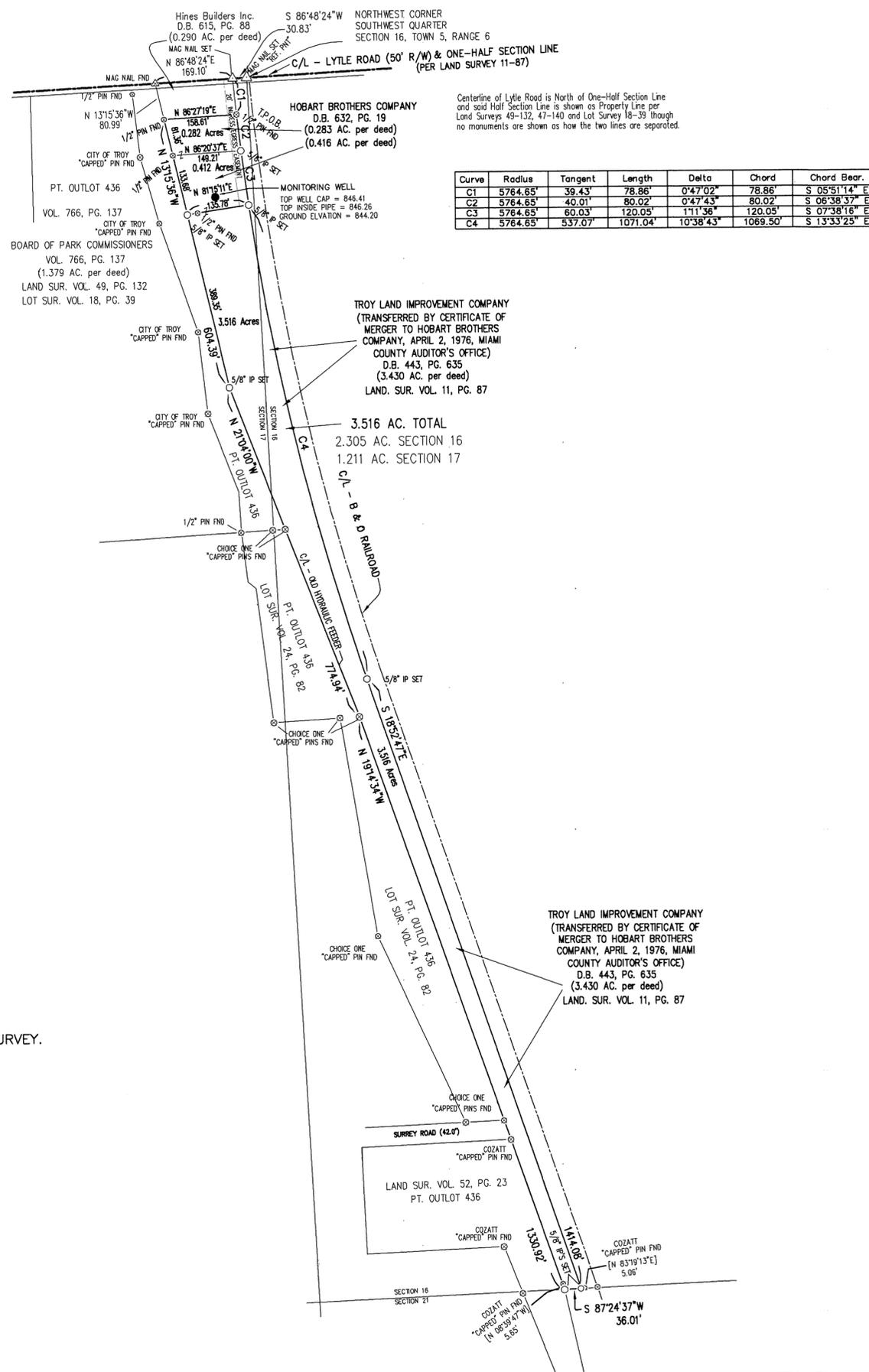
### REFERENCES:

MIAMI COUNTY RECORDER'S RECORDS:  
DEED BOOK 443, PAGE 635  
DEED BOOK 632, PAGE 19

MIAMI COUNTY ENGINEER'S RECORDS:  
LAND SURVEY VOLUME 11, PAGE 87  
LOT SURVEY VOLUME 18, PAGE 39  
LOT SURVEY VOLUME 24, PAGE 82  
LAND SURVEY VOLUME 49, PAGE 132  
LAND SURVEY VOLUME 52, PAGE 23

### SURVEY NOTES:

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



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

## PLAT OF SURVEY HOBART BROTHERS LYTLE ROAD PARCELS 4.210 ACRES TOTAL

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

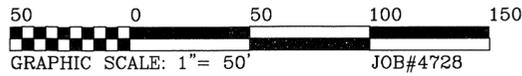
BY: *Thomas K. Marsh*  
THOMAS K. MARSH, P.S. No. 7735





BEARINGS BASED ON THE CENTERLINE OF MARLIN ROAD (N 89°39'00"E) AS RECORDED IN SURVEY VOLUME 28, PAGE 73 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

7 TOWN 5 EAST RANGE 5 SECTION NEWTON TOWNSHIP



REFERENCES:  
Deed: 1.098 ACRES - LEWIS A. WILLS & MARCIA A. WILLS  
20150R-07571

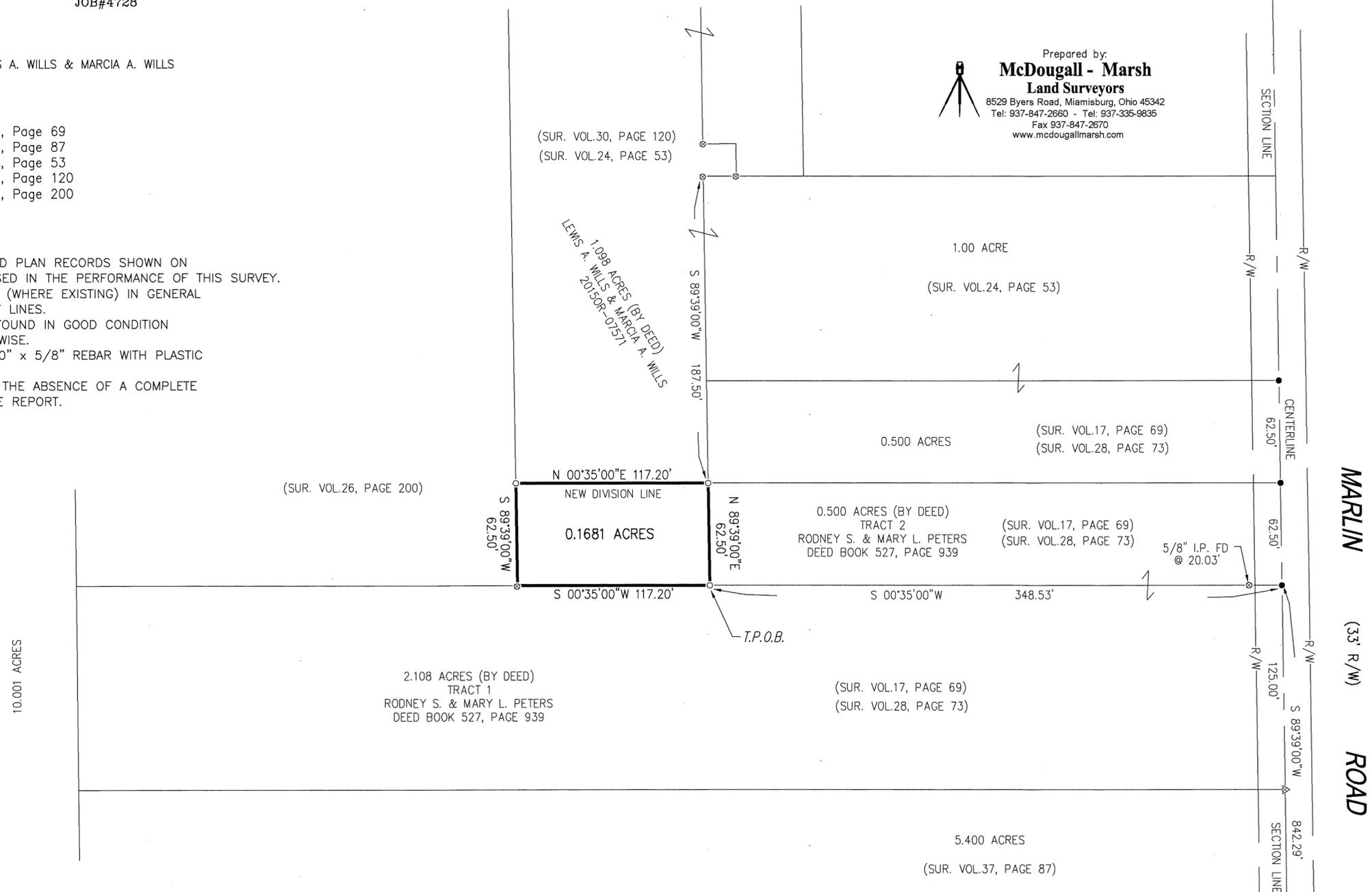
LAND SURVEYS:  
Survey Volume 17, Page 69  
Survey Volume 37, Page 87  
Survey Volume 24, Page 53  
Survey Volume 30, Page 120  
Survey Volume 26, Page 200

**SURVEY NOTES:**

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

Prepared by:  
**McDougall - Marsh**  
Land Surveyors  
8529 Byers Road, Miamisburg, Ohio 45342  
Tel: 937-847-2660 - Tel: 937-335-9835  
Fax 937-847-2670  
www.mcdougallmarsh.com

- 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 Railroad Spike found



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

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

*[Signature]* 12/28/15 (0.1681 ACRE TRACT)  
SECRETARY DATE  
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*[Signature]* PAUL P. HUELSKAMP, P.E., P.S.  
MIAMI COUNTY ENGINEER  
DEPUTY DATE 12-28-2015

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: *[Signature]*  
THOMAS K. MARSH, P.S. No. 7735



6  
TOWN

5E  
RANGE

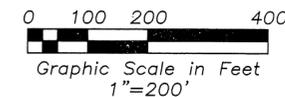
34 NE 1/4  
35 NW 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 8  
Miami County Engineer's  
Record of Land Surveys



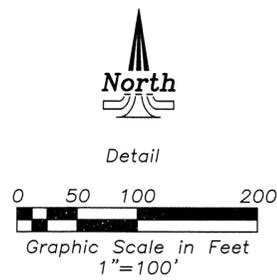
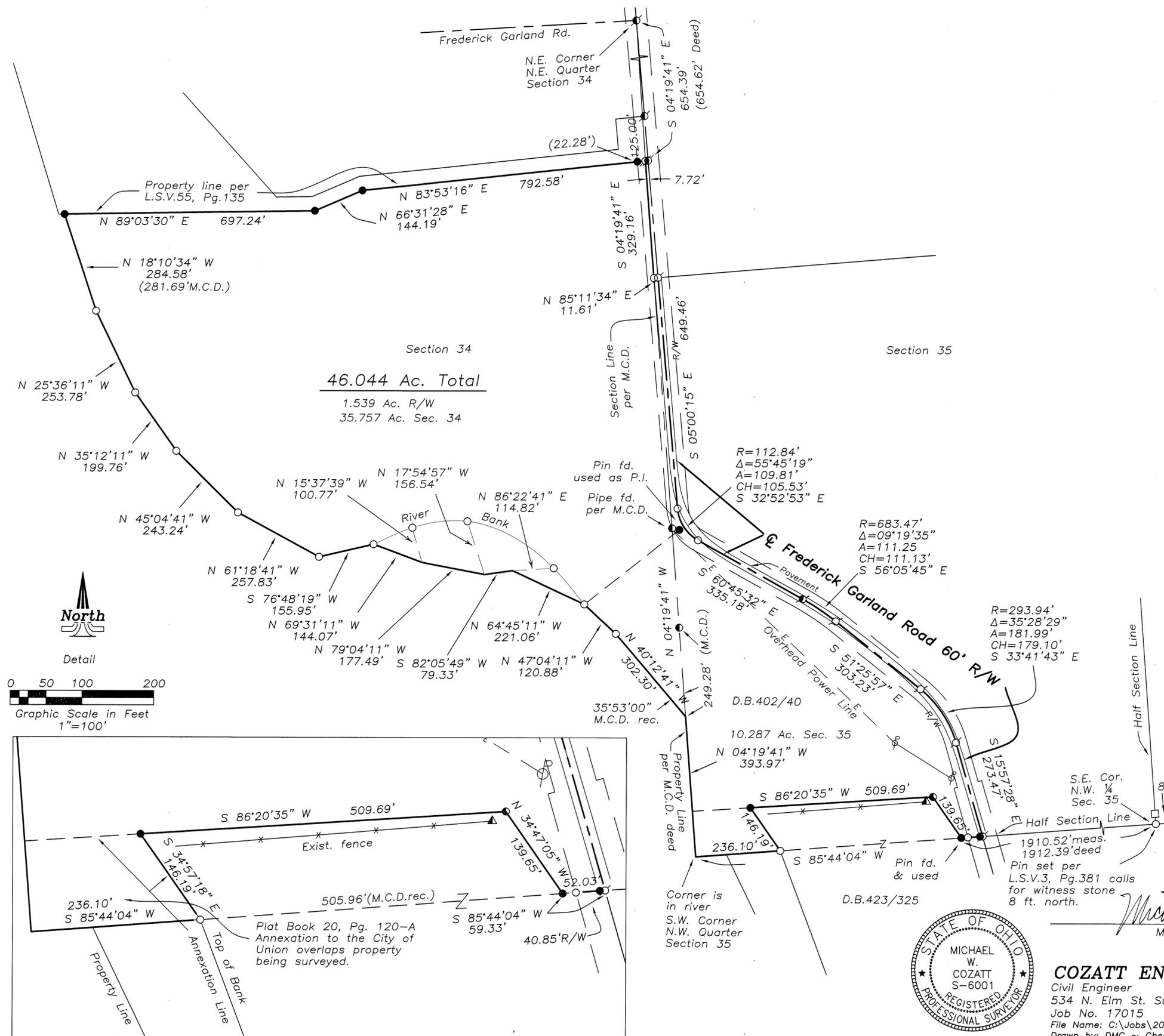
**Legend**

- 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 12, Page 130
- Volume 18, Page 115
- Volume 25, Page 175
- Volume 55, Page 135 (Basis of Bearings)
- Miami County Recorder's Plat Records Volume 20, Page 120A
- Miami County Recorder's Deed Records D.B. 402, Page 40
- D.B. 423, Page 325
- Miami County Engineer's Road Records Book 6, Page 466
- Miami Conservancy District Field Notes LL24134
- LL29436
- LL29437

Survey of 46.044 Ac. for Lee Brown



*Michael W. Cozatt* 12/20/15  
 MICHAEL W. COZATT  
 P.S. #6001

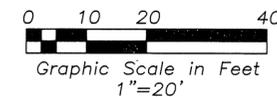
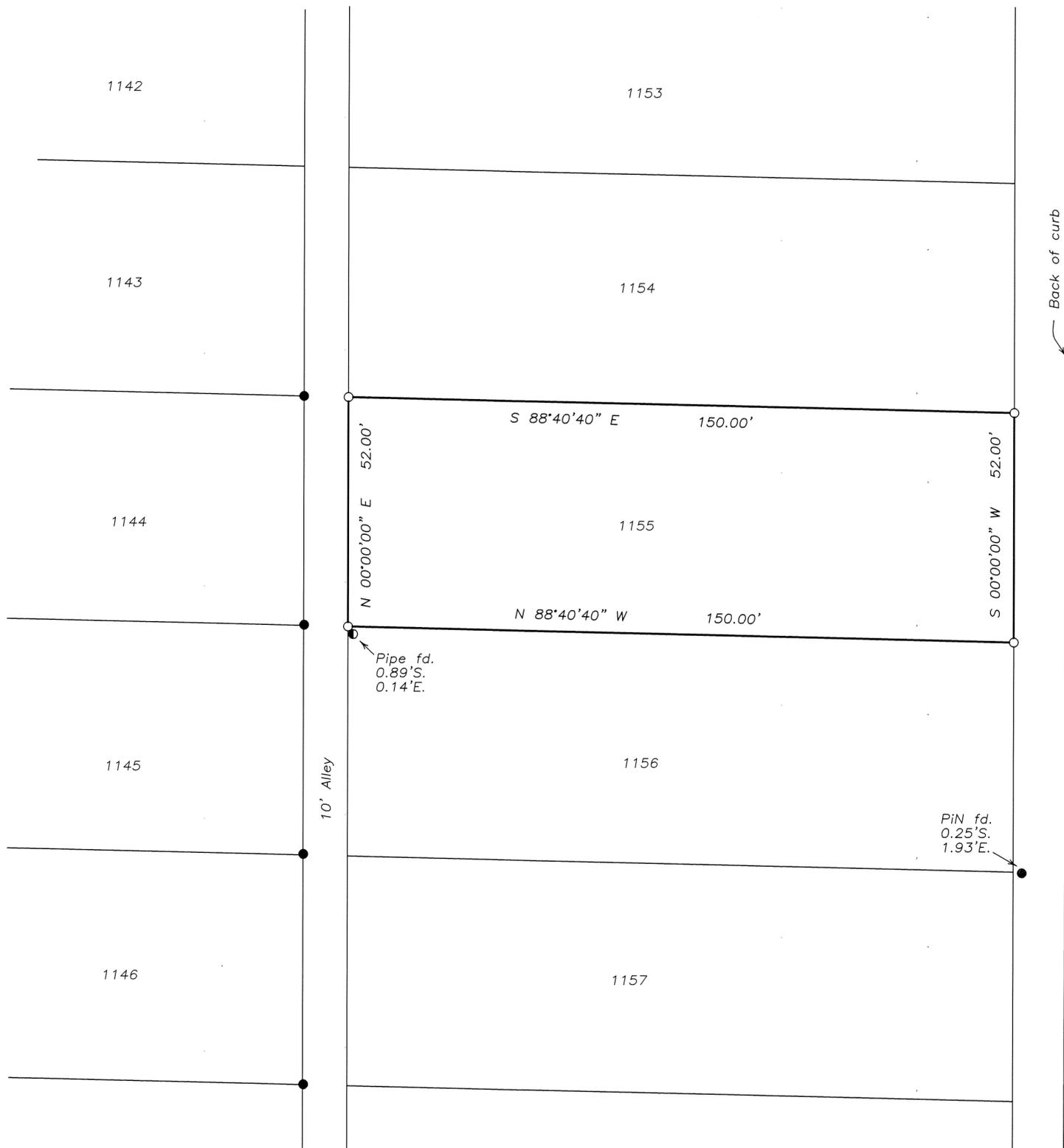
**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 534 N. Elm St. Suite C Troy, OH 45373  
 Job No. 17015 (937) 339-2921  
 File Name: C:\Jobs\2015\17015.dwg  
 Drawn by: DMC ~ Checked by: MWC

TROY  
CORPORATION

1155  
INLOT

S.E. 45  
TAX MAP

Volume 57 Page 9  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

Miami County Engineer's  
Record of Lot Surveys  
Volume 51, Page 133

Survey of Inlots 1155  
for Leonard Clark

⊕ Mulberry Street 60' R/W

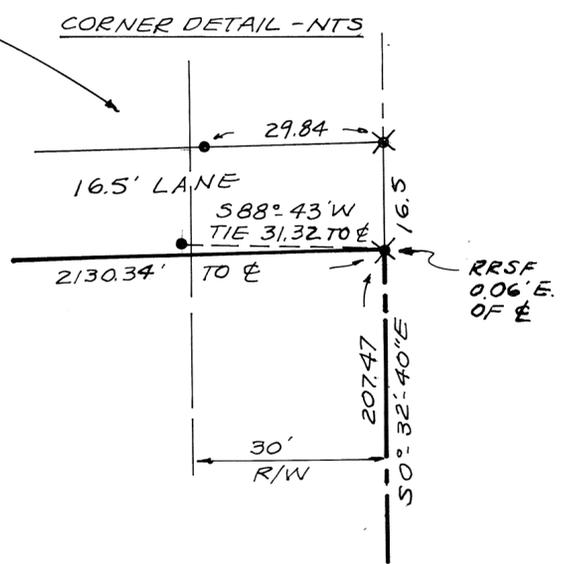
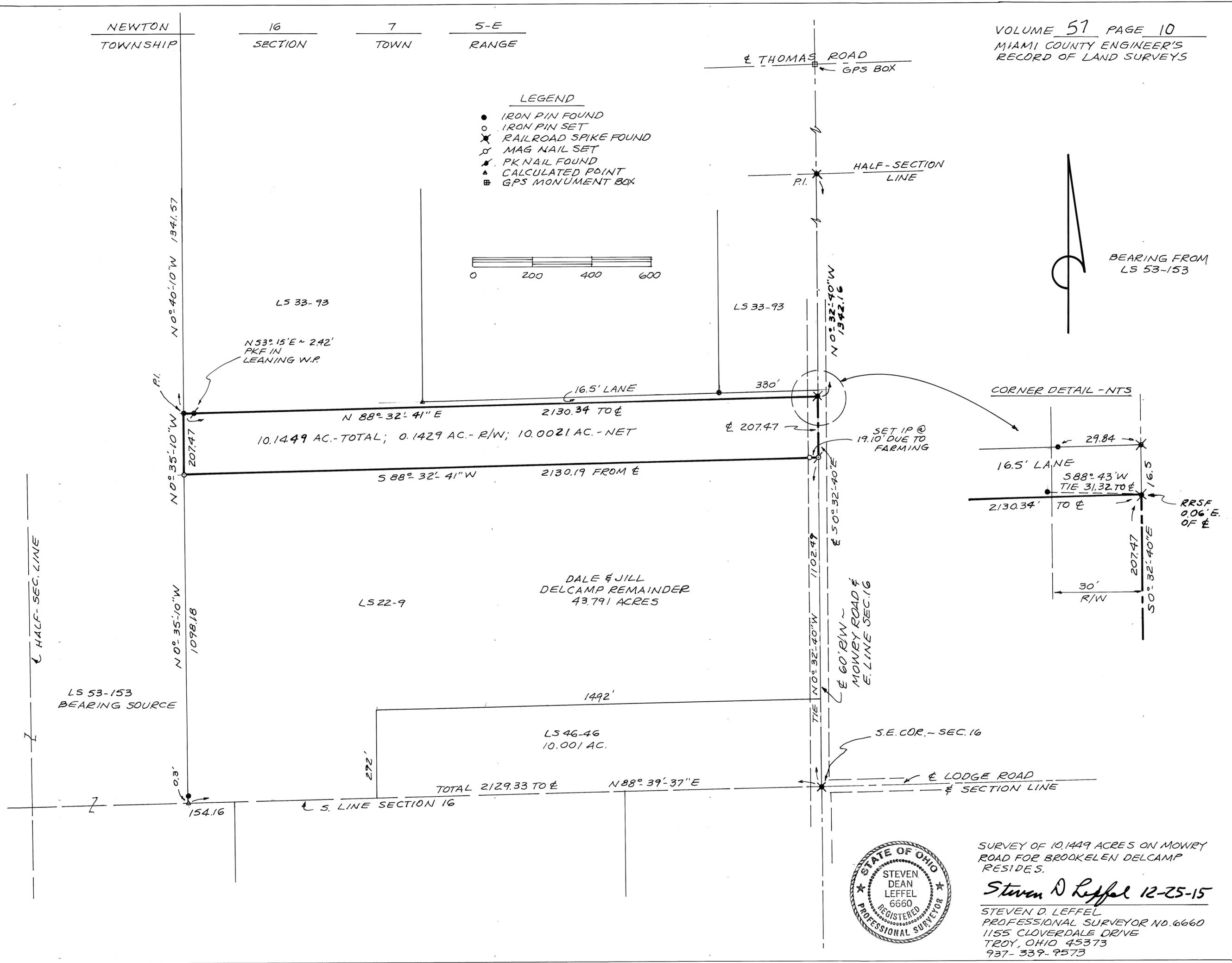
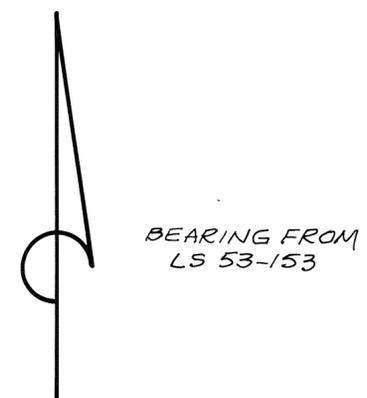


*Michael W. Cozatt*  
MICHAEL W. COZATT  
P.S. #6001

12/20/15

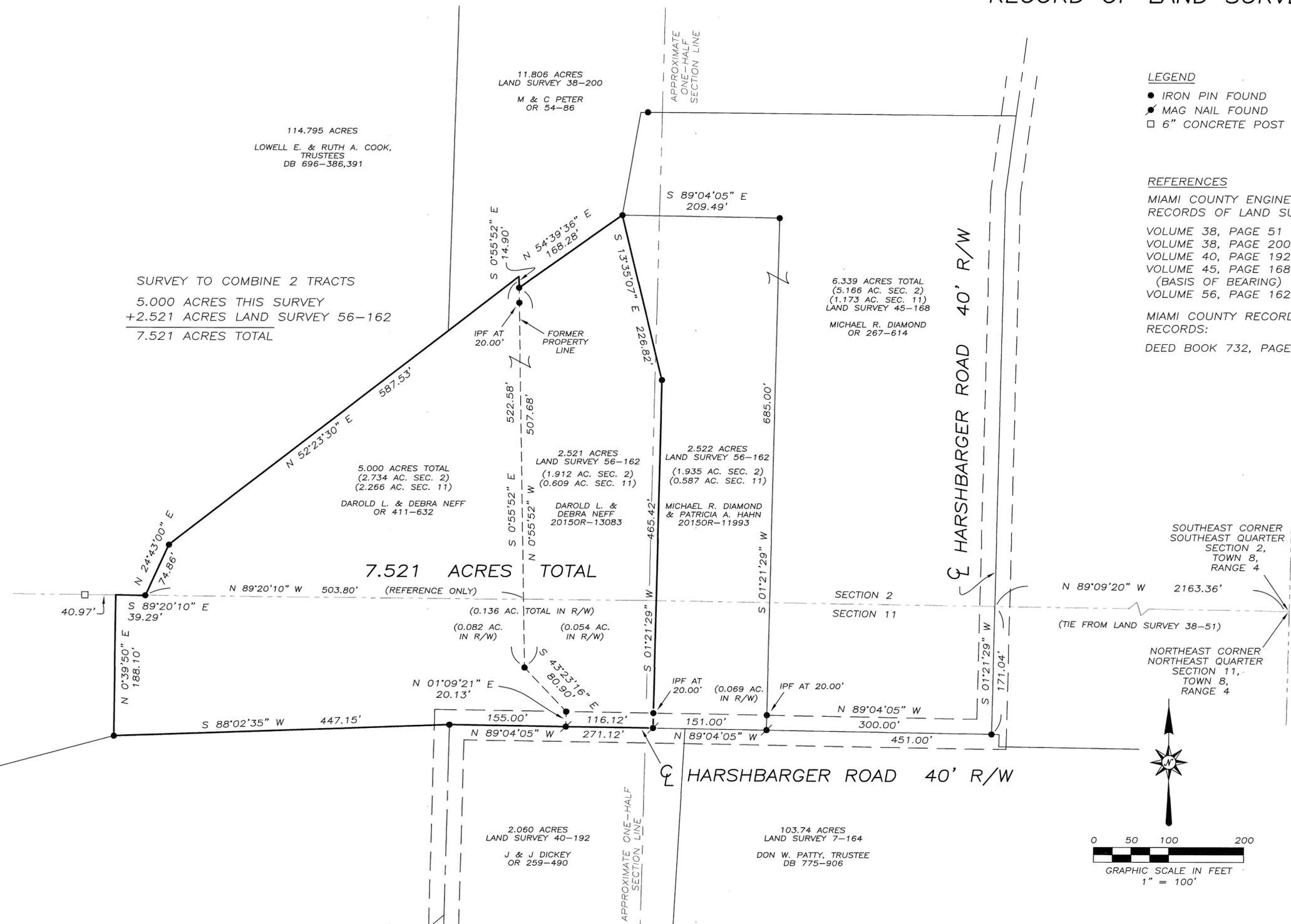
**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 22315 (937) 339-2921  
File Name: C:\JOBS\2015\22315.dwg  
Drawn by: DMC ~ Checked by: MWC

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ✕ RAILROAD SPIKE FOUND
  - ⊗ MAG NAIL SET
  - ✱ PK NAIL FOUND
  - ▲ CALCULATED POINT
  - ⊞ GPS MONUMENT BOX



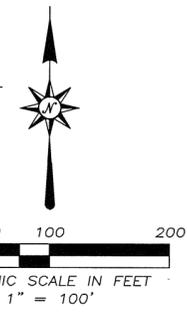
SURVEY OF 10.1449 ACRES ON MOWRY ROAD FOR BROOKELEN DELCAMP RESIDES.  
**Steven D Leffel 12-25-15**  
 STEVEN D. LEFFEL  
 PROFESSIONAL SURVEYOR NO. 6660  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45373  
 937-339-9573

NEWTON TOWNSHIP  
 2 SW,SE  
 11 NW,NE  
 SECTION  
 8 TOWN  
 4 RANGE



**LEGEND**  
 ● IRON PIN FOUND  
 ✱ MAG NAIL FOUND  
 □ 6" CONCRETE POST

**REFERENCES**  
 MIAMI COUNTY ENGINEER'S  
 RECORDS OF LAND SURVEYS:  
 VOLUME 38, PAGE 51  
 VOLUME 38, PAGE 200  
 VOLUME 40, PAGE 192  
 VOLUME 45, PAGE 168  
 (BASIS OF BEARING)  
 VOLUME 56, PAGE 162  
 MIAMI COUNTY RECORDER'S  
 RECORDS:  
 DEED BOOK 732, PAGE 530



|                   |  |
|-------------------|--|
| DECEMBER 13, 2015 | SURVEY FOR DAROLD & DEBRA NEFF<br>IN MIAMI COUNTY, OHIO  |
|                   | <i>Neil E. Teaford P.S. #7724</i>  |
|                   | <b>NEIL E. TEAFORD</b>   |
|                   | 5260 TROY-URBANA ROAD<br>CASSTOWN, OHIO 45312<br>OHIO REGISTERED<br>PROFESSIONAL SURVEYOR # 7724 |

MONROE  
TOWNSHIP

31 SW  
SECTION

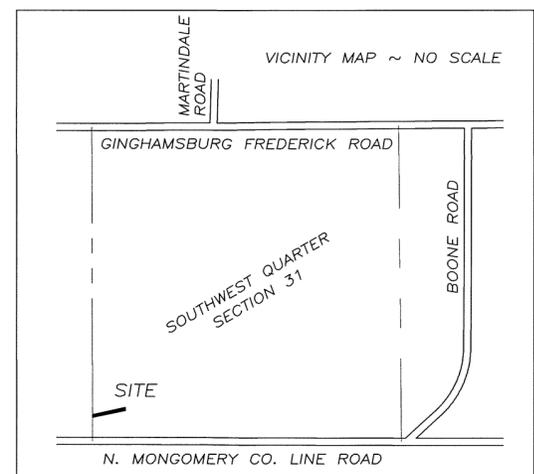
4  
TOWN

6  
RANGE

VOLUME 57 PAGE 12  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

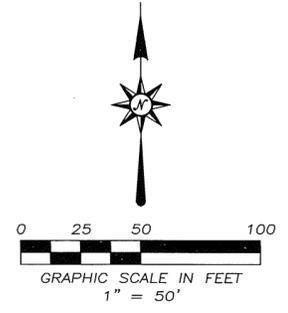
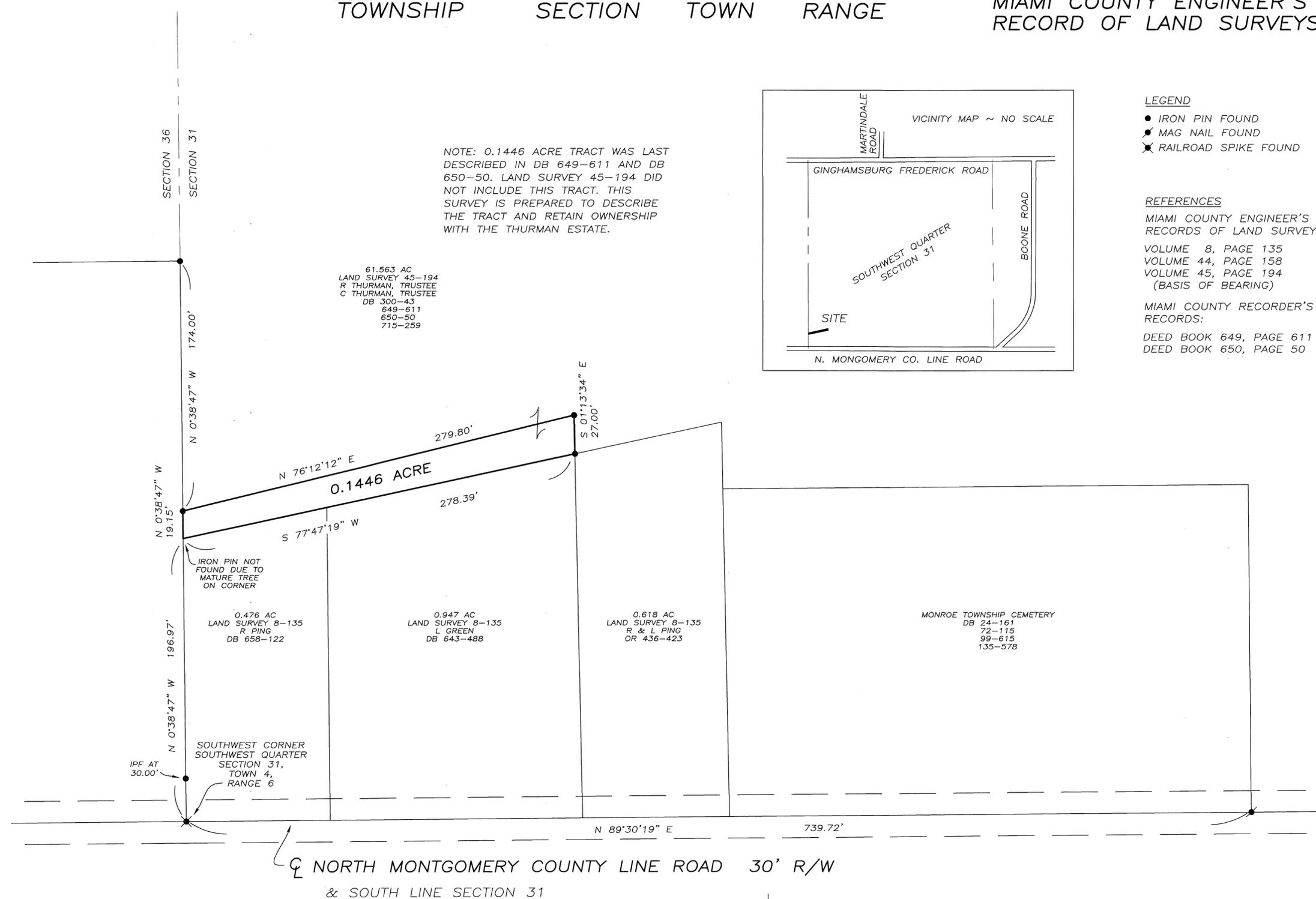
NOTE: 0.1446 ACRE TRACT WAS LAST DESCRIBED IN DB 649-611 AND DB 650-50. LAND SURVEY 45-194 DID NOT INCLUDE THIS TRACT. THIS SURVEY IS PREPARED TO DESCRIBE THE TRACT AND RETAIN OWNERSHIP WITH THE THURMAN ESTATE.

61.563 AC  
LAND SURVEY 45-194  
R THURMAN, TRUSTEE  
C THURMAN, TRUSTEE  
DB 300-43  
649-611  
650-50  
715-259

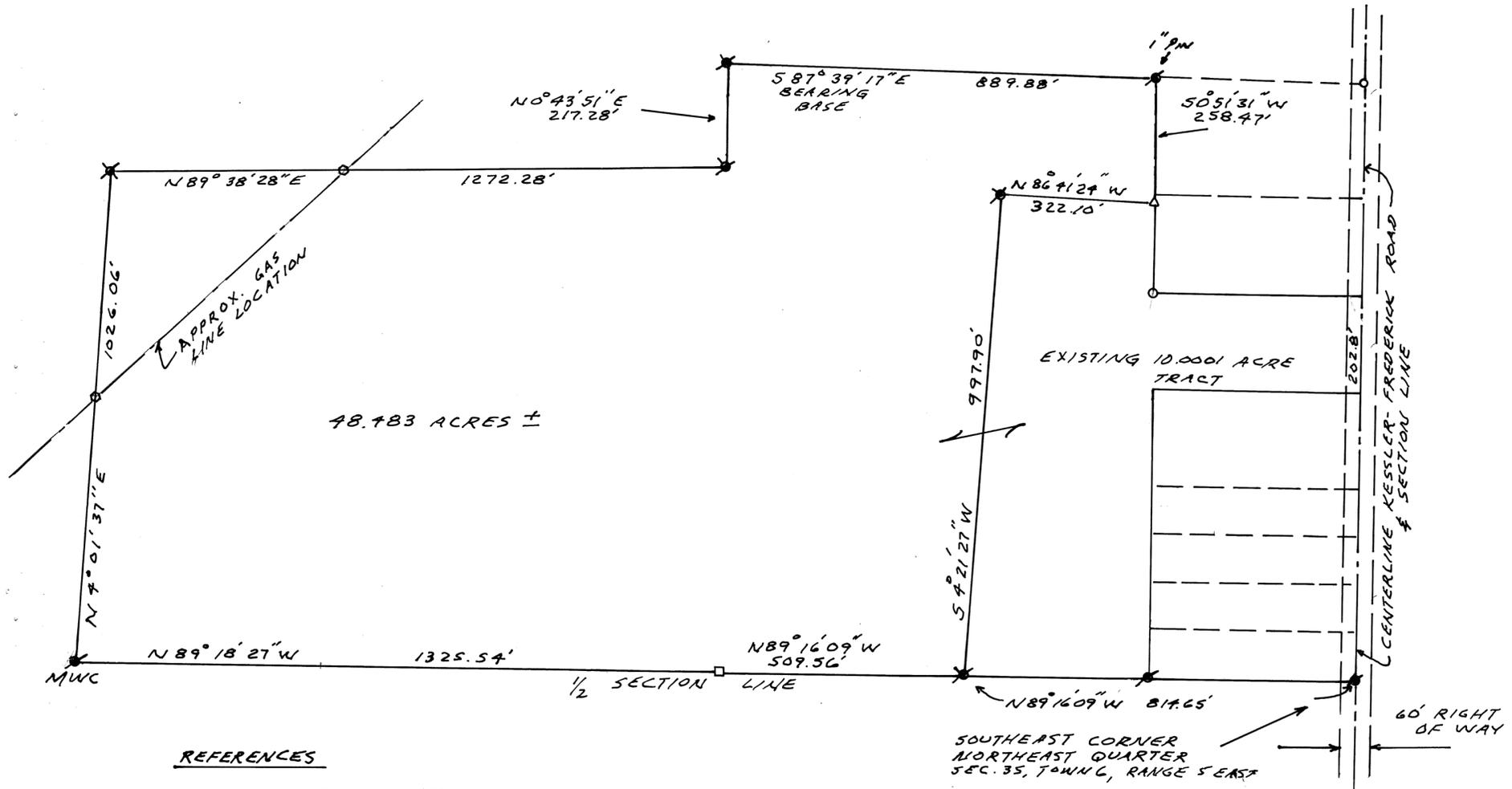


- LEGEND
- IRON PIN FOUND
  - ◆ MAG NAIL FOUND
  - ✕ RAILROAD SPIKE FOUND

- REFERENCES
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 8, PAGE 135
  - VOLUME 44, PAGE 158
  - VOLUME 45, PAGE 194 (BASIS OF BEARING)
- MIAMI COUNTY RECORDER'S RECORDS:
- DEED BOOK 649, PAGE 611
  - DEED BOOK 650, PAGE 50



|                   |  |
|-------------------|--|
| DECEMBER 28, 2015 | SURVEY FOR ROBERT THURMAN ESTATE<br>IN MIAMI COUNTY, OHIO  |
|                   | <i>Neil E. Teaford, P.S. #7724</i><br><b>NEIL E. TEAFORD</b><br>5260 TROY-URBANA ROAD<br>CASSTOWN, OHIO 45312<br>OHIO REGISTERED<br>PROFESSIONAL SURVEYOR # 7724 |



REFERENCES

- DEED BOOK 567 PAGE 776
- " " 632 " 877
- OFFICIAL RECORD 505 PG. 498
- " " 661 " 516
- LAND SURVEY VOL. 71 PAGE 50
- " " " 38 " 163
- \* SAID FUEL GAS EASEMENT " 137
- " NO DESCRIPTION GIVEN " 146

LEGEND

- ✱ IRON PIN FOUND
- ✱ 5/8" CAPPED IRON PIN FOUND PG 5621
- ◊ 60 d SPIKE IN TREE ROOT FOUND
- IRON PIPE FOUND
- ✱ MAG SPIKE SET IN TOP OF POST
- GAS LINE POST
- CORNER STONE

SOUTHEAST CORNER  
NORTHEAST QUARTER  
SEC. 35, TOWNSHIP, RANGE 5 EAST

NOTE  
NOT AN INDIVIDUAL BUILDING  
SITE. TO BE COMBINED WITH  
EXISTING 10.0001 ACRE TRACT

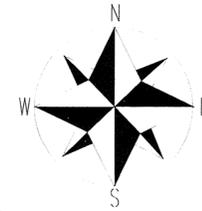


**SURVEY FOR**  
JAMES L. & SHARON WHEELOCK

---

MICHAEL H. TREON TROY, OHIO  
937-339-1963

*Michael H. Treon*  
REGISTERED SURVEYOR NO. 5621



SCALE 1" = 100'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 11, PAGE 89

APPROVED

Miami County Planning Commission

Date 11/7/2016

Secretary *[Signature]*

Certified To Conform With  
Miami County Survey Requirements

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

*[Signature]* 1-4-2016  
Deputy Date

APPROVED

Subject to Zoning Approval

By *[Signature]*, P.S.

Date 11/17/16

Miami County Health District

LEGEND

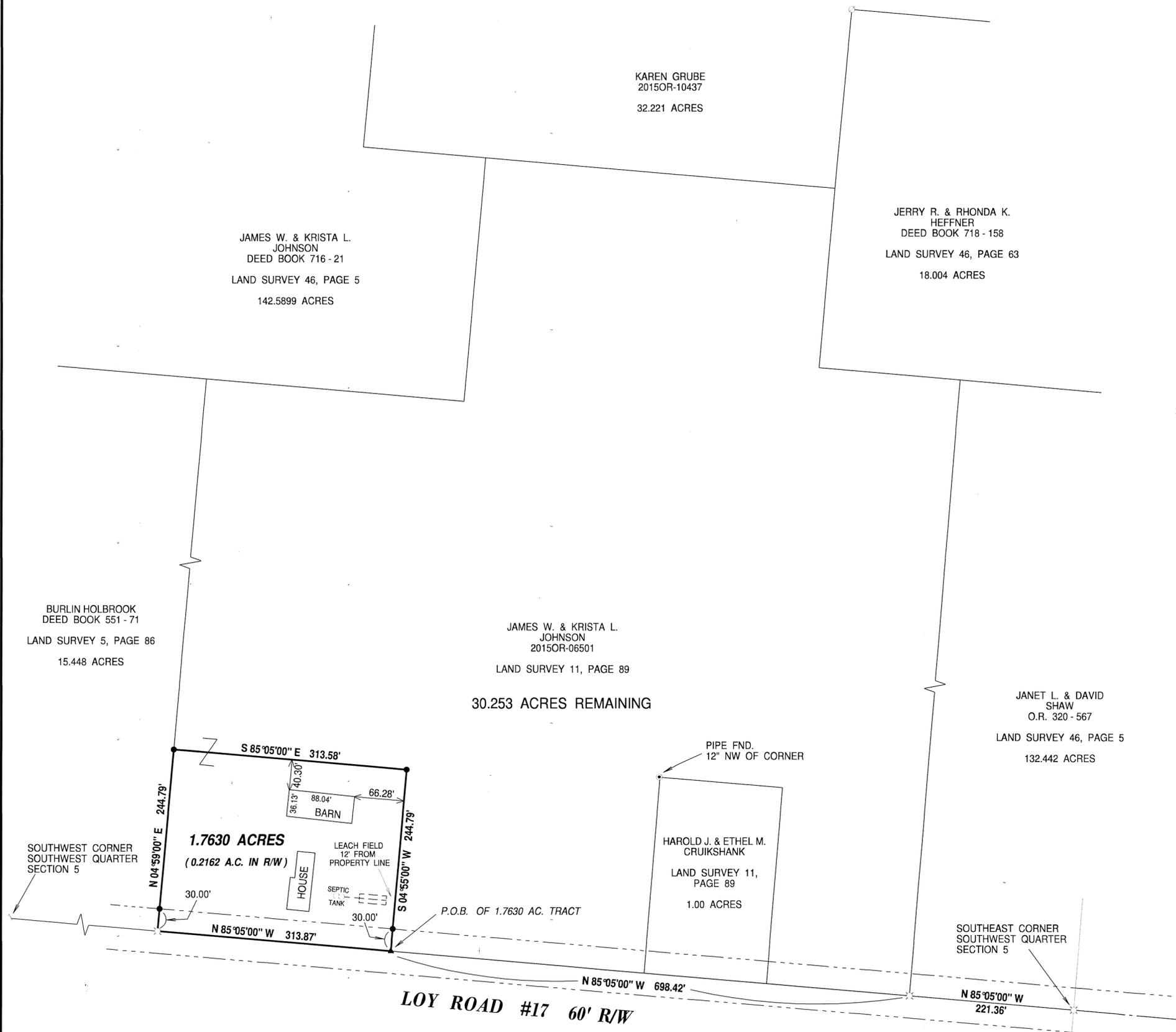
|                  |                 |
|------------------|-----------------|
| PK NAIL FOUND    | BOAT SPIKE FND  |
| STONE FOUND      | RRS FOUND       |
| IRON PIN FOUND   | WOOD POST FND.  |
| TRVERSE PT.      | CONC. POST FND. |
| GIN SPINDLE FND. |                 |
| 1" DIA PIPE FND. |                 |
| MAG NAIL SET     |                 |
| IRON PIN SET     |                 |
| RRS SET          |                 |

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEY

VOLUME 5, PAGE 86  
VOLUME 11, PAGE 89  
VOLUME 35, PAGE 109  
VOLUME 46, PAGE 5  
VOLUME 46, PAGE 63

DEED REFERENCE:

2015OR-06501



|                   |  |
|-------------------|--|
| DECEMBER 30, 2015 | SURVEY OF A 1.7630 ACRE TRACT FOR THE JOHNSON FAMILY, SPLIT FROM 32.016 ACRE TRACT IN BROWN TWP., SECTION 5  |
|                   | <i>Neil E. Teaford, P.S. #7724</i><br><b>NEIL E. TEAFORD</b><br>5260 TROY URBANA ROAD<br>CASSTOWN, OHIO 45312<br>nteaford@frontier.com<br><b>OHIO REGISTERED<br/>         PROFESSIONAL SURVEYOR # 7724</b> |

SURVEY OF INLOT 3440 IN TROY FOR BRUCE SHROYER

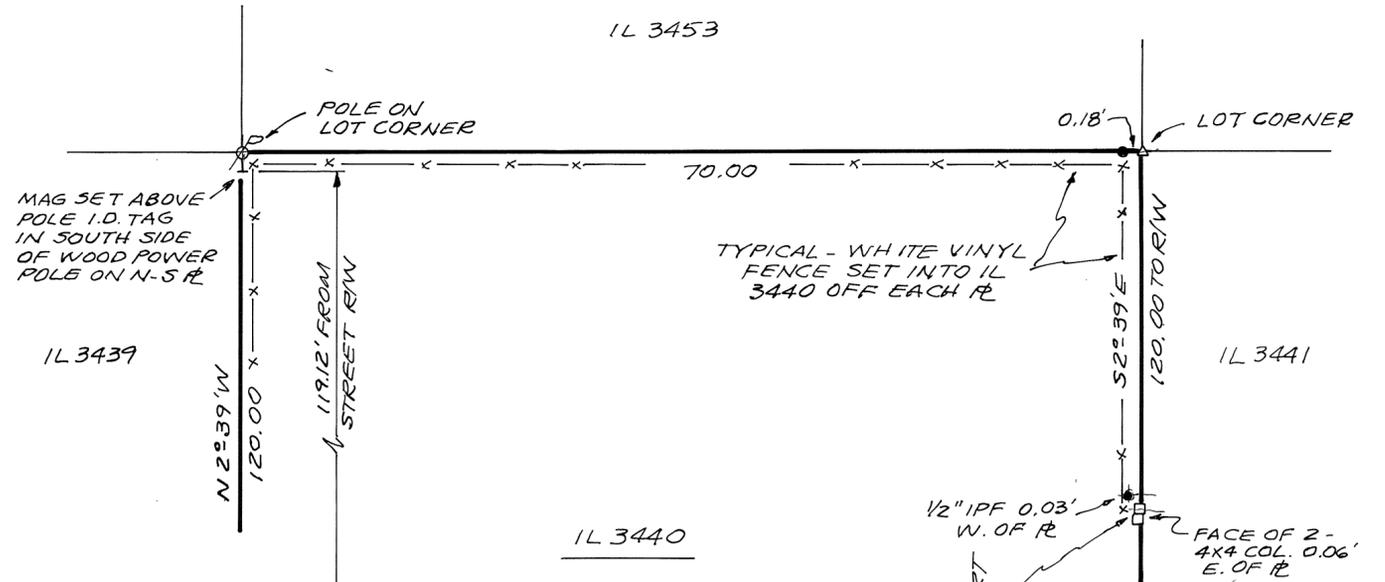
Steven D. Leffel 1-5-16

STEVEN D. LEFFEL PROFESSIONAL SURVEYOR NO. 6660 1155 CLOVERDALE DRIVE TROY, OHIO 45373 937-339-7573

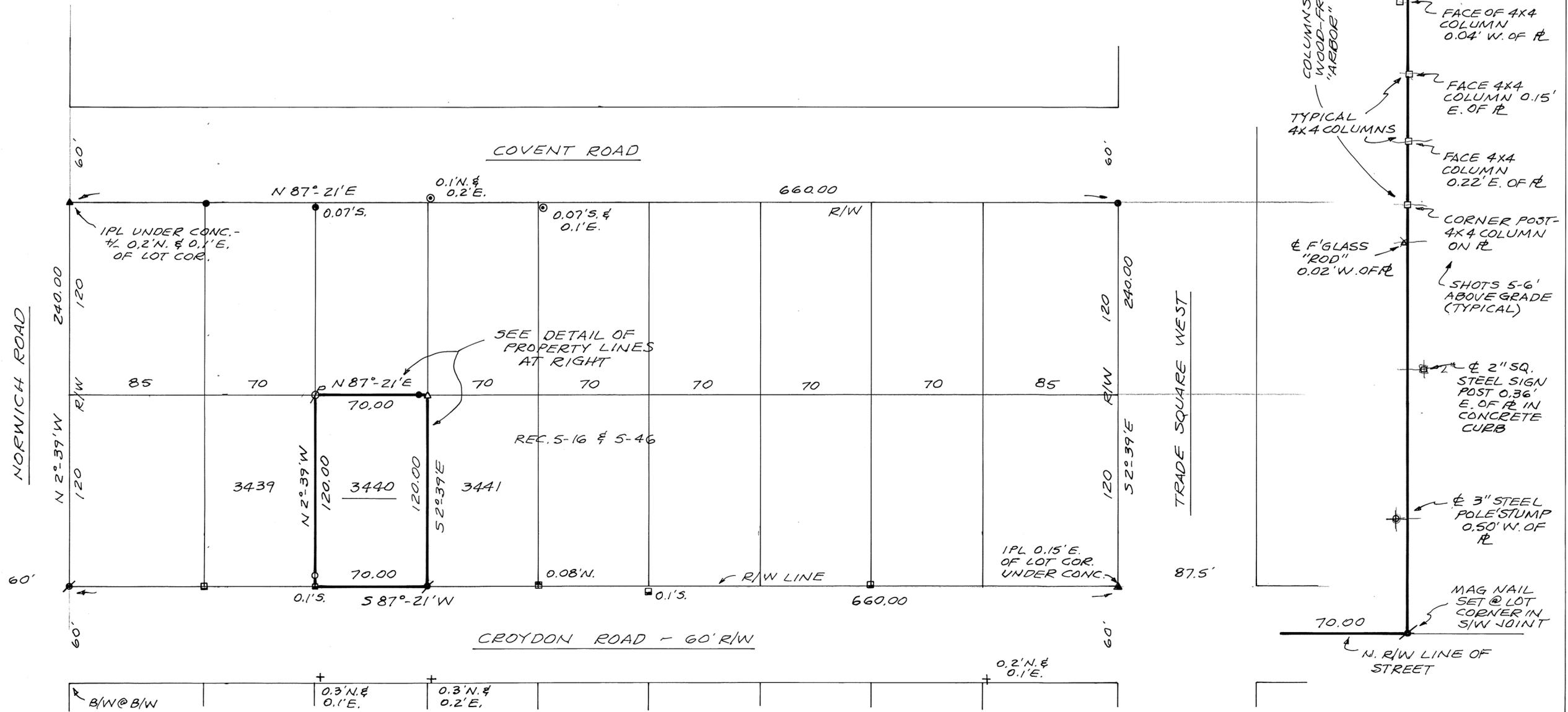


LEGEND

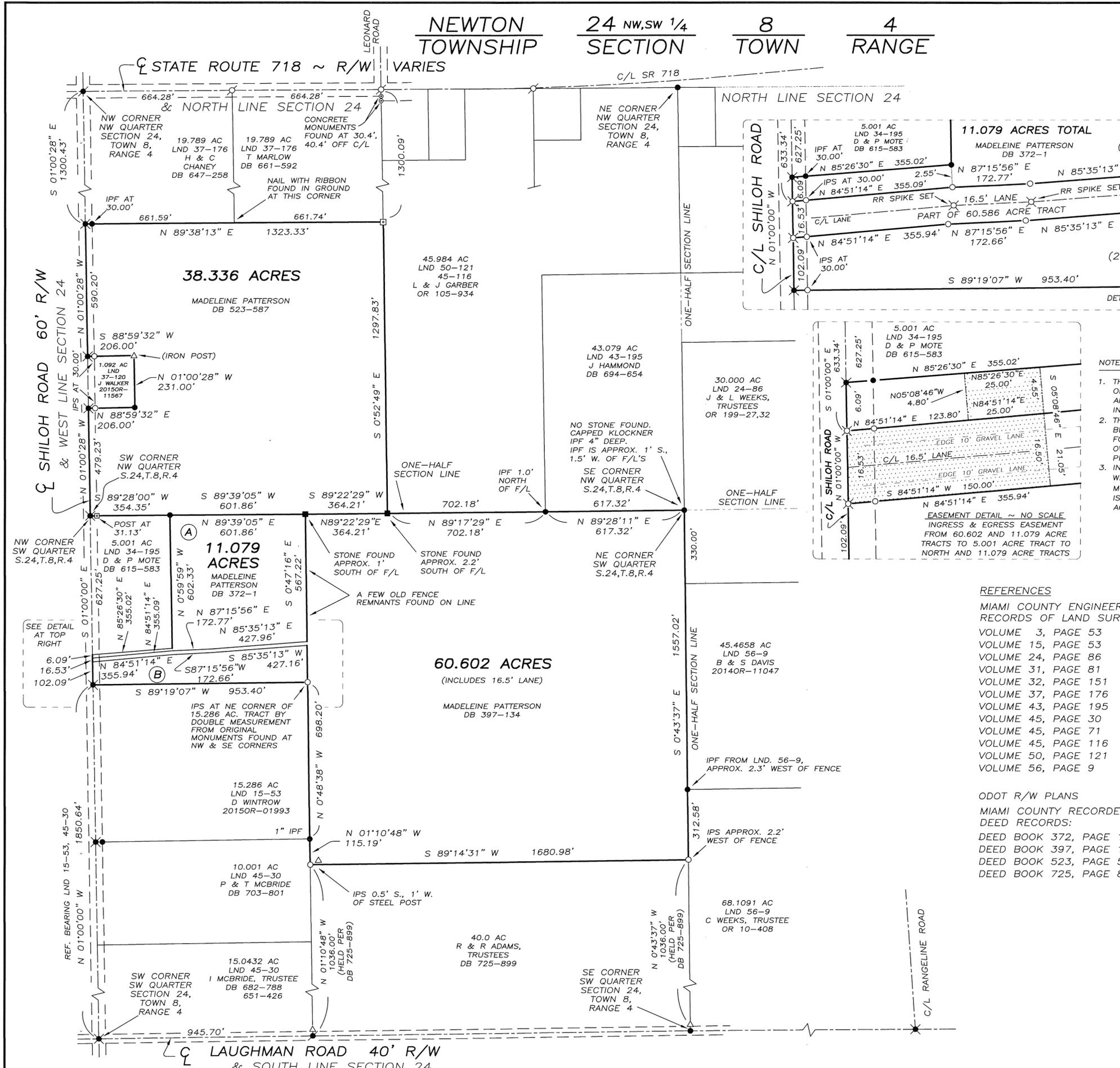
- IRON PIN FOUND
- ▲ IRON PIN LOCATED
- △ TRUE LOT CORNER
- E-W NOTCH FOUND IN CONC. WALK
- ⊕ POWER POLE W/ MAG NAIL SET
- ⊙ MAG NAIL SET
- ⊙ IRON PIPE FOUND
- + CROSS CUT IN WALK FOUND



IL 3440  
DETAIL  
SCALE: 1"=10'

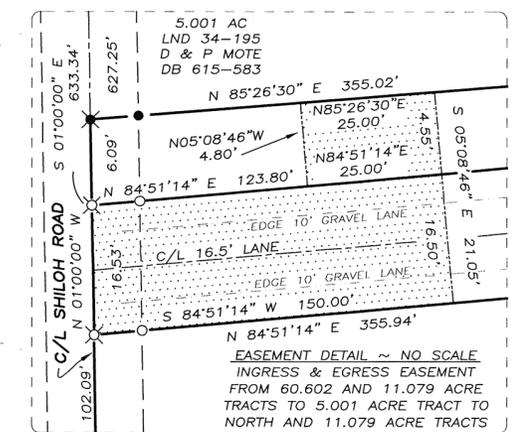






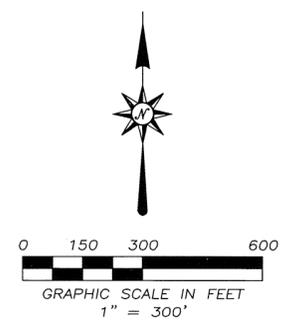
- GENERAL NOTES:
1. THE WEST LINE OF THE 60.602 ACRE TRACT WAS ESTABLISHED HONORING THE EAST LINES OF LAND SURVEY 15-53, 45-30 AND THE STONE FOUND AT THE NORTHWEST CORNER.
  2. LAND SURVEY 56-9 WAS HONORED FOR THE EAST LINE OF THE 60.602 ACRE TRACT ALONG WITH THE CAPPED PIN FOUND AT THE CENTER OF THE SECTION.
  3. THE EXISTING 11.079 ACRE TRACT IS A NON-CONFORMING PARCEL PER CURRENT STANDARDS, AS IT IS DIVIDED BY THE 16.5 FOOT ACCESS LANE SHOWN. IT IS THE REMNANT OF AN ORIGINAL 16 ACRE TRACT THAT ORIGINATED LONG BEFORE PLANNING AND ZONING REGULATIONS. THE 5.001 ACRE TRACT WAS SPLIT OFF THE NORTHWEST CORNER OF THE 16 ACRES IN 1987.
  4. THE SOUTH LINE OF THE 38.336 ACRE TRACT WAS ESTABLISHED USING THE FOUR MONUMENTS OF RECORD FOUND AND SHOWN.

- NOTES PERTAINING TO 16.5' LANE:
1. THE 16.5 FOOT LANE AS DESCRIBED IN DEED BOOK 397-134 SERVES AS THE ONLY ACCESS TO THE 60.602 ACRE TRACT. FROM FURTHER RESEARCH, IT APPEARS THAT FEE IN THIS 16.5 FOOT ACCESS STRIP WAS INTENDED TO BE INCLUDED WITH THE 60.602 ACRE TRACT.
  2. THE EXISTING 10' GRAVEL LANE, CENTERED ON THE 16.5' STRIP, IS ALSO BEING USED TO ACCESS THE 11.079 ACRE TRACTS. THEREFORE, AN EASEMENT FOR INGRESS AND EGRESS IS BEING GRANTED TO THE CURRENT AND FUTURE OWNERS OF SAID 11.079 ACRE TRACTS TO PROVIDE ACCESS TO THEIR PROPERTY.
  3. IN ADDITION, THE OWNERS OF THE EXISTING 5.001 ACRE TRACT, NORTH OF THE WEST END OF SAID LANE (SEE EASEMENT DETAIL) ALSO USE THE WESTERN MOST 150' OF THE GRAVEL LANE TO ACCESS THEIR PROPERTY. AN EASEMENT IS ALSO BEING GIVEN TO THE CURRENT AND FUTURE OWNERS TO PROVIDE ACCESS TO SAID 5.001 ACRE TRACT.



- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - ⊗ MAG NAIL SET OVER RAILROAD SPIKE
  - MAG NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ⊗ MAG SPIKE SET
  - CONCRETE POST FOUND
  - 6"x6" LIMESTONE FOUND FROM LAND SURVEY 3-53, DATED 1878
  - △ 4" STEEL POST FOUND
  - ⊙ CONCRETE R/W MONUMENT

- REFERENCES
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 3, PAGE 53
  - VOLUME 15, PAGE 53
  - VOLUME 24, PAGE 86
  - VOLUME 31, PAGE 81
  - VOLUME 32, PAGE 151
  - VOLUME 37, PAGE 176
  - VOLUME 43, PAGE 195
  - VOLUME 45, PAGE 30
  - VOLUME 45, PAGE 71
  - VOLUME 45, PAGE 116
  - VOLUME 50, PAGE 121
  - VOLUME 56, PAGE 9
- ODOT R/W PLANS
- MIAMI COUNTY RECORDER'S DEED RECORDS:
- DEED BOOK 372, PAGE 1
  - DEED BOOK 397, PAGE 134
  - DEED BOOK 523, PAGE 587
  - DEED BOOK 725, PAGE 899



SURVEY OF EXISTING TRACTS FOR MADELEINE PATTERSON IN MIAMI COUNTY, OHIO ~ DECEMBER 21, 2015

STATE OF OHIO

GREGG S. BROOKHART

6348

REGISTERED PROFESSIONAL SURVEYOR

*Gregg S. Brookhart*

GREGG S. BROOKHART

OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

1009 WESTVIEW DRIVE

PIQUA, OHIO 45356

(937) 778-3607





6  
TOWN

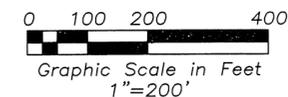
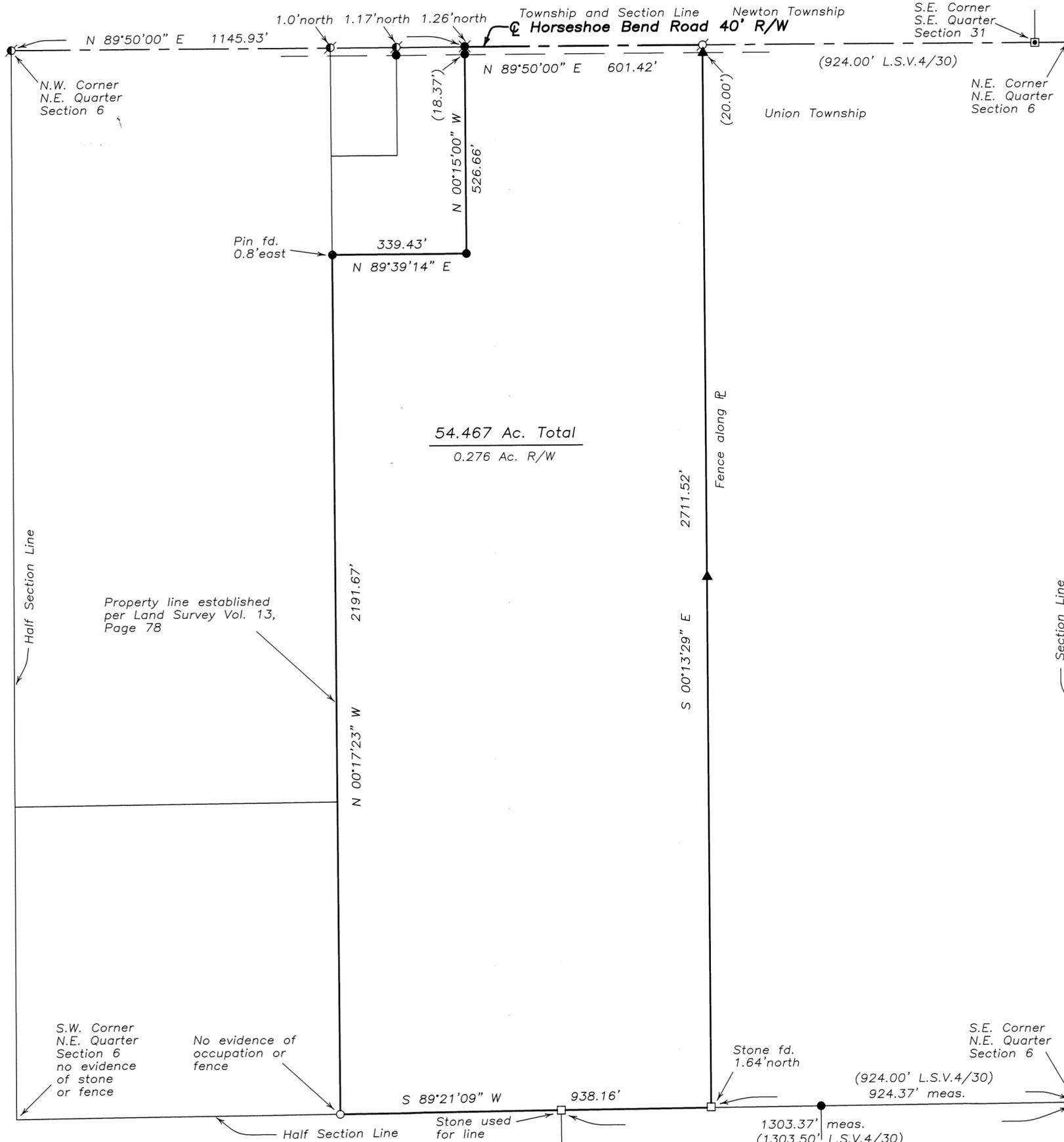
5E  
RANGE

6 NE 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE



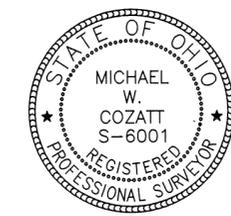
**Legend**

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

**References**

- Miami County Engineer's  
Record of Land Surveys
- Volume 4, Page 30
  - Volume 13, Page 78
  - Volume 25, Page 64
  - Volume 27, Page 87
  - Volume 31, Page 44
  - Volume 43, Page 17
  - Volume 48, Page 24

Survey of 54.467 Ac.  
for Betty Lachey Trust

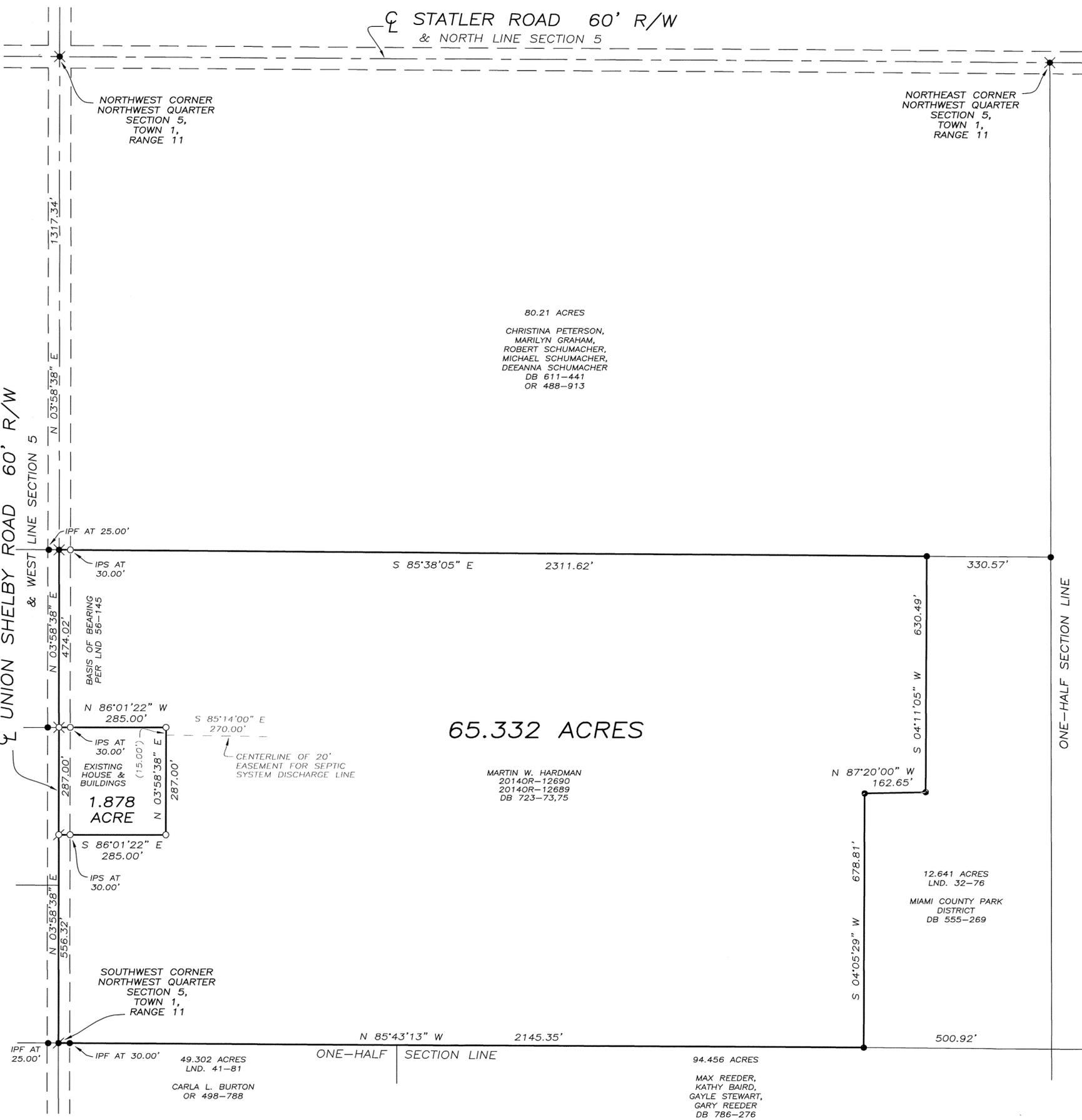


*Michael W. Cozatt* 1/10/14  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C 815 Troy, OH 45373  
Job No. 26215 (937) 339-2921  
File Name: C:\Jobs\2015\26215.dwg  
Drawn by: DMC ~ Checked by: MWC

SPRING CREEK TOWNSHIP 5 NW 1/4 SECTION 1 TOWN 11 RANGE

STATLER ROAD 60' R/W & NORTH LINE SECTION 5



80.21 ACRES  
CHRISTINA PETERSON,  
MARILYN GRAHAM,  
ROBERT SCHUMACHER,  
MICHAEL SCHUMACHER,  
DEEANNA SCHUMACHER  
DB 611-441  
OR 488-913

65.332 ACRES

MARTIN W. HARDMAN  
2014OR-12690  
2014OR-12689  
DB 723-73,75

SOUTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 5,  
TOWN 1,  
RANGE 11  
49.302 ACRES  
LND. 41-81  
CARLA L. BURTON  
OR 498-788

94.456 ACRES  
MAX REEDER,  
KATHY BAIRD,  
GAYLE STEWART,  
GARY REEDER  
DB 786-276

NORTHEAST CORNER  
NORTHWEST QUARTER  
SECTION 5,  
TOWN 1,  
RANGE 11

NORTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 5,  
TOWN 1,  
RANGE 11

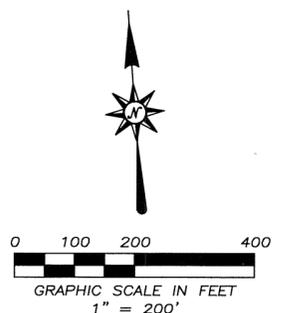
CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
PAUL P. HVELSKAMP, P.E., P.S.  
MIAMI COUNTY ENGINEER  
Deputy: *[Signature]* 11-18-2015  
DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
1/22/16  
DATE  
*[Signature]*  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY *[Signature]*, P.E., P.S.  
DATE 1/23/16  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - ⊕ MAG SPIKE SET
  - ⊗ MAG NAIL SET OVER RAILROAD SPIKE
  - MAG SPIKE FOUND
  - ⊗ RAILROAD SPIKE FOUND

- REFERENCES
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 25, PAGE 166  
VOLUME 31, PAGE 55  
VOLUME 32, PAGE 76  
VOLUME 34, PAGE 99  
VOLUME 41, PAGE 81  
VOLUME 48, PAGE 152  
VOLUME 56, PAGE 145
- MIAMI COUNTY RECORDER'S RECORDS:  
2014OR-12690



SURVEY FOR MARTIN HARDMAN  
IN MIAMI COUNTY, OHIO ~ NOVEMBER 11, 2015

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

STATE OF OHIO  
GREGG S. BROOKHART  
6348  
REGISTERED PROFESSIONAL SURVEYOR

# BOUNDARY RETRACEMENT SURVEY.

VOLUME 57 PLAT 22  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

7  
Town

4E  
Range

10 SE 1/4  
10 SW 1/4  
Section

UNION  
Township

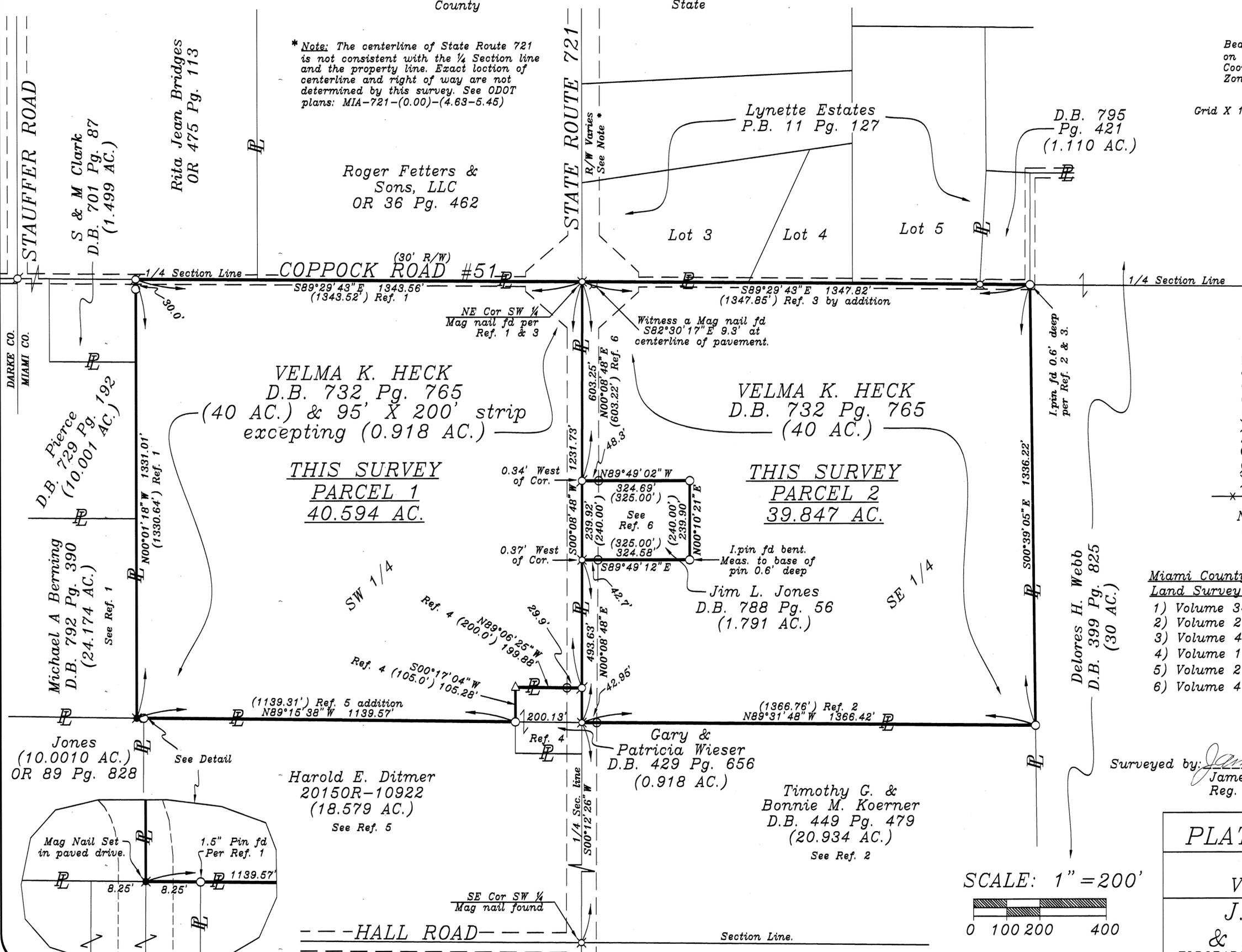
MIAMI  
County

OHIO  
State

\* Note: The centerline of State Route 721 is not consistent with the 1/4 Section line and the property line. Exact location of centerline and right of way are not determined by this survey. See ODOT plans: MIA-721-(0.00)-(4.63-5.45)

**BASIS OF BEARINGS**

Bearings and distances are based on the NAD83 (2011) State Plane Coordinate System, Ohio South Zone, ODOT VRS CORS Network.  
Grid distance shown.  
Grid X 1.000031139442 = Ground Distance



**LEGEND**

- Stone Found
- Corner Post Found
- ⊙ 6" R. R. Spike Found
- ⊗ Iron Pipe Found
- ⊙ 5/8" Iron Pin Found (unless noted)
- ⊗ Nail Found
- △ 3" Concrete Monument Found
- 5/8" Iron Pin Set
- 3" Spike Set
- ⊗ 2 1/2" Nail Set
- Existing Fenceline

Note: Called distances are enclosed by parentheses.

Miami County Engineer's Land Survey References:

- 1) Volume 34 Page 170
- 2) Volume 24 Page 194
- 3) Volume 46 Page 141
- 4) Volume 16 Page 101
- 5) Volume 21 Page 59
- 6) Volume 47 Page 56



Surveyed by: James F. Stayton Date 1-7-16  
James F. Stayton  
Reg. Surveyor #6739

SCALE: 1" = 200'

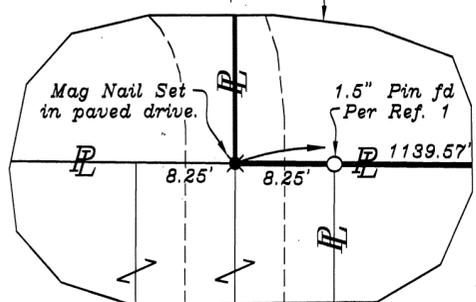


PLAT OF SURVEY

ESTATE OF  
VELMA HECK

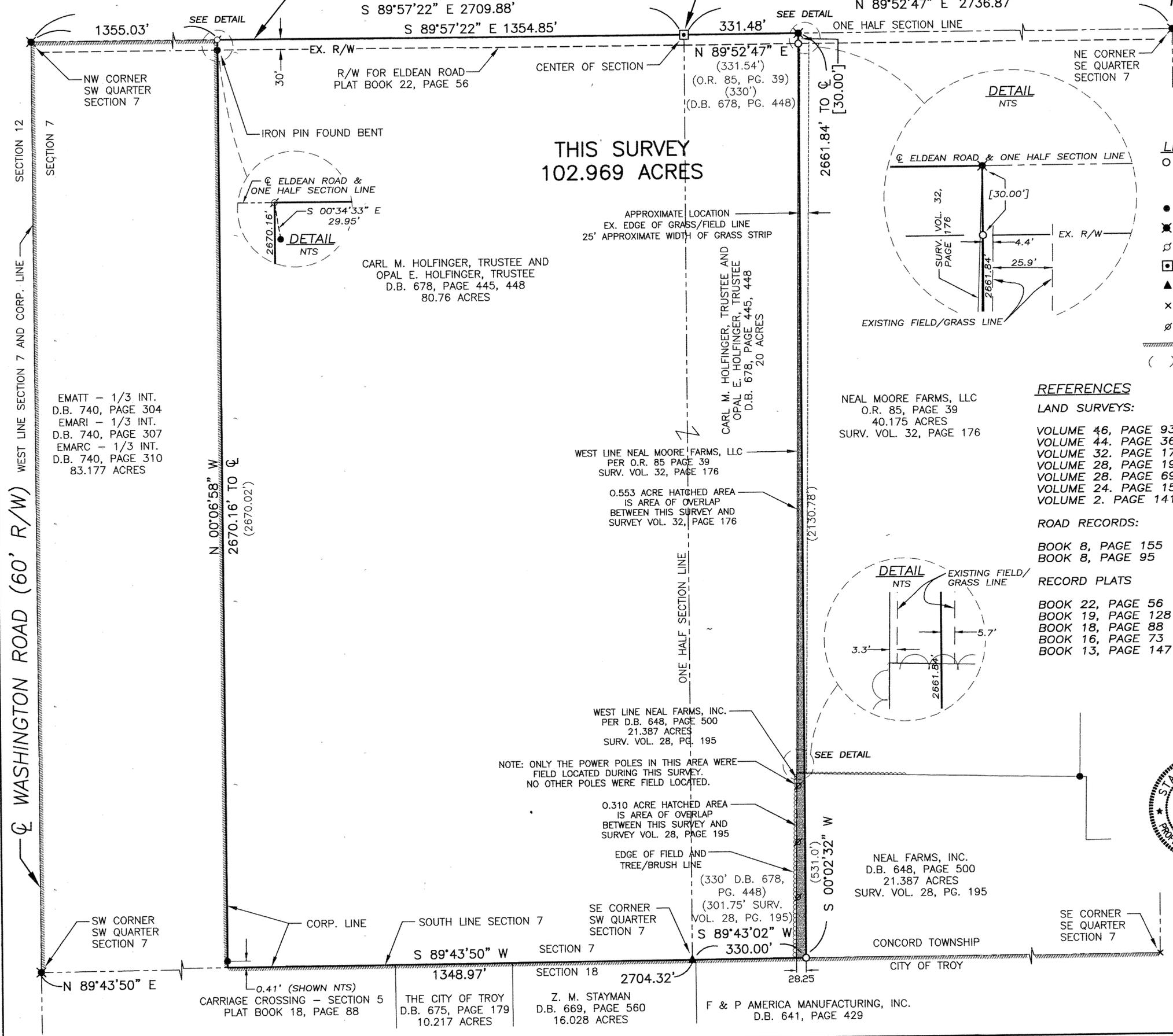
J.F. STAYTON  
& ASSOCIATES  
ELDORADO, OHIO PH. 273-4341

Date: 1-7-16  
Drawn By: ERO  
Checked: JFS  
Dwg. No. 3580



HALL ROAD Section Line.

7 SECTION 5 TOWN 6 RANGE CONCORD TOWNSHIP  
 ELDEAN ROAD (60' R/W) T.P.O.B.



THIS SURVEY  
 102.969 ACRES

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

- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
  - 5/8" IRON PIN FOUND
  - ✱ RAILROAD SPIKE FOUND
  - ⊙ MAG NAIL SET
  - ⊠ MONUMENT BOX WITH CONCRETE DISK FOUND
  - ▲ STONE FOUND
  - × CALCULATED POINT (POINT NOT MONUMENTED)
  - ⊘ EXISTING POWER POLE
  - ▬ CORPORATION LINE
  - ( ) REFERENCED DISTANCE OF RECORD

**REFERENCES**

**LAND SURVEYS:**

NEAL MOORE FARMS, LLC  
 O.R. 85, PAGE 39  
 40.175 ACRES  
 SURV. VOL. 32, PAGE 176

- VOLUME 46, PAGE 93
- VOLUME 44, PAGE 36
- VOLUME 32, PAGE 176
- VOLUME 28, PAGE 195
- VOLUME 28, PAGE 69
- VOLUME 24, PAGE 151
- VOLUME 2, PAGE 141

**ROAD RECORDS:**

- BOOK 8, PAGE 155
- BOOK 8, PAGE 95

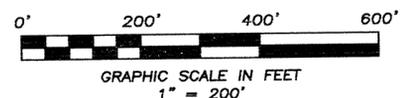
**RECORD PLATS**

- BOOK 22, PAGE 56
- BOOK 19, PAGE 128
- BOOK 18, PAGE 88
- BOOK 16, PAGE 73
- BOOK 13, PAGE 147

**DEEDS:**

- D.B. 491, PAGE 58
- D.B. 258, PAGE 542
- D.B. 191, PAGE 377
- D.B. 105, PAGE 432
- D.B. 75, PAGE 543
- D.B. 34, PAGE 222
- D.B. 33, PAGE 212
- D.B. 31, PAGE 431
- D.B. 25, PAGE 424
- D.B. 25, PAGE 423
- D.B. 19, PAGE 161

ABSTRACT OF TITLE FOR  
 GIDEON J. BLAIR AND ELSIE MAE  
 BLAIR DATED 8-8-1927.



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

BES JOB #204.15

SURVEY OF 102.969 ACRES  
 FOR OPAL HOLFINGER  
 LOCATED IN MIAMI COUNTY ~ 1/20/2016

**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

CONCORD  
TOWNSHIP

SE QTR - 13  
SW QTR - 18  
SECTION

7  
5  
TOWN

5  
6  
RANGE

VOLUME 57 PAGE 24

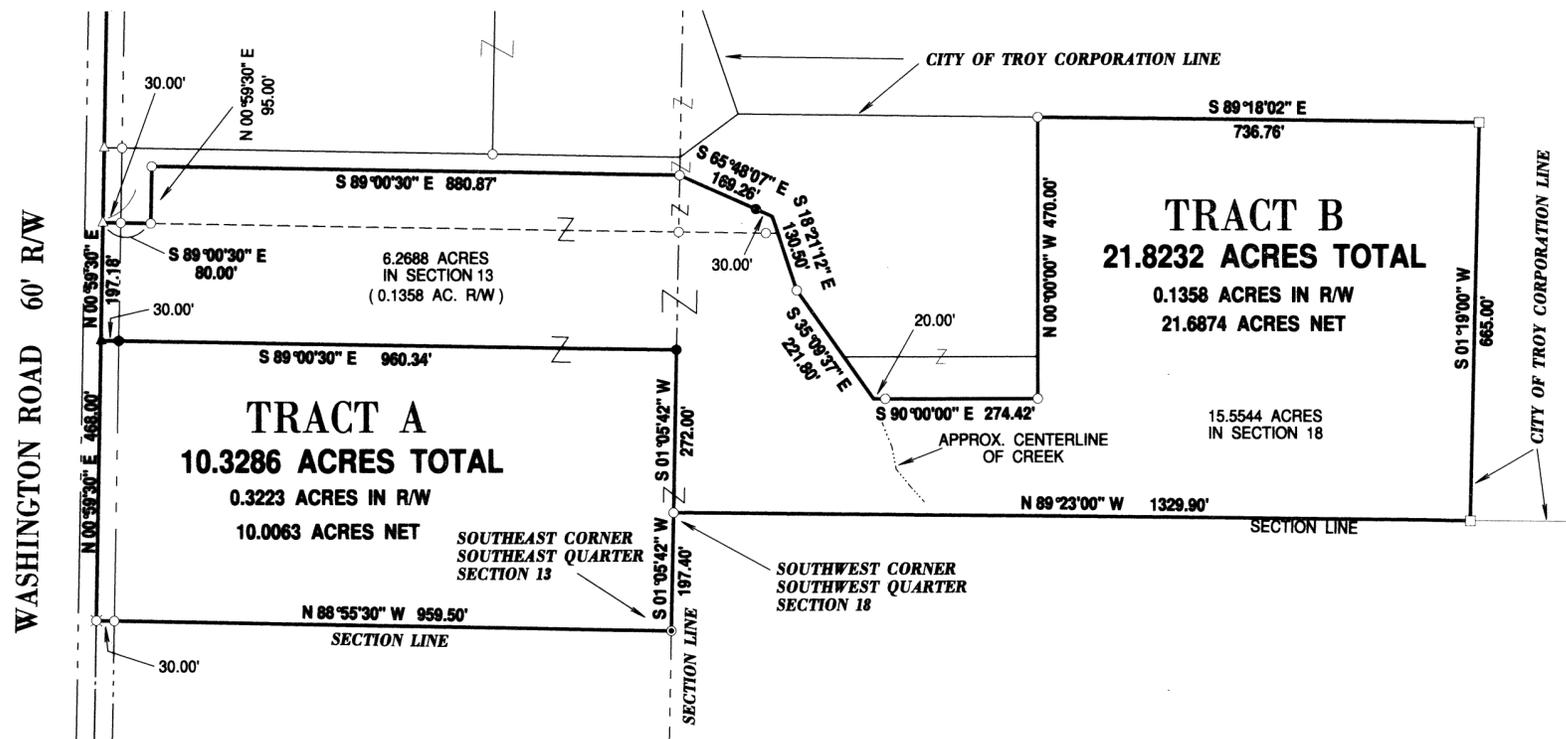
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



SCALE 1" = 200'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 39, PAGE 185



**LEGEND**

|   |                 |   |                |
|---|-----------------|---|----------------|
| ⊗ | PK NAIL FOUND   | ⊗ | MAG NAIL FOUND |
| ⊠ | STONE FOUND     | ⊠ | RRS FOUND      |
| ○ | IRON PIN FOUND  | ⊕ |                |
| + | TRAVERSE POINT  | ⊖ |                |
| ⊙ | GIN SPINDLE FND | ⊗ |                |
| ⊙ | CONCRETE POST   | ⊗ |                |
| ⊕ |                 | ⊕ |                |
| ⊖ |                 | ⊖ |                |
| ⊗ | MAG NAIL SET    | ⊗ |                |
| ⊙ | IRON PIN SET    | ⊙ |                |
| ⊠ | RRS SET         | ⊠ |                |

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

VOLUME 3, PAGE 101  
VOLUME 19, PAGE 74  
VOLUME 25, PAGE 10  
VOLUME 27, PAGE 1  
VOLUME 39, PAGE 185  
VOLUME 51, PAGE 106  
VOLUME 57, PAGE 1

MIAMI COUNTY RECORDER'S  
PLAT RECORDS

PLAT BOOK 15, PAGE 69

|                  |   |
|------------------|---|
| JANUARY 18, 2016 | SURVEY OF A 10.3286 ACRE TRACT & A 21.5995 ACRE TRACT FOR KEYSTONE HOMES IN CONCORD TOWNSHIP  |
|                  | <p><i>Neil E. Teaford, P.S. #7724</i></p> <p><b>NEIL E. TEAFORD</b><br/>5290 TROY URBANA ROAD<br/>CASSTOWN, OHIO 45312<br/>nteaford@frontier.com</p> <p><b>OHIO REGISTERED<br/>PROFESSIONAL SURVEYOR # 7724</b></p> |

2  
Town

9BTMRS  
Range

NW 1/4 - 21  
Section

Bethel  
Township

Miami  
County

Ohio  
State

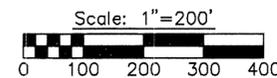
Volume 57 Page 25  
Miami County Engineer's Record  
of Land Surveys

Legend

- △ Concrete fence post
- Iron pin set
- ✱ Gin spindle found
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- Stone found
- ⊗ Mag nail set

References

- Vol. 15, Pg. 08
- Vol. 15, Pg. 126
- Vol. 22, Pg. 190
- Vol. 40, Pg. 66
- Vol. 42, Pg. 189
- Vol. 43, Pg. 177
- Vol. 46, Pg. 61
- Vol. 54, Pg. 66
- Miami County Engineer's  
Record of Land Surveys
- P.B. 03, Pg. 479
- P.B. 09, Pg. 30
- P.B. 14, Pg. 99
- Miami County Recorder's  
Plat Records



STATE ROUTE 202 R/W VARIES

WEST CHARLESTON

20' WIDE INGRESS/EGRESS  
EASEMENT 2016OR-00964

PERRY STREET  
16.5' WDE

WEST LINE OF SECTION 21

STONE DESTROYED  
IRON PIN RESET

S 87° 30' 40" E

2655.68'

1336.09'

HALF-SECTION LINE

S 02° 11' 59" W

81.244 ACRES TOTAL

RAYMOND L. AND MARY FULKS  
CO-TRUSTEES  
D.B. 787, PAGE 480

S.W. CORNER  
N.W. QUARTER  
SECTION 21

N 87° 22' 47" W

S.E. CORNER  
N.W. QUARTER  
SECTION 21

2654.04'

Survey of 81.244 Acres for Raymond Fulks.

HALF-SECTION LINE

63

28

27

25

26

WINTERHILL COURT 50' R/W

WINDHAM ROAD

NEWBURY ROAD

S.W. CORNER  
S.W. QUARTER  
SECTION 21

ROSS ROAD 60' R/W

S.E. CORNER  
S.W. QUARTER  
SECTION 21

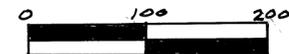


*Michael W. Cozatt* 4/10/16  
Michael W. Cozatt, P.S. #8001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 26315 Ph. (937) 339-2921

TOWN 6 RANGE 5-EAST SECTION 35 QUARTER SOUTHEAST TOWNSHIP UNION

VOLUME NO. 57 PLAT NO. 26  
MIAMI COUNTY ENGINEER'S  
RECORD OF SURVEYS



SCALE 1 INCH = 100 FEET

JANUARY, 2016

REFERENCES

DEED BOOK 564 PAGE 776  
LAND SURVEY VOL. 71 PLAT 142

LEGEND

- POINTED GRANITE CORNERSTONE FOUND
- ✱ 3/4" IRON PIN SET OVER 1/2" IRON PIN FOUND - 8" DEEP
- ✱ 1/2" IRON PIN SET OVER SPIKE FOUND
- 3/4" IRON PIPE FOUND
- ⊗ 5/8" IRON PIN FOUND
- RAILROAD SPIKE FOUND
- 5/8" CAPPED IRON PIN SET (PS 5621)

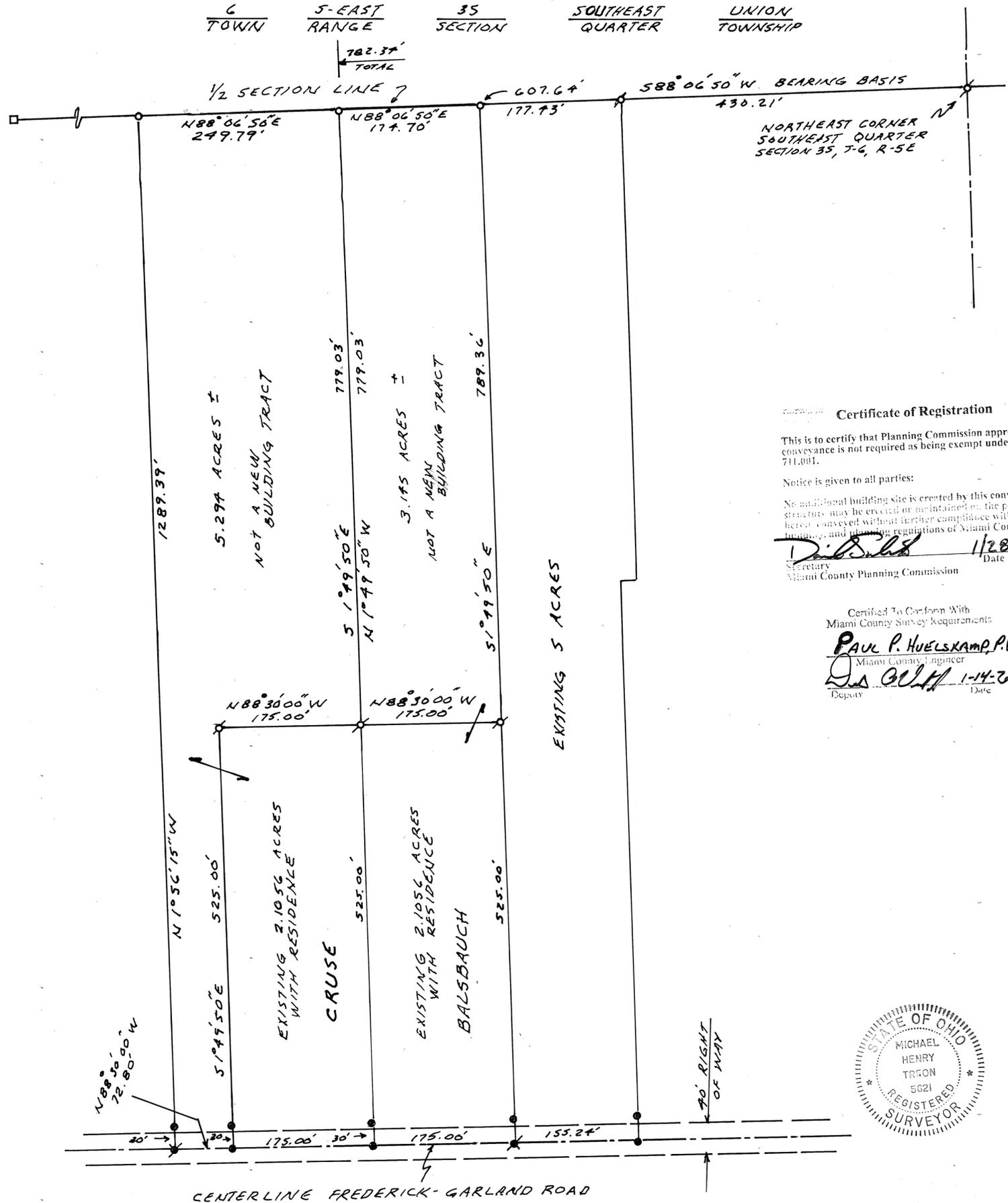
**Certificate of Registration**  
This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.001.  
Notice is given to all parties:  
No additional building site is created by this conveyance, no structure may be erected or maintained on the premises hereof, conveyed without further compliance with zoning, health, and other regulations of Miami County.  
*Dianna* Secretary  
Miami County Planning Commission  
Date 1/28/2016

Certified To Conform With  
Miami County Survey Requirements  
**PAUL P. HUELSKAMP, P.E., P.S.**  
Miami County Engineer  
*D. G. H.* Deputy  
Date 1-14-2016



NOTE:  
2 NEW TRACTS TO BE COMBINED  
WITH EXISTING TRACTS  
AS SHOWN

SURVEY FOR  
BALSBAUGH AND CRUSE  
MICHAEL H. TREON TROY, OHIO  
937-339-4963  
*Michael H. Treon*  
REGISTERED SURVEYOR NO. 5621



5  
TOWN

6E  
RANGE

33 NW 1/4  
SECTION

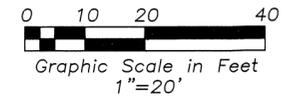
CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 27  
Miami County Engineer's  
Record of Land Surveys

Pine Street 50' R/W



Legend

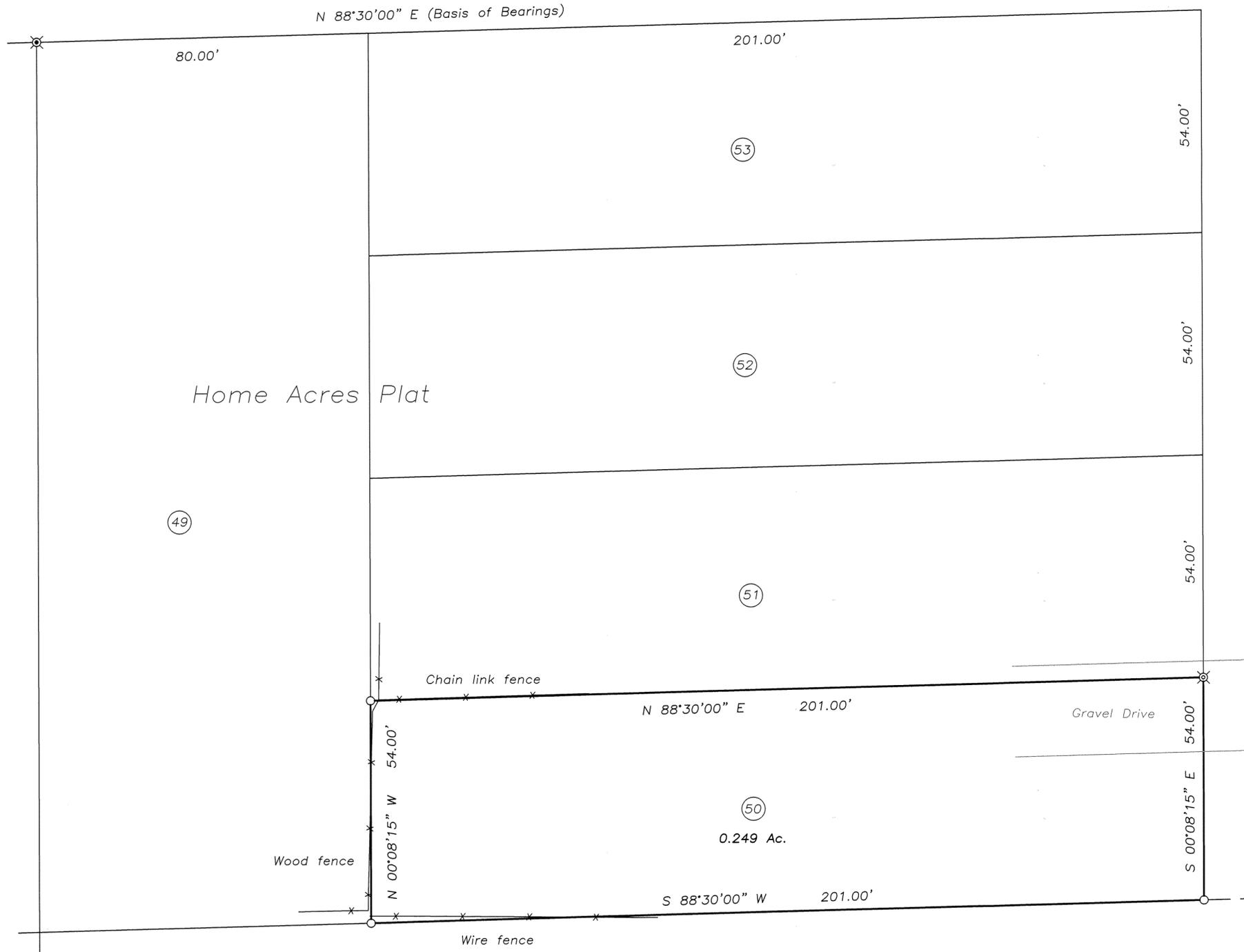
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Survey Spike Set
- ⊗ Axle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

- Miami County Engineer's Record of Land Surveys Volume 35, Page 160 (Basis of Bearings)
- Volume 42, Page 183
- Miami County Recorder's Plat Records Volume 4, Page 24

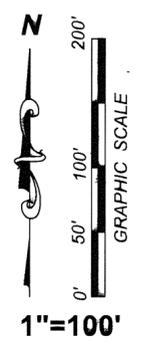
Survey of Lot 50 for Andy Marker

Peters Road 60' R/W



*Michael W. Cozatt* 1/20/16  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 00416 (937) 339-2921  
File Name: C:\Jobs\2016\00416.dwg  
Drawn by: DMC ~ Checked by: MWC



BEARINGS FOR THIS SURVEY WERE MADE TO AGREE WITH THE STATE PLANE COORDINATE SYSTEM (OHIO SOUTH ZONE, NAD 83) UTILIZING ODOT'S VRS CORS NETWORK WITH THE FOLLOWING PARAMETERS:

HORIZONTAL DATUM: NAD83 (2011)  
VERTICAL DATUM: NAVD 88  
GEOID: GEOID 12A  
ELLIPSOID: GRS80  
UNITS: U.S. SURVEY FEET  
COORDINATE SYSTEM: GROUND

THE OBSERVED BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 WAS FOUND TO BE N 89°51'16" E.

**LEGEND**

- IRON PIN SET (5/8"x30")
- IRON PIN FOUND (5/8"DIA)
- ⊗ RR SPIKE FOUND
- ⊙ MAG NAIL SET
- ⊕ PK NAIL FOUND

ALL PINS SET ARE CAPPED AND MARKED "WINEMILLER ASSOCIATES"

**SURVEY REFERENCES**

VOLUME 46, PAGE 147  
VOLUME 47, PAGE 14  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

OFFICIAL RECORD 192, PAGE 695  
MIAMI COUNTY RECORDER'S DEED RECORDS

**OWNER**

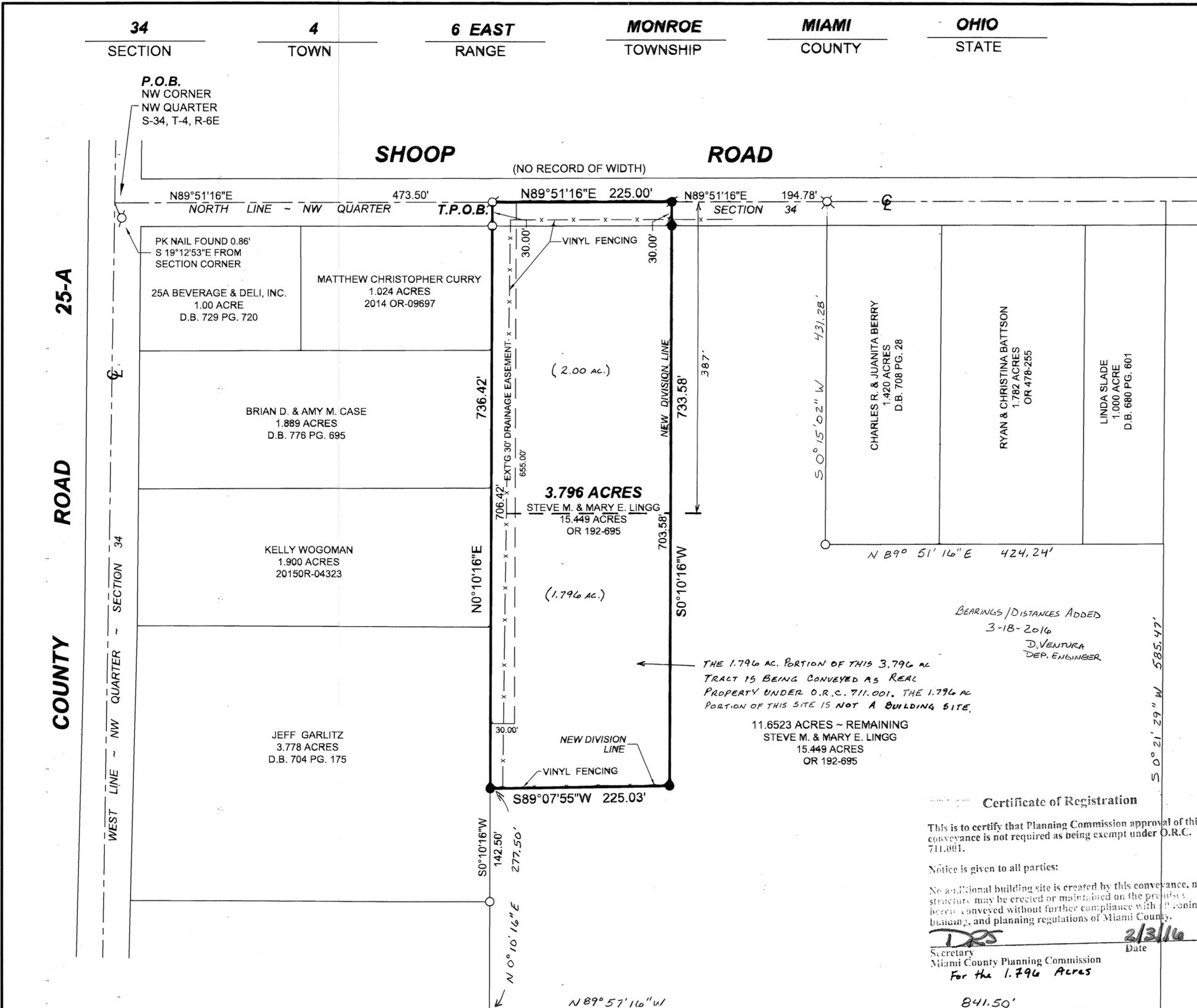
STEVE M. & MARY E. LINGG  
OR. 192-695  
15.449 ACRES

**PLAT OF SURVEY**

-FOR-  
**STEVE M. LINGG**  
JANUARY 22, 2016



**THOMAS WINEMILLER & ASSOCIATES, INC.**  
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
212 WEST NATIONAL ROAD  
VANDALIA, OHIO 45377  
(937)-898-5862 FAX: 898-5716  
WWW.WINEMILLERENGINEERING.COM



BEARINGS/DISTANCES ADDED  
3-18-2016  
D. VENTURA  
DEP. ENGINEER

THE 1.796 AC. PORTION OF THIS 3.796 AC TRACT IS BEING CONVEYED AS REAL PROPERTY UNDER O.R.C. 711.001. THE 1.796 AC PORTION OF THIS SITE IS NOT A BUILDING SITE.

11.6523 ACRES - REMAINING  
STEVE M. & MARY E. LINGG  
15.449 ACRES  
OR 192-695

**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 structures may be erected or maintained on the premises hereinafter conveyed without further compliance with zoning, building, and planning regulations of Miami County.

*DRS* 2/3/16  
Secretary Miami County Planning Commission Date  
For the 1.796 Acres

841.50'

**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 WAS FOUND OR IS SET AS SHOWN.

THOMAS WINEMILLER & ASSOCIATES, INC.

*David R. Winemiller*  
DAVID R. WINEMILLER  
OHIO REGISTERED LAND SURVEYOR No. 7197



Certified To Conform With  
Miami County Survey Requirements

*Paul P. Huerkamp* P.E., P.S.  
Miami County Engineer  
*Deputy* 1-29-2016 Date

**APPROVED**

Miami County Planning Commission

Date 2/3/2016

Secretary *D. Ventura*

**APPROVED**

Subject to Zoning Approval

By *1/29/16*

Date *1-29-2016*  
Miami County Health District

14 SE 1/4 SECTION 9N TOWN 4E RANGE NEWBERRY TOWNSHIP MIAMI COUNTY OHIO STATE

Michael C. & Judith P. Bardo, Co-Trustees  
41.855 Acres  
D.B. 786 PG. 368

VOLUME NO. 57 PLAT NO. 29  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE: FEBRUARY 2016

Anna L. Fike  
100.96 Acres  
O.R.V. 441 PG. 116

N.W. Corner  
S.E. Quarter  
Section 14

Anna L. Fike  
19.947 Acres  
O.R.V. 441 PG. 116

Daniel S. Schrader  
2015 O.R. 14178  
2015 O.R. 14179

40.244 Acres  
less 13.614 Acres  
26.630 Acres Remain

J. Holtvogt  
10.002 Acres  
D.B. 794 PG. 161

NOTE: Incorrectly shown  
as N56°40'10"E @ 0.22'  
in P.V. 56 Page 160.

Mag Nail set  
over Railroad  
Spike Found  
S56°40'10"W @ 0.22' from  
property line intersection  
w/ centerline Klinger Road

Klinger Road  
(R/W 60')

Nicholas Carine, Trustee  
5.044 Acres  
O.R.V. 30 PG. 85

S.W. Corner  
S.E. Quarter  
Section 14

Iron Pipe approx. 15'  
south of center Creek

Note: Rebar w/ Illegible Cap  
found S2°58'33"E @ 8.08 from  
1" pinched iron pipe found

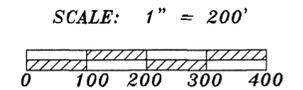
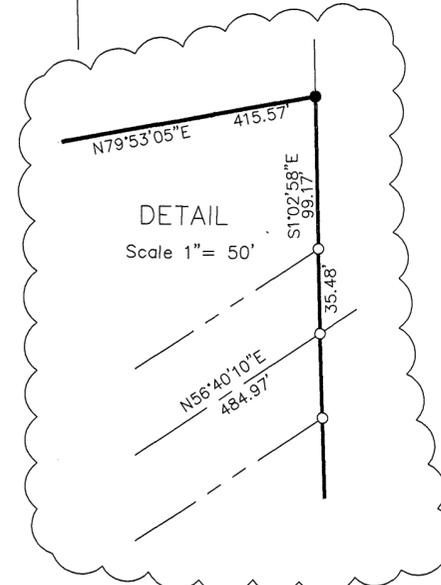
Heidi J. Gochhour  
14.663 Acres  
D.B. 732 PG. 383

SEE DETAIL  
S1°02'58"E  
99.17'

Brian J. Leptak  
5.041 Acres  
D.B. 667 PG. 725

40.00' approx. Creek

Harris Creek



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

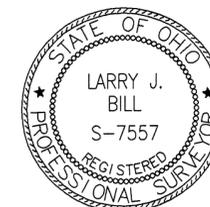
**LEGEND**

- STONE FOUND
- ◻ CONCRETE CORNER FENCE POST
- ⊗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- (p) PLAT DISTANCE

ALL MONUMENTS IN GOOD CONDITION  
UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

- Miami County Engineer's Record of Land Surveys
- Survey Volume 27 Page 120
  - Survey Volume 35 Page 143
  - Survey Volume 37 Page 155
  - Survey Volume 38 Page 62
  - Survey Volume 42 Page 47
  - Survey Volume 56 Page 160



SURVEY FOR DAN SCHRADER

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

*Larry J. Bill* Feb 5, 2016  
LARRY J. BILL, P.S. #7557 DATE

2  
Town

9BTMRS  
Range

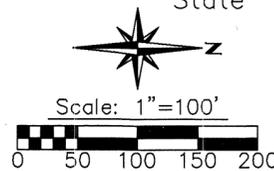
NE 1/4-23  
Section

Bethel  
Township

Miami  
County

Ohio  
State

Volume 57 Page 30  
Miami County Engineer's  
Record of Land Surveys



Legend

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

References

Vol. 55, Pg. 146 { Miami County Engineer's  
Vol. 56, Pg. 114 { Record of Land Surveys  
O.D.O.T. R/W MAP MIA-571-16.96

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP PE, PS  
MIAMI COUNTY ENGINEER

DEB STUMPF 1-29-2016  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
Timothy J. Glisson 2/5/16  
SECRETARY DATE

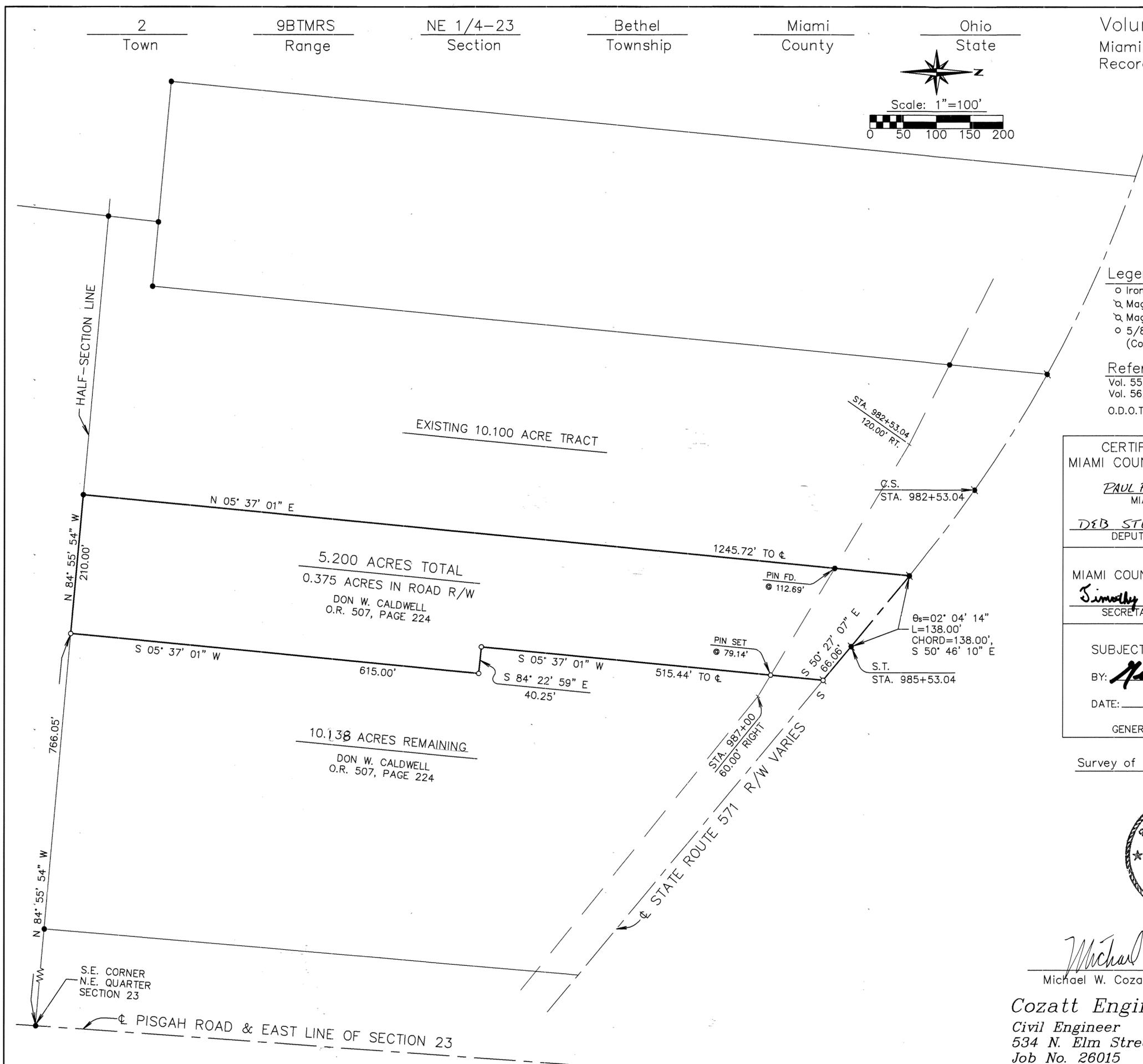
APPROVED  
SUBJECT TO ZONING APPROVAL  
BY: Mary Estel, R.S.  
DATE: 2/3/16  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of 5.200 acres for Don Caldwell.



Michael W. Cozatt 1/04/16  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 26015 Ph. (937) 339-2921



2  
Town

9BTMRS  
Range

NE 1/4-20  
Section

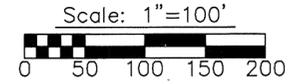
Bethel  
Township

Miami  
County

Ohio  
State

Volume 57 Page 31

Miami County Engineer's  
Record of Land Surveys



Legend

- Iron pin Found
- ✱ Mag nail found
- ✱ Mag nail set
- △ Mag nail found in wood fence post
- ✱ PK nail found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 45, Pg. 21 } Miami County Engineer's  
Vol. 55, Pg. 15 } Record of Land Surveys

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

Paul P. Huelskamp AGM 10-28-2015  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

D. J. ... 2/10/16  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

BY: Henry F. ... P.S.

DATE: 1/22/16  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of 5.001 acres for Dennis Swartzbaugh.



Michael W. Cozatt 10/13/15  
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 21215 Ph. (937) 339-2921

ROSS ROAD & NORTH LINE OF SECTION 20

N.W. CORNER  
N.E. QUARTER  
SECTION 20

1851.56'

S 04° 40' 30" W

304.59'

FLICK ROAD (NO RECORD OF WIDTH)  
& HALF-SECTION LINE

N 04° 40' 30" E

PIN SET  
@ 30.00'

N 85° 17' 42" W



5.001 ACRES



DENNIS J. SWARTZBAUGH  
D.B. 797, PAGE 544  
38.923 ACRES  
-5.001 ACRES  
33.922 ACRES REMAINING

S.W. CORNER  
N.E. QUARTER  
SECTION 20

PIN FD.  
@ 29.96'

S 85° 17' 42" E

205.04'

428.88'

715.20'

0.26'

0.88'

0.30'

304.59'

S 04° 40' 30" W

715.20'

20.0'

2  
Town

11BTMRS  
Range

N.E. 1/4 - 18  
Section

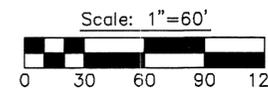
Brown  
Township

Miami  
County

Ohio  
State

Volume **57** Page **32**

Miami County Engineer's Record  
of Land Surveys



U.S. ROUTE 36 60' R/W

N.E. CORNER  
N.E. QUARTER  
SECTION 18

ROBINSON INVESTMENTS, LTD.  
2014OR-05803  
13.864 ACRES

ROBINSON INVESTMENTS, LTD.  
2014OR-05803  
5 ACRES

S 85° 00' 00" E  
N 84° 44' 30" W

947.04' TO  $\epsilon$   
947.05' TO  $\epsilon$

PIN SET  
30.00'

PIN SET  
30.00'

0.046 ACRES TOTAL  
0.003 ACRES IN ROAD R/W  
NOT AN INDIVIDUAL BUILDING  
SITE. TO BE COMBINED WITH  
TRACTS TO NORTH AND SOUTH.

ROBINSON INVESTMENTS, LTD.  
2014OR-05803  
10.027 ACRES

880.00'

S 05° 01' 40" W

S 05° 01' 40" W

S 05° 01' 40" W

SODOM-BALLOU ROAD 60' R/W  
& EAST LINE OF SECTION 18

Legend

- Iron pin found
- ⊗ Mag nail set
- 5/8" capped iron pin set (COZATT, S6001)
- ⊗ Mag nail found

References

- Vol. 27, Pg. 71 } Miami County Engineer's
- Vol. 44, Pg. 112 } Record of Land Surveys
- Vol. 45, Pg. 02 }



*Michael W. Cozatt* 1/29/16  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 18415 Ph. (937) 339-2921

5  
Town

6E  
Range

NE 1/4-33  
Section

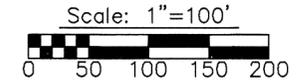
Concord  
Township

Miami  
County

Ohio  
State

Volume **57** Page **33**

Miami County Engineer's  
Record of Land Surveys

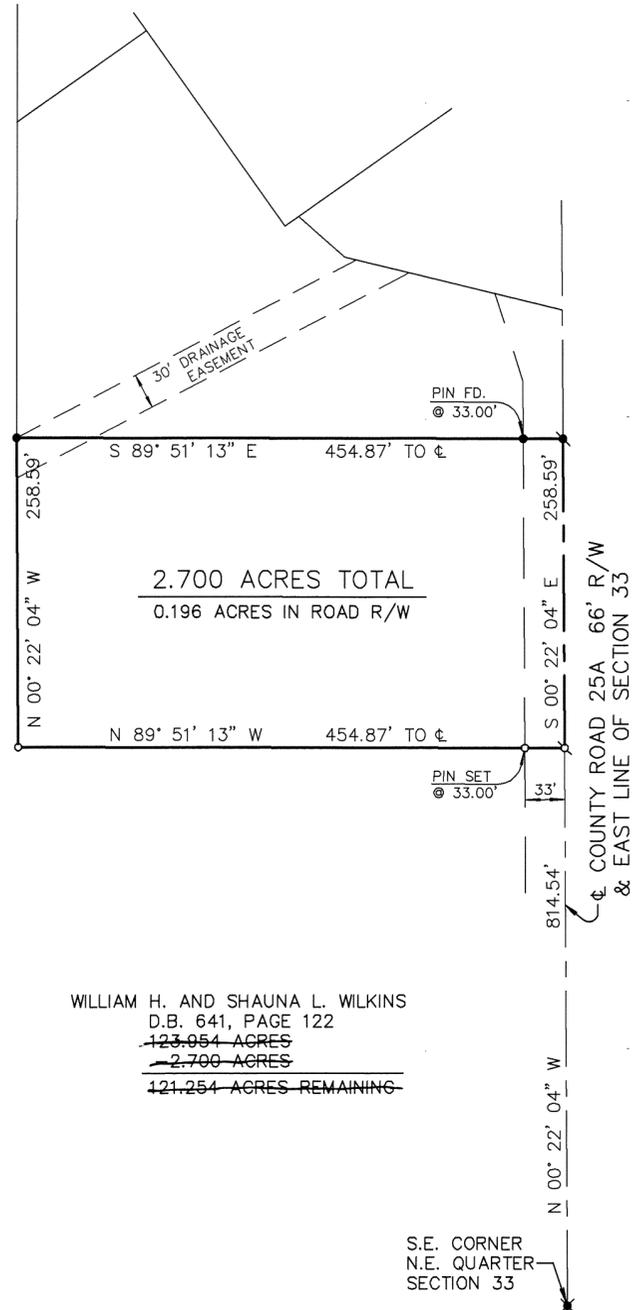


Legend

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

References

Vol. 06, Pg. 200 } Miami County Engineer's  
 Vol. 08, Pg. 182 } Record of Land Surveys  
 Vol. 45, Pg. 36 }



WILLIAM H. AND SHAUNA L. WILKINS  
 D.B. 641, PAGE 122  
~~123.954 ACRES~~  
~~2.700 ACRES~~  
 121.254 ACRES REMAINING

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP  
MIAMI COUNTY ENGINEER

DEB STUMPF DV 2-12-16  
DEPUTY DATE

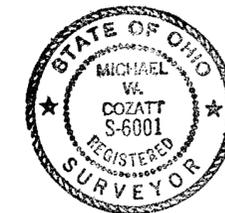
APPROVED  
MIAMI COUNTY PLANNING COMMISSION

D. Dulich 2/16/2016  
SECRETARY DATE

APPROVED  
MIAMI COUNTY SANITARY  
ENGINEERING DEPARTMENT

Paul P. Huelskamp 2/11/2016  
SANITARY ENGINEER DATE

Survey of 2.700 acres for Mark Miller.



Michael W. Cozatt 10/14/15  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 24915 Ph. (937) 339-2921

2  
Town

9BTMRS  
Range

N.W. 1/4-25  
Section

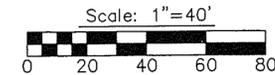
Bethel  
Township  
Pt. 4, Pt. 31,  
Pt 32 & 5  
Lot

Miami  
County

Ohio  
State

Volume 57 Page 34  
Miami County Engineer's Record  
of Land Surveys

Phoneton  
Unincorporated  
Village



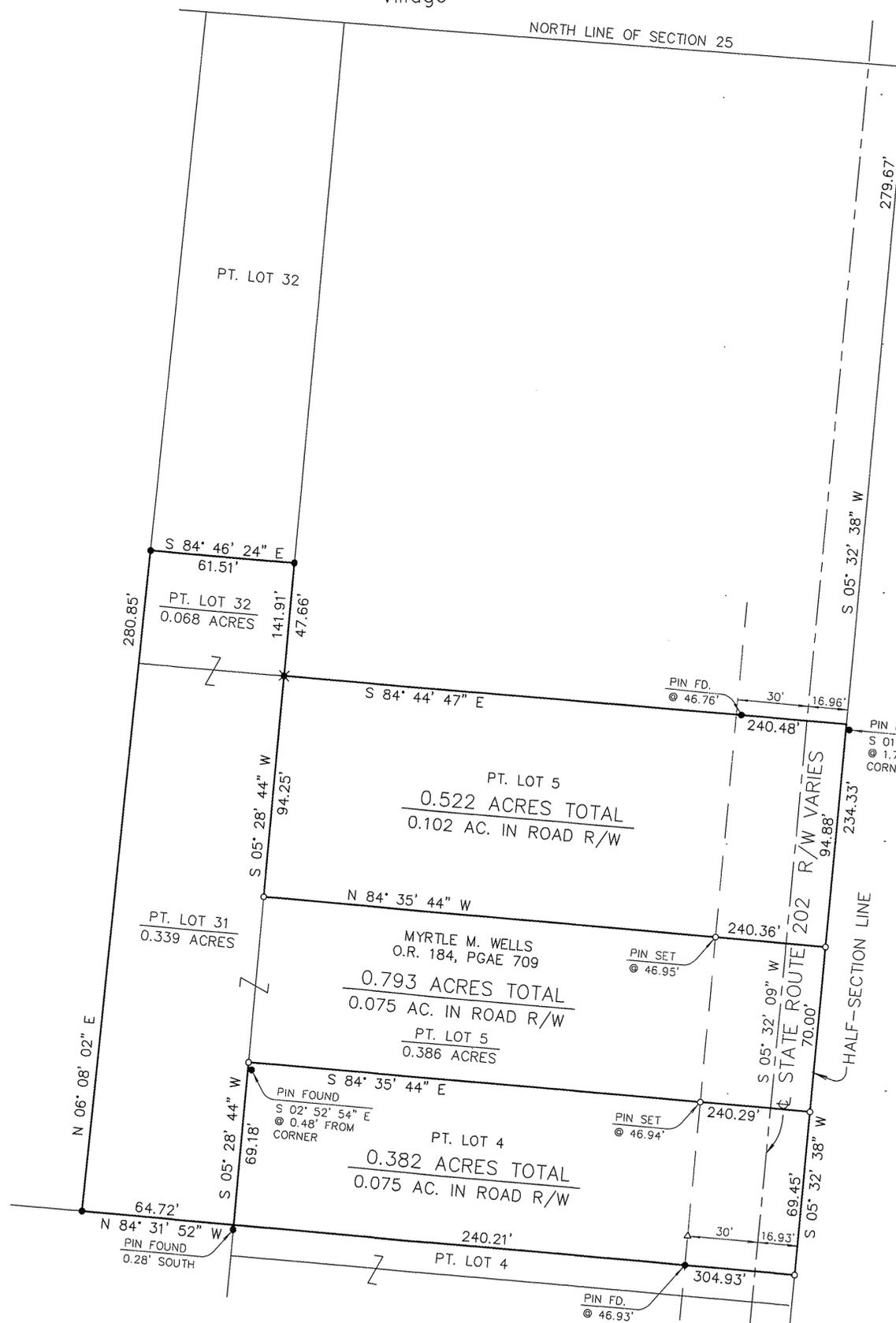
Legend

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

References

Vol. 32, Pg. 169 } Miami County Engineer's  
 Vol. 37, Pg. 193 } Record of Land Surveys  
 Vol. 38, Pg. 118 }

Vol. 05, Pg. 33 } Miami County Engineer's  
 Vol. 06, Pg. 86 } Record of Lot Surveys

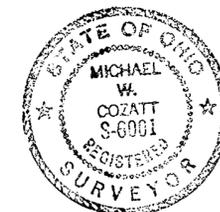


APPROVED  
 MIAMI COUNTY SANITARY  
 ENGINEERING DEPARTMENT  
*Paul P. Huelshamp* 2/11/2016  
 ENGINEER DATE

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
 PAUL P. HUELSKAMP P.E., P.S.  
 MIAMI COUNTY ENGINEER  
*Dean Albutt* 12-29-2015  
 DEPUTY DATE

APPROVED  
 MIAMI COUNTY PLANNING COMMISSION  
*David Bullock* 2/12/2016  
 SECRETARY DATE

Survey of multiple tracts for Gordon Wells.



*Michael W. Cozatt* 12/27/15  
 Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
 Civil Engineering Land Surveyor  
 534 N. Elm Street, Suite C Troy, Ohio  
 Job No. 25615 Ph. (937) 339-2921

8  
TOWN

4E  
RANGE

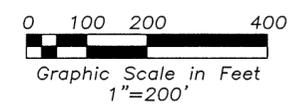
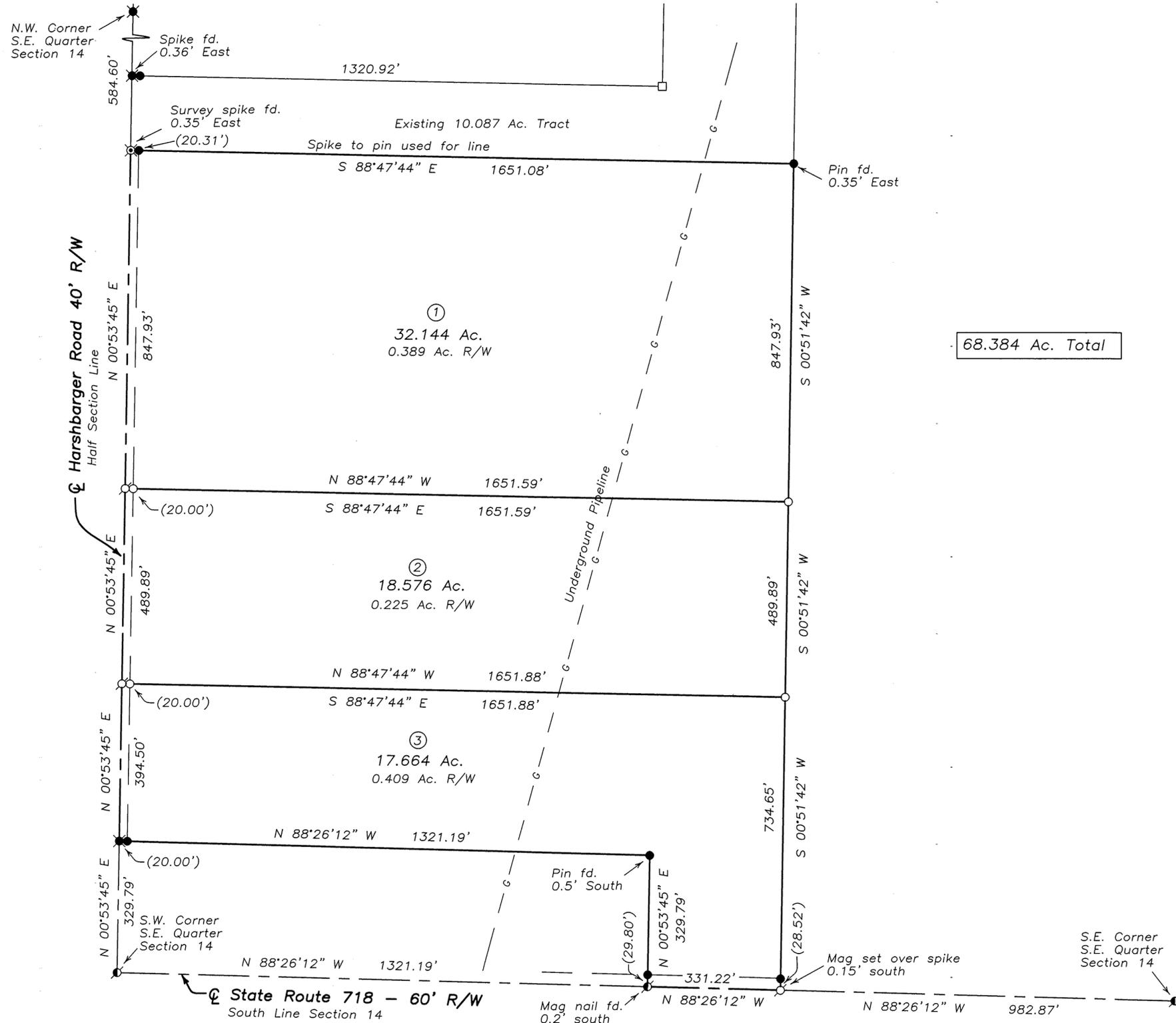
14 SE 1/4  
SECTION

NEWTON  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 35  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 34, Page 185  
(Basis of Bearings)  
Volume 52, Page 125

Survey split of 3 tracts  
for Cecil Jackson



*Michael W. Cozatt* 4/18/16  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 25815 (937) 339-2921  
File Name: C:\Jobs\2015\25815.dwg  
Drawn by: DMC ~ Checked by: MWC

5  
TOWN

6E  
RANGE

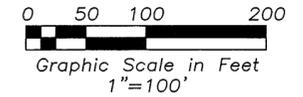
33 NE 1/4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 51 Page 36  
Miami County Engineer's  
Record of Land Surveys



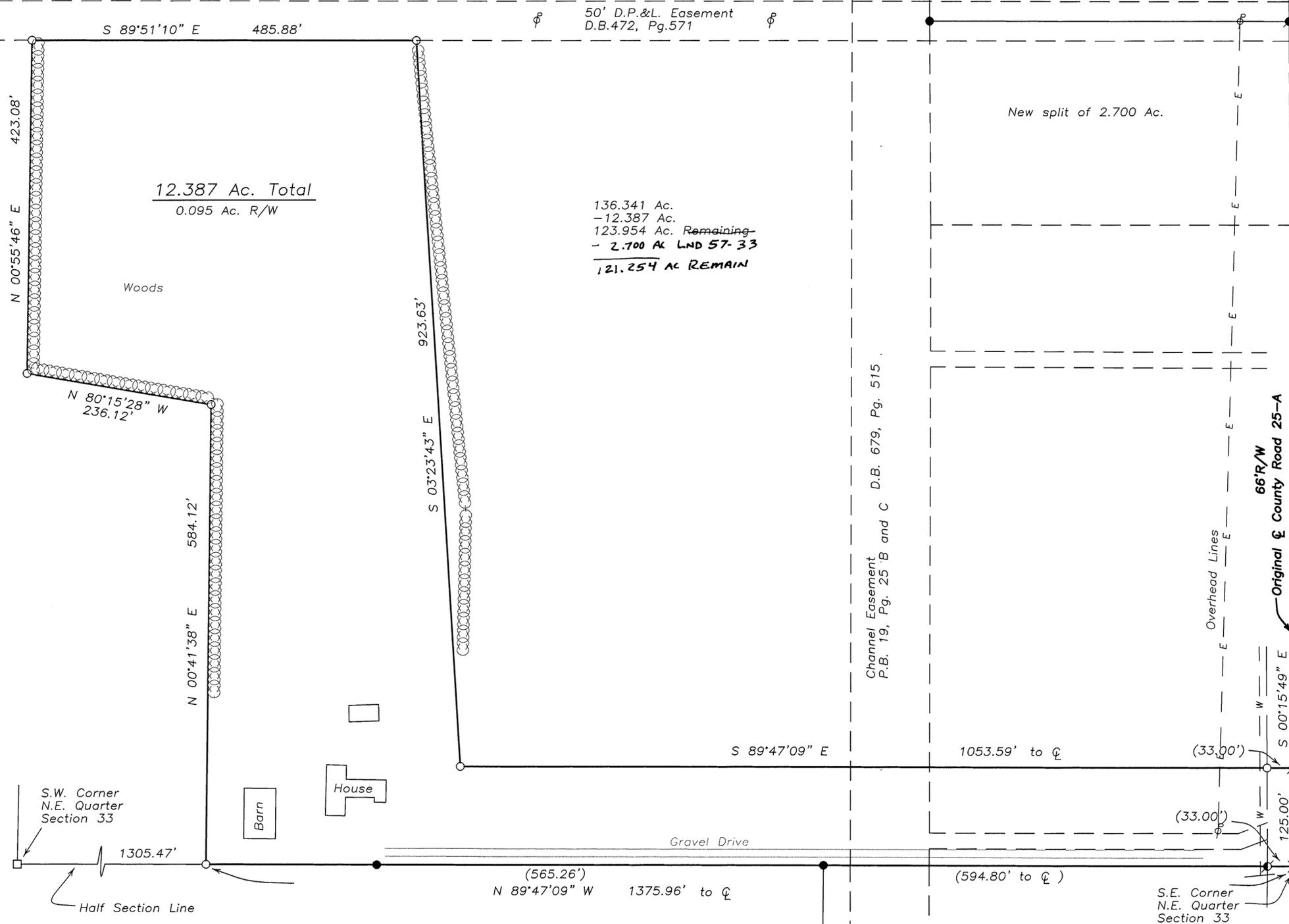
**Legend**

- 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
- ⊗ Survey Spike Found
- Stone Found
- Monument Found
- Pin in Monument Box

**References**

- Miami County Engineer's Record of Land Surveys Volume 8, Page 182
- Volume 45, Page 36
- Volume 56, Page 31 (Basis of Bearings)
- Miami County Recorder's Plat Records Volume 19, Page 25 B, C

Survey split of 12.387 Ac. for Bill Wilkins



136.341 Ac.  
- 12.387 Ac.  
123.954 Ac. Remaining  
- 2.700 Ac LND 57-33  
**121.254 AC REMAIN**

12.387 Ac. Total  
0.095 Ac. R/W

Woods

Barn

House

Gravel Drive

New split of 2.700 Ac.

Overhead Lines

Original County Road 25-A

S.W. Corner N.E. Quarter Section 33

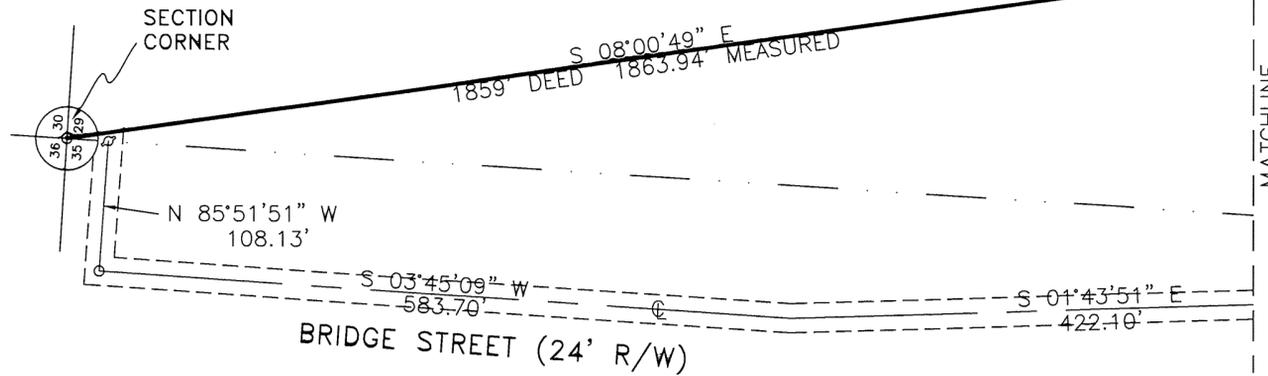
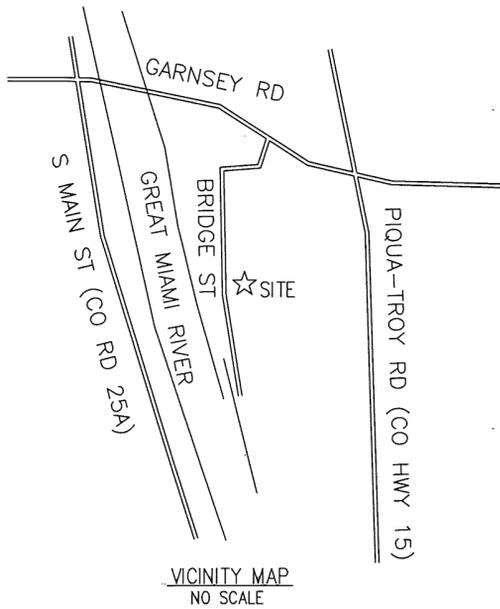
Half Section Line

S.E. Corner N.E. Quarter Section 33

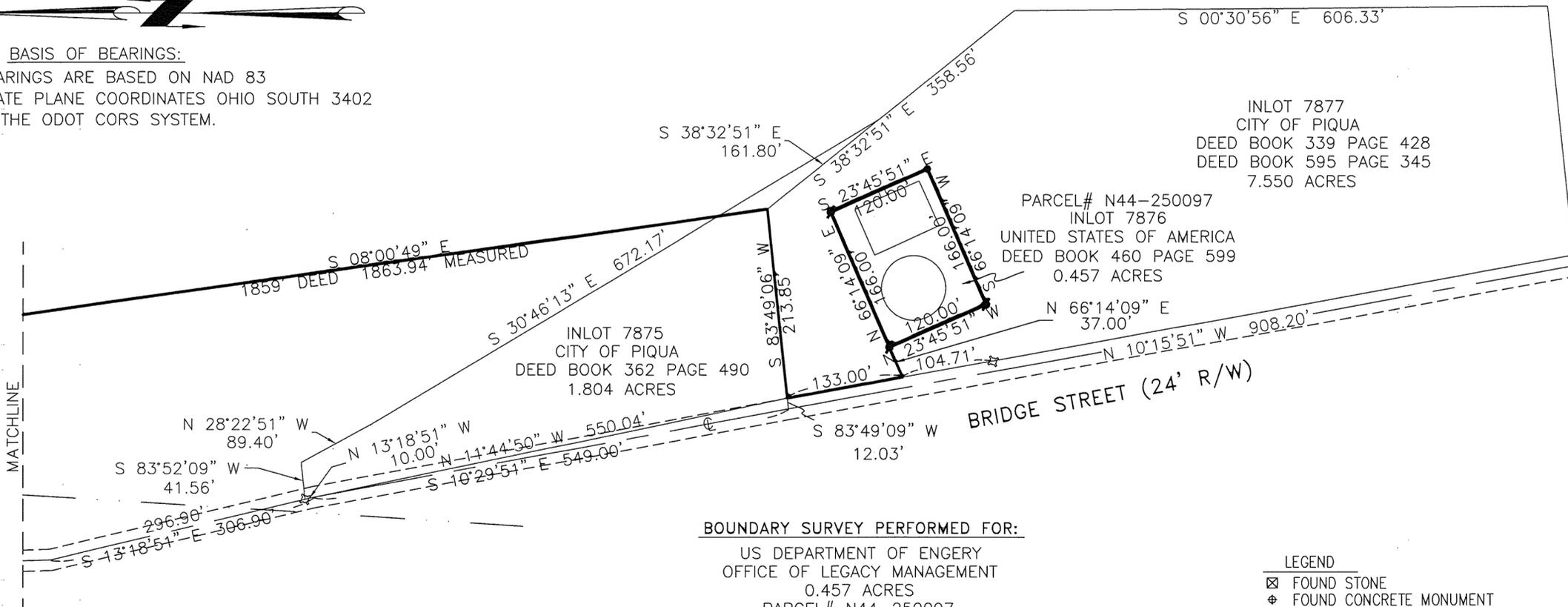


*Michael W. Cozatt* 1/06/16  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 25015 (937) 339-2921  
File Name: C:\Jobs\2015\25015.dwg  
Drawn by: DMC ~ Checked by: MWC



**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON NAD 83  
STATE PLANE COORDINATES OHIO SOUTH 3402  
& THE ODOT CORS SYSTEM.



**BOUNDARY SURVEY PERFORMED FOR:**

US DEPARTMENT OF ENERGY  
OFFICE OF LEGACY MANAGEMENT  
0.457 ACRES  
PARCEL# N44-250097

**PERTINENT DOCUMENTS USED:**

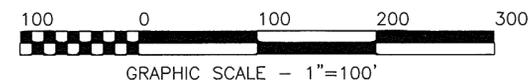
DEEDS AS SHOWN ON THE FACE OF THIS PLAT  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS  
SURVEY VOLUME 51 PLAT 52  
SURVEY VOLUME 51 PLAT 80  
SURVEY VOLUME 21 PLAT 6

**OCCUPATION STATEMENT**

OCCUPATION IN GENERAL FITS THE SURVEYED LINES

**LEGEND**

- ☒ FOUND STONE
  - ⊕ FOUND CONCRETE MONUMENT
  - FOUND IRON PIN
  - FOUND IRON PIPE
  - ☆ FOUND MAG NAIL
  - ☆ FOUND RR SPIKE
  - ✕ FOUND CROSS NOTCH
  - SET IRON PIN
  - ✕ SET MAG SPIKE
  - ✕ SET MAG NAIL
  - ✕ SET CROSS NOTCH
- FOUND MONUMENTS ARE IN GOOD CONDITION.



**CERTIFICATION**

I CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS AN ACTUAL SURVEY PERFORMED BY TECUMSEH SURVEYING IN MARCH 2013, INC. UNDER MY SUPERVISION AND WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS FOUND OR SET AS SHOWN.

*Bernard D. Kienow, Jr.*  
Bernard D. Kienow, Jr.  
Registered Surveyor # 7456

Date: 12/24/2015

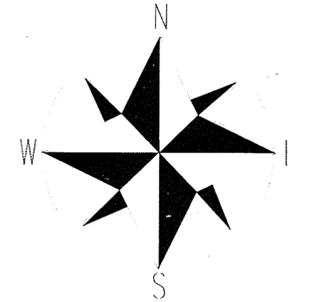
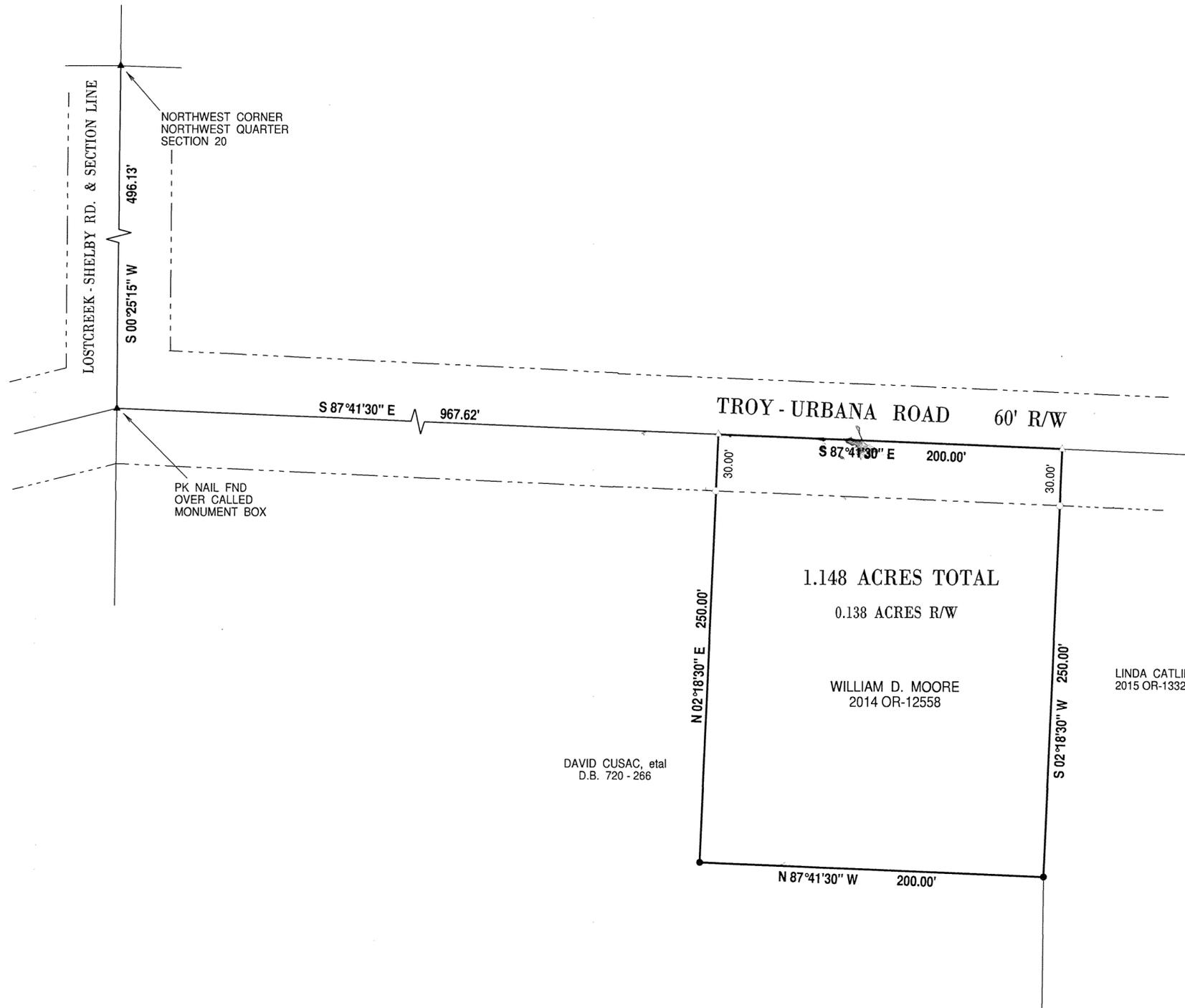
**TECUMSEH SURVEYING, INC.**

642 REGENT ROAD  
CINCINNATI, OHIO 45245  
TELEPHONE: 513 738-2134  
TecumsehSurveying.com

REVISIONS

PLAT OF SURVEY  
SECTION 29, TOWN 1 NORTH, RANGE 11 BTMRS  
SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO

SCALE: 1"=100' DATE: 12/24/2015 SHEET No.: 1 of 1  
DRAWN BY: BDK



SCALE 1" = 50'

BASIS OF BEARING:  
MIAMI CO. RECORDERS  
RECORD OF PLATS  
VOLUME 27, PAGE 60

- LEGEND
- MAG NAIL SET
  - STONE FOUND
  - IRON PIN SET
  - TRaverse PT.
  - GIN SPINDLE FND
  - PK NAIL FOUND
  - IRON PIN FOUND
  - RRS SET
  - RRS FOUND
  - MON BOX FND
  - CONC. POST FND.

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS  
VOLUME 27, PAGE 60  
VOLUME 48, PAGE 88

MIAMI COUNTY RECORDERS  
RECORD OF PLATS  
RECORD PLAT 11, PAGE 124

DAVID CUSAC, etal  
D.B. 720 - 266

LINDA CATLIN  
2015 OR-13320

1.148 ACRES TOTAL

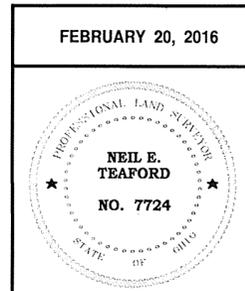
0.138 ACRES R/W

WILLIAM D. MOORE  
2014 OR-12558

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

MIAMI COUNTY ENGINEER

DEPUTY DATE



FEBRUARY 20, 2016

SURVEY OF A 1.148 ACRE TRACT FOR  
FOR WILLIAM MOORE IN LOSTCREEK TOWNSHIP

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

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

OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724

7  
TOWN

5E  
RANGE

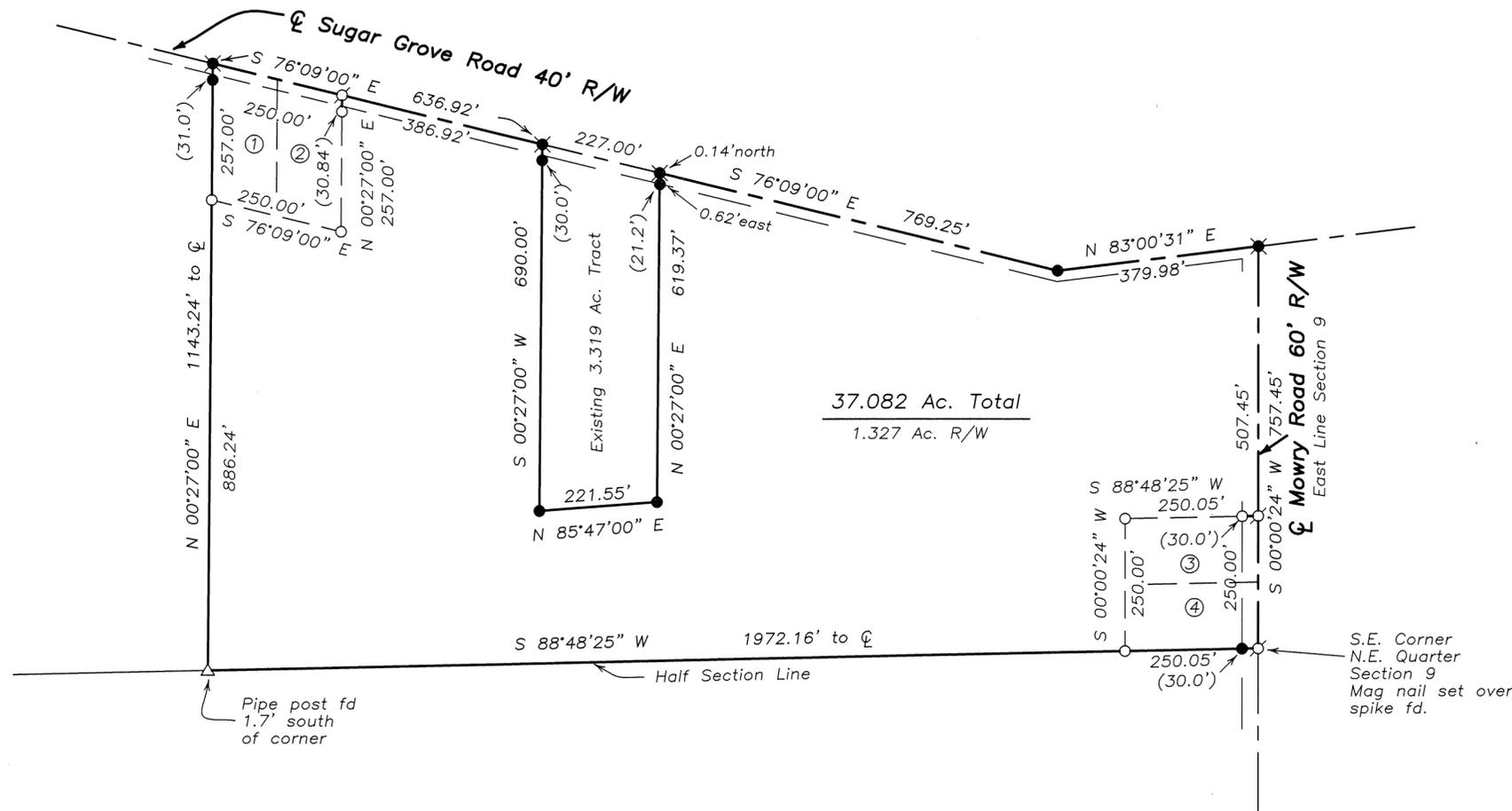
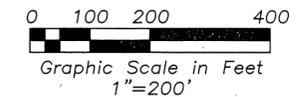
9 NE 1/4  
SECTION

NEWTON  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume **57** Page **39**  
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
- △ Metal Pipe Post

**References**

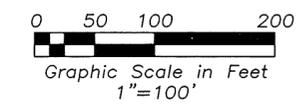
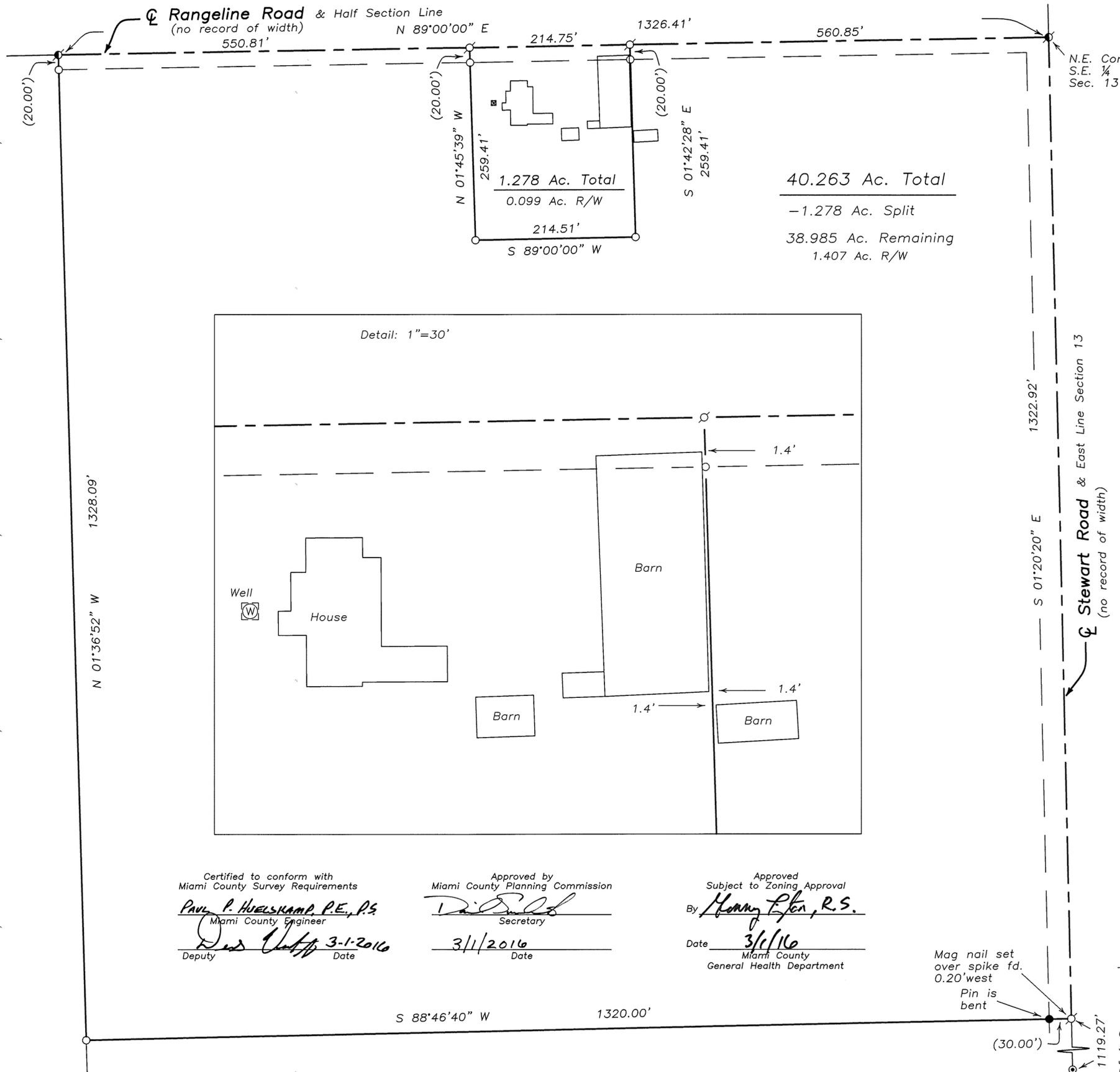
Miami County Engineer's  
Record of Land Surveys  
Volume 23, Page 41  
(Basis of Bearings)  
Volume 26, Page 122

Survey of 37.082 Ac.  
for Estate of Warren Jackson



*Michael W. Cozatt* 4/27/16  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 25715 (937) 339-2921  
File Name: C:\Jobs\2015\25715.dwg  
Drawn by: DMC ~ Checked by: MWC



**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 62  
Volume 51, Page 109  
(Basis of Bearings)

Survey split of 40.263 Ac. for Cecil Jackson



Certified to conform with Miami County Survey Requirements  
**Paul P. Huelshamp, P.E., P.S.**  
Miami County Engineer  
Deputy **Paul P. Huelshamp** 3-1-2016 Date

Approved by Miami County Planning Commission  
**David D. ...**  
Secretary  
3/1/2016 Date

Approved Subject to Zoning Approval  
By **Henry Glen, R.S.**  
Date **3/1/16**  
Miami County General Health Department

**Michael W. Cozatt** 1/28/16  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C 534 N. Elm St. Suite C  
Job No. 25915 Troy, OH 45373  
File Name: C:\Jobs\2015\25915.dwg (937) 339-2921  
Drawn by: DMC ~ Checked by: MWC

Mag nail set over spike fd. 0.20' west  
Pin is bent

2  
Town

11BTMRS  
Range

SE 1/4-30  
Section

Brown  
Township

Miami  
County

Ohio  
State

Volume 57 Page 41

Miami County Engineer's  
Record of Land Surveys



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

Legend

- Mag nail set over existing monument
- ⊗ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 50, Pg. 166 { Miami County Engineer's  
Record of Land Surveys

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

[Signature] 2-18-2016  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

[Signature] 2/18/2016  
SECRETARY DATE

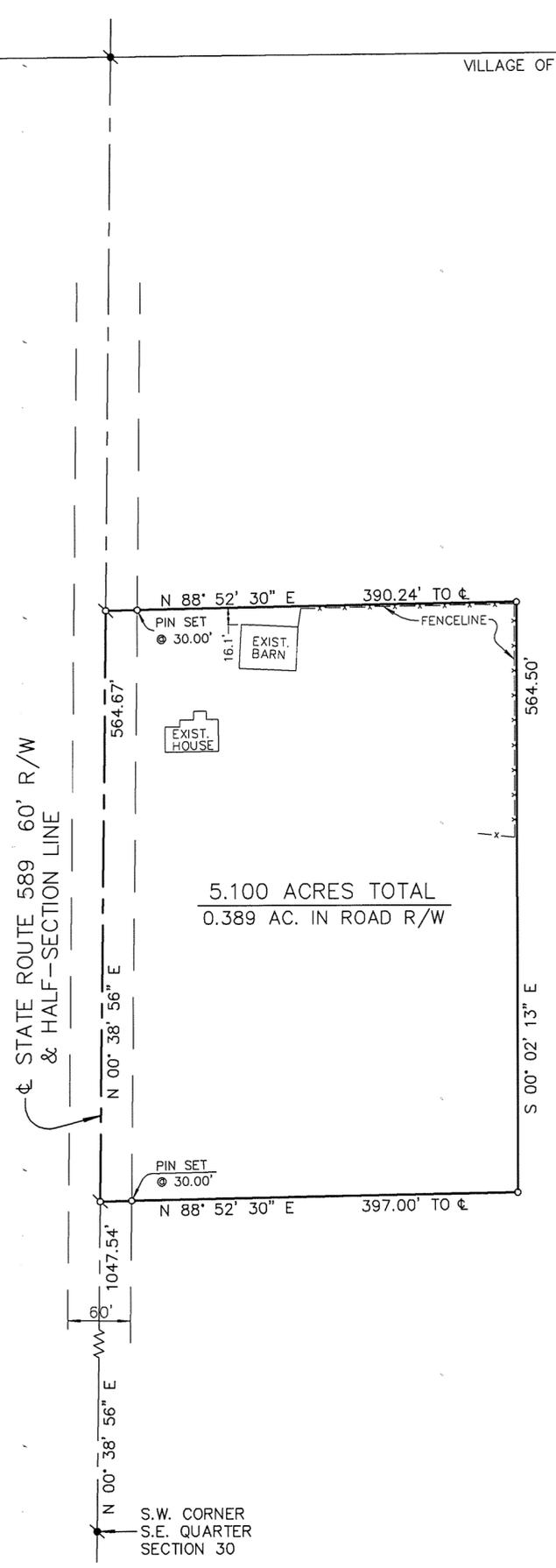
APPROVED  
SUBJECT TO ZONING APPROVAL

BY: [Signature]

DATE: 2/18/16  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

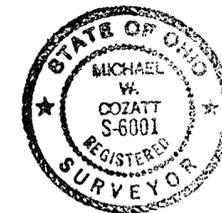
RONALD J. AND DOROTHY E. MOTTER  
D.B. 766, PAGE 647  
76.561 ACRES  
-5.100 ACRES  
71.461 AC. REMAINING

5.100 ACRES TOTAL  
0.389 AC. IN ROAD R/W



S.W. CORNER  
S.E. QUARTER  
SECTION 30

Survey of 5.100 acres for Ron and Dorothy Motter.



Michael W. Cozatt 12/29/15  
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 16915 Ph. (937) 339-2921



FRAC. 11 & 14  
SECTION

4N  
TOWN

6E  
RANGE

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

VOLUME NO. 57 PLAT NO. 42-A

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

DATE: FEBRUARY 2016



*Larry J. Bill*

March 10, 2016

LARRY J. BILL, P.S. #7557

DATE

Miami & Erie Canal  
State of Ohio  
Canal Act of 1827

R=2692.60'  
Δ=9°25'40" RT  
L=443.05'  
Ch= N7°54'33"W 442.56'

SECTION LINE

CSX Railroad  
115.5' wide

0.729 Acres

8501+85 Did Not Find

R=393.00'  
Δ=5°07'37" LT  
L=35.17'  
Ch= N41°27'13"W 35.16'

R=407.00'  
Δ=7°34'41" RT  
L=53.83'  
Ch= N42°40'45"W 53.79'

R=407.00'  
Δ=7°15'29" RT  
L=51.56'  
Ch= N50°05'50"W 51.52'

Section Line Intersects  
Canal B.L. @ Sta. 8507+15.68

S.W. Corner  
Fractional  
Section 11

Lot 1783

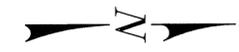
See Detail  
681.46' P.O.B.

Crane Road  
R/W/ varies

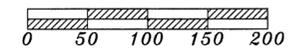
Lot 3088

N.W. Corner  
Tipp Industrial Plat  
Rec. Bk. 17-12

SHEET 2 of 2



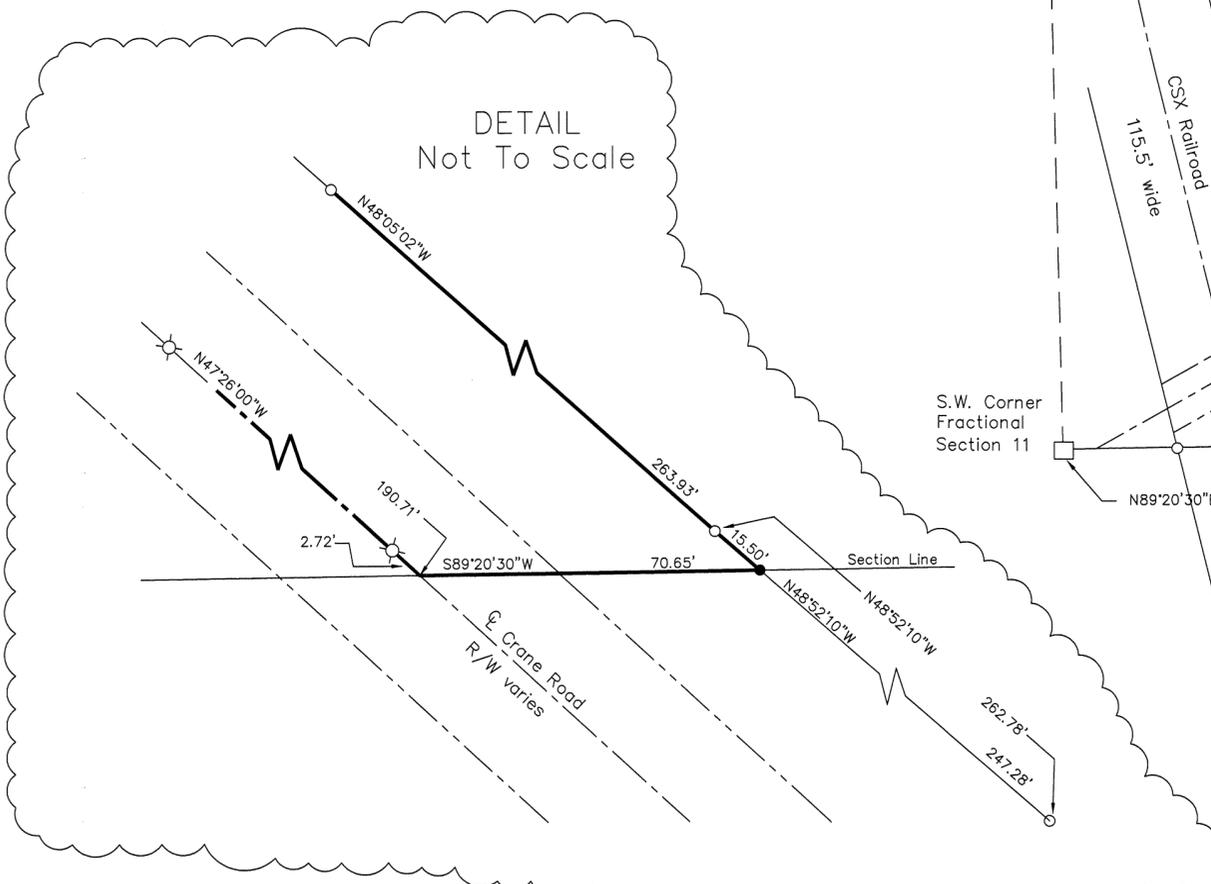
SCALE: 1" = 100'



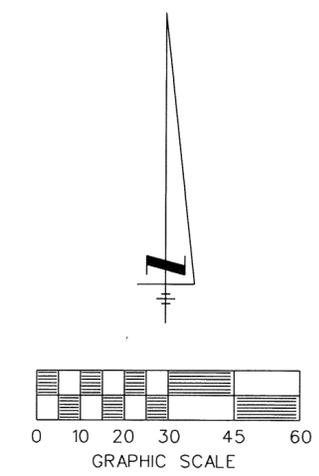
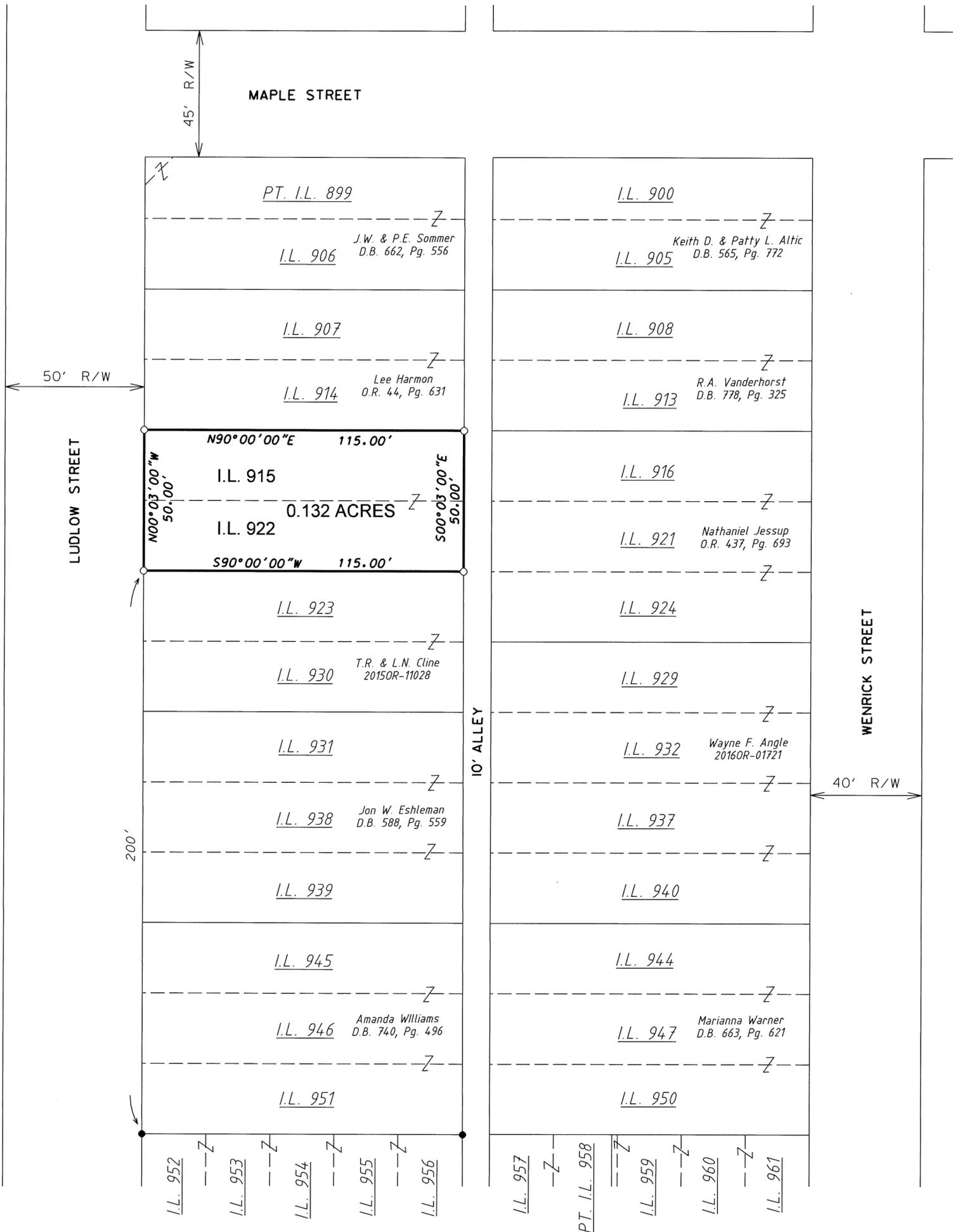
BASIS OF BEARING IS ASSUMED AND IS USED  
TO DENOTE ANGULAR MEASUREMENT ONLY.

### LEGEND

- STONE FOUND
- ⊙ CANAL MON. FOUND (CAST IRON)
- ⊕ MAG NAIL OR PK NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- IRON PIPE FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"



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



- LEGEND -

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

REFERENCES  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LOT SURVEYS  
 VOL. 15, PG. 10  
 VOL. 4, PG. 63  
 VOL. 4, PG. 62

**SURVEY OF INLOTS 915 & 922  
 IN COVINGTON, OHIO  
 FOR SCOTT W. ALEXANDER**



*Robert L. Cron* MARCH 11, 2016  
 ROBERT L. CRON, P.S. #8140 DATE

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

Covington Corporation

1205 Inlot

Miami County

Ohio State

Volume 57 Page 44  
Miami County Engineer's Record of Land Surveys

THIS LOT SPLIT WAS REVIEWED AND APPROVED THIS 20<sup>th</sup> DAY OF January, 2016 BY THE VILLAGE OF COVINGTON PLANNING COMMISSION.

*Kathleen W. ...*

CHAIRMAN

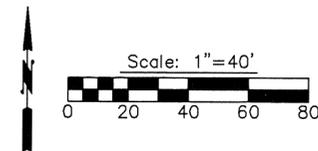
*David ...*

SECRETARY

THIS LOT SPLIT WAS REVIEWED AND APPROVED THIS 19<sup>th</sup> DAY OF February, 2016 BY THE VILLAGE OF COVINGTON.

*Edward L. ...*

MAYOR

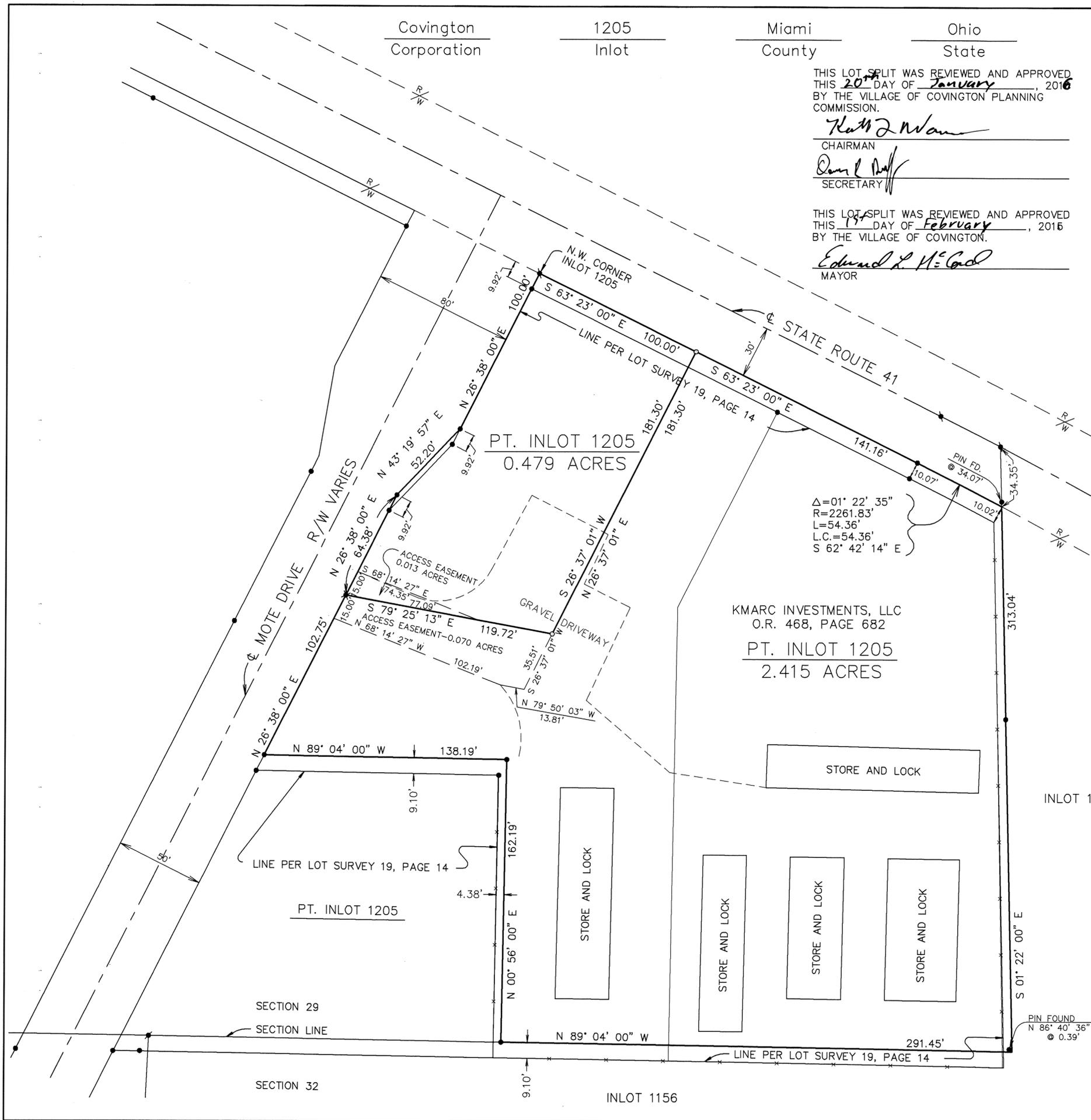


Legend

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

References

- Vol. 14, Pg. 100 } Miami County Engineer's Record of Lot Surveys
- Vol. 18, Pg. 37 }
- Vol. 19, Pg. 14 }
- Vol. 19, Pg. 168 }
- Vol. 55, Pg. 14 } Miami County Engineer's Record of Land Surveys
- P.B. 10, Pg. 81 } Miami County Recorder's Plat Records
- P.B. 12, Pg. 94 }



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
*Paul P. Huelkamp, P.E., P.S.*  
MIAMI COUNTY ENGINEER  
*Dea ...*  
DEPUTY 12-10-2015  
DATE

Split of Inlot 1205 in the Village of Covington for KMARC Investments, LLC.



*Michael W. Cozatt* 12/10/15  
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 19015 Ph. (937) 339-2921

2  
Town

9BTMRS  
Range

SE 1/4-1  
Section

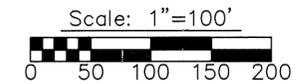
Bethel  
Township

Miami  
County

Ohio  
State

Volume 57 Page 45

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)
- △ 1" Iron pipe found

References

Vol. 54, Pg. 76 } Miami County Engineer's  
 Vol. 56, Pg. 32 } Record of Land Surveys  
 Vol. 56, Pg. 39 }

P.B. 07, Pg. 81 } Miami County Recorder's  
 Plat Records

T3-R9-S31p0019 } Clark County Engineer's  
 T3-R9-S31p0021 } Revised Record of  
 Vol. 17, Page 250 } Land Surveys  
 Vol. 23, Page 212 }

THOMAS EARL BURROWS &  
 BARBARA S. BURROWS, TRUSTEES  
 O.R. 428, PAGE 804  
 48.35 ACRES  
 -2.000 ACRES  
 46.35 ACRES REMAINING

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

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

Don O'Leary 7.14.2015  
 DEPUTY DATE

APPROVED  
 MIAMI COUNTY PLANNING COMMISSION

D. Bullock 3/14/2016  
 SECRETARY DATE

APPROVED  
 SUBJECT TO ZONING APPROVAL

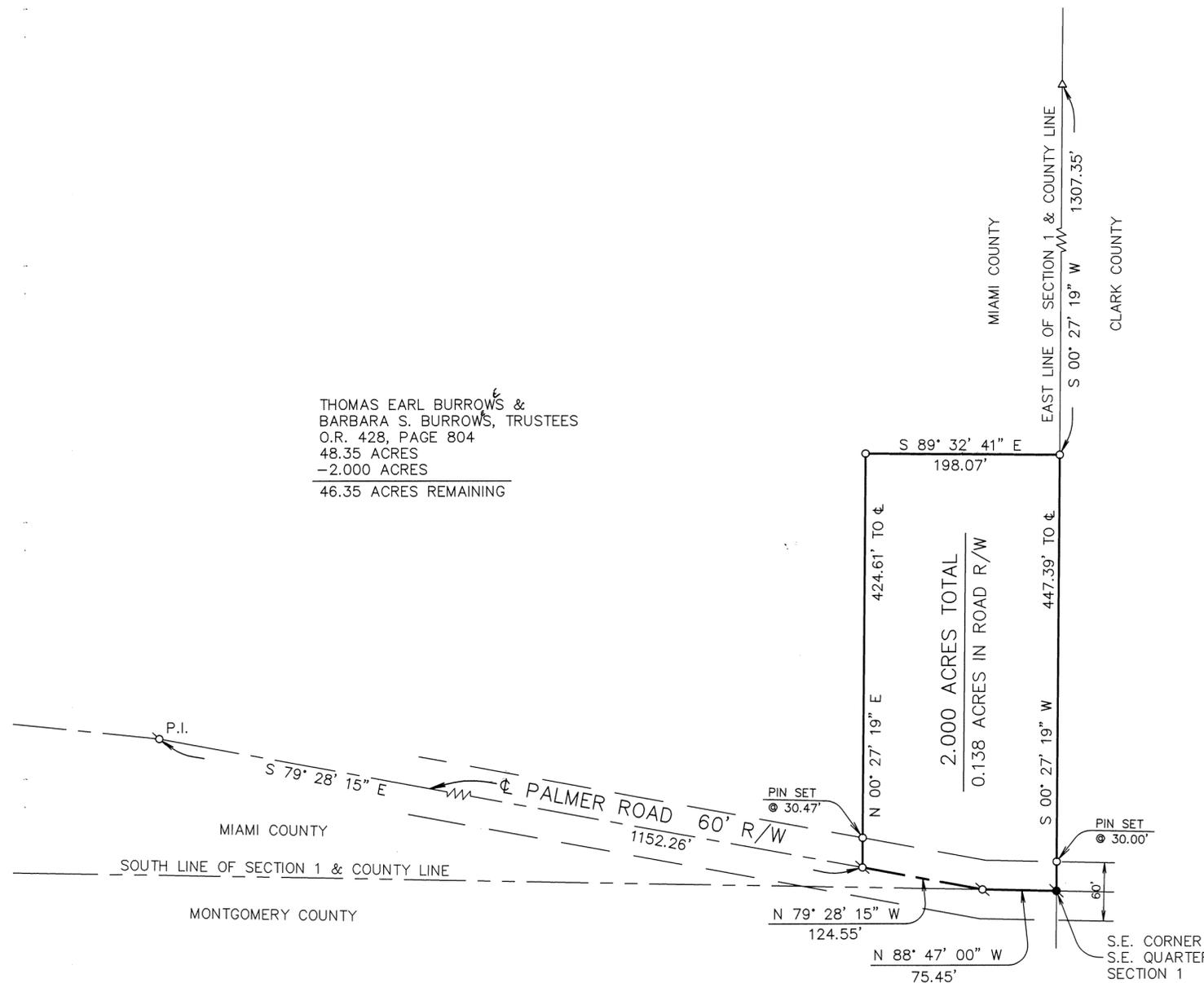
BY: Henry P. R.S.  
 DATE: 12/3/15  
 MIAMI COUNTY  
 GENERAL HEALTH DEPARTMENT

Survey of 2.000 acres for Thomas & Barbara Burrows.



Michael W. Cozatt 7/15/15  
 Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
 Civil Engineer Land Surveyor  
 534 N. Elm Street, Suite C Troy, Ohio  
 Job No. 12915 Ph. (937) 339-2921



NE 23 SECTION 2 RANGE 9  
 BETHEL TOWNSHIP MIAMI COUNTY

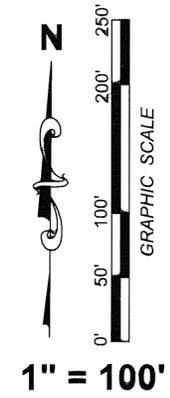
~ CURVE TABLE ~

| CURVE No. | ARC     | RADIUS   | DELTA     | LONG CHORD          |
|-----------|---------|----------|-----------|---------------------|
| C1        | 372.50' | 1910.08' | 11°10'25" | N61°09'47"W 371.91' |
| C2        | 21.90'  | 1910.08' | 0°39'25"  | N55°13'53"W 21.90'  |
| C3        | 394.40  | 1910.08' | 11°49'50" | N60°50'00"W 393.70' |

**APPROVED**  
 Miami County Planning Commission  
 Date 3/14/2016  
 Secretary [Signature]

Certified To Conform With  
 Miami County Survey Requirements  
PAUL P. HUELSKAMP, P.E., P.S.  
 Miami County Engineer  
[Signature] 3-14-2016  
 Deputy Date

**APPROVED**  
 Subject to Zoning Approval  
 By [Signature] R.S.  
 Date 3/14/16  
 Miami County Health District



BEARINGS MADE TO AGREE WITH  
 THE BEARING OF NORTH 85°25'07" WEST  
 FOR THE NORTH LINE OF THE NORTHEAST  
 QUARTER DETERMINED BY GPS CORS  
 NETWORK OHIO SOUTH ZONE.

**LEGEND**

- ⊙ PK NAIL FOUND
- IRON PIN FOUND (5/8")
- ⊗ RAILROAD SPIKE FOUND
- IRON PIN SET (5/8" DIA x 30")
- CONCRETE FENCE POST FOUND
- CONC. R/W MONUMENT FOUND
- MAG NAIL SET

**SURVEY REFERENCES**

OR 176, PAGE 862  
 MIAMI COUNTY DEED RECORDS  
 VOLUME 21, PAGE 36  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

**OWNER**

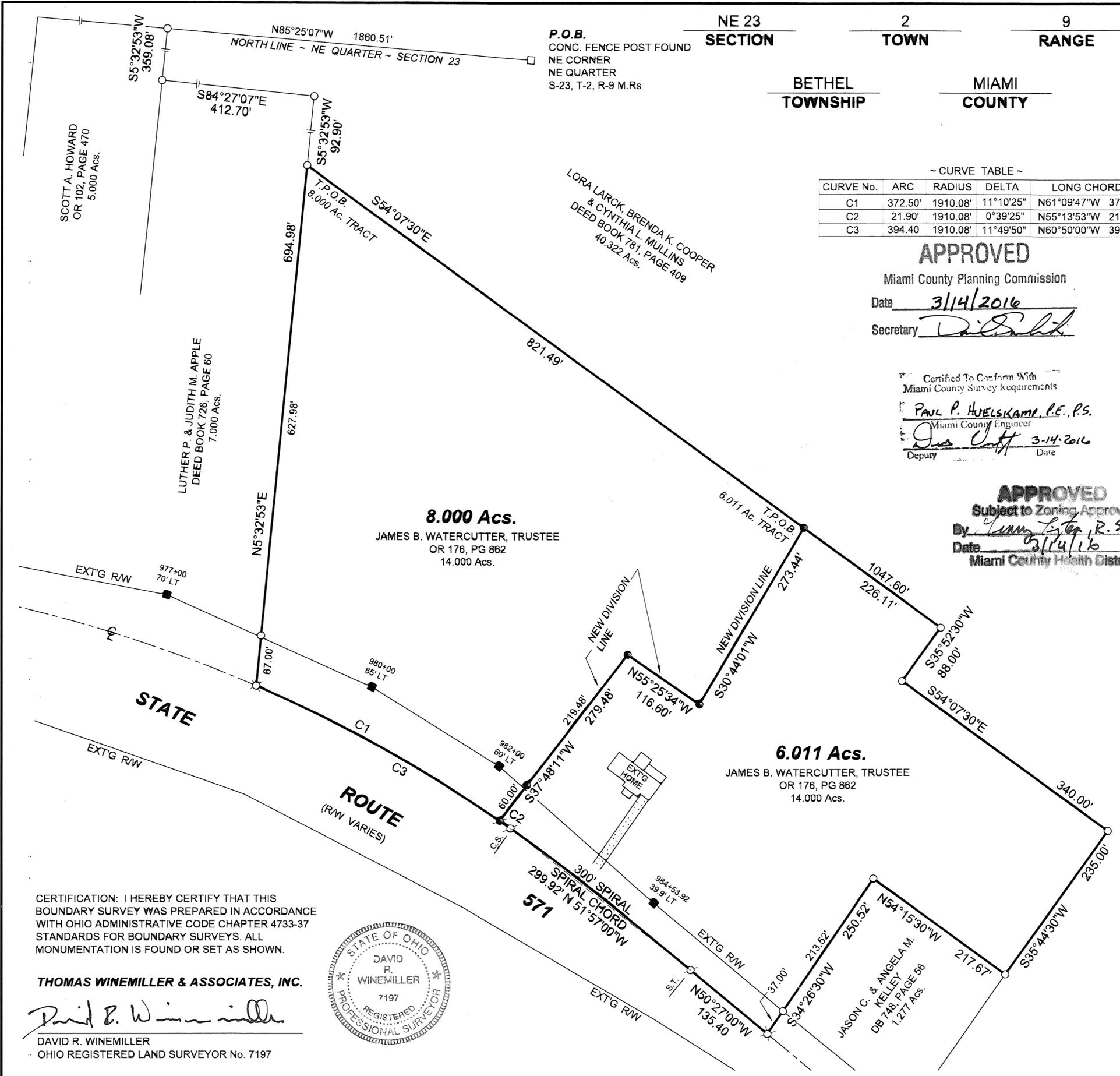
JAMES B. WATERCUTTER, TRUSTEE  
 OFFICIAL RECORD 176, PAGE 862  
 14.000 Ac.

**PLAT OF SURVEY**  
 ~FOR~  
**ROGER WATERCUTTER**

JANUARY 28, 2016



**THOMAS WINEMILLER & ASSOCIATES, INC.**  
 CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
 212 WEST NATIONAL ROAD  
 VANDALIA, OHIO 45377  
 (937)-898-5862 FAX: 898-5716  
 www.winemillerengineering.com



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.**

David R. Winemiller  
 DAVID R. WINEMILLER  
 OHIO REGISTERED LAND SURVEYOR No. 7197



P.O.B.  
 CONC. FENCE POST FOUND  
 NE CORNER  
 NE QUARTER  
 S-23, T-2, R-9 M.Rs

LORA LARCK, BRENDA K. COOPER  
 & CYNTHIA L. MULLINS  
 DEED BOOK 781, PAGE 409  
 40.322 Ac.

LUTHER P. & JUDITH M. APPLE  
 DEED BOOK 726, PAGE 60  
 7.000 Ac.

SCOTT A. HOWARD  
 OR 102, PAGE 470  
 5.000 Ac.

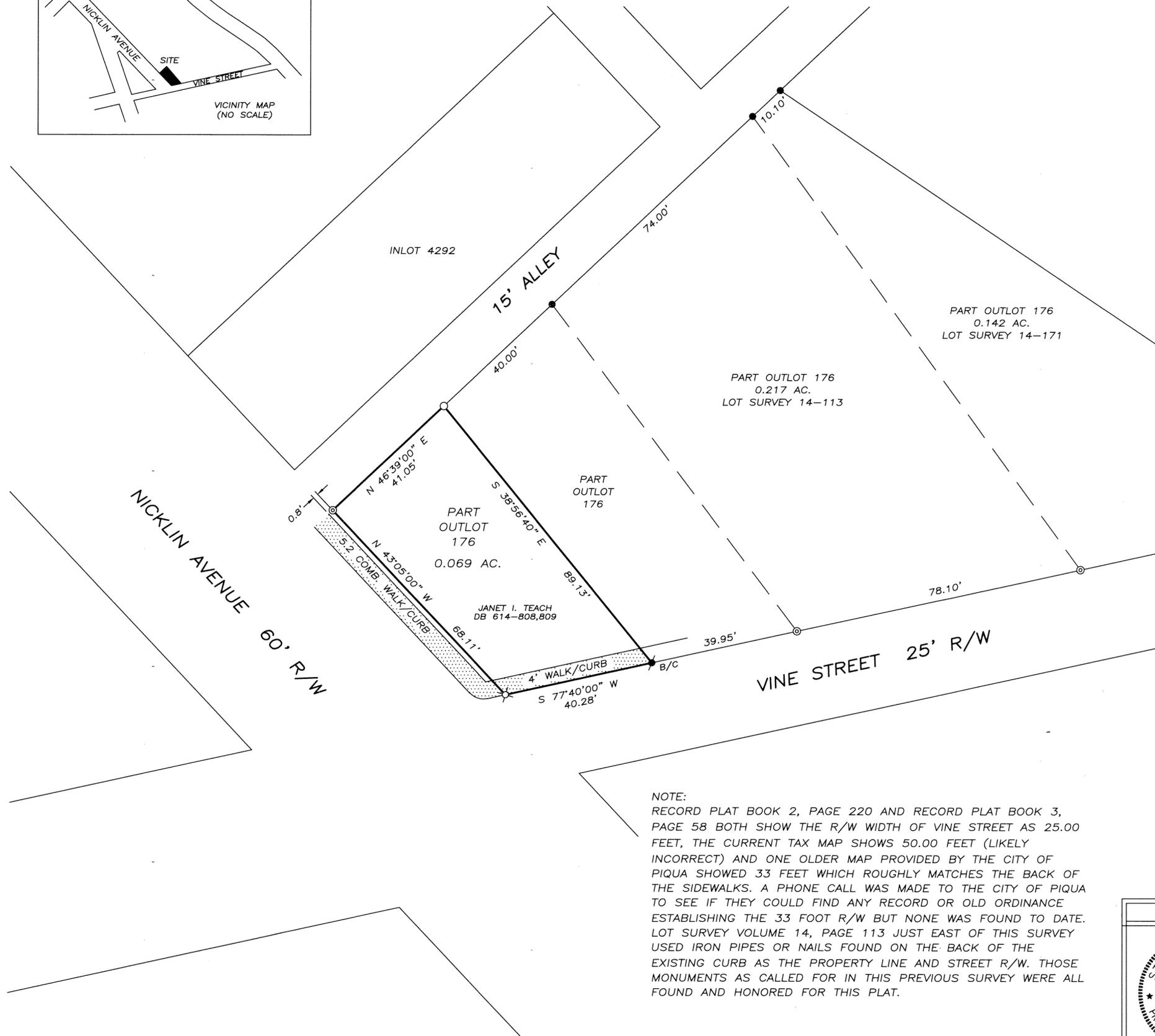
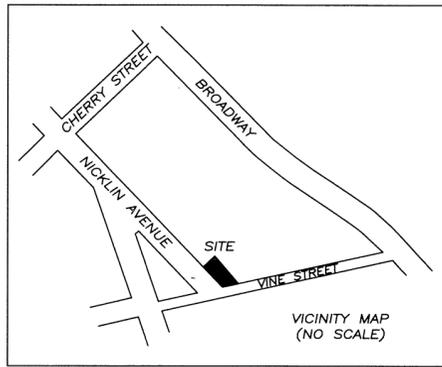
**8.000 Ac.**  
 JAMES B. WATERCUTTER, TRUSTEE  
 OR 176, PG 862  
 14.000 Ac.

**6.011 Ac.**  
 JAMES B. WATERCUTTER, TRUSTEE  
 OR 176, PG 862  
 14.000 Ac.

JASON C. & ANGELA M.  
 KELLEY  
 DB 748, PAGE 56  
 1.277 Ac.

CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART OUTLOT 176

VOLUME 57 PAGE 47  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



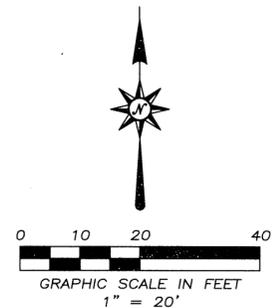
LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- NAIL FOUND
- ⊗ MAG SPIKE SET

REFERENCES

- MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 3, PAGE 57  
PLAT BOOK 3, PAGE 58  
PLAT BOOK 4, PAGE 19  
DEED BOOK 614, PAGES 808,809
- MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
VOLUME 14, PAGE 113  
VOLUME 14, PAGE 171

NOTE:  
RECORD PLAT BOOK 2, PAGE 220 AND RECORD PLAT BOOK 3, PAGE 58 BOTH SHOW THE R/W WIDTH OF VINE STREET AS 25.00 FEET, THE CURRENT TAX MAP SHOWS 50.00 FEET (LIKELY INCORRECT) AND ONE OLDER MAP PROVIDED BY THE CITY OF PIQUA SHOWED 33 FEET WHICH ROUGHLY MATCHES THE BACK OF THE SIDEWALKS. A PHONE CALL WAS MADE TO THE CITY OF PIQUA TO SEE IF THEY COULD FIND ANY RECORD OR OLD ORDINANCE ESTABLISHING THE 33 FOOT R/W BUT NONE WAS FOUND TO DATE. LOT SURVEY VOLUME 14, PAGE 113 JUST EAST OF THIS SURVEY USED IRON PIPES OR NAILS FOUND ON THE BACK OF THE EXISTING CURB AS THE PROPERTY LINE AND STREET R/W. THOSE MONUMENTS AS CALLED FOR IN THIS PREVIOUS SURVEY WERE ALL FOUND AND HONORED FOR THIS PLAT.



SURVEY FOR JANET TEACH  
IN MIAMI COUNTY, OHIO ~ MARCH 5, 2016

*Thomas R. Zechman*

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

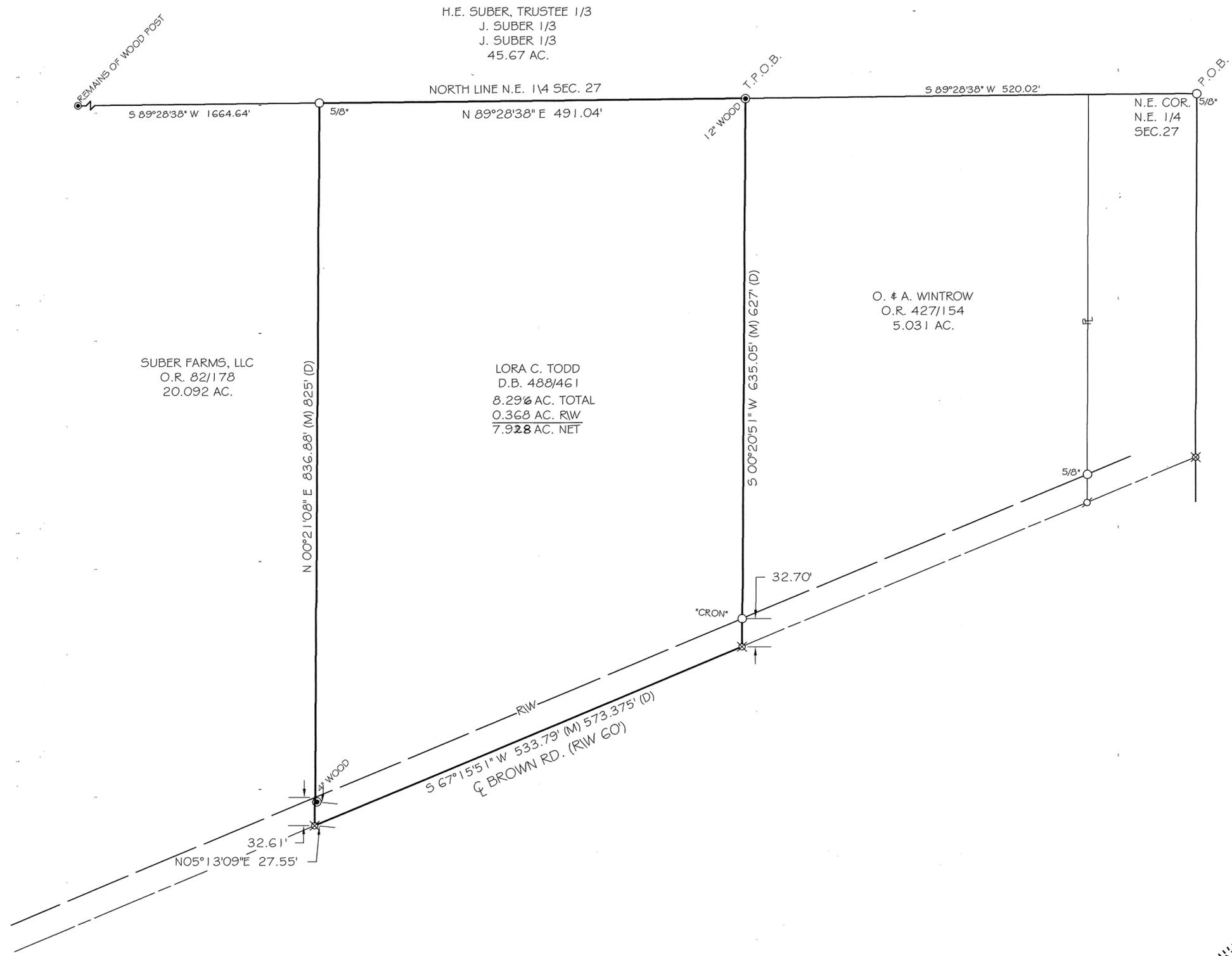
WASHINGTON  
TOWNSHIP

8  
TOWN

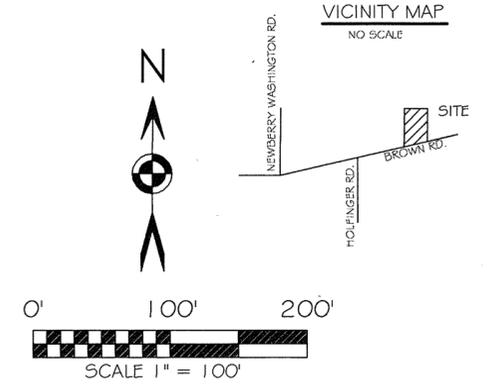
5  
RANGE

27  
SECTION

VOLUME 57 PAGE 48  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS



### TODD RETRACEMENT SURVEY



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

- LEGEND**
- IRON PIN (FOUND)
  - ⊗ P.K. NAIL (FOUND)
  - ⊗ RAILROAD SPIKE (FOUND)
  - WOOD FENCE POST (FOUND)

**REFERENCES NOT SHOWN**

- LAND SURVEYS
- VOL. 2 PG. 166
  - VOL. 22 PG. 103
  - VOL. 32 PG. 99
  - VOL. 35 PG. 1
  - VOL. 39 PG. 80
  - VOL. 55 PG. 4

**F.E.M.A.**

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39109C0135E 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.



*Christopher S Harmon*  
CHRISTOPHER S. HARMON P.S. #7988

3/16/16  
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 MARCH, 2016 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

**LOCK-TWO SURVEYING**  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332

LOCKTWSURVEYING@NKTELCO.NET #1601301

**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 MARCH 2016. ALL MONUMENTATION IS SET WILL 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.

**LEGEND:**

- = 5/8" Ø IRON PIN (FOUND)
- ⊙ = 1/2" Ø IRON PIN (FOUND)
- ⊕ = RAILROAD SPIKE (FOUND)
- △ = MAG NAIL (FOUND)
- = 5/8" Ø IRON PIN (FOUND)  
(CHOICE ONE GAP)
- ⊙ = 1/2" Ø IRON PIN (SET)
- ⊕ = RAILROAD SPIKE (SET)
- ▲ = MAG NAIL (SET)

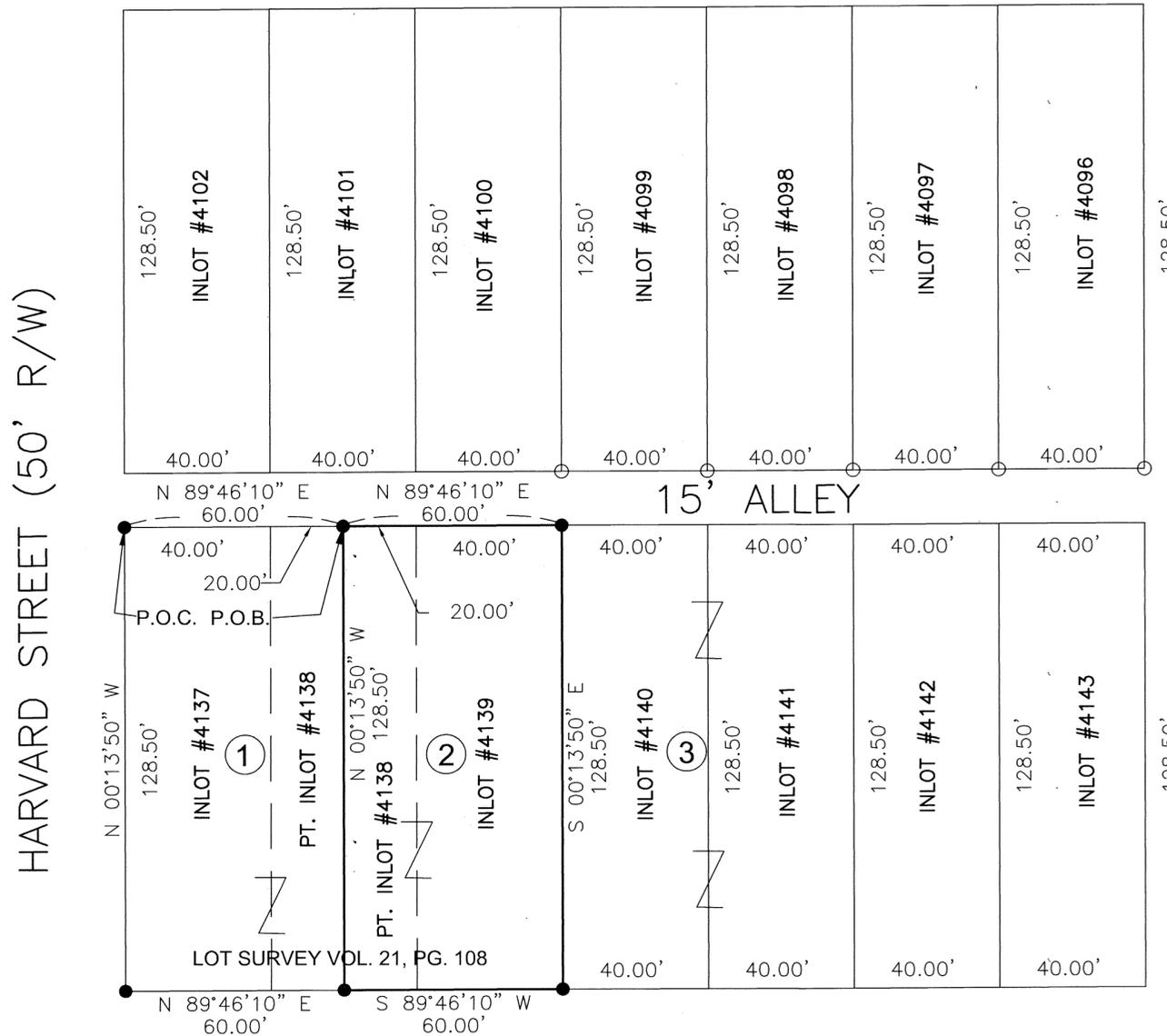
① SULLENBERGER PROPERTIES  
O.R. 23, PG. 258  
0.118 AC. INLOT 4137  
0.059 AC. PT. INLOT 4138  
0.177 AC. TOTAL

② FEDERAL HOME LOAN MORTGAGE CORP.  
2015OR-07162  
0.059 AC. PT. INLOT #4138  
0.118 AC. INLOT @4139  
0.177 AC. TOTAL

③ MARK W. LEWIS  
D.B. 695, PG. 872  
INLOT #4140 AND #4141

**PLAT OF SURVEY**  
PART INLOT #4138 AND INLOT #4139  
CITY OF PIQUA  
MIAMI COUNTY, OHIO  
0.177 ACRES TOTAL

VOLUME 57, PAGE 49  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS



**BASIS OF BEARING:**  
S 89° 46' 10" W  
BEING THE NORTH RIGHT-OF-WAY  
OF SECOND STREET  
AS SHOWN ON BOLIN PLAT  
AS RECORDED IN  
LOT SURVEY VOL. 21  
PAGE 108



**SECOND STREET (50' R/W)**

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |



**Boutwell & ASSOCIATES, INC.**

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

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



|                                       |                         |  |
|---------------------------------------|-------------------------|--|
| <b>506 SECOND ST.</b>                 |                         |  |
| <b>DRAWN</b><br>KWB                   | <b>DATE</b><br>03/08/16 | <b>PLAT OF SURVEY</b><br>PREPARED FOR<br>COLDWELL BANKER |
| <b>APPROVED</b><br><i>[Signature]</i> | <b>DATE</b><br>3/17/16  | <b>HERITAGE REALTY</b>                                   |
| <b>SCALE</b><br>1"=30'                | <b>SHEET</b><br>1 OF 1  | <b>PROJECT NO.</b><br>16-2751                            |

6  
TOWN

5E  
RANGE

2 SW 1/4  
SECTION

UNION  
TOWNSHIP

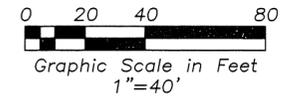
MIAMI  
COUNTY

OHIO  
STATE

Volume **57** Page **50**  
Miami County Engineer's  
Record of Land Surveys

H.R. FRANTZ  
SUBDIVISION

2  
LOT



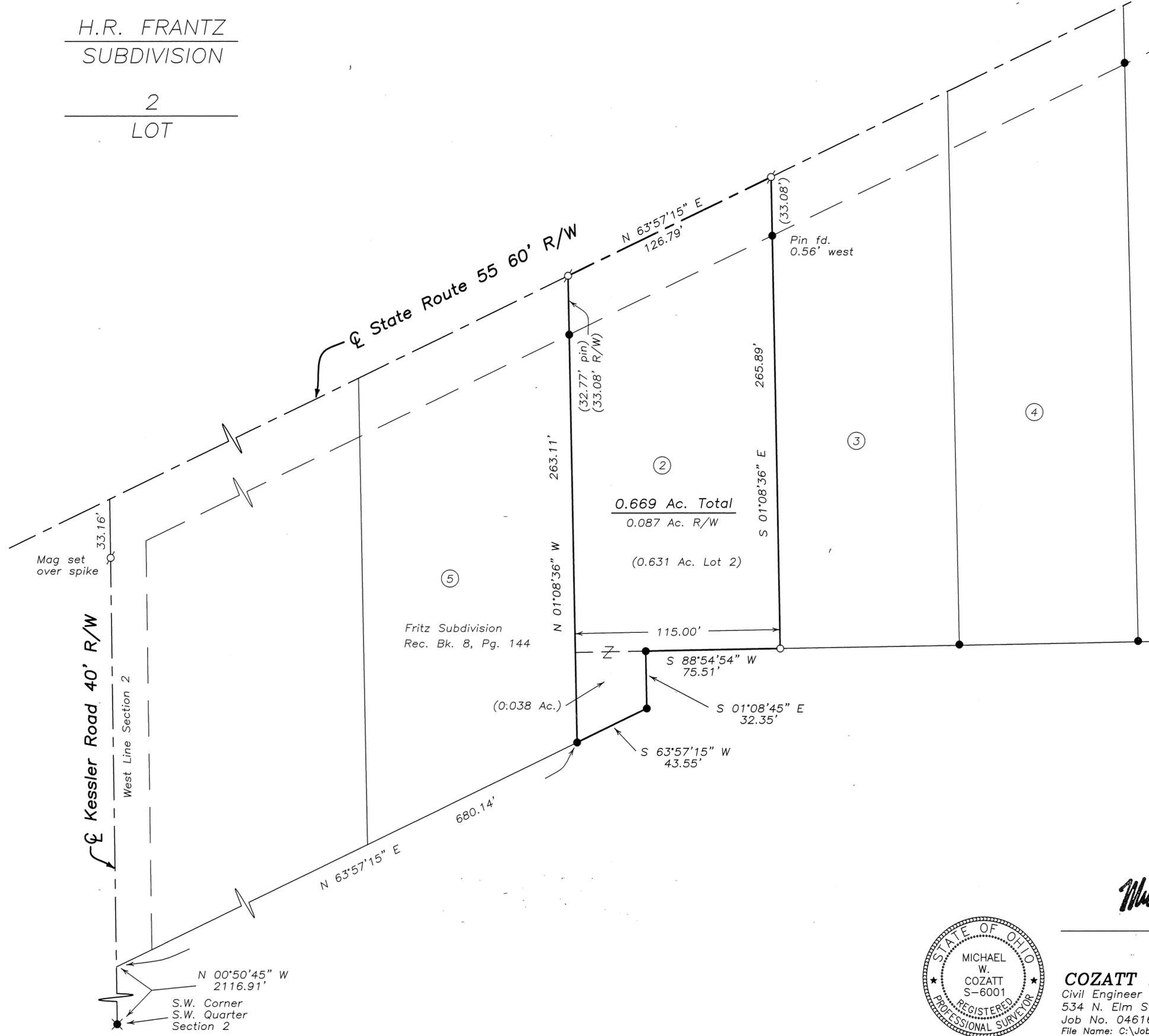
**Legend**

- 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 49, Page 143 (Basis of Bearings)
- Miami County Recorder's Plat Records Volume 5, Page 84 Volume 8, Page 144

Survey of Lot 2  
for Yvenna Pour

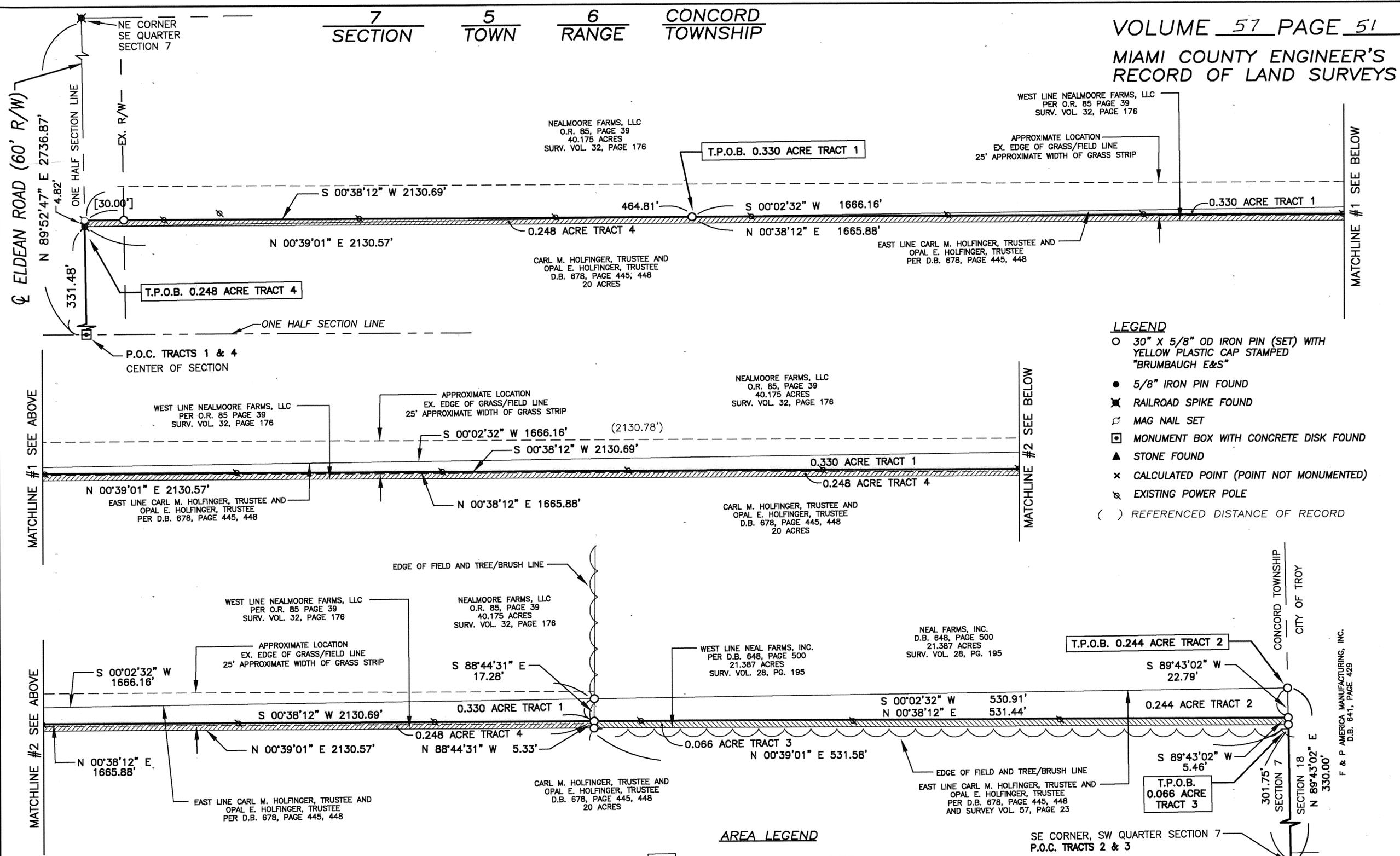


*Michael W. Cozatt* 3-21-16



MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 534 N. Elm St. Suite C  Troy, OH 45373  
 Job No. 04616 (937) 339-2921  
 File Name: C:\Jobs\2016\04616.dwg  
 Drawn by: DMC ~ Checked by: MWC



- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
  - 5/8" IRON PIN FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ⊙ MAG NAIL SET
  - ⊠ MONUMENT BOX WITH CONCRETE DISK FOUND
  - ▲ STONE FOUND
  - × CALCULATED POINT (POINT NOT MONUMENTED)
  - ⊗ EXISTING POWER POLE
  - ( ) REFERENCED DISTANCE OF RECORD

- AREA LEGEND**
- 0.330 ACRE TRACT 1 TO NEALMOORE FARMS, LLC
  - 0.244 ACRE TRACT 2 TO NEAL FARMS, INC.
  - ▨ 0.066 ACRE TRACT 3 TO HOLFINGER
  - ▨ 0.248 ACRE TRACT 4 TO HOLFINGER

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

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
*Paul P. Huelkamp, P.E., P.S.*  
 MIAMI COUNTY ENGINEER  
*Dennis Ventura 3-23-2016*  
 DEPUTY DATE

SURVEY FOR OPAL HOLFINGER TO CORRECT OVERLAPPING PROPERTY FROM OPAL HOLFINGER'S DEED BOOK 678, PAGE 4815 AND NEAL FARMS, INC. DEED BOOK 648, PAGE 500 AND NEAL MOORE FARMS, LLC O.R. 85, PAGE 39. THIS OVERLAP IS SHOWN IN SURVEY VOL. 57, PAGE 23.

PHILIP C. BRUMBAUGH  
 OHIO REGISTERED PROFESSIONAL SURVEYOR #5057  
 DATE: 3-15-2016

**BRUMBAUGH ENGINEERING & SURVEYING, LLC**

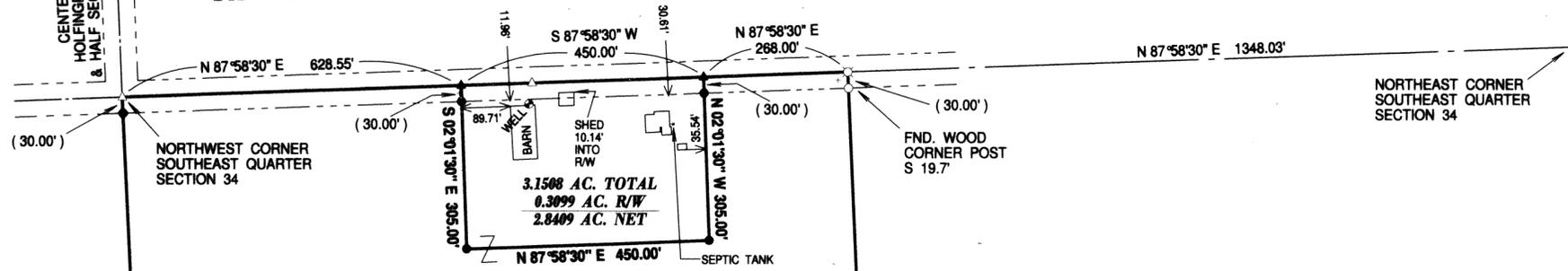
1105 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 PHONE (937) 698-3000  
 FAX (937) 698-3928  
 EMAIL: John@BES-Engineer.com

*[Signature]* 3/23/16  
 SECRETARY DATE  
 MIAMI COUNTY PLANNING COMMISSION



*[Signature]*  
 PHILIP C. BRUMBAUGH  
 OHIO REGISTERED PROFESSIONAL SURVEYOR #5057  
 DATE: 3-15-2016  
 BES JOB #204.15 DRAWN: SES CHECKED: JJB

FARRINGTON ROAD #31 60' R/W & 1/2 SECTION LINE



NORTHWEST CORNER  
SOUTHEAST QUARTER  
SECTION 34

NORTHEAST CORNER  
SOUTHEAST QUARTER  
SECTION 34

78.7129 AC. TOTAL  
0.6175 AC. R/W  
78.0954 AC. NET

BRUCE E. & DIANE E.  
LANDES  
D.B. 642 - 370

CHARLENE S. SCHAURER  
O.R. 267 - 834

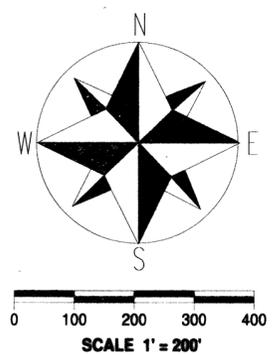
RONALD L. &  
SUSAN E. BOWMAN  
O.R. 69 - 754

HALF - SECTION LINE

N 02°43'41" W 2658.44'

S 02°30'05" E 2659.09'

S 88°00'27" W 1336.04'  
SECTION LINE FOUND STONE N 0.9'



BASIS OF BEARING:  
MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 47, PAGE 131

LEGEND

|   |                 |   |           |
|---|-----------------|---|-----------|
| △ | PK NAIL FOUND   | ⊗ | RRS FOUND |
| □ | STONE FOUND     | + |           |
| ○ | IRON PIN FOUND  | ⊕ |           |
| • |                 | ⊙ |           |
| + |                 | ⊗ |           |
| ⊕ | GIN SPINDLE FND | ⊙ |           |
| ⊗ |                 | + |           |
| ⊙ |                 | ⊕ |           |
| △ | PK NAIL SET     | ⊗ |           |
| □ |                 | ⊙ |           |
| ○ | IRON PIN SET    | ⊕ |           |
| • | RRS SET         | ⊗ |           |

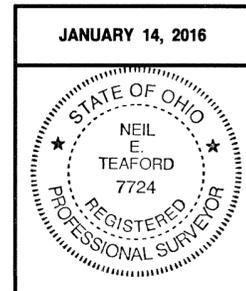
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS  
VOLUME 3, PAGE 84  
VOLUME 15, PAGE 2  
VOLUME 15, PAGE 106  
VOLUME 22, PAGE 78  
VOLUME 30, PAGE 152  
VOLUME 37, PAGE 57  
VOLUME 47, PAGE 131  
VOLUME 52, PAGE 72

DEED REFERENCE:  
OFFICIAL RECORD  
VOLUME 287, PAGE 834

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
PAUL P. HUELSKAMP P.E., P.S.  
MIAMI COUNTY ENGINEER  
DEPUTY DATE 1-21-16

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY [Signature] P.S.  
DATE 3/24/16  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
DATE 3/24/2016  
[Signature]  
SECRETARY



JANUARY 14, 2016  
SURVEY OF TRACTS 3.0165 & 78.8472 ACRES FOR  
FOR CHARLENE SCHAURER IN WASHINGTON TOWNSHIP  
[Signature] P.S. #7724  
NEIL E. TEAFORD, PS  
5260 TROY URBANA ROAD  
CASSTOWN, OHIO 45312  
nteaford@frontier.com  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724

2  
Town

9BTMRS  
Range

SE 1/4-1  
Section

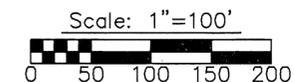
Bethel  
Township

Miami  
County

Ohio  
State

Volume 57 Page 53

Miami County Engineer's  
Record of Land Surveys



Legend

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

References

- Vol. 43, Pg. 140
  - Vol. 54, Pg. 76
  - Vol. 56, Pg. 32
  - Vol. 56, Pg. 39
  - Vol. 57, Pg. 45
- } Miami County Engineer's  
Record of Land Surveys

- P.B. 07, Pg. 81
- } Miami County Recorder's  
Plat Records



Survey of 10.300 acres for Thomas and Barbara Burrowes.



*Michael W. Cozatt*

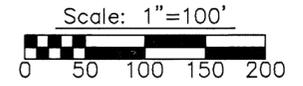
3-24-16

Michael W. Cozatt, P.S. #6001

Date

**Cozatt Engineering Company**  
 Civil Engineer                      Land Surveyor  
 534 N. Elm Street, Suite C      Troy, Ohio  
 Job No. 04316                      Ph. (937) 339-2921





Legend

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

References

- Vol. 10, Pg. 33
  - Vol. 24, Pg. 105
  - Vol. 45, Pg. 72
  - Vol. 48, Pg. 13
  - Vol. 54, Pg. 146
  - Vol. 56, Pg. 116
  - Vol. 56, Pg. 188
- } Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

Dennis Ventur 3-24-2016  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

David B. ... 3/30/16  
SECRETARY DATE

APPROVED  
MIAMI COUNTY SANITARY  
ENGINEERING DEPARTMENT

Paul P. Huelkamp 3/30/2016  
ENGINEER DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

BY: 3/30/16 Gerry Lynn, P.S.

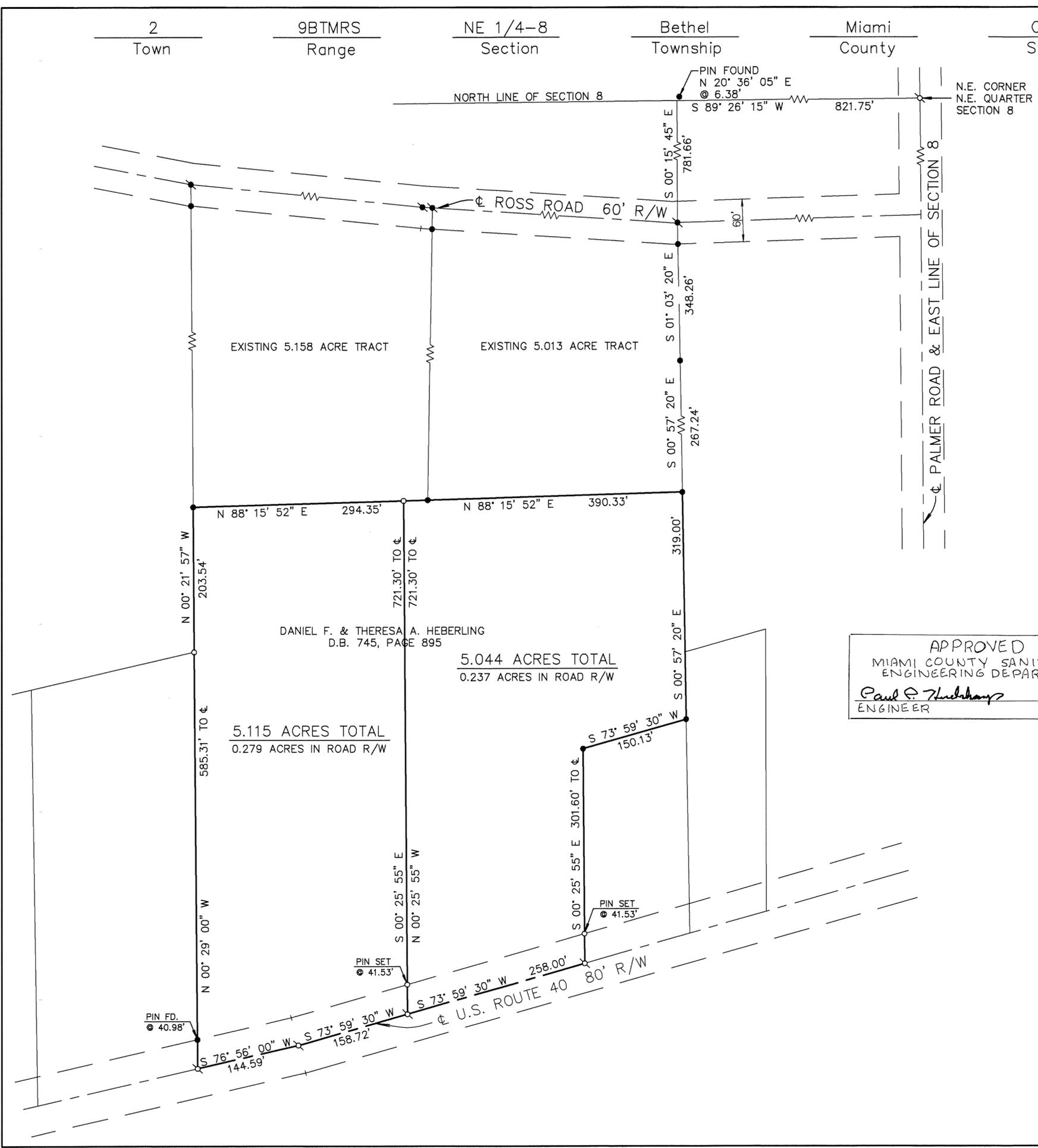
DATE: 3/30/16  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of 2 tracts for Dan Heberling.



Michael W. Cozatt 3-24-16  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 04416 Ph. (937) 339-2921



CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART OUTLOT 108

VOLUME 57 PAGE 56  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ MAG SPIKE SET
- ⊕ CROSS NOTCH IN CONCRETE WALK
- M - MEASURED DISTANCE
- P - PLATTED DISTANCE OF RECORD

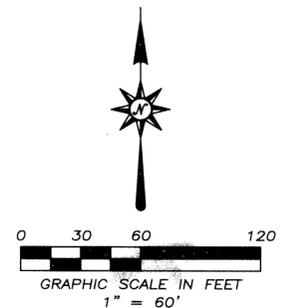
REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 8, PAGE 71  
PLAT BOOK 11, PAGE 82  
PLAT BOOK 15, PAGE 52  
PLAT BOOK 15, PAGE 86  
DEED BOOK 412, PAGE 204

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
VOLUME 21, PAGE 135

NOTES:

1. SOUTH LINE OF TRACT ESTABLISHED BY HOLDING PLATTED DISTANCE OF 144.40' FROM IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 5911, ALONG LINE OF BEST FIT THROUGH PINS FOUND ON SUBDIVISION LINE
2. WEST LINE OF TRACT ESTABLISHED BY RETRACING 2.5453 ACRE TRACT PER RECORDER'S PLAT BOOK 15, PAGE 52, USING FIVE PINS FOUND ON THAT SURVEY. EAST LINE OF RECORDER'S PLAT 15-52 IS WEST LINE OF PROPERTY SURVEYED HEREIN.
3. EAST LINE OF TRACT ESTABLISHED BY RETRACING LOT SURVEY VOLUME 21, PAGE 135, USING SEVEN PINS FOUND ON THAT SURVEY. WEST LINE OF LOT SURVEY 21-135 IS EAST LINE OF PROPERTY SURVEYED HEREIN.
4. NORTH LINE OF TRACT ESTABLISHED BY EXTENDING EAST AND WEST PROPERTY LINES AS DESCRIBED ABOVE TO CENTER LINE OF COVINGTON AVENUE. NO OTHER MONUMENTS FOUND ON CENTER LINE. HOWEVER, BEARING ON CENTERLINE ESTABLISHED HEREIN IS CONSISTENT WITH MEASURED BEARING ON NORTH AND SOUTH CURB LINES OF COVINGTON AVENUE.



SURVEY FOR THE ESTATE OF G.R. HARDESTY  
IN MIAMI COUNTY, OHIO ~ MARCH 27, 2016

*TRZ*

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

5N  
TOWN

6E  
RANGE

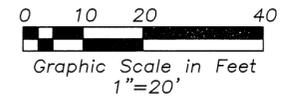
33 NE 1/4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 57  
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 Spike 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 45, Page 36  
Volume 47, Page 12  
(Basis of Bearings)

Survey of 0.321 Ac.  
for Mark Miller

S.E. Corner  
N.E. Quarter  
Section 33

*Michael W. Cozatt*

MICHAEL W. COZATT  
P.S. #6001

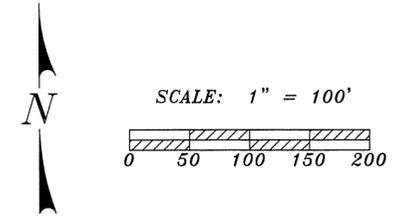


**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 05816 (937) 339-2921  
File Name: C:\Jobs\2015\05816.dwg  
Drawn by: DMC ~ Checked by: MWC

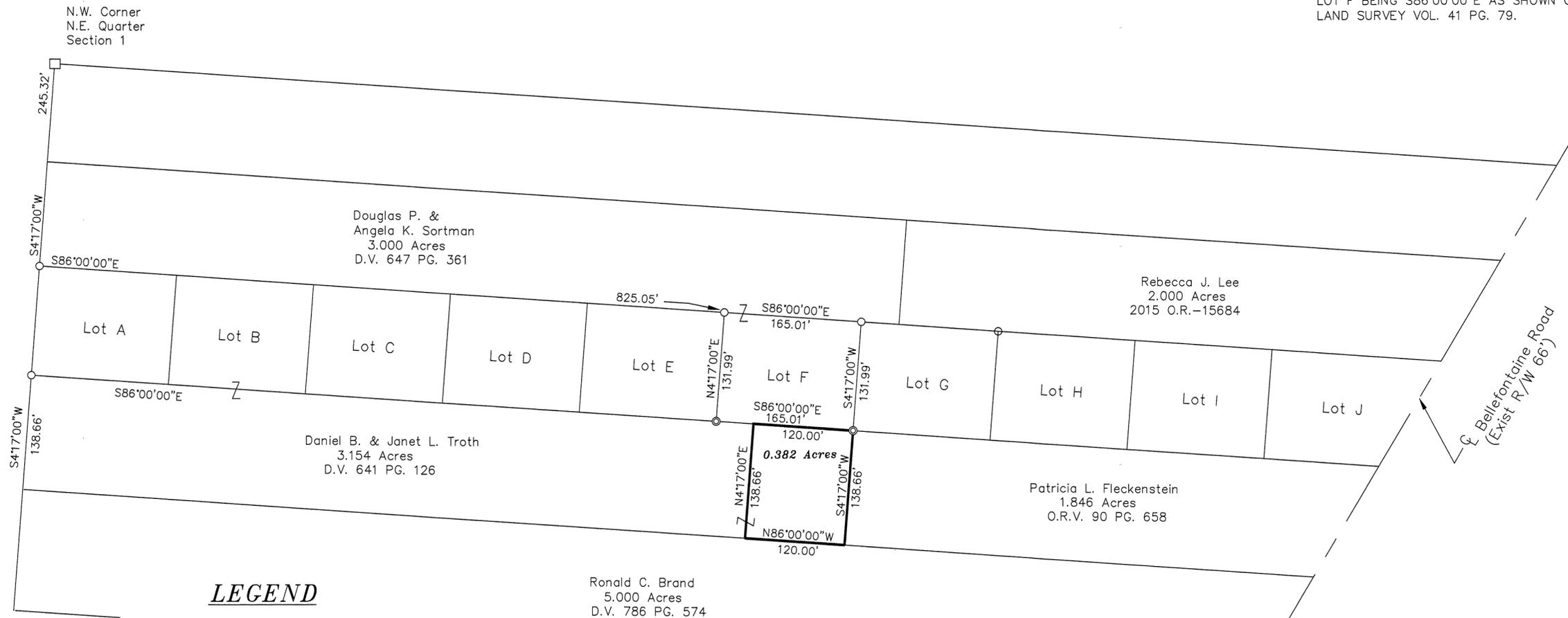
1 SECTION    2 TOWN    9 RANGE    BETHEL TOWNSHIP    MIAMI COUNTY    OHIO STATE

PLAT OF SURVEY  
OF  
SEPTIC SYSTEM EASEMENT

VOLUME NO. 57 PLAT NO. 58  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE: APRIL 2016



BASIS OF BEARING IS THE NORTH LINE OF  
LOT F BEING S86°00'00"E AS SHOWN ON  
LAND SURVEY VOL. 41 PG. 79.



**LEGEND**

- CONCRETE POST FOUND
- ⊗ COTTON GIN SPINDLE FOUND
- ⊘ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ IRON PIPE FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION  
UNLESS NOTED OTHERWISE.

Ronald C. Brand  
5.000 Acres  
D.V. 786 PG. 574

**SURVEY REFERENCES**

- Miami County Engineer's Record of Land Surveys
- Survey Volume 6 Page 25
  - Survey Volume 11 Page 149
  - Survey Volume 14 Page 88
  - Survey Volume 20 Page 200
  - Survey Volume 41 Page 79

SURVEY FOR DOUGLAS & ANGELA SORTMAN



*Larry J. Bill*  
LARRY J. BILL, P.S. #7557    DATE: April 8, 2016

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

2  
Town

11 BTMRS  
Range

SE 1/4-6  
Section

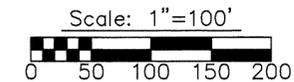
Brown  
Township

Miami  
County

Ohio  
State

Volume 57 Page 59

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)
- ✱ Gin spindle found

References

Vol. 45, Pg. 136 }  
 Vol. 47, Pg. 27 } Miami County Engineer's  
 Vol. 55, Pg. 147 } Record of Land Surveys

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

*DEB STUMPF AM*      *4-8-2016*  
DEPUTY                                  DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

*D. B. ...*      *4/11/16*  
SECRETARY                                  DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

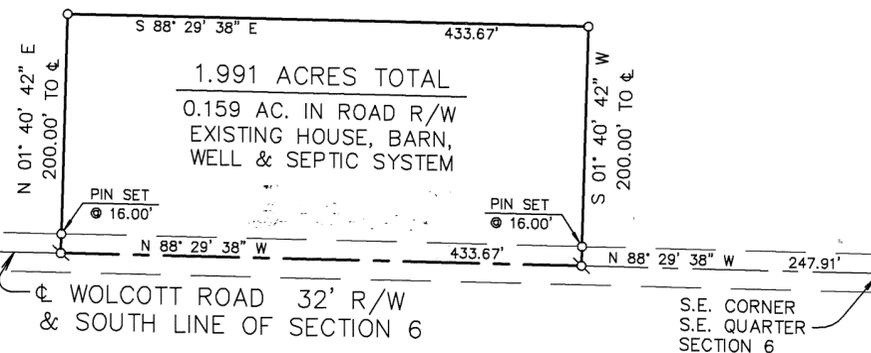
BY: *Johnny Lyton, R.S.*

DATE: *4/11/16*  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

MIAMI COUNTY  
CHAMPAIGN COUNTY

PATRICIA A. RAYBURN 3/4 INT.  
 MICHAEL D. RAYBURN 1/4 INT.  
 2014OR-05447  
 40.161 ACRES  
 -1.991 ACRES  
 38.170 AC. REMAINING

☉ BOLLINGER ROAD



Survey of 1.991 Acres for Patricia Rayburn.

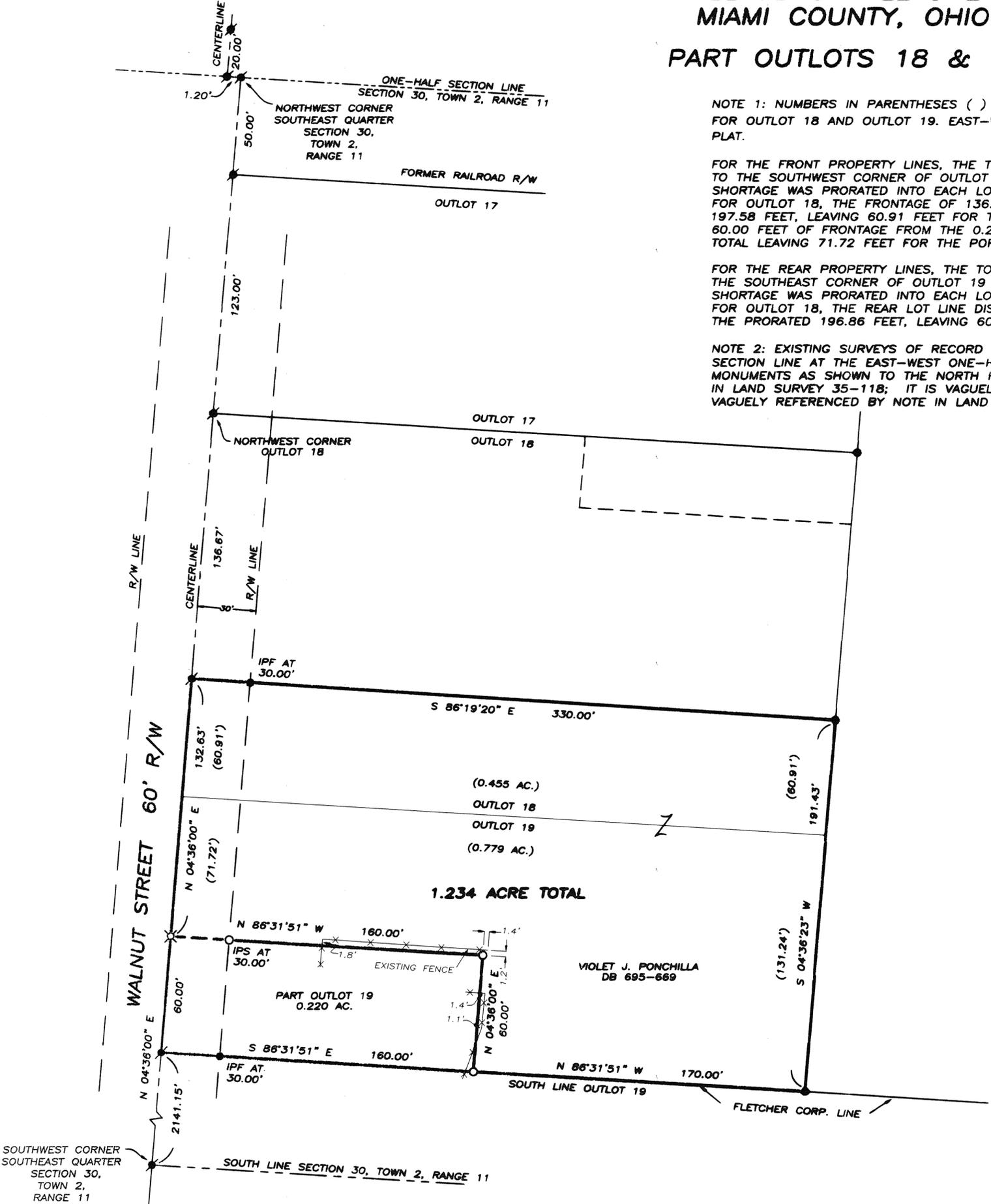


*Michael W. Cozatt*      *4-08-16*  
Michael W. Cozatt, P.S. #6001      Date

**Cozatt Engineering Company**  
 Civil Engineer      Land Surveyor  
 534 N. Elm Street, Suite C      Troy, Ohio  
 Job No. 00216      Ph. (937) 339-2921

VILLAGE OF FLETCHER  
MIAMI COUNTY, OHIO  
PART OUTLOTS 18 & 19

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



NOTE 1: NUMBERS IN PARENTHESES ( ) ARE CALCULATED DIMENSIONS, AFTER PRORATING NORTH-SOUTH DIMENSIONS FOR OUTLOT 18 AND OUTLOT 19. EAST-WEST DIMENSIONS FOR BOTH LOTS ARE AS PER THE ORIGINAL RECORDER'S PLAT.

FOR THE FRONT PROPERTY LINES, THE TOTAL MEASURED DISTANCE FROM THE NORTHWEST CORNER OF OUTLOT 18 TO THE SOUTHWEST CORNER OF OUTLOT 19 IS 329.30 FEET, AND THE PLATTED DISTANCE IS 330.00 FEET. THE SHORTAGE WAS PRORATED INTO EACH LOT, LEAVING OUTLOT 18 WITH 197.58 FEET AND OUTLOT 19, 131.72 FEET. FOR OUTLOT 18, THE FRONTAGE OF 136.67 FEET FROM LOT SURVEY 24-123 WAS SUBTRACTED FROM THE PRORATED 197.58 FEET, LEAVING 60.91 FEET FOR THE PORTION OF OUTLOT 18 SURVEYED HEREIN. FOR OUTLOT 19, THE 60.00 FEET OF FRONTAGE FROM THE 0.220 ACRE CUT-OUT WAS SUBTRACTED FROM THE 131.72 FEET PRORATED TOTAL LEAVING 71.72 FEET FOR THE PORTION OF OUTLOT 19 SURVEYED HEREIN.

FOR THE REAR PROPERTY LINES, THE TOTAL MEASURED DISTANCE FROM THE NORTHEAST CORNER OF OUTLOT 18 TO THE SOUTHEAST CORNER OF OUTLOT 19 IS 328.10 FEET, AND THE PLATTED DISTANCE IS 330.00 FEET. THE SHORTAGE WAS PRORATED INTO EACH LOT, LEAVING OUTLOT 18 WITH 196.86 FEET AND OUTLOT 19, 131.24 FEET. FOR OUTLOT 18, THE REAR LOT LINE DISTANCE OF 136.67 FEET FROM LOT SURVEY 24-123 WAS SUBTRACTED FROM THE PRORATED 196.86 FEET, LEAVING 60.19 FEET FOR THE PORTION OF OUTLOT 18 SURVEYED HEREIN.

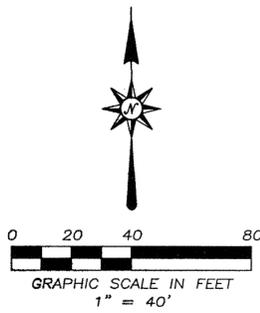
NOTE 2: EXISTING SURVEYS OF RECORD DOCUMENT AN APPARENT 1.2' JOG IN THE NORTH-SOUTH ONE-HALF SECTION LINE AT THE EAST-WEST ONE-HALF SECTION LINE. THIS JOG WAS RE-ESTABLISHED BY EXISTING MONUMENTS AS SHOWN TO THE NORTH HEREON. LOT SURVEY 9-41 CALLS OUT SAID OFFSET; IT IS THEN REITERATED IN LAND SURVEY 35-118; IT IS VAGUELY REFERENCED BY THE DRAWING IN LOT SURVEY 24-122; AND AGAIN VAGUELY REFERENCED BY NOTE IN LAND SURVEY 50-1.

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ✱ MAG NAIL FOUND
- ✱ MAG SPIKE SET

REFERENCES

- MIAMI COUNTY RECORDER'S RECORDS:  
DEED BOOK 695, PAGE 669
- MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
VOLUME 9, PAGE 41  
VOLUME 24, PAGE 122  
VOLUME 24, PAGE 123
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 35, PAGE 118  
VOLUME 47, PAGE 35  
VOLUME 47, PAGE 88  
VOLUME 50, PAGE 1  
VOLUME 50, PAGE 166



SURVEY FOR THE ESTATE OF VIOLET J. PONCHILLA  
IN MIAMI COUNTY, OHIO ~ APRIL 2, 2016

STATE OF OHIO  
THOMAS R. ZECHMAN  
7077  
REGISTERED PROFESSIONAL SURVEYOR

*TR Zech*

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

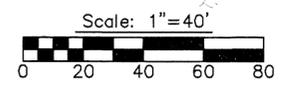
Troy Corporation

Southwest Section

532 & Pt. 531 Inlot

Miami County

Ohio State

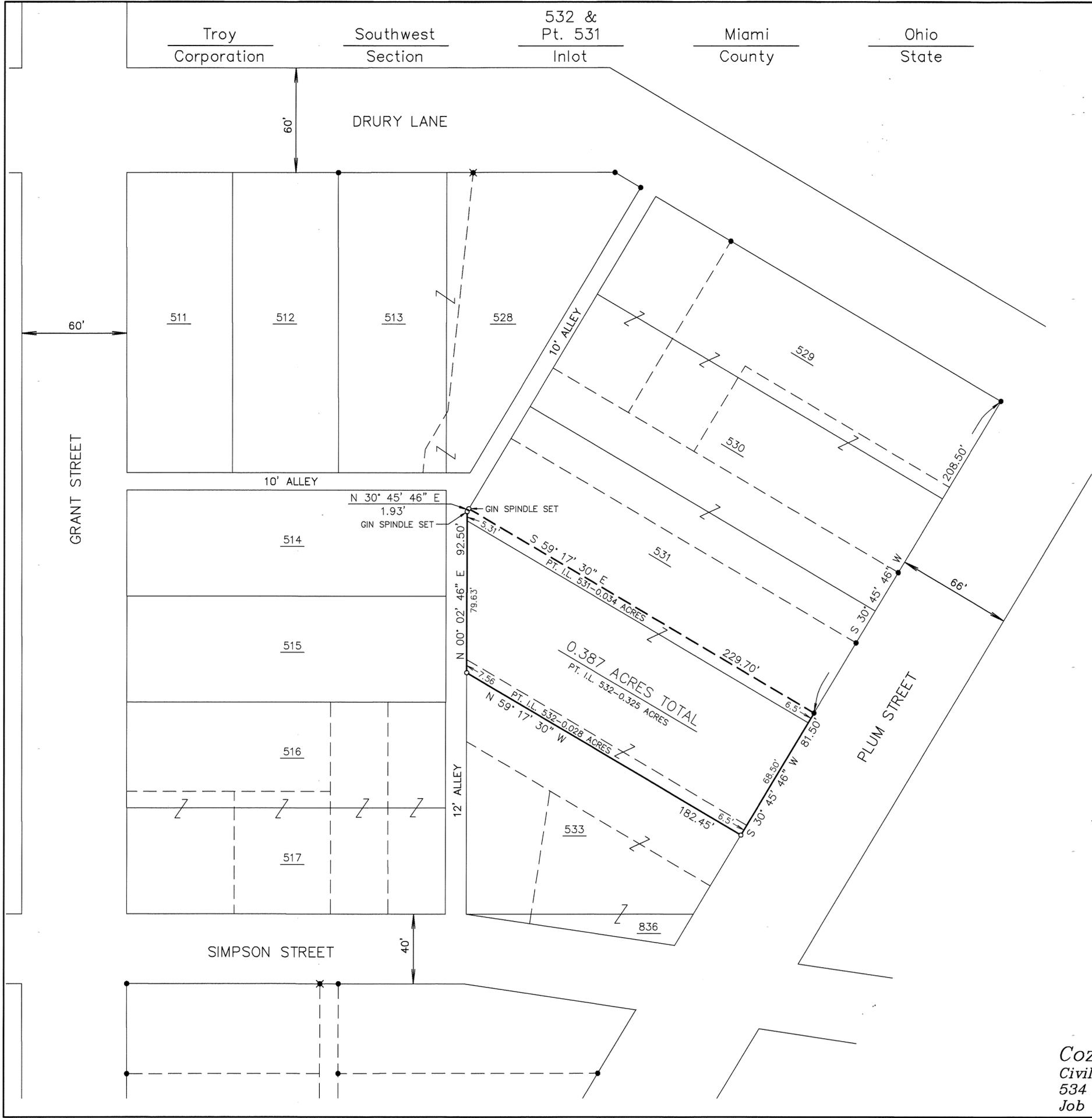


Legend

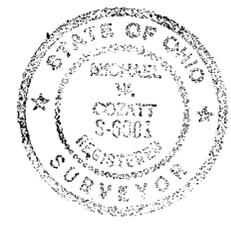
- Iron pin found
- ✱ Iron pipe found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 04, Pg. 143 } Miami County Engineer's Record of Lot Surveys
- Vol. 05, Pg. 145 }
- Vol. 13, Pg. 140 }
- Vol. 17, Pg. 03 }
- Vol. 18, Pg. 194 }
- Vol. 21, Pg. 124 }
- Vol. 53, Pg. 144 } Miami County Engineer's Record of Land Surveys
- Vol. 53, Pg. 155 }
- P.B. 01, Pg. 146 } Miami County Recorder's Plat Records

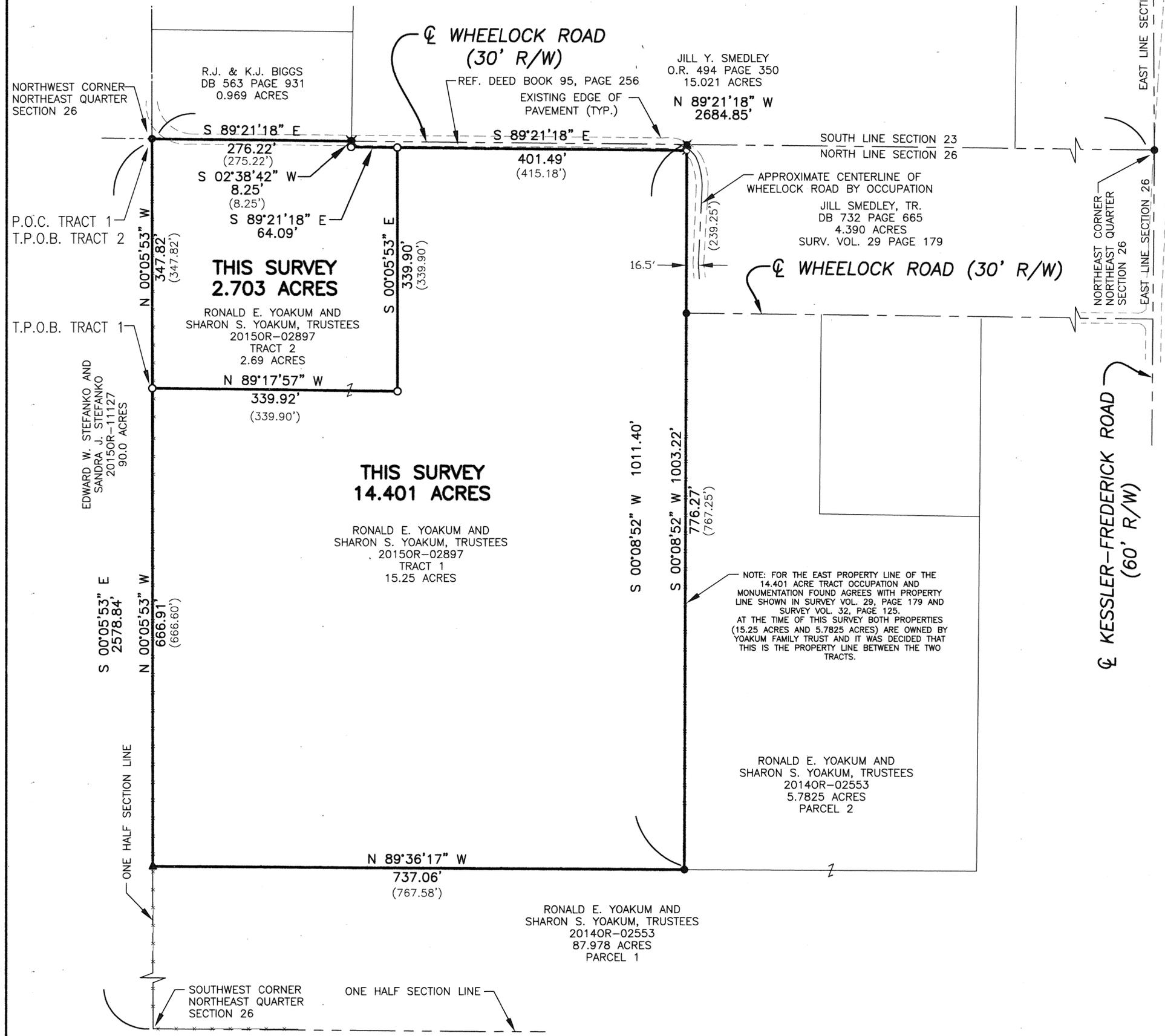


Survey of Pt. Inlot 531 and Inlot 532, Troy, Ohio for Ben Denlinger.



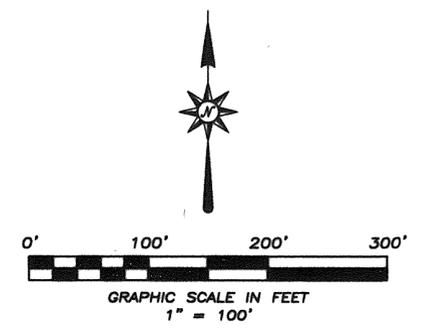
*Michael W. Cozatt*  
Michael W. Cozatt, P.S. #6001      4-15-16  
Date

**Cozatt Engineering Company**  
Civil Engineering      Land Surveyor  
534 N. Elm Street, Suite C      Troy, Ohio  
Job No. 06316      Ph. (937) 339-2921



- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
  - 5/8" IRON PIN FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ⊕ MAG NAIL SET
  - ▲ STONE FOUND
  - EXISTING FENCE LINE
  - ( ) REFERENCED DISTANCE OF RECORD

- REFERENCES**
- LAND SURVEYS:**  
 VOLUME 54, PAGE 182  
 VOLUME 32, PAGE 125  
 VOLUME 29, PAGE 179  
 VOLUME 25, PAGE 194  
 VOLUME 3, PAGE 201  
 AND AS REFERENCED HEREON
- DEEDS:**  
 DEED BOOK 95, PAGE 256  
 AND AS REFERENCED HEREON
- PLATS:**  
 PLAT OF KESSLER ROAD  
 AND AS REFERENCED HEREON
- BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS)**



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

SURVEY OF THE 15.25 ACRE TRACT AND THE 2.69 ACRE TRACT PER 20150R-02897 FOR YOAKUM FAMILY TRUST LOCATED IN MIAMI COUNTY ~ DATE: 4/18/2016



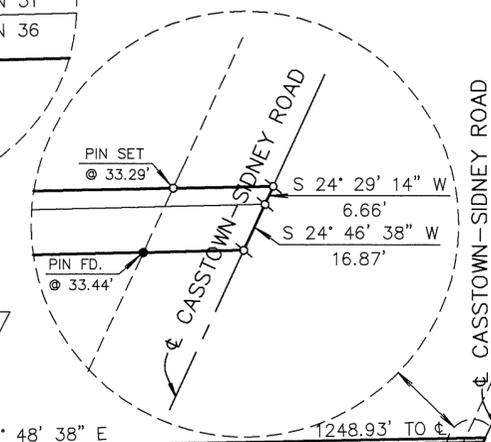
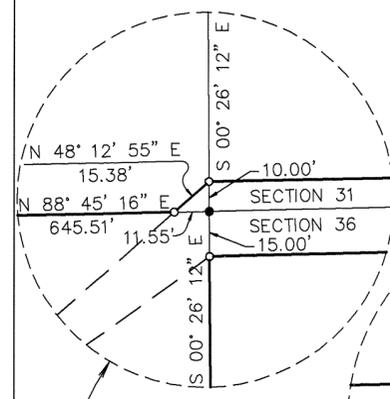
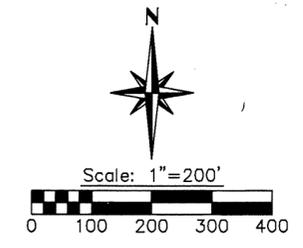
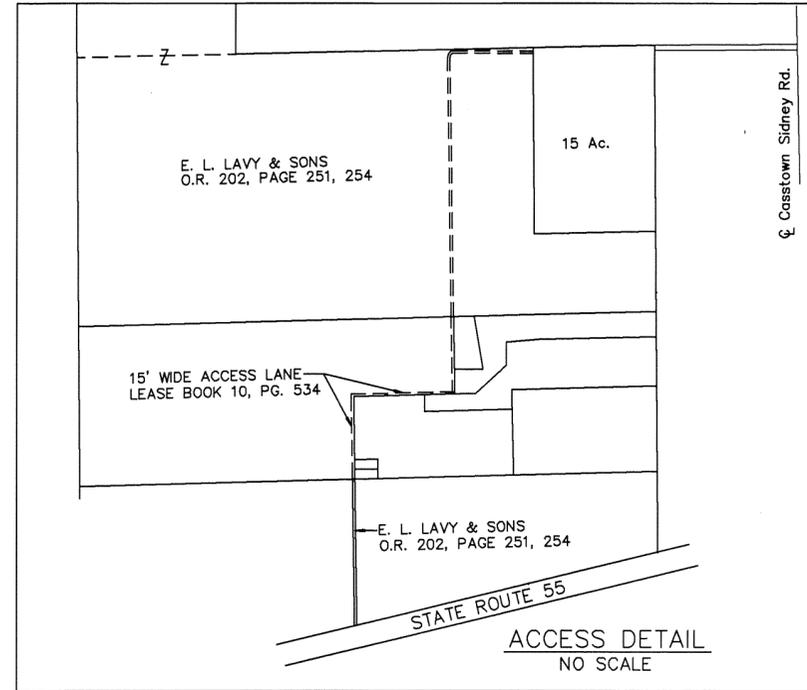
**BRUMBAUGH ENGINEERING & SURVEYING, LLC**  
 1105 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 PHONE (937) 698-3000  
 FAX (937) 698-3928  
 EMAIL: John@ES-Engineer.com

**Legend**

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

**References**

- Vol. 14, Pg. 194
  - Vol. 23, Pg. 73
  - Vol. 23, Pg. 175
  - Vol. 30, Pg. 03
  - Vol. 39, Pg. 158
  - Vol. 40, Pg. 03
  - Vol. 40, Pg. 17
  - Vol. 42, Pg. 133
  - Vol. 53, Pg. 113
- Miami County Engineer's  
Record of Land Surveys



Original 15' wide access  
deeded to A.J. Shidaker  
(prior Lavy owner) by  
D.B. 48, Pg. 52

N.E. CORNER  
N.W. QUARTER  
SECTION 36

Multiple tracts quit claimed by Mildred Burton to  
Constantine Pereyma by D.B. 389, Pg. 389.  
Warranty deed ownership in question but remains  
as access per Survey Vol. 23, Pg. 73.

E. L. LAVY & SONS  
O.R. 202, PAGE 251, 254  
109.522 AC. TOTAL  
79.294 AC. SECTION 36  
94.522 AC. (TOTAL) REMAINING  
64.294 AC. (SECTION 36) REMAINING

15.660 ACRES  
0.230 Acres in Section 31  
15.430 Acres in Section 36  
Existing Residence

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
*Paul P. Huelskamp, P.E., P.S.*  
MIAMI COUNTY ENGINEER  
*Dee V. [Signature]* 4-22-2016  
DEPUTY DATE

Survey of 15.660 acres for J.T. Lavy.



*Michael W. Cozatt* 4-08-16  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 11115 Ph. (937) 339-2921

15' WIDE RIGHT-OF-WAY  
D.B. 572, PAGE 723 AND  
15' WIDE FEE TITLE 0.411 AC.  
D.B. 793, PAGE 175

5  
TOWN

6  
RANGE

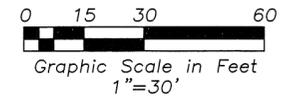
21  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 64  
Miami County Engineer's  
Record of Land Surveys



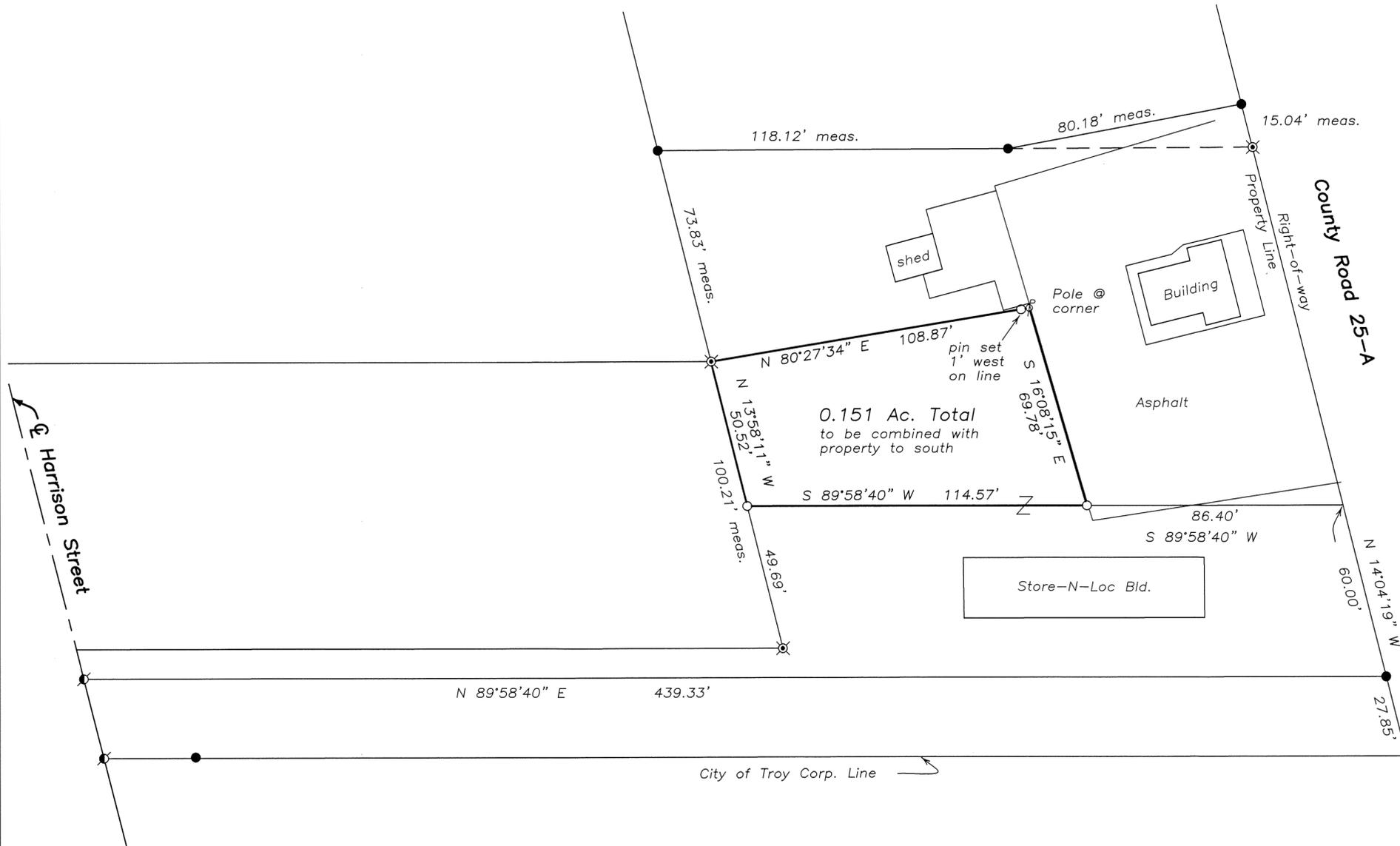
**Legend**

- 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
- ⊗ Axle Found
- Stone Found
- Monument Found
- Pin in Monument Box

**References**

- Miami County Engineer's Record of Land Surveys
- Volume 5, Page 65
- Volume 7, Page 174
- Volume 30, Page 30

Survey split of 0.151 Ac. for Ernastina Bondurant



0.151 Ac. Total  
to be combined with  
property to south

Store-N-Loc Bld.

Building

shed

Pole @  
corner

pin set  
1' west  
on line

Asphalt

City of Troy Corp. Line

County Road 25-A

Harrison Street

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

**Certification of Registration**

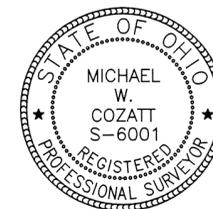
This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001. Notice is given to all parties:  
No additional building site is created by this conveyance; no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County. **0.151 Ac. Total**

*[Signature]*  
Secretary  
Miami County Planning Commission

Certified to conform with  
Miami County Survey Requirements

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

*[Signature]* 5-3-2016  
Deputy Date



*Michael W. Cozatt* 4/20/16  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 06616 (937) 339-2921  
File Name: C:\Jobs\2016\06616.dwg  
Drawn by: DMC ~ Checked by: MWC

Certified to Conform With  
 Miami County Survey Requirements

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

*[Signature]* 4-28-2016  
 Deputy Date

APPROVED

Miami County Planning Commission

Date N/A

Secretary N/A

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 constructed on the premises herein conveyed without further compliance with all zoning, building, and planning regulations of Miami County.

*[Signature]* 5/2/2016  
 Secretary Date  
 Miami County Planning Commission

**SURVEY REFERENCES**

Miami County Engineer's Record of Land Surveys  
 Survey Volume 11 Page 97  
 Survey Volume 12 Page 172  
 Survey Volume 19 Page 181  
 Survey Volume 30 Page 21  
 Survey Volume 51 Page 134  
 Survey Volume 57 Page 42

Miami County Engineer's Record of Lot Surveys  
 Survey Volume 15 Page 161

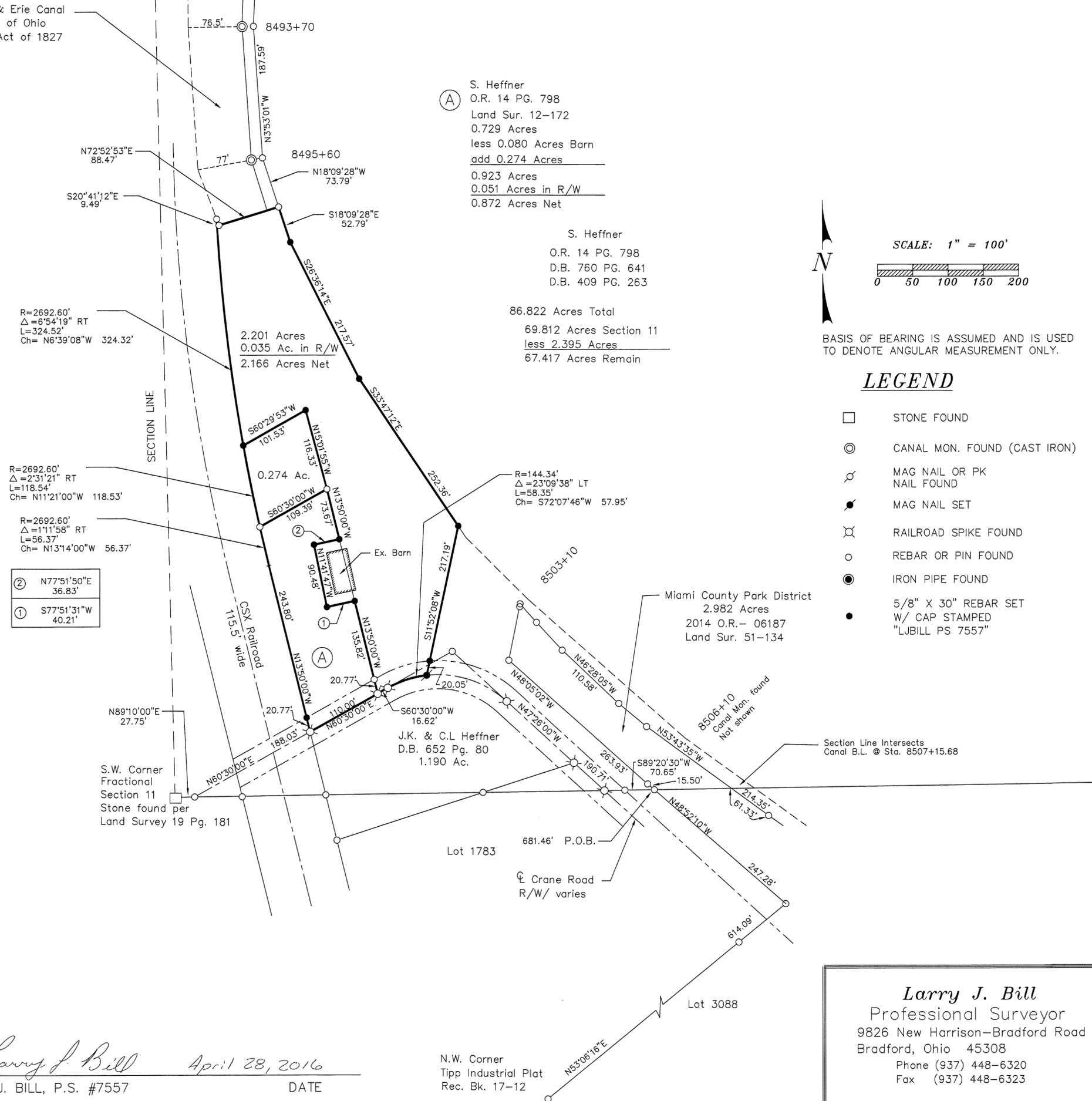
Miami County Recorder's Record Plat Book  
 Plat Book 15 Page 82  
 Plat Book 16 Page 101  
 Plat Book 17 Page 12

Miami County Recorder's Deed Records  
 Deed Book 760 Page 641  
 Deed Book 409 Page 263



*[Signature]* April 28, 2016  
 LARRY J. BILL, P.S. #7557 DATE

Miami & Erie Canal  
 State of Ohio  
 Canal Act of 1827



(A) S. Heffner  
 O.R. 14 PG. 798  
 Land Sur. 12-172  
 0.729 Acres  
 less 0.080 Acres Barn  
 add 0.274 Acres  
 0.923 Acres  
 0.051 Acres in R/W  
 0.872 Acres Net

S. Heffner  
 O.R. 14 PG. 798  
 D.B. 760 PG. 641  
 D.B. 409 PG. 263

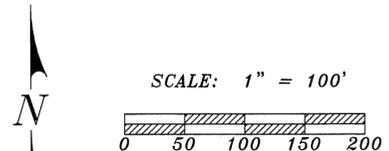
86.822 Acres Total  
 69.812 Acres Section 11  
 less 2.395 Acres  
 67.417 Acres Remain

R=2692.60'  
 Δ=6°54'19" RT  
 L=324.52'  
 Ch= N6°39'08"W 324.32'

R=2692.60'  
 Δ=2°31'21" RT  
 L=118.54'  
 Ch= N11°21'00"W 118.53'

R=2692.60'  
 Δ=1°11'58" RT  
 L=56.37'  
 Ch= N13°14'00"W 56.37'

- ② N77°51'50"E 36.83'
- ① S77°51'31"W 40.21'



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

**LEGEND**

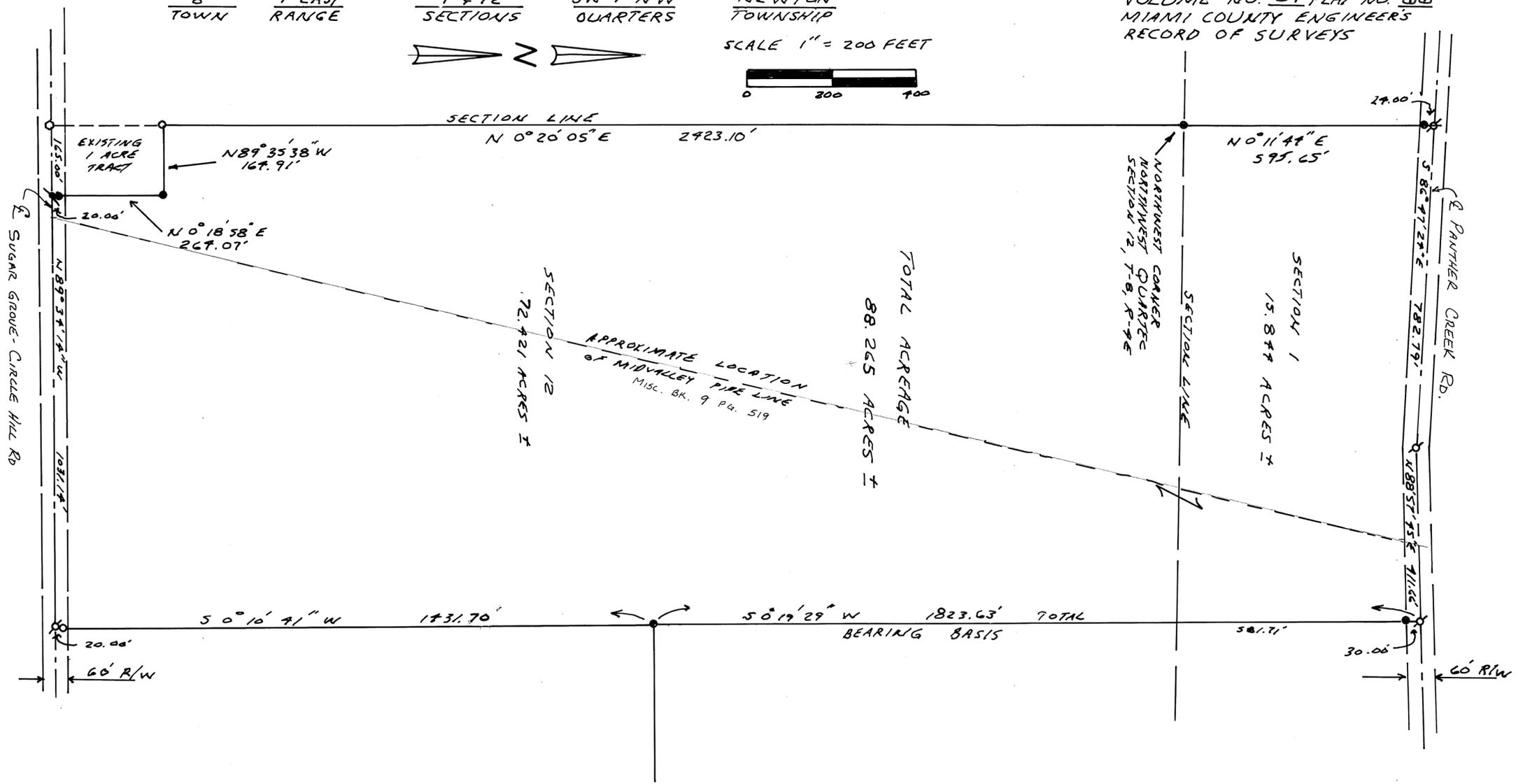
- STONE FOUND
- ⊙ CANAL MON. FOUND (CAST IRON)
- ⊗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ IRON PIPE FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

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

8 TOWN 9 EAST RANGE 1 & 12 SECTIONS SW & NW QUARTERS NEWTON TOWNSHIP

VOLUME NO. 57 PLAT NO. 66  
MIAMI COUNTY ENGINEER'S  
RECORD OF SURVEYS

SCALE 1" = 200 FEET



LEGEND

- HIGHWAY MONUMENT IN SQUARE BOX FOUND
- 5/8" IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- 7/8" CAPPED IRON PIN SET " PS 5621
- ★ 1" MONUMENT SPIKE SET

REFERENCES

|                     |     |         |          |
|---------------------|-----|---------|----------|
| DEED OR LAND SURVEY | 301 | PG. 492 | PLAT 168 |
| "                   | "   | 7       | " 167    |
| "                   | "   | 25      | " 101    |
| "                   | "   | 32      | " 185    |
| "                   | "   | 38      | " 51     |
| "                   | "   | 39      | " 4      |
| "                   | "   | 42      | " 23     |
| "                   | "   | 56      | " 179    |



SURVEY OF EXISTING PARCEL

SURVEY FOR  
BEVERLY CHRISTIAN

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

*Michael H. Treon*  
REGISTERED SURVEYOR NO. 5621

UNION  
TOWNSHIP

11  
SECTION

5-E  
RANGE

6  
TOWN

VOLUME 57 PAGE 67  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

UNION TWP.  
SEC. 2

CONCORD  
TWP.

40' R/W & MONROE - CONCORD RD. & N. LINE SECTION 11

S89°18'30"E

S89°18'30"E

20.00'

304.50'

304.50'

20.00'

N.E. CORNER  
SECTION 11

J. JACKSON

HAHN

ZEMBA

LAND 24-176 (1973 J. JACKSON)  
LAND 26-188

LEGEND

- IRON PIN FOUND
- STONE FOUND
- ✕ RAILROAD SPIKE FOUND
- IRON PIN SET W/ I.D. CAP
- ✱ MAG NAIL FOUND

30' LANE LAND 47-11

N 0° 48' 30" E  
717.00 TO E

N 0° 55' 15" E  
717.00 TO E

S 1° 02' W  
717.00 FROM E

EAST LINE SECTION 11

303.09

303.09

N 89° 18' 30" W (PLAT)  
N 89° 18' 34" W (CALC'D  
W/ DIMENSIONS  
HELD OFF LS  
24-176)

606.18

IPF  
N 5° 32' W @ 0.30'  
FROM LOT CORNER

TRUE LOT CORNER

RESET THESE #S  
PER LS 26-188.  
NO #S EXIST.

UNION  
TWP.

MONROE  
TWP.

RE-SURVEY OF PROPERTY LINES &  
TO REPLACE MISSING CORNER  
MONUMENTATION FOR JERRY  
JACKSON

Steven D. Leffel 4/30/16

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



HALF-SECTION LINE

S.E. COR. ~ N.E. QTR.  
SEC. 11  
UNION TWP.

WIT. IPS @  
N 45° 32' E  
1.85' FROM  
STONE

BEARINGS PER  
LAND 24-176





2  
Town

10BTMRS  
Range

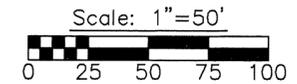
SW 1/4-30  
Section

Lostcreek  
Township  
Casstown  
Village

Miami  
County

Ohio  
State

Volume 57 Page 69  
Miami County Engineer's  
Record of Land Surveys

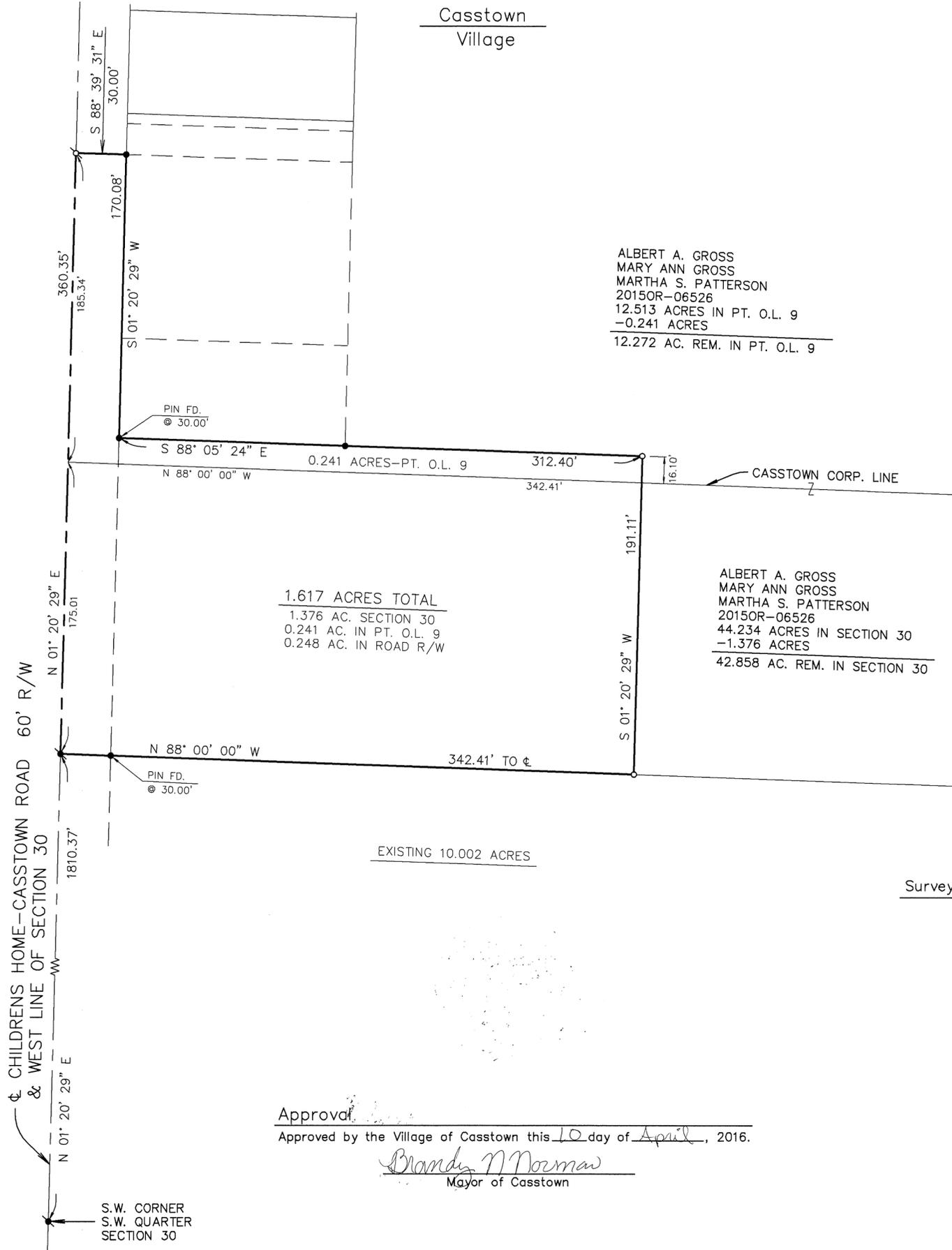


Legend

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

References

- Vol. 46, Pg. 66 } Miami County Engineer's
- Vol. 46, Pg. 153 } Record of Land Surveys
- Vol. 22, Pg. 120 } Miami County Engineer's
- Record of Lot Surveys



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

Sam G. Hansen 5/3/16  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

Val B. Smith 5/11/16  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

BY: Lanny Egan, R.S.

DATE: 5/9/16  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of multiple tracts for the Estate of Virginia Gross.



Approved \_\_\_\_\_  
Approved by the Village of Casstown this 10 day of April, 2016.  
Brandy N Norman  
Mayor of Casstown

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

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 14315 Ph. (937) 339-2921

9 NORTH  
TOWNSHIP

4 EAST  
RANGE

N.E.  
QUARTER

34  
SECTION

NEWBERRY  
TOWNSHIP

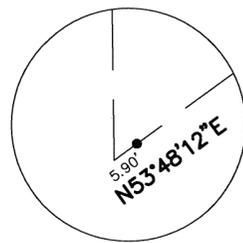
VOLUME 57 PAGE 70

MIAMI COUNTY ENGINEER'S RECORD  
OF LAND SURVEYS

DATED OCTOBER 20, 2015

PERTINENT INFORMATION

- LAND SURVEY VOLUME 2, PLAT 7
- LAND SURVEY VOLUME 3, PLAT 167
- LAND SURVEY VOLUME 3, PLAT 242
- LAND SURVEY VOLUME 3, PLAT 243
- LAND SURVEY VOLUME 3, PLAT 303
- LAND SURVEY VOLUME 4, PLAT 159
- LAND SURVEY VOLUME 4, PLAT 319
- LAND SURVEY VOLUME 25, PLAT 144
- LAND SURVEY VOLUME 28, PLAT 99
- LAND SURVEY VOLUME 30, PLAT 36
- LAND SURVEY VOLUME 32, PLAT 51
- LAND SURVEY VOLUME 34, PLAT 78
- LAND SURVEY VOLUME 34, PLAT 116
- LAND SURVEY VOLUME 50, PLAT 58
- LAND SURVEY VOLUME 51, PLAT 67

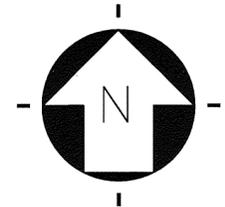
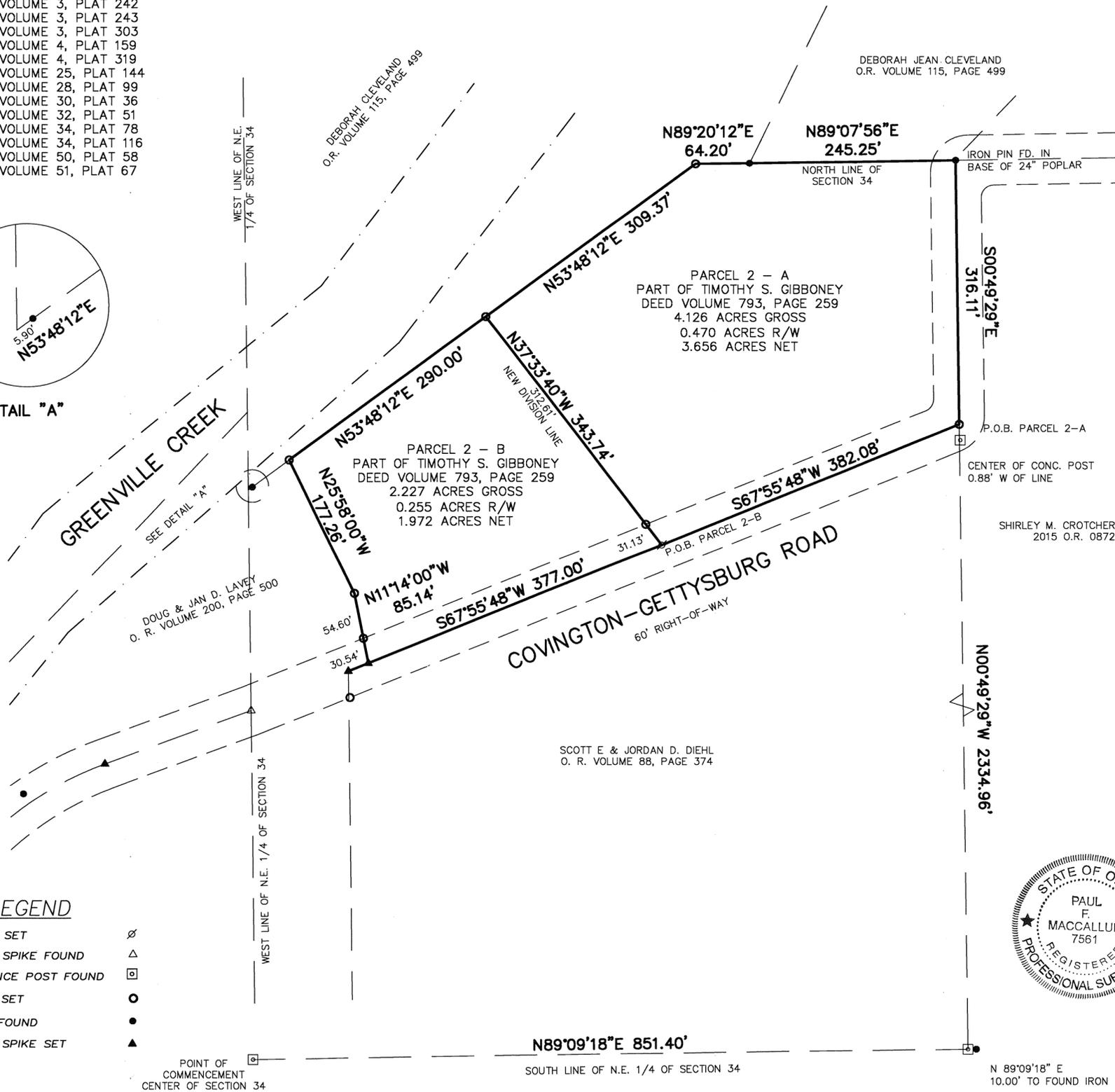


DETAIL "A"

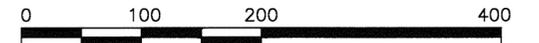
LEGEND

- MAG NAIL SET
- RAILROAD SPIKE FOUND
- CONC. FENCE POST FOUND
- IRON PIN SET
- IRON PIN FOUND
- RAILROAD SPIKE SET

POINT OF  
COMMENCEMENT  
CENTER OF SECTION 34



BEARINGS ARE BASED ON  
SURVEY VOLUME 51, PAGE 67



SCALE 1" = 100'

CERTIFIED TO CONFORM WITH MIAMI  
COUNTY SURVEY REQUIREMENTS

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

James Carter 5-11-2016  
DEPUTY DATE

APPROVED BY MIAMI COUNTY PLANNING  
COMMISSION

Paul Bullock  
SECRETARY

5/13/16  
DATE

APPROVED SUBJECT TO ZONING APPROVAL

BY Mary Egan, R.S.

DATE 5/13/16  
MIAMI COUNTY GENERAL HEALTH  
DEPARTMENT

CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING ACCURATELY  
REPRESENTS A FIELD SURVEY PERFORMED UNDER MY  
SUPERVISION. IRON PINS HAVE BEEN SET AS SHOWN.

HORIZON SURVEYING, LLC



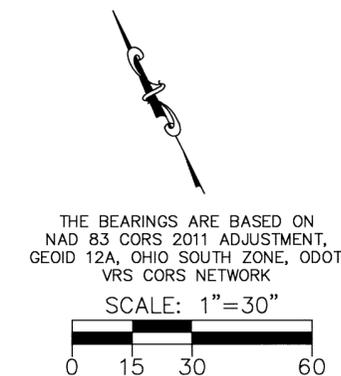
Paul F. MacCallum 5/9/2016  
PAUL F. MACCALLUM  
OHIO REGISTERED PROFESSIONAL SURVEYOR No. 7561 DATE

HORIZON SURVEYING LLC.  
YOUR PROFESSIONAL CHOICE  
1809 BRIEDWENG AVE.  
KETTERING, OHIO 45420  
937-423-2934  
E-MAIL: horizonsurvey1@gmail.com

JOB NO. 1162.03.05

# SKINNER MOTOR SALES RETRACEMENT SURVEY

SW SECTION TROY CITY MIAMI, OHIO COUNTY



## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- ⊙ P.F. IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊗ CUT CROSS FOUND
- M.N.F. MAG NAIL FOUND

## ACREAGE BREAKDOWN

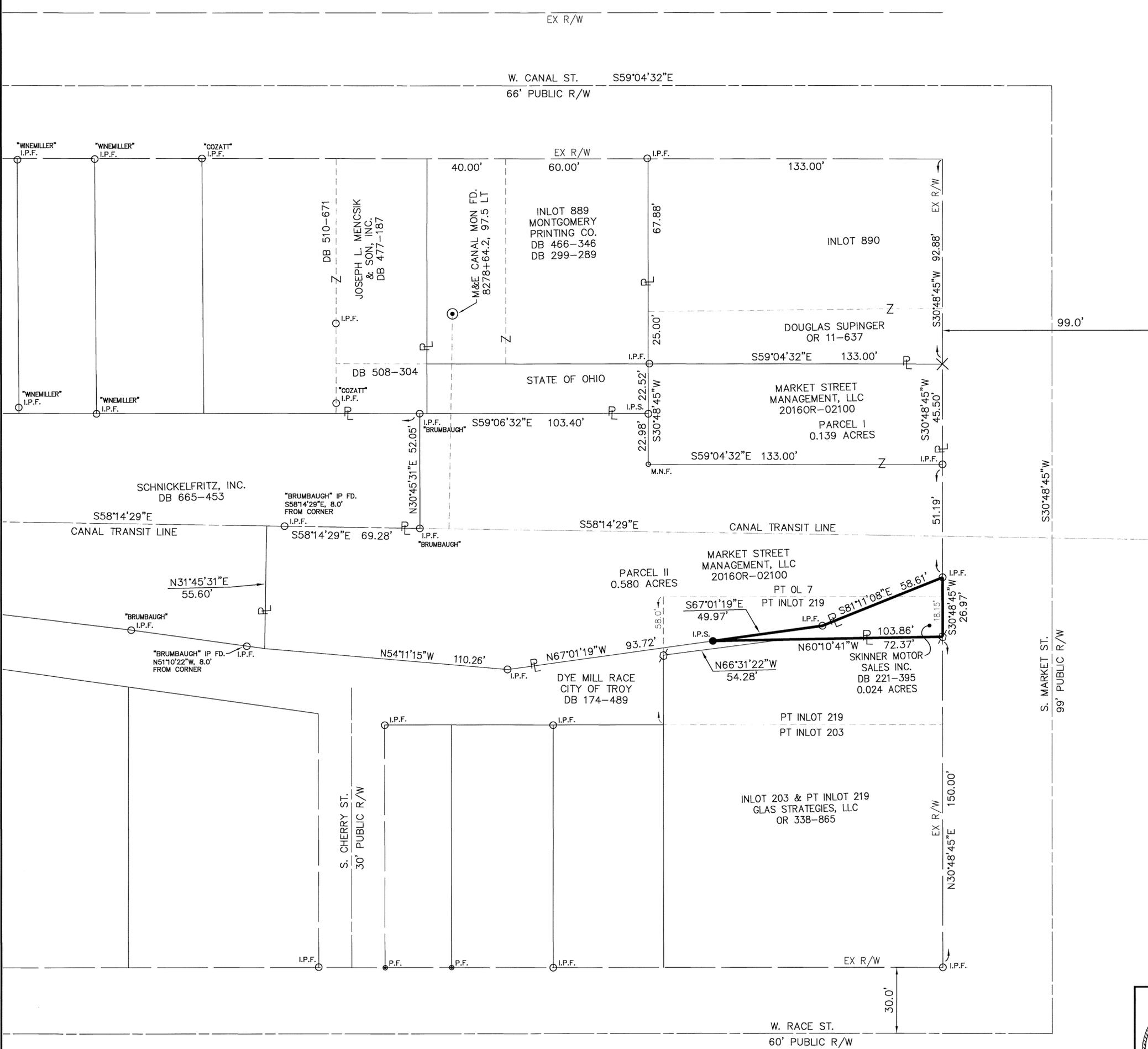
0.022 ACRES—PT INLOT 219  
 0.002 ACRES—PT OUTLOT 7  
 0.024 ACRES TOTAL

## SURVEY REFERENCE

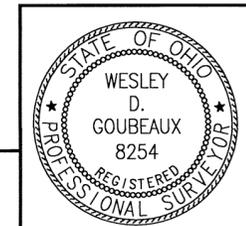
LOT SURVEY 7, PG. 17  
 LOT SURVEY 8, PG. 48  
 LOT SURVEY 18, PG. 112  
 LOT SURVEY 22, PG. 154  
 LOT SURVEY 24, PG. 46  
 LAND SURVEY 49, PG. 44  
 LAND SURVEY 55, PG. 68  
 LAND SURVEY 57, PG. 19

SURVEY OF DYE MILL RACE BY SUMMERS, 1927  
 CANAL MAP 12, PAGE 180 BY BUCHANAN 1915

UNFILED ALTA SURVEY PERFORMED BY COEC IN DECEMBER, 2015



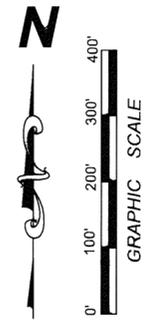
*Wesley D. Goubeaux*  
 WESLEY D. GOUBEAUX, P.S. #8254  
 5/9/2016 DATE



DATE: 05-09-2016  
 DRAWN BY: WDG  
 JOB NUMBER: MIATRO1614  
 SHEET NUMBER: 1 OF 1

LEGEND

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



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  
O.R. 468, PAGE 657  
MIAMI COUNTY DEED RECORDS

VOLUME 17, PAGE 130  
VOLUME 26, PAGE 14  
VOLUME 41, PAGE 181  
VOLUME 55, PAGE 63  
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.

OWNERS

BRIAN F. & STEPHANIE R. MINNICH  
O.R. 468, PAGE 657  
10.383 Ac.

PLAT OF SURVEY

-FOR-

BRIAN MINNICH

SPRINGCREEK - STRINGTOWN ROAD  
TROY, OHIO 45373  
AUGUST 6, 2014  
DATE OF FIELD WORK: AUGUST 4, 2014

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

*(Signature)*  
 NATHAN D. TIREY  
 OHIO REGISTERED LAND SURVEYOR No. 8470



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

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*(Signature)*  
 PAUL P. HODGSON, P.E., P.S.  
 MIAMI COUNTY ENGINEER  
*(Signature)* 3-5-2015  
 DEPUTY DATE

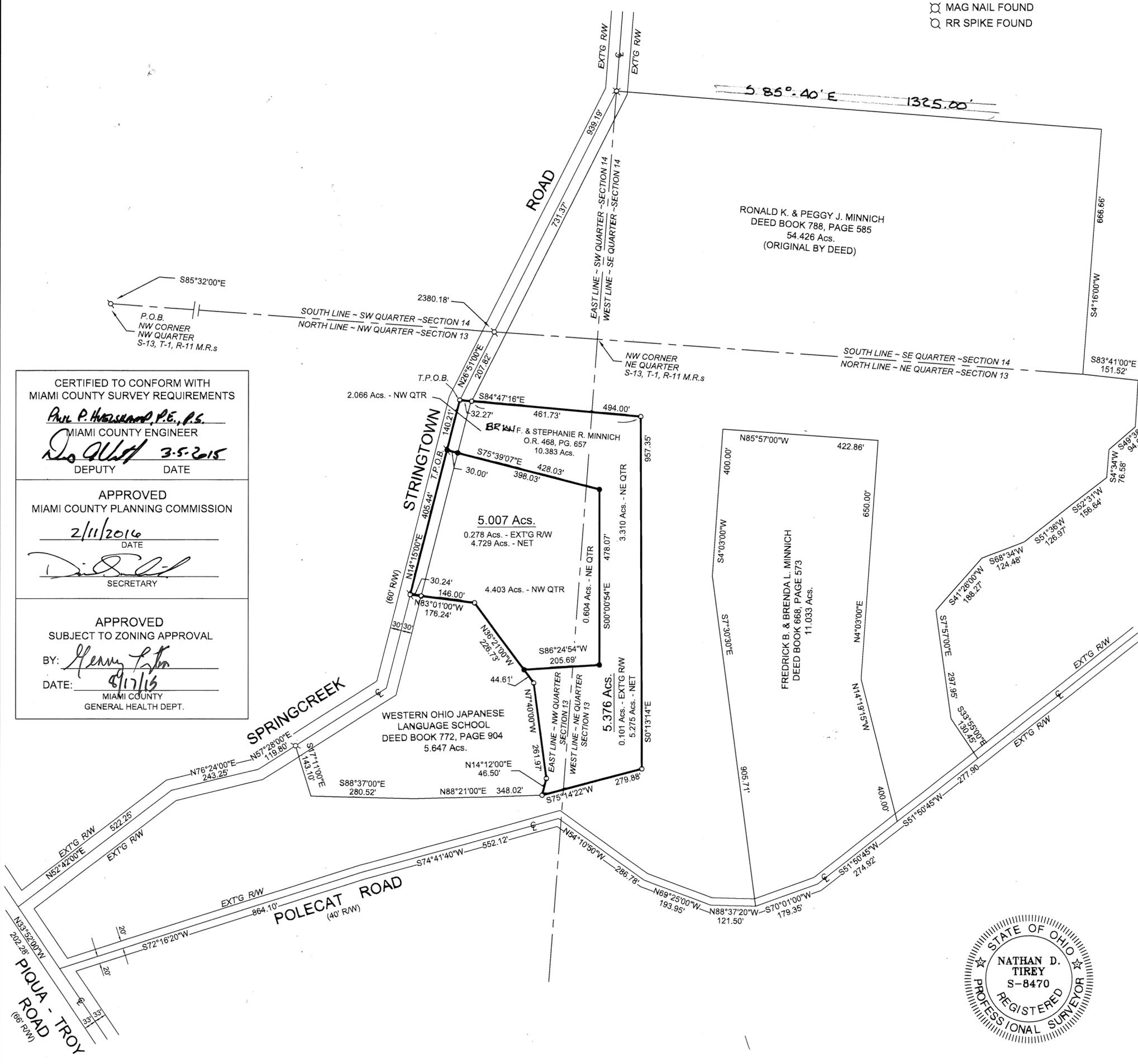
APPROVED  
MIAMI COUNTY PLANNING COMMISSION

2/11/2014  
DATE

*(Signature)*  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL

BY: *(Signature)*  
DATE: 8/17/14  
MIAMI COUNTY  
GENERAL HEALTH DEPT.



NEWTON  
TOWNSHIP

27 NE 1/4  
SECTION

7  
TOWN

5  
RANGE

VOLUME 57 PAGE 73

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

SPLIT OF 5.050 ACRES WITH  
EXISTING BUILDINGS FROM  
D & M HERSHEY FARM, LLC

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
PAUL P. HUELSKAMP, P.E., P.S.  
MIAMI COUNTY ENGINEER  
Deputy James Vantef 5-11-2016  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
5/16/2016  
DATE  
Dail Sulek  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY Henry P. Ryan, R.S.  
DATE 5/11/16  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

79.97 ACRES BY DEED  
- 5.050 ACRES  
74.92 ACRES REMAINING  
  
LAND SURVEY 3-98  
D & M HERSHEY FARM, LLC  
2015OR-00449

SURVEY NOTES:  
(S) INDICATES DIMENSIONS FROM PREVIOUS  
SURVEYS, ALL OTHERS ARE AS ACTUALLY  
MEASURED.  
BEARING BASIS OF N 0°00'00" E ON  
CENTERLINE OF GREENLEE ROAD AS  
RECORDED IN LAND SURVEYS 36-95,  
43-197, 48-14 AND 54-139.  
ALL MONUMENTS FOUND ON CENTERLINE OF  
GREENLEE ROAD ARE ON A GOOD LINE  
BETWEEN QUARTER CORNERS AND ALL  
DISTANCES BETWEEN MONUMENTS FOUND  
MATCHED REPORTED DISTANCES ON  
PREVIOUS SURVEYS WITHIN 0.05' OR LESS.

LEGEND  
O IRON PIN SET  
X MAG SPIKE SET  
● MAG NAIL FOUND  
X RAILROAD SPIKE FOUND

REFERENCES  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 3, PAGE 98  
VOLUME 21, PAGE 45  
VOLUME 36, PAGE 95  
VOLUME 43, PAGE 14  
VOLUME 43, PAGE 197  
VOLUME 48, PAGE 14  
VOLUME 51, PAGE 20  
VOLUME 54, PAGE 138  
VOLUME 54, PAGE 139

MIAMI COUNTY RECORDER'S  
RECORDS:  
DOCUMENT NO. 2015OR-00449

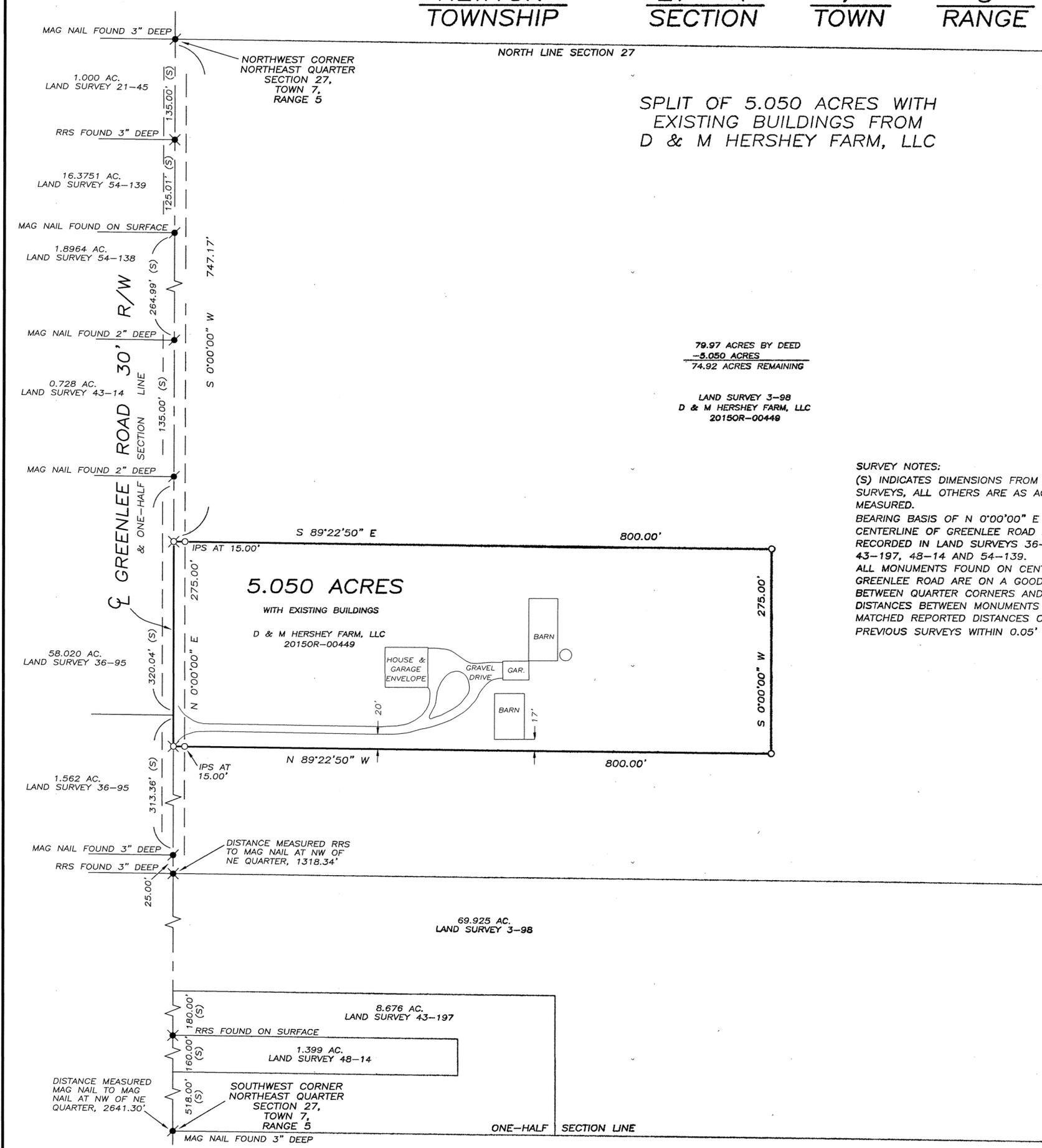


0 100 200 400  
GRAPHIC SCALE IN FEET  
1" = 200'

SURVEY FOR D & M HERSHEY FARM, LLC  
IN MIAMI COUNTY, OHIO ~ APRIL 24, 2016

STATE OF OHIO  
GREGG S. BROOKHART  
6348  
REGISTERED PROFESSIONAL SURVEYOR

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



7  
TOWN

5  
RANGE

NW1/4-16  
SECTION

NEWTON  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

VOLUME 57 PAGE 74  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

SECT. LINE

N89°20'00"E 1060.99'

SECTION LINE  
261.63'

IRON PIPE FOUND  
@ NW CORNER  
NW 1/4 OF SECT. 16

Certified To Conform With  
Miami County Survey Requirements

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

Deputy

*[Signature]*  
Date

2-16-2016

APPROVED

Miami County Planning Commission

Date

~~2/16/16~~ 5/16/16

Secretary

*[Signature]*

APPROVED

Subject to Zoning Approval

By

2/16/16

Date

*[Signature]*  
Miami County Health District

60'  
PROPOSED 60' R/W  
ROAD RECORD 9 PG.

WEST LINE SECTION 16

N00°00'00"W 1320.66'

Lance E. Miller, et al.  
20150R - 15053

TRACT 1  
30.557 ACRES  
0.409 Ac. in R/W THOMAS RD.  
0.910 AC. R/W PROPOSED HITTLE RD.

Lance E. Miller, et al.  
20150R - 15053 &  
20150R - 15563

S00°08'00"W 915.70'

REFERENCES

VOL. 22, PG. 114 }  
VOL. 45, PG. 151 } MIAMI COUNTY ENGINEER'S RECORD  
VOL. 35, PG. 194 } OF LAND SURVEYS  
VOL. 46, PG. 72 }

- LEGEND -

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ✕ RAILROAD SPIKE FOUND
- ✎ PK NAIL FOUND
- ⊗ RAILROAD SPIKE SET
- 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

HITTLE RD.  
(No width)

S89°20'00"W  
168.00'

N89°20'00"E  
168.00'

S00°08'00"W 405.00'

N00°08'00"E

405.00'

S00°08'00"W

405.00'

TRACT 2  
1.562 ACRES  
0.077 Ac. in R/W

S00°08'00"W

N00°08'00"E

S00°08'00"W

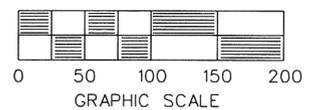
S89°20'00"W  
168.00'

40' R/W

S89°20'00"W 889.91'

THOMAS RD. (40' R/W)

SURVEY OF TWO TRACTS  
FOR LANCE MILLER



*[Signature]*  
ROBERT L. CRON, P.S. #8140

FEB. 12, 2016  
DATE

ROBERT CRON & ASSOCIATES, LLC  
PROFESSIONAL SURVEYING

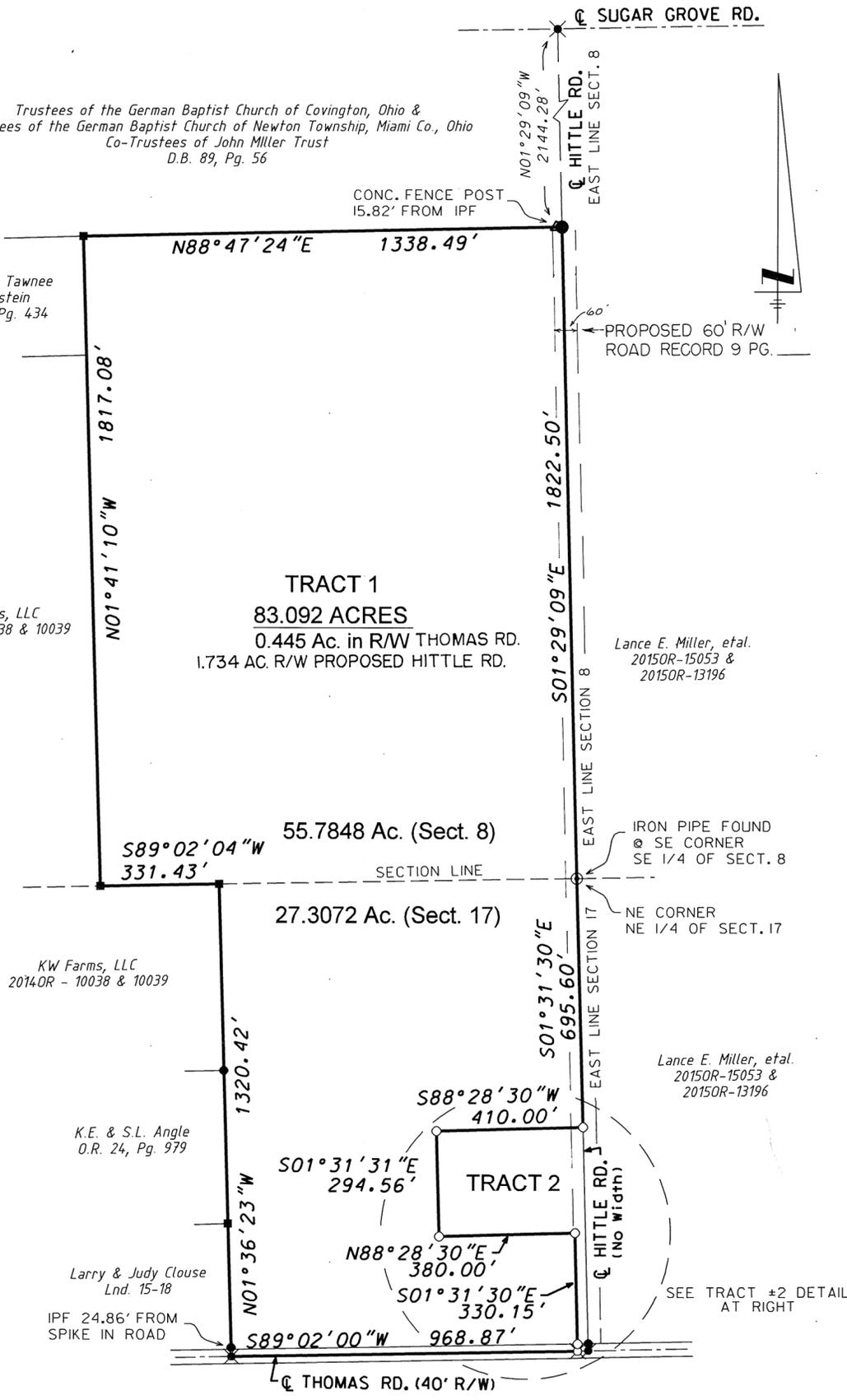
P.O. BOX 13  
COVINGTON, OH 45318

CELL: 937-418-0017

Trustees of the German Baptist Church of Covington, Ohio &  
Trustees of the German Baptist Church of Newton Township, Miami Co., Ohio  
Co-Trustees of John Miller Trust  
D.B. 89, Pg. 56

Steve T. & Tawnee  
Klopfenstein  
O.R. 495, Pg. 434

KW Farms, LLC  
2014OR - 10038 & 10039



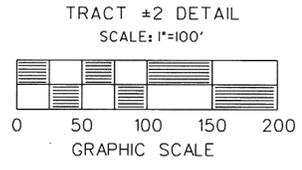
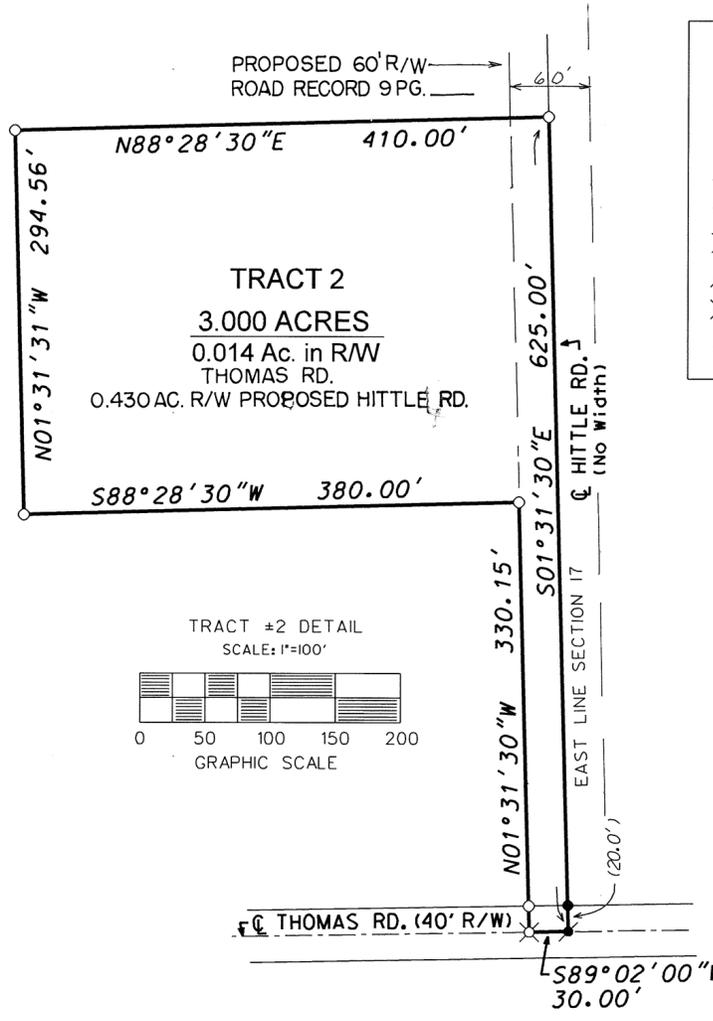
REFERENCES

- VOL. 22, PG. 114
- VOL. 45, PG. 151
- VOL. 35, PG. 194
- VOL. 46, PG. 72

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

- LEGEND -

- IRON PIN FOUND
- STONE FOUND
- ▲ CONC. FENCE POST FOUND
- IRON PIPE FOUND
- ✕ RAILROAD SPIKE FOUND
- ✕ PK NAIL FOUND
- ✕ RAILROAD SPIKE SET
- 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"



Certified To Conform With  
Miami County Survey Requirements

Paul P. Huelshamp, P.E., P.S.  
Miami County Engineer  
Deputy *[Signature]* Date 2-16-2016

~~APPROVED~~  
~~Miami County Planning Commission~~  
Date ~~2/16/16~~  
Secretary ~~[Signature]~~

APPROVED  
Subject to Zoning Approval

By 2/16/16  
Date *[Signature]*  
Miami County Health District

APPROVED  
Miami County Planning Commission  
Date 5/16/2016  
Secretary *[Signature]*

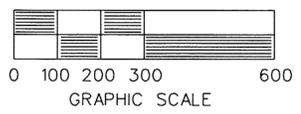
SURVEY OF TWO TRACTS  
FOR LANCE MILLER



*[Signature]* FEB 12, 2016  
ROBERT L. CRON, P.S. #8140 DATE

ROBERT CRON & ASSOCIATES, LLC  
PROFESSIONAL SURVEYING

P.O. BOX 13  
COVINGTON, OH 45318 CELL: 937-418-0017



NEWTON  
TOWNSHIP

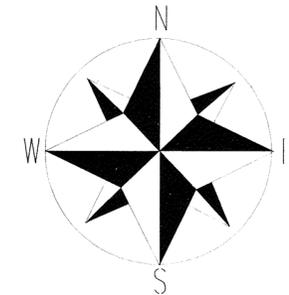
PT. NW QUARTER - 18  
SECTION

7  
TOWN

5  
RANGE

VOLUME 57 PAGE 76

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



0 100 200 300 400

SCALE 1" = 200'

BASIS OF BEARING:

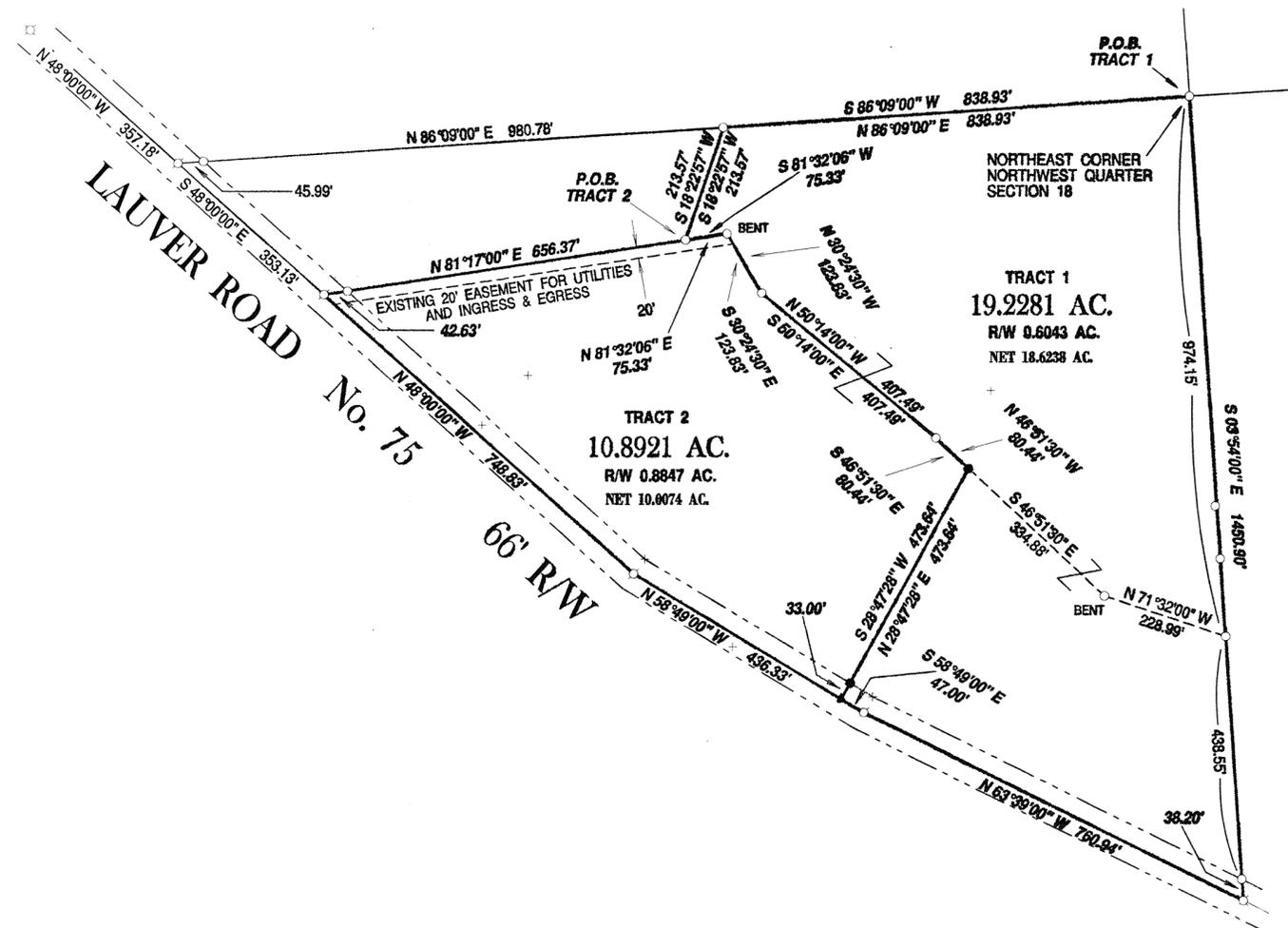
MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 21, PAGE 142

LEGEND

|   |                  |
|---|------------------|
| △ | MAG NAIL FND     |
| ○ | IRON PIN FND     |
| ● | IRON PIN SET     |
| ⊙ | RR SPIKE FND     |
| ▲ | MAG NAIL SET     |
| ⊠ | CONC POST FND    |
| • | 4" DIA. PIPE FND |

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS

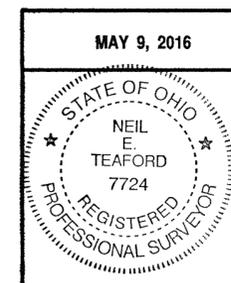
VOLUME 15, PAGE 177  
VOLUME 21, PAGE 142  
VOLUME 23, PAGE 9  
VOLUME 31, PAGE 79  
VOLUME 56, PAGE 45  
VOLUME 56, PAGE 54



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

Deputy Date 5-17-2016  
DEPUTY DATE



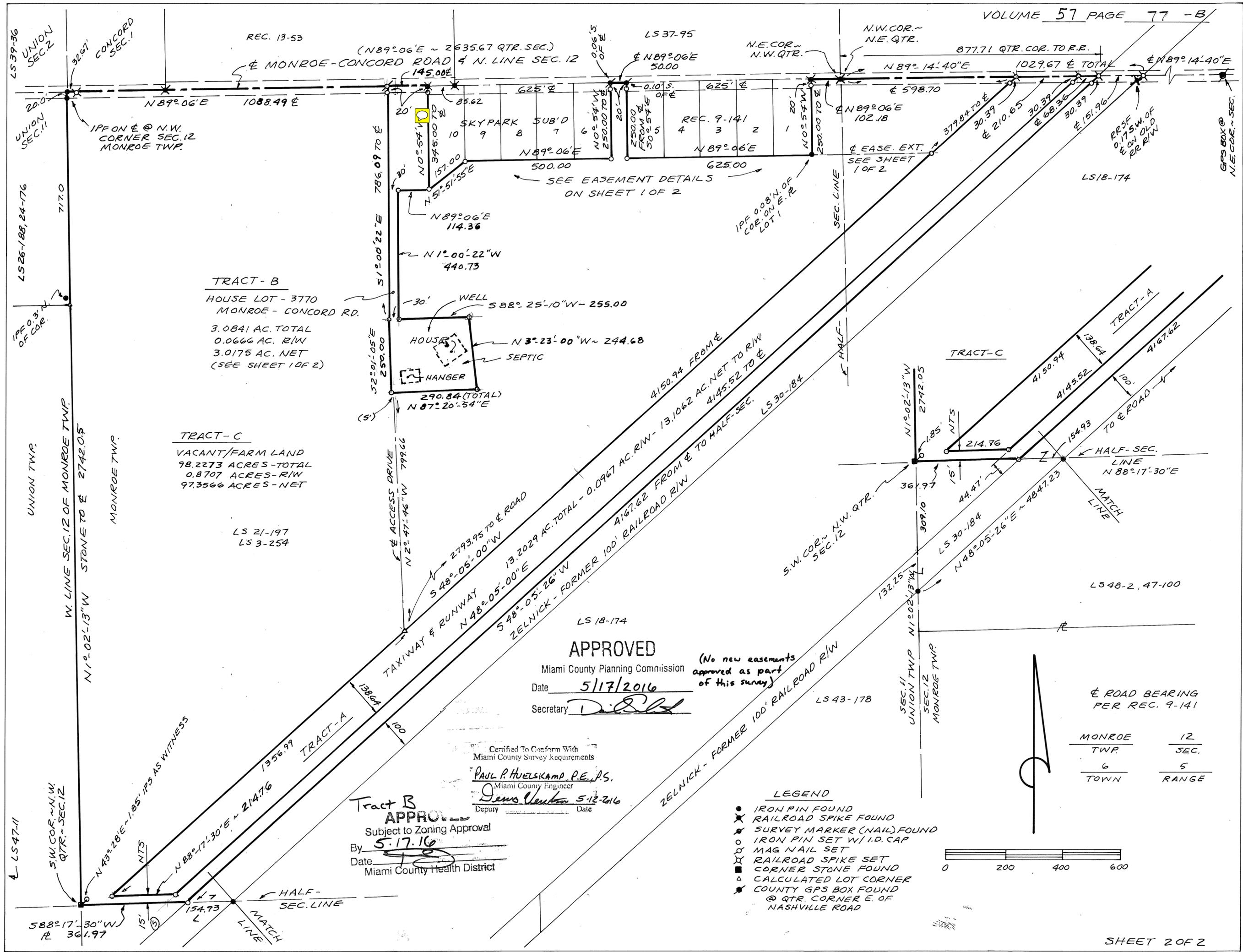
SURVEY OF 30.1202 ACRES TOTAL  
TO BE SPLIT INTO (2) TRACTS, 19.2281 & 10.8921 ACRES  
FOR THE BIGLEY FAMILY IN NEWTON TOWNSHIP

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

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

OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724





**TRACT - B**  
 HOUSE LOT - 3770  
 MONROE - CONCORD RD.  
 3.0841 AC. TOTAL  
 0.0666 AC. R/W  
 3.0175 AC. NET  
 (SEE SHEET 1 OF 2)

**TRACT - C**  
 VACANT/FARM LAND  
 98.2273 ACRES - TOTAL  
 0.8707 ACRES - R/W  
 97.3566 ACRES - NET

**APPROVED**  
 Miami County Planning Commission  
 Date 5/17/2016  
 Secretary [Signature]

(No new easements approved as part of this survey)

Certified To Conform With  
 Miami County Survey Requirements  
**PAUL R. HUELSKAMP, P.E., A.S.**  
 Miami County Engineer  
 Deputy [Signature] Date 5-12-2016

**Tract B APPROVED**  
 Subject to Zoning Approval  
 By [Signature] Date 5.17.16  
 Miami County Health District

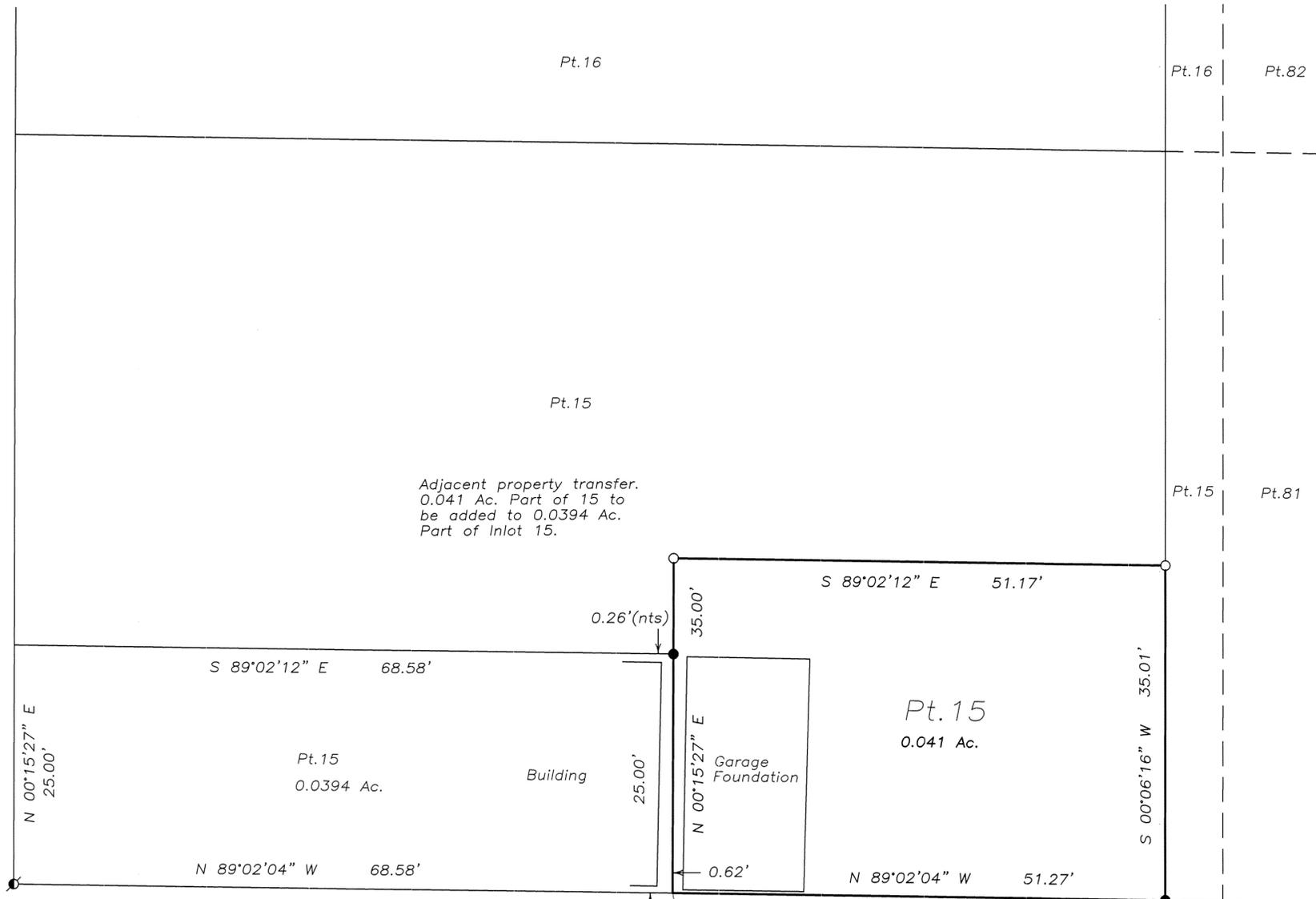
- LEGEND**
- IRON PIN FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - SURVEY MARKER (NAIL) FOUND
  - IRON PIN SET W/ I.D. CAP
  - MAG NAIL SET
  - ⊗ RAILROAD SPIKE SET
  - CORNER STONE FOUND
  - △ CALCULATED LOT CORNER
  - COUNTY GPS BOX FOUND @ QTR. CORNER E. OF NASHVILLE ROAD



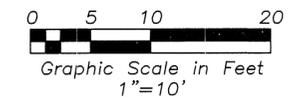
ROAD BEARING PER REC. 9-141

|             |         |
|-------------|---------|
| MONROE TWP. | 12 SEC. |
| 6 TOWN      | 5 RANGE |

Main Street 80'R/W



Adjacent property transfer.  
0.041 Ac. Part of 15 to  
be added to 0.0394 Ac.  
Part of Inlot 15.



Legend

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

References

- Miami County Engineer's Record of Lot Surveys Volume 20, Page 35
- Miami County Engineer's Record of Land Surveys Volume 54, Page 88 (Basis of Bearings)

Survey of Pt. Inlot 15 for Brent Davis

NOTE:  
See note on Land Survey Volume 54, Page 88 describing the right-of-way of Main Street.

High Street 51.5'R/W

N 12°06' W 2.40'  
P.K. nail witness to corner  
Iron pin not fd. at corner.  
There is a downspout drain underground at corner.

Approval by Pleasant Hill  
*[Signature]* 20 May 2016  
 Mayor Date  
 President of  
 Pleasant Hill  
 COSMOCIL  
 Mayor Bro-Ten

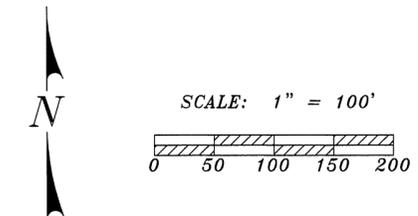
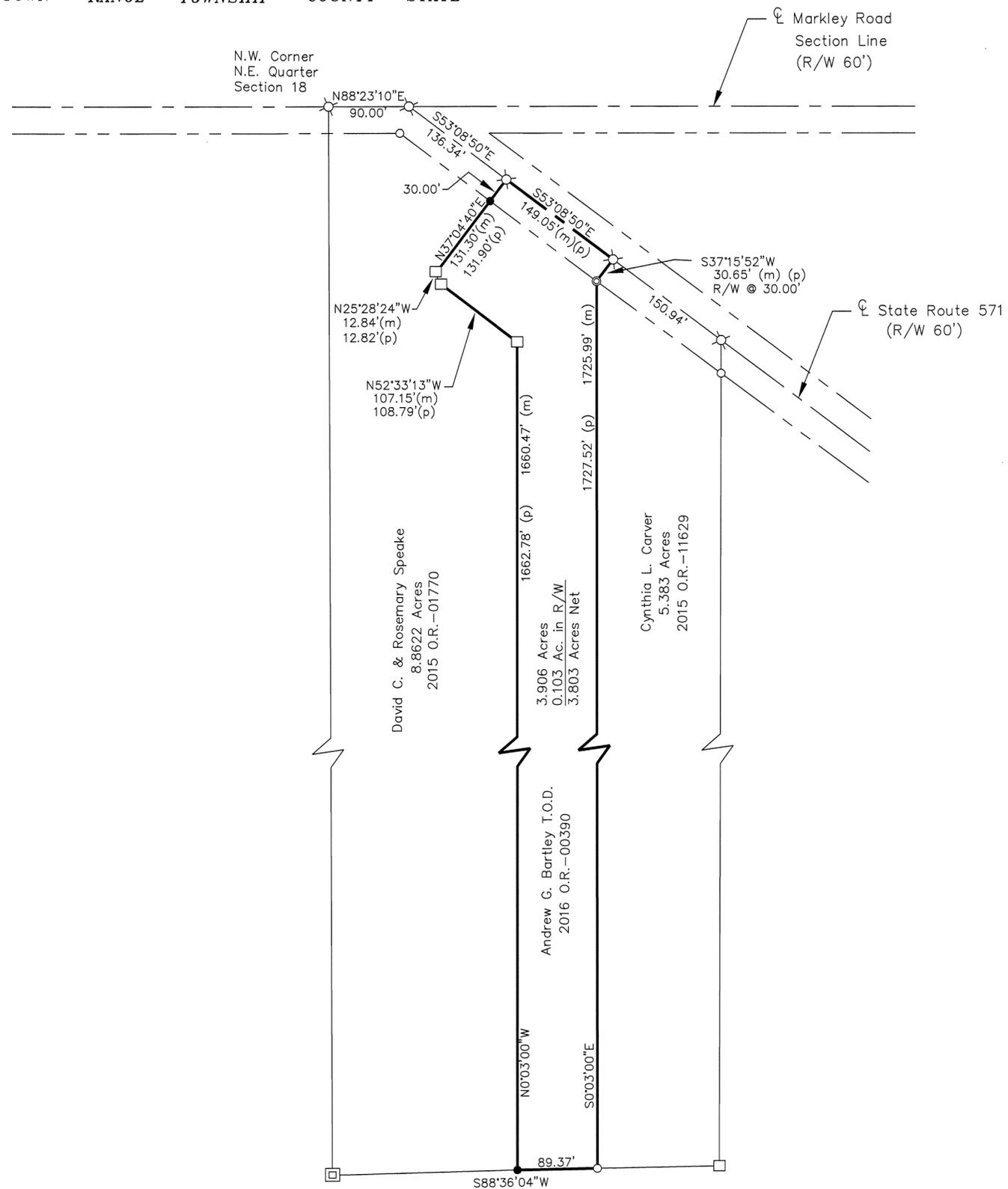


*[Signature]* 5/17/16  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 2784 S. Co. Rd. 25-A Troy, OH 45373  
 Job No. 09916 (937) 339-2921  
 File Name: C:\Surveys\2016\09916.dwg  
 Drawn by: DMC ~ Checked by: MWC

18 NE 1/4 SECTION 6N TOWN 5E RANGE UNION TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME NO. 57 PLAT NO. 79  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE: MAY 2016



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

**LEGEND**

- WOOD FENCE POST FOUND
  - ▣ CONCRETE CORNER FENCE POST
  - ⊗ MAG NAIL OR PK NAIL FOUND
  - MAG NAIL SET
  - ⊗ RAILROAD SPIKE FOUND
  - REBAR OR PIN FOUND
  - ⊙ T-BAR FOUND
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
  - (p) PLAT DISTANCE
  - (m) MEASURED DISTANCE
- ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

Miami County Engineer's Record of Land Surveys  
 Survey Volume 22 Page 27



*Larry J. Bill*  
 LARRY J. BILL, P.S. #7557  
 May 21, 2016  
 DATE

SURVEY FOR ANDY BARTLEY

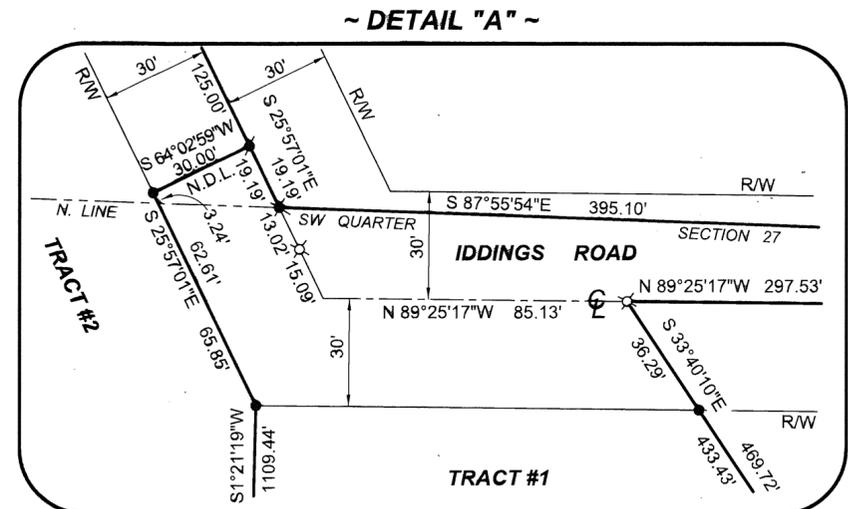
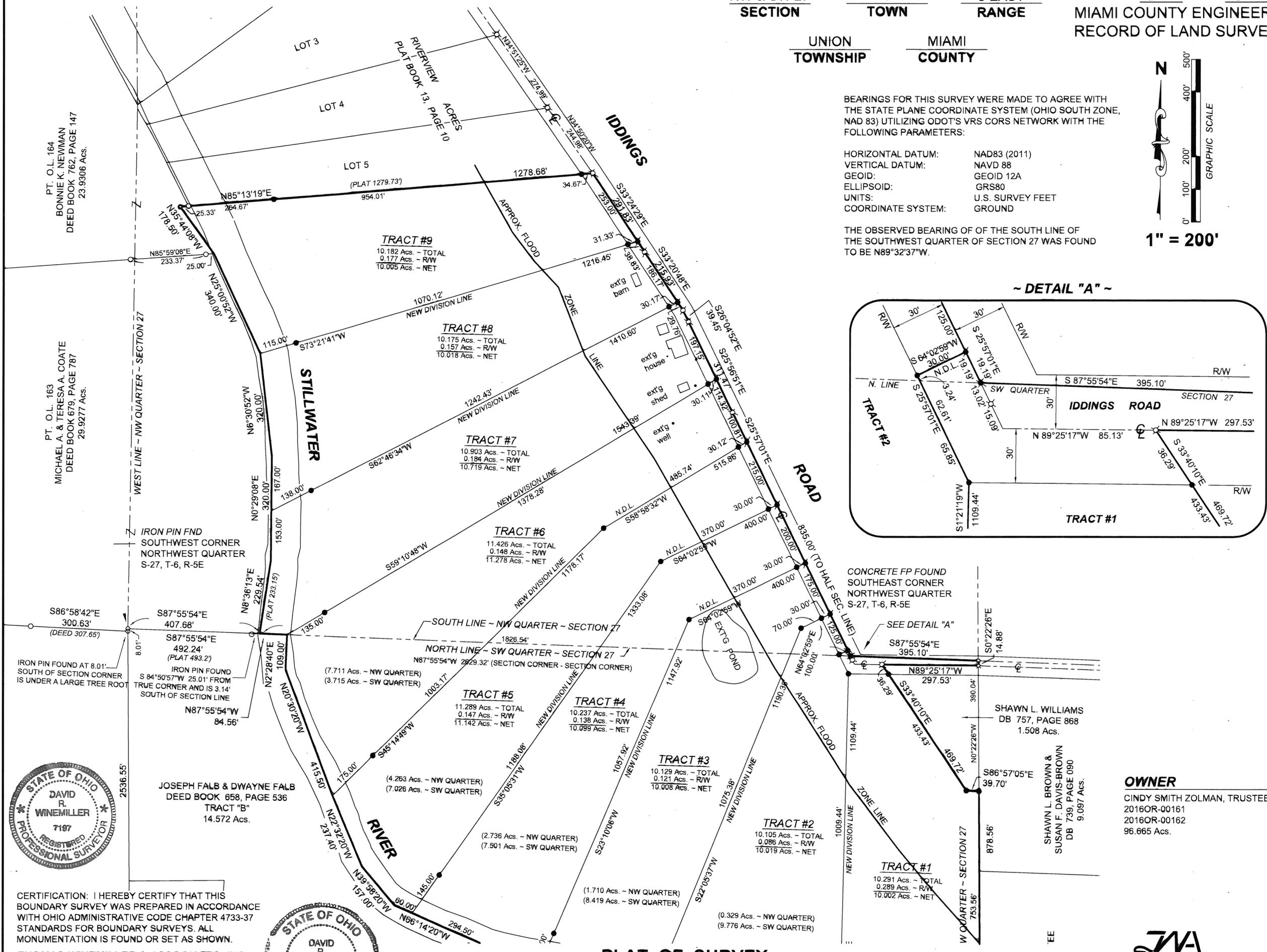
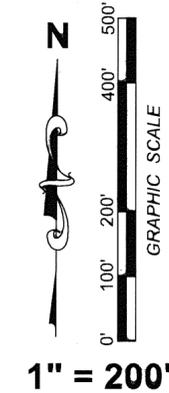
**Larry J. Bill**  
 Professional Surveyor  
 9826 New Harrison-Bradford Road  
 Bradford, Ohio 45308  
 Phone (937) 448-6320  
 Fax (937) 448-6323

UNION  
TOWNSHIP  
MIAMI  
COUNTY

BEARINGS FOR THIS SURVEY WERE MADE TO AGREE WITH THE STATE PLANE COORDINATE SYSTEM (OHIO SOUTH ZONE, NAD 83) UTILIZING ODOT'S VRS CORS NETWORK WITH THE FOLLOWING PARAMETERS:

HORIZONTAL DATUM: NAD83 (2011)  
VERTICAL DATUM: NAVD 88  
GEOID: GEOID 12A  
ELLIPSOID: GRS80  
UNITS: U.S. SURVEY FEET  
COORDINATE SYSTEM: GROUND

THE OBSERVED BEARING OF OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27 WAS FOUND TO BE N89°32'37"W.



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.**  
*David R. Winemiller*  
DAVID R. WINEMILLER  
OHIO REGISTERED LAND SURVEYOR No. 7197

**PLAT OF SURVEY**  
-FOR-  
**CINDY SMITH ZOLMAN**  
APRIL 29, 2016

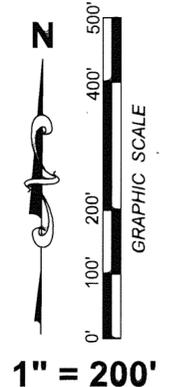
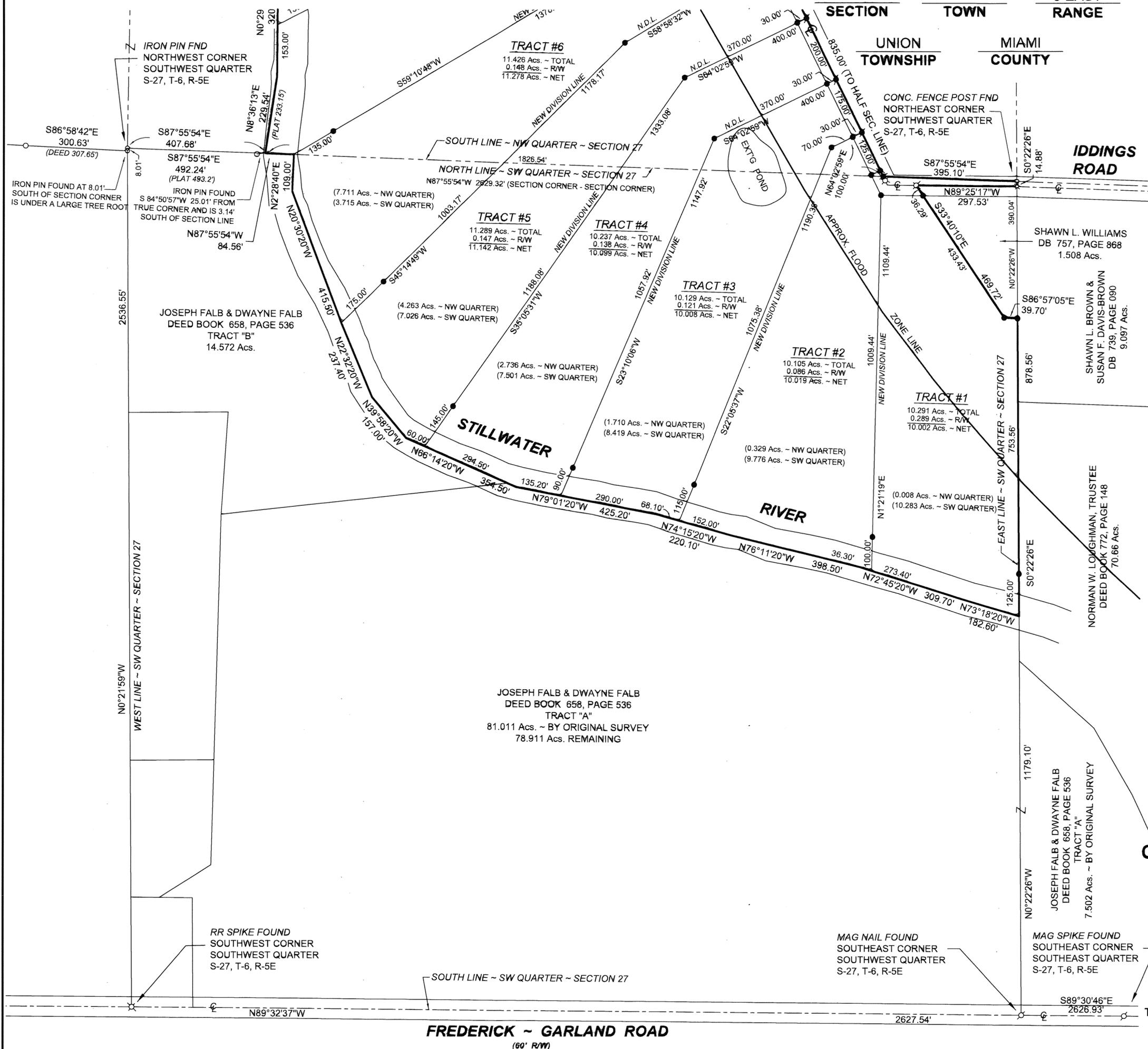
CONCRETE FP FOUND  
SOUTHEAST CORNER  
NORTHWEST QUARTER  
S-27, T-6, R-5E

SHAWN L. WILLIAMS  
DB 757, PAGE 868  
1.508 Ac.

SHAWN F. BROWN &  
SUSAN F. DAVIS-BROWN  
DB 739, PAGE 090  
9.097 Ac.

**OWNER**  
CINDY SMITH ZOLMAN, TRUSTEE  
2016OR-00161  
2016OR-00162  
96.665 Ac.

**THOMAS WINEMILLER & ASSOCIATES, INC.**  
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
212 WEST NATIONAL ROAD  
VANDALIA, OHIO 45377  
(937)-898-5862 FAX: 898-5716  
www.winemillerengineering.com



- LEGEND**
- MAG SPIKE FOUND
  - IRON PIN FOUND (5/8" DIA.)
  - ⊗ RAILROAD SPIKE FOUND
  - IRON PIPE FOUND (3/4" DIA.)
  - CONCRETE FENCE POST FOUND
  - MAG NAIL SET
  - IRON PIN SET (5/8" x 30")
  - ⊗ RR SPIKE SET

- SURVEY REFERENCES**
- VOLUME 5, PAGE 19
  - VOLUME 6, PAGE 38
  - VOLUME 10, PAGE 28
  - VOLUME 12, PAGE 189
  - VOLUME 29, PAGE 51
  - VOLUME 49, PAGE 58
  - MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
  - VOLUME 22, PAGE 36
  - MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
  - PLAT BOOK 13, PAGE 10
  - MIAMI COUNTY PLAT RECORDS

**PLAT OF SURVEY**  
-FOR-  
**CINDY SMITH ZOLMAN**  
APRIL 29, 2016

**THOMAS WINEMILLER & ASSOCIATES, INC.**  
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VANDALIA, OHIO 45377  
(937)-898-5862 FAX: 898-5716  
www.winemillerengineering.com

PIQUA - CLAYTON ROAD 60' R/W  
& ONE - HALF SECTION LINE

RRSF 4" DEEP

NORTHEAST CORNER  
SOUTHEAST QUARTER  
SECTION 15,  
TOWN 8,  
RANGE 5

SHARON RAE WATSON  
DB 657-431  
44.999 ACRES  
-10.503 ACRES  
34.496 ACRES REMAINING

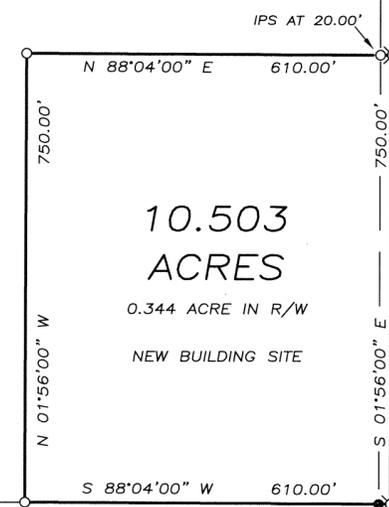
- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - ⊗ MAG SPIKE SET
  - ⊗ RAILROAD SPIKE FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 29, PAGE 114  
VOLUME 30, PAGE 127  
VOLUME 34, PAGE 33  
(BASIS OF BEARING)
- MIAMI COUNTY RECORDER'S  
DEED RECORDS:  
VOLUME 657, PAGE 431

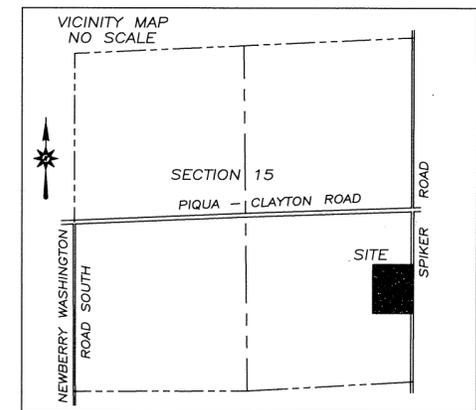
10.001 ACRES  
LND. 49-157

99.999 ACRES

SHARON RAE WATSON  
DB 657-431  
DB 767-773  
OR 488-381

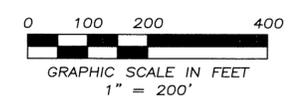


SPIKER ROAD 40' R/W  
& EAST LINE SECTION 15



NOTE:  
ORIGINAL CORNERS OF 5.001 ACRES IN LAND  
SURVEY 34-33 ON CENTERLINE OF SPIKER  
ROAD WERE RESET AS SHOWN. THE  
PAVEMENT IS IN POOR CONDITION WITH DEEP  
RAVELING IN AREAS, RESULTING IN LOSS OF  
ORIGINAL CORNERS.

N 88°04'00\" E 800.00'  
5.001 AC.  
LND. 34-33  
SHARON RAE WATSON  
DB 583-296,298  
DB 590-859  
DB 657-431  
S 88°04'00\" W 800.00'



825' PER DEED

SOUTHEAST CORNER  
SOUTHEAST QUARTER  
SECTION 15,  
TOWN 8,  
RANGE 5

RRSF 3\" DEEP

SOUTH LINE SECTION 15

SURVEY OF 10.503 ACRES FOR SHARON WATSON  
IN MIAMI COUNTY, OHIO ~ MAY 29, 2016

*Gregg S. Brookhart*

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

**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 2016. ALL MONUMENTATION IS SET WILL BE SET AS SHOWN.

1 (SW 1/4)  
SECTION

2  
TOWN

11  
RANGE

LOSTCREEK  
TOWNSHIP

VOLUME 57, PAGE 82  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS

**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.

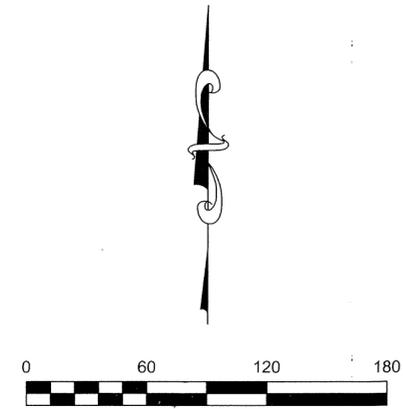
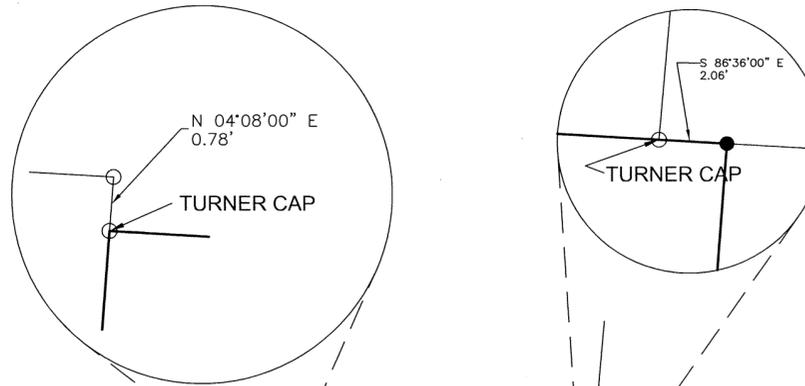
THIS SURVEY WAS COMPLETED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH.

**REFERENCES:**

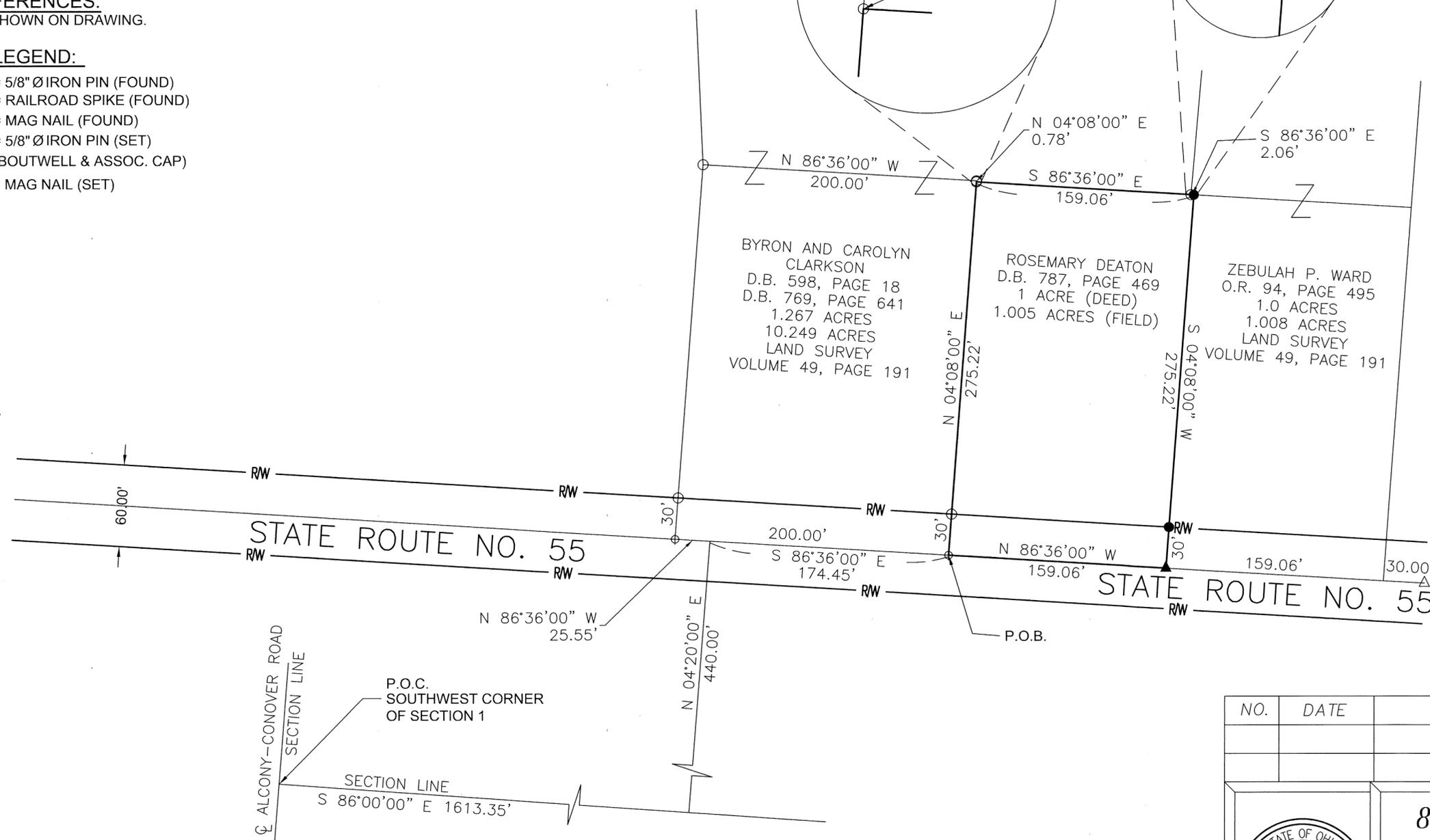
AS SHOWN ON DRAWING.

**LEGEND:**

- = 5/8" Ø IRON PIN (FOUND)
- ⊕ = RAILROAD SPIKE (FOUND)
- △ = MAG NAIL (FOUND)
- = 5/8" Ø IRON PIN (SET)
- (BOUTWELL & ASSOC. CAP)
- ▲ = MAG NAIL (SET)



**BASIS OF BEARING:**  
S 86° 36' 00" E  
BEING THE CENTERLINE OF STATE  
ROUTE NO. 55 AS SHOWN ON LAND  
SURVEY VOLUME 49, PAGE 191



REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |

8355 E. ST. RT. 55

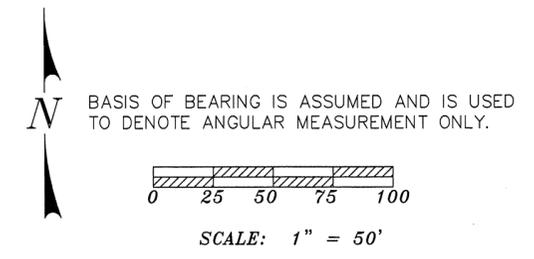
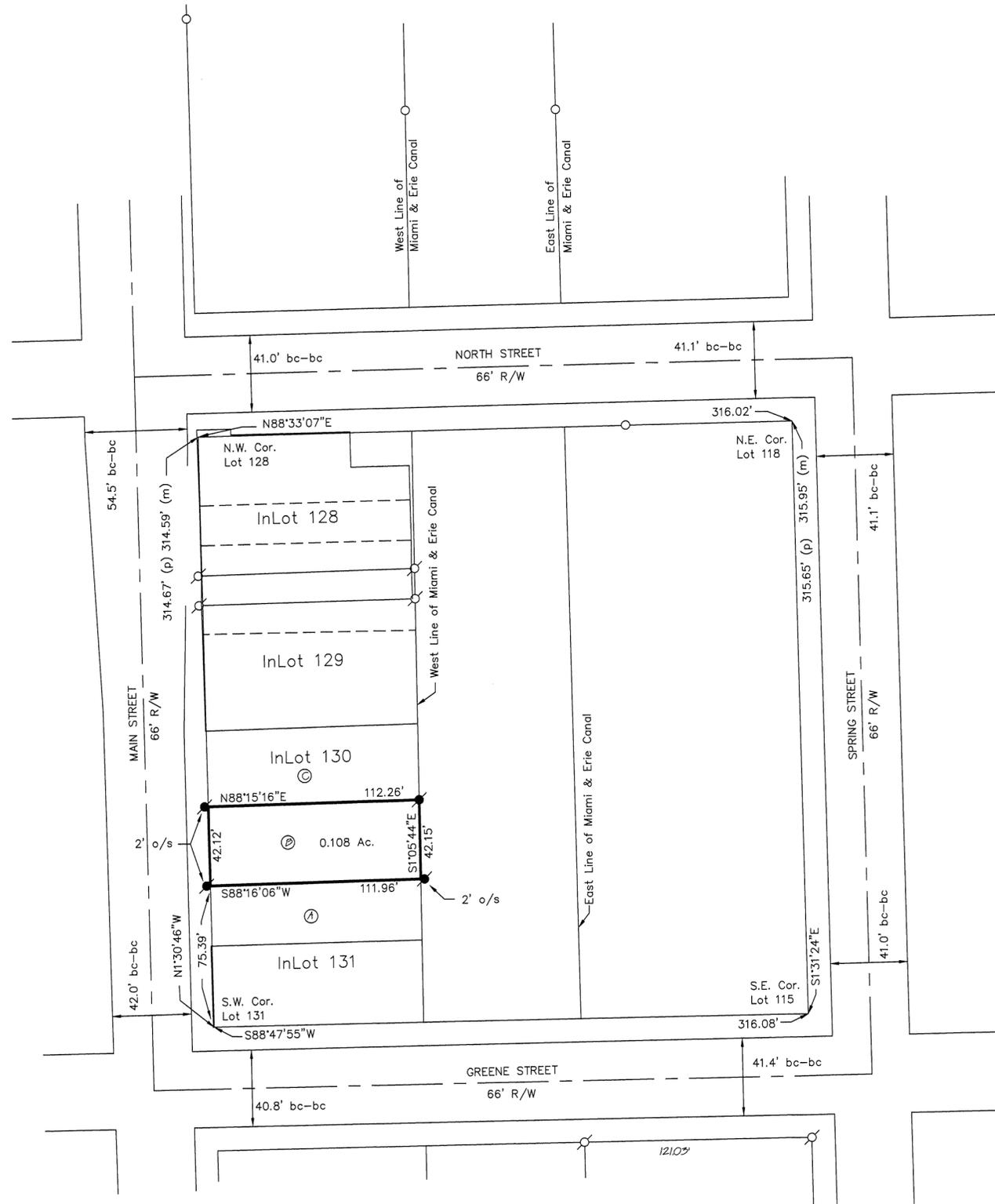
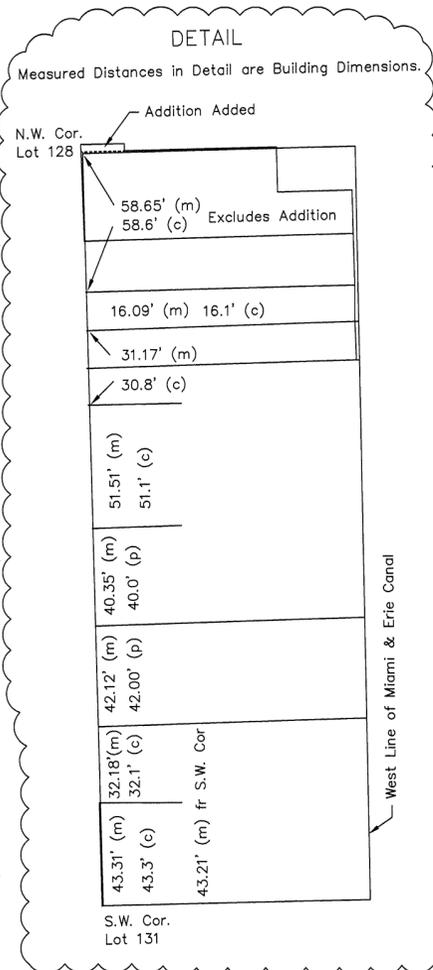
|                                |                  |                                    |
|--------------------------------|------------------|------------------------------------|
| DRAWN<br>KWB                   | DATE<br>05/16/16 | PLAT OF SURVEY<br>PREPARED FOR     |
| APPROVED<br><i>(Signature)</i> | DATE<br>6/3/16   | NED S. & DEBORAH S.<br>MEIERHOEFER |
| SCALE<br>1"=60'                | SHEET<br>1 OF 1  | PROJECT NO.<br>16-2755             |



*(Signature)*  
KENNETH W. BOUTWELL, STATE OF OHIO REGISTERED SURVEYOR #8211

- ① Jeremy S. & Taya J. Blair  
O.R. 415 Pg. 73
- ② Schmidlapp Homestead  
O.R. 252 Pg. 211
- ③ Piqua Automotive, Inc.  
D.B. 501 Pg. 443

Note: Building encroaches onto Main Street.  
Reference Mag Nails are set on the  
property lines 2 feet from the corners.



- LEGEND**
- STONE FOUND
  - ⊗ MAG NAIL OR PK NAIL FOUND
  - MAG NAIL SET
  - ⊗ R.R. SPIKE FOUND
  - REBAR FOUND
  - ⊙ DRILL HOLE SET
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LUBILL PLS 7557"
- (m) Measured distance  
(p) Tax Map and Deed Distances  
(c) Building Dimensions shown on Canal Map from 1912  
bc Back of Curb
- ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

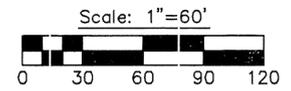
- SURVEY REFERENCES**
- Miami County Engineer's Record of Lot Surveys
- Survey Volume 3 Page 138
  - Survey Volume 6 Page 17
  - Survey Volume 6 Page 22
  - Survey Volume 13 Page 149
  - Survey Volume 16 Page 63
  - Survey Volume 20 Page 96
  - Survey Volume 21 Page 78
  - Survey Volume 21 Page 125
  - Survey Volume 23 Page 69
  - Survey Volume 23 Page 98
  - Survey Volume 54 Page 64
  - Survey Volume 56 Page 14
- Map No. 5 Page 173 of the Miami & Erie Canal at Piqua, Oh.
- Miami County Recorder's Records
- Record Book 6 Page 17
  - Record Book 20 Page 96
  - Record Book 21 Page 78
- Plat of Addition to Piqua Recorded in D.V. 3 Pg. 71.

Note: 1) The original plat of these lots is not legible. 2) If deed dimensions are used to establish the property lines, every building on this block would encroach upon the neighboring lot. 3) The current dimensions of the buildings agree very closely with the Canal Map survey made in 1912. The property lines are being established to agree with the buildings actual location.

*Larry J. Bill*  
LARRY J. BILL, P.S. #7557  
June 6, 2016  
DATE



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

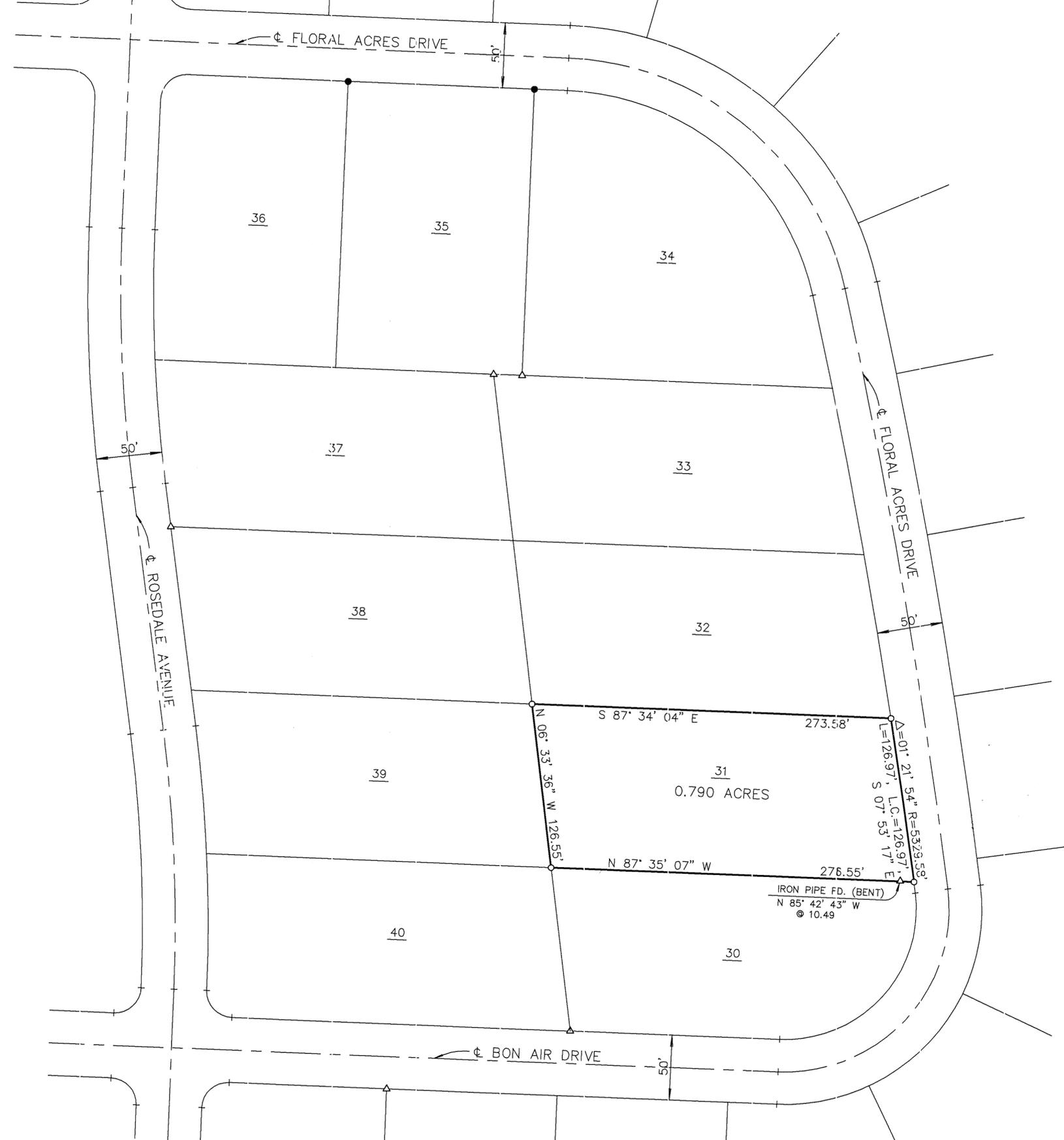


**Legend**

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

**References**

P.B. 6, Fig. 111 { Miami County Recorder's  
Plat Records

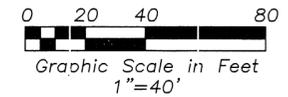


Survey of Lot 31 in Floral Acres Subdivision for  
Chad and Diane Minkner.



*Michael W. Cozatt* 6/15/10  
 Michael W. Cozatt, P.S. #6001      Date

**Cozatt Engineering Company**  
 Civil Engineer      Land Surveyor  
 534 N. Elm Street, Suite C      Troy, Ohio  
 Job No. 11816      Ph. (937) 339-2921



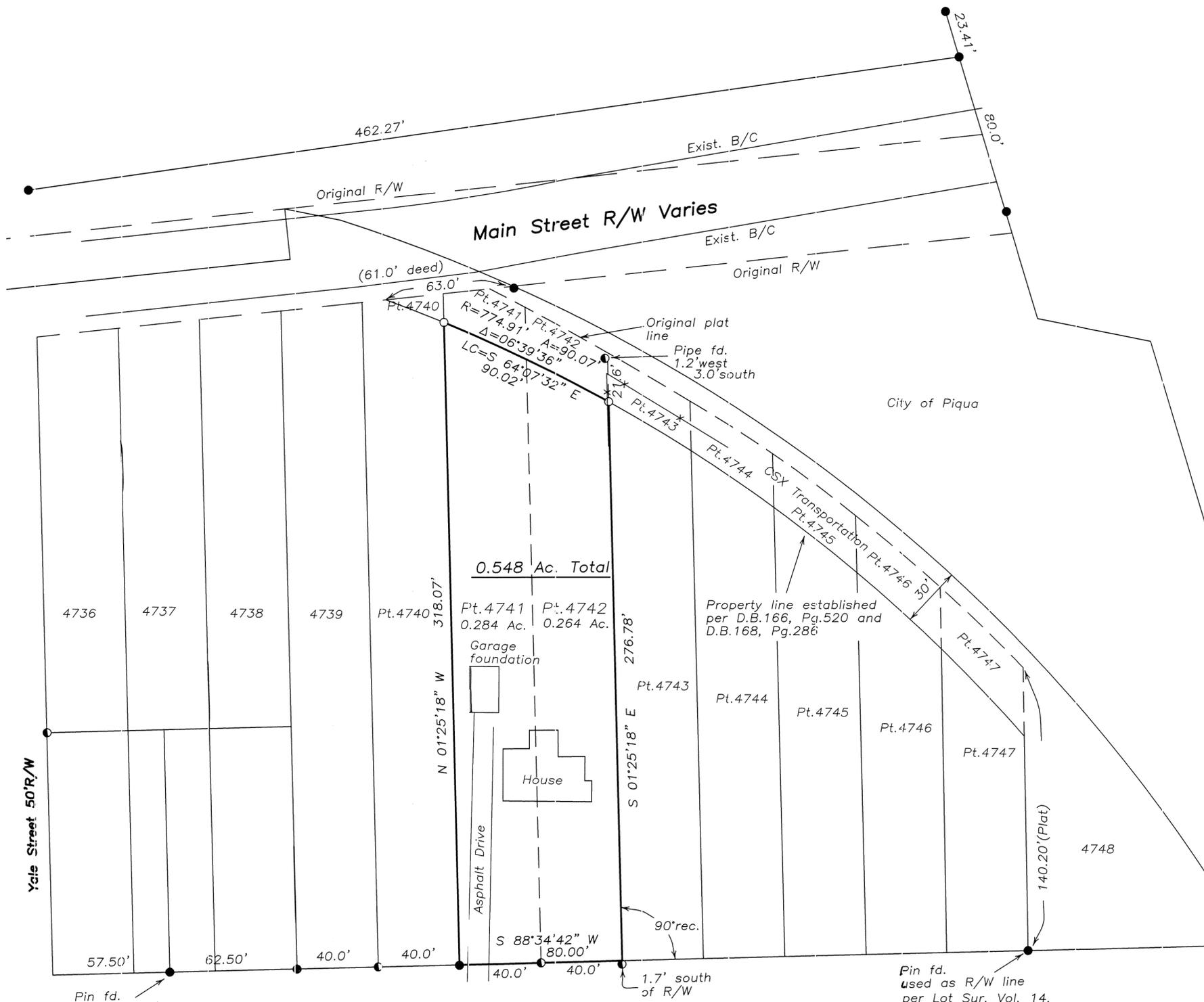
Legend

- 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 84
  - Plat Book 23, Page 48
- Miami County Engineer's Record of Lot Surveys
  - Volume 11, Page 38
  - Volume 14, Page 182
  - Volume 16, Page 142
- Miami County Engineer's Record of Land Surveys
  - Volume 36, Page 189A (Basis of Bearings)

Survey of Parts of Inlots 4741 & 4742 for Sally Moser



First Street 48' R/W (P.B. 3, Pg. 84)  
50' R/W (P.B. 2, Pg. 219)



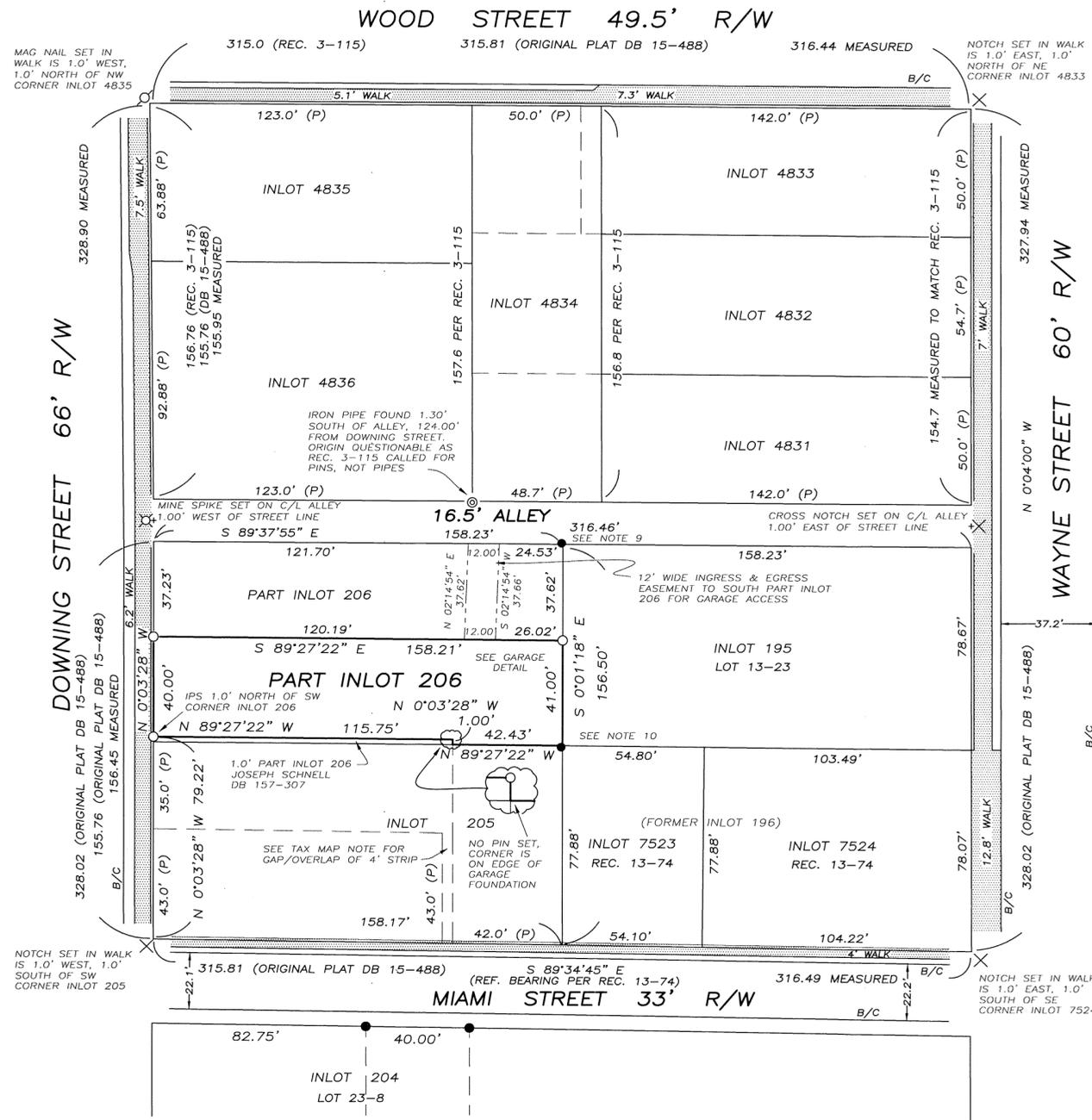
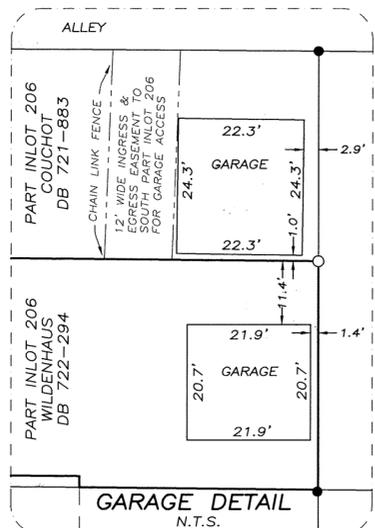
*Michael W. Cozatt* 6/09/16  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 11516 (937) 339-2921  
File Name: C:\JOBS\2016\11516.dwg  
Drawn by: DMC ~ Checked by: MWC

CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART INLOT 206

NOTES:

- LOT SURVEY 13-23 AND RECORD PLAT BOOK 13-74 (BOTH IN THE SOUTH HALF OF THIS BLOCK) USED A 60' RIGHT-OF-WAY FOR WAYNE STREET. LOT SURVEY 21-153, DIRECTLY EAST OF THIS BLOCK ALSO USED A 60' RIGHT-OF-WAY ON WAYNE STREET. THE ORIGINAL 1834 PLAT FOR THE LOTS ON THE EAST SIDE OF WAYNE STREET SOUTH OF WOOD STREET AS SHOWN IN DEED BOOK 11-247 CALLS FOR A 60' RIGHT-OF-WAY ON WAYNE STREET. THEREFORE A 60' RIGHT-OF-WAY WAS HONORED FOR THIS SURVEY.
- ALL FOUR BLOCK CORNERS WERE ESTABLISHED USING CURB SPLITS. THE CROSS NOTCHES AND MAG NAIL WERE SET ON 1.00 OFFSET LINES AS SHOWN.
- NONE OF THE CROSS NOTCHES OR PINS CALLED FOR ON SURVEYS OF RECORD ALONG WAYNE STREET OR MIAMI STREET WERE FOUND. THERE ARE SOME AREAS WITH NEWER CONCRETE WHERE PINS MAY HAVE BEEN DESTROYED. THERE ARE ALSO AREAS OF WEATHERED CONCRETE THAT HAS MADE OLD CROSS-NOTCHES UNDISTINGUISHABLE. NO PINS FROM THE 1925 RECORD PLAT BOOK 3-115 WERE FOUND.
- SOME DIMENSIONS, ESPECIALLY NORTH & SOUTH, ON THE 1925 REPLAT FROM RECORD PLAT BOOK 3-115 ARE SUSPECT AS THEY WOULD APPEAR TO CREATE A BREAK IN EITHER WOOD STREET, THE ALLEY, OR BOTH, WHICH IS INCONSISTENT WITH THE ORIGINAL PLAT IN DEED BOOK 15-488.
- THE PHYSICAL LOCATION OF THE 16.5' ALLEY BASED ON CURB RETURNS DOES NOT PERFECTLY MATCH THE CENTER OF THE BLOCK AS WAS THE INTENT OF DEED BOOK 15-488. THE DIMENSION OF 154.7 ALONG WAYNE STREET WAS HELD SOUTH OF WOOD STREET TO THE NORTH ALLEY LINE AS SHOWN IN RECORD PLAT 3-115 AND MATCHES THE CURB RETURNS WITHIN 0.15 FEET. THE DIMENSION OF 156.76' (PER RECORD PLAT 3-115) ALONG DOWNING STREET SOUTH OF WOOD STREET COULD NOT BE HELD AS IT FALLS SOUTH OF THE PHYSICAL ALLEY RETURNS AND WOULD PLACE THE SOUTH ALLEY LINE APPROXIMATELY 0.6' INTO THE HOUSE ON THE NORTH PART OF INLOT 206. THE PHYSICAL ALLEY LOCATION WAS USED AT DOWNING WHICH PLACES THE SOUTH ALLEY LINE NEAR THE NORTH EDGE OF SAID HOUSE ON THE NORTH PART OF INLOT 206 AND MATCHES OCCUPATION LINES TO THE SOUTH.
- ALL DIMENSIONS FROM RECORD PLAT BOOK 13-74 WERE HONORED TO RECREATE INLOTS 7523 & 7524. THESE DIMENSIONS MATCHED OCCUPATION LINES. THERE ARE INCONSISTENCIES BETWEEN RECORD PLAT BOOK 13-74 AND LOT SURVEY 13-23, WHICH SHARE A COMMON LINE. LOT SURVEY 13-23 INCORRECTLY IDENTIFIES THE WIDTH OF MIAMI STREET AS 38' (ACTUAL 33') AND THE LOT SURVEY ALSO MISIDENTIFIES THE WIDTH OF THE ALLEY AS 12' (ACTUAL 16.5'). THE MORE RECENT RECORD PLAT WAS HONORED WHEREVER AN INCONSISTENCY WAS FOUND.
- RESEARCH OF OLD DEEDS INDICATES THAT THE 1.0' X 115.75' STRIP SHOWN ON THE SOUTH SIDE OF INLOT 206 (JOSEPH SCHNELL D.B. 157-307) SHOULD HAVE GONE TO THE 35' X 115.75' NORTH PART OF LOT 205 AND WAS INADVERTENTLY DROPPED IN A PREVIOUS TRANSFER.
- ANY NORTH-SOUTH OVERAGE IN LOT 206 WAS GIVEN TO THE NORTH PORTION OF THE LOT PER CALL IN DEED BOOK 721-883 AS "ALL OF LOT 206 EXCEPT 41' OFF SOUTH SIDE."
- NO PIN SET AT CORNER. WITNESS PIN FOUND NORTH 66 DEGREES 08 MINUTES WEST 0.74' FROM CORNER. SOUTH 13 DEGREES 40 MINUTES WEST 0.50' FROM CORNER. NORTH EAST
- NO PIN SET AT CORNER. WITNESS PIN FOUND SOUTH 13 DEGREES 40 MINUTES WEST 0.50' FROM CORNER. NORTH EAST



LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- ⊙ 3/4" IRON PIPE FOUND
- ⊗ MINE SPIKE SET
- ⊗ MAG NAIL SET IN CONCRETE
- ⊗ CROSS NOTCH SET
- (P) DESIGNATES PLATTED OR DEEDED DIMENSIONS, ALL OTHERS MEASURED

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

- DEED BOOK 11, PAGE 247
- DEED BOOK 15, PAGE 488
- DEED BOOK 157, PAGE 307
- DEED BOOK 258, PAGE 493
- DEED BOOK 612, PAGE 714
- DEED BOOK 650, PAGE 774
- DEED BOOK 668, PAGE 62
- DEED BOOK 686, PAGE 781
- DEED BOOK 721, PAGE 883
- DEED BOOK 722, PAGE 294
- PLAT BOOK 3, PAGE 115
- PLAT BOOK 13, PAGE 74

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

- VOLUME 1, PAGE 130
- VOLUME 13, PAGE 23
- VOLUME 21, PAGE 153
- VOLUME 23, PAGE 8

SURVEY FOR JOHN WILDENHAUS  
IN MIAMI COUNTY, OHIO ~ JUNE 11, 2016

STATE OF OHIO  
GREGG S. BROOKHART  
REGISTERED PROFESSIONAL SURVEYOR  
6348

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



BETHEL  
TOWNSHIP

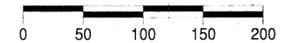
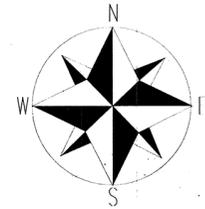
1  
SECTION

2  
TOWN

9  
RANGE

VOLUME 57 PAGE 88

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



SCALE 1" = 100'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 14, PAGE 128

LEGEND

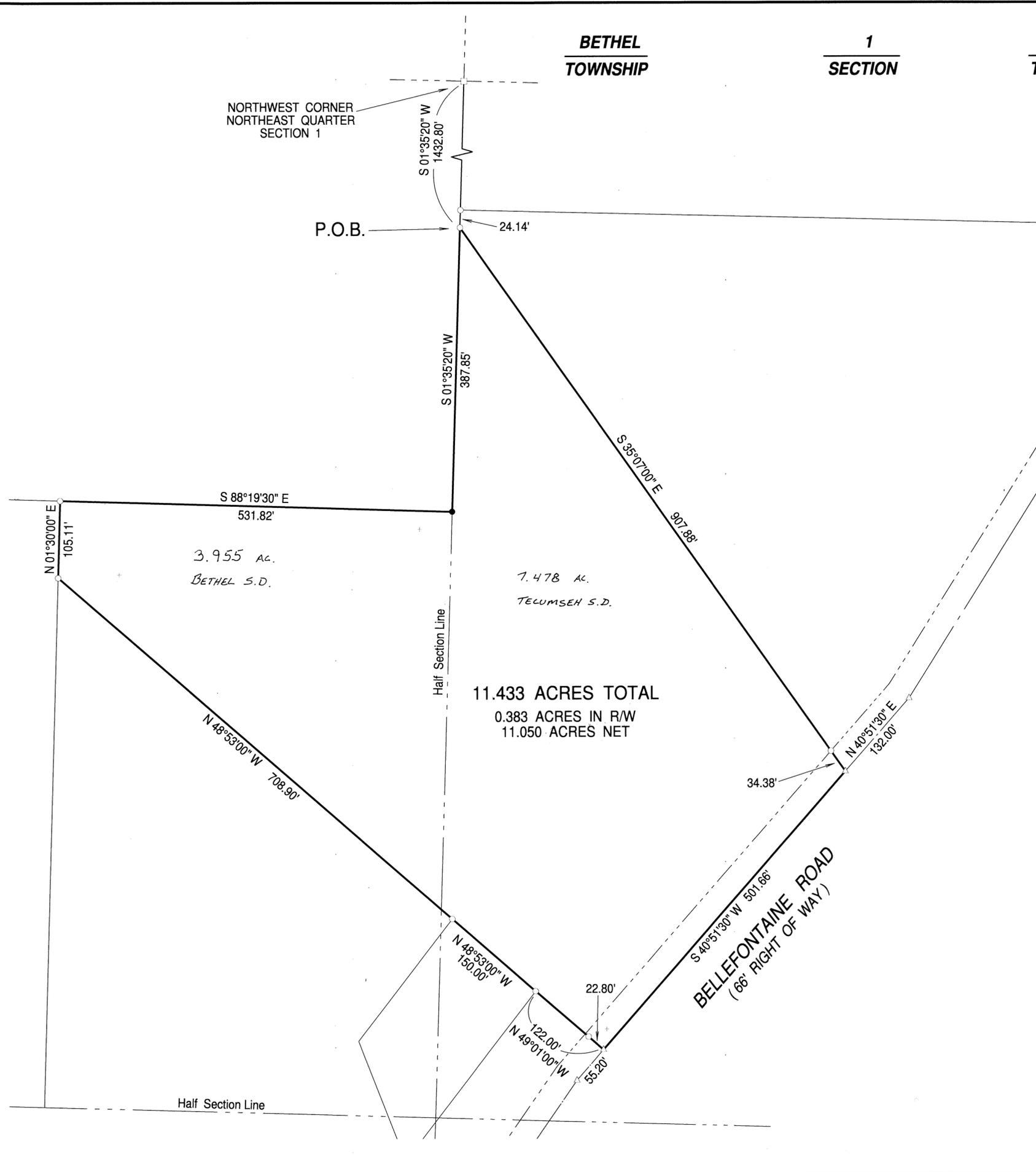
|   |                 |   |           |
|---|-----------------|---|-----------|
| △ | MAG NAIL FND    | ⊗ | RRS FOUND |
| □ | CONCRETE POST   | + |           |
| ○ | IRON PIN FOUND  | ⊙ |           |
| • |                 | ⊕ |           |
| ⊕ | GIN SPINDLE FND | ⊗ |           |
| ⊗ |                 | + |           |
| ⊙ |                 | ⊕ |           |
| △ | MAG NAIL SET    | ⊗ |           |
| • | IRON PIN SET    | ⊙ |           |
| ⊕ | RRS SET         | ⊗ |           |

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS

VOLUME 4, PAGE 351  
VOLUME 6, PAGE 20  
VOLUME 6, PAGE 35  
VOLUME 13, PAGE 187  
VOLUME 14, PAGE 23  
VOLUME 33, PAGE 30  
VOLUME 53, PAGE 68

DEED REFERENCE:

OFFICIAL RECORD 202 - 801  
DEED BOOK 597, PAGE 692



11.433 ACRES TOTAL  
0.383 ACRES IN R/W  
11.050 ACRES NET

BELLEFONTAINE ROAD  
(66' RIGHT OF WAY)

|              |   |
|--------------|---|
| JUNE 4, 2016 | SURVEY OF A 11.433 ACRE TRACT FOR ANTHONY & MONICA ZIMMERMAN IN BETHEL TOWNSHIP   |
|              | <p><i>Neil E. Teaford, P.S. #7724</i></p> <p><b>NEIL E. TEAFORD</b><br/>5260 TROY URBANA ROAD<br/>CASSTOWN, OHIO 45312<br/>nteaford@frontier.com</p> <p><b>OHIO REGISTERED<br/>PROFESSIONAL SURVEYOR # 7724</b></p> |

6  
Town

5E  
Range

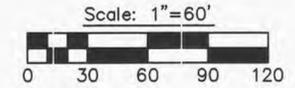
N.W. 1/4 - 36  
Section

Monroe  
Township

Miami  
County

Ohio  
State

Volume 57 Page 89  
Miami County Engineer's Record  
of Land Surveys



Legend

- Iron pin found
- ✕ Mag nail found.
- ✕ R.R. spike found
- Stone with cut cross found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 15, Pg. 91
  - Vol. 20, Pg. 60
  - Vol. 27, Pg. 33
  - Vol. 30, Pg. 43
  - Vol. 36, Pg. 109
  - Vol. 56, Pg. 06
- } Miami County Engineer's  
Record of Land Surveys

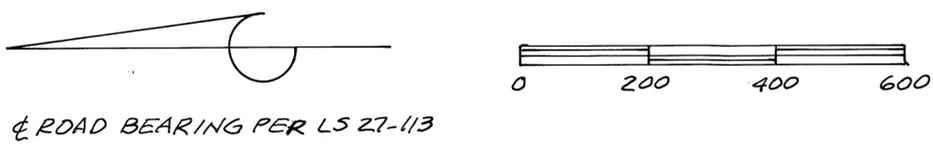
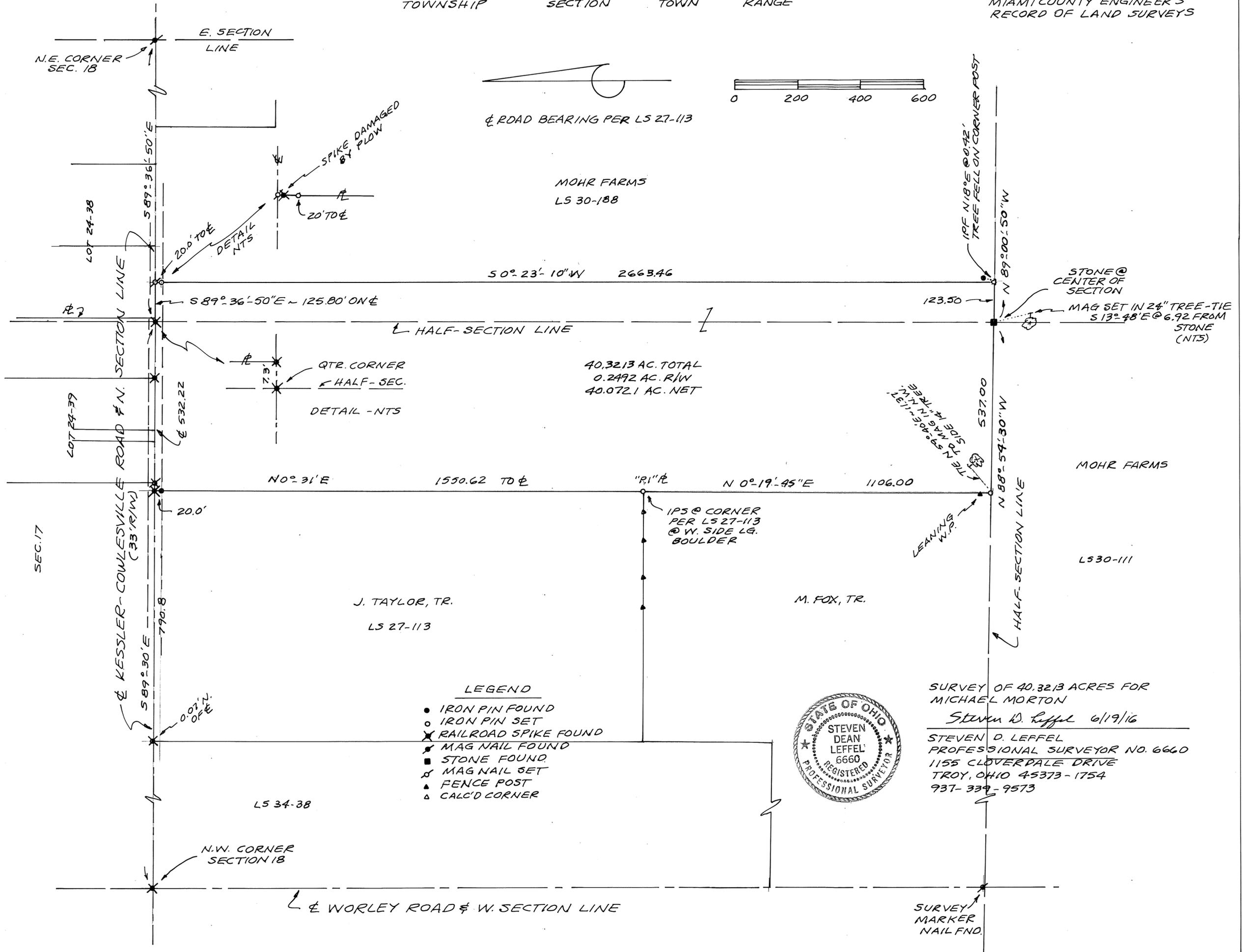


Survey of 2.300 Acres for Martin Huecker.



*Michael W. Cozatt* 6/14/16  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 11916 Ph. (937) 339-2921



MOHR FARMS  
LS 30-188

40.3213 AC. TOTAL  
0.2492 AC. R/W  
40.0721 AC. NET

J. TAYLOR, TR.  
LS 27-113

M. FOX, TR.

LS 34-38

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ✕ RAILROAD SPIKE FOUND
- ◆ MAG NAIL FOUND
- STONE FOUND
- ⊗ MAG NAIL SET
- ▲ FENCE POST
- △ CALC'D CORNER



SURVEY OF 40.3213 ACRES FOR  
MICHAEL MORTON  
Steven D. Leffel 6/19/16  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373-1754  
937-339-9573

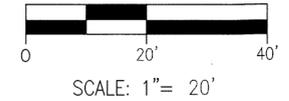
SURVEY  
MARKER  
NAIL FND.

**SURVEY FOR JANE L. SELLMAN**

**LEGEND**

- = IRON PIN SET
- = IRON PIN FOUND
- ⊗ = MAG NAIL FOUND
- ⦿ = MAG NAIL SET
- × = CHISELED "X" FOUND

**SCALE**



**REFERENCES**

| LAND SURVEYS<br>VOLUME~PAGE | RECORD PLATS<br>VOLUME~PAGE | LOT SURVEYS<br>VOLUME~PAGE        |
|-----------------------------|-----------------------------|-----------------------------------|
| 51~60                       | 21~31<br>12~91              | 19~111<br>2~44<br>18~190<br>9~104 |

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE RIGHT OF WAY LINE OF HIGH STREET BEING N 00°00'00" E

**APPROVAL BY THE VILLAGE OF COVINGTON PLANNING COMMISSION**

THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 16 DAY OF June, 2016

*Edward L. McCoel*  
CHAIRMAN

*Paul R. Duff*  
SECRETARY

**VILLAGE OF COVINGTON**

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 20 DAY OF June, 2016, THIS SURVEY PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 16-16

*R. V. ...*  
PRESIDENT OF COUNCIL

*Brenda Canoll*  
CLERK OF COUNCIL

*Edward L. McCoel*  
MAYOR

**ACKNOWLEDGMENT**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE SUBDIVISION OF THE LAND.

*Jane L. Sellman*  
JANE L. SELLMAN

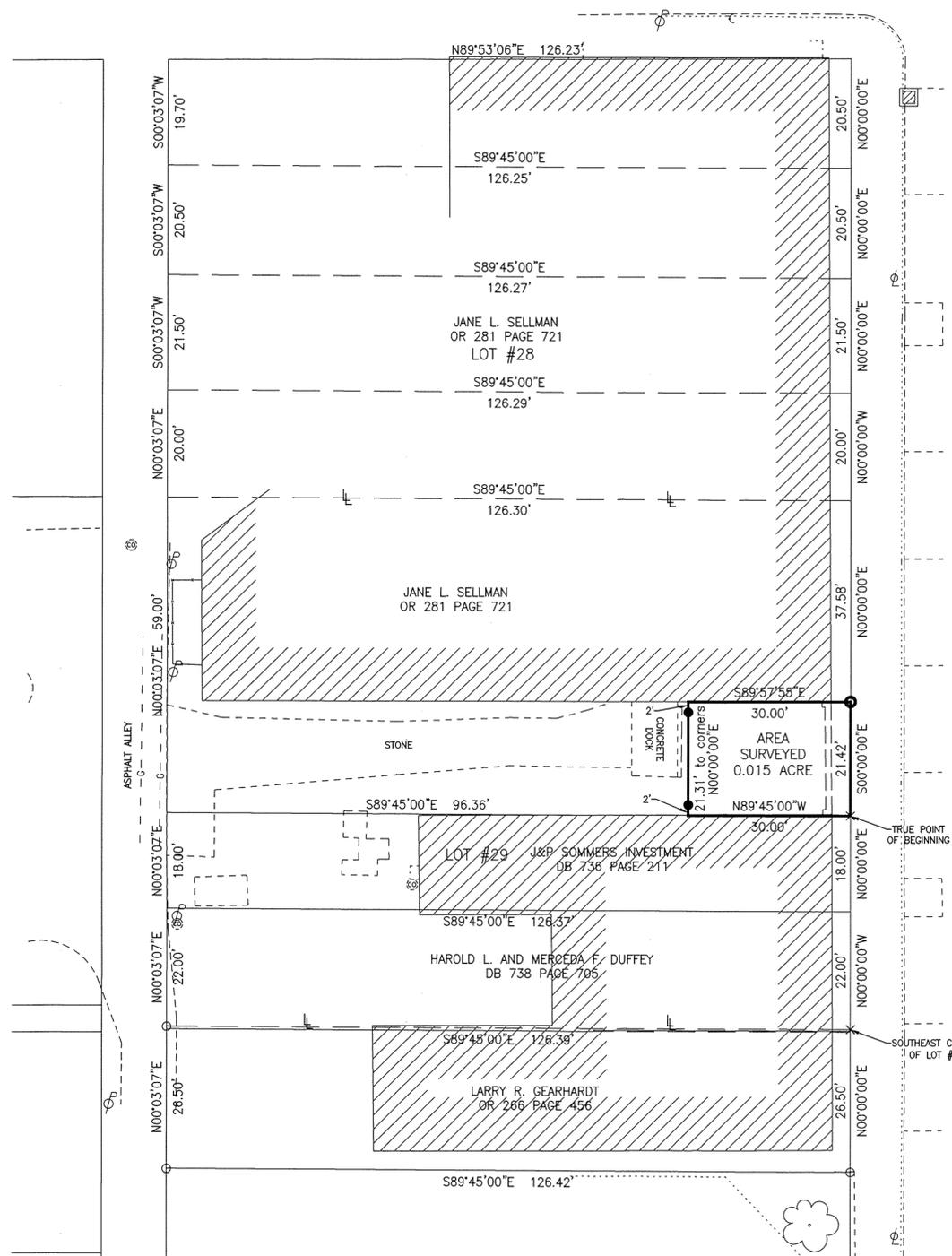
**STATE OF OHIO, COUNTY OF MIAMI, S.S.**

BE IT REMEMBERED THAT ON THIS 21 DAY OF June, 2016 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPEAT TO BE FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*L. ...*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO

09/08/2019  
MY COMMISSION EXPIRES

HIGH STREET (58' R/W)



**MIAMI COUNTY ENGINEER**

THIS PLAT REVIEWED AND APPROVED THIS 29 DAY OF June, 2016

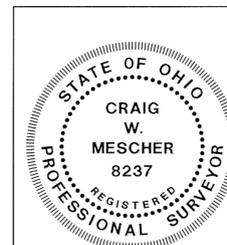
*Paul P. Huelskamp, P.E., P.S.*  
MIAMI COUNTY ENGINEER

By: *Matt Ball, Deputy Engineer (DV)*

**CERTIFICATION**

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION.

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



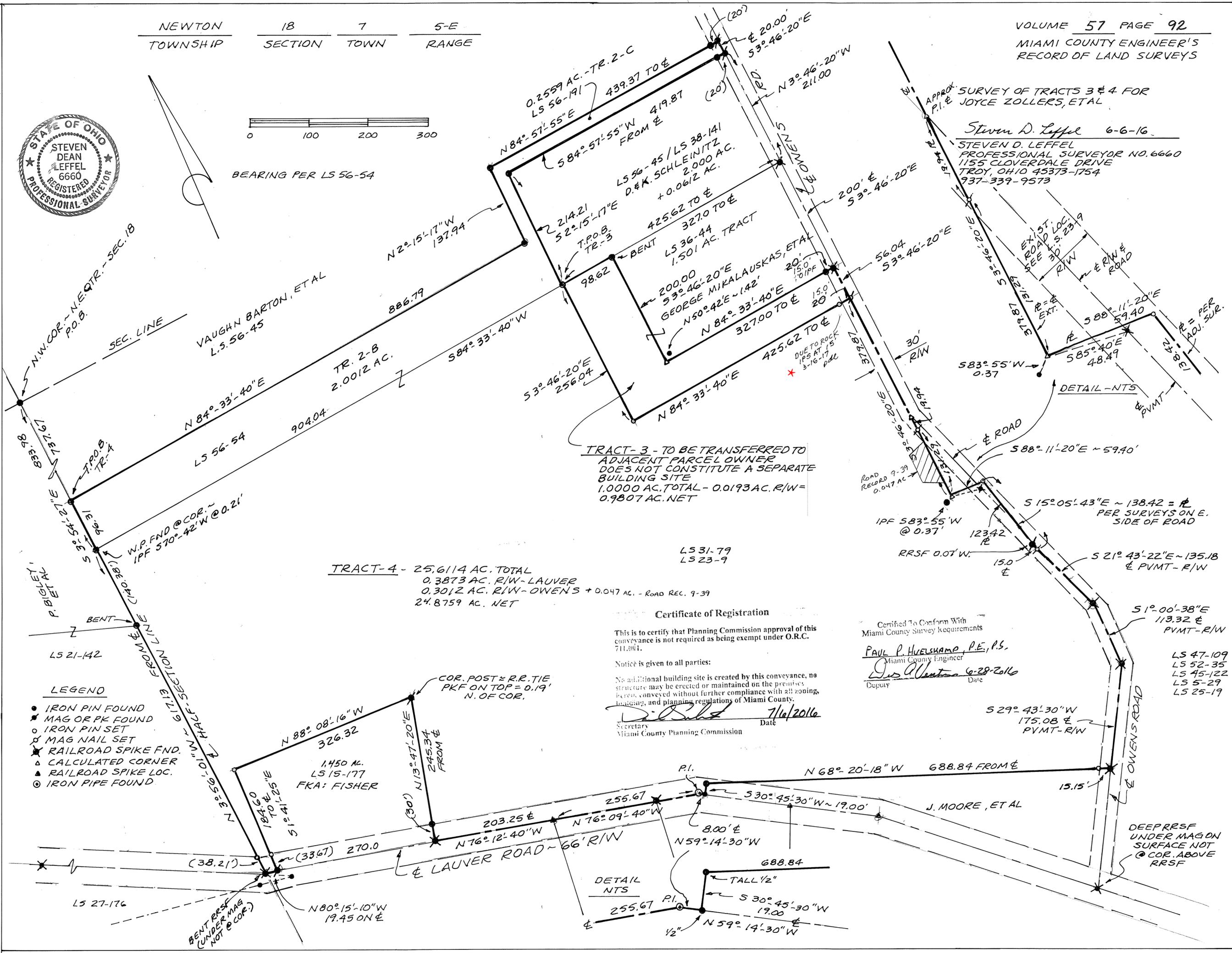
**ACCESS**  
Engineering Solutions

www.accessengllc.com | 419-586-1430  
1200 Irmischer Blvd. Suite B Celina, Ohio 45822

PROJECT NO.: 216824.01 DRAWN BY: MPL  
DATE: JUNE 1, 2016 CHECKED BY: CWM



BEARING PER LS 56-54



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

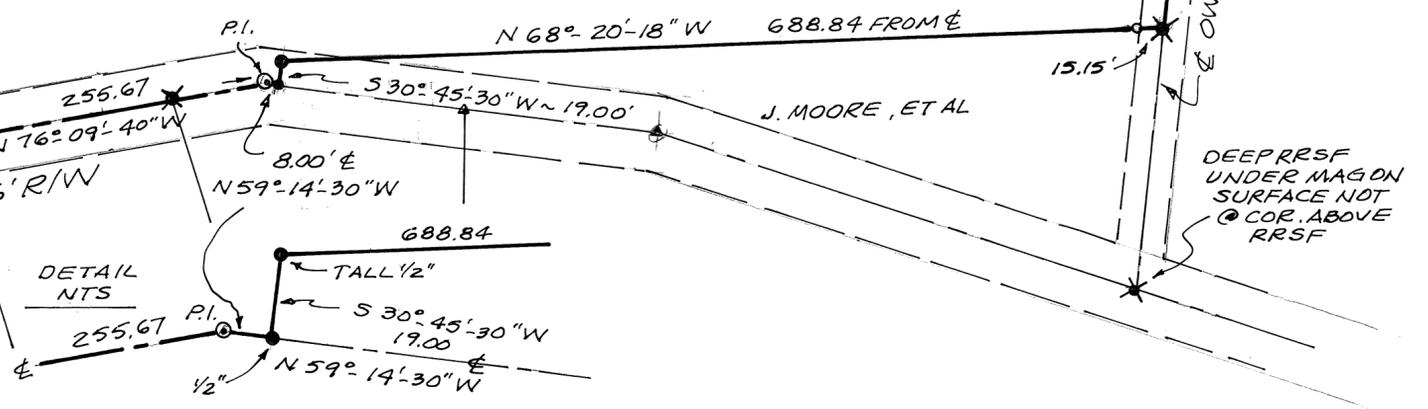
TRACT-3 - TO BE TRANSFERRED TO ADJACENT PARCEL OWNER DOES NOT CONSTITUTE A SEPARATE BUILDING SITE  
1.0000 AC. TOTAL - 0.0193 AC. R/W = 0.9807 AC. NET

TRACT-4 - 25.6114 AC. TOTAL  
0.3873 AC. R/W - LAUVER  
0.3012 AC. R/W - OWENS + 0.047 AC. - ROAD REC. 9-39  
24.8759 AC. NET

**Certificate of Registration**  
This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.091.  
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 zoning, building, and planning regulations of Miami County.  
*[Signature]* 7/6/2016  
Secretary Miami County Planning Commission

Certified To Conform With Miami County Survey Requirements  
**PAUL P. HUELSHAMER, P.E., P.S.**  
Miami County Engineer  
*[Signature]* 6-28-2016  
Deputy Date

- LEGEND**
- IRON PIN FOUND
  - MAG OR PK FOUND
  - IRON PIN SET
  - ⊗ MAG NAIL SET
  - ★ RAILROAD SPIKE FND.
  - ▲ CALCULATED CORNER
  - ▲ RAILROAD SPIKE LOC.
  - IRON PIPE FOUND



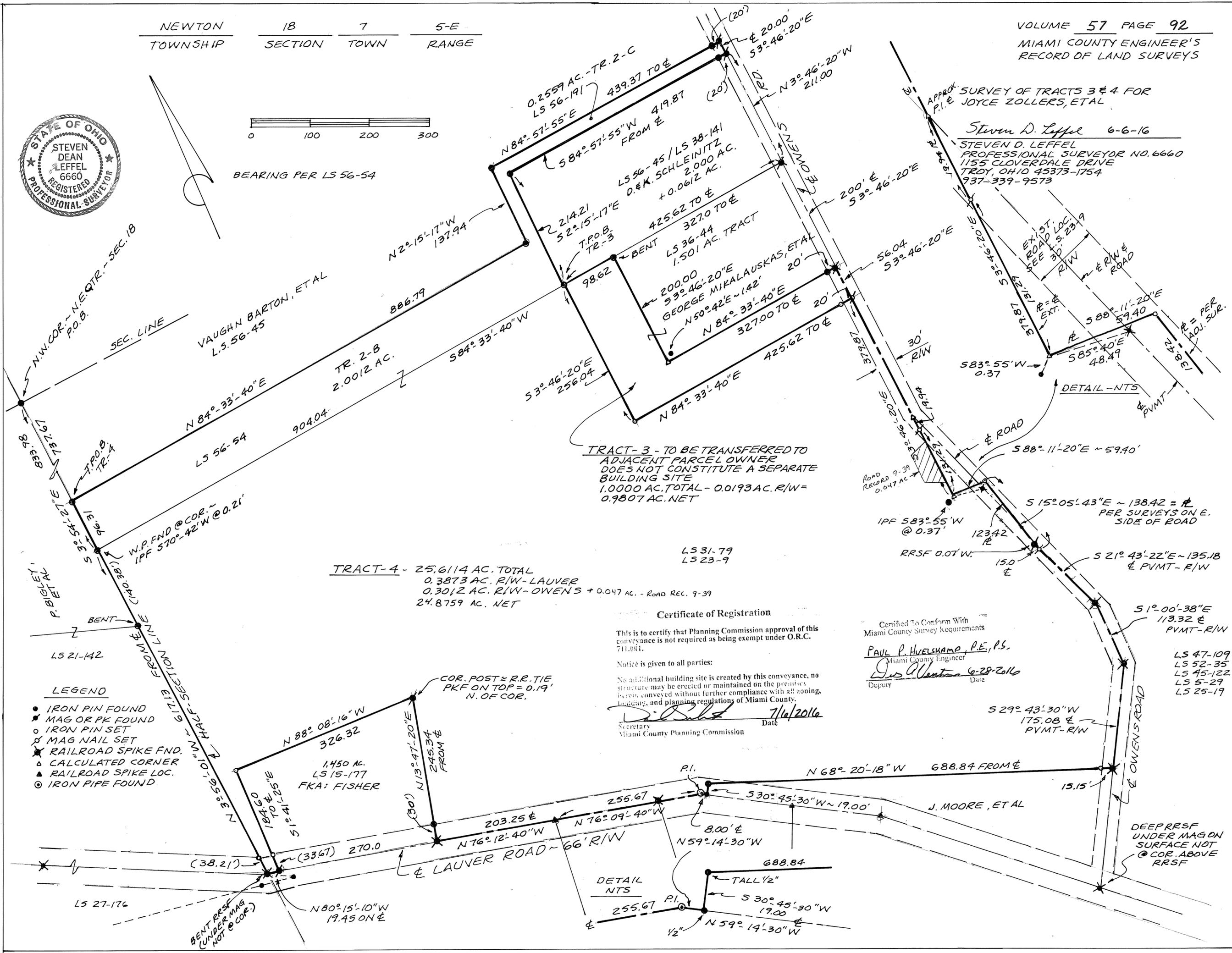
LS 21-142

LS 27-176

LS 21-142



BEARING PER LS 56-54



APPROX. P.I. & SURVEY OF TRACTS 3 & 4 FOR JOYCE ZOLLERS, ETAL  
Steven D. Leffel 6-6-16  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373-1754  
937-339-9573

TRACT-3 - TO BE TRANSFERRED TO ADJACENT PARCEL OWNER DOES NOT CONSTITUTE A SEPARATE BUILDING SITE  
1,000 AC. TOTAL - 0.0193 AC. R/W = 0.9807 AC. NET

TRACT-4 - 25,611.4 AC. TOTAL  
0.3873 AC. R/W - LAUVER  
0.3012 AC. R/W - OWENS + 0.047 AC. - ROAD REC. 9-39  
24.8759 AC. NET

**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.  
*[Signature]* 7/6/2016  
Secretary Miami County Planning Commission

Certified To Conform With Miami County Survey Requirements  
*Paul P. Huelshamp, P.E., P.S.*  
Miami County Engineer  
*[Signature]* 6-28-2016  
Deputy Date

- LEGEND**
- IRON PIN FOUND
  - MAG OR PK FOUND
  - IRON PIN SET
  - ⊕ MAG NAIL SET
  - ★ RAILROAD SPIKE FND.
  - ▲ CALCULATED CORNER
  - ▲ RAILROAD SPIKE LOC.
  - ⊙ IRON PIPE FOUND

DEEP RRSF UNDER MAG ON SURFACE NOT @ COR. ABOVE RRSF

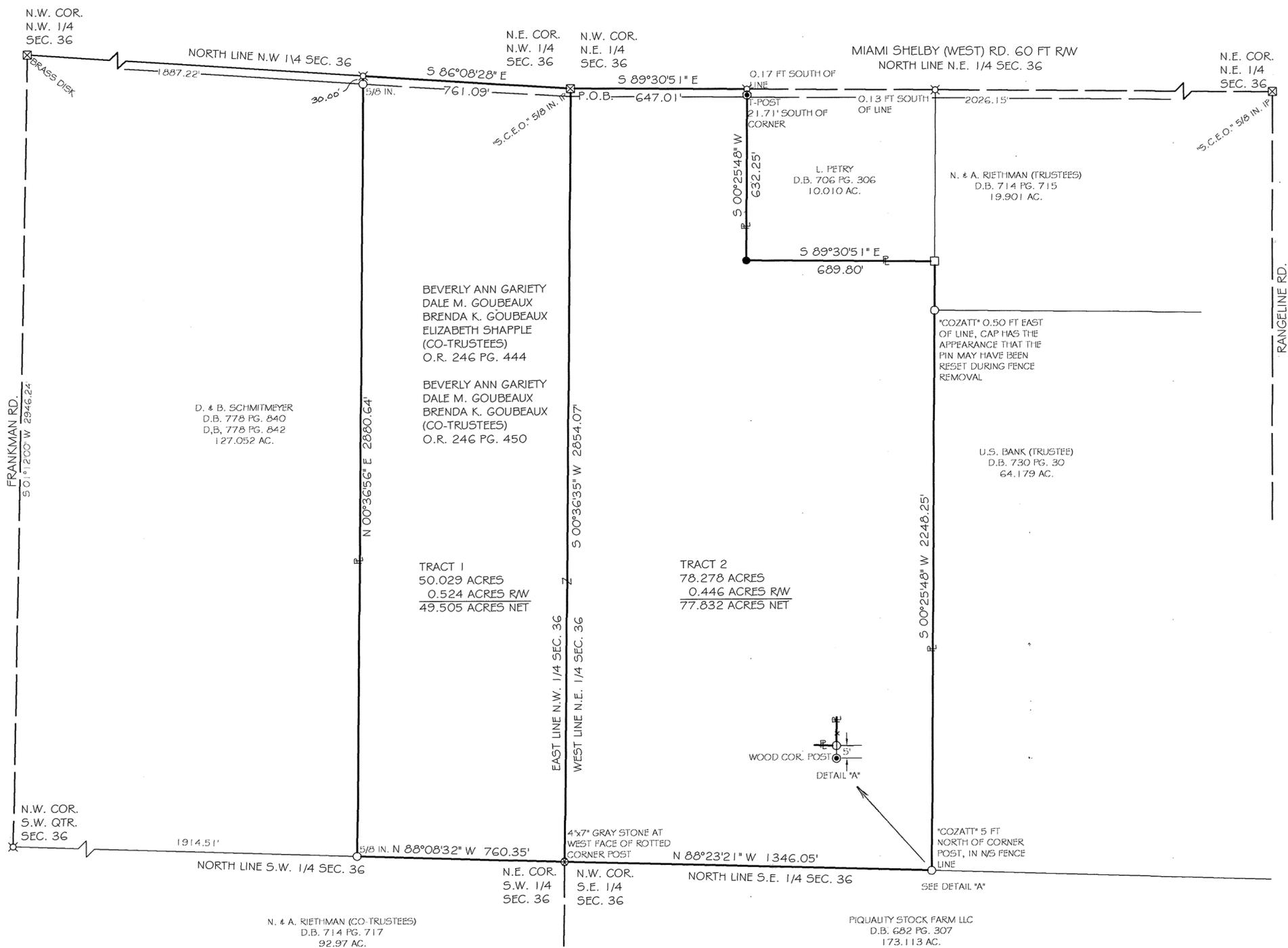
NEWBERRY  
TOWNSHIP

10  
TOWN

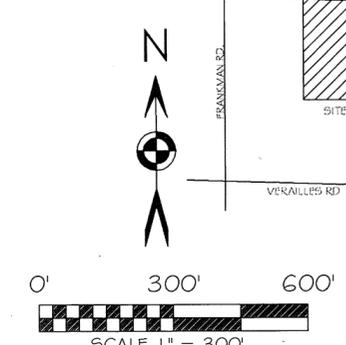
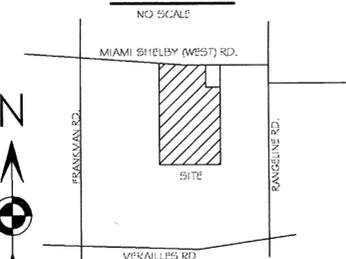
4E  
RANGE

36 NW & NE 1/4S M.R.S.  
SECTION

VOLUME 57 PAGE 93  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS



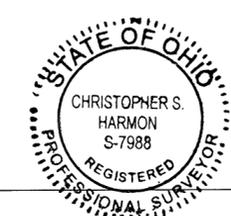
VICINITY MAP



BASIS OF BEARING: BEARINGS ARE THE ODOT VRS, OHIO STATE PLANE SOUTH ZONE, 3402, NAD 83 (2011 ADJ.), GRID. DISTANCES SHOWN ARE GROUND.

LEGEND

- 5/8x3/8" IRON PIN (SET) W/ ORANGE PLASTIC CAP STAMPED "LOCK TWO 7988"
- IRON PIN (FOUND)
- ⊙ MAG NAIL (SET)
- ⊗ RAILROAD SPIKE (FOUND)
- RAILROAD RAIL (FOUND)
- ⊠ MONUMENT BOX (FOUND)
- ⊙ FENCE POST (FOUND)



*Christopher S. Harmon*  
CHRISTOPHER S. HARMON P.S. #7988

7/8/16  
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 SEPTEMBER, 2004 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

LOCK-TWO SURVEYING  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332

LOCKTWSURVEYING@NKTELCO.NET #16031

**LAND DESCRIPTION**

Part of Inlot 8943 and Inlot 8160 in the City of Piqua, Miami County, Ohio, being a part of the 1.057-acre and 0.768-acre tracts of land conveyed to aMalik Limited, LLC, by deed recorded as Instrument Number 2015OR-11077 in the Office of the Recorder of Miami County, Ohio, described as follows:

BEGINNING at a rebar with cap stamped "Godsey PS 6830" found at a northeast corner of said Inlot 8943 as recorded in Plat Book 22, Page 97 in the Office of the Recorder of Miami County, Ohio, also being the southeast corner of a tract of land owned by Indiana Gas Company, Inc. and Vectren Energy Delivery of Ohio, Inc. as described in Deed Volume 710, Page 689 in said Recorder's Office, said corner being at the Ohio co-ordinate system of 1983, south zone (2011, EPOCH 2010.0000) coordinate 239505.2852 meters North and 449269.5601 meters East;

thence South 16 degrees 43 minutes 09 seconds East (grid bearing based on said Ohio co-ordinate system of 1983, south zone) along an east line of said Inlot 8943 a distance of 89.48 feet (all distances in this description are horizontal ground distances in US Survey Feet) to a 5/8 inch rebar with orange plastic cap stamped "Schneider OH-Firm #2671" (hereinafter referred to as a "Capped Rebar") set;

thence South 89 degrees 54 minutes 05 seconds West a distance of 81.28 feet to a "Capped Rebar" set being the point of curvature of a curve to the right having a radius of 15.00 feet;

thence northwesterly along said curve an arc distance of 23.56 feet to a "Capped Rebar" set, said curve having a long chord of North 45 degrees 05 minutes 55 seconds West a distance of 21.21 feet and a central angle of 90 degrees 00 minutes 00 seconds;

thence North 00 degrees 05 minutes 55 seconds West a distance of 10.00 feet to a "Capped Rebar" set;

thence North 02 degrees 00 minutes 00 seconds East a distance of 10.00 feet to a "Capped Rebar" set;

thence North 66 degrees 38 minutes 48 seconds East a distance of 6.56 feet to a "Capped Rebar" set;

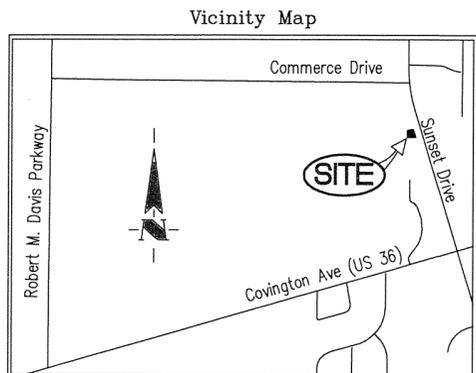
thence North 86 degrees 30 minutes 00 seconds East a distance of 17.00 feet to a "Capped Rebar" set;

thence North 00 degrees 32 minutes 46 seconds East a distance of 39.53 feet to a "Capped Rebar" set on the south line of said tract of land owned by Indiana Gas Company, Inc. and Vectren Energy Delivery of Ohio, Inc. as described in Deed Volume 710, Page 689 in said Recorder's Office;

thence North 80 degrees 39 minutes 56 seconds East along said south line a distance of 47.50 feet to the POINT OF BEGINNING, containing 0.133 acres, more or less, of which 0.013 acres is in part of Inlot 8160 and 0.120 acres is in part of Inlot 8943.

The above description was prepared by Kristopher K. Eichhorn, Ohio Professional Surveyor Number S-8652 based upon a survey completed on July 1, 2016, as shown on Miami County Engineer's Record of Land Surveys Volume 57, Page 94.

Surveyed By: *Kristopher K. Eichhorn*  
 Kristopher K. Eichhorn  
 Registered Professional Surveyor #S-8652  
 July 1, 2016



1"=1000'

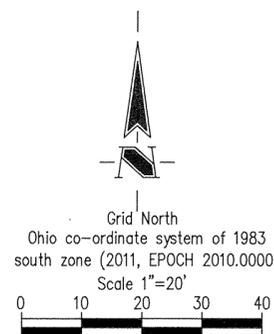
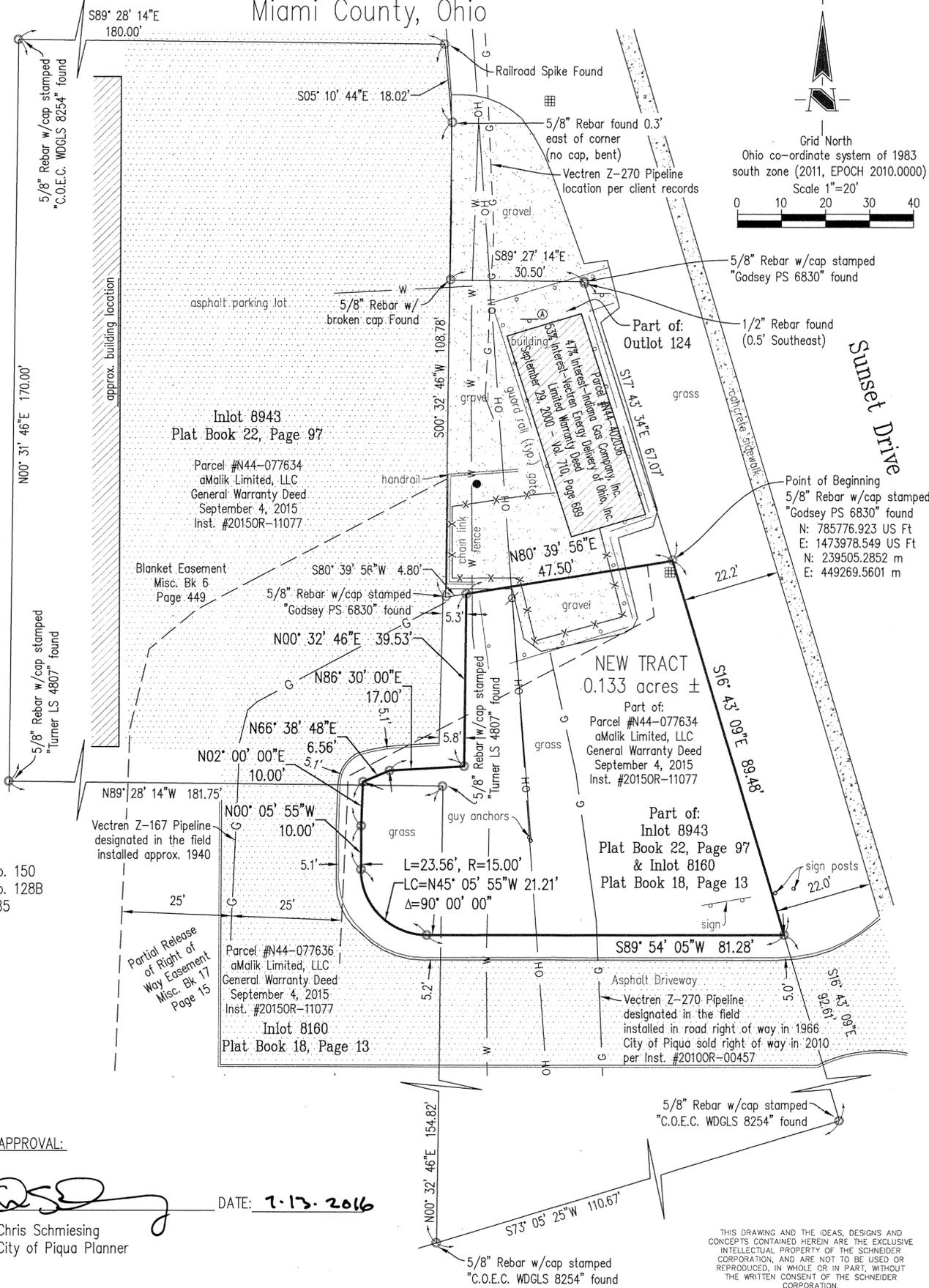
**Note:**

The horizontal data shown on this survey are based upon a positional solution derived from global positioning system (GPS) observations utilizing the ODOT VRS RTK Network utilizing base station SIDN (Sidney, Ohio). The coordinate values and bearings shown are in the Ohio Co-Ordinate System of 1983, South Zone (2011 Reference Frame; 2010.0 Epoch, US Survey Feet). Distances shown hereon are ground distances. The Combined scale factor for this project is 0.99998355 and has been applied.

**Note:**

There was no evidence of occupation along the boundaries of the subject tract, unless otherwise noted. All monuments flush unless otherwise noted.

**PLAT OF SURVEY**  
 Part of: Inlot 8943 & Inlot 8160  
 City of Piqua  
 Miami County, Ohio



Volume 57 Page 94  
 Miami County Engineer's  
 Record of Land Surveys

**LEGEND**

- 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "SCHNEIDER OH-FIRM #2671" SET FLUSH, UNLESS OTHERWISE NOTED
- UTILITY POLE W/ GUY ANCHOR
- OH — OVERHEAD UTILITY LINES
- G — UNDERGROUND GAS LINE
- W — UNDERGROUND WATER LINE
- X — FENCE LINE
- — GUARD RAIL
- GAS MARKER POST
- MANHOLE
- ⊙ ACCESS COVER
- ⊞ INLET

**Schneider**  
 SCHNEIDER ENGINEERING CORP  
 DBA THE SCHNEIDER CORPORATION  
 OHIO FIRM #2671  
 8901 Otis Avenue  
 Indianapolis, IN 46216-1037  
 Telephone: 317.826.7100  
 Fax: 317.826.7200  
 www.schneidercorp.com  
 Civil Engineering  
 GIS \* LIS  
 Land Surveying

**Piqua 2 Station**  
**Original Boundary Survey**

100 N. Sunset Dr., Piqua, OH 45356  
 Vectren Energy Delivery  
 One Vectren Sq. Evansville, IN 47708

- Survey References**
- Lot Survey Vol. 10, Plat No. 150
  - Lot Survey Vol. 17, Plat No. 128B
  - Lot Survey Vol. 23, Page 85
  - Plat Book 8, Page 62
  - Plat Book 18, Page 13
  - Plat Book 22, Page 97

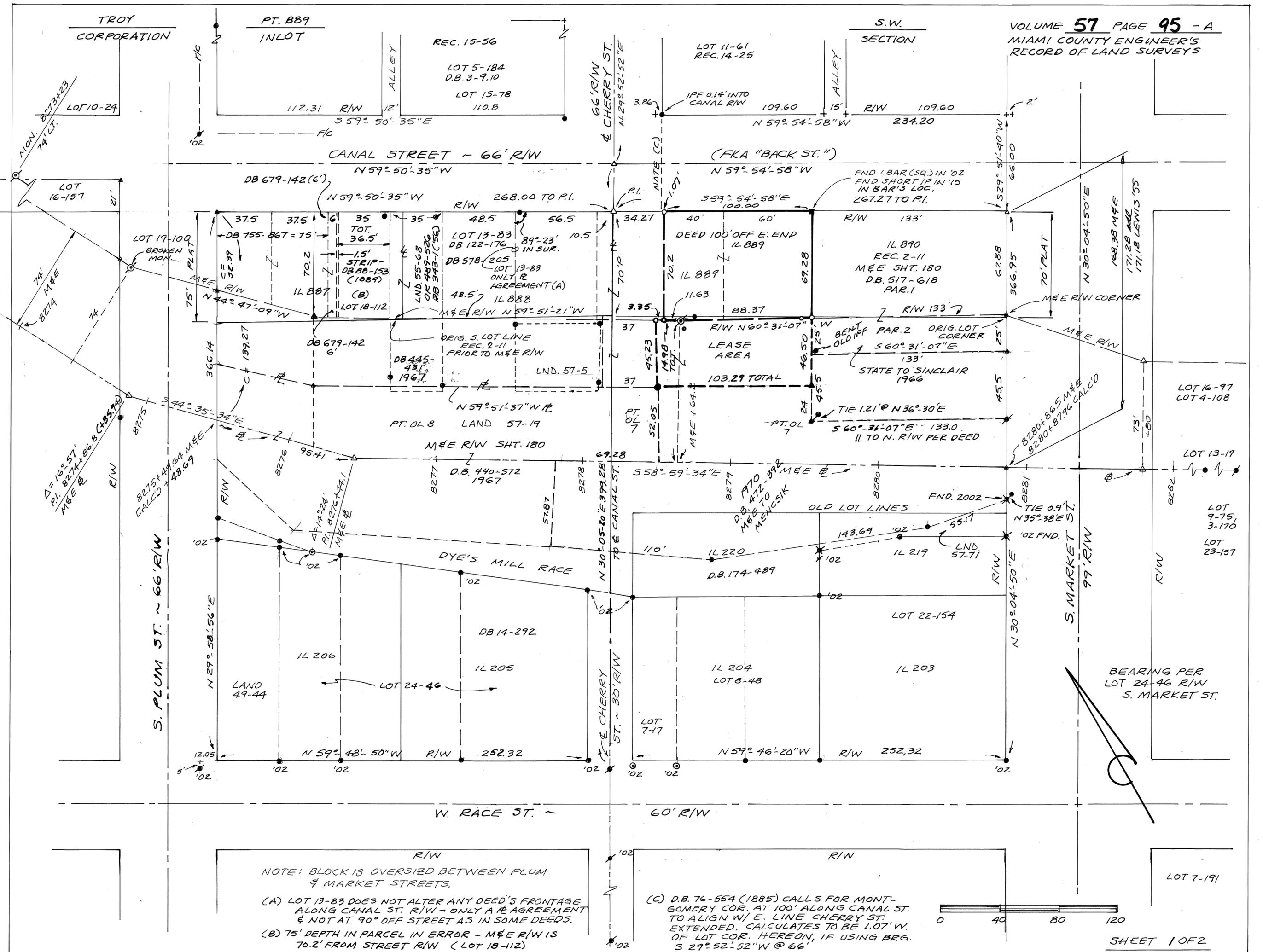
- Deed References**
- Vol. 710, Page 689
  - Inst. #2015OR-11077

**APPROVAL:**

*Chris Schmiesing*  
 Chris Schmiesing  
 City of Piqua Planner  
 DATE: 7-13-2016

THIS DRAWING AND THE IDEAS, DESIGNS AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF THE SCHNEIDER CORPORATION, AND ARE NOT TO BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE SCHNEIDER CORPORATION.  
 © COPYRIGHTED BY THE SCHNEIDER CORP. (2016)

|  |                        |
|--|------------------------|
| DATE: 07/01/2016                                   | PROJECT NO.: 10008.001 |
| DRAWN BY: KKE                                      | CHECKED BY: MGJ        |
| SHEET TITLE: PLAT OF SURVEY                        |                        |
| DRAWING FILES: T:\10k\10008\001\dwgs\10008001s.dwg |                        |
| REVISIONS:   |                        |
| SHEET NO.: ONE                                     |                        |
| OF 1   |                        |



NOTE: BLOCK IS OVERSIZED BETWEEN PLUM & MARKET STREETS.

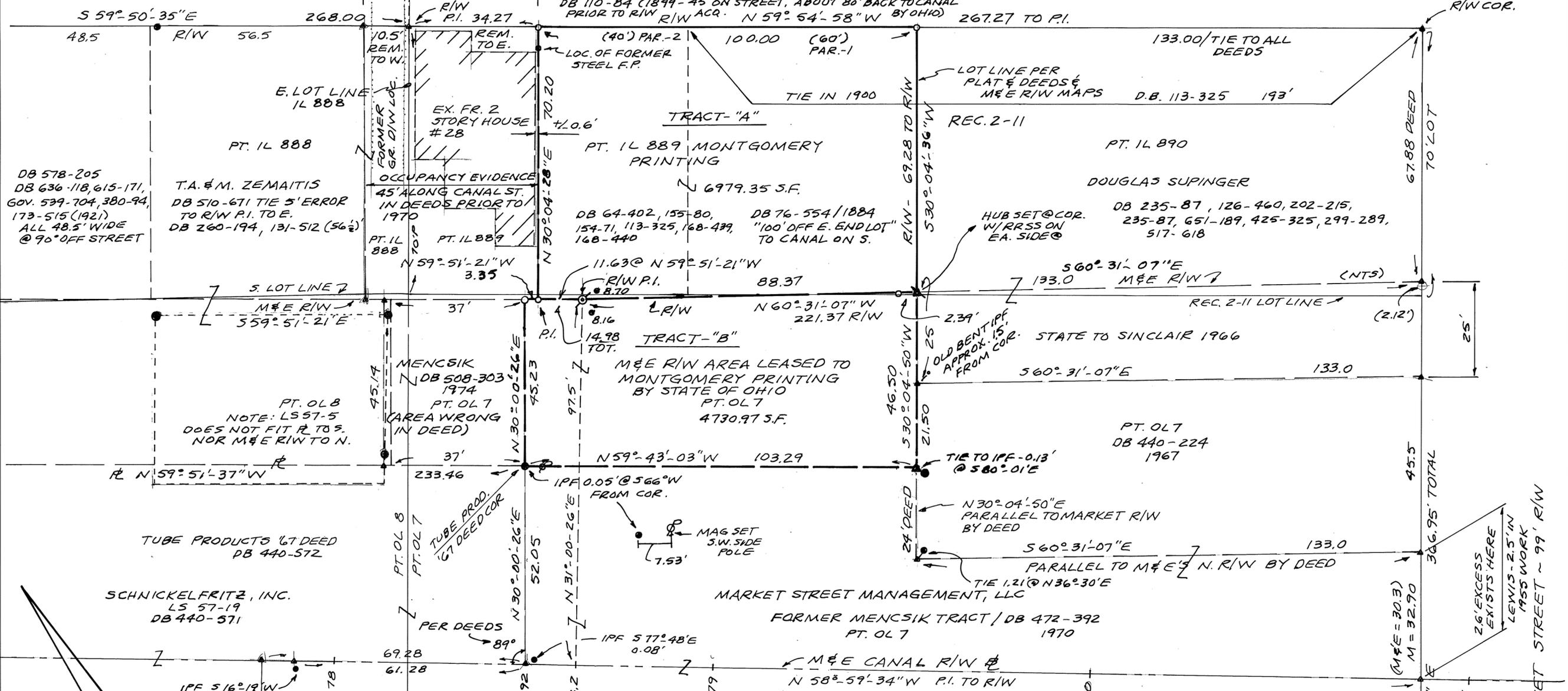
(A) LOT 13-83 DOES NOT ALTER ANY DEED'S FRONTAGE ALONG CANAL ST. R/W - ONLY A RE AGREEMENT & NOT AT 90° OFF STREET AS IN SOME DEEDS.

(B) 75' DEPTH IN PARCEL IN ERROR - M&E R/W IS 70.2' FROM STREET R/W (LOT 18-112)

(C) D.B. 76-554 (1885) CALLS FOR MONTGOMERY COR. AT 100' ALONG CANAL ST. TO ALIGN W/ E. LINE CHERRY ST. EXTENDED. CALCULATES TO BE 1.07' W. OF LOT COR. HEREON, IF USING BRG. S 29° 52' 52\"/>



DB 477-187 ERROR - BALANCE OF IL 888 & 889 WIDTHS ARE NOT 5' & 40' - MUST USE PRIOR DEED TO BARGA IN 1953 & ITS PRIOR DEEDS SEE D.B. 311-253, 200-372, 231-35, ET AL DB 110-84 (1899-45' ON STREET, ABOUT 80' BACK TO CANAL PRIOR TO R/W R/W ACQ. N 59° 54' 58" W BY OHIO) 267.27 TO P.I.



PT. OL 8  
 NOTE: LS 57-5 DOES NOT FIT R TO S, NOR M&E R/W TO N.

TUBE PRODUCTS LT DEED DB 440-572

SCHNICKELFRITZ, INC. LS 57-19 DB 440-571

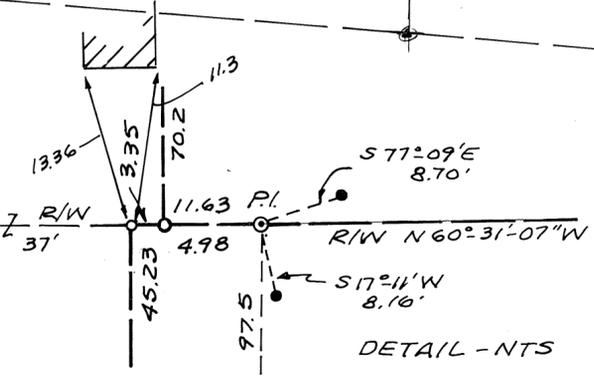
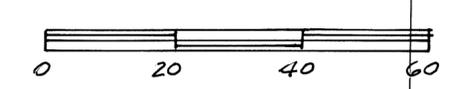
MARKET STREET MANAGEMENT, LLC  
 FORMER MENCNIK TRACT / DB 472-392 PT. OL 7 1970

DB 508-303 INCORRECTLY LOCATES CANAL ST. R/W TO M&E R/W HELD SENIOR 1967 COR. FORTUBE PRODUCTS OFF M&E R/W

- LEGEND**
- ⊙ C.I. M&E R/W MONUMENT FOUND
  - IRON PIN FOUND
  - IRON PIN SET
  - ⊙ MAG NAIL FOUND
  - ▲ CALCULATED CORNER
  - ✕ RAILROAD SPIKE FOUND
  - △ M&E & P.I.
  - ⊙ IRON PIPE FOUND
  - ⊙ 2x2 HUB SET

SURVEY OF PART OF IL 889, PTS. OL 7 & OL 8 (PTS. OF M&E CANAL R/W) - SITE OF FORMER MONTGOMERY PRINTING COMPANY IN TROY, OHIO FOR SAM CAIRNS

Steven D. Leffel 6-21-16 REV. 7-13-16  
 STEVEN D. LEFFEL  
 PROFESSIONAL SURVEYOR NO. 6660  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45373-1754  
 937-339-9573



# PLAT OF SURVEY

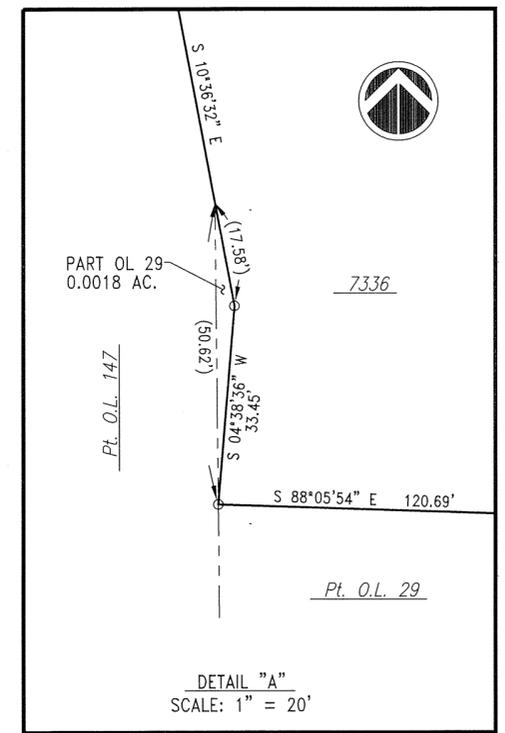
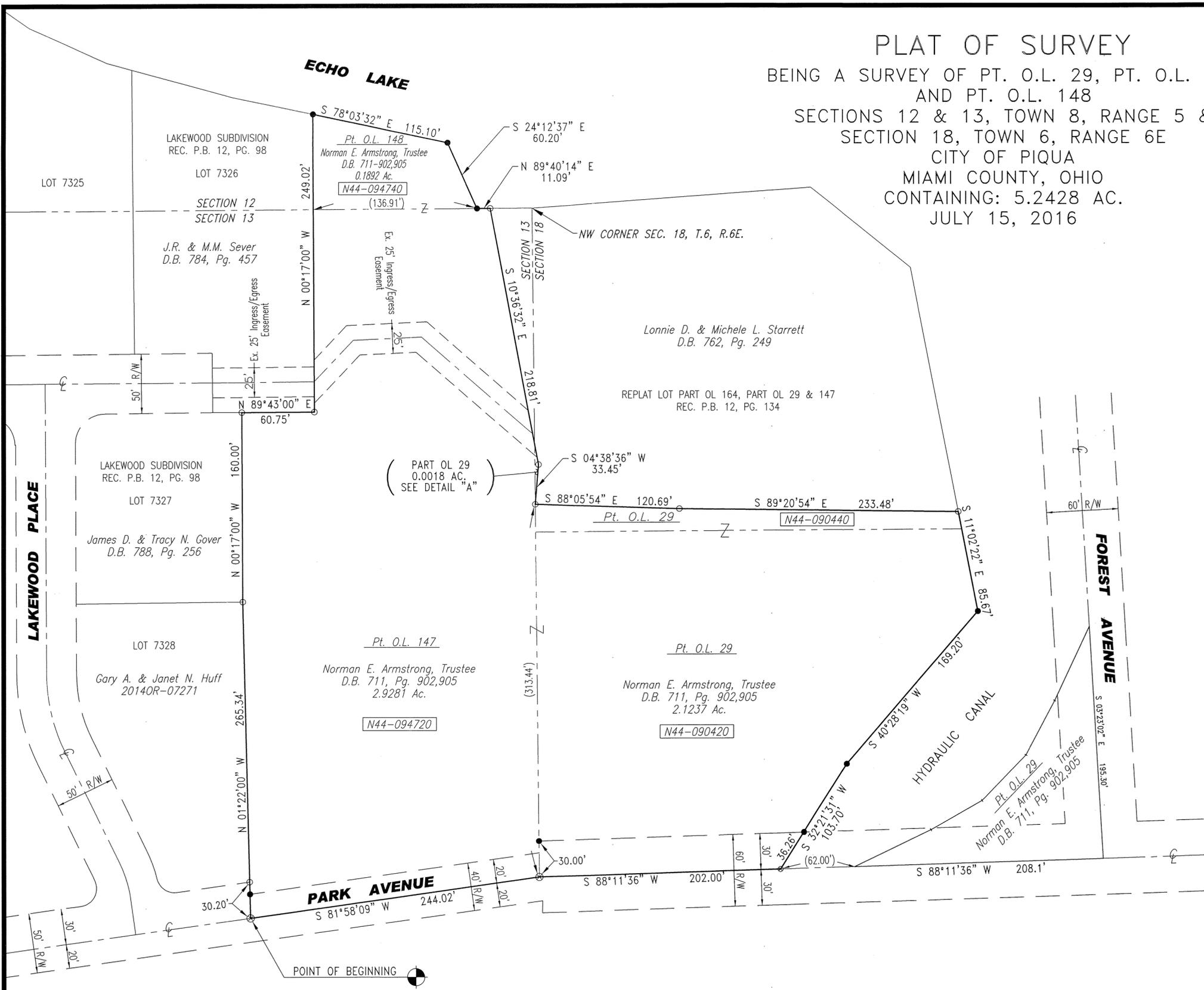
BEING A SURVEY OF PT. O.L. 29, PT. O.L. 147  
AND PT. O.L. 148  
SECTIONS 12 & 13, TOWN 8, RANGE 5 &  
SECTION 18, TOWN 6, RANGE 6E  
CITY OF PIQUA  
MIAMI COUNTY, OHIO  
CONTAINING: 5.2428 AC.  
JULY 15, 2016



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



Monuments found or set are in good condition unless otherwise labeled.  
Deeds & Survey Records as noted on drawing are source data for this survey.

**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 OR TO BE SET AS SHOWN.

THE REINKE GROUP, INC.

BY: *[Signature]* 7/15/16  
LOUIS J. HANSER  
OHIO SURVEYOR NO. 7843



**Basis of Bearing:**  
East line of Lakewood Subdivision  
P.B. 12, Pg. 98 (N 1°22'00" W)

**Occupation Statement:**  
Occupation, where it occurs, generally agrees with monumentation found.

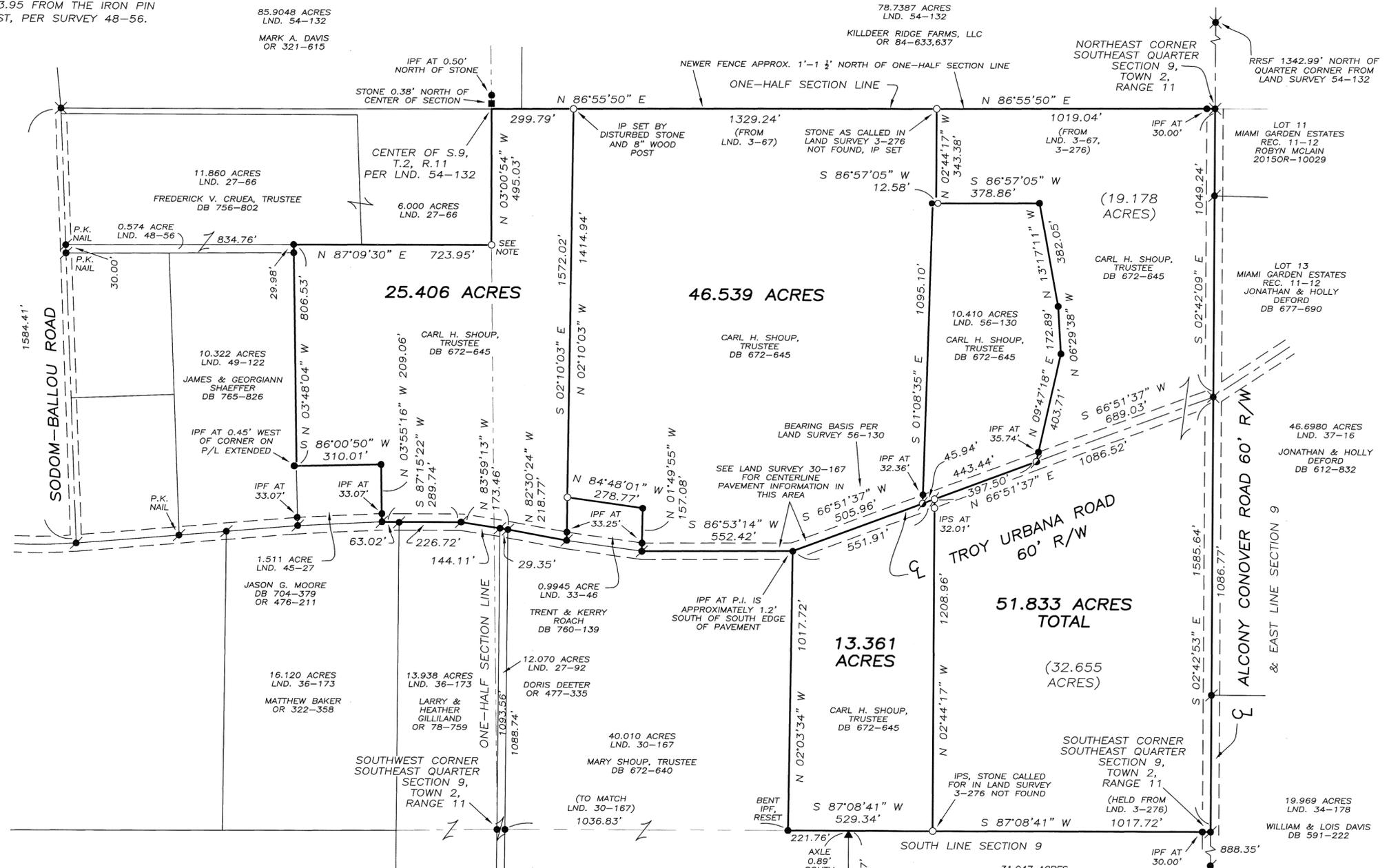
- MONUMENT LEGEND —
- 5/8" Iron Pin found ( #5 Rebar )
  - 5/8" Iron Pin set with yellow plastic cap stamped: "Reinke L.S. #6207"
  - ⊙ 1/2" Iron Pipe found
  - ⊠ Stone found
  - ▲ Spike found
  - △ Spike set
  - ⊗ Mag Nail Set
  - ⊕ P.K. Nail found
  - ⊞ Concrete Monument found
  - ⊟ Concrete Monument set
  - Axle found

PREPARED BY:

Engineering / Surveying / Land Planning  
Landscape Architecture / GPS Surveying

960 Congress Park Drive  
Centerville, OH 45459  
(937) 434-4810 ph.  
(937) 434-3978 fax  
www.ReinkeGroup.com

NOTE: NO POST FOUND, THOUGH CALLED FOR IN SURVEY 45-27. IRON PIN SET HOLDING A DISTANCE OF 495.41 FEET FROM STONE TO THE NORTH, PER SURVEY 27-66, AND HOLDING A DISTANCE OF 723.95 FROM THE IRON PIN FOUND TO THE WEST, PER SURVEY 48-56.



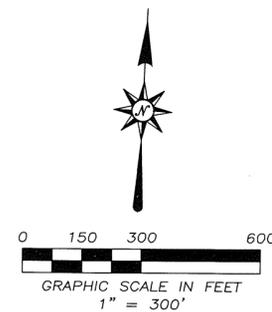
REFERENCES

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 3, PAGE 276
- VOLUME 4, PAGE 67
- VOLUME 27, PAGE 53
- VOLUME 27, PAGE 66
- VOLUME 28, PAGE 77
- VOLUME 30, PAGE 167
- VOLUME 33, PAGE 46
- VOLUME 34, PAGE 178
- VOLUME 36, PAGE 173
- VOLUME 37, PAGE 16
- VOLUME 45, PAGE 27
- VOLUME 48, PAGE 56
- VOLUME 49, PAGE 122
- VOLUME 54, PAGE 132
- VOLUME 56, PAGE 15
- VOLUME 56, PAGE 130

MIAMI COUNTY RECORDER'S RECORDS:  
DEED BOOK 672, PAGE 645  
PLAT BOOK 11, PAGE 12

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- ⊗ MAG SPIKE SET
- ⊘ MAG SPIKE FOUND
- ⊙ MAG NAIL SET OVER RAILROAD SPIKE
- ⊗ RAILROAD SPIKE FOUND
- ▲ AXLE FOUND
- STONE FOUND



SURVEY FOR CARL & MARY SHOUP  
IN MIAMI COUNTY, OHIO ~ JUNE 26, 2016

*Gregg S. Brookhart*

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

6  
TOWN

5E  
RANGE

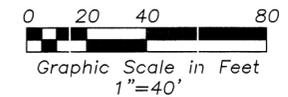
26 NW 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 98  
Miami County Engineer's  
Record of Land Surveys



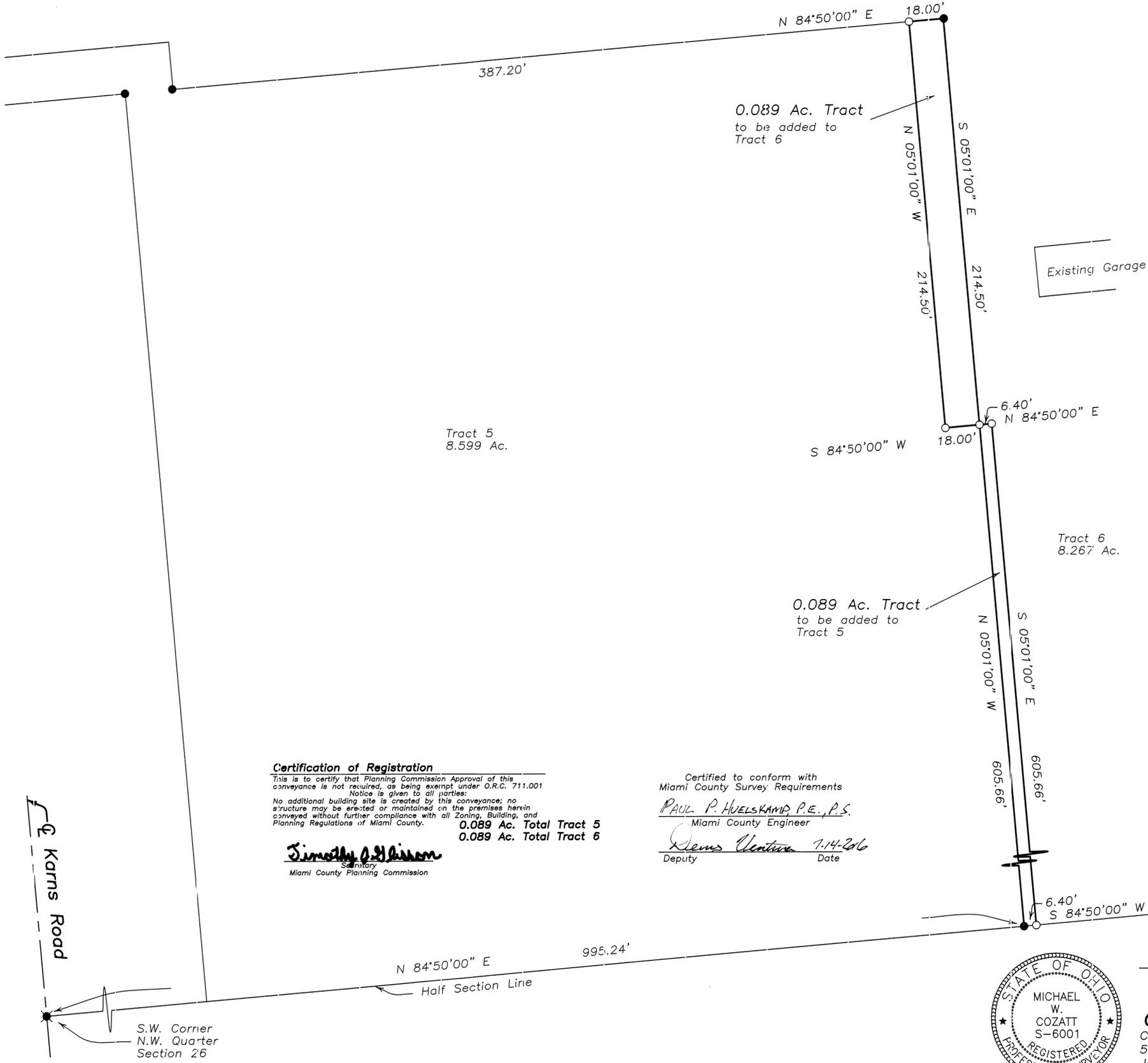
**Legend**

- 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 Engineer's  
Record of Land Surveys  
Volume 23, Page 160  
(Basis of Bearings)

Survey of 2-0.089 Ac. tracts  
for Sarah Weikert & Judith Bowling



**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.

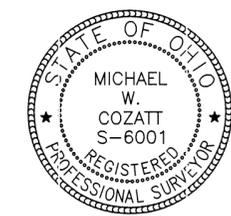
0.089 Ac. Total Tract 5  
0.089 Ac. Total Tract 6

*Timothy J. Hillman*  
Secretary  
Miami County Planning Commission

Certified to conform with  
Miami County Survey Requirements

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

*Dennis Ventura* 7-14-2016  
Deputy Date



*Michael W. Cozatt* 6/21/16  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 11716 (937) 339-2921  
File Name: C:\Jobs\2016\11716.dwg  
Drawn by: DMC ~ Checked by: MWC

S.W. Corner  
N.W. Quarter  
Section 26

6  
TOWN

5E  
RANGE

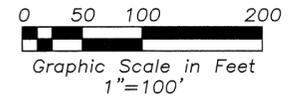
19 SE 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 99  
Miami County Engineer's  
Record of Land Surveys



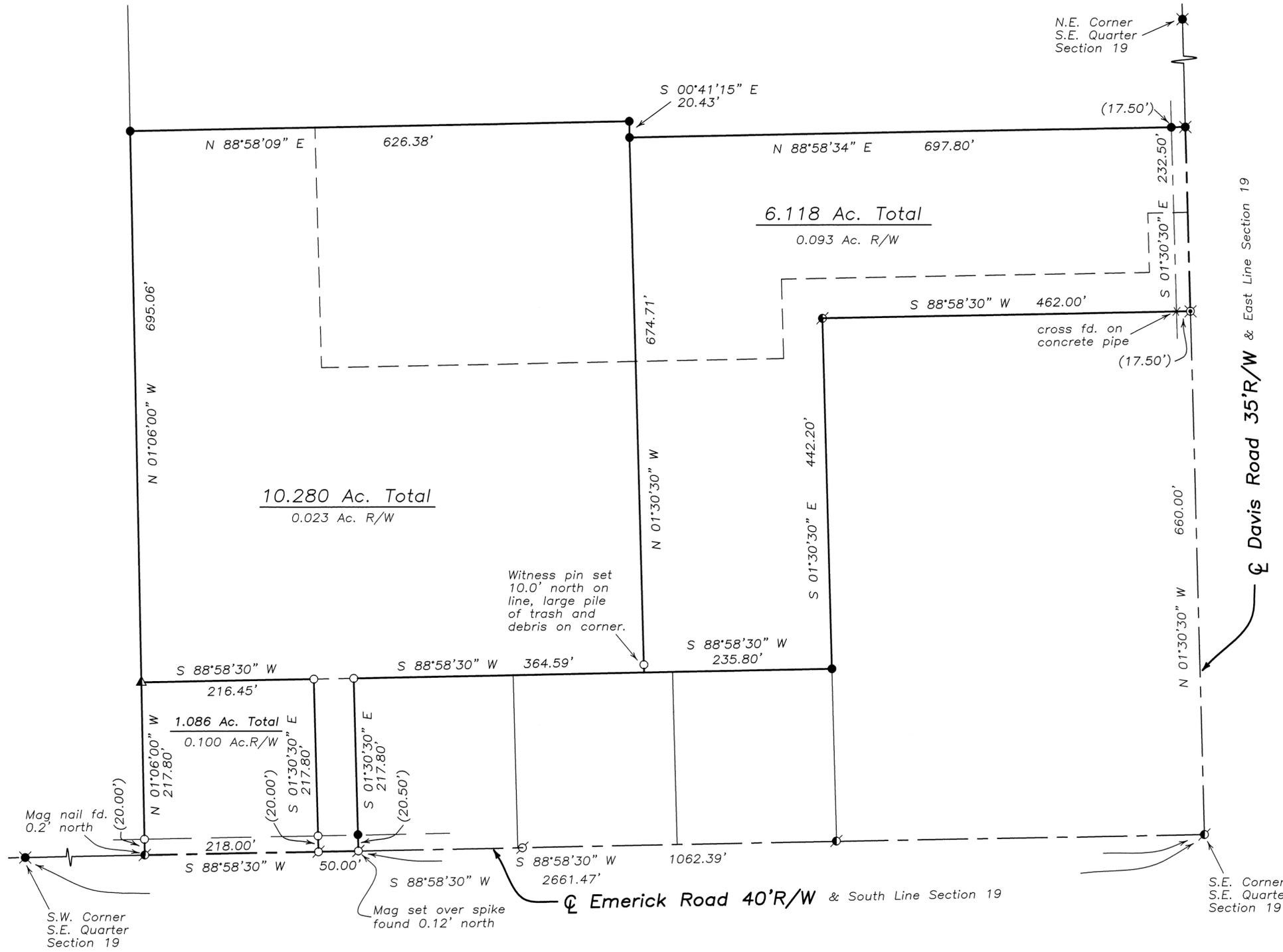
**Legend**

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

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 8, Page 157  
Volume 47, Page 198  
(Basis of Bearings)  
Volume 53, Page 192

Survey reconfigure of 3 tracts  
for Brian Wooddell



Certified to conform with  
Miami County Survey Requirements

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

Devas Ventura 7-14-2016  
Deputy Date

Approved by  
Miami County Planning Commission

*[Signature]*  
Secretary

7/18/2016  
Date

Approved  
Subject to Zoning Approval

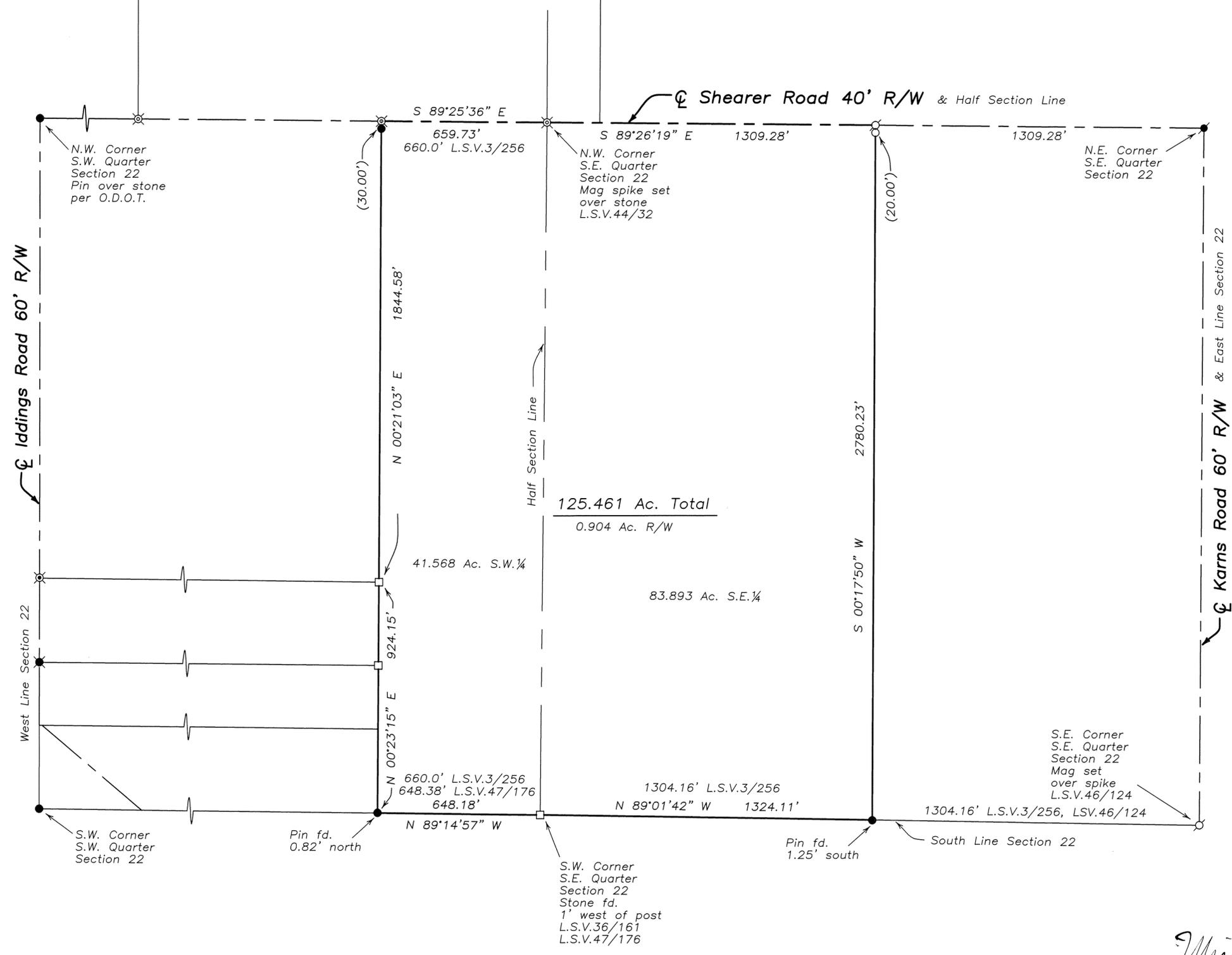
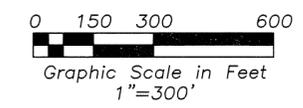
By *[Signature]*, R.S.

Date 7/19/16  
Miami County  
General Health Department



*[Signature]* 6/30/16  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 13716 (937) 339-2921  
File Name: C:\Jobs\2016\13716.dwg  
Drawn by: DMC ~ Checked by: MWC



**Legend**

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

**References**

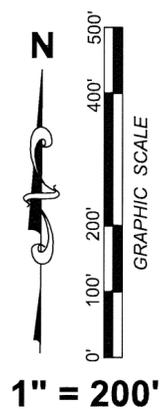
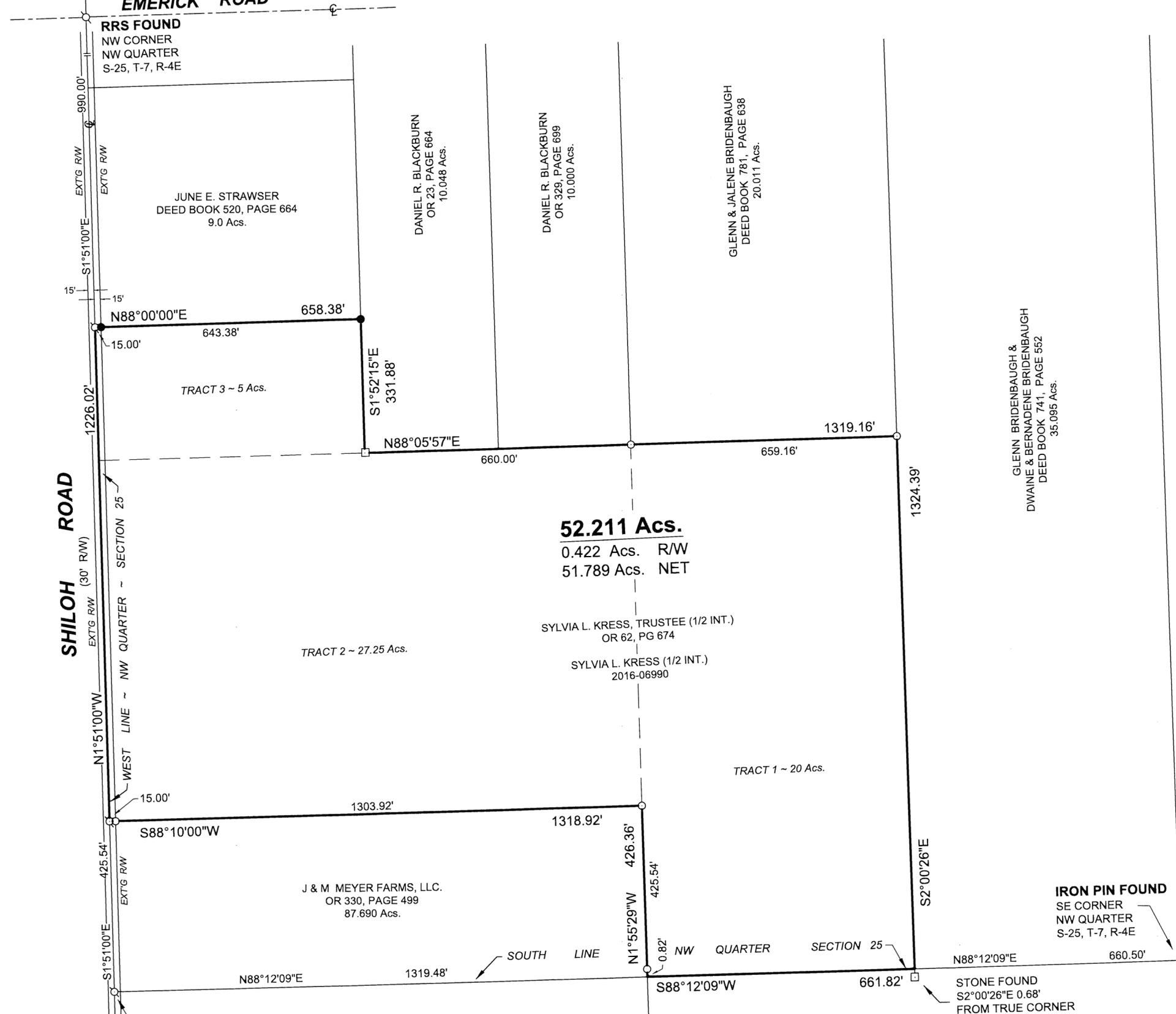
- Miami County Engineer's Record of Land Surveys
- Volume 3, Page 256
  - Volume 7, Page 22
  - Volume 28, Page 144
  - Volume 34, Page 66
  - Volume 44, Page 32 (Basis of Bearings)
  - Volume 46, Page 78
  - Volume 46, Page 124
  - Volume 47, Page 99

Survey of 125.461 Ac. for Star Bank N.A., Trustee



*Michael W. Cozatt* 7/19/16  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C 534 N. Elm St. Suite C  
Job No. 15816 Troy, OH 45373  
File Name: C:\Jobs\2016\15816.dwg (937) 339-2921  
Drawn by: DMC ~ Checked by: MWC



**BASIS OF BEARINGS**  
BEARINGS MADE TO AGREE WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 (N 88°00'00"E) AS SHOWN BY A SURVEY FILED IN VOLUME 50, PAGE 129 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

**LEGEND**

- IRON PIN FOUND (5/8" DIA.)
- ⊗ RAILROAD SPIKE FOUND
- STONE FOUND
- IRON PIN SET (5/8" x 30")
- ⦿ MAG NAIL SET

ALL PINS SET HAVE A CAP LABELED "WINEMILLER ASSOCIATES"

**SURVEY REFERENCES**

VOLUME 3, PAGE 151  
VOLUME 19, PAGE 154  
VOLUME 24, PAGE 78  
VOLUME 26, PAGE 3  
VOLUME 37, PAGE 68  
VOLUME 50, PAGE 129  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

DEED BOOK 520, PAGE 664  
OR 62, PAGE 674  
2016OR-06990  
MIAMI COUNTY DEED RECORDS

**OCCUPATION**  
OCCUPATION APPEARS TO AGREE WITH THE SURVEYED LINES.

**PLAT OF SURVEY**  
~FOR~  
**SYLVIA LEE KRESS, TRUSTEE**  
JUNE 24, 2016

RRS FOUND  
SW CORNER  
NW QUARTER  
S-25, T-7, R-4E



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.**  
*David R. Winemiller*  
DAVID R. WINEMILLER  
OHIO REGISTERED LAND SURVEYOR No. 7197

DON E. ROBERTS, TRUSTEE  
OR 214, PAGE 915  
79.673 Acs.

IRON PIN FOUND  
SE CORNER  
NW QUARTER  
S-25, T-7, R-4E

STONE FOUND  
S2°00'26"E 0.68'  
FROM TRUE CORNER

**THOMAS WINEMILLER & ASSOCIATES, INC.**  
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
212 WEST NATIONAL ROAD  
VANDALIA, OHIO 45377  
(937)-898-5862 FAX:(937)-898-5716  
www.winemillerengineering.com

# Plat of Survey

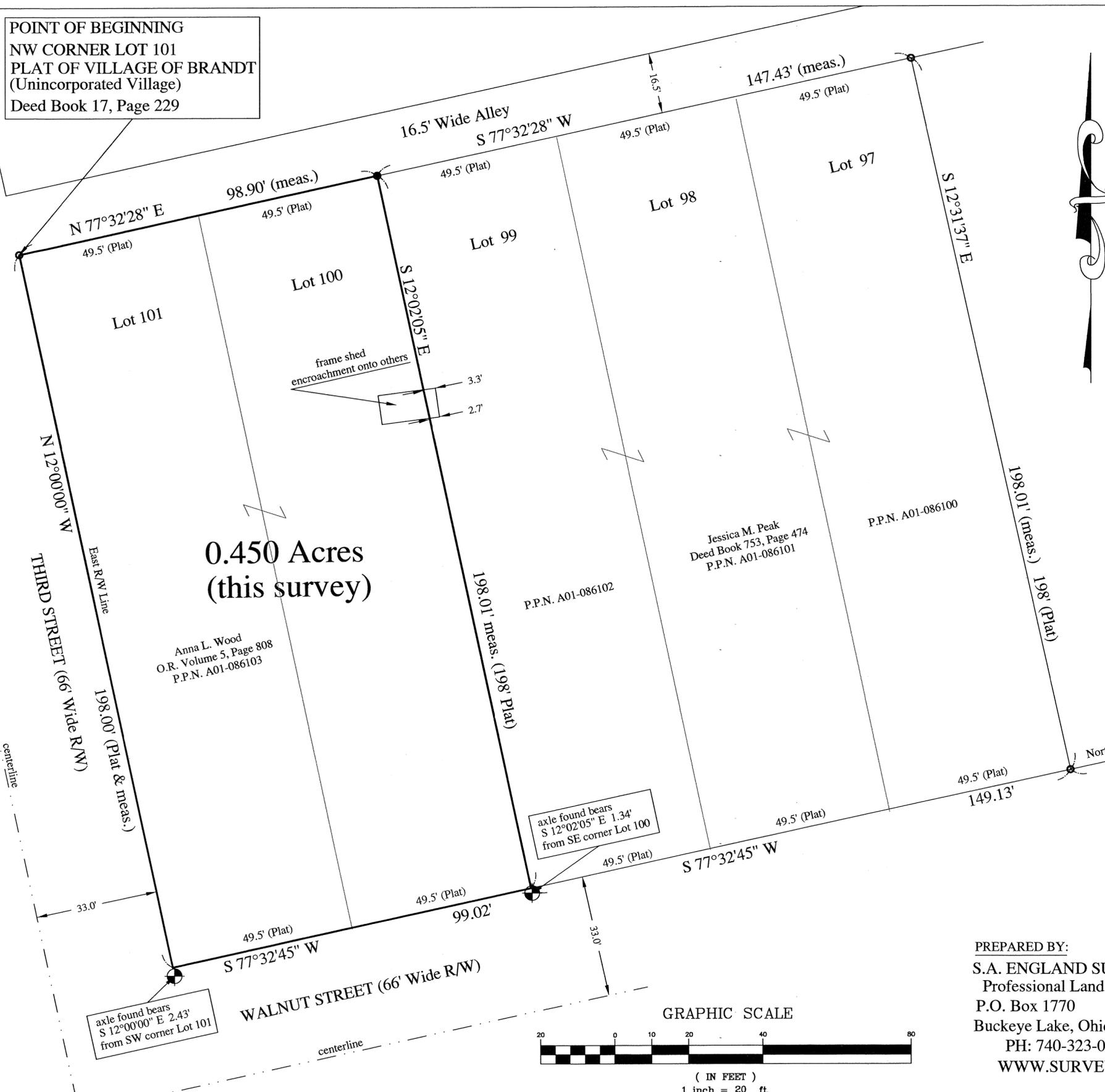
TOWNSHIP OF BETHEL, UNINCORPORATED VILLAGE OF BRANDT, COUNTY OF MIAMI,  
STATE OF OHIO, PART OF SOUTHEAST QUARTER SECTION 14, TOWNSHP 2N, RANGE 9.

Volume 57, Page 102

Miami County Engineer's  
Record of Land Surveys

Scale 1" = 20' July 20, 2016

POINT OF BEGINNING  
NW CORNER LOT 101  
PLAT OF VILLAGE OF BRANDT  
(Unincorporated Village)  
Deed Book 17, Page 229



**PROPERTY LOCATION:**

Situated in the Unincorporated Town of Brandt, Township of Bethel, County of Miami, State of Ohio, Southeast Quarter of Section 14, Township 2, Range 9.

Being a Re-Survey of a Lot 100 & Lot 101 of the Plat of Brandt, as recorded in Deed Book 17, Page 229, in the Miami County Plat Records, said Lots now or formerly conveyed to Anna L. Wood, as recorded in O.R. Volume 5, Page 808, in the Miami County Official Records, and being all of Auditor's P.P.N. A01-086103.

The bearings of this plat are based on the East Right of Way Line of Third Street (66' Wide R/W), as being N 12°00'00" W, and is an assumed Meridian used to denote angles only.

**RELATED DOCUMENTS:**

- 1) Plat of Kester's New Addition to Brandt Plat Book 4, Page 17
- 2) Survey Volume 14, Page 192
- 3) Survey Volume 22, Page 68
- 4) Survey Volume 55, Page 129

**LEGEND**

- - 5/8" o.d. Iron Pin Found (unless otherwise noted)
- - Iron Pin Set 5/8" Rebar 30" long w/ Red I.D. Cap Labeled S.A. England #7452
- ⊕ - Axle Found
- - 3/4" o.d. Iron Pipe Found

**PREPARED FOR:**

Manley-Deas  
Columbus, Ohio



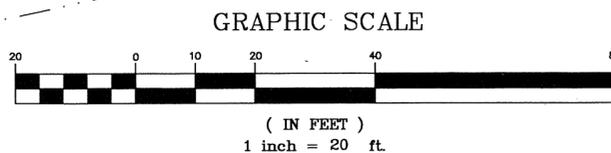
**PREPARED BY:**

S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PH: 740-323-0644  
WWW.SURVEYOHIO.COM

I hereby certify that this plat was prepared by me, and is correct to the best of my knowledge.

Dated: 7/20/16

Scott A. England, P.S.  
Ohio Registered Surveyor #7452

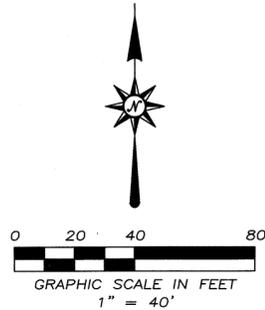


CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART OUTLOT 230

VOLUME 57 PAGE 103  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

NOTES:

1. THE DIMENSION PER DEED IS "191.75 FEET MORE OR LESS" FROM A POINT 165.00 FEET FROM COVINGTON AVENUE TO THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY. THE MEASURED DISTANCE FROM THE 20' ALLEY TO THE RAILROAD RIGHT-OF-WAY IS 172.42 FEET. THE SOUTH END OF SAID LINE IS 165.00 FEET FROM COVINGTON AVENUE AND THE NORTH END IS ON THE FORMER RAILROAD RIGHT-OF-WAY AS MONUMENTED BY TWO PINS FOUND, SEPARATED BY A DISTANCE OF 389.10 FEET PER SURVEY 17-128A. THE 191.75 FEET DIMENSION APPEARS TO BE IN ERROR, AND HAS BEEN PASSED ON THROUGH PREVIOUS DEEDS GOING BACK TO AT LEAST 1937 (DB 718-351 CURRENT, DB 511-19 FROM 1975, DB 223-493 FROM 1937). THE INTENT OF THE DEEDS IS FOR THE TRACT TO BE FROM THE RAILROAD RIGHT-OF-WAY TO THE NORTH SIDE OF THE 20' ALLEY. THIS MATCHES LONG-STANDING OCCUPATION LINES.
2. SOUTH PROPERTY LINE ESTABLISHED ALONG THE NORTH SIDE OF THE ALLEY IS 165.00 FEET FROM, AND PARALLEL TO, COVINGTON AVENUE, BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF INLOT 1682. THE WEST LINE OF INLOTS 1682, 1683 AND 1684, ALSO BEING THE EAST LINE OF THE TRACT SURVEYED HEREIN, WAS RE-ESTABLISHED THROUGH THE METAL CORNER POSTS FOUND ON THE WEST LINE OF INLOT 1683. THESE POSTS WERE THE MONUMENTS OF RECORD FOR LOT SURVEY 15-130. THE MEASURED DISTANCE FROM THE FRONT LOT LINE TO THE POSTS IS FOUND TO BE 153.8 FEET FROM, COMPARED TO THE PLATTED 153.5 FEET. THERE WERE NO MONUMENTS FOUND ON THE WEST GORDON STREET RIGHT-OF-WAY. CURB SPLITS WERE USED TO ESTABLISH THE FRONT PROPERTY LINE OF THE LOTS FRONTING ON GORDON. THE MEASURED 153.8 WAS USED TO RE-ESTABLISH THE REAR LINE OF THE LOTS, AND THE EAST LINE OF THE TRACT SURVEYED HEREIN, PARALLEL TO GORDON STREET. THE DISTANCE OF 172.80 FEET WAS HELD AS THE LENGTH OF THE SOUTH LINE OF THIS TRACT, PER DEEDS.
3. THE DIMENSION PER DEED IS "216.2 FEET MORE OR LESS" FROM A POINT 165.00 FEET FROM COVINGTON AVENUE TO THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY. THE MEASURED DISTANCE IS 204.84 FEET. SEE RATIONALE AND HISTORY PER NOTE NUMBER 1 ABOVE.
4. NORTH PROPERTY LINE ESTABLISHED ON THE DOCUMENTED RIGHT-OF-WAY LINE OF THE FORMER RAILROAD AS DESCRIBED IN NOTE NUMBER 1 ABOVE. THE NORTH LINE WAS SET USING THE DISTANCE OF 174.50 FEET PER DEEDS, MEASURED FROM THE EAST LINE OF THE TRACT, SAID EAST LINE DESCRIBED IN NOTE NUMBER 2 ABOVE.
5. ACTUAL LOCATION OF EAST SIDE OF 20' ALLEY IS APPROXIMATELY 47.2 FEET FROM IRON PIN FOUND, ALTHOUGH LOT SURVEY 13-70 SHOWS A DISTANCE OF 43 FEET.



LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊙ PINCH PIPE FOUND
- ▲ FENCE POST
- ⊙ MAG SPIKE SET
- MAG NAIL FOUND
- ⊗ CROSS NOTCH IN CONCRETE
- (P) DESIGNATES PLATTED OR DEEDED DIMENSIONS, ALL OTHERS MEASURED



REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 48, PAGE 135  
VOLUME 53, PAGE 27

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LOT SURVEYS:  
VOLUME 3, PAGE 117  
VOLUME 7, PAGE 145  
VOLUME 13, PAGE 70  
VOLUME 15, PAGE 130  
VOLUME 17, PAGE 128  
VOLUME 21, PAGE 50  
VOLUME 23, PAGE 110  
VOLUME 24, PAGE 83  
VOLUME 24, PAGE 88

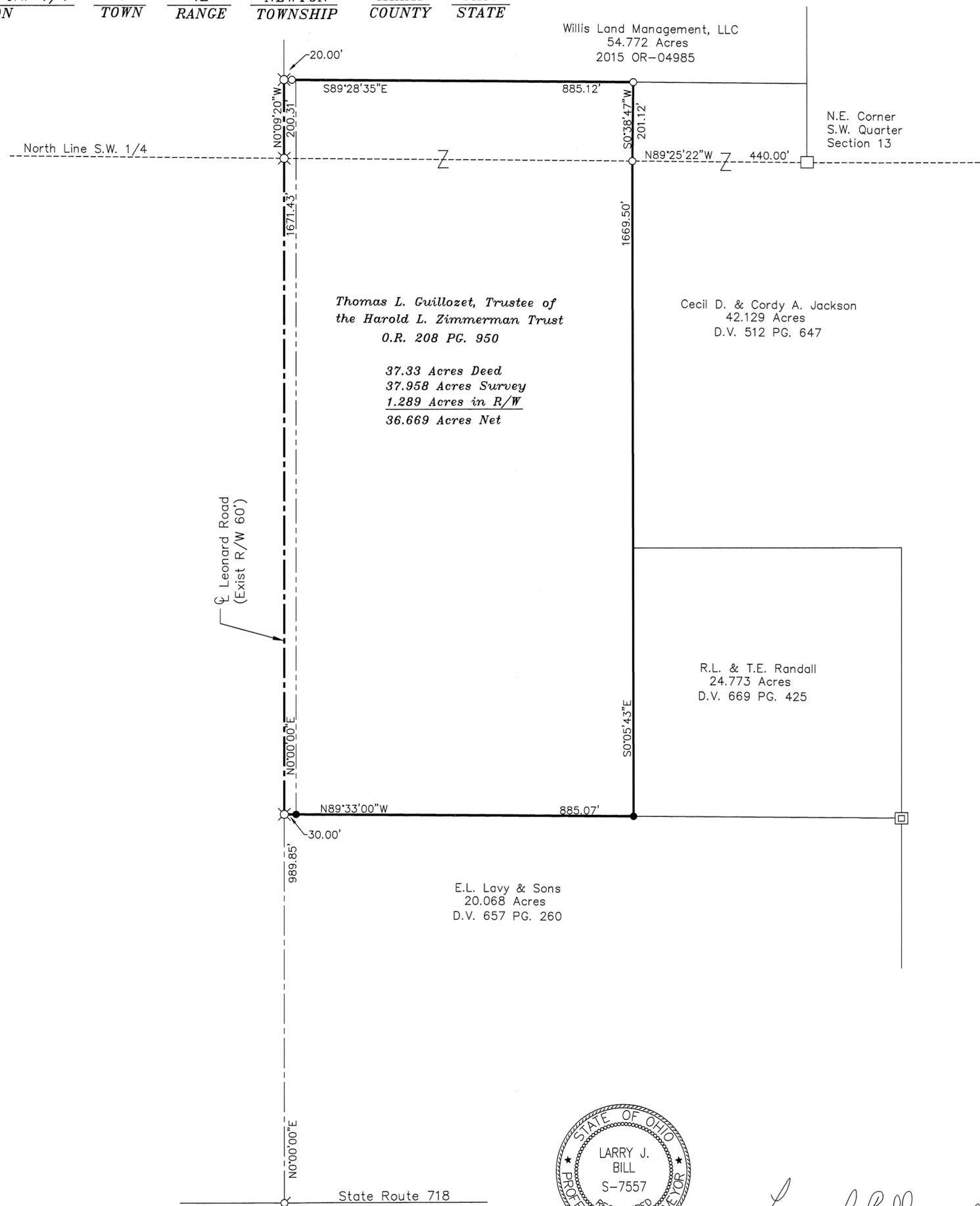
MIAMI COUNTY RECORDER'S  
RECORDS:  
PLAT BOOK 2, PAGE 38  
PLAT BOOK 23, PAGE 69  
DEED BOOK 82, PAGE 272  
DEED BOOK 223, PAGE 493  
DEED BOOK 286, PAGE 363  
DEED BOOK 323, PAGE 206  
DEED BOOK 511, PAGE 19  
DEED BOOK 684, PAGE 387  
DEED BOOK 718, PAGE 351  
OFFICIAL RECORD 277, PAGE 408

SURVEY FOR ARLENE EVANS  
IN MIAMI COUNTY, OHIO ~ JULY 16, 2016

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

13 SW 1/4 & NW 1/4 SECTION  
 8N TOWN  
 4E RANGE  
 NEWTON TOWNSHIP  
 MIAMI COUNTY  
 OHIO STATE

VOLUME NO. 57 PLAT NO. 104  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE: AUGUST 2016



N

SCALE: 1" = 200'

0 100 200 300 400

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

**LEGEND**

- STONE FOUND
- ◻ WOOD CORNER FENCE POST
- ⊕ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION  
 UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

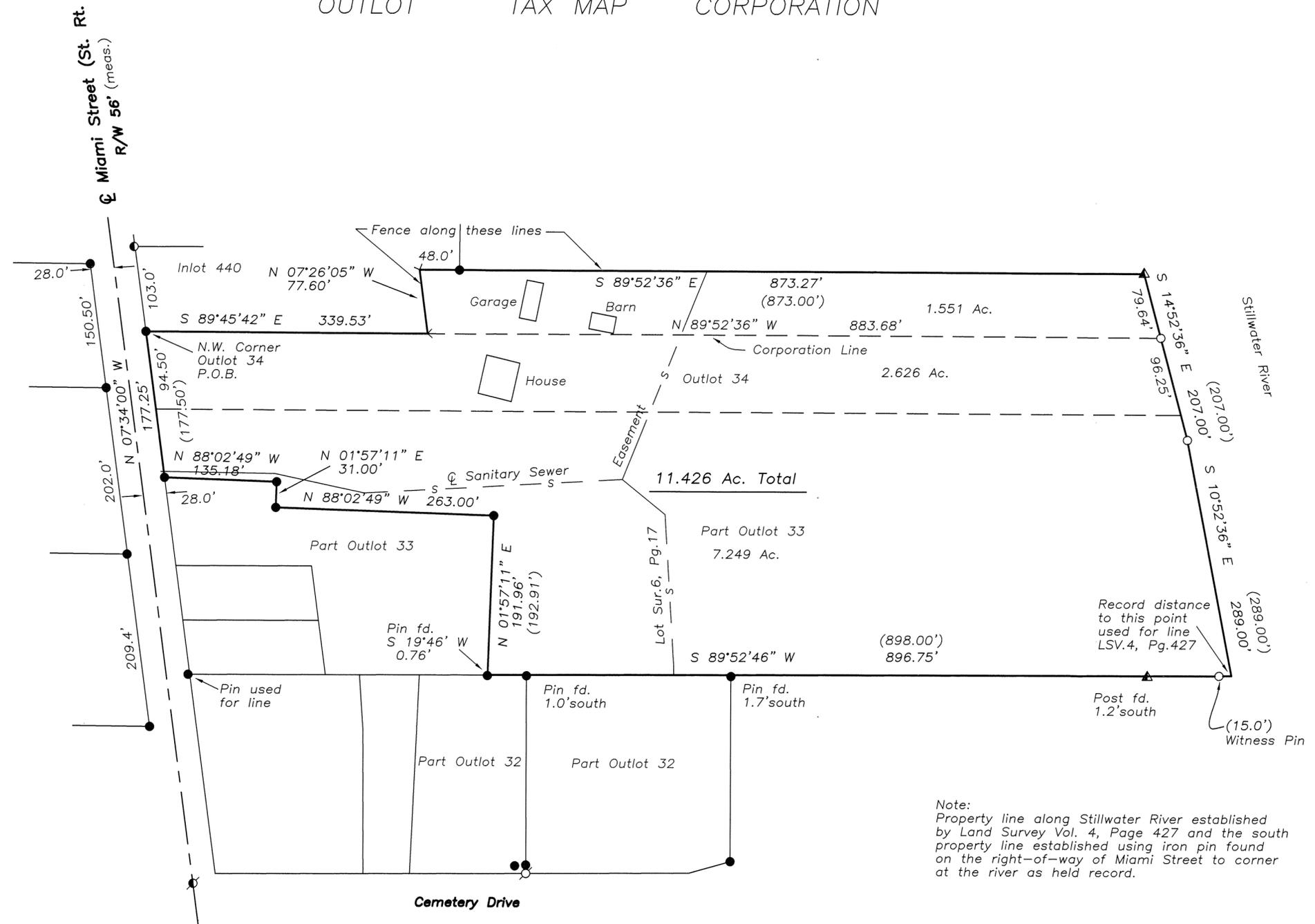
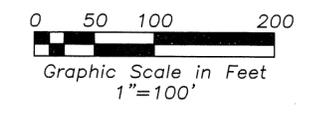
Miami County Engineer's Record of Land Surveys  
 Survey Volume 26 Page 146  
 Survey Volume 31 Page 26  
 Survey Volume 31 Page 186

SURVEY FOR TOM GUILLOZET



*Larry J. Bill*  
 LARRY J. BILL, P.S. #7557  
 DATE: *Aug 5, 2016*

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



- 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
  - < Angle Iron Found
  - ▲ Wood Fence Post
  - (000.00) Record Distance

- References**
- Miami County Engineer's Record of Lot Surveys Volume 6, Page 17
  - Volume 11, Page 173
  - Volume 22, Page 52
  - Volume 23, Page 41 (Basis of Bearings)
  - Miami County Engineer's Record of Land Surveys Volume 4, Page 427

Note:  
 Property line along Stillwater River established by Land Survey Vol. 4, Page 427 and the south property line established using iron pin found on the right-of-way of Miami Street to corner at the river as held record.

Survey of 11.426 Ac.  
 for Carolyn Harris, Trustee



*Michael W. Cozatt* 8/05/16  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer      Land Surveyor  
 534 N. Elm St. Suite C      Troy, OH 45373  
 Job No. 17916      (937) 339-2921  
 File Name: C:\Jobs\2016\17916.dwg  
 Drawn by: DMC ~ Checked by: MWC

2  
TOWN

9 BTMRS  
RANGE

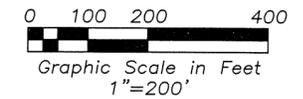
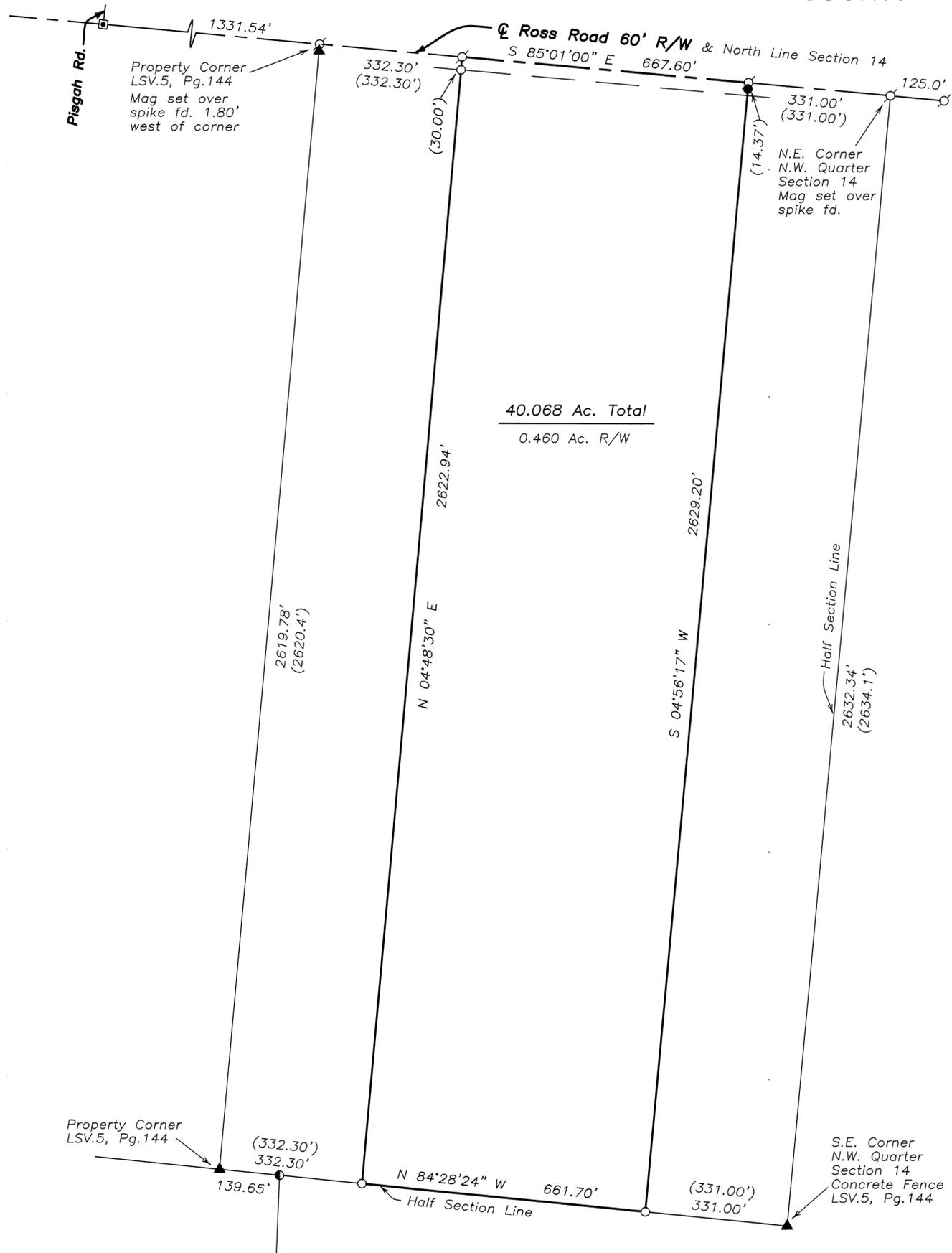
14 NW 1/4  
SECTION

BETHEL  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 106  
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 Mon. in Monument Box
- ▲ Concrete Fence Post
- (000.00) Record Distance

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 5, Page 144  
(Basis of Bearings)  
Volume 14, Page 14

Survey of 40.068 Ac.  
for Bowman & Landis

Property Corner  
LSV.5, Pg.144

Property Corner  
LSV.5, Pg.144  
Mag set over  
spike fd. 1.80'  
west of corner

N.E. Corner  
N.W. Quarter  
Section 14  
Mag set over  
spike fd.

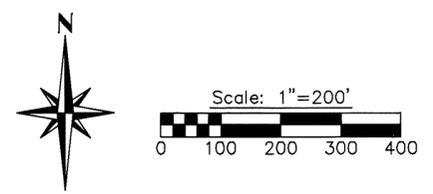
S.E. Corner  
N.W. Quarter  
Section 14  
Concrete Fence Post  
LSV.5, Pg.144



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

8/08/16

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C 534 N. Elm St. Suite C  
Job No. 18116 Troy, OH 45373  
File Name: C:\Jobs\2016\18116.dwg (937) 339-2921  
Drawn by: DMC ~ Checked by: MWC



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

- References**
- Vol. 08, Pg. 151
  - Vol. 13, Pg. 163
  - Vol. 33, Pg. 77
  - Vol. 34, Pg. 11
  - Vol. 37, Pg. 13
  - Vol. 41, Pg. 135
  - Vol. 55, Pg. 24
- } Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
**PAUL P. HVELSKAMP, P.E., P.S.**  
 MIAMI COUNTY ENGINEER  
*Deena Venter* 7-25-2016  
 DEPUTY DATE

APPROVED  
 MIAMI COUNTY PLANNING COMMISSION  
*D. S. Bell* 8/12/16  
 SECRETARY DATE

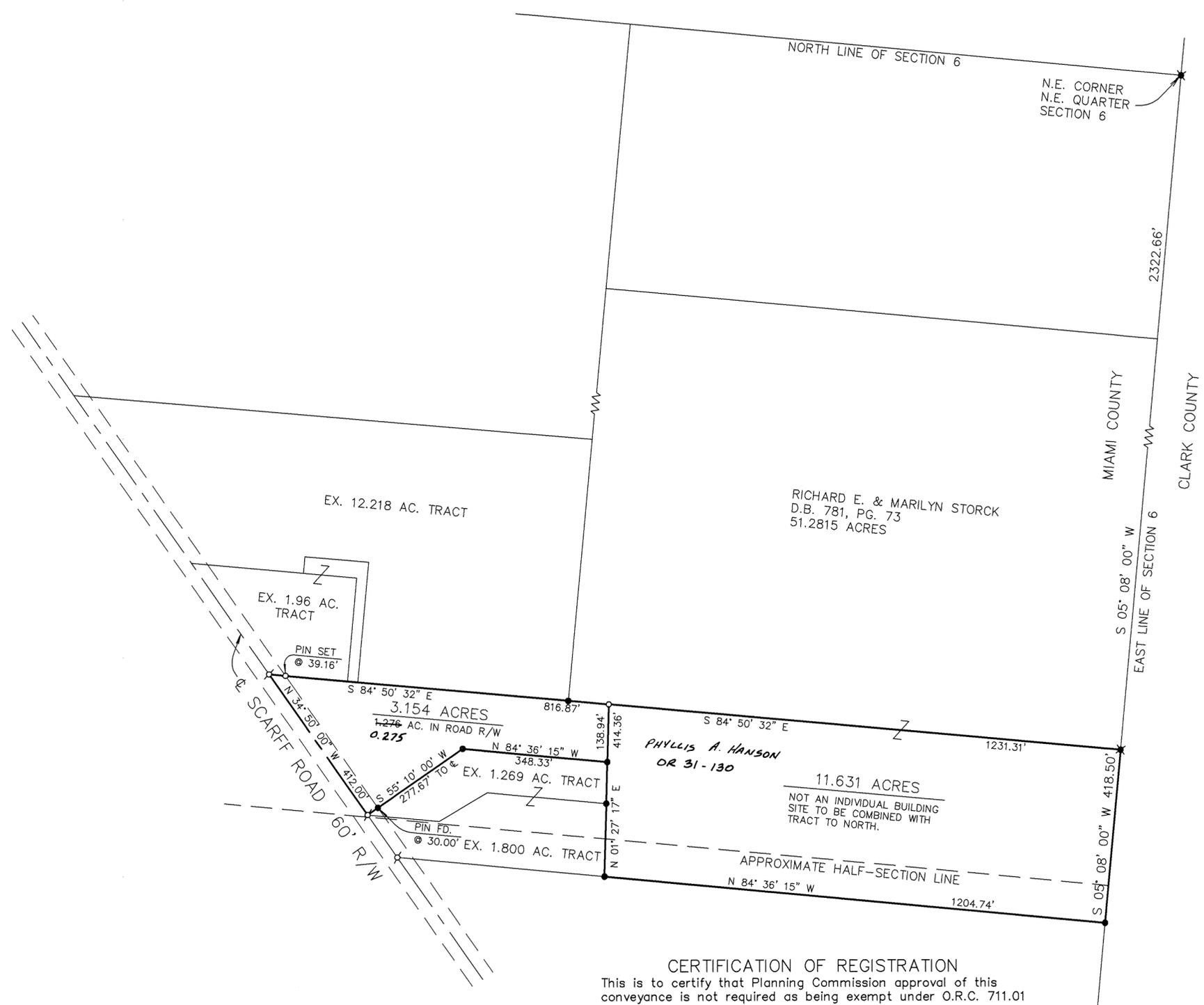
APPROVED  
 SUBJECT TO ZONING APPROVAL  
 BY: *Henry Egan, R.S.*  
 DATE: 7/25/2016  
 MIAMI COUNTY  
 GENERAL HEALTH DEPARTMENT

Survey of 2 tracts for Phyllis Hanson and Richard Storck.



*Michael W. Cozatt* 4/25/16  
 Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 534 N. Elm Street, Suite C Troy, Ohio  
 Job No. 06816 Ph. (937) 339-2921



**CERTIFICATION OF REGISTRATION**  
 This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.01

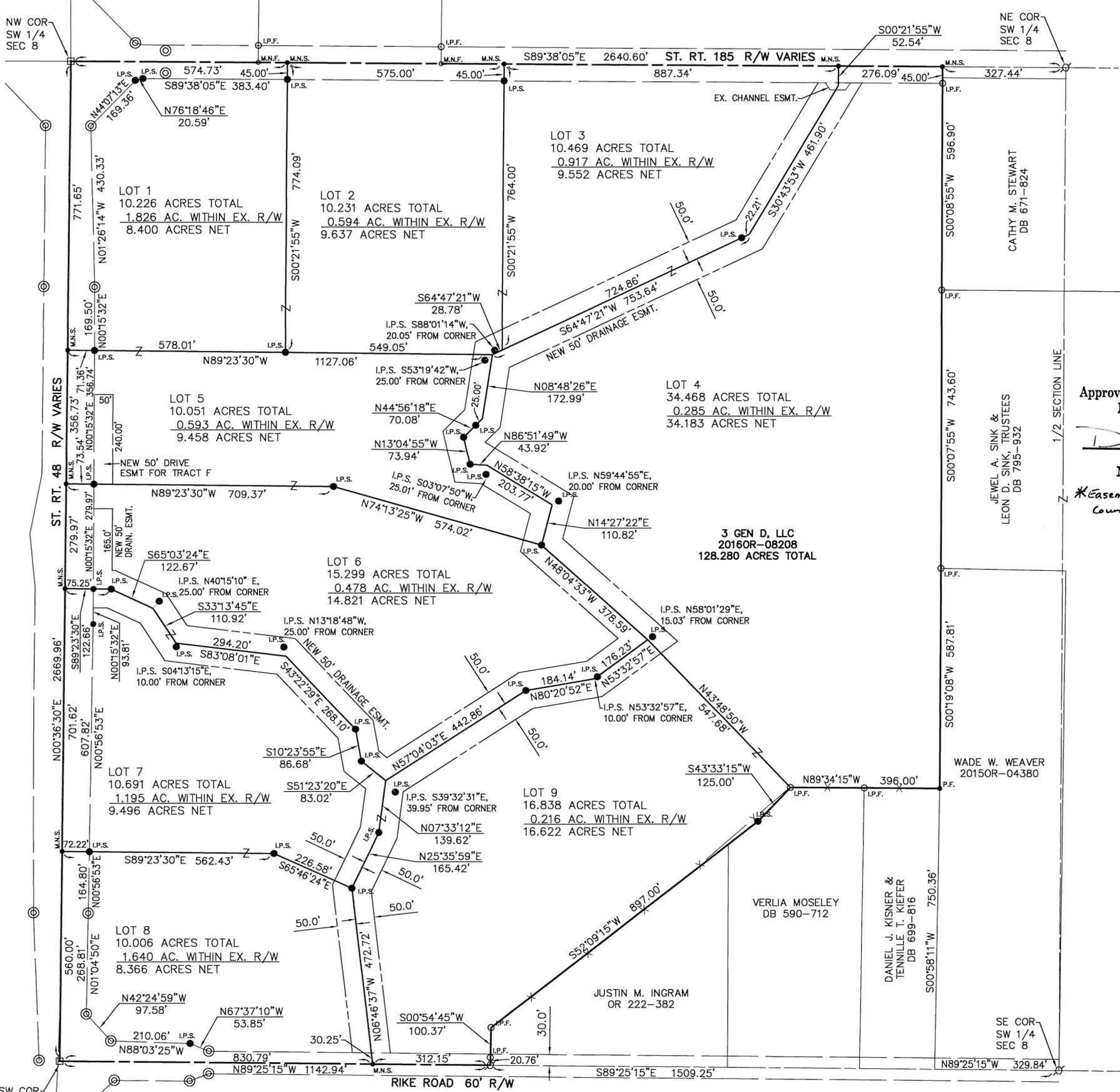
Notice is given to all parties:  
 No additional building site is created by this conveyance;  
 no structure may be erected or maintained on the premises  
 herein conveyed without further compliance with all Zoning,  
 Building, and Planning Regulations of Miami County.

11.631 Acre Tract  
*DRS* 8/12/16  
 SECRETARY  
 MIAMI COUNTY PLANNING COMMISSION

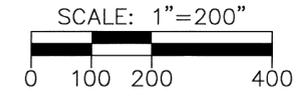
# TROTTERS CREEK ESTATES

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

VOLUME 57 PLAT 108  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 August 17, 2016



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



## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊙ P.F. IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊠ MONUMENT BOX W/IP FOUND
- ⊙ CONCRETE MONUMENT FOUND
- △ POST FOUND
- ☆ STONE FOUND

## Large Lot Development

Approved by the Miami County Planning Commission;  
 No Plat required as per ORC 711.133

*[Signature]* 8/17/16  
 Secretary Date  
 Miami County Planning Commission

\*Easement Reviewed by the Miami  
 County Planning Commission on  
 8/16/16

Certified To Conform With  
 Miami County Survey Requirements

*PAUL P. HUELSKAMP, P.E., P.S.*  
 Miami County Engineer  
*Denise Venton* 8-17-2016  
 Deputy Date

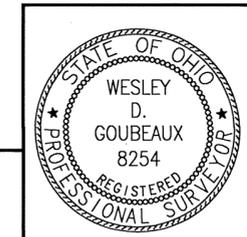
- ### SURVEY REFERENCE
- MIA-48-(14.20-18.20)
  - MIA-185-4.05
  - LAND SURVEY 29, PAGE 64
  - LAND SURVEY 24, PAGE 168
  - LAND SURVEY 25, PAGE 5
  - LAND SURVEY 11, PAGE 166
  - LAND SURVEY 55, PAGE 92
  - LAND SURVEY 51, PAGE 139
  - LAND SURVEY 55, PAGE 11
  - LAND SURVEY 36, PAGE 176

## COVENANTS AND RESTRICTIONS

TRACTS ARE SUBJECT TO COVENANTS AND RESTRICTIONS  
 AS RECORDED IN 2016OR- 09843

## APPROVED

SUBJECT TO ZONING APPROVAL  
 BY *Mark Egan, R.S.*  
 DATE 8/17/16  
 MIAMI COUNTY HEALTH DISTRICT



|                           |
|---------------------------|
| DATE:<br>07-13-2016       |
| DRAWN BY:<br>WDG          |
| JOB NUMBER:<br>MIANWT1601 |
| SHEET NUMBER<br>1 OF 1    |

*Wesley D. Goubeaux*  
 WESLEY D. GOUBEAUX, P.S. #8254  
 8/17/2016  
 DATE

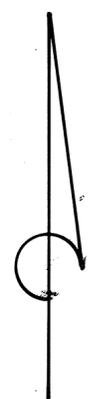
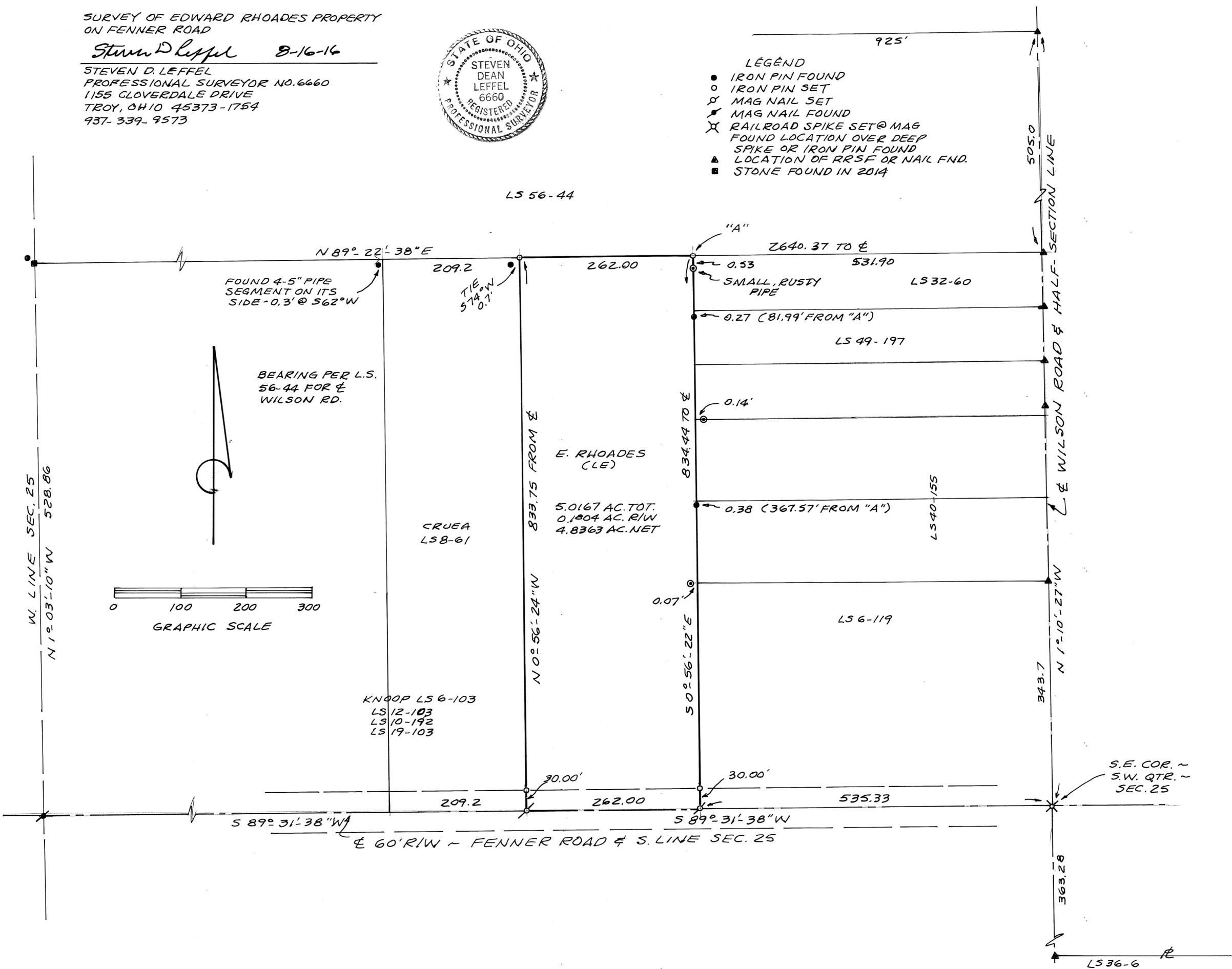
SURVEY OF EDWARD RHOADES PROPERTY  
 ON FENNER ROAD

*Steven D. Leffel* 8-16-16

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



- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - ⊗ MAG NAIL SET
  - ⊗ MAG NAIL FOUND
  - ⊗ RAILROAD SPIKE SET @ MAG FOUND LOCATION OVER DEEP SPIKE OR IRON PIN FOUND
  - ▲ LOCATION OF RR SF OR NAIL FND.
  - STONE FOUND IN 2014



BEARING PER L.S.  
 56-44 FOR E  
 WILSON RD.

FOUND 4-5" PIPE  
 SEGMENT ON ITS  
 SIDE - 0.3' @  $S 62^{\circ} W$

TIE TO N  
 574.1'

LS 56-44

N 0° 56' 24" W

833.75 FROM E

834.44 TO E

50° 56' 22" E

E WILSON ROAD & HALF-SECTION LINE

343.7

363.28

LS 36-6



32  
SECTION

4  
TOWN

6 EAST  
RANGE

MONROE  
TOWNSHIP

**SYMBOL LEGEND**

- ⊗ FOUND MAG OR PK NAIL
- ① FOUND 5/8" IRON PIN
- ④ FOUND 5/8" IRON PIN W/"4370" CAP
- ⊙ FOUND 5/8" IRON PIN W/"WINEMILLER" CAP
- ⊗ FOUND RAILROAD SPIKE
- SET 5/8" IRON PIN W/"HALEY-DUSA" CAP

**BASIS OF BEARINGS:**

CURRENT DEED OF RECORD IN DEED BOOK 328, PAGE 323,  
 THE CENTERLINE OF GINGHAMSBURG-FREDERICK ROAD BEING  
 S86°00'00"W

**SURVEY REFERENCES:**

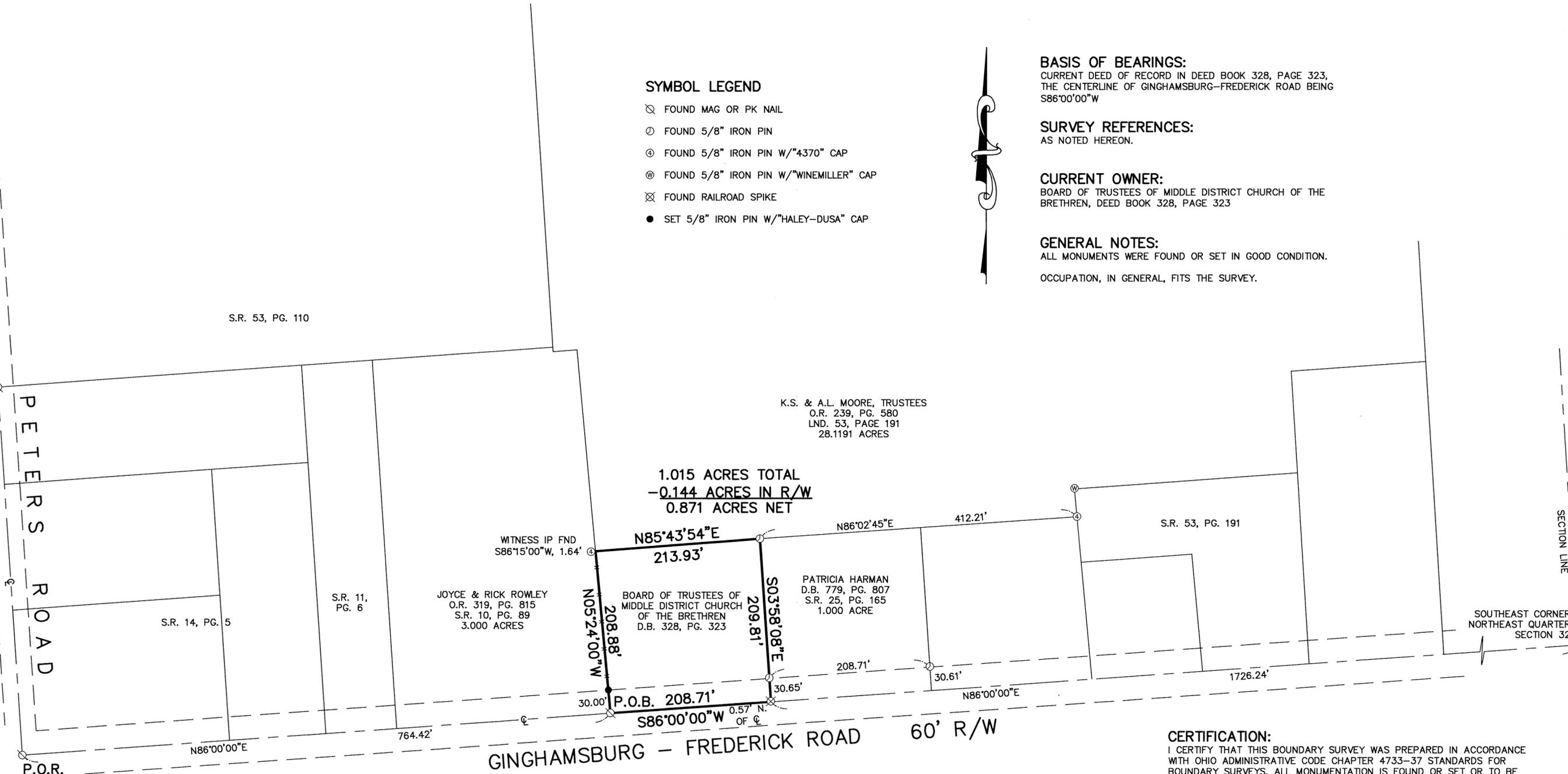
AS NOTED HEREON.

**CURRENT OWNER:**

BOARD OF TRUSTEES OF MIDDLE DISTRICT CHURCH OF THE  
 BRETHERN, DEED BOOK 328, PAGE 323

**GENERAL NOTES:**

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



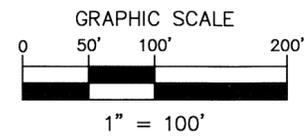
P.O.R.  
 SOUTHWEST CORNER  
 NORTHEAST QUARTER  
 SECTION 32

**CERTIFICATION:**

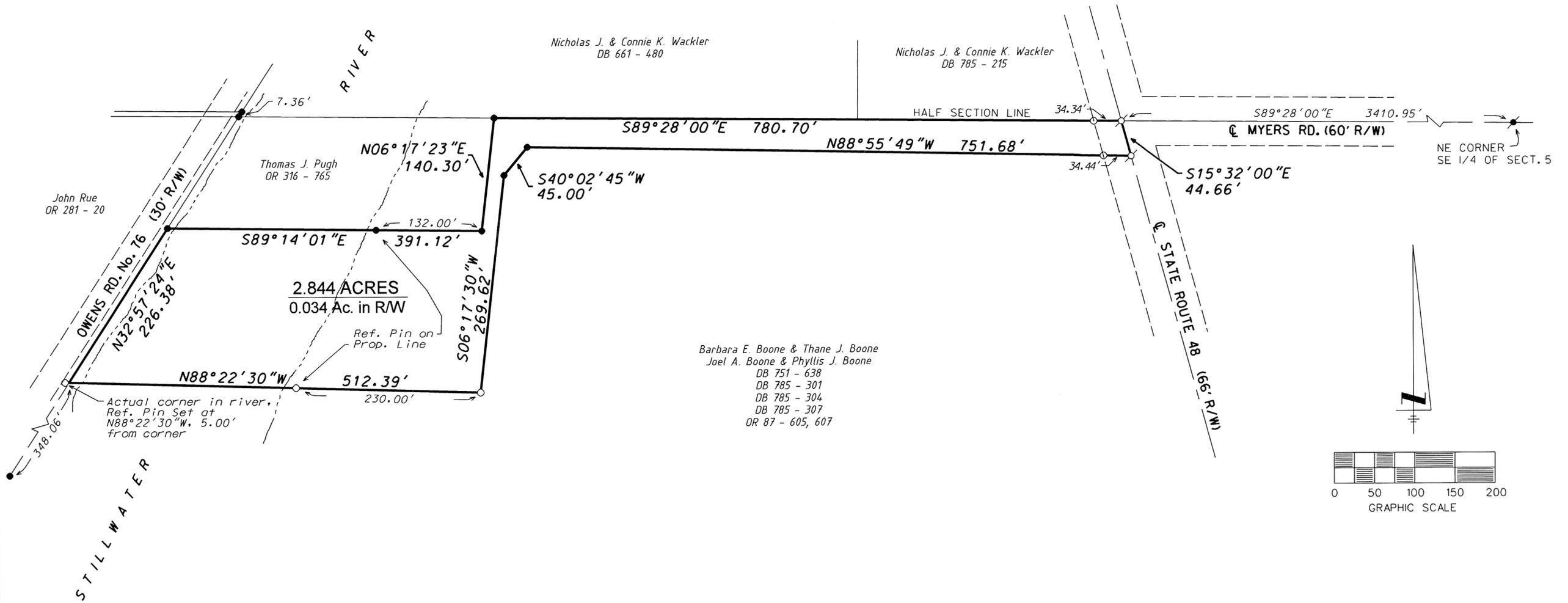
I CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE  
 WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR  
 BOUNDARY SURVEYS. ALL MONUMENTATION IS FOUND OR SET OR TO BE  
 SET AS SHOWN HEREON.

*John P. Haley*  
 John P. Haley  
 Registered Surveyor  
 Ohio License Number 6819

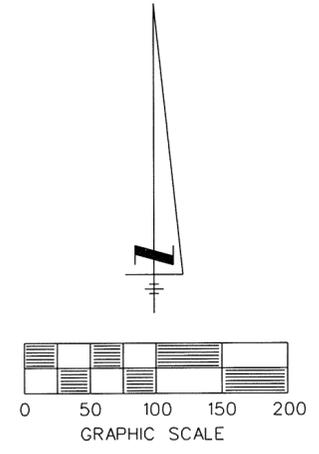
Field Survey Date: 8/22/2016



|   |                                    |              |
|---|------------------------------------|--------------|
|   | <b>Haley-Dusa</b>                  |              |
|   | 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: RLC                         | Checked: JPH |
| Date: 8/26/2016                           | Job No. S-3970                     |              |



Barbara E. Boone & Thane J. Boone  
 Joel A. Boone & Phyllis J. Boone  
 DB 751 - 638  
 DB 785 - 301  
 DB 785 - 304  
 DB 785 - 307  
 OR 87 - 605, 607



- LEGEND -
- IRON PIN FOUND
  - ✦ PK NAIL FOUND
  - ⊗ PK NAIL SET
  - 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

**SURVEY OF 2.844 ACRES  
FOR CAROL ARTHUR**

- REFERENCES
- VOL. 17, PG. 178
  - VOL. 12, PG. 123
  - VOL. 14, PG. 129
  - VOL. 52, PG. 34
  - VOL. 48, PG. 76
  - VOL. 18, PG. 54
  - VOL. 14, PG. 125
- MIAMICOUNTY ENGINEER'S RECORD  
OF LAND SURVEYS



*ROBERT L. CRON* AUG 31, 2016  
 ROBERT L. CRON, P.S. #8140 DATE

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

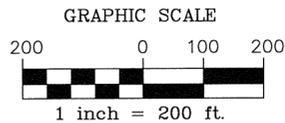
LOT SPLIT FOR:  
**ROBERT PARK**

BEING PART OF A 26.884 ACRE TRACT  
 SECTION 8, TOWN 2, RANGE 10 M.Rs.  
 ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO

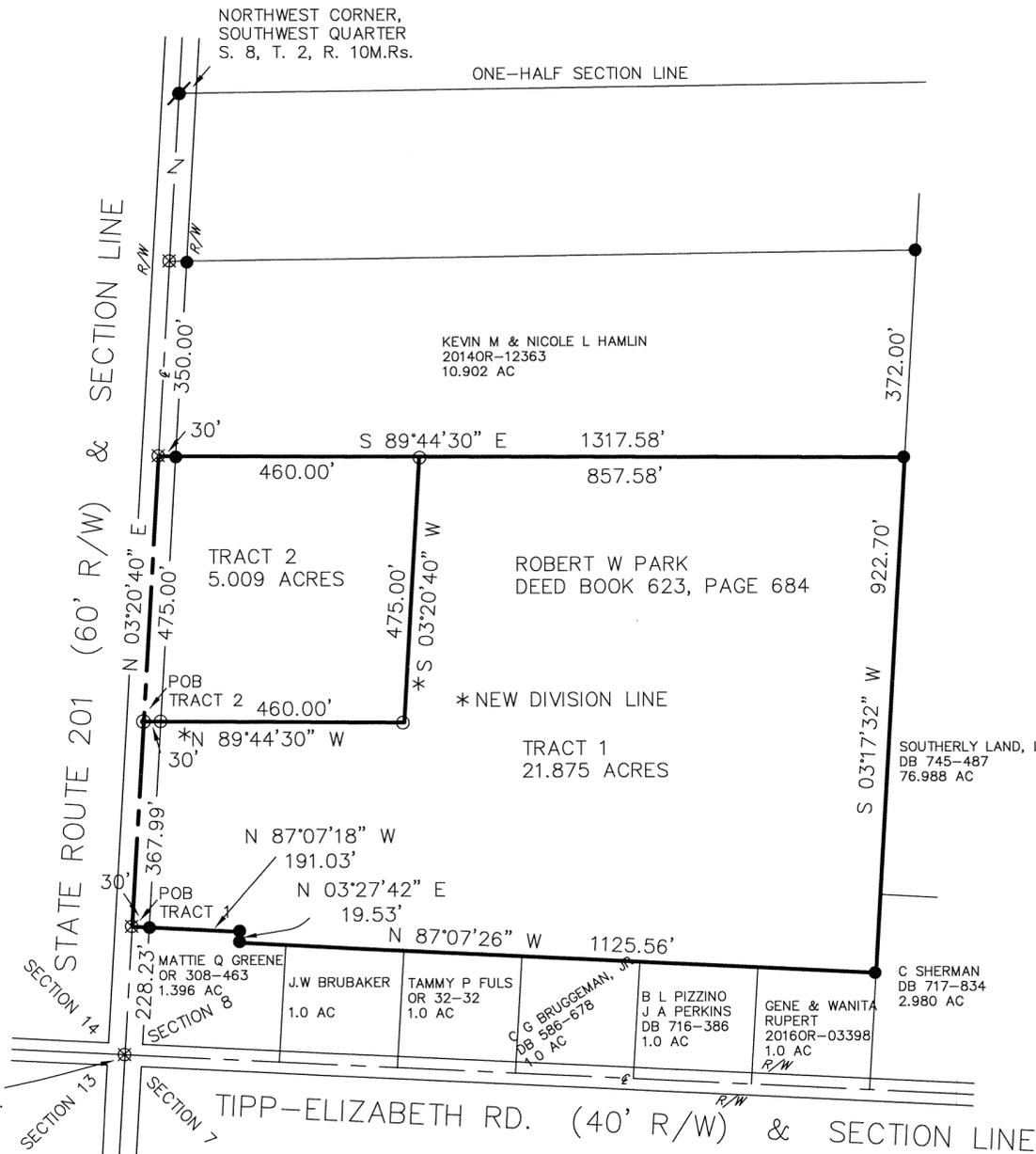
VOLUME NO. 57 PLAT NO. 113  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



BEARINGS BASED ON THE CENTERLINE OF STATE  
 ROUTE 201 PER SURVEY VOLUME 40, PLAT NO. 43  
 N 03°20'40" E



- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET  
"JUDGE ENGR CO."
- ⊗ MAG NAIL FOUND
- ⊙ MAG NAIL SET
- ⦿ RR SPIKE FOUND



CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

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

Dean Vantz 8-31-2016  
 DEPUTY DATE

APPROVED  
 MIAMI COUNTY PLANNING COMMISSION

August 31, 2016  
 DATE

Sincerely, J. Ellison  
 SECRETARY

APPROVED  
 SUBJECT TO ZONING APPROVAL

BY 8/24/16  
 DATE Henry P. ... R.S.  
 MIAMI COUNTY HEALTH DEPT

DEED REFERENCE  
 DEED BOOK 623, PAGE 684

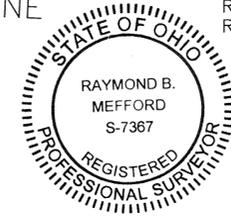
PERTINENT DOCUMENTS  
 AS SHOWN ON SURVEY AND  
 SURVEYS 40-43  
 29-192  
 1-229  
 22-1  
 14-124  
 14-200

TAX MAP  
 ELIZABETH TOWNSHIP PLAT NO. 7

ALL MONUMENTATION SET/FOUND IN GOOD CONDITION  
 OCCUPATION FITS SURVEY

CERTIFICATION:  
 I HEREBY CERTIFY THAT THE WITHIN BOUNDARY SURVEY IS BASED ON A FIELD SURVEY PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733.37). I FURTHER CERTIFY THAT ALL BEARINGS AND DISTANCES ARE CORRECT AND THAT ALL MONUMENTATION IS SET/FOUND AS SHOWN. THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND UP-TO-DATE TITLE REPORT.

Ray B Mefford 8/14/16  
 RAYMOND B MEFFORD, DATE  
 REGISTERED SURVEYOR NO. 7367

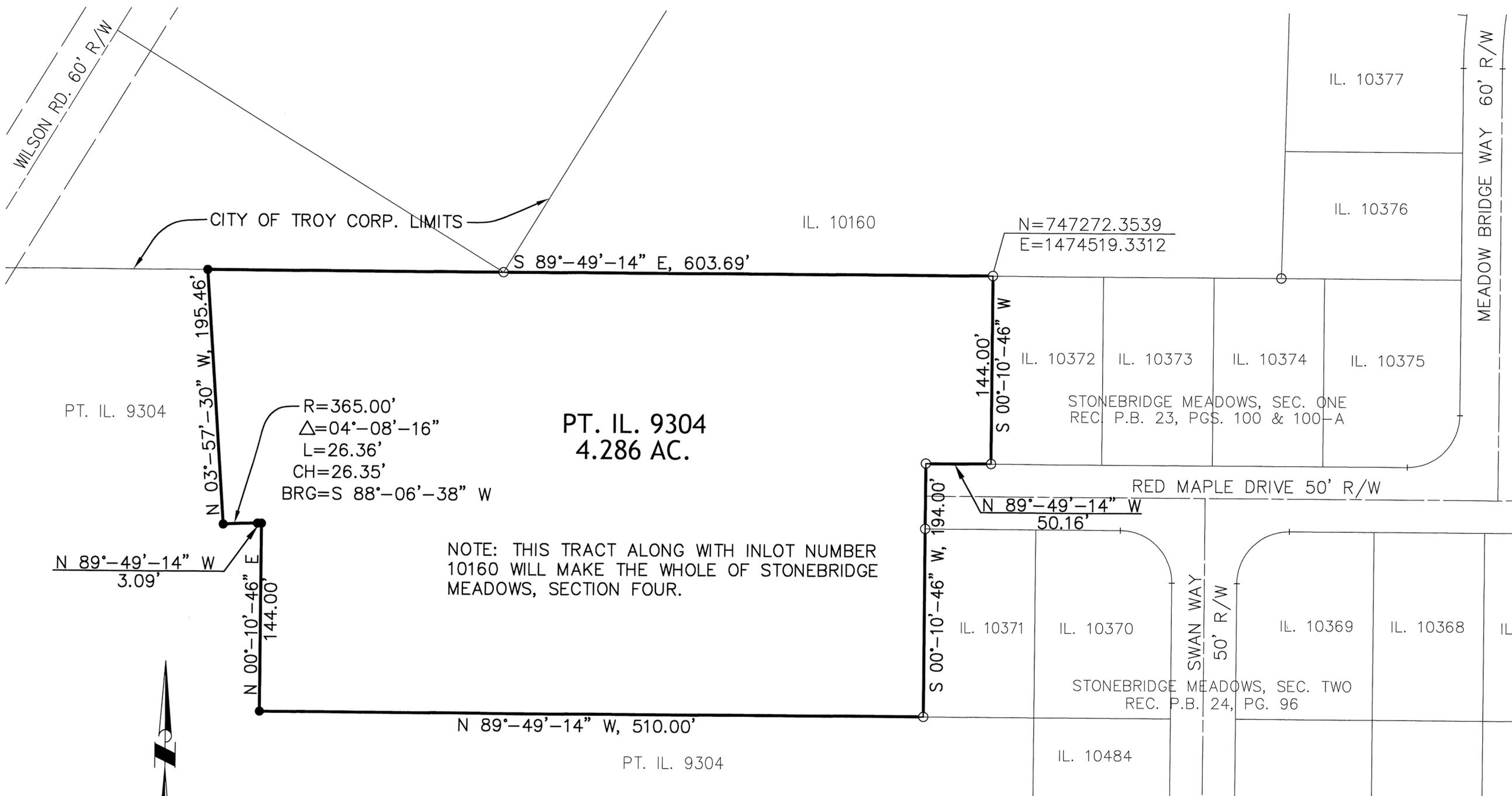


JUDGE ENGINEERING CO.  
 1201 E. DAVID ROAD  
 KETTERING, OHIO 45429  
 PHONE (937)294-1441 FAX (937)294-6498

# SUMMERFIELD LAND COMPANY PLAT

VOLUME 57 PLAT 114  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 AUGUST, 2016

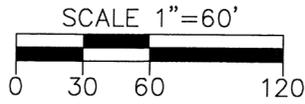
4.286 ACREAGE    PT. 9304 INLOT    TROY CITY    MIAMI, OHIO COUNTY



NOTE: THIS TRACT ALONG WITH INLOT NUMBER 10160 WILL MAKE THE WHOLE OF STONEBRIDGE MEADOWS, SECTION FOUR.



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



**LEGEND**

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

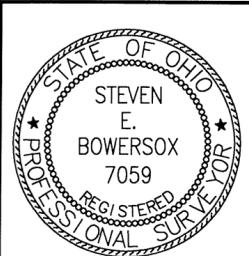
SURVEY REFERENCE  
 REC. P.B. 23, Pg. 100  
 REC. P.B. 24, Pg. 96  
 LND. SUR. Vol. 28, PG. 185  
 LND. SUR. Vol. 31, PG. 43

DEED REFERENCE  
 SUMMERFIELD LAND COMPANY  
 D.B. 765, PAGE 131

**CITY OF TROY CITY ENGINEER**  
 THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 7<sup>TH</sup> DAY OF SEPTEMBER, 2016.

*Julian A. Rhoades*  
 JULIAN A. RHOADES, P.E.

*Steven E. Bowersox*    8/22/2016  
 STEVEN E. BOWERSOX, P.S. #7059    DATE



**ChoiceOne**  
 Engineering  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 PORTLAND, INDIANA 260.766.2500  
 www.choiceoneengineering.com

|                           |
|---------------------------|
| DATE:<br>08-22-2016       |
| DRAWN BY:<br>seb          |
| JOB NUMBER:<br>MIATRO1520 |
| SHEET NUMBER<br>1 OF 1    |

2  
TOWN

10 BTMRS  
RANGE

4 SW 1/4  
SECTION

ELIZABETH  
TOWNSHIP

MIAMI  
COUNTY

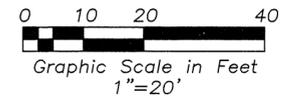
OHIO  
STATE

Volume 57 Page 115

Miami County Engineer's  
Record of Land Surveys

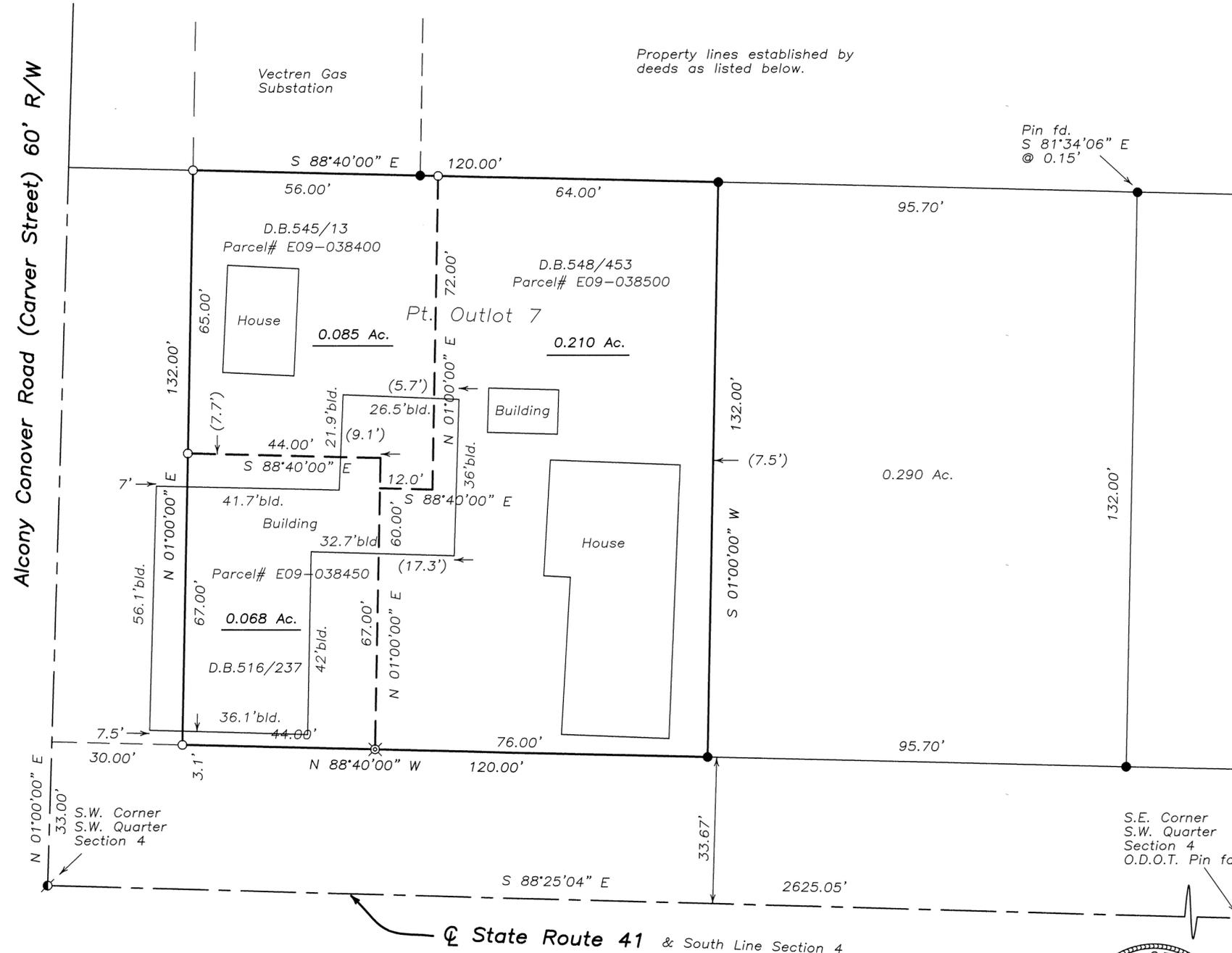
ALCONY  
UN-INCORPORATED

7  
OUTLOT



Property lines established by  
deeds as listed below.

Alcony Conover Road (Carver Street) 60' R/W



**Legend**

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

**References**

- Miami County Engineer's Record of Land Surveys
- Volume 24, Page 19
- Volume 33, Page 47
- Volume 53, Page 76 (Basis of Bearings)

Survey of Outlot 7 for Mumaw Auctioneers and William Ishmael

S.E. Corner S.W. Quarter Section 4 O.D.O.T. Pin fd.

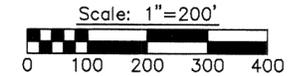
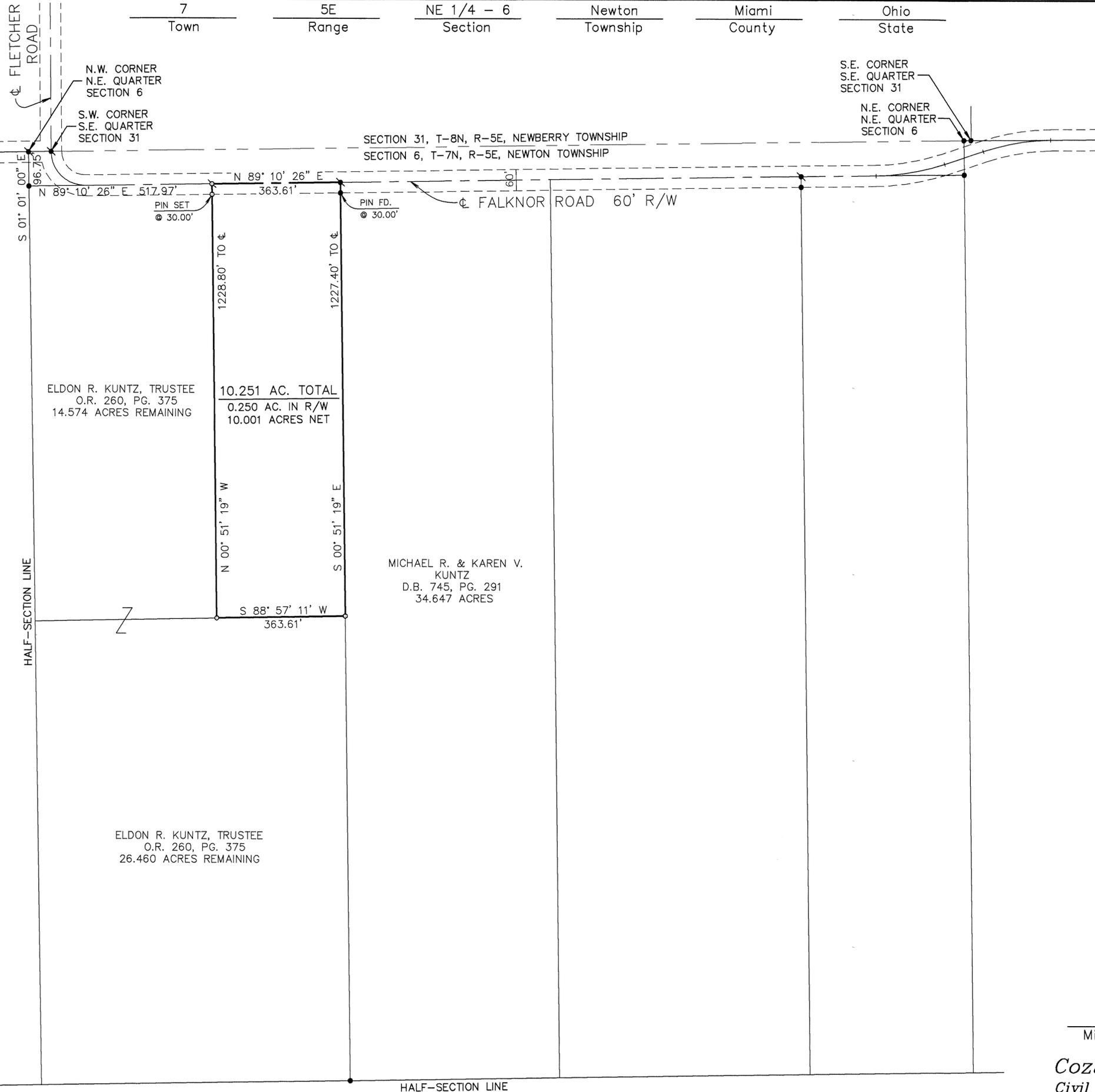


*Michael W. Cozatt* 8/20/16  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C  Troy, OH 45373  
Job No. 20516 (937) 339-2921  
File Name: C:\Jobs\2016\20516.dwg  
Drawn by: DMC ~ Checked by: MWC

State Route 41 & South Line Section 4



- Legend**
- ▲ Mag nail set over existing monument
  - Iron pin found
  - Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 03, Pg. 205
  - Vol. 23, Pg. 84
  - Vol. 41, Pg. 88
  - Vol. 47, Pg. 30
- } Miami County Engineer's Record of Land Surveys

ELDON R. KUNTZ, TRUSTEE  
O.R. 260, PG. 375  
14.574 ACRES REMAINING

10.251 AC. TOTAL  
0.250 AC. IN R/W  
10.001 ACRES NET

MICHAEL R. & KAREN V. KUNTZ  
D.B. 745, PG. 291  
34.647 ACRES

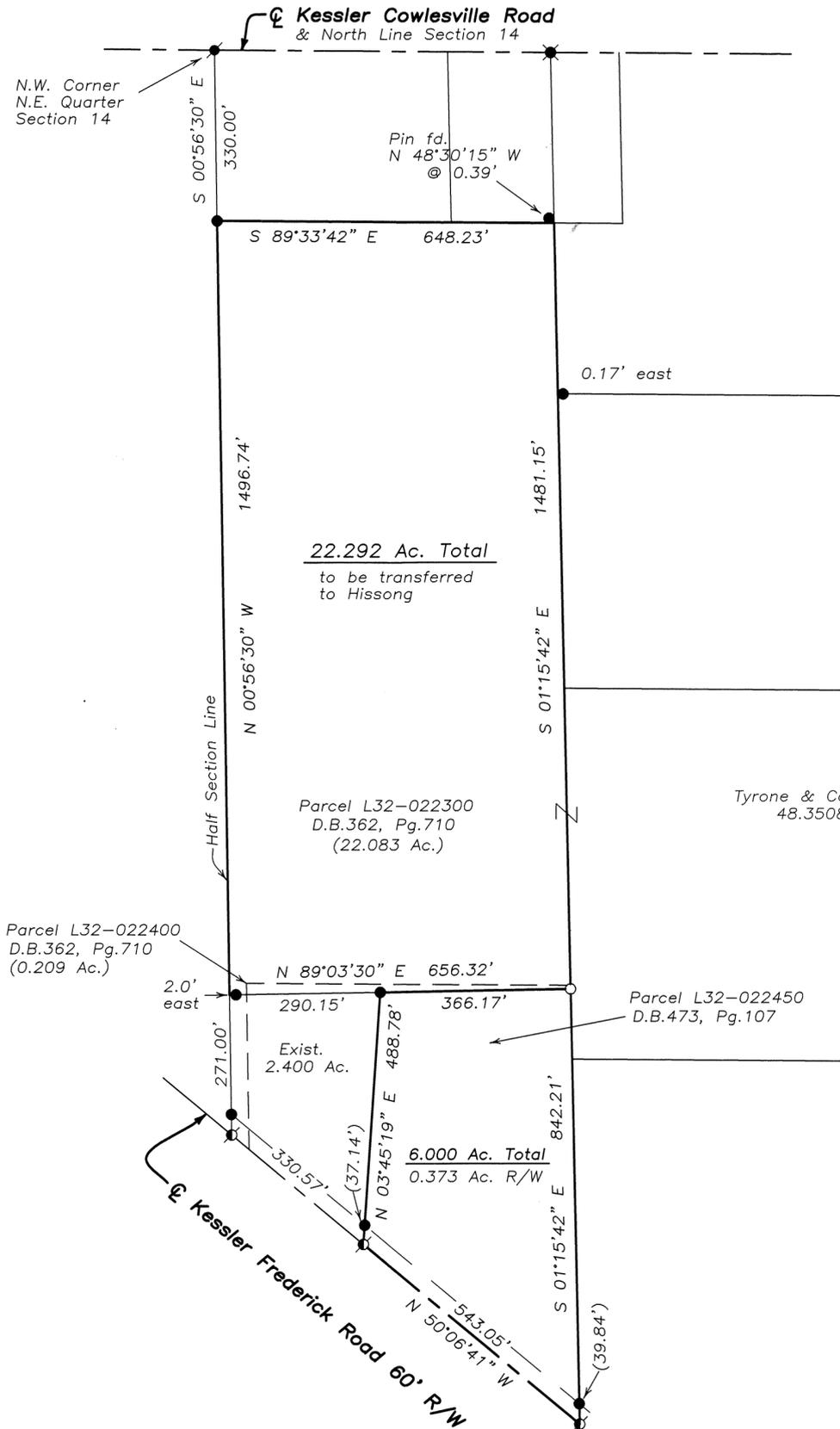
ELDON R. KUNTZ, TRUSTEE  
O.R. 260, PG. 375  
26.460 ACRES REMAINING

Survey of 10.251 acres for Roger and Sandra Kuntz.



*Michael W. Cozatt* 8/27/16  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 17116 Ph. (937) 339-2921



**Certification of Registration**  
This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001  
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. **22.292 Ac. Total**

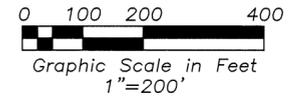
Secretary  
Miami County Planning Commission

Certified to conform with  
Miami County Survey Requirements

PAUL P. HUELSKAMP P.E., P.S.  
Miami County Engineer  
Deputy Date 8-12-2016

Approved by  
Miami County Planning Commission  
Secretary  
Date 9/12/16

Note:  
Large Lot Development, 6,000 Ac. tract  
Exempt under Section 340.08. For  
Agricultural and Personal Recreational  
Use Only. No new residential building  
site created unless approved by  
proper authorities.



**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 56, Page 79  
(Basis of Bearings)

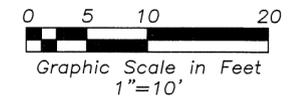
Survey split of 2 tracts  
for Mike Scheaffer



Michael W. Cozatt 7/07/16  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 14716 (937) 339-2921  
File Name: C:\Jobs\2016\14716.dwg  
Drawn by: DMC ~ Checked by: MWC





**Legend**

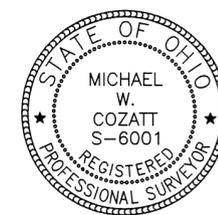
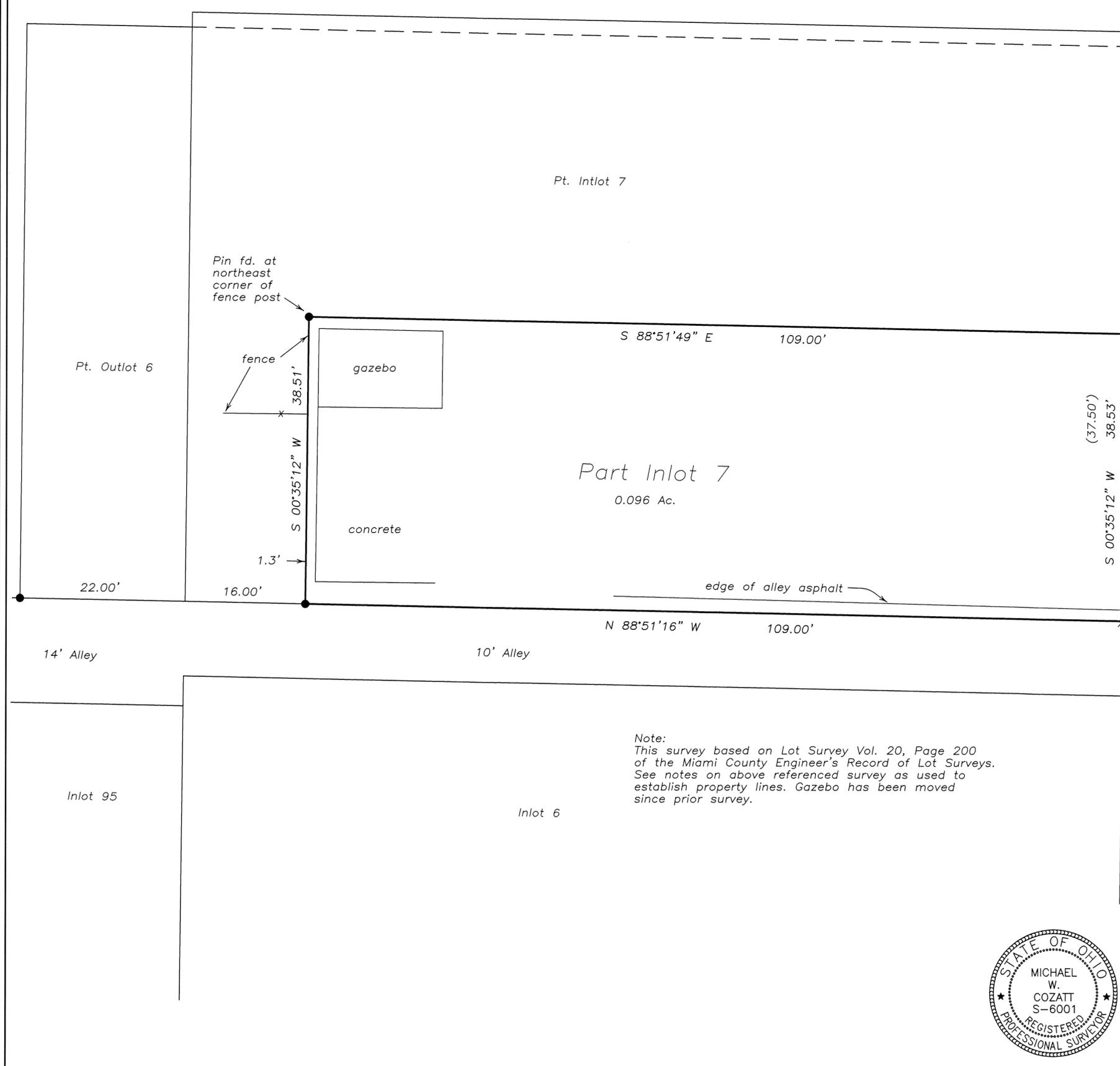
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box (000.00) Platted Dimensions

**References**

Miami County Engineer's  
Record of Lot Surveys  
Volume 20, Page 200  
(Basis of Bearings)

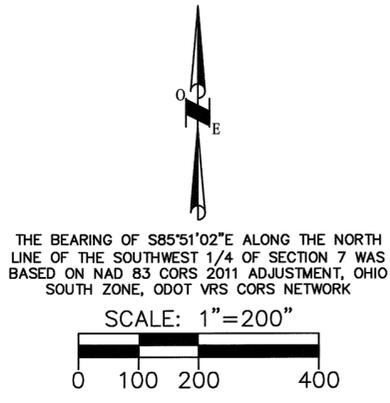
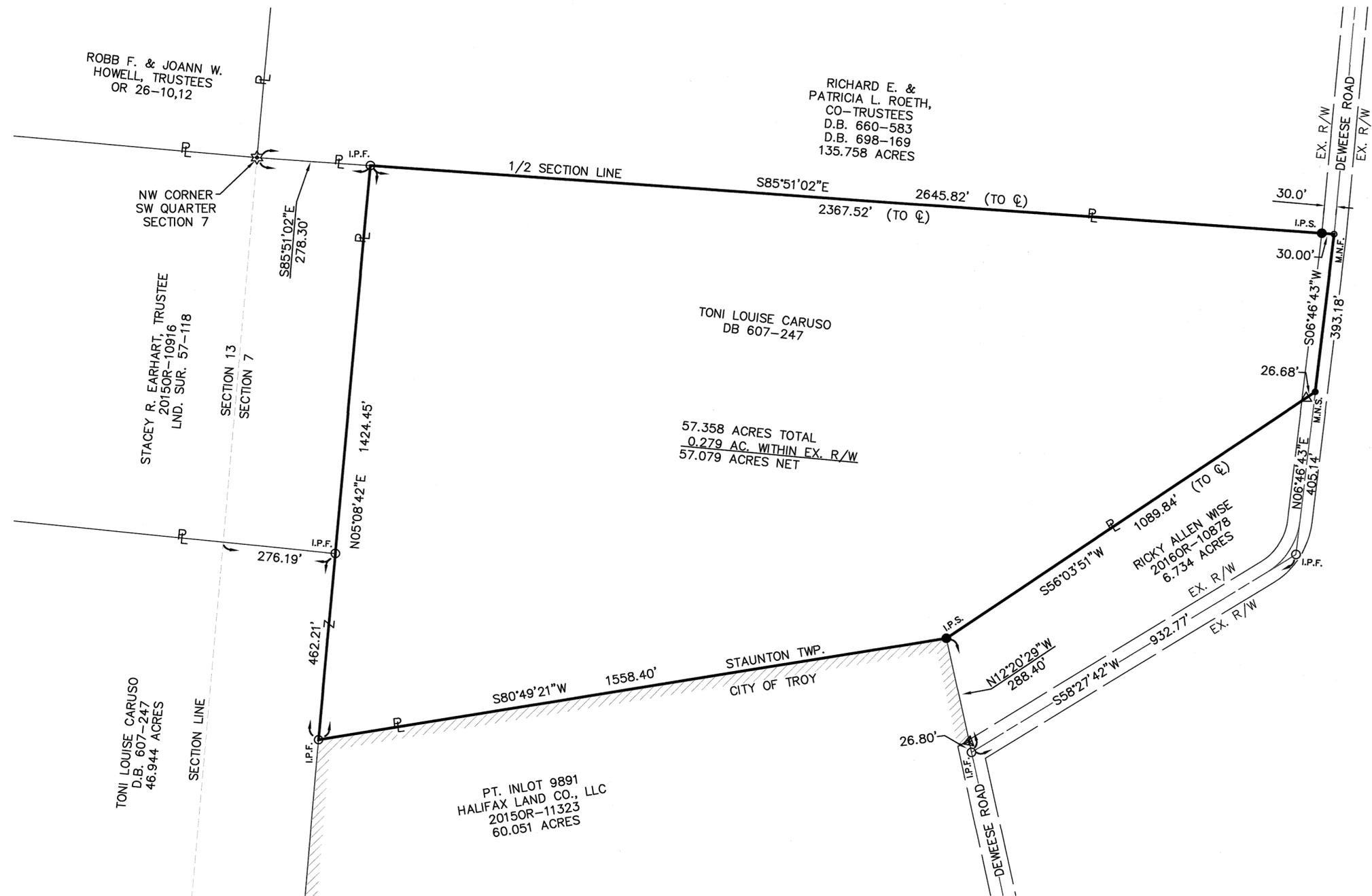
Survey of Part Inlot 7  
for Whitney Rowe

Main Street 80' R/W



*Michael W. Cozatt* 9/16/15  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C  Troy, OH 45373  
Job No. 22116 (937) 339-2921  
File Name: C:\JOBS\2015\22116.dwg  
Drawn by: DMC ~ Checked by: MWC

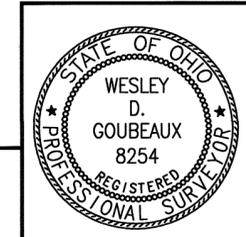


- SURVEY REFERENCE**
- LAND SURVEY 5, PAGE 108
  - LAND SURVEY 10, PAGE 11
  - LAND SURVEY 24, PAGE 138
  - LAND SURVEY 32, PAGE 105
  - LAND SURVEY 33, PAGE 133
  - LAND SURVEY 47, PAGE 133
  - LAND SURVEY 50, PAGE 25
  - LAND SURVEY 50, PAGE 175
  - LAND SURVEY 56, PAGE 143
  - LAND SURVEY 57, PAGE 118

**LEGEND**

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ CONCRETE POST FOUND
- ☆ STONE FOUND
- ▨ CORP. LIMITS

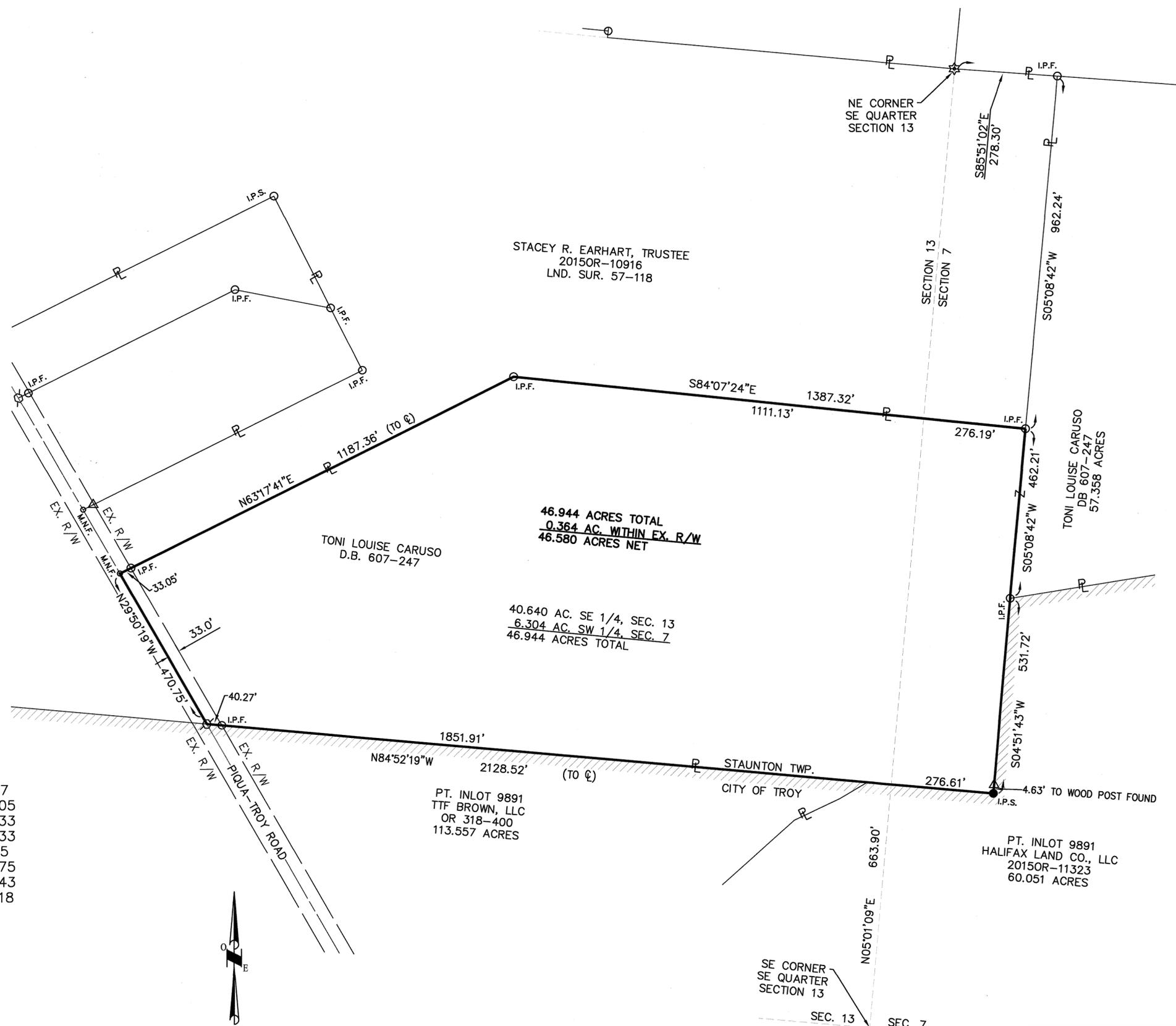
*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254  
9/16/2016  
DATE



**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
PORTLAND, INDIANA 260.766.2500  
www.CHOICEONEENGINEERING.com

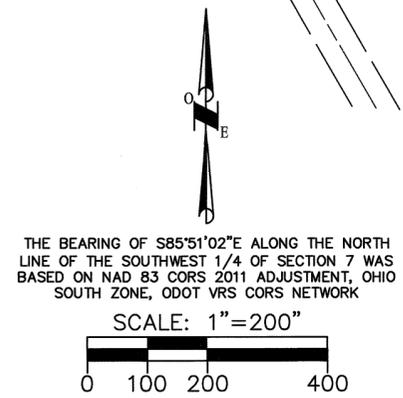
|               |            |
|---------------|------------|
| DATE:         | 09-16-2016 |
| DRAWN BY:     | RMF        |
| JOB NUMBER:   | MIASTA1602 |
| SHEET NUMBER: | 1 OF 1     |



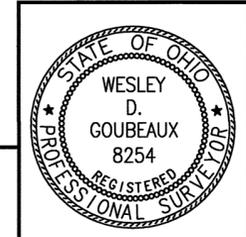
**SURVEY REFERENCE**  
 LAND SURVEY 32, PAGE 67  
 LAND SURVEY 32, PAGE 105  
 LAND SURVEY 33, PAGE 133  
 LAND SURVEY 47, PAGE 133  
 LAND SURVEY 50, PAGE 25  
 LAND SURVEY 50, PAGE 175  
 LAND SURVEY 56, PAGE 143  
 LAND SURVEY 57, PAGE 118

**LEGEND**

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ WOOD POST FOUND
- ☆ STONE FOUND
- ▨ CORP. LIMITS



*Wesley D. Goubeaux*  
 WESLEY D. GOUBEAUX, P.S. #8254  
 9/16/2016  
 DATE

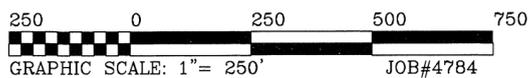


**ChoiceOne**  
 Engineering  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 PORTLAND, INDIANA 260.766.2500  
 www.CHOICEONEENGINEERING.com

|               |            |
|---------------|------------|
| DATE:         | 09-16-2016 |
| DRAWN BY:     | RMF        |
| JOB NUMBER:   | MIASTA1602 |
| SHEET NUMBER: | 1 OF 1     |

North  BEARINGS BASED ON THE CENTERLINE OF GEISERMAN ROAD  
 (S 84°24'24"E) AS RECORDED IN SURVEY VOLUME 56, PAGE  
 82 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

1 TOWN 12 RANGE 27 & 21 SECTION SPRINGCREEK TOWNSHIP MIAMI COUNTY



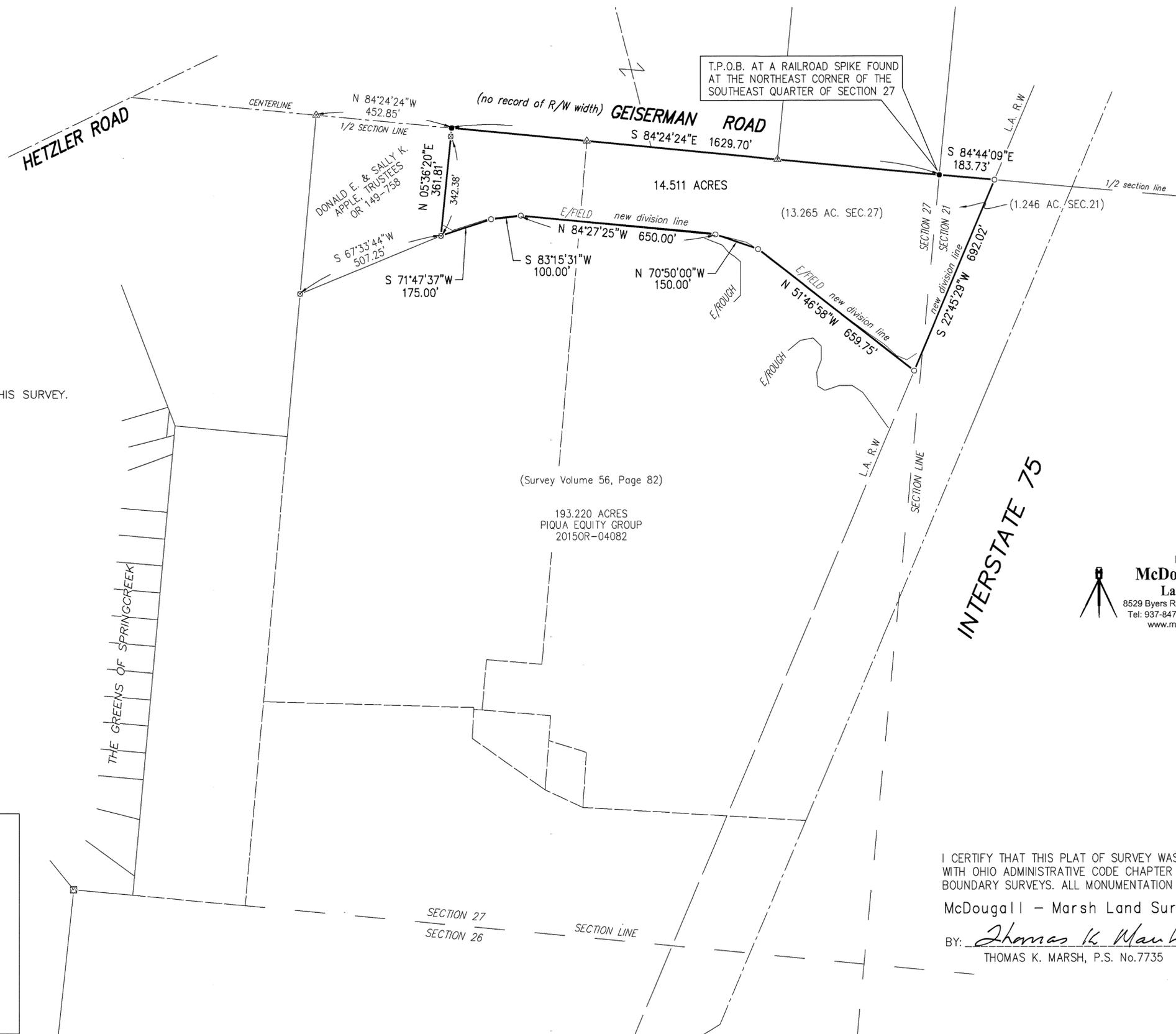
REFERENCES:  
 DEED: 193.220 ACRES - PIQUA EQUITY GROUP, LLC / 20150R-04082  
 LAND SURVEYS:  
 Survey Volume 56, Page 82

**Monument Legend**

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

**SURVEY NOTES:**

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



CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

\_\_\_\_\_  
 MIAMI COUNTY ENGINEER

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

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

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

McDougall - Marsh Land Surveyors

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





4N  
TOWN

6E  
RANGE

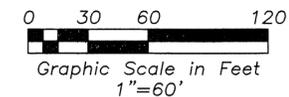
4 NE 1/4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

VOLUME 57 PAGE 124  
MIAMI COUNTY ENGINEER'S RECORD  
LAND SURVEYS



**Legend**

- Iron Pin Found
- Stone Found
- 5/8" dia. Capped Iron Pin Set (Cozatt S6001)

**References**

As noted



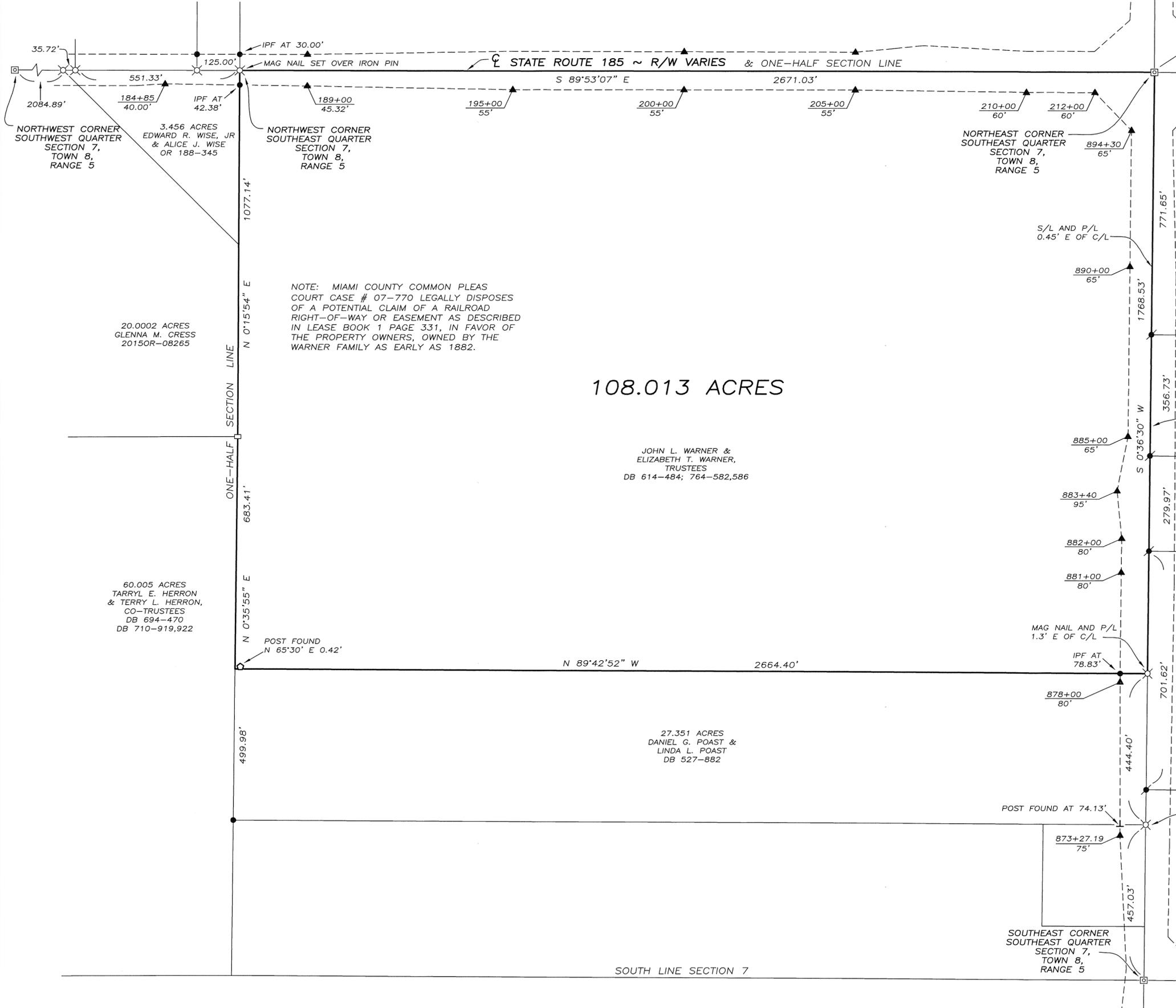
Survey of 7.765 Ac. tract for  
Merrimont Development Corp.



*Michael W. Cozatt* 9/19/16  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 534 N. Elm St. Suite C Troy, OH 45373  
 Job No. 09316 (937)-339-2921  
 File Name: C:\JOBS\2014\Merrimont2014\merris\Merrimont12LSV.dwg  
 Drawn by: DMC ~ Checked by: MWC

NEWBERRY TOWNSHIP 7 SE 1/4 SECTION 8 TOWN 5 RANGE



108.013 ACRES

JOHN L. WARNER & ELIZABETH T. WARNER, TRUSTEES  
DB 614-484; 764-582,586

27.351 ACRES DANIEL G. POAST & LINDA L. POAST  
DB 527-882

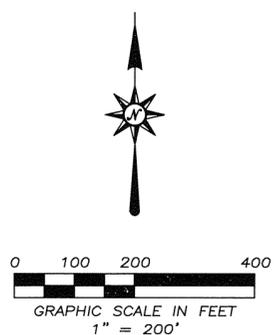
60.005 ACRES TARRYL E. HERRON & TERRY L. HERRON, CO-TRUSTEES  
DB 694-470  
DB 710-919,922

20.0002 ACRES GLENNA M. CRESS  
20150R-08265

NOTE: MIAMI COUNTY COMMON PLEAS COURT CASE # 07-770 LEGALLY DISPOSES OF A POTENTIAL CLAIM OF A RAILROAD RIGHT-OF-WAY OR EASEMENT AS DESCRIBED IN LEASE BOOK 1 PAGE 331, IN FAVOR OF THE PROPERTY OWNERS, OWNED BY THE WARNER FAMILY AS EARLY AS 1882.

- LEGEND**
- IRON PIN FOUND
  - ⊙ MAG NAIL FOUND
  - ⊗ MAG NAIL SET OVER RAILROAD SPIKE
  - ⊠ IRON PIN IN MONUMENT BOX
  - ▲ CONCRETE HIGHWAY MONUMENT
  - 5"x8" POINTED LIMESTONE
  - CONCRETE POST FOUND
  - ⊥ 2x2 ANGLE IRON POST FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 25, PAGE 173
  - VOLUME 27, PAGE 65
  - VOLUME 28, PAGE 61
  - VOLUME 29, PAGE 64
  - VOLUME 32, PAGE 132
  - VOLUME 46, PAGE 65
  - VOLUME 49, PAGE 133
  - VOLUME 51, PAGE 92
  - VOLUME 53, PAGE 102
  - VOLUME 54, PAGE 163
  - VOLUME 55, PAGE 92
  - VOLUME 56, PAGE 28
  - VOLUME 57, PAGE 108
- (BASIS OF BEARING, C/L S.R. 48)
- ODOT R/W PLANS MIA48 (14.20-18.20)  
ODOT R/W PLANS MIA185 (1.52)
- MIAMI COUNTY RECORDER'S RECORDS:  
LEASE BOOK 1, PAGE 331  
DEED BOOK 614, PAGE 484  
DEED BOOK 764, PAGES 582,586



SURVEY FOR THE ESTATE OF JOHN L. WARNER IN MIAMI COUNTY, OHIO SEPTEMBER 24, 2016

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

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ♁ MAG SPIKE SET
- ♁ P.K. NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ▲ WOOD POST
- STONE FOUND

SURVEY NOTES:

THE PURPOSE OF THIS SURVEY WAS TO RETRACE LAND SURVEY 37-32 AND THEN DESCRIBE WITH ONE ACCURATE, MODERN DESCRIPTION THE REMAINING TRACT, AFTER SEVEN SEPARATE TRACTS HAD BEEN CUT OUT OF THE ORIGINAL PROPERTY, ALL SINCE THE COMPLETION OF THE ORIGINAL SURVEY, AND THEN, A 10.100 ACRE TRACT WAS SUBDIVIDED FROM THE WEST END OF THE PROPERTY TO BE TRANSFERRED SEPARATELY.

INGLE ROAD HAS NO RECORD. THE RIGHT OF WAY WIDTH USED IS 30' TOTAL WIDTH.

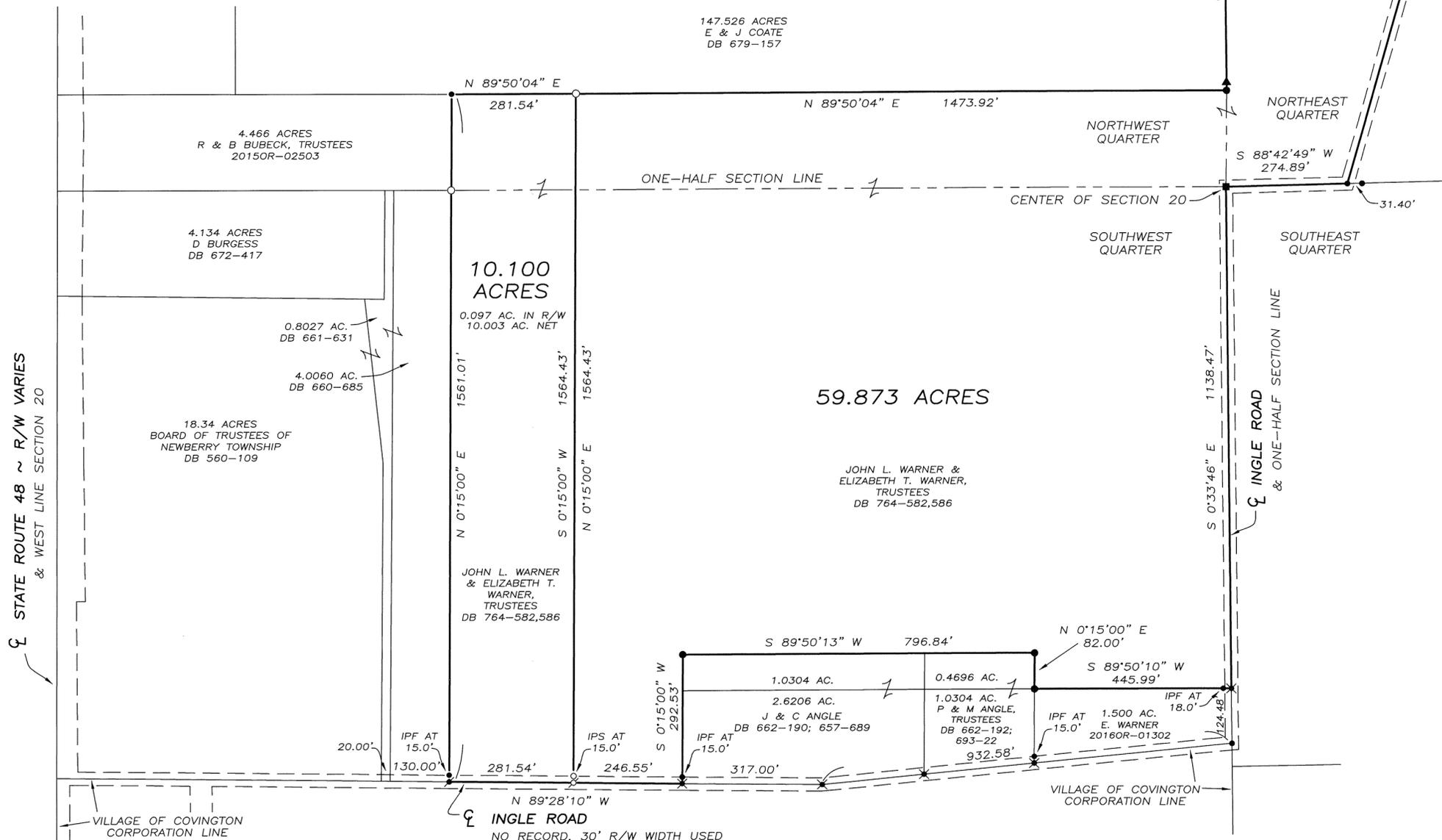
DURING THE SURVEY AN ERROR WAS DISCOVERED SHOWING THE LOCATION OF THE STONE ON THE NORTH LINE OF THE PROPERTY. THE STONE WAS RECOVERED, THE ERROR WAS CORRECTED AND SHOWN ON THIS SURVEY AT THE PROPER LOCATION. THE LINE FROM THE RAILROAD SPIKE IN INGLE ROAD WAS ORIGINALLY SHOWN AS 653.40'. HOWEVER, THE CORRECT DIMENSION, AS SHOWN ON THIS SURVEY IS 662.29'.

REFERENCES

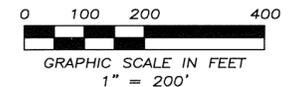
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:

- VOLUME 2, PAGE 18
- VOLUME 4, PAGE 82
- VOLUME 4, PAGE 88
- VOLUME 4, PAGE 425
- VOLUME 17, PAGE 145
- VOLUME 17, PAGE 180
- VOLUME 28, PAGE 62
- VOLUME 37, PAGE 32
- VOLUME 37, PAGE 110
- VOLUME 37, PAGE 140
- VOLUME 40, PAGE 112
- VOLUME 41, PAGE 3
- VOLUME 41, PAGE 31
- VOLUME 41, PAGE 37
- VOLUME 41, PAGE 159
- VOLUME 41, PAGE 174
- VOLUME 42, PAGE 162
- VOLUME 42, PAGE 181
- VOLUME 47, PAGE 41
- VOLUME 51, PAGE 195
- VOLUME 53, PAGE 168

MIAMI COUNTY RECORDER'S  
RECORDS:  
DEED BOOK 764, PAGES 582,586



STATE ROUTE 48 ~ R/W VARIES  
& WEST LINE SECTION 20



SURVEY FOR THE ESTATE OF JOHN L. WARNER  
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 25, 2016

THOMAS R. ZECHMAN  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #7077

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

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- ◆ MAG NAIL FOUND ON SURFACE

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 14, PAGE 7  
VOLUME 20, PAGE 62  
VOLUME 33, PAGE 58  
VOLUME 43, PAGE 31  
VOLUME 49, PAGE 59  
VOLUME 50, PAGE 164

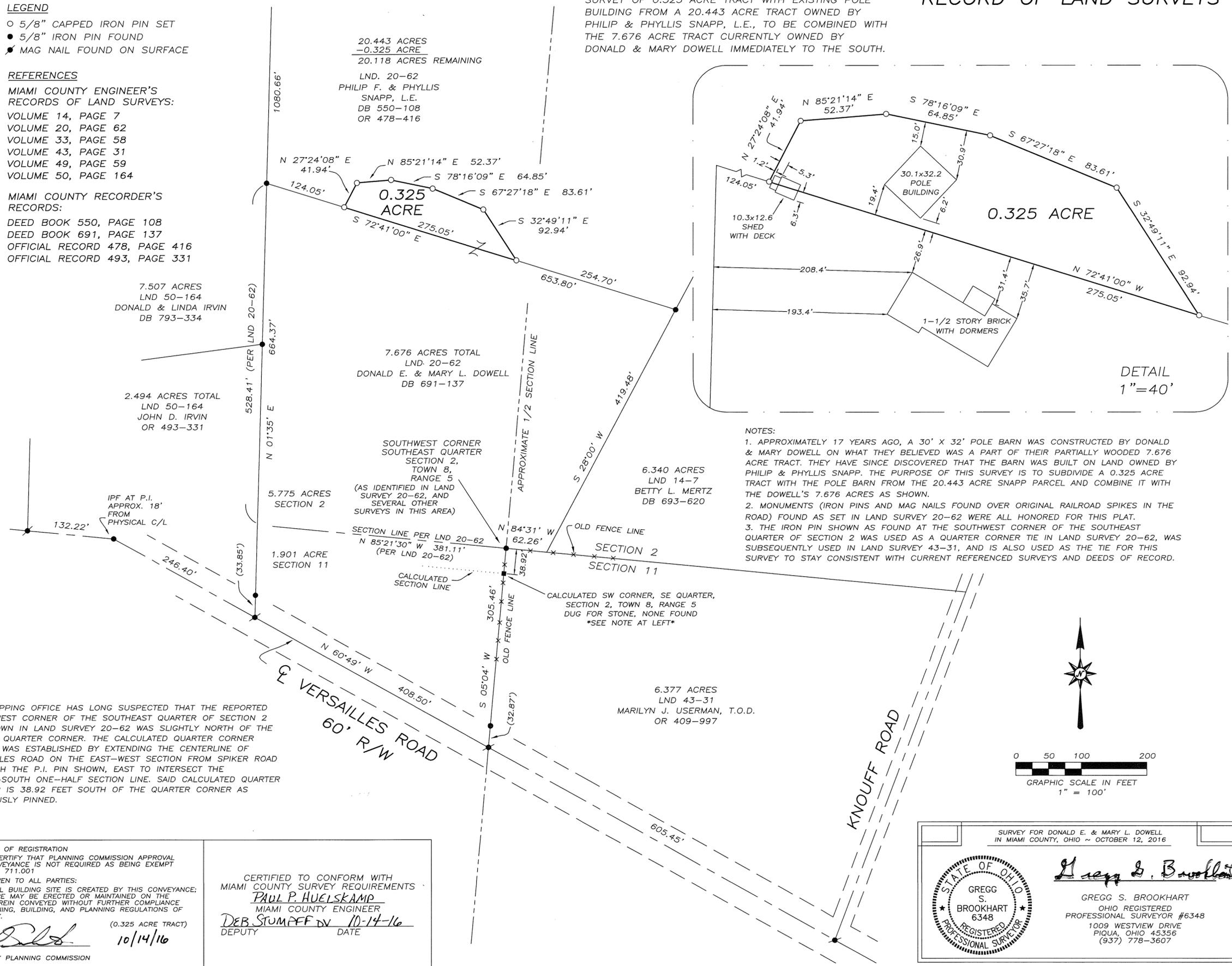
MIAMI COUNTY RECORDER'S  
RECORDS:  
DEED BOOK 550, PAGE 108  
DEED BOOK 691, PAGE 137  
OFFICIAL RECORD 478, PAGE 416  
OFFICIAL RECORD 493, PAGE 331

7.507 ACRES  
LND 50-164  
DONALD & LINDA IRVIN  
DB 793-334

2.494 ACRES TOTAL  
LND 50-164  
JOHN D. IRVIN  
OR 493-331

20.443 ACRES  
-0.325 ACRE  
20.118 ACRES REMAINING  
LND. 20-62  
PHILIP F. & PHYLLIS  
SNAPP, L.E.  
DB 550-108  
OR 478-416

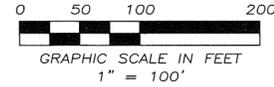
SURVEY OF 0.325 ACRE TRACT WITH EXISTING POLE  
BUILDING FROM A 20.443 ACRE TRACT OWNED BY  
PHILIP & PHYLLIS SNAPP, L.E., TO BE COMBINED WITH  
THE 7.676 ACRE TRACT CURRENTLY OWNED BY  
DONALD & MARY DOWELL IMMEDIATELY TO THE SOUTH.



NOTES:

- APPROXIMATELY 17 YEARS AGO, A 30' X 32' POLE BARN WAS CONSTRUCTED BY DONALD & MARY DOWELL ON WHAT THEY BELIEVED WAS A PART OF THEIR PARTIALLY WOODED 7.676 ACRE TRACT. THEY HAVE SINCE DISCOVERED THAT THE BARN WAS BUILT ON LAND OWNED BY PHILIP & PHYLLIS SNAPP. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A 0.325 ACRE TRACT WITH THE POLE BARN FROM THE 20.443 ACRE SNAPP PARCEL AND COMBINE IT WITH THE DOWELL'S 7.676 ACRES AS SHOWN.
- MONUMENTS (IRON PINS AND MAG NAILS FOUND OVER ORIGINAL RAILROAD SPIKES IN THE ROAD) FOUND AS SET IN LAND SURVEY 20-62 WERE ALL HONORED FOR THIS PLAT.
- THE IRON PIN SHOWN AS FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2 WAS USED AS A QUARTER CORNER TIE IN LAND SURVEY 20-62, WAS SUBSEQUENTLY USED IN LAND SURVEY 43-31, AND IS ALSO USED AS THE TIE FOR THIS SURVEY TO STAY CONSISTENT WITH CURRENT REFERENCED SURVEYS AND DEEDS OF RECORD.

\*NOTE\*  
THE MAPPING OFFICE HAS LONG SUSPECTED THAT THE REPORTED SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2 AS SHOWN IN LAND SURVEY 20-62 WAS SLIGHTLY NORTH OF THE ACTUAL QUARTER CORNER. THE CALCULATED QUARTER CORNER SHOWN WAS ESTABLISHED BY EXTENDING THE CENTERLINE OF VERSAILLES ROAD ON THE EAST-WEST SECTION FROM SPIKER ROAD THROUGH THE P.I. PIN SHOWN, EAST TO INTERSECT THE NORTH-SOUTH ONE-HALF SECTION LINE. SAID CALCULATED QUARTER CORNER IS 38.92 FEET SOUTH OF THE QUARTER CORNER AS PREVIOUSLY PINNED.



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

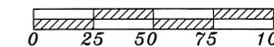
CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
PAUL P. HUELSKAMP  
MIAMI COUNTY ENGINEER  
DEB. STUMPF DV 10-14-16  
DEPUTY DATE

SURVEY FOR DONALD E. & MARY L. DOWELL  
IN MIAMI COUNTY, OHIO ~ OCTOBER 12, 2016

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



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



SCALE: 1" = 50'

**LEGEND**

- STONE FOUND
- ⊗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ R.R. SPIKE FOUND
- REBAR FOUND
- ✕ X CUT IN SIDEWALK
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"
- (m) Measured distance

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

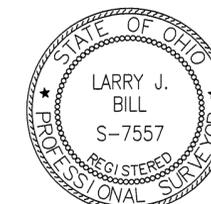
**SURVEY REFERENCES**

- Miami County Engineer's Record of Lot Surveys
  - Survey Volume 20 Page 112
  - Survey Volume 21 Page 27
  - Survey Volume 22 Page 72
  - Survey Volume 22 Page 139

- Miami County Recorder's Records
  - Record Book 1 Page 243 & 244

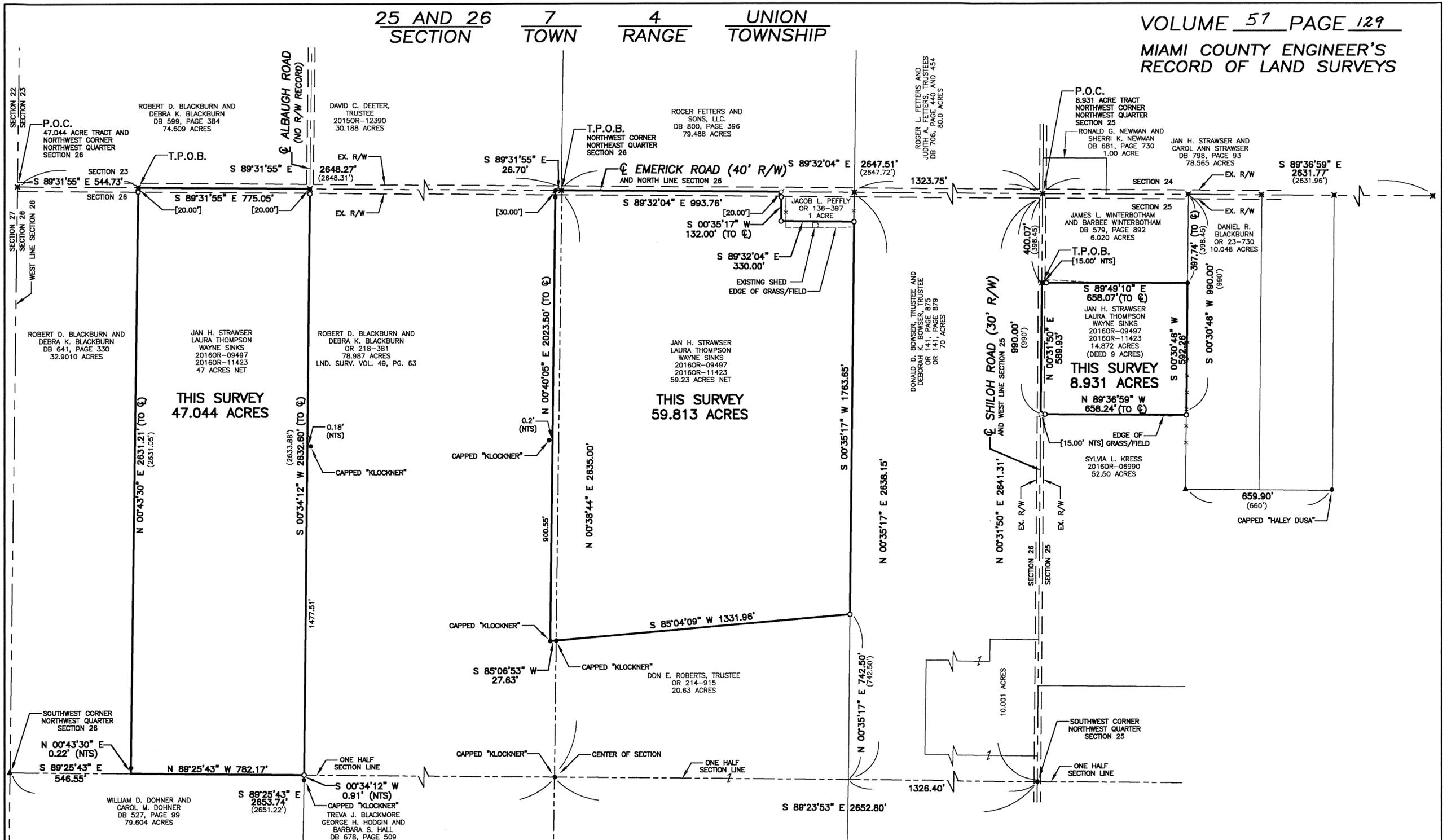


Survey of Inlots 187 & 188 For Matt Penny



*Larry J. Bill*  
 LARRY J. BILL, P.S. #7557  
 Oct. 14, 2016  
 DATE

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



**REFERENCES**

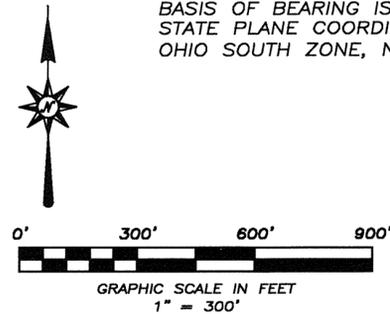
- SURVEYS:**  
 VOLUME 51, PAGE 144  
 VOLUME 50, PAGE 129  
 VOLUME 49, PAGE 63  
 VOLUME 48, PAGE 55  
 VOLUME 42, PAGE 139  
 VOLUME 37, PAGE 68  
 VOLUME 36, PAGE 66  
 VOLUME 35, PAGE 128  
 VOLUME 35, PAGE 66  
 VOLUME 26, PAGE 3  
 VOLUME 24, PAGE 112  
 VOLUME 24, PAGE 78  
 VOLUME 22, PAGE 109  
 VOLUME 3, PAGE 324  
 VOLUME 3, PAGE 157  
 VOLUME 3, PAGE 151  
 AND AS REFERENCED HEREON

- DEEDS:**  
 DEED BOOK 78, PAGE 228  
 DEED BOOK 34, PAGE 346  
 AND 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
- ✕ RAILROAD SPIKE FOUND
- ⊠ MAG NAIL SET
- ⊠ MAG NAIL FOUND
- ▲ STONE FOUND
- - - - - EXISTING WOVEN WIRE FENCE LINE
- ( ) REFERENCED DISTANCE OF RECORD

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



*Philip C. Brumbaugh*  
 PHILIP C. BRUMBAUGH  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #5057  
 10/14/16

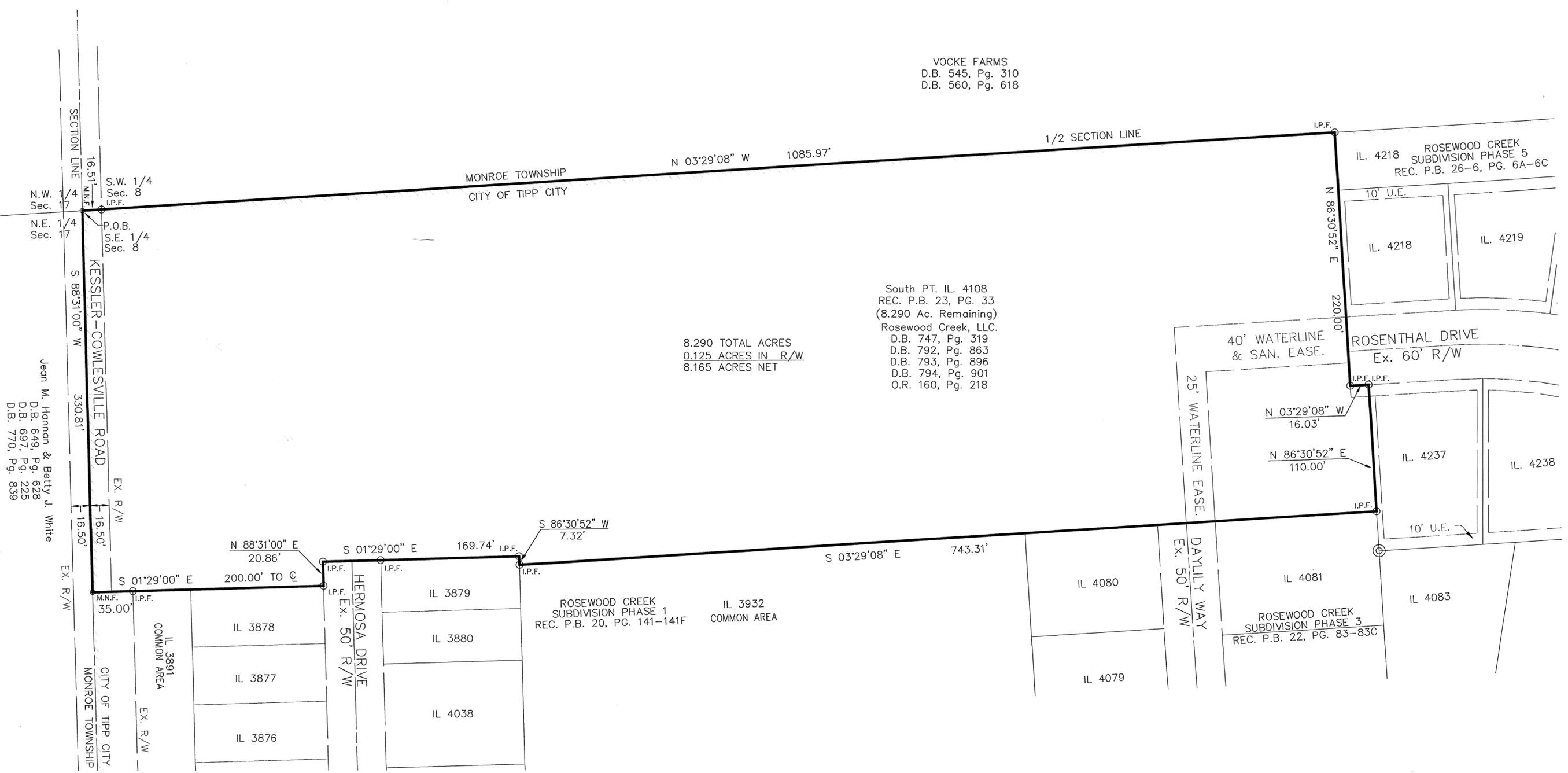
SURVEY OF THREE TRACTS OF LAND FOR JUNE STRAWSER LOCATED IN MIAMI COUNTY ~ DATE 10/13/2016

**BRUMBAUGH ENGINEERING & SURVEYING, LLC**

1105 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 PHONE (937) 698-3000  
 FAX (937) 698-3928  
 EMAIL: John@BES-Engineer.com

BES JOB #327.16 DRAWN BY: SES CHECKED BY: JJB

VOCKE FARMS  
 D.B. 545, Pg. 310  
 D.B. 560, Pg. 618



8.290 TOTAL ACRES  
 0.125 ACRES IN R/W  
 8.165 ACRES NET

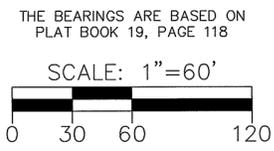
South PT. IL. 4108  
 REC. P.B. 23, PG. 33  
 (8.290 Ac. Remaining)  
 Rosewood Creek, LLC.  
 D.B. 747, Pg. 319  
 D.B. 792, Pg. 863  
 D.B. 793, Pg. 896  
 D.B. 794, Pg. 901  
 O.R. 160, Pg. 218

Jean M. Honnan & Betty J. White  
 D.B. 649, Pg. 628  
 D.B. 697, Pg. 225  
 D.B. 770, Pg. 839

**LEGEND**

- I.P.F. IRON PIN FOUND
- ◊ M.N.F. MAG NAIL FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ▨ CORP. LIMITS

**SURVEY REFERENCE**  
 REC. P.B. 20, PG. 141-141F  
 REC. P.B. 22, PG. 83-83C  
 REC. P.B. 26-6, PG. 6A-6C  
 REC. P.B. 23, PG. 33



*Steven E. Bowersox*  
 STEVEN E. BOWERSOX, P.S. #7059  
 10/14/2016  
 DATE

|  |  |                           |
|--|--|---------------------------|
|  | <p>ChoiceOne<br/>Engineering</p> <p>SIDNEY, OHIO 937.497.0200<br/>                 LOVELAND, OHIO 513.239.8554<br/>                 PORTLAND, INDIANA 260.766.2500<br/>                 www.CHOICEONEENGINEERING.com</p> | DATE:<br>10-14-2016       |
|  |  | DRAWN BY:<br>RMF          |
|  |  | JOB NUMBER:<br>MIATCI1619 |
|  |  | SHEET NUMBER<br>1 OF 1    |



4  
TOWN

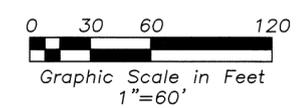
6E  
RANGE

33 SE 1/4  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE



← Ginghamburg Frederick Rd. 60' R/W

N.E. Corner  
S.E. Quarter  
Section 33

Purpose of survey is to  
combine parcels owned  
by Mary Bailey

pin fd. is  
at west edge  
of f.post  
pin held for  
line per  
LSV.26/183

LSV.23/191 calls  
for line being  
straight with no  
bearing break.  
Pins that were  
found on corners  
were held.

pin fd. is  
0.4' s.w.  
of f.post

N 00°51'53" E  
99.28'  
N 00°25'32" W  
101.48'

fence along R  
S 89°37'00" E 435.81' (33.00')

Parcel G12-056940  
0.748 Ac.

2.013 Ac. Total  
0.152 Ac. R/W

Parcel G12-056920  
(1.000 Ac.)

N 89°36'39" W 436.77'

pin fd. is  
at west edge  
of f.post  
LSV.26/183

(33.00')

S 00°03'42" E 200.79'  
S 00°03'42" E (Basis of Bearings)

County Road 25-A 66' R/W  
East Line Section 33

100.0'  
11.43'

144.78'

(32.00')

188.38'

N 89°32'00" E 513.42'

**Legend**

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

**References**

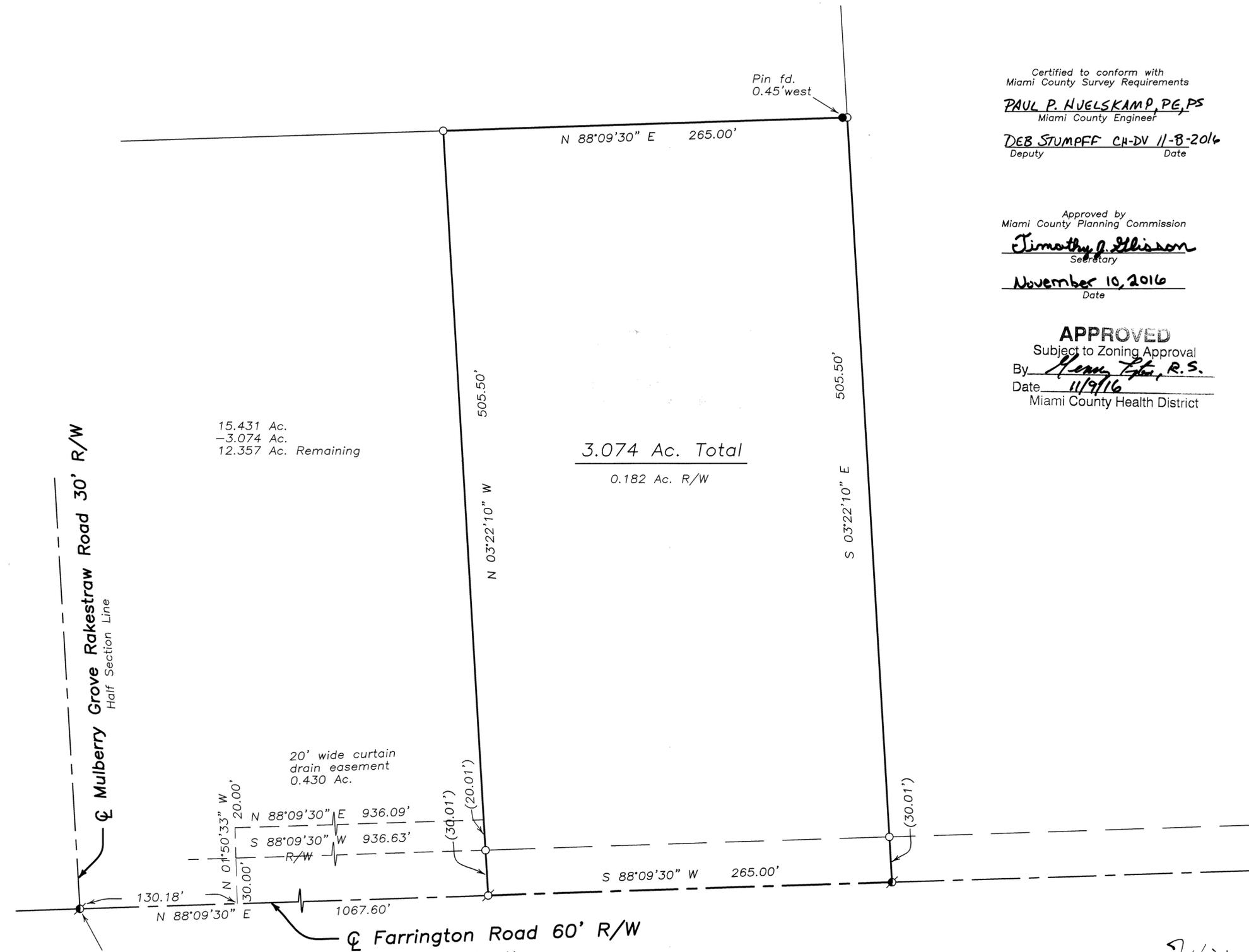
- Miami County Engineer's  
Record of Lot Surveys  
Volume 4, Page 8
- Miami County Engineer's  
Record of Land Surveys  
Volume 16, Page 19  
Volume 20, Page 172  
Volume 22, Page 123  
Volume 23, Page 43  
Volume 23, Page 65  
Volume 24, Page 60  
Volume 26, Page 77  
Volume 26, Page 183  
Volume 45, Page 17  
Volume 55, Page 167  
(Basis of Bearings)

Survey of 2.013 Ac.  
for Estate of Mary Bailey

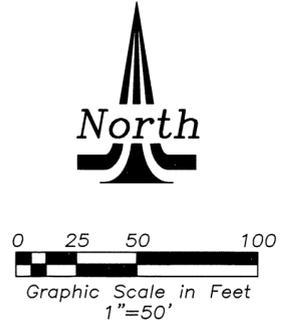


*Michael W. Cozatt* 10/25/10  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C  Troy, OH 45373  
Job No. 25416 (937) 339-2921  
File Name: C:\Surveys\2016\25416.dwg  
Drawn by: DMC ~ Checked by: MWC



Certified to conform with  
 Miami County Survey Requirements  
**PAUL P. HVELSKAMP, PE, PS**  
 Miami County Engineer  
**DEB STUMPF** CH-DV 11-8-2016  
 Deputy Date



Approved by  
 Miami County Planning Commission  
*Timothy J. Allison*  
 Secretary  
 November 10, 2016  
 Date

**APPROVED**  
 Subject to Zoning Approval  
 By *Henry L. R.S.*  
 Date 11/9/16  
 Miami County Health District

- 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 24, Page 150
  - Volume 31, Page 97
  - Volume 35, Page 50 (Basis of Bearings)
  - Volume 44, Page 2

Survey of 3.074 Ac. for Old Order German German Baptist Church

S.W. Corner  
 N.E. Quarter  
 Section 33  
 LSV.44, Pg.2



*Michael W. Cozatt* 10/11/16  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 534 N. Elm St. Suite C Troy, OH 45373  
 Job No. 24216 (937) 339-2921  
 File Name: C:\Jobs\2016\24216.dwg  
 Drawn by: DMC ~ Checked by: MWC

2  
Town

9BTMRS  
Range

NW 1/4-9  
Section

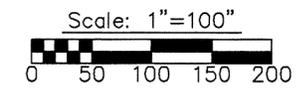
Bethel  
Township

Miami  
County

Ohio  
State

Volume 57 Page 134

Miami County Engineer's  
Record of Land Surveys

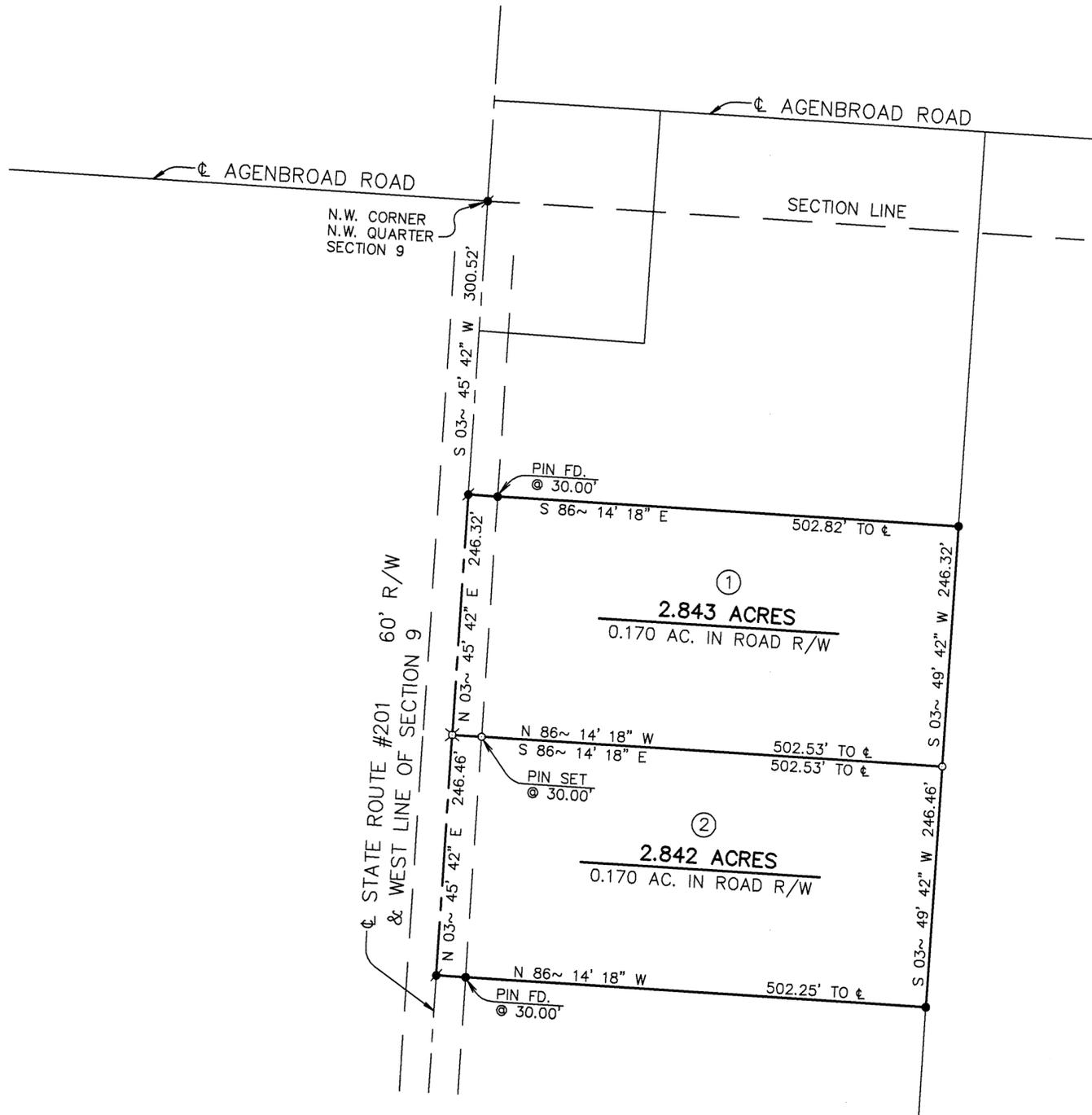


Legend

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

References

Vol. 33, Pg. 65 { 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

Don A. Wolf 11-1-2013  
DEPUTY DATE

---

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

11/7/2016  
DATE

D. S. [Signature]  
SECRETARY

---

APPROVED  
SUBJECT TO ZONING APPROVAL

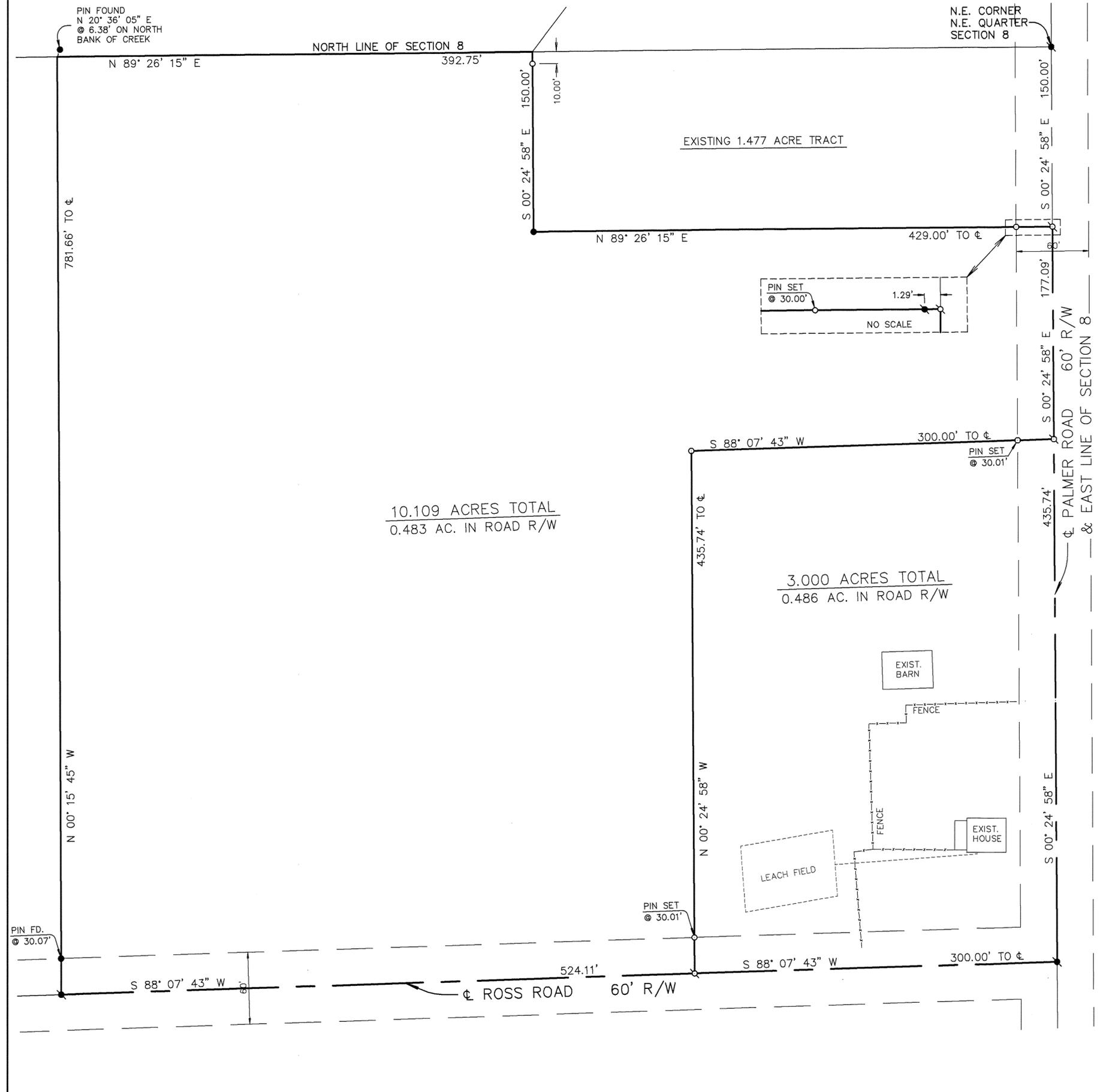
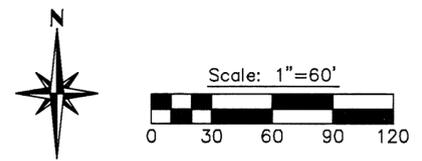
BY: Henry [Signature] P.S.  
DATE: 11/9/16  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of 2 Tracts for Roger & Vicki McMahan.



Michael W. Cozatt 7/30/08  
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, Ohio  
Job No. 13908 Ph. (937) 339-2921



- Legend**
- Iron pin found
  - ⊙ Mag nail found
  - ⊙ Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)
- References**
- Vol. 08, Pg. 111
  - Vol. 13, Pg. 51
  - Vol. 18, Pg. 27
  - Vol. 24, Pg. 105
  - Vol. 45, Pg. 72
  - Vol. 54, Pg. 146
- } Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

*Deputy* DEPUTY 11-1-2016 DATE

---

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

*Secretary* SECRETARY 11/7/2016 DATE

---

APPROVED  
SUBJECT TO ZONING APPROVAL

BY: *Jeremy Miller, P.S.*

DATE: 11/7/16

MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of 2 tract for Jeremy Miller.



*Michael W. Cozatt*  
Michael W. Cozatt, P.S. #6001 Date \_\_\_\_\_

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 22415 Ph. (937) 339-2921

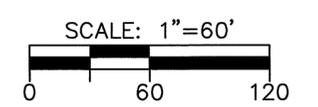
# CRAYCON PLAT

TR. 1, 5.701 Ac.  
 TR. 2, 0.092 Ac.  
 TR. 3, 0.062 Ac.  
 ACREAGE INLOT

PIQUA CITY MIAMI, OHIO COUNTY



BEARINGS BASED ON PB. 19, PG. 107



## LEGEND

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

**DEED REFERENCE**  
 DEED BOOK 652, PAGE 556  
 DEED BOOK 664, PAGE 588  
 DEED BOOK 676, PAGE 382  
 DEED BOOK 677, PAGE 303

**SURVEY REFERENCE**  
 REC. 14/134  
 REC. 16/128  
 REC. 17/136  
 REC. 19/107  
 REC. 20/122  
 REC. 21/34  
 REC. 21/72  
 REC. 21/138  
 LOT 20/102  
 LOT 21/82  
 LOT 21/111  
 LOT 21/136  
 LOT 22/61  
 LOT 22/111  
 LOT 23/32  
 LOT 23/199  
 LOT 24/32

## CITY OF PIQUA PLANNER

*Chris Schmiessing*  
 CHRIS SCHMIESSING  
 CITY PLANNER

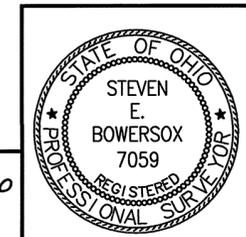
11-11-2016  
 DATE

| CURVE TABLE  |         |             |            |              |                 |
|--------------|---------|-------------|------------|--------------|-----------------|
| CURVE NUMBER | RADIUS  | Δ           | ARC LENGTH | CHORD LENGTH | CHORD BEARING   |
| 1            | 570.00' | 12°-00'-00" | 119.38'    | 119.16'      | N 57°-55'-00" W |
| 2            | 630.00' | 03°-51'-06" | 42.35'     | 42.34'       | N 53°-50'-33" W |
| 3            | 420.00' | 04°-05'-25" | 29.98'     | 29.98'       | S 78°-07'-43" W |
| 4            | 686.00' | 00°-54'-24" | 10.86'     | 10.86'       | N 06°-09'-40" E |

BEING A SURVEY OF 3 TRACTS OF LAND; 5.701 ACRES, 0.092 ACRES AND 0.062 ACRES OUT OF INLOT NUMBER 7682 OWNED BY CRAYCON HOMES, INC. AS RECORDED IN DEED BOOK 652, PAGE 556, DEED BOOK 676, PAGE 382 AND DEED BOOK 677, PAGE 303.

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

11/09/2016  
 DATE



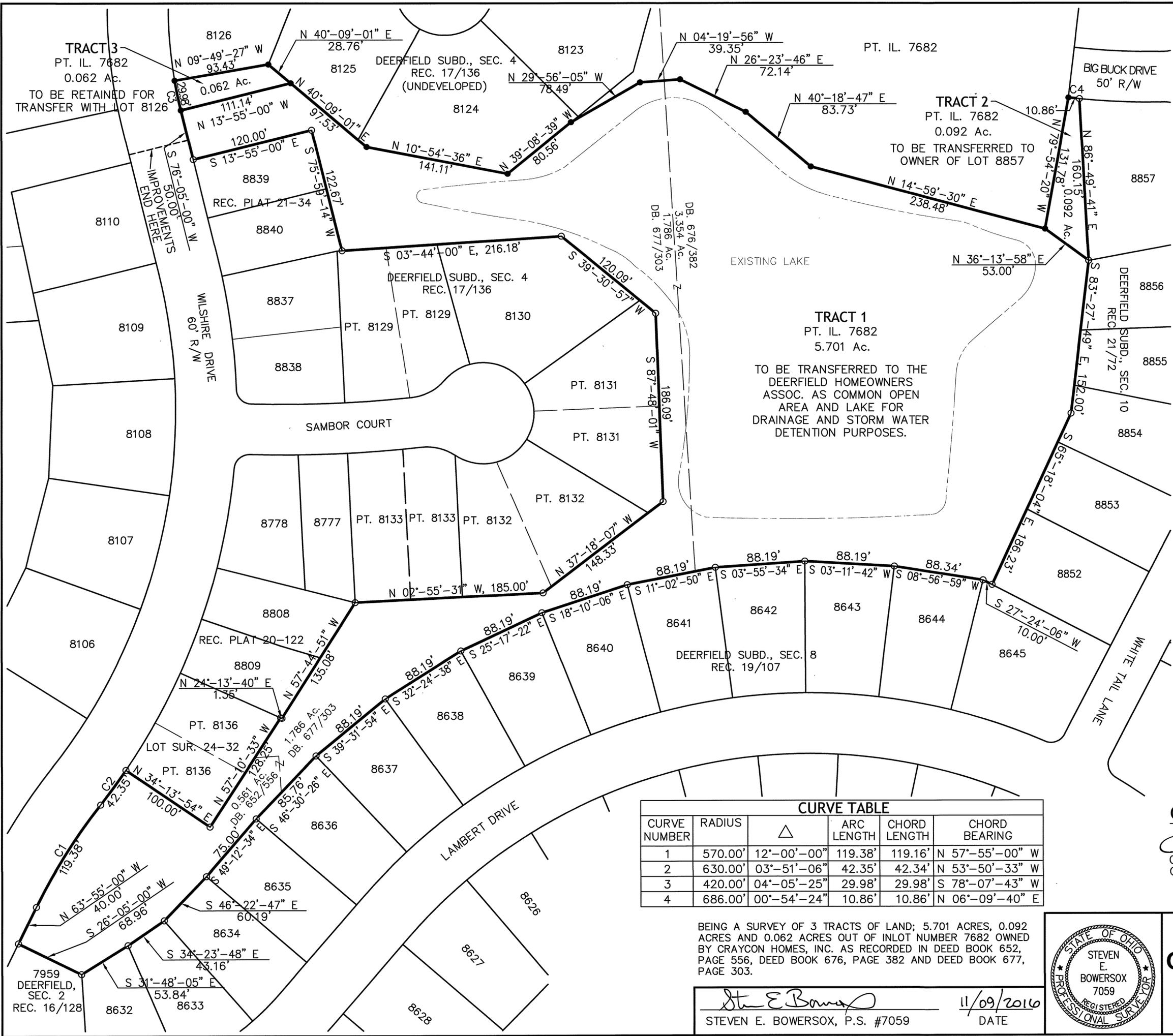
SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 PORTLAND, INDIANA 260.766.2500  
 www.CHOICEONEENGINEERING.com

DATE:  
 11-09-2016

DRAWN BY:  
 seb

JOB NUMBER:  
 MIAPIQ1613\_plat

SHEET NUMBER  
 1 OF 1



6  
TOWN

5  
RANGE

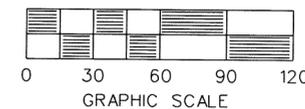
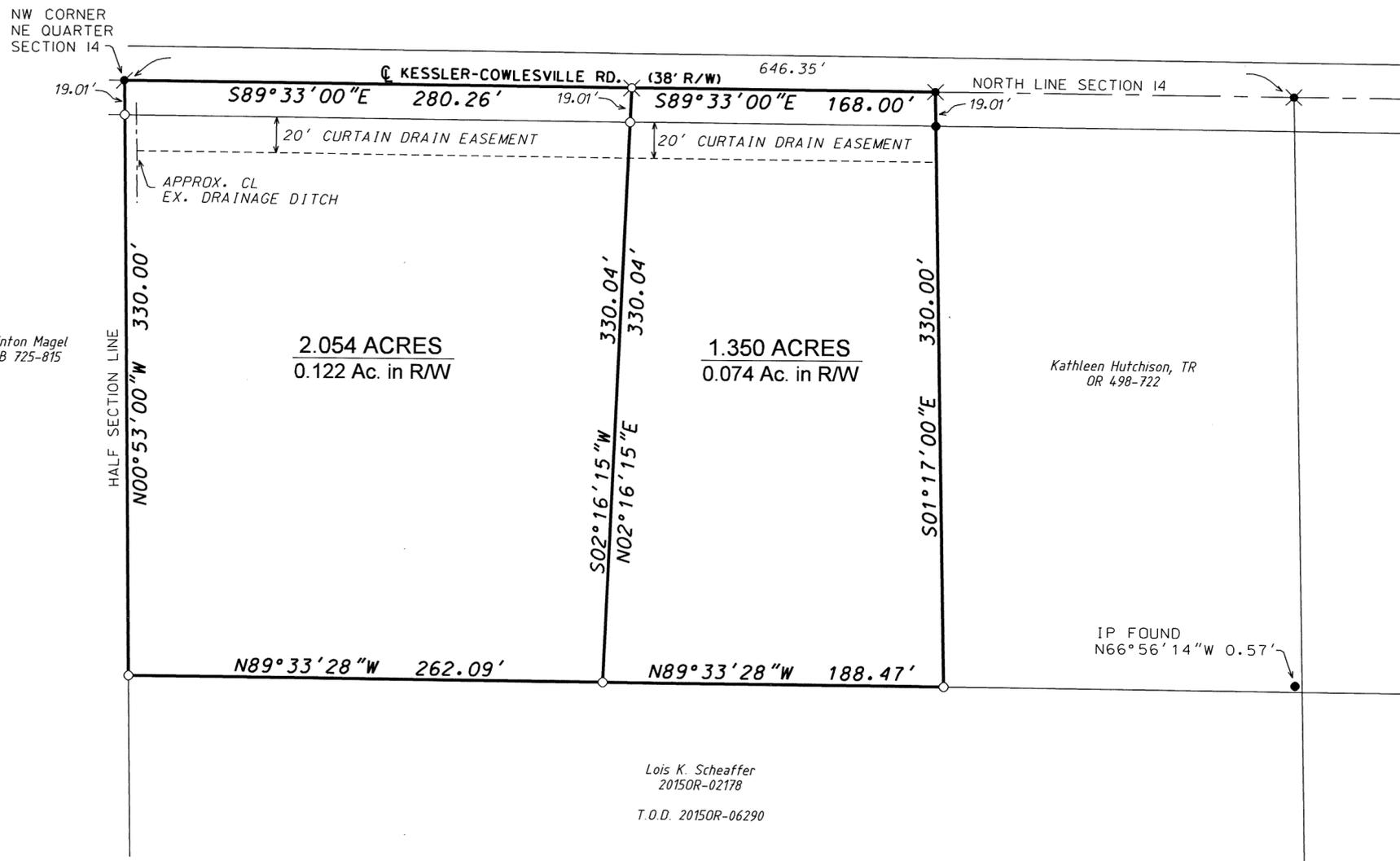
NE 1/4-14  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

VOLUME 57 PAGE 137  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



- LEGEND -
- IRON PIN FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ✦ PK NAIL FOUND
  - ⊗ RAILROAD SPIKE SET
  - 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

**SURVEY OF A 2.054 ACRE TRACT &  
A 1.350 ACRE TRACT  
IN SECTION 14, UNION TOWNSHIP  
FOR PATSY WILLIAMS**

Lois K. Scheaffer  
2015OR-02178  
T.O.D. 2015OR-06290

**APPROVED**  
Subject to Zoning Approval  
By: Paul P. Huelkamp, P.E., P.S.  
Date: 11/14/16  
Miami County Health District

Certified To Conform With  
Miami County Survey Requirements  
Paul P. Huelkamp, P.E., P.S.  
Miami County Engineer  
Paul P. Huelkamp 11/14/16  
Deputy Date

**APPROVED**  
Miami County Planning Commission  
Date: 11/14/2016  
Secretary: David Smith

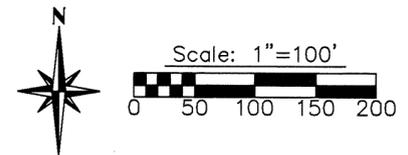


REFERENCES

VOL. 24, PG. 40 }  
VOL. 38, PG. 65 }  
VOL. 56, PG. 79 } MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS  
VOL. 5, PG. 140 }  
VOL. 50, PG. 104 }

ROBERT L. CRON 9/30/2016  
ROBERT L. CRON, P.S. \*8140 DATE

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



- Legend**
- Iron pin found
  - Mag nail found
  - ✱ Railroad spike found
  - ⊘ Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)
  - Stone found

- References**
- Vol. 03, Pg. 151
  - Vol. 19, Pg. 154
  - Vol. 24, Pg. 78
  - Vol. 26, Pg. 03
  - Vol. 37, Pg. 68
  - Vol. 50, Pg. 129
  - Vol. 57, Pg. 101
- } Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Hueskamp, P.E., P.S.*  
MIAMI COUNTY ENGINEER

*Dan Vent* 11-14-2016  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

*Dan Blackburn* 11/15/16  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

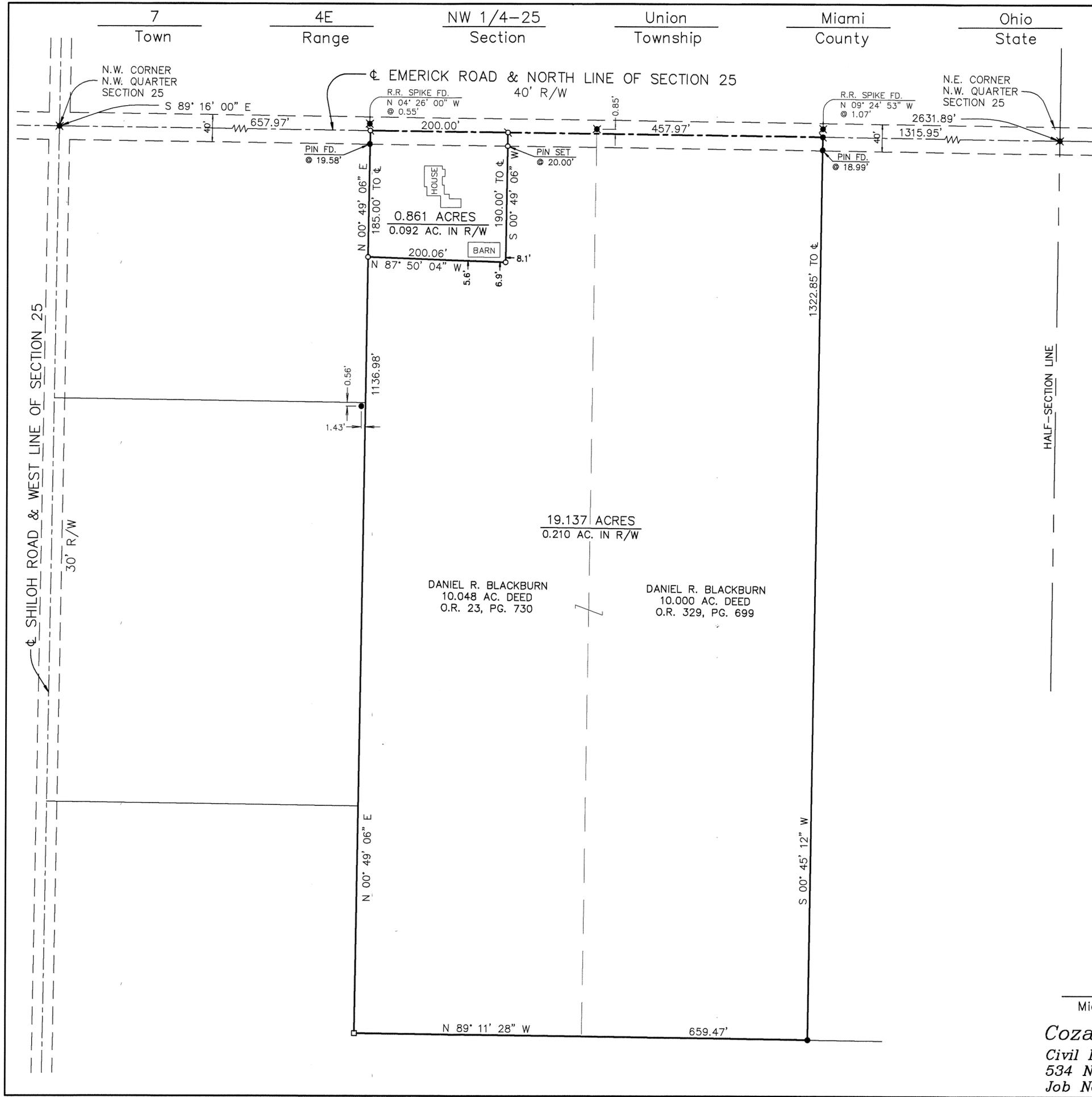
BY: *Henry Pfen*  
DATE: 11/15/16  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of 2 Tracts for Dan Blackburn.



*Michael W. Cozatt* 2/19/16  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 22516 Ph. (937) 339-2921



7  
Town

4E  
Range

N.E. 1/4 - 36  
Section

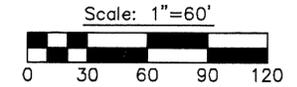
Union  
Township

Miami  
County

Ohio  
State

Volume 57 Page 139

Miami County Engineer's Record  
of Land Surveys



Legend

- Mag nail found
- ⊗ Mag nail set over existing monument
- ⊗ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 11, Pg. 139
  - Vol. 19, Pg. 73
  - Vol. 47, Pg. 193
  - Vol. 53, Pg. 145
  - Vol. 54, Pg. 82
  - Vol. 56, Pg. 72
- Miami County Engineer's  
Record of Land Surveys

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

Donna Venton 11-14-2016  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

David Smith 11/15/16  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

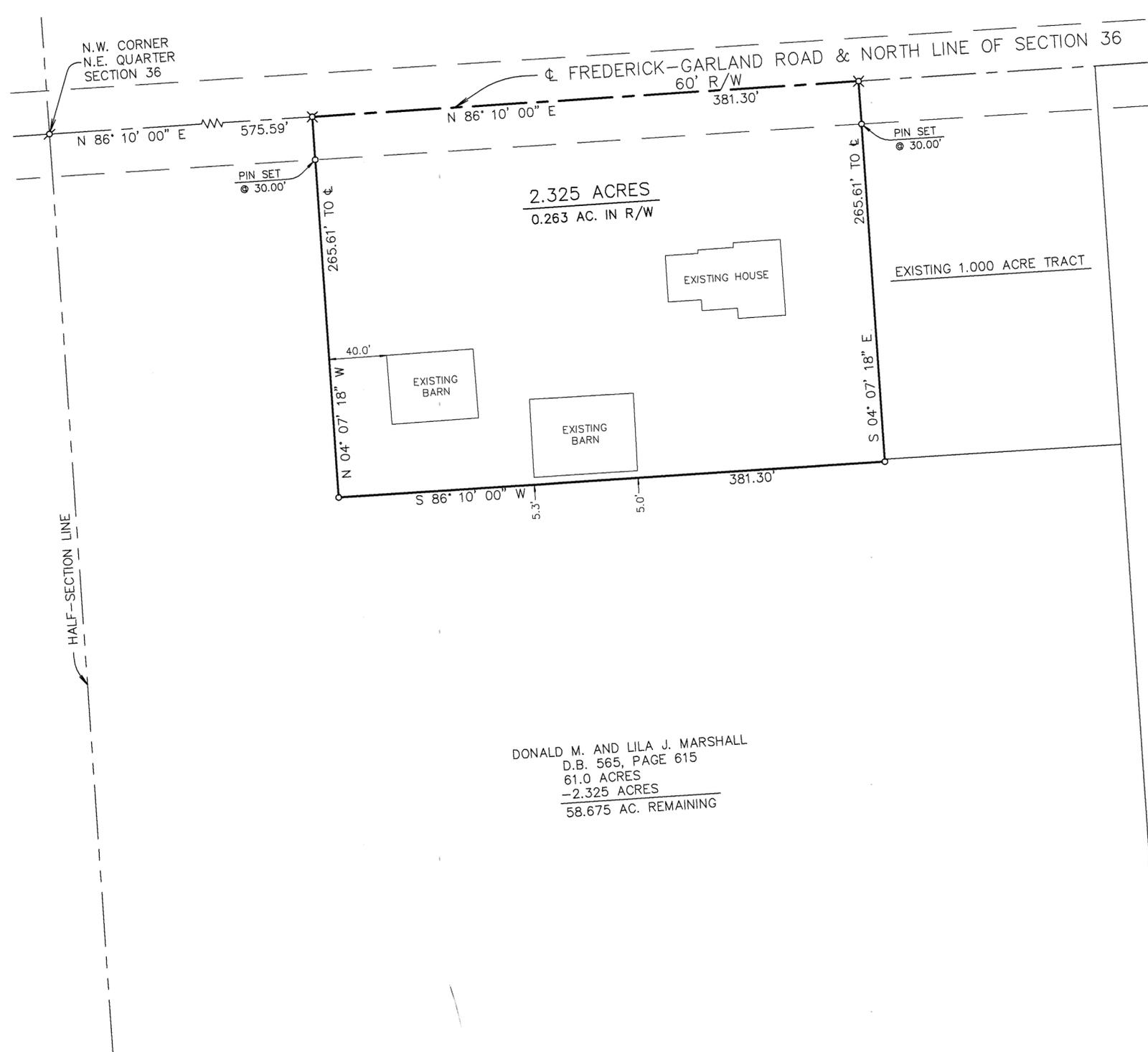
BY: Henry Lita  
DATE: 11/15/16  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of 2.325 Acres for Don & Lila Marshall.



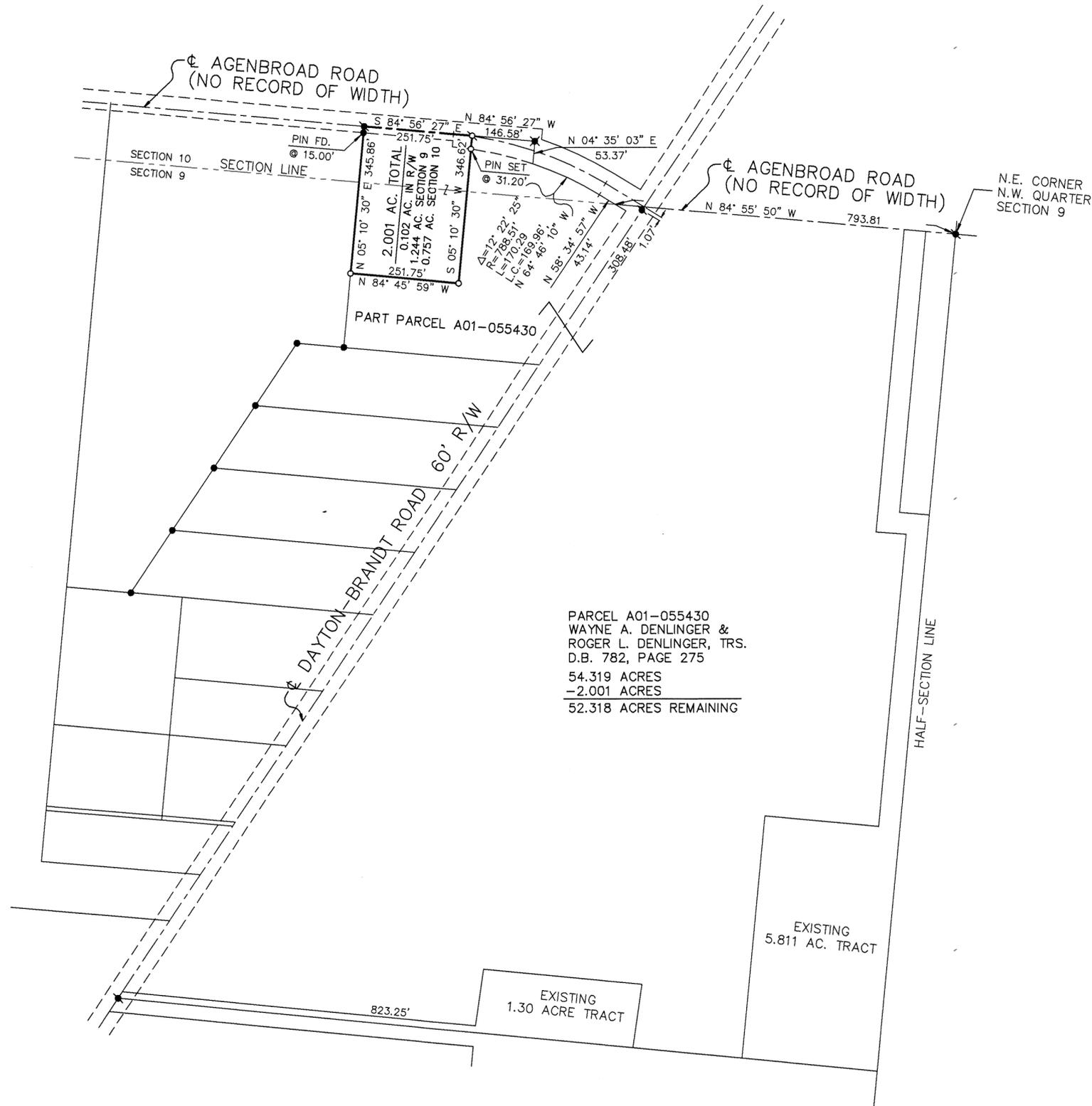
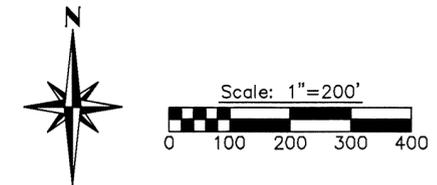
Michael W. Cozatt 9/26/16  
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 23116 Ph. (937) 339-2921



DONALD M. AND LILA J. MARSHALL  
D.B. 565, PAGE 615  
61.0 ACRES  
-2.325 ACRES  
58.675 AC. REMAINING





Legend

- Mag nail set over existing monument
- Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- ✱ Railroad spike found

References

- Vol. 09, Pg. 102
  - Vol. 19, Pg. 10
  - Vol. 46, Pg. 198
  - Vol. 46, Pg. 199
  - Vol. 52, Pg. 108
  - Vol. 52, Pg. 134
- Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Hueskamp, P.E., P.S.  
MIAMI COUNTY ENGINEER  
Dwight Ventner 11-14-2016  
DEPUTY DATE

APPROVED MIAMI COUNTY PLANNING COMMISSION  
Dale B. Smith 11/13/16  
SECRETARY DATE

APPROVED SUBJECT TO ZONING APPROVAL  
BY: Cherry E. G...  
DATE: 11/13/16  
MIAMI COUNTY GENERAL HEALTH DEPARTMENT

Survey of 2.001 acres for Wayne Denlinger & Roger Denlinger, Trustees.



Michael W. Cozatt 11/02/16  
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 13409-3 Ph. (937) 339-2921

STAUNTON  
TOWNSHIP

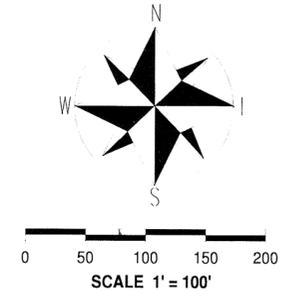
S.W. QTR - 1  
SECTION

1  
TOWN

11 M.R.S.  
RANGE

VOLUME 57 PAGE 142

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



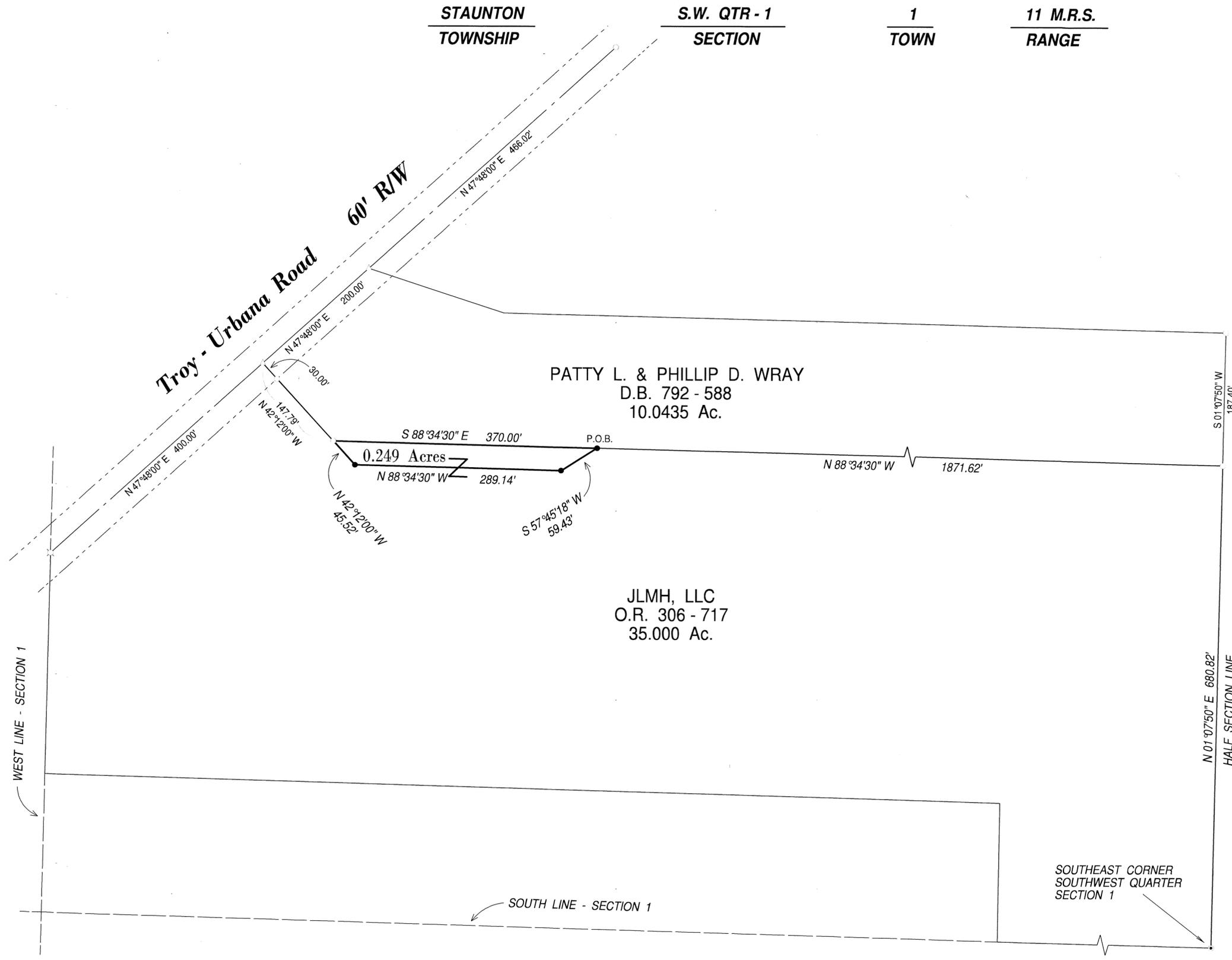
BASIS OF BEARING:  
MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 40, PAGE 199

LEGEND

- PK NAIL FOUND
- STONE FOUND
- IRON PIN FOUND
- TRaverse PT.
- GIN SPINDLE FND
- IRON FENCE POST
- RRS FOUND
- CONC. POST FND.
- PK NAIL SET
- IRON PIN SET
- RRS SET

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS  
VOLUME 40, PAGE 199  
VOLUME 27, PAGE 189

DEED REFERENCE:  
DEED BK. VOL. 792, PAGES 588 & 589  
OFFICIAL RECORD VOL. 306, PAGES 717 & 718



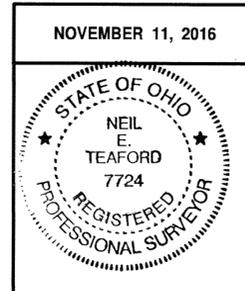
**NOTE:**  
NO NEW BUILDING LOT IS BEING CREATED  
BY THIS SURVEY. THE 0.249 ACRE TRACT IS  
BEING TRANSFERRED TO PATTY & PHILLIP WRAY  
AS AN ADJACENT OWNER PROPERTY TRANSFER.

**Certificate of Registration**  
This is to certify the Planning commission approval of this conveyance is not required as being exempt under O.R.C. 711.001  
Notice is given to all parties:  
No additional building site is created by this conveyance:  
No structure may be erected or maintained on the premises herein conveyed without further compliance with all zoning, building, and planning regulations of Miami County.

*Timothy J. Allison* 11/29/16  
SECRETARY DATE  
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Hueskamp, P.E., P.S.*  
MIAMI COUNTY ENGINEER  
*Drew Denton* 11.29.2016  
DEPUTY DATE



NOVEMBER 11, 2016

SPLIT OF A 0.249 ACRE TRACT FROM A 35.000 ACRE TRACT  
IN SECTION 1, STAUNTON TOWNSHIP  
FOR JLMH, LLC AND PATTY & PHILLIP WRAY

*Neil E. Teaford, P.S. #7724*  
**NEIL E. TEAFORD**  
5260 TROY URBANA ROAD  
CASSTOWN, OHIO 45312  
nteaford@frontier.com

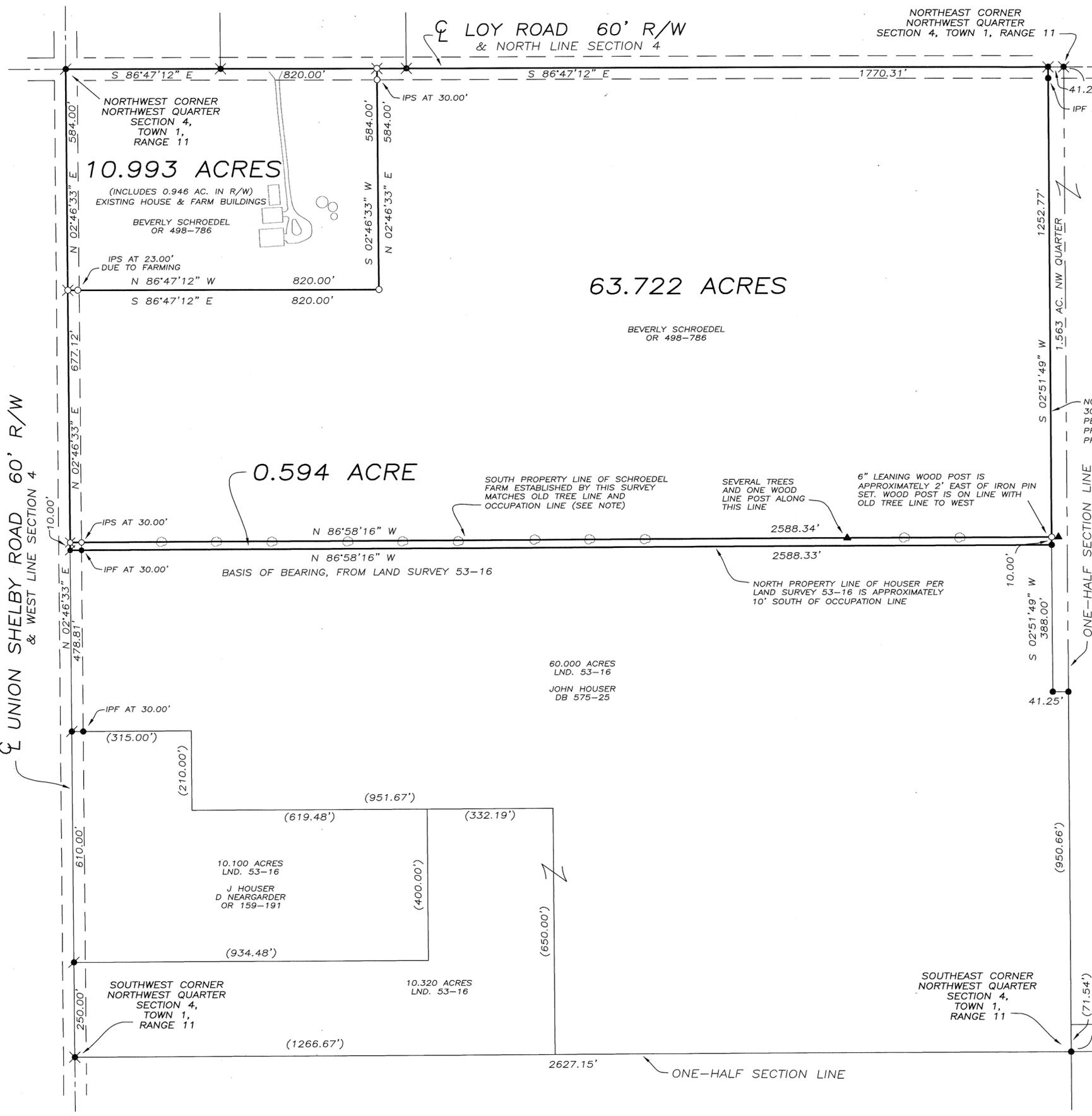
**OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724**

NORTHEAST CORNER NORTHWEST QUARTER SECTION 4, TOWN 1, RANGE 11

LOY ROAD 60' R/W & NORTH LINE SECTION 4

- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - ⊗ MAG SPIKE SET
  - ⊙ MAG NAIL FOUND ON SURFACE
  - ⊗ RAILROAD SPIKE FOUND
  - ▲ WOOD POST
  - (xx.xx') DENOTES DIMENSION FROM PREVIOUS SURVEY NOT MEASURED WITH THIS SURVEY

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 29, PAGE 118
  - VOLUME 30, PAGE 22
  - VOLUME 41, PAGE 81
  - VOLUME 46, PAGE 180
  - VOLUME 53, PAGE 16
- MIAMI COUNTY RECORDER'S RECORDS:
- OFFICIAL RECORD 498, PAGE 786



10.993 ACRES

63.722 ACRES

0.594 ACRE

40.774 ACRES TOTAL LND. 30-22 IRL & MARCIA SHUMAN DB 544-194

60.000 ACRES LND. 53-16 JOHN HOUSER DB 575-25

NOTE: TESTIMONY WAS TAKEN FROM BEVERLY SCHROEDEL (DAUGHTER OF CARL BROKAW) AND JOHN HOUSER'S MOTHER, CONCERNING THE COMMON LINE BETWEEN THEIR FARMS. BOTH TESTIFIED THAT THEIR FAMILIES HAVE RECOGNIZED THE OLD TREE LINE, ALSO A FORMER FENCE LINE, AS THE PROPERTY LINE AND BOTH HAVE FARMED TO THAT LINE FOR OVER 40 YEARS. THE TREE LINE WAS THEREFORE RECOGNIZED AS THE UNCONTESTED SOUTH PROPERTY LINE OF THE SCHROEDEL FARM. BEVERLY SCHROEDEL INTENDS TO GIVE A QUIT CLAIM DEED TO JOHN HOUSER FOR THE 0.594 ACRE (10 FOOT STRIP) SOUTH OF TREE LINE TO RELINQUISH ANY CLAIM OF OWNERSHIP SHE MIGHT HAVE.

PLANNING DEPARTMENT APPROVAL NOT NEEDED, AS THE 0.594 ACRE TRACT IS NOT A SPLIT.

SURVEY FOR BEVERLY SCHROEDEL IN MIAMI COUNTY, OHIO ~ NOVEMBER 11, 2016

GREGG S. BROOKHART  
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348  
1009 WESTVIEW DRIVE  
PIQUA, OHIO 45355  
(937) 778-3607

2  
TOWN

9 BTMRS  
RANGE

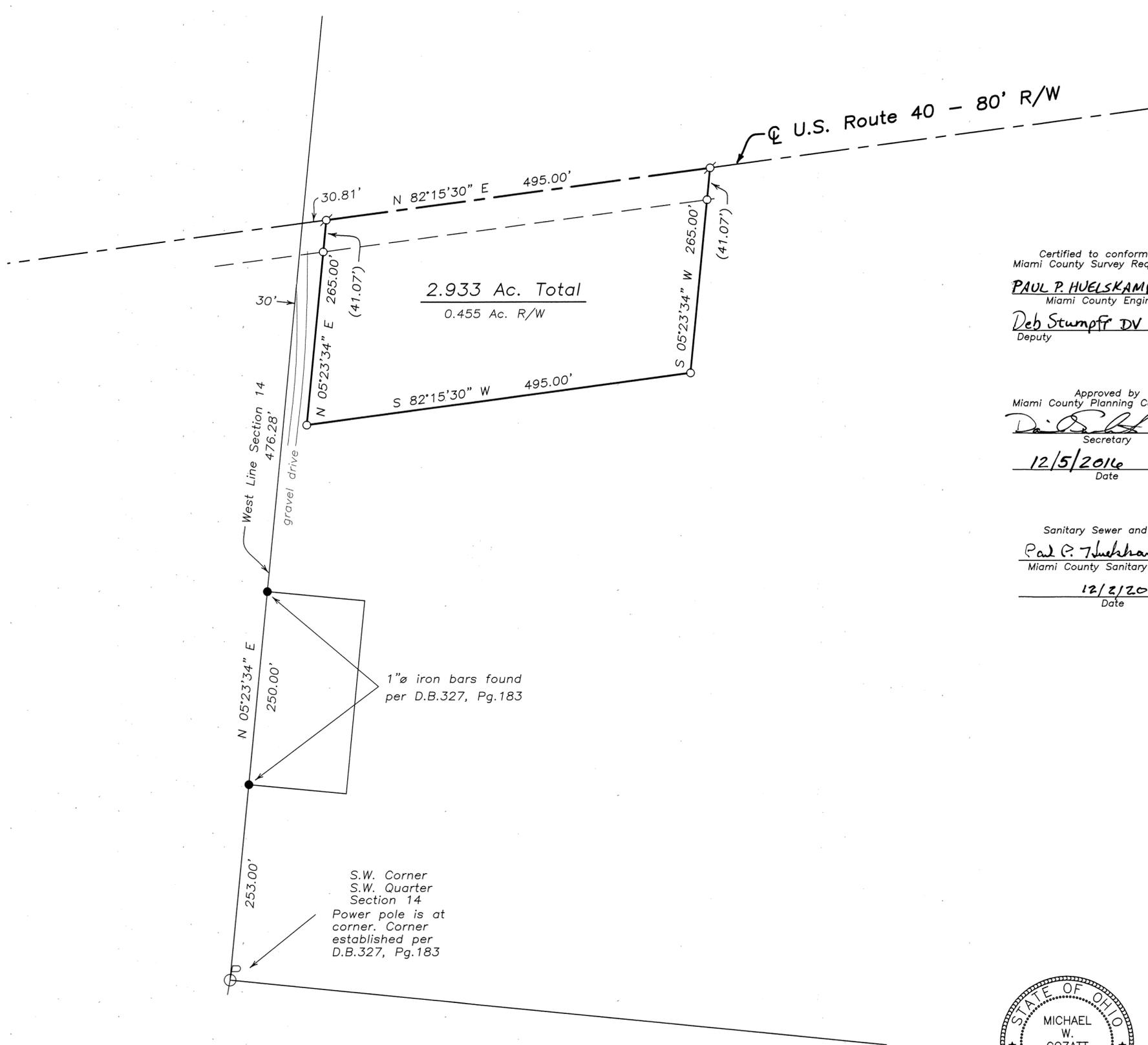
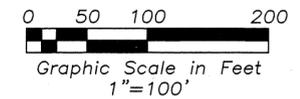
14 SW 1/4  
SECTION

BETHEL  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 144  
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 12-5-16*  
Deputy Date

Approved by  
Miami County Planning Commission  
*D. Stumpff*  
Secretary

*12/5/2016*  
Date

Sanitary Sewer and Water  
*Paul P. Huelshamp*  
Miami County Sanitary Engineer

*12/2/2016*  
Date

**Legend**

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

**References**

- Miami County Engineer's Record of Land Surveys
- Volume 5, Page 148
- Volume 6, Page 21
- Volume 19, Page 129
- Volume 43, Page 12
- Volume 44, Page 181 (Basis of Bearings)
- Volume 51, Page 175
- Miami County Recorder's Deed Records
- Volume 327, Page 183

Survey of 2.933 Ac. tract for Jeannine Friend

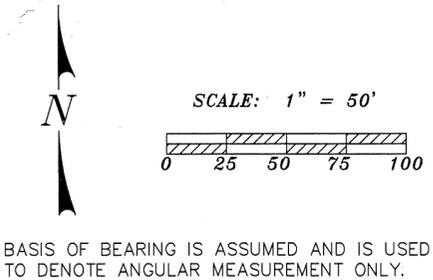
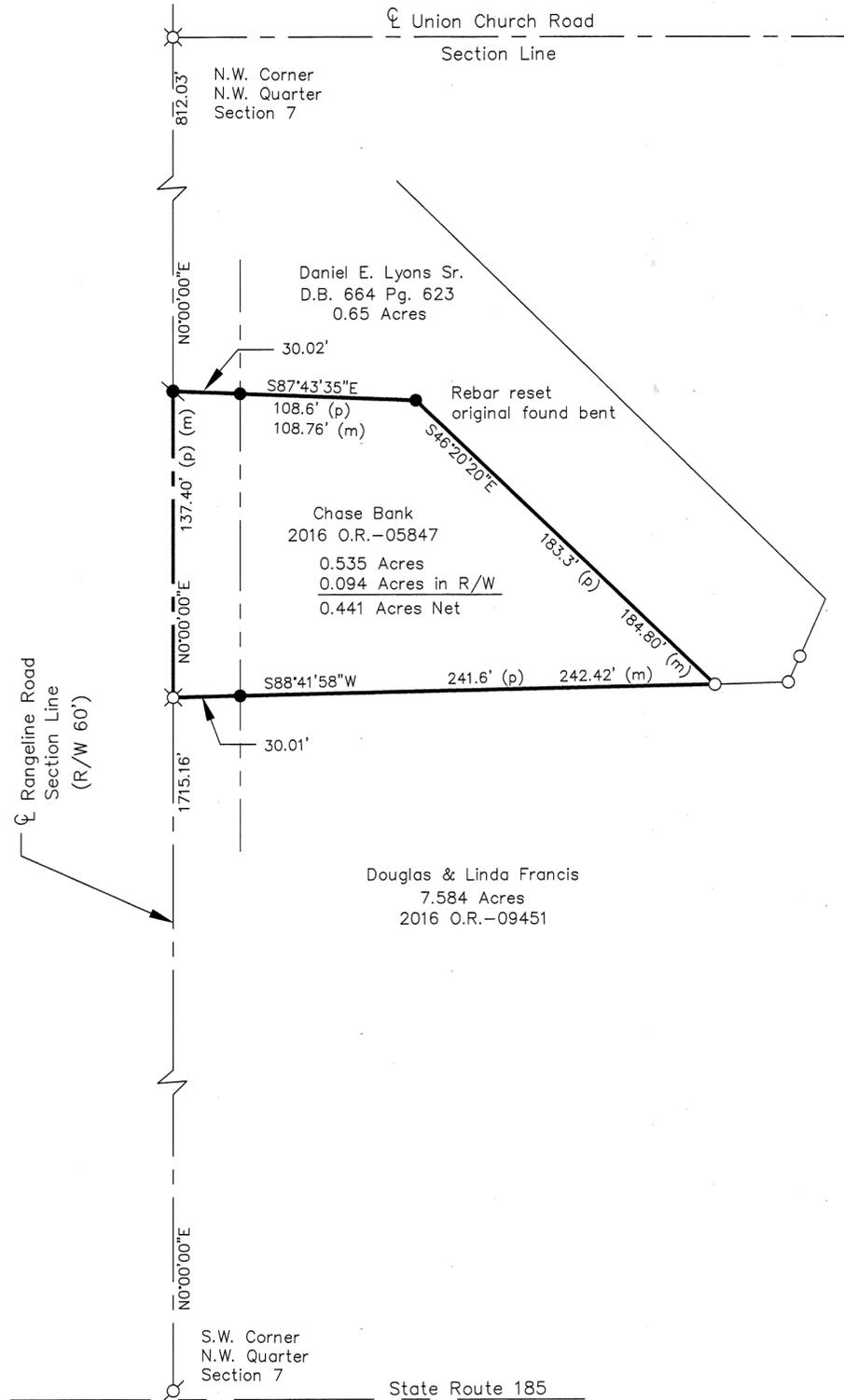


*Michael W. Cozatt 1/11/16*  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 13116 (937) 339-2921  
File Name: C:\Jobs\2016\13116.dwg  
Drawn by: DMC ~ Checked by: MWC

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

VOLUME NO. 57 PLAT NO. 145  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE: DECEMBER 2016



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

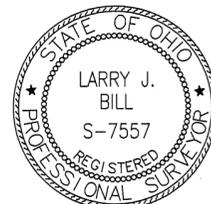
**LEGEND**

- WOOD FENCE POST FOUND
- ▣ CONCRETE CORNER FENCE POST
- ⊗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ T-BAR FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- (p) PLAT DISTANCE
- (m) MEASURED DISTANCE

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

Miami County Engineer's Record of Land Surveys  
 (p) Survey Volume 7 Page 139  
 Survey Volume 25 Page 173  
 Survey Volume 34 Page 114



*Larry J. Bill* Dec. 8, 2016  
 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 Corporation

Pt. 3323 & 3322 Inlot

Miami County

Ohio State



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

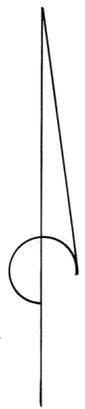
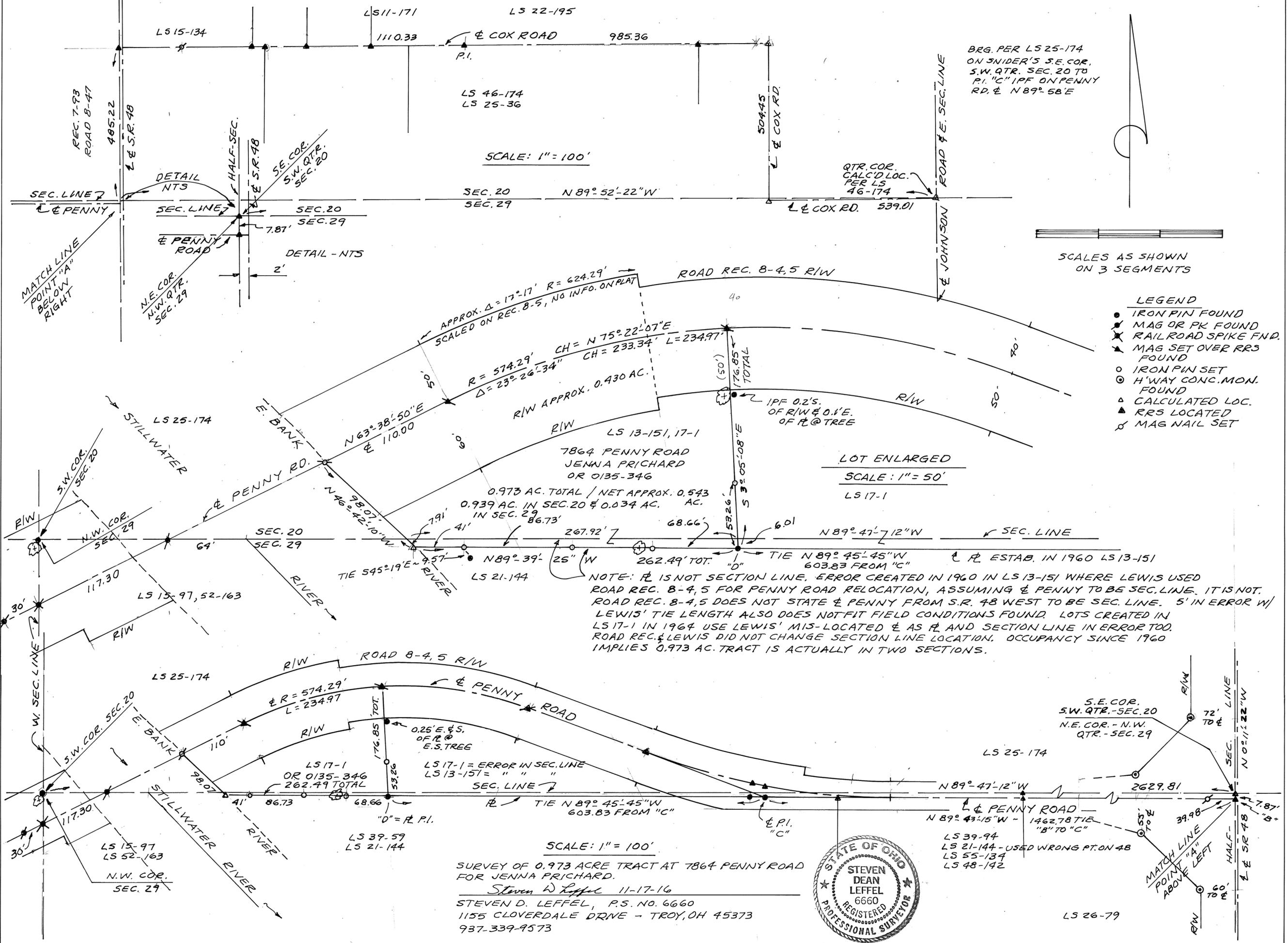
- References**
- Vol. 13, Pg. 40 } Miami County Engineer's
  - Vol. 16, Pg. 175 } Record of Lot Surveys
  - Vol. 21, Pg. 166 }
  - Vol. 53, Pg. 130 } Miami County Engineer's
  - Record of Land Surveys
  - P.B. 04, Pg. 50 } Miami County Recorder's
  - P.B. 05, Pg. 17 } Plat Records
  - P.B. 13, Pg. 94 }
  - P.B. 16, Pg. 69 }

Survey of Inlot 3322 and Pt. Inlot 3323 in Troy, Ohio for Jeff Welbaum.



*Michael W. Cozatt* 12/14/16  
 Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
 Civil Engineering Land Surveyor  
 534 N. Elm Street, Suite C Troy, Ohio  
 Job No. 29216 Ph. (937) 339-2921



SCALE: 1" = 100'

SCALE: 1" = 50'

SCALE: 1" = 100'

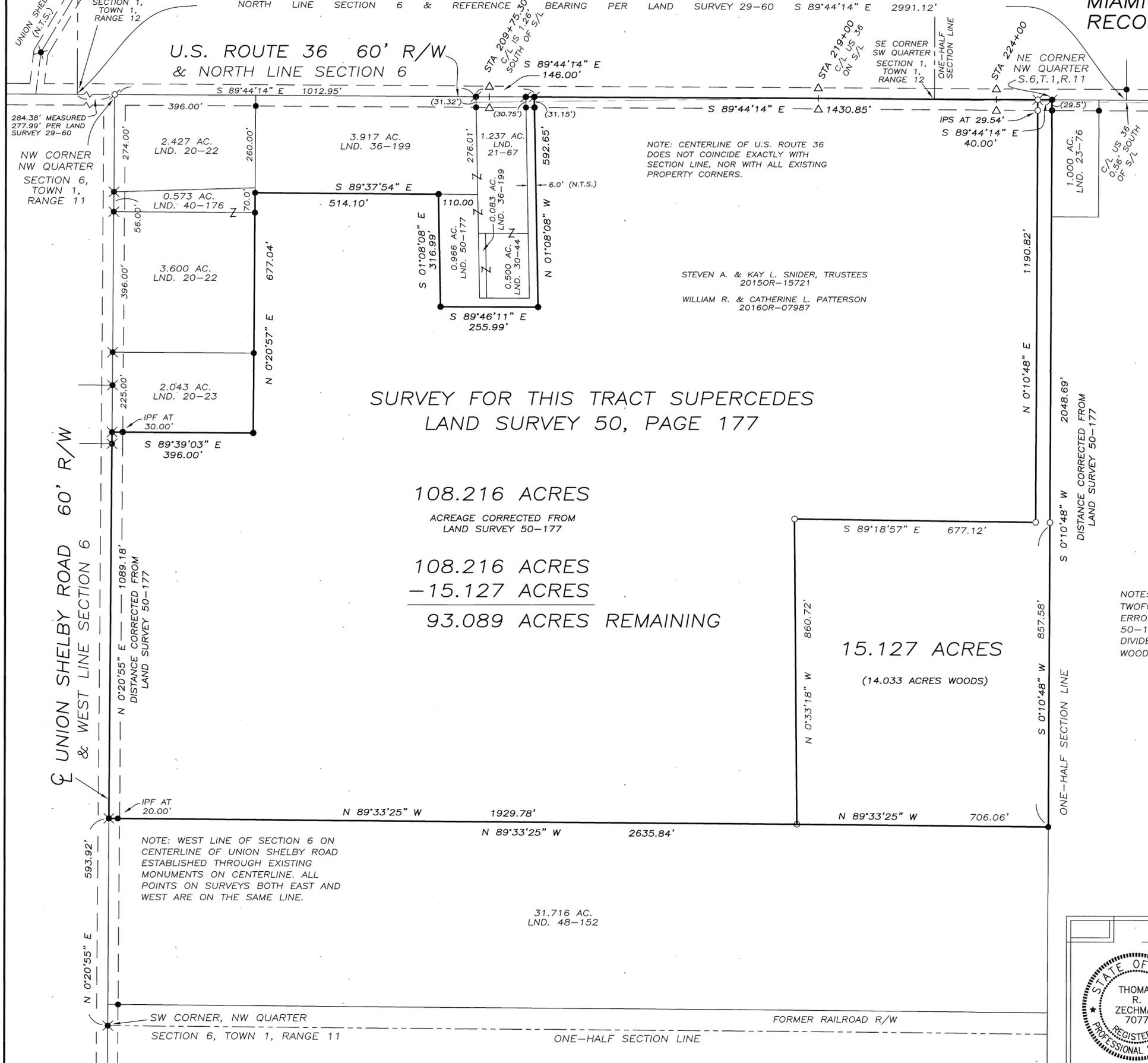
- LEGEND**
- IRON PIN FOUND
  - MAG OR PK FOUND
  - ✕ RAILROAD SPIKE FND.
  - ▲ MAG SET OVER RRS FOUND
  - IRON PIN SET
  - ⊙ H'WAY CONC. MON. FOUND
  - △ CALCULATED LOC.
  - ▲ RRS LOCATED
  - ⊕ MAG NAIL SET

**NOTE:** P.I. IS NOT SECTION LINE, ERROR CREATED IN 1960 IN LS 13-151 WHERE LEWIS USED ROAD REC. B-4,5 FOR PENNY ROAD RELOCATION, ASSUMING E PENNY TO BE SEC. LINE. IT IS NOT. ROAD REC. B-4,5 DOES NOT STATE E PENNY FROM S.R. 48 WEST TO BE SEC. LINE. 5' IN ERROR W/ LEWIS' TIE LENGTH ALSO DOES NOT FIT FIELD CONDITIONS FOUND. LOTS CREATED IN LS 17-1 IN 1964 USE LEWIS' MIS-LOCATED E AS P.I. AND SECTION LINE IN ERROR TOO. ROAD REC. & LEWIS DID NOT CHANGE SECTION LINE LOCATION. OCCUPANCY SINCE 1960 IMPLIES 0.973 AC. TRACT IS ACTUALLY IN TWO SECTIONS.



**SURVEY OF 0.973 ACRE TRACT AT 7864 PENNY ROAD FOR JENNA PRICHARD.**  
Steven D. Luffel 11-17-16  
STEVEN D. LEFFEL, P.S. NO. 6660  
1155 CLOVERDALE DRNE - TROY, OH 45373  
937-339-9573

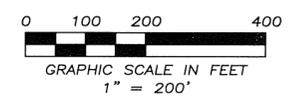
SPRING CREEK TOWNSHIP  
6 NW 1/4 SECTION 1 TOWN 1 RANGE 11



- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - P.K. NAIL FOUND
  - ⊗ MAG SPIKE SET
  - ⊗ RAILROAD SPIKE FOUND
  - △ ODOT R/W MONUMENT

- REFERENCES**
- LAND SURVEYS:
- VOLUME 19, PAGE 130
  - VOLUME 20, PAGE 22
  - VOLUME 20, PAGE 23
  - VOLUME 21, PAGE 67
  - VOLUME 23, PAGE 76
  - VOLUME 29, PAGE 60
  - VOLUME 30, PAGE 44
  - VOLUME 34, PAGE 121
  - VOLUME 35, PAGE 164
  - VOLUME 36, PAGE 199
  - VOLUME 40, PAGE 63
  - VOLUME 40, PAGE 176
  - VOLUME 46, PAGE 100
  - VOLUME 48, PAGE 20
  - VOLUME 48, PAGE 139
  - VOLUME 48, PAGE 152
  - VOLUME 50, PAGE 177
- O.D.O.T. R/W PLANS
- DEED REFERENCE:  
VOLUME 634, PAGE 154

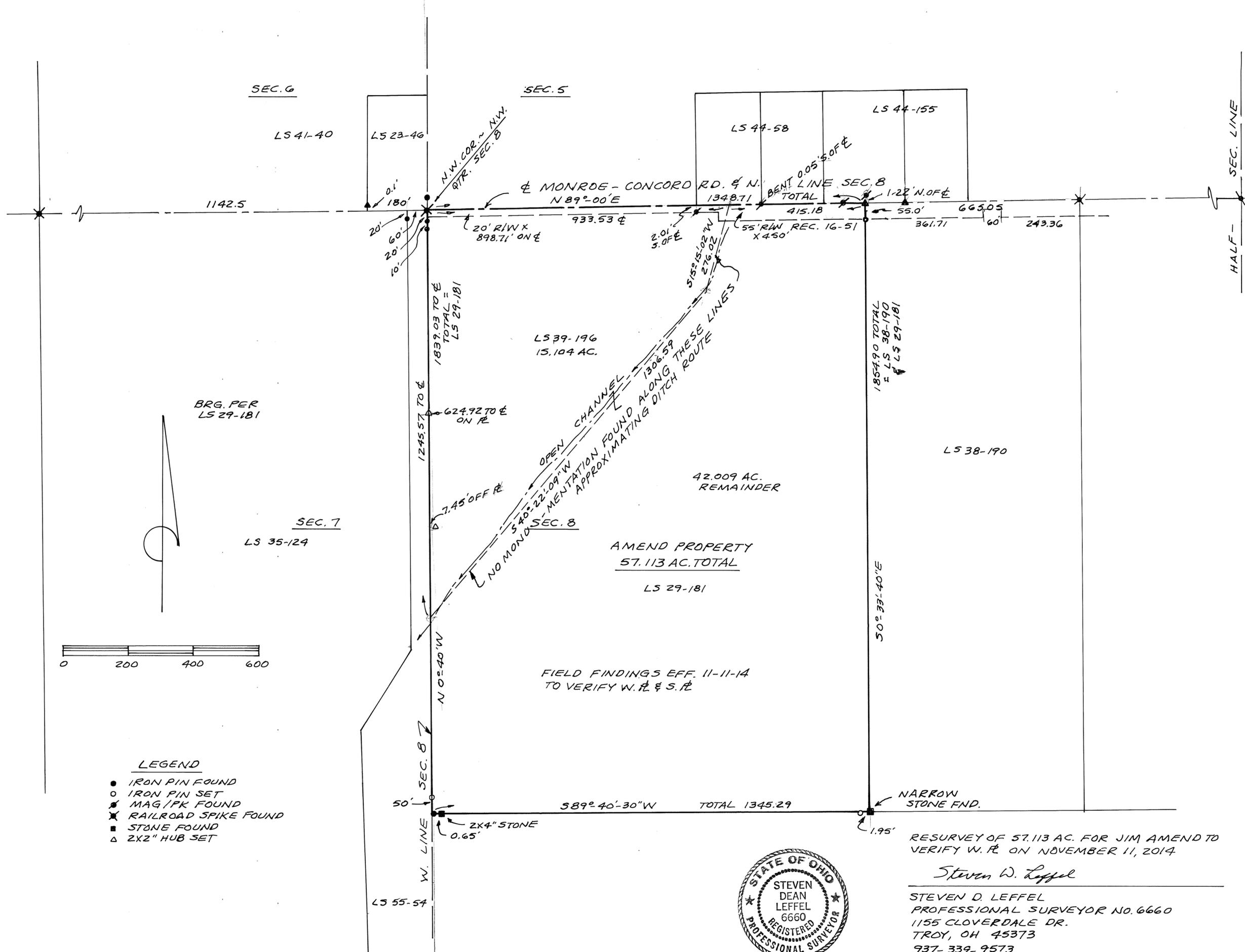
NOTE: THE PURPOSE OF THIS SURVEY IS TWOFOLD: TO CORRECT AN APPROXIMATE 34' ERROR NORTH-AND-SOUTH FROM LAND SURVEY 50-177 CONDUCTED IN 2007, AND THEN TO DIVIDE OFF A 15.127 ACRE TRACT INCLUDING A WOODED AREA AND A 40' LANE.



SURVEY FOR STEVE SNIDER  
IN MIAMI COUNTY, OHIO ~ DECEMBER 3, 2016

THOMAS R. ZECHMAN  
7077  
REGISTERED PROFESSIONAL SURVEYOR

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



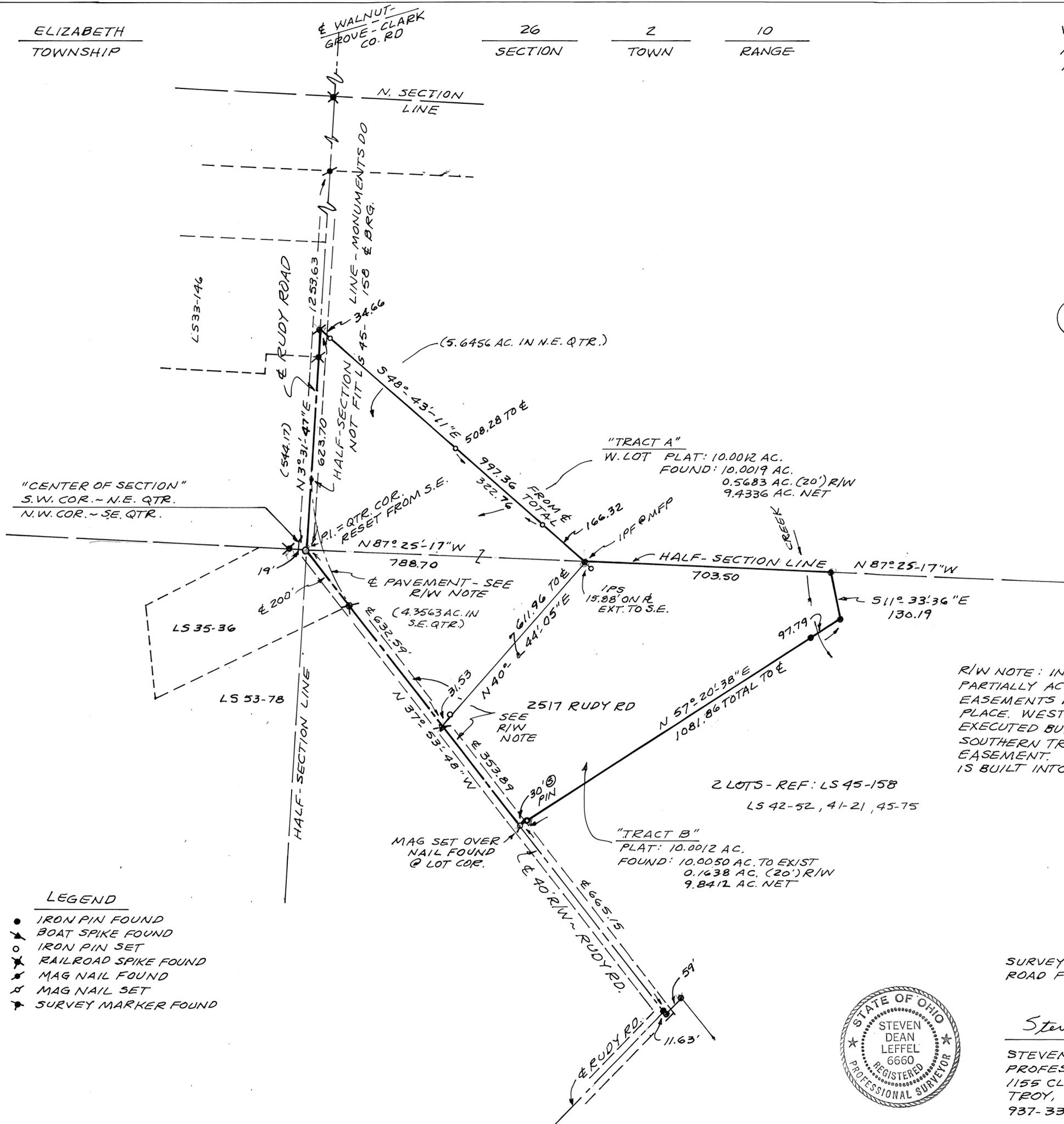
- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ⊙ MAG/ PK FOUND
  - ✕ RAILROAD SPIKE FOUND
  - STONE FOUND
  - △ 2X2" HUB SET



RESURVEY OF 57.113 AC. FOR JIM AMEND TO VERIFY W. R. ON NOVEMBER 11, 2014

*Steven W. Leffel*

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



BEARING PER LS 45-158  
ON E RUDY RD. S. OF  
HALF-SECTION LINE



"CENTER OF SECTION"  
S.W. COR. - N.E. QTR.  
N.W. COR. - S.E. QTR.

R/W NOTE: IN 2002-2003 ELIZABETH TWP.  
PARTIALLY ACQUIRED ADDITIONAL ROAD  
EASEMENTS FOR IMPROVEMENTS NOW IN  
PLACE. WESTERN TRACT HEREON HAS AN  
EXECUTED BUT UNRECORDED EASEMENT.  
SOUTHERN TRACT DOES NOT HAVE AN EXECUTED  
EASEMENT. CURVE AT P.I. @ CENTER OF SECTION  
IS BUILT INTO UNRECORDED EASEMENT.

2 LOTS - REF: LS 45-158  
LS 42-52, 41-21, 45-75

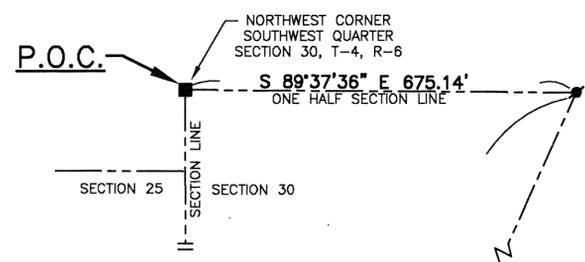
- LEGEND**
- IRON PIN FOUND
  - BOAT SPIKE FOUND
  - IRON PIN SET
  - ⊗ RAILROAD SPIKE FOUND
  - ⊗ MAG NAIL FOUND
  - ⊗ MAG NAIL SET
  - ⊗ SURVEY MARKER FOUND



SURVEY OF TWO PARCELS ON RUDY  
ROAD FOR PAUL BROERMAN

Steven D. Leffel 11-11-2015  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373  
937-339-9573

30, 31 SECTION      4 TOWN      6 RANGE      MONROE TOWNSHIP      VOLUME 57 PAGE 151  
25, 36 SECTION      6 TOWN      5 RANGE      MONROE TOWNSHIP      MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



**LEGEND**

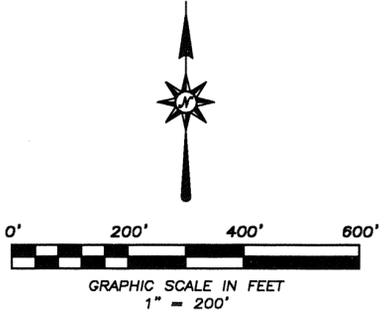
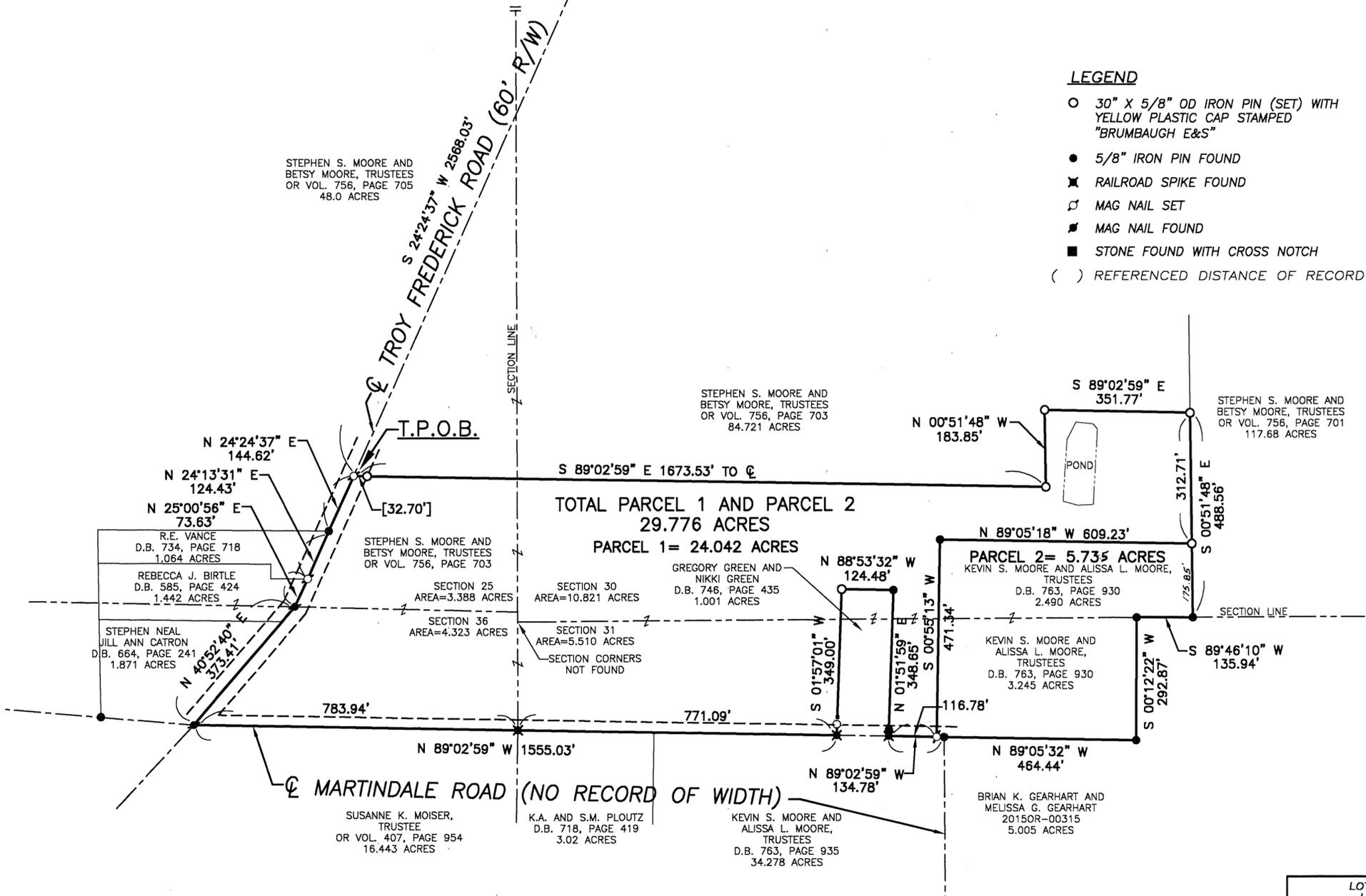
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- ⊕ MAG NAIL SET
- MAG NAIL FOUND
- STONE FOUND WITH CROSS NOTCH
- ( ) REFERENCED DISTANCE OF RECORD

**REFERENCES**

- LAND SURVEYS:
- VOLUME 51, PAGE 138
  - VOLUME 48, PAGE 22
  - VOLUME 45, PAGE 43
  - VOLUME 38, PAGE 104
  - VOLUME 37, PAGE 70
  - VOLUME 35, PAGE 139
  - VOLUME 34, PAGE 77
  - VOLUME 34, PAGE 59
  - VOLUME 25, PAGE 119
  - VOLUME 18, PAGE 70
  - VOLUME 10, PAGE 35
  - VOLUME 4, PAGE 46

DEEDS AS REFERENCE HEREON

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



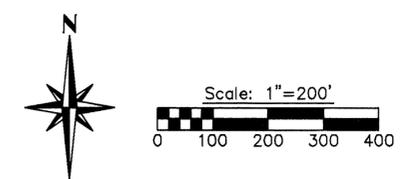
*Philip C. Brumbaugh*  
 PHILIP C. BRUMBAUGH  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #5057  
 12/30/16

LOT SPLIT OF 24.042 ACRES FOR STEPHEN MOORE  
 LOCATED IN MIAMI COUNTY ~ DATE 12/30/2016

**BRUMBAUGH ENGINEERING & SURVEYING, LLC**

1105 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 PHONE (937) 698-3000  
 FAX (937) 698-3928  
 EMAIL: John@BES-Engineer.com

BES JOB # 439.16    DRAWN BY: SES    CHECKED BY: JJB



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

- References**
- Vol. 38, Pg. 159
  - Vol. 41, Pg. 146
  - Vol. 42, Pg. 41
  - Vol. 44, Pg. 176
  - Vol. 50, Pg. 101
  - Vol. 52, Pg. 75
- Miami County Engineer's  
Record of Land Surveys
- ODOT R/W MAP MIA 41-5.98

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

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

Paul P. Huelkamp 1-3-2017  
 DEPUTY DATE

**CERTIFICATION OF REGISTRATION**

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

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

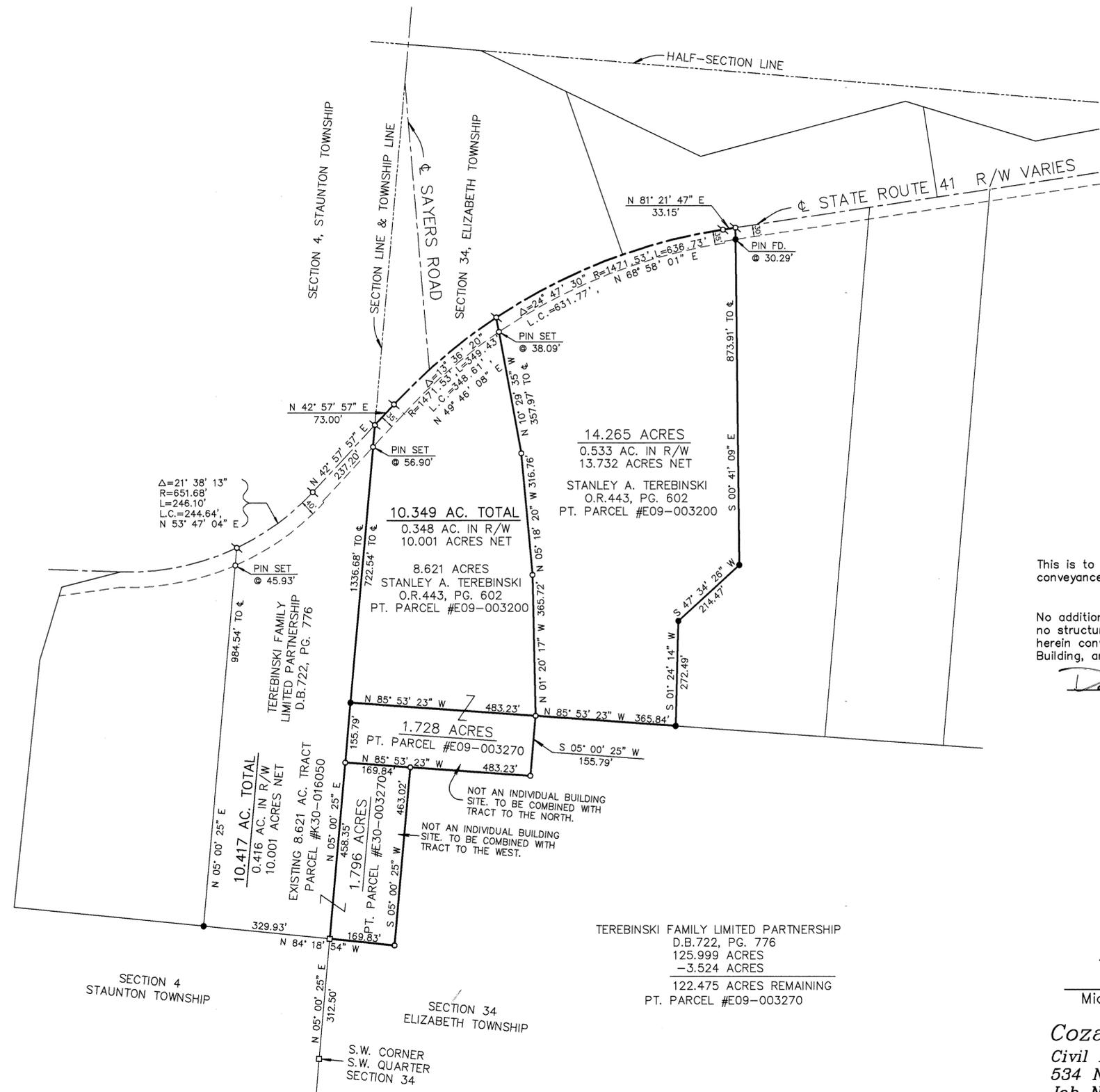
Paul P. Huelkamp 1/4/2017  
 Secretary  
 Miami County Planning Commission

Survey of multiple tracts for Stan Terebinski.



Michael W. Cozatt 12/15/16  
 Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 534 N. Elm Street, Suite C Troy, Ohio  
 Job No. 29316 Ph. (937) 339-2921



LS 45-167  
LS 45-187  
LS 53-42  
LS 29-38  
LS 3-31

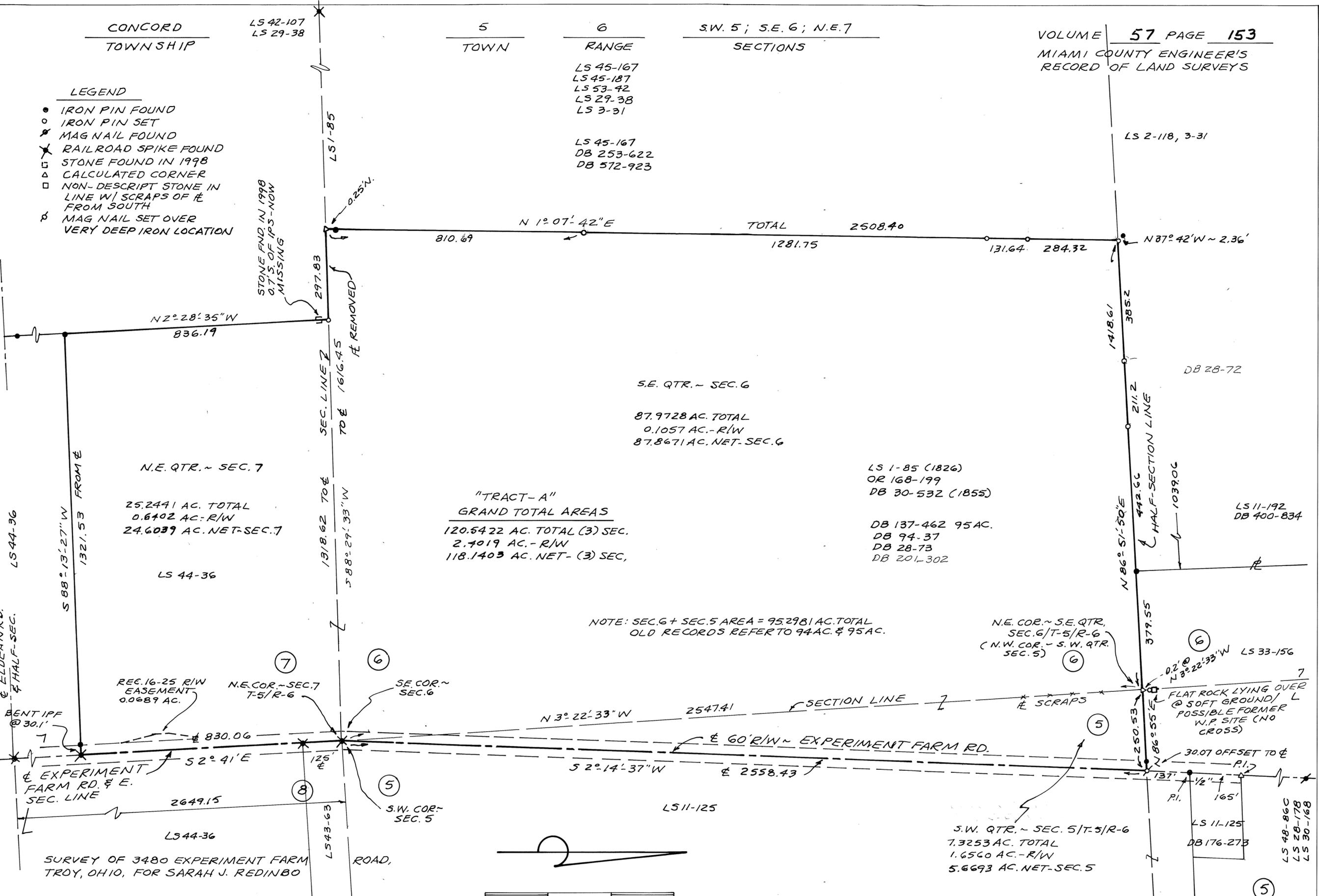
LS 45-167  
DB 253-622  
DB 572-923

LS 2-118, 3-31

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ✕ MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- STONE FOUND IN 1998
- △ CALCULATED CORNER
- NON-DESCRIPT STONE IN LINE W/ SCRAP OF # FROM SOUTH
- ⊕ MAG NAIL SET OVER VERY DEEP IRON LOCATION

STONE FND. IN 1998  
0.7' S. OF IPS-NOW  
MISSING



N.E. QTR. ~ SEC. 7  
25.2441 AC. TOTAL  
0.6402 AC. R/W  
24.6039 AC. NET-SEC. 7

"TRACT-A"  
GRAND TOTAL AREAS  
120.5422 AC. TOTAL (3) SEC.  
2.4019 AC. R/W  
118.1403 AC. NET- (3) SEC.

S.E. QTR. ~ SEC. 6  
87.9728 AC. TOTAL  
0.1057 AC. R/W  
87.8671 AC. NET-SEC. 6

LS 1-85 (1826)  
OR 168-199  
DB 30-532 (1855)

DB 137-462 95 AC.  
DB 94-37  
DB 28-73  
DB 201-302

NOTE: SEC. 6 + SEC. 5 AREA = 95.2981 AC. TOTAL  
OLD RECORDS REFER TO 94 AC. & 95 AC.

N.E. COR. ~ S.E. QTR,  
SEC. 6/T-5/R-6  
(N.W. COR. ~ S.W. QTR.  
SEC. 5)

LS 33-156

FLAT ROCK LYING OVER  
@ SOFT GROUND/  
POSSIBLE FORMER  
W.P. SITE (NO  
CROSS)

S.W. QTR. ~ SEC. 5/T-5/R-6  
7.3253 AC. TOTAL  
1.6560 AC. R/W  
5.6693 AC. NET-SEC. 5

LS 11-125  
DB 176-273

LS 48-86C  
LS 28-178  
LS 30-168

Steven D. Leffel 8-21-2016

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



FIELD SURVEY WORK IN 2014 & 2015,  
FINAL CORNERS SET APRIL-MAY 2015.

# PLAT OF SURVEY

106 S. Elm St.  
P.O. Box 133

Ph: 740-494-2028  
Fax: 740-494-2730

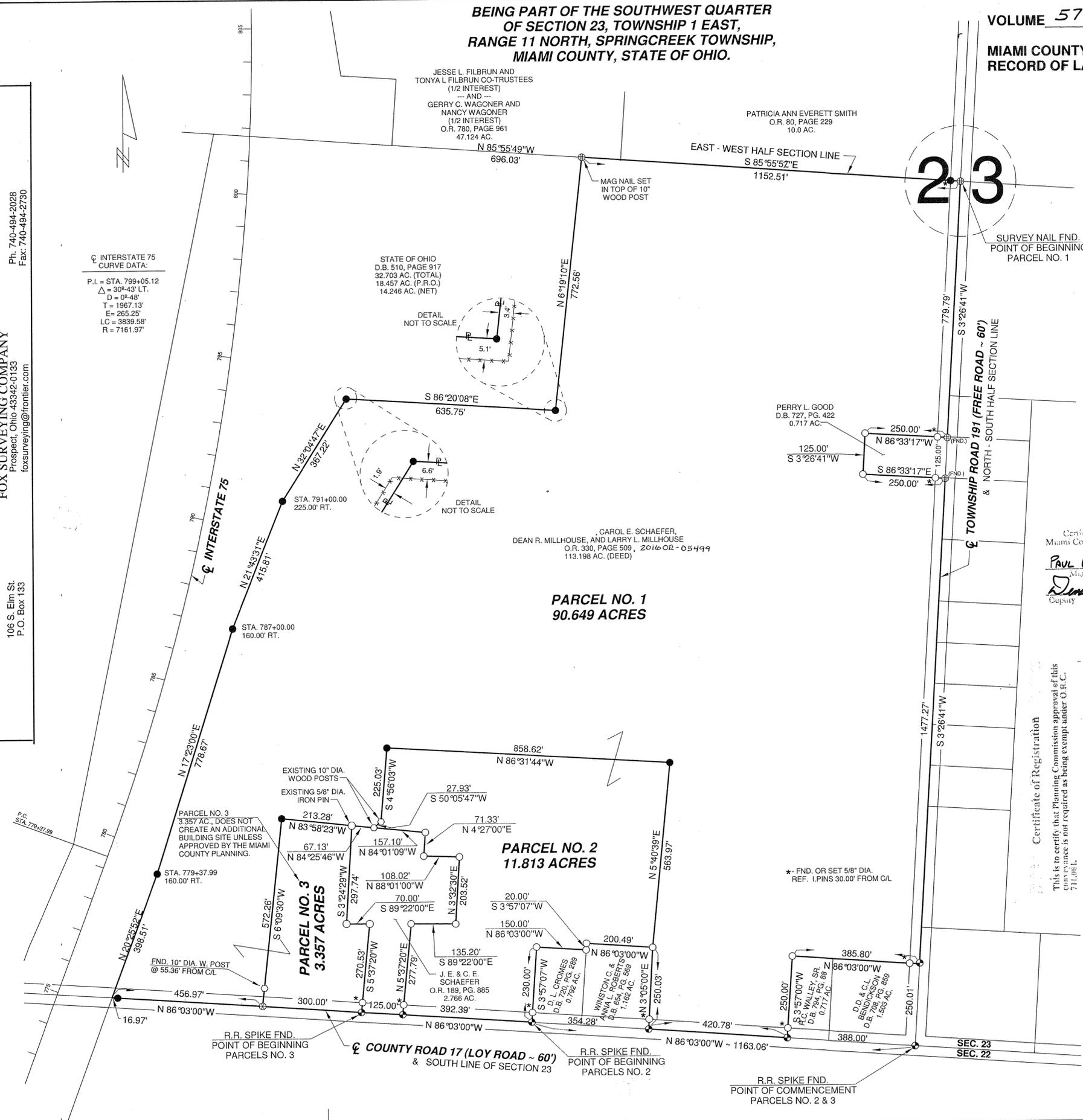
FOX SURVEYING COMPANY  
Prospect, Ohio 43342-0133  
foxsurveying@frontier.com

INTERSTATE 75  
CURVE DATA:  
P.I. = STA. 799+05.12  
 $\Delta = 30^{\circ}43' LT.$   
 $D = 0^{\circ}48'$   
 $T = 1967.13'$   
 $E = 265.25'$   
 $LC = 3839.58'$   
 $R = 7161.97'$

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

VOLUME 57 PAGE 154

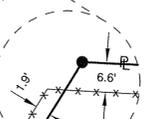
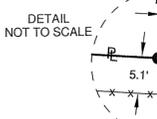
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



JESSE L. FILBRUN AND  
TONYA L. FILBRUN CO-TRUSTEES  
(1/2 INTEREST)  
- AND -  
GERRY C. WAGONER AND  
NANCY WAGONER  
(1/2 INTEREST)  
O.R. 780, PAGE 961  
47.124 AC.

PATRICIA ANN EVERETT SMITH  
O.R. 80, PAGE 229  
10.0 AC.

STATE OF OHIO  
D.B. 510, PAGE 917  
32.703 AC. (TOTAL)  
18.457 AC. (P.R.O.)  
14.246 AC. (NET)

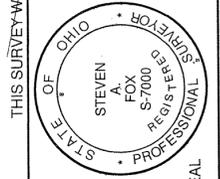


PERRY L. GOOD  
D.B. 727, PG. 422  
0.717 AC.

CAROL E. SCHAEFER,  
DEAN R. MILLHOUSE, AND LARRY L. MILLHOUSE  
O.R. 330, PAGE 509, 201602-03499  
113.198 AC. (DEED)

Certified to Conform With  
Miami County Survey Requirements  
**PAUL P. HUISKAMP P.E., P.S.**  
Miami County Engineer  
*Debra Venter 1-12-17*  
Date

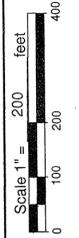
Certificate of Registration  
This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.061.  
Notice is given to all parties:  
No additional building site is created by this conveyance, no structure may be erected or maintained on the premises here conveyed without further compliance with all zoning, building, and planning regulations of Miami County.  
*Debra Venter* 1/13/17  
Secretary  
Miami County Planning & Zoning



REFERENCE MATERIALS  
① SURVEY VOLUME 18, PAGE 118 STATE HWY. PLANS MIA-25-13-13  
② SURVEY VOLUME 20, PAGE 186 STATE HWY. NOTES  
③ SURVEY VOLUME 20, PAGE 197 1-75 - DATED AUG. 1975  
④ SURVEY VOLUME 25, PAGE 78  
⑤ SURVEY VOLUME 34, PAGE 32  
Official Record Page 510  
Prior Deed Volume Page  
Basis of Bearing REF. # 1 ABOVE O.C.R. 17 N. 88° 03' 00" W

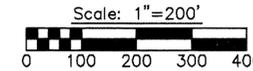
CERTIFICATION  
I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.  
*Steven A. Fox*  
Steven A. Fox, Reg. P.S. No. 7000 Date of Survey MAY 4, 2013  
Isa. 28-17a

LEGEND  
R.R. spike (found unless noted)  
Iron pin / pipe found  
Survey nail (set unless noted)  
Stone found  
State hwy RW monument found  
Survey (MAG) spike set with a plastic cap stamped "FOX SURVEYING CO"Monument box found



Job No. 13049

Dwg. By: WFS



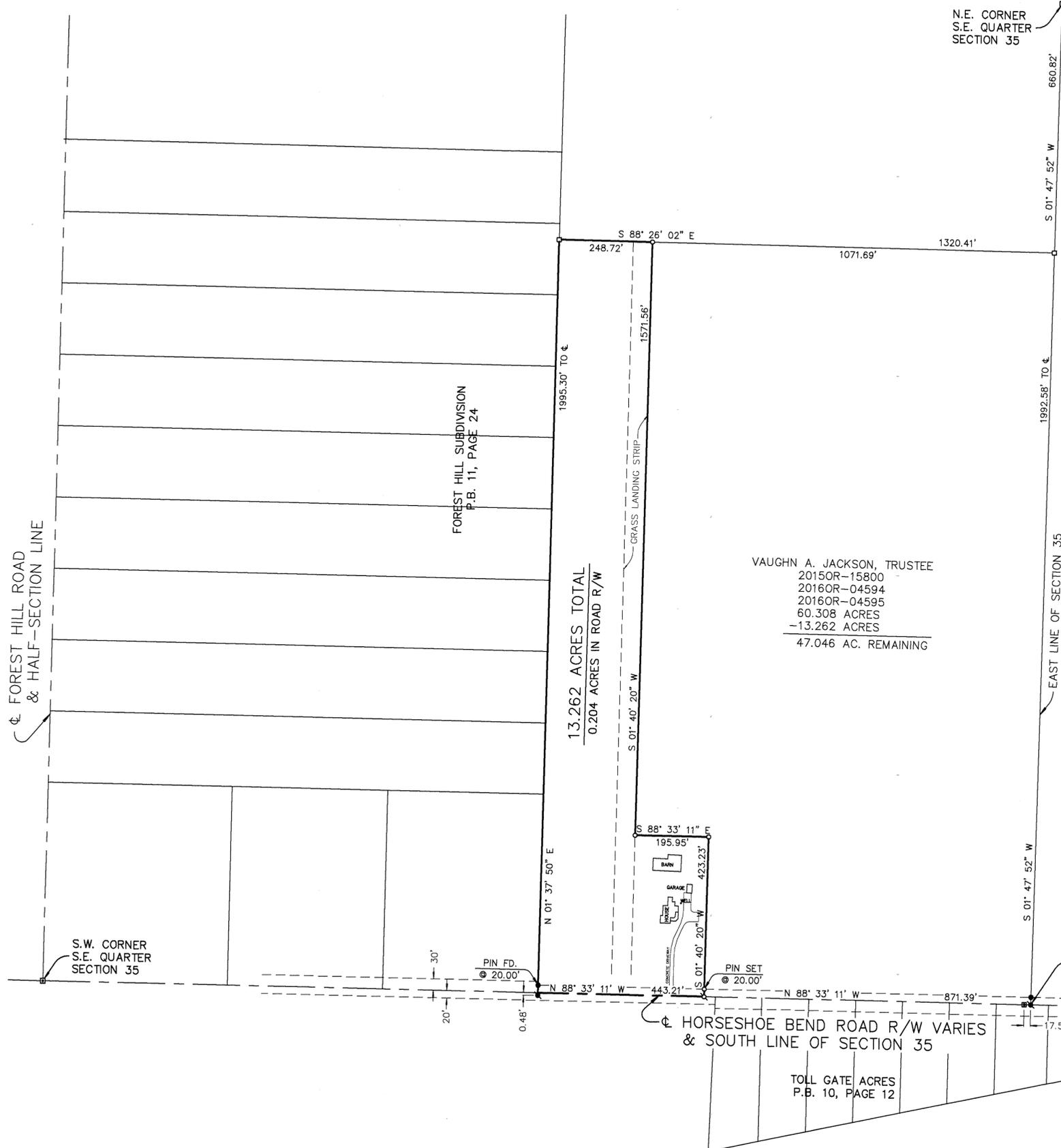
**Legend**

- ✦ Mag nail found
- Steel disk in monument box found
- Stone found
- ✧ Mag nail set
- Iron pin found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

**References**

Vol. 03, Pg. 361 } Miami County Engineer's  
Vol. 41, Pg. 160 } Record of Land Surveys  
Vol. 56, Pg. 200 }

P.B. 10, Pg. 12 } Miami County Recorder's  
P.B. 11, Pg. 24 } Plat Records



VAUGHN A. JACKSON, TRUSTEE  
2015OR-15800  
2016OR-04594  
2016OR-04595  
60.308 ACRES  
-13.262 ACRES  

---

47.046 AC. REMAINING

Survey of 13.262 acres for Vaughn Jackson.



*Michael W. Cozatt* 1/11/17  
Michael W. Cozatt, P.S. #6001      Date

**Cozatt Engineering Company**  
Civil Engineer      Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 20915A      Ph. (937) 339-2921

J.L. WHITE  
OR 339 - 205, 206, 207, 208 & 209

EXISTING 39.961 ACRES  
SPLIT 10.514 ACRES

REMAINING 29.447 ACRES



0 50 100 150 200  
SCALE 1" = 100'

BASIS OF BEARING:  
MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 54, PAGE 7

TROY - SIDNEY ROAD & SECTION LINE

J.J. & J.C. WHITE  
D.B. 714 - 412 & 413

EXISTING  
10.038 ACRES

10.514 ACRES TOTAL  
0.506 ACRES R/W  
10.008 ACRES NET

LEGEND

- MAG NAIL FND
- STONE FOUND
- IRON PIN FOUND
- GIN SPINDLE FND
- MAG NAIL SET
- IRON PIN SET
- RRS SET
- 1" SPIKE FND
- A

SOUTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 16

P.O.B.

LAND SURVEY 54, PG. 7  
S 87°35'00" E 392.00'  
FIELD MEASUREMENT 392.26'

SOUTHEAST CORNER  
SOUTHWEST QUARTER  
SECTION 16

S 87°35'00" E 640.00'

N 87°35'00" W 735.00'

S 87°35'00" E

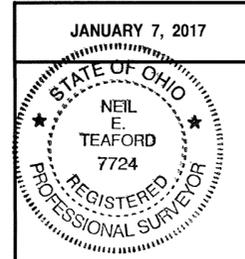
PETERSON ROAD & SECTION LINE 60' R/W

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS

VOLUME 3, PAGE 111  
VOLUME 45, PAGE 189  
VOLUME 54, PAGE 7

DEED REFERENCE:

OFFICIAL RECORD  
VOLUME 339, PAGE 205 THRU 209  
DEED BOOK 714, PAGE 412 & 413



SURVEY OF A 10.514 ACRE TRACT FOR  
THE WHITE FAMILY IN STAUNTON TOWNSHIP

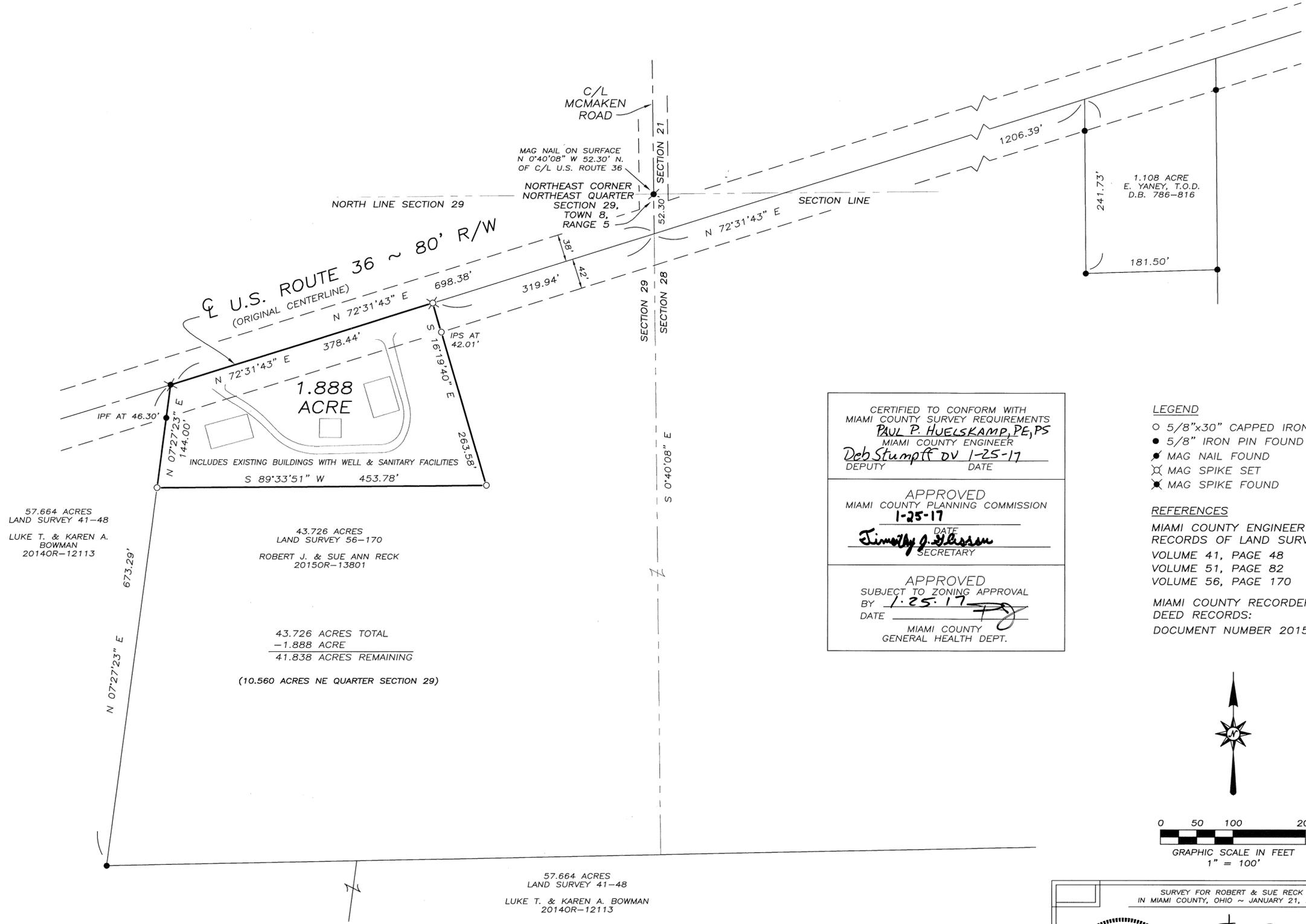
Neil E. Teaford, P.S. #7724

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

OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724







CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**PAUL P. HJELSKAMP, PE, PS**  
MIAMI COUNTY ENGINEER  
*Deb Stumpff* DV 1-25-17  
DEPUTY DATE

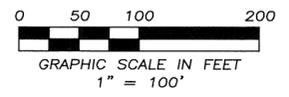
APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
1-25-17  
DATE  
*Timothy J. Hillman*  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY 1-25-17  
DATE  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

**LEGEND**  
○ 5/8"x30" CAPPED IRON PIN SET  
● 5/8" IRON PIN FOUND  
● MAG NAIL FOUND  
⊗ MAG SPIKE SET  
⊗ MAG SPIKE FOUND

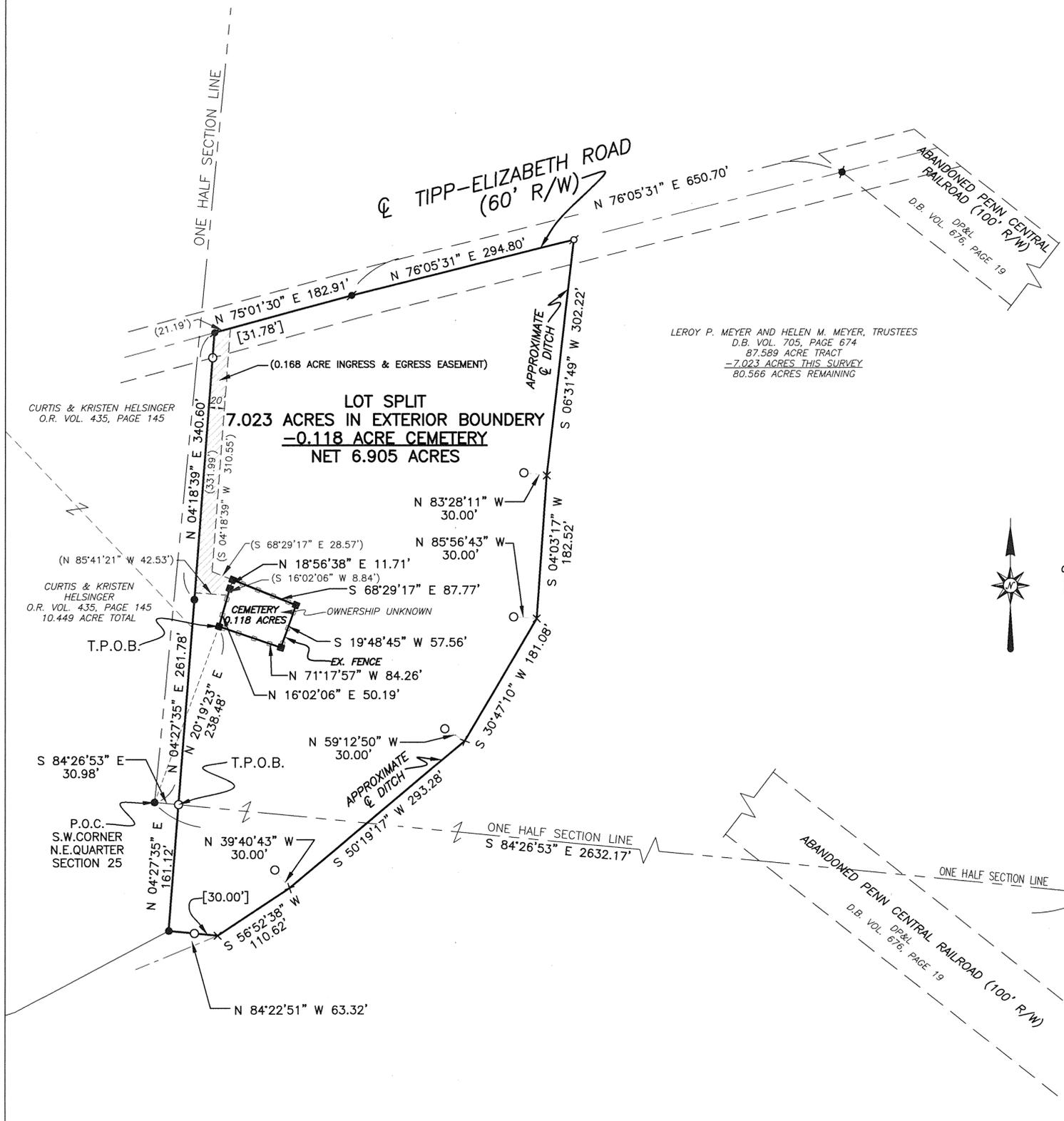
**REFERENCES**  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 41, PAGE 48  
VOLUME 51, PAGE 82  
VOLUME 56, PAGE 170

MIAMI COUNTY RECORDER'S  
DEED RECORDS:  
DOCUMENT NUMBER 2015OR-13801



SURVEY FOR ROBERT & SUE RECK  
IN MIAMI COUNTY, OHIO ~ JANUARY 21, 2017

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



LERoy P. MEYER AND HELEN M. MEYER, TRUSTEES  
D.B. VOL. 705, PAGE 674  
87.589 ACRE TRACT  
-7.023 ACRES THIS SURVEY  
80.566 ACRES REMAINING

- 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
  - × CALCULATED POINT NOT MONUMENTED
  - CONCRETE POST
  - FENCE LINE
  - ( ) EASEMENT TEXT

**REFERENCES**

LAND SURVEYS:  
VOLUME 45, PAGE 14  
VOLUME 44, PAGE 10

DEEDS:  
BOOK 448 PAGE 374  
AS REFERENCE HEREON

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

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

**CERTIFICATION OF REGISTRATION**  
THIS IS TO CERTIFY THAT PLANNING COMMISSIONS APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED, AS BEING EXEMPT UNDER O.R.C. 711.001.  
NOTICE IS GIVEN TO ALL PARTIES THAT NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING AND PLANNING REGULATIONS OF MIAMI COUNTY. 6.905 ACRES TOTAL BEING CONVEYED.

*Paul P. Hueliskamp* 1/27/2017  
SECRETARY, MIAMI COUNTY PLANNING COMMISSION

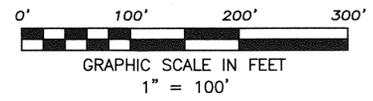
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Hueliskamp, P.E., P.S.*  
MIAMI COUNTY ENGINEER  
*Gene Venton* 1-27-2017  
DEPUTY DATE

APPROVED BY  
MIAMI COUNTY PLANNING COMMISSION

**NOT REQUIRED**

DATE



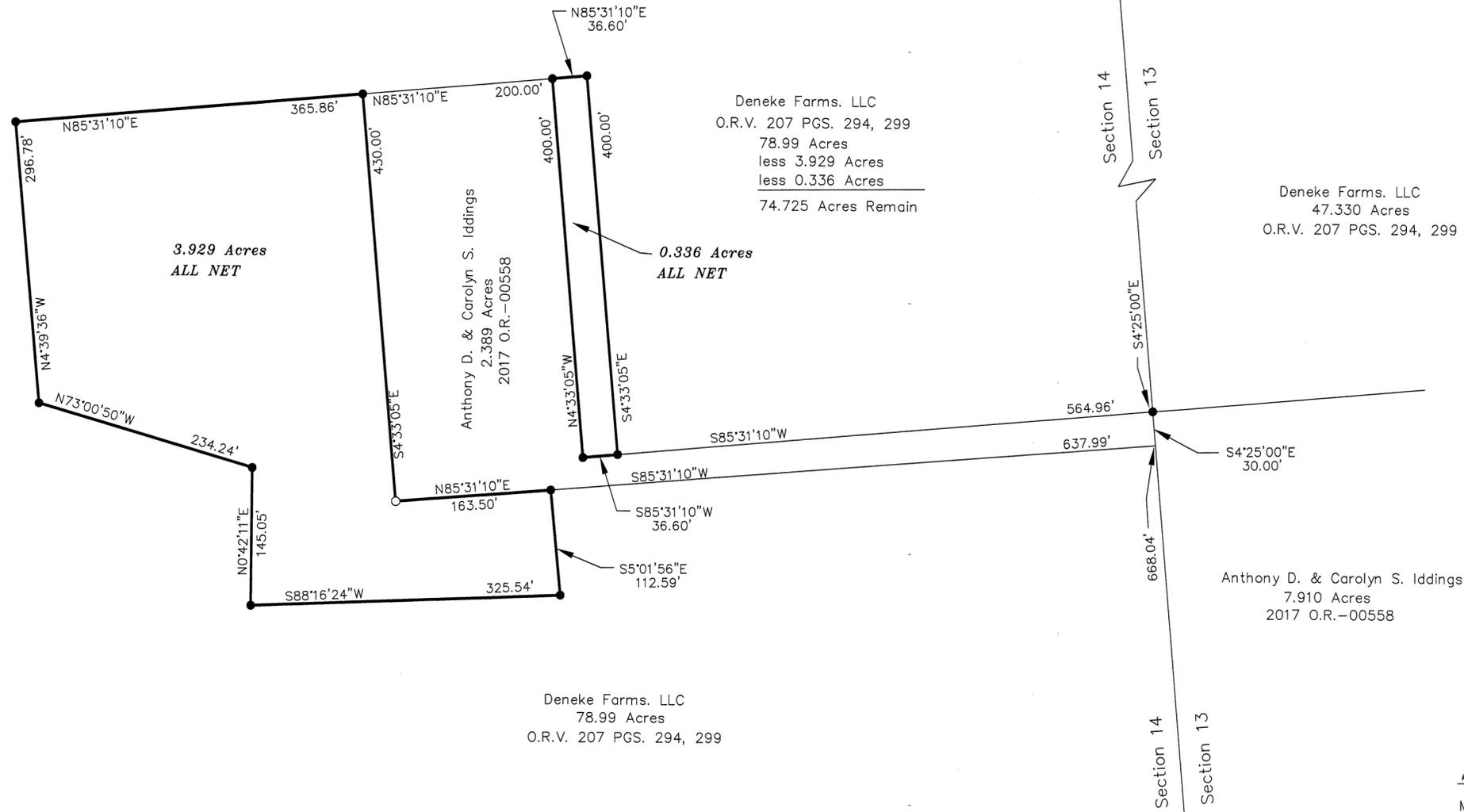
*Philip C. Brumbaugh* 1/26/17  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057

SURVEY OF 7.023 ACRE LOT SPLIT FOR CURTIS & KRISTEN HELSINGER LOCATED IN MIAMI COUNTY ~ 01/24/2017

**BRUMBAUGH ENGINEERING & SURVEYING, LLC**

1105 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE (937) 698-3000  
FAX (937) 698-3928  
EMAIL: John@BES-Engineer.com

BES JOB #418.16 DRAWN BY: BBH CHECKED BY: JJB



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

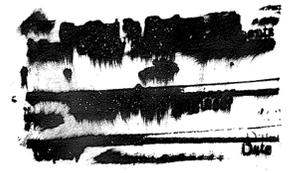
- LEGEND**
- WOOD FENCE POST FOUND
  - ▣ CONCRETE CORNER FENCE POST
  - ⊗ MAG NAIL OR PK NAIL FOUND
  - MAG NAIL SET
  - ⊗ RAILROAD SPIKE FOUND
  - REBAR OR PIN FOUND
  - ⊙ IRON PIPE FOUND
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

**SURVEY REFERENCES**  
 Miami County Engineer's Record of Land Surveys  
 Survey Volume 23 Page 156  
 Survey Volume 31 Page 100  
 Survey Volume 37 Page 61

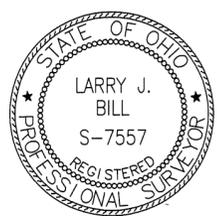
NOTE: The 3.929 Acre and 0.336 Acre tract are an add-on to the existing 2.389 Acre tract. No new building site is being created.

Certified to Conform With Miami County Survey Requirements  
 Paul P. Huelskamp P.E., P.S.  
 Miami County Engineer  
 Matthew D. Ball D.V. 2-14-17  
 Deputy Date

**Certificate of Registration**  
 This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.001.  
 Notice is given to all parties:  
 No additional building site is created by this conveyance, no structure may be erected or maintained on the premises herein conveyed without further compliance with all zoning, building, and planning regulations of Miami County.  
 Timothy J. Glisson 2/14/17  
 Secretary Date  
 Miami County Planning Commission



Carolyn S. Iddings  
 80.955 Acres  
 O.R.V. 263 PG. 182



Larry J. Bill  
 Feb 13, 2017  
 LARRY J. BILL, P.S. #7557 DATE

SURVEY FOR TONY & CAROLYN IDDINGS  
 Larry J. Bill  
 Professional Surveyor  
 9826 New Harrison-Bradford Road  
 Bradford, Ohio 45308  
 Phone (937) 448-6320  
 Fax (937) 448-6323

2  
Town

11BTMRS  
Range

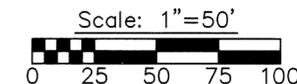
SW 1/4 - 5  
Section

BROWN  
Township

Miami  
County

Ohio  
State

Volume 57 Page 162  
Miami County Engineer's  
Record of Land Surveys

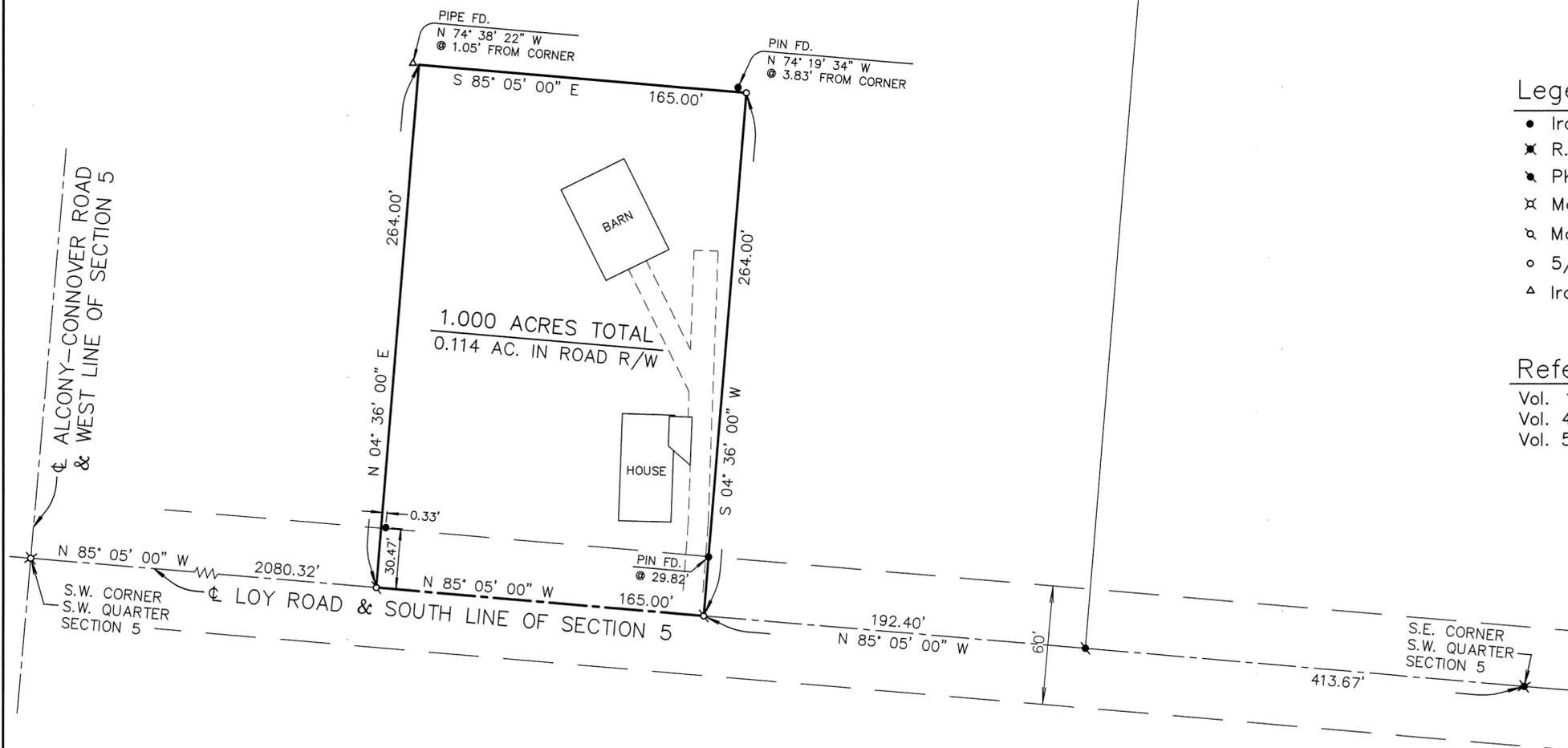


Legend

- Iron pin found
- ✕ R.R. spike found
- ✎ PK nail found
- ✕ Mag spike found
- ⊘ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- △ Iron pin found

References

- Vol. 11, Page 89
  - Vol. 46, Page 63
  - Vol. 57, Page 14
- } Miami County Engineer's  
Record of Land Surveys



Survey of 1.000 acre for the Estate of Harold Cruikshank.



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

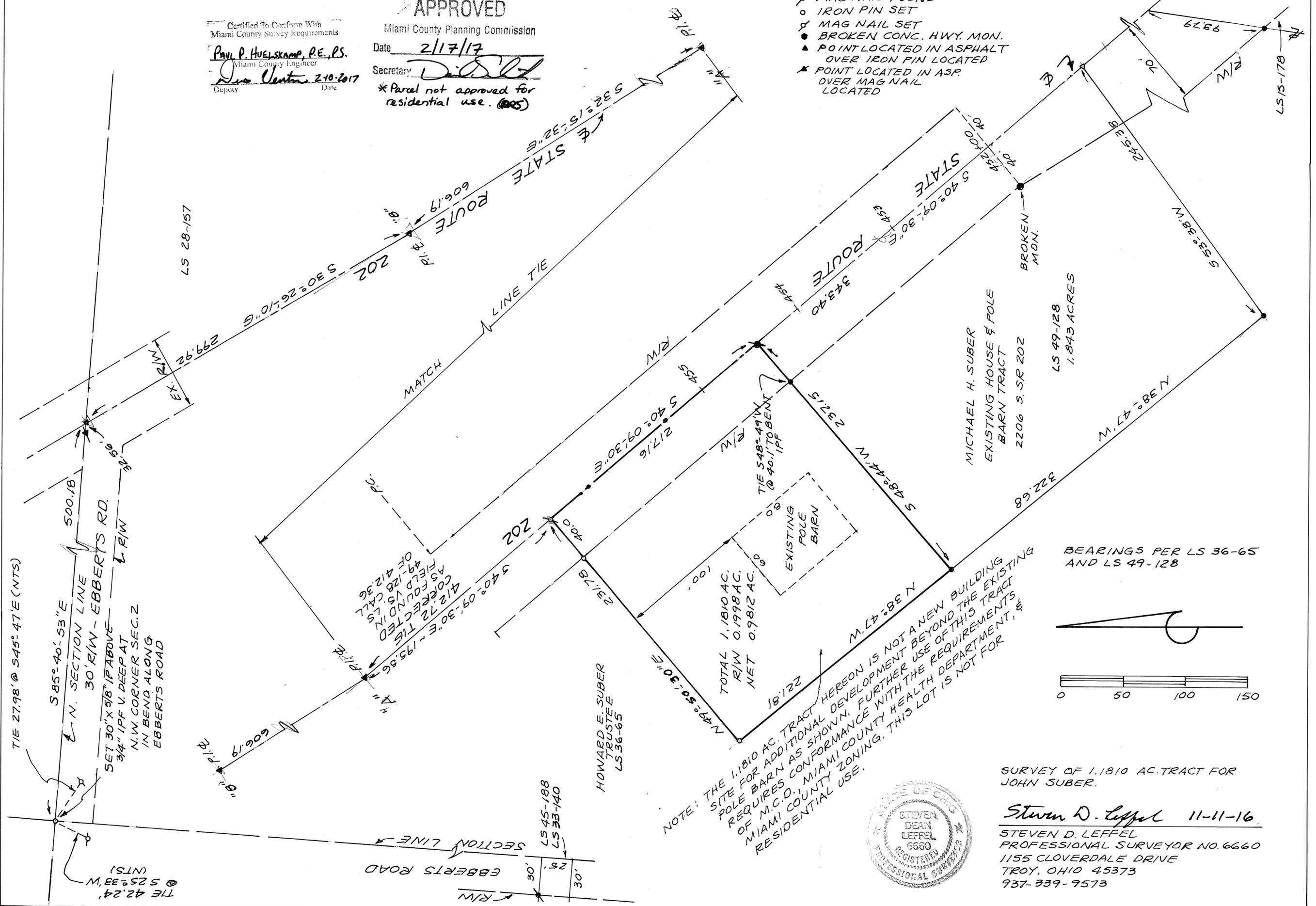
2/01/17  
DATE

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street Suite 'C' Troy, Ohio  
Job No. 01717 Ph. (937) 339-2921

Certified To Conform With  
Miami County Survey Requirements  
**Paul P. Huelkamp, P.E., P.S.**  
Miami County Engineer  
Date 2-10-2017  
Deputy Date

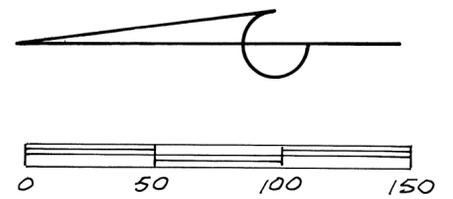
**APPROVED**  
Miami County Planning Commission  
Date 2/17/17  
Secretary [Signature]  
\* Parcel not approved for residential use. (005)

- LEGEND**
- IRON PIN FOUND
  - ⊙ MAG NAIL FOUND
  - IRON PIN SET
  - ⊙ MAG NAIL SET
  - BROKEN CONC. HWY. MON.
  - ▲ POINT LOCATED IN ASPHALT OVER IRON PIN LOCATED
  - ★ POINT LOCATED IN ASP. OVER MAG NAIL LOCATED



NOTE: THE 1.1810 AC. TRACT HEREON IS NOT A NEW BUILDING SITE FOR ADDITIONAL DEVELOPMENT BEYOND THE EXISTING POLE BARN AS SHOWN. FURTHER USE OF THIS TRACT REQUIRES CONFORMANCE WITH THE REQUIREMENTS OF M.C.D. MIAMI COUNTY HEALTH DEPARTMENT, MIAMI COUNTY ZONING. THIS LOT IS NOT FOR RESIDENTIAL USE.

BEARINGS PER LS 36-65 AND LS 49-128



SURVEY OF 1.1810 AC. TRACT FOR JOHN SUBER.  
**Steven D. Leffel** 11-11-16  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373  
937-333-6566

# PLAT OF BOUNDARY SURVEY

SITUATED PARTS OF THE NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 8, TOWN 5, RANGE 6 EAST IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 57, PLAT NUMBER 164  
OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

**ELDEAN ROAD 40'**  
(ALSO KNOWN AS COUNTY ROAD NO. 33)  
(A PUBLIC RIGHT-OF-WAY)  
S 87°37'46" W 1060.73'(C)

1" IRON PIN FOUND & USED @ ANGLE POINT "ODOT STA.33+44.94" 248.13'(C)

RAIL SPIKE FOUND & USED "P.O.B."

S 87°41'47" W 494.25'(C), 494.50'(R)

S 88°25'34" W 655.27'(C)

S 88°26'52" W 914.74'(C)

1" IRON PIN FOUND & USED @ ANGLE POINT

5/8" IRON PIN FOUND ONLINE @ 53.00' "TURNER PLS4807"

5/8" IRON PIN FOUND ONLINE @ 53.03'/266.85' "TURNER PLS4807"

N 87°37'46" E 399.35'(C)  
R/W  
STA. 39+00  
20.00' RIGHT

1/2" IRON PIN FOUND ONLINE @ 20.11'

1/2" IRON PIN FOUND ONLINE @ 20.00'

MAG NAIL FOUND & USED @ ANGLE POINT

1" IRON PIN FOUND & USED @ ANGLE POINT

PARCEL NUMBER C06-058430  
SHAWN R. HARTLEY  
DEANNA L. HARTLEY  
INST. NO. 20140R-00179  
"TRACT TWO"  
VOLUME 22, PAGE 180  
M.C.E.R.L.S.

VOLUME 19, PAGE 8  
M.C.E.R.L.S.

PARCEL NUMBER C06-058400  
U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR C-BASS  
2007-CB2 TRUST, C-BASS  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-CB2  
INST. NO. 20160R-11550

158,123 SQ.FT. OR 3.6300 ACRES  
OF WHICH  
12,202 SQ.FT. OR 0.2801 ACRES  
LIE WITHIN RIGHT OF WAY

PARCEL NUMBER C06-058420  
DENNIS A. OBERSKI  
VICKI G. OBERSKI  
INST. NO. 20140R-10577  
VOLUME 21, PAGE 138  
M.C.E.R.L.S.

S 298.06'(C), 297.96'(R)  
S 228.04'(C), 228.04'(R)  
S 03°18'59" E

5/8" IRON PIN FOUND ONLINE @ 248.08'

5/8" IRON PIN FOUND & USED

PARCEL NUMBER C06-058420  
DENNIS A. OBERSKI  
VICKI G. OBERSKI  
INST. NO. 20140R-10577  
VOLUME 26, PAGE 2  
M.C.E.R.L.S.

PARCEL NUMBER C06-058410  
SHAWN R. HARTLEY  
DEANNA L. HARTLEY  
INST. NO. 20140R-00179  
"TRACT ONE"  
VOLUME 22, PAGE 180  
M.C.E.R.L.S.

VOLUME 22, PAGE 180  
M.C.E.R.L.S.

PARCEL NUMBER C06-058410  
SHAWN R. HARTLEY  
DEANNA L. HARTLEY  
INST. NO. 20140R-00179  
"TRACT ONE"  
VOLUME 26, PAGE 2  
M.C.E.R.L.S.

VOLUME 26, PAGE 2  
M.C.E.R.L.S.

APPROX. NORTH 1/2 OF SECTION 8  
APPROX. SOUTH 1/2 OF SECTION 8

APPROX. EAST 1/2 OF SECTION 8  
APPROX. WEST 1/2 OF SECTION 8

LYTLE ROAD 50'  
(ALSO KNOWN AS COUNTY ROAD NO. 130)  
(A PUBLIC RIGHT-OF-WAY)

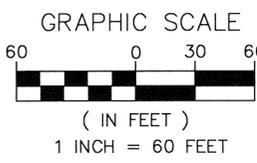
BEARINGS BASED ON THE WEST LINE OF SUBJECT PARCEL (NORTH 2°57'00" WEST) AS SHOWN ON THE PLAT OF SURVEY RECORDED IN VOLUME 22, PAGE 180 OF THE MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS.

5/8" IRON PIN FOUND & USED SOUTHEASTERLY CORNER OF SECTION 8 "P.O.C."

SURVEY NOTES:  
THE INTENT OF THIS SURVEY AND ITS RESULTANT MAP, IS TO UPDATE THE CURRENT LEGAL DESCRIPTION.

REFERENCES SHOWN HEREON, ADDITIONAL ITEMS USED:

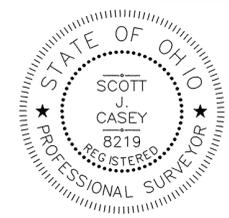
VOLUME 19, PAGE 81; VOLUME 22, PAGE 180; VOLUME 25, PAGE 62; VOLUME 26, PAGE 2; VOLUME 41, PAGE 169; VOLUME 52, PAGE 104 OF MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.



- - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PS8219"
- Ⓜ - MONUMENT BOX FOUND
- - IRON PIN/PIPE FOUND
- ⊙ - DRILL HOLE SET
- ✕ - MAG NAIL SET
- (R) RECORD
- (C) CALCULATED
- (M) MEASURED

- A. ACRES
- AFN AUDITOR'S FILE NUMBER
- M.C.R. MIAMI COUNTY RECORDS
- CL CENTERLINE
- C.L.R. CHAIN LINK FENCE
- CLRS CLEARS
- E EAST
- ENCRS. ENCROACHES
- N NORTH
- NO. NUMBER

- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.N. PARCEL NUMBER
- R/W RIGHT-OF-WAY
- S SOUTH
- S.F. SQUARE FEET
- VOL. VOLUME
- W. WEST
- M.C.E.R.L.S. MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



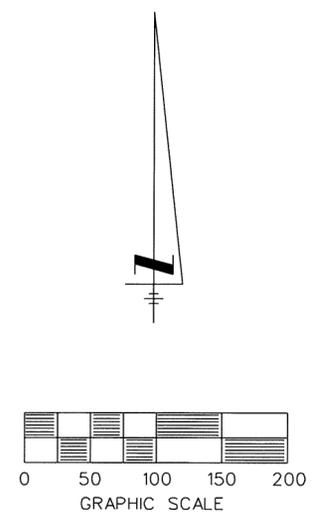
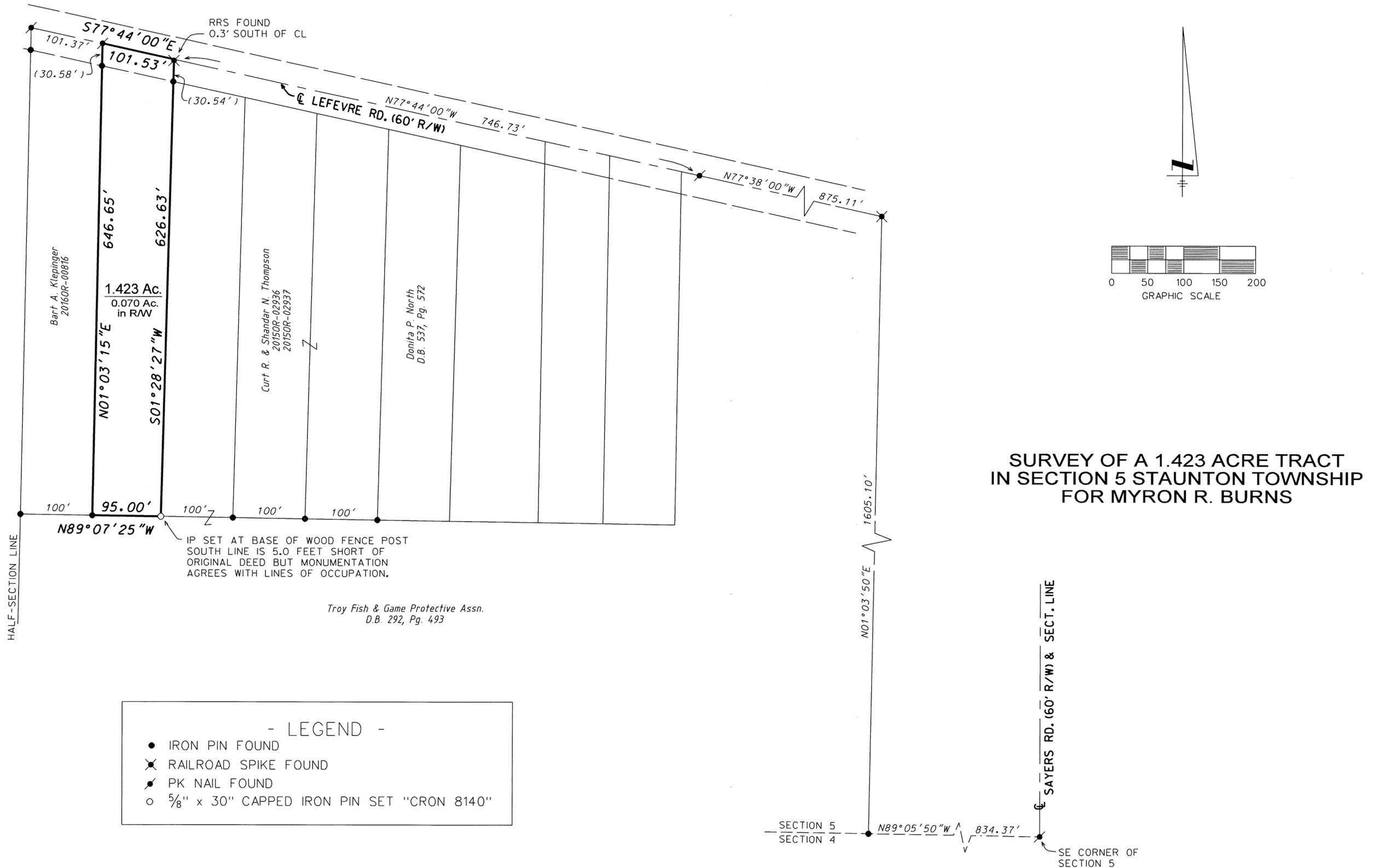
I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON JANUARY 31ST OF 2017. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

2/14/2017  
SCOTT J. CASEY 8219

EXACTA OHIO  
2132 E. 9TH ST., CLEVELAND, OH 44115  
OFFICE: (216) 751-9000 FAX: (216) 752-9910  
WEBSITE: WWW.EXACTA.OHIO.COM



|           |           |
|-----------|-----------|
| JOB NO.   | 17004     |
| SCALE:    | 1"=60'    |
| DRAWN BY: | SJC       |
|           | 1/31/2017 |



**SURVEY OF A 1.423 ACRE TRACT  
IN SECTION 5 STAUNTON TOWNSHIP  
FOR MYRON R. BURNS**

- LEGEND -
- IRON PIN FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ⦿ PK NAIL FOUND
  - 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

REFERENCES

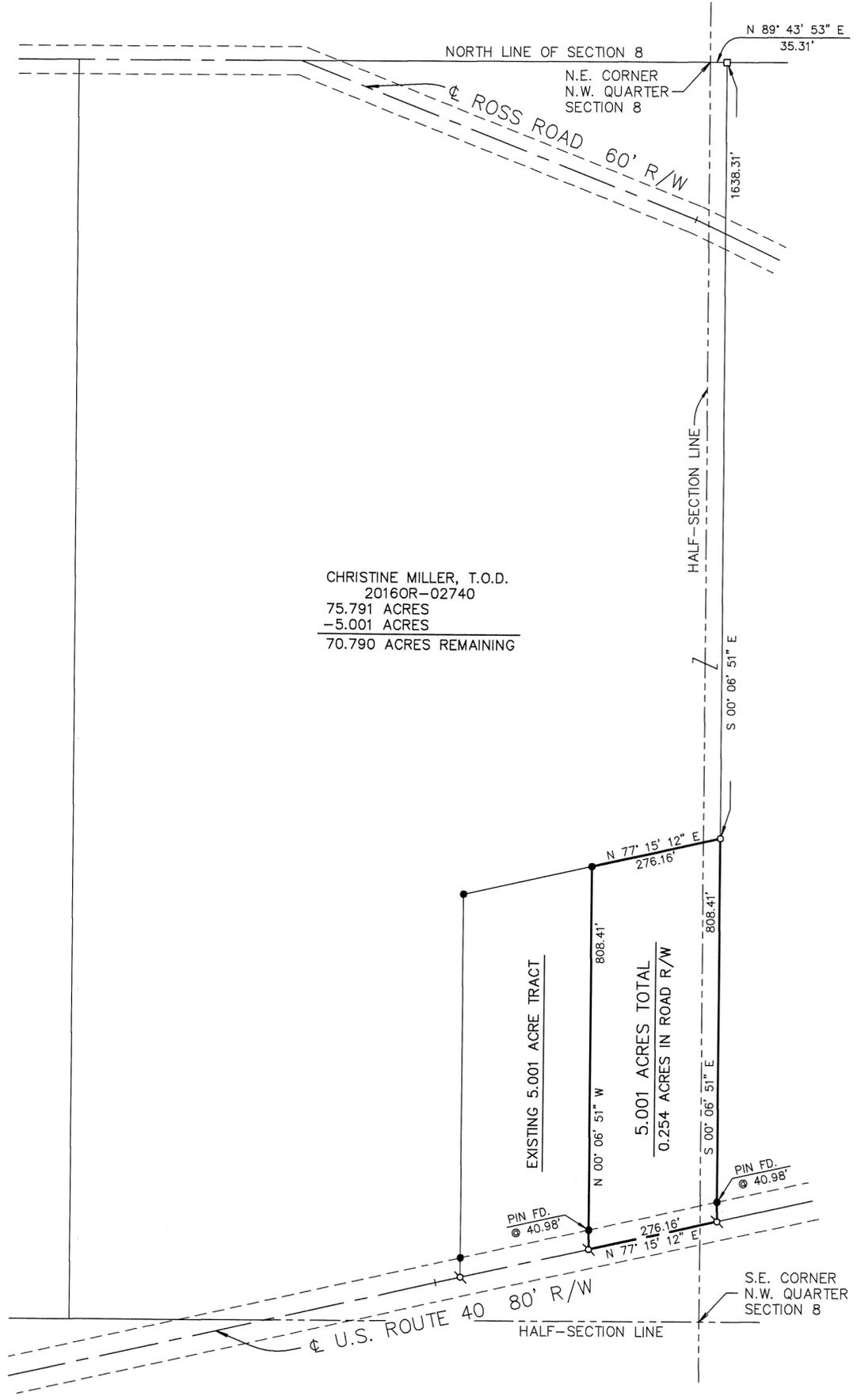
VOL. 42, PG. 131 } MIAMICOUNTY ENGINEER'S RECORD OF LAND SURVEYS  
 VOL. 52, PG. 66 }

REC. PLAT BK. 6, PG. 47

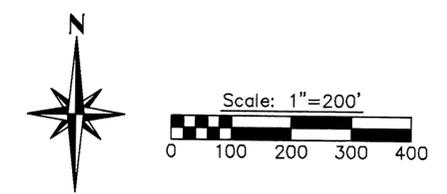


*Robert L. Cron* FEB. 22, 2017  
 ROBERT L. CRON, P.S. #8140 DATE

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



CHRISTINE MILLER, T.O.D.  
 20160R-02740  
 75.791 ACRES  
 -5.001 ACRES  
 70.790 ACRES REMAINING



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

**References**

Vol. 34, Pg. 81 { Miami County Engineer's  
 Vol. 36, Pg. 50 { Record of Land Surveys

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelkamp, P.E., P.S.  
 MIAMI COUNTY ENGINEER  
Dino Vento 11-14-2016  
 DEPUTY DATE

APPROVED  
 MIAMI COUNTY PLANNING COMMISSION  
 LARGE LOT DEVELOPMENT  
D. G. ... 2/22/17  
 SECRETARY DATE

APPROVED  
 SUBJECT TO ZONING APPROVAL  
 BY: Henry Esten  
 DATE: 11/13/16  
 MIAMI COUNTY  
 GENERAL HEALTH DEPARTMENT

Survey of 5.001 acres for Christine Miller.



Michael W. Cozatt 11/22/16  
 Michael W. Cozatt, P.S. #6001 Date

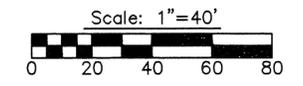
**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 534 N. Elm Street, Suite C Troy, Ohio  
 Job No. 26616 Ph. (937) 339-2921

Troy Corporation

Pt. 50 Inlot

Miami County

Ohio State



**Legend**

- Iron pin found
- ★ PK nail found
- ⊕ Mag nail set over existing monument
- ⊘ Mag nail set
- 5/8" ⌀ capped iron pin set (COZATT, S6001)

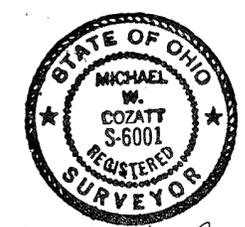


**References**

- Vol. 03, Pg. 17
  - Vol. 10, Pg. 121
  - Vol. 13, Pg. 181
  - Vol. 15, Pg. 190
  - Vol. 17, Pg. 84
  - Vol. 20, Pg. 70
- Miami County Engineer's Record of Lot Surveys

- P.B. 17, Pg. 14
- Miami County Recorder's Plat Records

Survey of Pt. Inlot 50 in Troy, Ohio for Mitchell & Phyllis Meiring.



*Michael W. Cozatt* 3/01/17  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineering Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 02117 Ph. (937) 339-2921

2  
TOWN

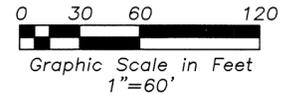
9BTMRS  
RANGE

13 NE 1/4  
SECTION

BETHEL  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE



**Legend**

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

Certified to conform with  
Miami County Survey Requirements

**PAUL P. HJELSKAMP, P.S., P.E.**  
Miami County Engineer

**Deb Stumpff** 3-2-2017  
Deputy Date

**Total Centerline Curve Data:**

Radius = 4523.35'  
Tangent = 1254.85'  
Length = 2448.14'  
PI Sta = 21+27.51

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

**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. **2.280 Ac. Total**

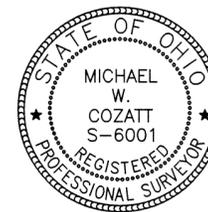
*[Signature]* 3/2/2017  
Secretary  
Miami County Planning Commission

**References**

- Miami County Engineer's Record of Land Surveys
- Volume 15, Page 35
- Volume 15, Page 118
- Volume 15, Page 165
- Volume 18, Page 160
- Volume 48, Page 120
- Volume 54, Page 85
- O.D.O.T. Maps
- Location Plan MIA-201~0.00-1.74
- R/W Maps MIA-201~0.00-1.74
- Basis of Bearings:  
Centerline Singer Road

Survey of adjoining transfers  
for Howard Wingert

*[Signature]* 2/21/17  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 03417 (937) 339-2921  
File Name: C:\Jobs\2017\03417.dwg  
Drawn by: DMC ~ Checked by: MWC

☐ Mann Road 60' R/W  
Half Section Line

2.945 Ac. Total  
1.272 Ac. R/W

☐ State Route 201  
(R/W varies)  
Tangent Line and Original Property Line  
CH=601.74' N 34°45'29" E  
Arc=602.18'

2.280 Ac. Total  
1.606 Ac. R/W

0.888 Ac.  
(original)

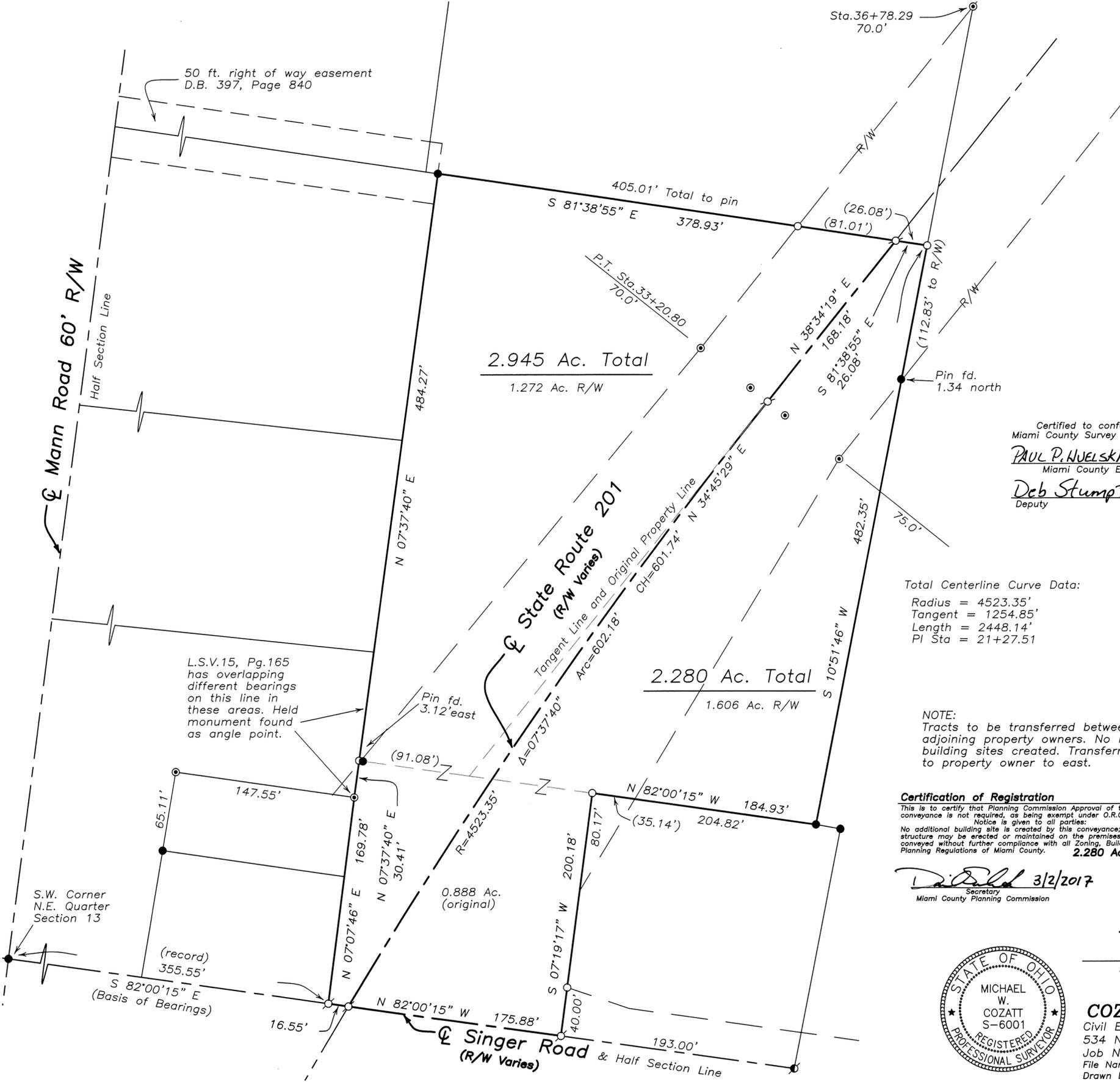
☐ Singer Road  
(R/W varies)  
& Half Section Line

50 ft. right of way easement  
D.B. 397, Page 840

L.S.V.15, Pg.165  
has overlapping  
different bearings  
on this line in  
these areas. Held  
monument found  
as angle point.

S.W. Corner  
N.E. Quarter  
Section 13

(record)  
355.55'  
S 82°00'15" E  
(Basis of Bearings)



10  
TOWN

4E  
RANGE

34 SE 1/4  
SECTION

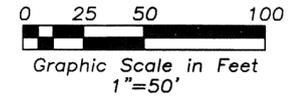
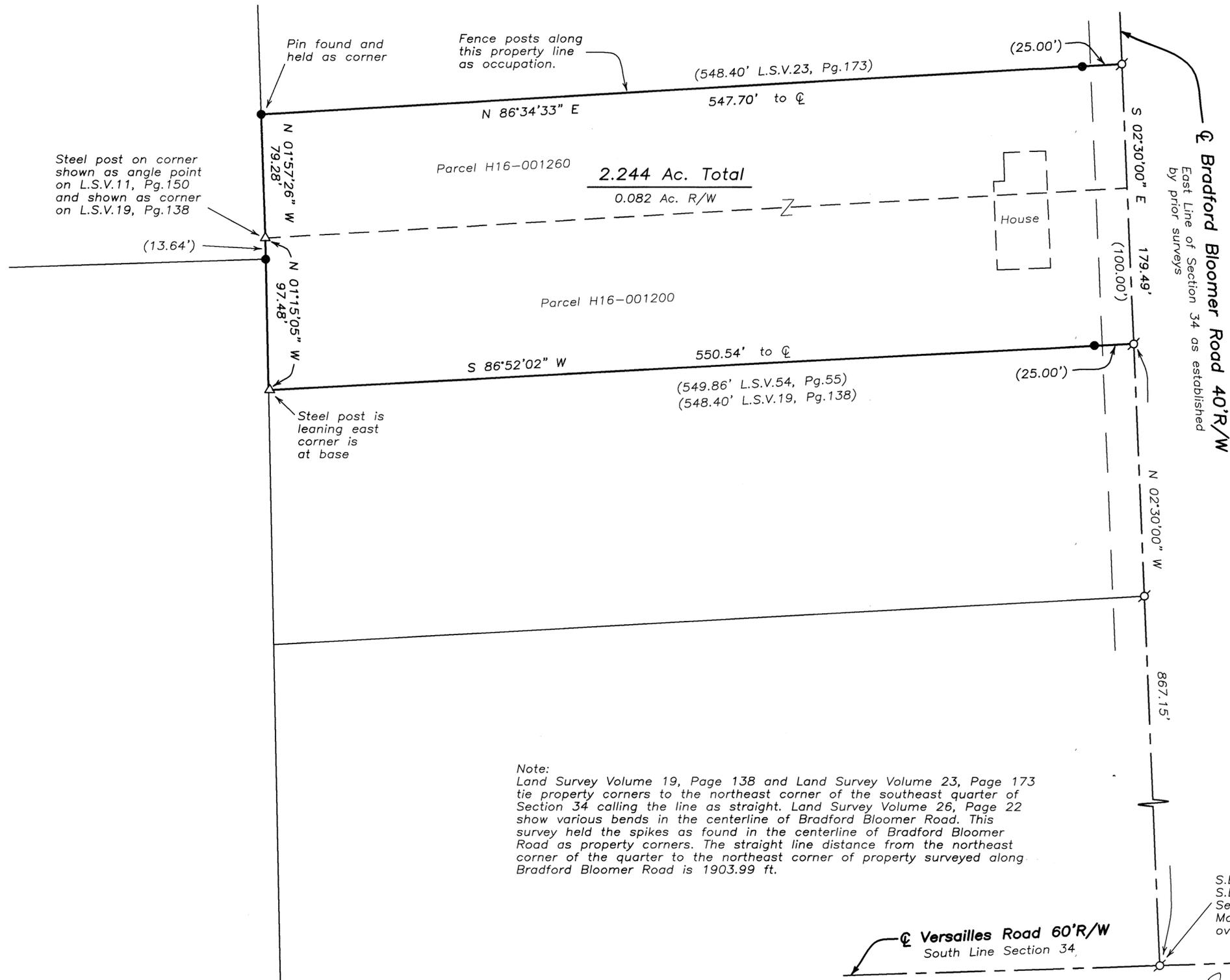
NEWBERRY  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 169

Miami County Engineer's  
Record of Land Surveys



**Legend**

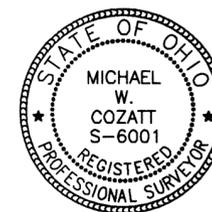
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set over spike fd.
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box
- △ Steel Fence Post

**References**

- Miami County Engineer's Record of Land Surveys
- Volume 11, Page 150
- Volume 19, Page 138
- Volume 23, Page 173
- Volume 26, Page 22
- Volume 33, Page 3
- Volume 54, Page 55
- (Basis of Bearings)

Survey of 2 parcels for Market Square Title Agency

Note:  
Land Survey Volume 19, Page 138 and Land Survey Volume 23, Page 173 tie property corners to the northeast corner of the southeast quarter of Section 34 calling the line as straight. Land Survey Volume 26, Page 22 show various bends in the centerline of Bradford Bloomer Road. This survey held the spikes as found in the centerline of Bradford Bloomer Road as property corners. The straight line distance from the northeast corner of the quarter to the northeast corner of property surveyed along Bradford Bloomer Road is 1903.99 ft.



*Michael W. Cozatt* 7/03/17  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 05517 (937) 339-2921  
File Name: C:\Jobs\2017\05517.dwg  
Drawn by: DMC ~ Checked by: MWC

8  
TOWN

5E  
RANGE

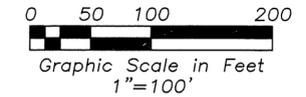
26 SW 1/4  
SECTION

WASHINGTON  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 170  
Miami County Engineer's  
Record of Land Surveys



Certified to conform with  
Miami County Survey Requirements

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

[Signature] 3-1-2017  
Deputy Date

Approved by  
Miami County Planning Commission

[Signature]  
Secretary

3/9/2017  
Date

Approved  
Subject to Zoning Approval

By [Signature], R.S.

Date 3/9/17  
Miami County  
General Health Department

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

**Certification of Registration**

This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001. Notice is given to all parties: No additional building site is created by this conveyance; no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County. **0.958 Ac. Total**

[Signature]  
Secretary  
Miami County Planning Commission

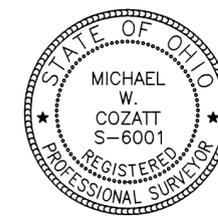
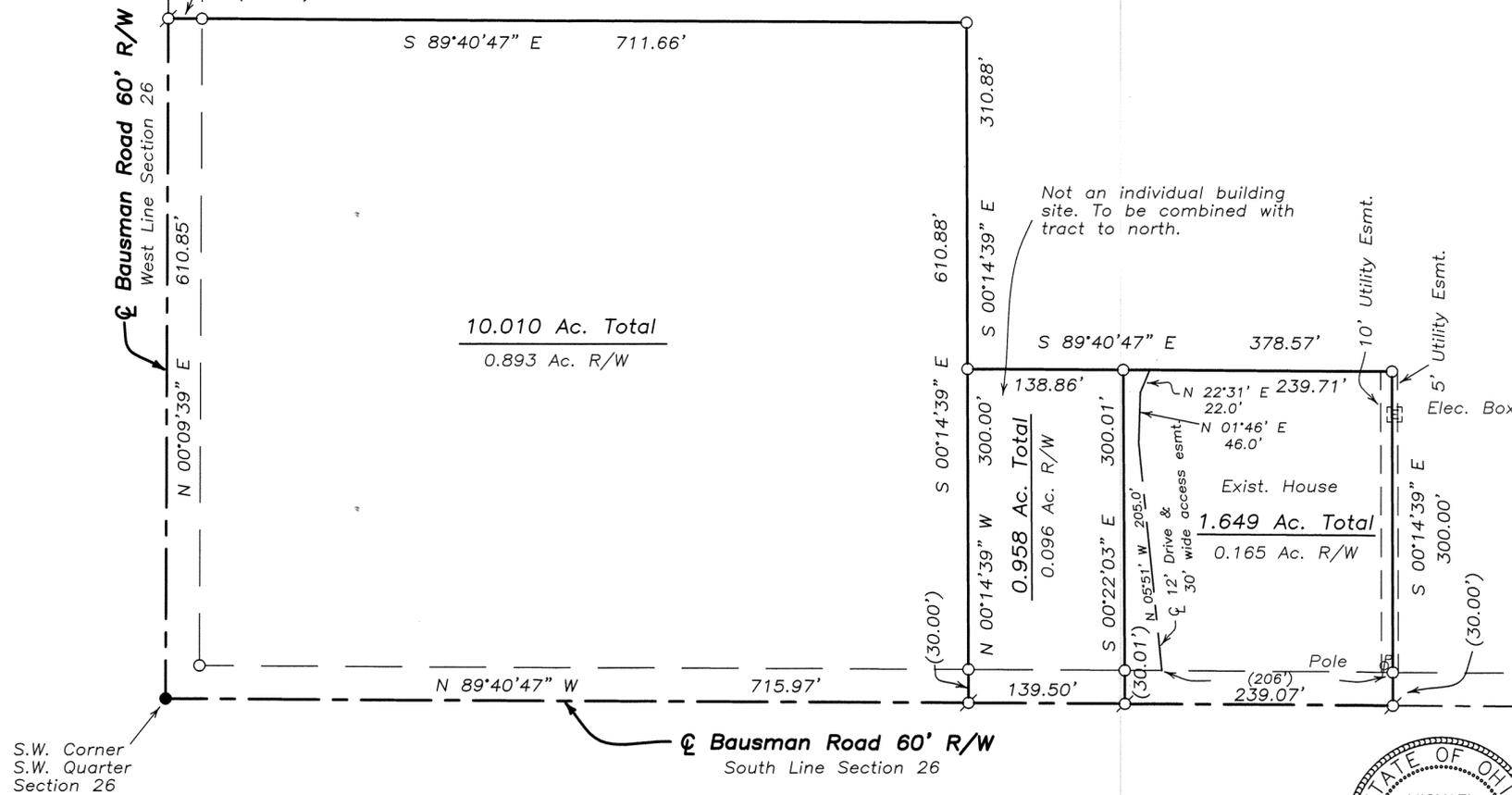
**Legend**

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

**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
  - Volume 55, Page 197

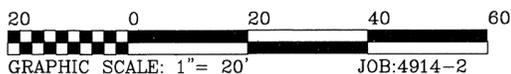
Survey split of 12.617 Ac.  
for Cheryl Reichman



Michael W. Cozatt 2/20/17  
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

BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF WATER STREET  
(S 60°05'30"E) AS RECORDED IN HOBART BROTHERS CO. REPLAT - TROY, OHIO,  
PLAT BOOK 20, PAGE 16 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 Railroad Spike found
- × Indicates Scribe set



**REFERENCES:**

DEED: ROBERT CHARLES GEIGER - PART INLOT 129 / DEED BOOK 631, PAGE 9-10

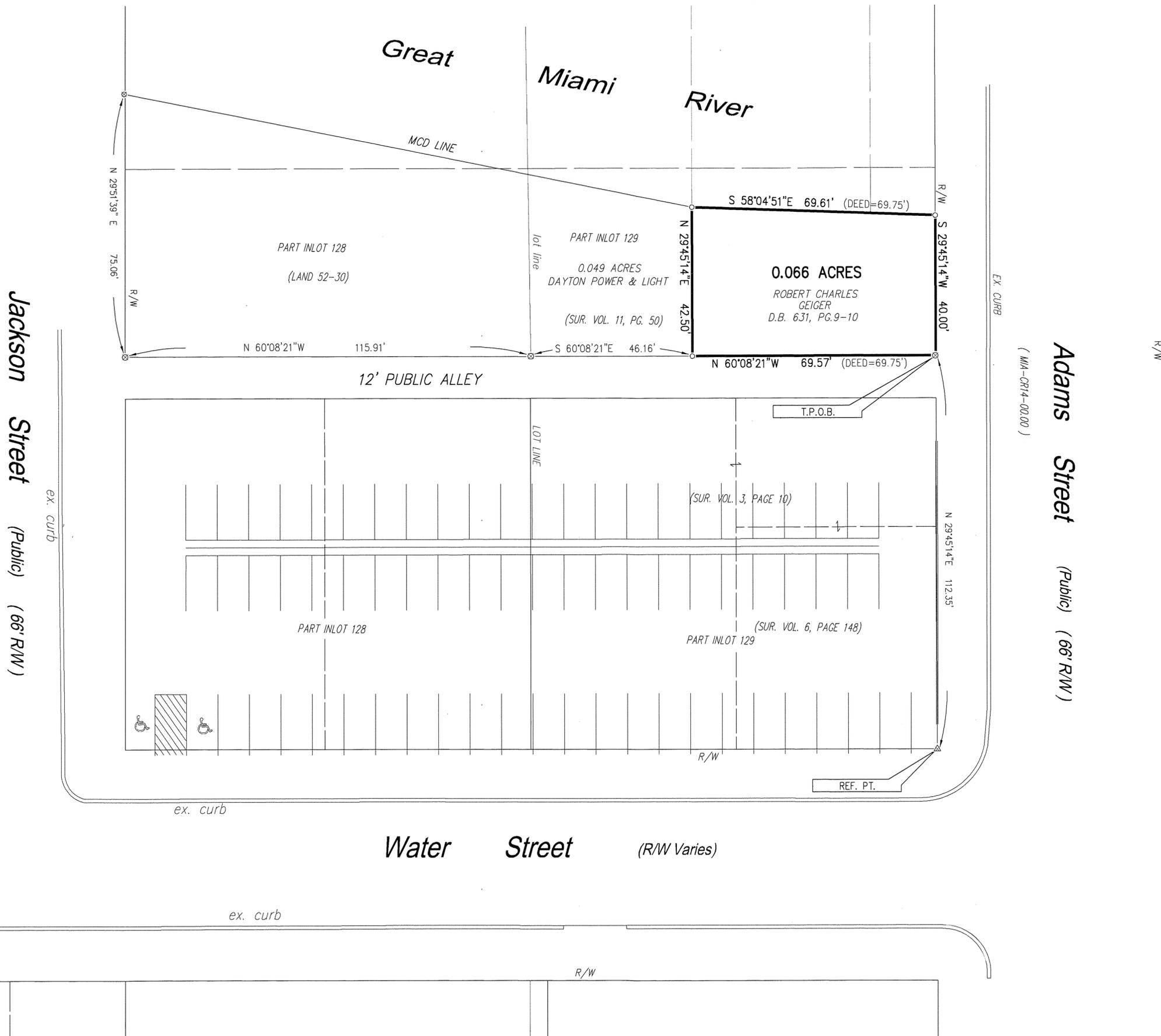
EASEMENTS: THE EASEMENTS SHOWN ON THIS SURVEY ARE AS NOTED IN ABOVE TITLE COMMITMENT.

PLATS: DEDICATION OF R/W - PLAT BOOK 15, PAGE 6  
HOBART BROTHERS CO. REPLAT TROT OHIO - PLAT BOOK 20, PAGE 16  
REPLAT OLD LOT 140 & OLD LOT 66 - TROT OHIO - PLAT BOOK 4, PAGE 9

**SURVEY NOTES:**

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

PT. 129 NW 9 Troy Miami Ohio  
Inlots Section Corporation County State



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

3-07-17

|            |        |            |
|------------|--------|------------|
| 8          | 5E     | SE 1/4 - 1 |
| 6          | 6E     | SW 1/4 - 6 |
| Town       | Range  | Section    |
| Washington | Miami  | Ohio       |
| Township   | County | State      |

- References**
- P.B. 07, Pg. 48
  - P.B. 15, Pg. 132
  - P.B. 16, Pg. 78
  - P.B. 16, Pg. 125
- Miami County Recorder's Plat Records
- Vol. 05, Pg. 162
  - Vol. 06, Pg. 30
  - Vol. 07, Pg. 195
  - Vol. 08, Pg. 85
  - Vol. 08, Pg. 86
  - Vol. 30, Pg. 52
- Miami County Engineer's Record of Land Surveys

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

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

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

Chris Hendsey DV 3/10/2017  
 DEPUTY DATE

APPROVED  
 MIAMI COUNTY PLANNING COMMISSION

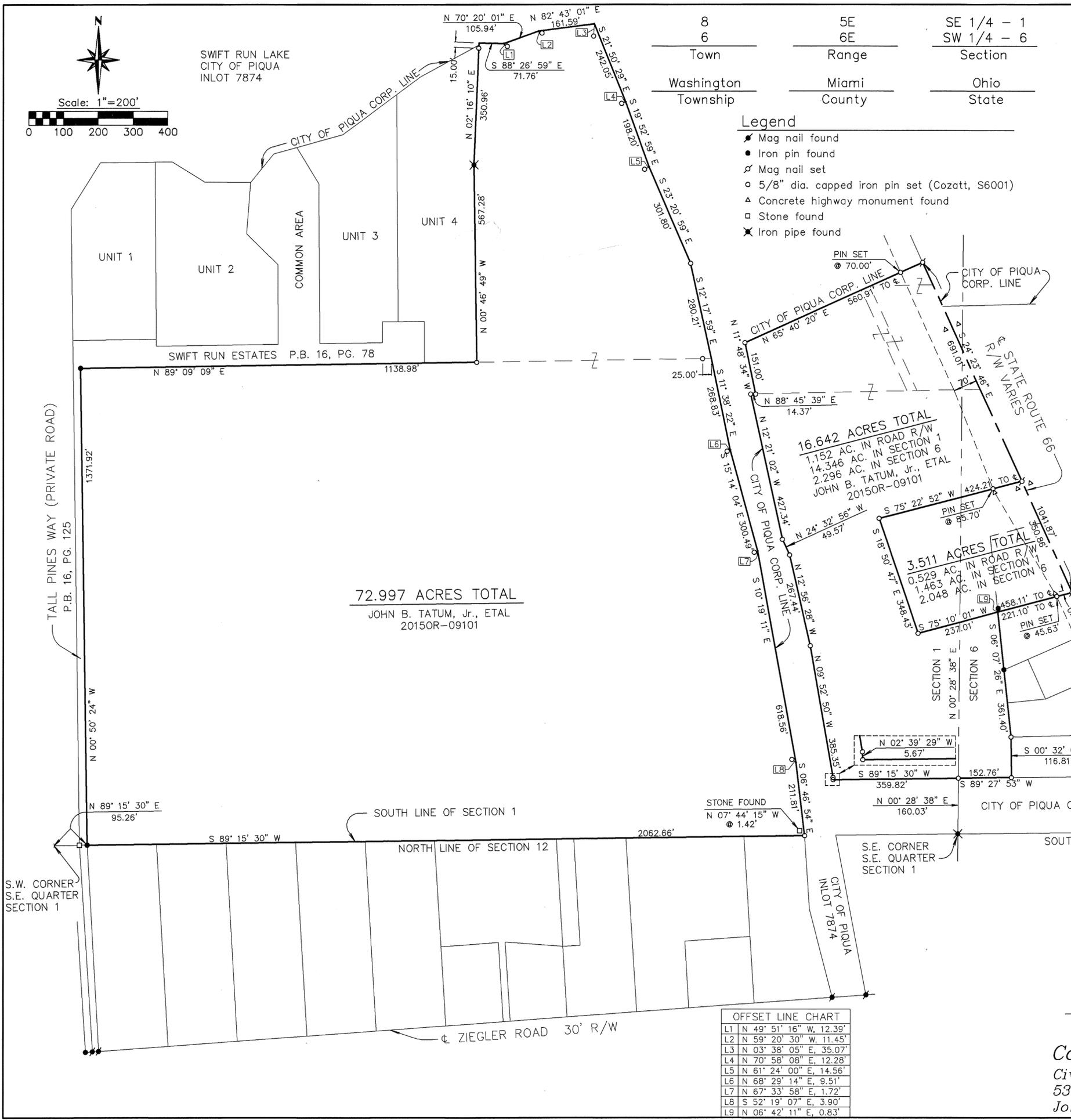
D. B. Burt 3/10/17  
 SECRETARY DATE

APPROVED  
 SUBJECT TO ZONING APPROVAL

BY: Ron Jackson, P.S.

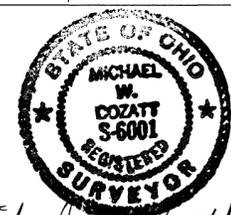
DATE: 3.10.17

MIAMI COUNTY  
 GENERAL HEALTH DEPARTMENT



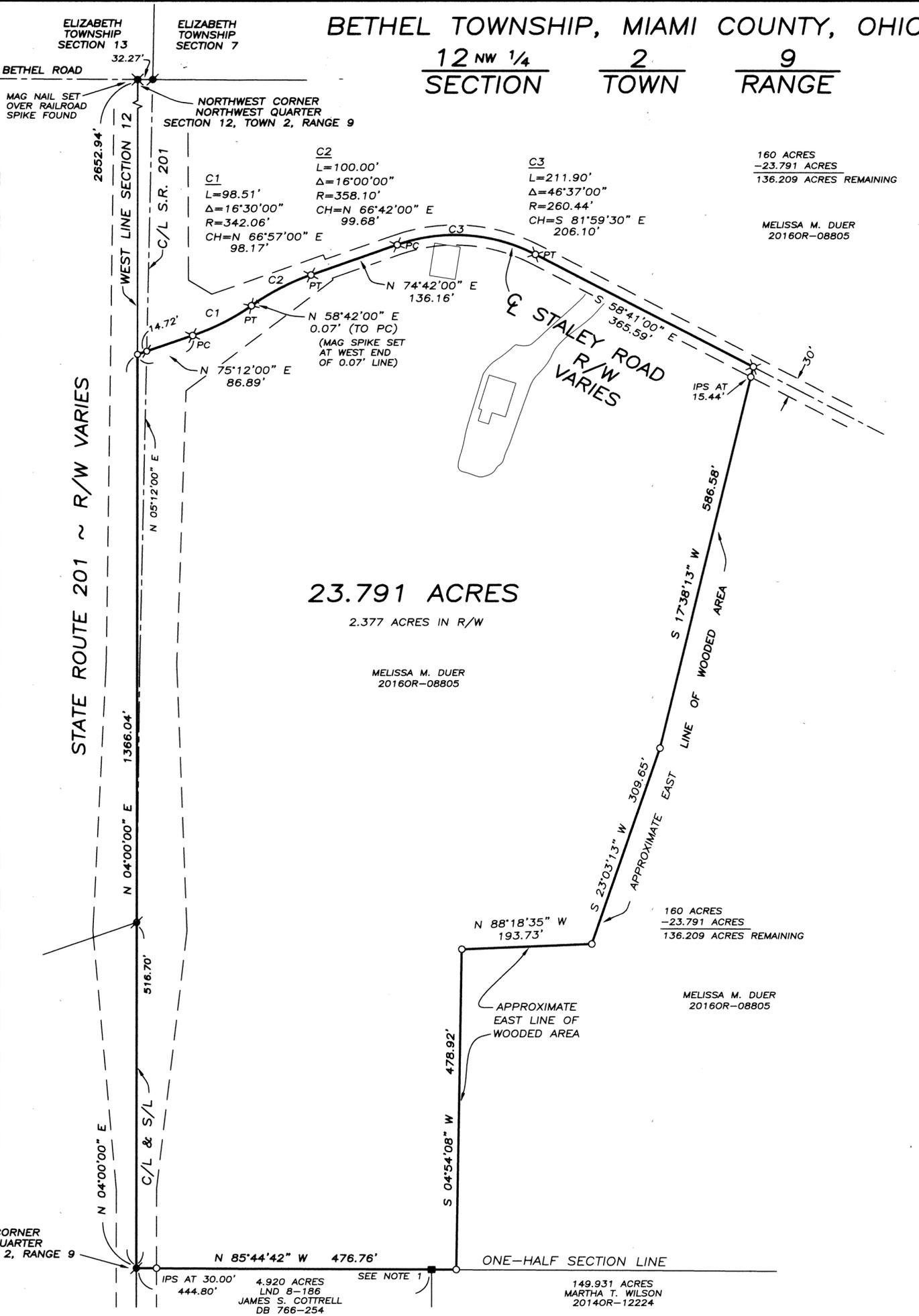
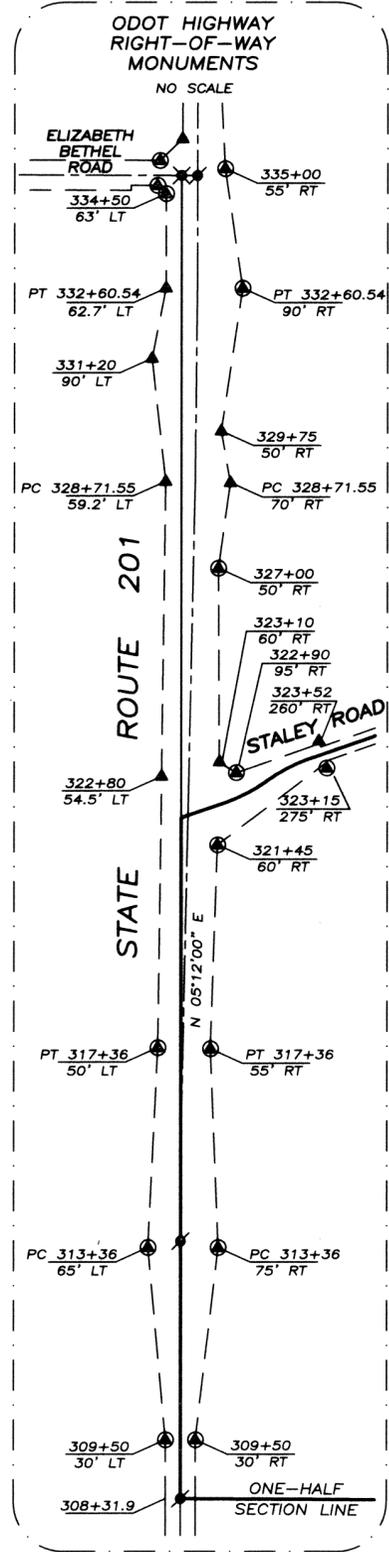
**OFFSET LINE CHART**

|    |                         |
|----|-------------------------|
| L1 | N 49° 51' 16" W, 12.39' |
| L2 | N 59° 20' 30" W, 11.45' |
| L3 | N 03° 38' 05" E, 35.07' |
| L4 | N 70° 58' 08" E, 12.28' |
| L5 | N 61° 24' 00" E, 14.56' |
| L6 | N 68° 29' 14" E, 9.51'  |
| L7 | N 67° 33' 58" E, 1.72'  |
| L8 | S 52° 19' 07" E, 3.90'  |
| L9 | N 06° 42' 11" E, 0.83'  |



Michael W. Cozatt 6/22/16  
 Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 534 N. Elm Street, Suite C Troy, Ohio  
 Job No. 06516 Ph. (937) 339-2921

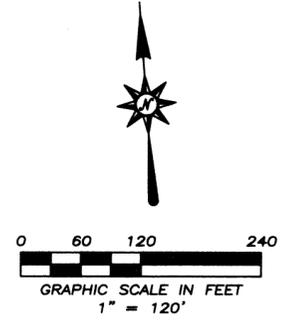


- LEGEND**
- IRON PIN SET
  - ⊗ MAG SPIKE SET
  - ⊙ MAG NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - STONE FOUND
  - ▲ ODOT R/W MONUMENT CALLED OUT ON R/W PLANS
  - ⊙ CONCRETE HIGHWAY MONUMENT RECOVERED ON THIS SURVEY

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 3, PAGE 190
  - VOLUME 8, PAGE 186
  - VOLUME 14, PAGE 145
  - VOLUME 29, PAGE 151
  - VOLUME 42, PAGE 45
  - VOLUME 45, PAGE 145
  - VOLUME 48, PAGE 53
  - VOLUME 48, PAGE 190
  - VOLUME 49, PAGE 151
  - VOLUME 54, PAGE 53
  - VOLUME 55, PAGE 152
- ODOT PLANS  
MIAMI COUNTY MIA-201-5.91,8.35  
BASIS OF BEARING PER CENTERLINE N 04°00'00" E

NOTE 1: 4"x4" AT TOP COLUMNAR STONE FOUND AT 444.80' ON ONE-HALF SECTION LINE. LAND SURVEY 8-186 SHOWS STONE AT 440.0 FEET. THE STONE FOUND IS AT THE BASE OF A ROTTED OFF 10"-12" WOOD CORNER POST FOUND WITH REMNANTS OF OLD FENCE AND AN OCCASIONAL REMAINING WOOD LINE POST FOUND TO THE EAST, WEST, AND SOUTH OF SAID STONE.

NOTE 2: CENTER LINE STATIONING ON STATE ROUTE 201 ESTABLISHED BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION TWELVE (12) AS PER ODOT PLANS LABELED "MIAMI COUNTY - 201 ~ (5.91) (8.35)". ALL RIGHT-OF-WAY MONUMENTS FOUND WERE AT OR VERY NEAR THE DOCUMENTED LOCATION. THE NEW PROPERTY LINE SHOWN BY THIS SURVEY ON THE CENTERLINE OF STALEY ROAD WAS ALSO ESTABLISHED BY RUNNING IN THE STALEY ROAD CURVES AS SHOWN ON THE SAME ODOT PLANS. THE PAVEMENT WAS FOUND TO BE REASONABLY IN THE CENTER OF THE ODOT DOCUMENTED CURVE DATA AS SHOWN HEREON, AND MONUMENTED WITH MAG SPIKES AT PC AND PT POINTS.



SURVEY FOR MELISSA & JOSEPH DUER  
IN MIAMI COUNTY, OHIO ~ FEBRUARY 25, 2017

*Gregg S. Brookhart*

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

SOUTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 12, TOWN 2, RANGE 9

IPS AT 30.00'  
444.80' 4.920 ACRES  
LND 8-186  
JAMES S. COTTRELL  
DB 766-254

SEE NOTE 1

149.931 ACRES  
MARTHA T. WILSON  
2014OR-12224

160 ACRES  
-23.791 ACRES  
136.209 ACRES REMAINING  
MELISSA M. DUER  
2016OR-08805

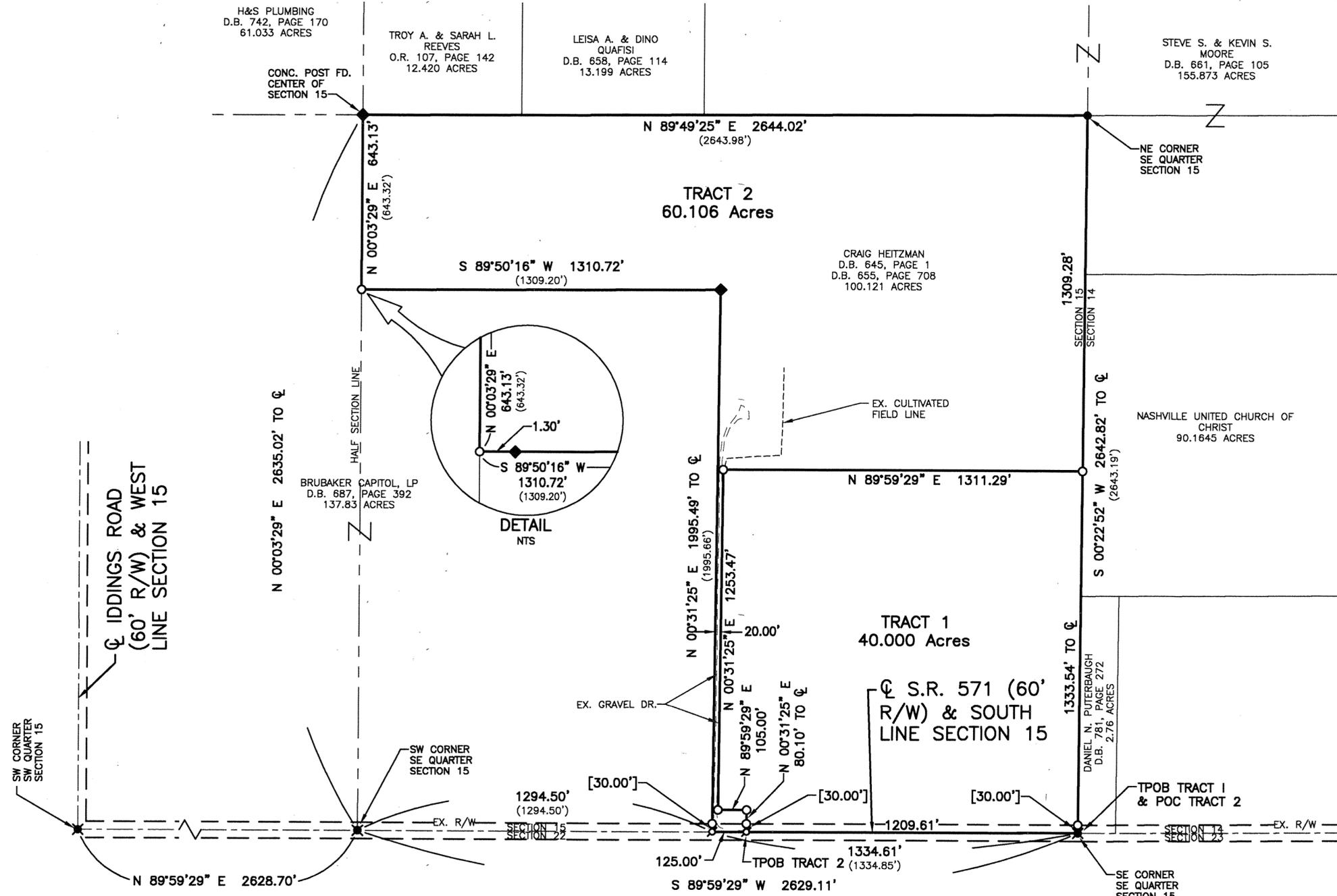
MELISSA M. DUER  
2016OR-08805

23.791 ACRES

2.377 ACRES IN R/W

160 ACRES  
-23.791 ACRES  
136.209 ACRES REMAINING  
MELISSA M. DUER  
2016OR-08805

160 ACRES  
-23.791 ACRES  
136.209 ACRES REMAINING  
MELISSA M. DUER  
2016OR-08805

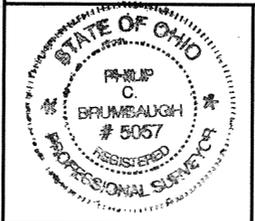


CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Huelskamp, PE, P.S.**  
MIAMI COUNTY ENGINEER  
*Chris Huchey* 3/17/17  
DEPUTY DATE

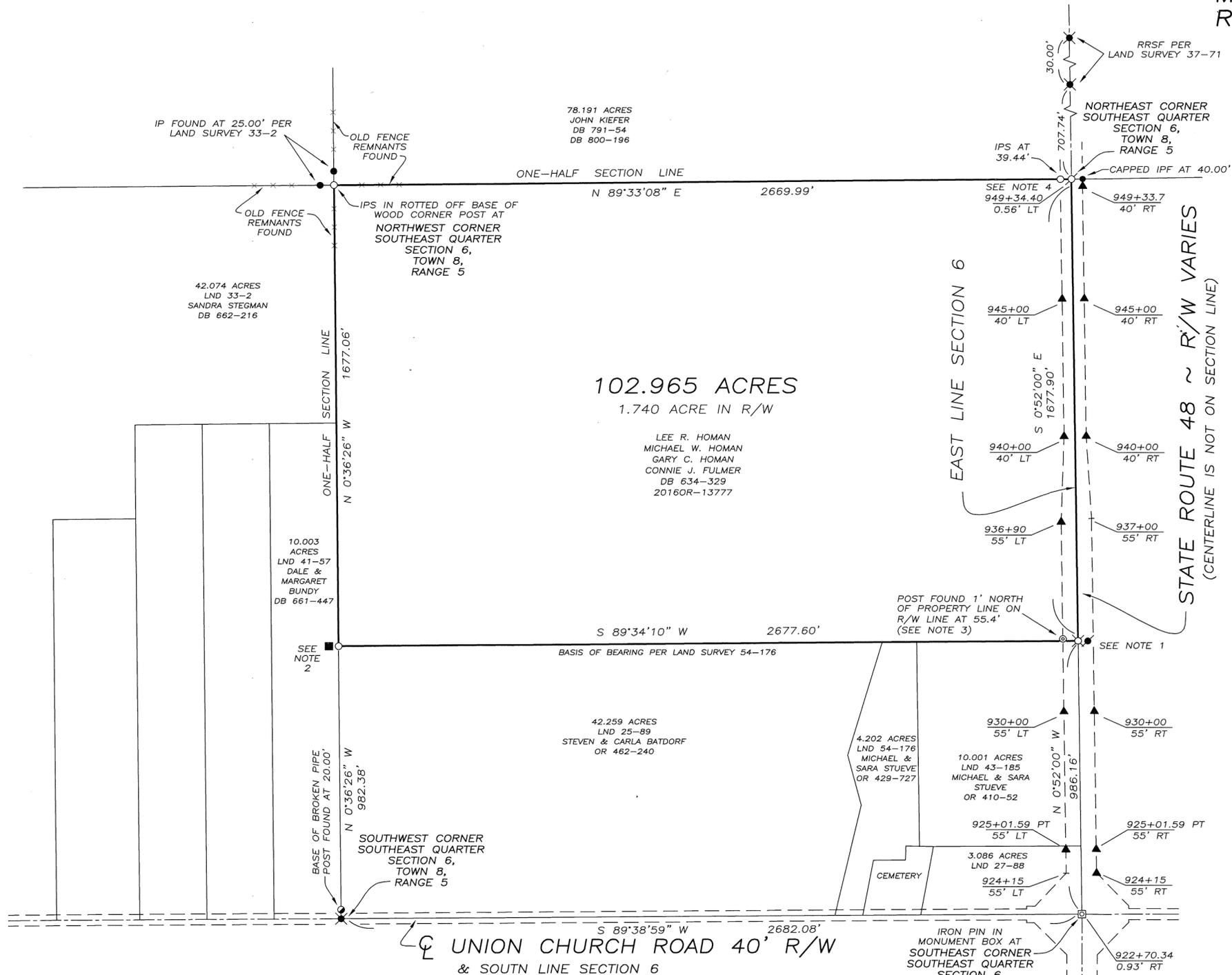
*Philip C. Brumbaugh*  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057  
3/17/17

LOT SPLIT SURVEY OF 100.106 ACRE TRACT IN MIAMI COUNTY,  
INTO TWO TRACTS FOR ESTATE OF CRAIG HEITZMAN ~ 3-7-17



**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



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊕ MAG NAIL SET OVER RR SPIKE FOUND
- ⊗ MAG SPIKE SET
- MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ▲ ODOT R/W MONUMENT
- ⊠ IRON PIN IN MONUMENT BOX
- STONE FOUND
- PIPE POST
- ⊙ 4" STEEL POST FOUND

REFERENCES

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 25, PAGE 89
  - VOLUME 31, PAGE 195
  - VOLUME 33, PAGE 2
  - VOLUME 37, PAGE 71
  - VOLUME 37, PAGE 113
  - VOLUME 43, PAGE 185
  - VOLUME 45, PAGE 34
  - VOLUME 54, PAGE 163
  - VOLUME 54, PAGE 176
- ODOT PLANS MIAMI COUNTY MIA-48 -14.20-18.20, PGS. 197-198
- MIAMI COUNTY RECORDER'S RECORDS:
- DEED BOOK 634-329
  - DOCUMENT NUMBER 2016OR-13777

NOTES:

1. MAG SPIKE SET ON SECTION LINE BETWEEN QUARTER CORNERS. MAG NAIL FOUND 0.53' EAST OF CORNER, SET FOR PREVIOUS SURVEY, LAND SURVEY 25-89. HOWEVER, THERE IS NO RECORD THAT PREVIOUS SURVEYOR RAN SECTION LINE NORTH TO THE QUARTER CORNER.

2. IRON PIN SET ON ONE-HALF SECTION LINE BETWEEN PREVIOUSLY MONUMENTED QUARTER CORNERS. STONE FOUND 2.16' WEST OF CORNER, AS SHOWN FOUND ON TWO PREVIOUS SURVEYS TO SOUTH. HOWEVER, THERE IS NO RECORD THAT PREVIOUS SURVEYORS EXTENDED THE ONE-HALF SECTION LINE NORTH TO THE CENTER OF THE SECTION. THE STONE IS NOT A TRADITIONAL SQUARE OR DOME TOP STONE, AND THERE IS NO RECORD OF THIS STONE BEING PLACED IN ANY OLD PRE-1900 ORIGINAL SURVEY RECORDS. SAID STONE WAS HOWEVER CALLED FOR ON A PREVIOUS OLD DEED AS THE NORTHWEST CORNER OF THE 59 ACRE FARM TO THE SOUTH WITH NO EVIDENCE AS TO HOW IT WAS SET. IT COULD THEREFORE BE ARGUED THAT THE STONE IS IN FACT THE NORTHWEST CORNER OF THE ORIGINAL 59 ACRES DESPITE THE FACT IT IS 2.16 FEET WEST OF THE ONE-HALF SECTION LINE.

NOTES (CONTINUED):

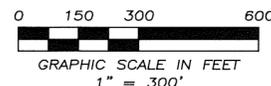
3. CENTER LINE 0.4' WEST OF SECTION LINE AND PROPERTY LINE PER ODOT AND PREVIOUS SURVEYS.

4. CENTER LINE 0.56' EAST OF SECTION LINE AND PROPERTY LINE PER ODOT AND PREVIOUS SURVEYS.

5. ALL FOUR QUARTER CORNERS WERE PREVIOUSLY ESTABLISHED BY SURVEYS OF RECORD AND WERE TIED IN PER THIS SURVEY. THIS IS AN OVERSIZE QUARTER CONTAINING 163.517 ACRES. LAND SURVEY 25-89 ESTABLISHED THE SOUTH LINE OF THE HOMAN FARM AND MATCHES OCCUPATION. THIS RESULTED IN A TOTAL OF 102.965 ACRES REMAINING IN THE SOUTHEAST QUARTER DESPITE THE CURRENT DEED ONLY CALLING FOR 100 ACRES.

IRON PIN IN MONUMENT BOX AT SOUTHEAST CORNER SOUTHEAST QUARTER SECTION 6, TOWN 8, RANGE 5

C/L S.R. 48 IS 0.93' WEST OF IP IN MONUMENT BOX PER ODOT & PREVIOUS SURVEYS



SURVEY FOR THE HOMAN FAMILY  
IN MIAMI COUNTY, OHIO ~ MARCH 4, 2017

REGG S. BROOKHART  
6348

*Gregg S. Brookhart*

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

2  
Town

11BTMRS  
Range

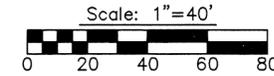
NE 1/4-12  
Section

Brown  
Township

Miami  
County

Ohio  
State

Volume 57 Page 176  
Miami County Engineer's Record  
of Land Surveys

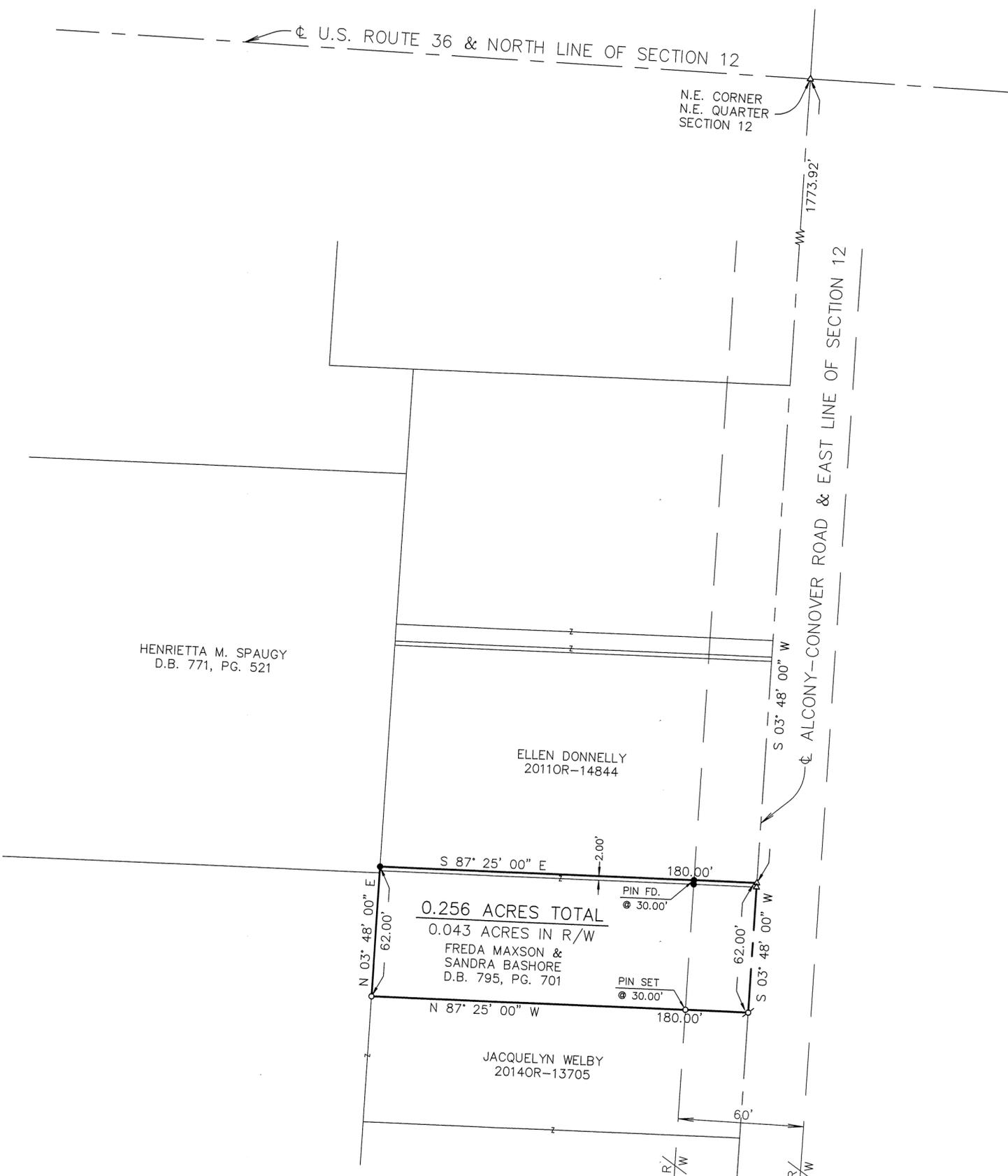


Legend

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

References

- Vol. 14, Pg. 113
  - Vol. 28, Pg. 49
  - Vol. 29, Pg. 130
  - Vol. 35, Pg. 144
  - Vol. 37, Pg. 122
  - Vol. 42, Pg. 108
  - Vol. 55, Pg. 133
- } Miami County Engineer's  
Record of Land Surveys

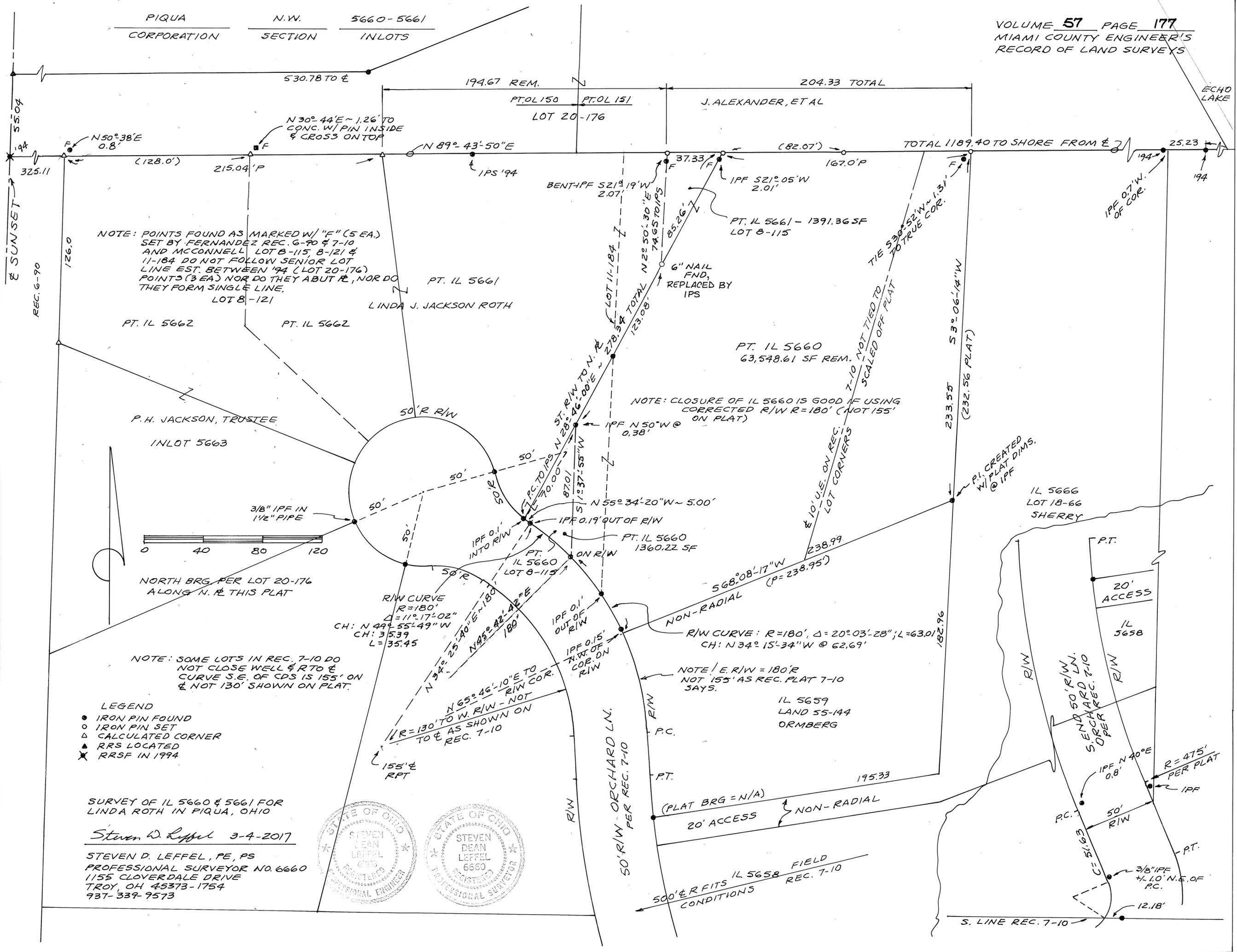


Survey of 0.256 acres for Maxson & Bashore.



*Michael W. Cozatt* 3/14/17  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineering Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 05717 Ph. (937) 339-2921



NOTE: POINTS FOUND AS MARKED W/ "F" (5 EA.) SET BY FERNANDEZ REC. 6-70 & 7-10 AND MCCONNELL LOT 8-115, 8-121 & 11-184 DO NOT FOLLOW SENIOR LOT LINE EST. BETWEEN '94 (LOT 20-176) POINTS (3 EA.) NOR DO THEY ABUT R, NOR DO THEY FORM SINGLE LINE, LOT 8-121

NOTE: CLOSURE OF IL 5660 IS GOOD IF USING CORRECTED R/W R=180' (NOT 155' ON PLAT)



NORTH BRG. PER LOT 20-176 ALONG N. R. THIS PLAT

NOTE: SOME LOTS IN REC. 7-10 DO NOT CLOSE WELL & R TO E CURVE S.E. OF CDS IS 155' ON & NOT 130' SHOWN ON PLAT.

- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - △ CALCULATED CORNER
  - ▲ RRS LOCATED
  - ✕ RRSF IN 1994

SURVEY OF IL 5660 & 5661 FOR LINDA ROTH IN PIQUA, OHIO

Steven D. Leffel 3-4-2017

STEVEN D. LEFFEL, PE, PS  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DRIVE  
TROY, OH 45373-1754  
937-339-7573



S. LINE REC. 7-10

2  
Town

9BTMRS  
Range

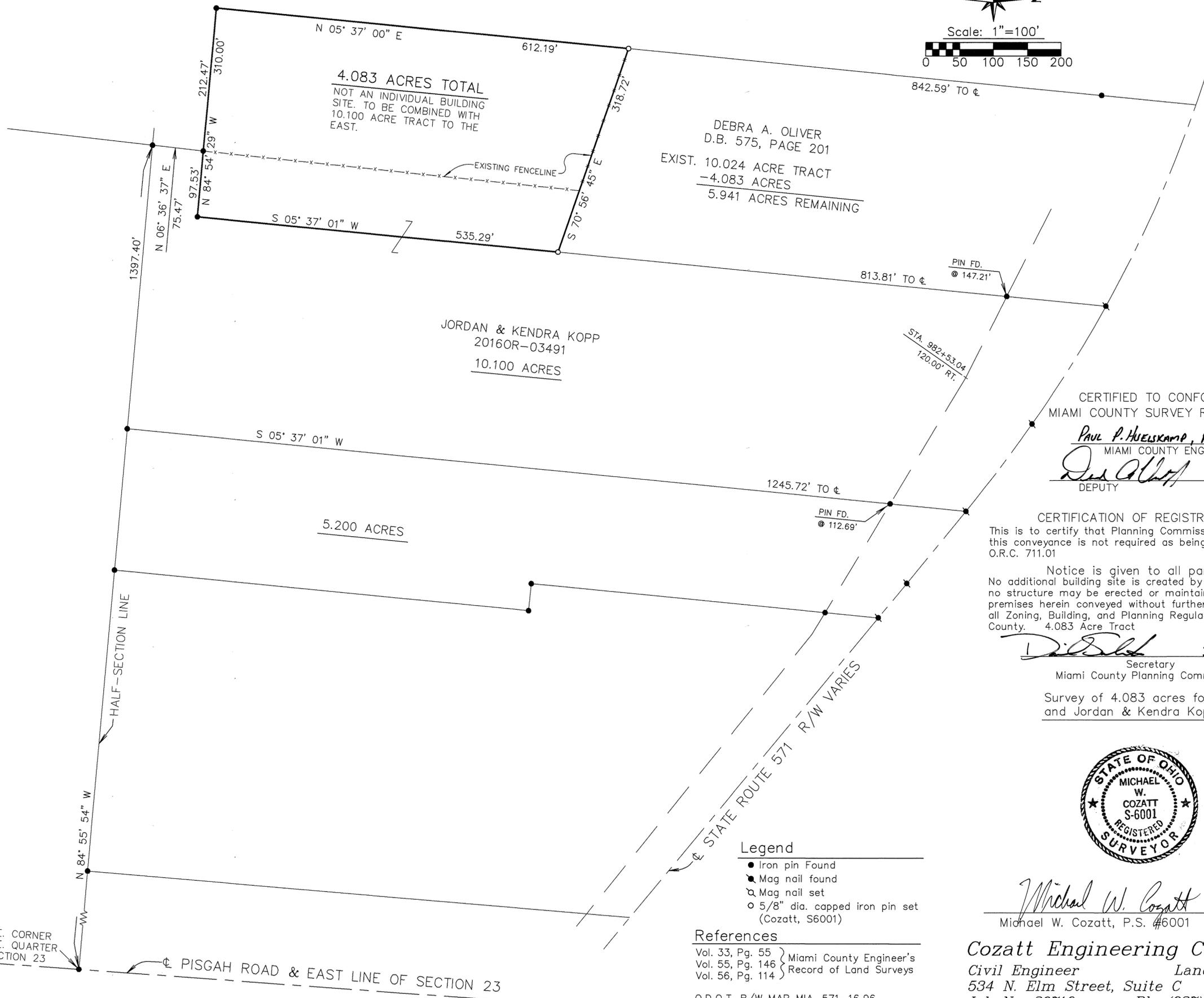
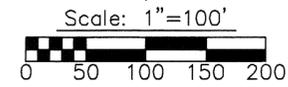
NE 1/4-23  
Section

Bethel  
Township

Miami  
County

Ohio  
State

Volume 57 Page 178  
Miami County Engineer's  
Record of Land Surveys



4.083 ACRES TOTAL  
NOT AN INDIVIDUAL BUILDING  
SITE. TO BE COMBINED WITH  
10.100 ACRE TRACT TO THE  
EAST.

DEBRA A. OLIVER  
D.B. 575, PAGE 201  
EXIST. 10.024 ACRE TRACT  
-4.083 ACRES  
5.941 ACRES REMAINING

JORDAN & KENDRA KOPP  
2016OR-03491  
10.100 ACRES

5.200 ACRES

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp, P.E., P.S.  
MIAMI COUNTY ENGINEER  
[Signature] 3-21-2017  
DEPUTY DATE

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

Notice is given to all parties:  
No additional building site is created by this conveyance;  
no structure may be erected or maintained on the  
premises herein conveyed without further compliance with  
all Zoning, Building, and Planning Regulations of Miami  
County. 4.083 Acre Tract

[Signature] 3/22/17  
Secretary  
Miami County Planning Commission

Survey of 4.083 acres for Debra Oliver  
and Jordan & Kendra Kopp.



Michael W. Cozatt 11/17/16  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 20716 Ph. (937) 339-2921

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

References  
Vol. 33, Pg. 55 } Miami County Engineer's  
Vol. 55, Pg. 146 } Record of Land Surveys  
Vol. 56, Pg. 114 }

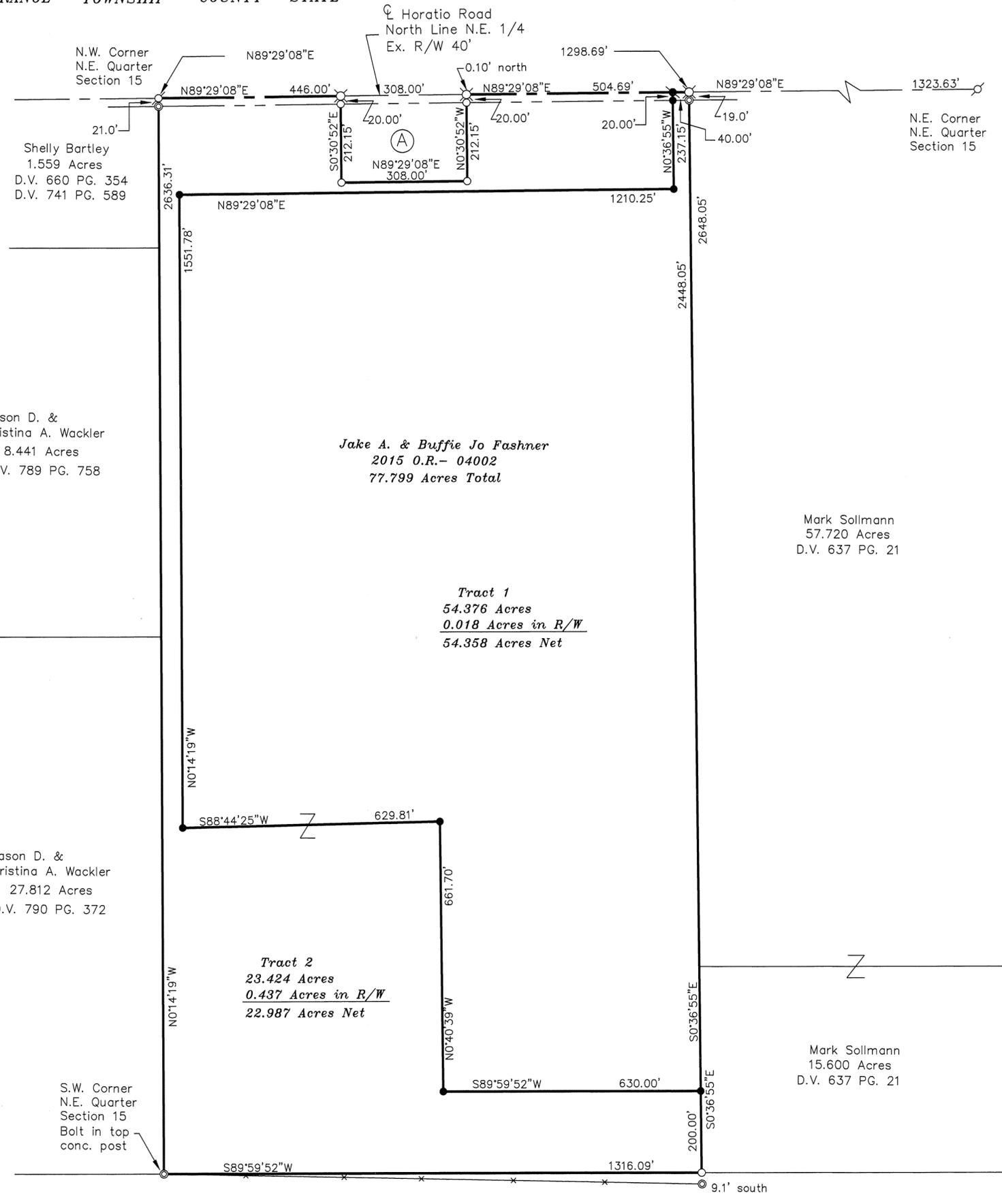
O.D.O.T. R/W MAP MIA-571-16.96

S.E. CORNER  
N.E. QUARTER  
SECTION 23

☐ PISGAH ROAD & EAST LINE OF SECTION 23

15 NE 1/4 SECTION 9N TOWN 4E RANGE NEWBERRY TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME NO. 57 PLAT NO. 179  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE: MARCH 2017



(A) William F. & Vickie J. Miller  
 1.500 Acres  
 D.V. 585 PG. 420

Jason D. & Kristina A. Wackler  
 8.441 Acres  
 D.V. 789 PG. 758

Jake A. & Buffie Jo Fashner  
 2015 O.R.- 04002  
 77.799 Acres Total

Tract 1  
 54.376 Acres  
 0.018 Acres in R/W  
 54.358 Acres Net

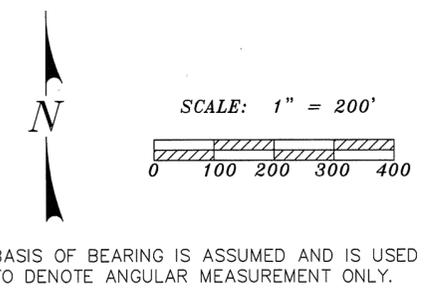
Mark Sollmann  
 57.720 Acres  
 D.V. 637 PG. 21

Jason D. & Kristina A. Wackler  
 27.812 Acres  
 D.V. 790 PG. 372

Tract 2  
 23.424 Acres  
 0.437 Acres in R/W  
 22.987 Acres Net

Mark Sollmann  
 15.600 Acres  
 D.V. 637 PG. 21

Timothy W. Puterbaugh  
 170.599 Acres  
 2015 O.R.- 08417



- LEGEND**
- STONE FOUND
  - ⊗ MAG NAIL OR PK NAIL FOUND
  - MAG NAIL SET
  - ⊗ RAILROAD SPIKE FOUND
  - REBAR OR PIN FOUND
  - ⊙ CONCRETE POST FOUND
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

- SURVEY REFERENCES**
- Miami County Engineer's Record of Land Surveys
- Survey Volume 31 Page 191
  - Survey Volume 32 Page 46
  - Survey Volume 38 Page 185
  - Survey Volume 53 Page 22



SURVEY FOR JAKE FASHNER

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

*Larry J. Bill*  
 LARRY J. BILL, P.S. #7557  
 Mar. 28, 2017  
 DATE

4  
TOWN

6  
RANGE

9 SE 1/4  
SECTION

MONROE  
TOWNSHIP

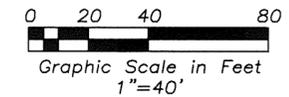
MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 180  
Miami County Engineer's  
Record of Land Surveys

TIPP CITY  
CORPORATION

2613  
INLOT



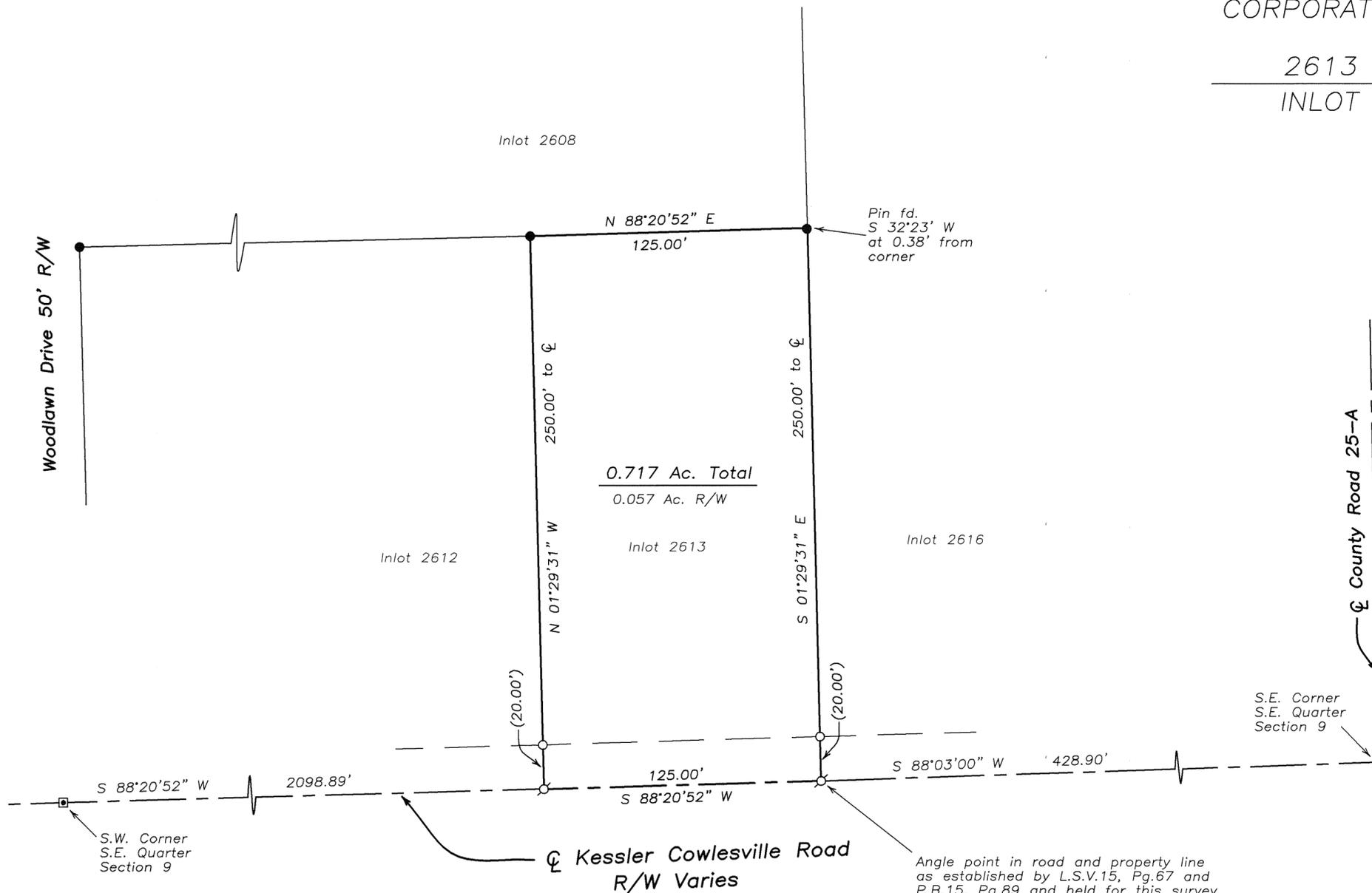
Legend

- 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 12, Page 181
  - Volume 15, Page 67 (Basis of Bearings)
  - Volume 16, Page 131
- Miami County Recorder's Plat Records
  - Volume 15, Page 89
  - Volume 17, Page 29

Survey of Inlot 2613 for Mark Vonderhuevel

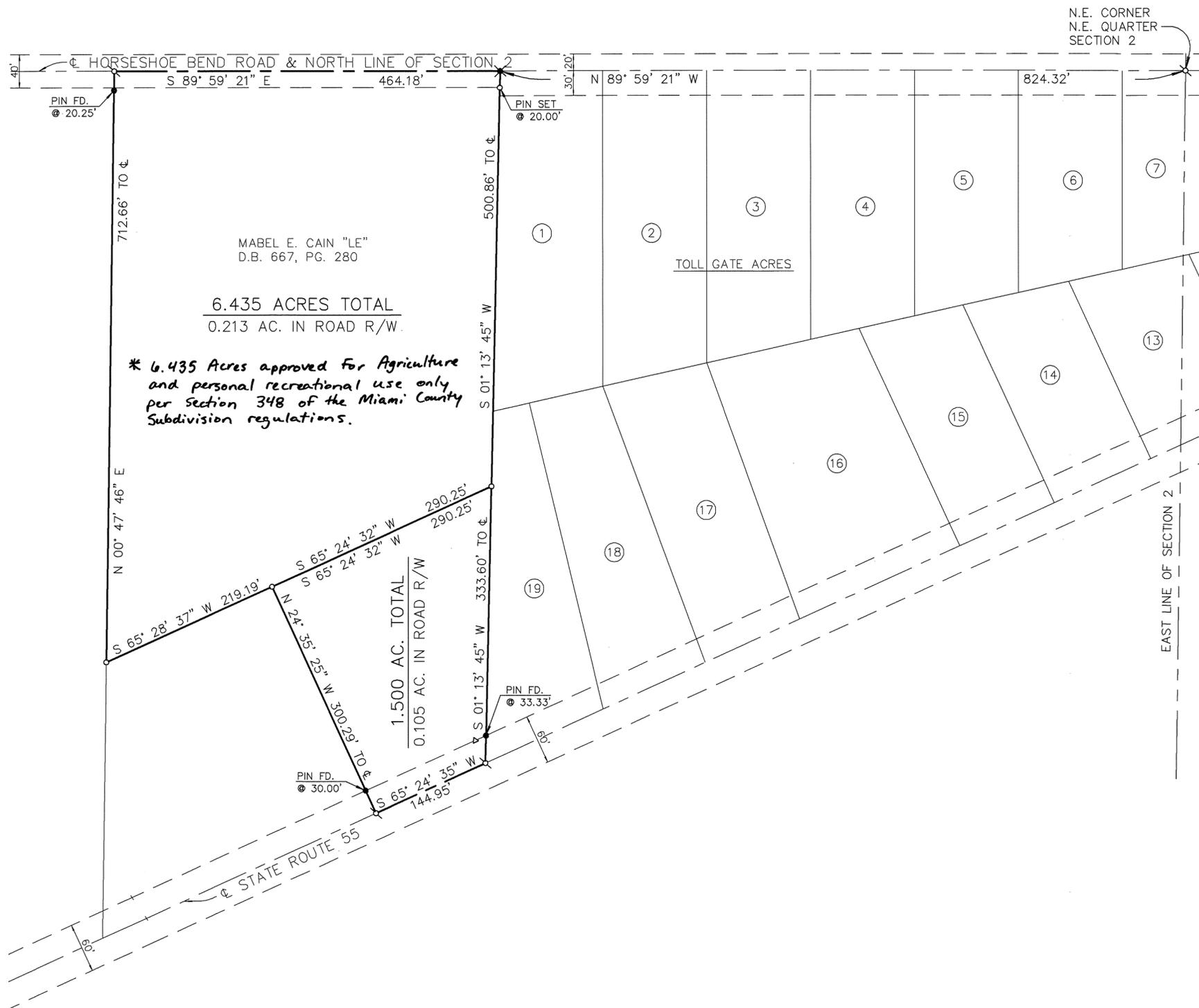
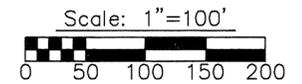


*Michael W. Cozatt*  
MICHAEL W. COZATT  
P.S. #6001

3/24/17

**COZATT ENGINEERING COMPANY**  
Civil Engineer  
534 N. Elm St. Suite C  
Job No. 02417  
File Name: C:\Jobs\2017\02417.dwg  
Drawn by: DMC ~ Checked by: MWC

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



Legend

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

References

Vol. 06, Pg. 24  
Vol. 10, Pg. 142  
Vol. 22, Pg. 41  
Vol. 36, Pg. 200  
Vol. 41, Pg. 130

} Miami County Engineer's  
Record of Land Surveys

Vol. 10, Pg. 12

} Miami County Recorder's  
Plat Records

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huelkamp, P.E., P.S.*  
MIAMI COUNTY ENGINEER

*Dea Untch*      3-21-2017  
DEPUTY      DATE

APPROVED BY THE MIAMI COUNTY PLANNING  
DEPARTMENT; NO PLAT REQUIRED.  
FOR AGRICULTURAL AND PERSONAL  
RECREATIONAL USE ONLY

*D. J. ...*      3/29/17  
PLANNING AND ZONING MANAGER      DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

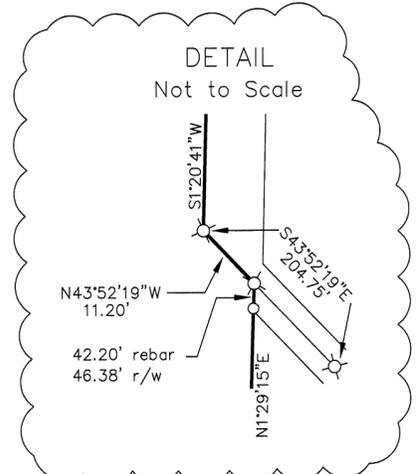
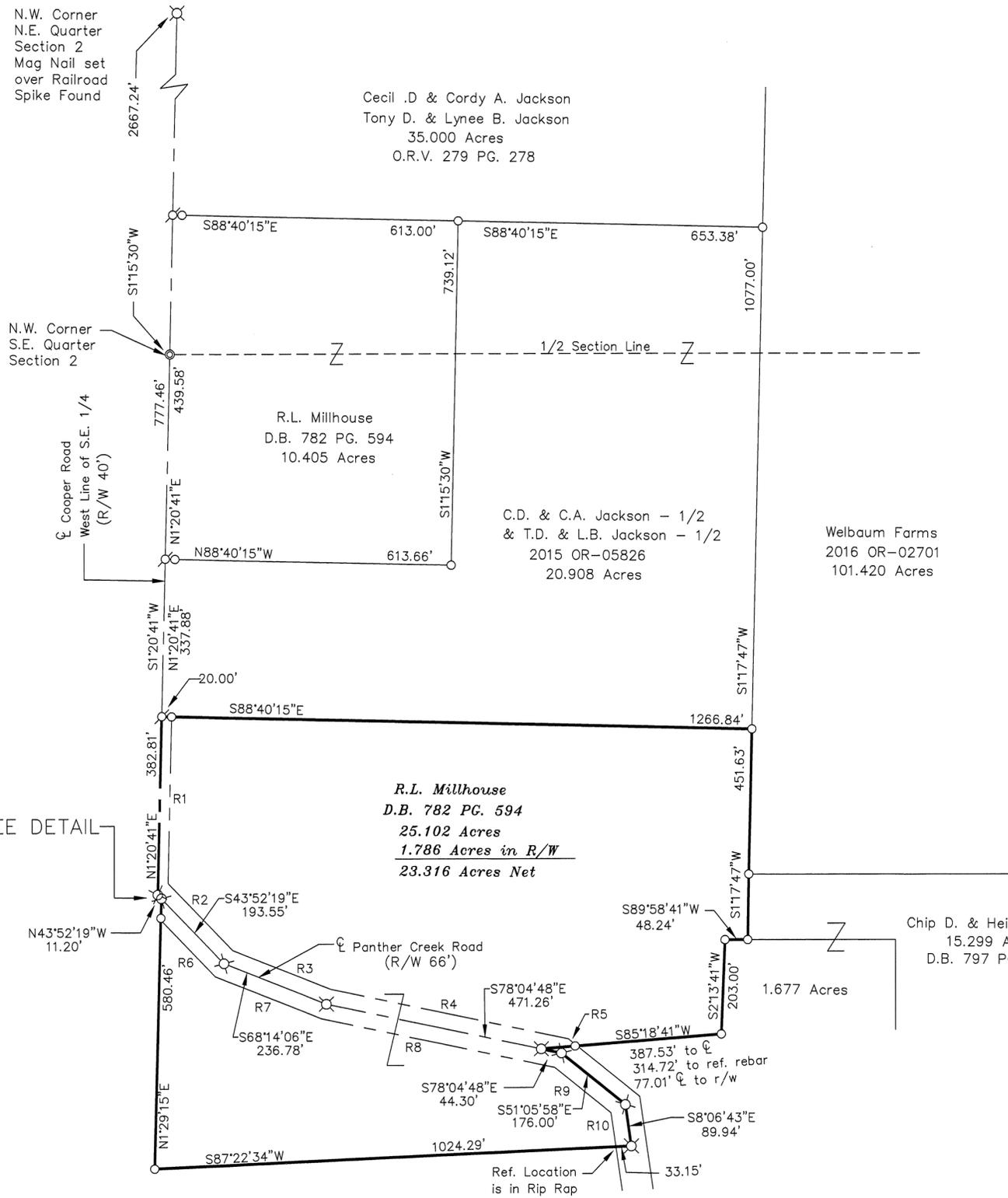
BY: *Sherry ... P.S.*  
DATE: 3/21/17  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of 2 tracts for Van Jackson.

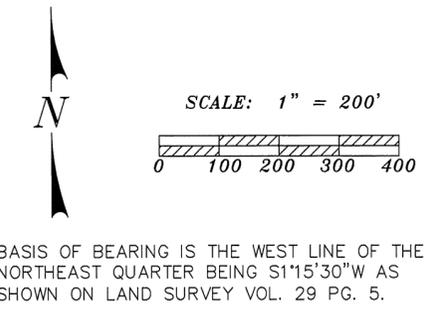


*Michael W. Cozatt*      12/16/16  
Michael W. Cozatt, P.S. #6001      Date

Cozatt Engineering Company  
Civil Engineer      Land Surveyor  
534 N. Elm Street, Suite C      Troy, Ohio  
Job No. 29716      Ph. (937) 339-2921



| Line | Course      | Distance |
|------|-------------|----------|
| R1   | S1°20'41"W  | 356.17'  |
| R2   | S43°52'19"E | 202.20'  |
| R3   | S68°14'06"E | 226.81'  |
| R4   | S78°04'48"E | 520.64'  |
| R5   | S51°05'58"E | 24.22'   |
| R6   | S43°52'19"E | 168.09'  |
| R7   | S68°14'06"E | 246.75'  |
| R8   | S78°04'48"E | 510.49'  |
| R9   | S51°05'58"E | 155.09'  |
| R10  | S8°06'43"E  | 73.77'   |



- LEGEND**
- ☐ STONE FOUND
  - ☑ CONCRETE CORNER FENCE POST
  - ⊗ MAG NAIL OR PK NAIL FOUND
  - ⊙ MAG NAIL SET
  - ⊗ RAILROAD SPIKE FOUND
  - REBAR OR PIN FOUND
  - ⊙ 3/4" IRON PIPE FOUND
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

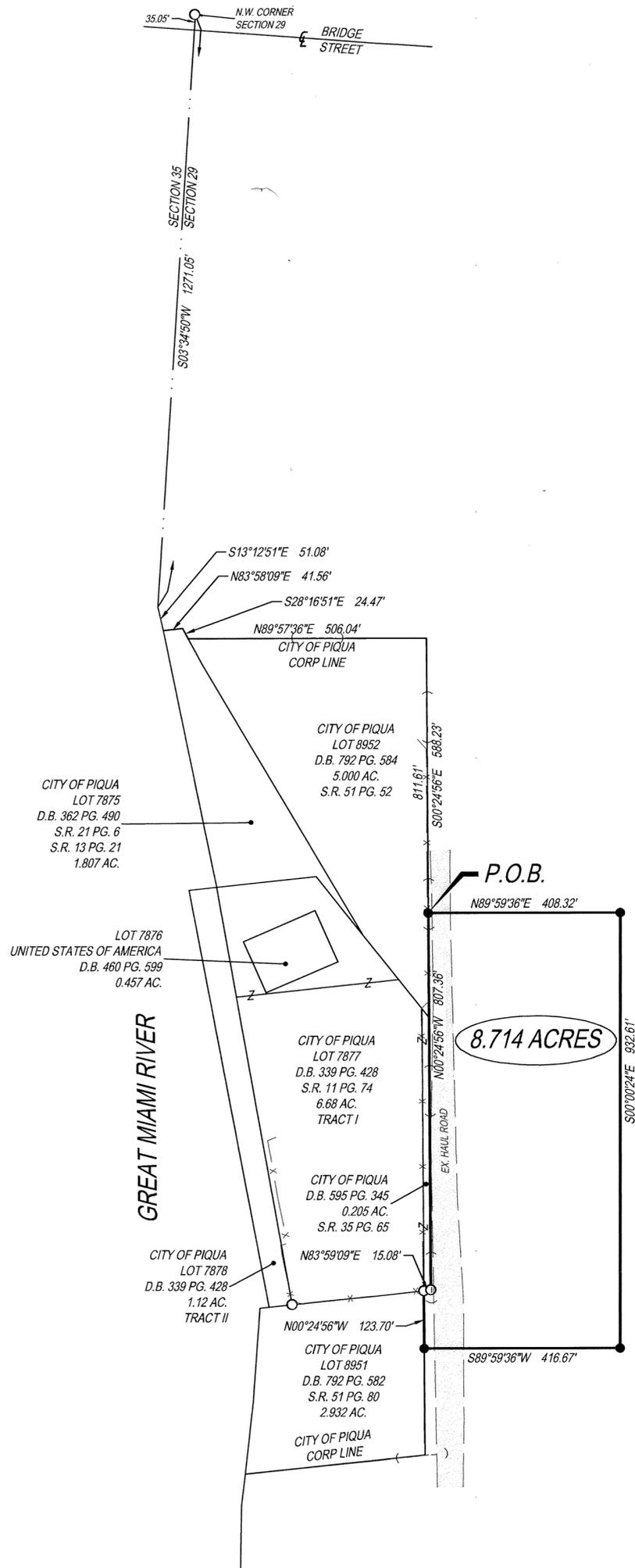
- ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- SURVEY REFERENCES**
- Miami County Engineer's Record of Land Surveys
- Survey Volume 6 Page 98
  - Survey Volume 29 Page 5
  - Survey Volume 29 Page 16
  - Survey Volume 34 Page 55
  - Survey Volume 54 Page 58
  - Survey Volume 56 Page 78



*Larry J. Bill*  
 LARRY J. BILL, P.S. #7557  
 April 4, 2017  
 DATE

SURVEY FOR RICH MILLHOUSE

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

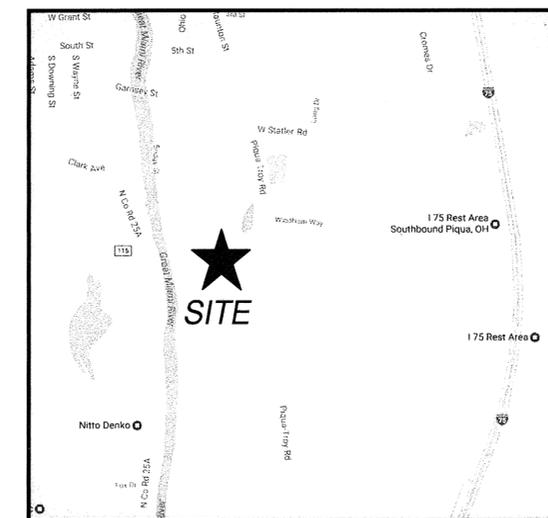


**Certificate of Registration**  
 This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.091.  
 Notice is given to all parties:  
 No additional building site is created by this conveyance, no structure may be erected, and no land on the premises hereof conveyed without further compliance with all zoning, building, and planning regulations of Miami County.  
Timothy J. Gilman 4/5/17  
 Secretary Miami County Planning Commission

Certified To Conform With  
 Miami County Survey Requirements  
Paul P. Huelkamp, P.E., P.S.  
 Miami County Engineer  
Dee Ventur 3-30-2017  
 Deputy Date

PIQUA MATERIALS, INC.  
 D.B. 611 PG. 849  
 S.R. 37 PG. 50-C  
 140.203 ACRES (ORIGINAL)

VOLUME 57 PLAT 183  
 MIAMI COUNTY ENGINEERS  
 RECORD OF LAND SURVEYS  
April 5, 2017



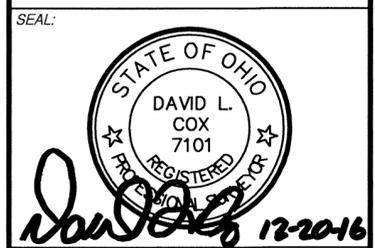
VICINITY MAP  
 N.T.S.

**LEGEND**  
 ○ 5/8" IRON PIN FOUND  
 ● 5/8" IRON PIN SET

- NOTES:**
- SOURCE DOCUMENTS AS NOTED.
  - THERE IS NO EVIDENCE OF OCCUPATION, EXCEPT AS SHOWN.
  - MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD '83).
  - THE 8.714 ACRE TRACT TO BE TRANSFERRED TO THE PROPERTY TO THE WEST.



CIVIL ENGINEERING www.kleingers.com  
 SURVEYING 6305 Centre Park Dr.  
 LANDSCAPE West Chester, OH 45069  
 ARCHITECTURE 513.779.7851

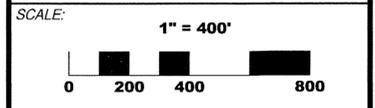


| NO. | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 12-20-16 | ISSUED      |
| 2   | 3-29-17  | COMMENTS    |

**BOUNDARY SURVEY**  
**8.714 ACRES**

SECTION 29, TOWN 1, RANGE 11 M.R.S.  
 SPRINGCREEK TOWNSHIP  
 MIAMI COUNTY, OHIO

PROJECT NO: 110398VSD002  
 DATE: 12-14-2016



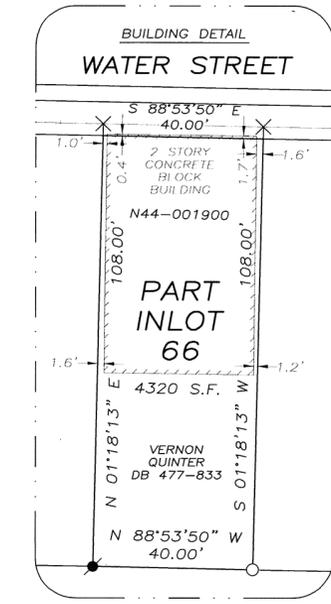
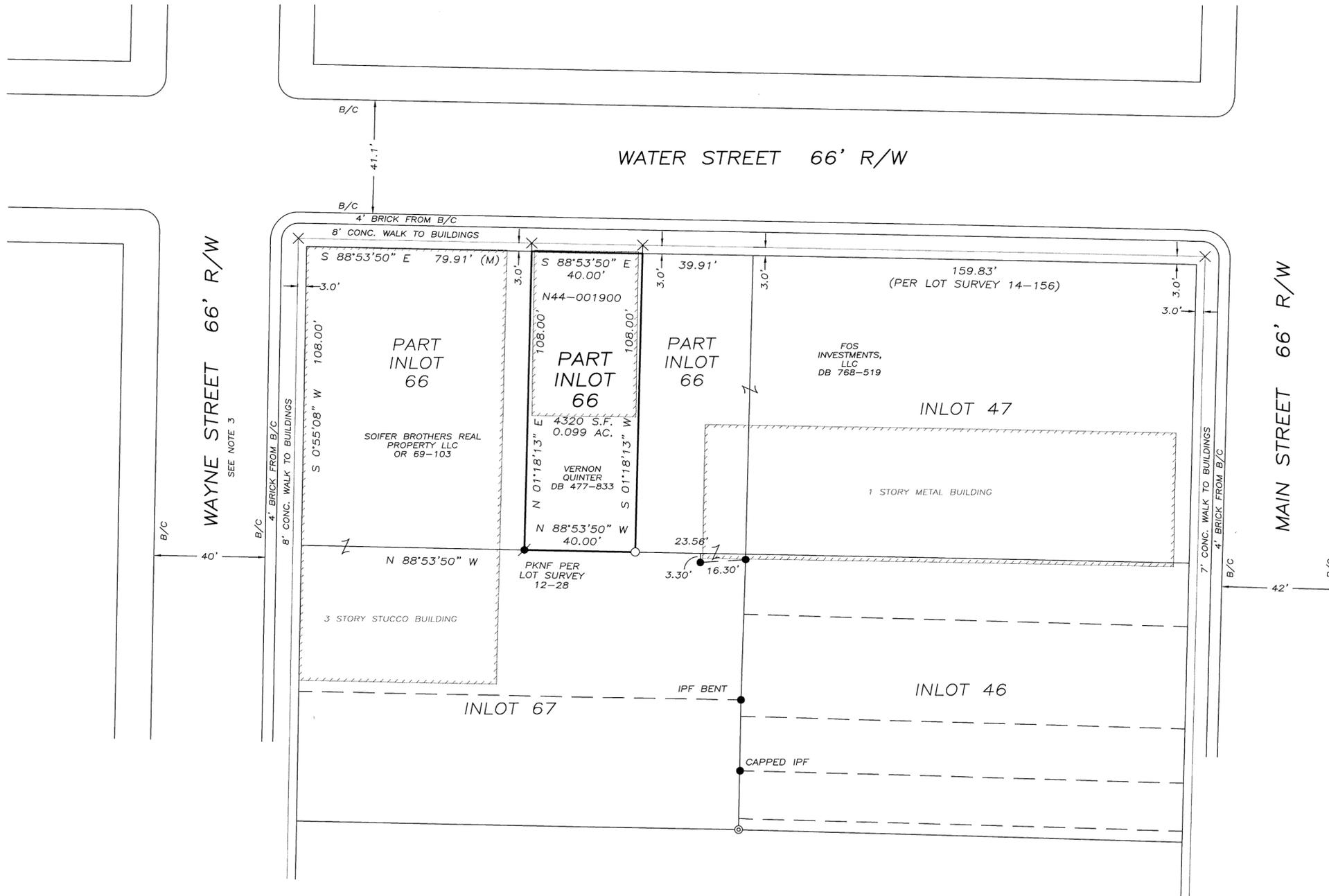
SHEET NAME:  
**PIQUA WASTE WATER TREATMENT PLANT**

SHEET NO.  
**1 OF 1**

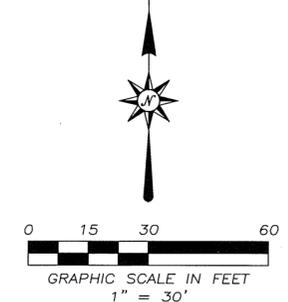
CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART INLOT 66

VOLUME 57 PAGE 184  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

- LEGEND
- 5/8" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊙ IRON PIPE FOUND
  - MAG NAIL FOUND
  - ✕ CROSS NOTCH CUT IN CONCRETE
  - (M) MEASURED DISTANCE



- REFERENCES
- MIAMI COUNTY ENGINEER'S  
RECORDS OF LOT SURVEYS:  
VOLUME 2, PAGE 114  
VOLUME 12, PAGE 28  
VOLUME 13, PAGE 84  
VOLUME 14, PAGE 156  
BASIS OF BEARING  
VOLUME 17, PAGE 128
- MIAMI COUNTY RECORDER'S  
RECORDS:  
DEED BOOK 477, PAGE 833



NOTES:

1. LOT NUMBER 66 WAS ORIGINALLY CREATED ACCORDING TO DEED RECORD VOLUME 1, PAGE 1, FROM 1807. SINCE THAT TIME THERE HAVE BEEN AT LEAST FOUR SURVEYS OF RECORD IN THIS BLOCK, CONDUCTED FROM 1941 TO 1977. THERE ARE CONSISTENCIES AND THERE ARE DISCREPANCIES BETWEEN THOSE FIVE DOCUMENTS. SOME OF THOSE ARE TABULATED BELOW:

| RECORD DOCUMENT    | SURVEYOR  | DATE | ANGLE AT NE CORNER | BLOCK LENGTH    | LOT DEPTH    |
|--------------------|-----------|------|--------------------|-----------------|--------------|
| DEED BOOK 1, PG. 1 | NOT KNOWN | 1807 | ASSUME 90°         | 313.50'         | 107.25'      |
| LOT SURVEY 2-114   | GANTZ     | 1941 | 89°53'             | 319.65'         | 107.25'      |
| LOT SURVEY 12-28   | SNIDER    | 1972 | NOT MEASURED       | ASSUMED 319.65' | 108.00'      |
| LOT SURVEY 13-84   | TURNER    | 1974 | 89°58'20"          | 319.65'         | NOT MEASURED |
| LOT SURVEY 14-156  | COZATT    | 1977 | 90°04'30"          | NOT MEASURED    | 108.00'      |
| THIS SURVEY        | ZECHMAN   | 2017 | 89°53'42"          | 319.65'         | 108.00'      |

NOTES CONTINUED

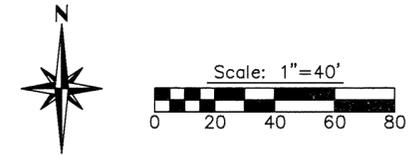
2. PART OF LOT 66 WAS RE-ESTABLISHED WITH THIS SURVEY BY BEGINNING AT THE NORTHEAST CORNER OF THE BLOCK AND RE-ESTABLISHING FRONTAGES WEST ON WATER STREET AS PER SURVEY 14-156, TO THE NORTHEAST CORNER OF THIS TRACT. FROM THAT POINT A DISTANCE OF 40.00 FEET WAS MEASURED CONTINUING WEST ON THE WATER STREET RIGHT-OF-WAY TO SET THE NORTHWEST CORNER OF THIS TRACT. THIS POINT MEASURES 108.00 FEET TO THE PK NAIL SET IN SURVEY 12-28, AT THE SOUTHWEST CORNER. THE IRON PIN AT THE SOUTHEAST CORNER WAS SET BY DOUBLE-MEASURING FROM THE NORTHEAST AND SOUTHWEST CORNERS. CHECKS WERE MADE EAST AND WEST FROM THE NEWLY RE-ESTABLISHED TRACT AND DISTANCES WERE FOUND TO EQUAL OR SLIGHTLY EXCEED EXPECTED ADJACENT DOCUMENTED DISTANCES.

3. THE WAYNE STREET PAVEMENT IS NOT CENTERED WITHIN THE RIGHT-OF-WAY. THE WEST CURB LINE IS APPROXIMATELY 2.4' FARTHER WEST THAN THE CORRESPONDING CURB LINE IN THE BLOCKS TO THE NORTH. HOWEVER THE EAST CURB LINE IS APPROXIMATELY IN LINE WITH THE CORRESPONDING CURB LINES IN THE BLOCKS NORTH, WHERE THE IMPROVEMENTS PRESUMABLY ARE IN THE CENTER OF THE RIGHT-OF-WAY. THEREFORE THE CENTER LINE OF THE PAVEMENT IN THE BLOCK OF THIS SURVEY IS APPROXIMATELY 1.2' WEST OF THE CENTER LINE OF THE RIGHT-OF-WAY.

4. ALL THREE OF THE STREETS SHOWN HAVE BEEN COMPLETELY REBUILT WITHIN THE PAST 30 YEARS. NONE OF THE ORIGINAL CROSS NOTCHES FROM PREVIOUS SURVEYS STILL EXIST.

SURVEY FOR ELIZABETH HORNER  
IN MIAMI COUNTY, OHIO ~ APRIL 2, 2017

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



**NOTE:**  
MANY OF THE DIMENSIONS IN THE AREA BETWEEN DOWNING STREET AND THE ALLEY WEST OF ADAMS STREET ARE IN ERROR. THE SOUTH LINE OF INLOT 1073 WAS ESTABLISHED BY PRIOR SURVEYS. THE PROPERTY SHOWN HEREON WAS ESTABLISHED BY USING RECORD DEED DIMENSIONS GOING SOUTH FROM THE PREVIOUSLY ESTABLISHED SOUTH LINE OF INLOT 1073, WHICH MATCHED OCCUPATION.

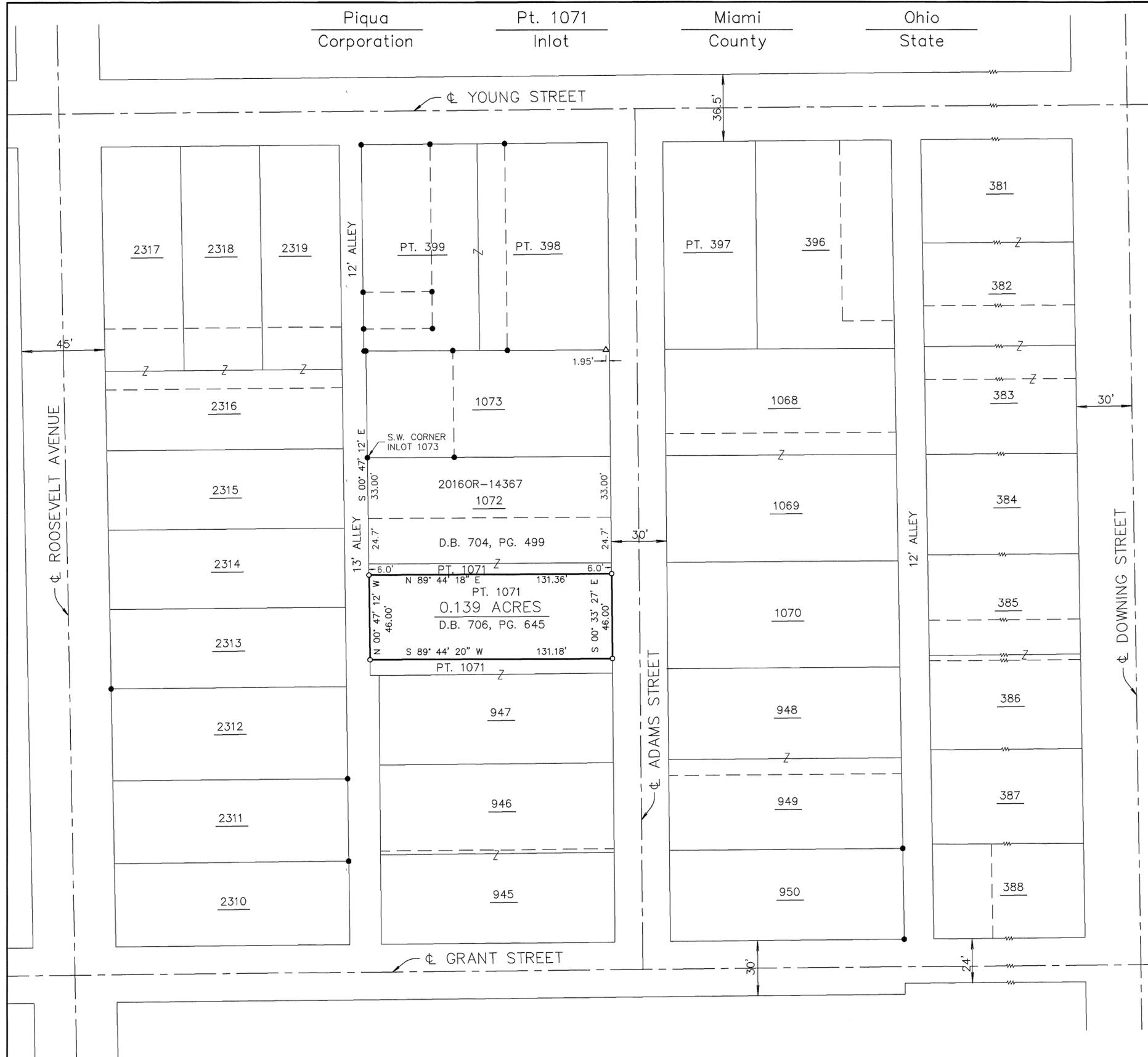
**OWNERSHIP**  
WALLACE C. & MARY J. CAREY  
LIFE ESTATE  
D.B. 706, PAGE 645

Survey of Pt. Inlot 1071 in Piqua, Ohio  
Mark Carey, et. al.



*Michael W. Cozatt* 4/06/17  
Michael W. Cozatt, P.S.#6001 Date

**Cozatt Engineering Company**  
Civil Engineering      Land Surveyor  
534 N. Elm Street, Suite C      Troy, Ohio  
Job No. 07417      Ph. (937) 339-2921



**Legend**

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

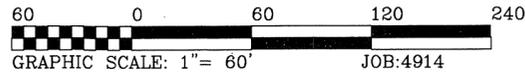
**References**

- |                  |   |                  |  |
|------------------|---|------------------|--|
| Vol. 08, Pg. 07  | } Miami County Engineer's Record of Lot Surveys | P.B. 01, Pg. 52  | } Miami County Recorder's Plat Records |
| Vol. 08, Pg. 58  |   | P.B. 01, Pg. 56  |  |
| Vol. 11, Pg. 175 |   | P.B. 02, Pg. 05  |  |
| Vol. 20, Pg. 24  |   | D.B. 19, Pg. 397 | } Miami County Recorder's Deed Records |
| Vol. 23, Pg. 93  |   | D.B. 31, Pg. 611 |  |
| Vol. 24, Pg. 113 | D.B. 72, Pg. 635                                |                  |  |

BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF WATER STREET  
(S 60°05'30"E) AS RECORDED IN HOBART BROTHERS CO. REPLAT - TROY, OHIO,  
PLAT BOOK 20, PAGE 16 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO.

PT. 581, 582, 271, 231, 232, 233, 128,  
129, PT. 583, 271, 226-230, 234-236,  
138, 139, 141, 142, 2621-2623

VOLUME 57 PAGE 186  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



**Monument Legend**

- ⊗ Indicates 5/8" iron pin found
- Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- △ Indicates MAG nail found
- △ Indicates MAG nail set
- Indicates Railroad Spike found
- × Indicates Scribe set



**SURVEY NOTES:**

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



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

McDougall - Marsh Land Surveyors

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

**REFERENCES:**

DEED: HOBART BROTHERS COMPANY, AKA HOBART BROS., CO. - DEED VOL.503, PG 939, DEED VOL.502, PG 13, DEED VOL.572, PG 853, DEED VOL.466, PG 149, DEED VOL.209, PG 173, DEED VOL.239, PG 344, DEED VOL.239, PG 345, DEED VOL.232, PG 303, DEED VOL.354, PG 12, DEED VOL.502, PG 145, DEED VOL. 232, PG 303, DEED VOL.235, PG 303, DEED VOL.353, PG 136, DEED VOL.196, PG 318, DEED VOL.196, PG 319, DEED VOL.222, PG 417, DEED VOL.222, PG 418, DEED VOL.238, PG 238, DEED VOL.181, PG 602, DEED VOL.182, PG 4, DEED VOL.184, PG 198, DEED VOL.186, PG 98, 100 & 102, DEED VOL.190, PG 240, DEED VOL.194, PG 568, DEED VOL.198, PG 237, DEED VOL.233, PG 44, DEED VOL.233, PG 578, DEED VOL.249, PG 538, DEED VOL.466, PG 147, DEED VOL.431, PG 390, DEED VOL.471, PG 427, DEED VOL.555, PG 158 & 159, DEED VOL.565, PG 545, DEED VOL.556, PG 801 & 802, AND DEED VOL.728, PG 677.

PLATS: DEDICATION OF R/W - PLAT BOOK 15, PAGE 6  
HOBART BROTHERS CO. REPLAT TROY, OHIO - PLAT BOOK 20, PAGE 16  
REPLAT OLD LOT 140 & OLD LOT 66 - TROY OHIO - PLAT BOOK 4, PAGE 9  
OUTLOTS 64 TO 66 - PLAT BOOK 2, PAGE 10  
INLOTS 2621 TO 2623 - PLAT BOOK 4, PAGE 9  
INLOTS 128 TO 142 - DEED BOOK 1, PAGES 9 & 10  
INLOTS 227 TO 233 - DEED BOOK 17, PAGE 508

Inlots

Pt. 64-65  
Outlots

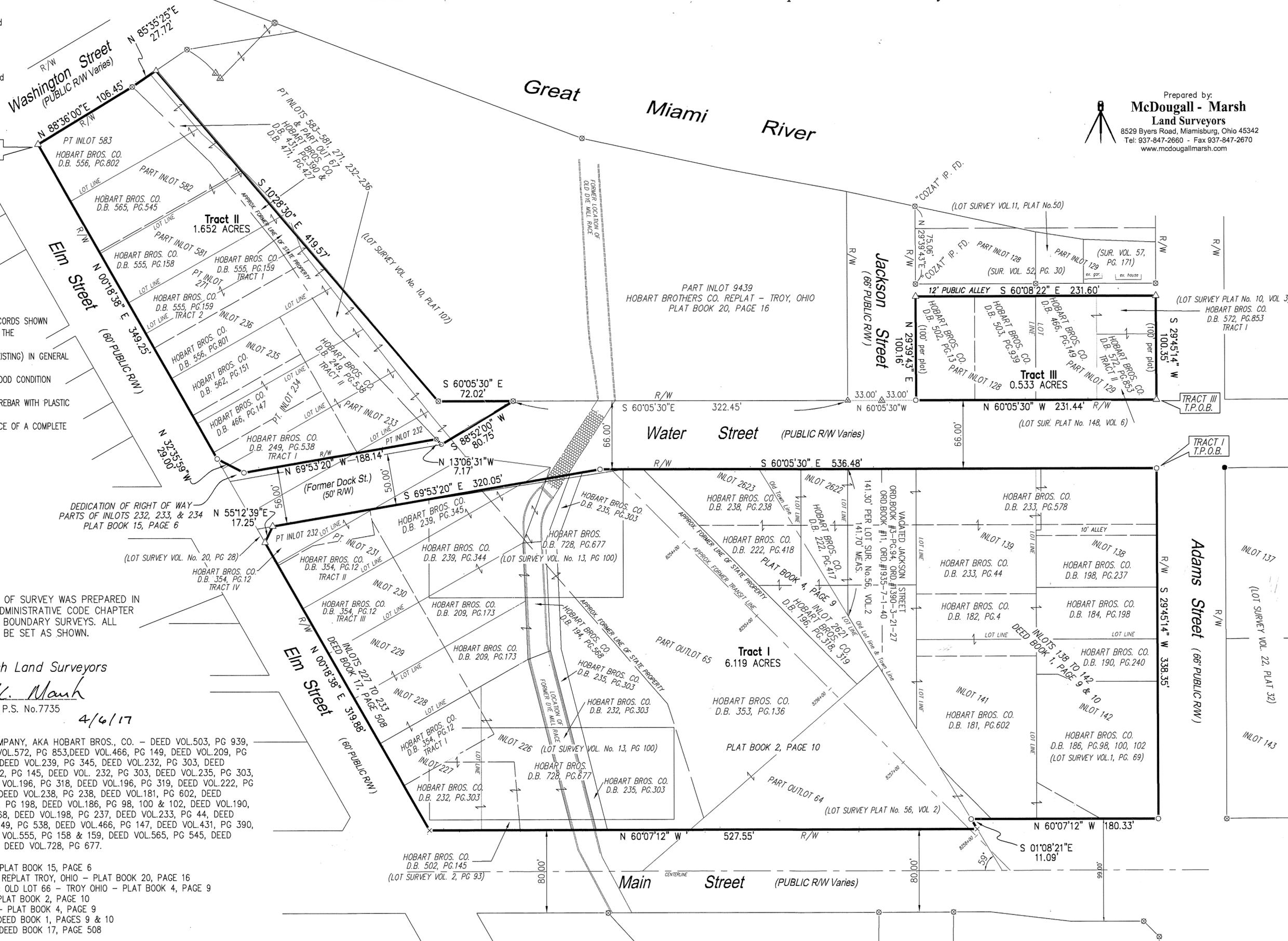
9  
Section

Troy  
Corporation

Miami  
County

Ohio  
State

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



S:\Jobs\4000\4914\Hobart\4914 SURVEY.dwg survey Apr 05, 2017 - 4:27:46pm Kevin

BROWN  
TOWNSHIP

2  
TOWN

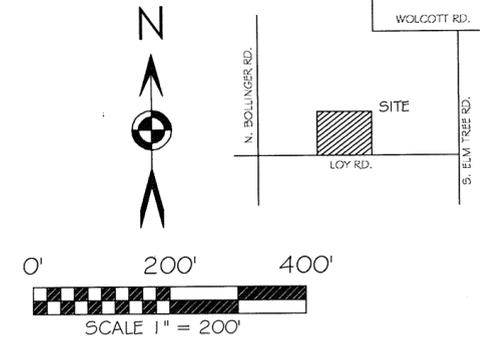
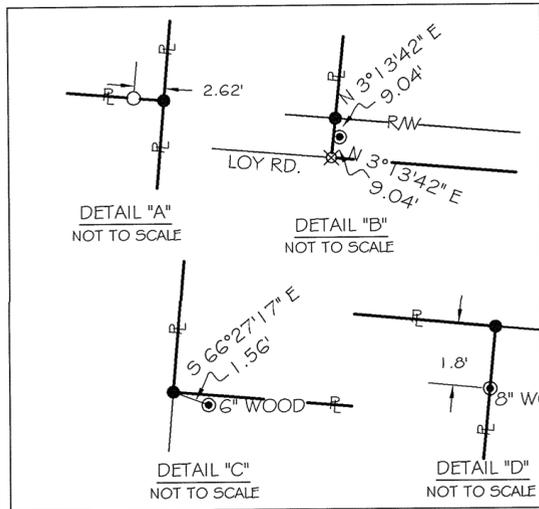
B.T.M.R.S.  
11 M.R.S.  
RANGE

5 SE 1/4  
SECTION

VOLUME 57 PAGE 187  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS

McCORMICK RETRACEMENT SURVEY

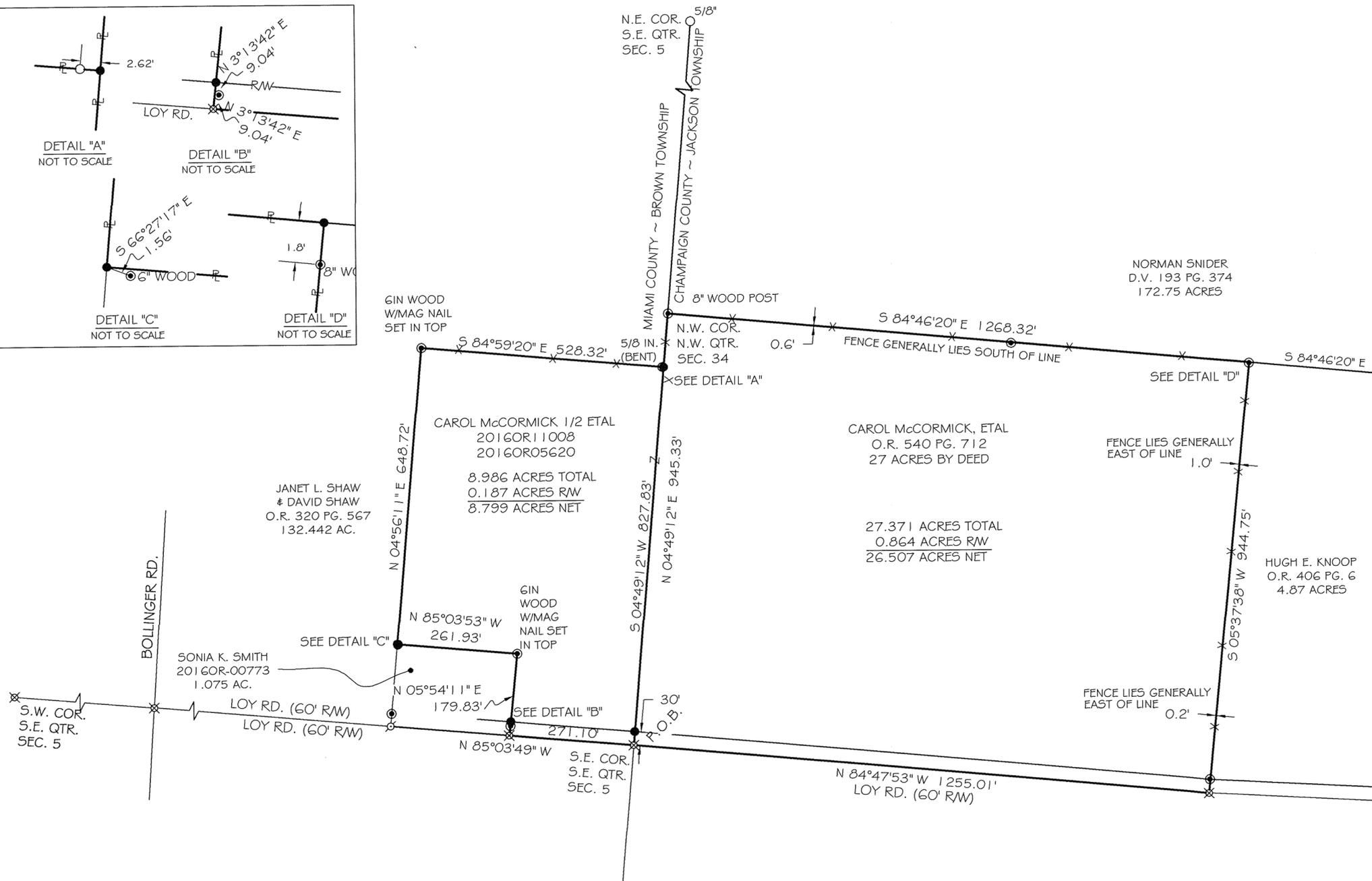
VICINITY MAP  
NO SCALE



BASIS OF BEARING: BEARINGS ARE BASED ON THE CENTERLINE OF LOY ROAD BEING N 84°47'53" WEST, BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S. AND BEING OHIO STATE PLANE SOUTH ZONE, 3402, NAD 83(2011 ADJ.), GRID. DISTANCES SHOWN ARE GROUND.

LEGEND

- 5/8x30" IRON PIN (SET) W/ PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- ⊕ P.K. NAIL (FOUND)
- ⊗ RR SPIKE (FOUND)
- ⊕ CONC. MONUMENT (FOUND)
- POST (FOUND)
- x—x— WOVEN WIRE FENCE



NORMAN SNIDER  
D.V. 193 PG. 374  
172.75 ACRES

CAROL McCORMICK, ETAL  
O.R. 540 PG. 712  
27 ACRES BY DEED

27.371 ACRES TOTAL  
0.864 ACRES RW  
26.507 ACRES NET

HUGH E. KNOOP  
O.R. 406 PG. 6  
4.87 ACRES

JANET L. SHAW  
& DAVID SHAW  
O.R. 320 PG. 567  
132.442 AC.

SONIA K. SMITH  
2016OR-00773  
1.075 AC.

CAROL McCORMICK 1/2 ETAL  
2016OR11008  
2016OR05620  
8.986 ACRES TOTAL  
0.187 ACRES RW  
8.799 ACRES NET



Christopher S. Harmon  
CHRISTOPHER S. HARMON P.S. #7988

4/6/17  
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 MARCH, 2017 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

LOCK-TWO SURVEYING  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332

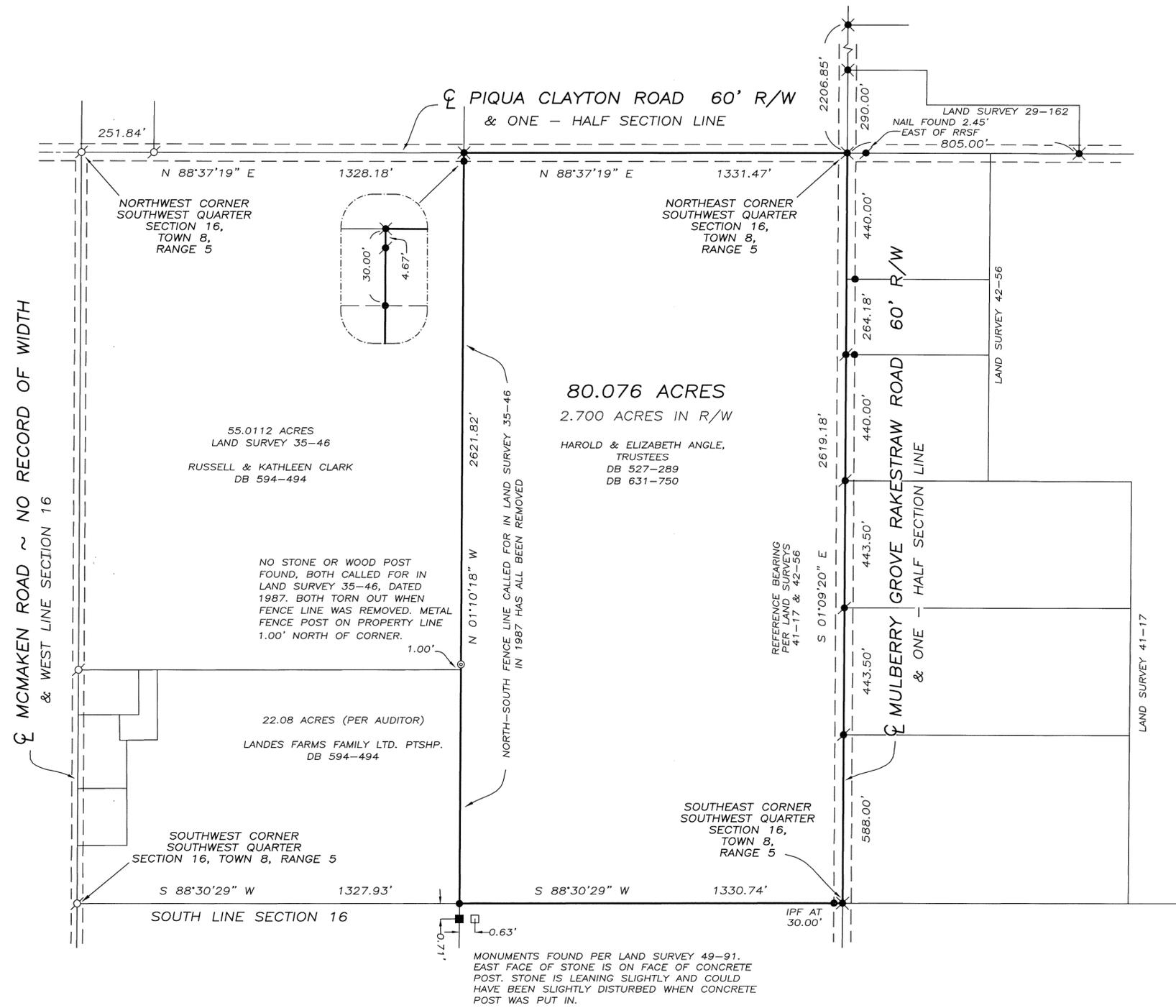
LOCKTWSURVEYING@NKTLCO.NET #17013









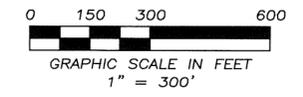


LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊕ MAG NAIL SET OVER RR SPIKE FOUND
- ⊙ P.K. NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- 6"x6" CONCRETE POST
- 5"x8" LIMESTONE FOUND
- ⊙ FENCE POST FOUND

REFERENCES

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 2, PAGE 44
  - VOLUME 3, PAGE 138
  - VOLUME 29, PAGE 162
  - VOLUME 32, PAGE 104
  - VOLUME 35, PAGE 46
  - VOLUME 40, PAGE 125
  - VOLUME 40, PAGE 194
  - VOLUME 41, PAGE 17
  - VOLUME 42, PAGE 56
  - VOLUME 49, PAGE 91
- MIAMI COUNTY RECORDER'S RECORDS:
- DEED BOOK 527, PAGE 289
  - DEED BOOK 631, PAGE 750



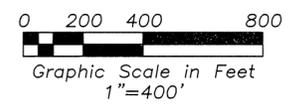
SURVEY FOR THE HAROLD ANGLE  
IN MIAMI COUNTY, OHIO ~ APRIL 22, 2017

*Gregg S. Brookhart*

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

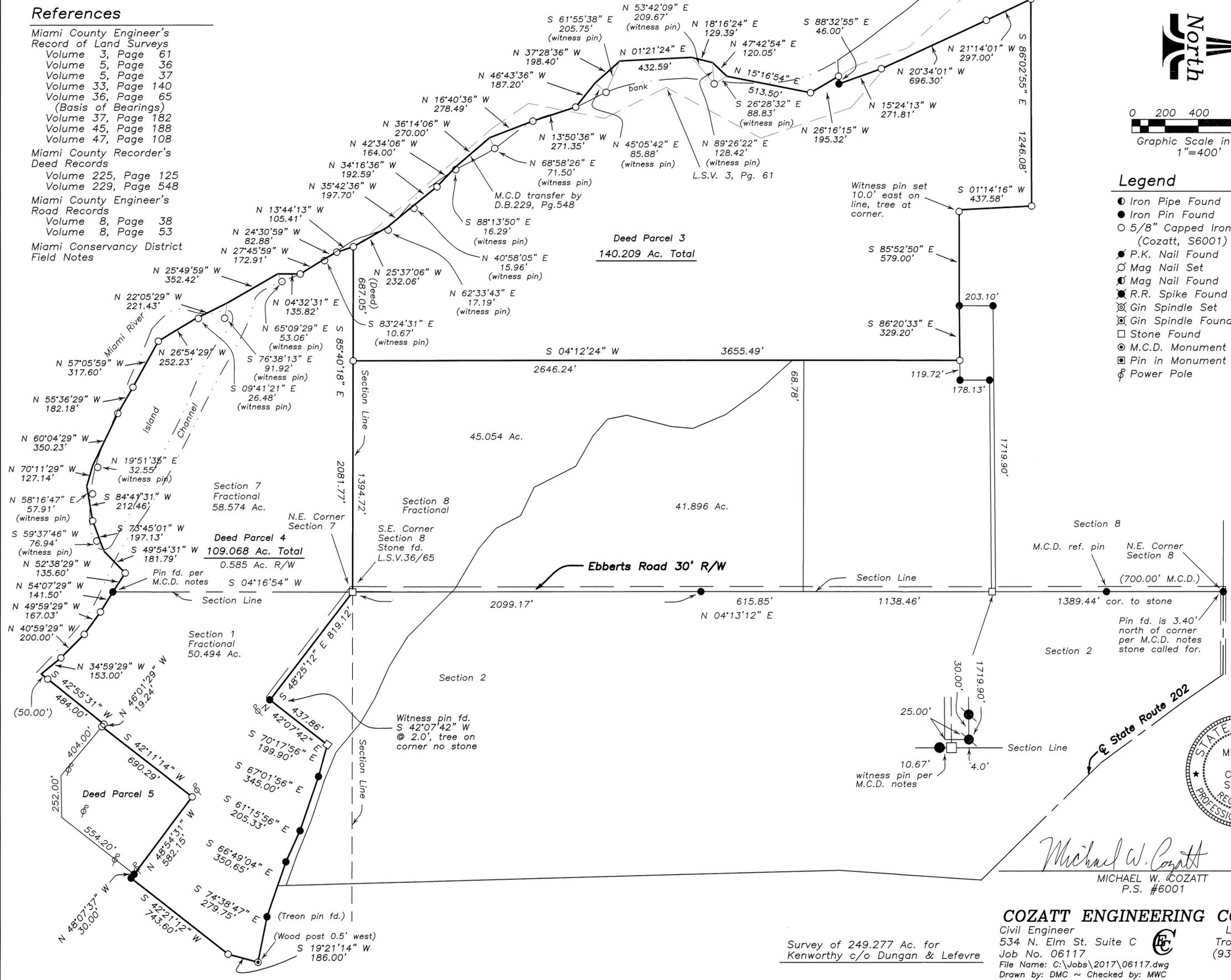
**References**

- Miami County Engineer's Record of Land Surveys
  - Volume 3, Page 61
  - Volume 5, Page 36
  - Volume 5, Page 37
  - Volume 33, Page 140
  - Volume 36, Page 65 (Basis of Bearings)
  - Volume 37, Page 182
  - Volume 45, Page 188
  - Volume 47, Page 108
- Miami County Recorder's Deed Records
  - Volume 225, Page 125
  - Volume 229, Page 548
- Miami County Engineer's Road Records
  - Volume 8, Page 38
  - Volume 8, Page 53
- Miami Conservancy District Field Notes



**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
- ⊙ M.C.D. Monument Found
- ⊠ Pin in Monument Box
- ⊕ Power Pole



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

4/26/17

**COZATT ENGINEERING COMPANY**

Civil Engineer  
534 N. Elm St. Suite C  
Job No. 06117  
File Name: C:\Jobs\2017\06117.dwg  
Drawn by: DMC ~ Checked by: MWC

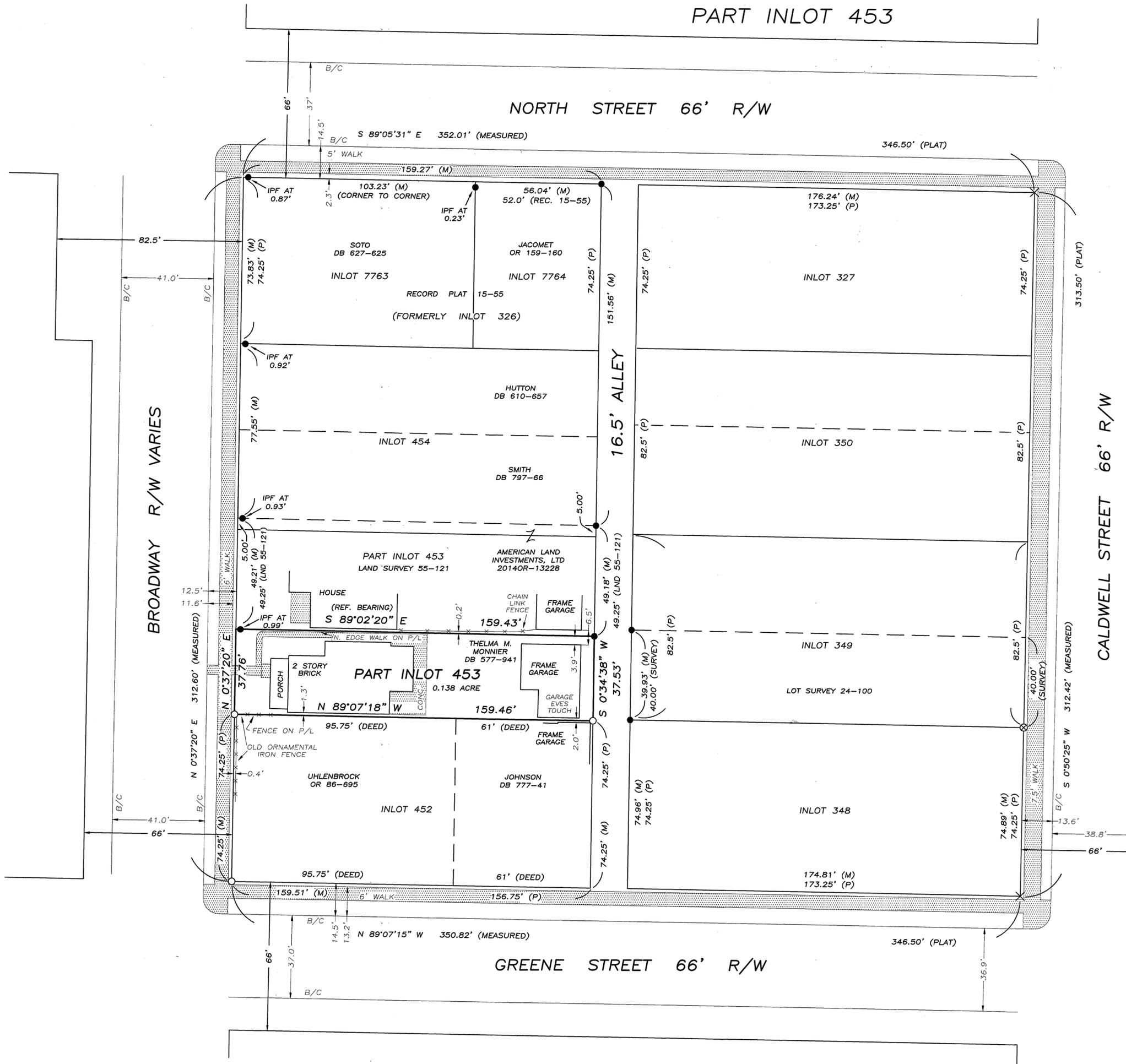
Land Surveyor  
Troy, OH 45373  
(937) 339-2921

Survey of 249.277 Ac. for  
Kenworthy c/o Dungan & Lefevre



CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART INLOT 453

VOLUME 57 PAGE 195  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

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

REFERENCES

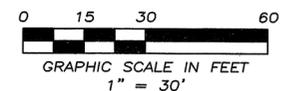
MIAMI COUNTY RECORDER'S RECORDS:  
DEED BOOK 17, PAGE 438  
DEED BOOK 20, PAGE 370  
DEED BOOK 577, PAGE 941  
PLAT BOOK 15, PAGE 55

MIAMI COUNTY ENGINEER'S RECORDS:

LOT SURVEY VOLUME 1, PAGE 133  
LOT SURVEY VOLUME 24, PAGE 100  
LAND SURVEY VOLUME 55, PAGE 121

NOTES:

1. SEE LAND SURVEY 55-121 FOR JUSTIFICATION OF LOT CORNERS AS PINNED NORTH OF THE MONNIER PARCEL.
2. PROPERTY LINES ESTABLISHED AND LOT CORNERS AS PINNED IN RECORD PLAT 15-55 AND LAND SURVEY 55-121 MATCH OCCUPATION LINES WITH EXCEPTION OF IRON PINS FOUND ON EAST LINE OF BROADWAY WHICH DID NOT AGREE WITH CURB SPLITS AS SHOWN HEREON.
3. LOTS WITHIN THIS BLOCK WERE ORIGINALLY PLATTED AT DIFFERENT TIMES AND SUBSEQUENT AMBIGUITIES FOUND IN PLAT DIMENSIONS AND DEEDED LOT SPLIT DIMENSIONS HAVE RESULTED IN THE NEED TO PLACE MORE EMPHASIS ON OCCUPATION LINES THAN ATTEMPTING TO USE A TRADITIONAL PRORATION WITHIN THE BLOCK LIMITS.
4. THE SOUTH LINE OF INLOT 453 WAS ESTABLISHED BY HOLDING THE PLATTED DIMENSION OF 74.25 FEET FOR INLOT 452 WHICH MATCHES THE EXISTING OCCUPATION LINE AS DEFINED BY AN OLD ORNAMENTAL IRON FENCE AS SHOWN ON THE DETAIL AND ALSO FALLS ON THE APPROXIMATE CENTER OF THE 2' GAP BETWEEN GARAGES AT THE REAR ALLEY LINE.



SURVEY FOR T.M. MONNIER  
IN MIAMI COUNTY, OHIO ~ MAY 6, 2017

GREGG S. BROOKHART  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #6348

*Gregg Brookhart*

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

VILLAGE OF LUDLOW FALLS  
MIAMI COUNTY, OHIO  
PART OUTLOT 11

VOLUME 57 PAGE 196  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

- IRON PIN SET
- IRON PIN FOUND

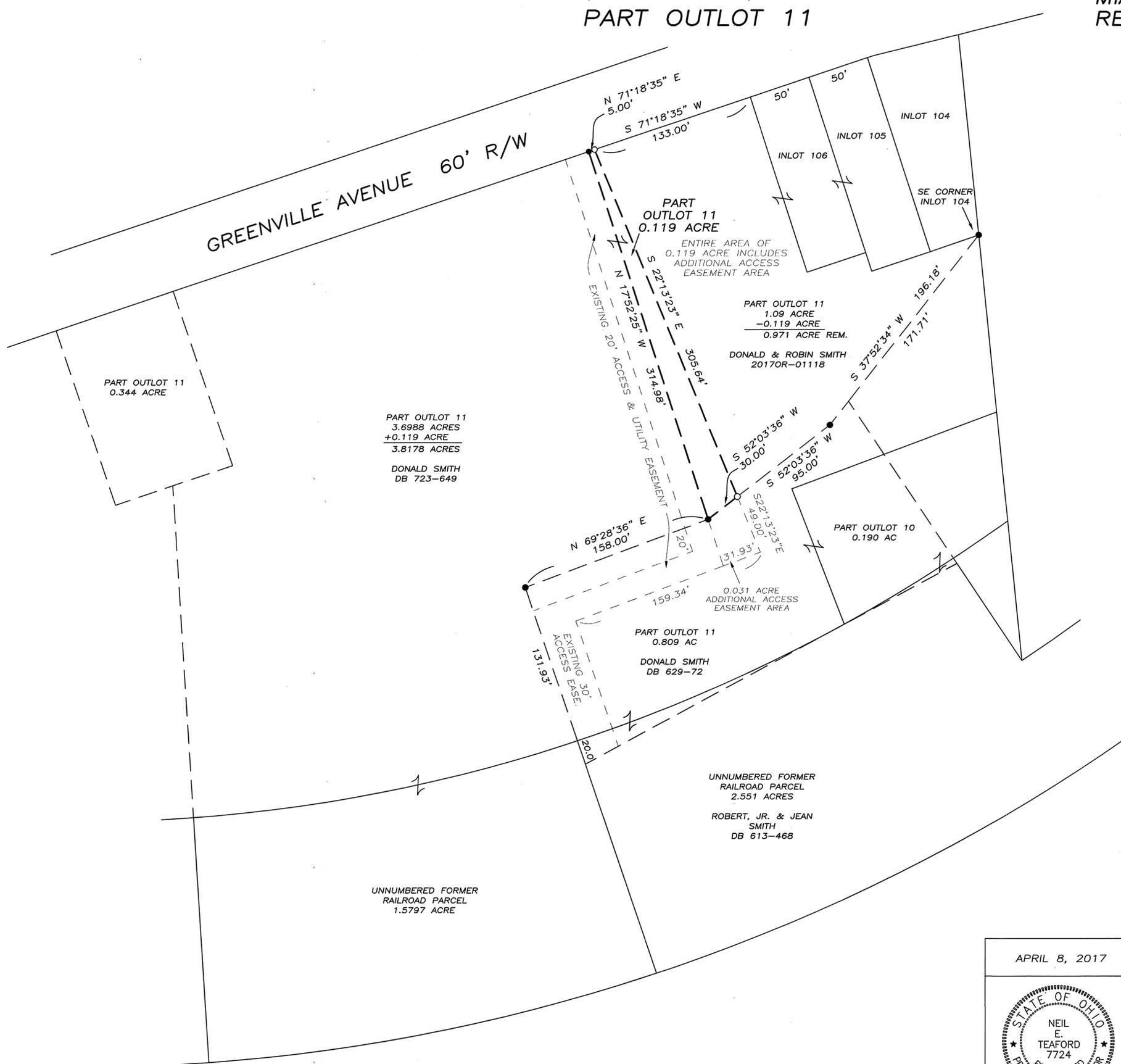
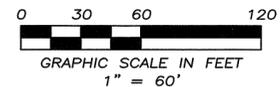
REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LOT SURVEY:  
VOLUME 18, PAGE 160  
(BASIS OF BEARING)

MIAMI COUNTY RECORDER'S  
RECORDS:

DEED BOOK 629, PAGE 72  
DEED BOOK 723, PAGE 649  
DOC. NUMBER 2017OR-01118

NOTE: 0.119 ACRE TRACT IS NOT  
CREATING AN ADDITIONAL  
BUILDING SITE, TRACT TO BE  
CONVEYED TO ADJACENT  
PROPERTY OWNER TO WEST.



|               |  |
|---------------|--|
| APRIL 8, 2017 | SURVEY FOR DONALD SMITH<br>IN MIAMI COUNTY, OHIO   |
|               | <p><i>Neil E. Teaford, P.S. # 7724</i></p> <p><b>NEIL E. TEAFORD</b><br/>5260 TROY-URBANA ROAD<br/>CASSTOWN, OHIO 45312<br/>OHIO REGISTERED<br/>PROFESSIONAL SURVEYOR # 7724</p> |

4  
TOWN

6E  
RANGE

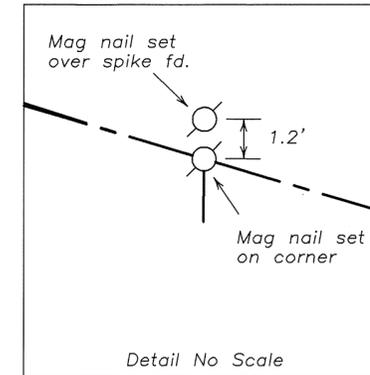
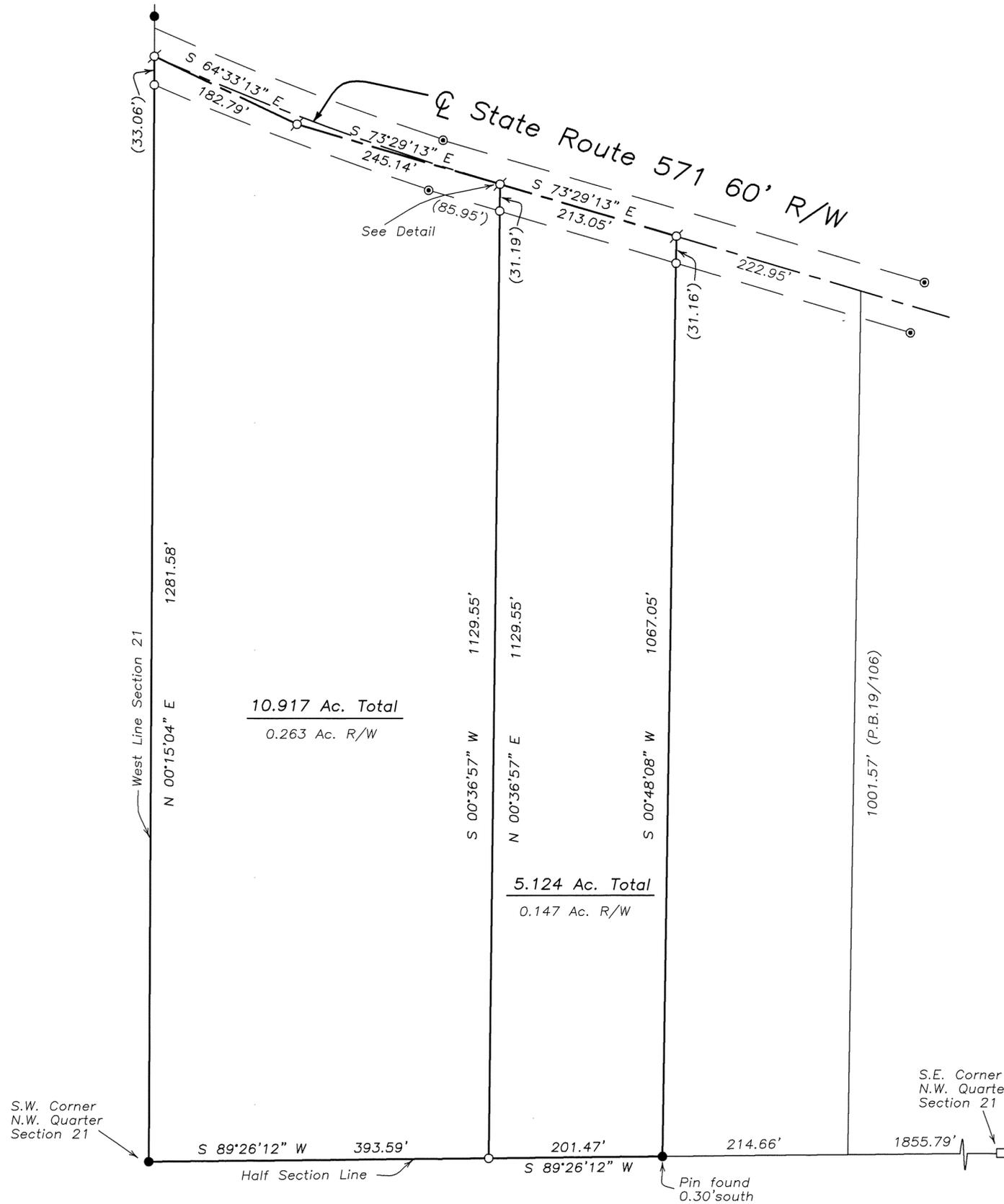
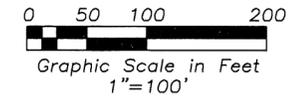
21 NW 1/4  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 57 Page 197  
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
- ⊙ O.D.O.T. Monument Found
- Pin in Monument Box

**References**

- Miami County Engineer's Record of Land Surveys Volume 26, Page 191
- Miami County Recorder's Plat Records Volume 8, Page 123 Volume 19, Page 106 (Basis of Bearings)

Survey of 16.041 Ac. for Mumford property

*Michael W. Cozatt* 5/6/17  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 12117 (937) 339-2921  
File Name: C:\Jobs\2017\12117.dwg  
Drawn by: DMC ~ Checked by: MWC

CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART INLOT 1111

VOLUME 57 PAGE 198  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

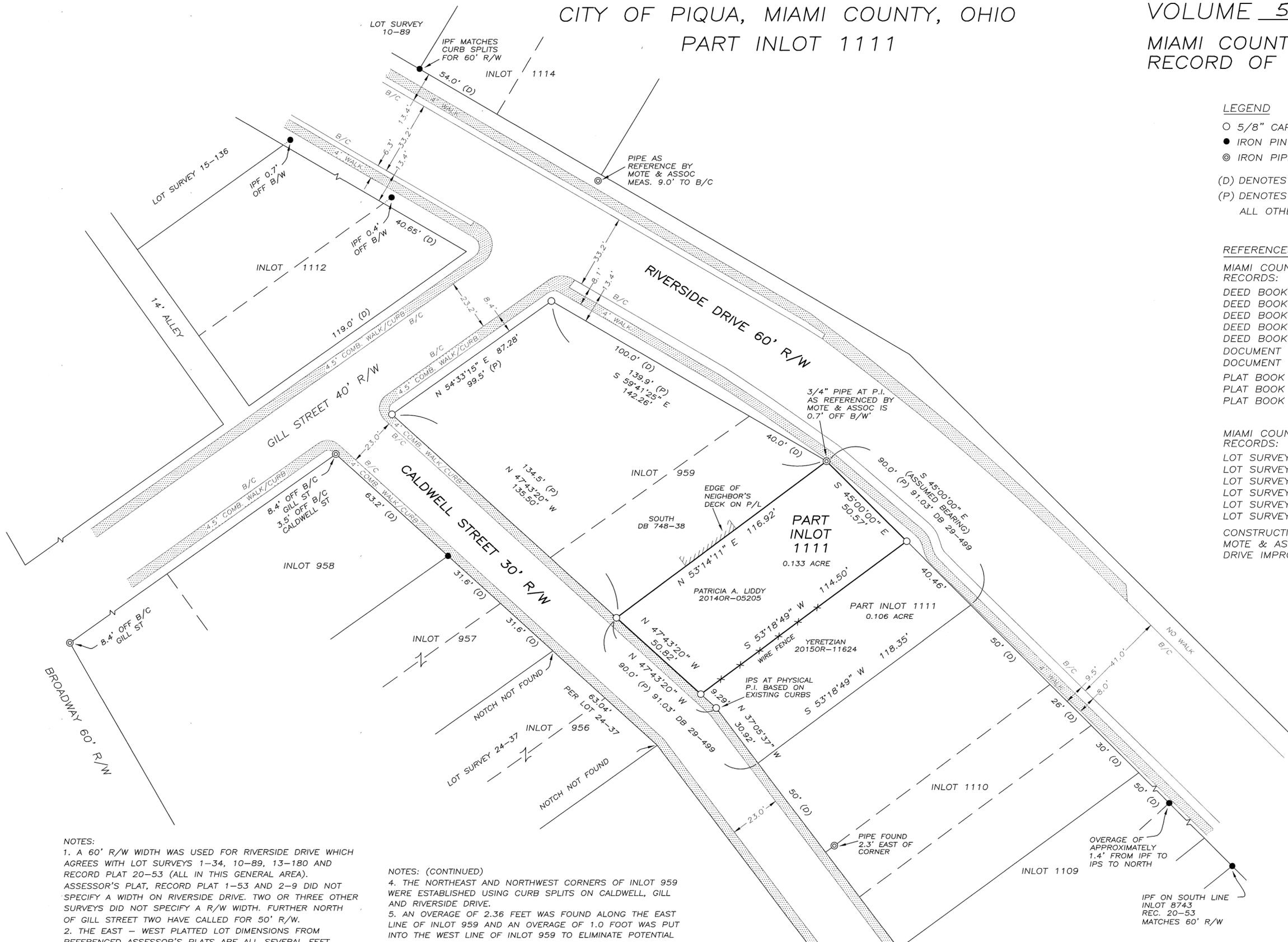
LEGEND

- 5/8" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊙ IRON PIPE FOUND
- (D) DENOTES DEEDED DIMENSION  
(P) DENOTES PLATTED DIMENSION  
ALL OTHERS ARE MEASURED

REFERENCES

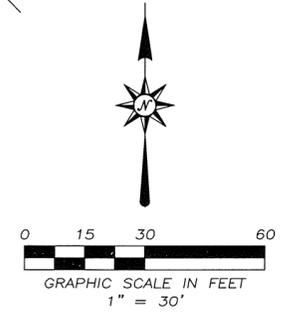
MIAMI COUNTY RECORDER'S RECORDS:  
DEED BOOK 26, PAGE 343  
DEED BOOK 28, PAGE 629  
DEED BOOK 29, PAGE 499  
DEED BOOK 747, PAGE 34  
DEED BOOK 748, PAGE 38  
DOCUMENT 2014OR-05205  
DOCUMENT 2015OR-11624  
PLAT BOOK 1, PAGE 53 (ASSESSOR'S PLAT)  
PLAT BOOK 2, PAGE 9 (ASSESSOR'S PLAT)  
PLAT BOOK 20, PAGE 53

MIAMI COUNTY ENGINEER'S RECORDS:  
LOT SURVEY VOLUME 1, PAGE 34  
LOT SURVEY VOLUME 10, PAGE 89  
LOT SURVEY VOLUME 13, PAGE 74  
LOT SURVEY VOLUME 13, PAGE 180  
LOT SURVEY VOLUME 15, PAGE 136  
LOT SURVEY VOLUME 24, PAGE 37  
CONSTRUCTION PLANS PREPARED BY MOTE & ASSOCIATES FOR RIVERSIDE DRIVE IMPROVEMENTS



NOTES:  
1. A 60' R/W WIDTH WAS USED FOR RIVERSIDE DRIVE WHICH AGREES WITH LOT SURVEYS 1-34, 10-89, 13-180 AND RECORD PLAT 20-53 (ALL IN THIS GENERAL AREA). ASSESSOR'S PLAT, RECORD PLAT 1-53 AND 2-9 DID NOT SPECIFY A WIDTH ON RIVERSIDE DRIVE. TWO OR THREE OTHER SURVEYS DID NOT SPECIFY A R/W WIDTH. FURTHER NORTH OF GILL STREET TWO HAVE CALLED FOR 50' R/W.  
2. THE EAST - WEST PLATTED LOT DIMENSIONS FROM REFERENCED ASSESSOR'S PLATS ARE ALL SEVERAL FEET LONGER THAN THE MEASURED DISTANCES. THIS IS PARTIALLY ATTRIBUTED TO THE FACT THAT ST. MARY'S TURN PIKE (NOW RIVERSIDE DRIVE) MAY HAVE HAD A PRESUMED R/W WIDTH LESS THAN 60' AT THAT TIME.  
3. THE MOTE & ASSOCIATES CONSTRUCTION PLANS FOR THE RIVERSIDE DRIVE PROJECT CALLED FOR A PIN (IT IS ACTUALLY A 3/4" PIPE) AT THE NORTHEAST CORNER OF INLOT 1111. THEY ALSO USED IT AS A P.I. POINT FOR THE WEST R/W LINE OF RIVERSIDE DRIVE. THEY THEN RAN A STRAIGHT LINE FROM THE P.I. SOUTH TO THE PIN FOUND APPROXIMATELY 50' SOUTH OF THE SOUTH LINE OF INLOT 1110 AS SHOWN HEREON.

NOTES: (CONTINUED)  
4. THE NORTHEAST AND NORTHWEST CORNERS OF INLOT 959 WERE ESTABLISHED USING CURB SPLITS ON CALDWELL, GILL AND RIVERSIDE DRIVE.  
5. AN OVERAGE OF 2.36 FEET WAS FOUND ALONG THE EAST LINE OF INLOT 959 AND AN OVERAGE OF 1.0 FOOT WAS PUT INTO THE WEST LINE OF INLOT 959 TO ELIMINATE POTENTIAL ENCROACHMENTS AND MATCH OCCUPATION FOR LOTS TO THE SOUTH.  
6. DEED BOOK 29-499 INDICATES THE NORTH - SOUTH DIMENSION FOR WHAT IS NOW INLOT 1111 WAS 91.03 FEET ON BOTH EAST AND WEST LINES IN LIEU OF THE 90 FEET SHOWN ON ASSESSOR'S PLAT. THIS ADDITIONAL 1.03 FOOT WAS PRORATED BETWEEN THE TWO SPLIT PORTIONS TO BEST HIT OCCUPATION.



SURVEY FOR PATRICIA ANN LIDDY  
IN MIAMI COUNTY, OHIO ~ MAY 13, 2017

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  
 CORPORATION  
 S.E.  
 SECTION  
 PT. OL 6  
 OUTLOT

SURVEY OF PART OF OUTLOT 6, FORMER  
 MIAMI & ERIE CANAL R/W FOR JIM & JUDY  
 KASTER, TROY, OHIO

Steven D. Leffel 5-1-17  
 STEVEN D. LEFFEL, PE, PS  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45373-1754  
 937-339-9573



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ✕ SPIKE (RR) SET
- ✕ MAG NAIL SET
- △ CALC'D COR.
- MAG FOUND
- CONC. MON. W/ COPPER PIN CORE FOUND
- ▲ I. PIN FND. UNDER CONC. S/W
- DRILL HOLE IN CONC.

PLAN  
 SCALE: 1" = 40'

DETAIL  
 SCALE: 1" = 20'

