

7
Town

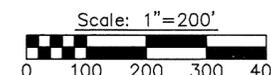
5E
Range

SW 1/4 - 5
NW 1/4 - 8
Section

Newton
Township

Miami
County

Ohio
State



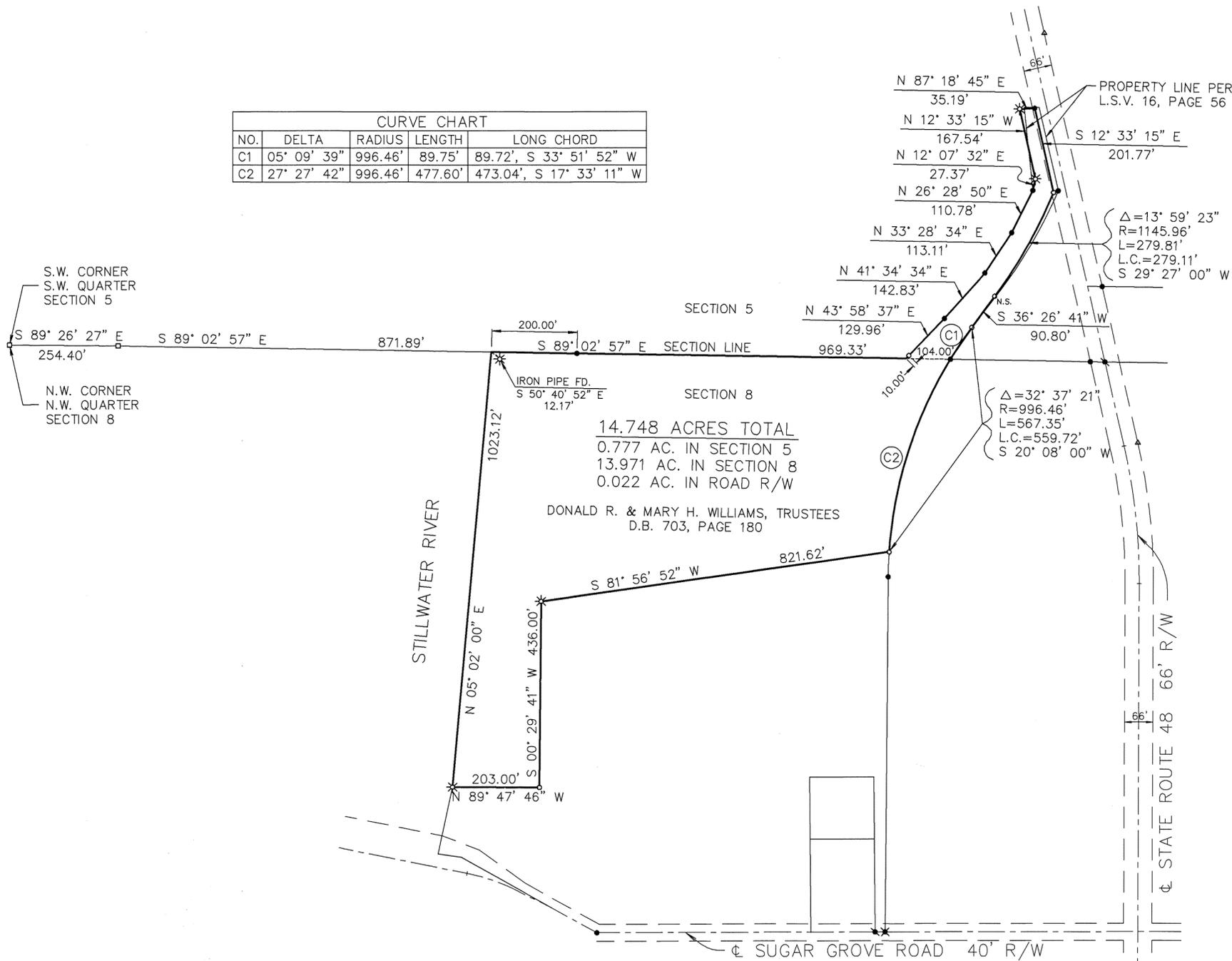
CURVE CHART				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	05° 09' 39"	996.46'	89.75'	89.72', S 33° 51' 52" W
C2	27° 27' 42"	996.46'	477.60'	473.04', S 17° 33' 11" W

Legend

- ✦ Mag nail found
- Iron pin found
- * Iron pipe found
- ▲ Concrete monument
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- ✦ R.R. spike found
- _{n.s.} Monument not set due to dog fence
- Stone found

References

- Vol. 05, Pg. 154
 - Vol. 16, Pg. 56
 - Vol. 19, Pg. 32
 - Vol. 20, Pg. 71
 - Vol. 25, Pg. 105
 - Vol. 26, Pg. 57
 - Vol. 26, Pg. 193
 - Vol. 28, Pg. 169
 - Vol. 30, Pg. 135
 - Vol. 33, Pg. 51
 - Vol. 37, Pg. 147
- } Miami County Engineer's
Record of Land Surveys
- P.B. 16, Pg. 84 { Miami County Recorder's
Plat Records
- D.B. 142, Pg. 458 }
D.B. 204, Pg. 355 } Miami County Recorder's
D.B. 415, Pg. 97 } Deed Records
D.B. 703, Pg. 180 }



Survey of 14.748 acres for the Williams Family Trust.



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

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 10717 Ph. (937) 339-2921

8
TOWN

5
RANGE

12 SW 1/4
SECTION

WASHINGTON
TOWNSHIP

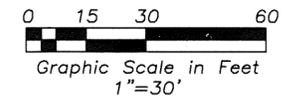
MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 2
Miami County Engineer's
Record of Land Surveys

PIQUA
CORPORATION

Pt. 163
OUTLOT



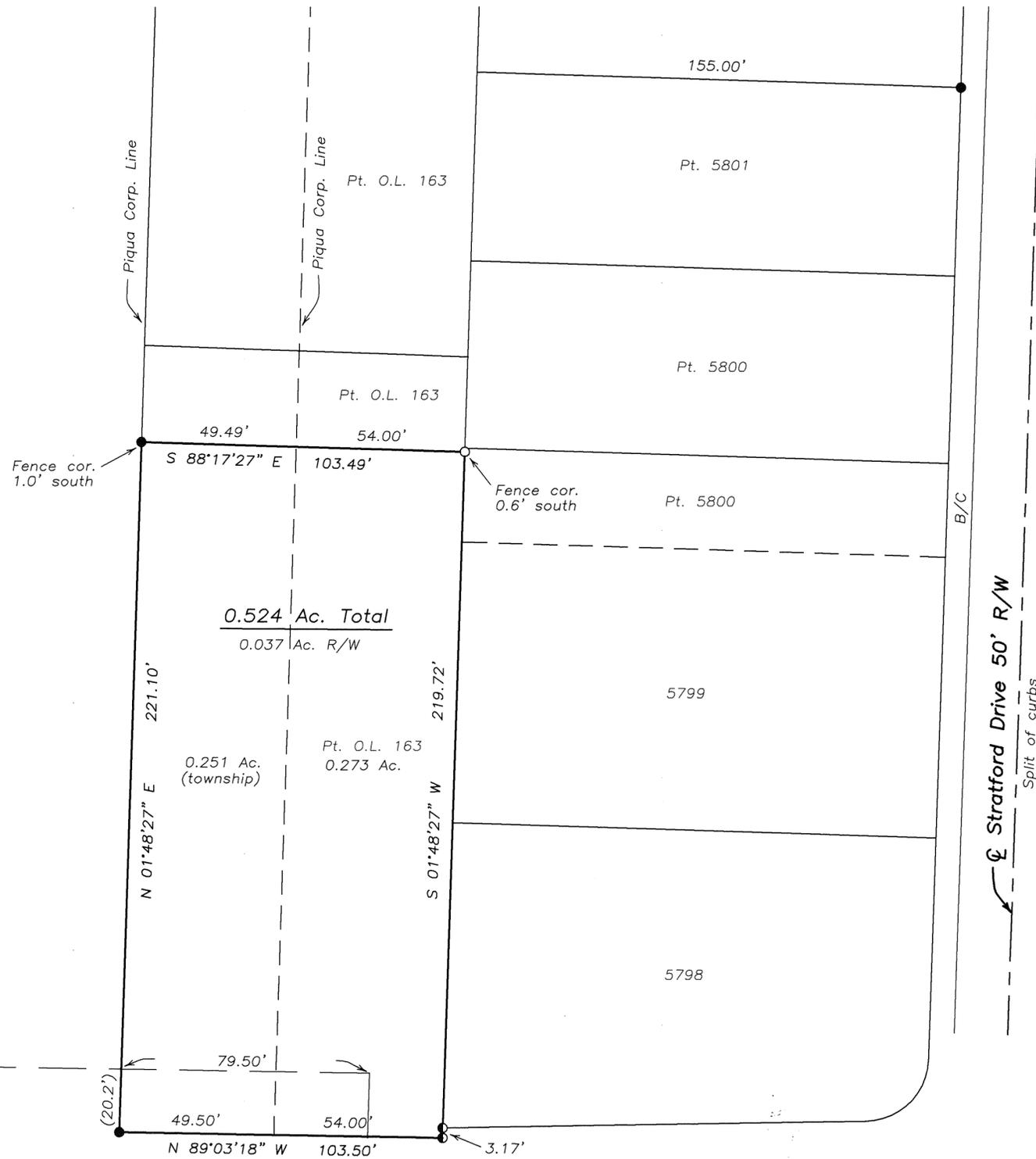
Legend

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

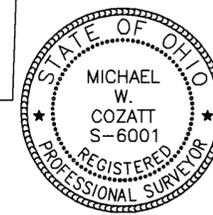
References

- Miami County Engineer's Record of Lot Surveys Volume 23, Page 95
- Volume 24, Page 130 (Basis of Bearings)
- Miami County Recorder's Plat Records Volume 7, Page 98
- Volume 15, Page 139
- Miami County Recorder's Deed Records Volume 744, Page 808

Survey of Pt. Outlot 163 & 0.251 Ac. for Covington Savings and Loan

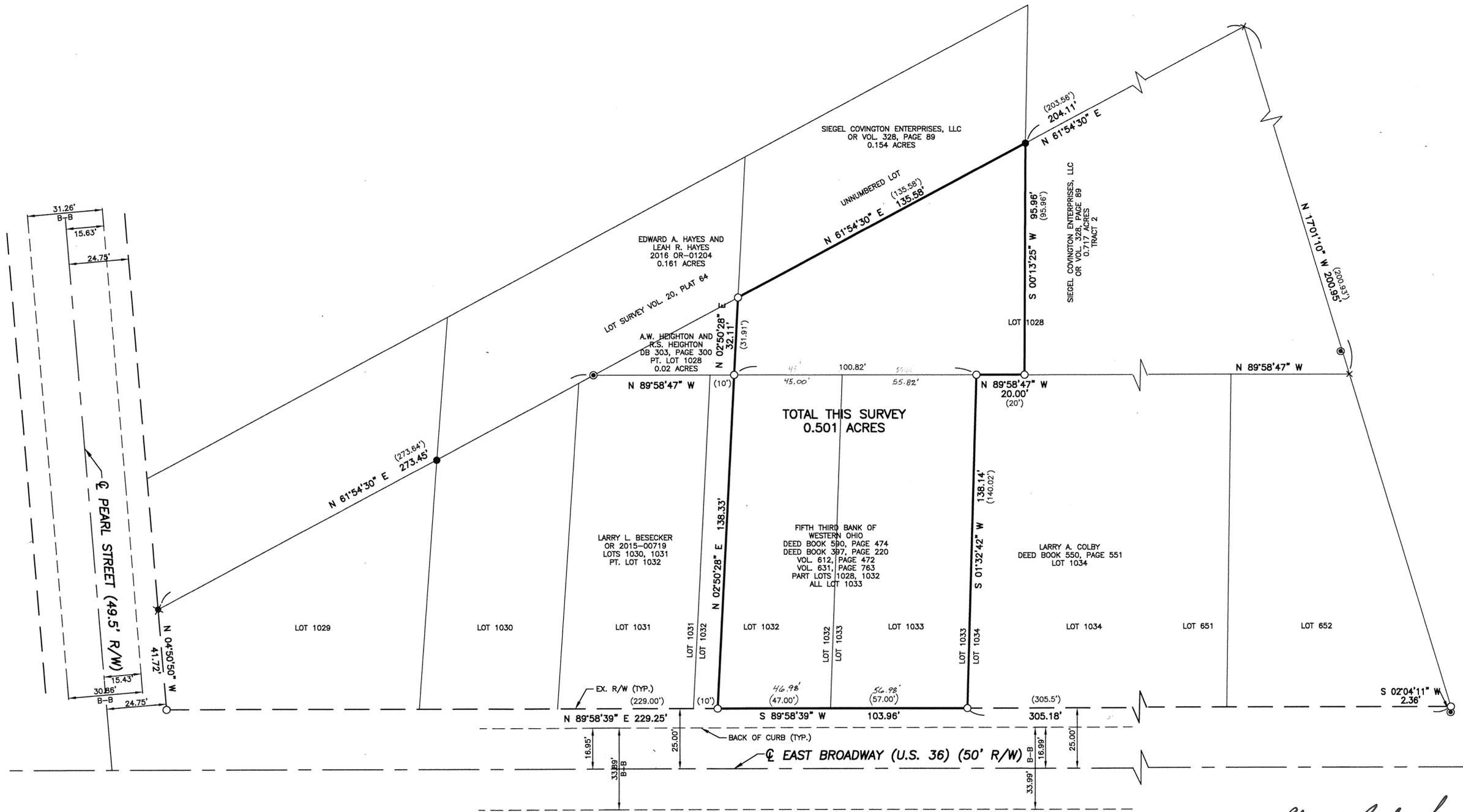


Stratford Drive R/W Varies



Michael W. Cozatt 5/19/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 11617
File Name: C:\Jobs\2017\11617.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921



LEGEND

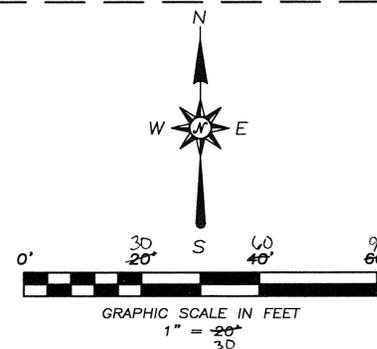
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- ⊕ MAG NAIL SET
- ⊖ MAG NAIL FOUND
- ⊙ IRON PIPE FOUND
- ✕ CALCULATED POINT, NOT MONUMENTED
- () REFERENCED DISTANCE OF RECORD

REFERENCES

LOT SURVEYS:
VOLUME 20, PLAT 64
VOLUME 17, PAGE 155
VOLUME 9, PAGE 31
DEEDS AS REFERENCE HEREON

ODOT R/W PLANS:
MIA-36-4.05
MIA-36-3.88
U.S.R.-36 S.H.208

BASIS OF BEARING IS THE NORTH LINE OF LOT 1028 AS RECORDED IN SURVEY VOLUME 17, PAGE 155 OF THE MIAMI COUNTY RECORD OF LOT SURVEYS, BEING N 61°54'30" E.



Philip C. Brumbaugh
PHILIP C. BRUMBAUGH 5/03/17
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

SURVEY OF 0.501 ACRE FOR DON ROGERS LOCATED IN MIAMI COUNTY ~ DATE 5-23-2017	
	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 #239.17	DRAWN BY: SES CHECKED BY: PCB

WASHINGTON
TOWNSHIP

11 NE 1/4
SECTION

8
TOWN

5
RANGE

VOLUME 58 PAGE 4
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

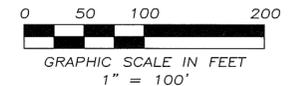


LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- ⊗ MAG NAIL SET
- ⊗ OVER RR SPIKE FOUND
- P.K. NAIL FOUND
- STONE FOUND

REFERENCES

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 3, PAGE 233
 - VOLUME 3, PAGE 313
 - VOLUME 3, PAGE 315
 - VOLUME 10, PAGE 73
 - VOLUME 14, PAGE 7
 - VOLUME 20, PAGE 62
 - VOLUME 23, PAGE 126
 - VOLUME 31, PAGE 123
 - VOLUME 43, PAGE 31
 - VOLUME 43, PAGE 104
 - VOLUME 44, PAGE 184
 - VOLUME 45, PAGE 153
 - VOLUME 49, PAGE 33
 - VOLUME 49, PAGE 59
 - VOLUME 49, PAGE 110
 - VOLUME 56, PAGE 87
- MIAMI COUNTY RECORDER'S RECORDS:
- DOC. NUMBER 2016OR-02910
 - DOC. NUMBER 2016OR-02911



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS PAUL P. HUELSKAMP MIAMI COUNTY ENGINEER DEB Stumpff DV 4-24-17 DEPUTY DATE	APPROVED SUBJECT TO ZONING APPROVAL BY <u>Merry Lynn, R.S.</u> DATE <u>5/24/17</u> MIAMI COUNTY HEALTH DISTRICT	APPROVED MIAMI COUNTY PLANNING COMMISSION <u>5/24/17</u> DATE <u>[Signature]</u> SECRETARY
---	---	---

SURVEY FOR JOSH DEAL
IN MIAMI COUNTY, OHIO ~ APRIL 9, 2017

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

7
Town

4E
Range

SW 1/4-12
Section

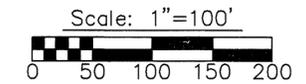
Union
Township

Miami
County

Ohio
State

Volume 58 Page 5

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. 24, Pg. 62 } Miami County Engineer's
Vol. 25, Pg. 150 } Record of Land Surveys

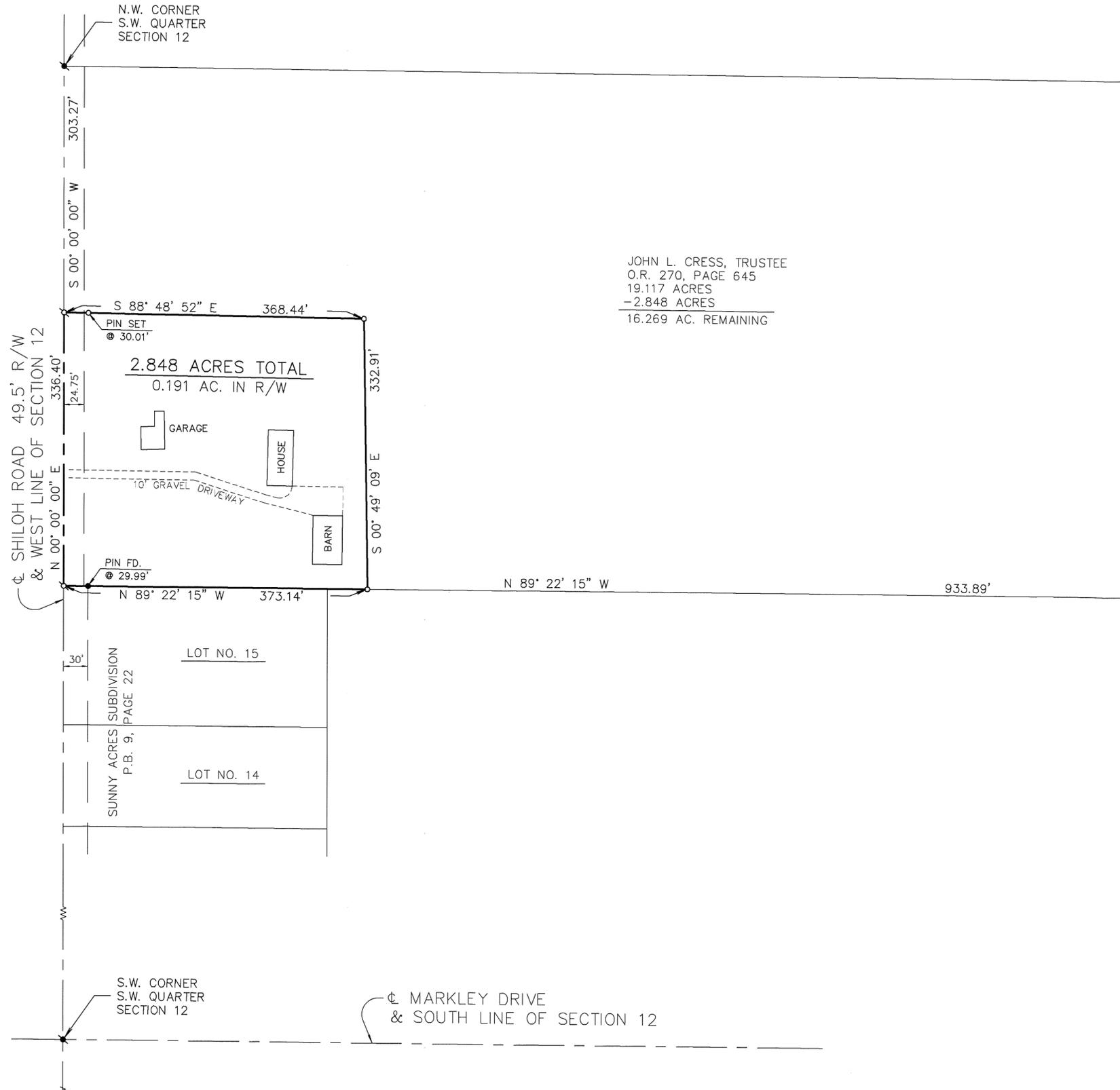
P.B. 09, Pg. 22 { Miami County Recorder's
Plat Records

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp, P.E., P.S.
MIAMI COUNTY ENGINEER
Deems Ventre 5-22-2017
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
David B. Bels 5/23/17
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: *Henry G. Gien*
DATE: 5/23/17
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

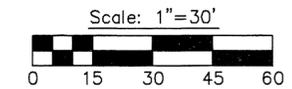


Split of 2.848 acres for John L. Cress, Trustee.



Michael W. Cozatt 3/30/17
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 03117 Ph. (937) 339-2921



Legend

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

References

Vol. 13, Pg. 83 } Miami County Engineer's
Vol. 18, Pg. 112 } Record of Lot Surveys

Vol. 55, Pg. 68 } Miami County Engineer's
Record of Land Surveys

D.B. 445, Pg. 431 } Miami County Recorder's
D.B. 508, Pg. 303 } Deed Records
D.B. 539, Pg. 704 }

SURVEY NOTE:

THIS SURVEY SUPERSEDES THE SURVEY FILED IN LAND SURVEY VOLUME 57, PAGE 5. THE PREVIOUS SURVEY WAS LARGELY BASED ON DEEDS FROM THE STATE OF OHIO FOR PARTS OF THE FORMER MIAMI AND ERIE CANAL, AND THOSE DEEDS HAVE BEEN DETERMINED TO CONTAIN AN ANGULAR ERROR, CAUSING THE DEED BOUNDARY TO BE SOUTH OF THE TRUE BOUNDARY. THIS SURVEY REFLECTS THAT CORRECTION.

Survey of Canal Land for the Mike Menscik Heirs.



Michael W. Cozatt 5/23/17
Michael W. Cozatt, P.S. #6001 Date

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

THIS SURVEY SUPERSEDES LAND SURVEY VOLUME 57 PAGE 5

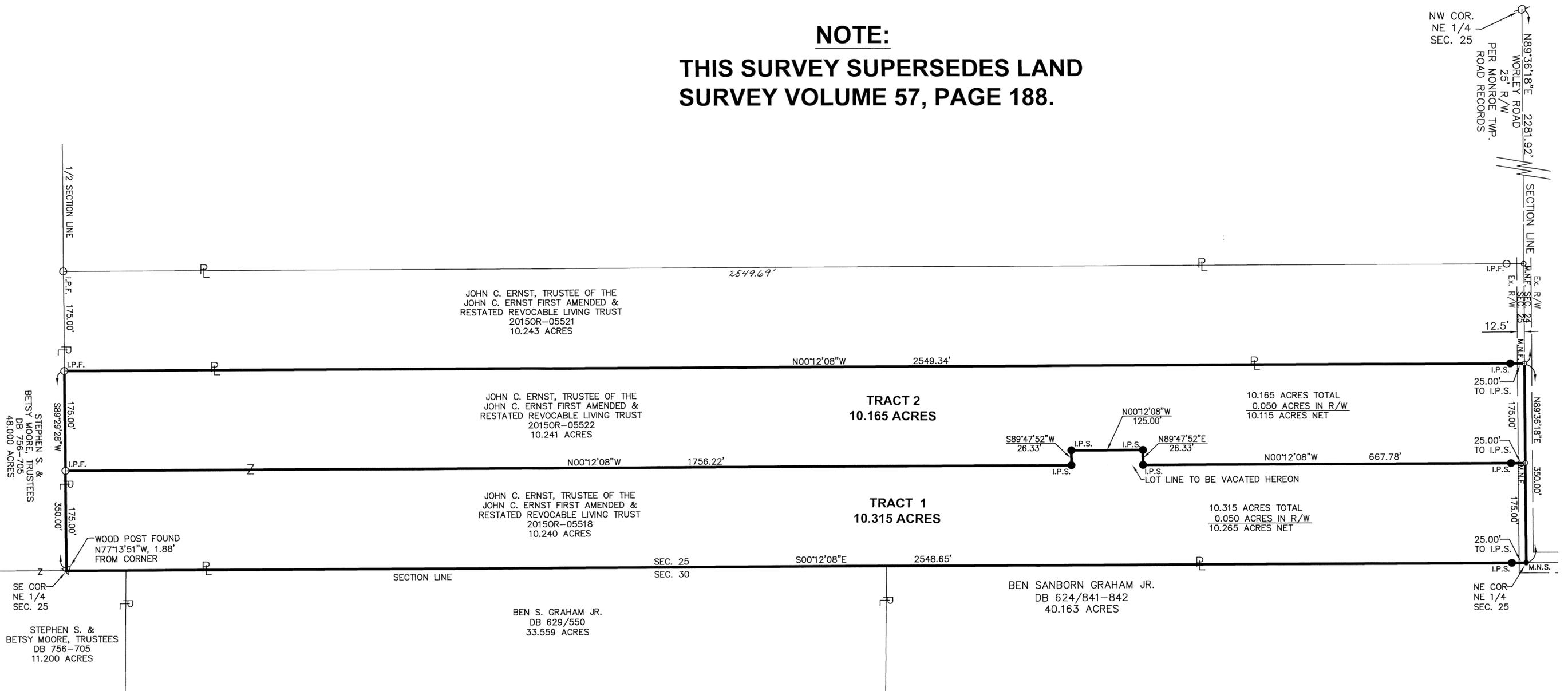


ERNST SURVEY REPLAT

6 TOWN 5 E RANGE 25 SECTION MONROE TOWNSHIP MIAMI, OHIO COUNTY

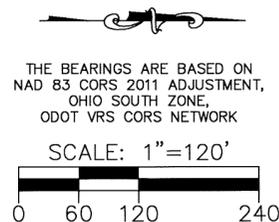
VOLUME 58 PLAT 7
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
JUNE 1, 2017

NOTE:
THIS SURVEY SUPERSEDES LAND SURVEY VOLUME 57, PAGE 188.



LEGEND

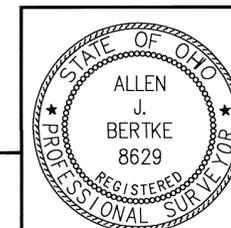
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ POST FOUND



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

SURVEY REFERENCE
 LAND SURVEY 56, PAGE 89
 LAND SURVEY 39, PAGE 42
 LAND SURVEY 4, PAGE 46
 LAND SURVEY 38, PAGE 104
 LAND SURVEY 38, PAGE 34

Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629 6-1-17
 DATE



ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:	05-30-2017
DRAWN BY:	RMF
JOB NUMBER:	MIAMON1701REPLAT
SHEET NUMBER	1 OF 1

N.W.
SECTION

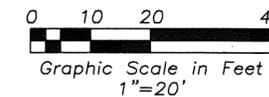
1776
INLOT

PIQUA
CORPORATION

MIAMI
COUNTY

OHIO
STATE

VOLUME 58 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

References

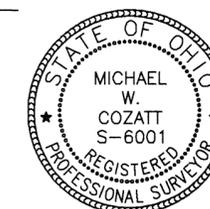
Miami County Engineer's
Record of Lot Surveys
Volume 24, Page 30
(Basis of Bearings)

Miami County Recorder's
Plat Records
Volume 24, Page 34



Washington Avenue 60' R/W

Survey of Lot 1776
for Mark Stronmenger



Michael W. Cozatt 5/31/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer and Surveyor
534 N. Elm St. Suite C  Troy, OH 45373
Job No. 13217 (937) 339-2921
File Name: C:\Surveys\2017\13217.dwg
Drawn by: DMC ~ Checked by: MWC

9
Town

4E
Range

NE 1/4-24
Section

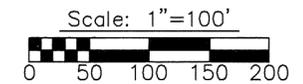
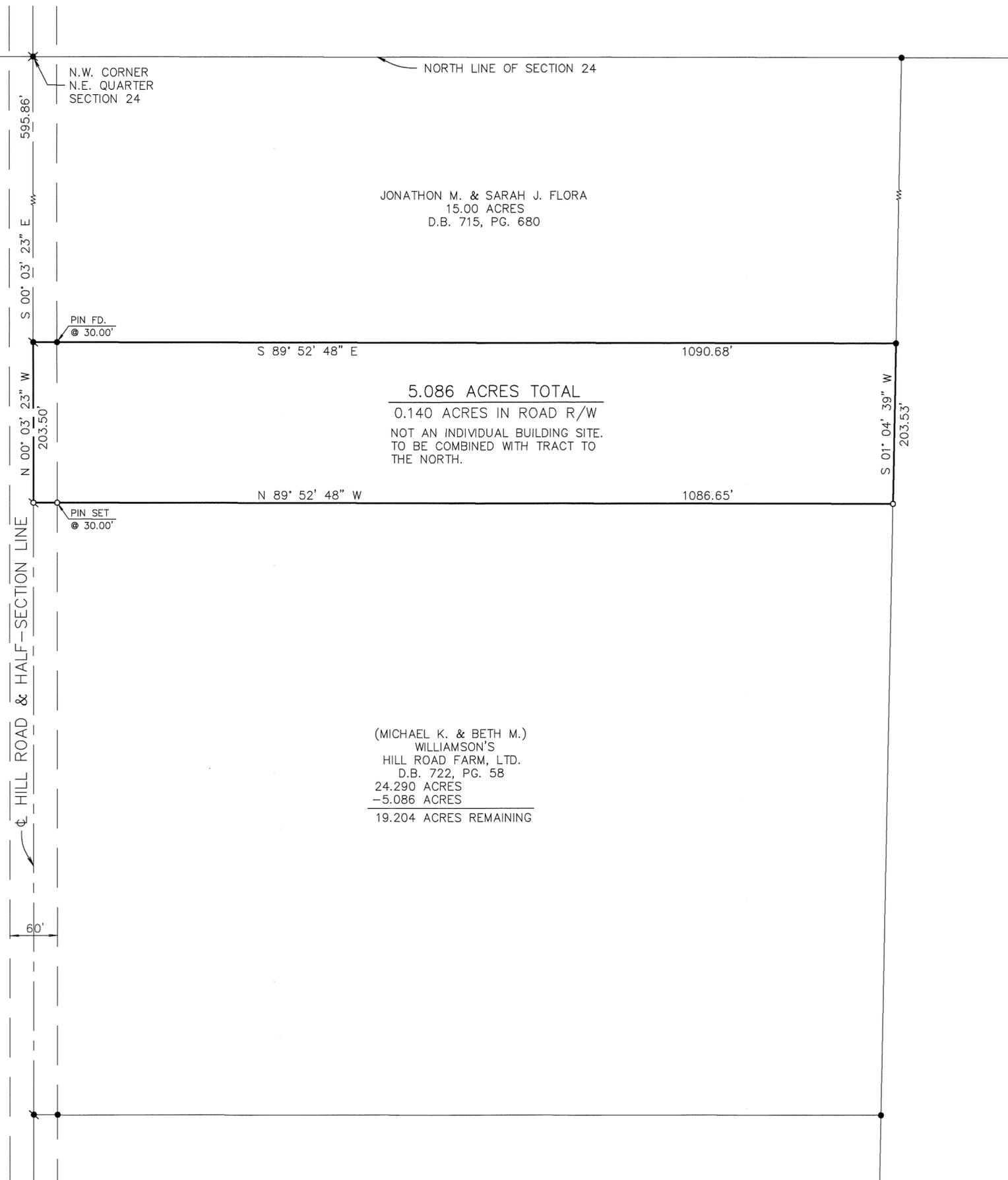
Newberry
Township

Miami
County

Ohio
State

Volume 58 Page 9

Miami County Engineer's
Record of Land Surveys



Legend

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

References

Vol. 36, Pg. 148 } Miami County Engineer's
 Vol. 46, Pg. 33 } Record of Land Surveys

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP PE, PS
 MIAMI COUNTY ENGINEER

DEB STUMPF DV 5-1-17
 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.

5.086 Acre Tract

[Signature]
 Secretary
 Miami County Planning Commission

BASIS OF BEARINGS

THE CENTERLINE OF HILL ROAD, BEARING S 00° 03' 23" E, BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S. AND BEING THE OHIO STATE PLANE SOUTH ZONE, NAD 83.

Survey of 5.086 acres for Michael & Beth Williamson.



Michael W. Cozatt 4/24/17
 Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 10817 Ph. (937) 339-2921

LOSTCREEK
TOWNSHIP

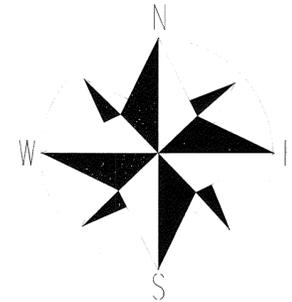
PT. SE QUARTER - 6
SECTION

2
TOWN

10 MRS
RANGE

VOLUME 58 PAGE 10

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 35, PAGE 181

LEGEND

□	MAG NAIL FND
□	IRON PIN FND
●	IRON PIN SET
□	RR SPIKE FND
▲	MAG NAIL SET
□	WOOD POST FND
•	4" DIA. PIPE FND

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

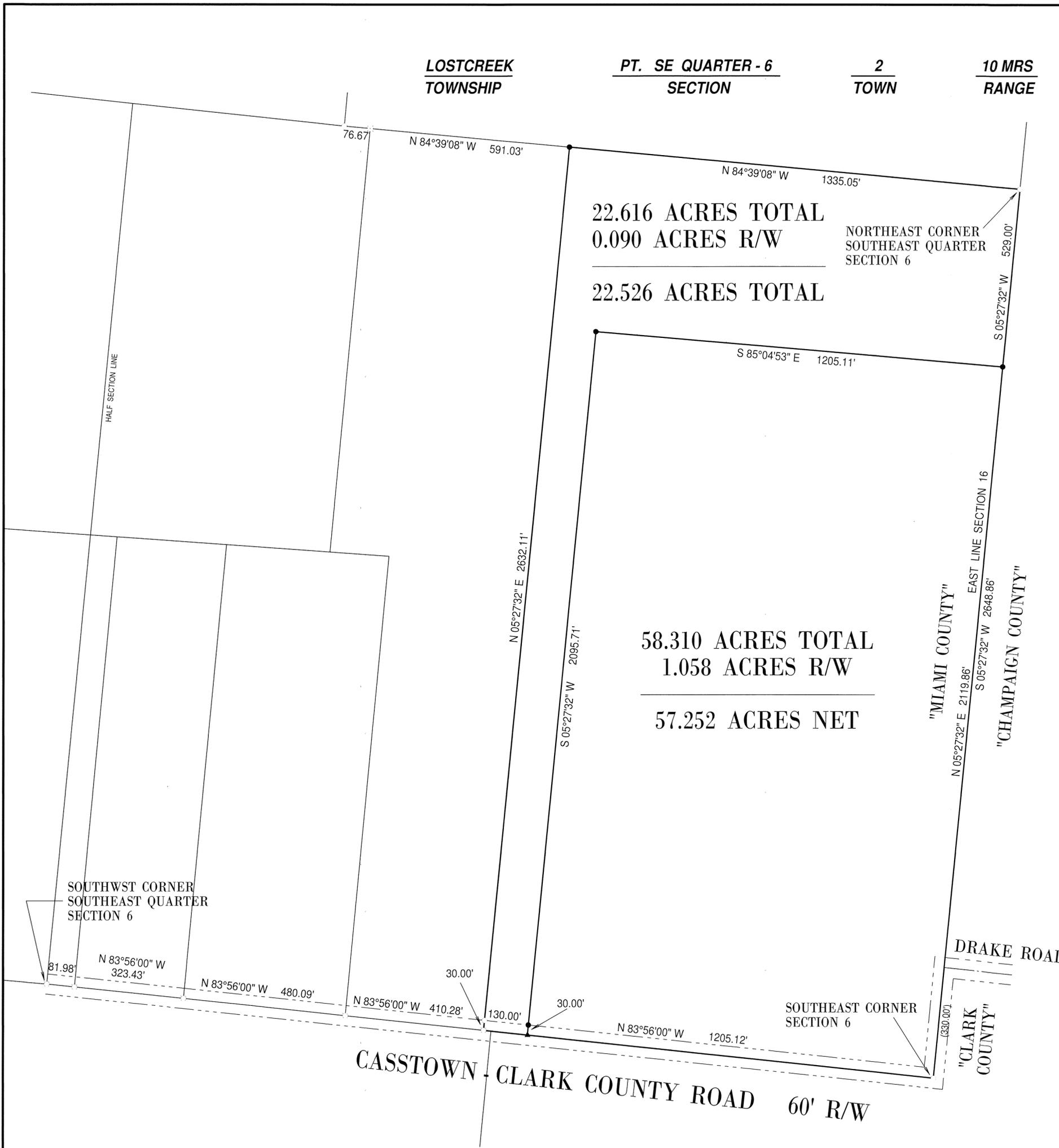
VOLUME 45, PAGE 19
VOLUME 35, PAGE 181
VOLUME 4, PAGE 179
VOLUME 45, PAGE 171
VOLUME 46, PAGE 85
VOLUME 47, PAGE 83

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp, P.E., P.S.
MIAMI COUNTY ENGINEER
James Denton 6-2-2017
DEPUTY DATE



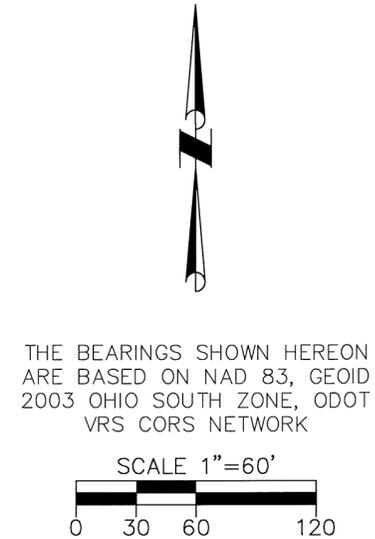
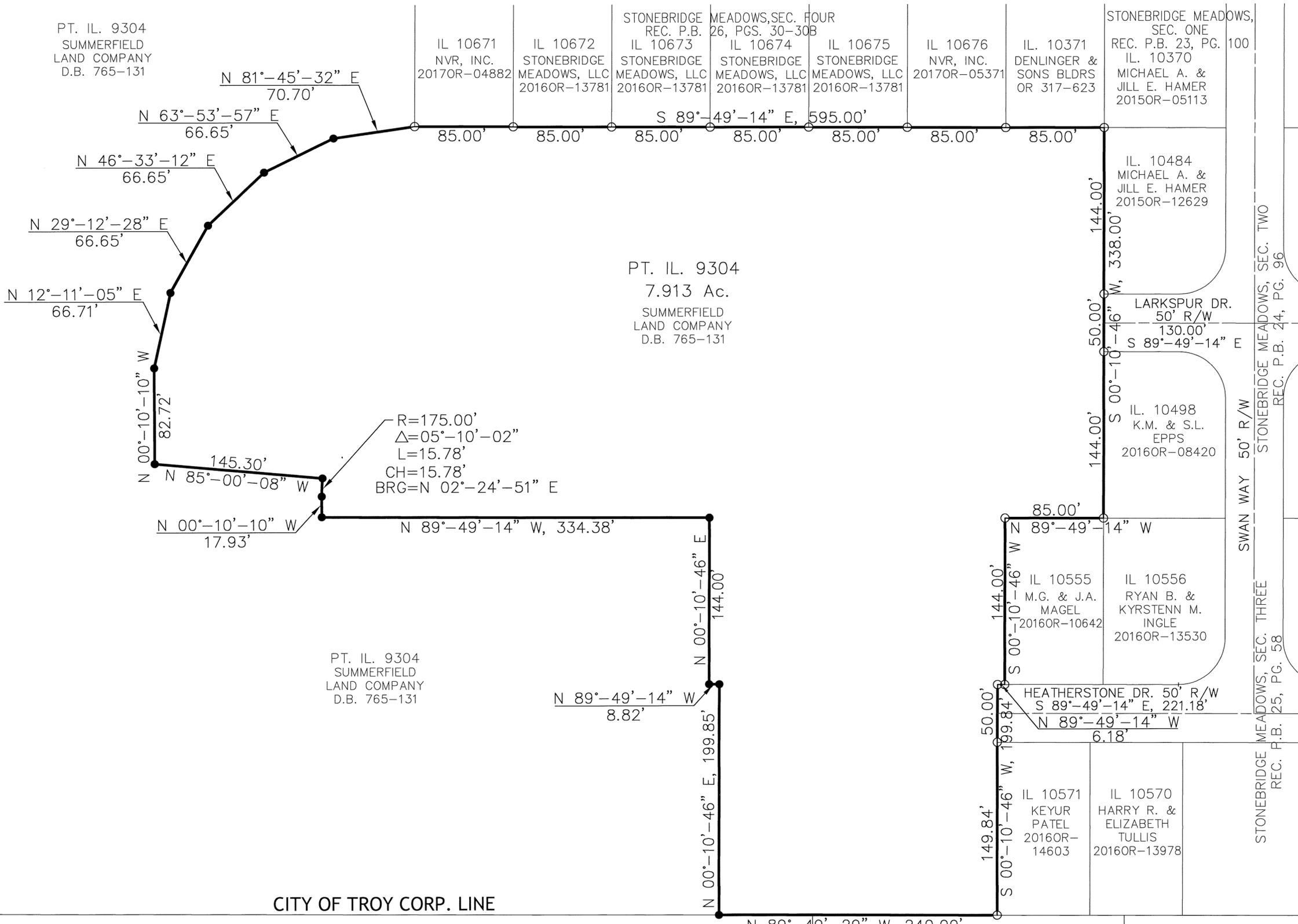
MAY 16, 2017
SURVEY OF A DIVISION OF A 80.927 ACRE TRACT
FOR THE HARRIS FAMILY IN LOSTCREEK TOWNSHIP
Neil E. Teaford, P.S. # 7724
NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724



PLAT FOR SUMMERFIELD LAND COMPANY

VOLUME 58 PLAT 11
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 MAY, 2017

7.913 ACREAGE PT. 9304 INLOT TROY CITY MIAMI, OHIO COUNTY



- LEGEND**
- 5/8" X 30" REBAR W/CAP SET
 - IRON PIN FOUND

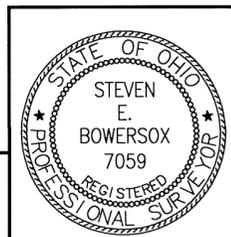
- SURVEY REFERENCE**
- REC. P.B. 23, Pg. 100
 - REC. P.B. 24, Pg. 96
 - REC. P.B. 25, Pg. 58
 - REC. P.B. 26, Pg. 30
 - LND. SUR. Vol. 28, PG. 185
 - LND. SUR. Vol. 31, PG. 43
 - LND. SUR. Vol. 32, PG. 87
 - LND. SUR. Vol. 36, PG. 164
 - LND. SUR. Vol. 41, PG. 114
 - LND. SUR. Vol. 42, PG. 26
 - LND. SUR. Vol. 56, PG. 139
 - LND. SUR. Vol. 57, PG. 114
- DEED REFERENCE**
- SUMMERFIELD LAND COMPANY
 D.B. 765, PAGE 131

CITY OF TROY CITY ENGINEER
 THIS PLAT WAS INSPECTED AND APPROVED BY
 ME THIS 1st DAY OF June, 2017.
Christy J. Butera
 JILLIAN A. RHOADES, P.E.
 Christy J. Butera

CASEY & KYLE
 WEBSTER
 2016OR-06099

L. SOLOMON
 D.B. 774-203

St. E. Bowersox
 STEVEN E. BOWERSOX, P.S. #7059 5/5/2017 DATE



Choice One
 Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.choiceoneengineering.com

DATE:
 05-05-2017
 DRAWN BY:
 seb
 JOB NUMBER:
 MIATRO1707
 SHEET NUMBER
 1 OF 1

14-SE 1/4
 SECTION

6
 TOWN

5 EAST
 RANGE

UNION
 TOWNSHIP



BASIS OF BEARINGS:
 • CENTERLINE OF KESSLER-FREDERICK ROAD -
 N18°00'00"W - LAND SUR. VOL 33, PAGE 86

SURVEY REFERENCES:
 • ALL DEEDS, PLATS AND SURVEY RECORDS
 SHOWN ON THE FACE OF THIS SURVEY.

GENERAL NOTES:
 • ALL MONUMENTS WERE FOUND OR SET
 IN GOOD CONDITION.
 • OCCUPATION, IN GENERAL, FITS THE SURVEY.

23.492 ACRES (NET)
 MARVIN & JANE E. RUE
 D.B. 594, PAGE 112
 LAND SUR. VOL. 9, PAGE 71

SYMBOL LEGEND	
⊙	FOUND 5/8" IRON PIN
⊖	FOUND 1/2" IRON PIN
⊕	FOUND 3/4" IRON ROD
⊗	FOUND 1" PINCHTOP PIPE
⊘	FOUND MAG NAIL
⊗	FOUND RAILROAD SPIKE
○	FOUND 18" CONCRETE POST
⊞	FOUND RIGHT-OF-WAY MONUMENT
●	SET 5/8" IRON PIN W/HALEY-DUSA CAP
⊙	SET MAG NAIL

STATE ROUTE 571
 (R/W VARIES)

SECTION LINE
 605.20'
 S88°33'54"W
 374.40'
 60.78'
 50.00'

5.164 ACRES
 MARVIN E. & JANE E. RUE
 D.B. 520, PAGE 557
 LAND SUR. VOL. 7, PAGE 104
 LAND SUR. VOL. 25, PAGE 148

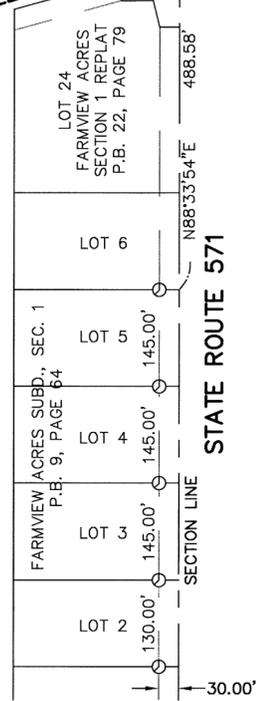
1.771 ACRES
 GALEN L. BREWER
 D.B. 519, PAGE 821
 LAND SUR. VOL. 6, PAGE 191

3.2265 ACRES TOTAL
 0.2130 ACRES IN R/W
 3.0135 ACRES NET
 DONNA KINGERY
 O.R. 23, PAGE 143

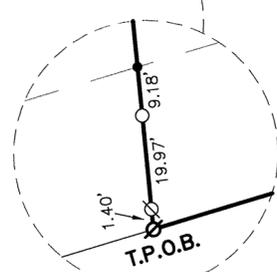
1.656 ACRES
 CLARA B. BREWSTER
 O.R. 179, PAGE 459
 LAND SUR. VOL. 17, PAGE 92

CORNER SEARCHED FOR, NOT FOUND
 HELD "DISTANCE-DISTANCE" FROM
 SPIKE IN ROAD TO THE EAST AND
 3/4" ROD TO THE SOUTH
 LAND SUR. VOL. 33, PAGE 86

KESSLER-FREDERICK ROAD



INSET MAP
 (1"=200')



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: 04-24-17



Haley-Dusa
 Engineering & Surveying Group, LLC
 270 Regency Ridge Drive, Suite 203
 Dayton, Ohio 45459
 Phone: (937) 439-4300 Fax: (937) 439-2005
 Email: haleydusa@haleydusa.com
 Website: www.haleydusa.com

Scale: 1"=100'	Drawn: SBM	Checked: JPH
Date: 05-18-17	Job No. S4111	

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

SEE INSET MAP FOR
 MONUMENTATION FOUND
 IN FARMVIEW ACRES SUBD.

NORTHWEST CORNER OF ORIGINAL
 LOT 8, FARMVIEW ACRES SUBD., SEC. 1
 P.B. 9, PAGE 64

6
Town

5E
Range

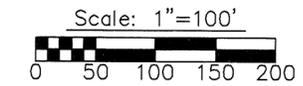
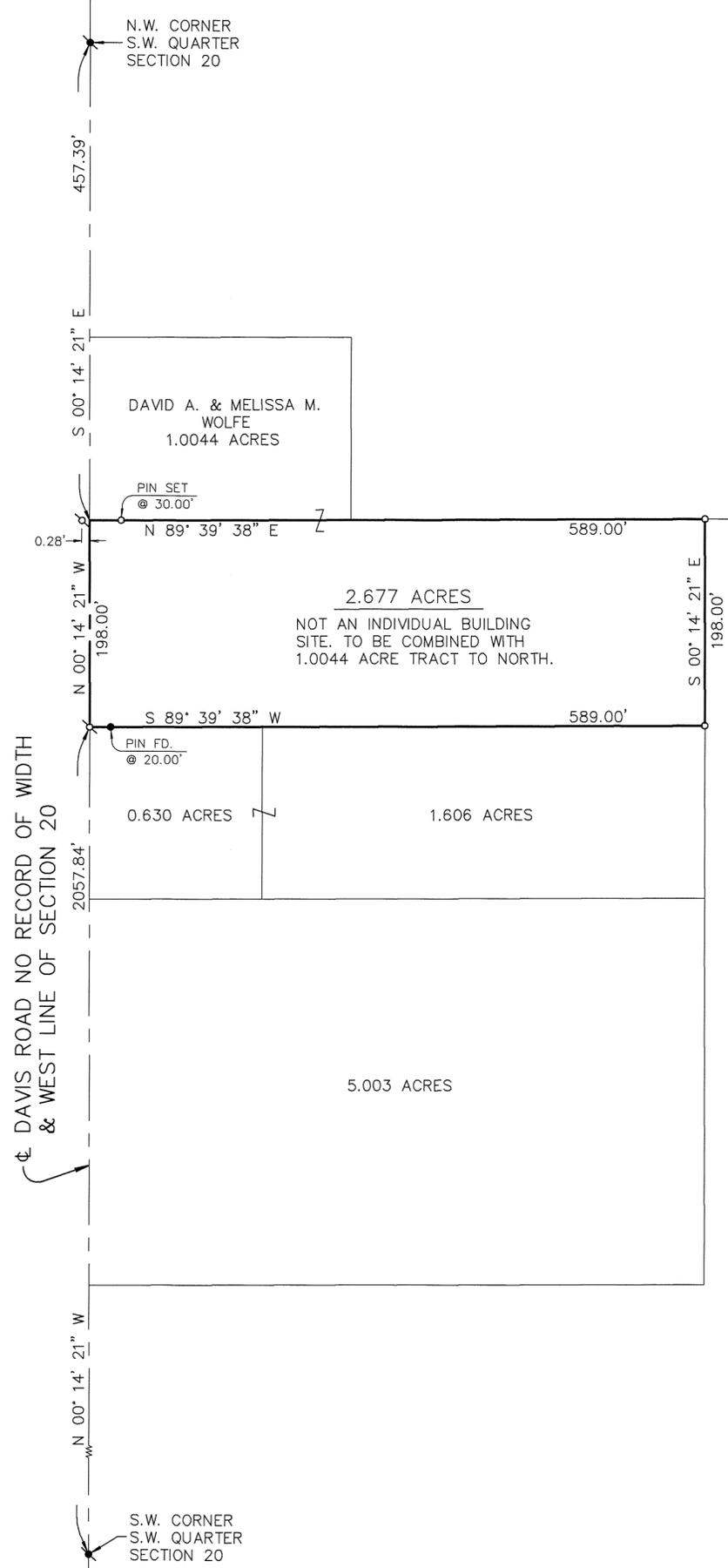
SW 1/4-20
Section

Union
Township

Miami
County

Ohio
State

Volume 58 Page 13
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Vol. 16, Pg. 50
 Vol. 22, Pg. 200
 Vol. 33, Pg. 106
 Vol. 43, Pg. 155

} Miami County Engineer's
 Record of Land Surveys

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

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

Debra Ventura 6-1-2017
 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.

2.677 Acre Tract

D. Stickel 6/18/17
 Secretary
 Miami County Planning Commission

DONALD G. STICKEL, et.al.
 D.B. 571, PAGE 638
 56.094 ACRES
 -2.677 ACRES
 53.417 AC. REMAINING

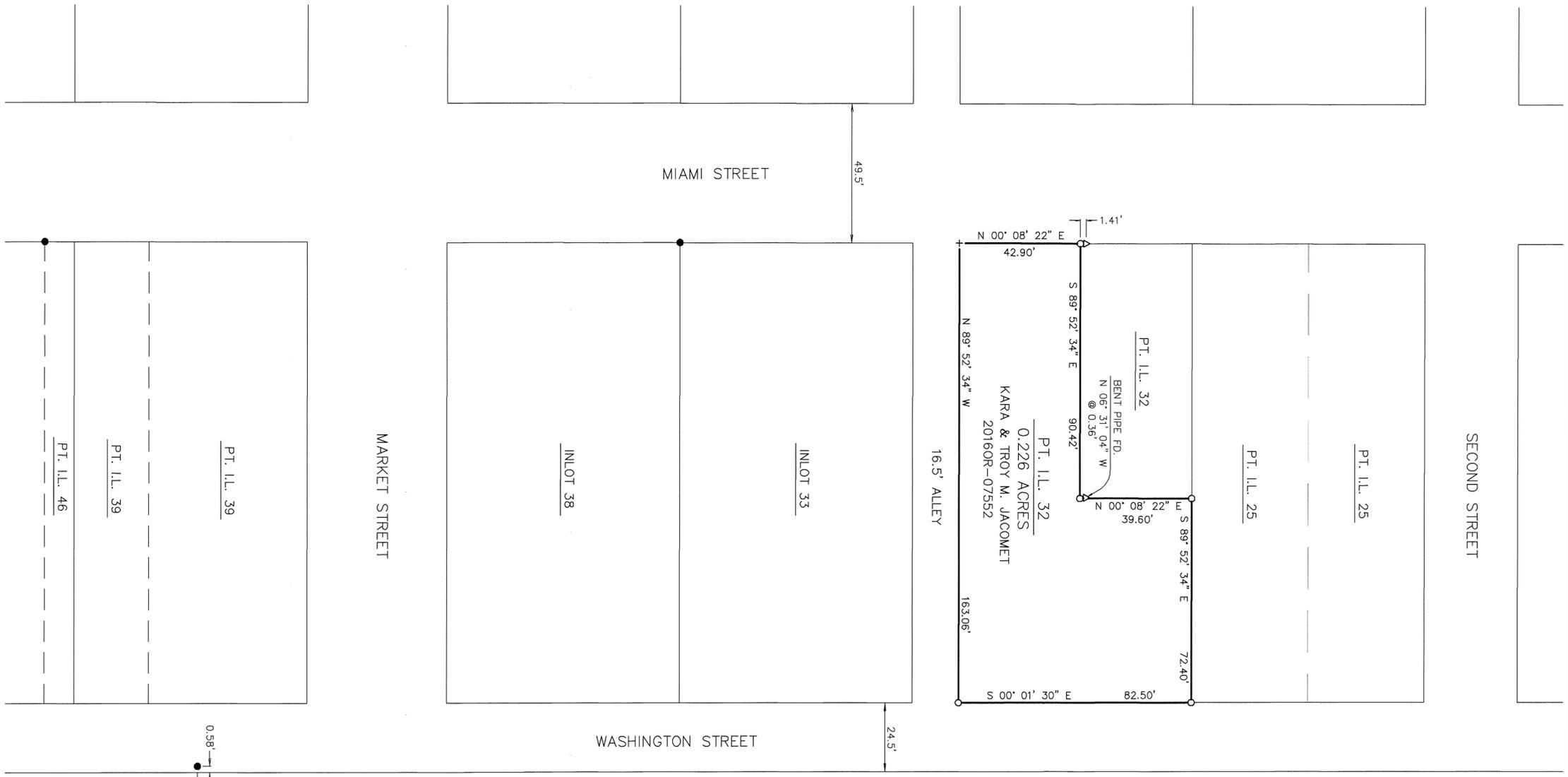
Basis of bearings: bearings are based on the west line of Section 20 and the centerline of Davis Road, bearing N 00° 14' 21" W, taken from State Plane Coordinate System, NAD83 (2011) Adjustment, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 2.677 acres for David & Melissa Wolfe.

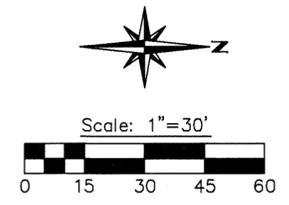


Michael W. Cozatt 5/23/17
 Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 14517 Ph. (937) 339-2921



Survey of Pt. Inlot 32 for Kara & Troy Jacomet.



Legend

- Iron pin found
- ▷ Iron pipe found
- + Cut cross set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 05, Pg. 10 } Miami County Engineer's
- Vol. 11, Pg. 76 } Record of Lot Surveys
- Vol. 15, Pg. 67 }

- Vol. 56, Pg. 127 } Miami County Engineer's
- Record of Land Surveys



Michael W. Cozatt 5/24/17
 Michael W. Cozatt, P.S. #6001 Date
Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 11017 Ph. (937) 339-2921

UNION
TOWNSHIP

S.W. 1/4 ~ 3
SECTION

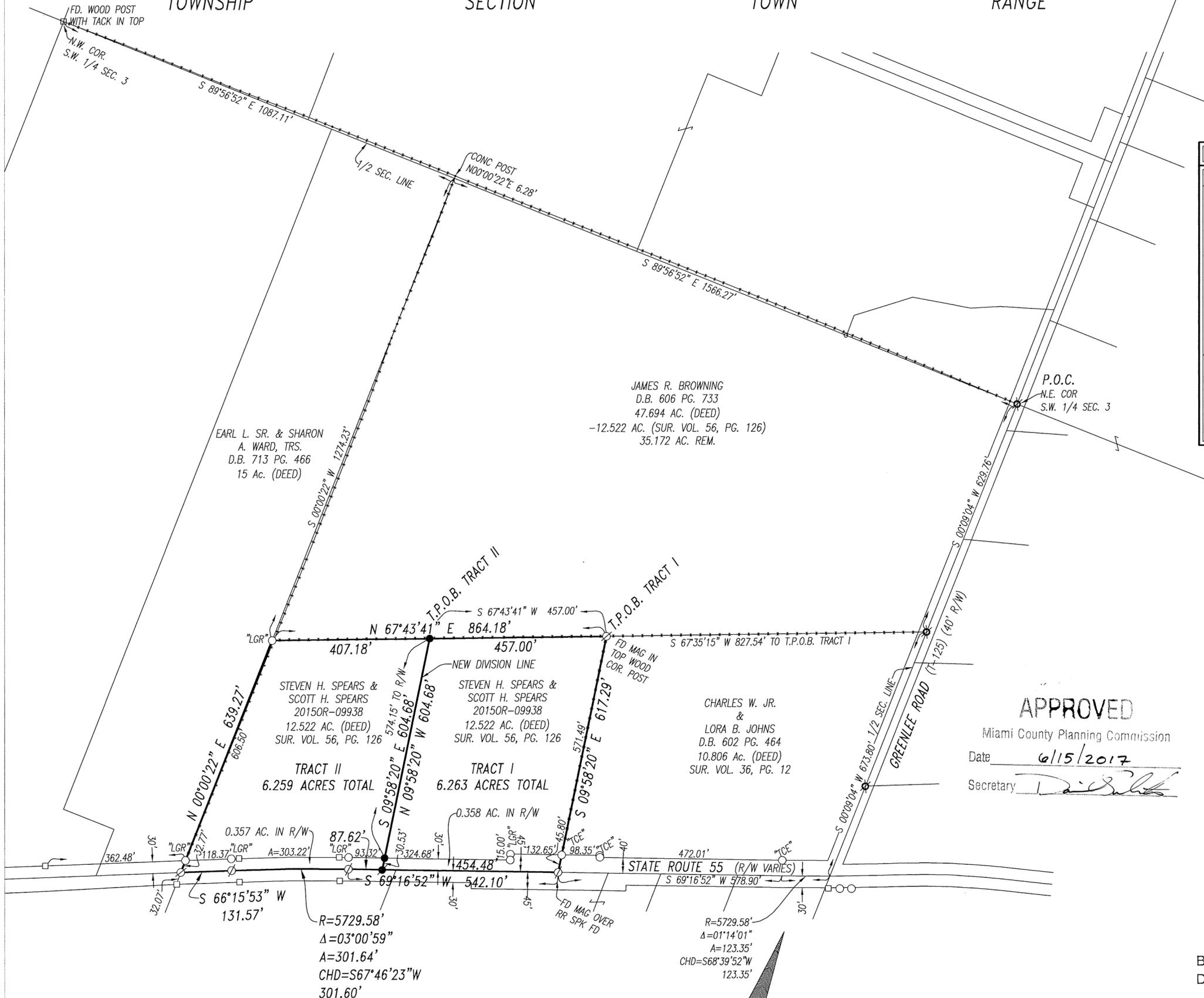
6
TOWN

5E
RANGE

VOLUME 58 PAGE 17
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATED: DECEMBER 2016

MONUMENTATION LEGEND		
SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
⊙	IRON PIPE FOUND	I PIPE FD
⊗	R.R. SPIKE FOUND	RR SPK FD
⊗	CROSS FOUND	X FD
△	STONE FOUND	STN FD
⊕	MAG OR PK NAIL FOUND	MAG OR PK FD
□	MONUMENT FOUND	MON FD
●	IRON PIN & CAP SET	IP & CAP SET
⊗	R.R. SPIKE SET	RR SPK SET
⊗	CROSS SET	X SET
●	MAG NAIL SET	MAG SET
■	MONUMENT SET	MON SET
■	3/4" IP SET W/2" CAP	IP & CAP SET

NOTE: ALL FOUND IRON PINS ARE #5 REBARS IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL FOUND IRON PIPES ARE 3/4" I.D. IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL SET IRON PINS ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.



- REFERENCES:
- DEEDS: AS SHOWN ON PLAT
- SURVEYS:
- VOL. 49 PG. 171
 - VOL. 49 PG. 9
 - VOL. 52 PG. 171
 - VOL. 43 PG. 159
 - VOL. 26 PG. 40
 - VOL. 20 PG. 81
- ROAD DWGS:
- S.H. 557 SEC. B&A R/W PLANS
 - C/L PLAT MIAMI COUNTY MIA-55-4.10

APPROVED
Miami County Planning Commission
Date 6/15/2017
Secretary [Signature]

Certified to Conform With
Miami County Survey Requirements
PAUL P. HVELSKAMP, P.E., P.S.
Miami County Engineer
[Signature] 6-14-2017
Deputy Date

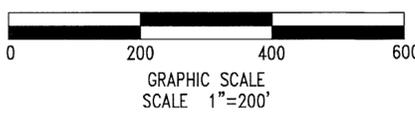
APPROVED
Subject to Zoning Approval
By [Signature], P.S.
Date 6/14/17
Miami County Health District

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

BY: [Signature] DATE 6/12/17
LUIS G. RIANCHO REGISTERED SURVEYOR OF OHIO NO. 5287



BASIS OF BEARING: S 69°16'52" W FOR THE CENTERLINE OF STATE ROUTE 55 FROM ODOT CENTERLINE PLAT MIAMI COUNTY MIA-55-4.10.



CLIENT: STEVEN SPEARS & SCOTT SPEARS
DATE OF SURVEY: DECEMBER 2016

PREPARED BY:



LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
JOB # 16057 DEC. 2016
DRAWING: 16057POS PLOT DATE 01-16-17

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

6
TOWN

5E
RANGE

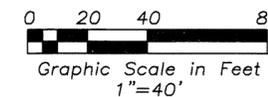
32 SE 1/4
SECTION

UNION
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 18
Miami County Engineer's
Record of Land Surveys



Legend

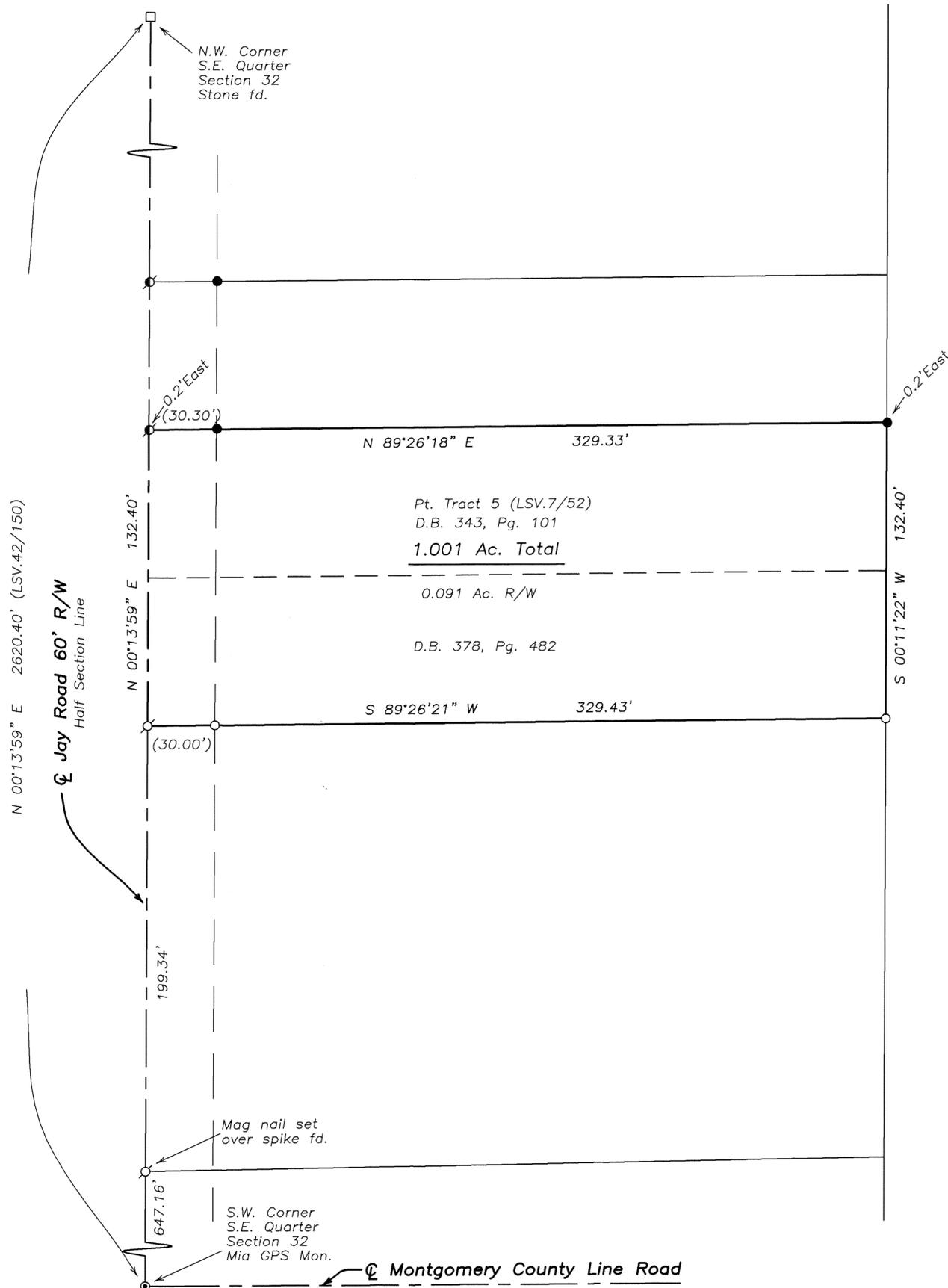
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ⊙ P.K. Nail Found
- Mag Nail Set
- ⊙ Mag Nail Found
- ⊙ R.R. Spike Found
- ⊙ Gin Spindle Set
- ⊙ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- ⊙ Pin in Monument Box

References

Miami County Engineer's
Record of Land Surveys
Volume 6, Page 165
Volume 7, Page 52
Volume 15, Page 144
Volume 42, Page 150
Volume 56, Page 107

Basis of Bearings:
Centerline of Jay Road
N 00°13'59" E taken from
State Plain Coordinate System,
NAD83(2011) Adjustment,
Geoid 12a, Ohio South Zone,
O.D.O.T. VRS/CORS Network

Survey of 2 tracts for
Ronald and Mary Smith



Michael W. Cozatt 6/19/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 16017 (937) 339-2921
File Name: C:\Jobs\2017\16017survey.dwg
Drawn by: DMC ~ Checked by: MWC

DETAIL SCALE: 1"=20'

BLOCK SCALE: 1"=40'



- LEGEND
- IRON PIN FOUND
 - IRON PIN SET
 - ⊕ MAG NAIL FOUND
 - ⊗ MAG NAIL SET
 - ⊠ RAILROAD SPIKE SET
 - + SMALL CROSS CUT
 - △ CALCULATED CORNER
 - ⊙ IRON PIPE FOUND

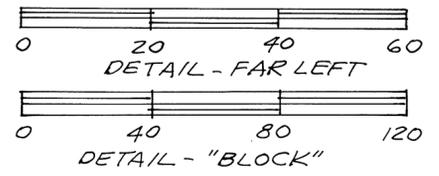


SURVEY OF INLOT 628 IN TROY FOR NORTHUP FAMILY.

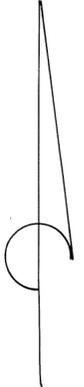
Steven D Leffel 6/28/17

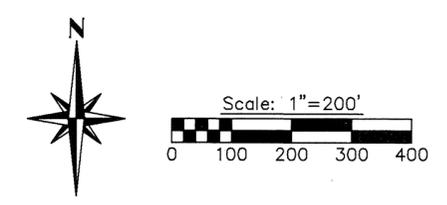
STEVEN D. LEFFEL
 PROFESSIONAL SURVEYOR NO. 6660
 1155 CLOVERDALE DRIVE
 TROY, OHIO 45373-1754
 937-339-9573

* REC. PLAT SHOWS 115.5' ON LOT DEPTHS PLUS A 12' ALLEY; SPLITTING CLAY & MULBERRY RESULTS IN 109.57' PRORATION. CARPENTER SHOWS DISCREPANCY BETWEEN REC. PLAT AND FIELD CONDITIONS ON LOT 4-114



NORTH BEARING ON MULBERRY PER LOT 15-200





Legend

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

References

- Vol. 28, Pg. 84
 - Vol. 29, Pg. 53
 - Vol. 33, Pg. 106
 - Vol. 43, Pg. 155
 - Vol. 47, Pg. 75
 - Vol. 47, Pg. 198
 - Vol. 58, Pg. 13
- } Miami County Engineer's
Record of Land Surveys

References

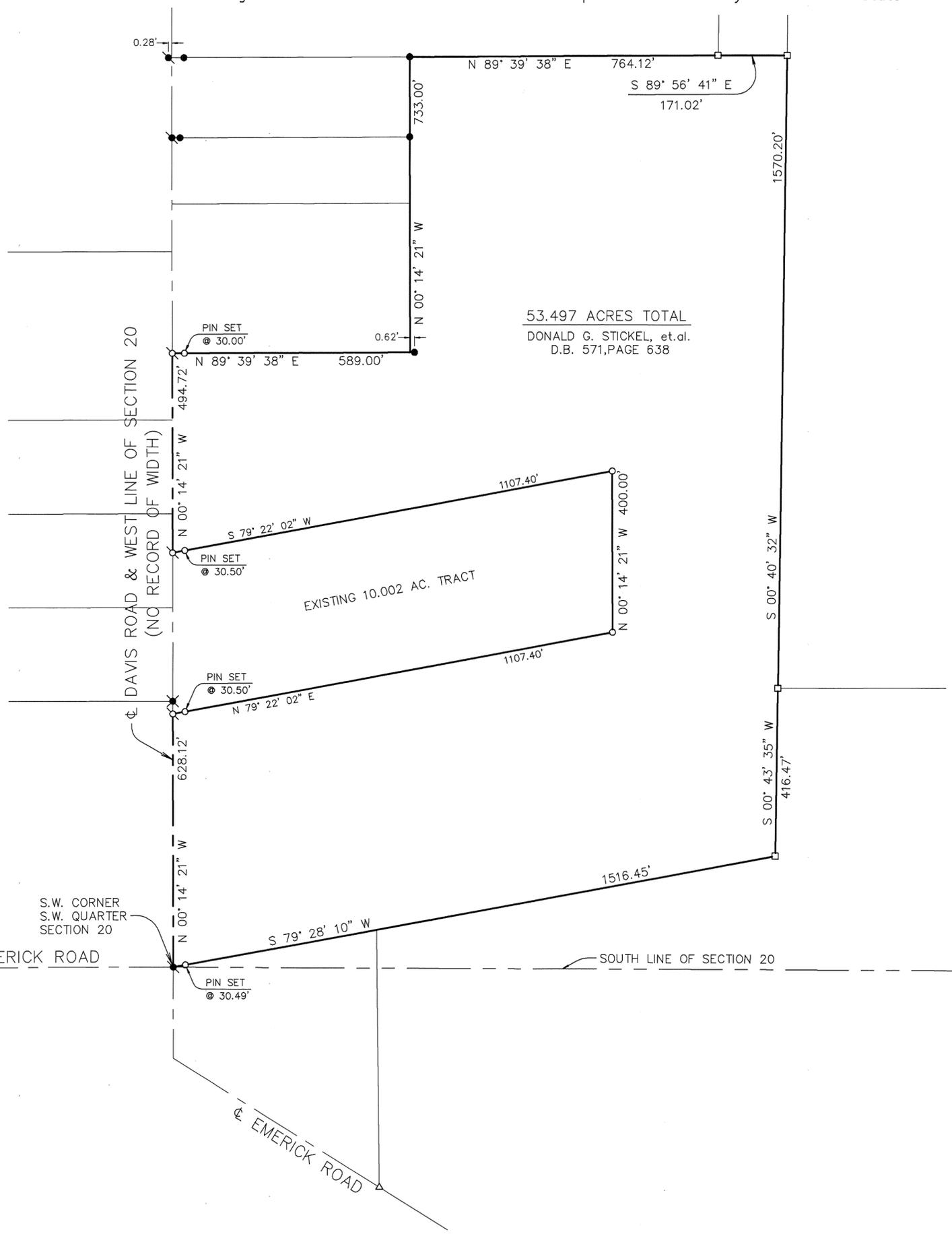
Basis of bearings: bearings are based on the west line of Section 20 and the centerline of Davis Road, bearing N 00° 14' 21" W, taken from State Plane Coordinate System, NAD83 (2011) Adjustment, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 53.497 acres for Donald Stickel, et.al.



Michael W. Cozatt 6/29/17
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 18617 Ph. (937) 339-2921



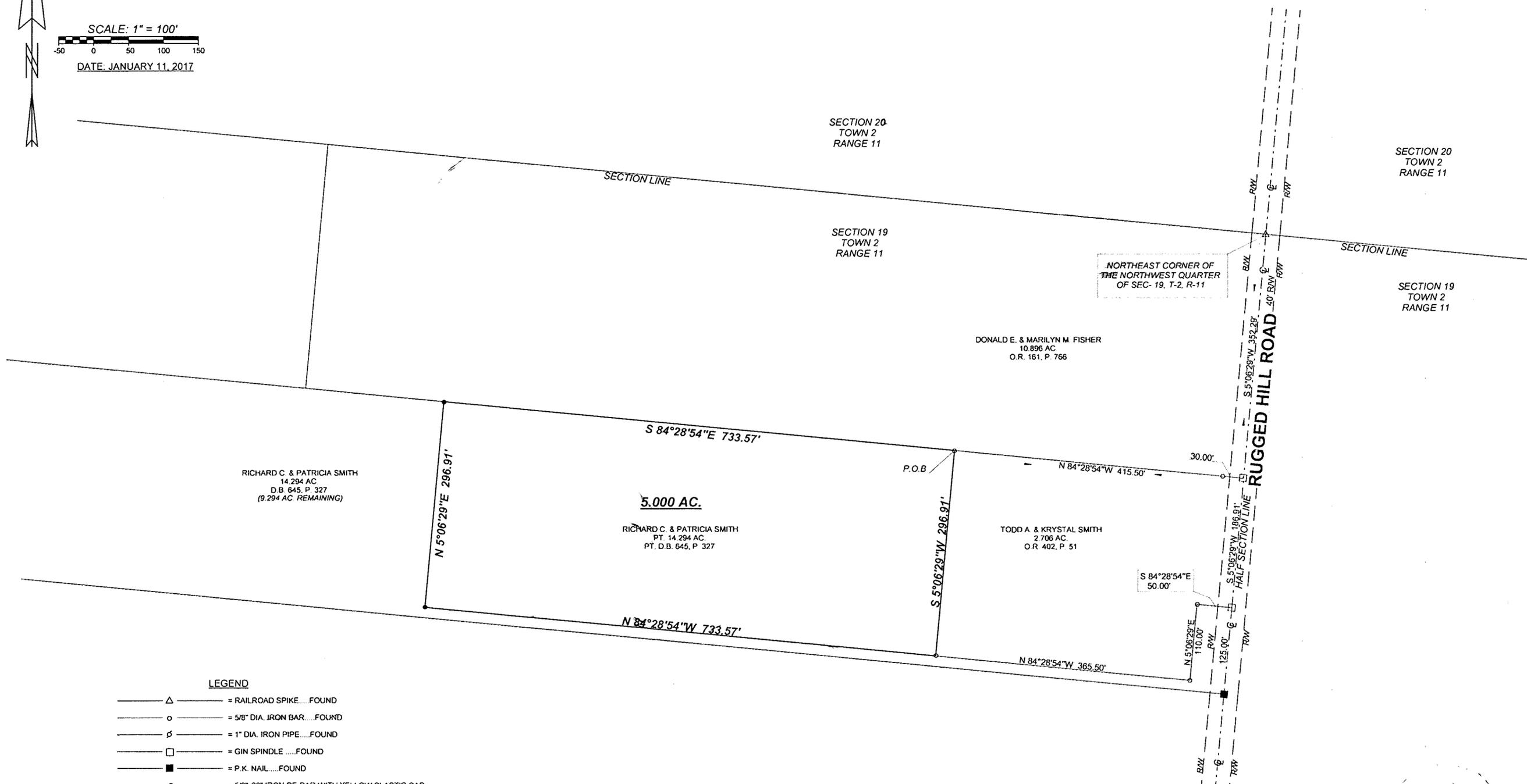
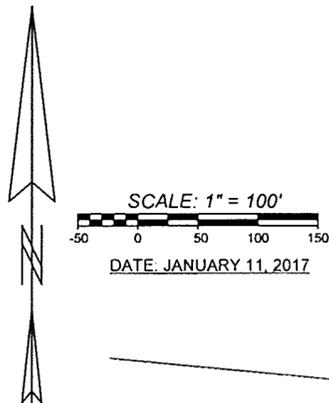
53.497 ACRES TOTAL
DONALD G. STICKEL, et.al.
D.B. 571, PAGE 638

PLAT OF SURVEY

LOSTCREEK TOWNSHIP, MIAMI COUNTY, OHIO
N.W. 1/4, SECTION 19, TOWN 2, RANGE 11, B.T.M.R.S.

SURVEY VOL. 58 P. 22

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND**
- Δ — = RAILROAD SPIKE..... FOUND
 - o — = 5/8" DIA. IRON BAR..... FOUND
 - ρ — = 1" DIA. IRON PIPE..... FOUND
 - □ — = GIN SPINDLE..... FOUND
 - ■ — = P.K. NAIL..... FOUND
 - ● — = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574"..... SET at grade

- NOTE:**
- BEARINGS ARE BASED ON THE CENTERLINE OF RUGGED HILL ROAD 40 PER AN ASSUMED BEARING OF S-5°06'29"-W.
 - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, MIAMI COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY (NOTE 3 FOR SURVEY REFERENCES).
 - MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS, REFERENCES USED:
VOLUME 46, PAGE 26
VOLUME 43, PAGE 176
VOLUME 39, PAGE 152
VOLUME 25, PAGE 99
VOLUME 25, PAGE 131
VOLUME 41, PAGE 35
VOLUME 42, PAGE 116
VOLUME 51, PAGE 89
VOLUME 22, PAGE 171
 - THE 5.000 ACRE TRACT SHOWN HEREON IS TO BE ATTACHED TO AN ADJOINING PARCEL.

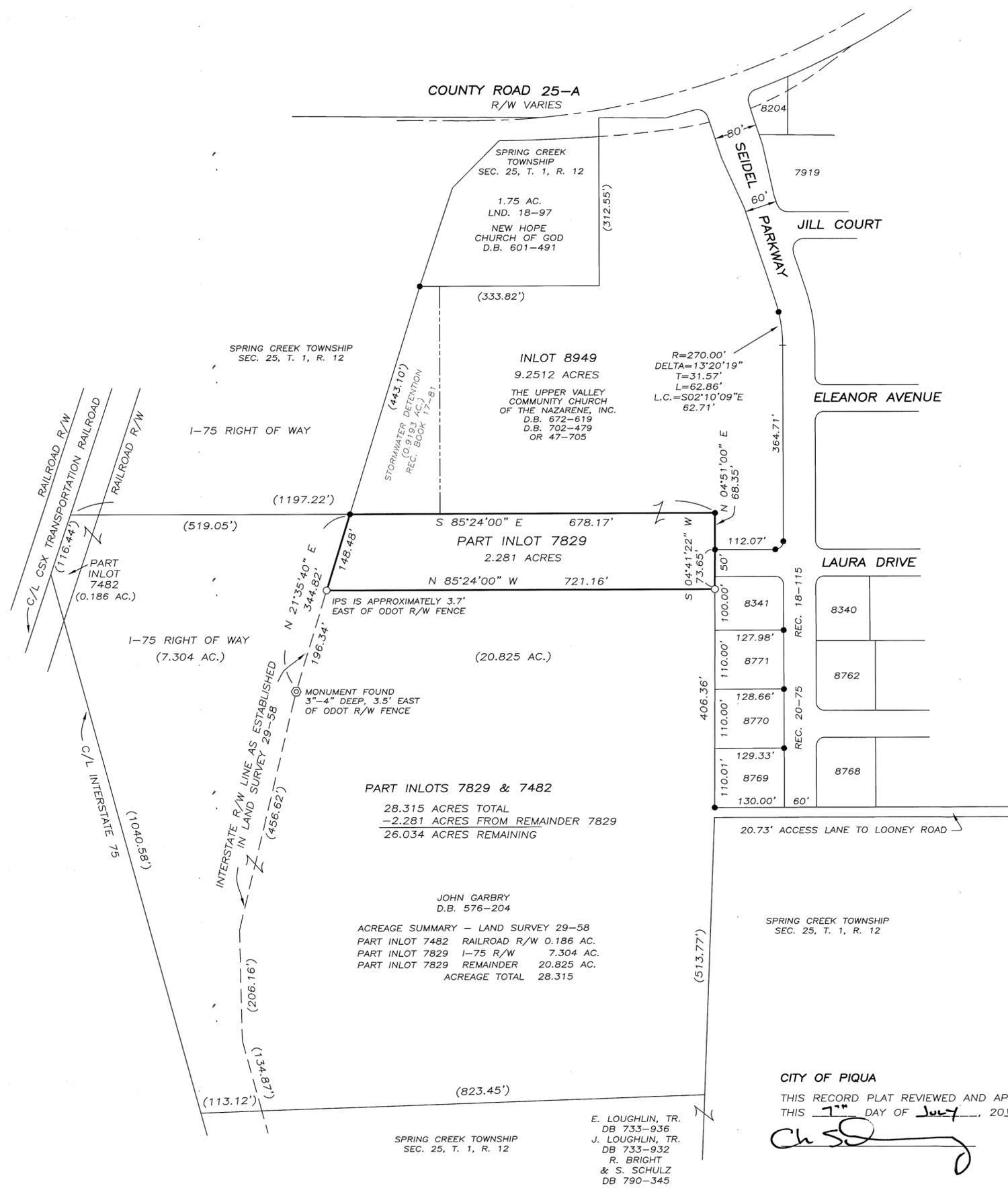
<p>CERTIFICATION OF REGISTRATION THIS IS TO CERTIFY THAT THE PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001. NOTICE IS GIVEN TO ALL PARTIES: NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE. NO STRUCTURE MAY BE ERRECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.</p> <p><i>[Signature]</i> 7/5/2017 (5.000 ACRE TRACT) SECRETARY DATE MIAMI COUNTY PLANNING COMMISSION</p>	<p>CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS</p> <p><i>[Signature]</i> PAUL P. HUESKAMP, P.E., P.S. MIAMI COUNTY ENGINEER <i>[Signature]</i> DEAN C. H. 6-19-2017 DEPUTY DATE</p>
---	--



SURVEYED BY: *[Signature]*
WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 7829

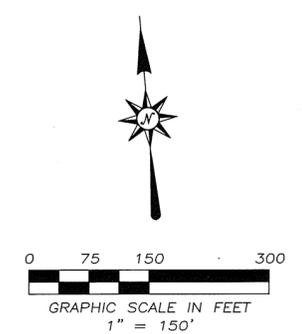
VOLUME 58 PAGE 23
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND**
- 5/8" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ⊙ CONCRETE HIGHWAY MONUMENT FOUND
- (XX.XX) DENOTES MEASUREMENT FROM PREVIOUS SURVEY OR PLAT BUT NOT FIELD VERIFIED, ALL OTHERS ARE MEASURED

- REFERENCES**
- MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 576, PAGE 204
OFFICIAL RECORD 47, PAGE 705
PLAT BOOK 13, PAGE 31B
PLAT BOOK 15, PAGE 113A
PLAT BOOK 18, PAGE 115
PLAT BOOK 20, PAGE 75
PLAT BOOK 21, PAGE 100
PLAT BOOK 23, PAGE 2
PLAT BOOK 23, PAGE 3
BASIS OF BEARING
DOCUMENT 20160R-09493
- MIAMI COUNTY ENGINEER'S RECORDS:
LAND SURVEY VOLUME 29, PAGE 58

NOTES:
THE 2.281 ACRE SPLIT OFF THE NORTHEAST PART OF INLOT 7829 IS BEING SUBDIVIDED FOR IMMEDIATE TRANSFER FROM JOHN GARBRY TO THE UPPER VALLEY COMMUNITY CHURCH. FOLLOWING THE REZONING OF SAID 2.281 ACRES, THE CHURCH WILL REPLAT THEIR EXISTING 9.2512 ACRES, INLOT 8949, AND COMBINE IT WITH THE 2.281 ACRES FOR ONE NEW INLOT NUMBER TO FACILITATE THE CONSTRUCTION OF A NEW PARKING LOT.
THE REMAINDER OF THE GARBRY PARCEL, 26.034 ACRES, PARTS OF INLOTS 7829 AND 7482, IS CURRENTLY UNDER LAND CONTRACT IN DOCUMENT 20160R-09493, MIAMI COUNTY RECORDER'S OFFICE, TO THE UPPER VALLEY COMMUNITY CHURCH. THE CHURCH ANTICIPATES A CLOSING ON SAID REMAINING GARBRY TRACT IN 2018.



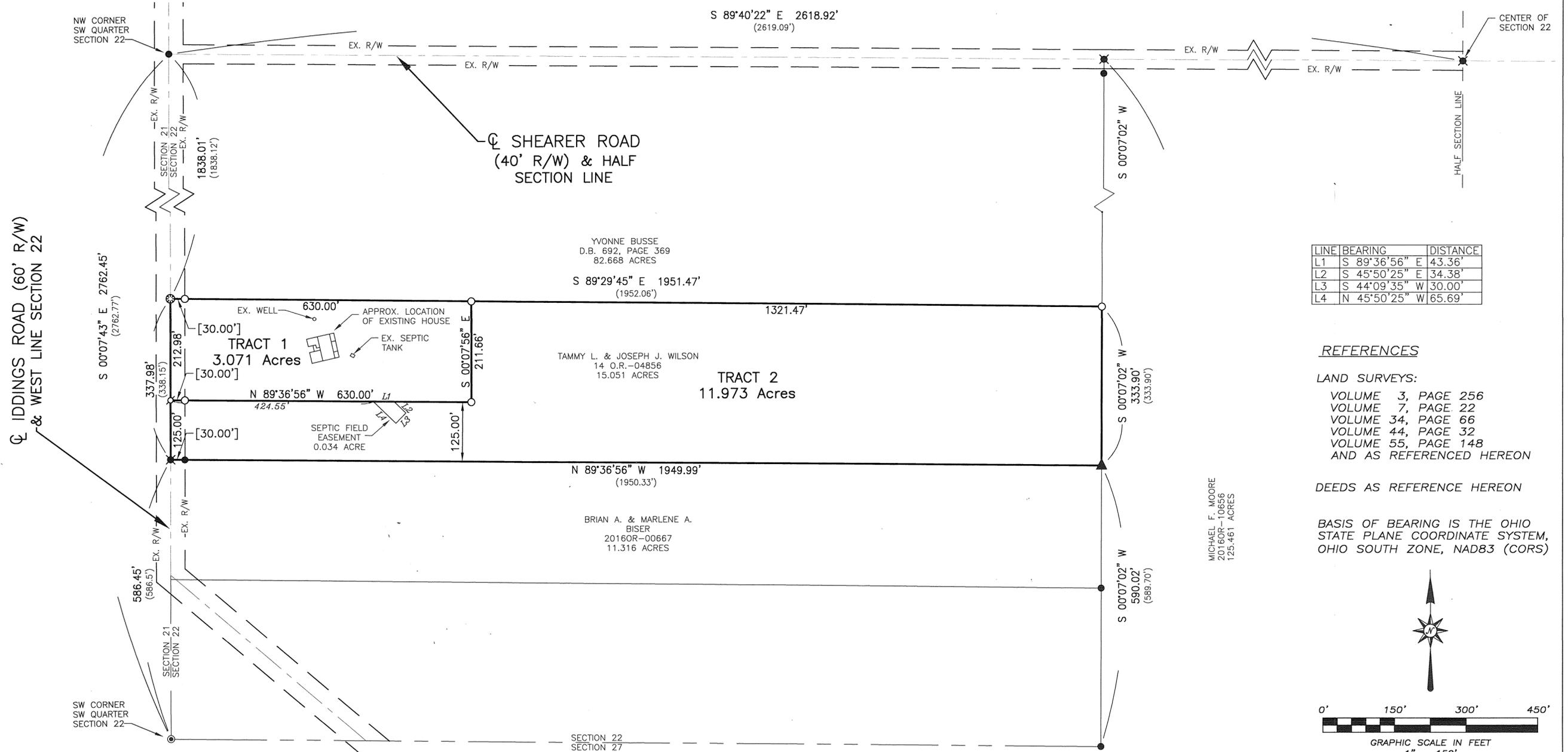
CITY OF PIQUA
THIS RECORD PLAT REVIEWED AND APPROVED
THIS 7th DAY OF July, 2017.
Ch SD

SURVEY FOR JOHN GARBRY AND UPPER VALLEY COMMUNITY CHURCH IN MIAMI COUNTY, OHIO ~ JUNE 18, 2017

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
THOMAS R. ZECHMAN
7077

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

22 SECTION 6 TOWN 5 RANGE UNION TOWNSHIP



LINE	BEARING	DISTANCE
L1	S 89°36'56" E	4.3.36'
L2	S 45°50'25" E	34.38'
L3	S 44°09'35" W	30.00'
L4	N 45°50'25" W	65.69'

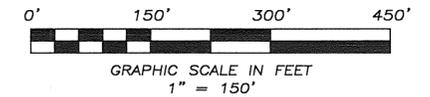
REFERENCES

LAND SURVEYS:
 VOLUME 3, PAGE 256
 VOLUME 7, PAGE 22
 VOLUME 34, PAGE 66
 VOLUME 44, PAGE 32
 VOLUME 55, PAGE 148
 AND AS REFERENCED HEREON

DEEDS AS REFERENCE HEREON

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

MICHAEL F. MOORE
 20160R-10656
 125.461 ACRES



John J. Brumbaugh
 6-28-2017
 JOHN J. BRUMBAUGH
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #8218

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- ✕ MAG NAIL SET
- ✕ MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ▲ STONE FOUND
- 1" IRON PIPE FOUND
- ⊗ GIN SPINDLE FOUND
- XX EASEMENT TEXT
- () REFERENCED DIST. OF RECORD

APPROVED
 Subject to Zoning Approval
 By *Denise Ventura, P.E., P.S.*
 Date 7/6/17
 Miami County Health District

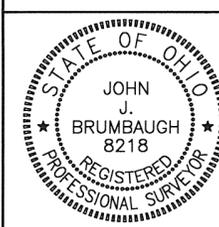
CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp, P.E., P.S.
 MIAMI COUNTY ENGINEER
Denise Ventura 6-28-2017
 DEPUTY DATE

APPROVED

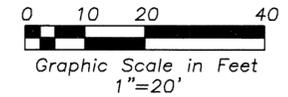
Miami County Planning Commission
 Date 7/11/2017
 Secretary *Dianna*

LOT SPLIT SURVEY OF A 15.051 ACRE TRACT IN MIAMI COUNTY
 INTO TWO TRACTS FOR KYLE WILSON ~ 6/28/17



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



NOTE:

Westgate Road is on an arc with no curve called on plat. Lot dimension on Westgate Road right-of-way is record and for property line location only. The right-of-way is 10' off the curb on an arc.

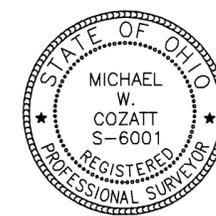
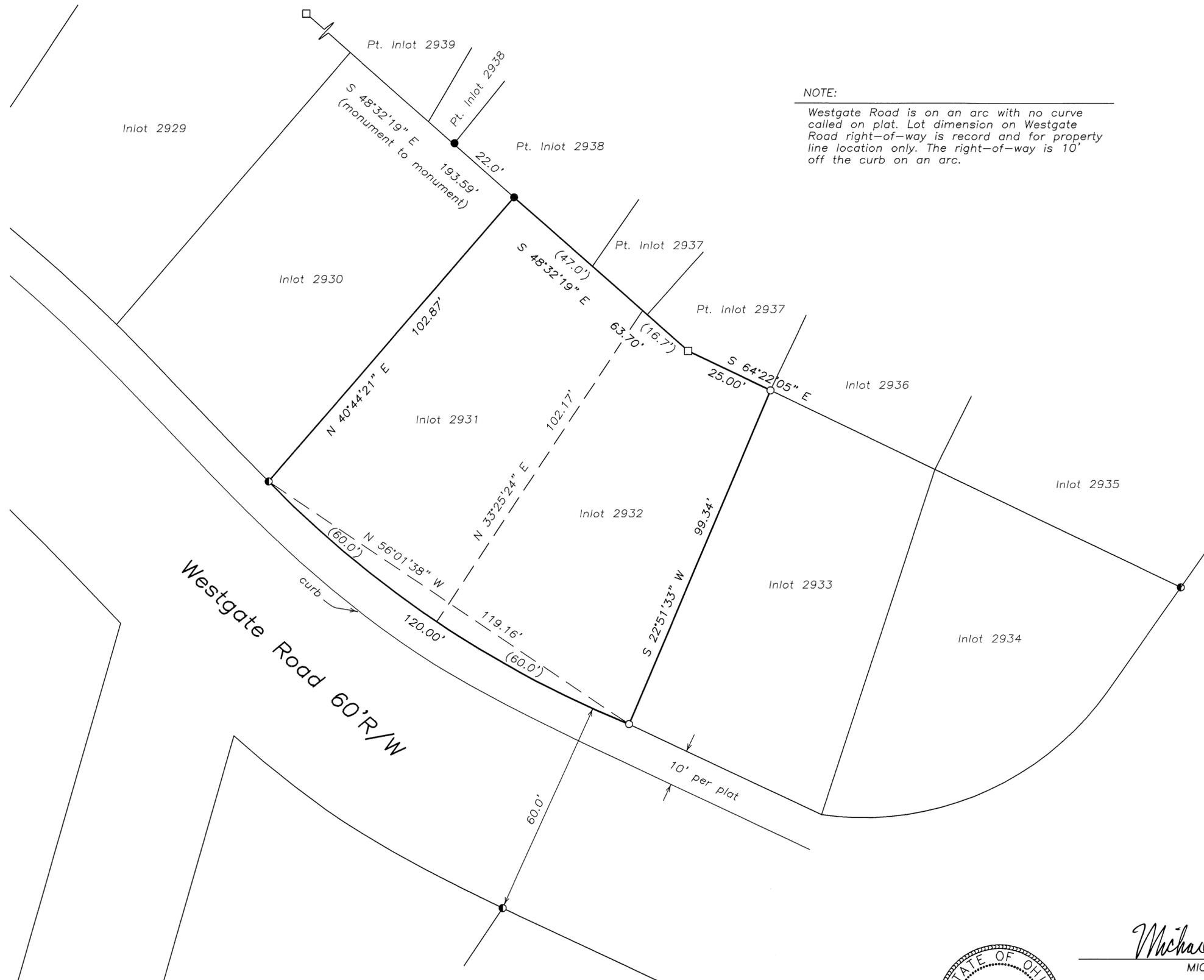
Legend

- 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
- Conc. Mon. Found w/'x'
- ⊙ Monument Found
- Pin in Monument Box

References

- Miami County Recorder's Plat Records
Plat Book 4, Page 51
Plat Book 26, Page 53
- Miami County Engineer's Record of Lot Surveys
Volume 15, Page 59

Survey of Inlots 2931 & 2932 for Zach King



Michael W. Cozatt 2/14/17
 MICHAEL W. COZATT
 P.S. #6001

COZATT ENGINEERING COMPANY
 Civil Engineer
 534 N. Elm St. Suite C
 Job No. 17317
 File Name: C:\JOBS\2017\17317.dwg
 Drawn by: DMC ~ Checked by: MWC

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

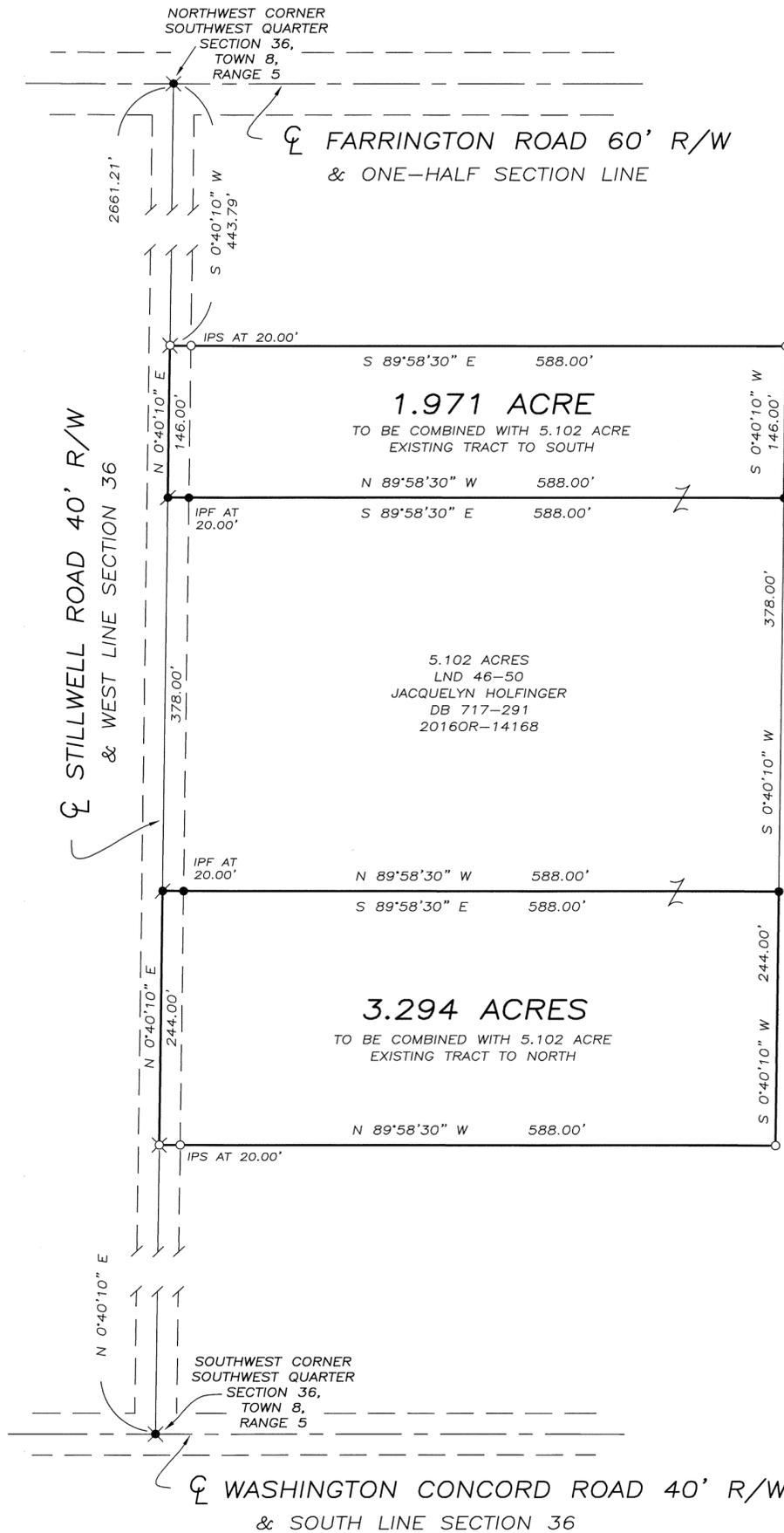
WASHINGTON
TOWNSHIP

36 SW 1/4
SECTION

8
TOWN

5
RANGE

VOLUME 58 PAGE 26
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



NOTE:
THE 1.971 ACRE AND 3.294 ACRE
TRACTS ARE BEING COMBINED WITH THE
EXISTING 5.102 ACRE TRACT AS SHOWN

5.102 ACRES EXISTING TRACT (LND 46-50)
1.971 ACRE (NORTH TRACT)
3.294 ACRES (SOUTH TRACT)
10.367 ACRES TOTAL
-0.353 ACRE WITHIN R/W
10.014 ACRES OUTSIDE R/W

LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 44, PAGE 151
VOLUME 46, PAGE 50

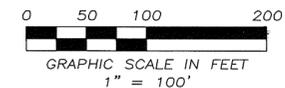
MIAMI COUNTY RECORDER'S
RECORDS:
OFFICIAL RECORD 423, PAGE 495
DOCUMENT 2016OR-14168

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelstam, P.E., P.S.
MIAMI COUNTY ENGINEER
Des Vant 7-19-2017
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. 711.001
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.
DeB... 7/19/17 (1.971 & 3.294
SECRETARY DATE ACRE TRACTS)
MIAMI COUNTY PLANNING COMMISSION

99.169 ACRES
LND 44-151
HOLFINGER FAMILY FARMS LLC
OR 423-495

99.169 ACRES
-1.971 ACRE
-3.294 ACRES
93.904 ACRES REMAINING



SURVEY FOR HOLFINGER FAMILY FARMS LLC
IN MIAMI COUNTY, OHIO ~ JULY 15, 2017

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

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

VOLUME 9, PAGE 109
VOLUME 41, PAGE 93
VOLUME 44, PAGE 127
VOLUME 48, PAGE 75

DEED REFERENCE:
AS NOTED ON THE PLAT

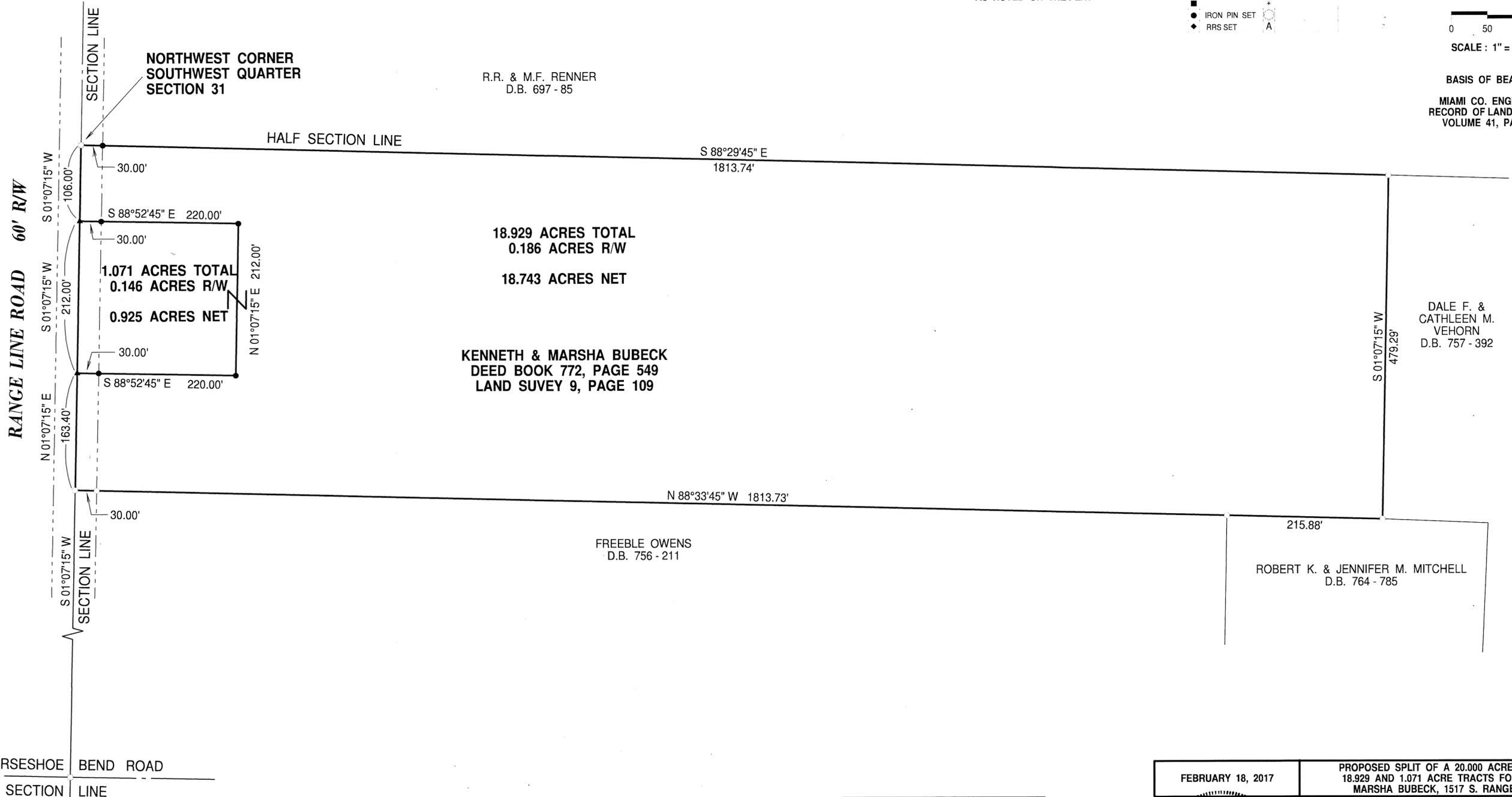
LEGEND

- PK NAIL FOUND
- STONE FOUND
- IRON PIN FOUND
- GIN SPINDLE FND
- MAG NAIL SET
- IRON PIN SET
- RRS SET
- RRS FOUND
- A



0 50 100
SCALE: 1" = 100'

BASIS OF BEARING:
MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEYS
VOLUME 41, PAGE 93



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Deb Stumpf DV 3-3-17
DEPUTY

APPROVED

MIAMI COUNTY PLANNING COMMISSION

6/19/2017
DATE

[Signature]
SECRETARY

APPROVED

SUBJECT TO ZONING APPROVAL

BY *[Signature]* R.S.

DATE *3/14/17*

MIAMI COUNTY
GENERAL HEALTH DEPT.

FEBRUARY 18, 2017

STATE OF OHIO

NEIL E. TEAFORD
7724

REGISTERED
PROFESSIONAL SURVEYOR

PROPOSED SPLIT OF A 20.000 ACRE PARCEL INTO
18.929 AND 1.071 ACRE TRACTS FOR KENNETH &
MARSHA BUBECK, 1517 S. RANGELINE RAOD

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD

5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteafor@frontier.com

**OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724**

STONE FOUND
NW CORNER OF SECTION 36
TOWN 3 RANGE 9 M.R.S.

POB

NE CORNER OF SECTION 6
TOWN 2 RANGE 9 M.R.S.

5/8 IPF 114.99'

SECTION 6 TOWN 2
RANGE 9 M.R.S.

BETHEL TWP, MIAMI COUNTY, OHIO
PIKE TWP, CLARK COUNTY, OHIO

SECTION 6
SECTION 36

REFERENCES:

- VOL. 10, PG. 59
- VOL. 10, PG. 120
- VOL. 28, PG. 117
- VOL. 29, PG. 157
- VOL. 33, PG. 73
- VOL. 41, PG. 135
- VOL. 47, PG. 160
- VOL. 55, PG. 24
- VOL. 57, PG. 107

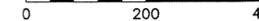
ALL MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

ALL DEED REFERENCES BEING
OF RECORD IN THE RECORDS
OF THE RECORDER'S OFFICE,
MIAMI COUNTY, OHIO.



NORTH

SCALE IN FEET



LEGEND

- IRON PIN FOUND
- IRON PIN SET & CAPPED
- ▲ MAG NAIL SET
- STONE FOUND

**PLAT OF SURVEY
BETHEL TOWNSHIP
MIAMI COUNTY, OHIO
SECTION 6, TOWN 2 RANGE 9 MRS**

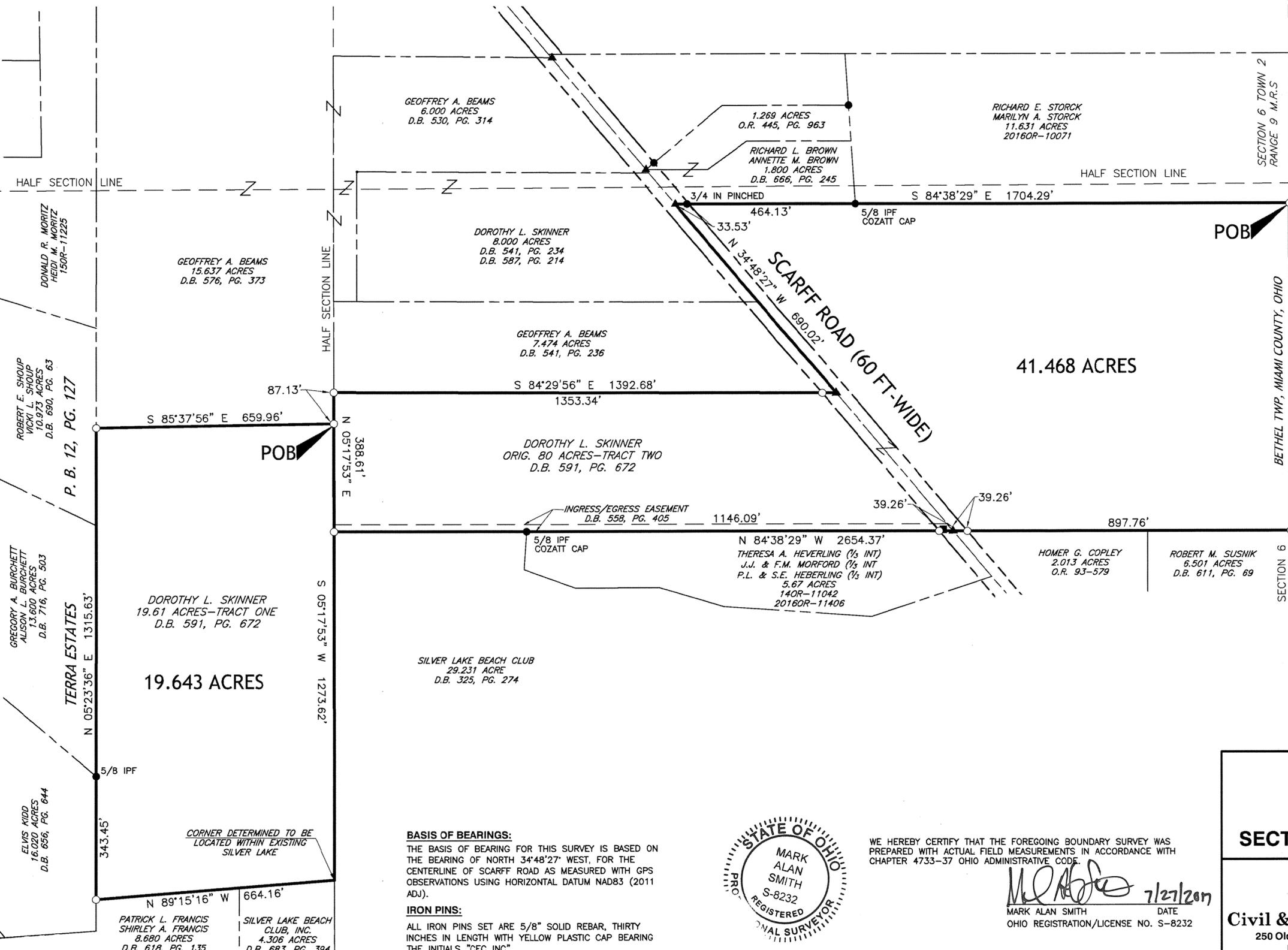


Civil & Environmental Consultants, Inc.

250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085

Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638

www.cecinc.com



BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE BEARING OF NORTH 34°48'27" WEST, FOR THE CENTERLINE OF SCARFF ROAD AS MEASURED WITH GPS OBSERVATIONS USING HORIZONTAL DATUM NAD83 (2011 ADJ).

IRON PINS:

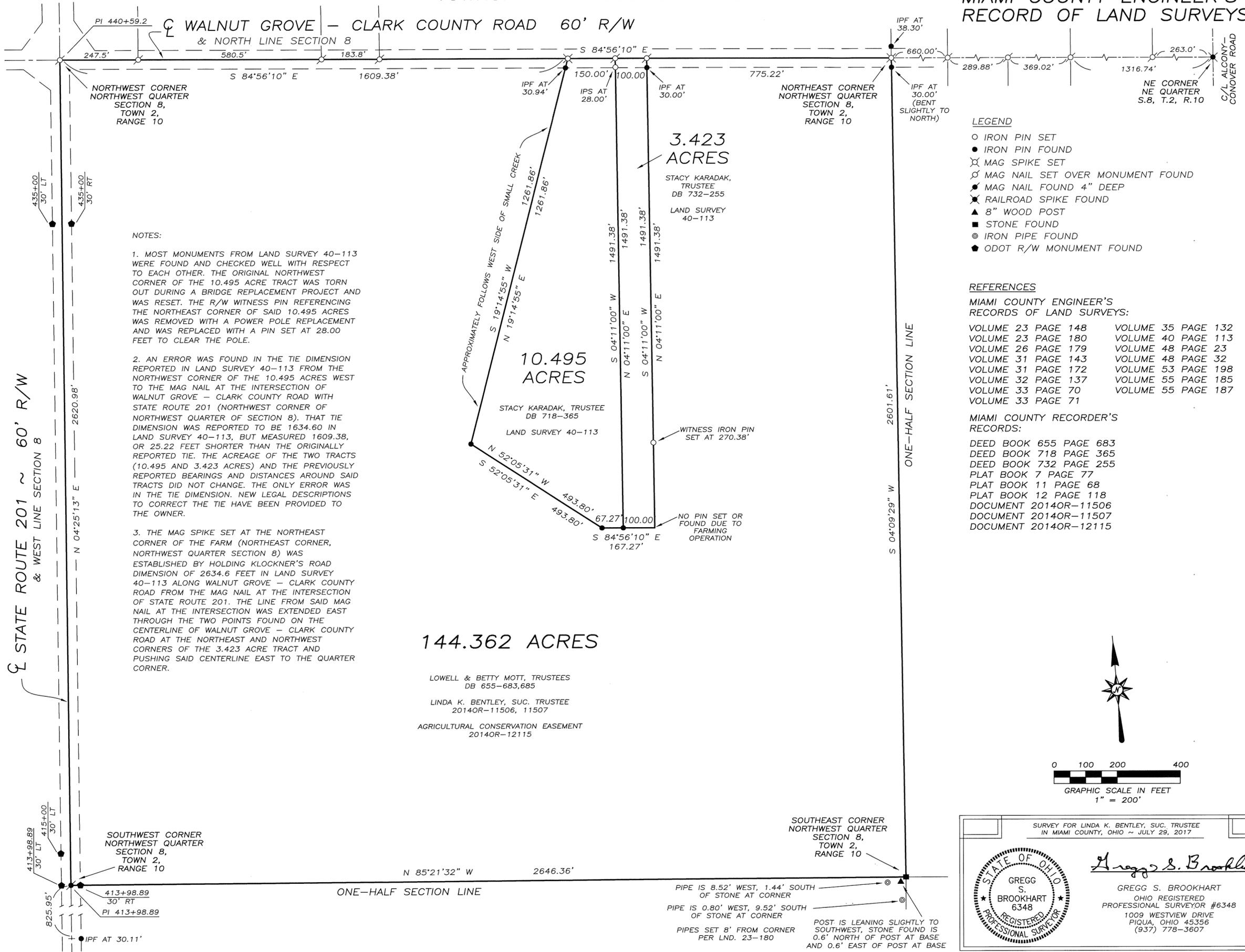
ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".



WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

Mark Alan Smith
 MARK ALAN SMITH DATE 7/27/2017
 OHIO REGISTRATION/LICENSE NO. S-8232

P:\2017\173-288\Survey\Draw\3288-SRVY-SKINNER-SCARFF.dwg(LAYOUT) - LS(27/07/2017 - msmith) - LP: 7/27/2017 6:51 AM



NOTES:

1. MOST MONUMENTS FROM LAND SURVEY 40-113 WERE FOUND AND CHECKED WELL WITH RESPECT TO EACH OTHER. THE ORIGINAL NORTHWEST CORNER OF THE 10.495 ACRE TRACT WAS TORN OUT DURING A BRIDGE REPLACEMENT PROJECT AND WAS RESET. THE R/W WITNESS PIN REFERENCING THE NORTHEAST CORNER OF SAID 10.495 ACRES WAS REMOVED WITH A POWER POLE REPLACEMENT AND WAS REPLACED WITH A PIN SET AT 28.00 FEET TO CLEAR THE POLE.
2. AN ERROR WAS FOUND IN THE TIE DIMENSION REPORTED IN LAND SURVEY 40-113 FROM THE NORTHWEST CORNER OF THE 10.495 ACRES WEST TO THE MAG NAIL AT THE INTERSECTION OF WALNUT GROVE - CLARK COUNTY ROAD WITH STATE ROUTE 201 (NORTHWEST CORNER OF NORTHWEST QUARTER OF SECTION 8). THAT TIE DIMENSION WAS REPORTED TO BE 1634.60 IN LAND SURVEY 40-113, BUT MEASURED 1609.38, OR 25.22 FEET SHORTER THAN THE ORIGINALLY REPORTED TIE. THE ACREAGE OF THE TWO TRACTS (10.495 AND 3.423 ACRES) AND THE PREVIOUSLY REPORTED BEARINGS AND DISTANCES AROUND SAID TRACTS DID NOT CHANGE. THE ONLY ERROR WAS IN THE TIE DIMENSION. NEW LEGAL DESCRIPTIONS TO CORRECT THE TIE HAVE BEEN PROVIDED TO THE OWNER.
3. THE MAG SPIKE SET AT THE NORTHEAST CORNER OF THE FARM (NORTHEAST CORNER, NORTHWEST QUARTER SECTION 8) WAS ESTABLISHED BY HOLDING KLOCKNER'S ROAD DIMENSION OF 2634.6 FEET IN LAND SURVEY 40-113 ALONG WALNUT GROVE - CLARK COUNTY ROAD FROM THE MAG NAIL AT THE INTERSECTION OF STATE ROUTE 201. THE LINE FROM SAID MAG NAIL AT THE INTERSECTION WAS EXTENDED EAST THROUGH THE TWO POINTS FOUND ON THE CENTERLINE OF WALNUT GROVE - CLARK COUNTY ROAD AT THE NORTHEAST AND NORTHWEST CORNERS OF THE 3.423 ACRE TRACT AND PUSHING SAID CENTERLINE EAST TO THE QUARTER CORNER.

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG SPIKE SET
- ⊕ MAG NAIL SET OVER MONUMENT FOUND
- ⊙ MAG NAIL FOUND 4" DEEP
- ⊗ RAILROAD SPIKE FOUND
- ▲ 8" WOOD POST
- STONE FOUND
- ⊙ IRON PIPE FOUND
- ODOT R/W MONUMENT FOUND

REFERENCES

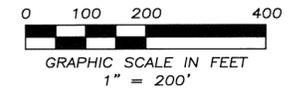
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- | | |
|--------------------|--------------------|
| VOLUME 23 PAGE 148 | VOLUME 35 PAGE 132 |
| VOLUME 23 PAGE 180 | VOLUME 40 PAGE 113 |
| VOLUME 26 PAGE 179 | VOLUME 48 PAGE 23 |
| VOLUME 31 PAGE 143 | VOLUME 48 PAGE 32 |
| VOLUME 31 PAGE 172 | VOLUME 53 PAGE 198 |
| VOLUME 32 PAGE 137 | VOLUME 55 PAGE 185 |
| VOLUME 33 PAGE 70 | VOLUME 55 PAGE 187 |
| VOLUME 33 PAGE 71 | |
- MIAMI COUNTY RECORDER'S RECORDS:
- DEED BOOK 655 PAGE 683
 - DEED BOOK 718 PAGE 365
 - DEED BOOK 732 PAGE 255
 - PLAT BOOK 7 PAGE 77
 - PLAT BOOK 11 PAGE 68
 - PLAT BOOK 12 PAGE 118
 - DOCUMENT 2014OR-11506
 - DOCUMENT 2014OR-11507
 - DOCUMENT 2014OR-12115

144.362 ACRES

LOWELL & BETTY MOTT, TRUSTEES
DB 655-683,685

LINDA K. BENTLEY, SUC. TRUSTEE
2014OR-11506, 11507

AGRICULTURAL CONSERVATION EASEMENT
2014OR-12115



SURVEY FOR LINDA K. BENTLEY, SUC. TRUSTEE
IN MIAMI COUNTY, OHIO ~ JULY 29, 2017

Gregg S. Brookhart

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

5
TOWN

6
RANGE

29 SW 1/4
SECTION

CONCORD
TOWNSHIP

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OHIO
STATE

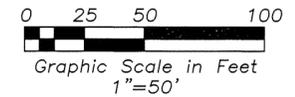
Volume 58 Page 32

Miami County Engineer's
Record of Land Surveys

Mag nail
set over
spike fd.
at State
Route 718

Westwood Road 50'R/W

Pins found along street were
held as right-of-way lines



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 (000.00) Plat Distance

References

- Miami County Engineer's Record of Land Surveys
 - Volume 12, Page 73
 - Volume 12, Page 74
 - Volume 13, Page 93
 - Volume 18, Page 134
- Miami County Recorder's Plat Records
 - Volume 7, Page 46
 - Volume 8, Page 148

Basis of Bearings:
Centerline of Barnhart Road
taken from State Plain
Coordinate System, NAD83
(2011) adjustment, GEOID 12a,
Ohio South Zone, O.D.O.T.
VRS/CORS Network

Survey split of Tract 5
for Roger Kearney

N 00°07'06" W

West Line Section 29

Centerline of Barnhart Road 60'R/W

280.00' (280.00')

168.75' (170.00')

561.75'

N 00°07'06" W

N 00°07'06" W

N 00°07'06" W

N 00°07'06" W

340.00' to C (340.00')

(30.00')
R/W pin held as south line of street

Existing 1.759 Ac.
L.S.V.12, Pg.74
J. Roger & Carol Kearney

Existing 1.753 Ac.
L.S.V.12, Pg.73

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

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. **0.277 Ac. Total**

[Signature] 8/21/2017
Secretary
Miami County Planning Commission

(340.00')
340.00' to C

N 89°54'08" E

N 89°50'21" E

54.00'

Bent pin fd. 0.4'N.

Bent pin fd. 0.4'W.
Pin fd. 0.4'N. 0.4'E.

N 00°07'06" W

Z

N 00°07'06" W

0.414 Ac.
Pt. Tract 5

80.00'

N 89°54'08" E

151.00'

80.00'

N 00°07'06" W

N 00°07'06" W

N 00°07'06" W

N 00°07'06" W

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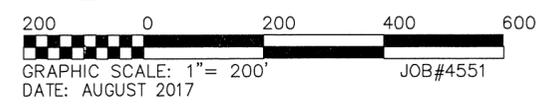
73.62'

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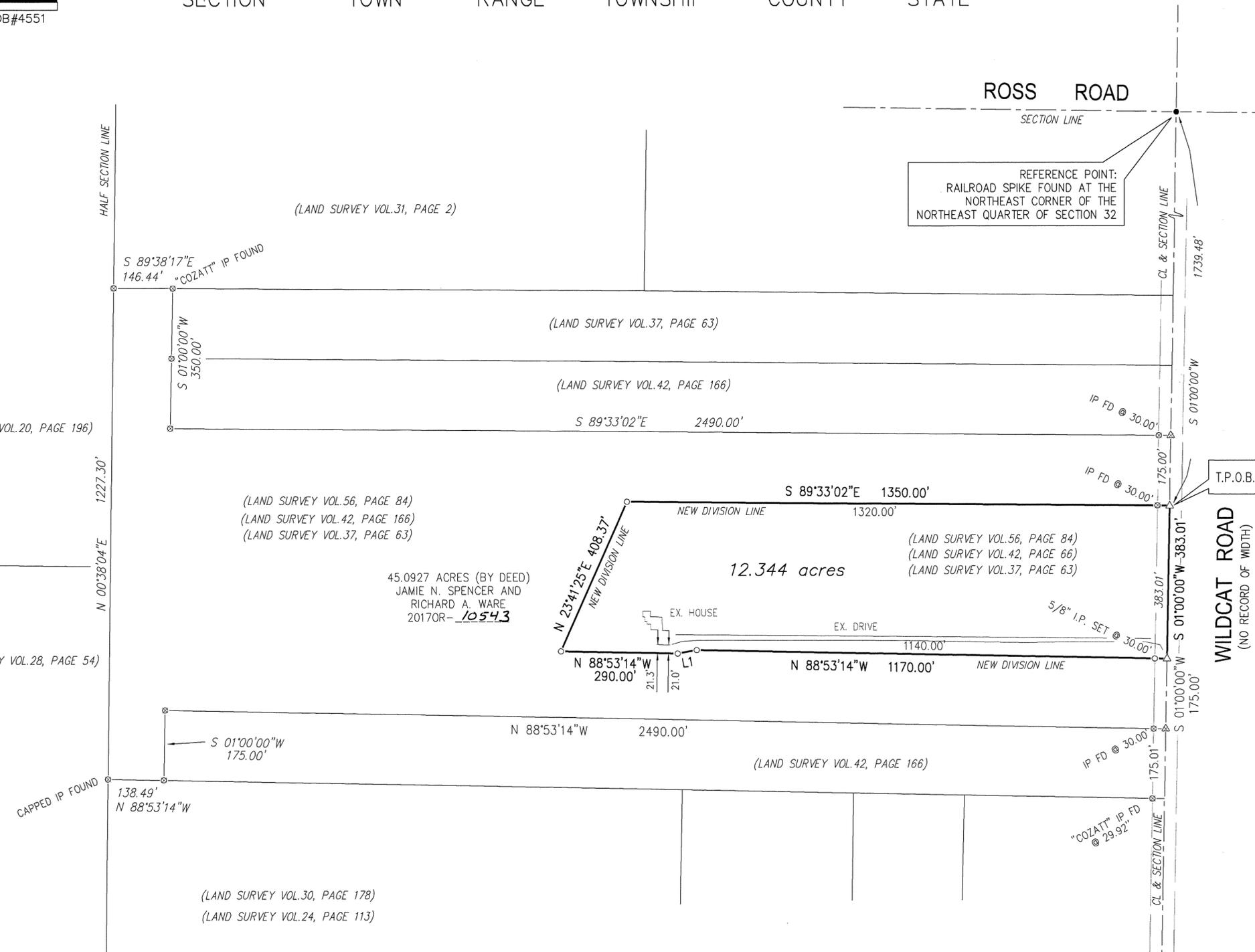


Bearings based on the east line of Section 32 and centerline of Wildcat Road (S 1°00'00"W) as Recorded in Survey Volume 42, Page 166, of the Survey Records of Miami County, Ohio



32 SECTION 2 TOWN 9 BTMRS RANGE BETHEL TOWNSHIP MIAMI COUNTY OHIO STATE

- 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



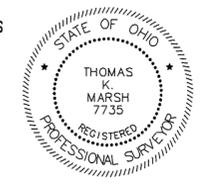
45.0927 ACRES (BY DEED)
 JAMIE N. SPENCER AND
 RICHARD A. WARE
 2017OR- 10543

12.344 acres

LINE DATA

Course	Bearing	Distance
L1	S 79°33'59" W	48.43'

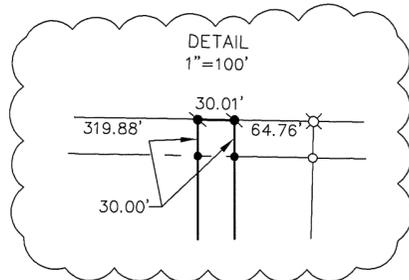
Prepared by:
McDougall - Marsh
 Land Surveyors
 8529 Byers Road, Miamisburg, Ohio 45342
 Tel: 937-847-2660 - Fax 937-847-2670
 www.mcdougallmarsh.com



McDougall - Marsh Land Surveyors
 BY: Thomas K. Marsh
 THOMAS K. MARSH, P.S. No. 7735
 DATE: 8-9-17

REFERENCES:
 DEED: 45.0927 ACRES (BY DEED) JAMIE N. SPENCER AND RICHARD A. WARE - 2017OR- 10543
 SURVEY: LAND SURVEY 42-166
 LAND SURVEY 37-63
 LAND SURVEY 56-84

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



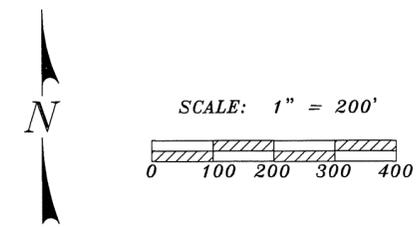
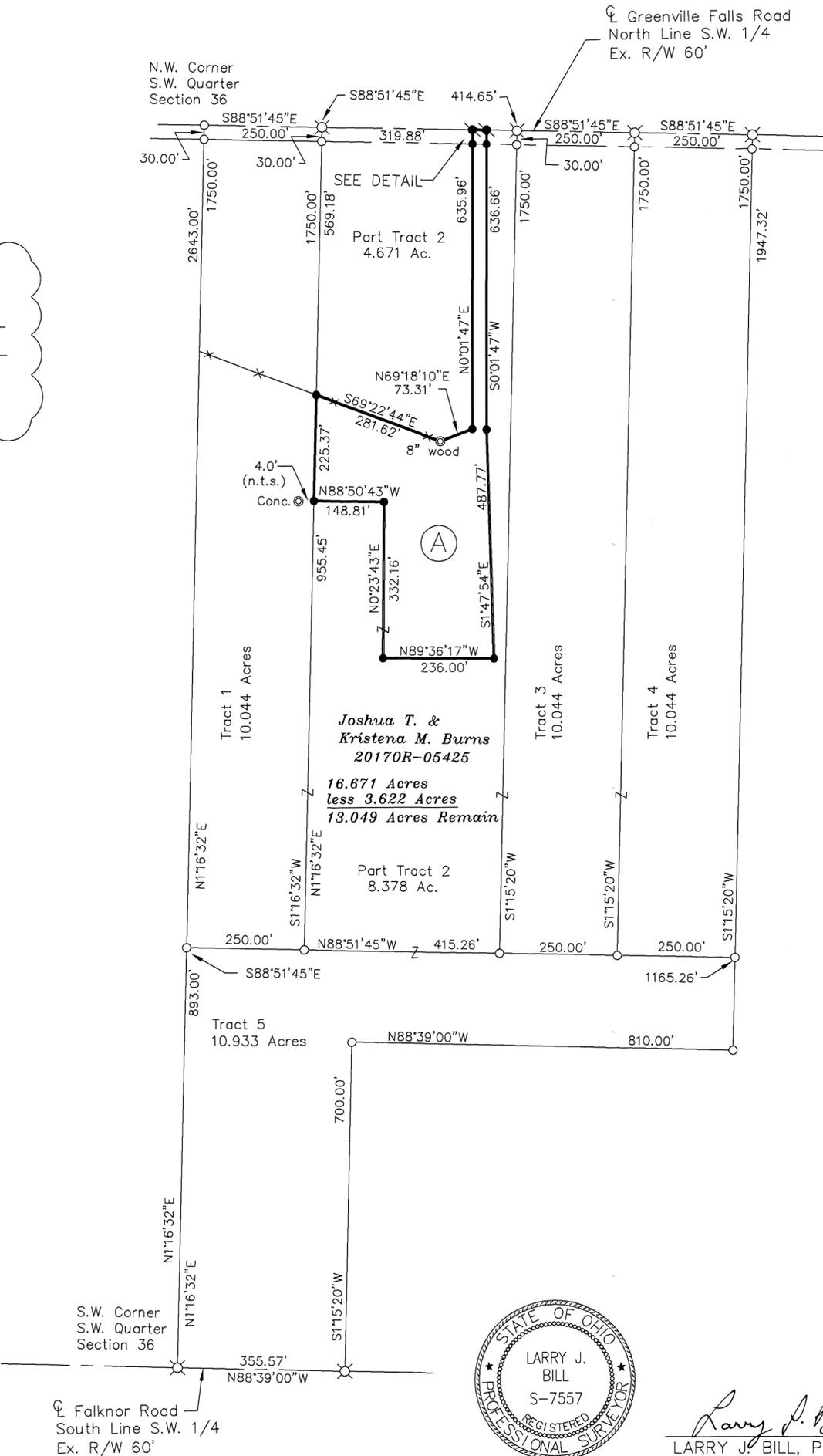
Part Tract 2
 3.622 Acres
 0.020 Acres in R/W
 3.602 Acres Net

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp P.E., P.S.
 MIAMI COUNTY ENGINEER
 DEPUTY DATE 7-27-2017

APPROVED
 MIAMI COUNTY PLANNING COMMISSION
Daniel S. ...
 SECRETARY DATE 9/5/2017

APPROVED
 SUBJECT TO ZONING APPROVAL
 BY: *Lenny ... R.S.*
 DATE: 7/31/17
 MIAMI COUNTY
 GENERAL HEALTH DEPARTMENT



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

LEGEND

- STONE FOUND
- ⊗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ POST FOUND (TYPE SHOWN)
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- x—x— FENCE LINE

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys
 Survey Volume 47 Page 123



Larry J. Bill
 LARRY J. BILL, P.S. #7557 DATE July 25, 2017

SURVEY FOR JASON CLARKE

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

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

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS:

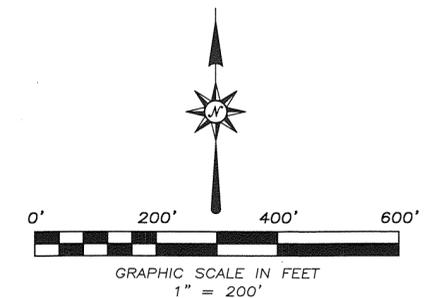
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY DATE 9-7-2017

REFERENCES

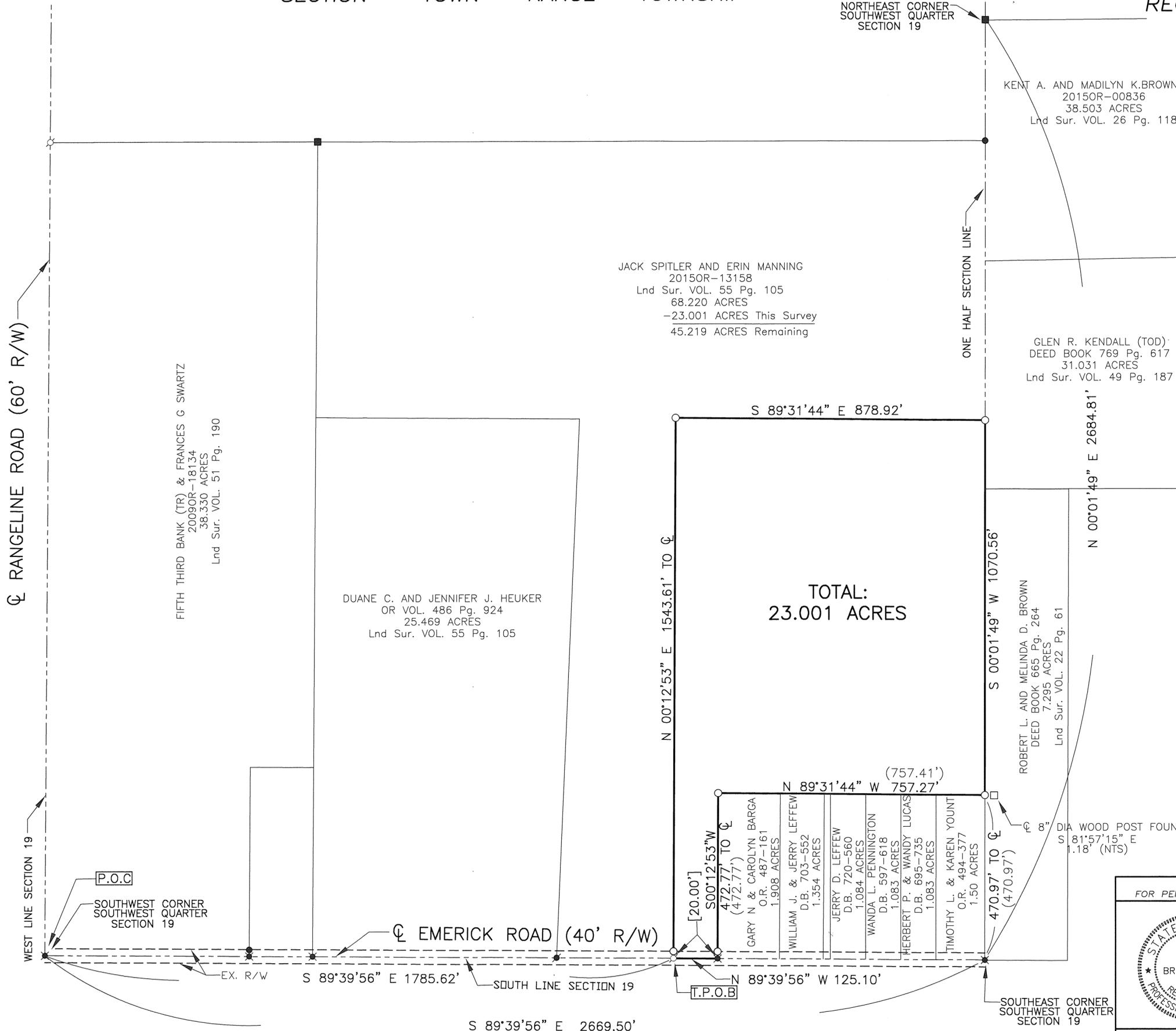
- LAND SURVEYS:
VOLUME 55, PAGE 105
VOLUME 51, PAGE 190
VOLUME 50, PAGE 157
VOLUME 49, PAGE 187
VOLUME 39, PAGE 167
VOLUME 32, PAGE 26
VOLUME 26, PAGE 118
VOLUME 22, PAGE 61
VOLUME 8, PAGE 178

DEEDS AS REFERENCE HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) SOUTH LINE OF SECTION 19 S 89°39'56" E BEARING



Philip C. Brumbaugh
PHILIP C. BRUMBAUGH
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057 8/29/17



SURVEY OF 23.001 ACRE FOR PENNY SPITLER LOCATED IN MIAMI COUNTY ~ 08/28/2017

PHILIP C. BRUMBAUGH
5057
REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

BES JOB #313.17 DRAWN BY: EOM CHECKED BY: JUB

PLAT OF SURVEY

16 SECTION 6 TOWN 5 RANGE UNION TOWNSHIP

VOLUME 58 PAGE 36

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ⊕ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊙ CONCRETE R/W MONUMENT FOUND
- CONCRETE POST FOUND
- × CALCULATED POINT NOT MONUMENTED

REFERENCES

- LOT SURVEYS:
 VOLUME 23, PAGE 94
 AND AS SHOWN HEREON
- LAND SURVEYS:
 VOLUME 54, PAGE 100
 VOLUME 52, PAGE 139
 VOLUME 49, PAGE 198
 VOLUME 41, PAGE 117
 VOLUME 31, PAGE 144
 VOLUME 19, PAGE 150
 VOLUME 13, PAGE 135
 VOLUME 12, PAGE 52
 AND AS SHOWN HEREON

DEEDS AS REFERENCE HEREON

ODOT RIGHT OF WAY PLANS: MIA-48-3.59

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) THE WEST LINE OF SECTION 16 BEING N 00°08'41" E.

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 here conveyed without further compliance with all zoning, building, and planning regulations of Miami County.
Paul P. Huelskamp 9/7/2017
 Secretary Date
 Miami County Planning Commission

CONVEYANCE OF REAL PROPERTY UNDER O.R.C. 711.001
 TRANSFER OF PROPERTY BETWEEN ADJOINING PROPERTY OWNERS. NO NEW BUILDING SITE CREATED.

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

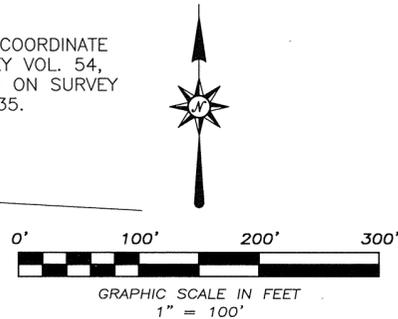
Paul P. Huelskamp, P.E., P.S.
 MIAMI COUNTY ENGINEER

Andy Smith 9-7-2017
 DEPUTY DATE

APPROVED BY
 MIAMI COUNTY PLANNING COMMISSION

SECRETARY

DATE



LINDA R. KRIEGER, ET AL.
 DEED BOOK 603, PAGE 356
 DEED BOOK 604, PAGE 863
 O.R. VOL. 457, PAGE 504
 2015OR-12231, 12232, 12233
 110.459 ACRES
 SURVEY VOLUME 54, PAGE 154
 (697.10' SURVEY VOL. 31, PAGE 144)
 (697.63')
 N 00°08'41" E 696.90'

THIS SURVEY TOTAL:
 9.132 ACRES

KRISTINE M. DICK
 O.R. VOL. 193, PAGE 46
 2.019 ACRES
 STA. 207+00
 33' LEFT
 (521.42')
 S 89°54'14" E 523.12' TO C

RUSSELL J. WILLIAMS
 2016OR-16297
 0.973 ACRES

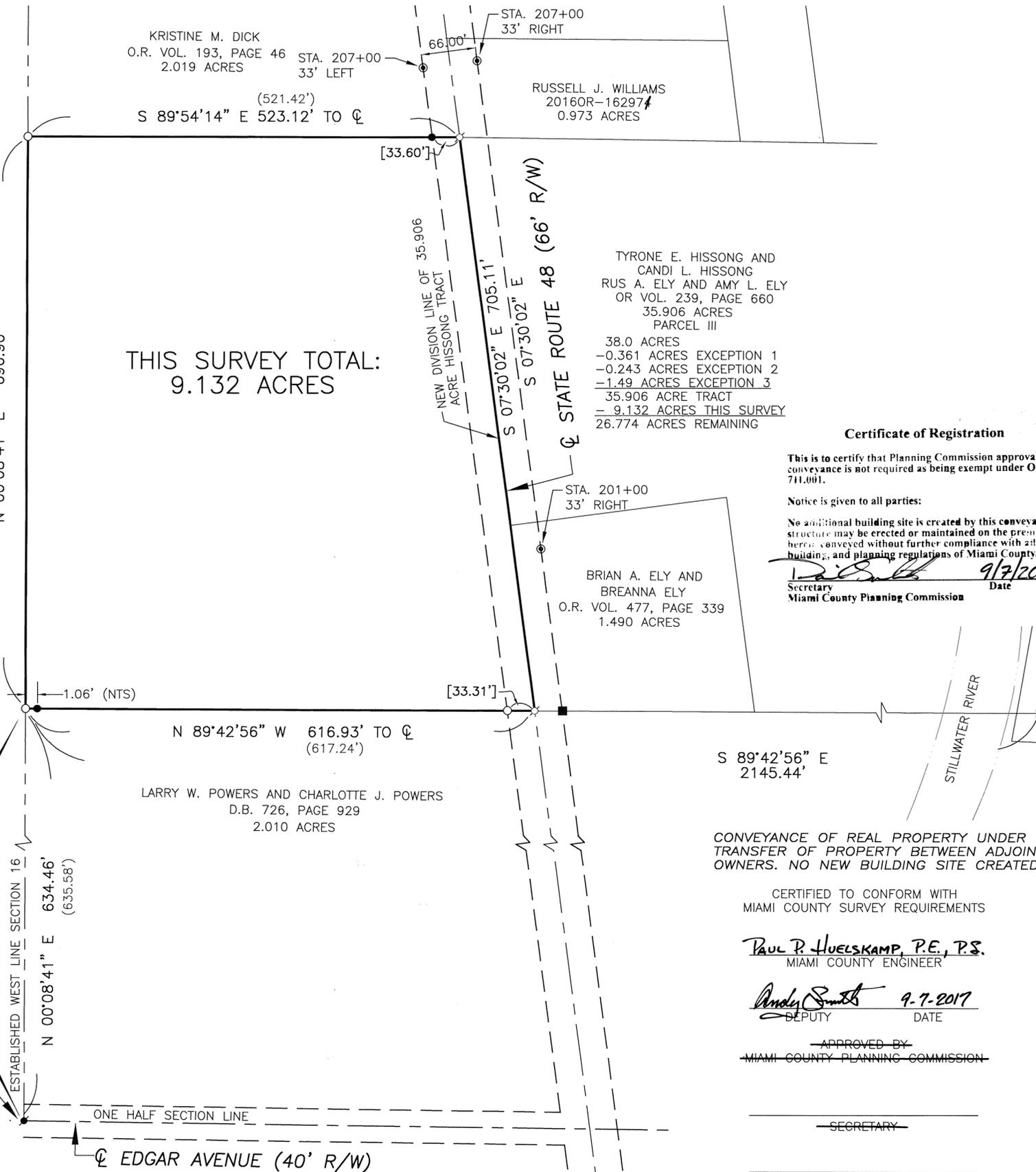
TYRONE E. HISSONG AND
 CANDI L. HISSONG
 RUS A. ELY AND AMY L. ELY
 OR VOL. 239, PAGE 660
 35.906 ACRES
 PARCEL III
 38.0 ACRES
 -0.361 ACRES EXCEPTION 1
 -0.243 ACRES EXCEPTION 2
 -1.49 ACRES EXCEPTION 3
 35.906 ACRE TRACT
 = 9.132 ACRES THIS SURVEY
 26.774 ACRES REMAINING

BRIAN A. ELY AND
 BREANNA ELY
 O.R. VOL. 477, PAGE 339
 1.490 ACRES

LARRY W. POWERS AND CHARLOTTE J. POWERS
 D.B. 726, PAGE 929
 2.010 ACRES

TPOB

POC
 SOUTHWEST CORNER
 NORTHWEST QUARTER
 SECTION 16



SURVEY OF 9.132 ACRE TRACT FOR TY HISSONG SPLIT FROM A 35.906 ACRE TRACT LOCATED IN MIAMI COUNTY ~ DATE: 8/31/2017

PHILIP C. BRUMBAUGH
 5057
 REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

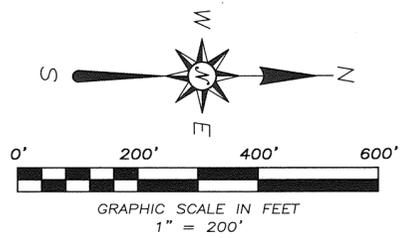
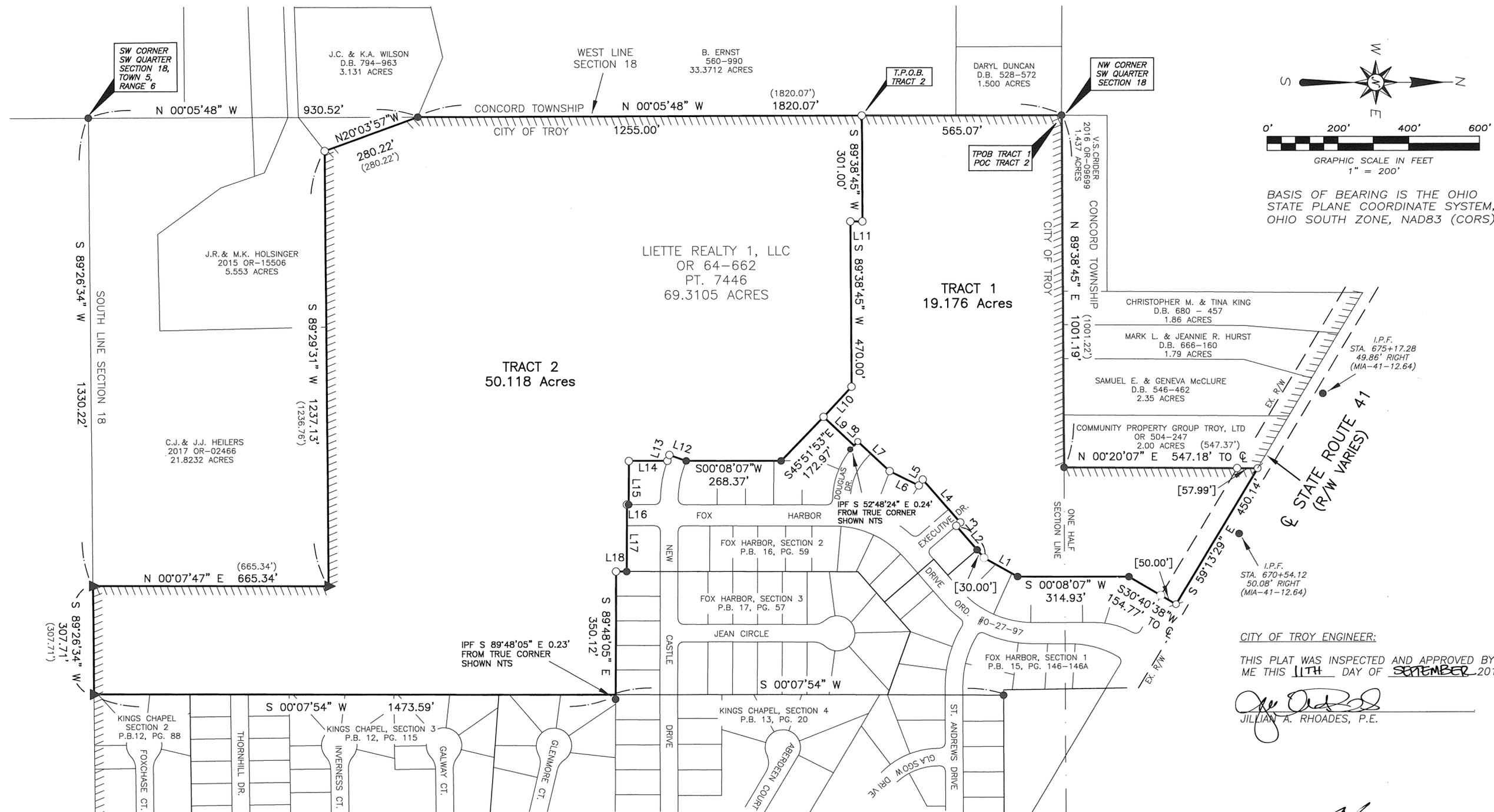
BES JOB # 118.17 DRAWN BY: EOM CHECKED BY: JJB

TROY CORPORATION

PT 7446 LOT

MIAMI COUNTY

OHIO STATE



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

CITY OF TROY ENGINEER:
THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 11TH DAY OF SEPTEMBER 2017.

Jillian A. Rhoades
JILLIAN A. RHOADES, P.E.

John J. Brumbaugh 9-11-2017
JOHN J. BRUMBAUGH
OHIO REGISTERED PROFESSIONAL SURVEYOR #8218

LINE	BEARING	DISTANCE
L1	S 29°32'07" W	108.90'
L2	S 48°58'07" W	120.00'
L3	N 41°01'53" W	15.00'
L4	S 48°58'07" W	161.94'
L5	S 57°46'53" E	20.16'
L6	S 26°24'07" W	92.22'
L7	S 43°08'07" W	123.04'
L8	S 46°51'53" E	15.43'
L9	S 43°08'07" W	118.00'
L10	N 47°19'38" W	116.57'
L11	N 00°05'48" W	34.00'
L12	S 19°28'07" W	50.00'
L13	S 70°31'53" E	17.55'
L14	S 00°08'07" W	108.90'
L15	S 89°51'53" E	125.00'
L16	S 00°08'07" W	5.00'
L17	S 89°51'53" E	190.00'
L18	S 00°08'07" W	30.09'

- 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
 - ▲ STONE FOUND
 - ▬ CORPORATION LINE
 - () REFERENCED DISTANCE OF RECORD

REFERENCES:
MIA-41-12.64

RECORDED PLAT BOOK:
PLAT BOOK 12 PAGE 88
PLAT BOOK 12 PAGE 115
PLAT BOOK 13 PAGE 20
PLAT BOOK 15 PAGE 146
PLAT BOOK 16 PAGE 59
PLAT BOOK 17 PAGE 57
PLAT BOOK 17 PAGE 74

LAND SURVEY:
VOLUME 19, PAGE 74
VOLUME 36, PAGE 91
VOLUME 57, PAGE 24
DEEDS AS REFERENCE HEREON

LOT SPLIT OF THE 69.3105 ACRE LIETTE REALTY TRACT INTO TWO PARCELS FOR HARLOW BUILDERS, INC. LOCATED IN MIAMI COUNTY ~ DATE 9-11-2017

STATE OF OHIO

JOHN J. BRUMBAUGH

8218

REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

BES JOB #362.17-A DRAWN BY: MRH CHECKED BY: JJB

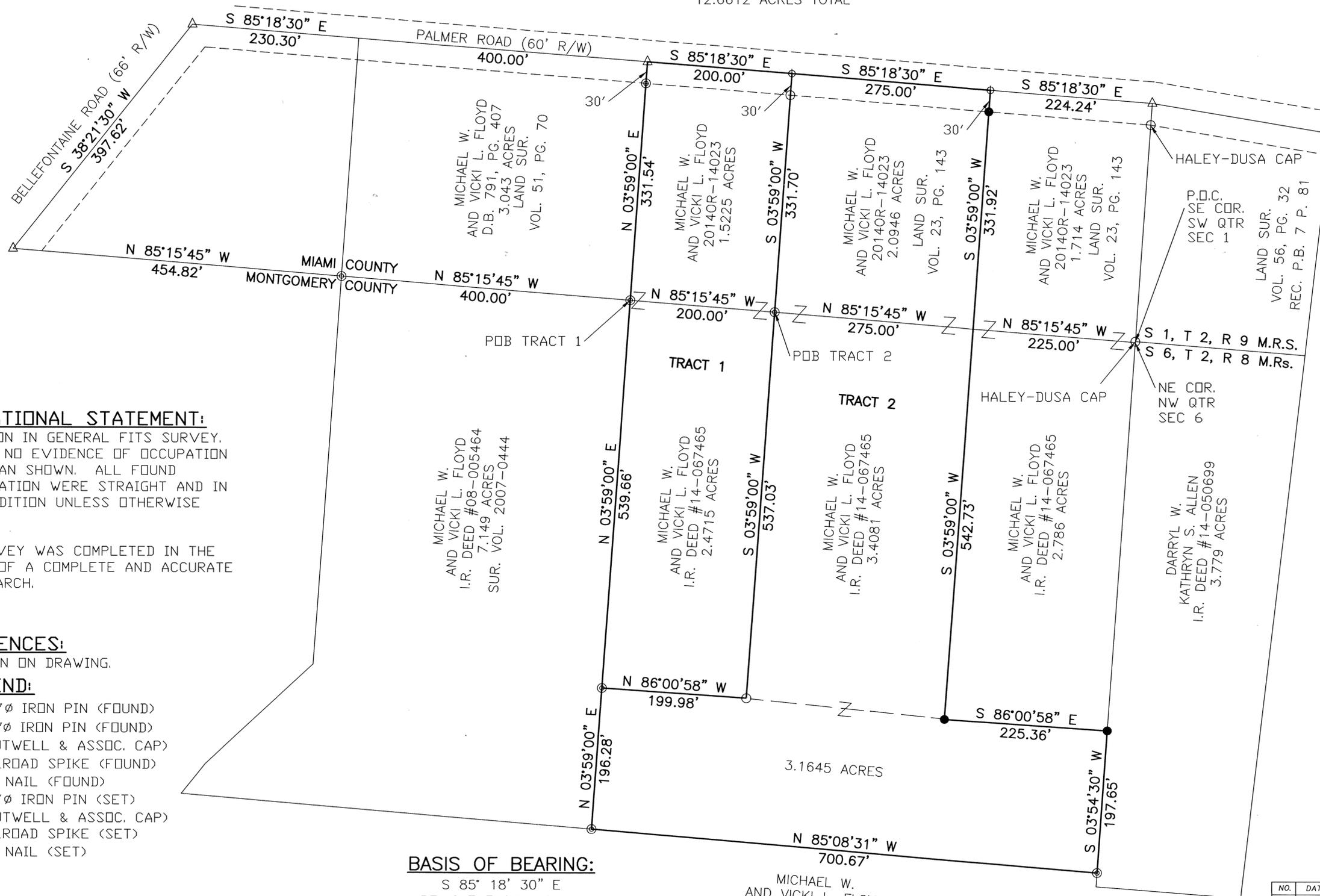
CERTIFICATION:

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 OCTOBER, 2016. ALL MONUMENTATION IS SET OR WILL BE SET AS SHOWN.

PLAT OF SURVEY

SECTION 1, TOWNSHIP 2, RANGE 9 M.R.S
 BETHEL TOWNSHIP, MIAMI COUNTY, OHIO
 3.6171 ACRES, 0.3271 ACRES R/W, 3.2900 ACRES NET
 SECTION 6, TOWNSHIP 2, RANGE 8 M.R.S.
 CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
 9.0441 ACRES MONTGOMERY COUNTY
 12.6612 ACRES TOTAL

VOLUME 58, PAGE 38
 MIAMI COUNTY ENGINEER'S
 RECORD 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)
- ⊙ = 5/8" Ø IRON PIN (FOUND)
(BOUTWELL & ASSOC. CAP)
- ⊕ = RAILROAD SPIKE (FOUND)
- △ = MAG NAIL (FOUND)
- = 5/8" Ø IRON PIN (SET)
(BOUTWELL & ASSOC. CAP)
- ⊕ = RAILROAD SPIKE (SET)
- ▲ = MAG NAIL (SET)

BASIS OF BEARING:

S 85° 18' 30" E
 BEING THE CENTERLINE
 OF PALMER ROAD
 AS RECORDED IN MIAMI
 COUNTY RECORD OF
 LAND SURVEYS
 VOLUME 51, PAGE 70

MICHAEL W.
 AND VICKI L. FLOYD
 I.R. DEED #06-114988
 10.116 ACRES

Earnest C. Boutwell 9-13-17
 EARNEST C. BOUTWELL, STATE OF OHIO REGISTERED SURVEYOR #7489

PREPARED BY:
Boutwell & Associates, Inc.
 4058 Col. Glenn Highway
 Beavercreek, Ohio 45431
 Tel: (937) 431-4755
 Fax: (937) 431-4775
 SURVEYORS



REVISIONS			
NO.	DATE	DESCRIPTION	BY

PALMER ROAD			
DRAWN	DATE	PLAT OF SURVEY	PREPARED FOR
RCE	07/01/16		MICHAEL W. AND VICKI L. FLOYD
EB	9-13-17		VICKI L. FLOYD
SCALE	SHEET	PROJECT NO.	
1"=100'	1 OF 1	14-2886	

4
Town

6E
Range

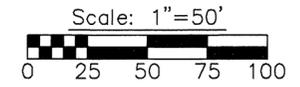
SE 1/4 - 10
Section

Monroe
Township

Miami
County

Ohio
State

Volume 58 Page 39
Miami County Engineer's
Record of Land Surveys

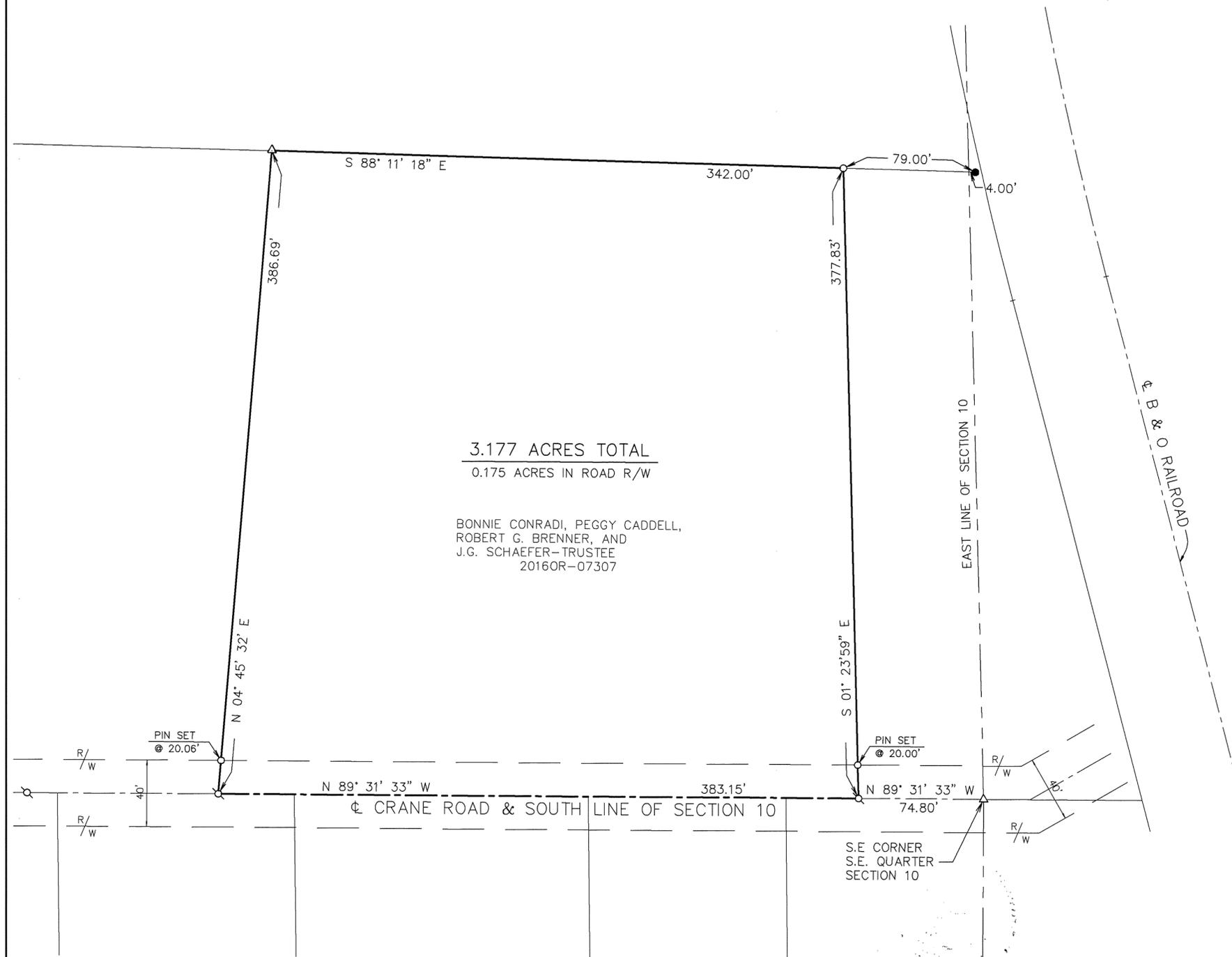


Legend

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

References

- Vol. 12, Pg. 188
 - Vol. 21, Pg. 69
 - Vol. 30, Pg. 21
 - Vol. 31, Pg. 178
- } Miami County Engineer's
Record of Land Surveys



3.177 ACRES TOTAL
0.175 ACRES IN ROAD R/W

BONNIE CONRADI, PEGGY CADDELL,
ROBERT G. BRENNER, AND
J.G. SCHAEFER-TRUSTEE
2016OR-07307

Survey of 3.177 acres for Bonnie Conradi, Peggy Caddell,
Robert G. Brenner, and J.G. Schaefer-Trustee.



Michael W. Cozatt

8/31/17

Michael W. Cozatt, P.S. #6001

Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 25217 Ph. (937) 339-2921

MIA-75-13.73

SECTION 28, TOWN 1, RANGE 11, B.T.M.
STAUNTON TOWNSHIP
MIAMI COUNTY, OHIO

VOLUME 58 PLAT 40
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS
September 20, 2017



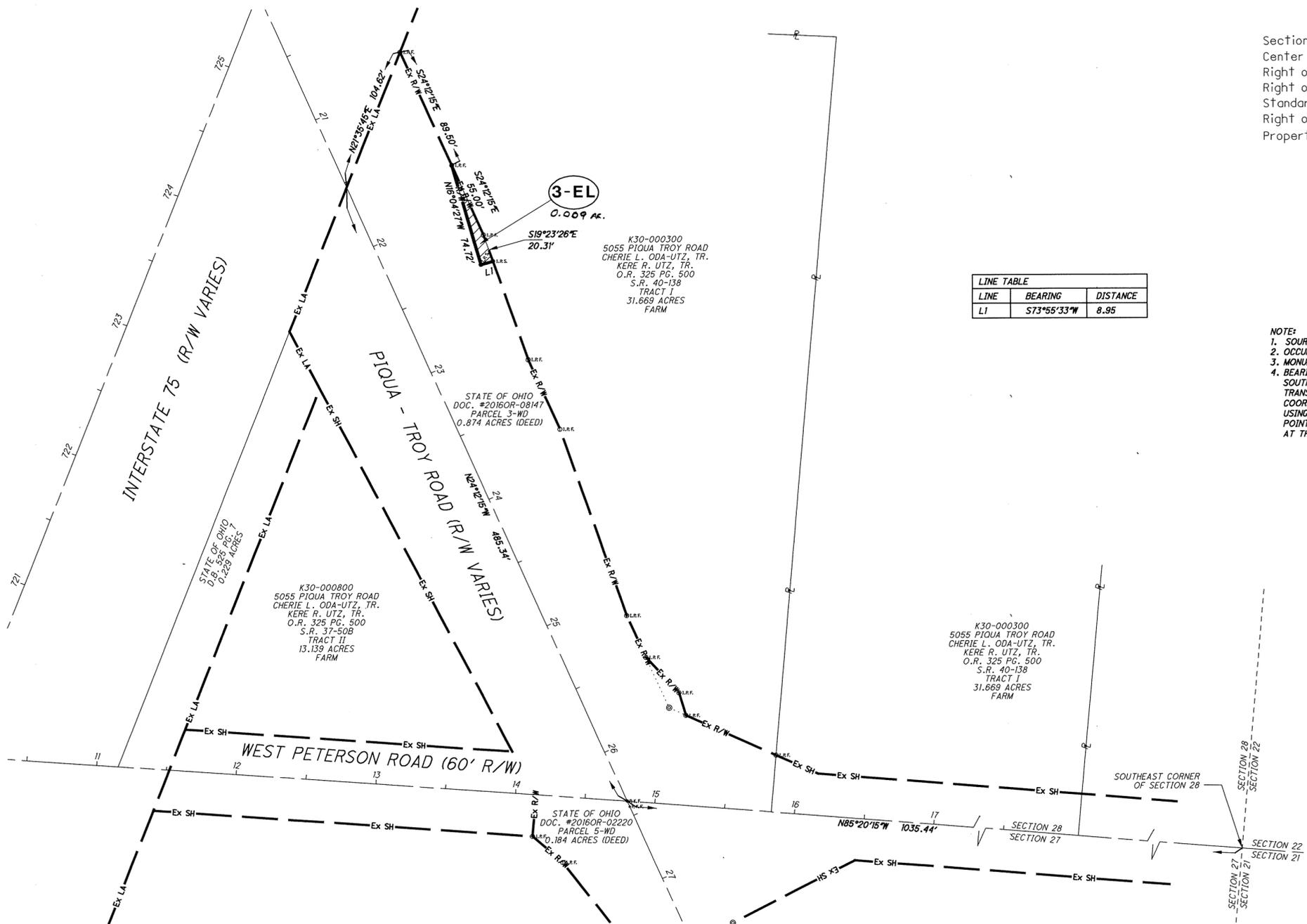
PID NO. **93562**

R/W DESIGNER: DKY
R/W REVIEWER: RCW

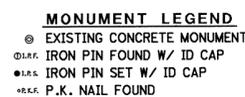
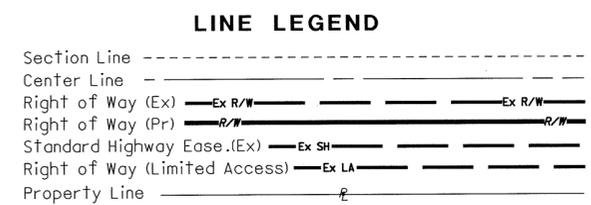
BOUNDARY PLAT

MIA-75-13.73

7A
7



LINE	BEARING	DISTANCE
L1	S73°55'33"W	8.95

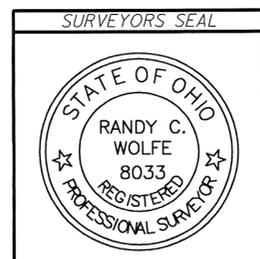


NOTE:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS). THE PROJECT COORDINATES ARE BASED ON OSPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 0.99987795 APPLIED AT A BASE POINT OF N: 0.00 E: 0.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.

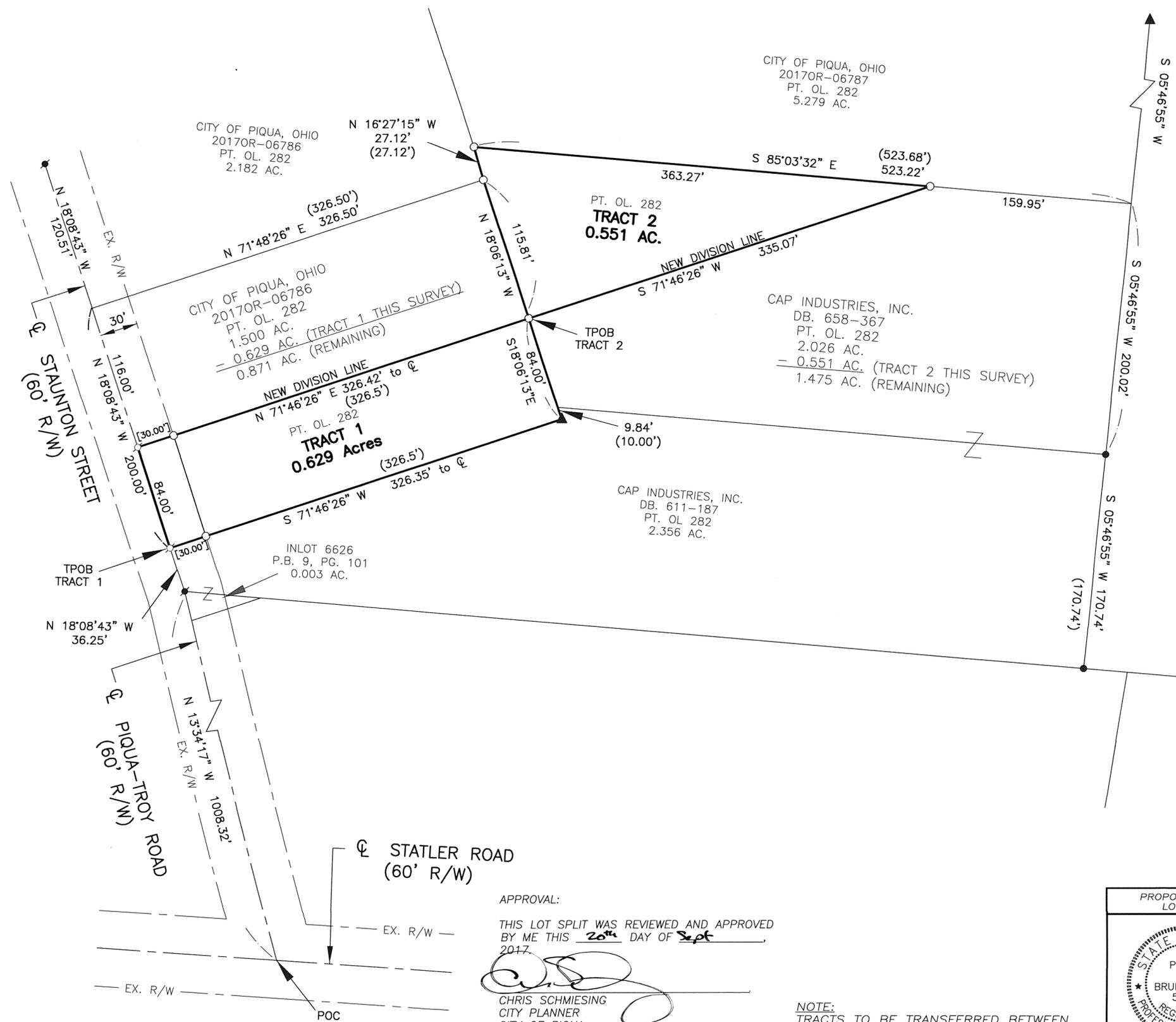
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY DIRECTION.

Randy C. Wolfe 8-28-17
RANDY C. WOLFE, P.S. DATE
OHIO PROFESSIONAL SURVEYOR NO. 8033



CITY OF PIQUA, MIAMI COUNTY, OHIO
PART OUTLOT 282

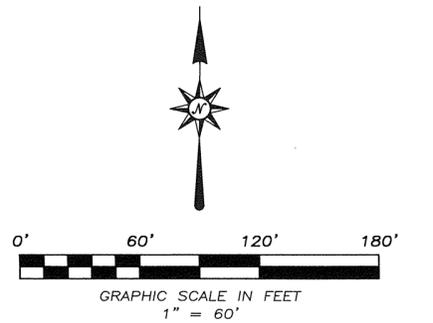
VOLUME 58 PAGE 41
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- 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
 - ⊙ IRON PIPE FOUND
 - MONUMENT BOX FOUND
 - ▲ STONE FOUND
 - () REFERENCED DISTANCE OF RECORD

- REFERENCES**
- LAND SURVEYS:
VOLUME 18, PAGE 17
AND AS REFERENCED HEREON
- RECORD PLATS:
BOOK 9, PAGE 101
AND AS REFERENCED HEREON
- LOT SURVEYS:
VOLUME 20, PAGE 175
VOLUME 18, PAGE 157
AND AS REFERENCED HEREON

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



Philip C. Brumbaugh
PHILIP C. BRUMBAUGH 9/20/17
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

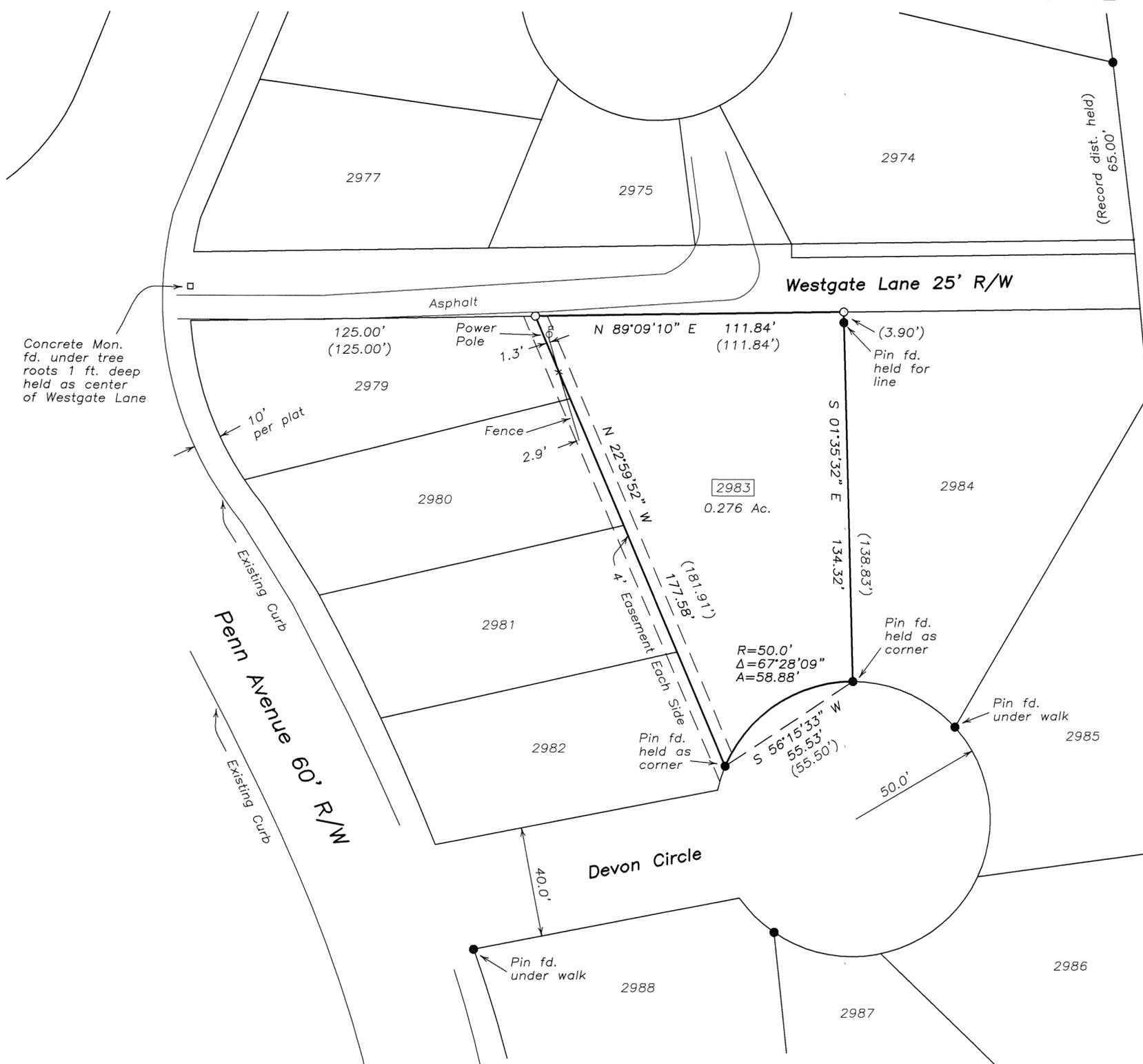
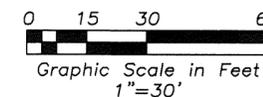
APPROVAL:
THIS LOT SPLIT WAS REVIEWED AND APPROVED BY ME THIS 20th DAY OF Sept, 2017.
Chris Schmiesing
CHRIS SCHMIESING
CITY PLANNER
CITY OF PIQUA

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

PROPOSED LOT SPLITS FOR PIQUA POWER & CAP IND., INC. LOCATED IN MIAMI COUNTY ~ SEPTEMBER 20, 2017

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

BES JOB #293.17 DRAWN BY: MRH CHECKED BY: JJB



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
- Conc. Mon. Found
- Monument Found
- Pin in Monument Box (000.00') Record Dimension

References

- Miami County Engineer's Record of Lot Surveys Volume 23, Page 44
- Volume 23, Page 53 (Basis of Bearings)
- Miami County Recorder's Plat Records Volume 4, Page 51

Survey of Lot 2983 for Anita Cain Peltier



Michael W. Cozatt 9/27/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 26417 (937) 339-2921
File Name: C:\Jobs\2017\26417.dwg
Drawn by: DMC ~ Checked by: MWC



Bearings based on the south line of Survey Volume 53, Page 107
(S 83°18'19"E) as Recorded in the Survey Records of Miami
County, Ohio



19 SECTION 1 TOWN 12 RANGE SPRINGCREEK TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME 58, PAGE 43
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

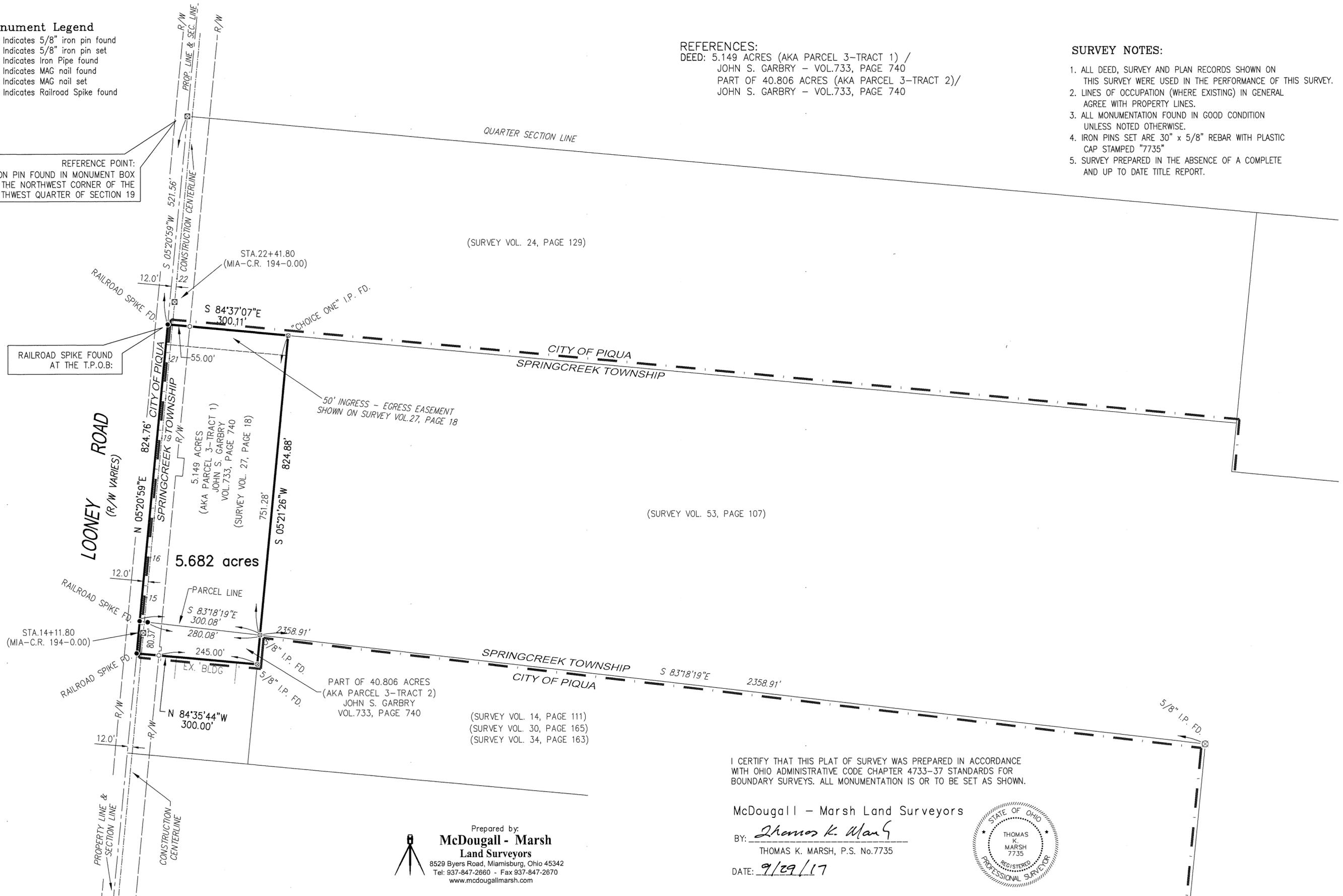
REFERENCE POINT:
1" IRON PIN FOUND IN MONUMENT BOX
AT THE NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF SECTION 19

REFERENCES:

DEED: 5.149 ACRES (AKA PARCEL 3-TRACT 1) /
JOHN S. GARBRY - VOL.733, PAGE 740
PART OF 40.806 ACRES (AKA PARCEL 3-TRACT 2) /
JOHN S. GARBRY - VOL.733, PAGE 740

SURVEY NOTES:

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



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

McDougall - Marsh Land Surveyors

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

DATE: 9/29/17



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

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
- PK NAIL FOUND
- ⊙ WOODEN FENCE POST FOUND
- X — EXISTING FENCE LINE
- () REFERENCED DISTANCE OF RECORD

REFERENCES

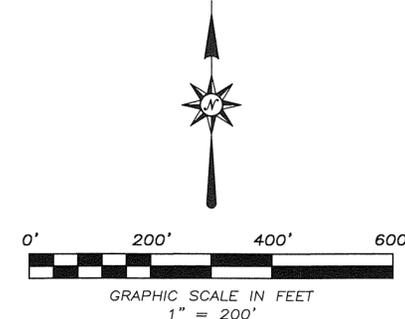
- LAND SURVEYS:
- VOLUME 46, PAGE 181
 - VOLUME 46, PAGE 144
 - VOLUME 40, PAGE 38
 - VOLUME 33, PAGE 44
 - VOLUME 29, PAGE 156
 - VOLUME 28, PAGE 75
 - VOLUME 22, PAGE 185
 - VOLUME 19, PAGE 26
 - VOLUME 15, PAGE 140
 - VOLUME 14, PAGE 107

PLAT RECORD:

- RECORD BOOK 8, PAGE 140
- UNION TOWNSHIP ATLAS 1894 AND 1911.

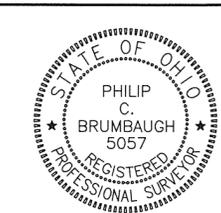
DEEDS AS REFERENCE HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) CENTERLINE OF ELLERMAN ROAD BEING S 00°08'11" E.



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

SURVEY OF 32.157 ACRES, FOR LINDA SHEPHERD, AND A SURVEY FOR CORRECTIVE DEED OF THE DIANNE K. GIBBS 1.518 ACRE TRACT AND THE ELWOOD TIPTON 2.119 ACRE TRACT LOCATED IN MIAMI COUNTY ~ 10/4/2017



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

SURVEYOR'S REPORT: WHILE CONDUCTING THIS SURVEY FOR LINDA M. SHEPHERD AND DENNIS K. MOTE (DEED 20160R-07952) WE FOUND AN ERROR IN THE TIE DISTANCE FROM THE SECTION CORNER TO THE ADJOINING PROPERTY OWNERS LANDS. ACCORDING TO THE DIANNE K. GIBBS O.R. 35, PAGE 63 DEED AND THE ELWOOD TIPTON O.R. 35, PAGE 66 DEED THE LOCATION OF THEIR HOUSE, ACCESSORY STRUCTURES, AND FOUND MONUMENTS WERE NOT WHERE THE TIE TO THE SECTION CORNER DESCRIBED THEM TO BE AT PER THEIR DEED AND THEIR SURVEY. AFTER CONSULTING WITH OUR CLIENT, AND THE TITLE COMPANY INVOLVED WITH THIS PROPERTY, AND NOTIFYING THE ADJACENT PROPERTY OWNER, IT WAS DETERMINED THAT A CORRECTIVE DEED NEEDED TO BE PREPARED TO PROVIDE THE CORRECT TIE THE LOCATION FROM THE SECTION CORNER WITH THE EXISTING FOUND MONUMENTS, THE HOUSE AND EXISTING STRUCTURES. THUS, WE HAVE PREPARED A CORRECTIVE SURVEY AND LEGAL DESCRIPTION FOR THE SAID GIBBS TRACT AND TIPTON TRACT.

ALSO TO COMPLETE THE SURVEY FOR THE SAID SHEPHERD TRACT, TO WORK THROUGH THE CORRECTIVE LEGAL DESCRIPTIONS, THE SHEPHERDS EXISTING DEED CALLED AROUND AND ALONG THE WEAVER LANDS. WE RESEARCHED THE WEAVER LANDS TO D.B. 75, PAGE 149. WE FOUND THE WEAVER LANDS LOCATION GENERALLY AGREED WITH THE EXISTING FENCE AND THE FOUND MONUMENTATION FOR THE GIBBS AND TIPTON TRACT AND THIS CORRECTIVE SURVEY.

RANGELINE ROAD (60' R/W) AND WEST LINE SECTION 7

N 00°01'19" E 2636.31'

NORTHWEST CORNER SECTION 7

ABANDONED PENN CENTRAL RAILROAD RIGHT OF WAY

JOEL L. WOMBOLD AND MARY YVONNE WOMBOLD, D.B. 650-373 37.889 ACRES

TANA L. HAGAR LND. 22, PAGE 185 DEED BOOK 720, PAGE 845

LINDA M. SHEPHERD AND DENNIS K. MOTE, 20170R-02006 AND 20160R-07952 36 ACRES

TRACT 1 32.157 Acres

DIANNE K. GIBBS O.R. 35-63 1.519 ACRES

TRACT 2 1.518 Acres

TRACT 3 2.119 Acres

ELWOOD TIPTON O.R. 35-66 2.115 ACRES

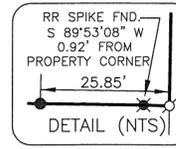
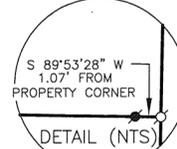
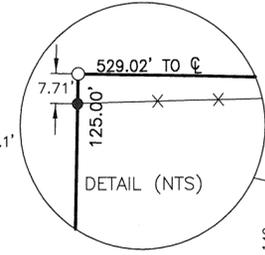
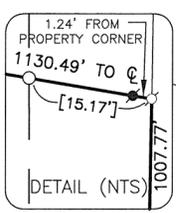
BEVERLY ANN PEMBERTON 20160R-05148 47 ACRES (TOTAL)

LARRY L. FURLONG 20150R-06872 38.0 ACRES

N 89°33'55" E 2665.34'

SOUTHWEST CORNER NORTHWEST QUARTER SECTION 7

SOUTHEAST CORNER NORTHWEST QUARTER SECTION 7



ELLEMAN ROAD (R/W VARIES) AND ONE HALF SECTION LINE

ONE HALF SECTION LINE

ONE HALF SECTION LINE

7
Town

5E
Range

SW 1/4-17
Section

Newton
Township

Miami
County

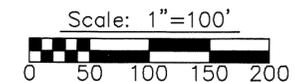
Ohio
State

Pleasant Hill
Corporation

Pt. 9
Outlot

Volume 58 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)

References

- Vol. 14, Pg. 43
 - Vol. 19, Pg. 67
 - Vol. 19, Pg. 163
 - Vol. 19, Pg. 200
 - Vol. 20, Pg. 119
- } Miami County Engineer's
Record of Lot Surveys
- P.B. 03, Pg. 97
 - P.B. 13, Pg. 22
- } Miami County Recorder's
Plat Records

APPROVED THIS 20 DAY OF July, 2017
BY THE VILLAGE OF PLEASANT HILL PLANNING COMMISSION.

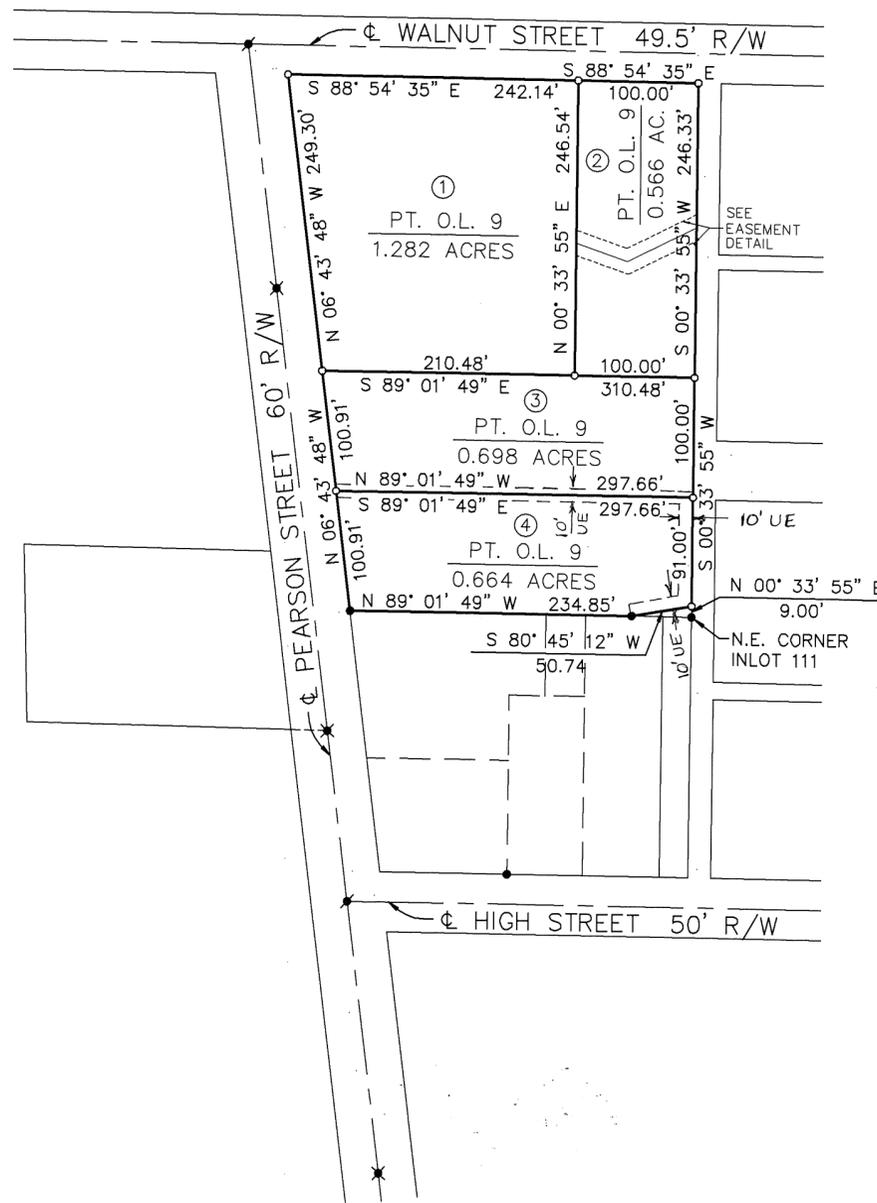
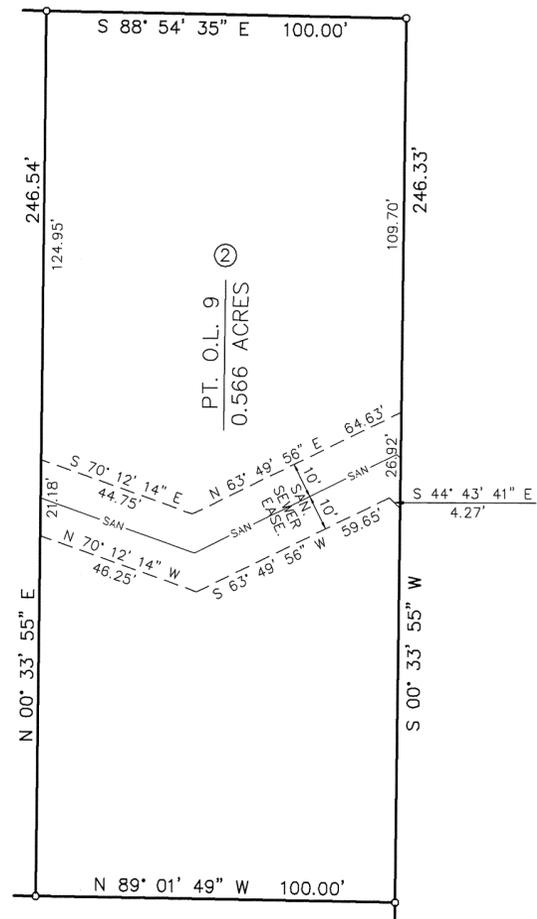
[Signature]
CHAIRMAN

SPLIT OF PT. OUTLOT 9 IN PLEASANT HILL
FOR SAM ROTH.



Michael W. Cozatt 8/04/17
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 19217 Ph. (937) 339-2921



EASEMENT DETAIL
NO SCALE

2
TOWN

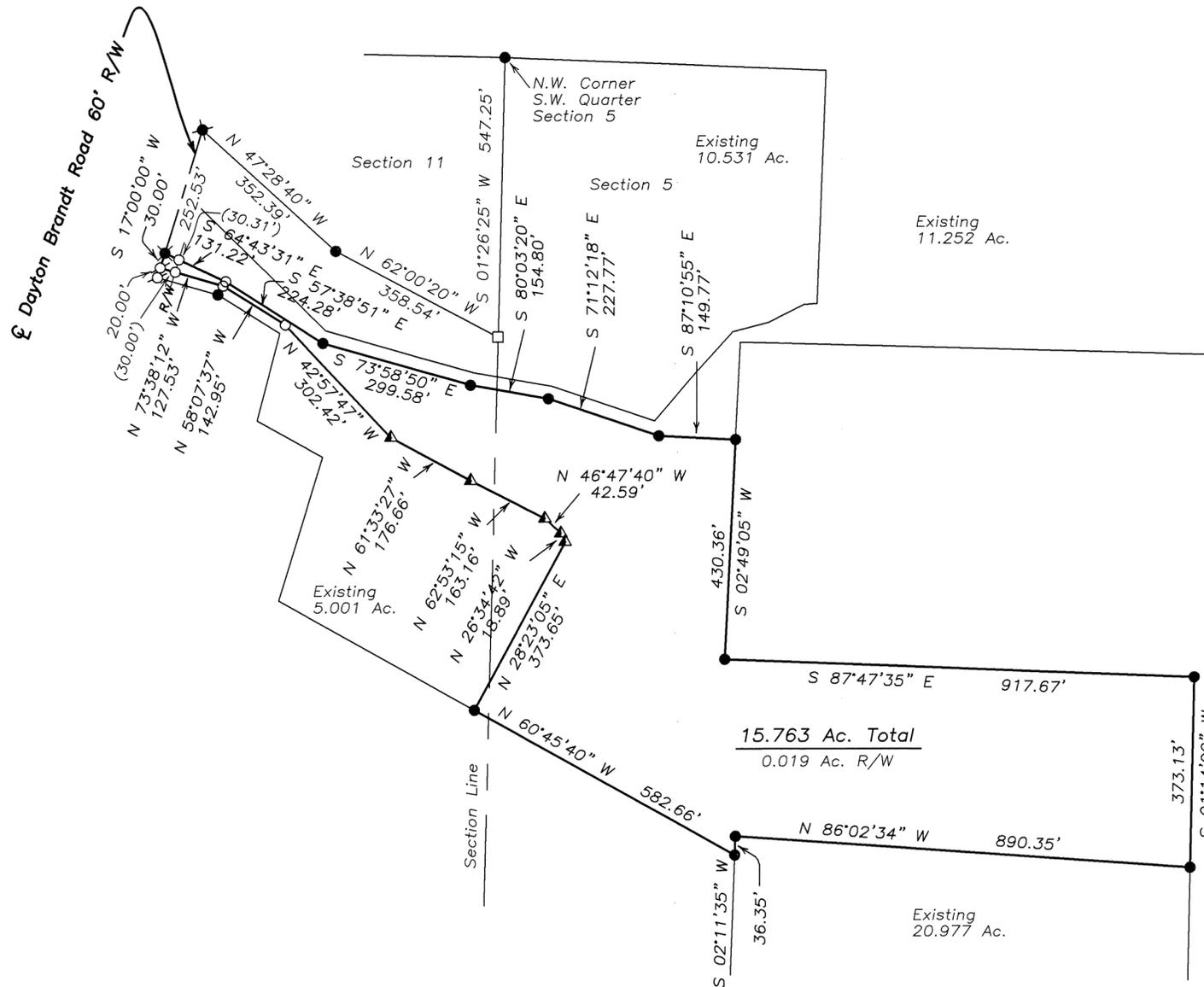
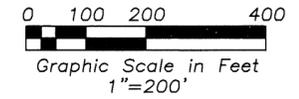
9 BTMRS
RANGE

5 SW 1/4
11 SE 1/4
SECTION

BETHEL
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE



Survey of remainder from
existing surrounding 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
- ▲ Wood Fence Post

References

- Miami County Engineer's
Record of Land Surveys
Volume 37, Page 137
(Basis of Bearings)
- Volume 37, Page 187
- Volume 38, Page 117
- Volume 36, Page 25
- Volume 28, Page 14

Survey of 15.763 Ac.
for Jeff Bonham



Michael W. Cozatt 8/23/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 20517
File Name: C:\Jobs\2017\20517.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

2
Town

9BTMRS
Range

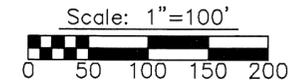
NW 1/4 &
NE 1/4-26
Section

Bethel
Township

Miami
County

Ohio
State

Volume 58 Page 48
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)
- △ Concrete fence post

References

- Vol. 13, Pg. 140
 - Vol. 18, Pg. 150
 - Vol. 21, Pg. 109
 - Vol. 24, Pg. 154
 - Vol. 26, Pg. 168
 - Vol. 33, Pg. 186
 - Vol. 36, Pg. 48
 - Vol. 55, Pg. 120
- Miami County Engineer's
Record of Land Surveys

P.B. 19, Pg. 48 — Miami County Recorder's
Plat Records

Road Survey Volume No. 72

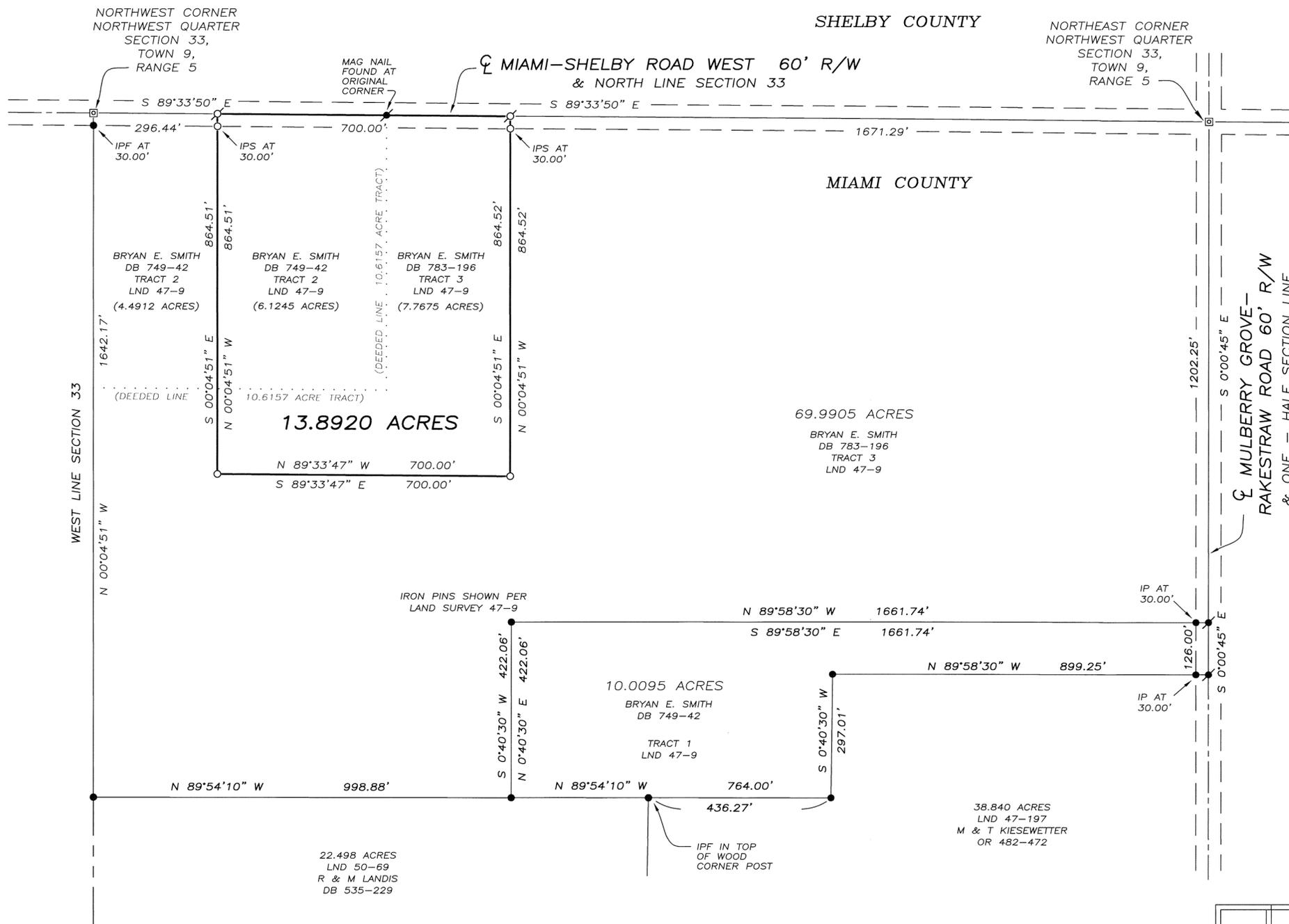
Survey combining 2 existing tracts (0.686 acres and
0.921 acres) for Don Gilliam and Kay Ely.



Michael W. Cozatt 10/25/17
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 29817 Ph. (937) 339-2921





LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ♂ MAG SPIKE SET
- ♂ MAG/P.K. NAIL FOUND
- ⊠ IRON PIN IN MONUMENT BOX

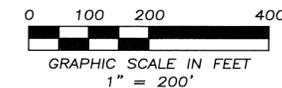
REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 47, PAGE 9

MIAMI COUNTY RECORDER'S
RECORDS:
DEED BOOK 749, PAGE 42
DEED BOOK 783, PAGE 196

NOTE: 10.6157 ACRE TRACT IN
LAND SURVEY 47, PAGE 9, AS
DEEDED TO BRYAN E. SMITH IN
DEED BOOK 749, PAGE 42, TO BE
SUPERCEDED BY THIS SURVEY.

ONLY THE 13.8920 ACRE TRACT
WAS SURVEYED AT THIS TIME. THE
69.9905 AND THE 10.0095 ACRE
PARCELS ARE BEING SHOWN FOR
DESCRIPTION PURPOSES ONLY
FROM INFORMATION TAKEN FROM
LAND SURVEY 47-9.



SURVEY FOR BRYAN SMITH
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 30, 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

5
TOWN

6E
RANGE

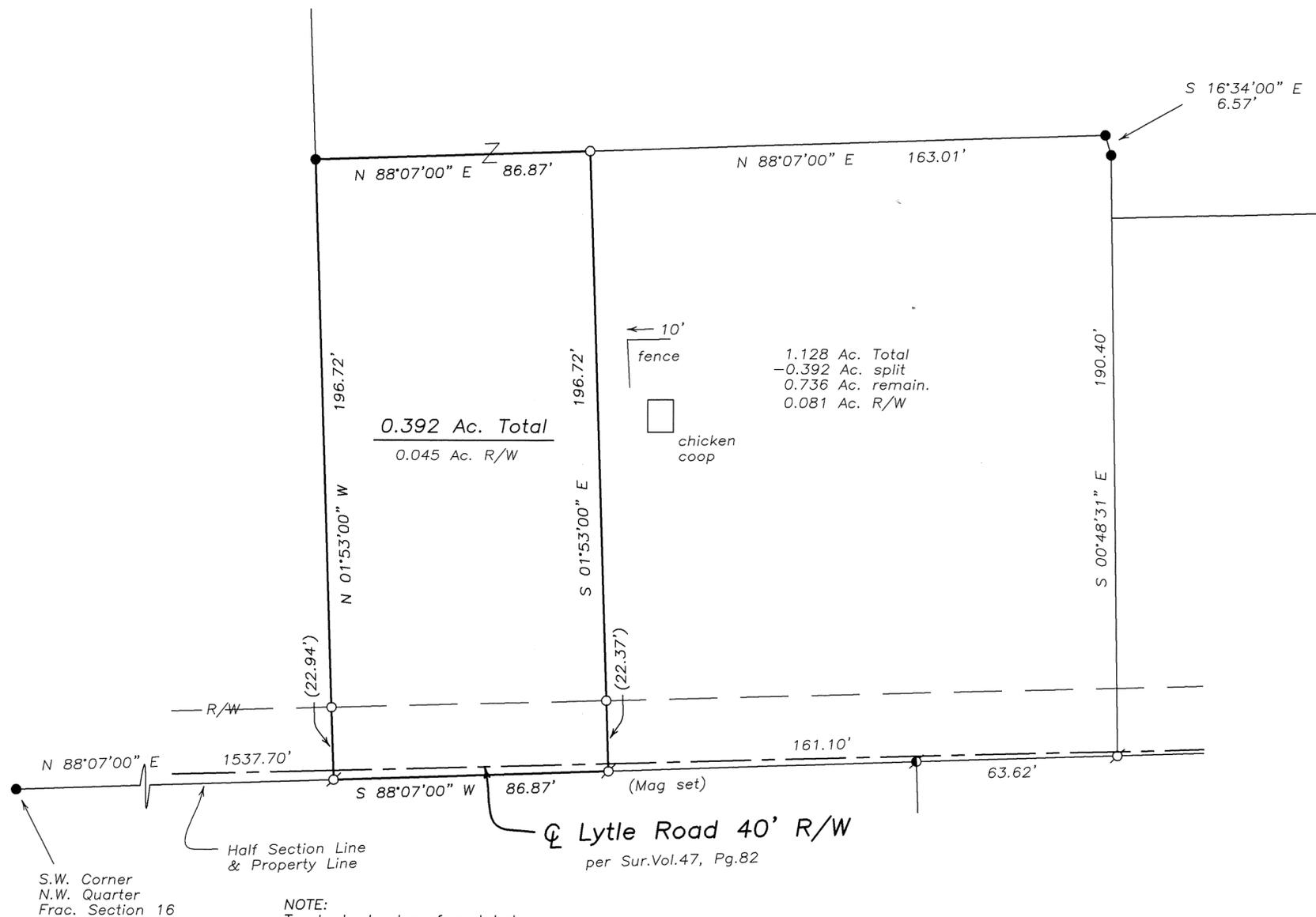
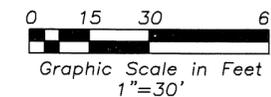
FRAC. 16
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 50
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 nail fd.
- Mag Nail Found
- R.R. Spike Found
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

- Miami County Engineer's Record of Land Surveys
Volume 19, Page 115
Volume 37, Page 2
Volume 47, Page 82
Volume 51, Page 189
(Basis of Bearings)
- Miami County Recorder's Plat Records
Volume 23, Page 82

Survey split of 0.392 Ac. for Jay Shields

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. 0.392 Ac. Total

[Signature] 10/13/17
Secretary
Miami County Planning Commission

Certified to conform with
Miami County Survey Requirements

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

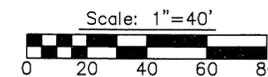
[Signature] 10-12-2017
Deputy Date



[Signature] 9/26/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 27217
File Name: C:\Jobs\2017\27217.dwg
Drawn by: DMC ~ Checked by: MWC

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



Legend

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

References

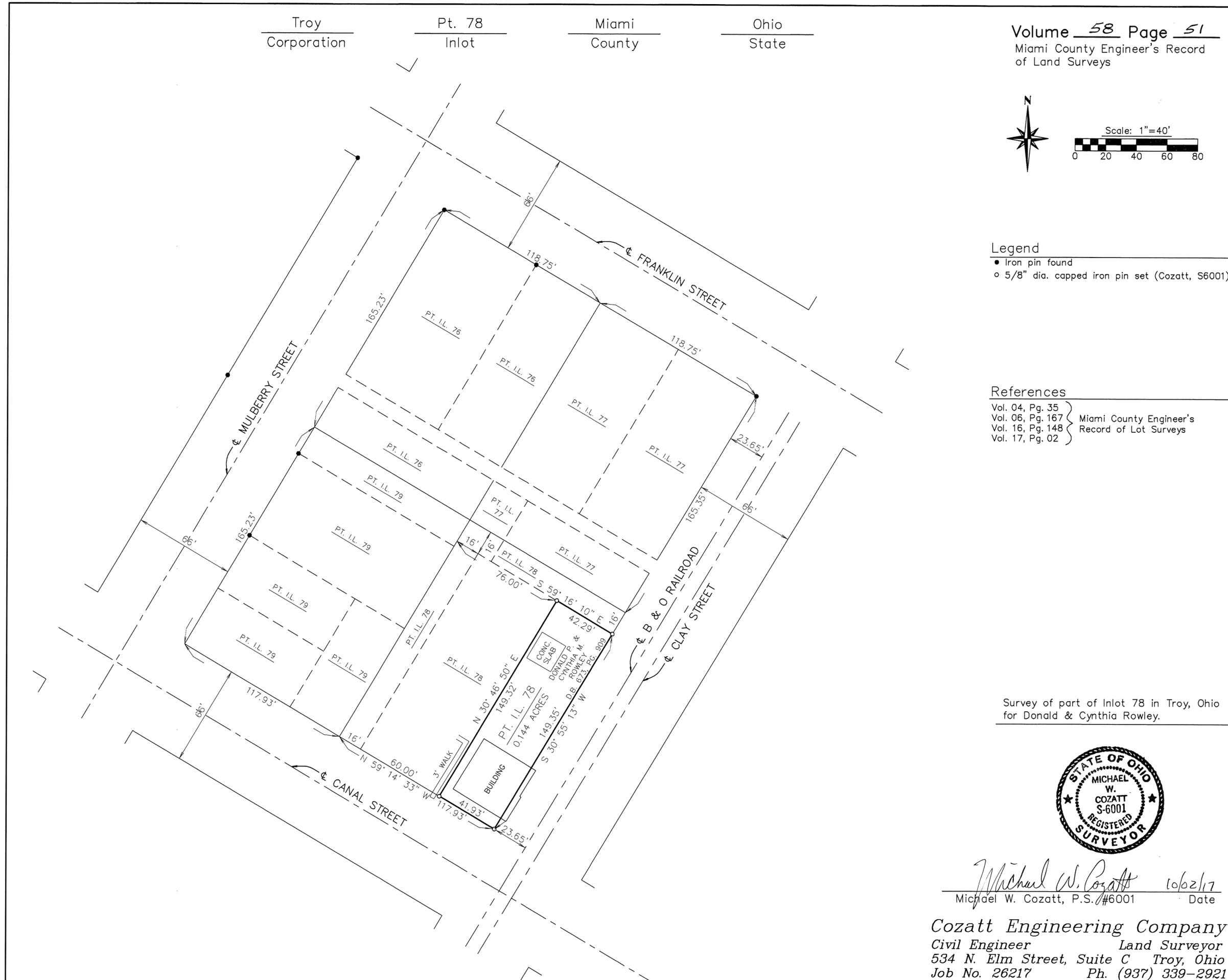
- Vol. 04, Pg. 35
 - Vol. 06, Pg. 167
 - Vol. 16, Pg. 148
 - Vol. 17, Pg. 02
- } Miami County Engineer's Record of Lot Surveys

Survey of part of Inlot 78 in Troy, Ohio for Donald & Cynthia Rowley.



Michael W. Cozatt 10/02/17
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 26217 Ph. (937) 339-2921



2
TOWN

10 BTMRS
RANGE

22 SW 1/4
SECTION

ELIZABETH
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 52

Miami County Engineer's
Record of Land Surveys

N.W. Corner
S.W. Quarter
Section 22
Mag set
over nail

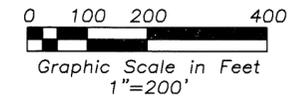
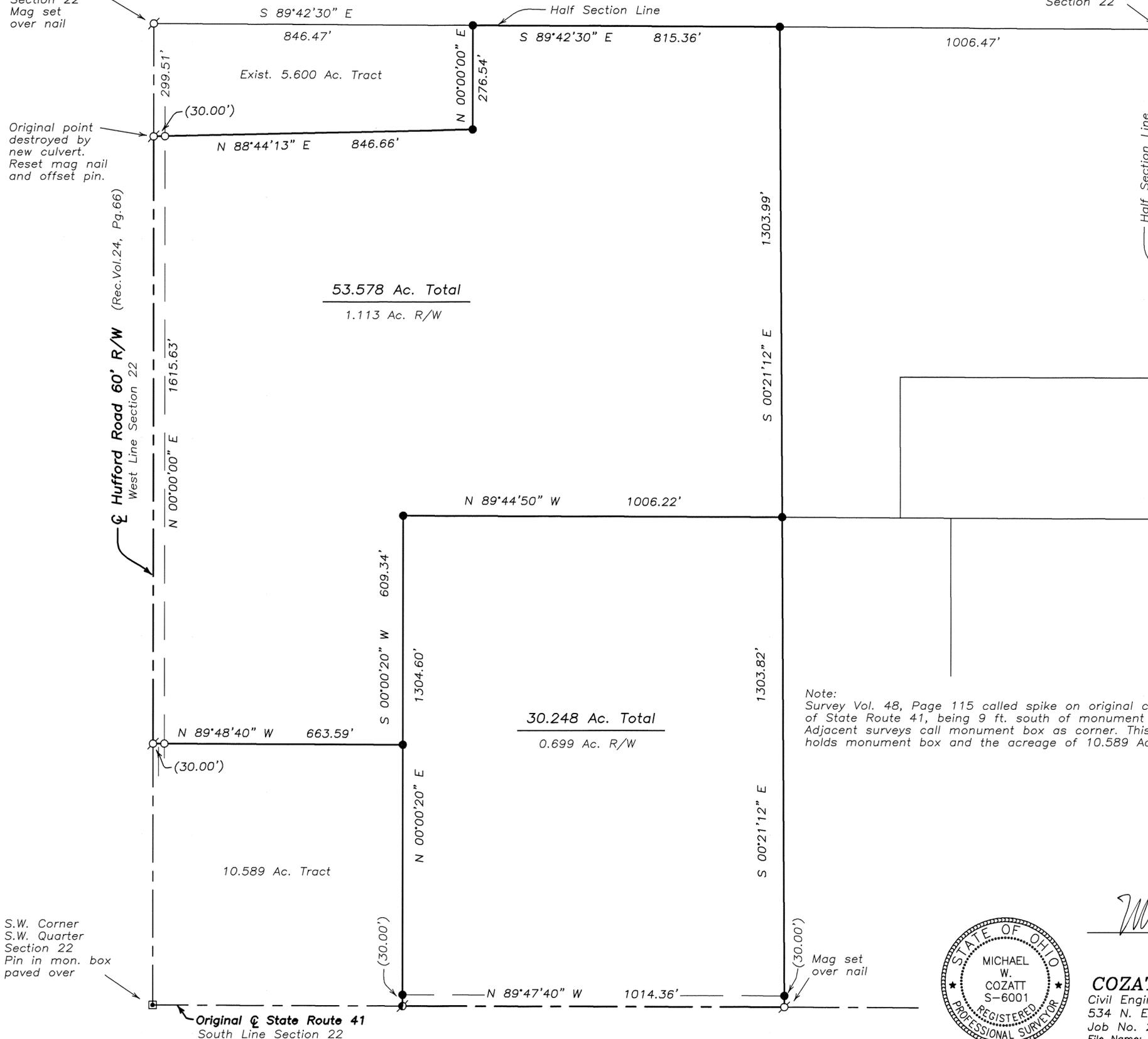
N.E. Corner
S.W. Quarter
Section 22

Original point
destroyed by
new culvert.
Reset mag nail
and offset pin.

Hufford Road 60' R/W
West Line Section 22
(Rec. Vol. 24, Pg. 66)

S.W. Corner
S.W. Quarter
Section 22
Pin in mon. box
paved over

Original State Route 41
South Line Section 22



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 32, Page 112
(Basis of Bearings)
- Volume 40, Page 4
- Volume 45, Page 8
- Volume 48, Page 115
- Volume 50, Page 14
- Miami County Recorder's
Plat Records
Volume 24, Page 66

Note:
Survey Vol. 48, Page 115 called spike on original centerline
of State Route 41, being 9 ft. south of monument box.
Adjacent surveys call monument box as corner. This survey
holds monument box and the acreage of 10.589 Ac.

Survey of remainder
for John & Lou Ann Jess
and Randy Mott



Michael W. Cozatt 10/23/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 26017
File Name: C:\Jobs\2017\26017.dwg
Drawn by: DMC ~ Checked by: MWC

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

2
TOWN

10 BTMRS
RANGE

3 NW 1/4
SECTION

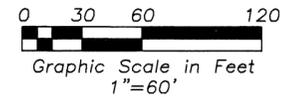
ELIZABETH
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 53

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 14, Page 36
- Volume 39, Page 6
- Volume 43, Page 130
- Miami County Recorder's Plat Records Volume 5, Page 78

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

Survey split of 0.827 Ac. for Clarkson Family

Certified to conform with
Miami County Survey Requirements

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

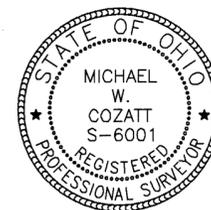
Dennis Ventura 10-20-2017
Deputy Date

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

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. 0.827 Ac. Total

D. & P. L. 10/27/17
Secretary
Miami County Planning Commission



Michael W. Cozatt 10/19/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY

Civil Engineer 534 N. Elm St. Suite C Troy, OH 45373
Land Surveyor (937) 339-2921
Job No. 30217
File Name: C:\Jobs\2017\30217.dwg
Drawn by: DMC ~ Checked by: MWC

2
TOWN

10 BTMRS
RANGE

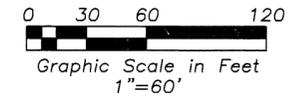
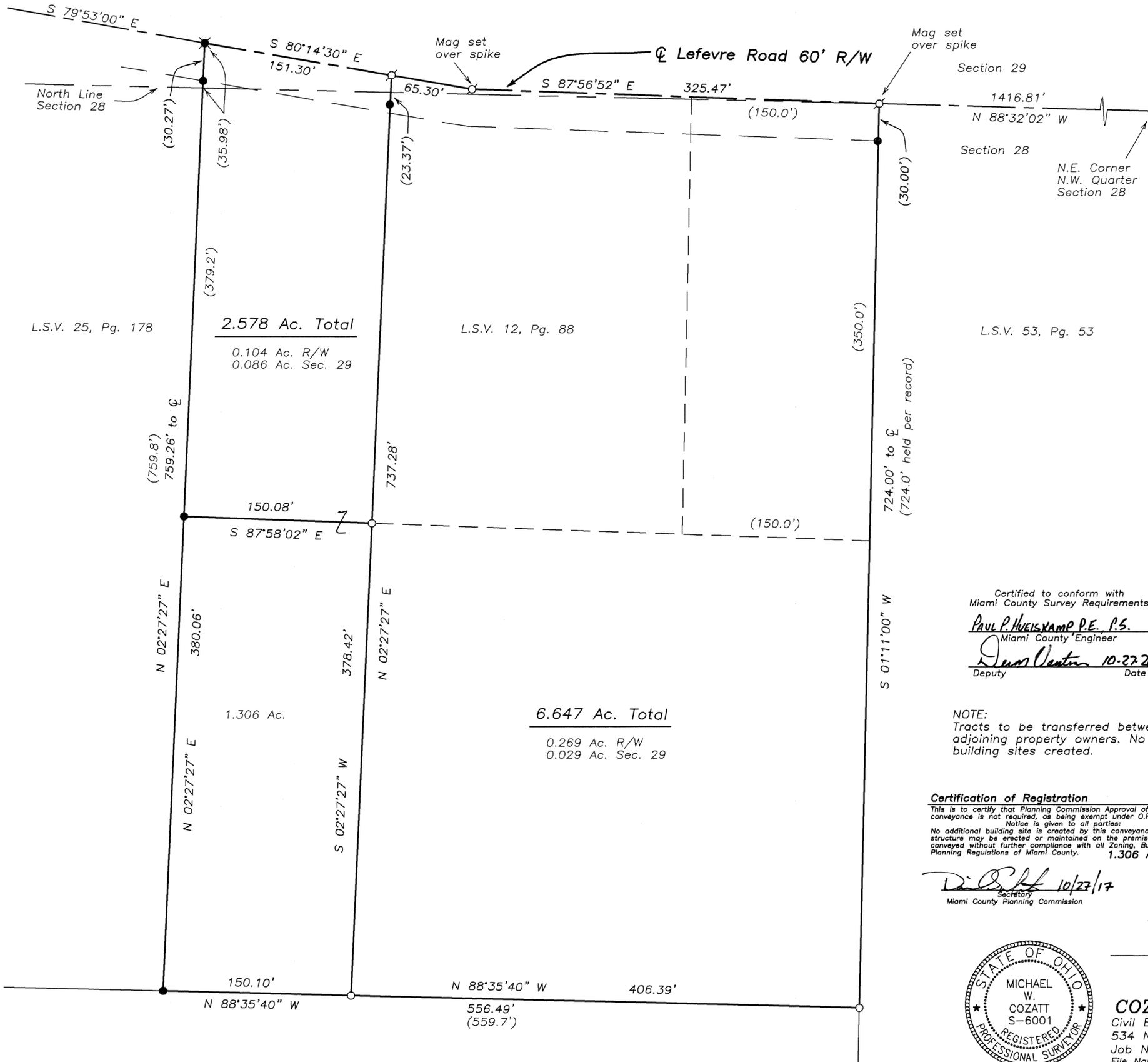
29 SW 1/4
28 NW 1/4
SECTION

ELIZABETH
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 54
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 9, Page 165
Volume 12, Page 88
Volume 25, Page 178
(Basis of Bearings)
Volume 53, Page 53

Certified to conform with
Miami County Survey Requirements

Paul P. Hueskamp P.E. P.S.
Miami County Engineer

Dennis Vanter 10-22-2017
Deputy Date

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

Survey reconfiguration
for Max Merritt

Certification of Registration

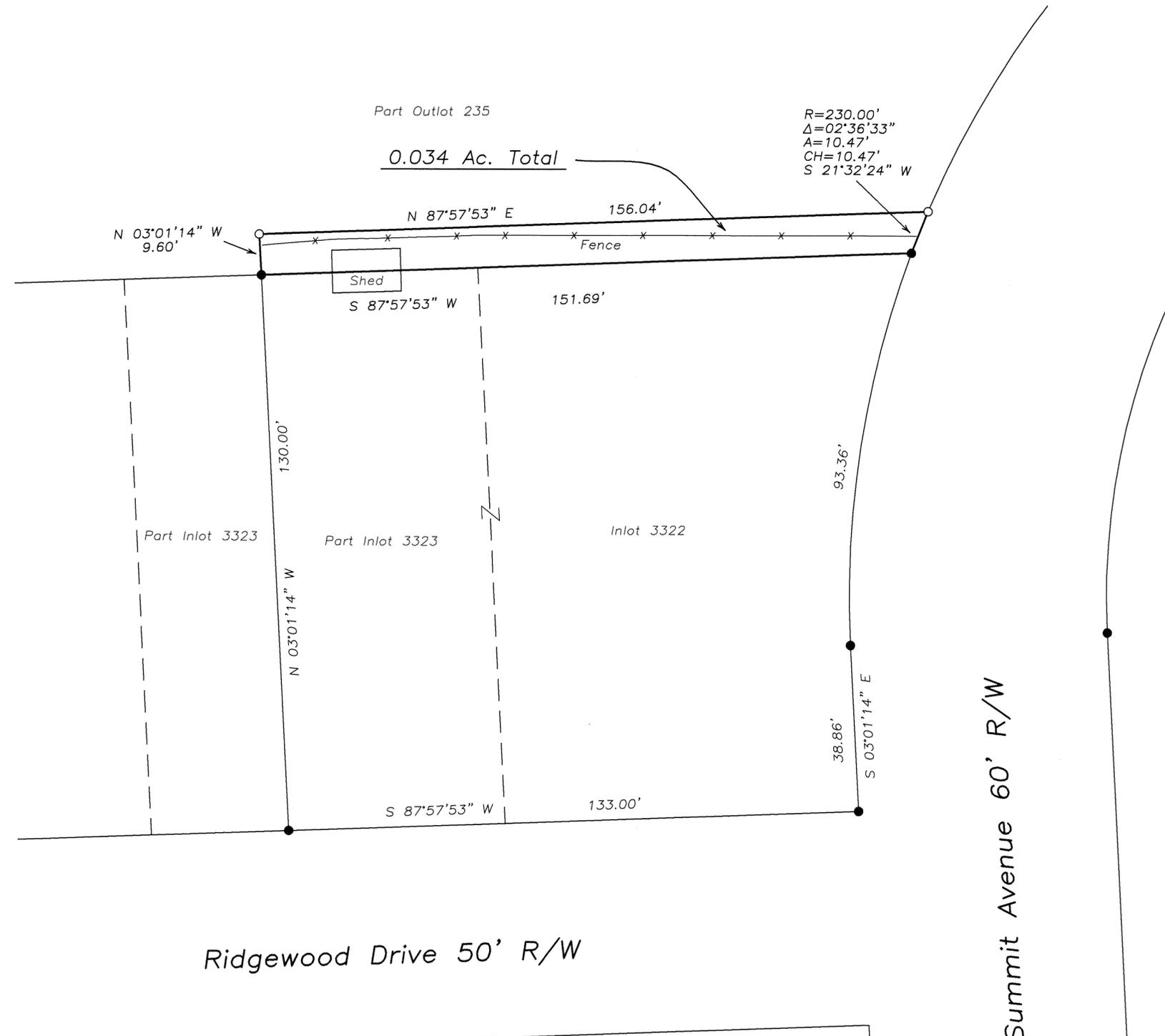
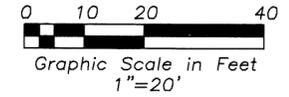
This is to certify that Planning Commission Approval of this
conveyance is not required, as being exempt under O.R.C. 711.001
Notice is given to all parties:
No additional building site is created by this conveyance; no
structure may be erected or maintained on the premises herein
conveyed without further compliance with all Zoning, Building, and
Planning Regulations of Miami County. 1.306 Ac. Total

D. O. Holt 10/27/17
Secretary
Miami County Planning Commission



Michael W. Cozatt 10/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 28917 (937) 339-2921
File Name: C:\Jobs\2017\28917.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 57, Page 146 (Basis of Bearings)

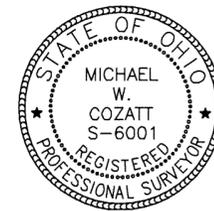
Survey of part Outlot 235 for Jeff Welbaum

Ridgewood Drive 50' R/W

Summit Avenue 60' R/W

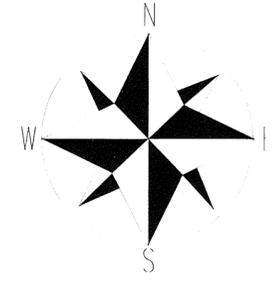
APPROVAL
This lot split was reviewed and approved this 3RD day of NOVEMBER 2017.
Jim OROS
City of Troy Engineer

NOTE:
0.034 ACRE TRACT TO BE COMBINED WITH WELBAUM LOT TO THE SOUTH. NOT AN INDIVIDUAL BUILDING SITE.



Michael W. Cozatt 10/25/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 26117
File Name: C:\JOBS\2017\26117.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921



SCALE 1" = 200'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEY
VOLUME 26, PAGE 18

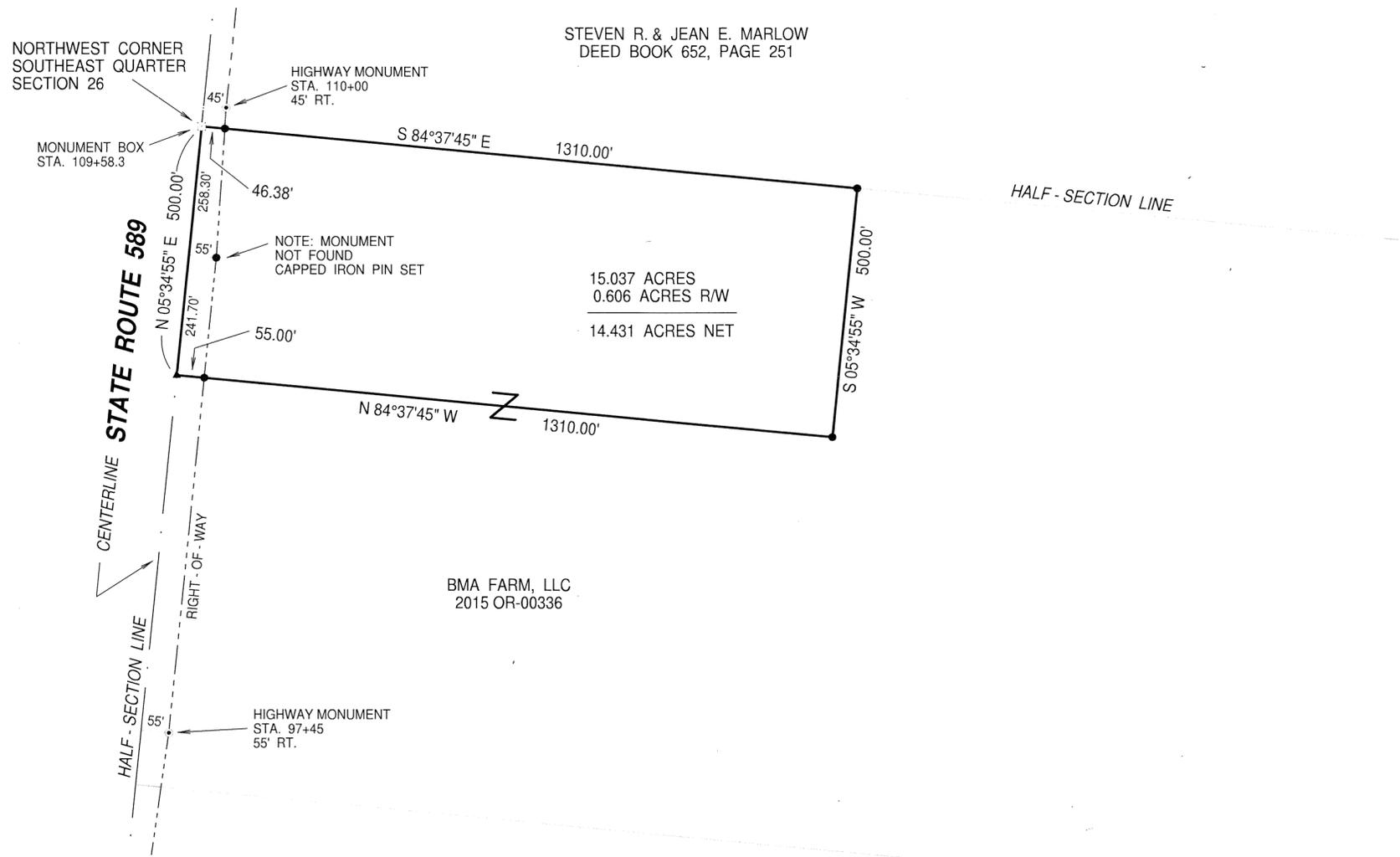
LEGEND

□	MAG NAIL FND
□	IRON PIN FND
●	IRON PIN SET
■	RR SPIKE FND
▲	MAG NAIL SET
□	MONUMENT BOX
•	CONC. MON.

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

VOLUME 40, PAGE 65
VOLUME 26, PAGE 18
VOLUME 25, PAGE 91

MIAMI COUNTY ENGINEER'S
RECORD OF STATE
HIGHWAYS
RS-65

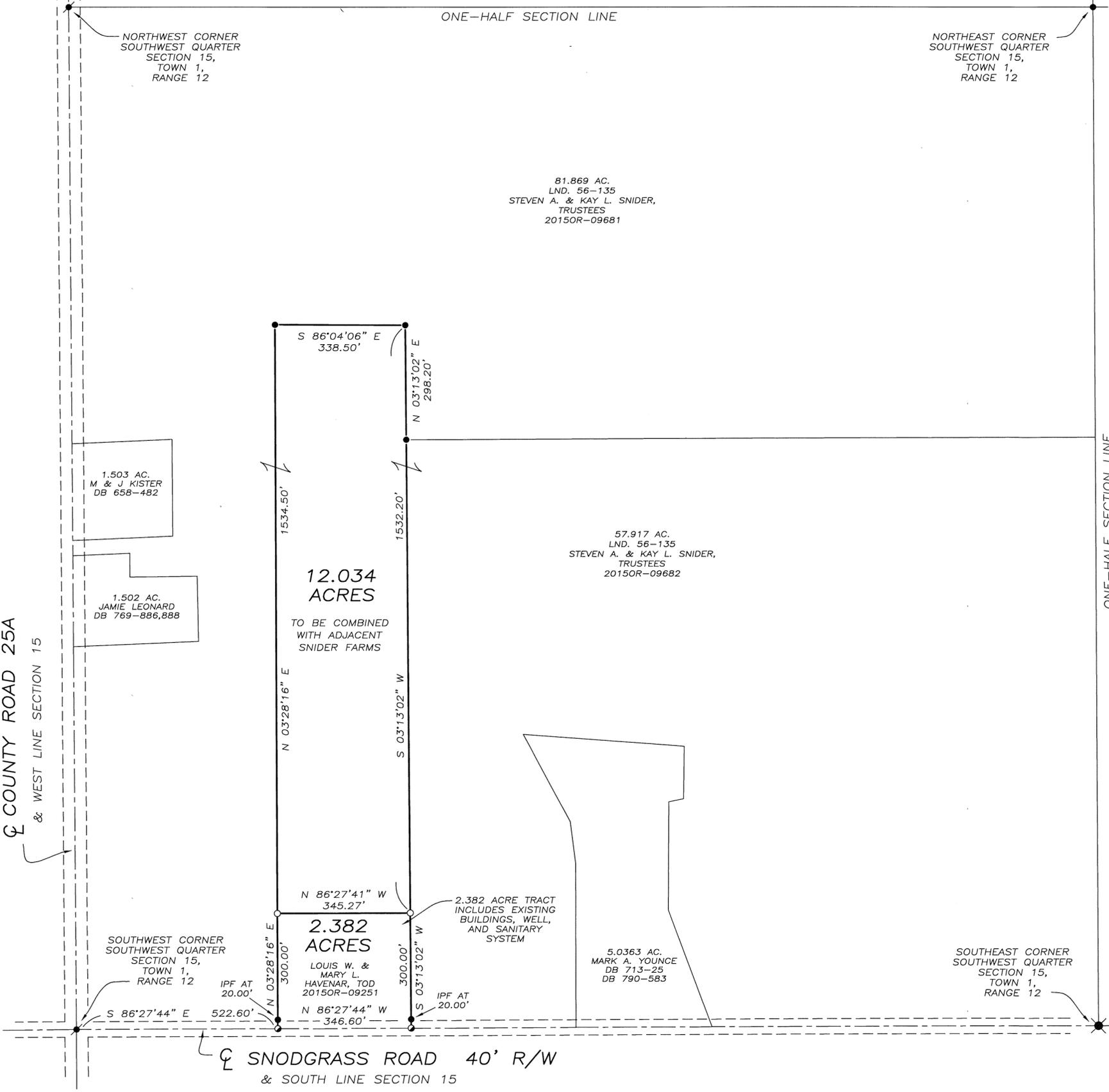


CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Neil E. Teaford 11-17-2017
DEPUTY DATE

NOVEMBER 4, 2017	SURVEY OF A 15.037 ACRE TRACT FOR FOR THE BARNES FAMILY IN LOSTCREEK TOWNSHIP
	<i>Neil E. Teaford, P.S. #7724</i> NEIL E. TEAFORD 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724



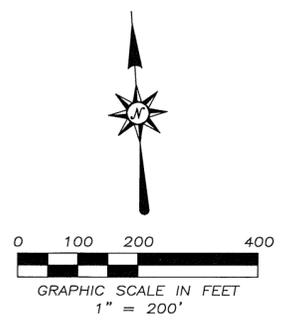
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP PE PS
MIAMI COUNTY ENGINEER
Deb Stumpff DV 11-13-2017
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
November 17, 2017
DATE
Timothy J. Blison
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY **Henry Lee, R.S.**
DATE **11/13/17**
MIAMI COUNTY GENERAL HEALTH DEPT.

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.
Timothy J. Blison 11/17/17 (12.034 ACRES TRACT)
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

LEGEND
○ 5/8"x30" CAPPED IRON PIN SET
● IRON PIN FOUND
● MAG SPIKE FOUND
● BOAT SPIKE FOUND
✕ RAILROAD SPIKE FOUND
REFERENCES
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 16, PAGE 74
VOLUME 56, PAGE 135



SURVEY FOR MIKE HAVENAR
IN MIAMI COUNTY, OHIO ~ OCTOBER 28, 2017

Gregg S. Brookhart
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

2
Town

9BTMRS
Range

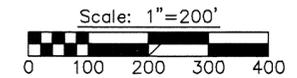
SE 1/4 - 12
Section

Bethel
Township

Miami
County

Ohio
State

Volume 58 Page 60
Miami County Engineer's Record
of Land Surveys

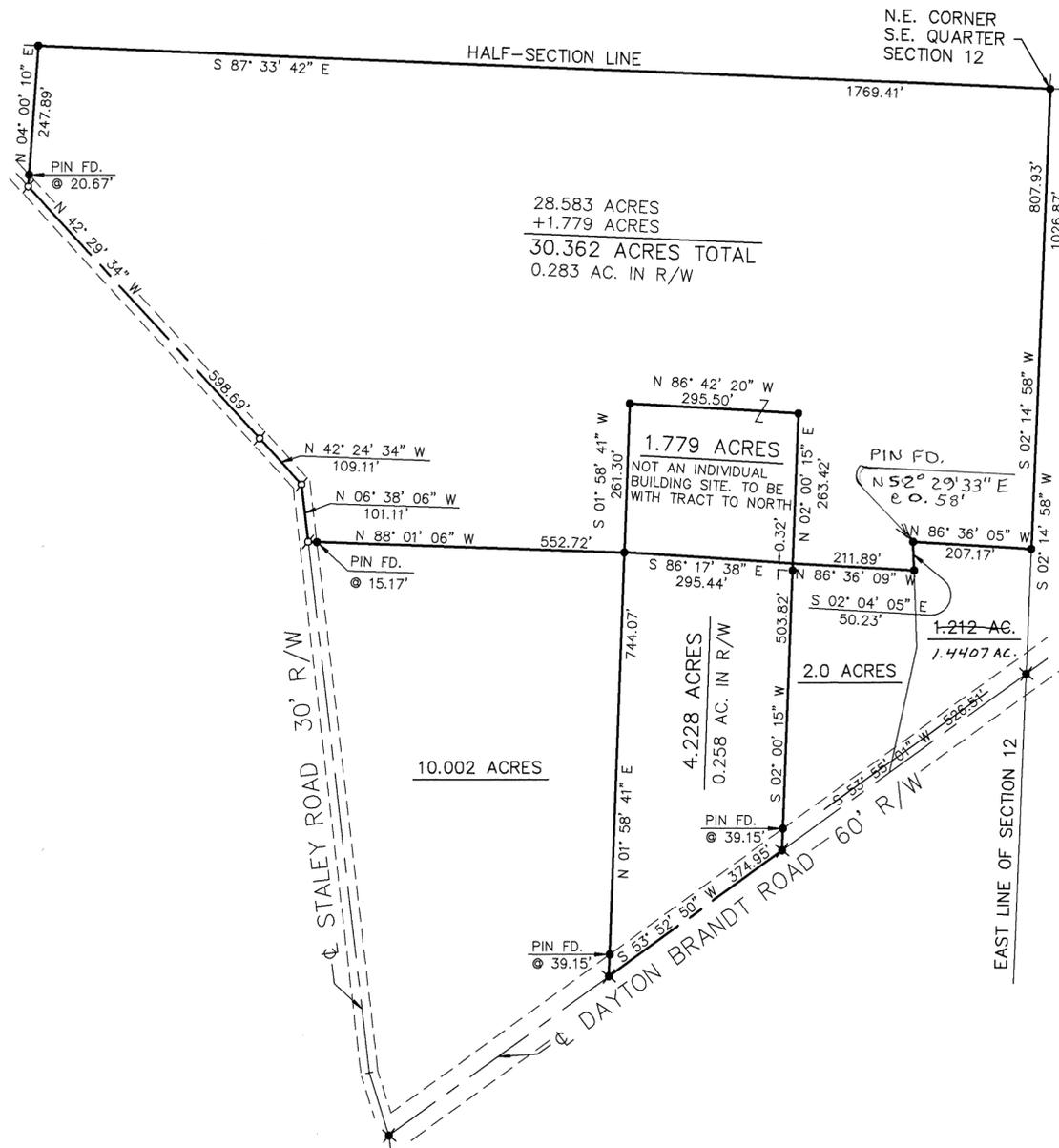


Legend

- ✕ Railroad spike found
- Iron pin found
- ⊘ Gin spindle found

References

- Vol. 37, Pg. 125
 - Vol. 38, Pg. 45
 - Vol. 45, Pg. 52
 - Vol. 49, Pg. 84
- } Miami County Engineer's
Record of Land Surveys



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP, PE, PS
MIAMI COUNTY ENGINEER

Deb Stumpf DV *11-17-17*
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

NOT REQUIRED - SEE BELOW
SECRETARY 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.

1,779 Acre Tract
[Signature] *11/20/17*

Secretary
Miami County Planning Commission
Survey of multiple tract for Randy Barney.



Michael W. Cozatt *8/15/17*
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 24617 Ph. (937) 339-2921

4
TOWN

6E
RANGE

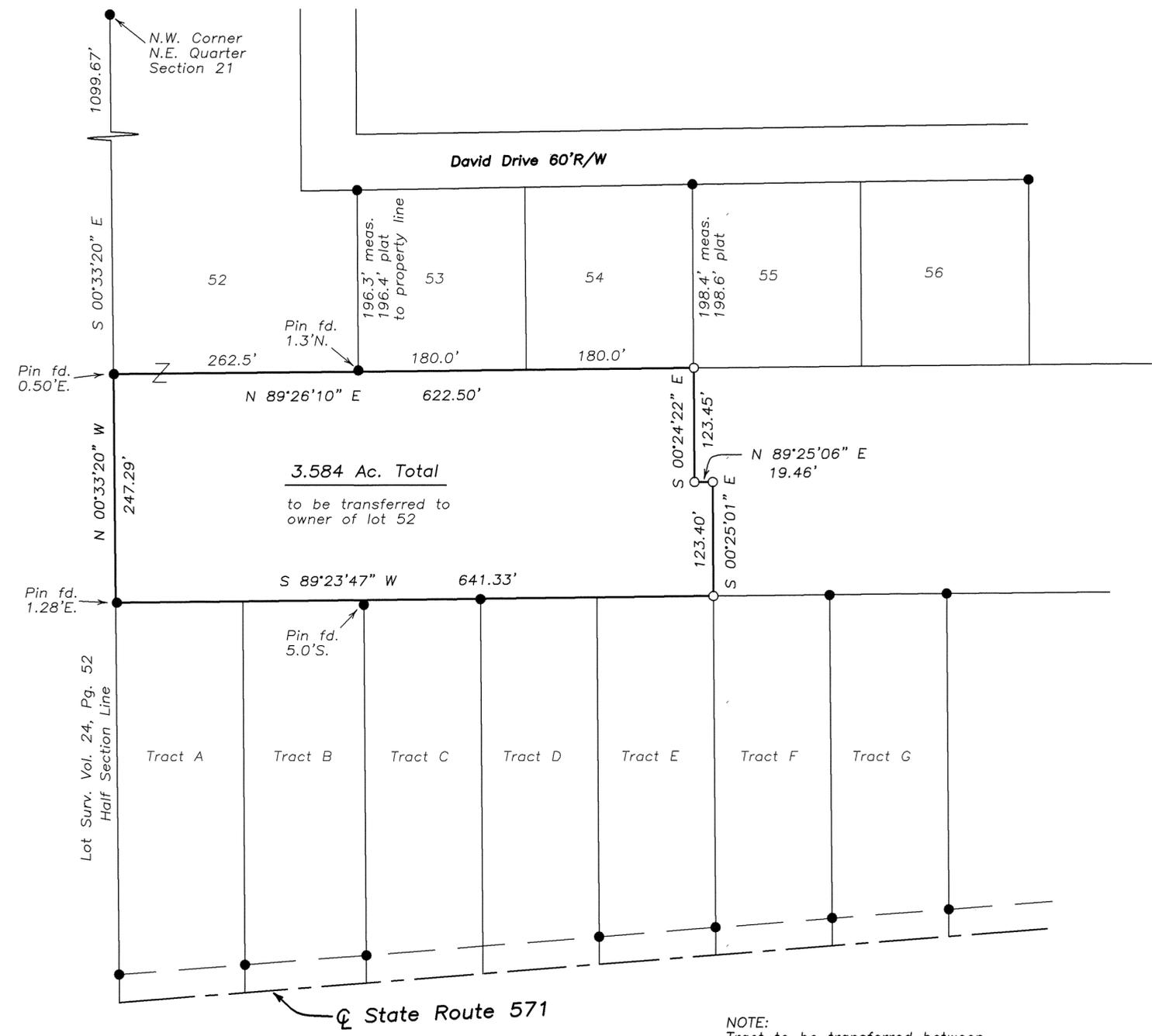
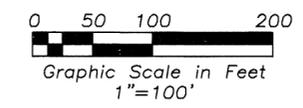
21 NE 1/4
SECTION

MONROE
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 61
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 42, Page 27
- Volume 56, Page 196
- Miami County Engineer's Record of Lot Surveys Volume 24, Page 52
- Miami County Recorder's Plat Records Volume 7, Page 24

Basis of Bearings:
Half section line as taken from State Plain Coordinate System, NAD 83(2011) Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 3.584 Ac.
for Vocke and Arnett

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

Certified to conform with
Miami County Survey Requirements

Paul P. Huelshoff, P.E., P.S.
Miami County Engineer
Deputy *11-29-2017*
Date

Certification of Registration

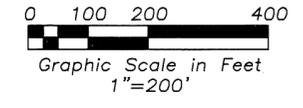
This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001. Notice is given to all parties: No additional building site is created by this conveyance; no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County. **3.584 Ac. Total**

Secretary *11/29/2017*
Miami County Planning Commission



Michael W. Cozatt *11/21/17*
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 35117 (937) 339-2921
File Name: C:\Jobs\2017\35117.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
- ▲ Concrete Fence Post

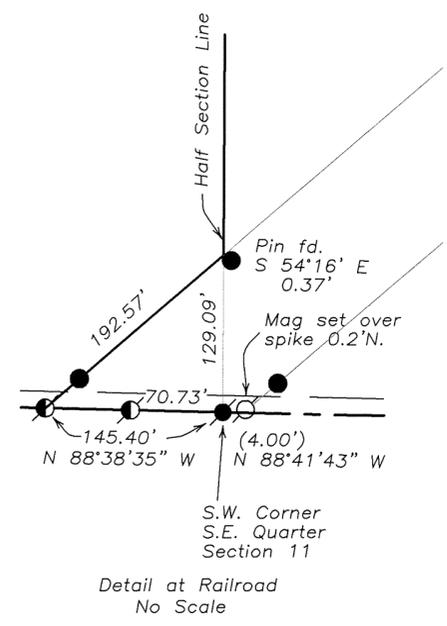
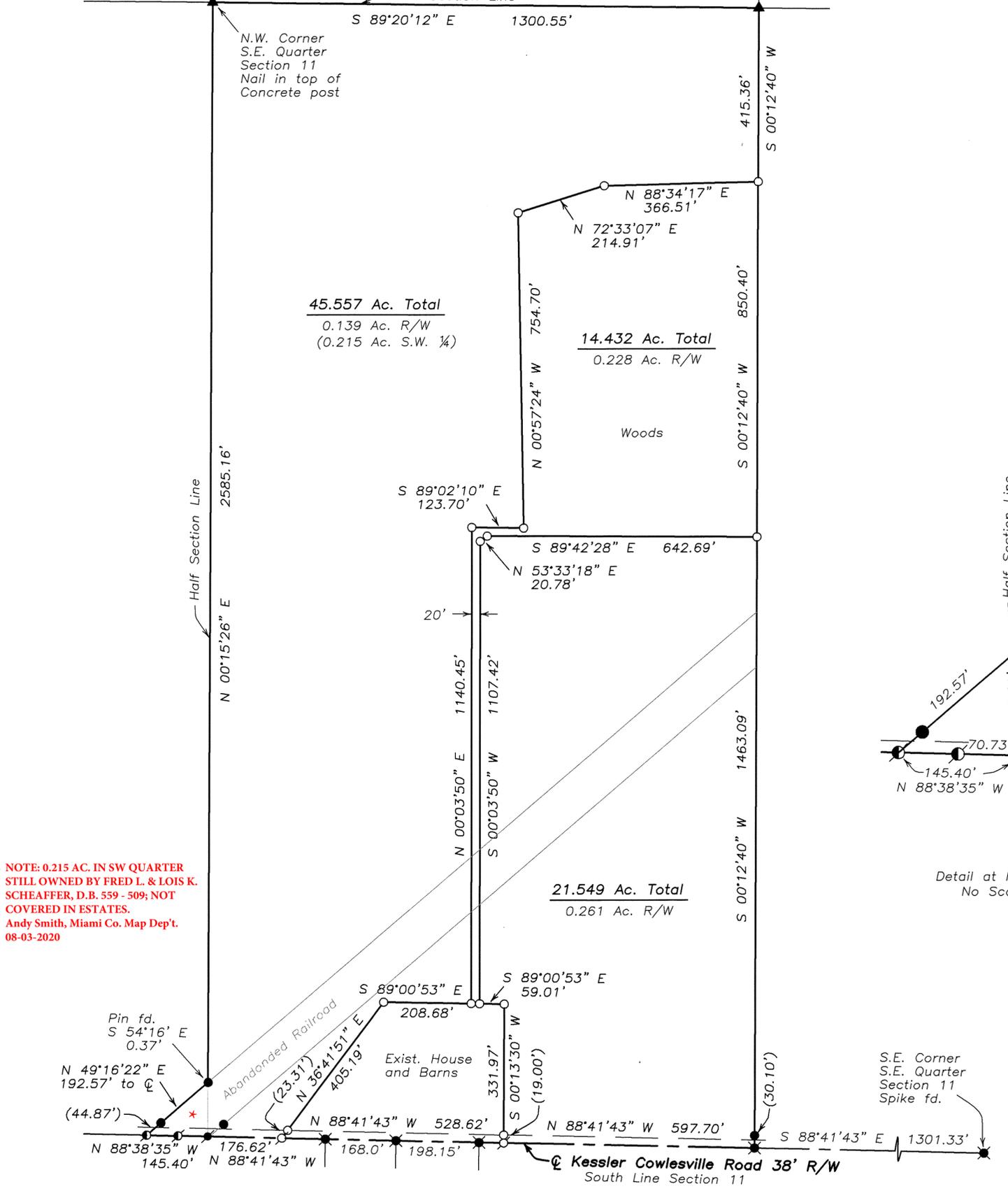
References

- Miami County Engineer's Record of Land Surveys
- Volume 28, Page 93
- Volume 31, Page 164
- Volume 47, Page 11
- Volume 48, Page 122
- Volume 53, Page 108

Basis of Bearings:
Centerline of Kessler Cowlesville Road. Taken from State Plain Coordinate System, NAD83(2011) Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 81.538 Ac. for Lois Scheaffer

* NOTE: 0.215 AC. IN SW QUARTER STILL OWNED BY FRED L. & LOIS K. SCHEAFFER, D.B. 559 - 509; NOT COVERED IN ESTATES.
Andy Smith, Miami Co. Map Dep't.
08-03-2020



Michael W. Cozatt 11/22/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 30417 (937) 339-2921
File Name: C:\Jobs\2017\30417survey.dwg
Drawn by: DMC ~ Checked by: MWC

2
TOWN

11 BTMRS
RANGE

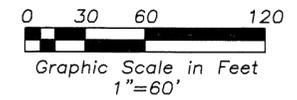
29 SE 1/4
SECTION

BROWN
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

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



Legend

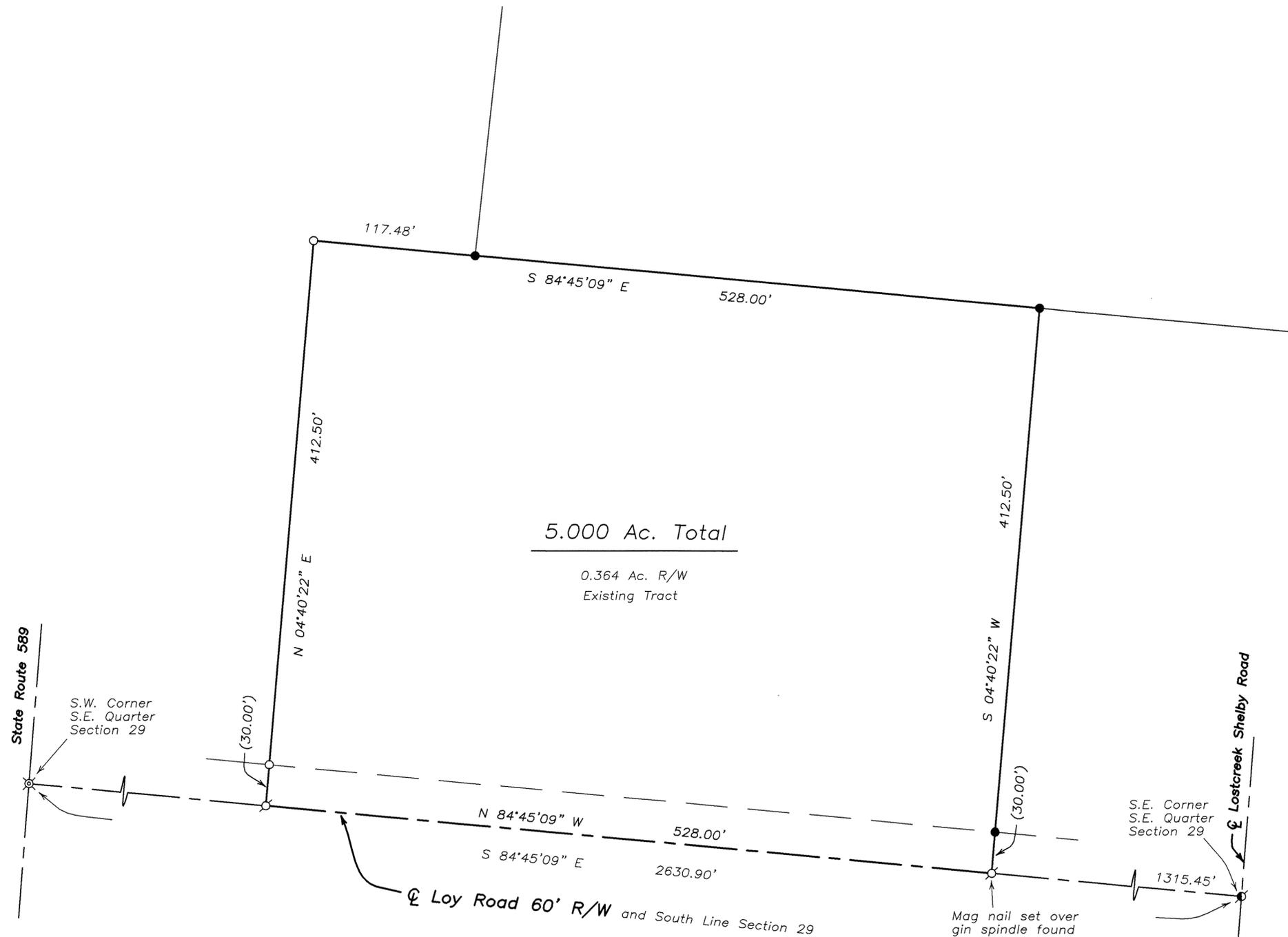
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Mag Spike
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box

References

- Miami County Engineer's Record of Land Surveys Volume 17, Page 161
- Volume 35, Page 49
- Volume 41, Page 105
- Volume 49, Page 146
- Miami County Recorder's Deed Records Volume 742, Page 735

Basis of bearings:
Centerline of Loy Road as taken from State Plain Coordinate System, NAD83(2011) Adjustment, Geoid12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 5.0 acres for Alberta Jones, etal.



Michael W. Cozatt 11/21/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 35717
File Name: C:\Jobs\2017\35717.dwg
Drawn by: DMC ~ Checked by: MWC

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

1
TOWN

11 BTMRS
RANGE

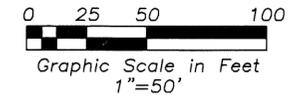
21 SW 1/4
SECTION

STAUNTON
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 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
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box

References

Miami County Engineer's
Record of Land Surveys
Volume 50, Page 153
Volume 55, Page 180

Basis of Bearing:
Centerline of Rusk Road
Taken from State Plain
Coordinate System, NAD83
(2011) Adjustment, Geoid 12a,
Ohio South Zone, O.D.O.T.
VRS/CORS Network

Survey split of 2.951 Ac.
for Michael Terrian

Certified to conform with
Miami County Survey Requirements

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

Debra Ventresca 11-29-2017
Deputy Date

Approved by
Miami County Planning Commission

David [Signature]
Secretary

11/30/2017
Date

Approved
Subject to Zoning Approval

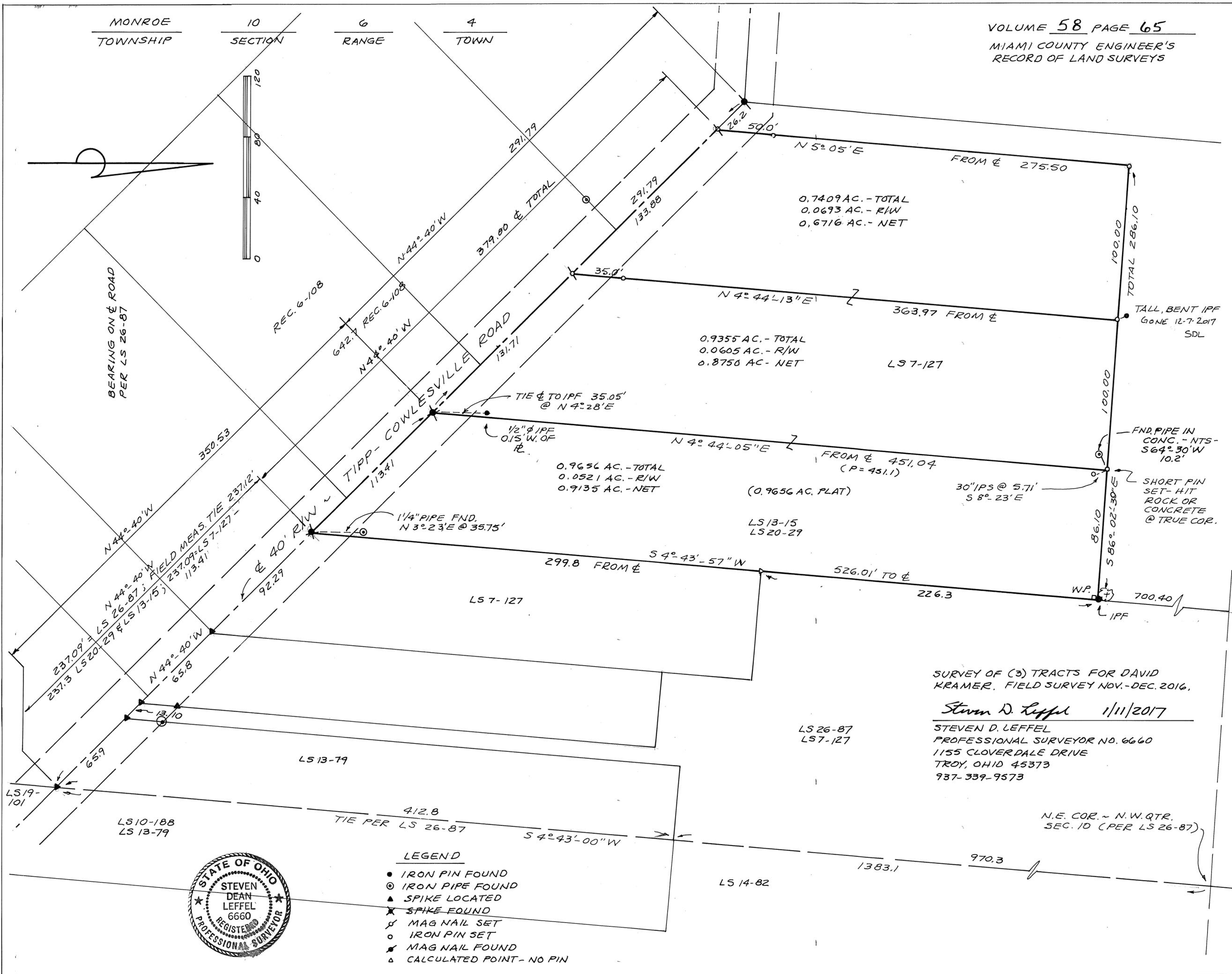
By Henry [Signature], R.S.

Date 11/30/17
Miami County
General Health Department

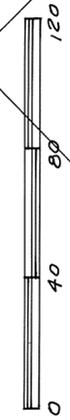


Michael W. Cozatt 11/16/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 35417
File Name: C:\Jobs\2017\35417.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921



BEARING ON & ROAD PER LS 26-87



0.7409 AC. - TOTAL
0.0693 AC. - R/W
0.6716 AC. - NET

0.9355 AC. - TOTAL
0.0605 AC. - R/W
0.8750 AC. - NET

0.9656 AC. - TOTAL
0.0521 AC. - R/W
0.9135 AC. - NET

SURVEY OF (3) TRACTS FOR DAVID KRAMER, FIELD SURVEY NOV.-DEC. 2016.

Steven D. Leffel 1/11/2017
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573



- LEGEND**
- IRON PIN FOUND
 - ⊙ IRON PIPE FOUND
 - ▲ SPIKE LOCATED
 - ✱ SPIKE FOUND
 - ♁ MAG NAIL SET
 - IRON PIN SET
 - ♁ MAG NAIL FOUND
 - △ CALCULATED POINT - NO PIN

N.E. COR. ~ N.W. QTR. SEC. 10 (PER LS 26-87)

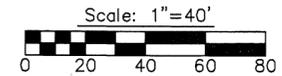
Tipp City
Corporation

Pt. 370 &
Pt. 371
Inlot

Miami
County

Ohio
State

Volume 58 Page 66
Miami County Engineer's Record
of Land Surveys



MAIN STREET



Legend

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

References

- Vol. 01, Pg. 91
 - Vol. 09, Pg. 13
 - Vol. 09, Pg. 190
 - Vol. 16, Pg. 170
 - Vol. 17, Pg. 40
 - Vol. 20, Pg. 50
 - Vol. 21, Pg. 152
- Miami County Engineer's
Record of Lot Surveys
- P.B. 01, Pg. 49
 - P.B. 02, Pg. 15
- Miami County Recorder's
Plat Records

Survey of part of Inlots 370 & 371, Tipp City
for Rod Martino.

SURVEY NOTE

THERE IS A DISCREPANCY IN THE WIDTH OF ALLEY
ALONG THE NORTH LINE OF INLOTS 370 AND 371.
THE ORIGINAL PLAT, P.B. 01, PAGE 49 DOES NOT GIVE
A WIDTH FOR THE ALLEY, NEITHER DOES LOT SURVEY
VOL. 01, PAGE 91. LOT VOL. 09, PAGE 13, VOL. 09,
PAGE 190, VOL. 20, PAGE 50 AND VOL. 21, PAGE
152 CALL IT OUT AS A 15 FT. ALLEY. VOL. 16, PAGE
170 CALLS IT OUT AS A 12 FT. ALLEY. EXISTING
MONUMENTATION ALONG MAIN STREET, DOW STREET
AND OCCUPATION INDICATES A 12 FT. WIDE ALLEY.
A 15 FT. WIDE ALLEY WOULD RESULT IN MULTIPLE
ENCROACHMENTS ALONG THE SOUTH SIDE OF THE ALLEY.



Michael W. Cozatt 12/08/17
Michael W. Cozatt, P.S. #6001 Date

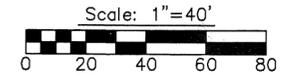
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 33217 Ph. (937) 339-2921

Piqua Corporation

6782 Inlot

Miami County

Ohio State



Legend

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

References

- P.B. 09, Pg. 66 } Miami County Recorder's
- P.B. 10, Pg. 45 } Plat Records
- P.B. 22, Pg. 13 }



Survey of Inlot 6782 in Piqua, Ohio
for Russell Howe.



Michael W. Cozatt 12/08/17
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 34417 Ph. (937) 339-2921

24 SECTION 7 TOWN 4 EAST RANGE UNION TOWNSHIP

VOLUME 58 PAGE 68
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HASKAMP, P.E., P.S.
 MIAMI COUNTY ENGINEER
 Denis Lester 12.8.2017
 DEPUTY DATE

APPROVED BY
 MIAMI COUNTY PLANNING COMMISSION

DAVID B. SUTHERLAND
 SECRETARY
 12/11/2017
 DATE

APPROVED
 SUBJECT TO ZONING APPROVAL
 BY [Signature]
 DATE 12.11.17
 MIAMI COUNTY
 GENERAL HEALTH DEPARTMENT

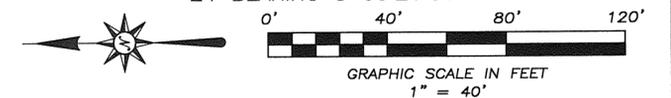
LEGEND

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

REFERENCES

LAND SURVEYS:
 VOLUME 51, PAGE 76
 VOLUME 30, PAGE 174
 DEEDS AS REFERENCE HEREON

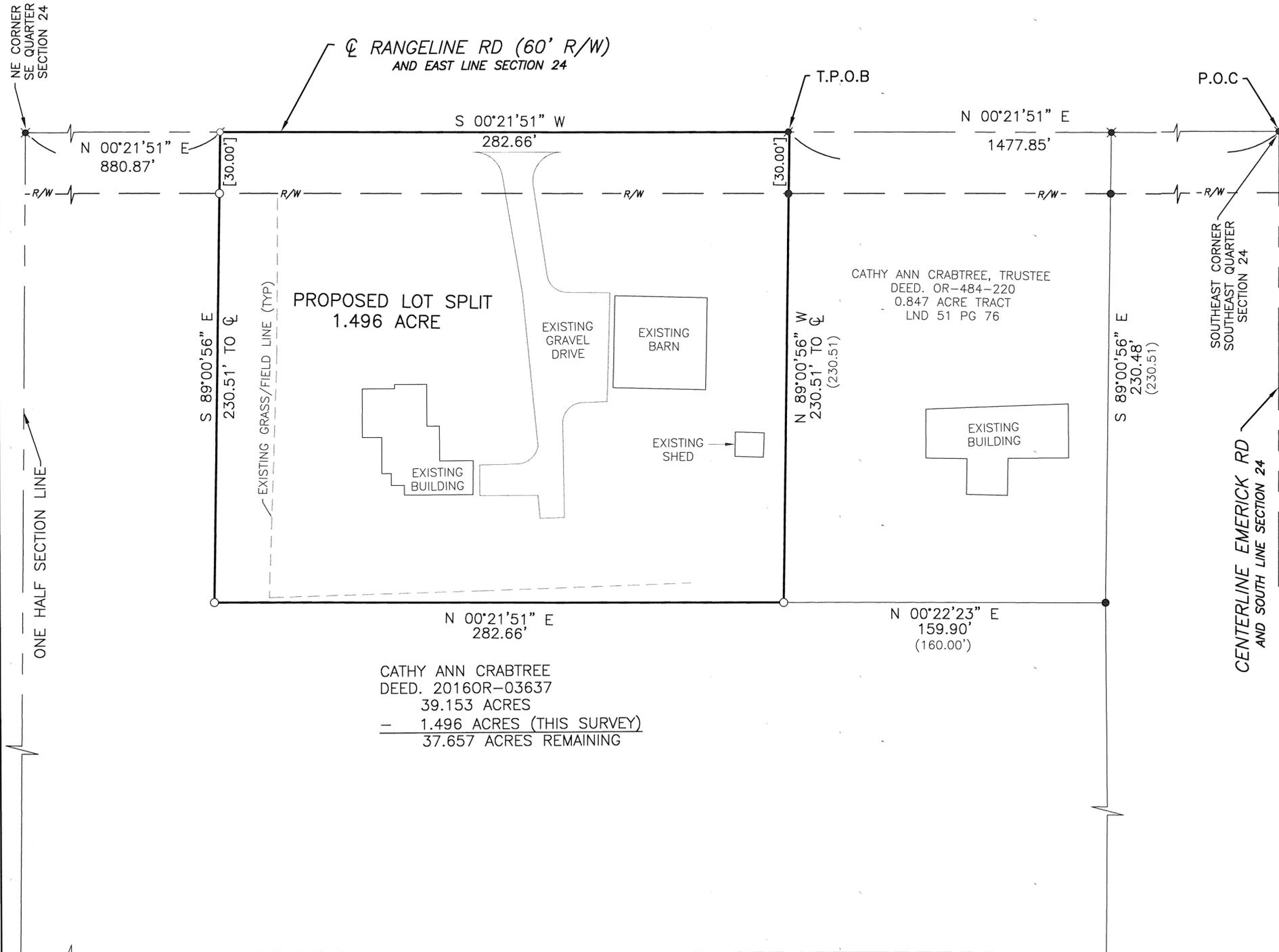
BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE EAST LINE OF SECTION 24 BEARING S 00°21'51" W



[Signature]
 PHILIP C. BRUMBAUGH 12/9/17
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #5057

LOT SPLIT SURVEY OF 1.496 ACRE FOR CATHY ANN CRABTREE
 LOCATED IN MIAMI COUNTY ~ DATE: DECEMBER 6, 2017

	BRUMBAUGH ENGINEERING & SURVEYING, LLC 2270 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PHONE (937) 698-3000 FAX (937) 698-3928 EMAIL: John@BES-Engineer.com
	BES JOB # 316.16 DRAWN BY: RK CHECKED BY: JJB



E:\BES_2016\316.16 (Crabtree Lot Split & Plot Plan_5680) 5 RangeLine Rd (Survey)\RIGHT-TURNING\316.16_Rk_MA_Survey_Lot_Split.dwg

6
TOWN

5
RANGE

28
SECTION

WEST MILTON
VILLAGE

PT 163
OUTLOT

VOLUME 58 PAGE 69
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
- () REFERENCED DISTANCE OF RECORD

REFERENCES

LAND SURVEYS:

VOLUME 49, PAGE 58
AND AS REFERENCED HEREON

RECORD PLATS:

BOOK 6, PAGE 61
BOOK 7, PAGE 43
BOOK 7, PAGE 96
BOOK 8, PAGE 67
AND AS REFERENCED HEREON

LOT SURVEYS:

VOLUME 22, PAGE 36
AND AS REFERENCED HEREON

LOT SPLIT APPROVAL:

APPROVED BY THE PLANNING COMMISSION
OF THE VILLAGE OF WEST MILTON

THIS 4th DAY OF October, 2017.

Tony Hughes
CHAIRPERSON

Matthew D. Shire
SECRETARY

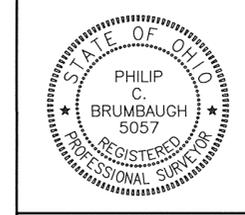
BASIS OF BEARING IS THE OHIO
STATE PLANE COORDINATE SYSTEM,
OHIO SOUTH ZONE, NAD83 (2011)
THE EAST LINE OF ARNOLD'S
SUBDIVISION BEING S 27°31'36" E.

CERTIFICATION:

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

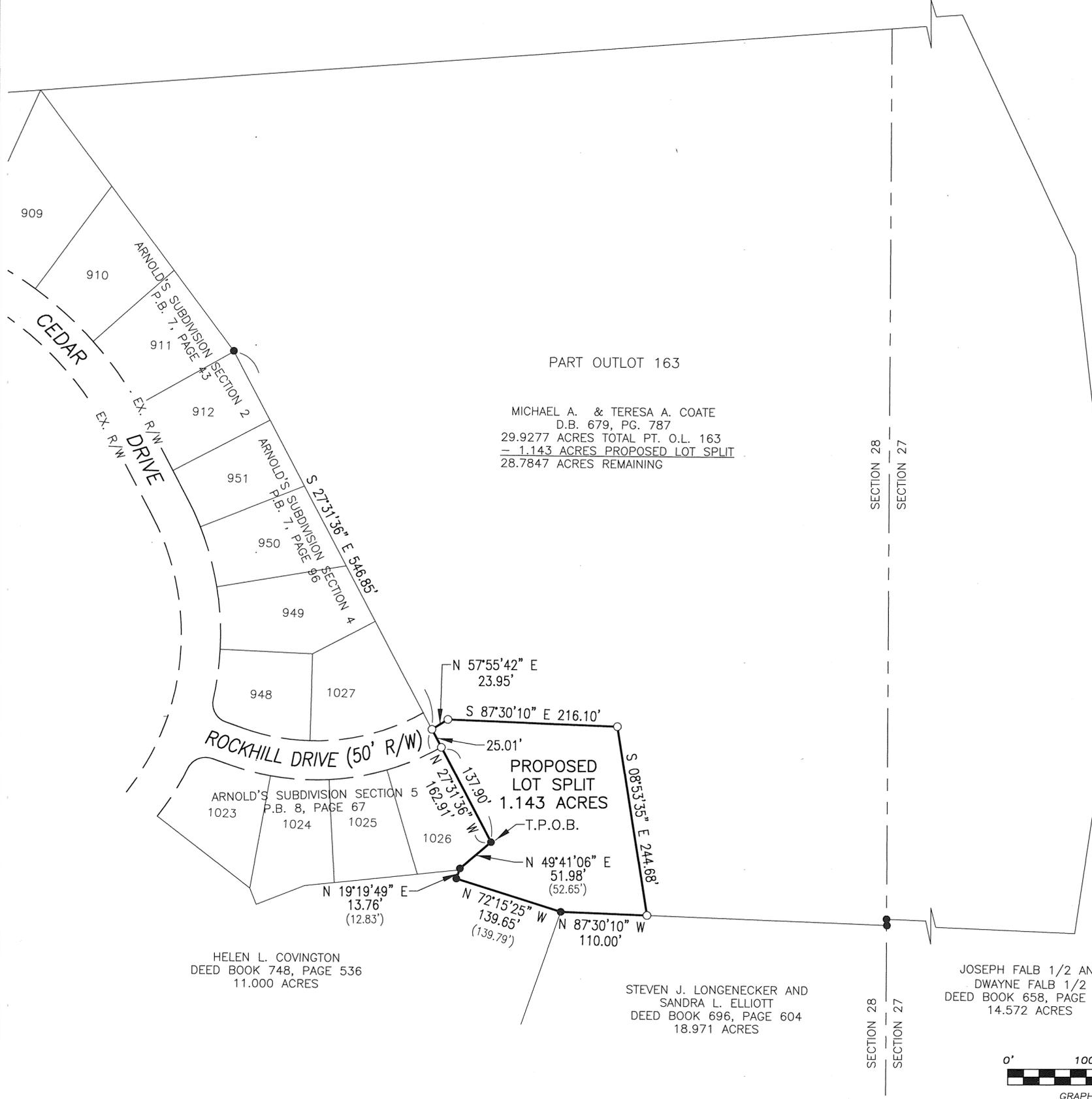
Philip C. Brumbaugh
PHILIP C. BRUMBAUGH 10/7/17
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

PROPOSED LOT SPLIT FOR MICHAEL A. AND TERESA A. COATE
LOCATED IN MIAMI COUNTY ~ DECEMBER 6, 2017



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

BES JOB #455.17 DRAWN BY: MRH, SES CHECKED BY: JJB



E:\BES-2017\455.17 (Coate Lot Split) West Milton (Survey)\Survey\455.17_MIA_Survey_Properties.dwg

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ✕ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET
- ▲ STONE FOUND
- ▣ MONUMENT BOX FOUND
- () REFERENCED DISTANCE OF RECORD

REFERENCES

LAND SURVEYS:

- VOLUME 56, PAGE 107
- VOLUME 42, PAGE 150
- VOLUME 21, PAGE 101
- VOLUME 15, PAGE 144
- VOLUME 7, PAGE 52

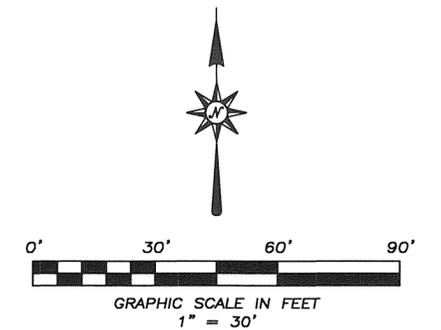
DEEDS:

AS REFERENCE HEREON

RECORD PLAT:

BOOK 9, PAGE 76

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF JAY ROAD BEARING N 00°14'13" E.

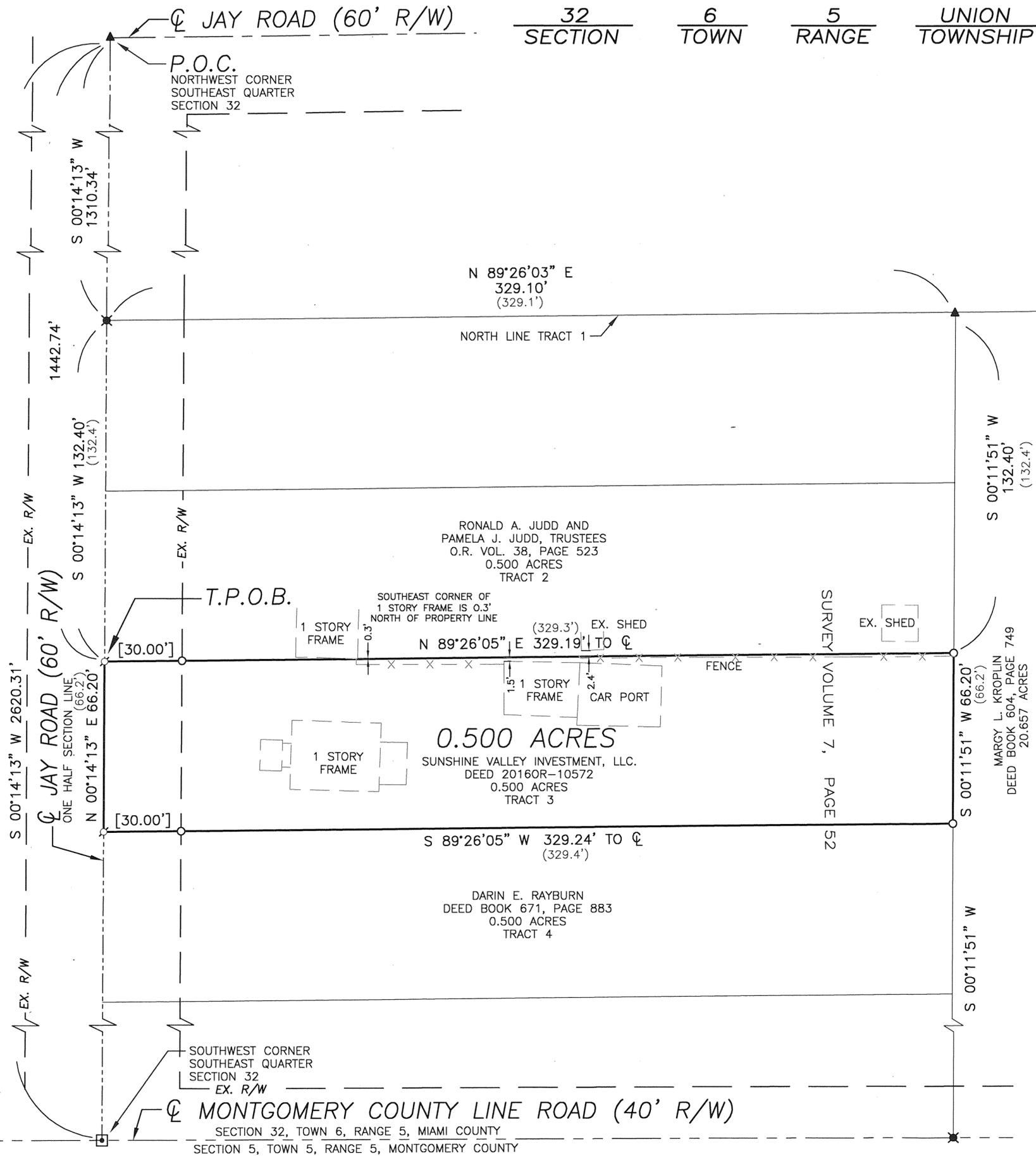


Philip C. Brumbaugh
 PHILIP C. BRUMBAUGH
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #5057 12/25/17

BEING A BOUNDARY RETRACEMENT SURVEY OF 0.500 ACRES FOR DAVID KENDALL LOCATED IN MIAMI COUNTY ~ DATE: 12-12-2017

BRUMBAUGH ENGINEERING & SURVEYING, LLC

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



E:\BES\2017\521.17 (Kendall_Survey_2017) Jay_Road_West_Milton (Surv)\Survey\521.17_MW_Lot_Split-Properties.dwg

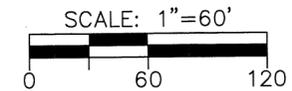
HALIFAX LAND CO. PLAT

VOLUME 58 PLAT 71
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DECEMBER, 2017

8.015 ACREAGE PT. 9891 INLOT TROY CITY MIAMI, OHIO COUNTY



THE BEARINGS 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
- ⊗ MAG NAIL FOUND

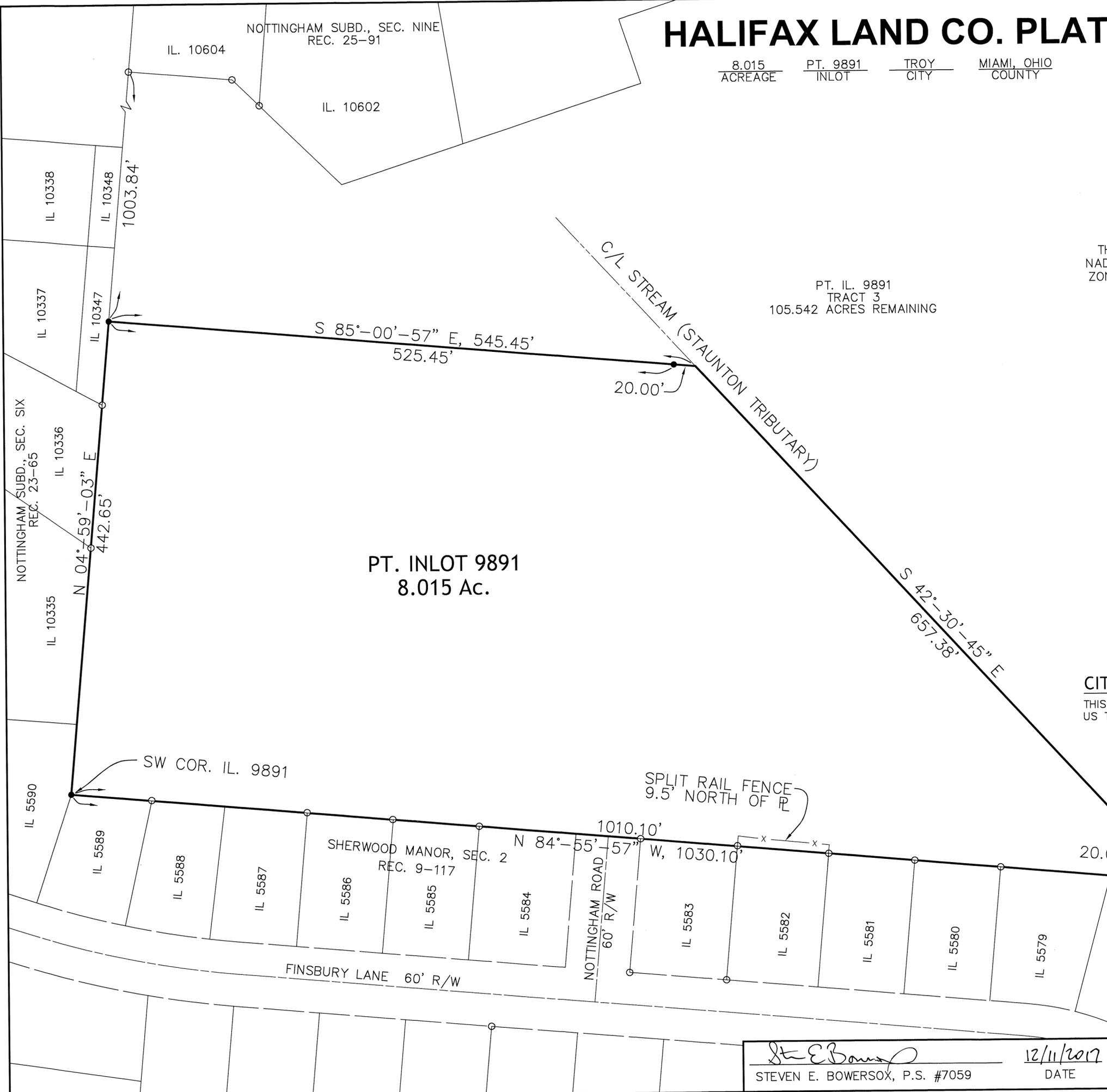
DEED REFERENCE
 HALIFAX LAND CO., LLC
 2016OR-12214

SURVEY REFERENCE
 REC. P.B. 9, Pg. 117
 REC. P.B. 21, Pg. 12
 REC. P.B. 23, Pg. 65
 REC. P.B. 25, Pg. 45
 REC. P.B. 25, Pg. 50
 REC. P.B. 25, Pg. 91
 LND. SUR. Vol. 56, PG. 155

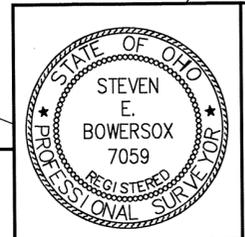
CITY OF TROY CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY
 US THIS 13th DAY OF DECEMBER, 2017

Jill A. Rhoades
 JILLIAN A. RHOADES, P.E.



Steven E. Bowersox
 STEVEN E. BOWERSOX, P.S. #7059 DATE: 12/11/2017



ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:	12-11-2017
DRAWN BY:	seb
JOB NUMBER:	MIATRO1729_bound
SHEET NUMBER	1 OF 1

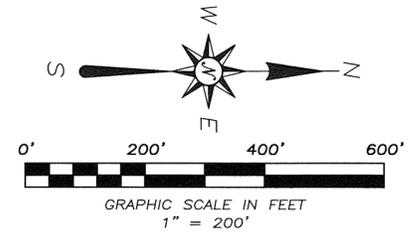
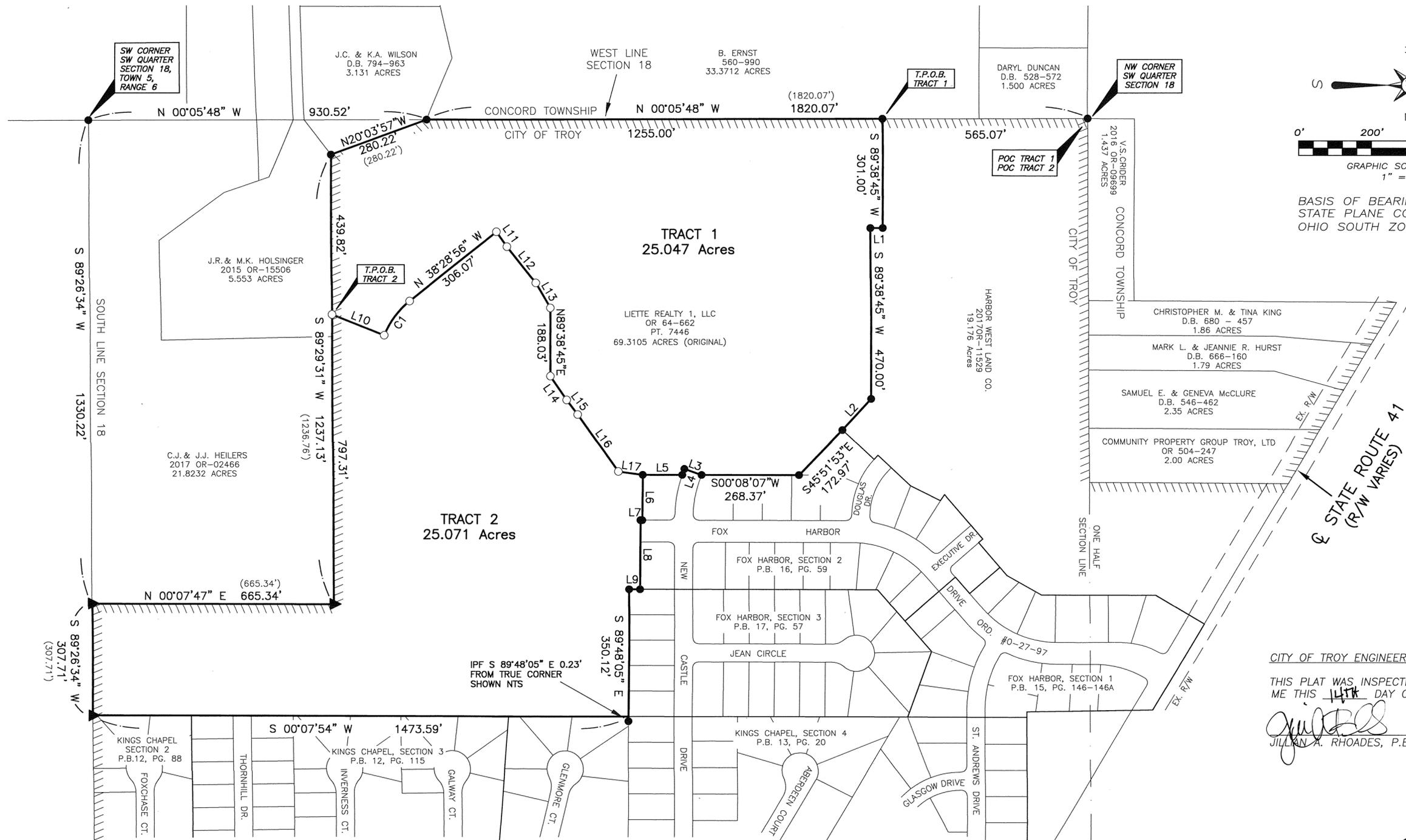
TROY CORPORATION

PT 7446 LOT

MIAMI COUNTY

OHIO STATE

VOLUME 58 PAGE 72
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



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

CITY OF TROY ENGINEER:
THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 14TH DAY OF DECEMBER 2017.

Jillan A. Rhoades
JILLAN A. RHOADES, P.E.

John J. Brumbaugh 12-12-2017
JOHN J. BRUMBAUGH
OHIO REGISTERED PROFESSIONAL SURVEYOR #8218

LINE	BEARING	DISTANCE
L1	S 00°05'48" E	34.00'
L2	S 47°19'38" E	116.57'
L3	S 19°28'07" W	50.00'
L4	S 70°31'53" E	17.55'
L5	S 00°08'07" W	108.90'
L6	S 89°51'53" E	125.00'
L7	S 00°08'07" W	5.00'
L8	S 89°51'53" E	190.00'
L9	S 00°08'07" W	30.09'
L10	N 21°43'36" E	154.79'
L11	N 54°57'05" E	50.09'
L12	N 51°31'04" E	127.12'
L13	S 60°01'15" W	79.68'
L14	N 55°06'36" E	79.51'
L15	N 52°49'02" E	50.05'
L16	S 54°44'31" W	192.33'
L17	S 07°57'34" W	67.53'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.32'	225.00'	30°07'51"	S 53°32'52" E	116.96'

REFERENCES:

RECORDED PLAT BOOK:

- PLAT BOOK 12 PAGE 88
- PLAT BOOK 12 PAGE 115
- PLAT BOOK 13 PAGE 20
- PLAT BOOK 15 PAGE 146
- PLAT BOOK 16 PAGE 59
- PLAT BOOK 17 PAGE 57
- PLAT BOOK 17 PAGE 74

LAND SURVEY:

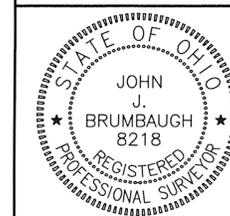
- VOLUME 19, PAGE 74
- VOLUME 36, PAGE 91
- VOLUME 57, PAGE 24
- VOLUME 58, PAGE 37

DEEDS AS REFERENCE HEREON

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ⊗ MAG NAIL SET
- ▲ STONE FOUND
- ▬ CORPORATION LINE
- () REFERENCED DISTANCE OF RECORD

LOT SPLIT OF THE 50.118 ACRE LIETTE REALTY 1, LLC TRACT INTO TWO PARCELS FOR HARLOW BUILDERS, INC. LOCATED IN MIAMI COUNTY ~ DATE 12-12-2017

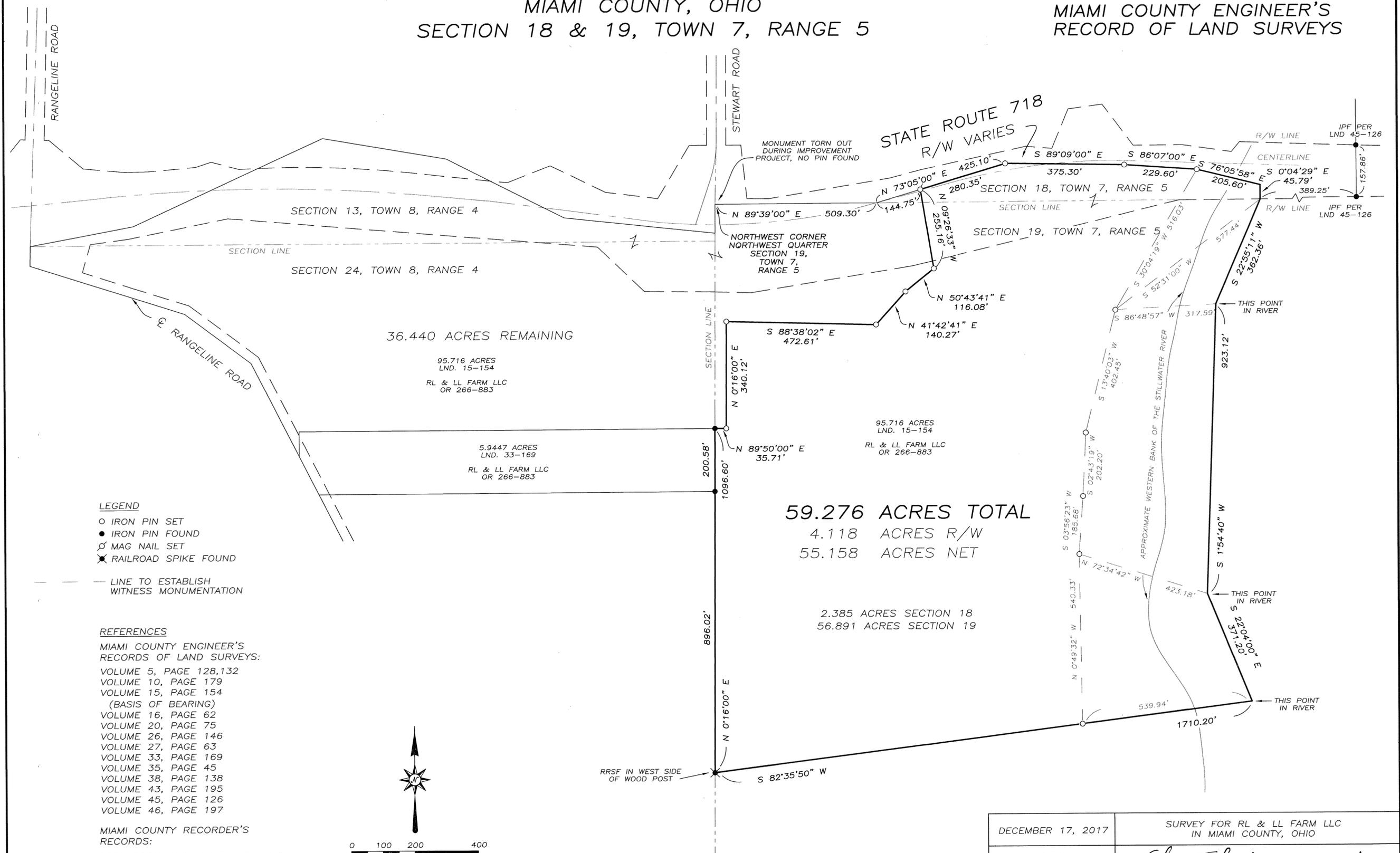


BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

NEWTON TOWNSHIP
MIAMI COUNTY, OHIO
SECTION 18 & 19, TOWN 7, RANGE 5

VOLUME 58 PAGE 73
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ♁ MAG NAIL SET
- ✕ RAILROAD SPIKE FOUND

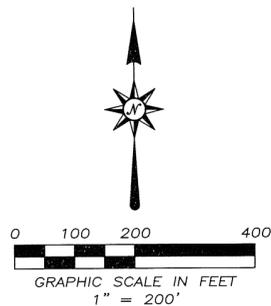
— LINE TO ESTABLISH WITNESS MONUMENTATION

REFERENCES

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 5, PAGE 128,132
 - VOLUME 10, PAGE 179
 - VOLUME 15, PAGE 154 (BASIS OF BEARING)
 - VOLUME 16, PAGE 62
 - VOLUME 20, PAGE 75
 - VOLUME 26, PAGE 146
 - VOLUME 27, PAGE 63
 - VOLUME 33, PAGE 169
 - VOLUME 35, PAGE 45
 - VOLUME 38, PAGE 138
 - VOLUME 43, PAGE 195
 - VOLUME 45, PAGE 126
 - VOLUME 46, PAGE 197

MIAMI COUNTY RECORDER'S RECORDS:

- DEED BOOK 396, PAGES 938-943
- OFFICIAL RECORD 266, PAGE 883
- RECORD PLAT 9, PAGE 95



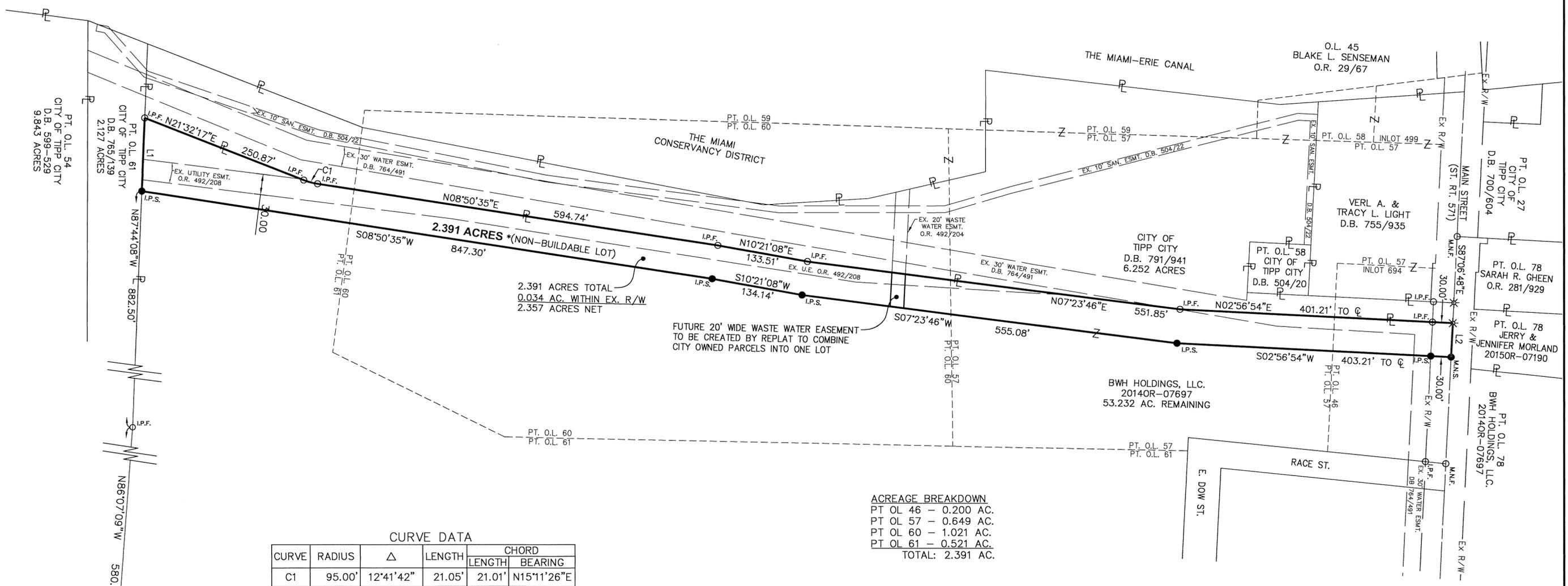
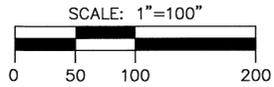
DECEMBER 17, 2017	SURVEY FOR RL & LL FARM LLC IN MIAMI COUNTY, OHIO
	<i>Neil E. Teaford, P.S. #7724</i> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

BWH HOLDINGS SURVEY

VOLUME 58 PLAT 74
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
DECEMBER 20, 2017

PT. 46,57,60,61 TIPP CITY MIAMI, OHIO
 OUTLOTS CITY COUNTY
 23 4 6
 SECTION TOWN RANGE

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



2.391 ACRES *(NON-BUILDABLE LOT)
 847.30'
 2.391 ACRES TOTAL
 0.034 AC. WITHIN EX. R/W
 2.357 ACRES NET

FUTURE 20' WIDE WASTE WATER EASEMENT
 TO BE CREATED BY REPLAT TO COMBINE
 CITY OWNED PARCELS INTO ONE LOT

ACREAGE BREAKDOWN
 PT OL 46 - 0.200 AC.
 PT OL 57 - 0.649 AC.
 PT OL 60 - 1.021 AC.
 PT OL 61 - 0.521 AC.
 TOTAL: 2.391 AC.

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	95.00'	12°41'42"	21.05'	21.01'	N15°11'26"E

LINE CHART

LINE	BEARING	DIST.
L1	N87°44'08"W	108.17'
L2	S87°06'48"E	50.00'

P.O.C.
 N00°03'28"W
 1235.60'
 SW COR.
 FRAC. SEC. 24
 TIE PER LAND
 SURVEY 51/77

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
- * GIN SPINDLE FOUND

CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 19th DAY OF December, 2017.

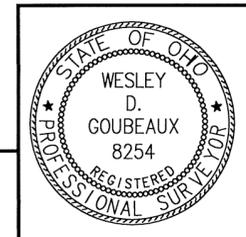
John H. Dumbly
 CITY ENGINEER

Matthew Sp...
 CITY PLANNER

SURVEY REFERENCE
 LOT SURVEY VOL. 13, PG. 6
 LOT SURVEY VOL. 23, PG. 196
 LAND SURVEY VOL. 49, PG. 115
 LAND SURVEY VOL. 51, PG. 77

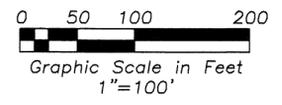
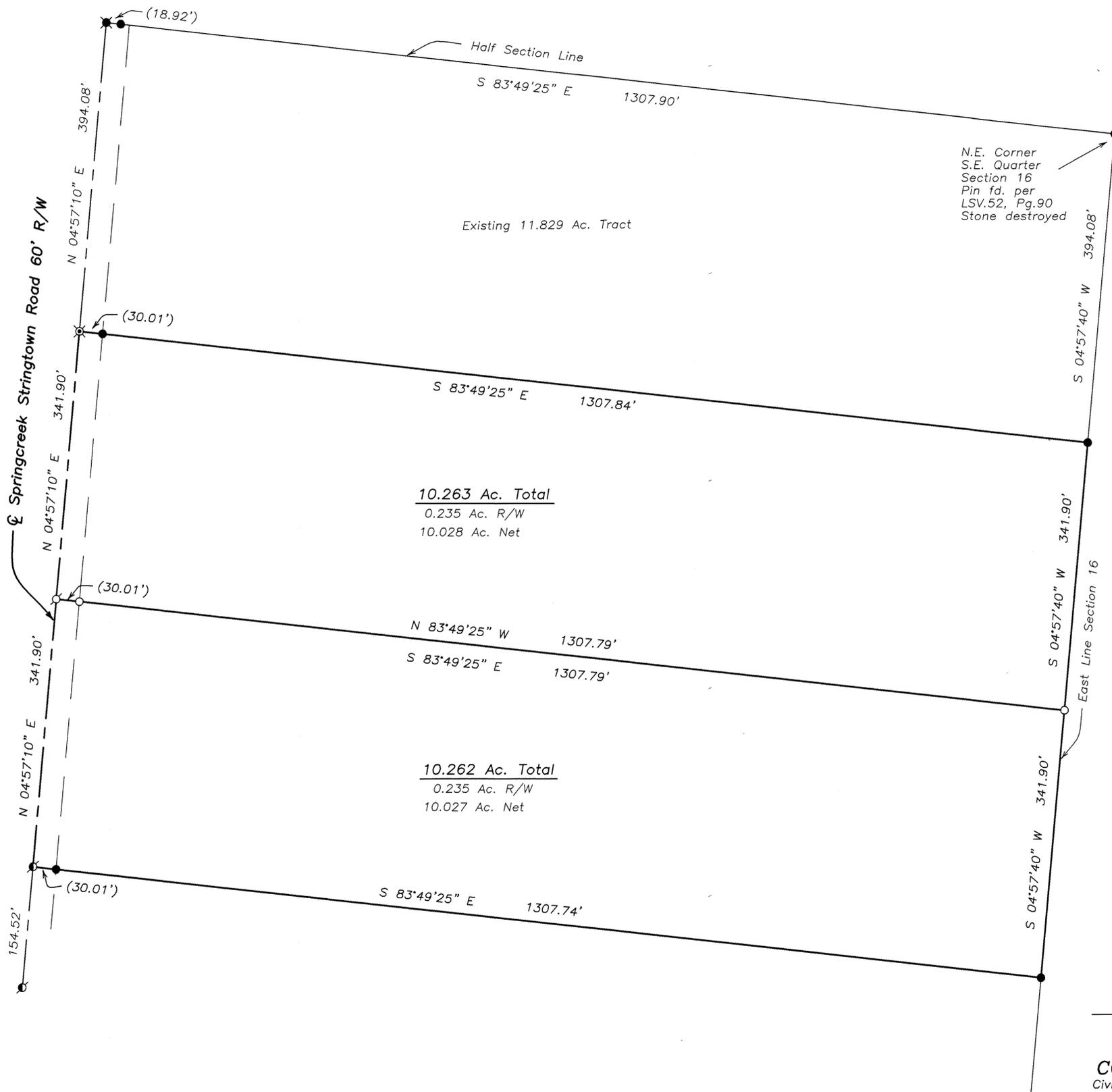
* THIS 2.391-ACRE TRACT IS TO BE AN ADD-ON TO THE ADJACENT CITY OF TIPP CITY TRACT AND IS NOT TO BE A SEPARATE BUILDING LOT.

Wesley D. Goubeaux
 WESLEY D. GOUBEAUX, P.S. #8254 12/14/2017 DATE



ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE: 12-14-2017
DRAWN BY: WDG
JOB NUMBER: MIATCI1717
SHEET NUMBER 1 OF 1



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 26, Page 148
Volume 52, Page 90
(Basis of Bearings)

Survey split of 20.525 Ac.
for John Murphy



Michael W. Cozatt 12/27/17
MICHAEL W. COZATT
P.S. #6001

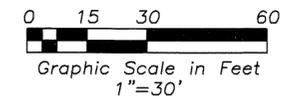
COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 38117 (937) 339-2921
File Name: C:\Jobs\2017\38117.dwg
Drawn by: DMC ~ Checked by: MWC

TROY CORPORATION

PT. 228 OUTLOT

S.W. 82 TAX MAP

Volume 58 Page 76
Miami County Engineer's
Record of Land Surveys



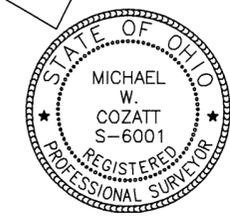
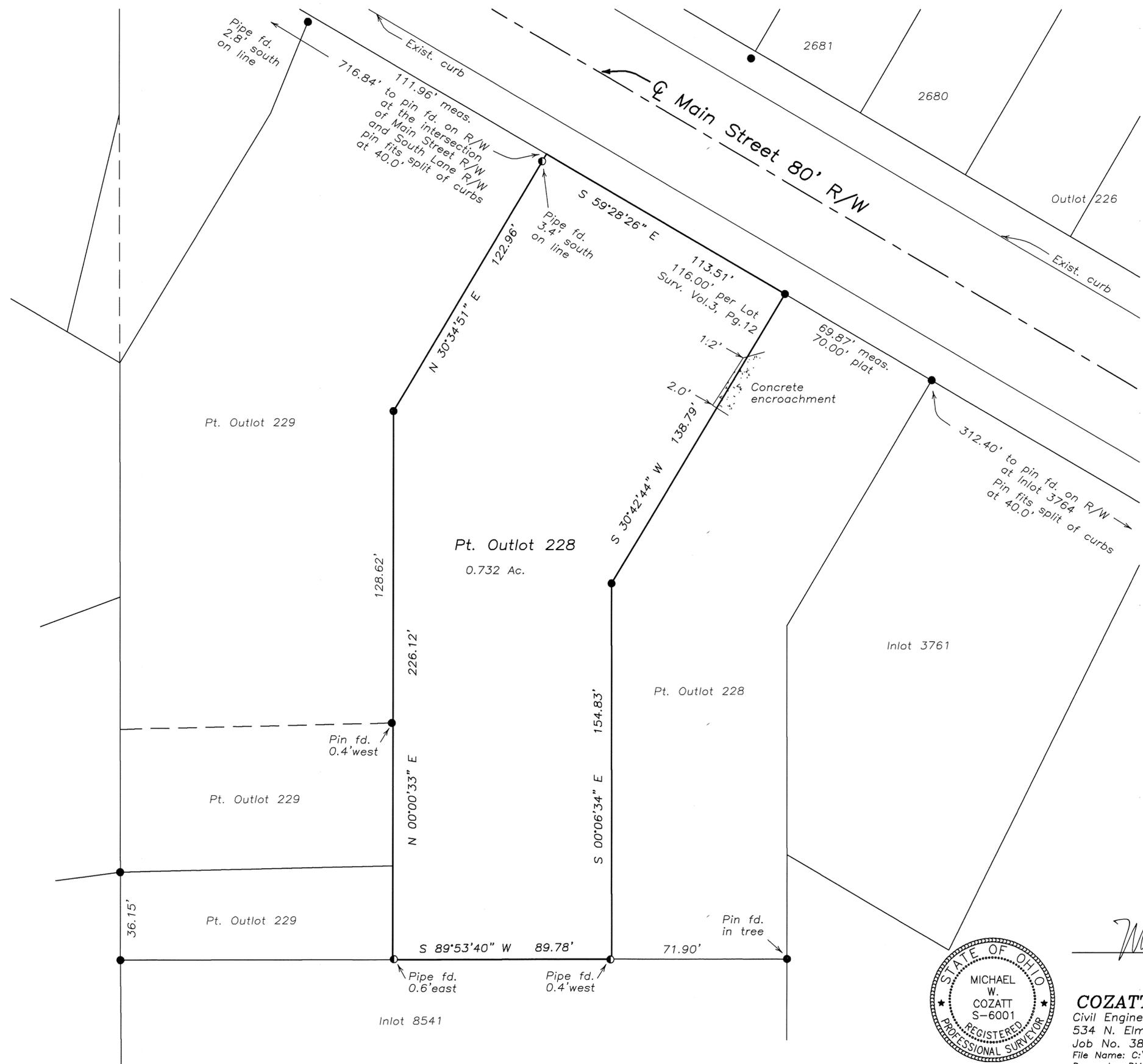
Legend

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

References

- Miami County Recorder's
Plat Records
Plat Book 2, Page 83
Plat Book 18, Page 17
- Miami County Engineer's
Record of Lot Surveys
Volume 3, Page 12
Volume 8, Page 79
Volume 8, Page 162
Volume 16, Page 50
Volume 16, Page 100
Volume 20, Page 43
Volume 20, Page 115

Survey of Part Outlot 228
for Kent & Judith Kazmaier



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

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 38317
File Name: C:\JOBS\2017\38317\38317survey.dwg
Drawn by: DMC ~ Checked by: MWC

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

8
TOWN

5E
RANGE

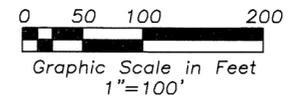
31 SW 1/4
SECTION

NEWBERRY
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 77
Miami County Engineer's
Record of Land Surveys



Legend

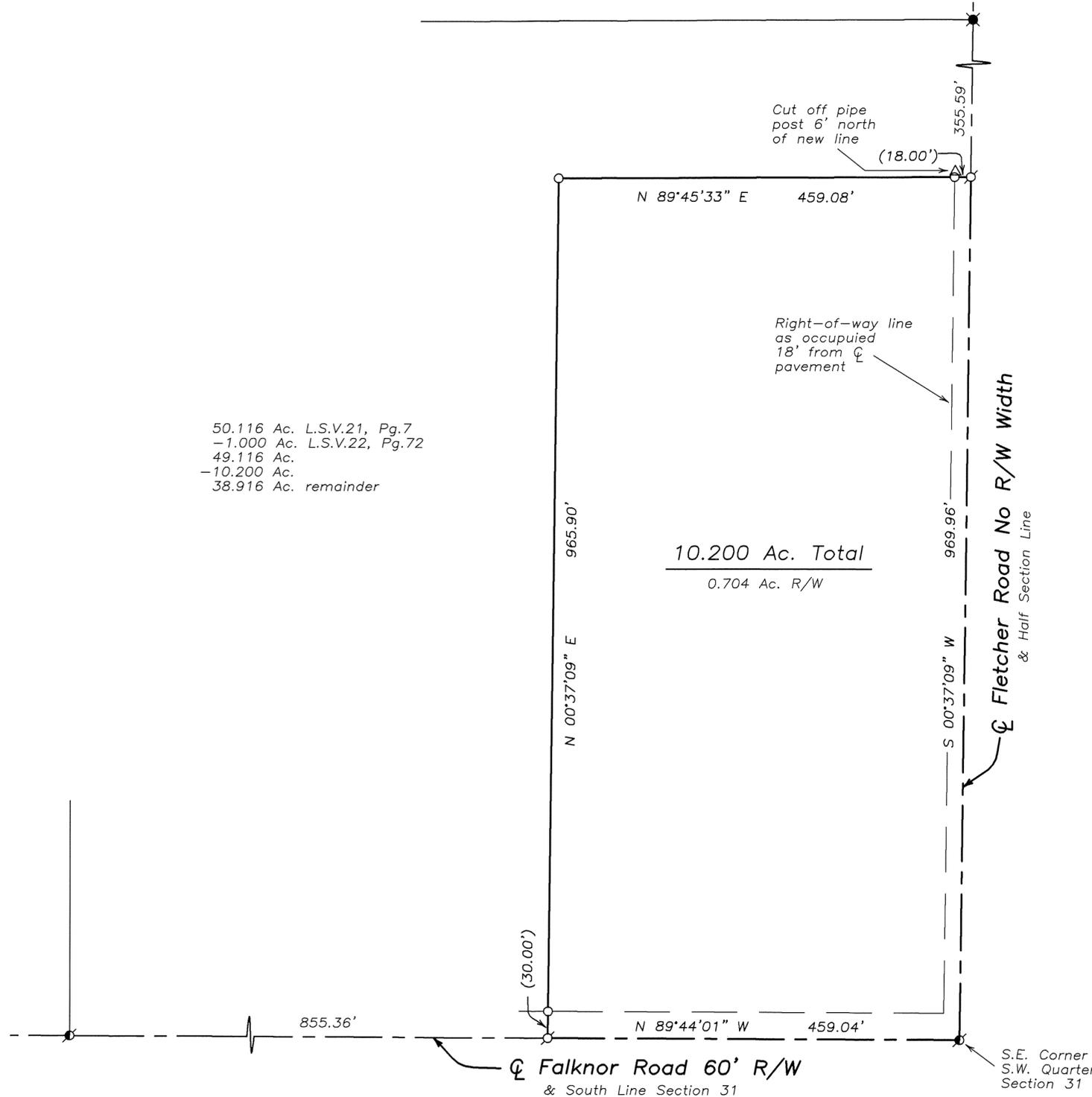
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

- Miami County Engineer's
Record of Land Surveys
Volume 21, Page 7
Volume 22, Page 72
Volume 51, Page 4

Basis of Bearings:
Centerline of Falknor Road.
Based on State Plain Coordinate
System, NAD 83(2011) Adjustment,
Geoid 12a, Ohio South Zone,
O.D.O.T. VRS/CORS Network.

Survey of 10.200 Ac.
for Roland and Charlotte Sink



Certified to conform with
Miami County Survey Requirements

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

Deans Dent 1-8-2018
Deputy Date

Large Lot Development

Approved by
Miami County Planning Commission
No plat required as per ORC 711.133

D. J. ...
Secretary

1/9/2018
Date



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

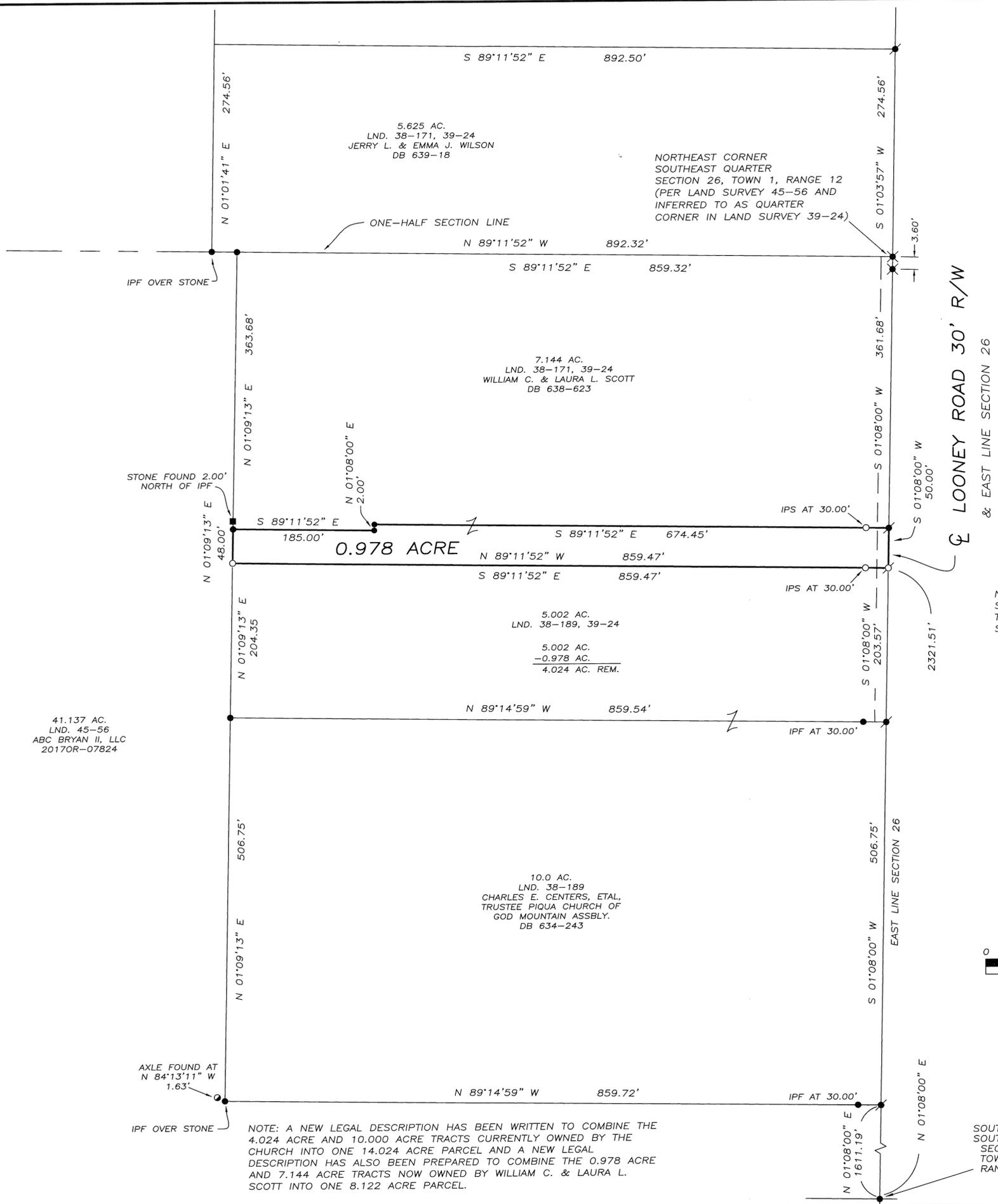
COZATT ENGINEERING COMPANY

Civil Engineer 534 N. Elm St. Suite C
Job No. 36917
File Name: C:\Jobs\2017\36917survey.dwg
Drawn by: DMC ~ Checked by: MWC

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

SPRING CREEK TOWNSHIP
MIAMI COUNTY, OHIO

SECTION 26, TOWN 1, RANGE 12
SOUTHEAST QUARTER



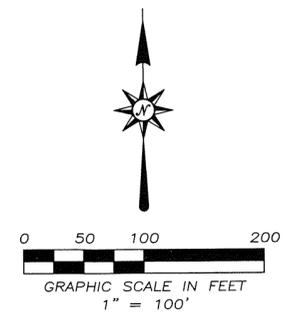
CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelshamp, P.E., P.S.
MIAMI COUNTY ENGINEER
James Ventre 1-11-2018
DEPUTY DATE

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION
APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS
BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS
CONVEYANCE; NO STRUCTURE MAY BE ERRECTED OR
MAINTAINED ON THE PREMISES HEREIN CONVEYED
WITHOUT FURTHER COMPLIANCE WITH ALL ZONING,
BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.
Timothy J. Whiston 1/11/18 (0.978 ACRE TRACT)
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

NOTE: NO NEW BUILDING
SITE CREATED. 0.978 ACRE
TRACT TO BE COMBINED TO
SCOTT TRACT, TO NORTH

- LEGEND**
- 5/8"x30" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ♁ MAG SPIKE SET
 - P.K. NAIL FOUND
 - ⊠ RAILROAD SPIKE FOUND
 - STONE FOUND
 - AXLE FOUND

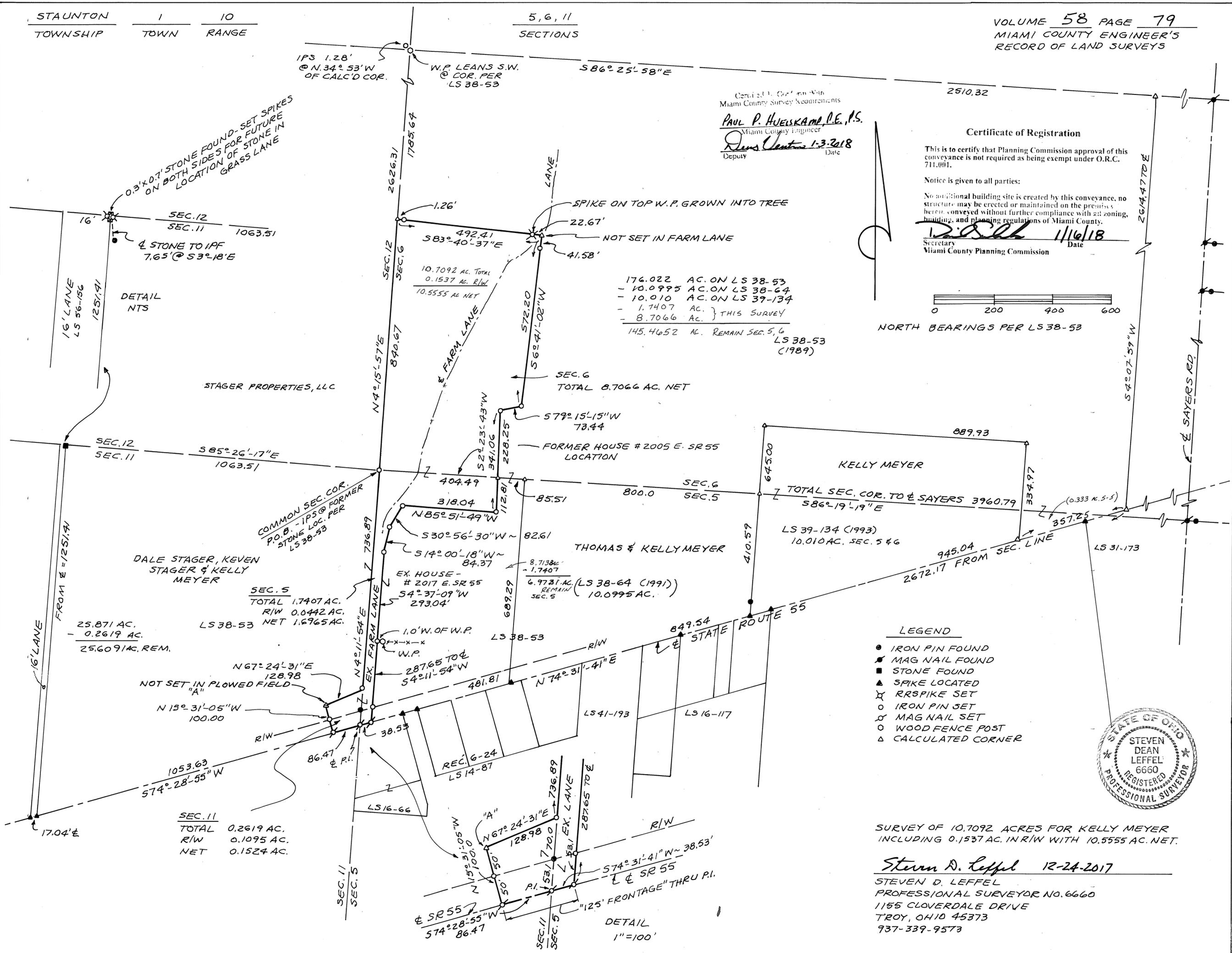
- REFERENCES**
- MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 38, PAGE 171
VOLUME 38, PAGE 189
VOLUME 39, PAGE 24
VOLUME 45, PAGE 56
- MIAMI COUNTY RECORDER'S
RECORDS:
DEED BOOK 634, PAGE 243
DEED BOOK 638, PAGE 623
DEED BOOK 639, PAGE 18
DOCUMENT NUMBER 2017OR-07824



SURVEY FOR BILL SCOTT
IN MIAMI COUNTY, OHIO ~ JANUARY 6, 2018

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

NOTE: A NEW LEGAL DESCRIPTION HAS BEEN WRITTEN TO COMBINE THE
4.024 ACRE AND 10.000 ACRE TRACTS CURRENTLY OWNED BY THE
CHURCH INTO ONE 14.024 ACRE PARCEL AND A NEW LEGAL
DESCRIPTION HAS ALSO BEEN PREPARED TO COMBINE THE 0.978 ACRE
AND 7.144 ACRE TRACTS NOW OWNED BY WILLIAM C. & LAURA L.
SCOTT INTO ONE 8.122 ACRE PARCEL.



Certified to Conform With
Miami County Survey Requirements
PAUL P. HUELSKAMP, P.E., P.S.
Miami County Engineer
Paul P. Huelskamp 1-3-2018
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 here conveyed without further compliance with zoning, building, and planning regulations of Miami County.
D. J. [Signature] 11/6/18
Secretary Date
Miami County Planning Commission



NORTH BEARINGS PER LS 38-53

176.022 AC. ON LS 38-53	} THIS SURVEY
- 10.0995 AC. ON LS 38-64	
- 10.010 AC. ON LS 39-134	
- 1.7407 AC.	
- 8.7066 AC.	
145.4652 AC. REMAIN SEC. 5, 6	

889.93
645.00
KELLY MEYER
TOTAL SEC. COR. TO E SAYERS 3960.79
S 86° 19' 19" E
LS 39-134 (1993)
10.010 AC. SEC. 5 & 6
945.04
2672.17 FROM SEC. LINE
LS 31-173

- LEGEND**
- IRON PIN FOUND
 - MAG NAIL FOUND
 - STONE FOUND
 - ▲ SPIKE LOCATED
 - ⊗ RRSPIKE SET
 - IRON PIN SET
 - ⊗ MAG NAIL SET
 - WOOD FENCE POST
 - △ CALCULATED CORNER



SURVEY OF 10.7092 ACRES FOR KELLY MEYER INCLUDING 0.1537 AC. IN R/W WITH 10.5555 AC. NET.

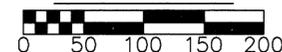
Steven D. Leffel 12-24-2017
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573

DETAIL NTS

DETAIL 1"=100'



Scale: 1"=100'



Legend

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

References

- Vol. 07, Pg. 49
 - Vol. 07, Pg. 127
 - Vol. 10, Pg. 167
 - Vol. 10, Pg. 199
 - Vol. 12, Pg. 10
 - Vol. 12, Pg. 159
 - Vol. 13, Pg. 51
 - Vol. 13, Pg. 62
 - Vol. 13, Pg. 86
 - Vol. 13, Pg. 177
 - Vol. 16, Pg. 163
 - Vol. 18, Pg. 60
 - Vol. 19, Pg. 136
 - Vol. 21, Pg. 146
 - Vol. 22, Pg. 19
 - Vol. 23, Pg. 133
 - Vol. 24, Pg. 43
 - Vol. 24, Pg. 184
- Miami County Engineer's Record of Lot Surveys

- M-35 Miami County Engineer's Survey Records
- S-54 Miami County Engineer's Survey Records

- P.B. 01, Pg. 25
 - P.B. 01, Pg. 331
 - P.B. 02, Pg. 05
 - P.B. 02, Pg. 109
 - P.B. 03, Pg. 106
 - P.B. 25, Pg. 71
- Miami County Recorder's Plat Records

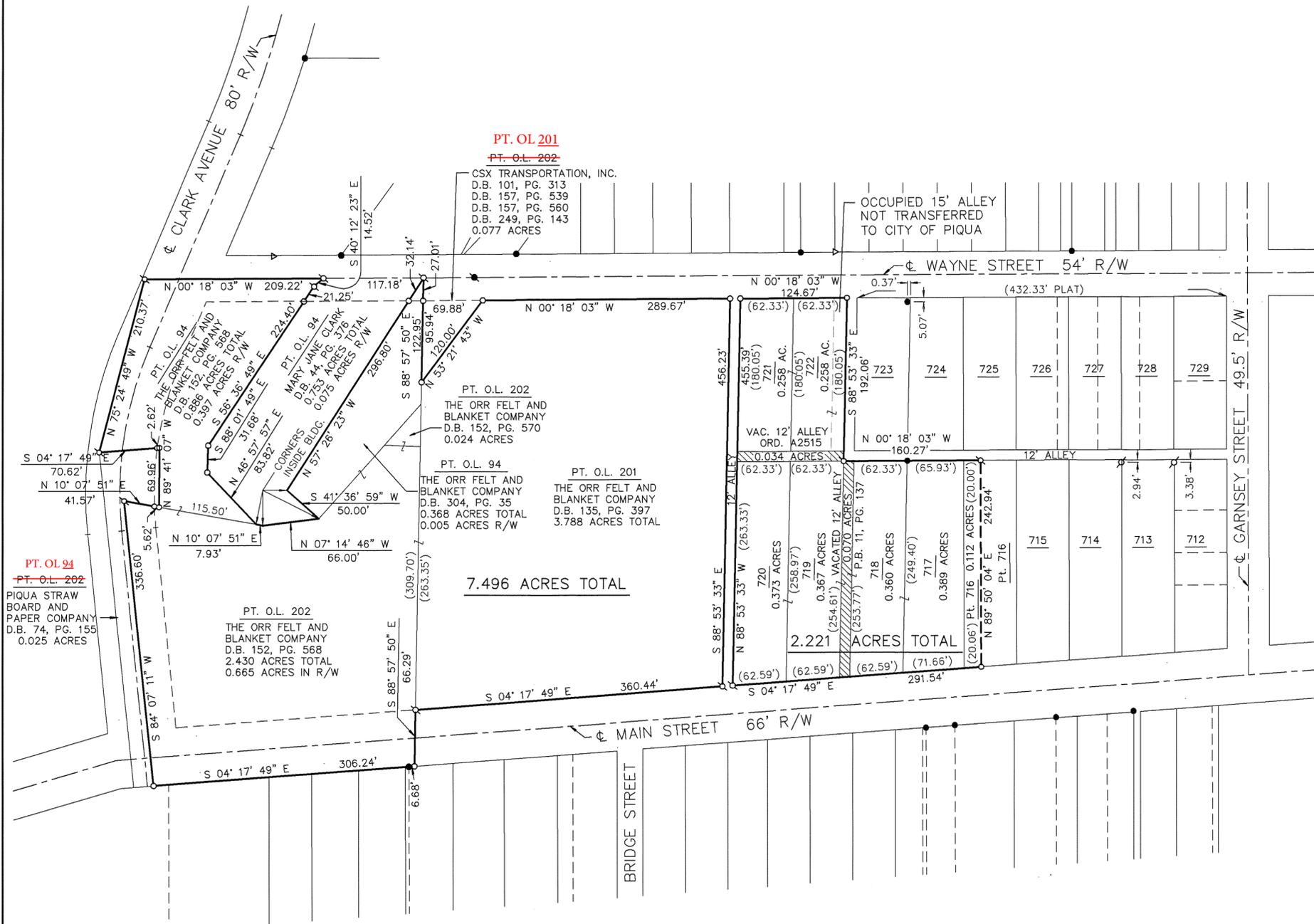
- D.B. 101, Pg. 313
 - D.B. 106, Pg. 418
- Miami County Recorder's Deed Records

Survey of multiple tracts for the Orr Felt and Blanket Company.



Michael W. Cozatt u/20/17
 Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 29917 Ph. (937) 339-2921



6
TOWN

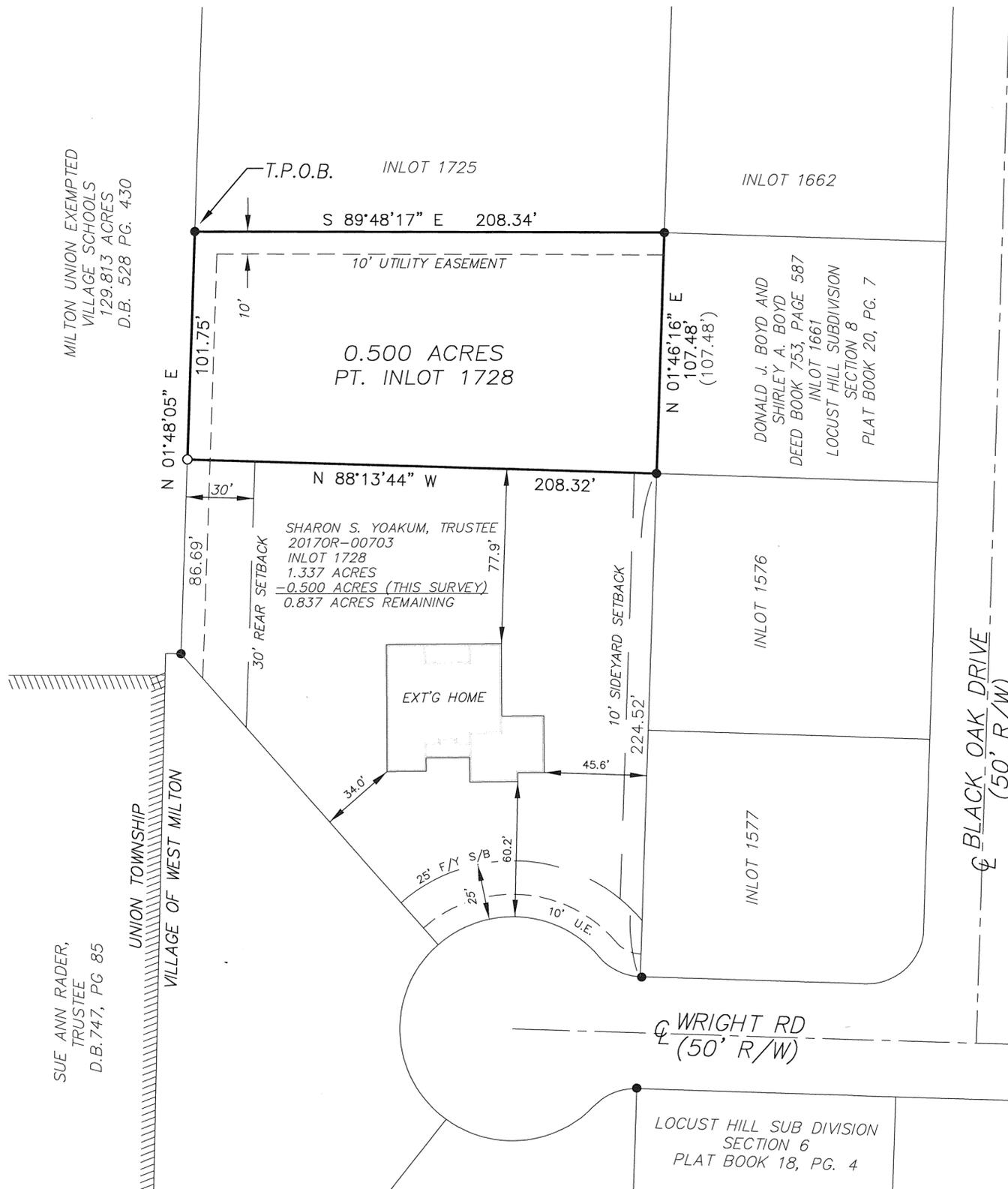
5
RANGE

20
SECTION

WEST MILTON
VILLAGE

1728
INLOT

VOLUME 58 PAGE 81
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



REFERENCES

LAND SURVEYS:

AS REFERENCED HEREON

RECORD PLATS:

VOLUME 25, PAGE 90
VOLUME 20, PAGE 7
VOLUME 18, PAGE 4
AND AS REFERENCED HEREON

LOT SURVEYS:

AS REFERENCED HEREON

LEGEND

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

BASIS OF BEARING IS THE WEST LINE OF INLOT 1728 AS RECORDED IN PLAT BOOK 25, PAGE 90 (BEARING N 01°48'05" E).

LOT SPLIT APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON

THIS 6 DAY OF December, 2017.

Tony Hughes
CHAIRPERSON

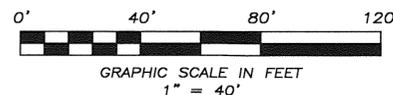
Matthew D. Kline
SECRETARY

CERTIFICATION:

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

Philip C. Brumbaugh 1/9/18
PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

NOTE:
CONVEYANCE OF REAL PROPERTY UNDER O.R.C. 711.001 TRANSFER OF PROPERTY BETWEEN ADJOINING PROPERTY OWNERS. NO NEW BUILDING SITES CREATED.



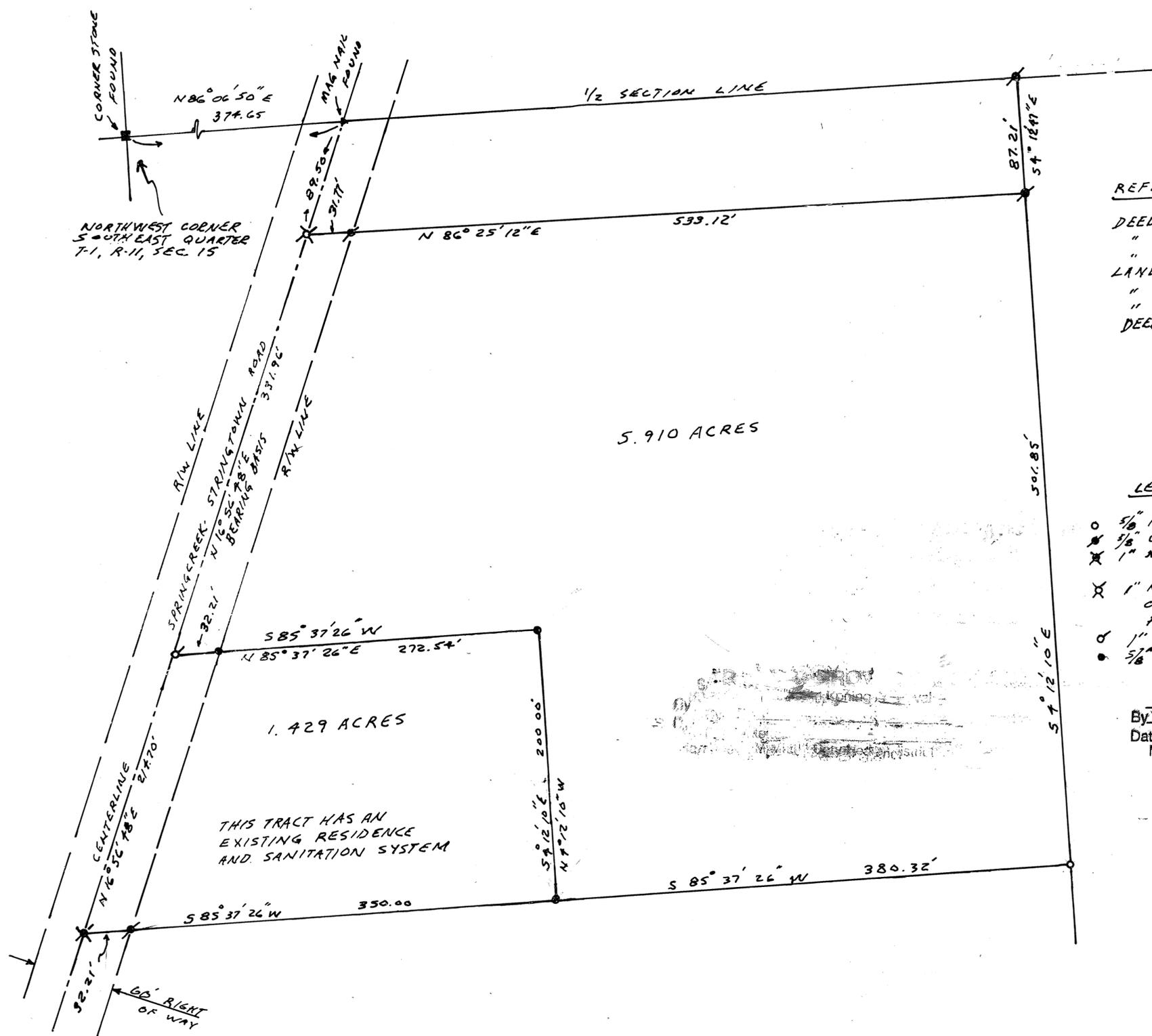
LOT SPLIT SURVEY OF INLOT 1728 FOR DON BOYD LOCATED IN MIAMI COUNTY ~ DATE 1-9-2017

PHILIP C. BRUMBAUGH S-5057 REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC

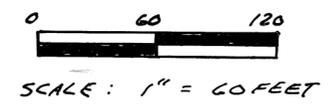
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #495.17 DRAWN BY: SES CHECKED BY: JJB



REFERENCES

- DEED BOOK 741 PAGE 676
- " " 769 " 109
- " " 741 " 676
- LAND SURVEY 56 PLAT 27
- " " 23 " 109
- " " 18 " 197
- DEED BOOK 154 PAGE 313



LEGEND

- 5/8" IRON PIN FOUND
- ⊙ 3/8" CAPPED PIN FOUND
- ⊗ 1" MONUMENT SPIKE OVER RAILROAD SPIKE FOUND
- ⊗ 1" MONUMENT SPIKE SET OVER RAILROAD SPIKE FOUND 4" DEEP
- ⊙ 1" MONUMENT SPIKE SET
- 3/8" CAPPED IRON PIN SET

APPROVED

Subject to Zoning Approval
By Paul Johnson, R.S.
Date 9.11.17
Miami County Health District

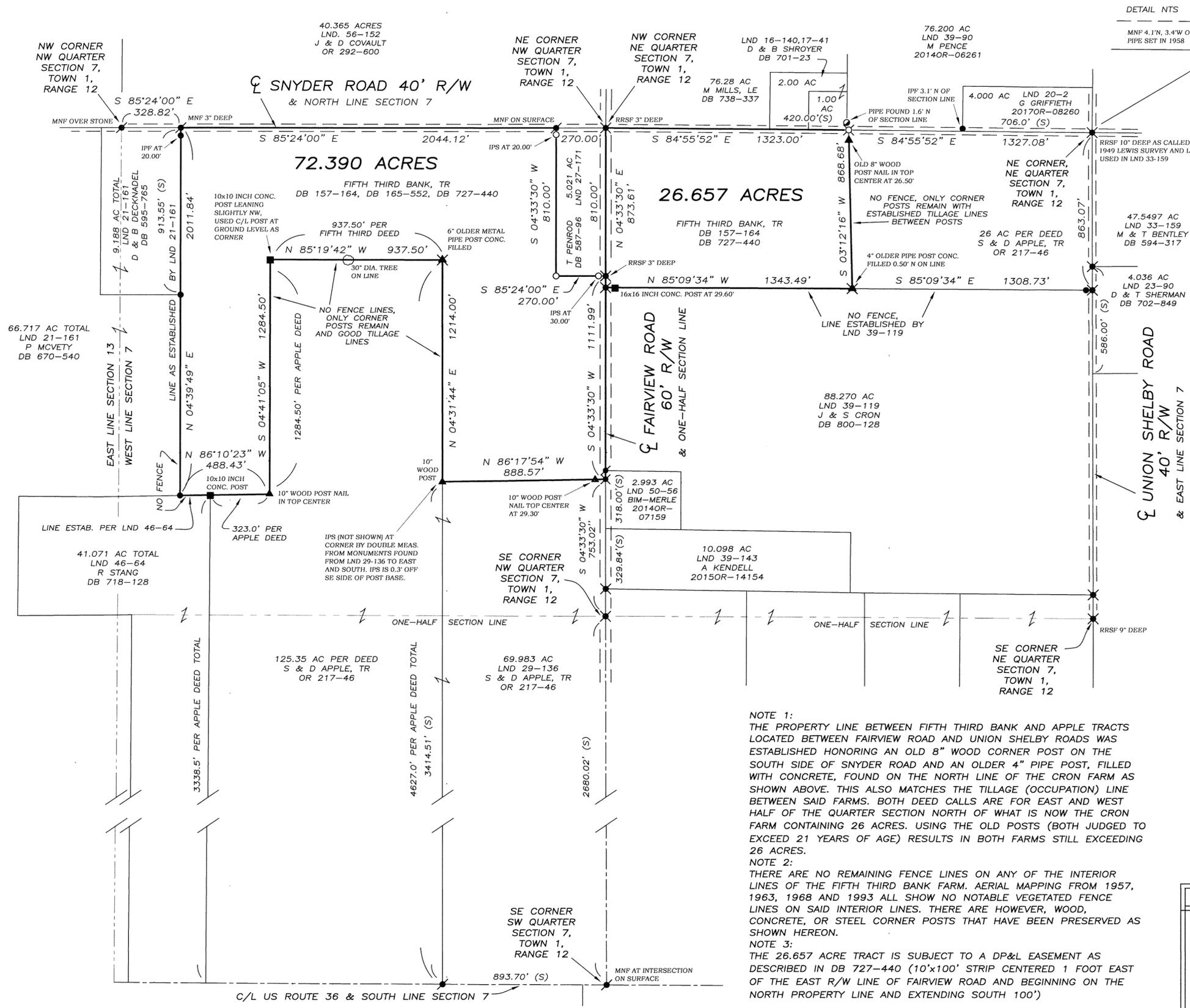
APPROVED
Miami County Planning Commission
Date 2/6/18
Secretary [Signature]

Certified To Conform
Miami County Surveyor
Paul P. Huelskamp P.E., P.S.
Miami County Engineer
Dennis Carter 4-14-2017

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE 7.342 ACRE TRACT AS SHOWN ON LAND SURVEY VOL. 18 PLAT 197 AS SHOWN HEREON.



SURVEY FOR R. & M. ALLEN	
MICHAEL H. TREON <u>Michael H. Treon</u> REGISTERED SURVEYOR NO. 5621	TROY, OHIO 937-339-9963



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - ⊗ GIN SPINDLE SET
 - ⊙ MAG NAIL FOUND
 - CONCRETE CORNER POST
 - ▲ WOOD CORNER POST
 - ✕ RAILROAD SPIKE FOUND
 - ⊛ PIPE CORNER POST
 - PIPE FOUND

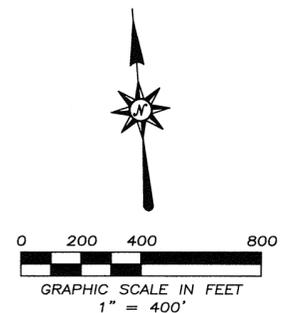
- REFERENCES:**
- MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
- VOLUME 17, PAGE 41
 - VOLUME 20, PAGE 2
 - VOLUME 21, PAGE 161
 - VOLUME 23, PAGE 90
 - VOLUME 25, PAGE 151
 - VOLUME 27, PAGE 171
 - VOLUME 29, PAGE 136
 - VOLUME 33, PAGE 159
 - VOLUME 39, PAGE 90
 - VOLUME 39, PAGE 119
 - VOLUME 39, PAGE 143
 - VOLUME 46, PAGE 64
 - REF. BEARING S 85°24'00" E,
C/L & S/L
 - VOLUME 50, PAGE 56
 - VOLUME 53, PAGE 89
 - VOLUME 56, PAGE 152

- (D) DENOTES DEED DIMENSION
(S) DENOTES PREVIOUS SURVEY DIMENSION
ALL OTHER DIMENSIONS MEASURED
- MIAMI COUNTY RECORDER'S RECORDS:
- DEED BOOK 157, PAGE 164
 - DEED BOOK 165, PAGE 552
 - DEED BOOK 471, PAGE 602
 - DEED BOOK 587, PAGE 96
 - DEED BOOK 595, PAGE 765
 - DEED BOOK 670, PAGE 540
 - DEED BOOK 800, PAGE 128
 - OFFICIAL RECORD 217, PAGE 46

NOTE 1:
THE PROPERTY LINE BETWEEN FIFTH THIRD BANK AND APPLE TRACTS LOCATED BETWEEN FAIRVIEW ROAD AND UNION SHELBY ROADS WAS ESTABLISHED HONORING AN OLD 8" WOOD CORNER POST ON THE SOUTH SIDE OF SNYDER ROAD AND AN OLDER 4" PIPE POST, FILLED WITH CONCRETE, FOUND ON THE NORTH LINE OF THE CRON FARM AS SHOWN ABOVE. THIS ALSO MATCHES THE TILLAGE (OCCUPATION) LINE BETWEEN SAID FARMS. BOTH DEED CALLS ARE FOR EAST AND WEST HALF OF THE QUARTER SECTION NORTH OF WHAT IS NOW THE CRON FARM CONTAINING 26 ACRES. USING THE OLD POSTS (BOTH JUDGED TO EXCEED 21 YEARS OF AGE) RESULTS IN BOTH FARMS STILL EXCEEDING 26 ACRES.

NOTE 2:
THERE ARE NO REMAINING FENCE LINES ON ANY OF THE INTERIOR LINES OF THE FIFTH THIRD BANK FARM. AERIAL MAPPING FROM 1957, 1963, 1968 AND 1993 ALL SHOW NO NOTABLE VEGETATED FENCE LINES ON SAID INTERIOR LINES. THERE ARE HOWEVER, WOOD, CONCRETE, OR STEEL CORNER POSTS THAT HAVE BEEN PRESERVED AS SHOWN HEREON.

NOTE 3:
THE 26.657 ACRE TRACT IS SUBJECT TO A DP&L EASEMENT AS DESCRIBED IN DB 727-440 (10'x100' STRIP CENTERED 1 FOOT EAST OF THE EAST R/W LINE OF FAIRVIEW ROAD AND BEGINNING ON THE NORTH PROPERTY LINE AND EXTENDING SOUTH 100')



SURVEY FOR FIFTH THIRD BANK, TRUSTEE
IN MIAMI COUNTY, OHIO ~ FEBRUARY 3, 2018

Gregg S. Brookhart

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED PROFESSIONAL SURVEYOR

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



0 50 100 150 200
SCALE 1" = 100'

BASIS OF BEARING:
MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEY
VOLUME 17, PAGE 174

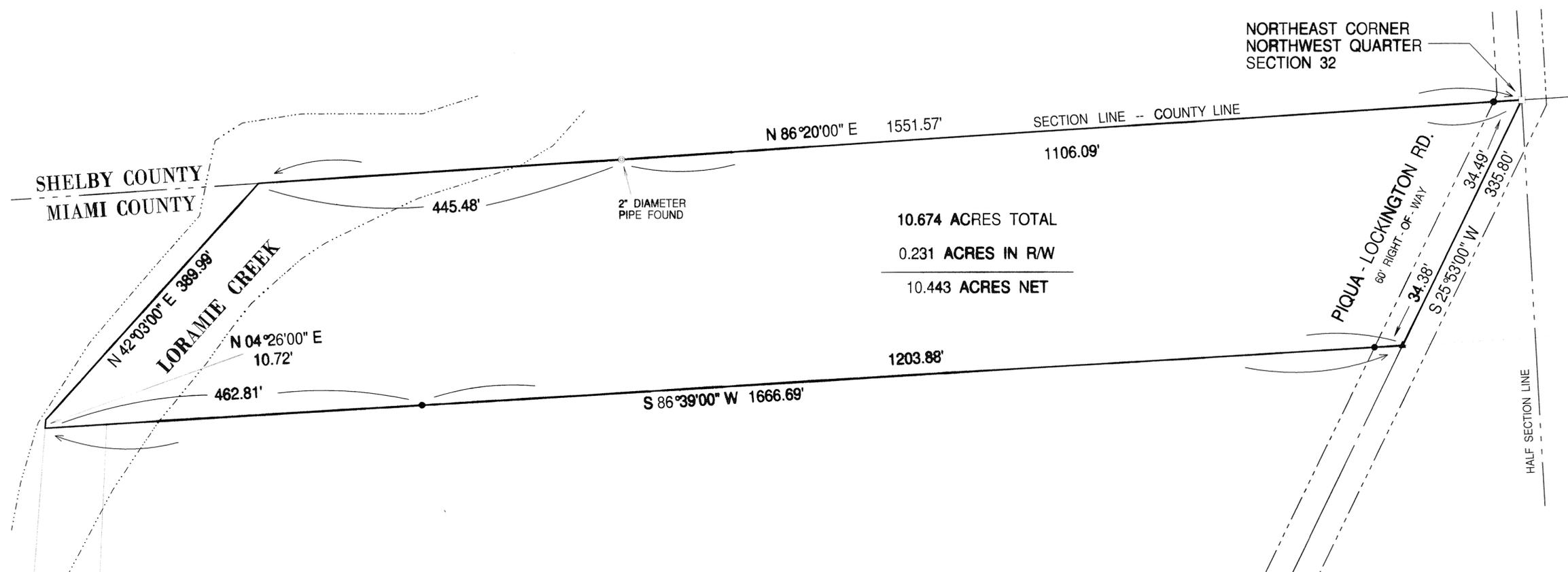
LEGEND

- PK NAIL FOUND
- MON BOX FND
- IRON PIN FOUND
- 2" DIA. PIPE FND
- MAG NAIL SET
- IRON PIN SET
- RRS SET
- RRS FOUND
- A

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

VOLUME 5, PAGE 151
VOLUME 17, PAGE 174
VOLUME 20, PAGE 95
VOLUME 36, PAGE 41

DEED REFERENCE:
MIAMI COUNTY RECORDERS
DEED BOOK 590, PAGES 890 & 891

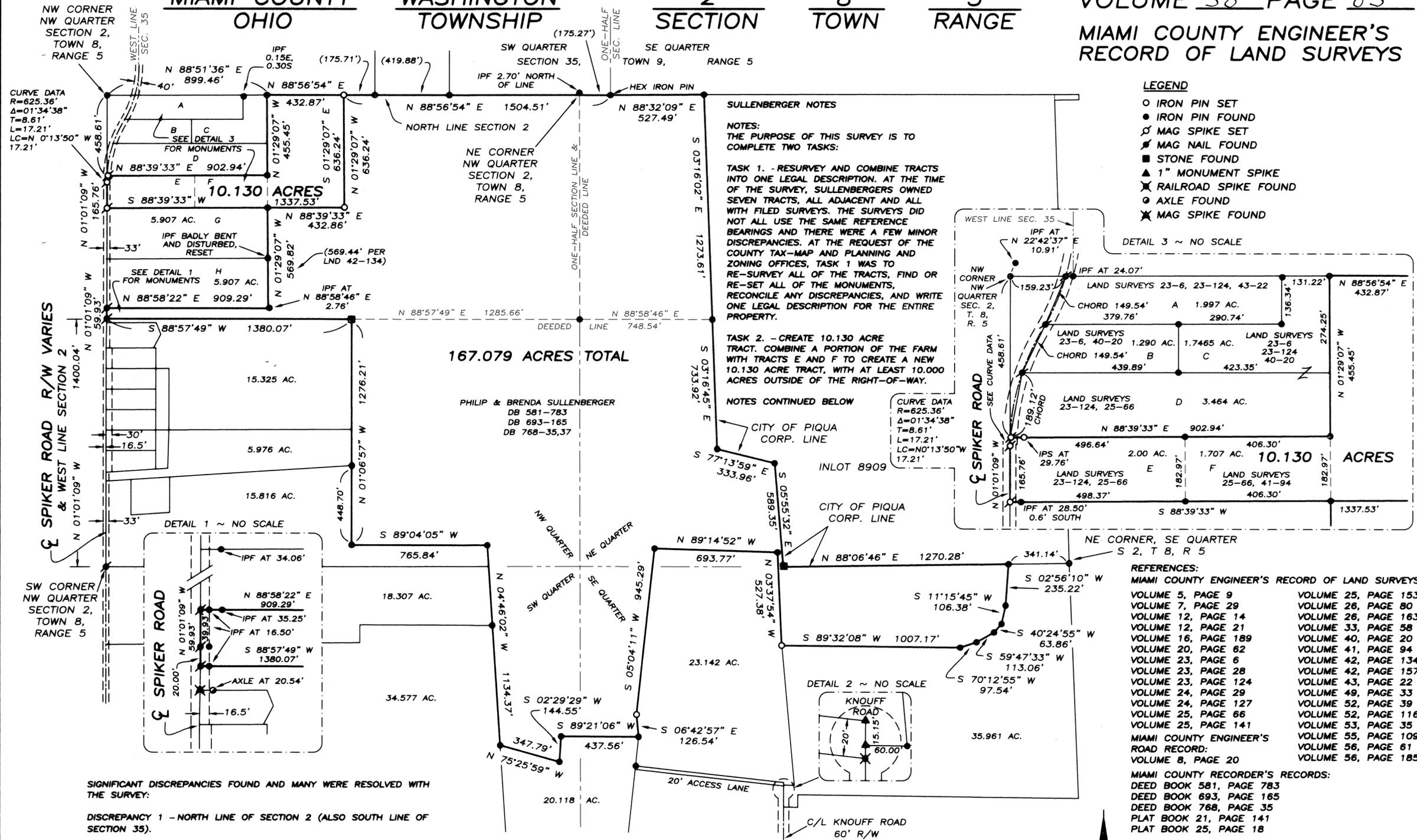


CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP
MIAMI COUNTY ENGINEER

Deb Stumpff DV 2-9-18
DEPUTY DATE

FEBRUARY 8, 2018	SURVEY OF A 10.674 ACRE TRACT FOR FOR BRANDON SCHULZ IN WASHINGTON TOWNSHIP
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com</p> <p>OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - ⊕ MAG SPIKE SET
 - ⊖ MAG NAIL FOUND
 - STONE FOUND
 - ▲ 1" MONUMENT SPIKE
 - ✕ RAILROAD SPIKE FOUND
 - AXLE FOUND
 - ✕ MAG SPIKE FOUND

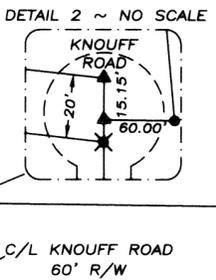
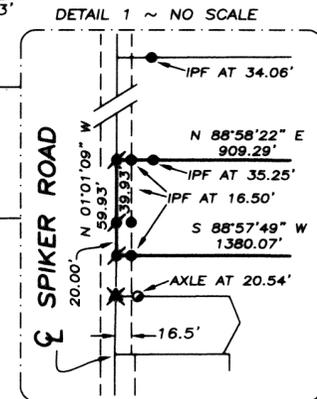
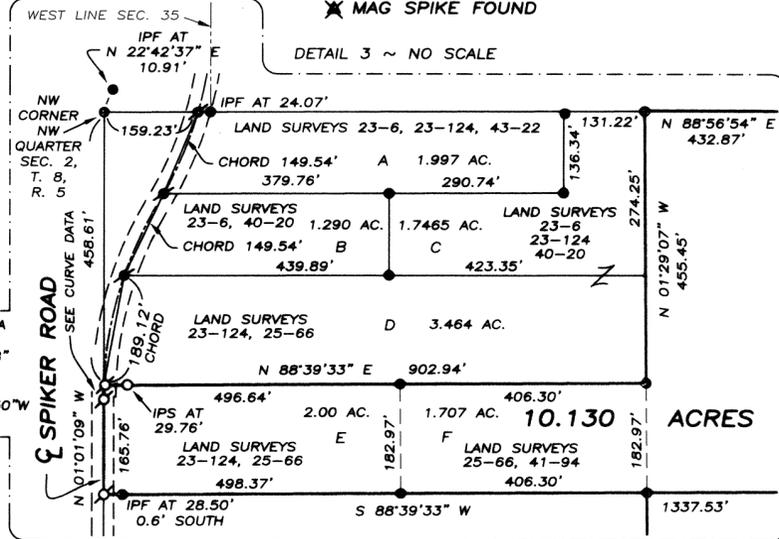
SULLENBERGER NOTES

NOTES:
THE PURPOSE OF THIS SURVEY IS TO COMPLETE TWO TASKS:

TASK 1. - RESURVEY AND COMBINE TRACTS INTO ONE LEGAL DESCRIPTION. AT THE TIME OF THE SURVEY, SULLENBERGERS OWNED SEVEN TRACTS, ALL ADJACENT AND ALL WITH FILED SURVEYS. THE SURVEYS DID NOT ALL USE THE SAME REFERENCE BEARINGS AND THERE WERE A FEW MINOR DISCREPANCIES. AT THE REQUEST OF THE COUNTY TAX-MAP AND PLANNING AND ZONING OFFICES, TASK 1 WAS TO RE-SURVEY ALL OF THE TRACTS, FIND OR RE-SET ALL OF THE MONUMENTS, RECONCILE ANY DISCREPANCIES, AND WRITE ONE LEGAL DESCRIPTION FOR THE ENTIRE PROPERTY.

TASK 2. - CREATE 10.130 ACRE TRACT. COMBINE A PORTION OF THE FARM WITH TRACTS E AND F TO CREATE A NEW 10.130 ACRE TRACT, WITH AT LEAST 10,000 ACRES OUTSIDE OF THE RIGHT-OF-WAY.

NOTES CONTINUED BELOW



SIGNIFICANT DISCREPANCIES FOUND AND MANY WERE RESOLVED WITH THE SURVEY:

DISCREPANCY 1 - NORTH LINE OF SECTION 2 (ALSO SOUTH LINE OF SECTION 35).

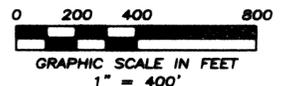
1. IN 1971 (SURVEY 23-28) A HEX-PIN WAS REFERENCED AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35. IT WAS ALSO USED IN LATER SURVEYS AS THE QUARTER CORNER.
2. IN 1997 (SURVEY 42-134) ANOTHER PIN WAS SET AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 2. WHILE THESE TWO PINS SHOULD BE OFFSET EAST AND WEST BECAUSE THE LINE SEPARATING THE SECTIONS IS A TOWN LINE, THEY SHOULD BE ON THE SAME LINE RUNNING EAST AND WEST. HOWEVER, THIS PIN IS APPROXIMATELY 2.7 FEET NORTH OF THE LINE ESTABLISHED IN NUMBER 1 ABOVE. IT WAS SET BY THE SURVEYOR RUNNING A STRAIGHT LINE FOR ALL OF THE NORTHWEST QUARTER OF SECTION 2 TO A PIPE FOUND AT THE NORTHEAST CORNER OF THE SECTION. HOWEVER BY NEGLECTING THE ESTABLISHED MONUMENTS IN THE SECTION TO THE NORTH, IT CREATED AN OVERLAP OF APPROXIMATELY 2.7 FEET.
3. TO AVOID THE OVERLAP, THIS SURVEY ESTABLISHES THE NORTH LINE OF SECTION 2 ON THE PREVIOUSLY ESTABLISHED SOUTH LINE OF SECTION 35 TO THE HEX-PIN AT THE QUARTER CORNER, AND THEN BREAKING THE LINE TO THE IRON PIN FOUND IN THE QUARTER SECTION TO THE EAST AS REFERENCED ABOVE.

DISCREPANCY 2 - SIGNIFICANT DISCREPANCIES AND INCONSISTENCIES OCCUR BETWEEN EXISTING SURVEYS, DEED DESCRIPTIONS, AND OCCUPATION, REGARDING THE 8 RESIDENTIAL TRACTS ON SPIKER ROAD. THE TRACTS HAVE BEEN LABELED A-H TO ASSIST IN THIS DISCUSSION.

1. TRACT E WAS ORIGINALLY SURVEYED IN 1972 (SURVEY 23-124) SHOWING A WIDTH OF 175.00 FEET. IT WAS RESURVEYED, SAME SURVEYOR, ALONG WITH TRACT F IN 1973 (SURVEY 25-66), WITH BOTH TRACTS NOW HAVING A WIDTH OF 182.97 FEET, IN WHAT APPEARS TO BE A "CORRECTION SURVEY," THOUGH THE CORRECTIONS WERE NEVER INCORPORATED INTO A DEED.
2. THE FINAL RESOLUTION OF THIS SURVEY IS THAT BOTH TRACTS E AND F SHALL HAVE THEIR FULL INTENDED WIDTH OF 182.97 FEET, WHILE ALSO ESTABLISHING THAT EACH OF THE OTHER LOTS IN A-H HAS ITS FULL PLATTED FRONTAGE. THIS WAS ALSO FOUND TO BE CONSISTENT WITH LONG-STANDING OCCUPATIONS.
3. THE SURVEYS THAT ORIGINALLY ESTABLISHED TRACTS D,E,F,G AND H ALL SHOW TIE DIMENSIONS TO THE SECTION CORNER THAT ARE 13.28 FEET, LESS THAN THE ACTUAL DIMENSION PER THIS SURVEY, AND PER CURRENT OCCUPATION, WHEN COMPARED TO THE PIN SET IN SURVEY 42-157 AT THE SECTION CORNER. IF THOSE TIE DISTANCES ARE ADJUSTED, ALL EIGHT LOTS HAVE THEIR PLATTED FRONTAGE, AND THERE IS A GAP, NORTH OF TRACT D VARYING IN WIDTH FROM APPROXIMATELY 13.28 FEET, AT THE WEST END TO APPROXIMATELY 10.12 FEET, AT THE EAST END.

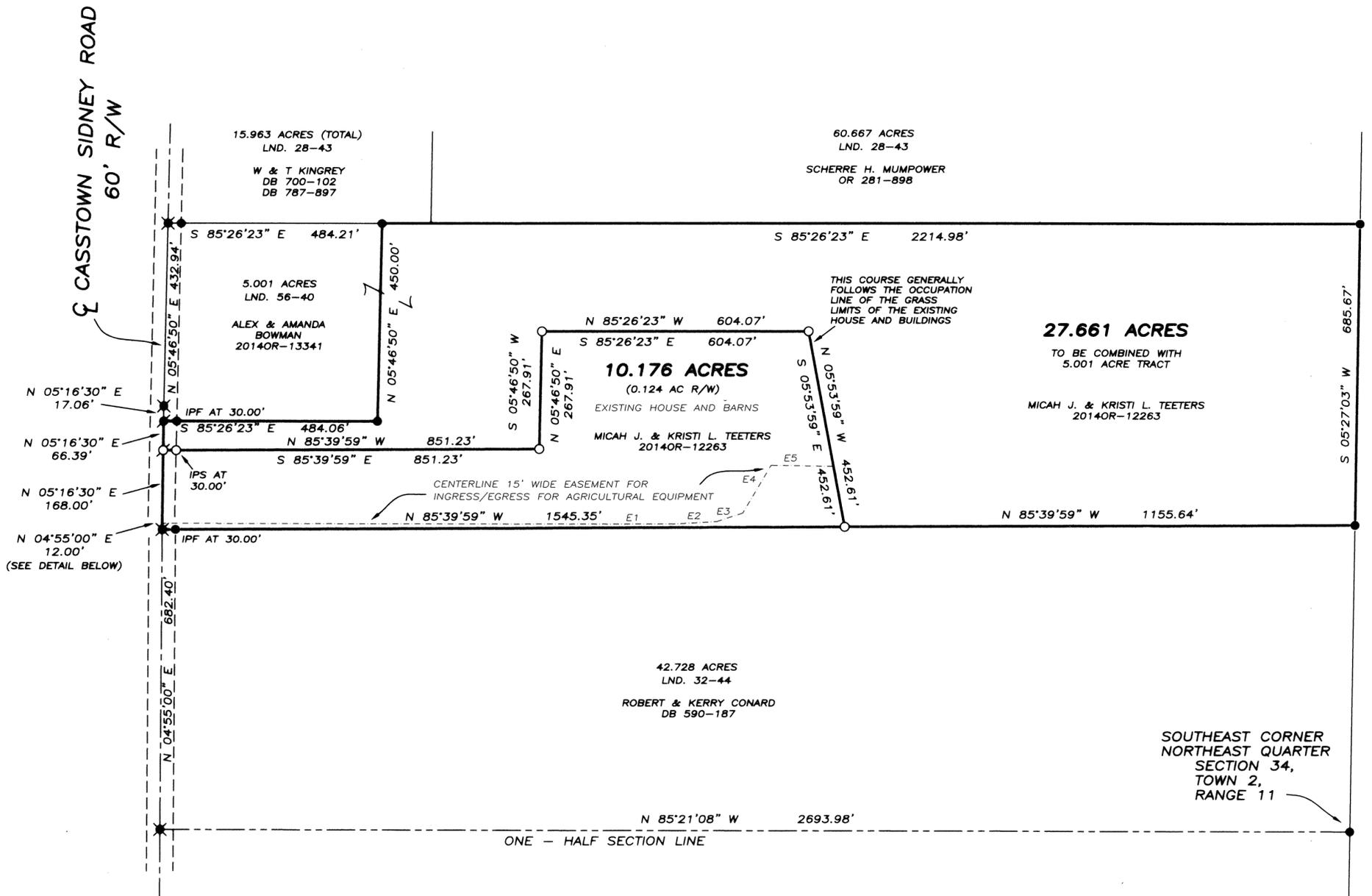
- REFERENCES:**
- | | |
|--|---------------------|
| MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS | VOLUME 25, PAGE 153 |
| VOLUME 5, PAGE 9 | VOLUME 26, PAGE 80 |
| VOLUME 7, PAGE 29 | VOLUME 28, PAGE 163 |
| VOLUME 12, PAGE 14 | VOLUME 33, PAGE 58 |
| VOLUME 12, PAGE 21 | VOLUME 40, PAGE 20 |
| VOLUME 16, PAGE 189 | VOLUME 41, PAGE 94 |
| VOLUME 20, PAGE 62 | VOLUME 42, PAGE 134 |
| VOLUME 23, PAGE 6 | VOLUME 43, PAGE 157 |
| VOLUME 23, PAGE 28 | VOLUME 43, PAGE 22 |
| VOLUME 23, PAGE 124 | VOLUME 49, PAGE 33 |
| VOLUME 24, PAGE 29 | VOLUME 52, PAGE 39 |
| VOLUME 24, PAGE 127 | VOLUME 52, PAGE 116 |
| VOLUME 25, PAGE 66 | VOLUME 53, PAGE 35 |
| VOLUME 25, PAGE 141 | VOLUME 55, PAGE 109 |
| MIAMI COUNTY ENGINEER'S ROAD RECORD: | VOLUME 56, PAGE 61 |
| VOLUME 8, PAGE 20 | VOLUME 56, PAGE 185 |
- MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 581, PAGE 783
DEED BOOK 693, PAGE 165
DEED BOOK 768, PAGE 35
PLAT BOOK 21, PAGE 141
PLAT BOOK 25, PAGE 18

REFERENCE BEARING N 01°01'09" W ON C/L SPIKER ROAD AND WEST LINE SECTION 2, PER LAND SURVEY 42-157



SURVEY FOR PHIL SULLENBERGER
IN MIAMI COUNTY, OHIO ~ JANUARY 20, 2018

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



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG SPIKE SET
- ✕ RAILROAD SPIKE FOUND
- ⊙ MAG SPIKE FOUND

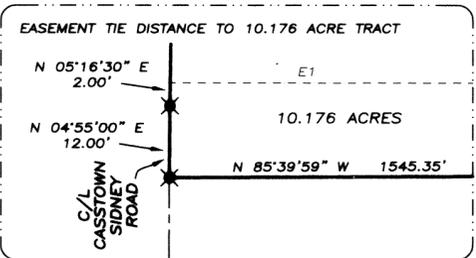
REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 32, PAGE 44
VOLUME 50, PAGE 173
VOLUME 50, PAGE 174
VOLUME 56, PAGE 40

MIAMI COUNTY RECORDER'S
RECORDS:
2014OR-12263

CENTERLINE 15' WIDE EASEMENT TO FACILITATE
INGRESS/EGRESS FOR AGRICULTURAL EQUIPMENT
(SEE TIE DISTANCE BELOW)

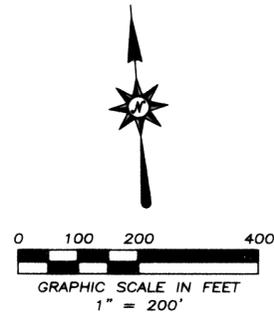
- E1 S 85°22'00" E 1155.00
- E2 S 88°40'00" E 100.00
- E3 N 76°25'00" E 63.00
- E4 N 35°00'00" E 126.00
- E5 S 84°22'37" E 141.30



WHEN THE 5.001 ACRE TRACT WAS CREATED IN 2014,
BY LAND SURVEY 56-40, IT WAS NOTED:

"LAND SURVEY 32-44 SHOWS A DISTANCE OF 462.94
FEET BETWEEN THE TWO RAILROAD SPIKES FOUND.
HOWEVER THE ACTUAL DISTANCE MEASURED IS 432.94
FEET. THE CORRECTION OF THIS DISCREPANCY HAS
BEEN INCORPORATED INTO THIS 5.001 ACRE CUTOUT,
AND THE BEARING OF THE NORTH LINE WAS ADJUSTED
TO ALSO ACCOMMODATE THIS CORRECTION."

THIS SURVEY ALSO INCORPORATES THE DISCREPANCY
ON THE CENTERLINE OF CASSTOWN SIDNEY ROAD FOR
THE ORIGINAL 43.757 ACRE TRACT, AND CORRECTS
THE DISTANCE AS SHOWN HEREON.



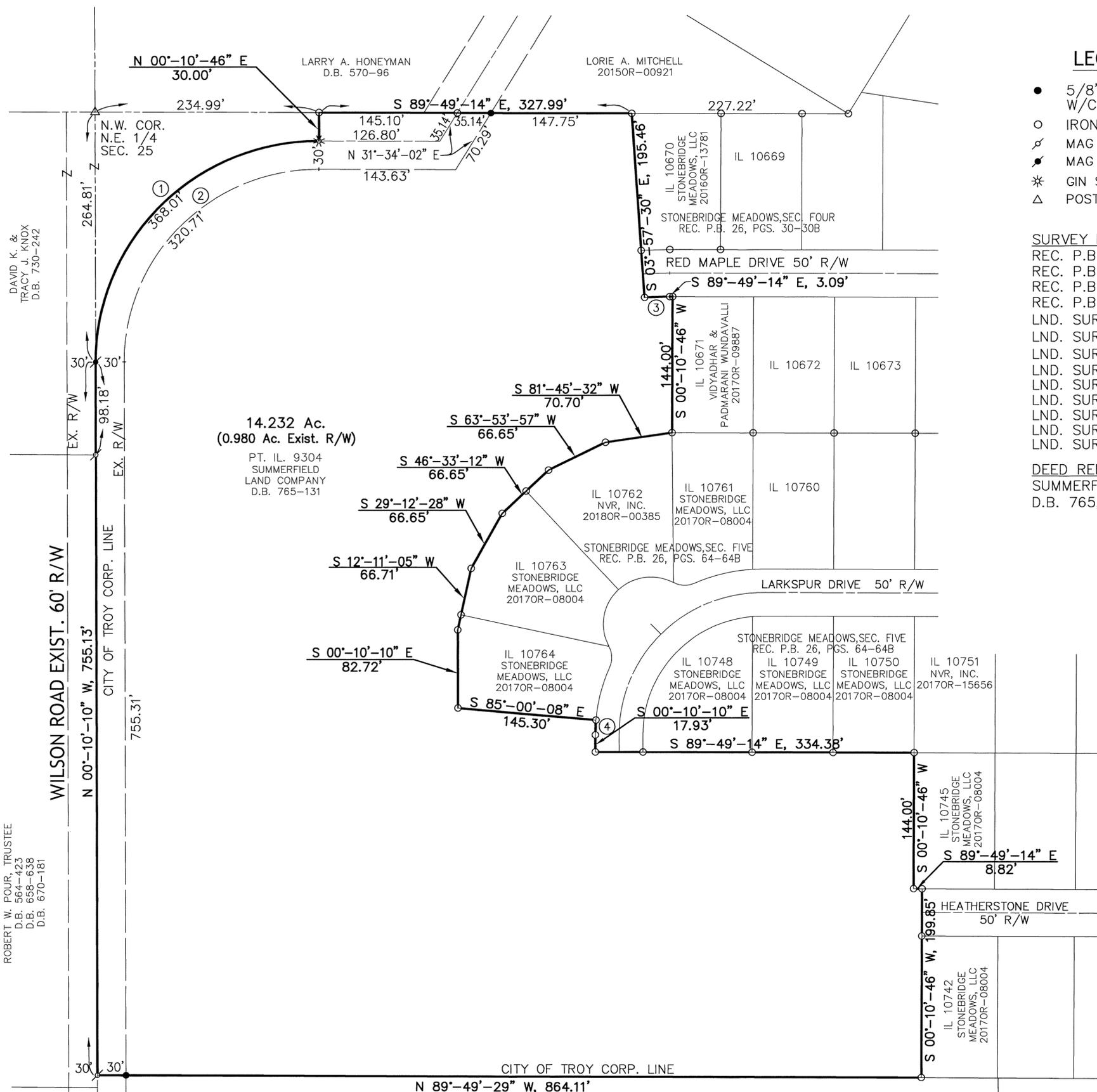
SURVEY FOR KRISTI TEETERS
IN MIAMI COUNTY, OHIO ~ FEBRUARY 10, 2018

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

REMAINDER PLAT FOR SUMMERFIELD LAND COMPANY

14.232 ACREAGE PT. 9304 TROY CITY MIAMI, OHIO
INLOT COUNTY

VOLUME 58 PLAT 87
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
JANUARY, 2018



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ MAG NAIL FOUND
- ⊙ MAG NAIL SET
- * GIN SPINDLE FOUND
- △ POST FOUND

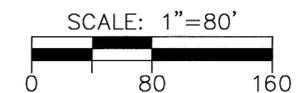
SURVEY REFERENCE

- REC. P.B. 23, Pg. 100
- REC. P.B. 24, Pg. 96
- REC. P.B. 25, Pg. 58
- REC. P.B. 26, Pg. 30
- LND. SUR. Vol. 28, PG. 185
- LND. SUR. Vol. 31, PG. 43
- LND. SUR. Vol. 32, PG. 87
- LND. SUR. Vol. 36, PG. 164
- LND. SUR. Vol. 41, PG. 114
- LND. SUR. Vol. 42, PG. 26
- LND. SUR. Vol. 56, PG. 139
- LND. SUR. Vol. 57, PG. 114
- LND. SUR. Vol. 58, PG. 11

DEED REFERENCE

SUMMERFIELD LAND COMPANY
D.B. 765, PAGE 131

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



CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	233.38'	90°-20'-57"	368.01'	331.05'	N 45°-00'-18" E
2	203.38'	90°-20'-57"	320.71'	288.50'	S 45°-00'-18" W
3	365.00'	04°-08'-16"	26.36'	26.35'	N 88°-06'-38" E
4	175.00'	05°-10'-02"	15.78'	15.78'	S 02°-24'-51" W

ROBERT W. POUR, TRUSTEE
D.B. 564-423
D.B. 658-638
D.B. 670-181

14.232 Ac.
(0.980 Ac. Exist. R/W)
PT. IL 9304
SUMMERFIELD
LAND COMPANY
D.B. 765-131

CASEY & KYLE
WEBSTER
2016OR-06099

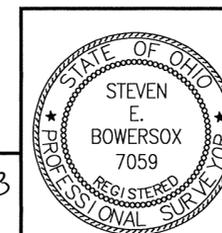
St E Bowersox
STEVEN E. BOWERSOX, P.S. #7059

1-30-2018
DATE

CITY OF TROY CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY
ME THIS 10th DAY OF FEBRUARY, 2018

Jillian A. Rhoades
JILLIAN A. RHOADES, P.E.



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
01-30-2018
DRAWN BY:
seb
JOB NUMBER:
MIATRO1709_survey
SHEET NUMBER
1 OF 1

8
Town

4E
Range

SW 1/4-27
Section

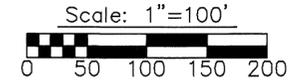
Newton
Township

Miami
County

Ohio
State

Volume 58 Page 88

Miami County Engineer's
Record of Land Surveys



Legend

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

References

- Vol. 23, Pg. 154
 - Vol. 44, Pg. 193
 - Vol. 46, Pg. 190
 - Vol. 54, Pg. 67
- } 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
Debra A. Cloutier, DAS 2-9-2018
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
David Subst 2/12/18
SECRETARY DATE

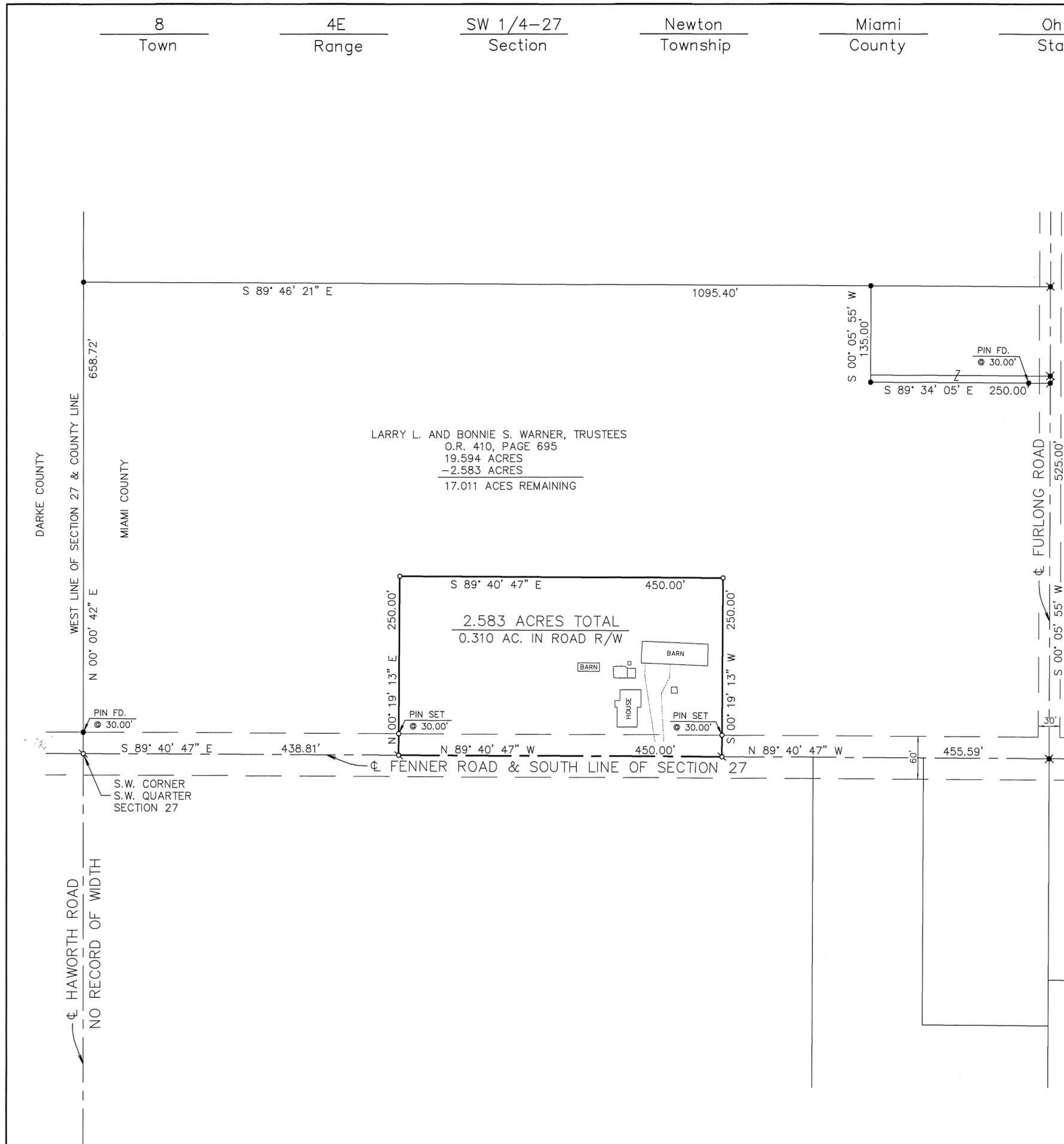
APPROVED
SUBJECT TO ZONING APPROVAL
BY: *Mary Lynn R.S.*
DATE: 2/12/18
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2.583 acres for Larry L. and
Bonnie S. Warner, Trustees.



Michael W. Cozatt 2/06/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 03217 Ph. (937) 339-2921



LARRY L. AND BONNIE S. WARNER, TRUSTEES
O.R. 410, PAGE 695
19.594 ACRES
-2.583 ACRES
17.011 ACES REMAINING

2.583 ACRES TOTAL
0.310 AC. IN ROAD R/W

S.W. CORNER
S.W. QUARTER
SECTION 27

NO RECORD OF WIDTH

MONROE
TOWNSHIP

S.E. QTR. - 20
SECTION

4
TOWN

6
RANGE

TROY - FREDERICK RD.

HALF SECTION LINE

NORTHWEST CORNER
SOUTHEAST QUARTER
SECTION 20

S 88°55'06" E 1238.77'

20.00'

1092.00'

S 01°33'24" W

30.954 ACRES TOTAL

0.501 ACRES R/W

30.453 ACRES NET

S 01°58'30" W 1092.10'

1317.06'

S 01°58'30" W

N 88°55'06" W 1230.79'

20.00'

N 01°33'24" E 2644.18'

PETERS ROAD HALF SECTION LINE

S 01°58'30" W 224.96'

S 88°33'30" E 134.50'

47.844 ACRES TOTAL

1.324 ACRES R/W

46.520 ACRES TOTAL

S 02°05'00" W 1335.04'

N 01°33'24" E 1552.18'

SOUTHWEST CORNER
SOUTHEAST QUARTER
SECTION 20

20.00'

SOUTHEAST CORNER
SOUTHEAST QUARTER
SECTION 20

N 88°33'30" W 1351.34'

SECTION LINE

S 88°33'30" E 1349.30'

MICHAELS ROAD NO RECORD OF RIGHT-OF-WAY



0 100 200 300 400
SCALE 1" = 200'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEY
VOLUME 30, PAGE 14

LEGEND

- PK NAIL FOUND
- STONE FND
- IRON PIN FOUND
- 2" DIA. PIPE FND
- MAG NAIL SET
- IRON PIN SET
- RRS SET
- RRS FOUND
- A

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 9, PAGE 34
VOLUME 27, PAGE 187
VOLUME 30, PAGE 14
VOLUME 33, PAGE 119

MIAMI COUNTY RECORDER'S
RECORD OF PLATS:

RECORD PLAT 5, PAGE 90
RECORD PLAT 9, PAGE 7
RECORD PLAT 10, PAGE 7

DEED REFERENCE:

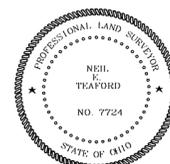
MIAMI COUNTY RECORDERS
RECORD OF DEEDS

2018OR-00288

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Hueskamp, P.E., P.S.
MIAMI COUNTY ENGINEER
Debra O'Neil 2-14-2018
DEPUTY DATE

FEBRUARY 8, 2018

SURVEY OF A 78.798 ACRE TRACT INTO A
30.954 AC. TRACT AND A 47.844 ACRE TRACT
FOR DALE MOSIER IN MONROE 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

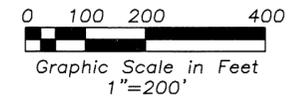
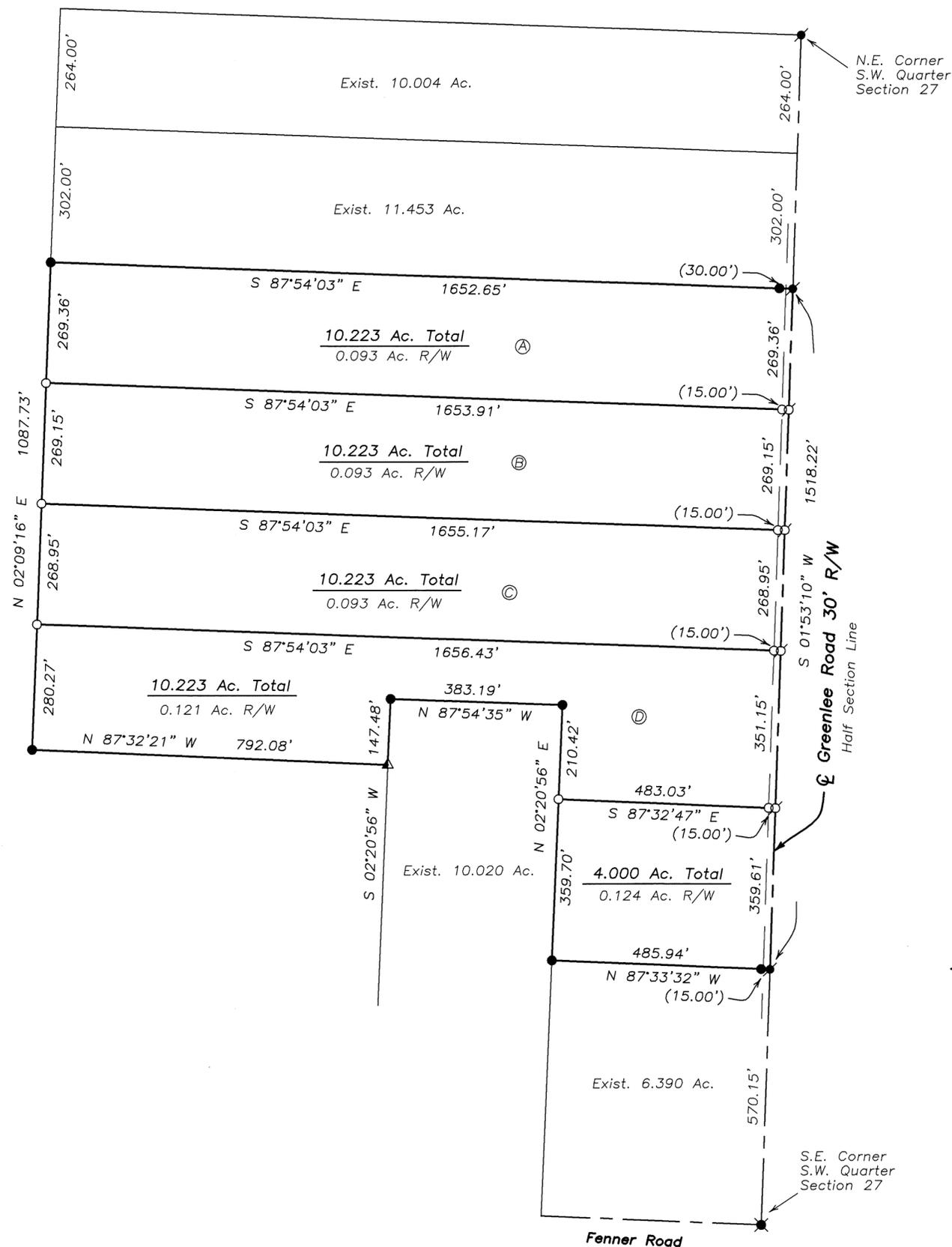
27 SW 1/4
SECTION

NEWTON
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 90
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 43, Page 71
Volume 54, Page 134
Volume 55, Page 19
(Basis of Bearings)

Certified to conform with
Miami County Survey Requirements

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

Dennis Ventura 10.10.2017
Deputy Date

NOTE:
4.000 ac. tract to be transferred to
adjoining property owner to south.
No new building site created.

Certification of Registration

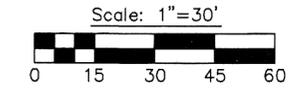
This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001. Notice is given to all parties: No additional building site is created by this conveyance; no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County. **4.000 Ac. Total**

D. B. Bell 2/13/18
Secretary
Miami County Planning Commission

Survey split of 44.892 Ac.
for Rex Jackson



Michael W. Cozatt 9/27/17
MICHAEL W. COZATT
P.S. #6001
COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 28117 (937) 339-2921
File Name: C:\Jobs\2016\28117.dwg
Drawn by: DMC ~ Checked by: MWC

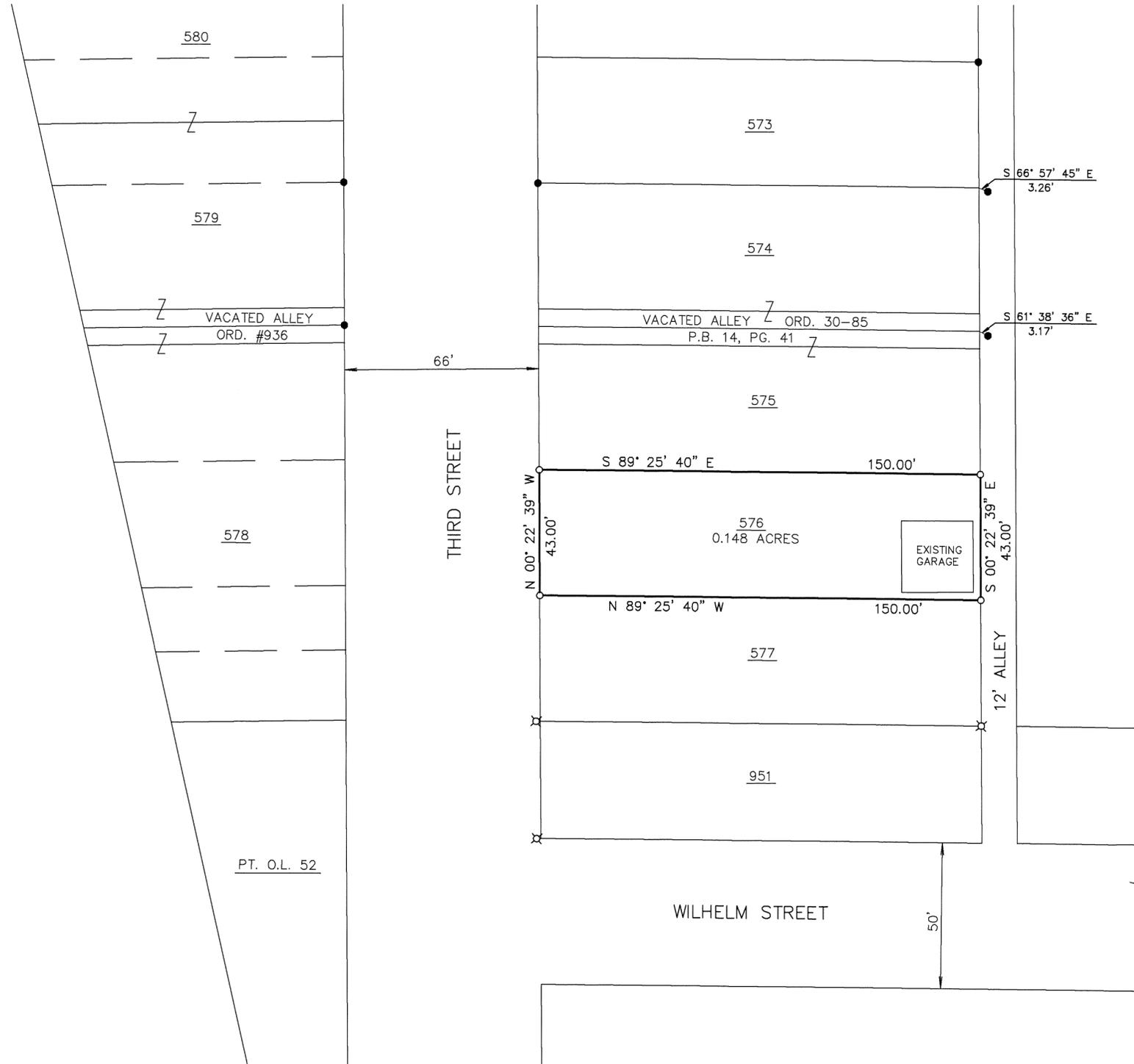


Legend

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

References

- Vol. 08, Pg. 44 } Miami County Engineer's Record of Lot Surveys
- Vol. 08, Pg. 76 }
- Vol. 15, Pg. 174 }
- Vol. 21, Pg. 126 }
- Vol. 51, Pg. 124 } Miami County Engineer's Record of Land Surveys
- Vol. 53, Pg. 164 }
- Vol. 56, Pg. 182 }
- P.B. 14, PG. 41 } Miami County Recorder's Plat Records
- P.B. 16, PG. 18 }
- P.B. 17, PG. 49 }
- P.B. 20, PG. 146 }



Survey of Inlot 576 in Tipp City, Ohio for Casey Denlinger.



Michael W. Cozatt 2/14/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 03418 Ph. (937) 339-2921

1
Town

11BTMRS
Range

NW 1/4 - 5
Section

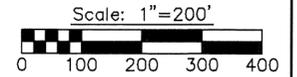
Spring Creek
Township

Miami
County

Ohio
State

Volume 58 Page 93

Miami County Engineer's Record
of Land Surveys

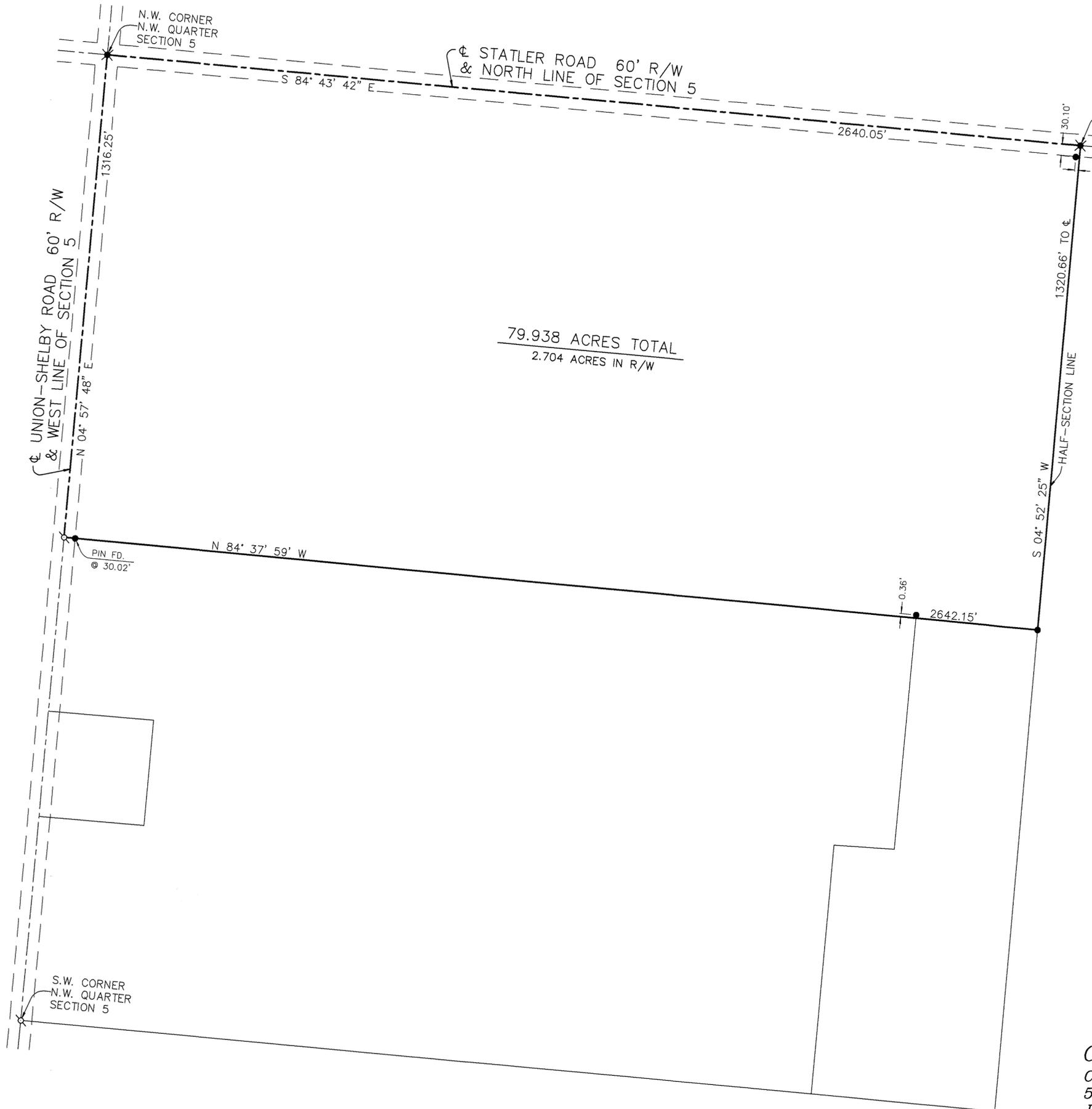


Legend

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

References

- Vol. 31, Pg. 55
 - Vol. 32, Pg. 76
 - Vol. 57, Pg. 21
- } Miami County Engineer's
Record of Land Surveys



79.938 ACRES TOTAL
2.704 ACRES IN R/W

Survey of 79.938 Acres for Marilyn S. Moore and
Michael Schumacher.

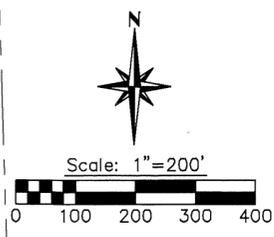


Michael W. Cozatt 1/16/18
Michael W. Cozatt, P.S. #6001 Date

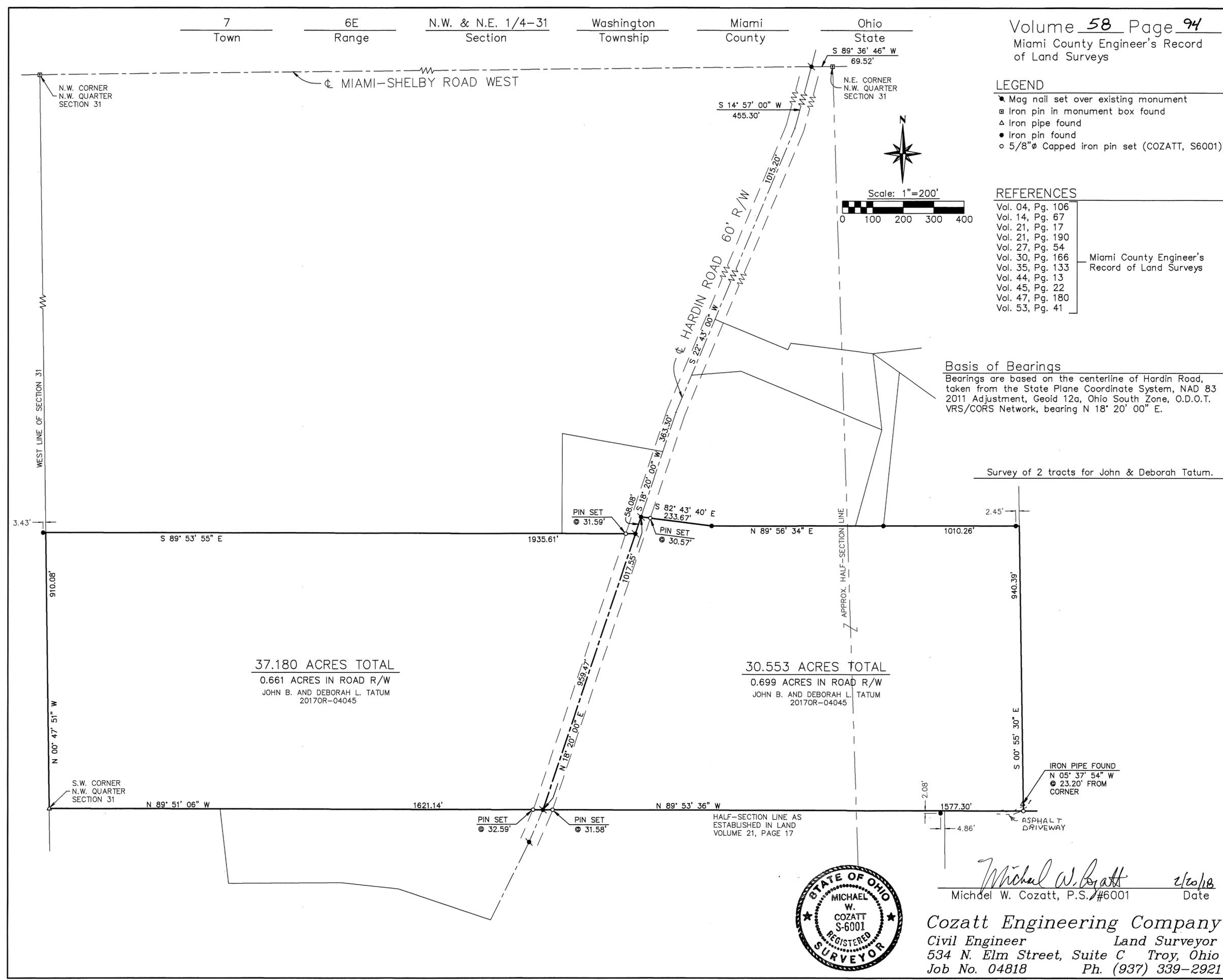
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 01518 Ph. (937) 339-2921

- LEGEND**
- ◆ Mag nail set over existing monument
 - ▣ Iron pin in monument box found
 - △ Iron pipe found
 - Iron pin found
 - 5/8" Capped iron pin set (COZATT, S6001)

- REFERENCES**
- Vol. 04, Pg. 106
 - Vol. 14, Pg. 67
 - Vol. 21, Pg. 17
 - Vol. 21, Pg. 190
 - Vol. 27, Pg. 54
 - Vol. 30, Pg. 166
 - Vol. 35, Pg. 133
 - Vol. 44, Pg. 13
 - Vol. 45, Pg. 22
 - Vol. 47, Pg. 180
 - Vol. 53, Pg. 41
- Miami County Engineer's
Record of Land Surveys



Basis of Bearings
Bearings are based on the centerline of Hardin Road, taken from the State Plane Coordinate System, NAD 83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network, bearing N 18° 20' 00" E.



Survey of 2 tracts for John & Deborah Tatum.



Michael W. Cozatt
Michael W. Cozatt, P.S. #6001 Date 2/20/18

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 04818 Ph. (937) 339-2921

8
TOWN

5E
RANGE

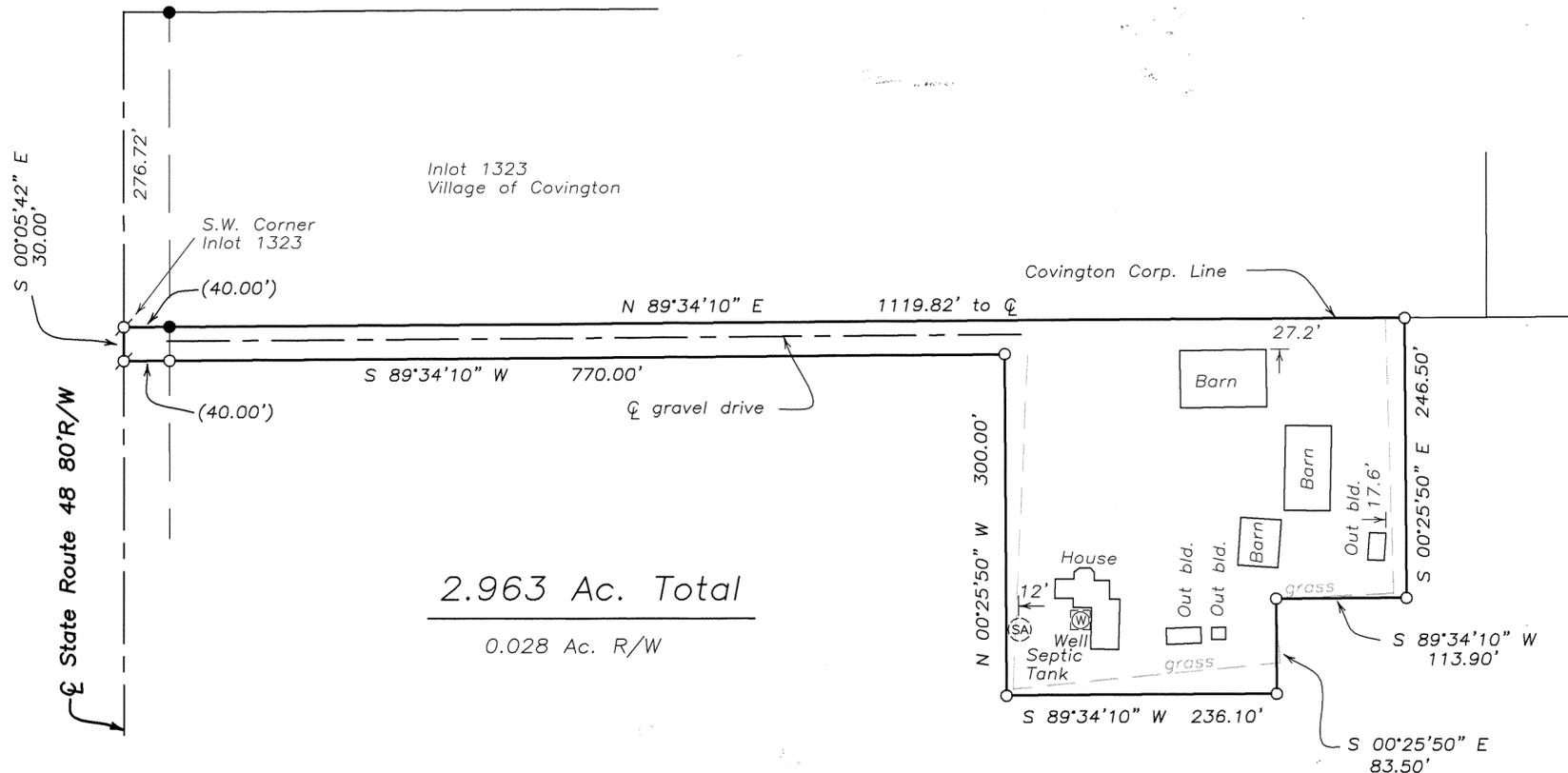
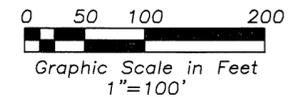
32 NW 1/4
SECTION

NEWBERRY
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 95
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 26, Page 48
- Miami County Recorder's Plat Records Volume 22, Page 44 (Basis of Bearings)

Survey of 2.963 Ac.
for Pauline Shoup

Pauline Shoup
2015OR-04952
73.045 Ac.
-2.963 Ac.
70.082 Ac. Rem.

Certified to conform with
Miami County Survey Requirements

PAUL P. HUIJSKAMP PE PS
Miami County Engineer

Deb Stumpff DV 2-26-18
Deputy Date

Approved by
Miami County Planning Commission

D. S. S. S.
Secretary

2/27/18
Date

Approved
Subject to Zoning Approval

By Gary P. R. S.

Date 2/27/18
Miami County
General Health Department



Michael W. Cozatt 10/30/17
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 13617
File Name: C:\Jobs\2017\13617.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

2
TOWN

10 BTMRS
RANGE

33 SW 1/4
SECTION

ELIZABETH
TOWNSHIP

MIAMI
COUNTY

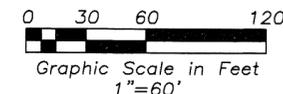
OHIO
STATE

Volume 58 Page 96
Miami County Engineer's
Record of Land Surveys

Certified to conform with
Miami County Survey Requirements

Paul P. Huelskamp PE PS
Miami County Engineer

Deb Stumpff 2-26-18
Deputy Date



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

Certification of Registration

This is to certify that Planning Commission Approval of this
conveyance is not required, as being exempt under O.R.C. 711.001
Notice is given to all parties:
No additional building site is created by this conveyance; no
structure may be erected or maintained on the premises herein
conveyed without further compliance with all Zoning, Building, and
Planning Regulations of Miami County. **0.422 Ac. Total**

Deb Stumpff 2/26/18
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

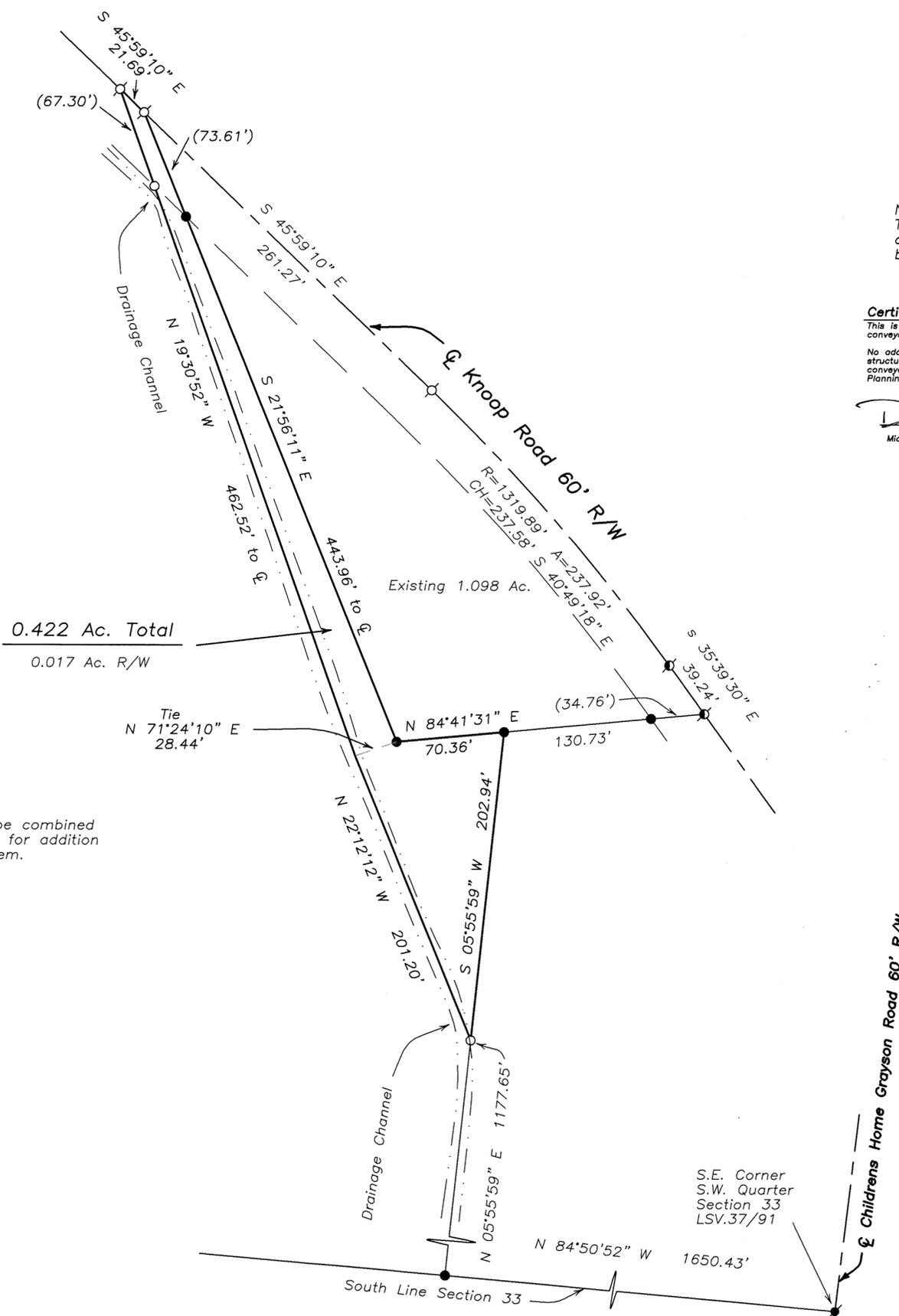
References

Miami County Engineer's
Record of Land Surveys
Volume 37, Page 91
Volume 37, Page 102

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

Survey of 0.422 Acres
for Michael Smith

Note:
0.422 Ac. tract to be combined
with 1.098 Ac. tract for addition
area for septic system.

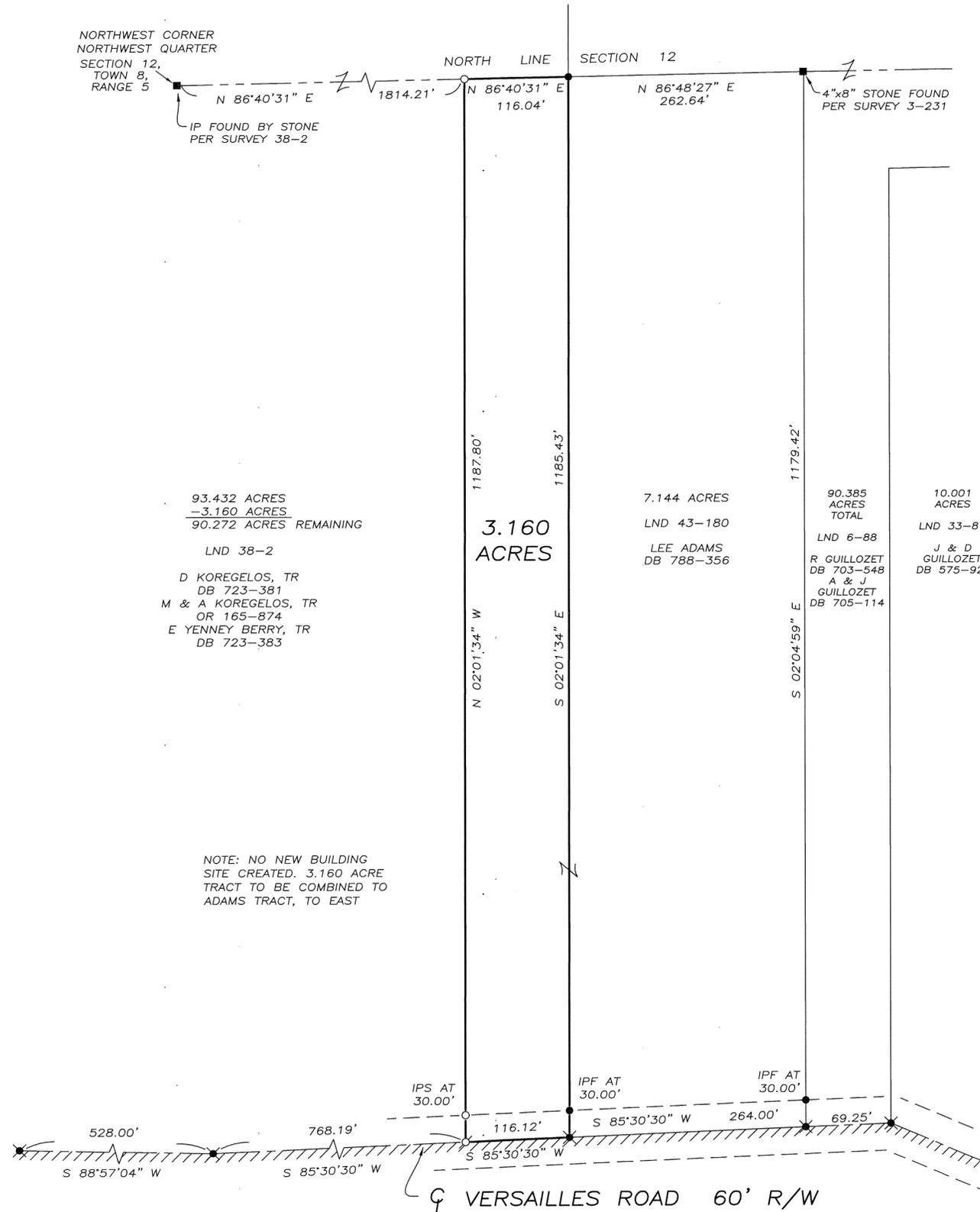


Michael W. Cozatt 2/26/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 04518 (937) 339-2921
File Name: C:\Jobs\2018\04518\04518survey.dwg
Drawn by: DMC ~ Checked by: MWC

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

VOLUME 58 PAGE 97
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS



93.432 ACRES
~~-3.160 ACRES~~
 90.272 ACRES REMAINING
 LND 38-2
 D KOREGELOS, TR
 DB 723-381
 M & A KOREGELOS, TR
 OR 165-874
 E YENNEY BERRY, TR
 DB 723-383

3.160
 ACRES

7.144 ACRES
 LND 43-180
 LEE ADAMS
 DB 788-356

90.385
 ACRES
 TOTAL
 LND 6-88
 R GUILLOZET
 DB 703-548
 A & J
 GUILLOZET
 DB 705-114

10.001
 ACRES
 LND 33-87
 J & D
 GUILLOZET
 DB 575-921

NOTE: NO NEW BUILDING
 SITE CREATED. 3.160 ACRE
 TRACT TO BE COMBINED TO
 ADAMS TRACT, TO EAST

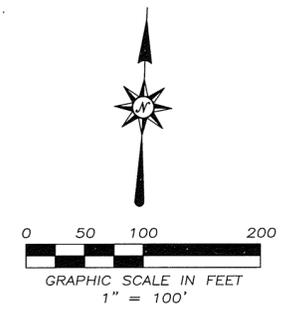
CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelstam P.E., P.S.
 MIAMI COUNTY ENGINEER
Debra A. Ventef 3-7-2018
 DEPUTY DATE

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

D. S. B. 3/7/18 (3.160 ACRE
 SECRETARY DATE TRACT)
 MIAMI COUNTY PLANNING COMMISSION

LEGEND
 ○ 5/8"x30" CAPPED IRON PIN SET
 ● IRON PIN FOUND
 ∅ MAG SPIKE SET
 ✕ RAILROAD SPIKE FOUND
 ■ STONE FOUND
 7777 CITY OF PIQUA CORPORATION LINE

REFERENCES
 MIAMI COUNTY ENGINEER'S
 RECORDS OF LAND SURVEYS:
 VOLUME 3, PAGE 231
 VOLUME 6, PAGE 88
 VOLUME 33, PAGE 87
 VOLUME 38, PAGE 2
 VOLUME 43, PAGE 180
 MIAMI COUNTY RECORDER'S
 RECORDS:
 PLAT BOOK 13, PAGE 150
 DEED BOOK 723, PAGE 383



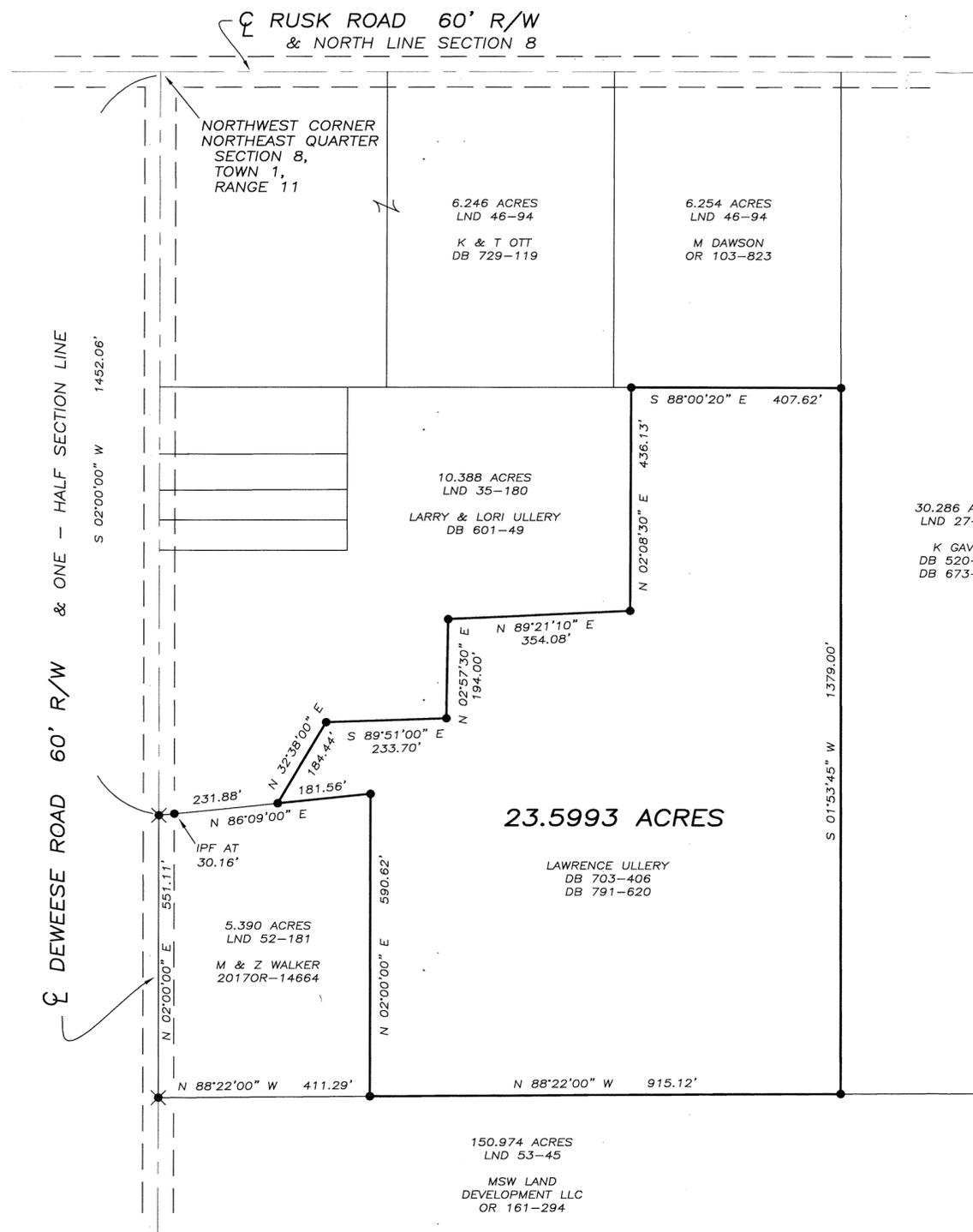
SURVEY FOR LEE ADAMS
 IN MIAMI COUNTY, OHIO ~ MARCH 3, 2018

Gregg S. Brookhart

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

STAUNTON TOWNSHIP
 MIAMI COUNTY, OHIO
 SECTION 8, TOWN 1, RANGE 11
 NORTHEAST QUARTER

VOLUME 58 PAGE 98
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS



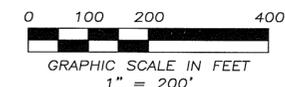
LEGEND

- IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND

REFERENCES

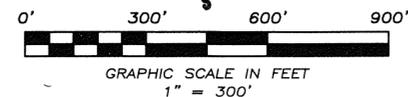
MIAMI COUNTY ENGINEER'S
 RECORDS OF LAND SURVEYS:
 VOLUME 45, PAGE 80
 VOLUME 52, PAGE 181

BEARINGS AND SECTION
 CORNER TIE CORRESPOND
 TO LAND SURVEY 52-181



MARCH 3, 2018	SURVEY FOR LARRY ULLERY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

28, 34 & 35 SECTIONS
2 TOWN
10 RANGE
ELIZABETH TOWNSHIP



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
- WOOD POST
- ▲ STONE FOUND
- () REFERENCED DISTANCE OF RECORD

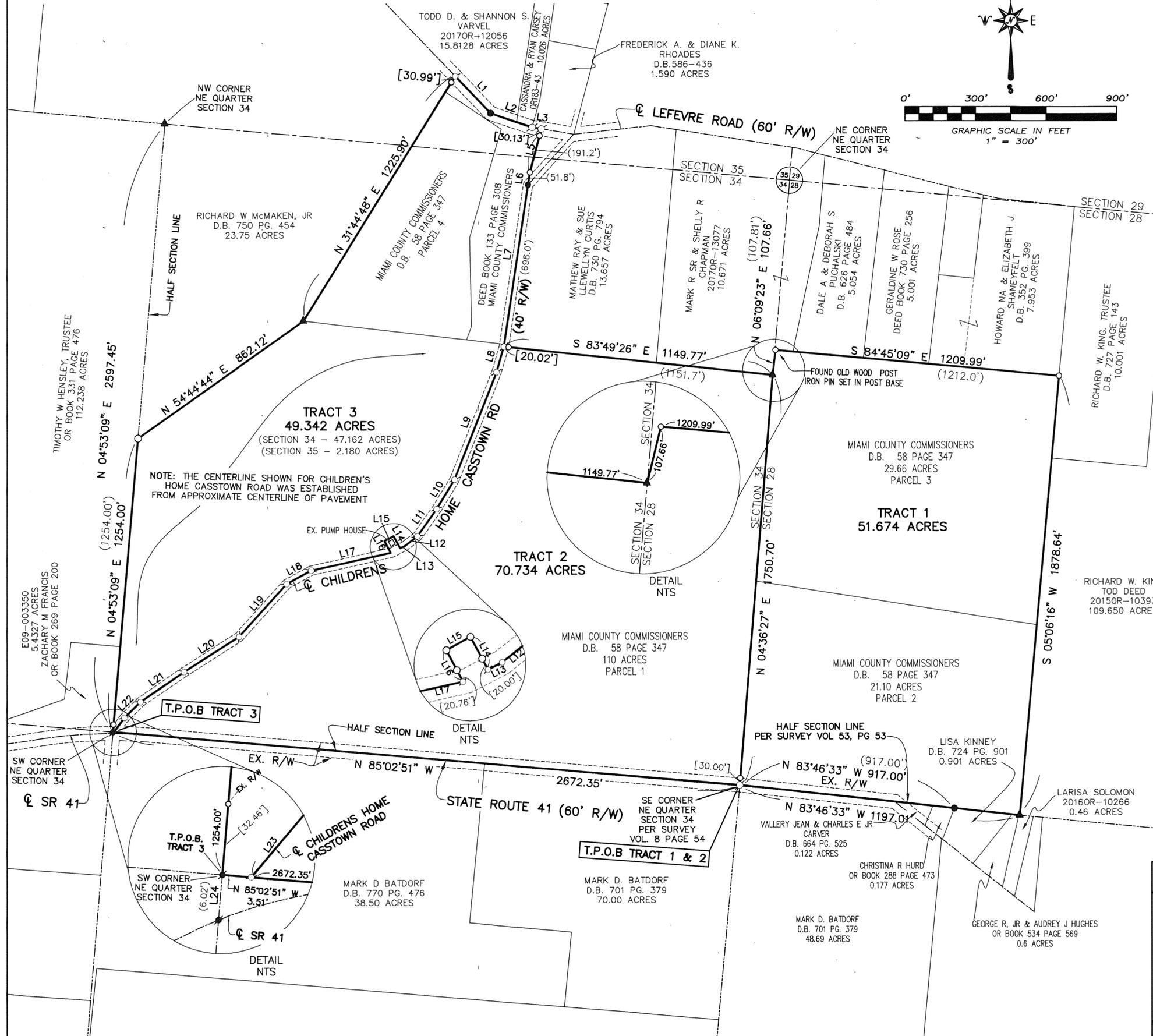
REFERENCES

- LAND SURVEYS:
 VOLUME 2, PAGE 43
 VOLUME 7, PAGE 134
 VOLUME 8, PAGE 54
 VOLUME 25, PAGE 178
 VOLUME 34, PAGE 3
 VOLUME 35, PAGE 167
 VOLUME 41, PAGE 137
 VOLUME 42, PAGE 41
 VOLUME 44, PAGE 41
 VOLUME 44, PAGE 90
 VOLUME 50, PAGE 101
 VOLUME 53, PAGE 53
- DEEDS AS REFERENCE HEREON

R/W PLANS:
 MIA 41-07.82

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) BEING THE CENTERLINE OF SR. 41 N 83°46'33" W

LINE	BEARING	DISTANCE
L1	N 43°42'39" W	218.58'
L2	S 70°59'39" E	186.70'
L3	S 80°33'22" E	39.73'
L5	N 14°47'35" E	191.20'
L6	S 08°40'00" W	53.00'
L7	N 08°26'52" E	696.81'
L8	N 16°11'57" E	112.78'
L9	N 21°18'55" E	491.09'
L10	N 31°18'19" E	146.42'
L11	N 35°27'17" E	141.59'
L12	N 51°47'16" E	64.69'
L13	N 62°13'11" E	25.60'
L14	N 28°07'52" W	59.34'
L15	N 61°29'59" E	44.18'
L16	N 28°07'52" W	57.01'
L17	N 77°22'45" E	346.44'
L18	N 61°34'40" E	119.02'
L19	N 42°00'52" E	302.08'
L20	N 57°41'09" E	277.85'
L21	N 55°20'57" E	224.89'
L22	N 45°46'27" E	95.60'
L23	N 36°28'36" E	75.81'
L24	S 04°20'46" W	5.76'



John J. Brumbaugh
 3-12-2018

JOHN J. BRUMBAUGH
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #8218

LOT SPLIT SURVEY OF 171.75 ACRE
 FOR MIAMI COUNTY COMMISSIONERS LOCATED IN ELIZABETH TOWNSHIP,
 MIAMI COUNTY ~ 03/09/2018



BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

6
Town

5E
Range

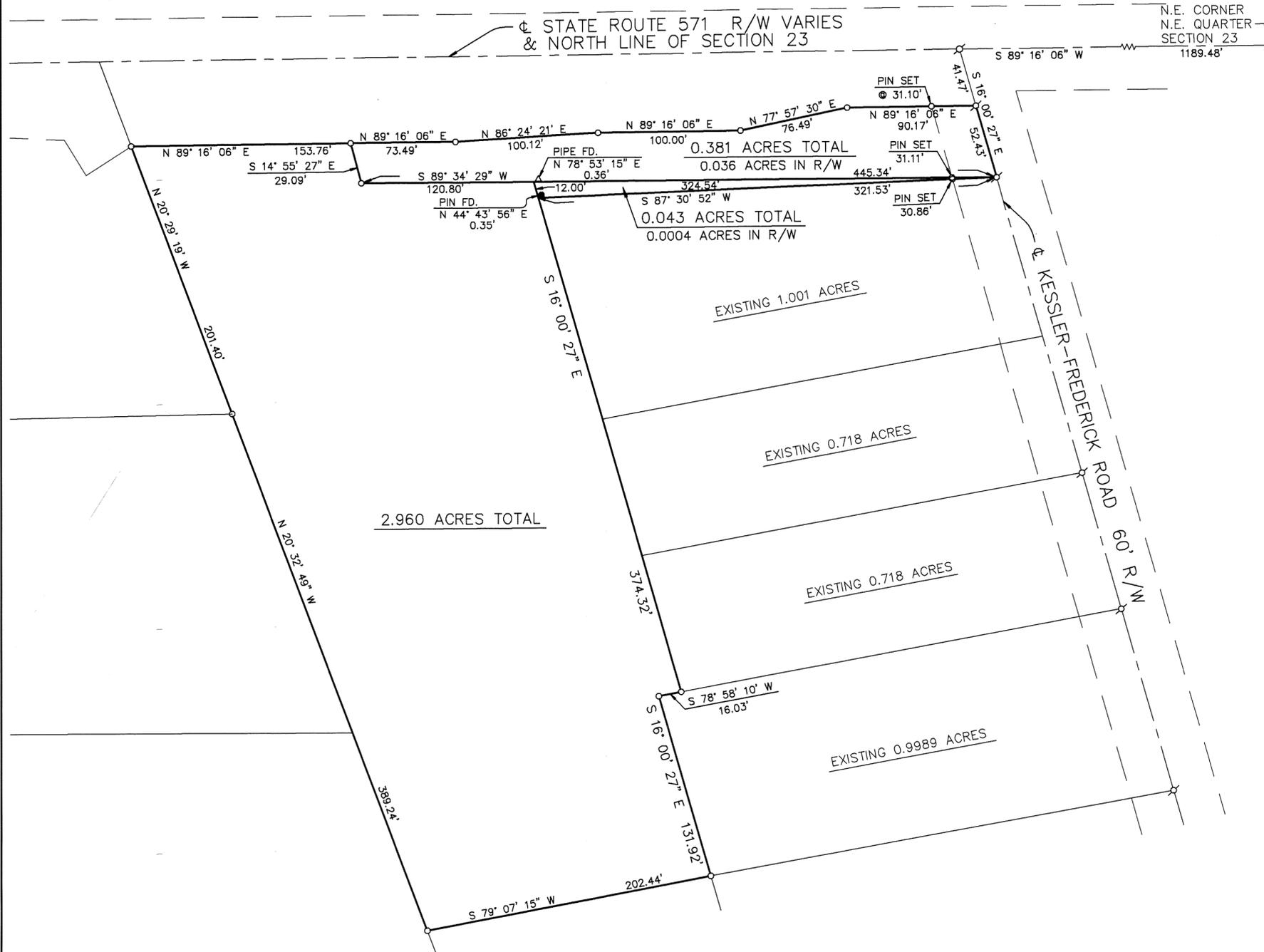
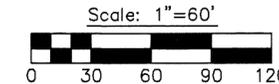
N.E. 1/4 - 23
Section

Union
Township

Miami
County

Ohio
State

Volume 58 Page 100
Miami County Engineer's Record
of Land Surveys



Legend

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

References

- Vol. 07, Pg. 42
 - Vol. 08, Pg. 159
 - Vol. 18, Pg. 88
 - Vol. 22, Pg. 118
 - Vol. 24, Pg. 41
 - Vol. 27, Pg. 97
 - Vol. 31, Pg. 111
- } Miami County Engineer's
Record of Land Surveys
- P.B. 09, Pg. 64
 - P.B. 11, Pg. 52
 - P.B. 22, Pg. 79
- } Miami County Recorder's
Plat Records
- D.B. 630, Pg. 747
- } Miami County Recorder's
Deed Record

Survey of 3 tracts for Thomas and Donna Rasmussen.

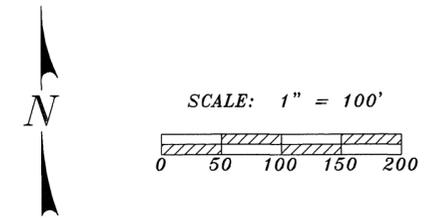


Michael W. Cozatt 3/08/18
Michael W. Cozatt, P.S. #6001 Date

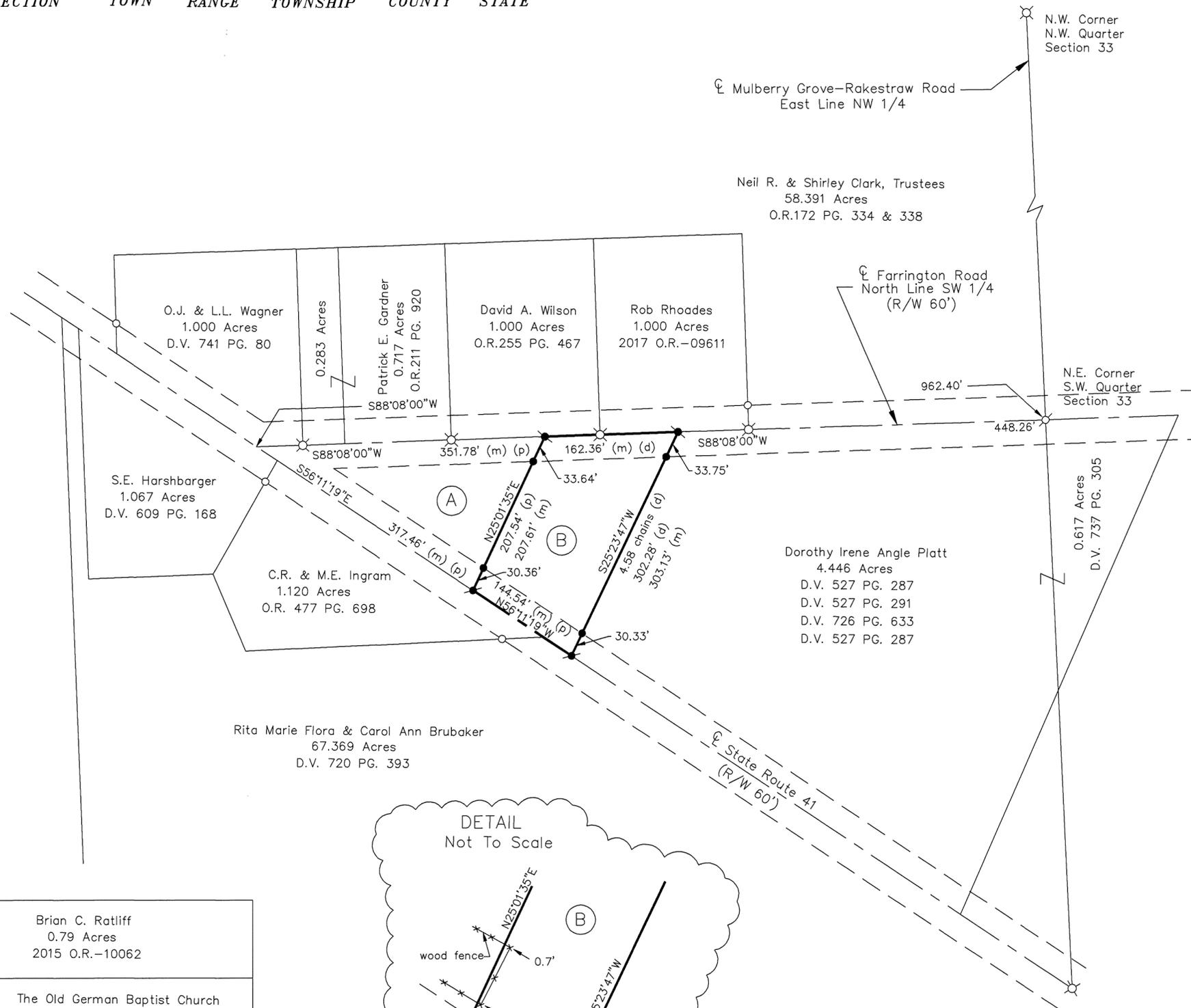
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 05618 Ph. (937) 339-2921

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

VOLUME NO. 58 PLAT NO. 101
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE: MARCH 2018



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



LEGEND

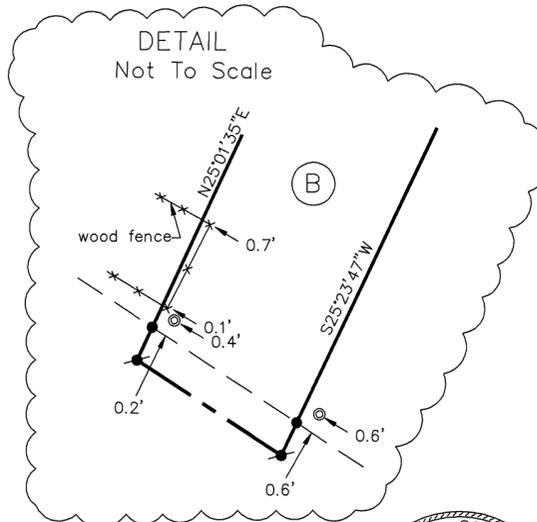
- WOOD FENCE POST FOUND
- ⊗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ 4" METAL POST
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- (p) PLAT DISTANCE
- (m) MEASURED DISTANCE
- (d) DEED DISTANCE

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

- Miami County Engineer's Record of Land Surveys
- Survey Volume 16 Page 106
 - Survey Volume 18 Page 75
 - Survey Volume 23 Page 171 (p)
 - Survey Volume 24 Page 179
 - Survey Volume 35 Page 10
 - Survey Volume 35 Page 50
 - Survey Volume 46 Page 80
 - Survey Volume 57 Page 133

(A)	Brian C. Ratliff 0.79 Acres 2015 O.R.-10062
(B)	The Old German Baptist Church 0.83 Acres Deed 0.843 Acres Survey 0.211 Acres in R/W 0.632 Acres Net D.V. 204 PG. 609



Larry J. Bill
 LARRY J. BILL, P.S. #7557
 March 19, 2018
 DATE

SURVEY FOR THE OLD GERMAN BAPTIST CHURCH

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

CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SECTION 33, TOWN 5, RANGE 6
SOUTHWEST QUARTER

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
Paul P. Huelskamp
DEPUTY DATE 3-20-2018

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

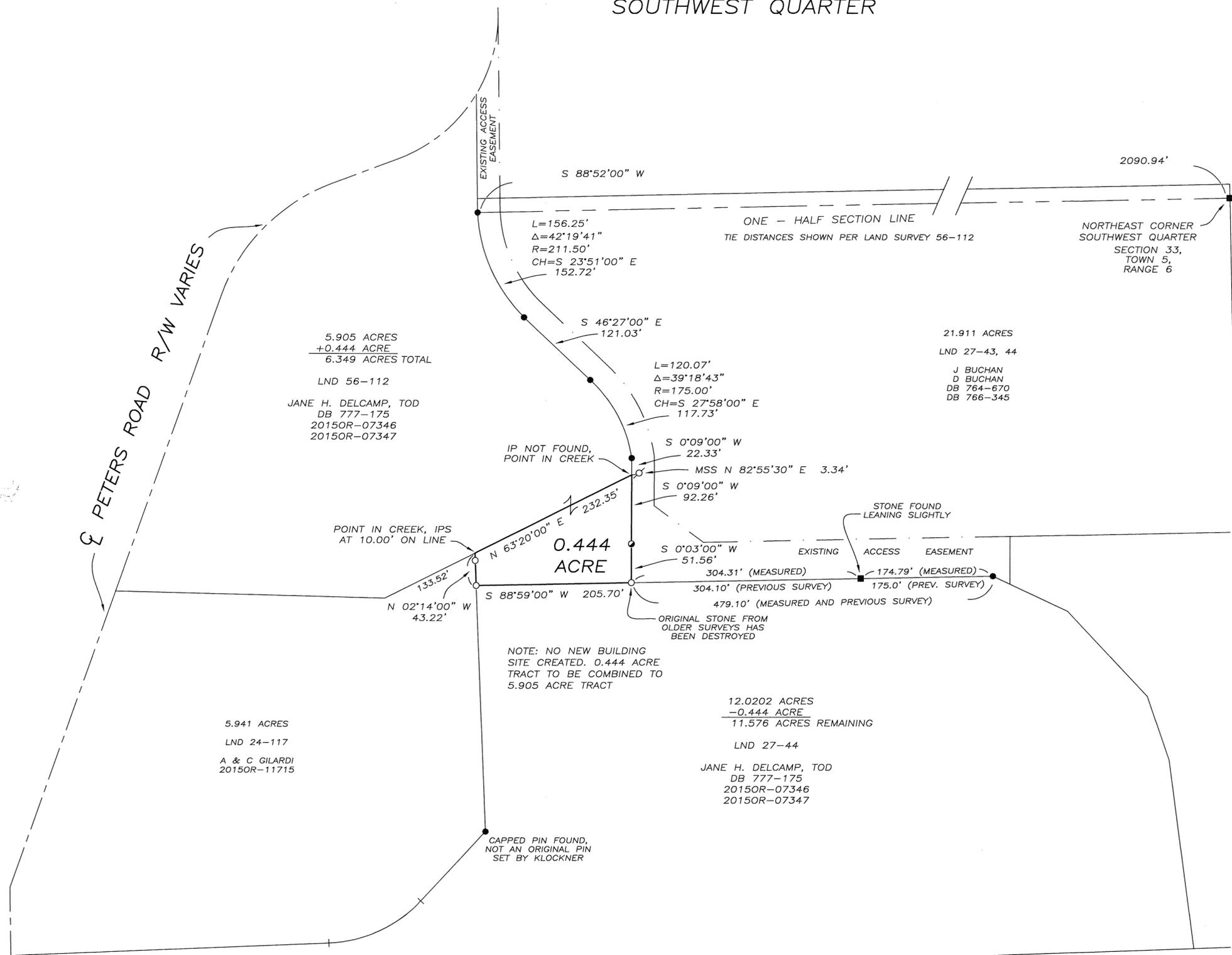
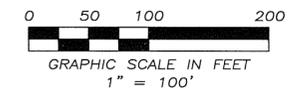
Timothy J. Gilman 3/20/18 (0.444 ACRE TRACT)
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

LEGEND

- 5/8"x30" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG SPIKE SET
- 1" PIPE FOUND
- STONE FOUND

REFERENCES

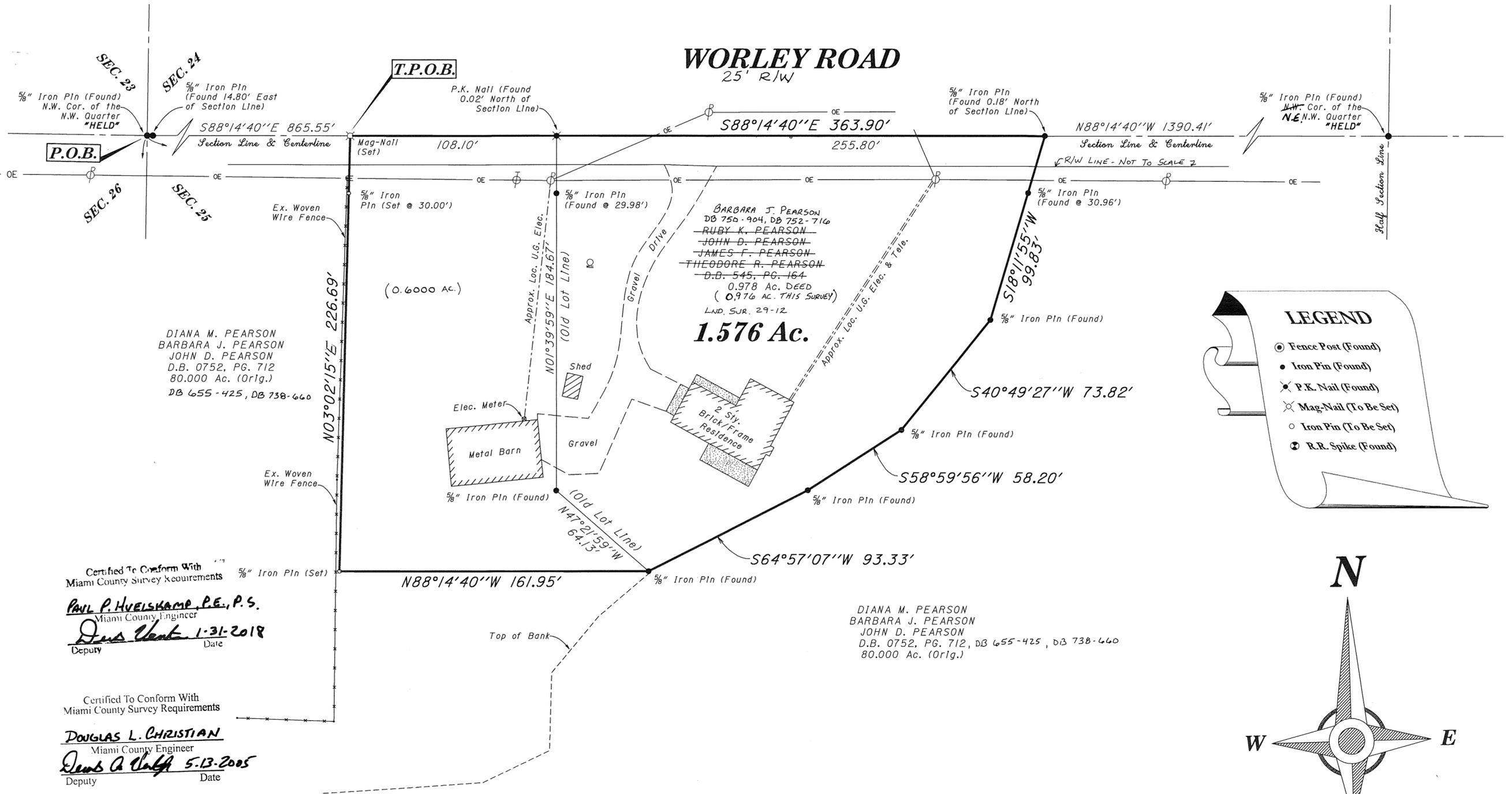
- MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 18, PAGE 53
VOLUME 24, PAGE 117
VOLUME 27, PAGE 44
VOLUME 56, PAGE 112
- MIAMI COUNTY RECORDER'S
RECORDS:
PLAT BOOK 15, PAGE 30
PLAT BOOK 22, PAGE 64
DEED BOOK 777, PAGE 175
DOCUMENT NO. 2015OR-07346
DOCUMENT NO. 2015OR-07347
DOCUMENT NO. 2015OR-11715



THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE 0.444
ACRE TRACT FOR TRANSFER TO THE EXISTING 5.905 ACRE
PARCEL TO THE NORTH.
MONUMENTS FROM PREVIOUS SURVEYS WERE FOUND AS SHOWN
AND HONORED FOR THIS SPLIT. ALL OTHER BOUNDARY
INFORMATION SHOWN ON THE EXISTING 5.905 ACRE AND
12.0202 ACRE TRACTS IS FOR REFERENCE AND ORIENTATION
PURPOSES ONLY.

SURVEY FOR JANE DELCAMP
IN MIAMI COUNTY, OHIO ~ MARCH 11, 2018

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



Certified To Conform With
Miami County Survey Requirements

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

Paul P. Huelskamp 1-31-2018
Deputy Date

Certified To Conform With
Miami County Survey Requirements

DOUGLAS L. CHRISTIAN
Miami County Engineer

Douglas L. Christian 5-13-2005
Deputy Date

Certification of Registration

This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.001.

Notice is given to all parties:

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

[Signature] 3/22/18
Secretary Date
Miami County Planning Commission

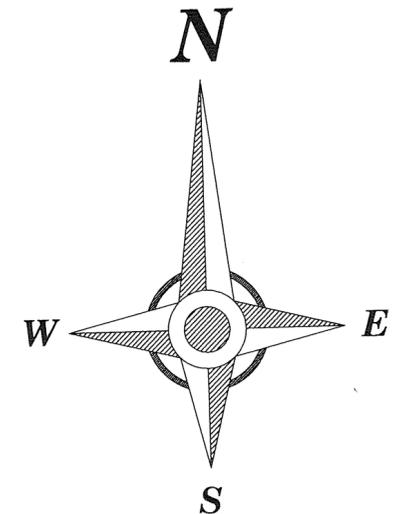
CERTIFICATION:

THIS PLAT IS A RESULT OF AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH SEC. 4733-37 O.A.C. "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" IN APRIL, 2005.

THE MEASUREMENTS ARE CERTIFIED CORRECT. IRON PINS AND MONUMENTS WILL BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ALONG THE ARC.

SCHAEFFER, AMOS & HUGHES LLC

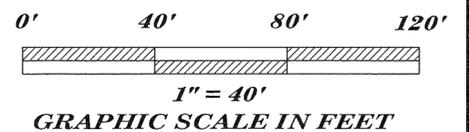
[Signature] 04/26/05
TERRY W. HUGHES
OHIO REGISTERED SURVEYOR #7965
DATE



Scale: 1" = 40'

BASIS OF BEARINGS:

BEARINGS BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 AND THE CENTERLINE OF WORLEY ROAD BEING SOUTH 88° 14' 40" EAST AS SHOWN ON MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 38, PAGE 83.



9
TOWN

4E
RANGE

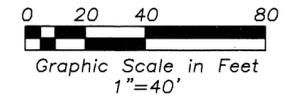
25 NE 1/4
SECTION

NEWBERRY
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 104
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 (000.00) Record Distance

References

Miami County Engineer's
Record of Land Surveys
Volume 12, Page 81
Volume 38, Page 54

Basis of Bearings:
Centerline of Rangeline Road
as taken from State Plane
Coordinate System, NAD83(2011)
Adjustment, Geoid12a, Ohio
South Zone, O.D.O.T. VRS/CORS
Network.

Survey of 1.165 Ac.
for Amanda Brown
c/o Market Square Title Agency

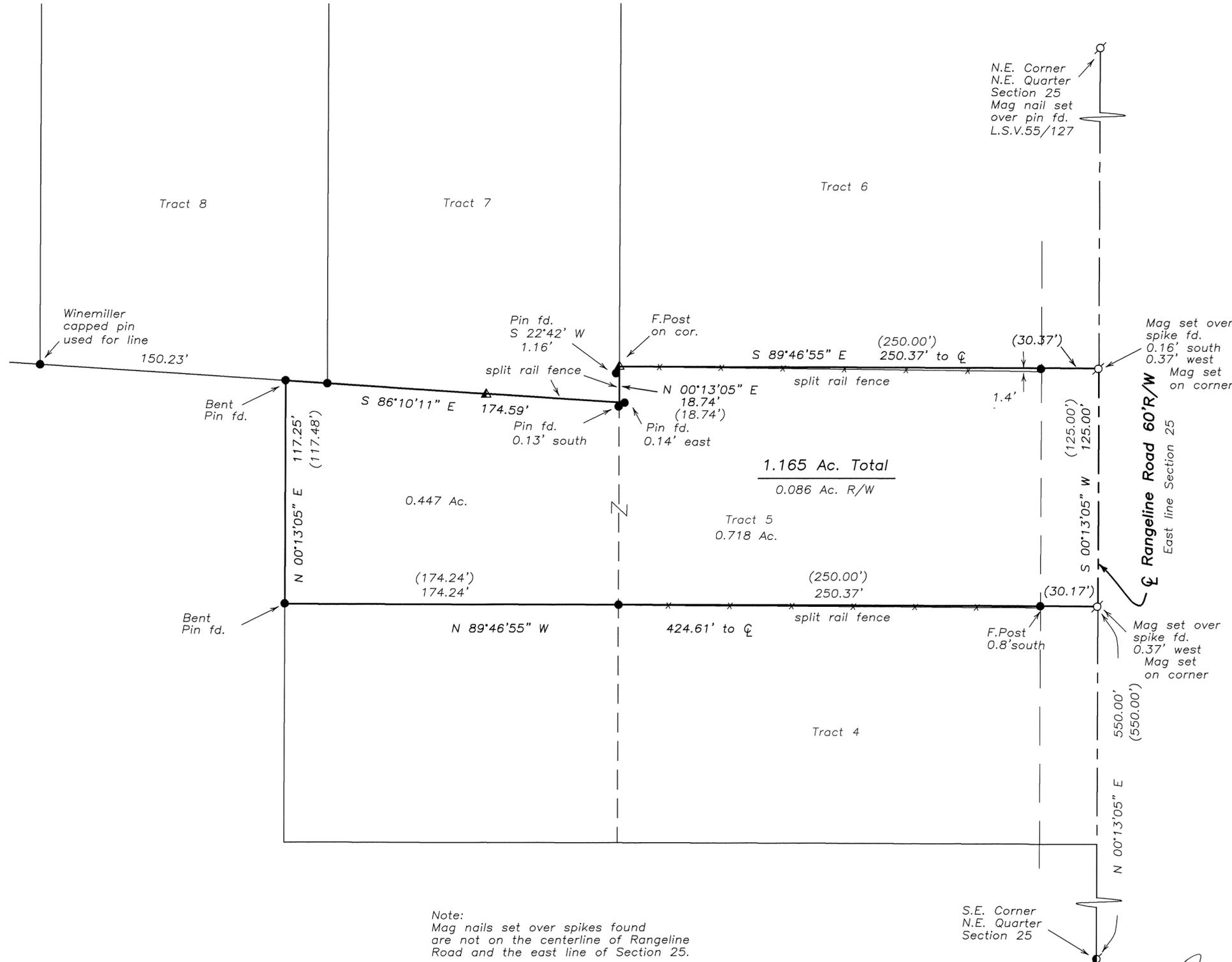
Note:
Mag nails set over spikes found
are not on the centerline of Rangeline
Road and the east line of Section 25.

S.E. Corner
N.E. Quarter
Section 25



Michael W. Cozatt 2/20/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 06418 (937) 339-2921
File Name: C:\Jobs\2018\06418\06418survey.dwg
Drawn by: DMC ~ Checked by: MWC



1
TOWN

11 BTMRS
RANGE

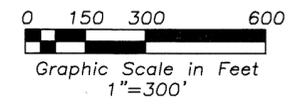
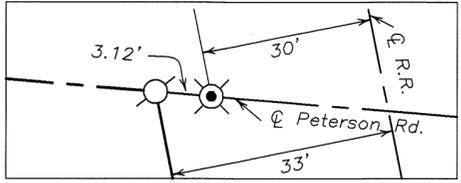
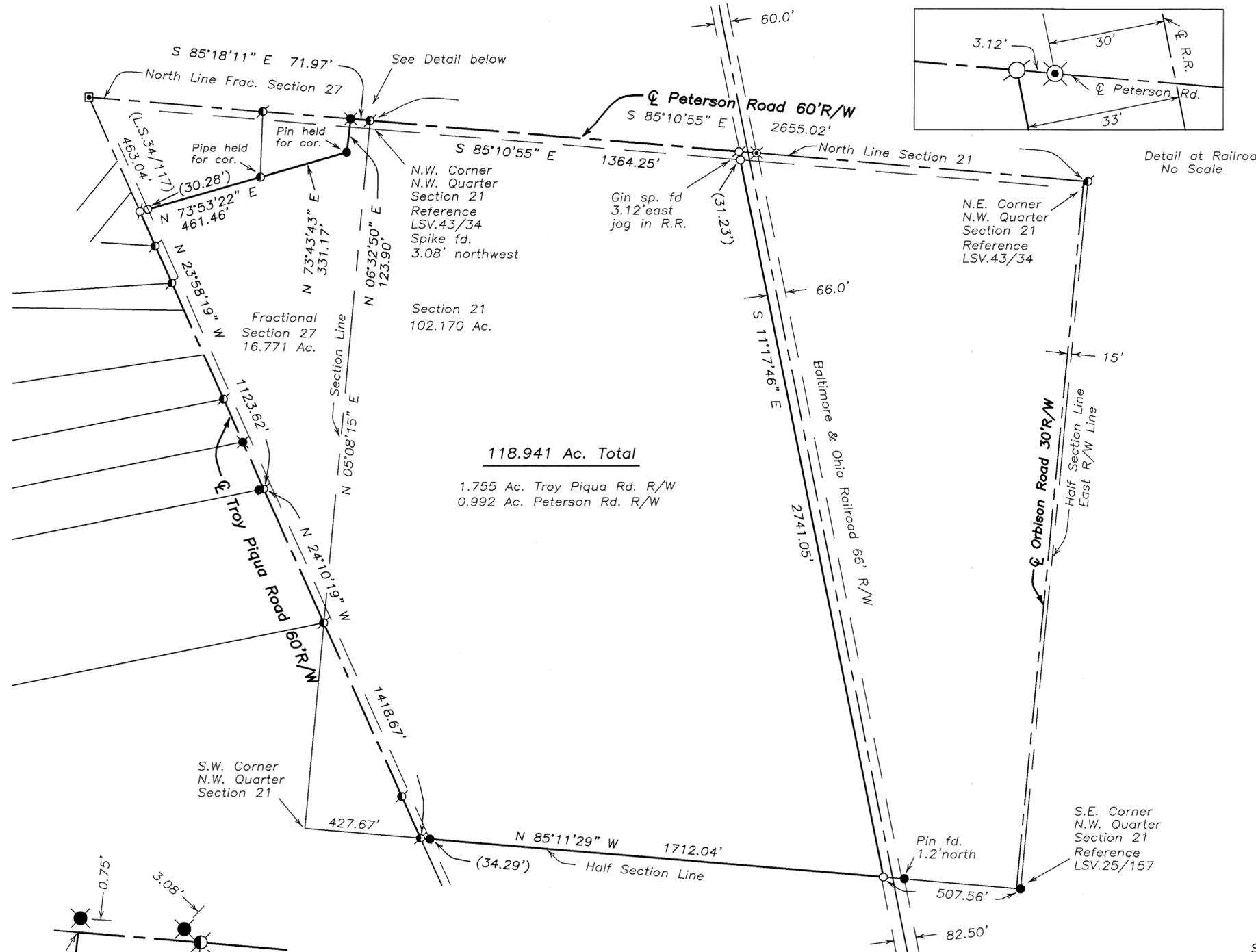
21 NW 1/4
Frac. 27
SECTION

STAUNTON
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 105
Miami County Engineer's
Record of Land Surveys



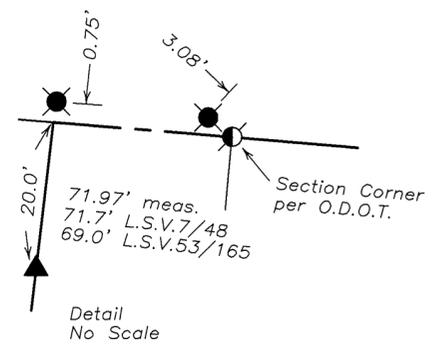
Legend

- 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
- ▲ Concrete Fence Post

References

- Miami County Engineer's
Record of Land Surveys
Volume 7, Page 48
Volume 25, Page 75
Volume 25, Page 157
Volume 27, Page 109
Volume 34, Page 117
Volume 38, Page 127
Volume 43, Page 34
Volume 52, Page 130
Volume 53, Page 165

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



Note:
Original railroad spike set at the northwest corner of the northwest quarter of Section 21 was shown as set on L.S.V. 20/18 in Section 28. O.D.O.T. located a stone at this corner. L.S.V. 43/34 used O.D.O.T. reference and held stone. This corner fits L.S.V. 7/48 from Section corner to property line. L.S.V. 53/165 did not use O.D.O.T. stone as Section corner.

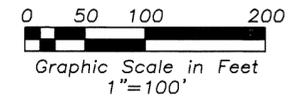
Survey of 118.941 Ac. for
Marilyn S. Moore and Michael Schumacher



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

COZATT ENGINEERING COMPANY
Civil Engineer
534 N. Elm St. Suite C
Job No. 01418
File Name: C:\Jobs\2018\01418.dwg
Drawn by: DMC ~ Checked by: MWC

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



Legend

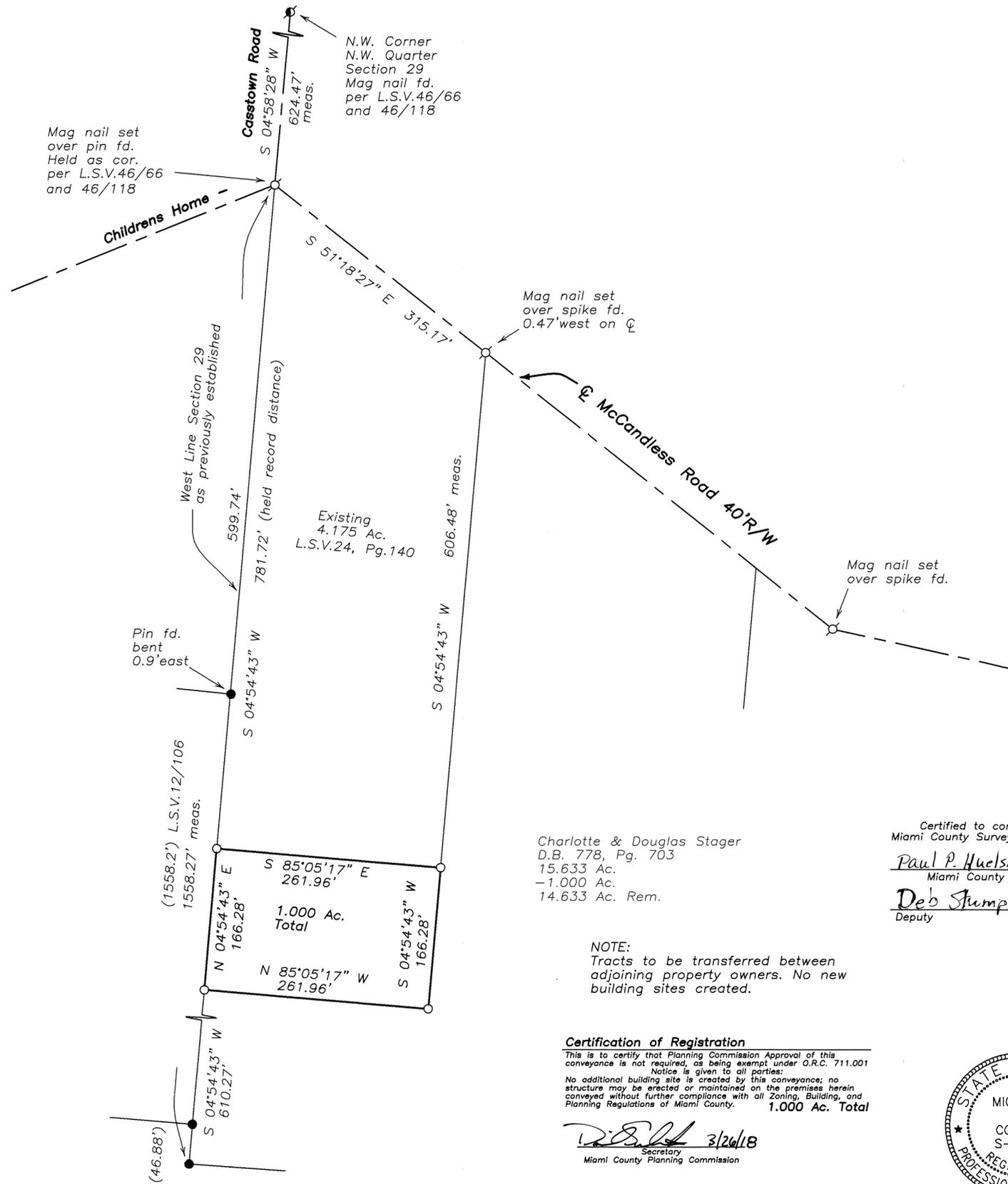
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box

References

- Miami County Engineer's Record of Land Surveys
- Volume 12, Page 106
- Volume 16, Page 157
- Volume 24, Page 140
- Volume 27, Page 149
- Volume 46, Page 118

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

Survey of 1.000 Ac.
for Charlotte Stager



Charlotte & Douglas Stager
D.B. 778, Pg. 703
15.633 Ac.
-1.000 Ac.
14.633 Ac. Rem.

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. 1.000 Ac. Total

D.B. Stager 3/26/18
Secretary
Miami County Planning Commission

Certified to conform with
Miami County Survey Requirements

Paul P. Huelskamp PE, PS
Miami County Engineer

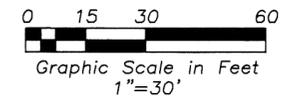
Deb Stump 3-26-18
Deputy Date



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. 04018 (937) 339-2921
File Name: C:\Jobs\2018\04018\04018survey.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 (00.00') Record Distance

References

- Miami County Recorder's Plat Records
Plat Book 1, Page 48
Plat Book 12, Page 108
- Miami County Engineer's Record of Lot Surveys
Volume 4, Page 198
Volume 14, Page 56
Volume 17, Page 158
Volume 18, Page 104

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

Survey of Inlot 3544 for Patrizio/White

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

3/26/18

COZATT ENGINEERING COMPANY

Civil Engineer 534 N. Elm St. Suite C
Job No. 03818
File Name: C:\JOBS\2018\03818\03818survey.dwg
Drawn by: DMC ~ Checked by: MWC

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

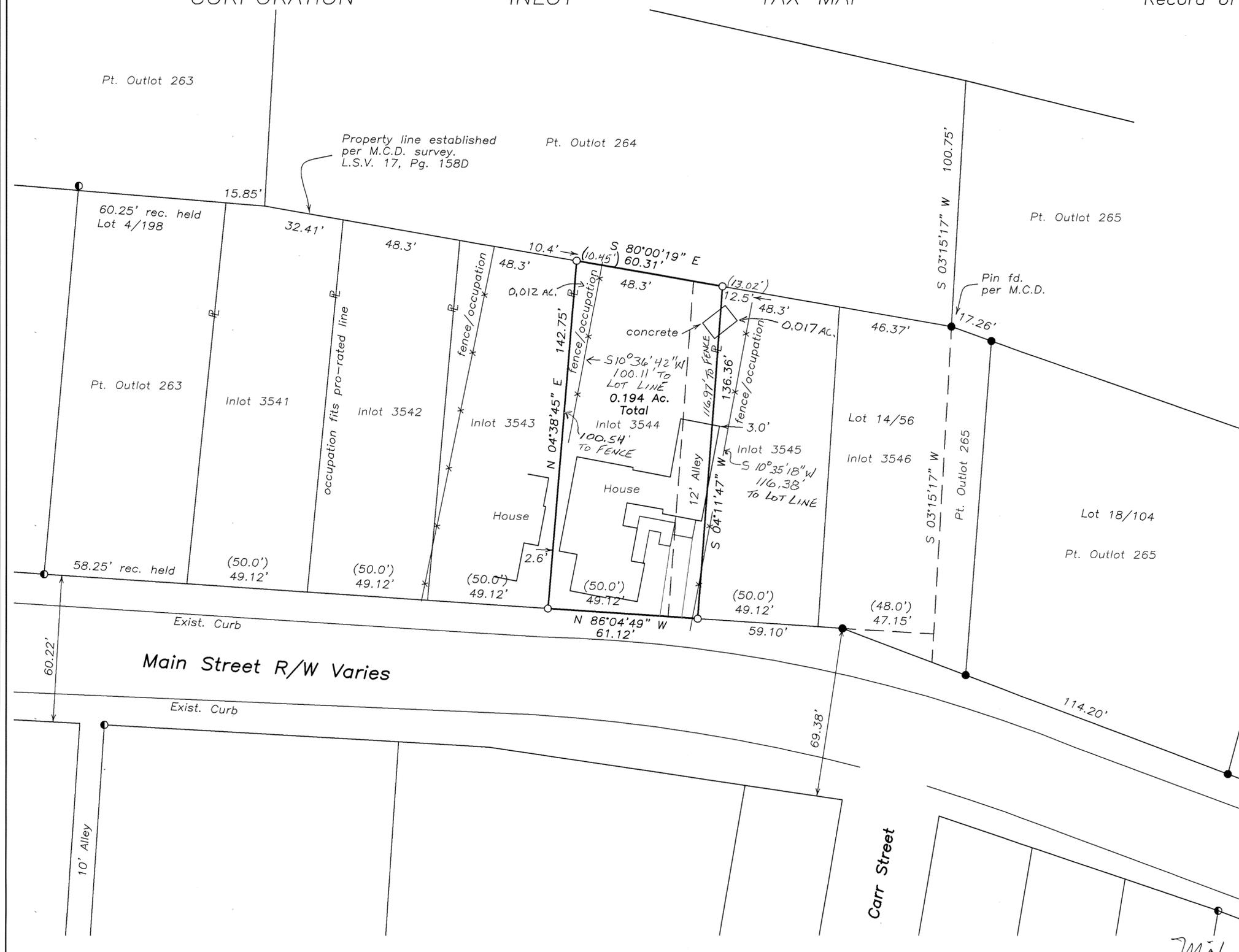


FENCE INFO ADDED
PER DESC. 5-22-2018

DVENTURA
D.E.P. ENG.

Note:
No record of alley vacation can be found, but has been included in deed since 1918.

Deed Book 594, Page 831 used for this survey calls for Nellie White owning the 12 ft. alley. Lots 3542 to 3546 pro-rated using existing surveys as shown for Part Outlot 263 and Part Outlot 265. Occupation does not fit property lines as shown.



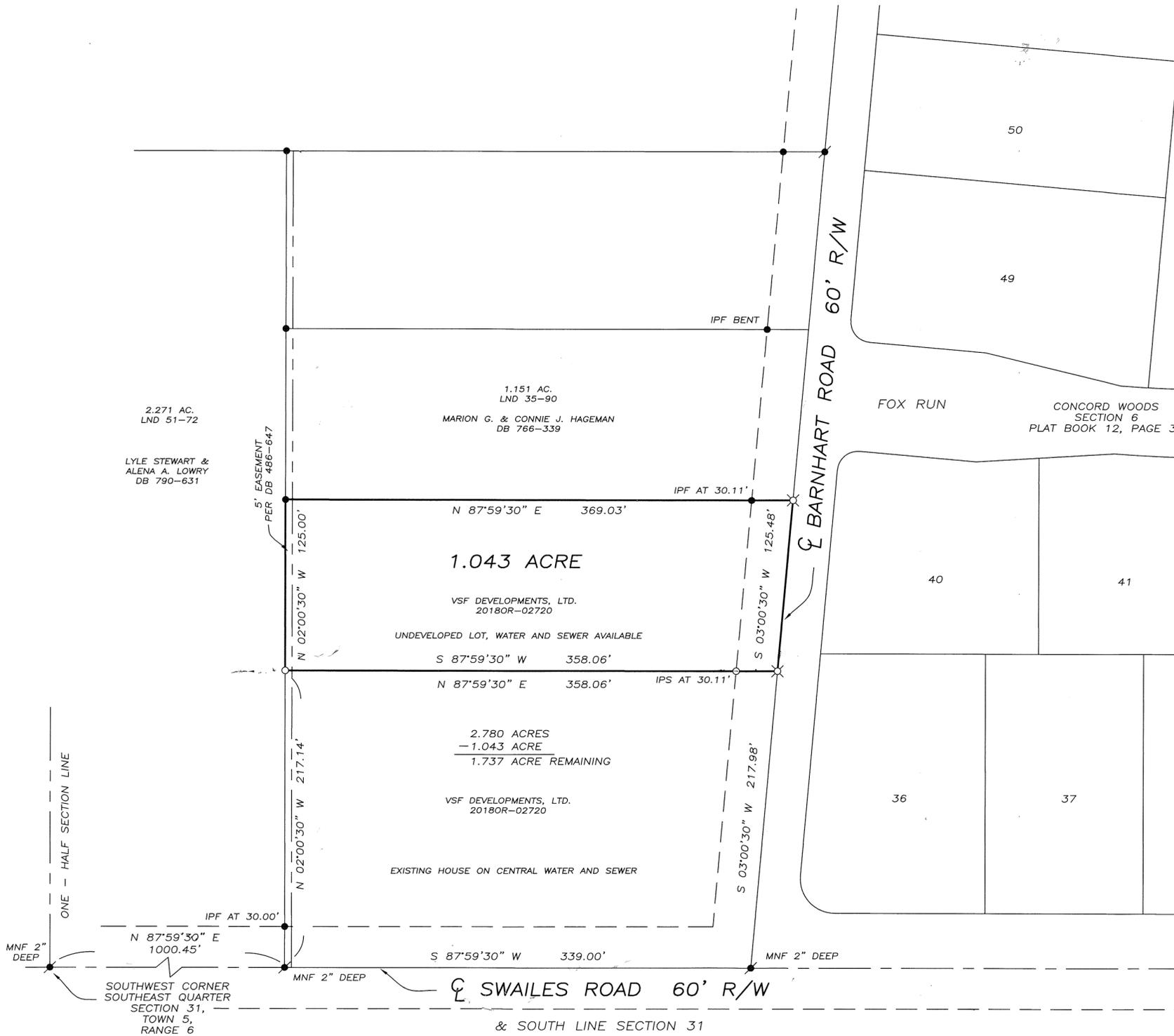
Property line established per M.C.D. survey. L.S.V. 17, Pg. 158D

Pin fd. per M.C.D.

Main Street R/W Varies

Carr Street

10' Alley



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
Dee A. Clark 3-29-2018
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
3/29/18
DATE
D. S. ...
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY *Connie ... P.S.*
DATE 3/29/18
MIAMI COUNTY
GENERAL HEALTH DEPT.

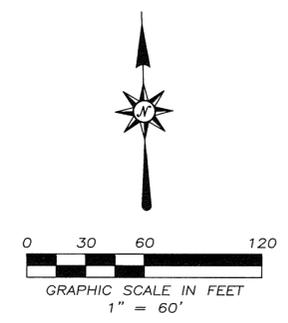
LEGEND

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

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 23, PAGE 129
VOLUME 35, PAGE 90

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 12, PAGE 39
DOCUMENT NO. 20180R-02720



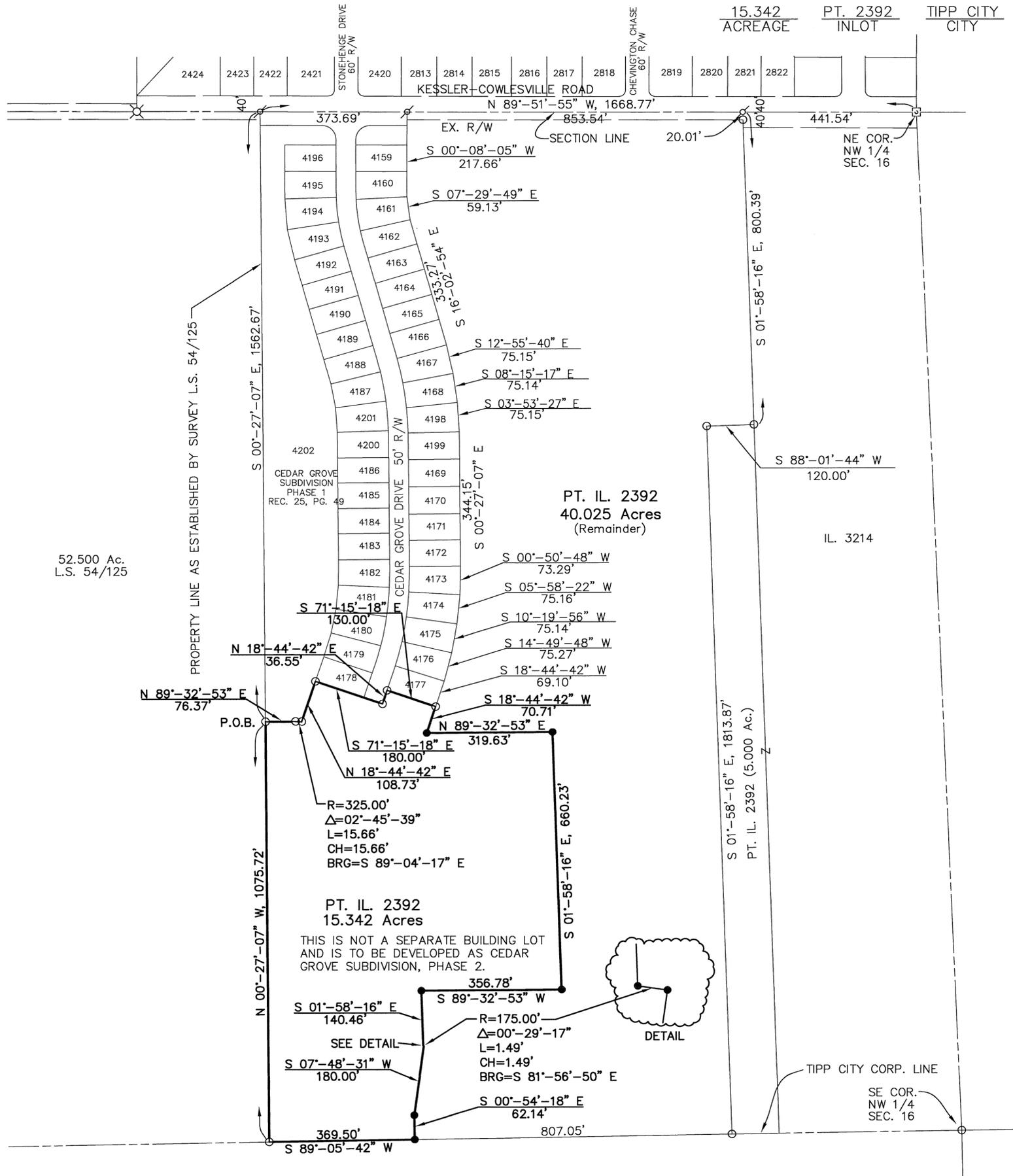
SURVEY FOR VSF DEVELOPMENTS, LTD.
IN MIAMI COUNTY, OHIO ~ MARCH 25, 2018

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

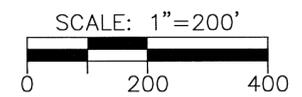
EIDEMILLER PLAT No.3

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

VOLUME 58 PLAT 109
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
FEBRUARY 2018



THE BEARINGS 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
- ✕ MAG NAIL SET
- ⊕ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊠ MONUMENT BOX W/IP FOUND

DEED REFERENCE
DEED BOOK 797, PAGE 582

SURVEY REFERENCE
REC. P.B. 15, PG. 36
REC. P.B. 15, PG. 54
REC. P.B. 16, PG. 34
REC. P.B. 25, PG. 49
LOT SURV. 19, PG. 150
LOT SURV. 21, PG. 178
LAND SURV. 36, PG. 165
LAND SURV. 54, PG. 125
LAND SURV. 55, PG. 77
LAND SURV. 56, PG. 80

APPROVALS

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 30th DAY OF March, 2018.

[Signature]
CITY ENGINEER

[Signature]
CITY PLANNER

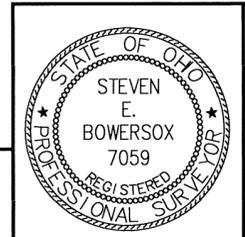
DESCRIPTION:
BEING A SURVEY OF 15.342 ACRES OUT OF PART OF INLOT 2392 OWNED BY EIDEMILLER LAND COMPANY, LLC AND RECORDED IN OFFICIAL RECORD 481, PAGE 137, CONTAINING 71.098 ACRES.

52.500 Ac.
L.S. 54/125

160.352 Ac.
L.S. 32/166

[Signature]
STEVEN E. BOWERSOX, P.S. #7059

2/20/2018
DATE



ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:	02-20-2018
DRAWN BY:	seb
JOB NUMBER:	MIATCH1803_sec2
SHEET NUMBER:	1 OF 1

4
Town

6E
Range

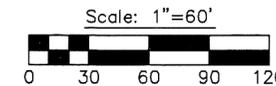
S.E. 1/4 - 27
Section

Monroe
Township

Miami
County

Ohio
State

Volume 58 Page 110
Miami County Engineer's Record
of Land Surveys



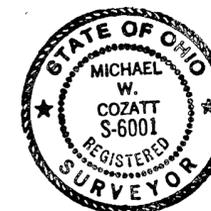
Legend

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

References

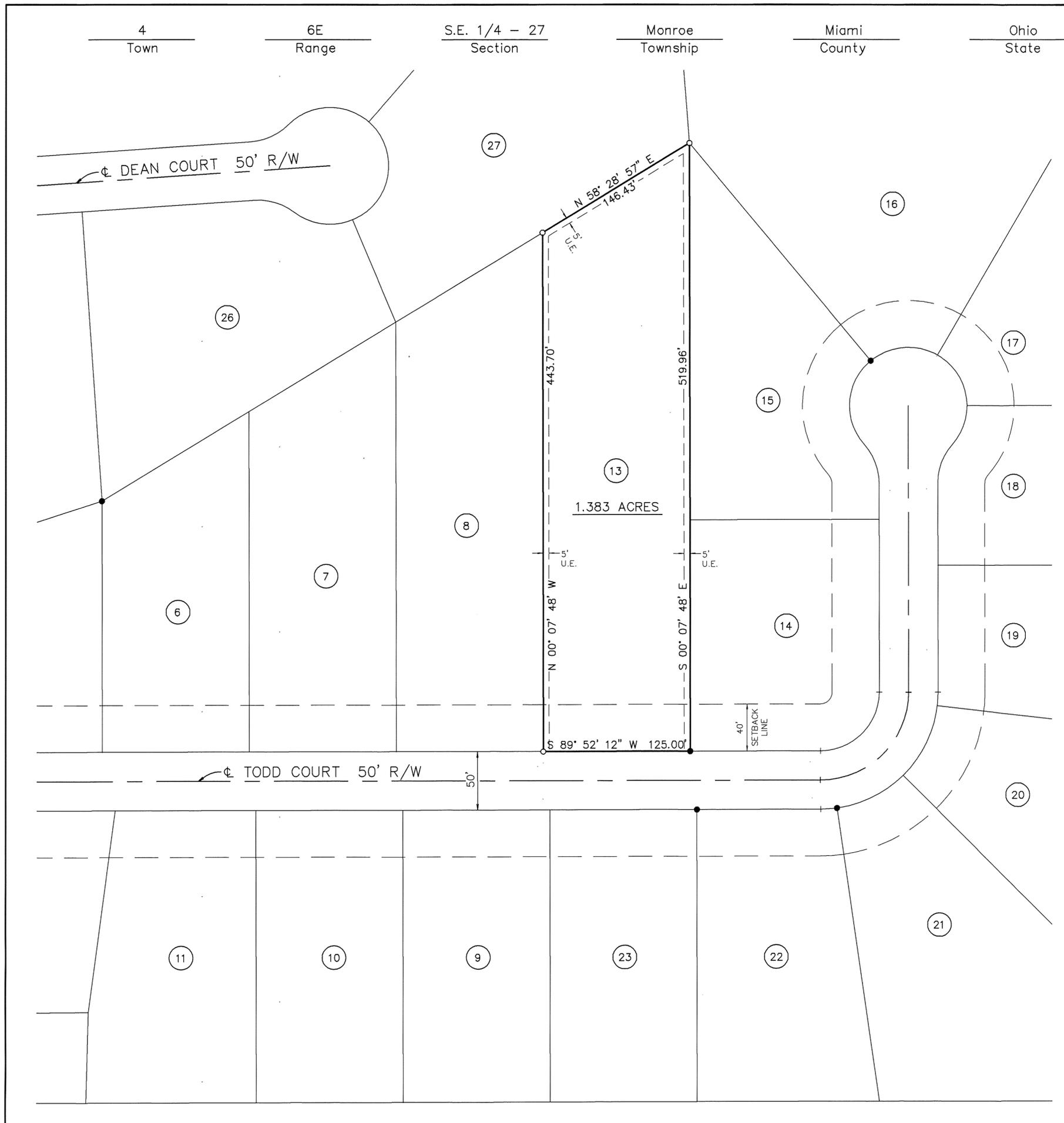
- P.B. 10, Pg. 03 } Miami County Engineer's
- P.B. 10, Pg. 43 } Record of Land Surveys
- P.B. 10, Pg. 107 }

Survey of Lot 13 in Country Estates East-Section 2
for John Pearson.



Michael W. Cozatt 4/04/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 07318 Ph. (937) 339-2921



3431
Inlot

Tipp City
Corporation

Miami
County

Ohio
State

Volume 58 Page 111
Miami County Engineer's
Record of Land Surveys



Scale: 1"=50'
0 25 50 75 100

Legend

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

References

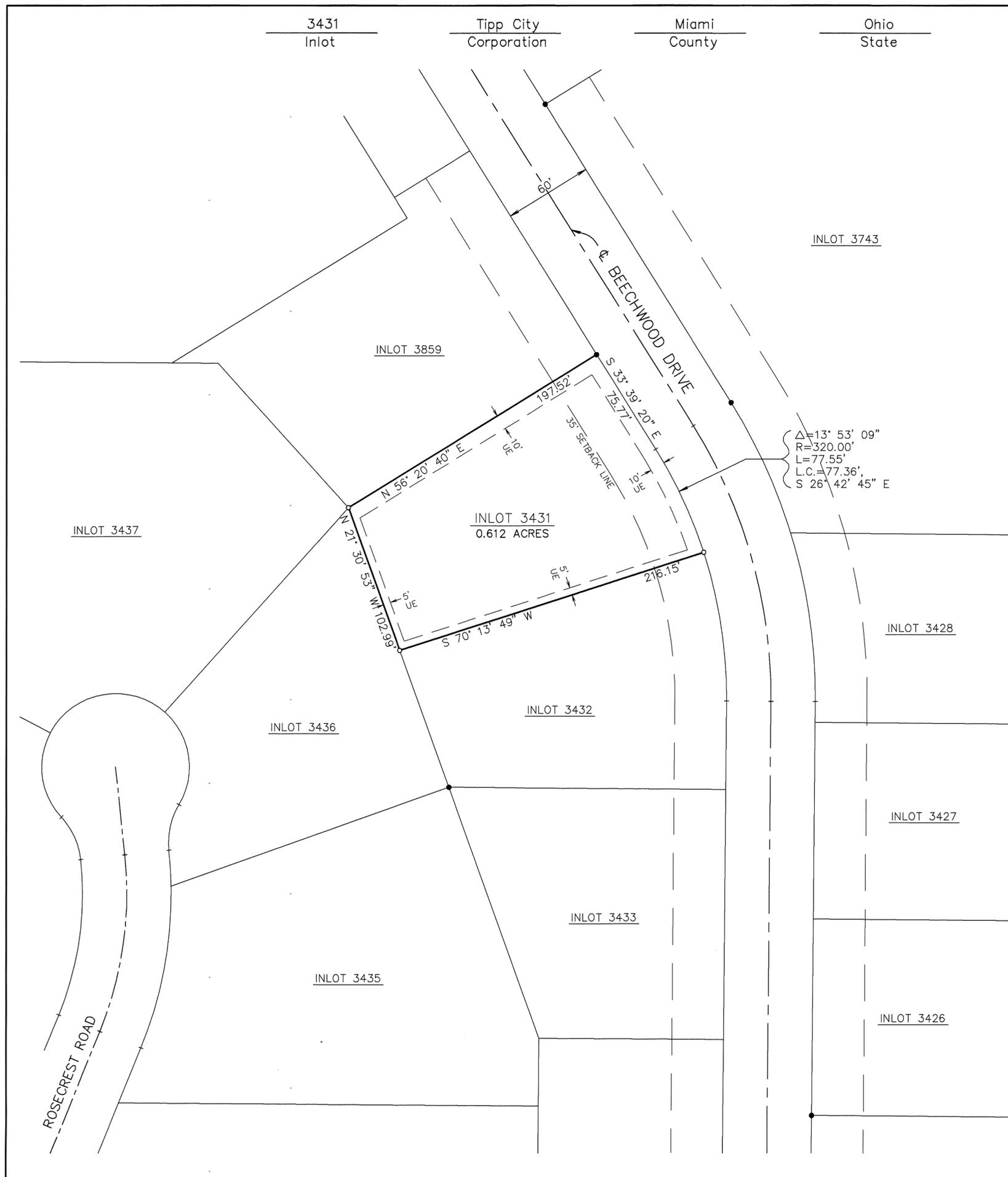
P.B. 18, Page 91 }
 P.B. 20, Page 59 } Miami County Recorder's
 P.B. 20, Page 108 } Plat Records

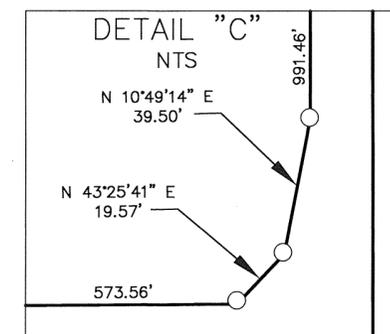
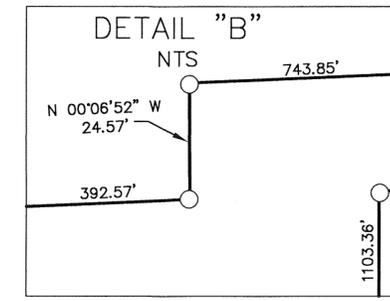
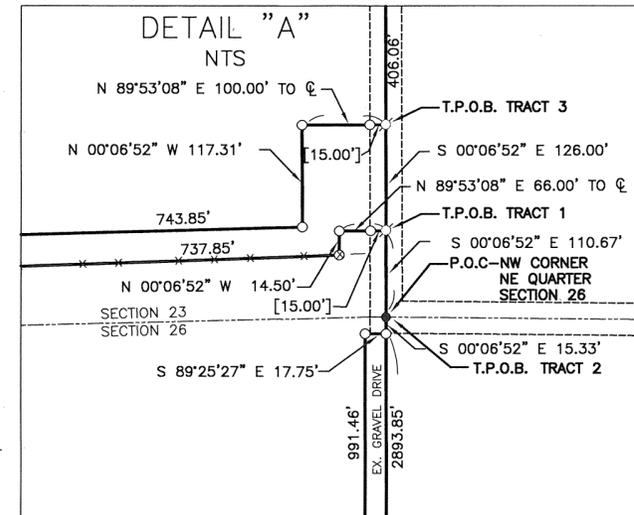
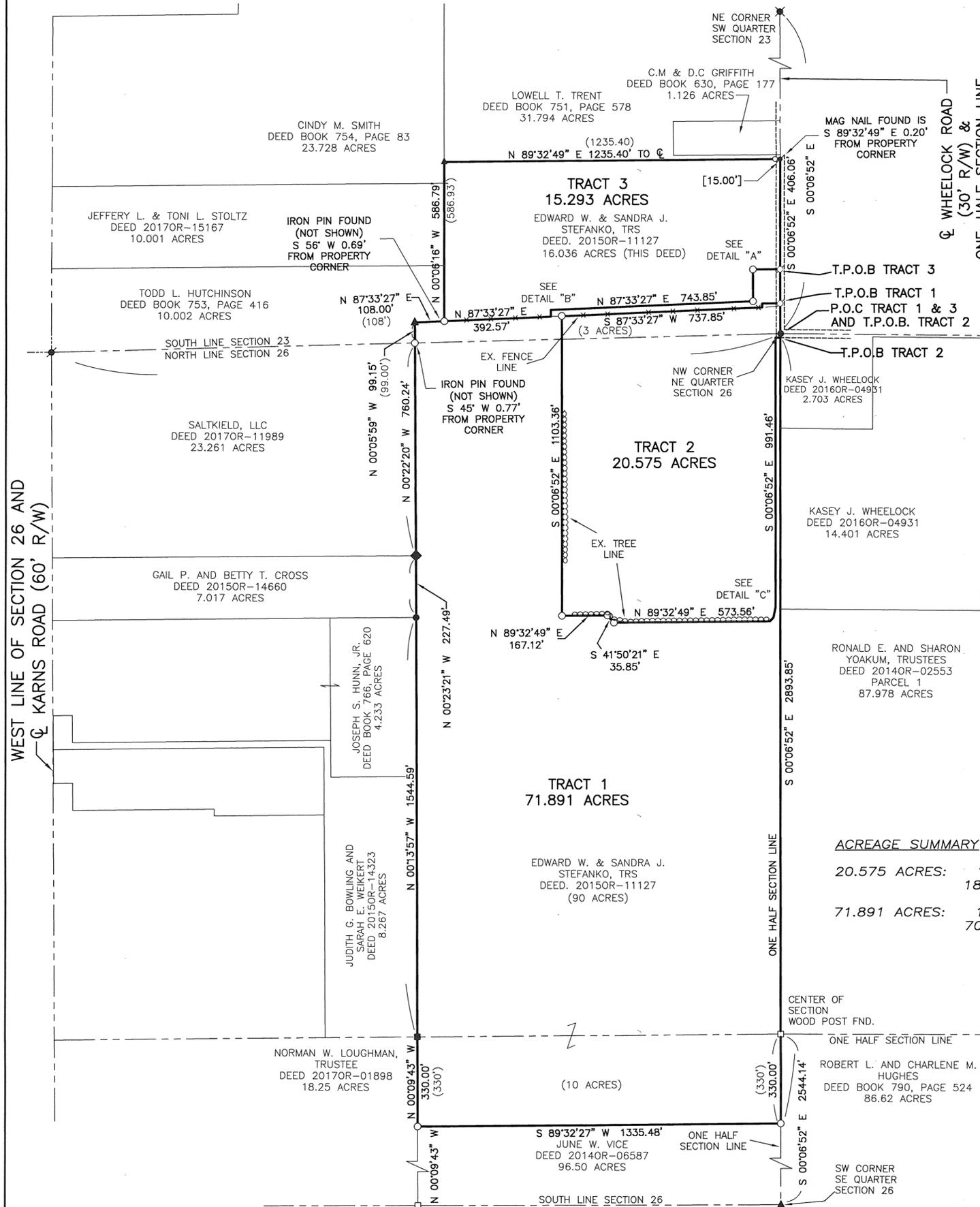
Survey of Inlot 3431 in the City of Tipp City
for Rose Danielson.



Michael W. Cozatt 4/02/18
 Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 05418 Ph. (937) 339-2921





CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HVELSKAMP, PE, PS
MIAMI COUNTY ENGINEER
Deb Stumpff 4-6-18
DEPUTY DATE

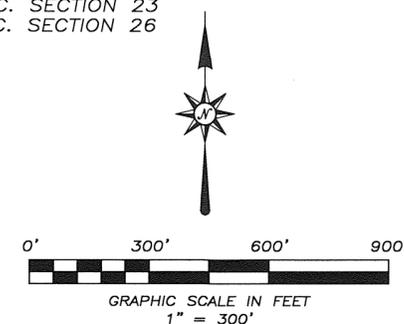
- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - 5/8" IRON PIN FOUND
 - ✕ RAILROAD SPIKE FOUND
 - ⊕ MAG NAIL SET
 - ⊖ MAG NAIL FOUND
 - ▲ STONE FOUND
 - 2" STEEL POST FOUND
 - ◆ 4" STEEL POST FOUND
 - WOOD POST FOUND
 - () REFERENCED DISTANCE OF RECORD
 - x-x-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

- REFERENCES**
- LAND SURVEYS:**
- VOLUME 15, PAGE 181
 - VOLUME 19, PAGE 137
 - VOLUME 23, PAGE 160
 - VOLUME 25, PAGE 063
 - VOLUME 25, PAGE 194
 - VOLUME 31, PAGE 163
 - VOLUME 39, PAGE 138
 - VOLUME 48, PAGE 021
 - VOLUME 52, PAGE 196
 - VOLUME 57, PAGE 062

DEEDS AS REFERENCE HEREON

ACREAGE SUMMARY

20.575 ACRES:	1.720 AC. SECTION 23
	18.855 AC. SECTION 26
71.891 ACRES:	1.718 AC. SECTION 23
	70.173 AC. SECTION 26



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

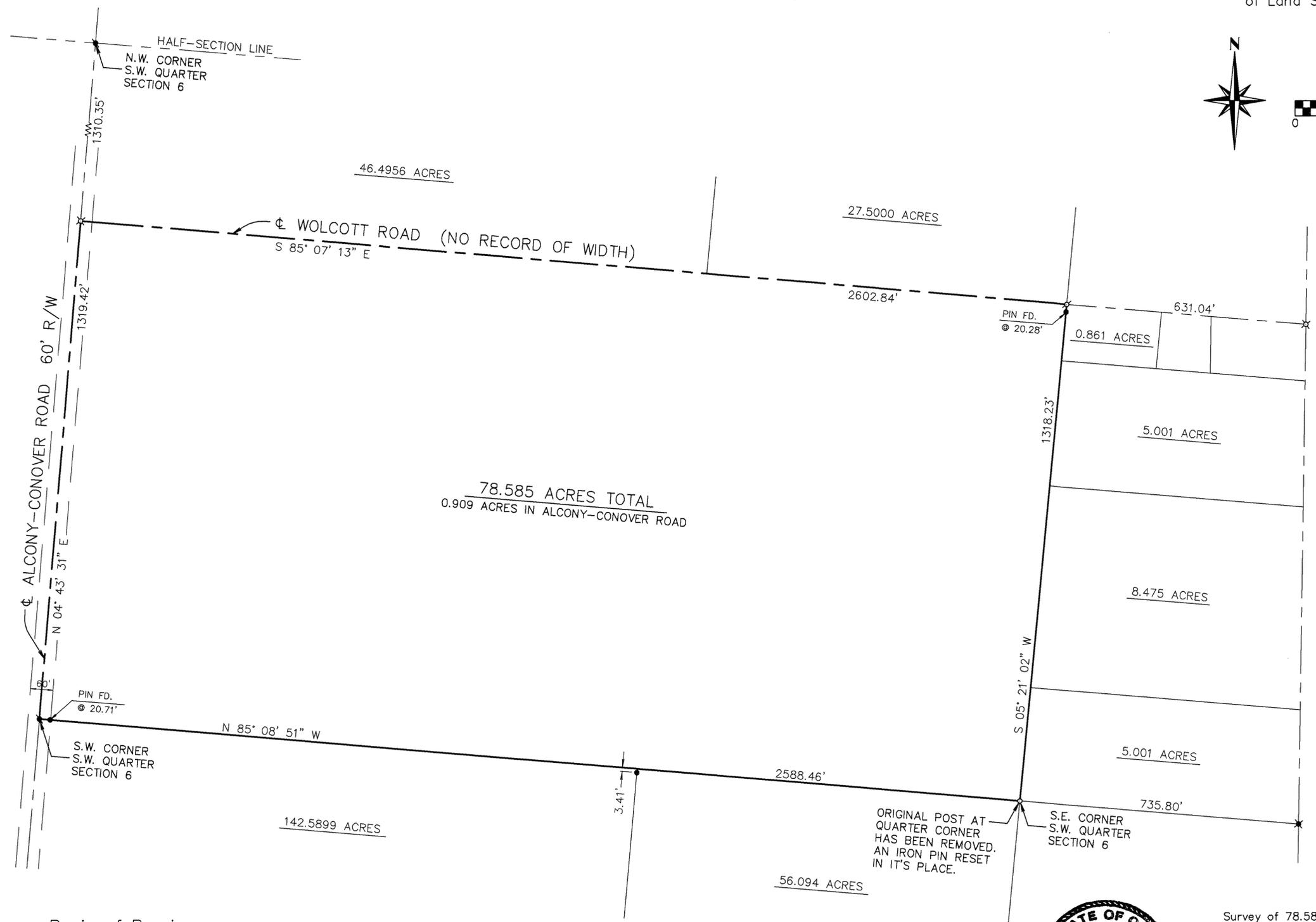
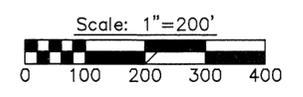
Philip C. Brumbaugh
PHILIP C. BRUMBAUGH
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057 4/6/18

A LOT SPLIT SURVEY OF DEED 20150R-11127, BEING A TOTAL OF 107.765 ACRES INTO THREE TRACTS FOR SANDRA STEFANKO ALL THE LANDS LOCATED IN MIAMI COUNTY ~ 04/05/2018

BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

BES JOB # 152.18 DRAWN BY: EOM CHECKED BY: JJB



78.585 ACRES TOTAL
0.909 ACRES IN ALCONY-CONOVER ROAD

0.861 ACRES

5.001 ACRES

8.475 ACRES

5.001 ACRES

56.094 ACRES

142.5899 ACRES

46.4956 ACRES

27.5000 ACRES

Survey of 78.585 acres for Janet Maxson.

Basis of Bearings
Bearings are based on the State Plane Coordinate System, NAD 83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

- Legend**
- ✎ Mag nail found
 - Iron pin found
 - ✕ PK nail found
 - ✕ Gin spindle found
 - ⊙ Mag nail set
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 11, Pg. 08
 - Vol. 15, Pg. 24
 - Vol. 27, Pg. 09
 - Vol. 38, Pg. 123
 - Vol. 46, Pg. 05
 - Vol. 47, Pg. 27
- Miami County Engineer's Record of Land Surveys



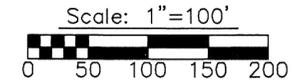
Michael W. Cozatt 4/10/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 10418 Ph. (937) 339-2921

7 Town 4E Range SW 1/4-2 Section Union Township Miami County Ohio State

Part 7 Outlot Laura Village

Volume 58 Page 114
 Miami County Engineer's
 Record of Land Surveys

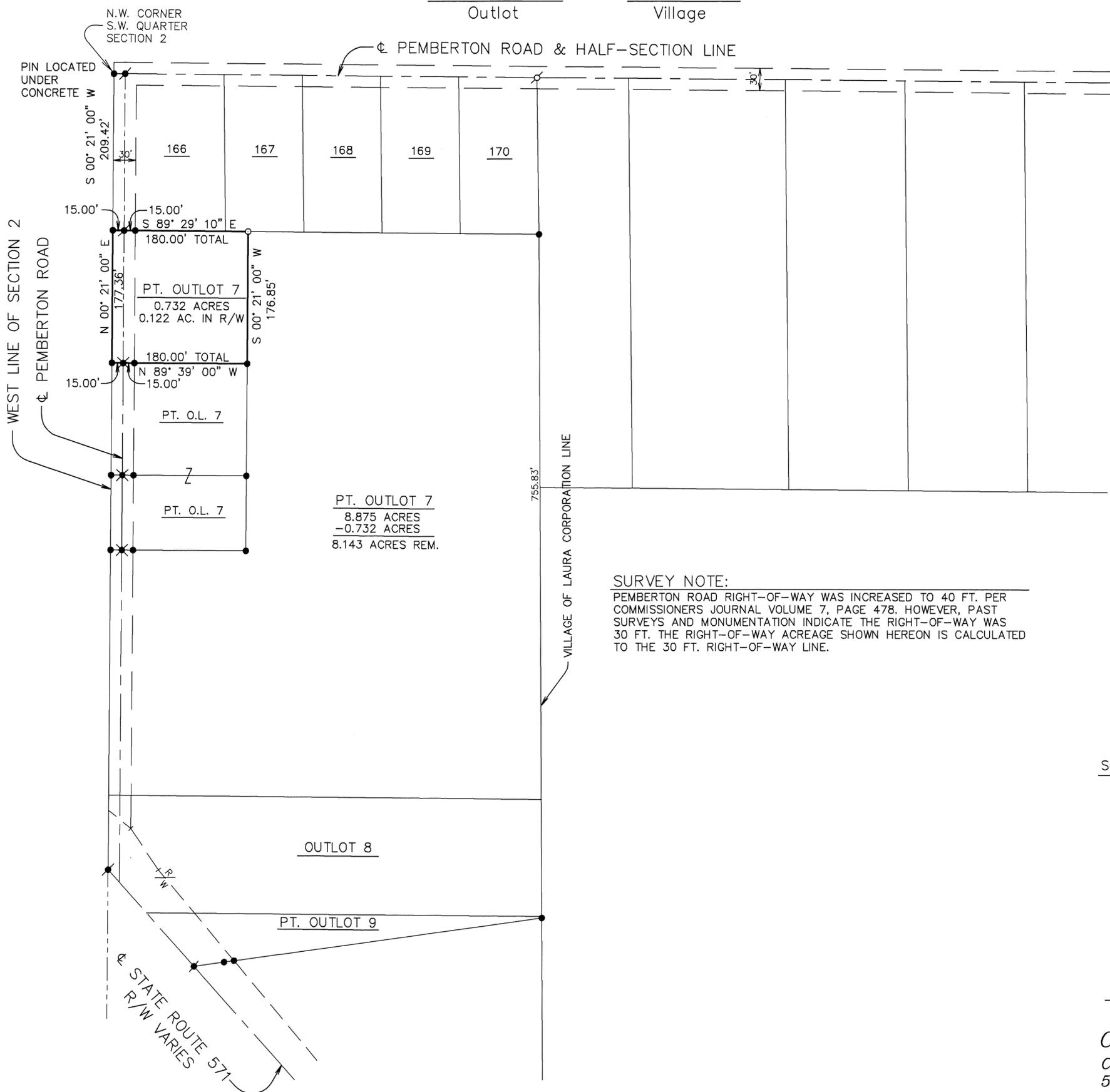


Legend

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

References

- Vol. 13, Pg. 139
 - Vol. 15, Pg. 89
 - Vol. 54, Pg. 46
 - Vol. 54, Pg. 142
 - Vol. 54, Pg. 180
 - Vol. 55, Pg. 137
- } Miami County Engineer's
Record of Land Surveys
- Vol. 05, Pg. 40
 - Vol. 22, Pg. 18
 - Vol. 23, Pg. 148
- } Miami County Engineer's
Record of Lot Surveys
- Vol. 10, Pg. 14
- } Miami County Recorder's
Plat Records



SURVEY NOTE:
 PEMBERTON ROAD RIGHT-OF-WAY WAS INCREASED TO 40 FT. PER COMMISSIONERS JOURNAL VOLUME 7, PAGE 478. HOWEVER, PAST SURVEYS AND MONUMENTATION INDICATE THE RIGHT-OF-WAY WAS 30 FT. THE RIGHT-OF-WAY ACREAGE SHOWN HEREON IS CALCULATED TO THE 30 FT. RIGHT-OF-WAY LINE.

Survey of Pt. O.L. 7 in Laura, Ohio for Blake Ingle.



Michael W. Cozatt 3/29/18
 Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 08918 Ph. (937) 339-2921

2
Town

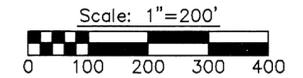
9BTMRS
Range

NW 1/4 - 9
Section

Bethel
Township

Miami
County

Ohio
State



Legend

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

References

- Vol. 08, Pg. 173
 - Vol. 09, Pg. 162
 - Vol. 17, Pg. 22
 - Vol. 19, Pg. 10
 - Vol. 21, Pg. 56
 - Vol. 22, Pg. 108
 - Vol. 37, Pg. 114
- Miami County Engineer's
Record of Land Surveys

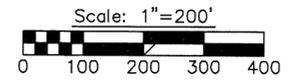


Survey of 27.055 acres for Wayne Denlinger and Roger Denlinger.



Michael W. Cozatt 4/10/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 08518 Ph. (937) 339-2921



LEGEND

- Mag nail found
- ✱ Railroad spike found
- △ Axle found
- ✱ Iron pipe found
- ⊕ Mag nail set
- 5/8" Capped iron pin set (COZATT, S6001)

REFERENCES

- Vol. 03, Pg. 12
- Vol. 03, Pg. 18
- Vol. 05, Pg. 47
- Vol. 09, Pg. 131
- Vol. 20, Pg. 132
- Vol. 21, Pg. 50
- Vol. 28, Pg. 199
- Vol. 30, Pg. 88
- Vol. 34, Pg. 05
- Vol. 45, Pg. 87
- Vol. 54, Pg. 104
- Vol. 54, Pg. 147

Miami County Engineer's Record of Land Surveys

P.B. 15, Pg. 70 — Miami County Recorder's Plat Records

Basis of Bearings

Bearings are based on the centerline of Piqua-Troy Road taken from the State Plane Coordinate System, NAD 83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network, bearing S 16° 58' 30" E.

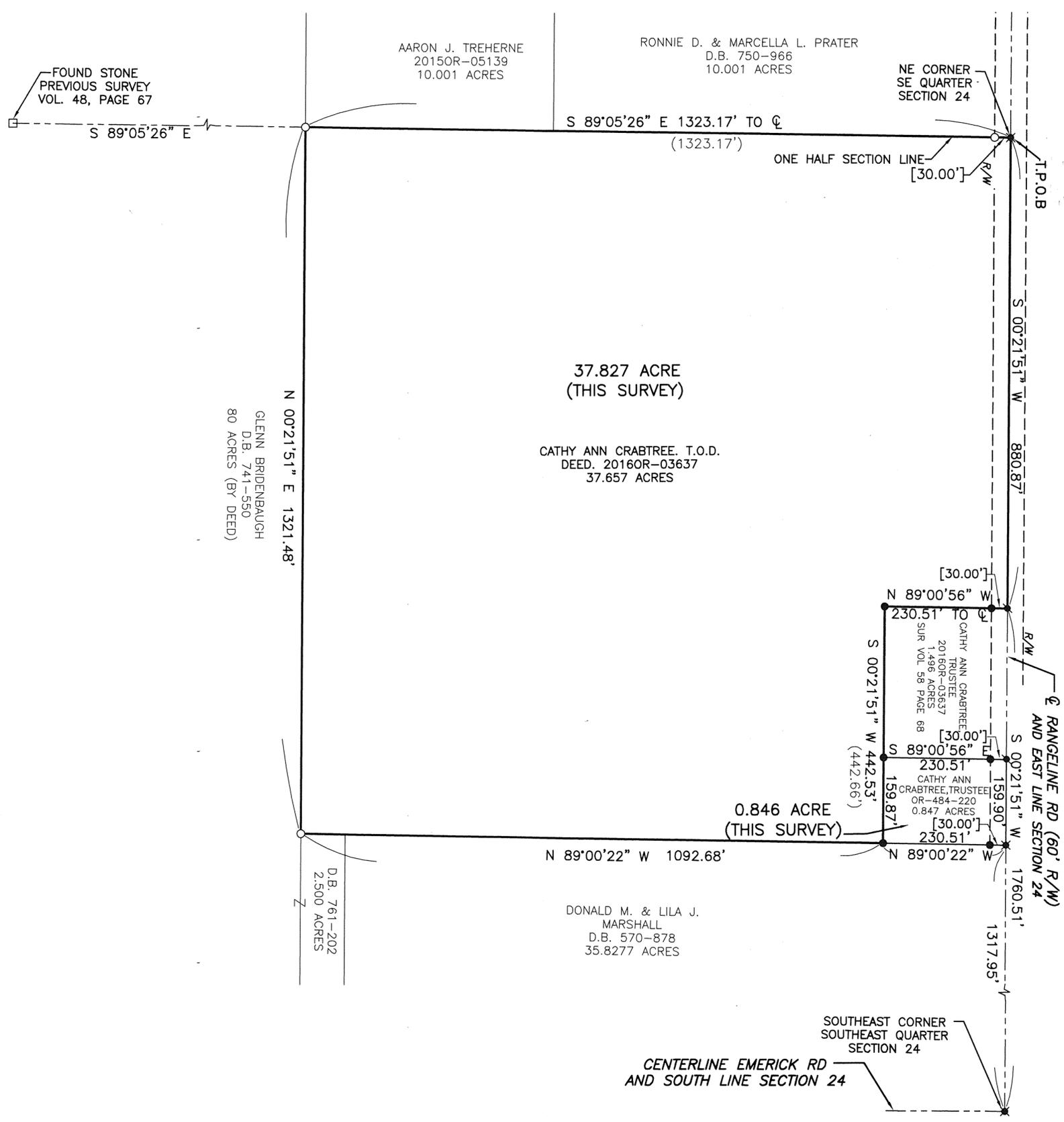
Survey of 62.897 Acres for Marilyn S. Moore and Michael Schumacher.



Michael W. Cozatt 3/27/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 01318 Ph. (937) 339-2921

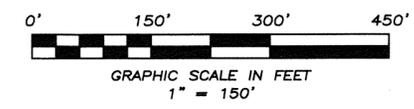




CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huzelskamp PE PS
MIAMI COUNTY ENGINEER
Deb Stumpff 4-19-18
DEPUTY DATE

LEGEND

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



THIS PLAT SUPERSEDES
LAND SURVEY 51, PAGE 76
FOR 0.846 ACRE TRACT

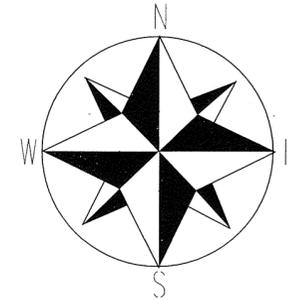
REFERENCES

LAND SURVEYS:
VOLUME 51, PAGE 76
VOLUME 48, PAGE 67
VOLUME 30, PAGE 174
DEEDS AS REFERENCE HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011), WITH THE EAST LINE OF SECTION 24 BEARING S 00°21'51" W

Philip C. Brumbaugh
PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057 4/18/18

BOUNDARY SURVEY OF 37.827 ACRE FOR CATHY ANN CRABTREE LOCATED IN MIAMI COUNTY ~ DATE: APRIL 16, 2018	
	<p>BRUMBAUGH ENGINEERING & SURVEYING, LLC</p> <p>2270 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PHONE (937) 698-3000 FAX (937) 698-3928 EMAIL: John@BES-Engineer.com</p>
BES JOB # 316.16 DRAWN BY: OEM CHECKED BY: JJB	



SCALE 1" = 300'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF STATE
HIGHWAYS
RS - 65

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

- VOLUME 40, PAGE 65
- VOLUME 25, PAGE 182
- VOLUME 46, PAGE 132
- VOLUME 33, PAGE 158
- VOLUME 18, PAGE 90
- VOLUME 21, PAGE 199
- VOLUME 25, PAGE 91
- VOLUME 26, PAGE 18
- VOLUME 29, PAGE 175
- VOLUME 43, PAGE 108
- VOLUME 25, PAGE 198
- VOLUME 41, PAGE 149
- VOLUME 36, PAGE 183
- VOLUME 58, PAGE 58
- VOLUME 3, PAGE 179
- VOLUME 3, PAGE 187
- VOLUME 3, PAGE 220
- VOLUME 1, PAGE 47

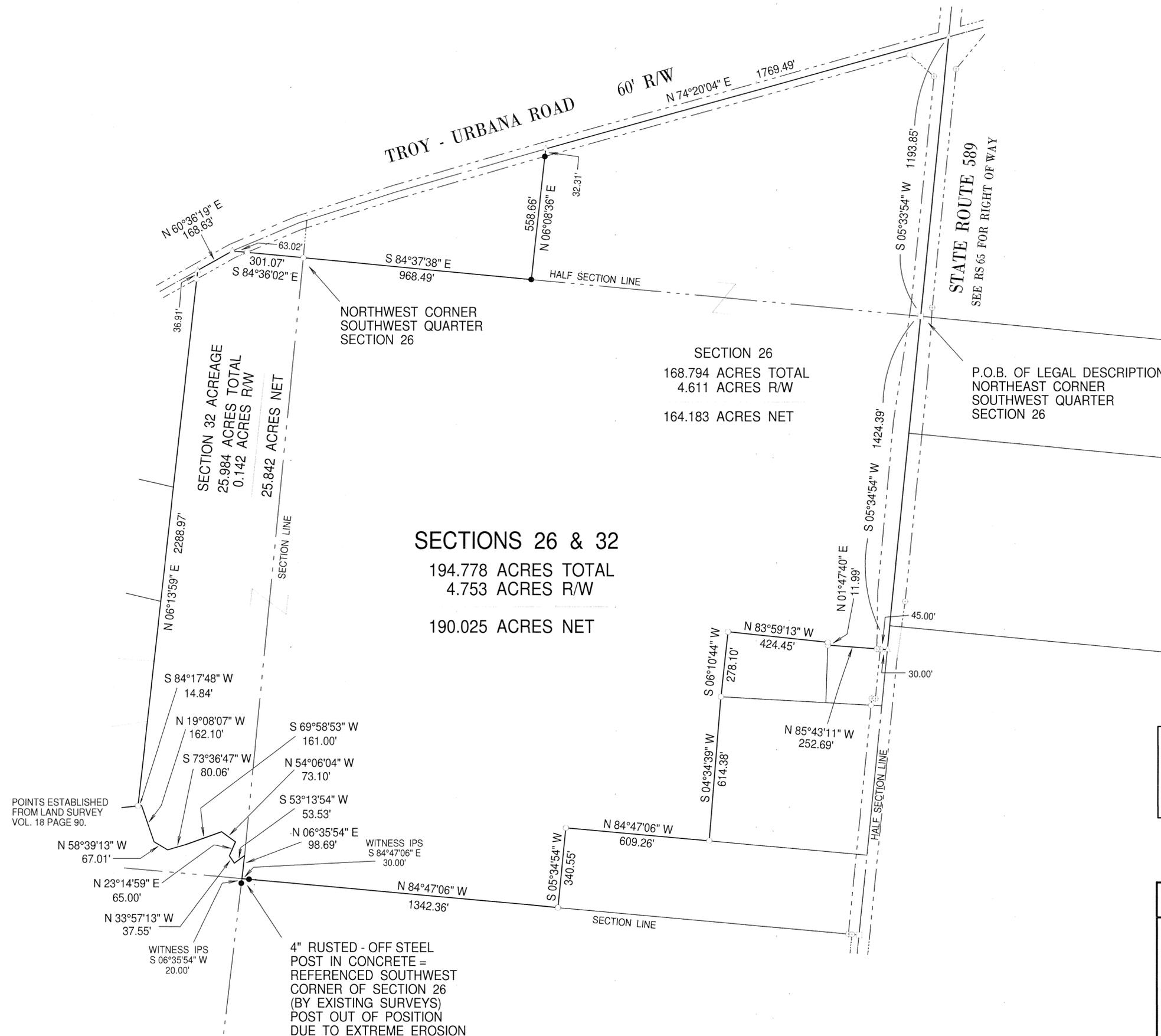
DEED REFERENCE:

MIAMI COUNTY RECORDERS

DEED BOOK 745, PAGE 648
DEED BOOK 745, PAGE 652

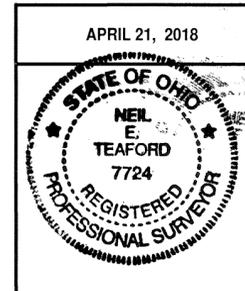
LEGEND

- PK NAIL FOUND
- MON BOX FND
- IRON PIN FOUND
- 2" DIA. PIPE FND
- RW MON FND
- MAG NAIL SET
- IRON PIN SET
- RRS SET
- RRS FOUND



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelstam P.E., P.S.
MIAMI COUNTY ENGINEER
Deputy Date 4-26-2018



APRIL 21, 2018

SURVEY OF A 194.778 ACRE TRACT FOR
WILHELM FAMILY FARMS, LLC IN LOSTCREEK TOWNSHIP
SECTIONS 26 & 32

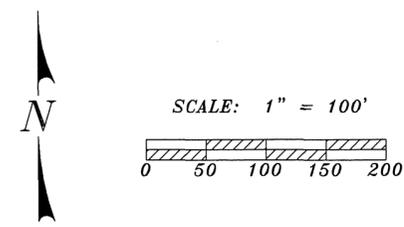
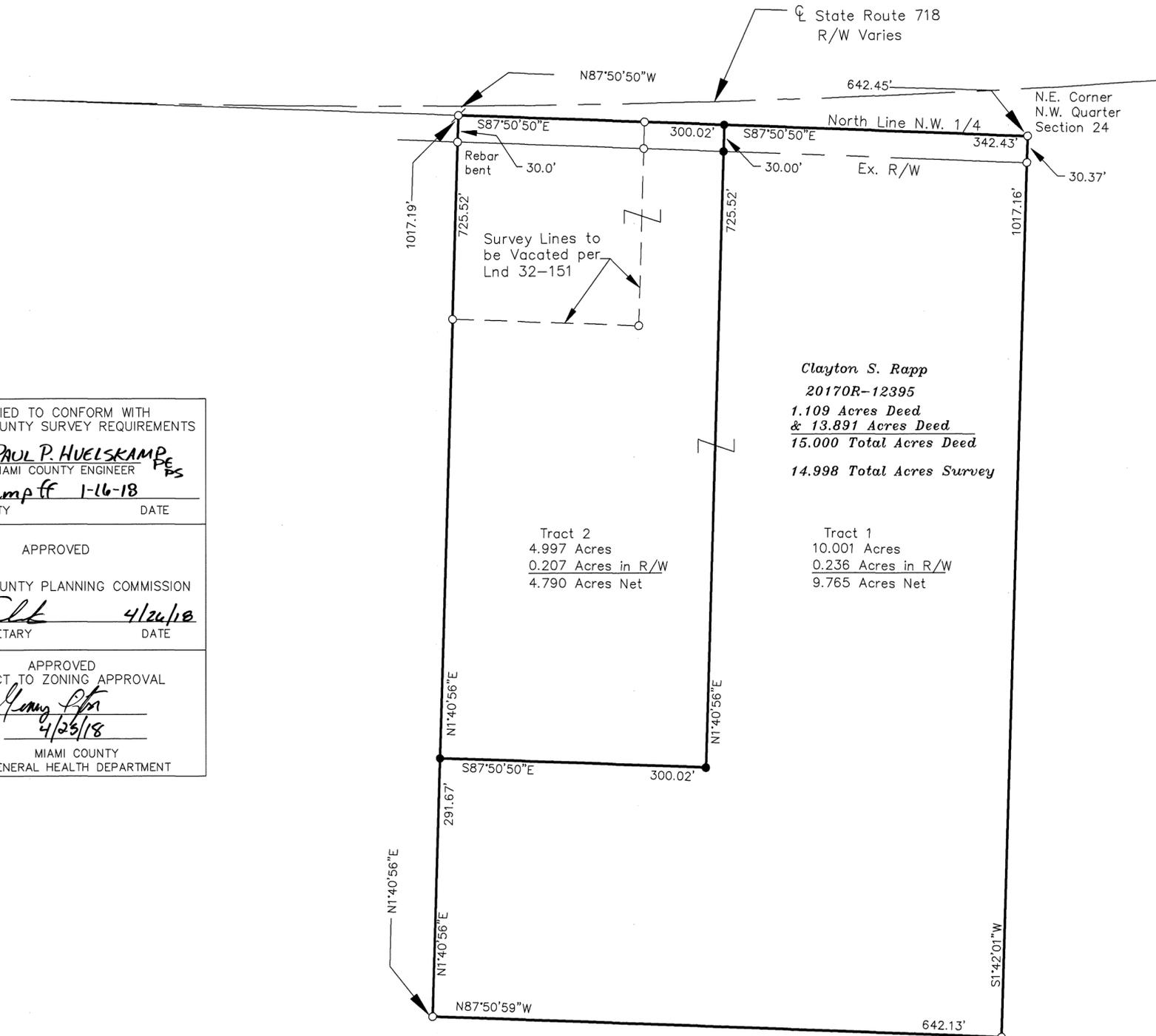
Neil E. Teaford, P.S. #7724

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

**OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724**

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

VOLUME NO. 58 PLAT NO. 119
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE: JANUARY 2018



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

LEGEND

- STONE FOUND
- ⊙ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ POST FOUND (TYPE SHOWN)
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- x—x— FENCE LINE

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

- Miami County Engineer's Record of Land Surveys
- Survey Volume 21 Page 165
 - Survey Volume 32 Page 151
 - Survey Volume 43 Page 52
 - Survey Volume 45 Page 116

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	
PAUL P. HVELSKAMP MIAMI COUNTY ENGINEER	
<i>Deb Stumpf</i>	1-16-18
DEPUTY	DATE
APPROVED	
MIAMI COUNTY PLANNING COMMISSION	
<i>Pat Bull</i>	4/24/18
SECRETARY	DATE
APPROVED	
SUBJECT TO ZONING APPROVAL	
BY: <i>Henry Lora</i>	
DATE: 4/23/18	
MIAMI COUNTY GENERAL HEALTH DEPARTMENT	

Clayton S. Rapp
 20170R-12395
 1.109 Acres Deed
 & 13.891 Acres Deed
 15.000 Total Acres Deed
 14.998 Total Acres Survey

Tract 2
 4.997 Acres
 0.207 Acres in R/W
 4.790 Acres Net

Tract 1
 10.001 Acres
 0.236 Acres in R/W
 9.765 Acres Net



Larry J. Bill Jan. 16, 2018
 LARRY J. BILL, P.S. #7557 DATE

SURVEY FOR CLAYTON RAPP

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

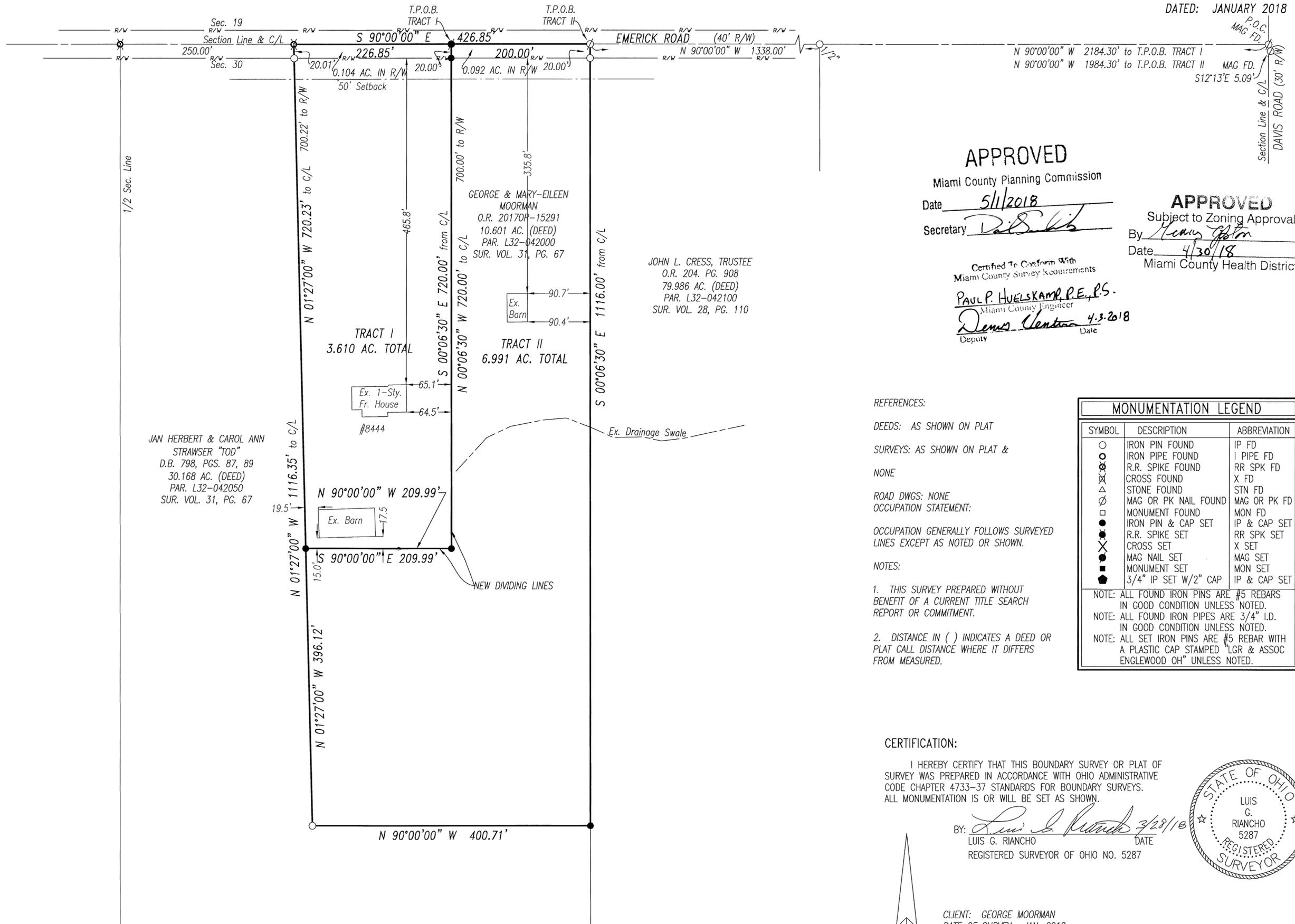
UNION
TOWNSHIP

N.E. 1/4 ~ 30
SECTION

6
TOWN

5 E
RANGE

VOLUME 58 PAGE 120
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATED: JANUARY 2018



APPROVED
Miami County Planning Commission
Date 5/1/2018
Secretary [Signature]

APPROVED
Subject to Zoning Approval
By [Signature]
Date 4/30/18
Miami County Health District

Certified To Conform With
Miami County Survey Requirements
PAUL P. HUELSKAMP, P.E., P.S.
Miami County Engineer
[Signature] 4-3-2018
Deputy Date

REFERENCES:

DEEDS: AS SHOWN ON PLAT
SURVEYS: AS SHOWN ON PLAT &
NONE

ROAD DWGS: NONE
OCCUPATION STATEMENT:
OCCUPATION GENERALLY FOLLOWS SURVEYED
LINES EXCEPT AS NOTED OR SHOWN.

NOTES:
1. THIS SURVEY PREPARED WITHOUT
BENEFIT OF A CURRENT TITLE SEARCH
REPORT OR COMMITMENT.
2. DISTANCE IN () INDICATES A DEED OR
PLAT CALL DISTANCE WHERE IT DIFFERS
FROM MEASURED.

MONUMENTATION LEGEND

SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
⊙	IRON PIPE FOUND	I PIPE FD
⊗	R.R. SPIKE FOUND	RR SPK FD
⊗	CROSS FOUND	X FD
△	STONE FOUND	STN FD
⊙	MAG OR PK NAIL FOUND	MAG OR PK FD
□	MONUMENT FOUND	MON FD
●	IRON PIN & CAP SET	IP & CAP SET
⊗	R.R. SPIKE SET	RR SPK SET
⊗	CROSS SET	X SET
●	MAG NAIL SET	MAG SET
■	MONUMENT SET	MON SET
■	3/4" IP SET W/2" CAP	IP & CAP SET

NOTE: ALL FOUND IRON PINS ARE #5 REBAR'S
IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL FOUND IRON PIPES ARE 3/4" I.D.
IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL SET IRON PINS ARE #5 REBAR WITH
A PLASTIC CAP STAMPED "LGR & ASSOC
ENGLEWOOD OH" UNLESS NOTED.

CERTIFICATION:

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

BY: [Signature] 7/23/18
LUIS G. RIANCHO DATE
REGISTERED SURVEYOR OF OHIO NO. 5287

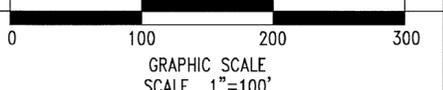


CLIENT: GEORGE MOORMAN
DATE OF SURVEY: JAN. 2018

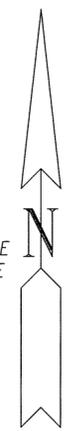


PREPARED BY:
LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
JOB # 17067 JAN. 2018
DRAWING: 17067 PLOT DATE 03-28-18

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



BASIS OF BEARING:
S 90°00'00" E FOR THE CENTERLINE
OF EMERICK ROAD AND NORTH LINE
OF SECTION 30 FROM SURVEY
VOLUME 31, PAGE 67.



2
TOWN

11 BTMRS
RANGE

29-SE 1/4
SECTION

BROWN
TOWNSHIP

MIAMI
COUNTY

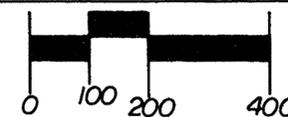
VOLUME 49 PAGE 146
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS.

Volume 58,

Page 121



SCALE: 1 IN. = 200 FT.



LEGEND

- IRON PIN FOUND
- ✕ R.R. SPIKE FOUND
- ⊕ GIN SPINDLE SET
- 5/8" PIN SET CAPPED (Cozatt S6001)
- ✕ GIN SPINDLE FOUND

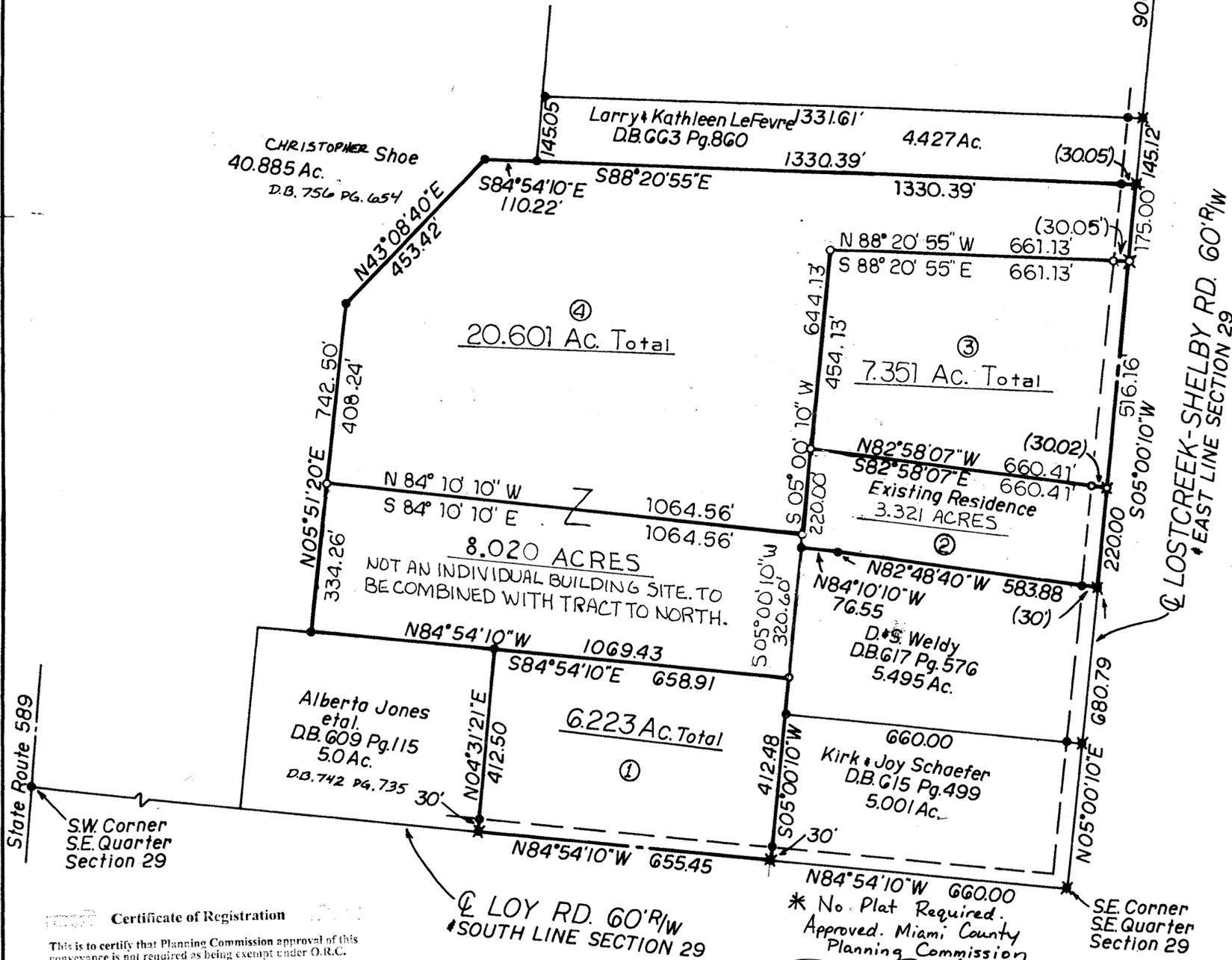
REFERENCES

Sur. Vol. 17, Pg. 161 }
 Sur. Vol. 35, Pg. 49 } Miami County Engineer's
 Sur. Vol. 38, Pg. 27 } Record of Land Surveys
 Sur. Vol. 41, Pg. 105 }
 (Basis of Bearings)

SURVEY SPLIT OF 4 TRACTS IN
BROWN TWP. FOR VERA SIPE



Michael W. Cozatt 3-24-18
 Michael W. Cozatt Date
 REGISTERED SURVEYOR No. 6001



State Route 589
 S.W. Corner
 S.E. Quarter
 Section 29

Certificate of Registration
 This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.001.
 Notice is given to all parties:
 No additional building site is created by this conveyance, no structure may be erected or maintained on the premises hereon conveyed without further compliance with all zoning, building, and planning regulations of Miami County.
[Signature] 5/1/2018
 Date
 Secretary
 Miami County Planning Commission 8.020 AC.

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
Douglas L. Christian
 MIAMI COUNTY ENGINEER
 3-24-18

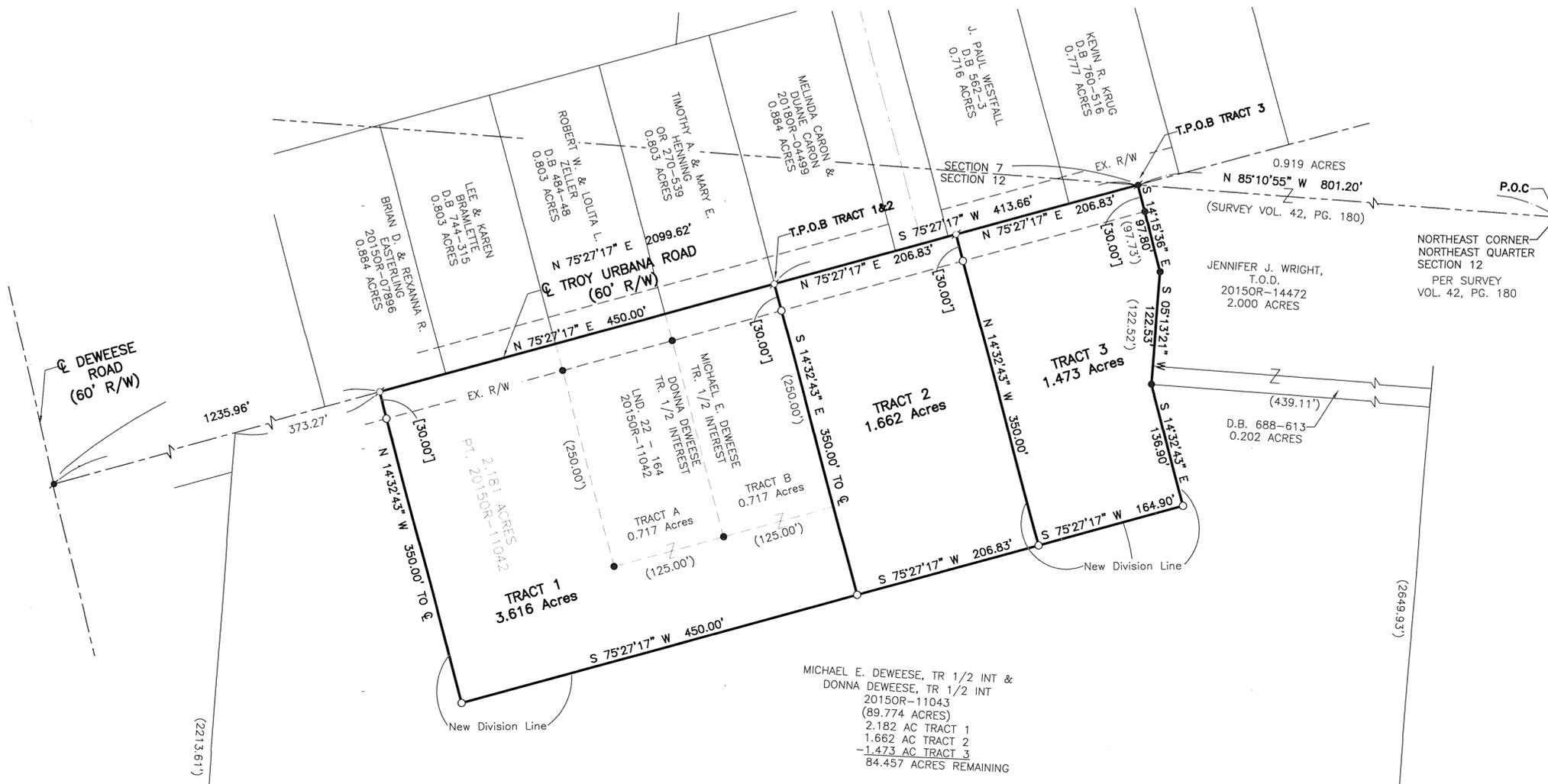
Certified To Conform With
 Miami County Survey Requirements
Paul P. Huelskamp, P.E., P.S.
 Miami County Engineer
Dennis Ventura 3-28-2018
 Deputy Date

N84°54'10"W 660.00
 * No Plat Required.
 Approved. Miami County
 Planning Commission
[Signature] 5/1/2018

REVISED 3-23-18 MC
 REVISED 10-27-05 MC

APPROVED
 Subject to Zoning Approval
 By *[Signature]* R.S.
 Date 4/8/18
 Miami County Health District

COZATT ENGINEERING COMPANY
 CIVIL ENGINEER LAND SURVEYOR
 476 SWAILES RD. TROY, OHIO 45373
 JOB NO. 06698 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
- MAG NAIL FOUND
- () REFERENCED DISTANCE OF RECORD

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

Chris Hensley 5/3/18
DEPUTY DATE

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

D. J. Subik
SECRETARY

5/7/2018
DATE

APPROVED SUBJECT TO ZONING APPROVAL BY
M. J. R.S. 5/7/18
MIAMI COUNTY GENERAL HEALTH DEPARTMENT

CERTIFICATION:

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

Philip C. Brumbaugh
PHILIP C. BRUMBAUGH 5/3/18
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057

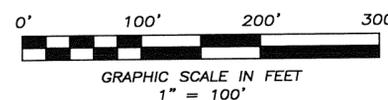
REFERENCES

LAND SURVEYS:
VOLUME 21, PAGE 173
VOLUME 22, PAGE 164
VOLUME 42, PAGE 180
VOLUME 51, PAGE 40
AND AS REFERENCED HEREON

PLAT BOOK:
REC. 8, PAGE 110
REC. 8, PAGE 111
REC. 25, PAGE 80

AND AS REFERENCED HEREON
DEEDS AS REFERENCE HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF TROY URBANA ROAD BEING N 75°27'17" E



LOT SPLIT SURVEY OF DEED 20150R-11042 INTO THREE TRACTS FOR MICHAEL E. & DONNA DEWEESE. LOCATED IN MIAMI COUNTY 5/3/2018.

STATE OF OHIO
PHILIP C. BRUMBAUGH
5057
REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

BES JOB # 310.17 DRAWN BY: OEM CHECKED BY: JJB

7
Town

4E
Range

SW 1/4-1
Section

Union
Township

Miami
County

Ohio
State

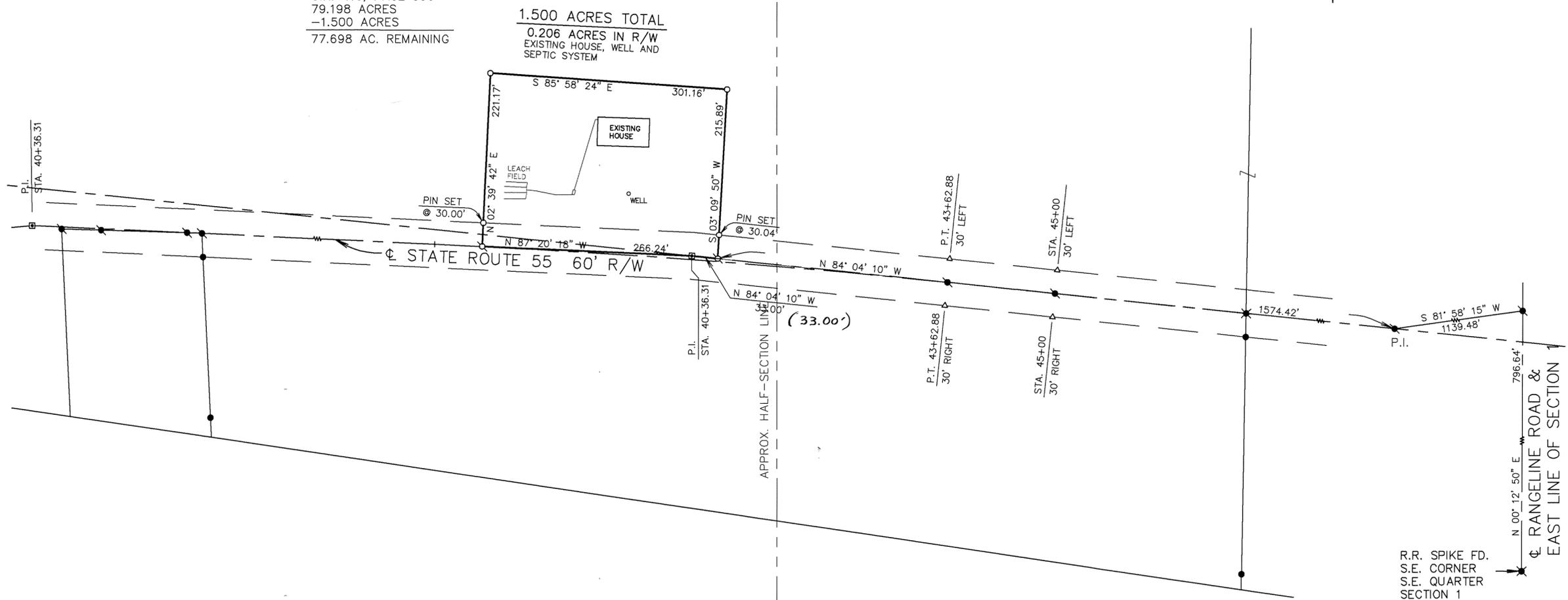
Volume 58 Page 123
Miami County Engineer's
Record of Land Surveys



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

MARKLAND FAMILY
LIMITED PARTNERSHIP
O.R. 410, PAGE 590
79.198 ACRES
-1.500 ACRES
77.698 AC. REMAINING

1.500 ACRES TOTAL
0.206 ACRES IN R/W
EXISTING HOUSE, WELL AND
SEPTIC SYSTEM



Survey of 1,500 acres for Markland Family
Limited Partnership.

References

- Vol. 11, Pg. 200
- Vol. 14, Pg. 133
- Vol. 25, Pg. 147
- Vol. 33, Pg. 80
- Vol. 34, Pg. 17
- Vol. 35, Pg. 92
- Vol. 42, Pg. 14
- Vol. 50, Pg. 185

Miami County Engineer's
Record of Land Surveys

O.D.O.T. R/W MAPS

Legend

- Iron pin Found
- ✕ Gin spindle found
- ⊗ Mag Nail set
- 5/8" ⌀ capped iron pin set (COZATT, S6001)
- ⊠ Iron pin in monument box found
- Mag nail found

ENGINEER

CERTIFY TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUEISKAMP, PE, PS
DEB STUMPF 4-30-18
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
[Signature] 4/30/18
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: *[Signature]* R.S.
DATE: 4/30/18
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT



[Signature] 12/21/17
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C, Troy, Ohio
Job No. 26517 Ph. (937) 339-2921

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

LEGEND

- 5/8"x30" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET OVER RAILROAD SPIKE
- ⊗ MAG SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- ▲ CONCRETE MONUMENT FOUND
- ////// CITY OF PIQUA CORPORATION LINE

REFERENCES

- MIAMI COUNTY ENGINEER'S
 RECORDS OF LAND SURVEYS:
 VOLUME 23, PAGE 126
 VOLUME 25, PAGE 15
 VOLUME 25, PAGE 160
 VOLUME 31, PAGE 123

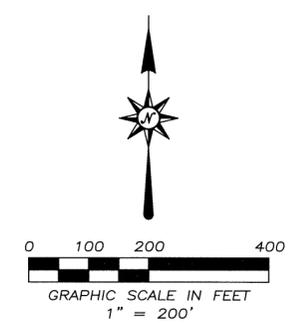
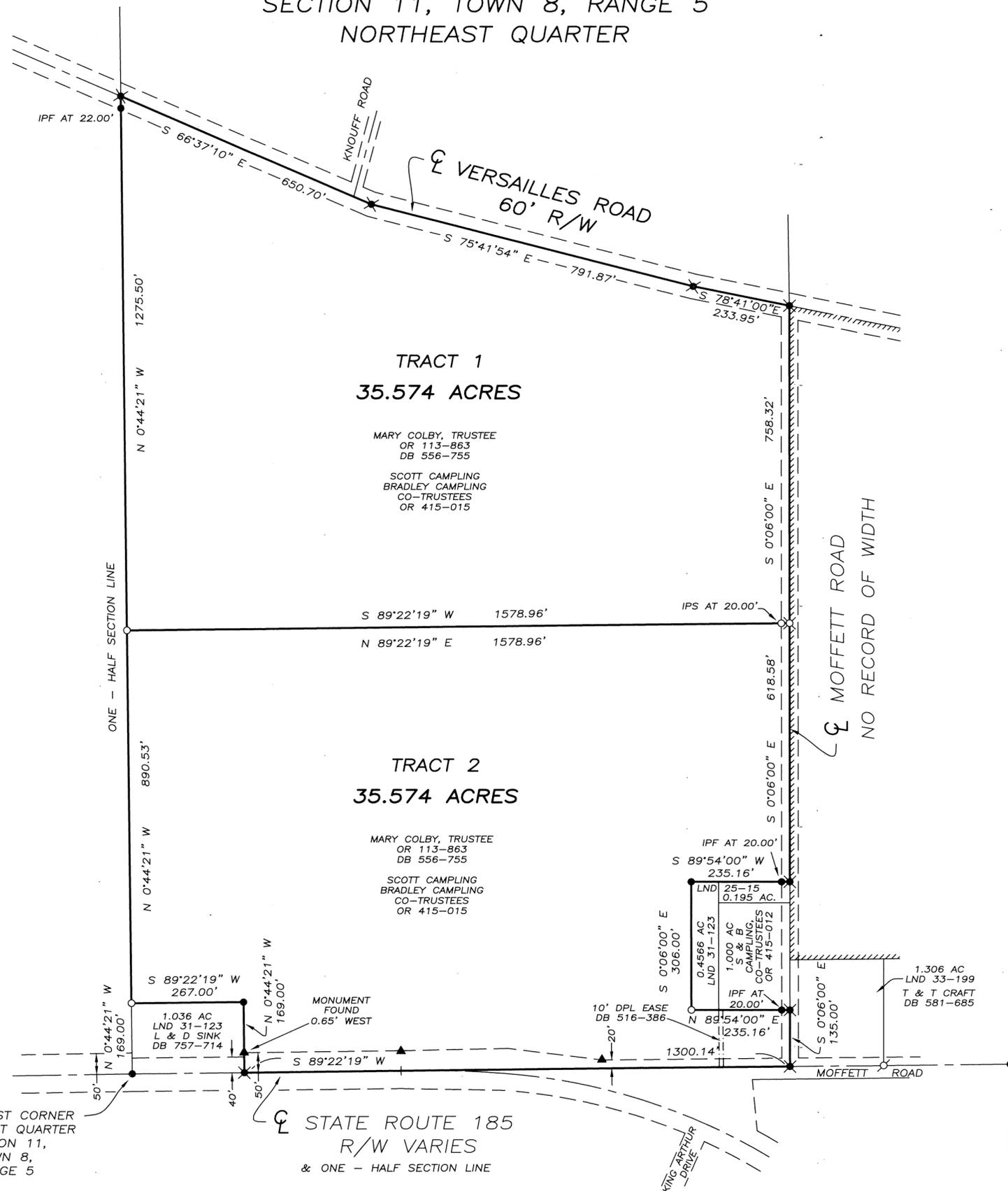
STATE ROUTE 185 R/W PLANS

MIAMI COUNTY RECORDER'S
 RECORDS:

- DEED BOOK 556, PAGE 755
 OFFICIAL RECORD 113, PAGE 863
 OFFICIAL RECORD 415, PAGE 015

NOTE: THE PURPOSE OF THIS SURVEY WAS TO
 RETRACE LAND SURVEY 31-123 AND DIVIDE THE
 FARM INTO TWO EQUAL PARCELS WITH AN
 EAST-WEST SPLIT LINE PARALLEL TO THE SOUTH
 LINE OF THE FARM. A FEW MINOR ADJUSTMENTS
 WERE MADE TO SOME DIMENSIONS REPORTED IN
 THE 1981 SURVEY WHICH WAS PERFORMED
 WITHOUT THE USE OF MORE MODERN
 ELECTRONIC DISTANCE MEASURING EQUIPMENT.

155.163 AC.
 LND 23-126
 VICTORIA ANN SMITH
 DB 694-9

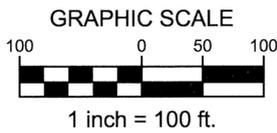


SOUTHWEST CORNER
 NORTHEAST QUARTER
 SECTION 11,
 TOWN 8,
 RANGE 5

SURVEY FOR STEVE COLBY
 IN MIAMI COUNTY, OHIO ~ APRIL 28, 2018

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

THOMAS R. ZECHMAN
 REGISTERED
 PROFESSIONAL SURVEYOR



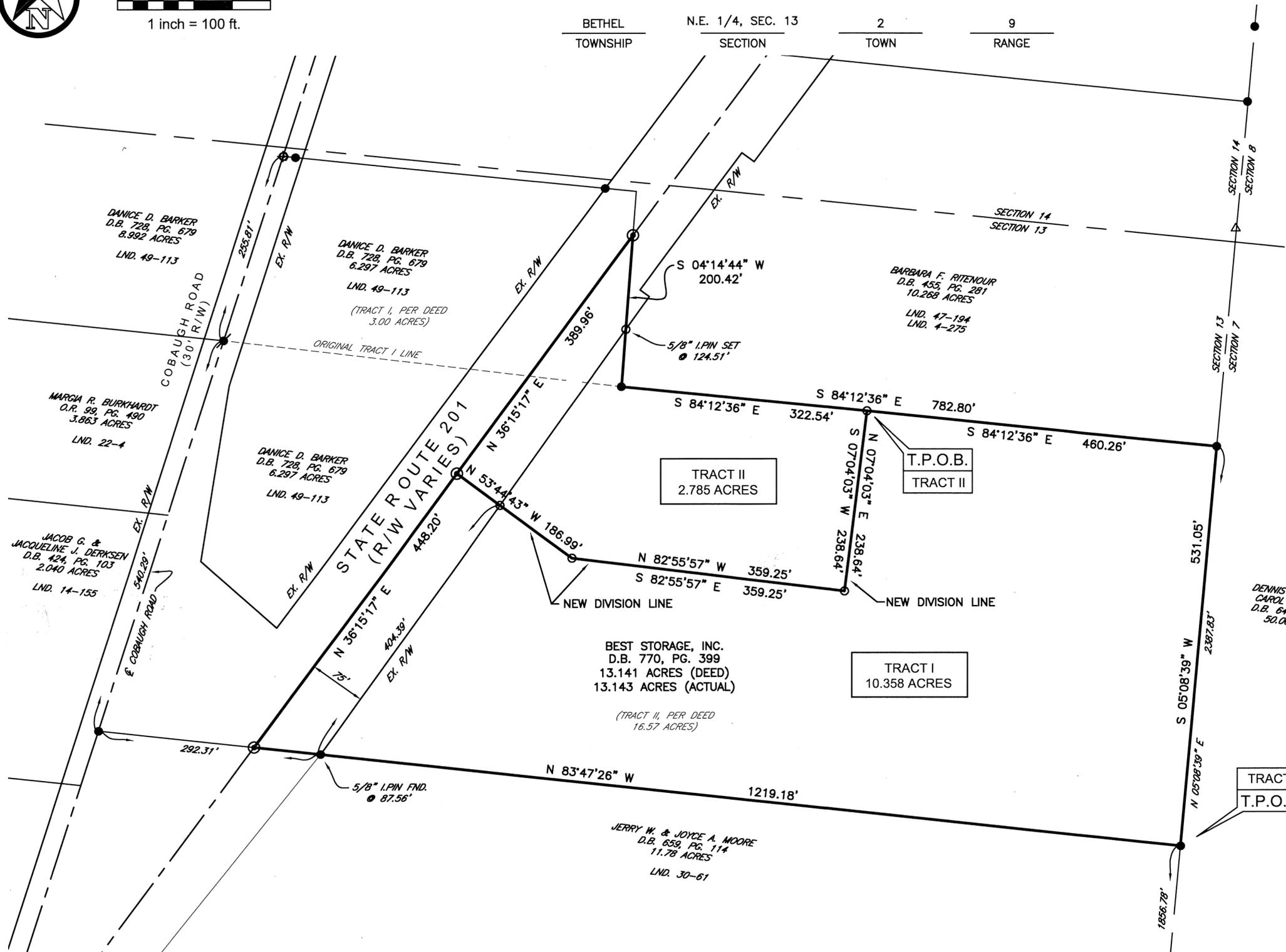
LOT SPLIT BEST STORAGE INC.

TRACT I - 10.358 ACRES
TRACT II - 2.785 ACRES
13.143 TOTAL ACRES

VOLUME 58, PAGE 125

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

BASIS OF BEARING: BEARINGS ARE BASED ON EAST LINE OF SECTION 13, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING S 05°08'39" W)



Certified To Conform With
Miami County Survey Measurements
PAUL P. HUELSKAMP, PE, PS
Miami County Engineer
DeStumoff DV 5-8-18
Deputy Date

APPROVED

Miami County Planning Commission

Date 5/8/18

Secretary D. Bl...

APPROVED

Subject to Zoning Approval

By [Signature] R.S.

Date 5/8/18

Miami County Health District

LEGEND	
●	5/8" IRON PIN FOUND
○	5/8" I.P. SET
⊙	GIN SPINDLE FOUND
⊕	MAGNAIL FOUND
⊗	MAG/SPIKE FOUND
△	STONE FOUND
⊙	MAGNAIL SET

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

[Signature] 5/14/18
MICHAEL NOVEAN
OHIO PROFESSIONAL SURVEYOR NO.8101
DATE



REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT D.B. 770, PG. 399

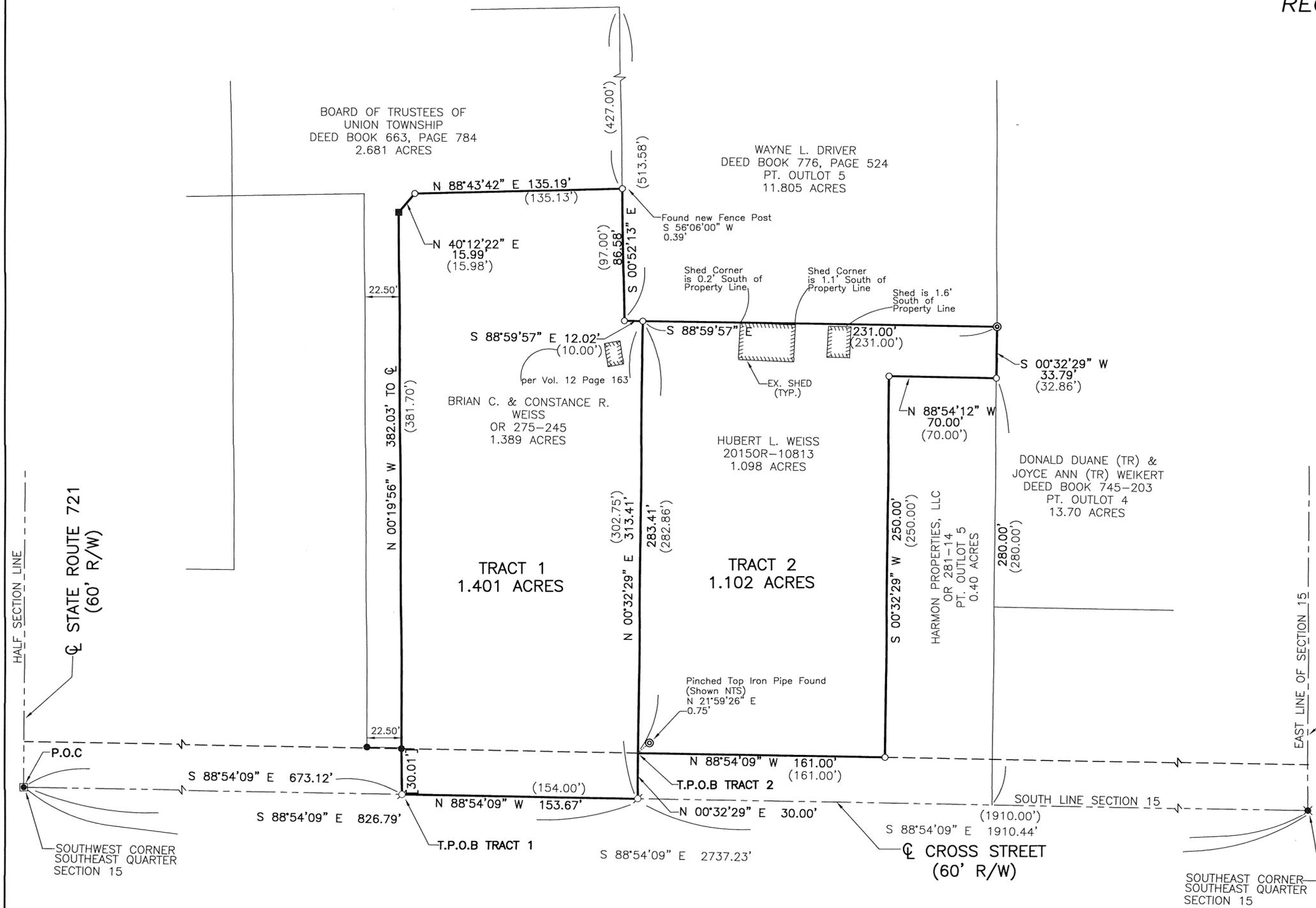
MIAMI COUNTY ENGINEER'S RECORDS:
LOT SURVEY VOL. 30, PG. 61
LOT SURVEY VOL. 20, PG. 53
LOT SURVEY VOL. 47, PG. 194
LOT SURVEY VOL. 4, PG. 275
LOT SURVEY VOL. 49, PG. 113
LOT SURVEY VOL. 22, PG. 4

P.O.B.

MAG/SPIKE FND. @ S.E. CORNER,
SECTION 13

	Design: ---	Proj: 17.266
	Draw: RGK	Dwg: 17-266.dwg
	Check: MAN	Tab: SUR
	Scale: 1" = 100'	
Date:	2018.03.05	
Sheet:	LOT SPLIT	
Sheet No.:	1	

BURKHARDT
ENGINEERS & SURVEYORS
CIVIL ENGINEERING
LAND SURVEYING
NATIONAL RETAIL
SITE DEVELOPMENT
28 North Cherry Street
Germantown, Ohio 45327
Phone: 937-398-0060
BURKHARDTINC.COM

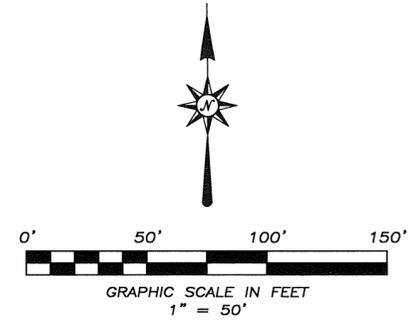


- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - 5/8" IRON PIN FOUND
 - IRON PIN FOUND IN MONUMENT BOX
 - ⊙ MAG NAIL SET
 - ✕ RAILROAD SPIKE FOUND
 - IRON POST FOUND (4' HIGH)
 - ⊙ PINCHED TOP IRON PIPE FOUND
 - () REFERENCED DISTANCE OF RECORD

- REFERENCES**
- LAND SURVEYS:
VOLUME 53. PAGE 70
VOLUME 55. PAGE 12
- LOT SURVEYS:
VOLUME 11. PAGE 163
VOLUME 12. PAGE 163
VOLUME 19, PAGE 137
VOLUME 20. PAGE 28
VOLUME 21. PAGE 1

DEEDS AS REFERENCE HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) BEING THE SOUTH LINE OF SECTION 15 S 88°54'09" E



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

A BOUNDARY SURVEY OF A 1.401 ACRE TRACT FOR BRIAN C. WEISS AND A 1.102 ACRE TRACT FOR HUBERT L. WEISS, ALL THE LANDS LOCATED IN MIAMI COUNTY ~ 04/27/2018

BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

BES JOB # 121.18 DRAWN BY: EOM CHECKED BY: JJB

LEGEND

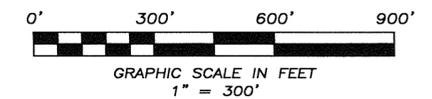
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET
- ▲ STONE FOUND
- *—*— EXISTING FENCE LINE
- () REFERENCED DISTANCE OF RECORD
- * CALCULATED POINT FROM REFERENCED SURVEY (NOT MONUMENTED)

REFERENCES

DEEDS: AS REFERENCED HEREON
LAND SURVEYS:

- VOLUME 21 PAGE 158
- VOLUME 39 PAGE 159
- VOLUME 45 PAGE 120
- VOLUME 45 PAGE 150
- VOLUME 53 PAGE 39
- VOLUME 53 PAGE 109
- VOLUME 55 PAGE 103
- VOLUME 56 PAGE 9

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) BEING THE CENTERLINE OF RANGE LINE ROAD (40' R/W) N 00°03'30" E



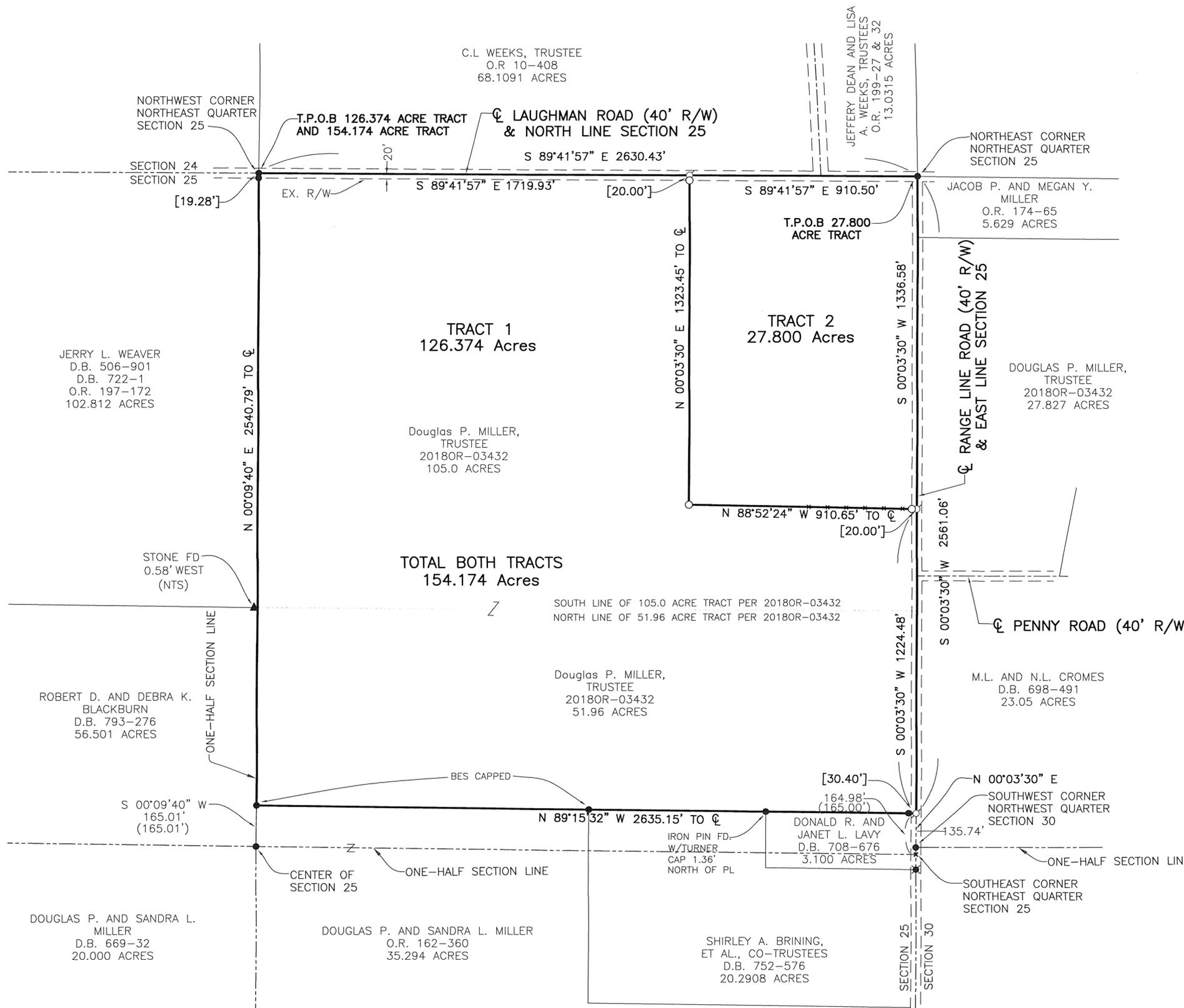
Philip C. Brumbaugh
PHILIP C. BRUMBAUGH 5/19/15
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057

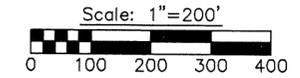
SURVEY OF 154.174 ACRE TRACT INTO A 126.374 ACRE TRACT AND A 27.800 ACRE TRACT FOR DOUGLAS P. MILLER IN MIAMI COUNTY ~ 05/08/2018



BRUMBAUGH ENGINEERING & SURVEYING, LLC

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





Legend

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

References

- Vol. 05, Pg. 101
 - Vol. 07, Pg. 167
 - Vol. 11, Pg. 135
 - Vol. 23, Pg. 150
 - Vol. 25, Pg. 175
 - Vol. 45, Pg. 81
 - Vol. 53, Pg. 124
- } Miami County Engineer's
Record of Land Surveys

- P.B. 20, Pg. 120
 - P.B. 21, Pg. 14
 - P.B. 24, Pg. 74
- } Miami County Recorder's
Plat Records

O.D.O.T. R/W MAP MIA.48-0.00 P.F. 347

Basis of Bearings

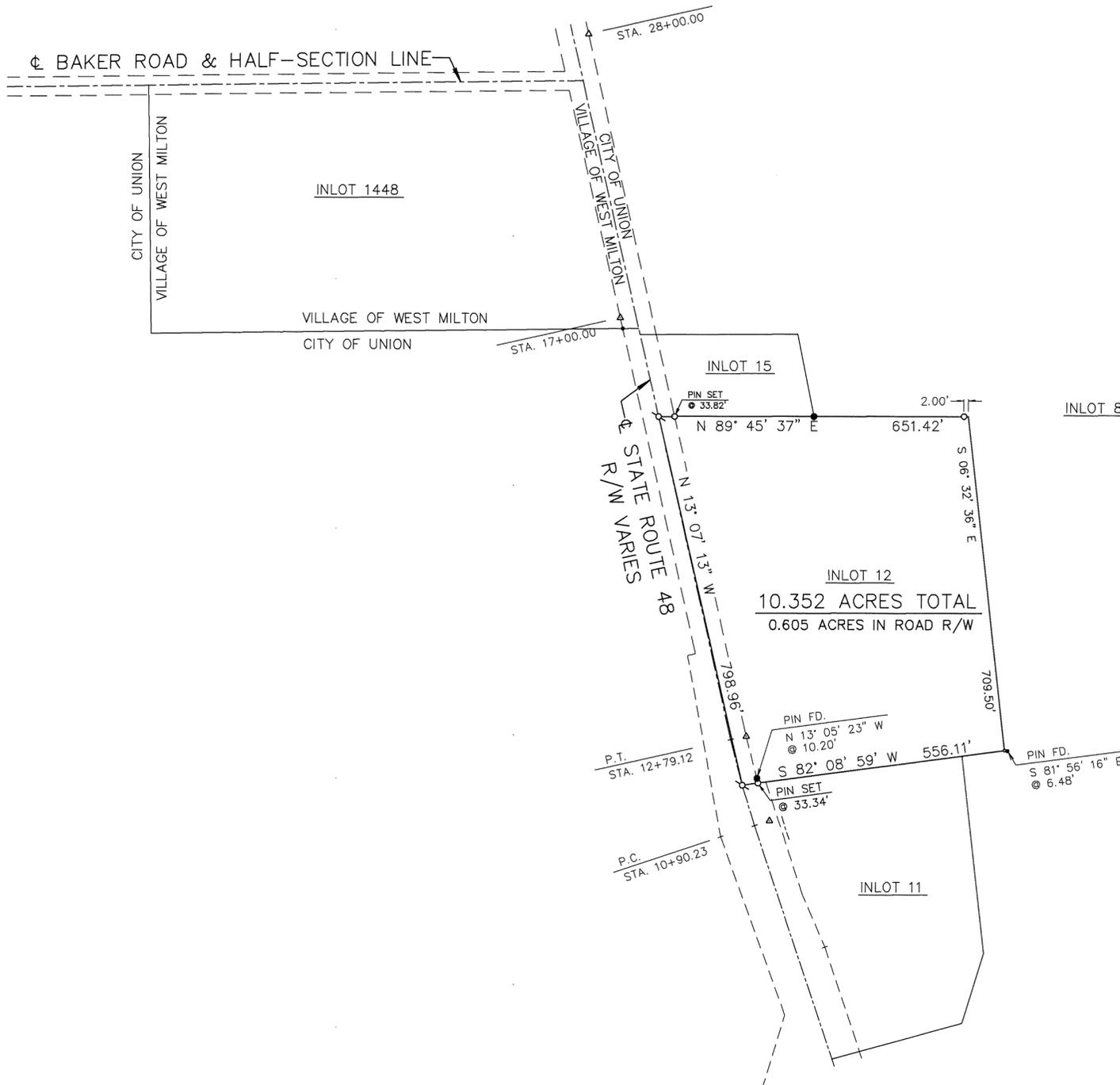
BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 48, TAKE FROM THE STATE PLANE COORDINATE SYSTEM, NAD83 (2011) ADJUSTMENT, GEOID 12a, OHIO SOUTH ZONE, ODOT VRS/CORS NETWORK. BEARING N 12° 56' 05" W.

Survey of Inlot 12 in the City of Union for Carl Teske.



Michael W. Cozatt 5/10/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 10018 Ph. (937) 339-2921



2
TOWN

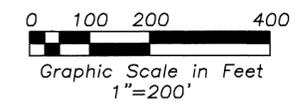
11 BTMRS
10 BTMRS
RANGE

13 SE 1/4
18 NE 1/4
SECTION

LOSTCREEK
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE



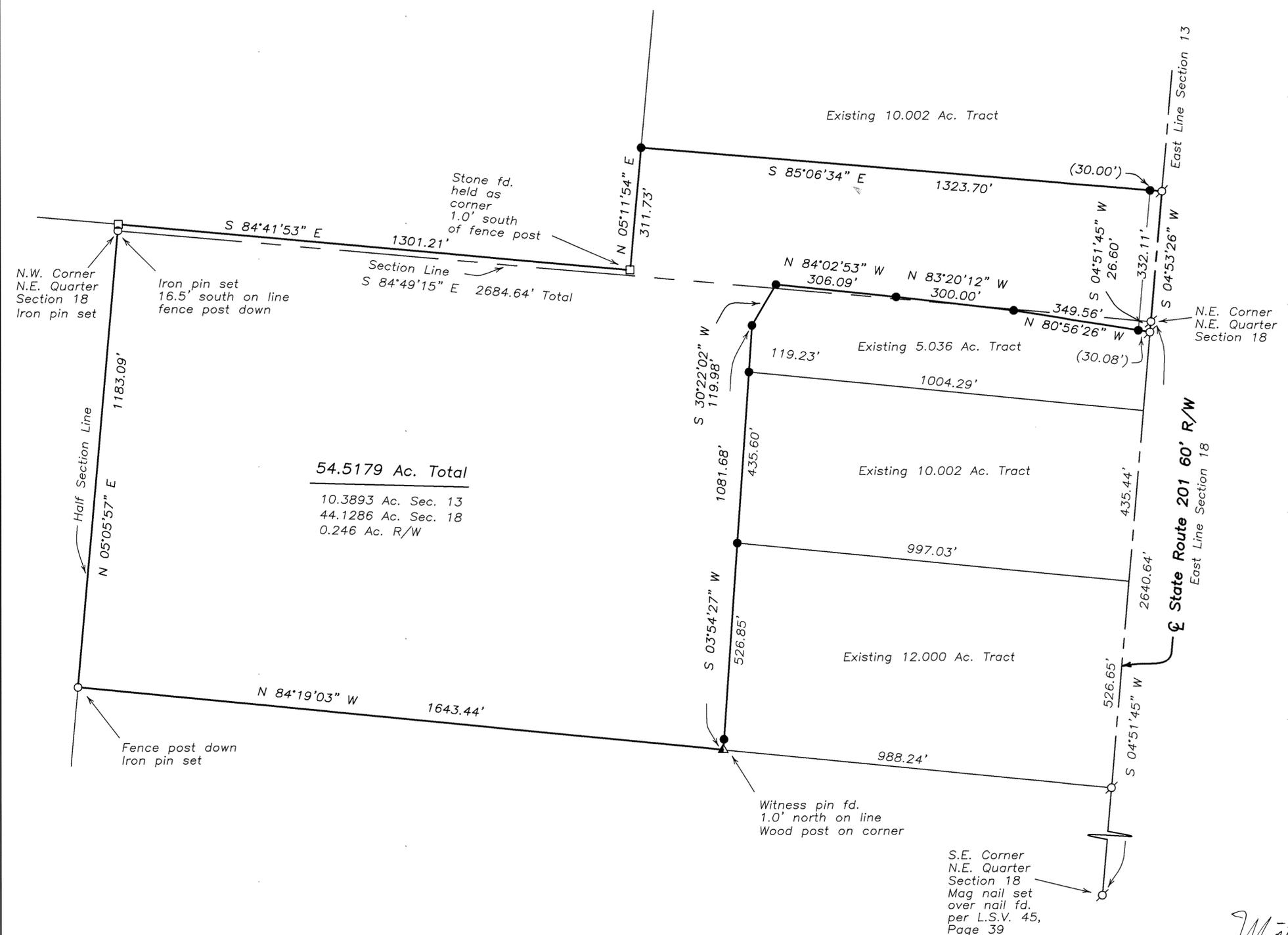
Legend

- 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
- Pin in Monument Box

References

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

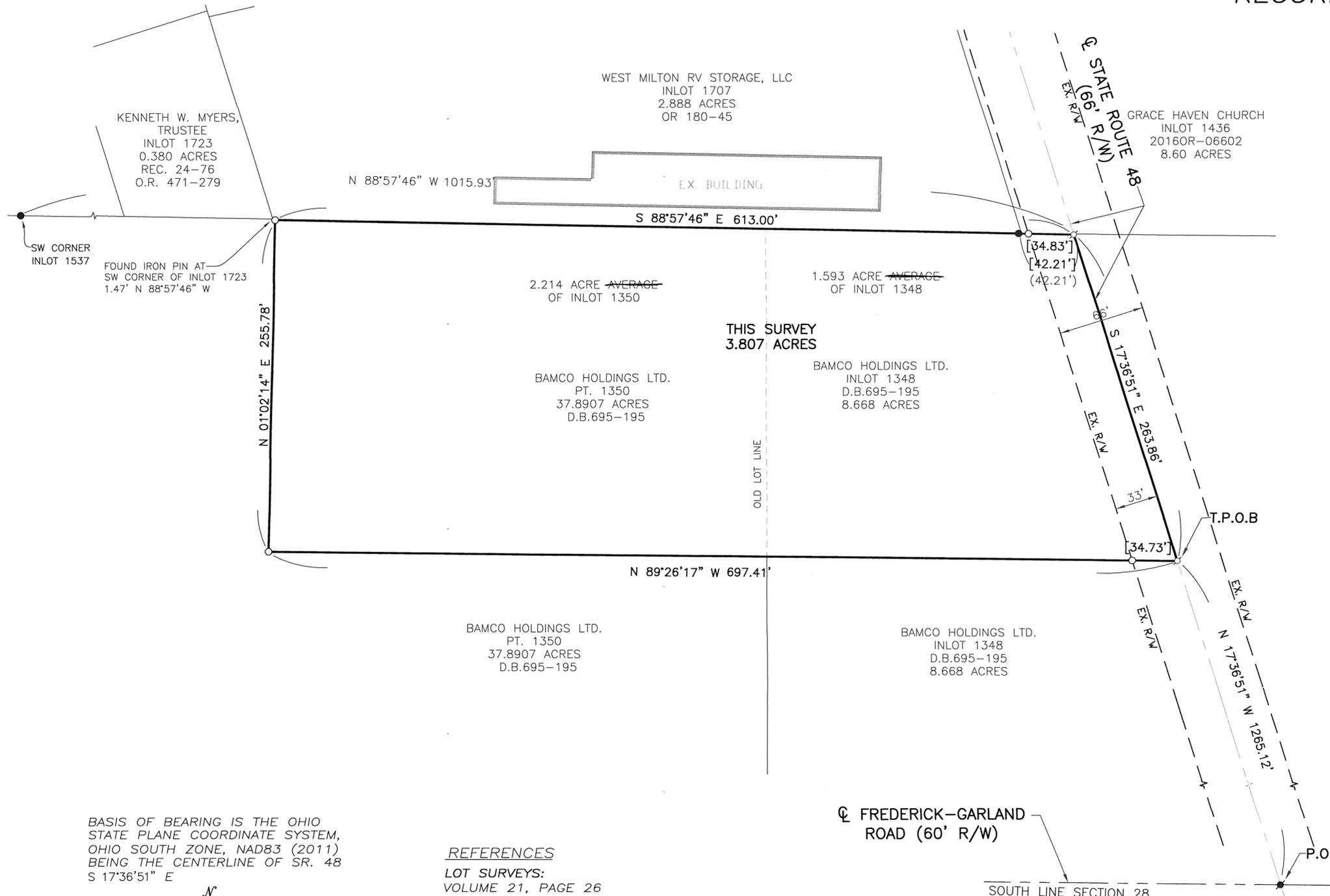
54.5179 Ac tract for
Gordon & Glenda Tron



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. 01618 (937) 339-2921
File Name: C:\Jobs\2018\01618\01618SURVEY.dwg
Drawn by: DMC ~ Checked by: MWC

28 SECTION 6 TOWN 5E RANGE WEST MILTON VILLAGE PT 1348 & PT 1350 INLOT



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

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp P.E., P.S.
 MIAMI COUNTY ENGINEER
Matt Ball 5-15-18
 DEPUTY DATE

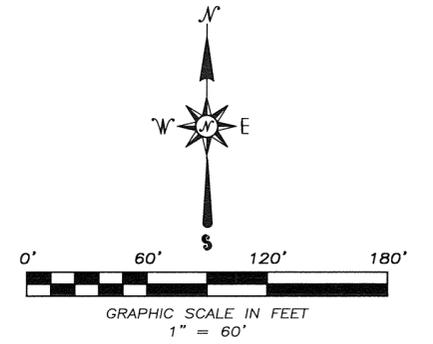
LOT SPLIT APPROVAL:
 APPROVED BY THE PLANNING COMMISSION
 OF THE VILLAGE OF WEST MILTON
 THIS 2ND DAY OF May, 2018.
Tom Hughes
 CHAIRPERSON

 SECRETARY

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

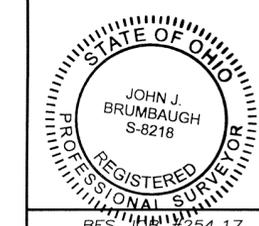
John J. Brumbaugh 5-8-2018
 JOHN J. BRUMBAUGH
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #8218

BASIS OF BEARING IS THE OHIO
 STATE PLANE COORDINATE SYSTEM,
 OHIO SOUTH ZONE, NAD83 (2011)
 BEING THE CENTERLINE OF SR. 48
 S 17°36'51" E



- REFERENCES**
- LOT SURVEYS:
VOLUME 21, PAGE 26
 - LAND SURVEYS:
VOLUME 57, PAGE 191
 - PLAT BOOK
PLAT BOOK 12, PAGE 56
PLAT BOOK 17, PAGE 68
PLAT BOOK 21, PAGE 83
PLAT BOOK 24, PAGE 76
 - DEEDS AS REFERENCED HEREON
 - R/W PLANS:
MIA 48

PROPOSED LOT SPLIT SURVEY OF 3.807 ACRE
 FOR WEST MILTON RV STORAGE LOCATED IN VILLAGE OF WEST MILTON
 MIAMI COUNTY ~ 05/08/2018



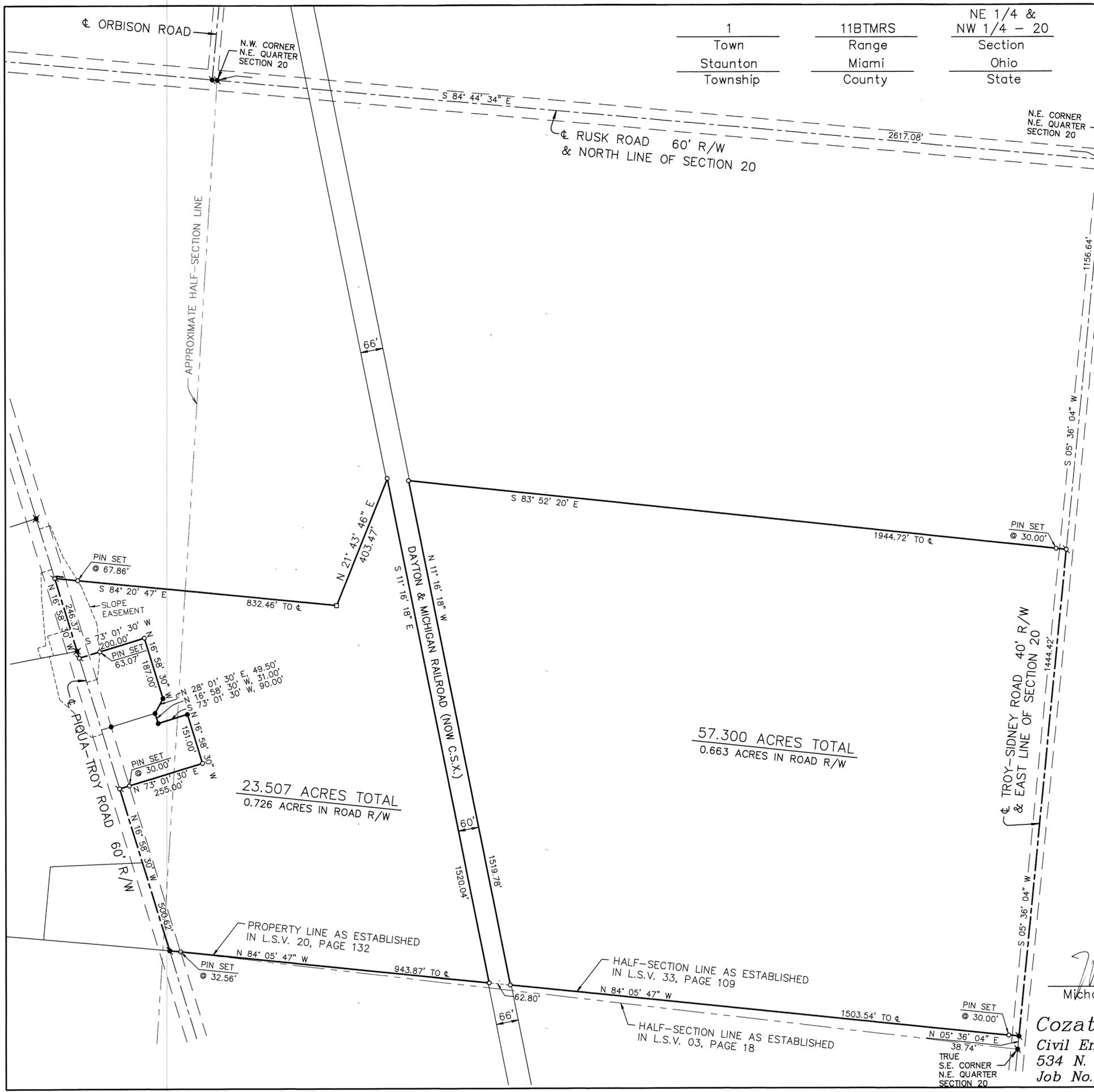
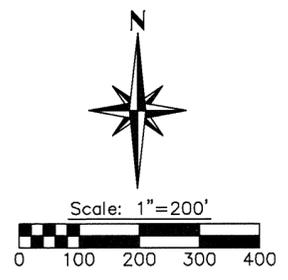
BRUMBAUGH & ENGINEERING & SURVEYING, LLC
 2270 SOUTH MIAMI STREET
 WEST MILTON, OHIO 45383
 PHONE (937) 698-3000
 FAX (937) 698-3928
 EMAIL: John@BES-Engineer.com

1
Town
Staunton
Township

11BTMRS
Range
Miami
County

NE 1/4 &
NW 1/4 - 20
Section
Ohio
State

Volume 58 Page 131
Miami County Engineer's Record
of Land Surveys



- Legend**
- ▲ Mag nail set over existing monument
 - Mag nail set
 - Iron pin found
 - ✕ R.R. spike found
 - Stone found
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 03, Pg. 18
 - Vol. 09, Pg. 131
 - Vol. 20, Pg. 132
 - Vol. 25, Pg. 39
 - Vol. 25, Pg. 195
 - Vol. 27, Pg. 131
 - Vol. 32, Pg. 47
 - Vol. 33, Pg. 109
- Miami County Engineer's
Record of Land Surveys
- P.B. 15, Pg. 70 — Miami County Recorder's
Plat Records

57.300 ACRES TOTAL
0.663 ACRES IN ROAD R/W

23.507 ACRES TOTAL
0.726 ACRES IN ROAD R/W

Survey of 2 tracts for Marilyn S. Moore and
Michael Schumacher.



Michael W. Cozatt 5/02/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 01218 Ph. (937) 339-2921

7
Town

4E
Range

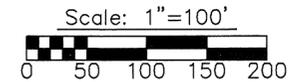
NE 1/4-14
Section

Union
Township

Miami
County

Ohio
State

Volume 58 Page 132
Miami County Engineer's
Record of Land Surveys



Legend

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

References

- Vol. 36, Pg. 62 { Miami County Engineer's Record of Land Surveys
- P.B. 09, Pg. 20 { Miami County Recorder's Plat Records

Basis of Bearings

The centerline of Shiloh Road and the east line of Section 14, bearing S 00° 28' 57" W, taken from the State Plane Coordinate System, NAD83 2011 Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelkamp P.E., P.S.
MIAMI COUNTY ENGINEER
Dennis Ventura 4-18-2018
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
D. D. [Signature] 5/17/18
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: Henry Glen, R.S.
DATE: 5/18/18
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2.674 acres for the Estate of Barbara Hissong.



Michael W. Cozatt 1/25/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 01118 Ph. (937) 339-2921

MARKLEY ROAD 49.5' R/W
& NORTH LINE OF SECTION 11

N.E. CORNER
N.E. QUARTER
SECTION 14

SUNNY ACRES
SUBDIVISION #1
P.B. 9, PG. 20

2081.78'

49.5'

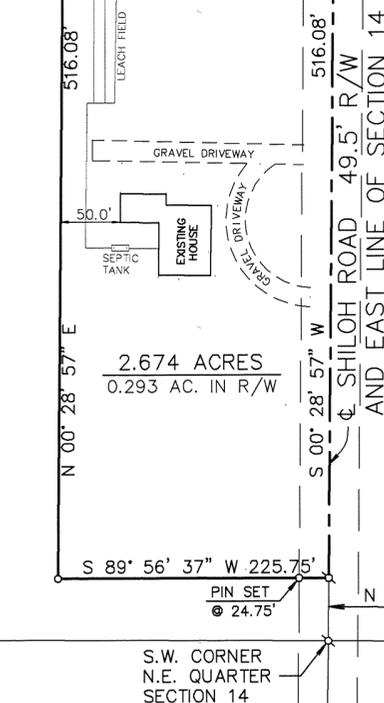
S 00° 28' 57" W

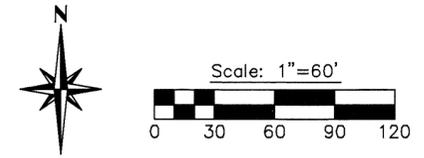
EXISTING
1.343 ACRE
TRACT

PIN FD.
30.00'

N 89° 56' 37" E 225.75'

OR 106 PAGE 504
BARBARA A. HISSONG (TR)
D.B. 605, PAGE 194
D.B. 772, PAGE 595
60.474 ACRES
-2.674 ACRES
57.800 AC. REMINING





- Legend**
- Iron pin found
 - ⊙ P.K. nail found
 - ✱ R.R. spike found
 - ⊘ Mag nail found
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 08, Pg. 11 } Miami County Engineer's Record of Land Surveys
 - Vol. 36, Pg. 109 } Miami County Engineer's Record of Land Surveys
 - Vol. 36, Pg. 143 } Miami County Engineer's Record of Land Surveys
 - P.B. 24, Pg. 14 } 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

Dennis Ventner 5-25-2018
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.

0.260 Acre Tract

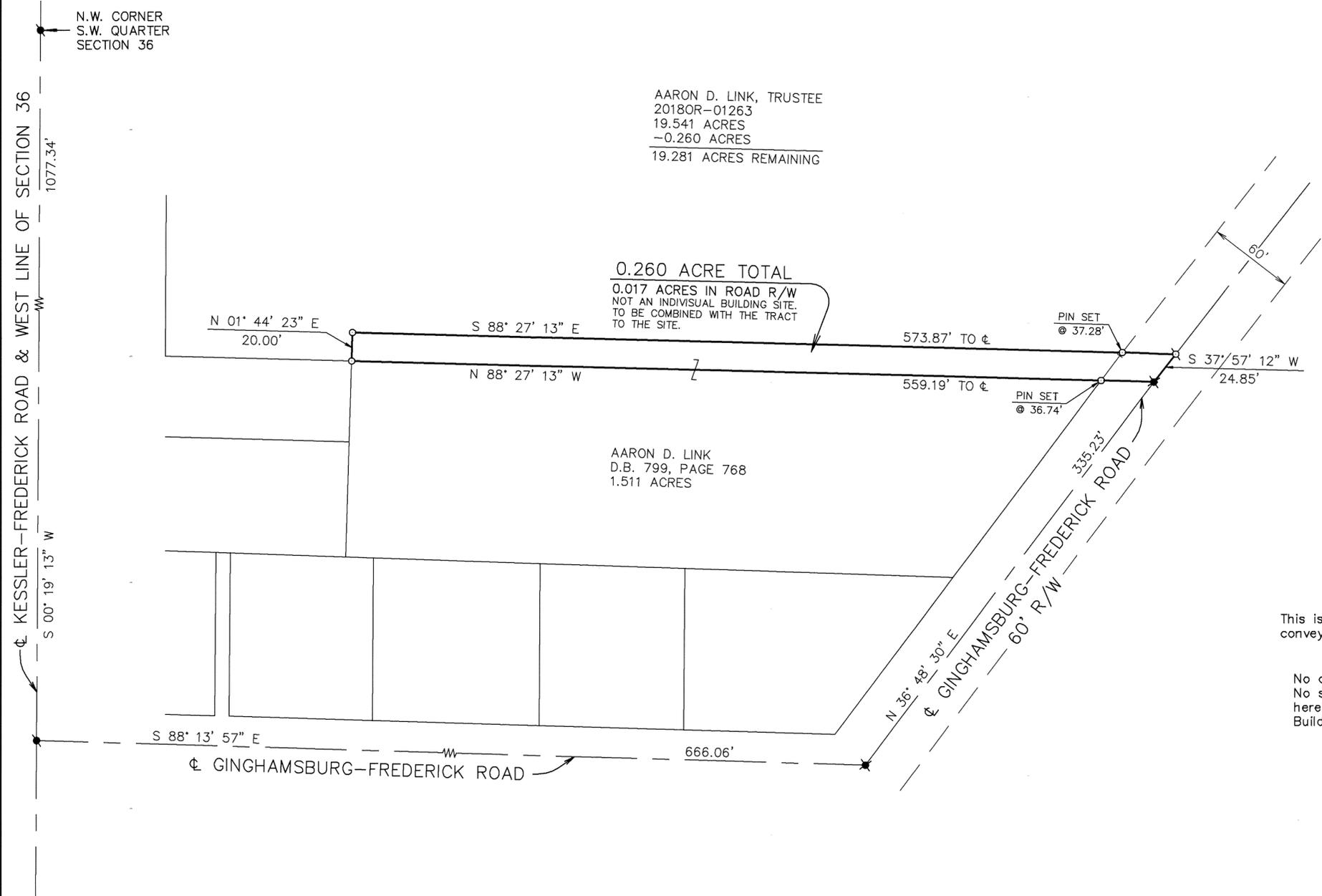
D. J. [Signature] 5/30/2018
Secretary
Miami County Planning Commission

Survey of 0.260 Acres for Aaron Link.



Michael W. Cozatt 5/04/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 13718 Ph. (937) 339-2921

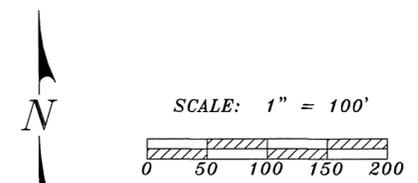


14 SE 1/4 SECTION 9N TOWN 4E RANGE NEWBERRY TOWNSHIP MIAMI COUNTY OHIO STATE

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

VOLUME NO. 58 PLAT NO. 134
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: MAY 2018

Carolyn S. Iddings
O.R.263 PG. 182
80.955 Acres Total Deed
49.790 Acres North of Klinger Road
31.165 Acres South of Klinger Road



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"

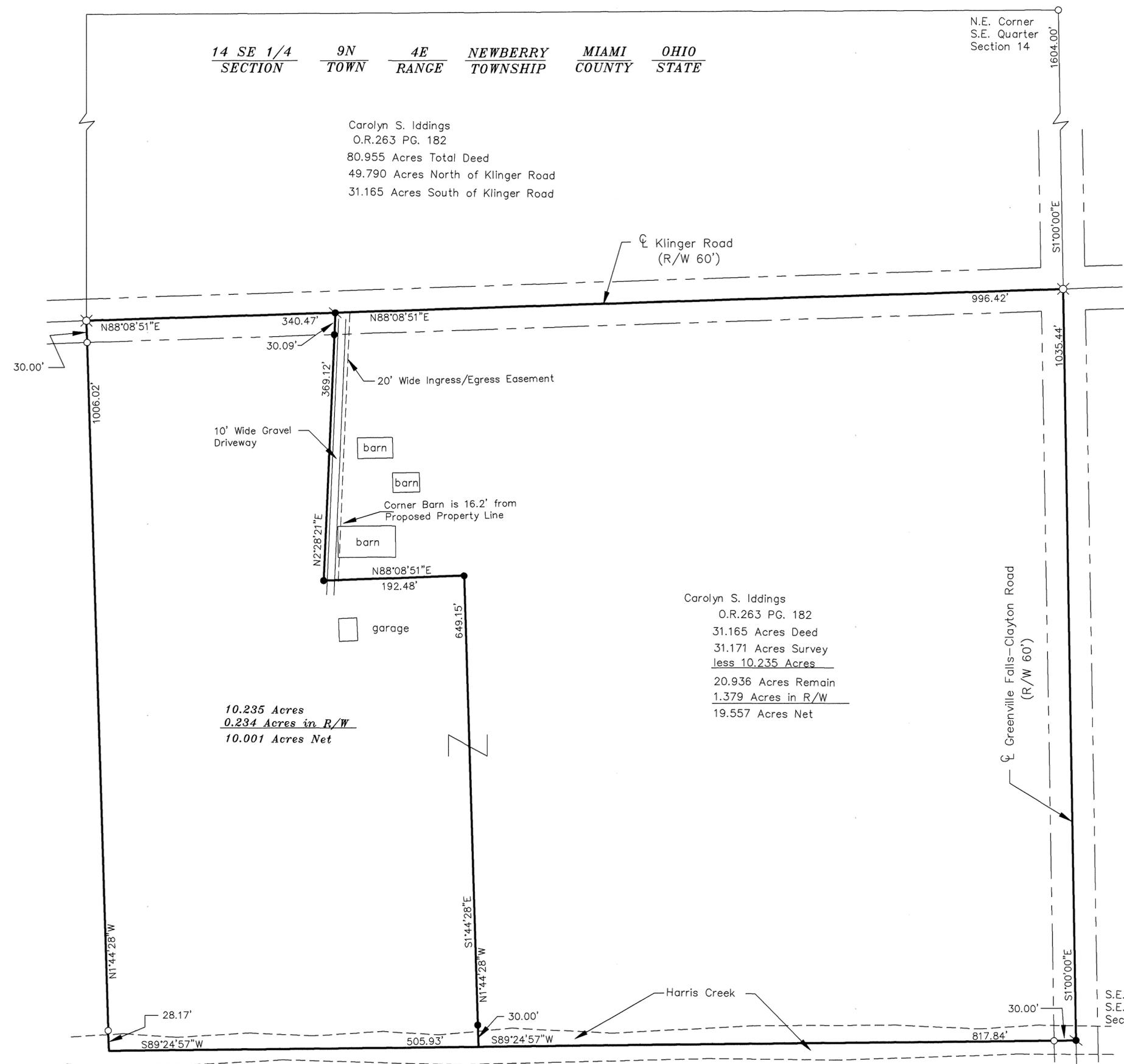
ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

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



SURVEY FOR TONY & CAROLYN IDDINGS

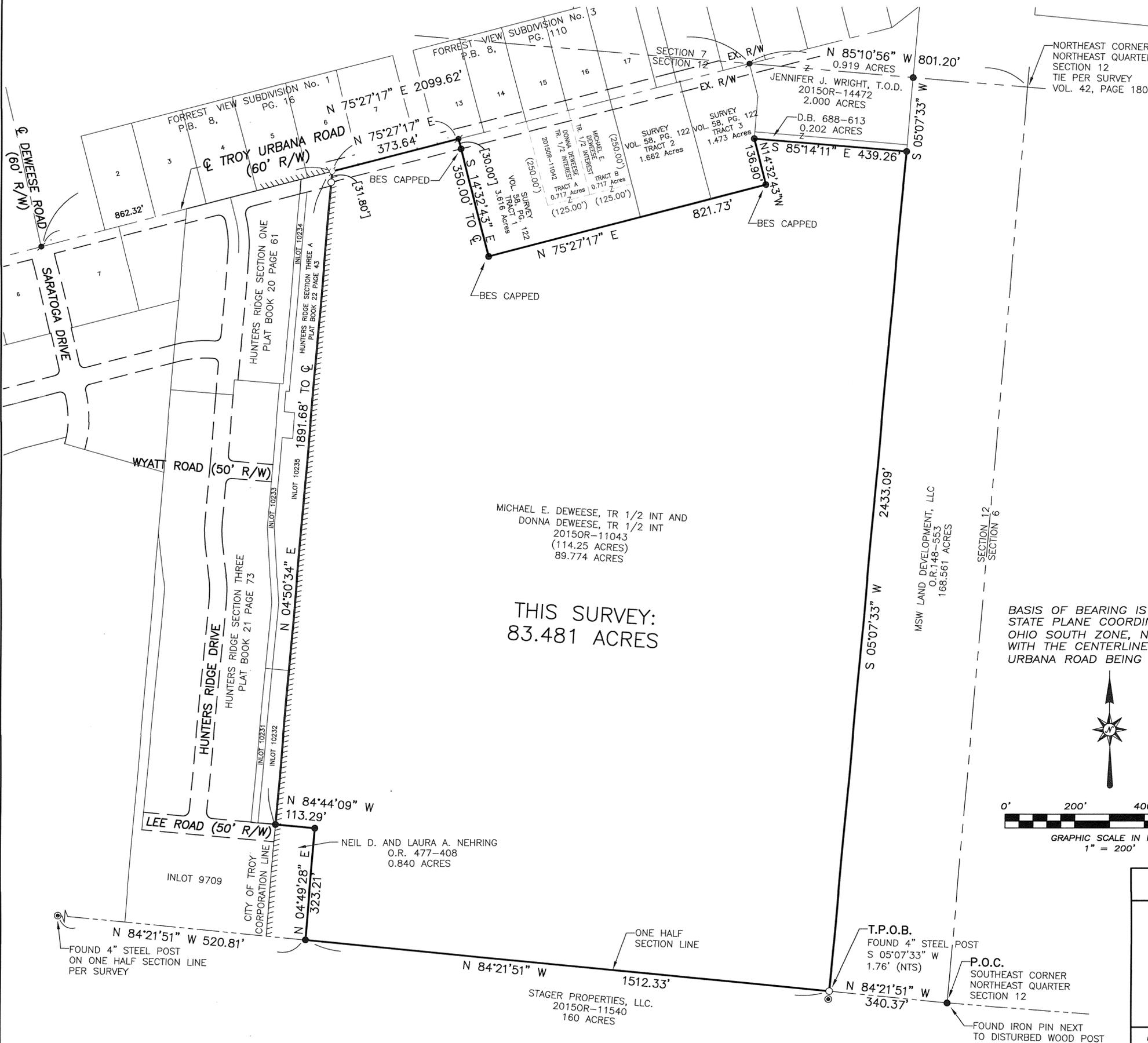


Carolyn S. Iddings
O.R.263 PG. 182
31.165 Acres Deed
31.171 Acres Survey
less 10.235 Acres
20.936 Acres Remain
1.379 Acres in R/W
19.557 Acres Net

10.235 Acres
0.234 Acres in R/W
10.001 Acres Net

Larry J. Bill
LARRY J. BILL, P.S. #7557
5/21/2018
DATE

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



MICHAEL E. DEWEESE, TR 1/2 INT AND
DONNA DEWEESE, TR 1/2 INT
2015OR-11043
(114.25 ACRES)
89.774 ACRES

THIS SURVEY:
83.481 ACRES

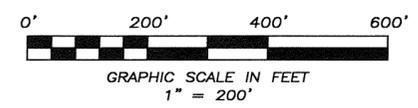
NORTHEAST CORNER
NORTHEAST QUARTER
SECTION 12
TIE PER SURVEY
VOL. 42, PAGE 180

- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - 5/8" IRON PIN FOUND
 - ⊙ 4" STEEL POST FOUND
 - ✕ RAILROAD SPIKE FOUND
 - ⊕ MAG NAIL SET
 - MAG NAIL FOUND
 - () REFERENCED DISTANCE OF RECORD

- REFERENCES**
- LAND SURVEYS:**
- VOLUME 21, PAGE 173
 - VOLUME 22, PAGE 164
 - VOLUME 41, PAGE 34
 - VOLUME 42, PAGE 180
 - VOLUME 51, PAGE 40
 - VOLUME 58, PAGE 122
 - AND AS REFERENCED HEREON

- PLAT BOOK:**
- REC. 8, PAGE 110
 - REC. 8, PAGE 111
 - REC. 19, PAGE 129
 - REC. 25, PAGE 80
 - AND AS REFERENCED HEREON
 - DEEDS AS REFERENCE HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF TROY URBANA ROAD BEING N 75°27'17" E



CERTIFICATION:

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

Philip C. Brumbaugh
PHILIP C. BRUMBAUGH
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057
5/24/18

LOT SPLIT SURVEY OF DEED 2015OR-11043 FOR MICHAEL E. & DONNA DEWEESE, LOCATED IN MIAMI COUNTY 5/22/2018.

STATE OF OHIO

PHILIP C. BRUMBAUGH

5057

REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC

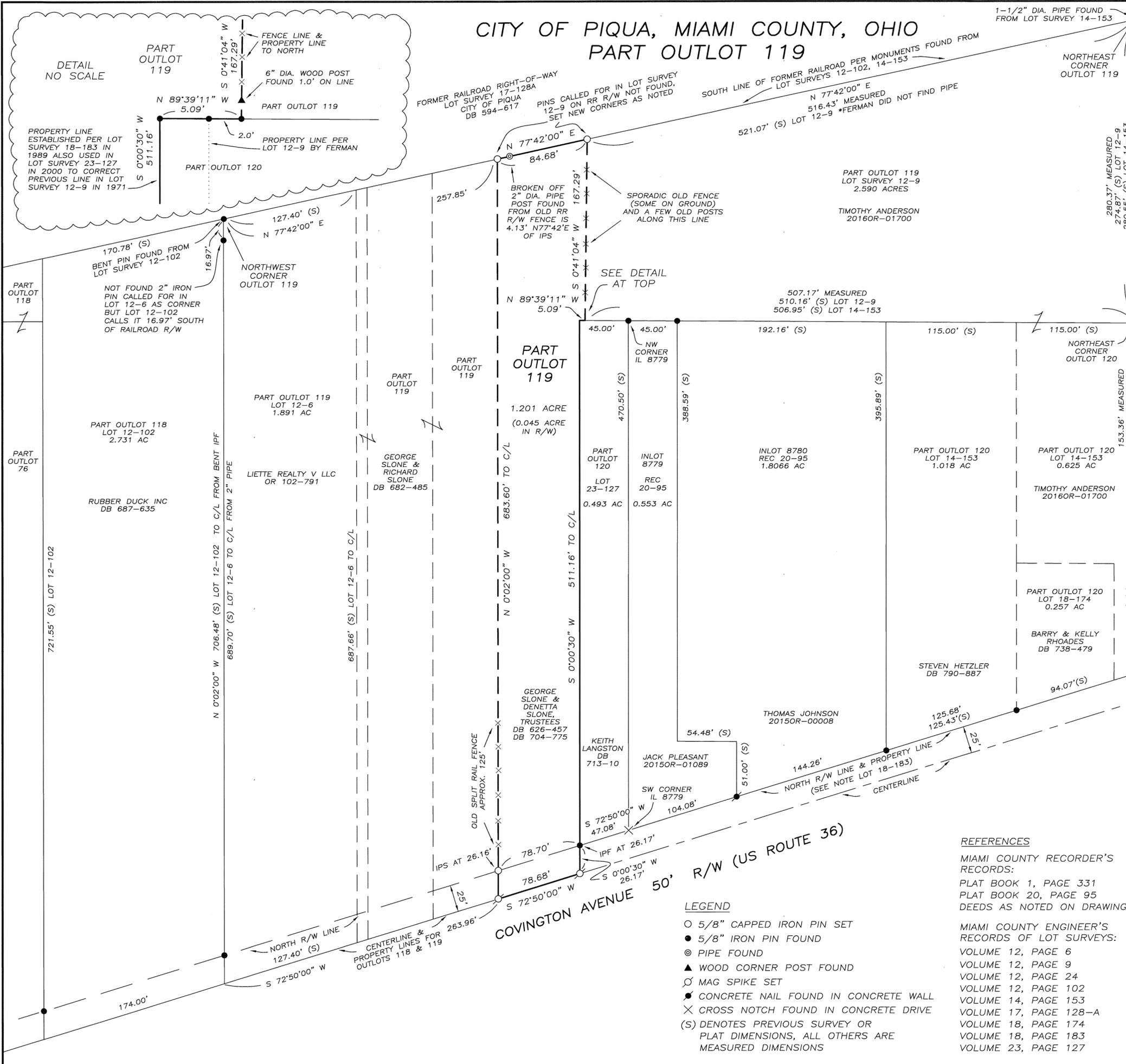
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB # 310.17 DRAWN BY: MRH SES CHECKED BY: JJB

Z:\BES_2017\310.17 (Dewese) Property, Lot Split, Troy-Urbana Road (Survey) (Dewese) 83.481 Acres, Staunton, Troy, Urbana, OH, (5/22/2018).dwg

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART OUTLOT 119

VOLUME 58 PAGE 136
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

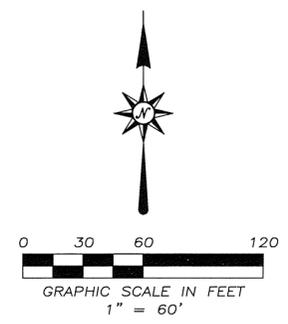


- NOTES:
1. THE PURPOSE OF THIS SURVEY WAS TO CORRECT BOUNDARY INFORMATION AS ORIGINALLY SHOWN ON LOT SURVEY 12-9 TO REFLECT MORE RECENT INFORMATION DETAILED IN LOT SURVEY 23-127 TO THE EAST.
 2. THE NORTH-SOUTH DISTANCES SHOWN ON THE 1.17 ACRE TRACT IN LOT SURVEY 12-9 ARE DRAWN AS GOING TO THE NORTH RIGHT-OF-WAY LINE OF COVINGTON AVENUE YET MEASURE AS BEING CLOSE TO THE CENTERLINE.
 3. THE EAST LINE NORTH OF THE 5.09 FOOT JOG WAS ESTABLISHED USING A "BEST FIT" LINE ALONG SPORADIC OLD WOVEN WIRE FENCE AND A FEW OLD POSTS STILL EXISTING BETWEEN THE JOG POINT AND THE RAILROAD RIGHT-OF-WAY LINE, TESTIMONY TAKEN FROM TIM ANDERSON (OWNER TO EAST) CONFIRMED THIS WAS THE RECOGNIZED PROPERTY LINE. THE REAR PINS FROM LOT SURVEY 12-9 ALONG RAILROAD RIGHT-OF-WAY WERE NOT FOUND.
 4. THE SOUTH RAILROAD RIGHT-OF-WAY LINE WAS ESTABLISHED BY USING A LINE FROM THE 1-1/2 INCH DIAMETER PIPE AT THE NORTHEAST CORNER OF OUTLOT 119 TO THE BENT IRON PIN FOUND AT THE NORTHWEST CORNER OF OUTLOT 119 SET IN LOT SURVEY 12-102.
 5. THE FRONTAGE OF 78.70 FEET ALONG THE NORTH RIGHT-OF-WAY OF COVINGTON AVENUE WAS HELD FROM LOT SURVEY 12-9 AS IT MATCHES THE OLD SPLIT RAIL FENCE LINE AND OCCUPATION LINE AS SHOWN ON THE WEST LOT LINE.
 6. THE WEST LOT LINE OF THIS TRACT WAS HELD AS BEING PARALLEL TO THE WEST LINE OF OUTLOT 119 ESTABLISHED IN LOT SURVEY 12-102 BY KLOCKNER, THESE LINES ARE CALLED AS BEING PARALLEL IN DEED BOOK 682-485.
 7. IT APPEARS THAT SOME PINS CALLED FOR IN PRE 1989 SURVEYS ALONG COVINGTON AVENUE RIGHT-OF-WAY WERE DESTROYED WHEN ROADWAY WAS RECONSTRUCTED.

REFERENCES
MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 1, PAGE 331
PLAT BOOK 20, PAGE 95
DEEDS AS NOTED ON DRAWING

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 12, PAGE 6
VOLUME 12, PAGE 9
VOLUME 12, PAGE 24
VOLUME 12, PAGE 102
VOLUME 14, PAGE 153
VOLUME 17, PAGE 128-A
VOLUME 18, PAGE 174
VOLUME 18, PAGE 183
VOLUME 23, PAGE 127

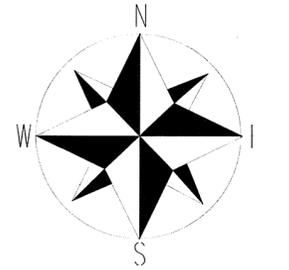
- LEGEND
- 5/8" CAPPED IRON PIN SET
 - 5/8" IRON PIN FOUND
 - ⊙ PIPE FOUND
 - ▲ WOOD CORNER POST FOUND
 - ⊘ MAG SPIKE SET
 - CONCRETE NAIL FOUND IN CONCRETE WALL
 - × CROSS NOTCH FOUND IN CONCRETE DRIVE
 - (S) DENOTES PREVIOUS SURVEY OR PLAT DIMENSIONS, ALL OTHERS ARE MEASURED DIMENSIONS



SURVEY FOR GEORGE & DENETTA SLOANE
IN MIAMI COUNTY, OHIO ~ MAY 26, 2018

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



SCALE 1" = 200'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEY
VOLUME 54, PAGE 144

LEGEND

△	MAG NAIL FOUND	△	RRS FOUND
○	STONE FOUND	○	
●	IRON PIN FOUND	●	
⊙	GIN SPINDLE FND	⊙	
▲	MAG NAIL SET	▲	
●	IRON PIN SET	●	
◆	RRS SET	◆	

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

- VOLUME 54, PAGE 144
- VOLUME 25, PAGE 126
- VOLUME 54, PAGE 143
- VOLUME 3, PAGE 14
- VOLUME 12, PAGE 178
- VOLUME 19, PAGE 64
- VOLUME 28, PAGE 125
- VOLUME 20, PAGE 70
- VOLUME 21, PAGE 87
- VOLUME 56, PAGE 51
- VOLUME 56, PAGE 57
- VOLUME 56, PAGE 74

DEED REFERENCE:

OFFICIAL RECORD
VOLUME 400, PAGE 697

DEED BOOK 638, PAGE 660

DEED 2015OR - 03005

MAY 19, 2018

SURVEY OF A 3.910 ACRE TRACT
FOR THE FLORY TRUST, SPLIT FROM A 129.164 ACRE TRACT

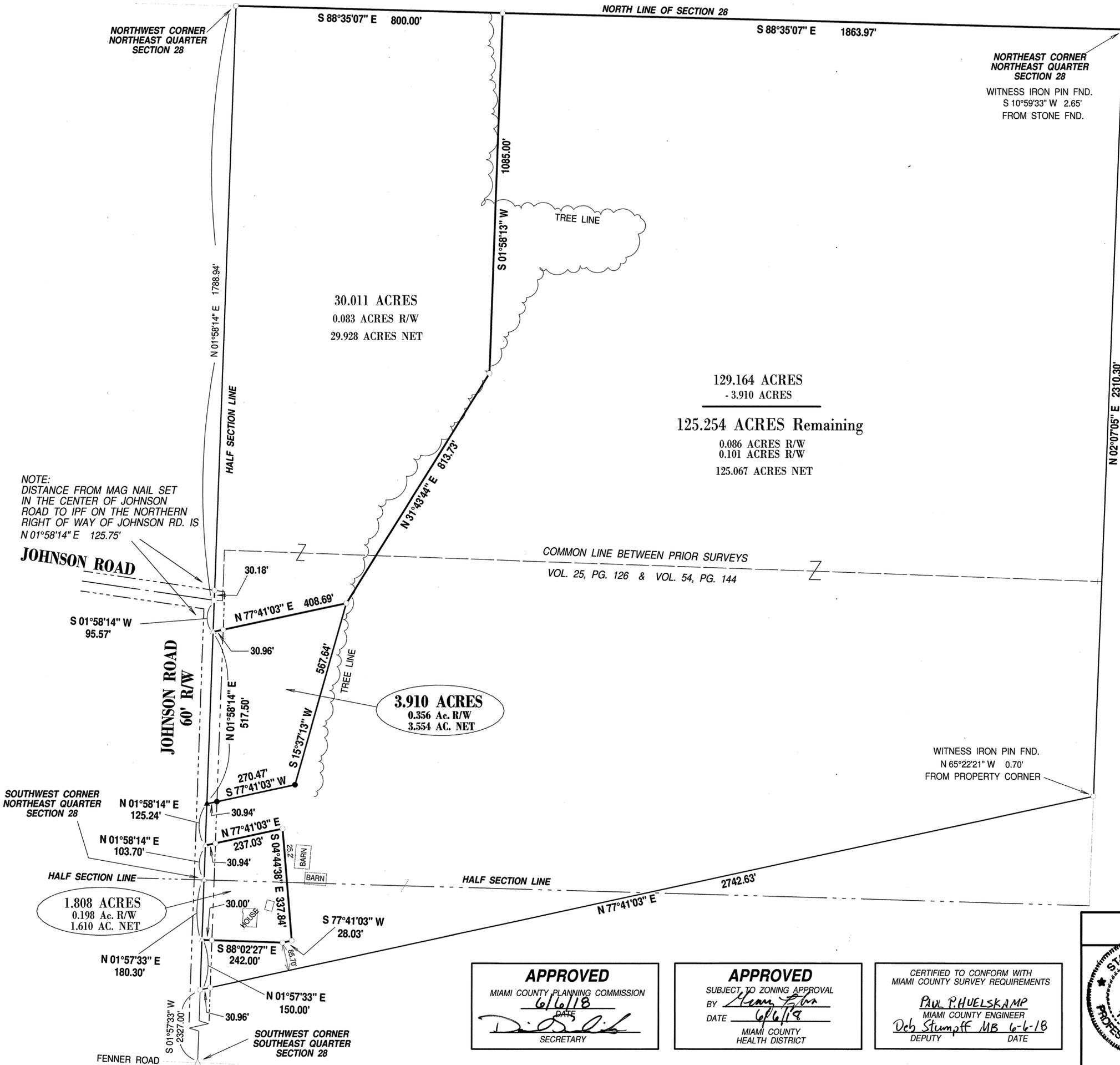


Neil E. Teaford, P.S. #7724
NEIL E. TEAFORD
 5260 TROY URBANA ROAD
 CASSTOWN, OHIO 45312
 nteaford@frontier.com
**OHIO REGISTERED
 PROFESSIONAL SURVEYOR # 7724**

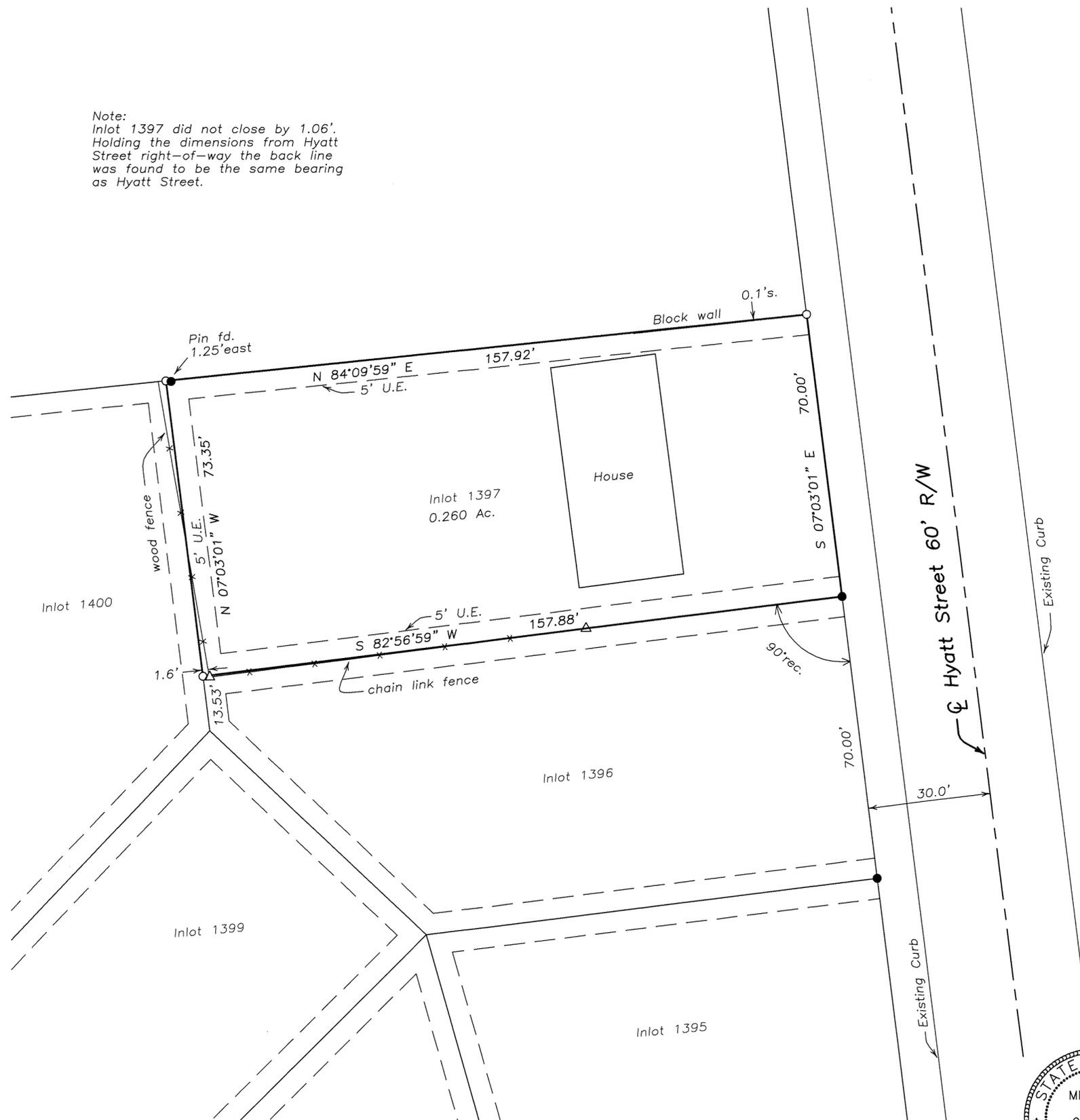
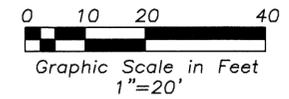
APPROVED
 MIAMI COUNTY PLANNING COMMISSION
 BY *[Signature]*
 DATE 6/6/18
 SECRETARY

APPROVED
 SUBJECT TO ZONING APPROVAL
 BY *[Signature]*
 DATE 6/6/18
 MIAMI COUNTY HEALTH DISTRICT

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
PAUL R. HUELSKAMP
 MIAMI COUNTY ENGINEER
 BY *[Signature]* MB 6-6-18
 DEPUTY DATE



Note:
Inlot 1397 did not close by 1.06'.
Holding the dimensions from Hyatt
Street right-of-way the back line
was found to be the same bearing
as Hyatt Street.



Legend

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

References

Miami County Recorder's
Plat Records
Plat Book 6, Page 81

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

Survey of Inlot 1397
for Gordon Tron



Michael W. Cozatt 6/04/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 13318 (937) 339-2921
File Name: C:\JOBS\2018\13318\13318sur.dwg
Drawn by: DMC ~ Checked by: MWC

7
TOWN

5E
RANGE

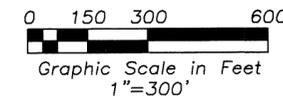
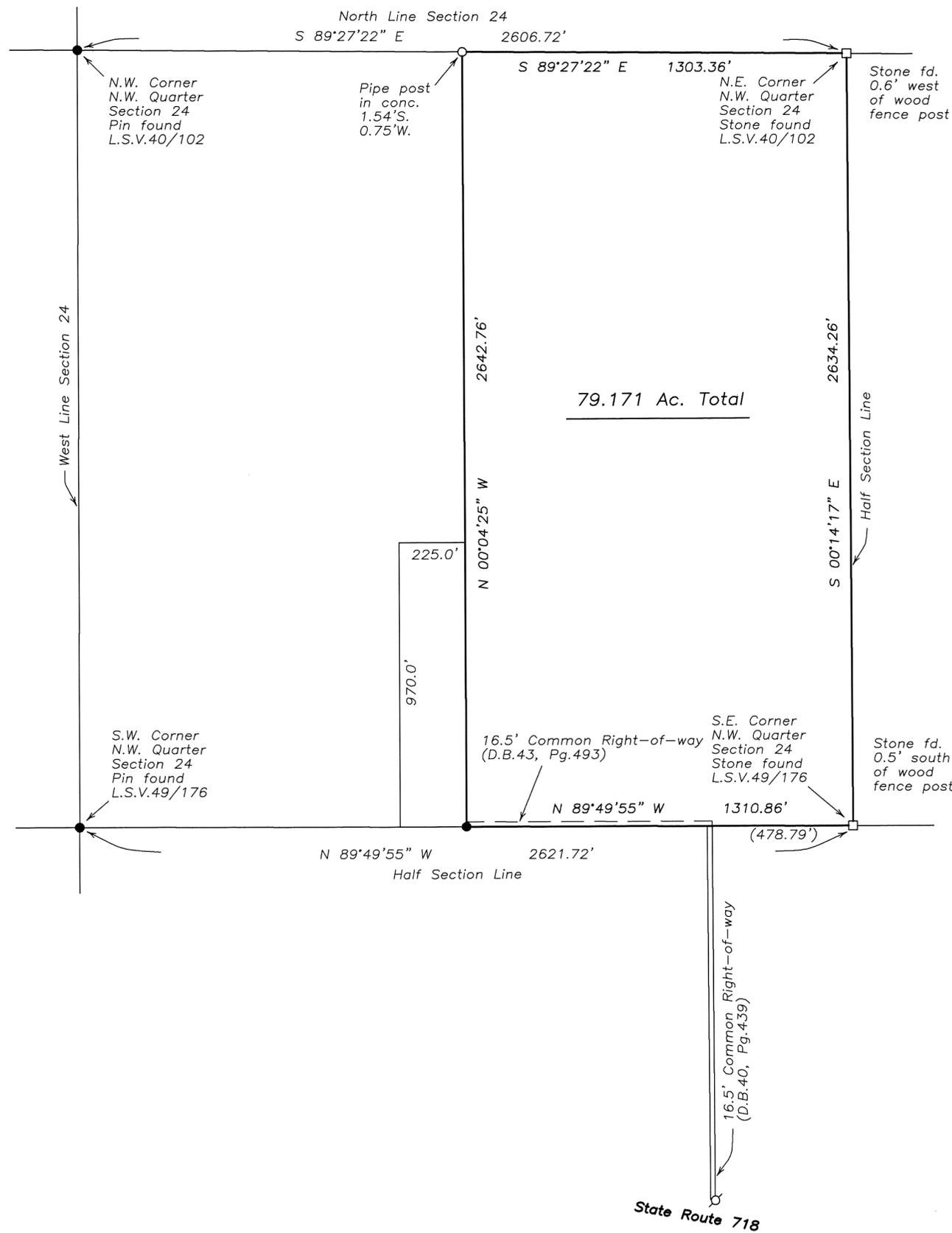
24 NW 1/4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 140
Miami County Engineer's
Record of Land Surveys



Legend

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

References

- Miami County Engineer's Record of Land Surveys
- Volume 3, Page 290
- Volume 3, Page 418
- Volume 4, Page 225
- Volume 33, Page 67
- Volume 40, Page 102
- Volume 49, Page 176

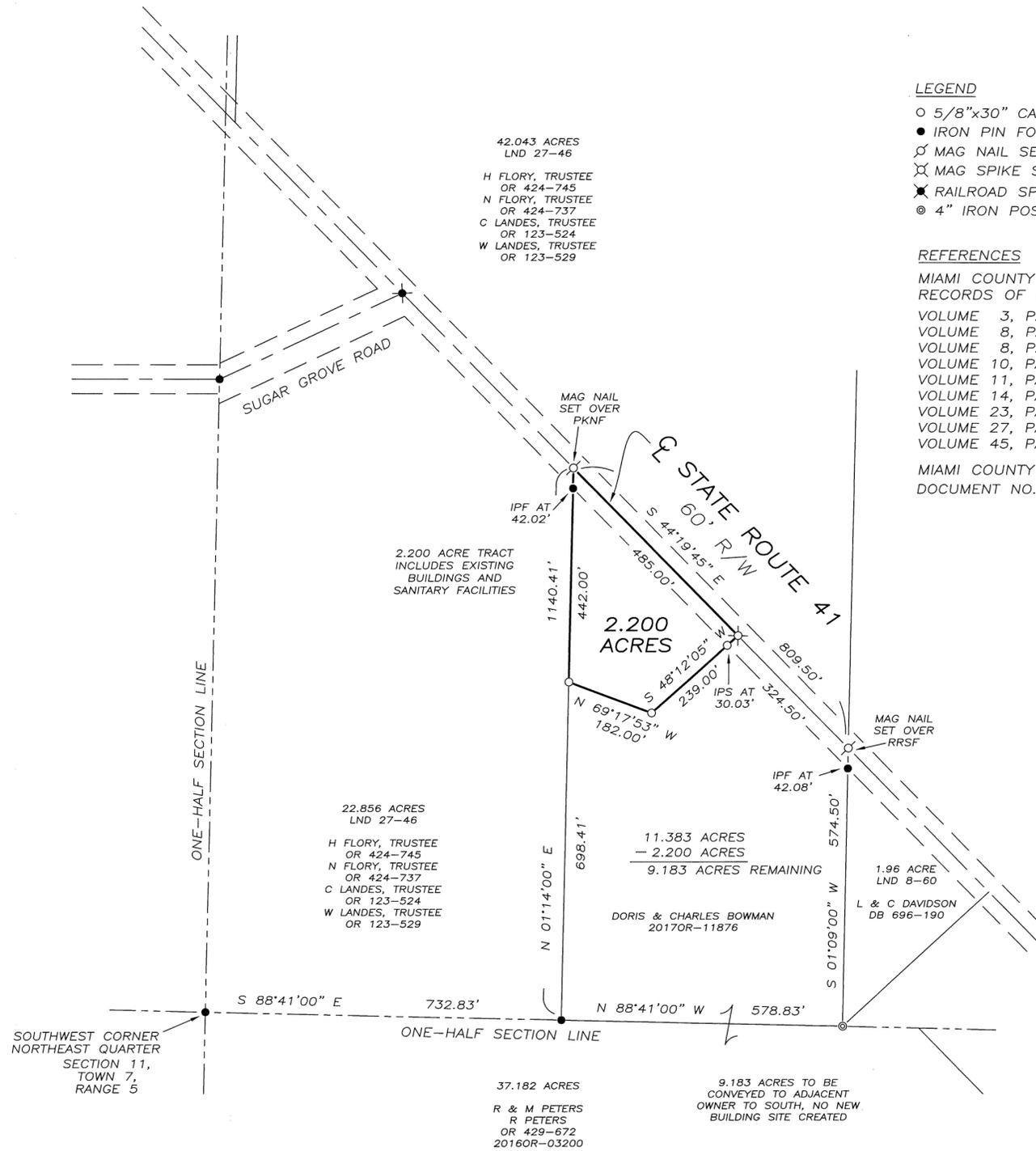
Basis of bearings:
State Plane Coordinate System,
NAD83(2011) Adjustment,
Geoid12a, Ohio South Zone,
O.D.O.T. VRS/CORS Network.

Survey of 79.171 Ac.
for Donald E. Robbins



Michael W. Cozatt 3/21/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 06218 (937) 339-2921
File Name: C:\Jobs\2018\06218.dwg
Drawn by: DMG ~ Checked by: MWC



LEGEND

- 5/8"x30" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- ⊗ MAG SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- ⊙ 4" IRON POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

- VOLUME 3, PAGE 428
- VOLUME 8, PAGE 56
- VOLUME 8, PAGE 60
- VOLUME 10, PAGE 98
- VOLUME 11, PAGE 83
- VOLUME 14, PAGE 42
- VOLUME 23, PAGE 24
- VOLUME 27, PAGE 46
- VOLUME 45, PAGE 124

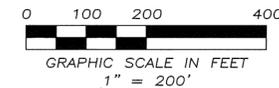
MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT NO. 20170R-11876

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, PE, PS
MIAMI COUNTY ENGINEER
Deb Stumpf DV 6-5-2018
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
6/18/18
DATE
Timothy J. Wilson
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY **Henry Plon**
DATE **6/18/18**
MIAMI COUNTY
GENERAL HEALTH DEPT.

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERRECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.
Timothy J. Wilson 6/18/18 (9.183 ACRE TRACT)
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION



SURVEY FOR JOE BOWMAN
IN MIAMI COUNTY, OHIO ~ MAY 20, 2018

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

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED PROFESSIONAL SURVEYOR

BROWN
TOWNSHIP

25
SECTION

2
TOWN

12
RANGE

VOLUME 58 PAGE 142
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



TOTAL AREA 12.7967 AC.
R/W AREA 0.1298 AC.
NET AREA 12.6669 AC.



LEGEND

- ✱ RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- IRON PIN FOUND
- IRON PIN SET
- ✱ MAG NAIL SET
- ▲ RAILROAD SPIKE LOCATED



RE-SURVEY OF EXISTING TRACT
FOR CENTA LANE.

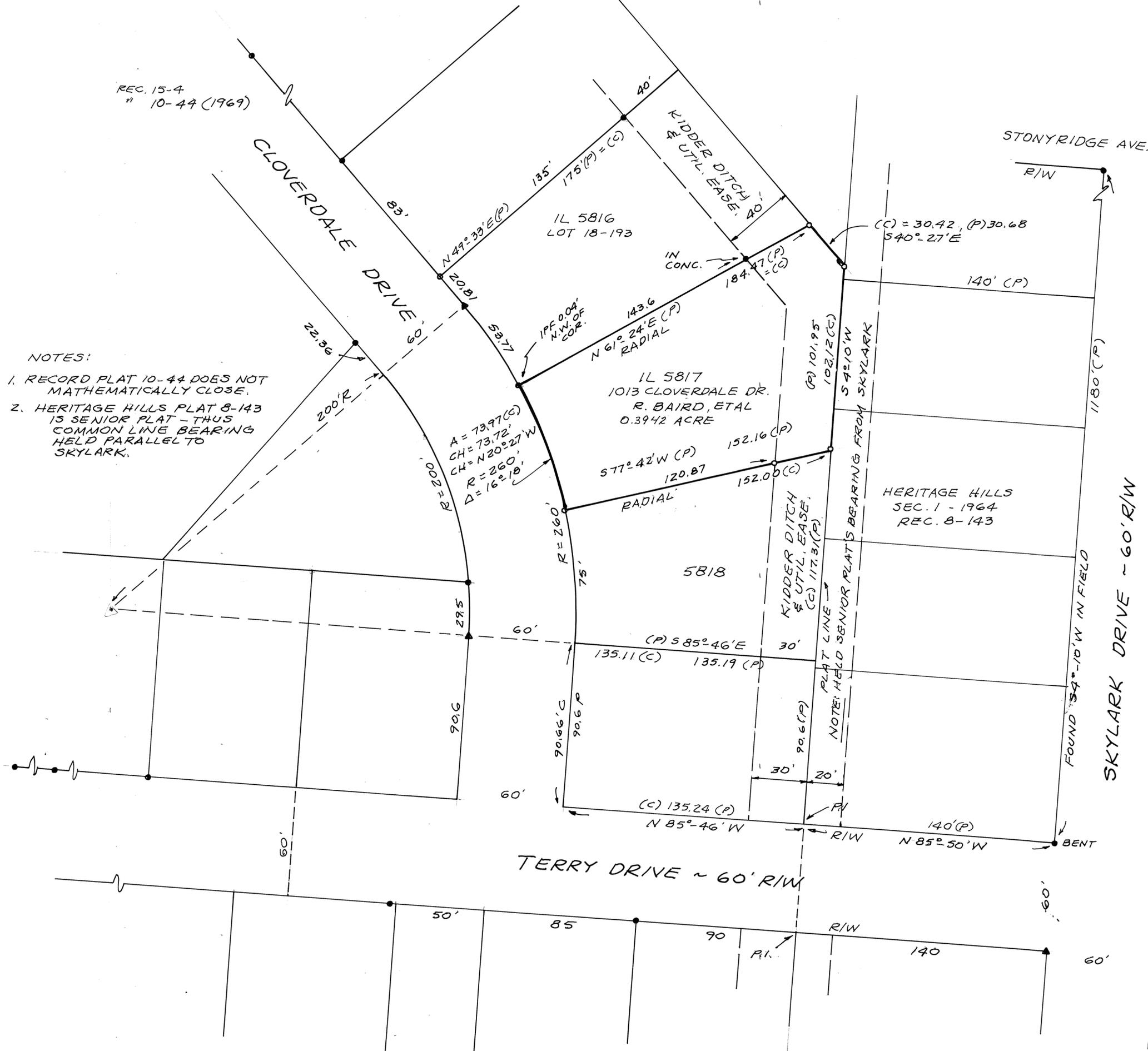
Steven D. Leffel 5-1-18

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

TROY CORPORATION
 N.E. SECTION
 5817 INLOT

REC. 15-4
 " 10-44 (1969)

- NOTES:
1. RECORD PLAT 10-44 DOES NOT MATHEMATICALLY CLOSE.
 2. HERITAGE HILLS PLAT 8-143 IS SENIOR PLAT - THUS COMMON LINE BEARING HELD PARALLEL TO SKYLARK.



BEARING ON CLOVERDALE DR.
 PER REC. VOL. 10, PG. 44



LEGEND

- IRON PIN FOUND
- IRON PIN SET 5/8" φ X 30"
- ▲ IRON PIN LOCATED



SURVEY OF IL 5817 @ 1013
 CLOVERDALE DRIVE IN TROY, OHIO
 FOR ROBERT BAIRD

Steven D. Leffel 3-4-18
 STEVEN D. LEFFEL
 PROFESSIONAL SURVEYOR NO. 6660
 1155 CLOVERDALE DRIVE
 TROY, OHIO 45373
 937-339-9573

Piqua Corporation

S.E. Section

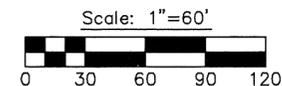
Pt. 434, Pt. 435, Pt. 581, Pt. 582, Pt. 583 & Pt. 584 Inlot

Miami County

Ohio State

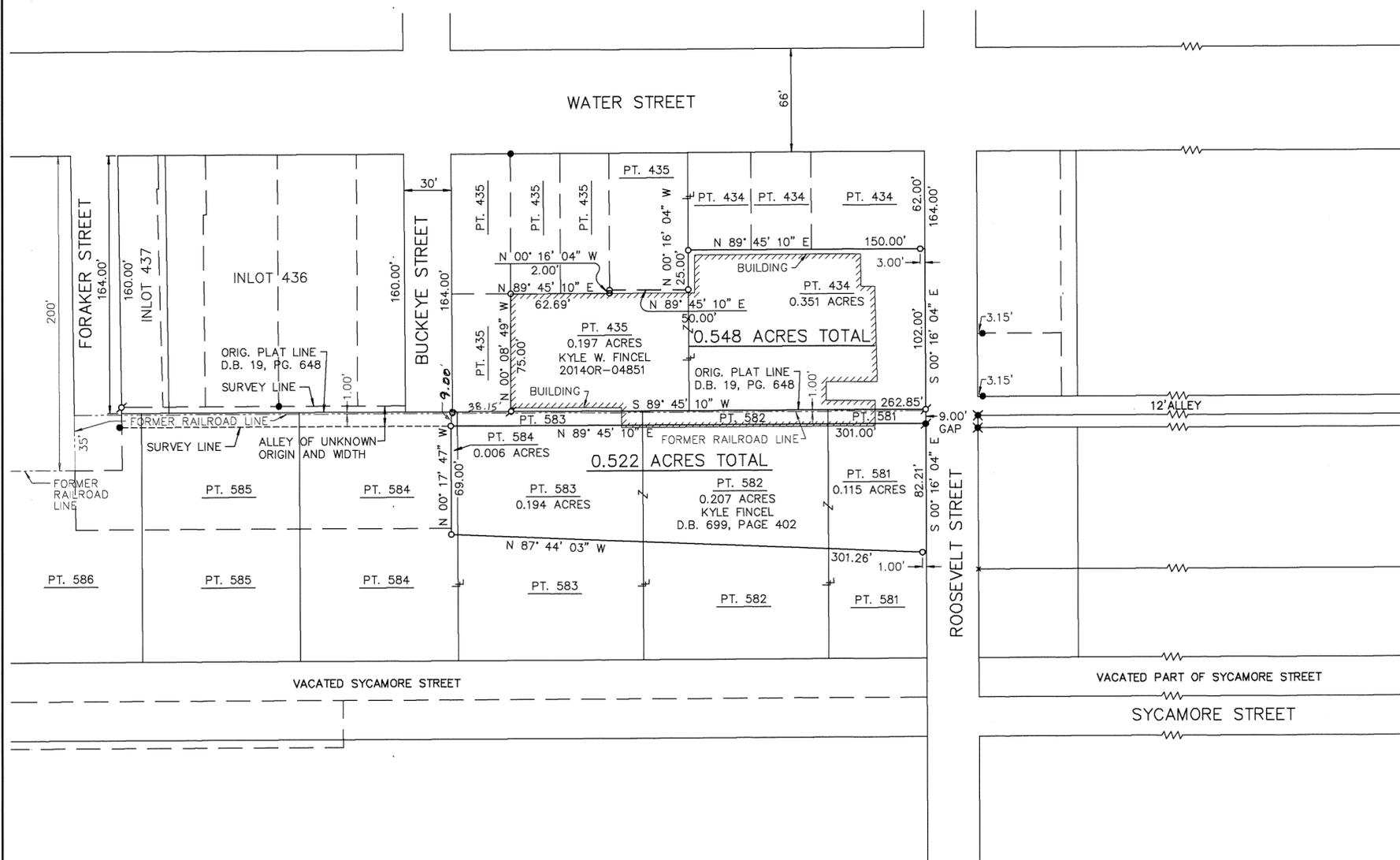
Volume 58 Page 145

Miami County Engineer's Record of Land Surveys



Legend

- Iron pin found
- ✱ PK nail fd.
- ✱ Mag spike found
- ✱ Cut cross found
- 5/8" dia. capped iron pin set (Cozatt, S6001)



9' GAP INFO ADDED PER M.W.C. 7-13-2018
 TOTAL AC. IN GAP - 0.0018 AC.
 PT. 1L. 581 - 0.013 AC.
 PT. 1L. 582 - 0.024 AC.
 PT. 1L. 583 - 0.024 AC.
 PT. 1L. 584 - 0.0008 AC.

D. VENTURA
 DEP. ENG.
 7-13-2018

Survey of Inlots 434, 435, 581, 582, 583, & 584 in the City of Piqua for Kyle Fincel.

SURVEY NOTES

1. INLOTS 434 THROUGH 437 WERE PLATTED IN D.B. 19, PAGE 648. WATER STREET WAS CALLED TO BE 60 FT. WIDE, AND THE LOTS WERE PLATTED 150.00 FT. EAST AND WEST AND 167.00 FT. NORTH AND SOUTH. LATER SURVEYS SHOWED THE WIDTH OF WATER STREET TO BE 66 FT. STREET IMPROVEMENTS AND MONUMENTATION FOUND IN THE FIELD AGREE WITH THE 66 FT. WIDTH. THE DEPTH OF THE LOTS SOUTH OF WATER STREET (164.00 FT.) WAS ARRIVED AT USING THE 66 FT. WIDTH RATHER THAN A 60 FT. WIDTH FOR WATER STREET (3' LESS ON EACH SIDE).
2. INLOTS 466 THROUGH 469 (NOW 581 THROUGH 584) WERE PLATTED IN D.B. 25, PAGE 317. THE EAST AND WEST LOT WIDTHS VARIED WHILE THEY WERE PLATTED TO BE 157.74 FT. NORTH AND SOUTH. VACATED SYCAMORE STREET WAS RE-CREATED USING MONUMENTATION FOUND IN LAND SURVEY VOLUME 56, PAGE 2 RESULTING IN THE LOT DEPTH NORTH AND SOUTH BEING 158.27 FT.
3. THE TRACTS SURVEYED IN LOT SURVEY VOLUME 22, PAGE 173 AND VOLUME 23, PAGE 28 INDICATE THE SOUTH LINE OF INLOTS 434 THROUGH 437 TO BE 173.00 FT. SOUTH OF THE SOUTH LINE OF WATER STREET. THIS DISTANCE IS BELIEVED TO BE IN ERROR AND LEAVES A 9.00 FT. GAP BETWEEN THE SOUTH LINE OF INLOTS 434 THROUGH 437 AND THE TRACTS BEING SURVEYED.
4. THE CITY OF PIQUA SOLD THE GROUND SURVEYED IN LOT SURVEY VOLUME 23, PAGE 28 TO KYLE FINCEL BY DEED RECORDED IN D.B. 699, PAGE 402. THE DEED CALLS THE PLACE OF BEGINNING TO BE THE SOUTHEAST CORNER OF INLOT 434. HOWEVER, THE TRACT SURVEYED IS NOT CONTIGUOUS WITH THE SOUTH LINE OF INLOTS 434 THROUGH 437 PLATTED IN D.B. 19, PAGE 648.

References

D.B. 17, Pg. 243	Miami County Recorder's Deed Records	Vol. 01, Pg. 93	Miami County Engineer's Record of Lot Surveys
D.B. 19, Pg. 648		Vol. 03, Pg. 176	
D.B. 25, Pg. 317		Vol. 12, Pg. 26	
D.B. 484, Pg. 756		Vol. 15, Pg. 21	
D.B. 562, Pg. 665		Vol. 16, Pg. 140	
D.B. 649, Pg. 687		Vol. 17, Pg. 128	
D.B. 714, Pg. 259		Vol. 22, Pg. 143	
D.B. 743, Pg. 534	Miami County Recorder's Plat Records	Vol. 22, Pg. 173	Conrail Railroad Maps
2017OR 03276		Vol. 23, Pg. 28	
P.B. 19, Pg. 122		Vol. 23, Pg. 118	
P.B. 20, Pg. 97			
P.B. 22, Pg. 22			
P.B. 25, Pg. 22			



Michael W. Cozatt 6/26/18
 Michael W. Cozatt, P.S. #6001 Date

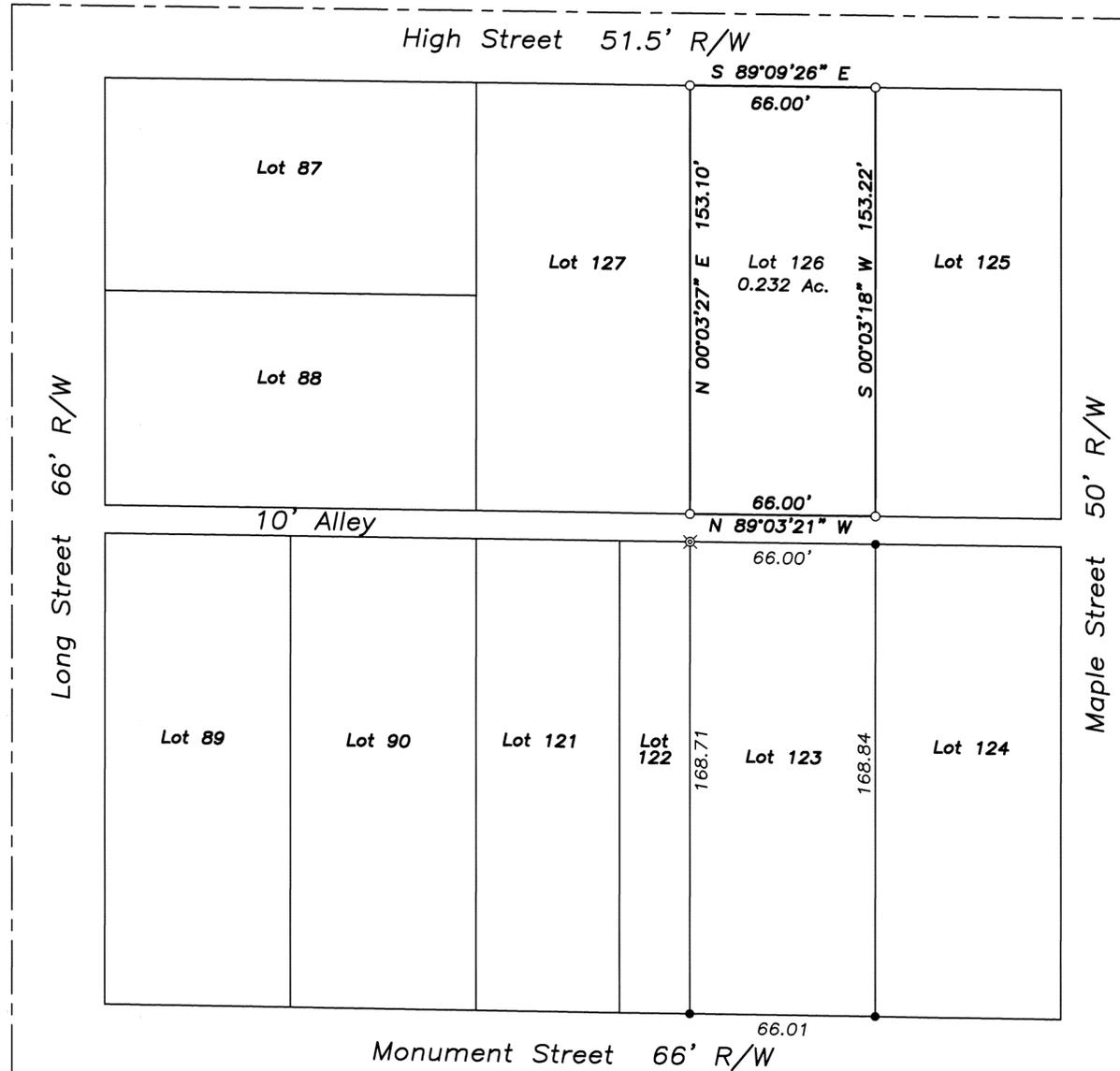
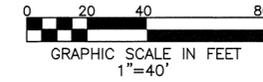
Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 15818 Ph. (937) 339-2921

Pleasant Hill
CORPORATION

126
INLOT

21
PLAT NO.

VOLUME 58 PAGE 146
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- IRON PIPE FOUND
- 5/8" CAPPED IRON PIN SET (COZATT, S6001)
- ✦ P.K. NAIL FOUND
- ⊗ MAG NAIL SET OVER R.R. SPIKE FOUND
- ✕ R.R. SPIKE FOUND
- ⊗ GIN SPINDLE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
VOLUME 23, PAGE 31
VOLUME 24, PAGE 21 (BASIS OF BEARINGS)

SURVEY OF LOT 126
FOR TERRY STUDEBAKER

SPIKE FOUND
0.22' WEST

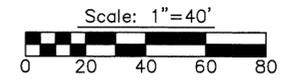
NAIL FOUND
0.16' WEST

S 89°00'00" E 569.94



Michael W. Cozatt 6/25/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OH 45373
JOB NO. 18218 (937)-339-2921
File Name: C:\Jobs\2018\18218.dwg

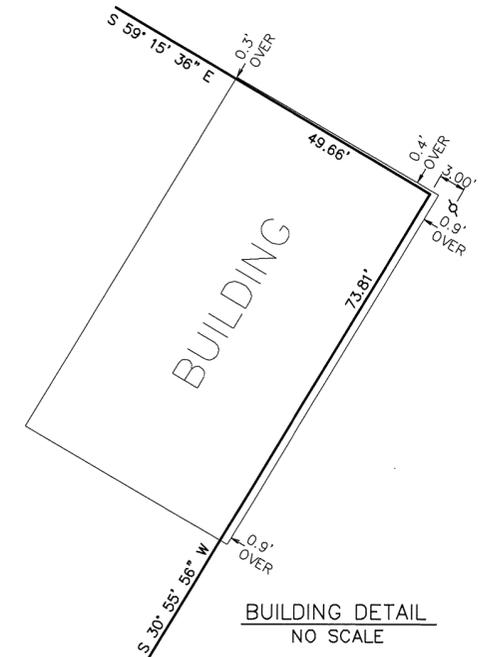
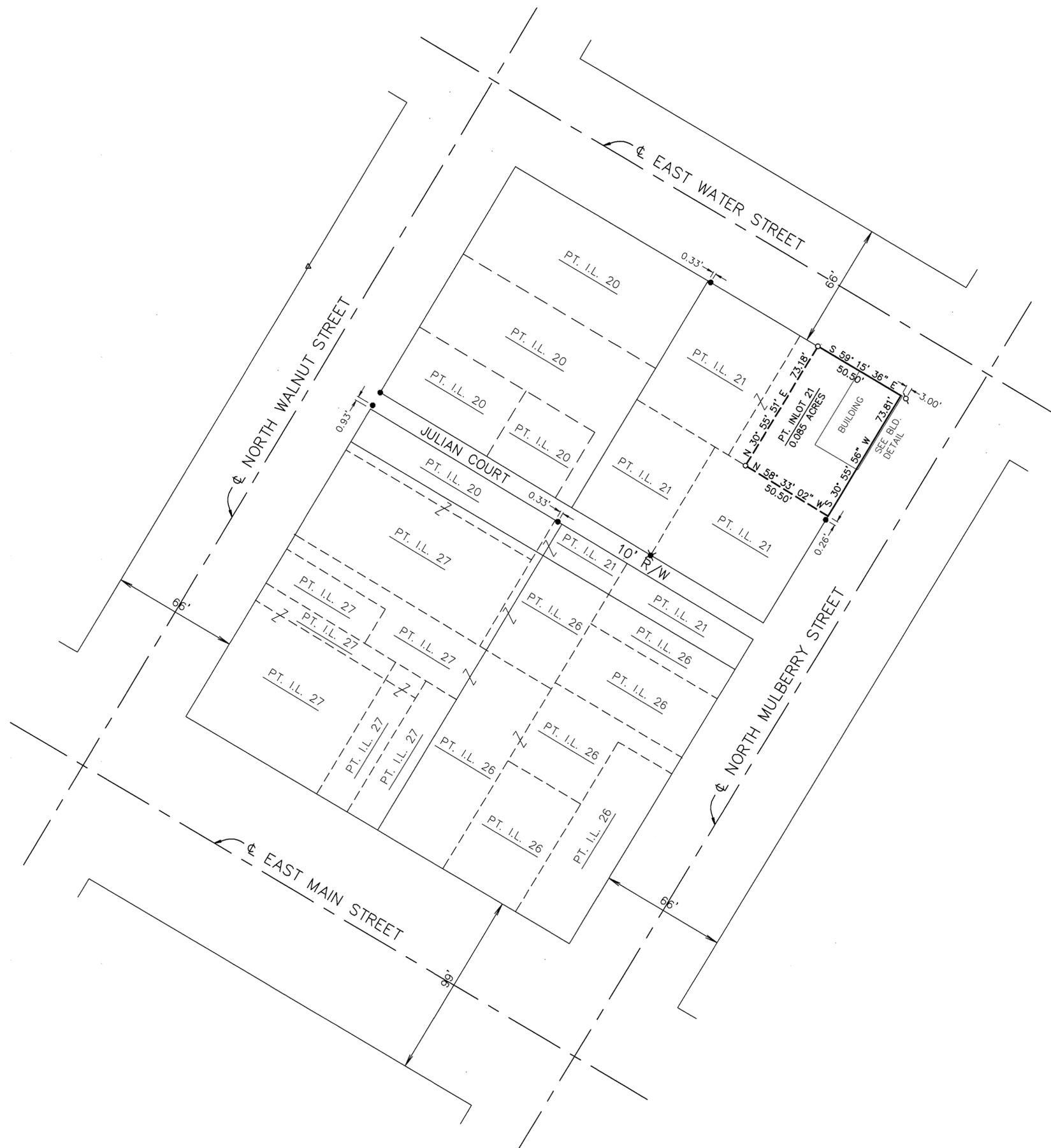


Legend

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

References

- Vol. 10, Pg. 65
 - Vol. 10, Pg. 134
 - Vol. 12, Pg. 116
 - Vol. 14, Pg. 19
 - Vol. 14, Pg. 142
 - Vol. 17, Pg. 113
- MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS



Survey of part of Inlot 21, Troy for Troy Museum Corp.

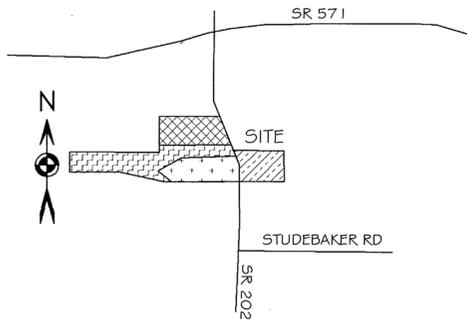


Michael W. Cozatt
Michael W. Cozatt, P.S. #6001 Date 6/25/18

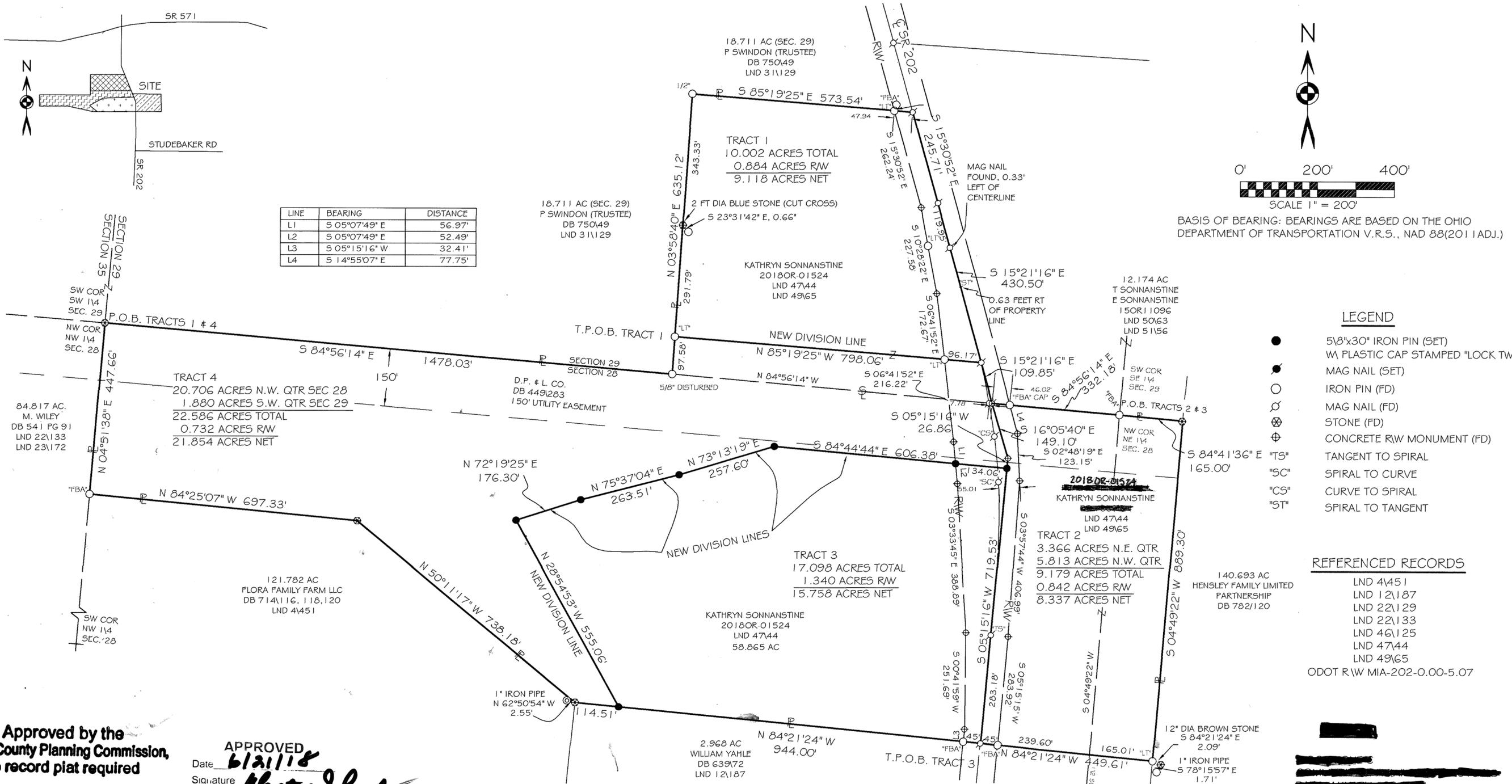
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 14718 Ph. (937) 339-2921

SONNANSTINE SURVEY

VICINITY MAP
NO SCALE



LINE	BEARING	DISTANCE
L1	S 05°07'49" E	56.97'
L2	S 05°07'49" E	52.49'
L3	S 05°15'16" W	32.41'
L4	S 14°55'07" E	77.75'



- LEGEND**
- 5/8"x30" IRON PIN (SET)
 - W PLASTIC CAP STAMPED "LOCK TWO"
 - MAG NAIL (SET)
 - IRON PIN (FD)
 - MAG NAIL (FD)
 - STONE (FD)
 - ⊕ CONCRETE RW MONUMENT (FD)
 - "TS" TANGENT TO SPIRAL
 - "SC" SPIRAL TO CURVE
 - "CS" CURVE TO SPIRAL
 - "ST" SPIRAL TO TANGENT

- REFERENCED RECORDS**
- LND 4451
 - LND 12187
 - LND 22129
 - LND 22133
 - LND 46125
 - LND 4744
 - LND 49165
 - ODOT R/W MIA-202-0.00-5.07

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

D. J. S. 6/26/18
Secretary

APPROVED
Date *6/21/18*
Signature *Walt D. Day*
BETHEL TOWNSHIP
ZONING DEPARTMENT

Certified To Conform With
Miami County Survey Requirements
PAUL P. HUELSKAMP P.E., P.S.
Miami County Engineer
Deputy *6-22-2018*
Deputy Date

APPROVED
Subject to Zoning Approval
By *Christopher S. Harmon, P.S.*
Date *6/26/18*
Miami County Health District



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

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 OCTOBER, 2017 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 #17044

2
TOWN

10 BTMRS
RANGE

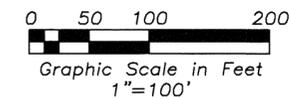
36 SW 1/4
SECTION

LOSTCREEK
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 149
Miami County Engineer's
Record of Land Surveys



Legend

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

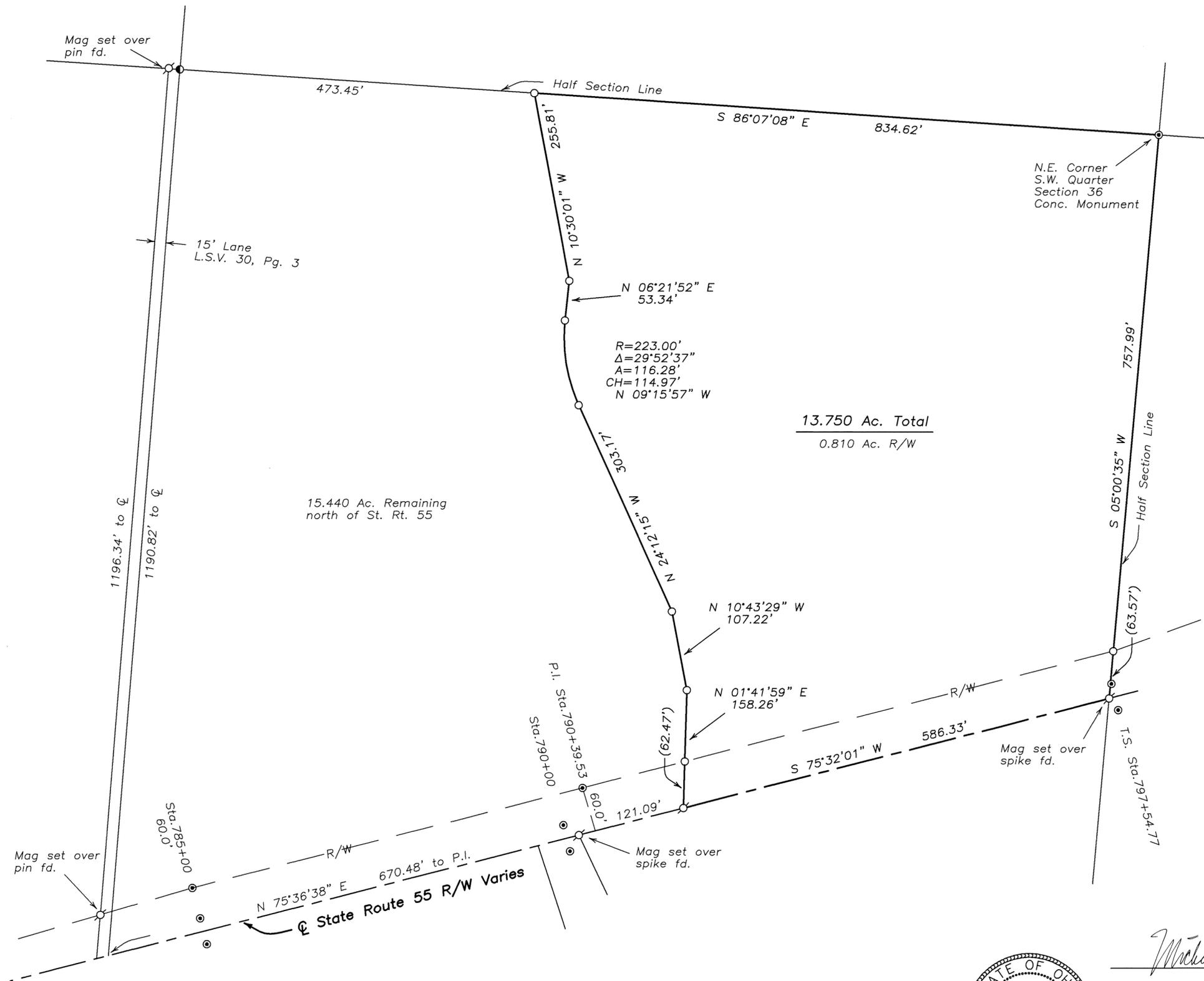
References

Miami County Engineer's
Record of Land Surveys
Volume 5, Page 35
Volume 12, Page 80
Volume 30, Page 3
Volume 40, Page 3
Volume 40, Page 17
Volume 44, Page 94
Volume 49, Page 30

O.D.O.T. R/W Plans
MIA-55-12.15

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

Survey of 13.750 Ac.
for Robert Tweed



Michael W. Cozatt 7/02/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 17618 (937) 339-2921
File Name: C:\Jobs\2018\17618\17618survey.dwg
Drawn by: DMC ~ Checked by: MWC



BEARINGS BASED ON THE CENTERLINE OF STATE ROUTE 589
(S 05°00'00"W) AS RECORDED IN SURVEY VOLUME 35, PAGE
19 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO



REFERENCES:

Deed: 76.824 ACRES (BY DEED) - JEANETTE J. BAUMAN / DEED BOOK 715, PAGE 804

LAND SURVEYS:

- Survey Volume 37, Page 74
- Survey Volume 25, Page 41
- Survey Volume 41, Page 28
- Survey Volume 46, Page 176

SURVEY NOTES:

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

Monument Legend

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

CERTIFIED TO CONFORM WITH,
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, PE, PS
MIAMI COUNTY ENGINEER
Deb Stumpf T-11-2018
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.

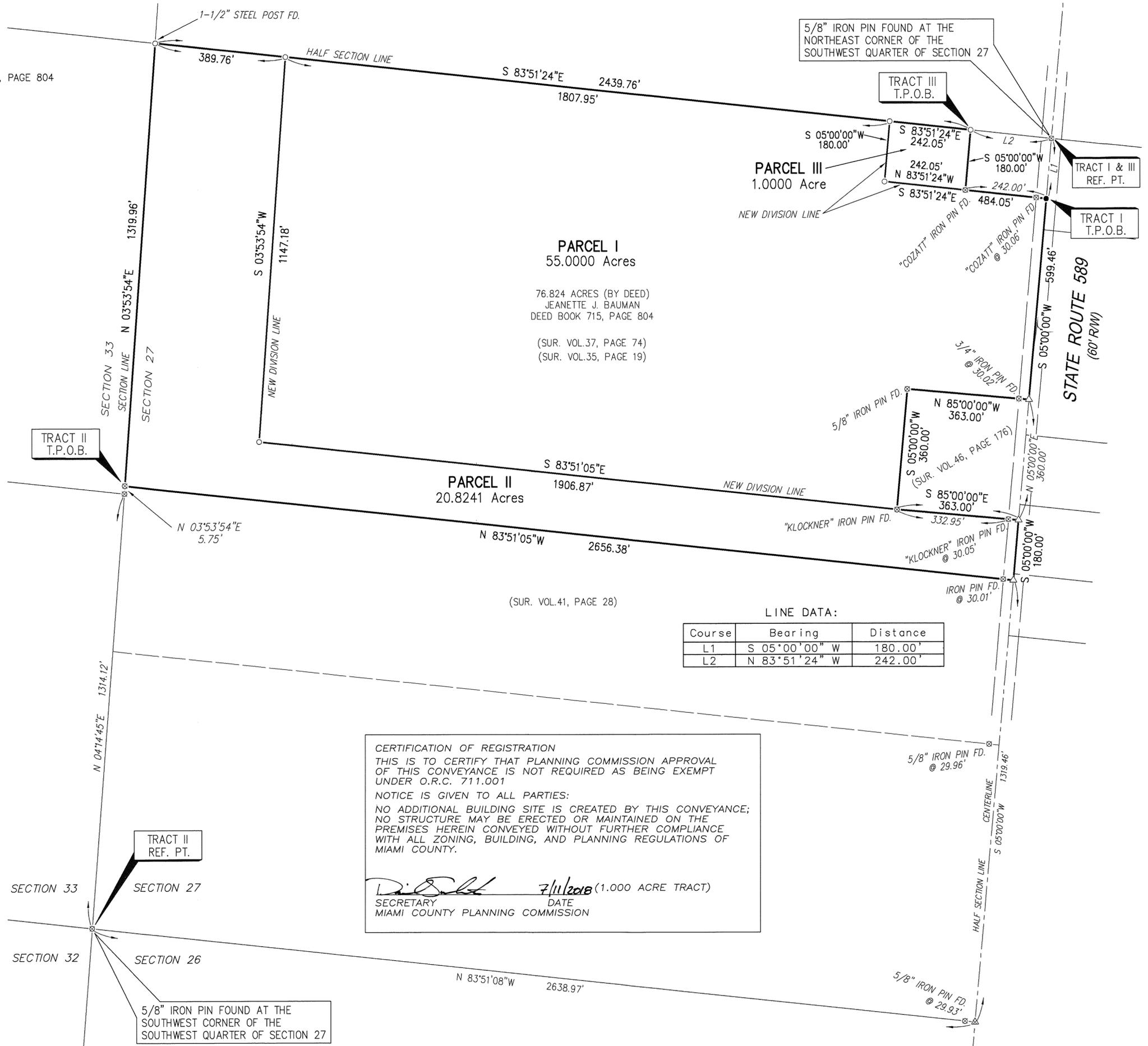
McDougall - Marsh Land Surveyors

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



2 11 27
TOWN RANGE SECTION
LOST CREEK TOWNSHIP MIAMI COUNTY

VOLUME 58 PAGE 150
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



PARCEL I
55.0000 Acres
76.824 ACRES (BY DEED)
JEANETTE J. BAUMAN
DEED BOOK 715, PAGE 804
(SUR. VOL.37, PAGE 74)
(SUR. VOL.35, PAGE 19)

PARCEL II
20.8241 Acres
(SUR. VOL.41, PAGE 28)

PARCEL III
1.0000 Acre

LINE DATA:

Course	Bearing	Distance
L1	S 05°00'00" W	180.00'
L2	N 83°51'24" W	242.00'

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.
D. Stumpf 7/11/2018 (1.000 ACRE TRACT)
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

5/8" IRON PIN FOUND AT THE
SOUTHWEST CORNER OF THE
SOUTHWEST QUARTER OF SECTION 27

5/8" IRON PIN FOUND AT THE
NORTHEAST CORNER OF THE
SOUTHWEST QUARTER OF SECTION 27

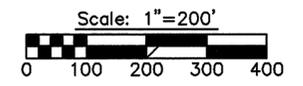
N.W. CORNER
N.E. QUARTER
SECTION 14

1 Town 11BTMRS Range NE 1/4 - 14 Section Staunton Township Miami County Ohio State

RUSK ROAD 60' R/W
& NORTH LINE OF SECTION 14

EXISTING 72.433 ACRE TRACT

N.E. CORNER
N.E. QUARTER
SECTION 14



Legend

- ⊗ Mag nail set over existing monument
- Iron pin found
- ⊗ Mag nail set
- Nail in stone found
- △ Wood fence post found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 03, Pg. 265
 - Vol. 04, Pg. 160
 - Vol. 32, Pg. 155
 - Vol. 37, Pg. 178
 - Vol. 45, Pg. 85
 - Vol. 51, Pg. 71
 - Vol. 53, Pg. 33
- 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

Paul P. Huelskamp DEPT 7-12-2018
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.

19.535 Acre Tract

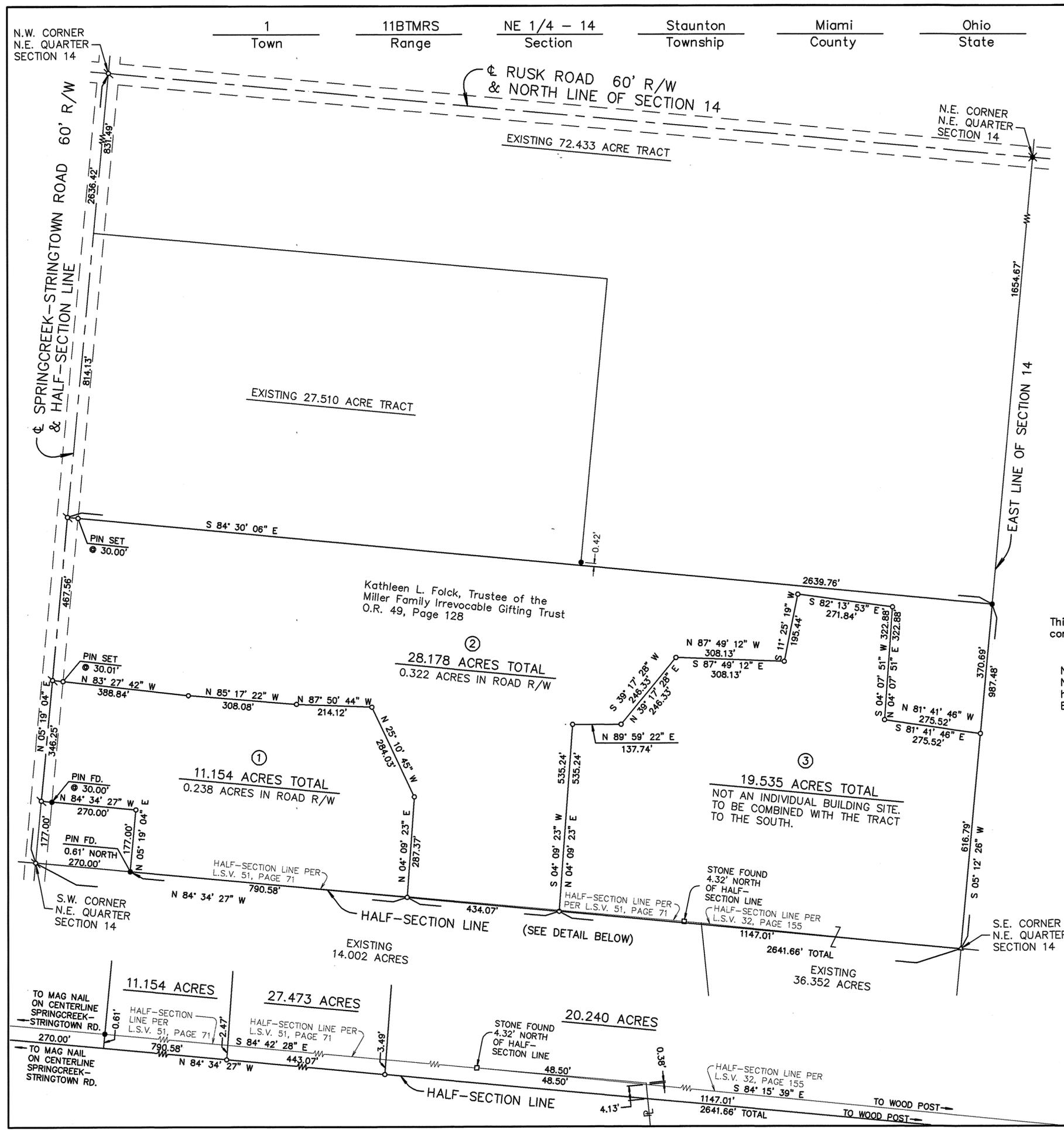
Michael W. Cozatt 7/12/2018
Secretary
Miami County Planning Commission

Survey of 3 tracts for the Kathleen L. Folck, Trustee of The Miller Family Irrevocable Gifting Trust.



Michael W. Cozatt 7/10/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 15018 Ph. (937) 339-2921



MERRIMONT/HILLTOP PLAT

VOLUME 58 PLAT 152
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 MAY, 2018

0.169
0.585
ACREAGE

4
SECTION
33
SECTION

4
TOWN
5
TOWN

6
RANGE
6
RANGE

CONCORD
TOWNSHIP

MIAMI, OHIO
COUNTY



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



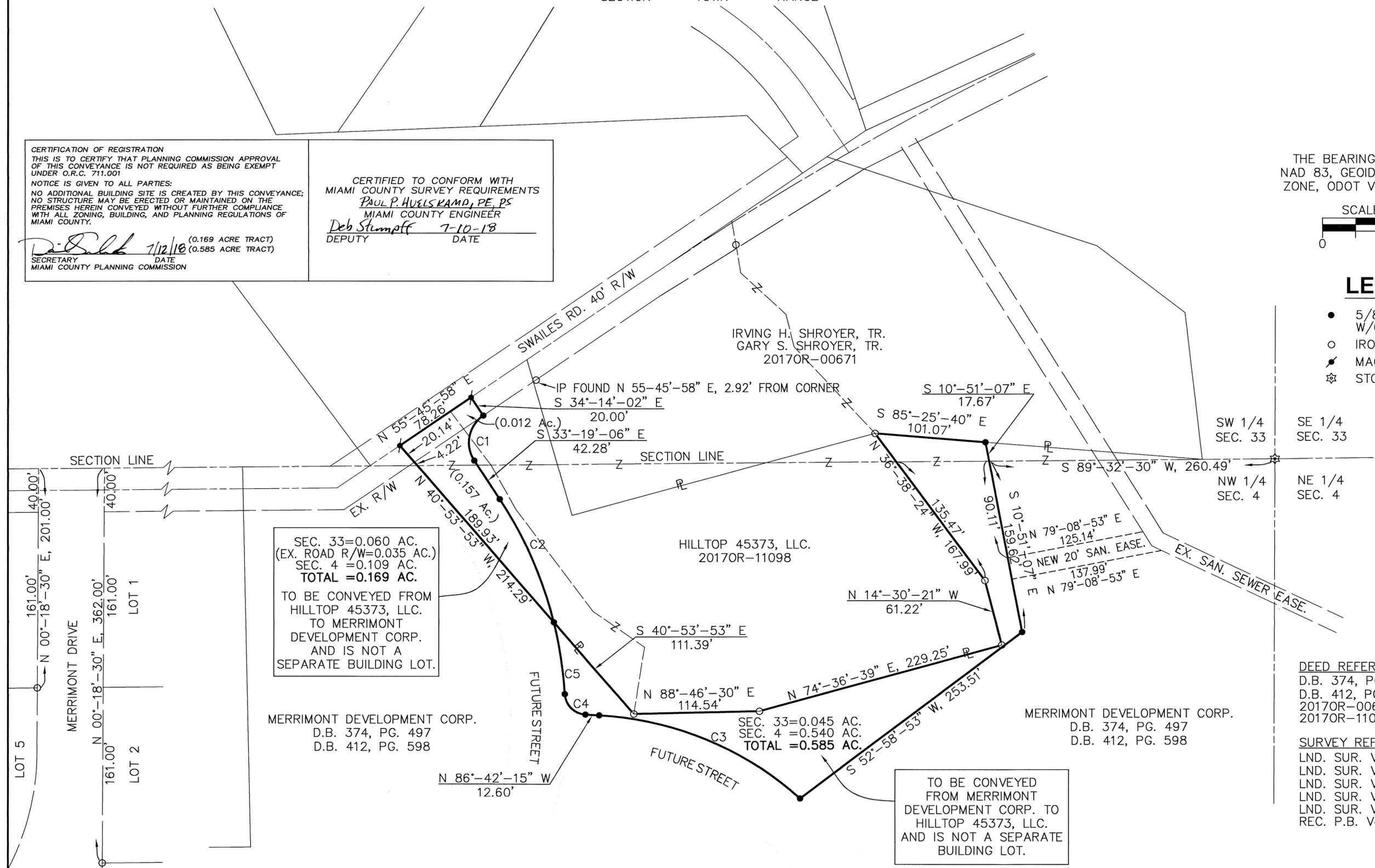
LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ✦ MAG NAIL SET
- ☆ STONE 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.

Paul P. Huelskamp, PE, PS
 MIAMI COUNTY ENGINEER
Deb Stumpff 7-10-18
 DEPUTY DATE

Paul P. Huelskamp 7/12/18 (0.169 ACRE TRACT)
 SECRETARY DATE (0.585 ACRE TRACT)
 MIAMI COUNTY PLANNING COMMISSION



SEC. 33=0.060 AC.
 (EX. ROAD R/W=0.035 AC.)
 SEC. 4 =0.109 AC.
TOTAL =0.169 AC.
 TO BE CONVEYED FROM HILLTOP 45373, LLC. TO MERRIMONT DEVELOPMENT CORP. AND IS NOT A SEPARATE BUILDING LOT.

HILLTOP 45373, LLC.
 20170R-11098

MERRIMONT DEVELOPMENT CORP.
 D.B. 374, PG. 497
 D.B. 412, PG. 598

SEC. 33=0.045 AC.
 SEC. 4 =0.540 AC.
TOTAL =0.585 AC.

MERRIMONT DEVELOPMENT CORP.
 D.B. 374, PG. 497
 D.B. 412, PG. 598

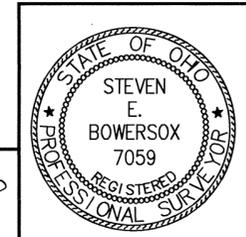
TO BE CONVEYED FROM MERRIMONT DEVELOPMENT CORP. TO HILLTOP 45373, LLC. AND IS NOT A SEPARATE BUILDING LOT.

DEED REFERENCE
 D.B. 374, PG. 497
 D.B. 412, PG. 598
 20170R-00671
 20170R-11098

SURVEY REFERENCE
 LND. SUR. Vol. 1, PG. 95
 LND. SUR. Vol. 13, PG. 178
 LND. SUR. Vol. 37, PG. 58
 LND. SUR. Vol. 37, PG. 59
 LND. SUR. Vol. 52, PG. 76
 REC. P.B. Vol. 7, PG. 7

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	30.00'	89°-05'-04"	46.64'	42.09'	S 11°-13'-26" W
2	365.00'	19°-25'-38"	123.76'	123.17'	S 23°-36'-18" E
3	300.00'	38°-37'-27"	202.24'	198.43'	N 67°-23'-32" W
4	20.00'	83°-17'-16"	29.07'	26.58'	N 45°-03'-37" W
5	365.00'	10°-28'-30"	66.73'	66.64'	N 08°-39'-14" W

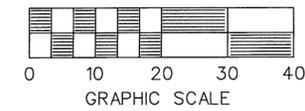
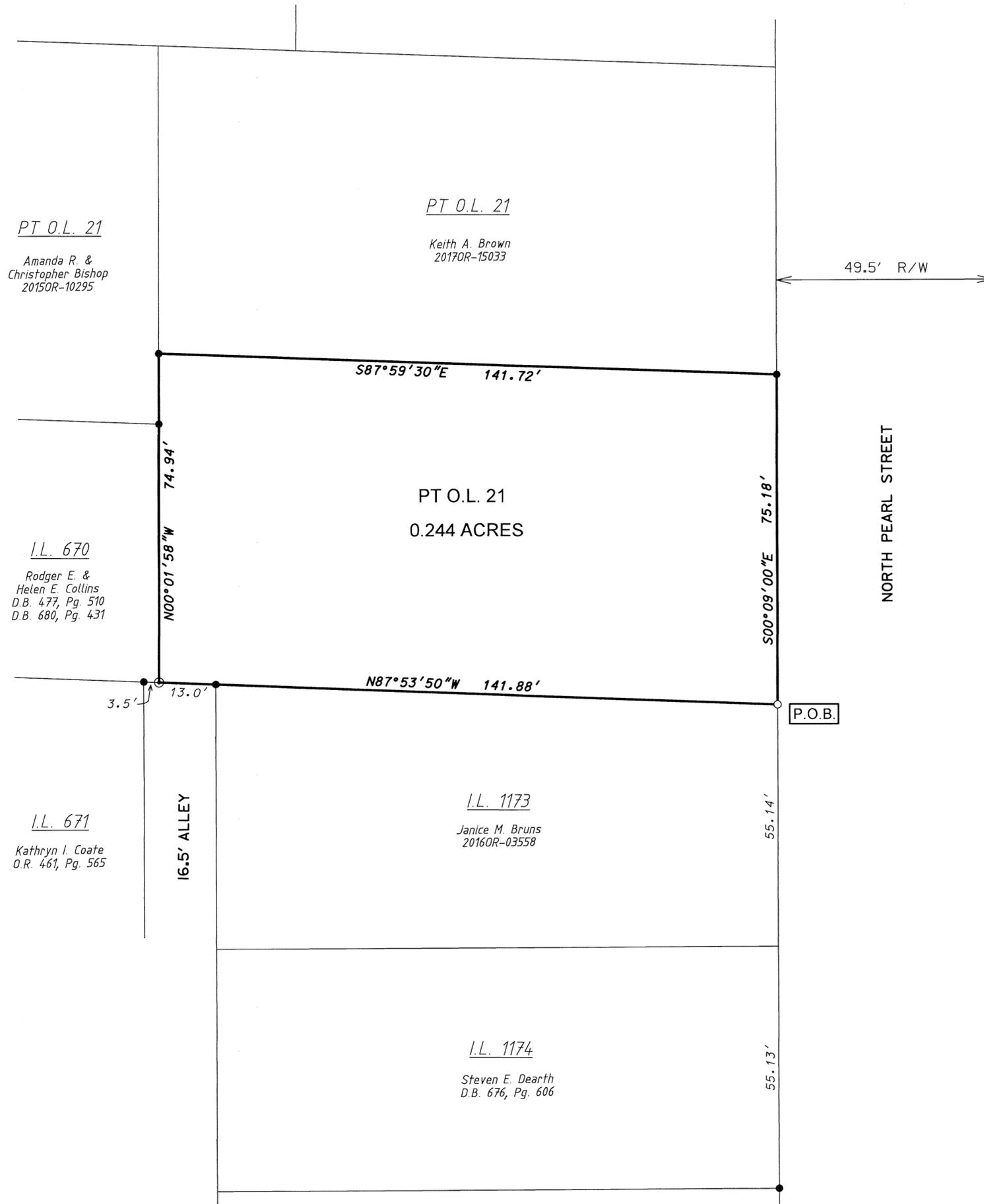
St E Bowersox
 STEVEN E. BOWERSOX, P.S. #7059
 DATE 5/14/2018



ChoiceOne
 Engineering

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE: 05-14-2018
 DRAWN BY: seb
 JOB NUMBER: MIATCON1701_Survey
 SHEET NUMBER: 1 OF 1

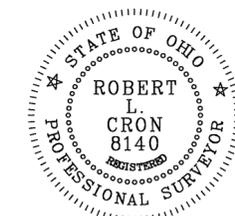


- LEGEND -
- ⊙ 3" STEEL FENCE POST FOUND
 - IRON PIN OR PIPE FOUND
 - 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

- REFERENCES
- MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
 - VOL. 20, PG. 160
 - VOL. 22, PG. 191
 - VOL. 12, PG. 135
 - REC. BK. 10, PG. 149
 - REC. BK. 2, PG. 155
 - COV. TAX MAP 51
 - COV. TAX MAP 50
 - D.B. 760, PG. 951

PEARL STREET, THROUGH OUTLOT 21, WAS APPROPRIATED 49.5 FEET BY 144 FEET AS SHOWN IN D.B. 139, PG. 374 BY MIAMI PROBATE COURT CASE No. 12038

**SURVEY OF PART OUTLOT 21
IN COVINGTON, OHIO
FOR BILLIE V. & FRANCES M. LEISTNER, TRUSTEES**

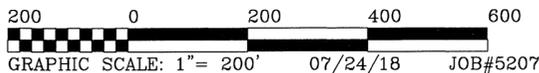


Robert L. Cron July 18, 2018
ROBERT L. CRON, P.S. #8140 DATE

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



BEARINGS BASED ON THE CENTERLINE OF STATE ROUTE 589
(S 05°00'00"W) AS RECORDED IN SURVEY VOLUME 35, PAGE
19 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO



REFERENCES:

Deed: 76.824 ACRES (BY DEED) – JEANETTE J. BAUMAN / DEED BOOK 715, PAGE 804

LAND SURVEYS:

- Survey Volume 25, Page 41
- Survey Volume 35, Page 19
- Survey Volume 37, Page 74
- Survey Volume 41, Page 28
- Survey Volume 46, Page 176
- Survey Volume 58, Page 150

SURVEY NOTES:

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

Monument Legend

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



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

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

McDougall - Marsh Land Surveyors

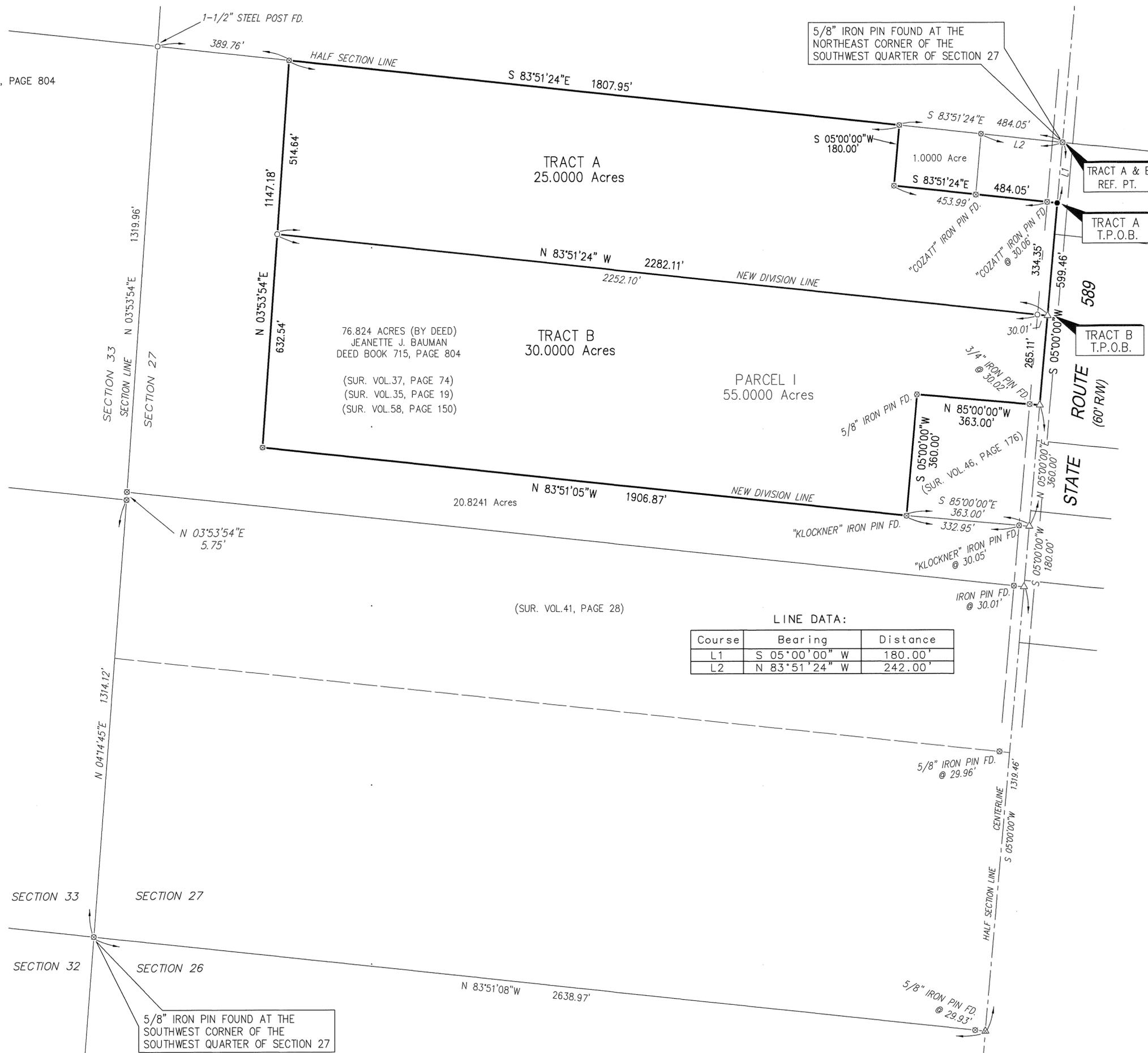
BY: *Thomas K. Marsh*
THOMAS K. MARSH, P.S. No. 7735



7-24-2018

2 11 27
TOWN RANGE SECTION
LOST CREEK TOWNSHIP MIAMI COUNTY

VOLUME 58 PAGE 154
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



5/8" IRON PIN FOUND AT THE
NORTHEAST CORNER OF THE
SOUTHWEST QUARTER OF SECTION 27

TRACT A & B
REF. PT.

TRACT A
T.P.O.B.

TRACT B
T.P.O.B.

ROUTE
589
(60' RW)
STATE

LINE DATA:

Course	Bearing	Distance
L1	S 05°00'00" W	180.00'
L2	N 83°51'24" W	242.00'

5/8" IRON PIN FOUND AT THE
SOUTHWEST CORNER OF THE
SOUTHWEST QUARTER OF SECTION 27

1
TOWN

11 BTMRS
RANGE

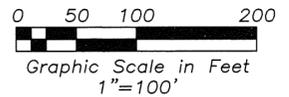
Frac. 27
SECTION

STAUNTON
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 155
Miami County Engineer's
Record of Land Surveys



Legend

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

References

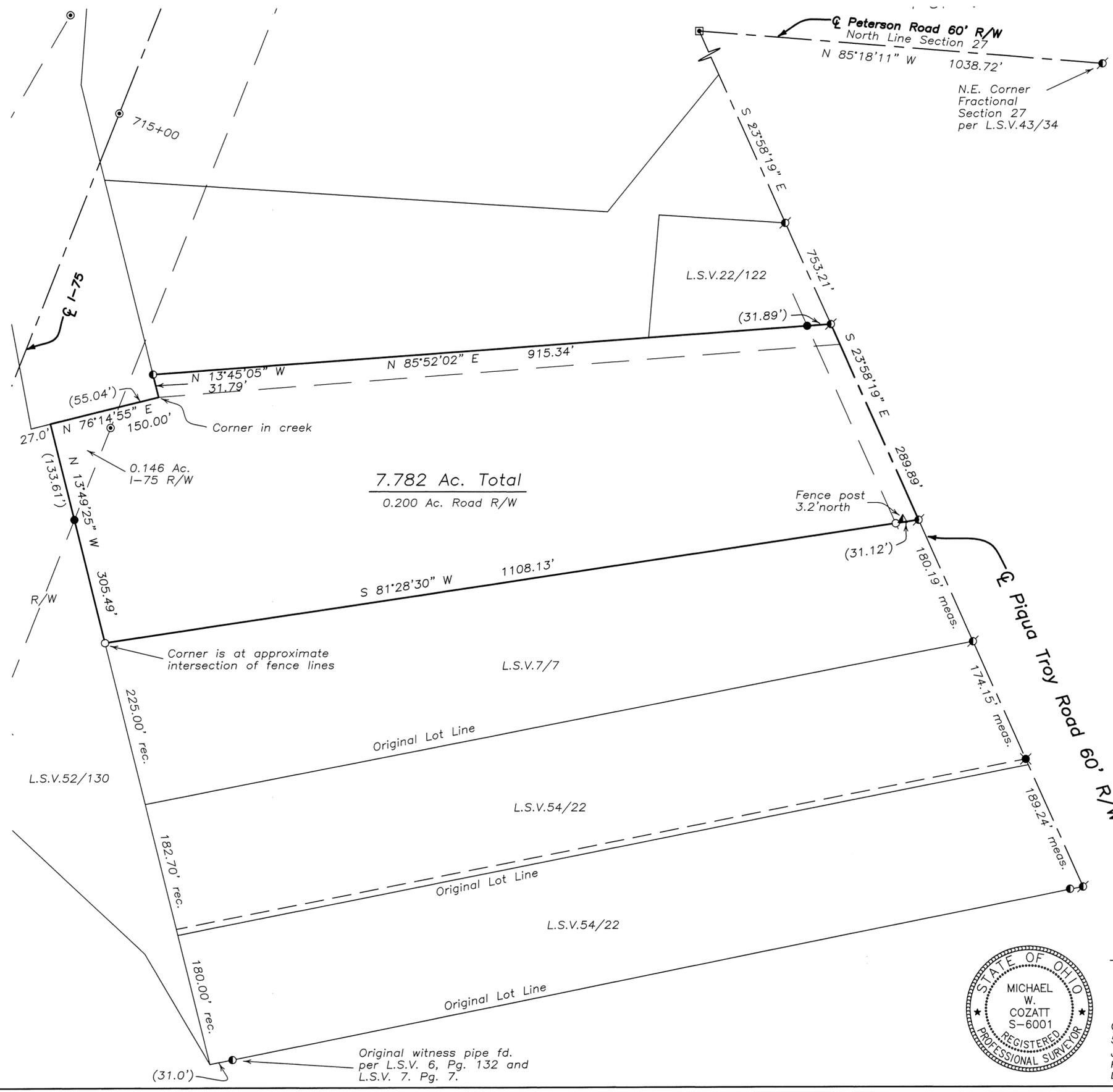
- Miami County Engineer's Record of Land Surveys
- Volume 7, Page 7
- Volume 22, Page 122
- Volume 52, Page 130
- Volume 54, Page 22
- Volume 58, Page 105

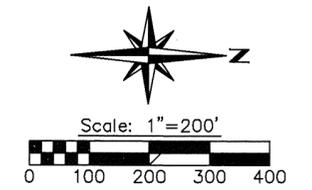
Basis of Bearings:
GPS State Plane Coordinate System, NAD83(2011) Adjustment Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 7.782 Ac. for Jerry Cotrell

Michael W. Cozatt 7/26/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 19118 (937) 339-2921
File Name: C:\Jobs\2018\19118\19118survey.dwg
Drawn by: DMC ~ Checked by: MWC



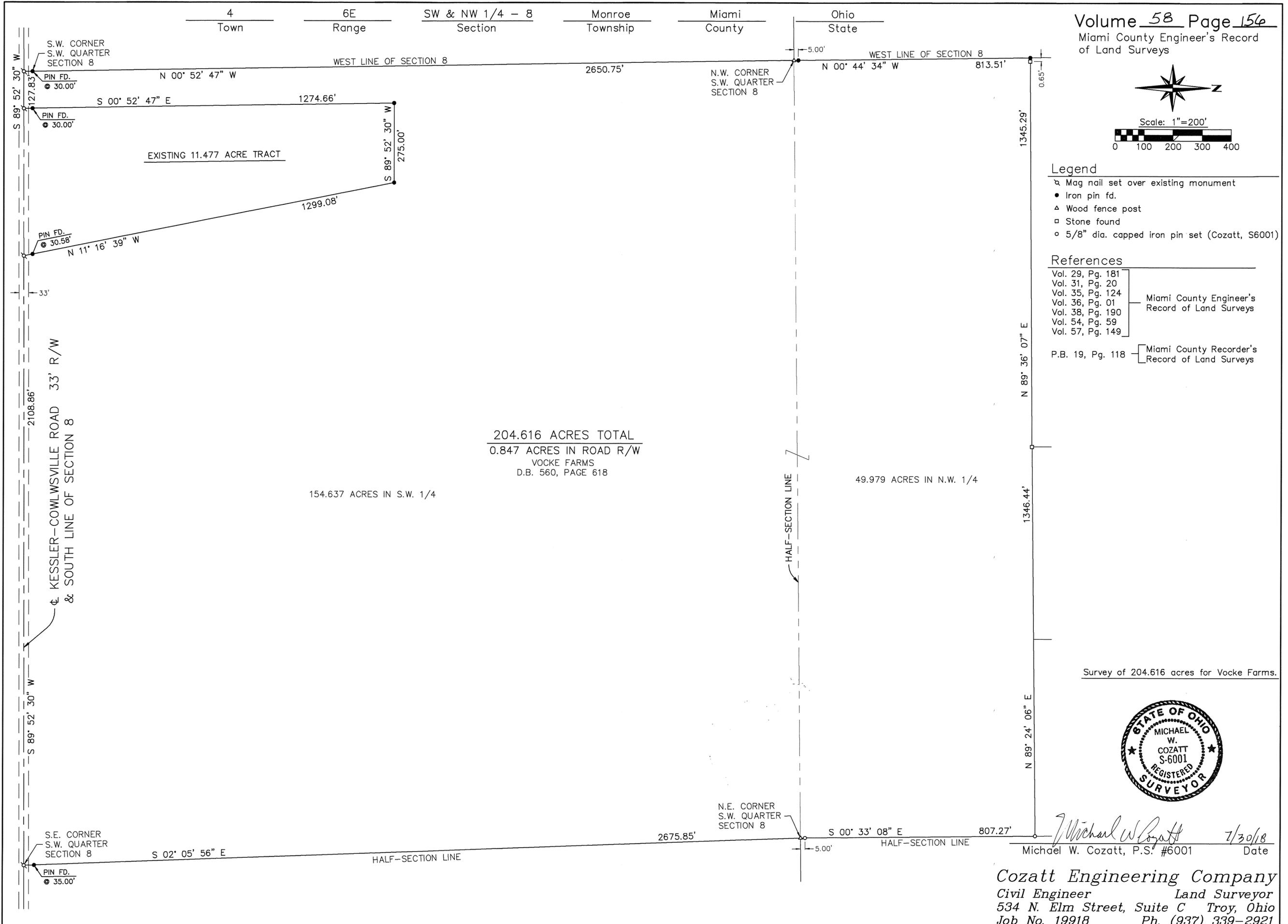


Legend

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

References

- Vol. 29, Pg. 181
 - Vol. 31, Pg. 20
 - Vol. 35, Pg. 124
 - Vol. 36, Pg. 01
 - Vol. 38, Pg. 190
 - Vol. 54, Pg. 59
 - Vol. 57, Pg. 149
- Miami County Engineer's
Record of Land Surveys
- Miami County Recorder's
Record of Land Surveys



204.616 ACRES TOTAL
 0.847 ACRES IN ROAD R/W
 VOCKE FARMS
 D.B. 560, PAGE 618

154.637 ACRES IN S.W. 1/4

49.979 ACRES IN N.W. 1/4

Survey of 204.616 acres for Vocke Farms.



Michael W. Cozatt 7/30/18
 Michael W. Cozatt, P.S. #6001 Date
Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 19918 Ph. (937) 339-2921

6
TOWN

5
RANGE

27 & 28
SECTION

WEST MILTON
VILLAGE

PT 163
OUTLOT

VOLUME 58 PAGE 157

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ⊗ MAG NAIL SET
- MAG NAIL FOUND
- × CALCULATED POINT, NOT MONUMENTED
- CORPORATION LINE
- () REFERENCED DISTANCE OF RECORD

REFERENCES

LAND SURVEYS:

VOLUME 49, PAGE 58
 VOLUME 58, PAGE 69
 AND AS REFERENCED HEREON

RECORD PLATS:

BOOK 6, PAGE 61
 BOOK 7, PAGE 43
 BOOK 7, PAGE 96
 BOOK 8, PAGE 67
 AND AS REFERENCED HEREON

LOT SURVEYS:

VOLUME 22, PAGE 36
 AND AS REFERENCED HEREON

LOT SPLIT APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF
 THE VILLAGE OF WEST MILTON

THIS 11 DAY OF July, 2018.

Tony Hughes
 CHAIRPERSON

Matthew D. Hine
 SECRETARY

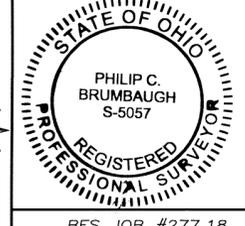
BASIS OF BEARING IS THE OHIO
 STATE PLANE COORDINATE SYSTEM,
 OHIO SOUTH ZONE, NAD83 (2011) THE
 EAST LINE OF ARNOLD'S SUBDIVISION BEING
 S 27°31'36" E.

CERTIFICATION:

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

Philip C. Brumbaugh
 PHILIP C. BRUMBAUGH
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #5057 7/20/18

PROPOSED LOT SPLIT SURVEY OF DEED BOOK 679, PG 787, BEING
 A TOTAL OF 28.7847 ACRES INTO 4 TRACTS FOR MICHAEL A. AND
 TERESA A. COATE. LOCATED IN MIAMI COUNTY ~ JULY 30, 2018



**BRUMBAUGH
 ENGINEERING &
 SURVEYING, LLC**

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

BES JOB #277.18 DRAWN BY: MRH, SES CHECKED BY: JJB

BONNIE K. NEWMAN
 DEED BOOK 762, PAGE 147
 23.9308 ACRES

N 85°56'01" E 1347.96'
 (1347.89')

[25.00']
 (25.00')
 APPROXIMATE LOCATION
 OF LOW WATER MARK
 PER DEED BOOK 679, PAGE 787

JOHN D. AND BETTIE J. JODINGS
 DEED 20170R-10469
 10.182 ACRES

CINDY ZOLMAN, TRUSTEE
 DEED 20170R-15320
 10.175 ACRES

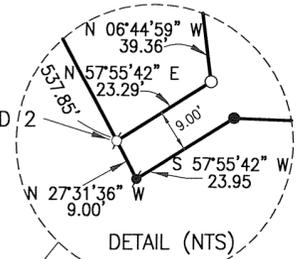
CINDY ZOLMAN, TRUSTEE
 DEED 20170R-15320
 10.903 ACRES

TRACT 1
 19.220 ACRES

NOTE:
 NO BUILDINGS WERE LOCATED BY THIS
 SURVEY UNLESS SHOWN HEREON

PART OUTLOT 163

MICHAEL A. AND TERESA A. COATE
 D.B. 679, PG. 787 (ORIGINAL)
 LOT SURVEY VOL. 22 PAGE 36
 28.7847 ACRES



DETAIL (NTS)

EX. GRAVEL DRIVE

EX. SHED

N 89°32'21" W 1006.06'
 S 89°32'21" E 785.55'

TRACT 2
 1.148 ACRES

TRACT 3
 4.200 ACRES

NOTE:
 TRACTS 3 AND 4 ARE FOR ADJACENT PROPERTY TRANSFER
 ONLY. NO NEW BUILDING SITES ARE CREATED BY TRACTS 3
 AND 4. TRACT 3 AND 4 CANNOT BE TRANSFERRED UNLESS
 BOTH TRACT 3 AND 4 ARE CONVEYED TO AN ADJACENT
 PROPERTY OWNER.

T.P.O.B.
 TRACT 3
 TRACT 4

SEE DETAIL

N 87°30'09" W 216.09'
 S 57°55'42" W 23.95'
 25.01'

P.O.C. NE COR
 INLOT 1026

BRANDON A. COATE
 ERIN COATE
 1.143 ACRES
 20180R-03177
 20180R-00340 TOD
 LND 58 PAGE 69

TRACT 4
 4.202 ACRES

APPROXIMATE LOCATION
 OF LOW WATER MARK
 PER DEED BOOK 679, PAGE 787

SE CORNER
 NE QUARTER, SECTION 28
 PER DEED BOOK 679, PAGE 787

ROCKHILL DRIVE (50' R/W)

ARNOLD'S SUBDIVISION SECTION 5
 P.B. 8, PAGE 67

HELEN L. COVINGTON
 DEED BOOK 748, PAGE 536
 11.000 ACRES

STEVEN J. LONGENECKER AND
 SANDRA L. ELLIOTT
 DEED BOOK 696, PAGE 604
 18.971 ACRES

JOSEPH FALB 1/2 AND
 DWAYNE FALB 1/2
 DEED BOOK 658, PAGE 536
 14.572 ACRES

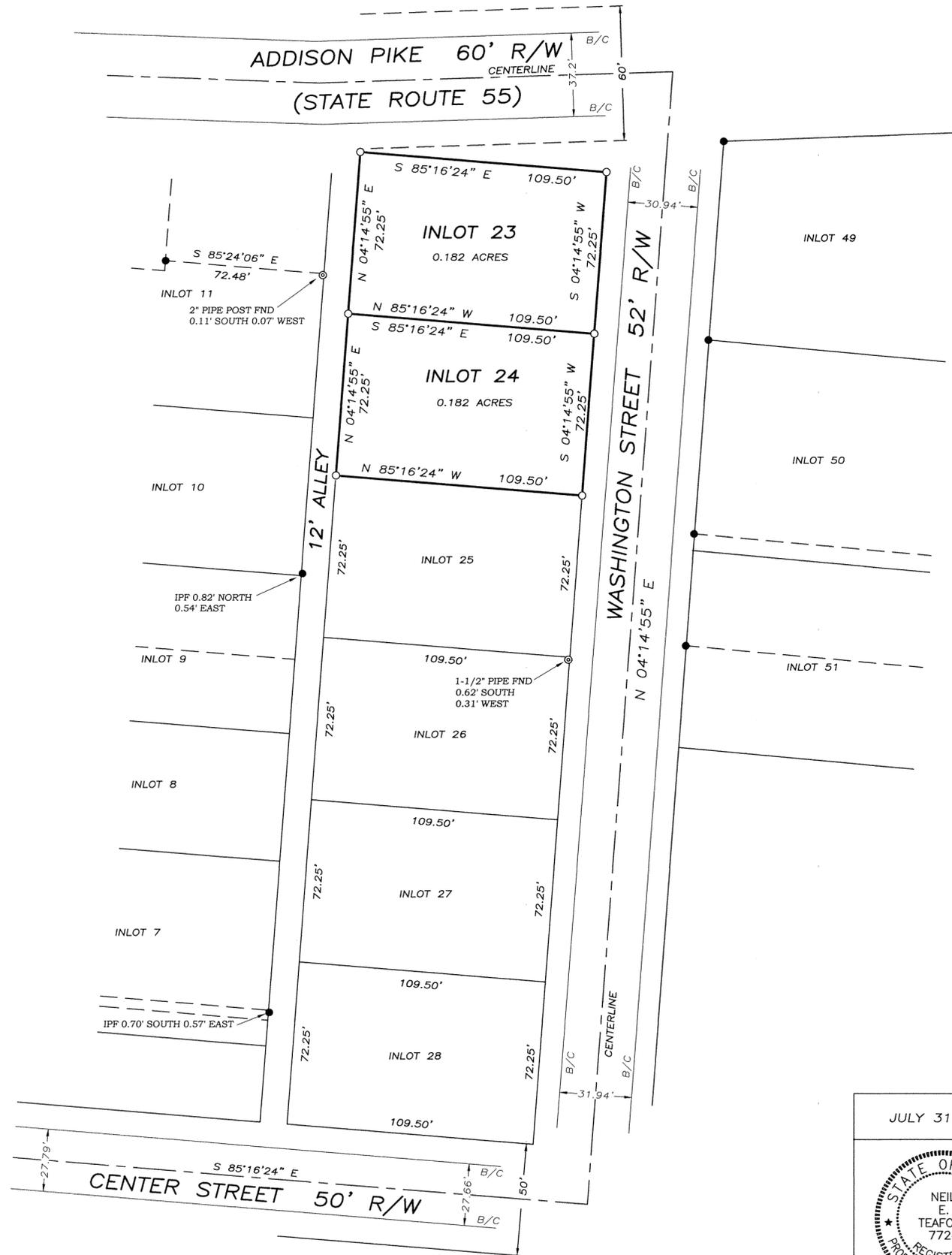


GRAPHIC SCALE IN FEET
 1" = 100'



VILLAGE OF CASSTOWN
MIAMI COUNTY, OHIO
INLOTS 23 & 24

VOLUME 58 PAGE 158
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ IRON PIPE FOUND

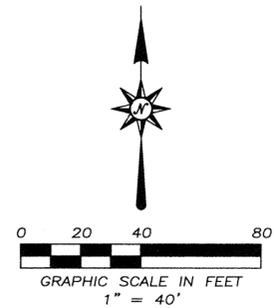
REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEY:
VOLUME 10, PAGE 117
VOLUME 12, PAGE 94
VOLUME 13, PAGE 68
VOLUME 19, PAGE 97
(BASIS OF BEARING)

MIAMI COUNTY RECORDER'S
RECORDS:

DEED BOOK 10, PAGE 366
DEED BOOK 21, PAGE 71
DOC. NUMBER 2015OR-11282

NOTE: THIS AREA AS LAID OUT IN DEED BOOK 21, PAGE 71 INDICATES IN THE DRAWING THAT LOT 23 (LOT 1 IN THE FRAZEE ADDITION), THE NORTH LINE OF THE LOT IS ANGLED TO FOLLOW THE EXISTING RIGHT OF WAY LINE OF ADDISON PIKE (STATE ROUTE 55). HOWEVER, IN THE WRITTEN DESCRIPTION, THE LOT IS DESCRIBED AS BEING 109 FT. 6 IN. BY 72 FT. 3 IN. THIS SURVEY HELD THE WRITTEN LOT DESCRIPTION AND USED THE CENTERLINES OF WASHINGTON STREET AND CENTER STREET, BY SPLITTING THE CURBS ON SAID STREETS.



JULY 31, 2018	SURVEY FOR OF INLOTS 23 & 24 FOR THE FRANCIS FAMILY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 526

LEGEND

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

(S) DIMENSION FROM PREVIOUS SURVEY
(D) DEED DIMENSION
ALL OTHER DIMENSIONS ARE AS MEASURED

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:

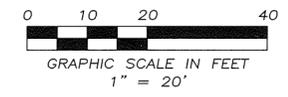
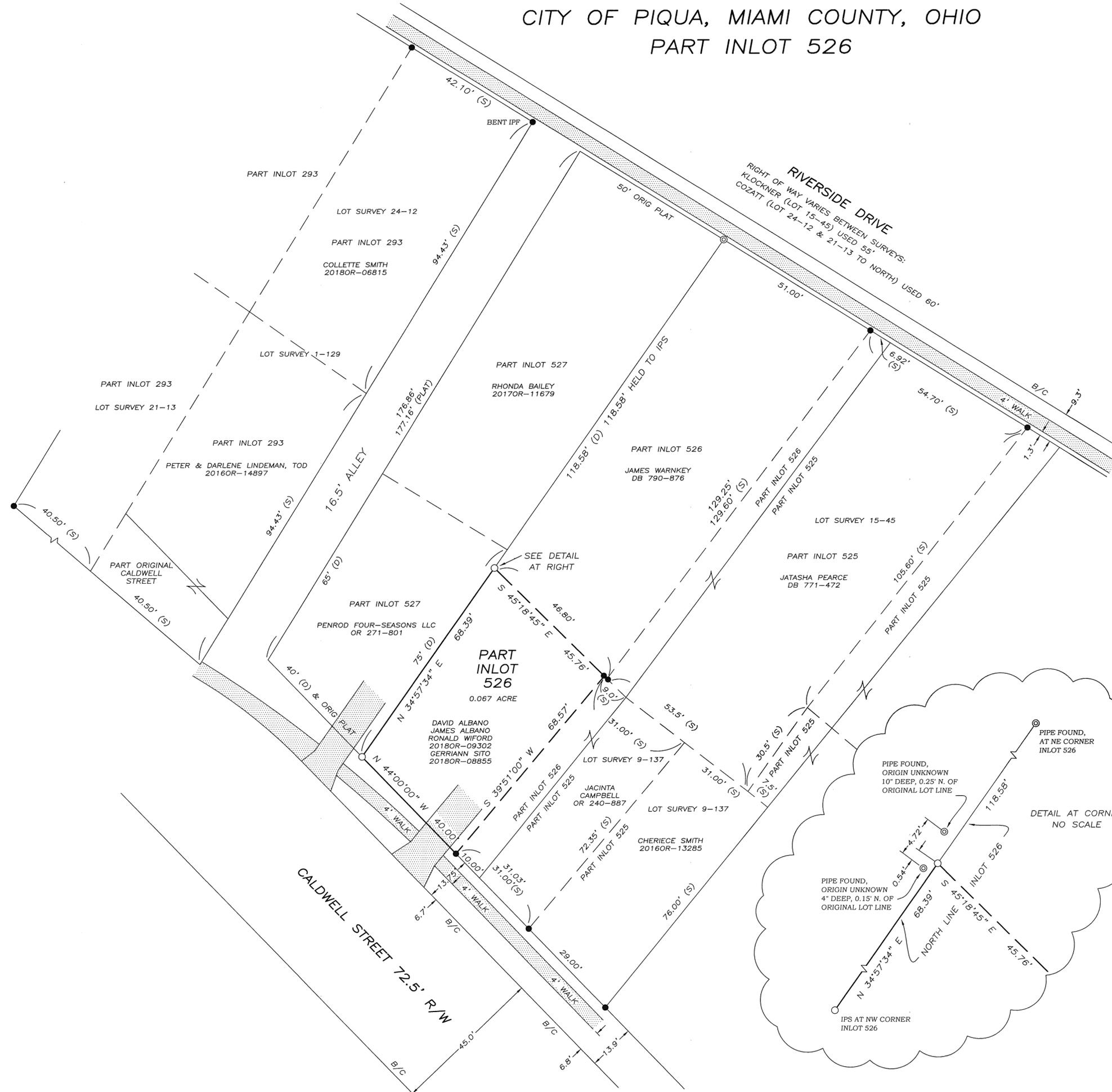
- DEED BOOK 23, PAGE 305
- DEED BOOK 700, PAGE 876
- DEED BOOK 790, PAGE 876
- OFFICIAL RECORD 240, PAGE 887
- OFFICIAL RECORD 271, PAGE 801

MIAMI COUNTY ENGINEER'S RECORDS:

- LOT SURVEY VOLUME 1, PAGE 129
- LOT SURVEY VOLUME 9, PAGE 137
- LOT SURVEY VOLUME 15, PAGE 45
- LOT SURVEY VOLUME 21, PAGE 13
- LOT SURVEY VOLUME 24, PAGE 12

NOTES:

1. THE RIGHT OF WAY OF CALDWELL STREET IS 72.5' IN THIS BLOCK, BUT THE EAST CURB LINE STARTS TO TRANSITION FROM A 45.0' B/B CURB SOUTHEAST OF OUR LOT DOWN TO A 25.3' B/B CURB AND 30' RIGHT OF WAY NORTH OF THE 16.5' ALLEY.
2. PINS FOUND FROM LOT SURVEY 9-137 WERE HONORED FOR THE SOUTHEAST AND SOUTHWEST CORNERS OF THE TRACT BEING SURVEYED.
3. THE PIN SET AT THE NORTHEAST CORNER OF THIS TRACT WAS SET ON THE PLATTED NORTH LINE OF INLOT 526 AND HOLDING THE 118.58 FOOT DEED DIMENSION FOR THE WARNKEY PARCEL FROM THE PIPE FOUND ON RIVERSIDE DRIVE.
4. THE TWO PIPES FOUND 4.72' APART IN THE VICINITY OF THE PIN SET AT THE NORTHEAST CORNER OF THIS TRACT ARE SLIGHTLY NORTH OF THE NORTH LINE OF INLOT 526, ARE OF QUESTIONABLE ORIGIN, AND ARE NOT REFERENCED ON ANY SURVEY OF RECORD.

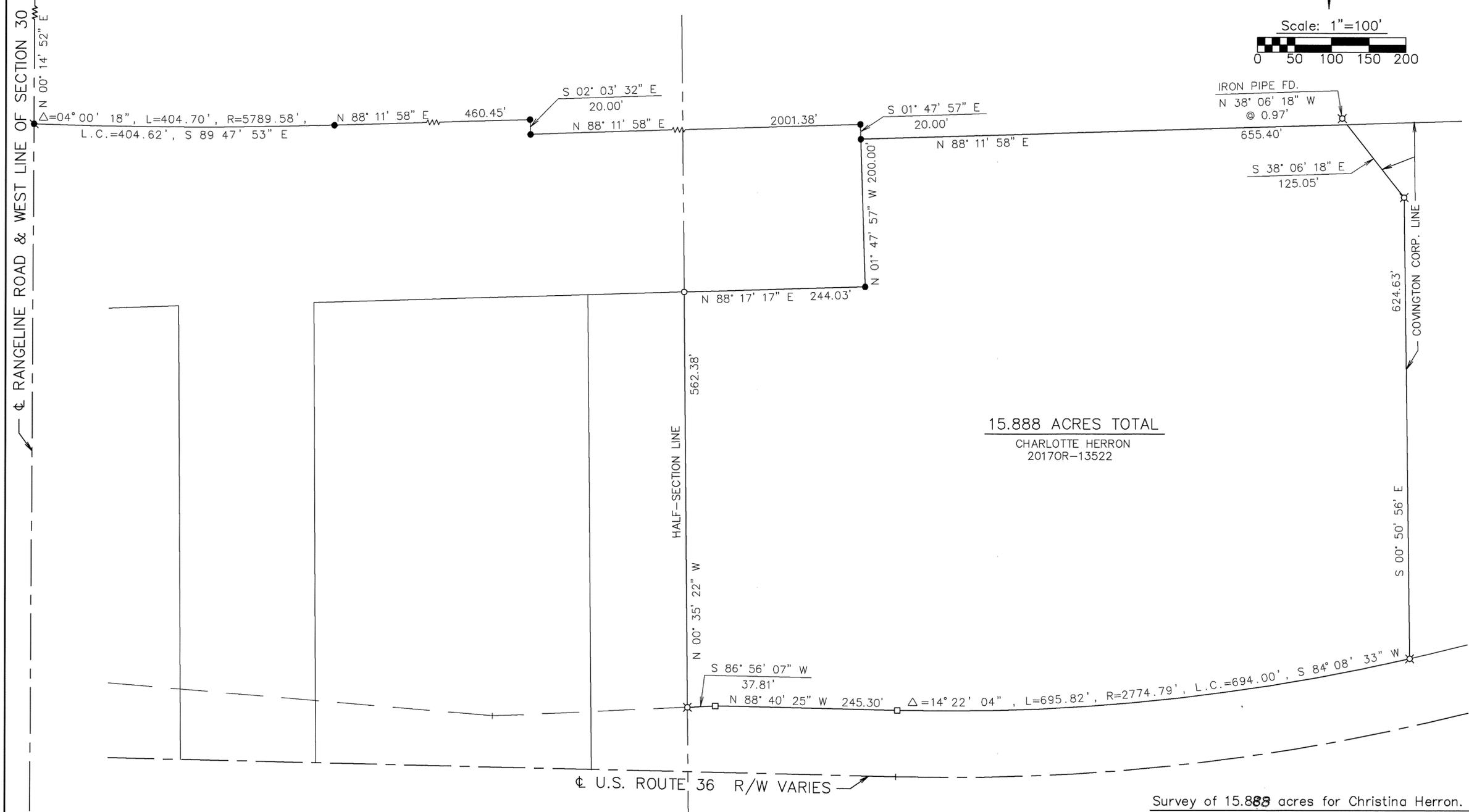
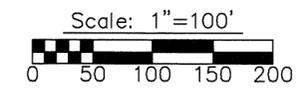


SURVEY FOR DAVID ALBANO, JAMES ALBANO, GERRIANN SITO, RONALD WIFORD IN MIAMI COUNTY, OHIO ~ AUGUST 4, 2018

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



15.888 ACRES TOTAL
CHARLOTTE HERRON
20170R-13522

Survey of 15.888 acres for Christina Herron.

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

- References**
- Vol. 15, Pg. 151
 - Vol. 18, Pg. 161
 - Vol. 25, Pg. 120
 - Vol. 26, Pg. 51
 - Vol. 27, Pg. 133
 - Vol. 36, Pg. 175
 - Vol. 40, Pg. 69
 - Vol. 45, Pg. 139
 - Vol. 52, Pg. 188
- Miami County Engineer's Record of Land Surveys
- O.D.O.T. R/W MAP S.H.208 SEC'S. "D(PT.) & COVINGTON(PT.)"



Michael W. Cozatt 8/08/18
Michael W. Cozatt, P.S. #6001 Date
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 21118 Ph. (937) 339-2921

2
TOWN

9 BTMRS
RANGE

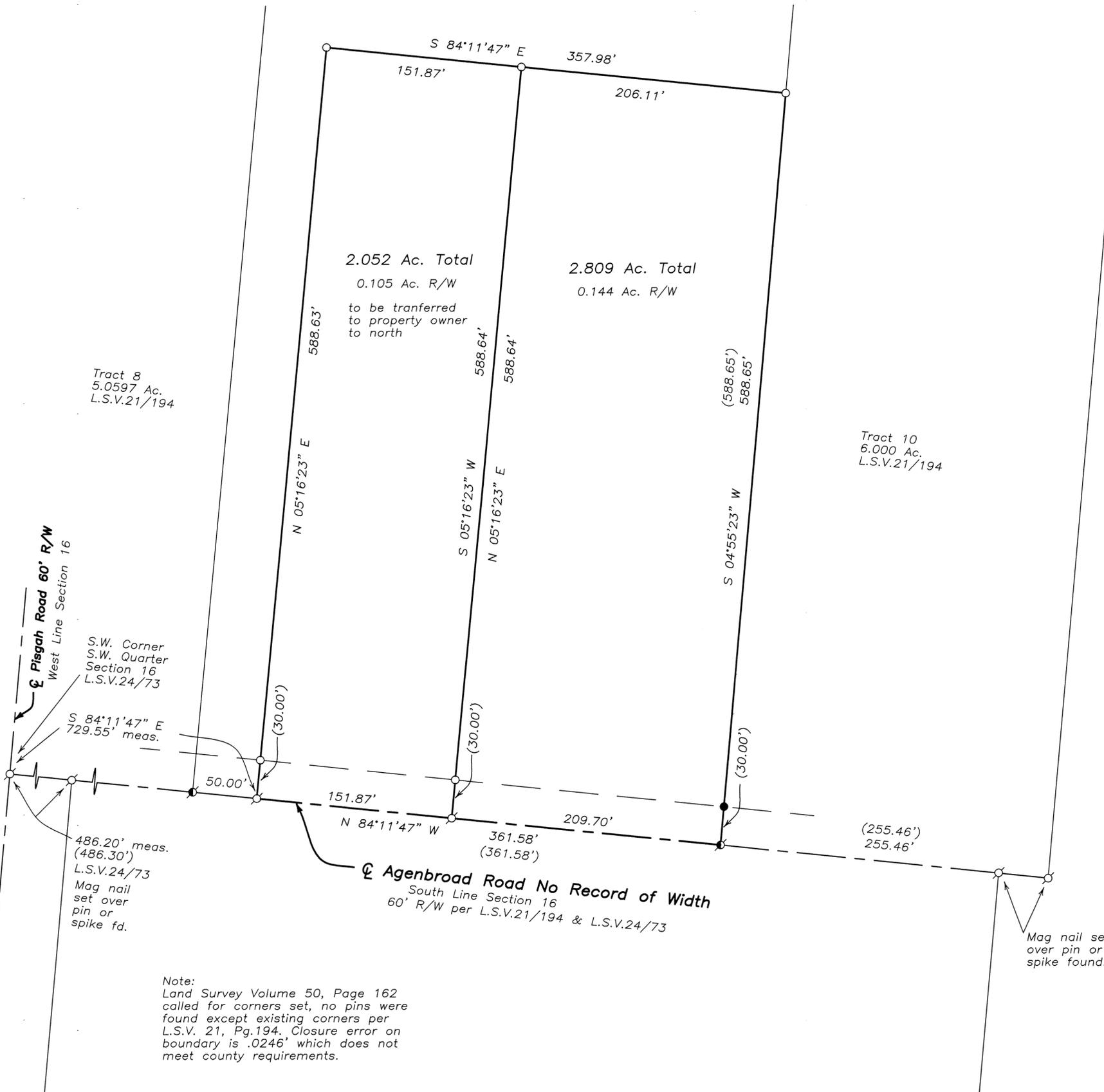
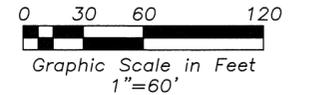
16 SW 1/4
SECTION

BETHEL
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 161
Miami County Engineer's
Record of Land Surveys



Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- ⊠ Pin in Monument Box (000.00') Record Distance

APPROVED
Subject to Zoning Approval
By: *[Signature]*
Date: 8/16/19
Miami County
General Health Department

APPROVED
Miami County Planning Commission
[Signature] 8/16/18
Secretary Date

Certified to conform with
Miami County Survey Requirements
PAUL P. HUELSKAMP, P.E., P.S.
Miami County Engineer
[Signature] 8-9-2018
Deputy Date

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

Certification of Registration
This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001. Notice is given to all parties.
No additional building site is created by this conveyance; no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County. **2.052 Ac. Total**

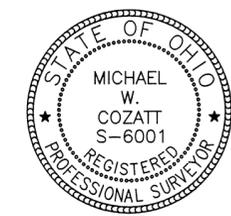
[Signature]
Secretary
Miami County Planning Commission

References

- Miami County Engineer's Record of Land Surveys
- Volume 21, Page 194
- Volume 24, Page 73
- Volume 50, Page 162

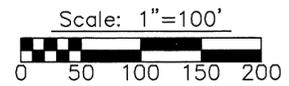
Basis of Bearings:
State Plane Coordinate System, NAD83(2011) Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey split of 4+ Ac. for Larry Dollar



[Signature] 8/08/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 10118 (937) 339-2921
File Name: C:\Jobs\2018\10118\10118survey.dwg
Drawn by: DMC ~ Checked by: MWC



Legend

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

References

Vol. 22, Pg. 94 } Miami County Engineer's
Vol. 22, Pg. 151 } Record of Land Surveys
Vol. 55, Pg. 146 }

Basis of Bearings

Bearings are based on the centerline of State Route 571 as taken from the State Plane Coordinate System, NAD 83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network, bearing S 83° 31' 43" E.



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

Dave O'Leary, P.E., P.S. 4-27-2018
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

Patricia... 8/16/18
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY: *Randy Perkins*
DATE: 8/10/18

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2.001 acres for Randy and Amy Perkins.

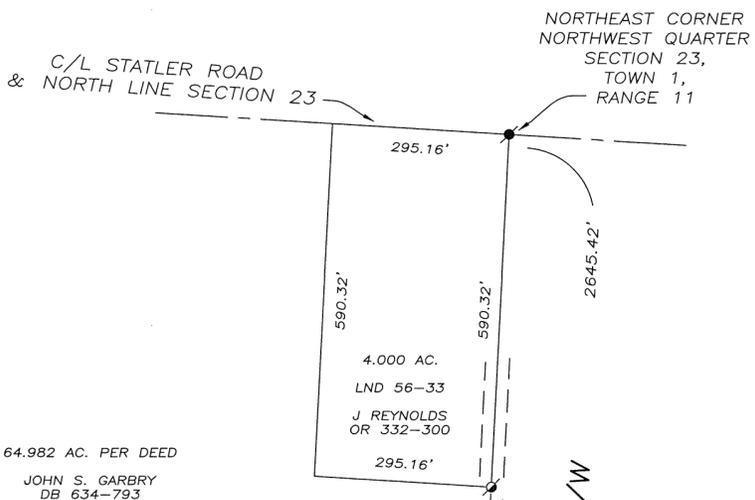
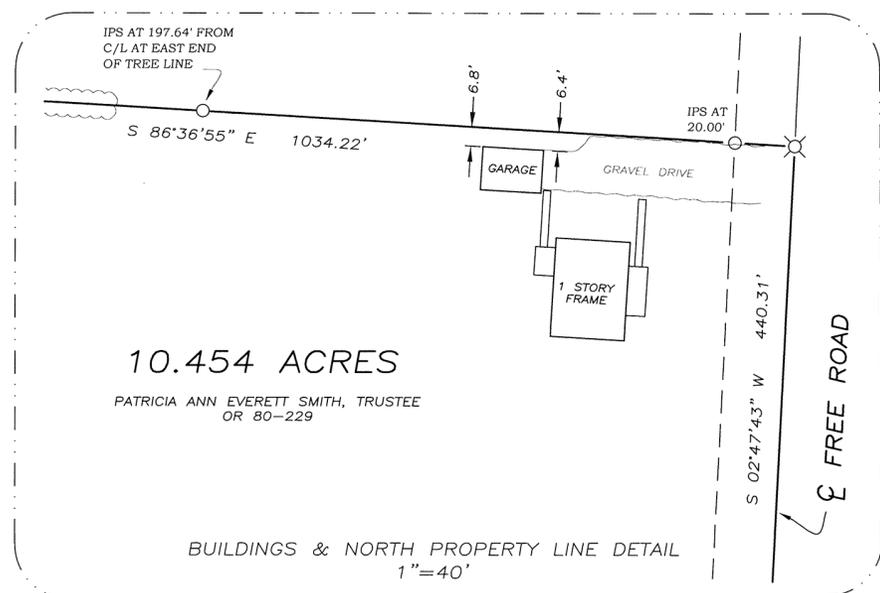


Michael W. Cozatt 6/25/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 37117 Ph. (937) 339-2921

SPRING CREEK TOWNSHIP
MIAMI COUNTY, OHIO
SECTION 23, TOWN 1, RANGE 11
NORTHWEST QUARTER

VOLUME 58 PAGE 163
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- 5/8"x30" CAPPED IRON PIN SET
- IRON PIN FOUND
- MAG NAIL FOUND ON SURFACE
- ⊗ MAG SPIKE SET
- ⊗ MAG SPIKE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ▲ TAPERED OLD WOOD POST FOUND
(APPROXIMATELY 8" AT BOTTOM TO 4" AT TOP WITH NAIL SET IN TOP CENTER)

REFERENCES

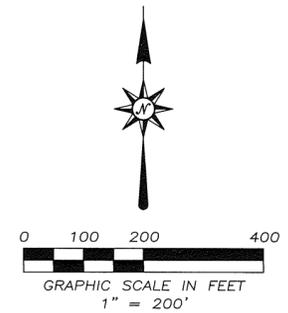
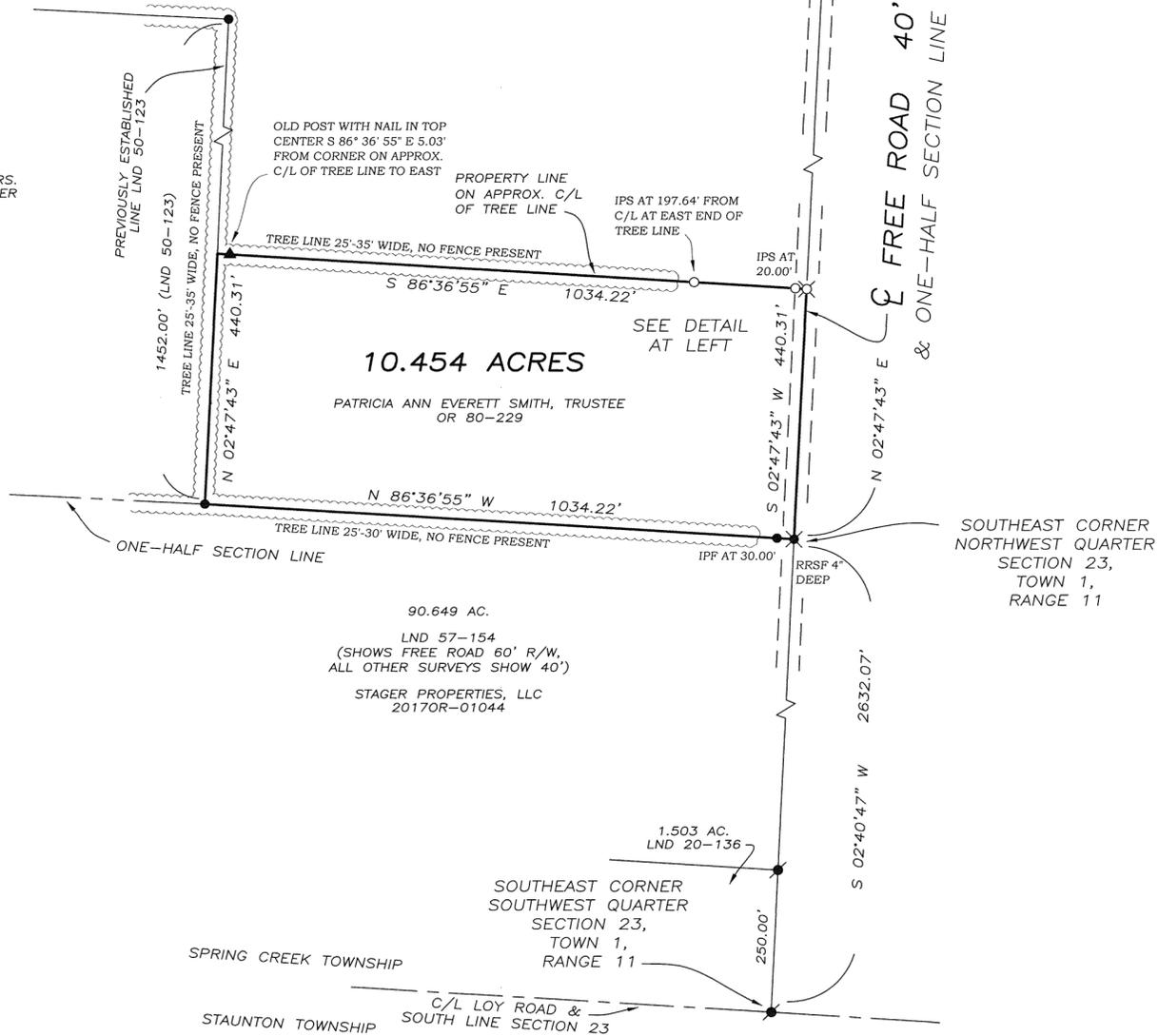
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 50, PAGE 123
VOLUME 55, PAGE 46
VOLUME 56, PAGE 33
VOLUME 57, PAGE 154

MIAMI COUNTY RECORDER'S
RECORDS:

DEED BOOK 48, PAGE 108 (OLD FURROW FARM)
DEED BOOK 634, PAGE 793
DEED BOOK 780, PAGE 961
OFFICIAL RECORD 80, PAGE 229

NOTES:

1. THE SOUTH LINE (ONE-HALF SECTION LINE) AND WEST LINES OF THIS TRACT WERE ESTABLISHED HONORING MONUMENTS FROM LAND SURVEY 50-123.
2. DEPOSITIONS WERE TAKE FROM PAT EVERETT SMITH WHOSE FAMILY HAS OWNED THIS PARCEL SINCE 1950 AND JOHN GARBRY WHOSE FAMILY HAS ALSO OWNED HIS FARM FOR SEVERAL DECADES AND BOTH PARTIES AGREED THEY ALWAYS RECOGNIZED THE PROPERTY LINE AS BEING IN THE APPROXIMATE CENTERLINE OF THE TREE LINE. ONE OLD POST WAS FOUND NEAR THE NORTHWEST CORNER AS SHOWN HEREON AND A LINE STRUCK THROUGH THE POST OUT TO FREE ROAD AND PARALLEL TO THE SOUTH LINE (ONE-HALF SECTION LINE) IS ON THE APPROXIMATE CENTERLINE OF THE TREE LINE AND 6.4 FEET NORTH OF THE NORTHEAST GARAGE CORNER AS SHOWN HEREON. BOTH PARTIES CONCURRED WITH THE LINE AS ESTABLISHED.

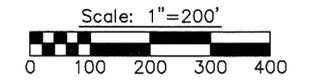
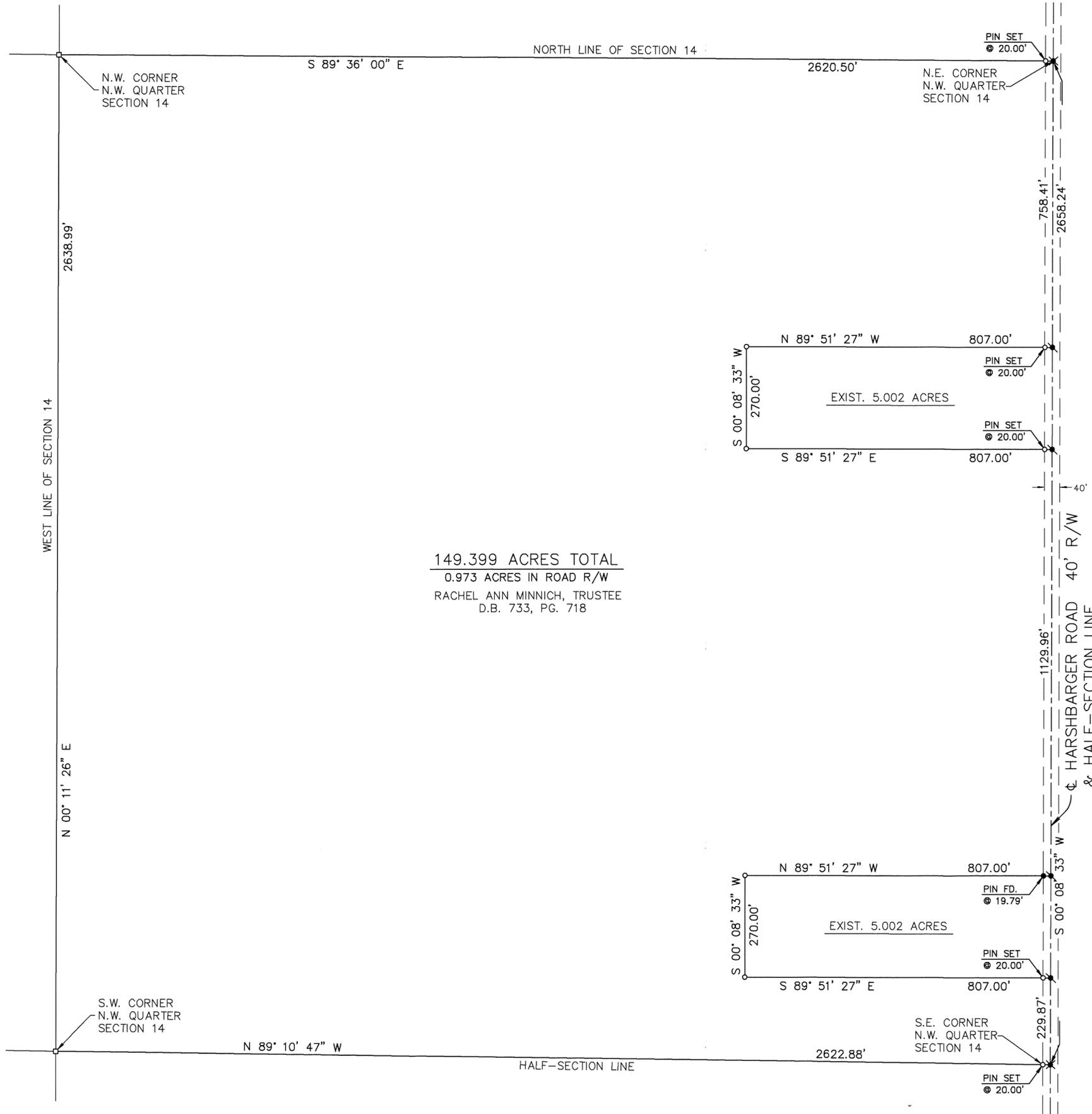


SURVEY FOR PATRICIA ANN EVERETT SMITH
IN MIAMI COUNTY, OHIO ~ AUGUST 11, 2018

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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



- Legend**
- ▲ Mag nail set over existing monument
 - Iron pin found
 - ✕ R.R. spike found
 - Stone found
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 03, Pg. 10
 - Vol. 15, Pg. 115
 - Vol. 27, Pg. 139
 - Vol. 29, Pg. 135
 - Vol. 29, Pg. 147
 - Vol. 31, Pg. 192
 - Vol. 36, Pg. 47
 - Vol. 51, Pg. 12
 - Vol. 55, Pg. 97
- Miami County Engineer's Record of Land Surveys

Survey of 149.399 Acres for Rachel Ann Minnich, Trustee



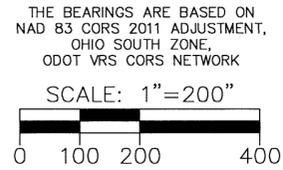
Michael W. Cozatt 8/24/18
Michael W. Cozatt, P.E. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 24418 Ph. (937) 339-2921

NETZLEY SURVEY

6 TOWN 5 RANGE N.W. 3 SECTION UNION TOWNSHIP MIAMI, OHIO COUNTY

VOLUME 58 PLAT 165
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
August 29, 2018



LEGEND

● I.P.S.	5/8" X 30" REBAR W/CAP SET	LAND SURVEY 22, PAGE 98
○ I.P.F.	IRON PIN FOUND	LAND SURVEY 22, PAGE 160
○ M.N.F.	MAG NAIL FOUND	LAND SURVEY 24, PAGE 90
⊗	RAILROAD SPIKE FOUND	LAND SURVEY 26, PAGE 40
△	POST FOUND	LAND SURVEY 26, PAGE 106
		LAND SURVEY 26, PAGE 121
		LAND SURVEY 43, PAGE 159
		LAND SURVEY 56, PAGE 122

SURVEY REFERENCE

CERTIFICATION OF REGISTRATION

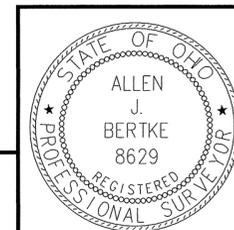
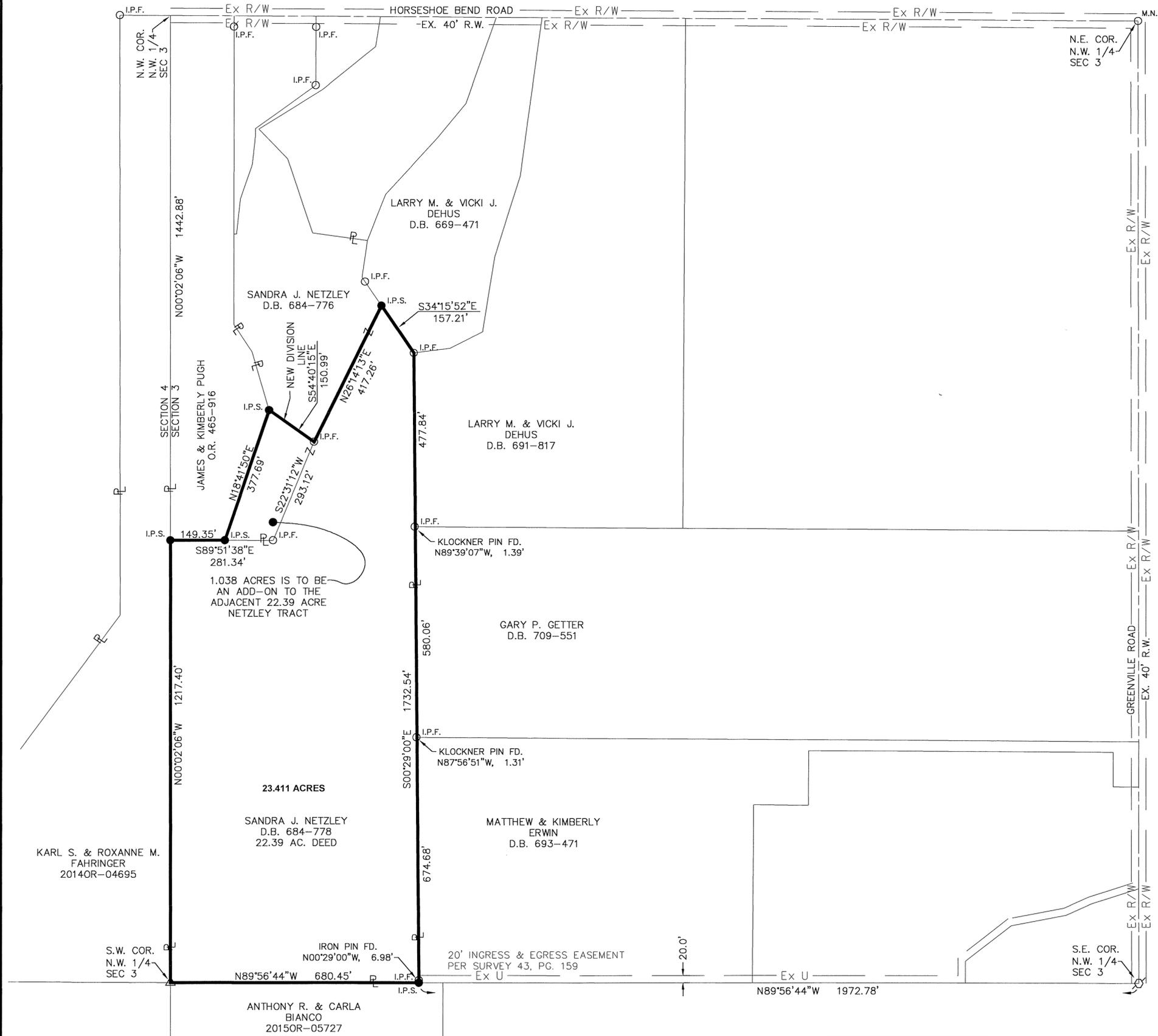
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED, AS BEING ~~EXCEPT~~ EXEMPT UNDER O.R.C. 711.001.

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

D. B. Subd 8/27/18 1.038 ACRES
 NAME DATE

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp, P.E., P.S.
 MIAMI COUNTY ENGINEER
Debra West 8-29-2018
 DEPUTY DATE

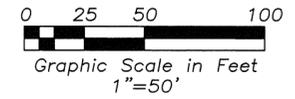


ChoiceOne
 Engineering

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE: 06-08-2018
 DRAWN BY: AJB
 JOB NUMBER: MIAUNI1801
 SHEET NUMBER: 1 OF 1

Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629 8-14-18
 DATE



Legend

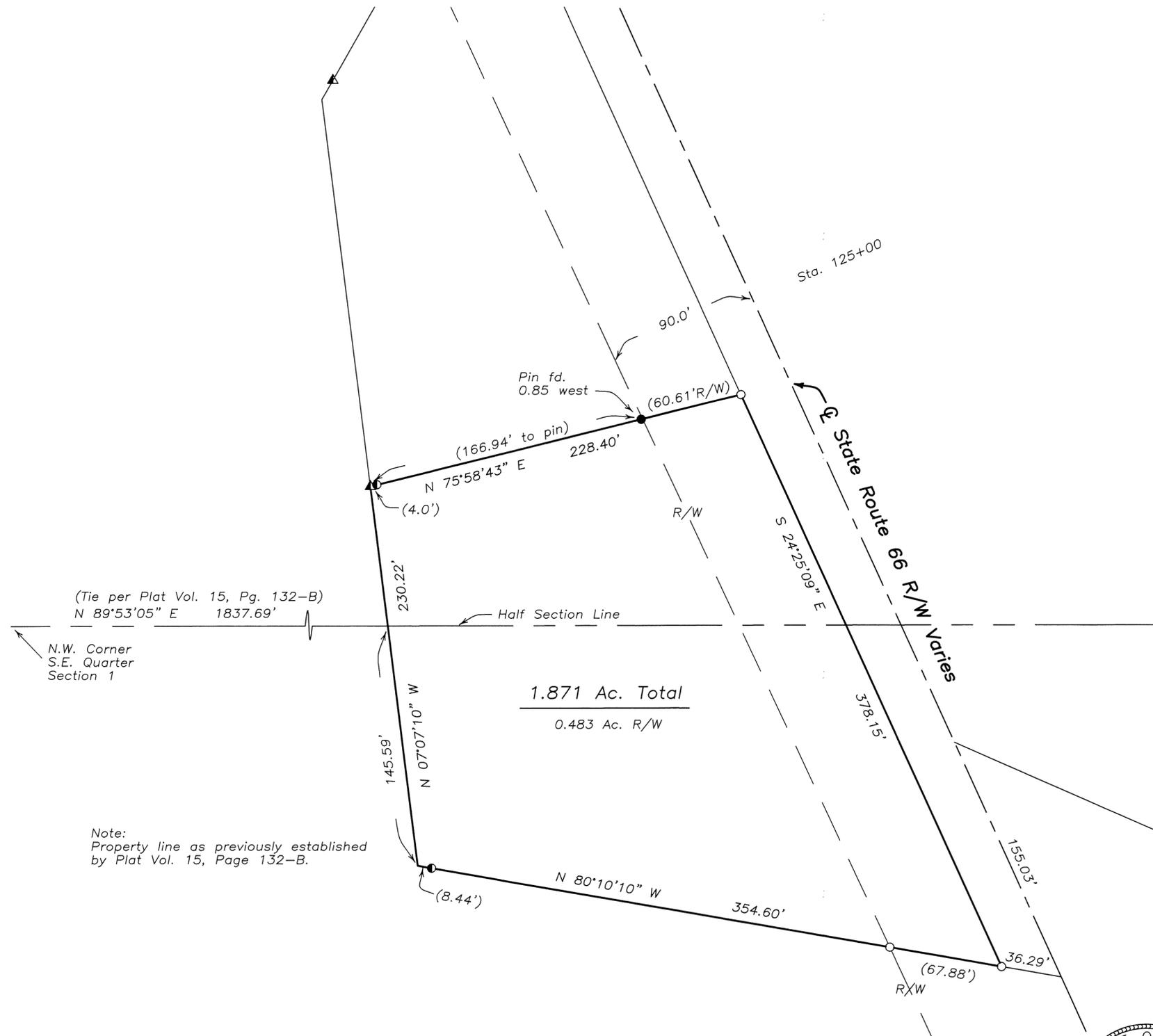
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ O.D.O.T. Monument Found
- ⊠ Pin in Monument Box
- ▲ Wood Fence Post

References

- Miami County Engineer's Record of Land Surveys Volume 16, Page 118
- Volume 17, Page 103
- Miami County Recorder's Plat Records Volume 15, Page 132-B

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

Survey of 1.871 Ac.
for Zachariah & Jamilyn Mumford



Note:
Property line as previously established
by Plat Vol. 15, Page 132-B.



Michael W. Cozatt 8/27/18
MICHAEL W. COZATT
P.S. #6001

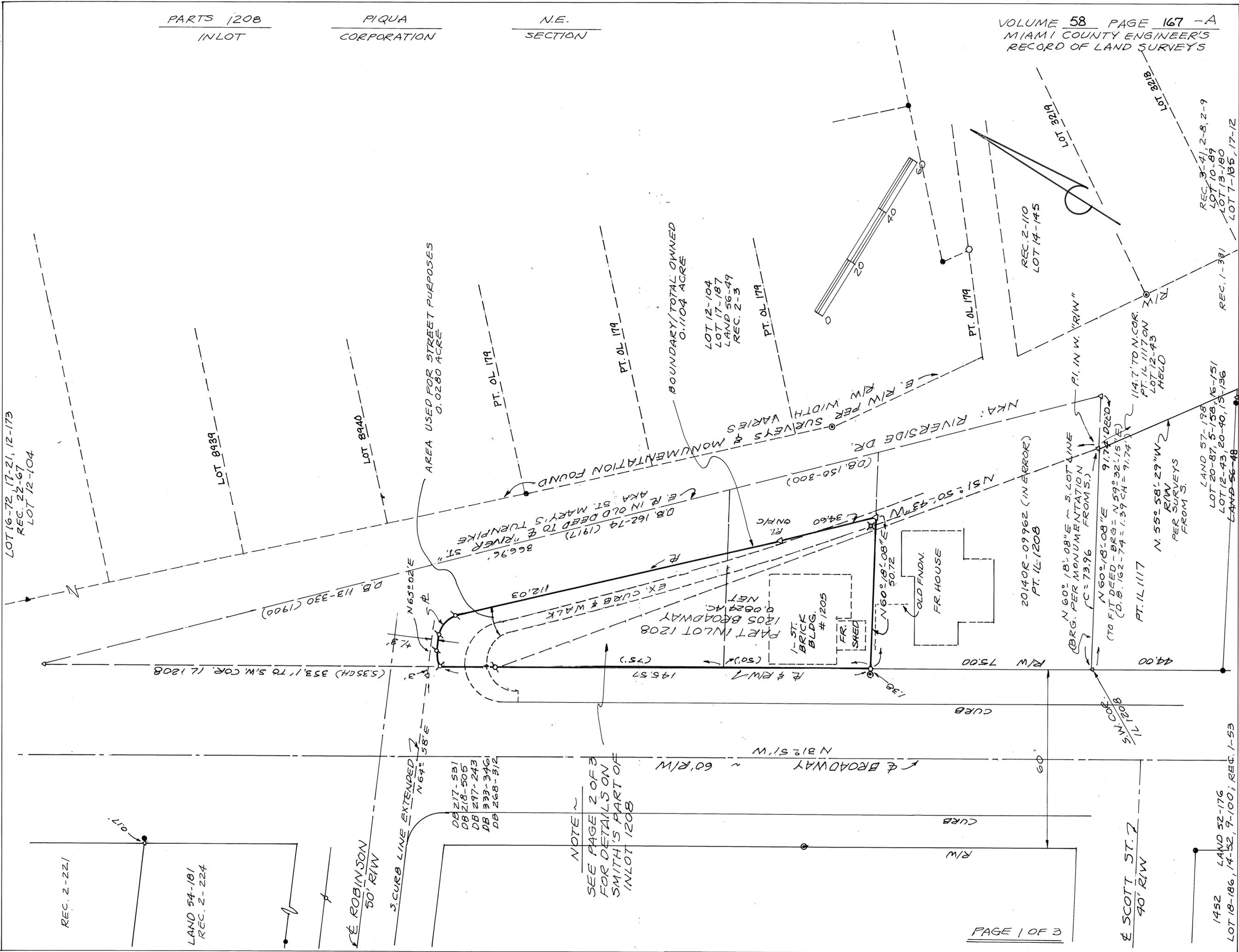
COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 24218 (937) 339-2921
File Name: C:\Jobs\2018\24218.dwg
Drawn by: DMC ~ Checked by: MWC

PARTS 1208
IN LOT

PIQUA
CORPORATION

N.E.
SECTION

VOLUME 58 PAGE 167 - A
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LOT 16-72, 17-21, 12-173
REC. 22-67
LOT 12-104

LOT 8939

LOT 8940

AREA USED FOR STREET PURPOSES
0.0280 ACRE

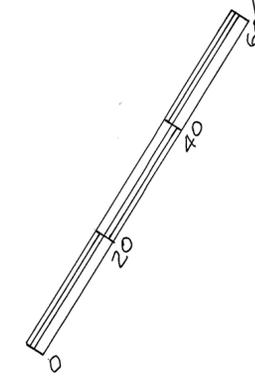
PT. OL 179

PT. OL 179

BOUNDARY/TOTAL OWNED
0.1104 ACRE

LOT 12-104
LOT 17-187
LAND 56-49
REC. 2-3

PT. OL 179



PT. OL 179

REC. 2-110
LOT 14-145

LOT 3219

REC. 3-41, 2-8, 2-9
LOT 10-89
LOT 13-180
LOT 7-185, 17-12

LAND 57-198
LOT 20-87, 5-158, 16-151
LOT 12-43, 20-40, 15-196
LAND 56-48

DB. 113-330 (1900)
DB. 162-74 (1917)
E.R. IN OLD DEED TO "RIVER ST."
AKA ST. MARY'S TURNPIKE
366.92'

N 65° 02' E

EX. CURB & WALK
12.03'

NET
0.0824 AC
PART IN LOT 1208

1-ST. BRICK BLDG. #1205

FR. SHED

OLD FNDN. FR. HOUSE

N 51° 50' 43" W

(DB. 150-300)

NKA. RIVERSIDE DR.
SURVEYS & MONUMENTATION FOUND
R/W PER WIDTH VARIES

20140R-09962 (IN ERROR)
PT. 1L-1208

N 60° 18' 08" E ~ S. LOT LINE
(BEG. PER MONUMENTATION FROM S.)
C = 73.96

N 60° 18' 08" E 91.74' (DEED)
(TO FIT DEED - BRG = N 59° 32' 15" E)
(D.B. 162-74 = 1.39 CH = 71.74)

PT. 1L 1117

N 55° 58' 29" W
R/W PER SURVEYS FROM S.

(S. 35CH) 353.1' TO S.W. COR. L 1208

N 64° 58' E

DB 217-581
DB 218-506
DB 217-243
DB 233-346
DB 268-312

NOTE ~
SEE PAGE 2 OF 3
FOR DETAILS ON
SMITH'S PART OF
IN LOT 1208

N 31° 51' W ~ 60' R/W

& BROADWAY

R/W

CURB

R/W

CURB

R/W 75.00

44.00

1.38

& SCOTT ST. 7
40' R/W

1452 LAND 52-176
LOT 18-186, 14-52, 9-100; REC. 1-53

REC. 2-221

LAND 54-161
REC. 2-224

LE ROBINSON
50' R/W

3. CURB LINE EXTENDED

PAGE 1 OF 3

SURVEY OF PART INLOT 1208 IN PIQUA
KNOWN AS 1205 BROADWAY FOR CARL
'GENE' SMITH.

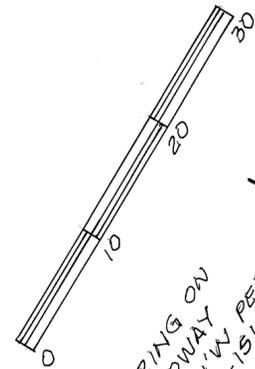
Steven D. Leffel 8-16-2018

STEVEN D. LEFFEL, PE, PS, LLC
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573



LEGEND

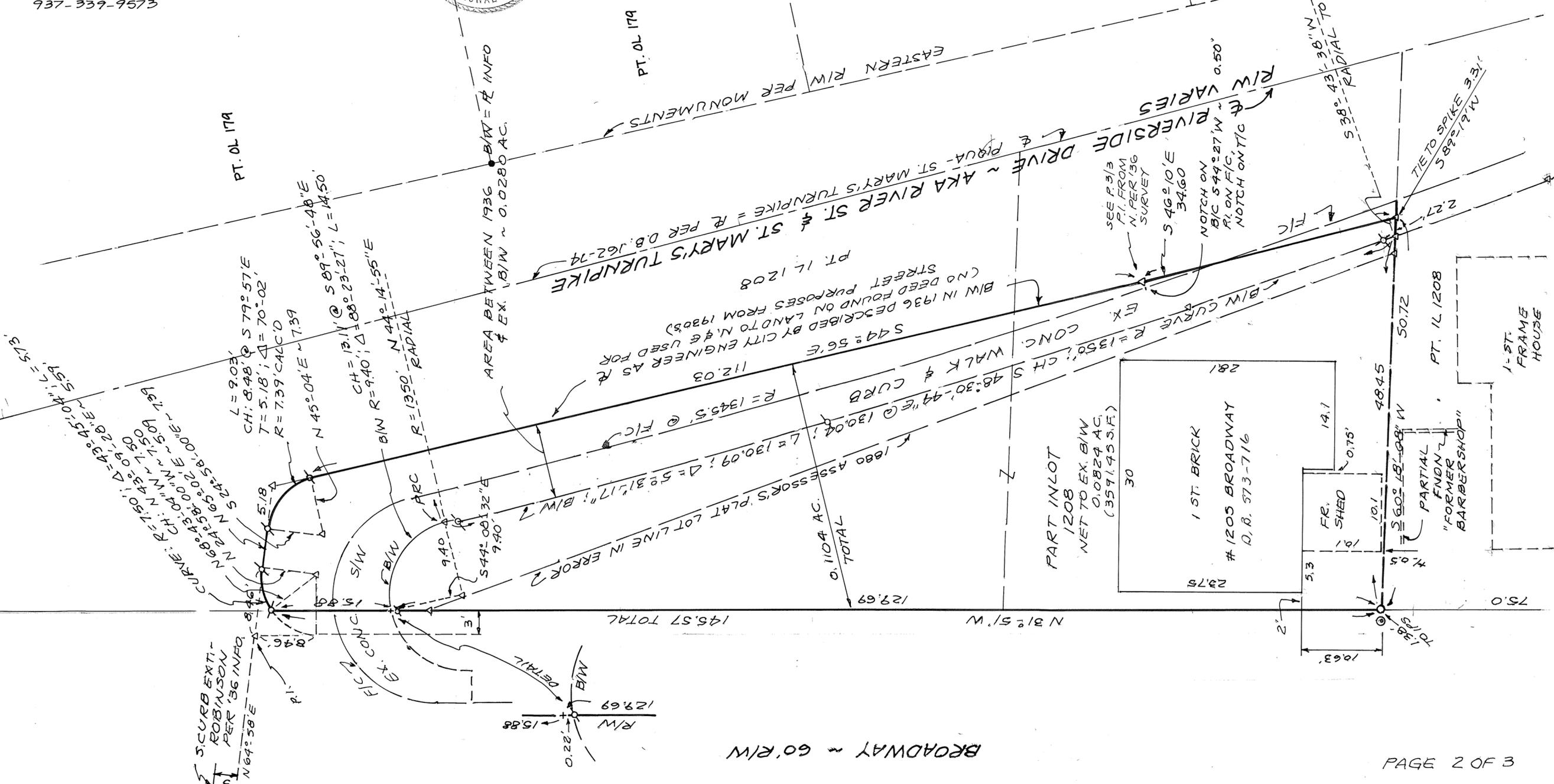
- IRON PIPE FOUND
- IRON PIN FOUND
- ◐ PIN LOCATED UNDER CONC.
- ◑ IRON PIN SET
- ◒ MAG NAIL SET
- ✕ CALCULATED CORNER
- ✚ RAILROAD SPIKE SET BETWEEN BLOCK RET. WALL & BIW
- + CROSS CUT ON SIDEWALK
- NOTCH ON BIW



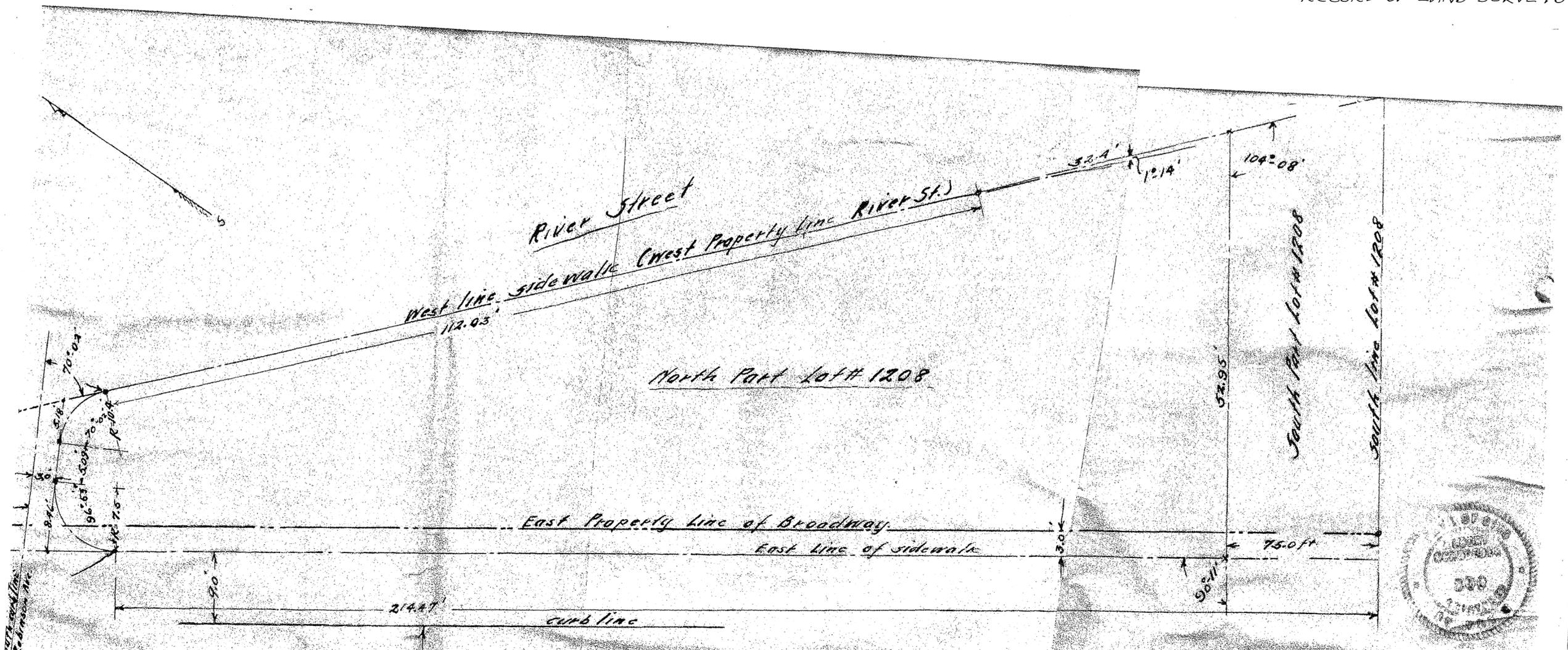
BEARING ON
BROADWAY
N 31° 51' W PER
LOT 16-151

PT. OL 179

PT. OL 179



BROADWAY ~ 60' R/W



Plat showing land to be dedicated to City of Piqua, O.
by C.T. Cook.
14/11/36 scale 1"=10'

ORIG. COPY SAYS S CURB
OF ROBINSON EXTENDED,
NOT DEFINED AS FACE
OR BACK OF CURB, FACE
USED IN CALCULATIONS.

NOTE: N.E. RADIUS
CALCULATED AT 739'
NOT 104' AS SHOWN.
FITS "T" & "D" FROM
1936 DRAWING.

PLAT BY CITY ENGINEER ALBERT
SCHROEDER IN 1936 ~ NOT FILED
WITH MIAMI COUNTY.

COPY SUPPLIED BY BILL HARDING,
PIQUA ENGINEERING DEPT., JULY
2018.

25 TBK 2

90°11' SHOWN ABOVE
CALCULATED AT 87250.52"
PER S. R. BEING PARALLEL
TO S. LOT LINE AS MON-
UMENTED FROM GILL ST.
TO 14 1208

ASSUMED TO BE
PIQUA FILING
NUMBERS.

5
TOWN

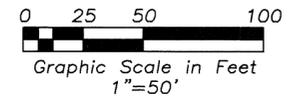
6E
RANGE

Frac. 9
Frac. 16
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE



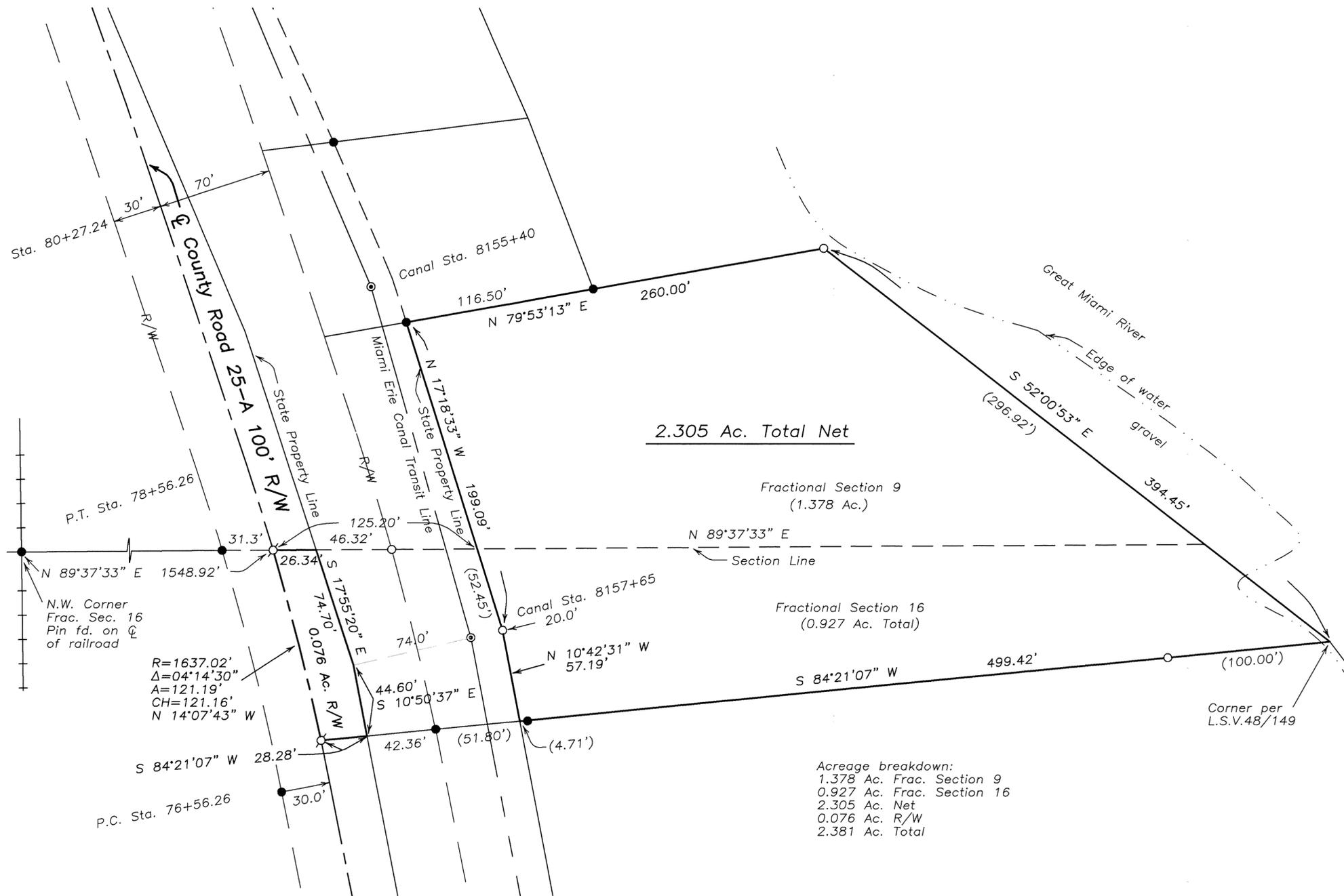
Legend

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

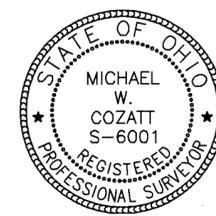
References

- Miami County Engineer's Record of Land Surveys
 - Volume 37, Page 67
 - Volume 48, Page 149
 - Volume 54, Page 19
 - Volume 55, Page 128
 - Miami County Recorder's Deed Records
 - Volume 650, Page 873
 - County Road 25-A Maps
 - RC-53, RC-68
 - Miami-Erie Canal Maps
- Basis of Bearings:
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 2.381 Ac.
for Etta Doll Estate



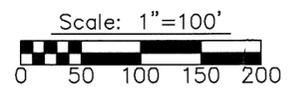
Acreage breakdown:
 1.378 Ac. Frac. Section 9
 0.927 Ac. Frac. Section 16
 2.305 Ac. Net
 0.076 Ac. R/W
 2.381 Ac. Total



Michael W. Cozatt 8/17/18
 MICHAEL W. COZATT
 P.S. #6001

COZATT ENGINEERING COMPANY
 Civil Engineer 534 N. Elm St. Suite C
 Job No. 21518
 File Name: C:\Jobs\2018\21518.dwg
 Drawn by: DMC ~ Checked by: MWC

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



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

References
Vol. 48, Pg. 129 } Miami County Engineer's
Vol. 50, Pg. 66 } Record of Land Surveys

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP, PE, PS
MIAMI COUNTY ENGINEER

Deb Stumpff 9-11-2018
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 Zoning Regulations of Miami County,
0.592 Acre Tract

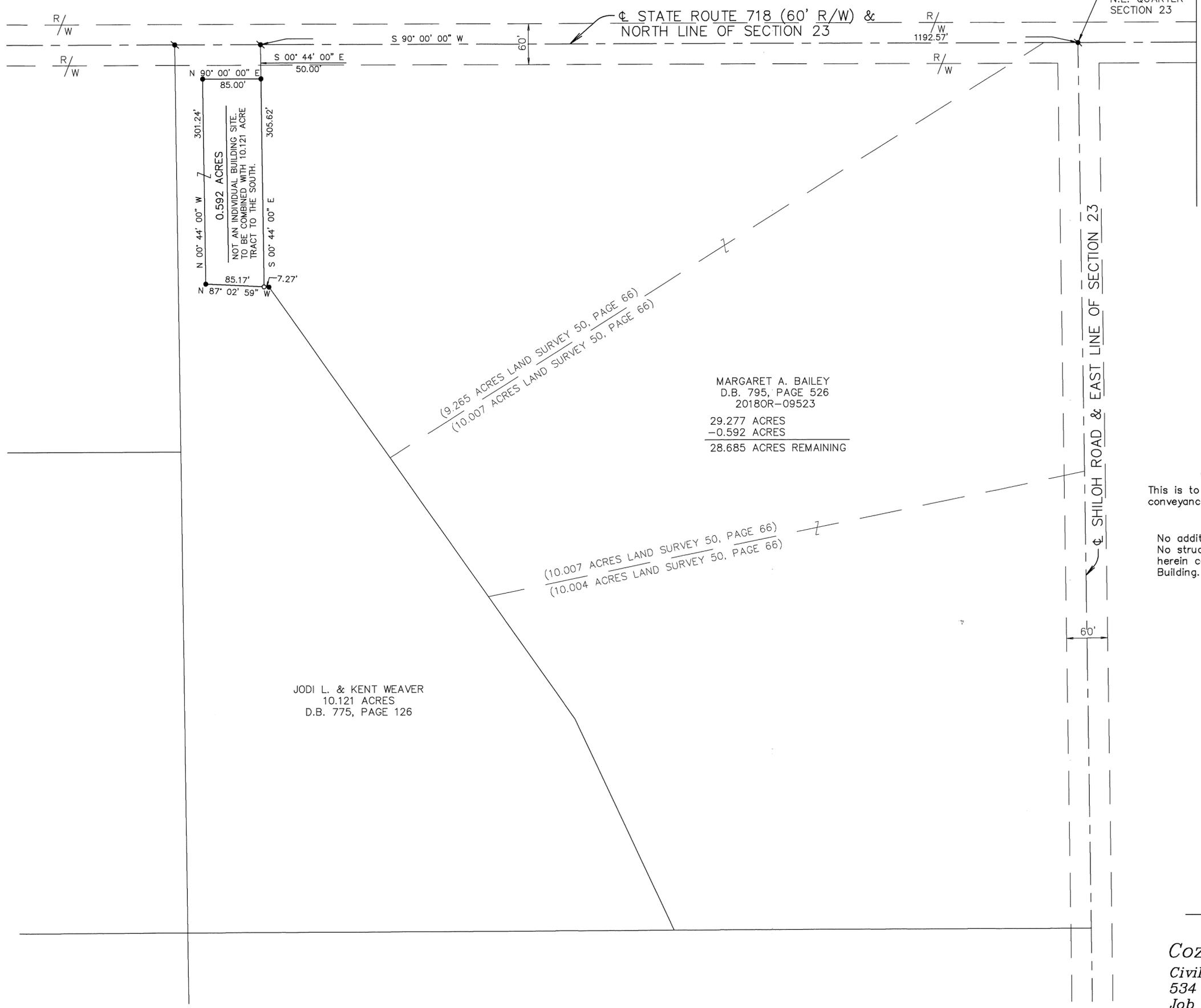
D. Stumpff 9/11/2018
MIAMI COUNTY PLANNING COMMISSION

Survey of 0.592 AC. FOR KENT WEAVER.



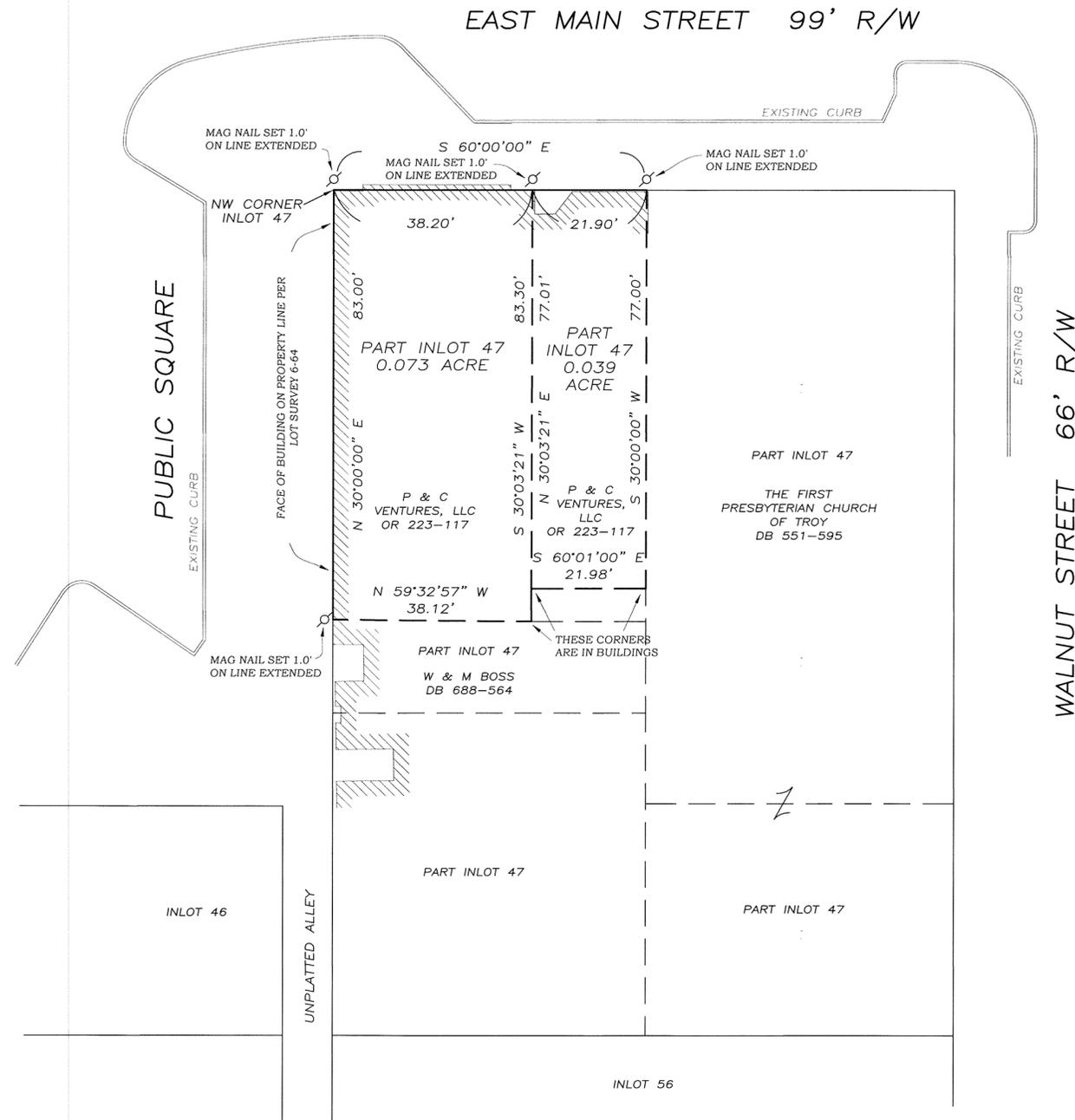
Michael W. Cozatt 8/27/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 24018 Ph. (937) 339-2921



CITY OF TROY
MIAMI COUNTY, OHIO
PARTS INLOT 47

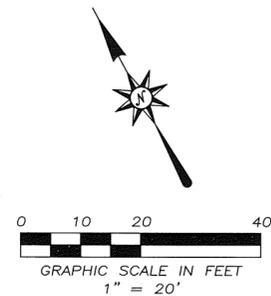
VOLUME 58 PAGE 170
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND
Ø MAG NAIL SET

REFERENCES
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEY:
VOLUME 51, PAGE 86
(BASIS OF BEARING)
MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEY:
VOLUME 6, PAGE 64
MIAMI COUNTY RECORDER'S
RECORD:
OFFICIAL RECORD 223, PAGE 117

CITY OF TROY
THIS SURVEY REVIEWED AND APPROVED
THIS 12th DAY OF SEPTEMBER 2018.
Jill Rhoades
JILL RHOADES, PE
CITY ENGINEER



SEPTEMBER 8, 2018	SURVEY FOR PATRICIA ROSE IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

MONROE
TOWNSHIP

S.E. QTR. - 20
SECTION

4
TOWN

6
RANGE

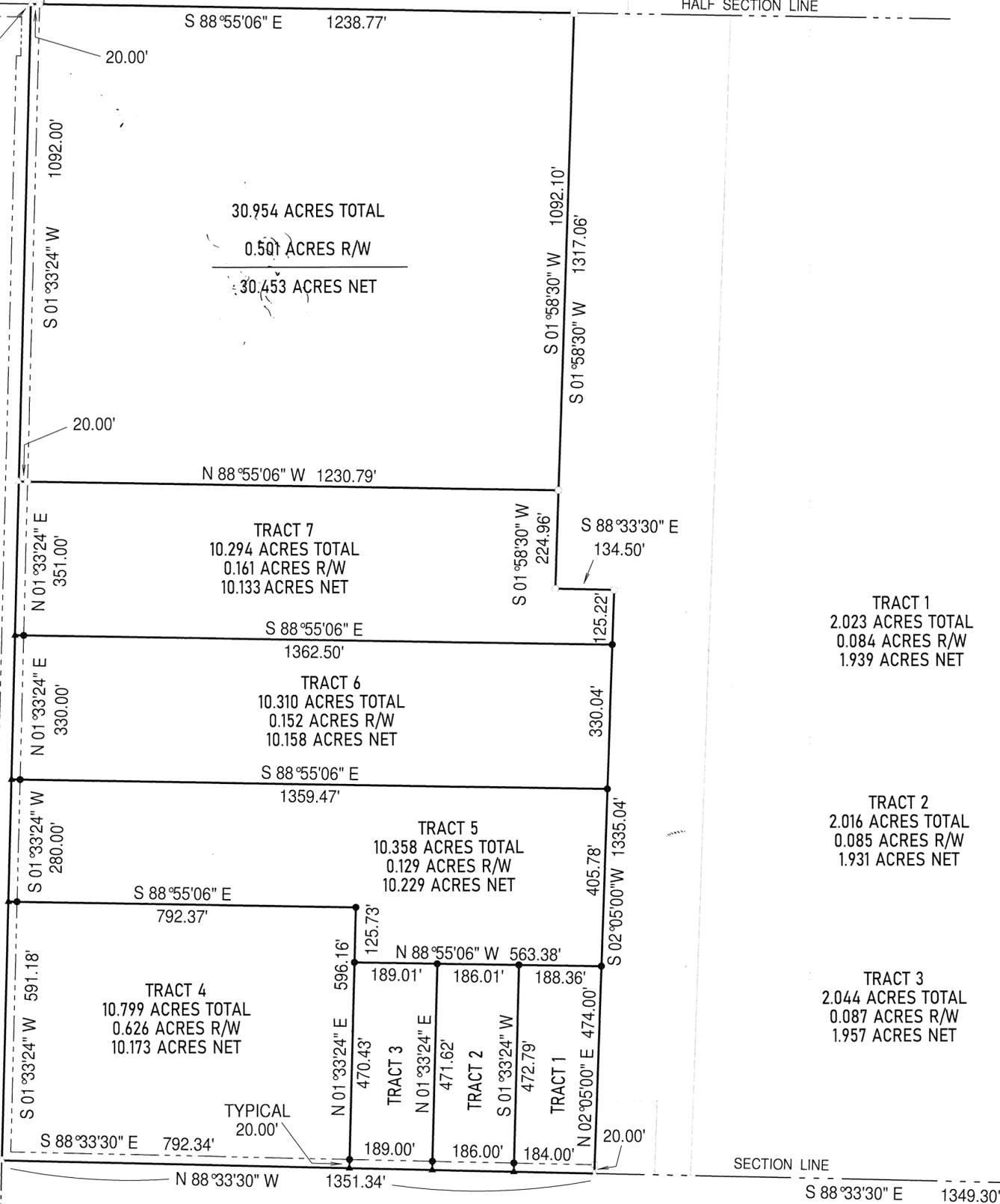
TROY - FREDERICK RD.

HALF SECTION LINE

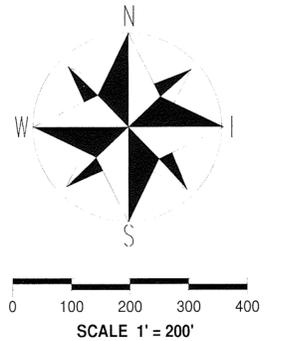
NORTHWEST CORNER
SOUTHEAST QUARTER
SECTION 20

PETERS ROAD HALF SECTION LINE

SOUTHWEST CORNER
SOUTHEAST QUARTER
SECTION 20



MICHAELS ROAD NO RECORD OF RIGHT - OF - WAY



BASIS OF BEARING:
MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEY
VOLUME 30, PAGE 14

LEGEND

PK NAIL FOUND	RRS FOUND
STONE FND	
IRON PIN FOUND	
2" DIA. PIPE FND	
MAG NAIL SET	A
IRON PIN SET	
RRS SET	

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

D. D. Sullivan 9/13/2018
Secretary

APPROVED
SUBJECT TO ZONING APPROVAL
BY *James P. Ryan, R.S.*
DATE 9/13/18
MIAMI COUNTY
GENERAL HEALTH DEPT.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, P.E., P.S.
MIAMI COUNTY ENGINEER
James Huelskamp 9-12-2018
DEPUTY DATE

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 9, PAGE 34
VOLUME 27, PAGE 187
VOLUME 30, PAGE 14
VOLUME 33, PAGE 119
VOLUME 58, PAGE 89

MIAMI COUNTY RECORDER'S
RECORD OF PLATS:
RECORD PLAT 5, PAGE 90
RECORD PLAT 9, PAGE 7
RECORD PLAT 10, PAGE 7

DEED REFERENCE:
MIAMI COUNTY RECORDERS
RECORD OF DEEDS
2018OR-00288
2018OR-02486

SEPTEMBER 1, 2018	SURVEY OF (3) TRACTS SPLIT FROM A 47.844 ACRE TRACT FOR DALE MOSIER IN MONROE TOWNSHIP
	<i>Neil E. Teaford, P.S. #7724</i> NEIL E. TEAFORD 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

12 SECTION 6 TOWN 5 RANGE MONROE TOWNSHIP

VOLUME 58 PAGE 173
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

MIAMI COUNTY ENGINEER

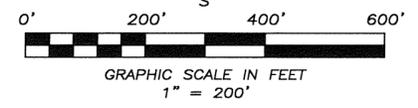
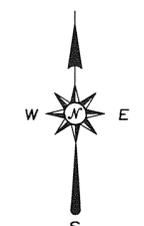
DEPUTY DATE

LEGEND

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

REFERENCES

LAND SURVEYS:
VOLUME 47, PAGE 100
DEEDS AS REFERENCE HEREON
BASIS OF BEARING IS THE CENTERLINE OF NASHVILLE ROAD AS RECORDED IN LAND SURVEY VOL. 43, PAGE 160 BEING S 32°21'30" W.

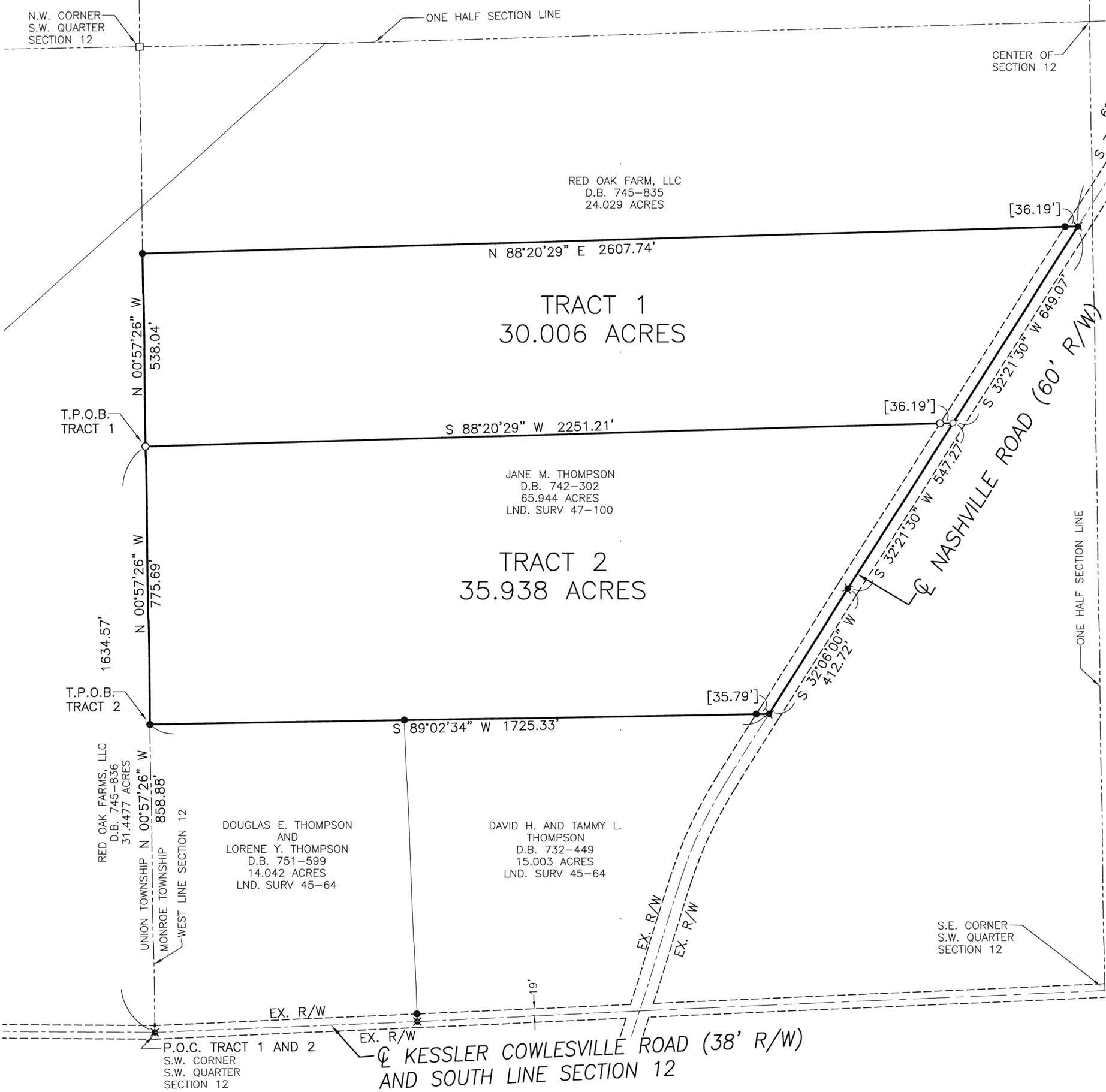


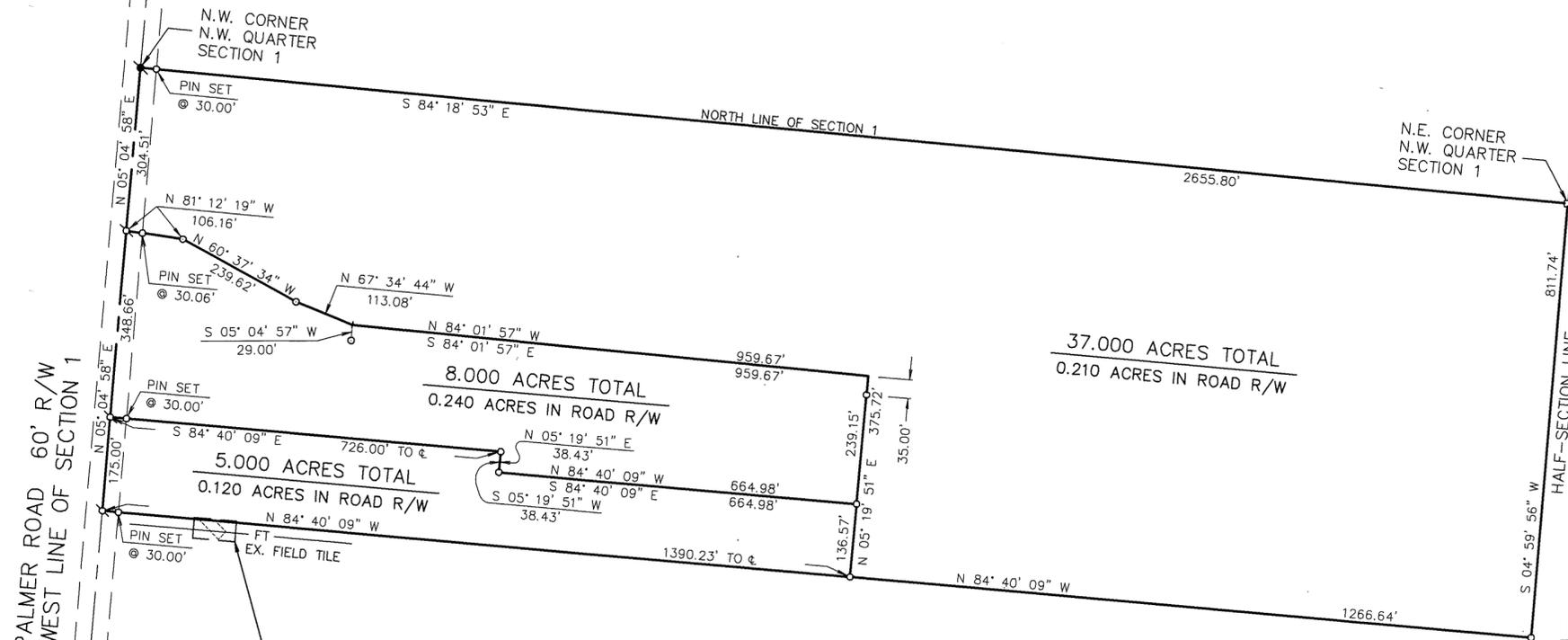
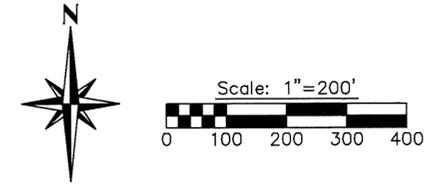
CERTIFICATION:

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

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

LOT SPLIT SURVEY OF 30.006 ACRES AND 35.938 ACRES FOR JANE THOMPSON LOCATED IN MIAMI COUNTY ~ DATE 9/14/2018	
	BRUMBAUGH ENGINEERING & SURVEYING, LLC 2270 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PHONE (937) 698-3000 FAX (937) 698-3928 EMAIL: John@BES-Engineer.com
BES JOB #479.18 DRAWN BY: SES CHECKED BY: JJB	





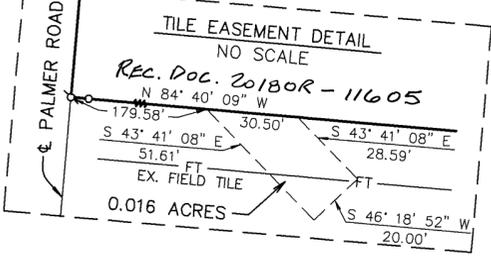
60' R/W & WEST LINE OF SECTION 1

Legend

- Mag nail found
- Iron pin found
- Stone in top of concrete post found
- ⊗ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 06, Pg. 20
 - Vol. 06, Pg. 25
 - Vol. 14, Pg. 128
 - Vol. 25, Pg. 45
 - Vol. 26, Pg. 30
 - Vol. 33, Pg. 30
 - Vol. 53, Pg. 68
 - Vol. 56, Pg. 193
- Miami County Engineer's Record of Land Surveys



EZRA L. AND BEVERLY J. WRAY
D.B. 488, PAGE 357
110.00 ACRES
-50.000 ACRES
60.000 AC. REMAINING

Survey of 3 tracts for Ezra and Beverly Wray.



Michael W. Cozatt 6/06/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 16618 Ph. (937) 339-2921

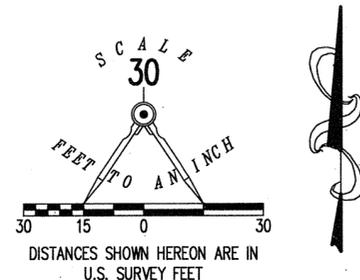
CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, PE PS
MIAMI COUNTY ENGINEER
Deb Stumpff 9-18-2018
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
D. B. ... 9/21/18
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: *Henry L...*
DATE: 9/21/18
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

60' R/W & WEST LINE OF SECTION 1
SINGER ROAD

S.W. CORNER
N.W. QUARTER
SECTION 1



LEGEND:

- ⊙ 1 INCH IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND IN CONCRETE
- ⊙ FENCE POST FOUND IN CONCRETE
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH X 30° IRON ROD SET WITH PLASTIC I.D. CAP STAMPED P.S. 8533

R/W = RIGHT-OF-WAY

C/L = CENTER-LINE

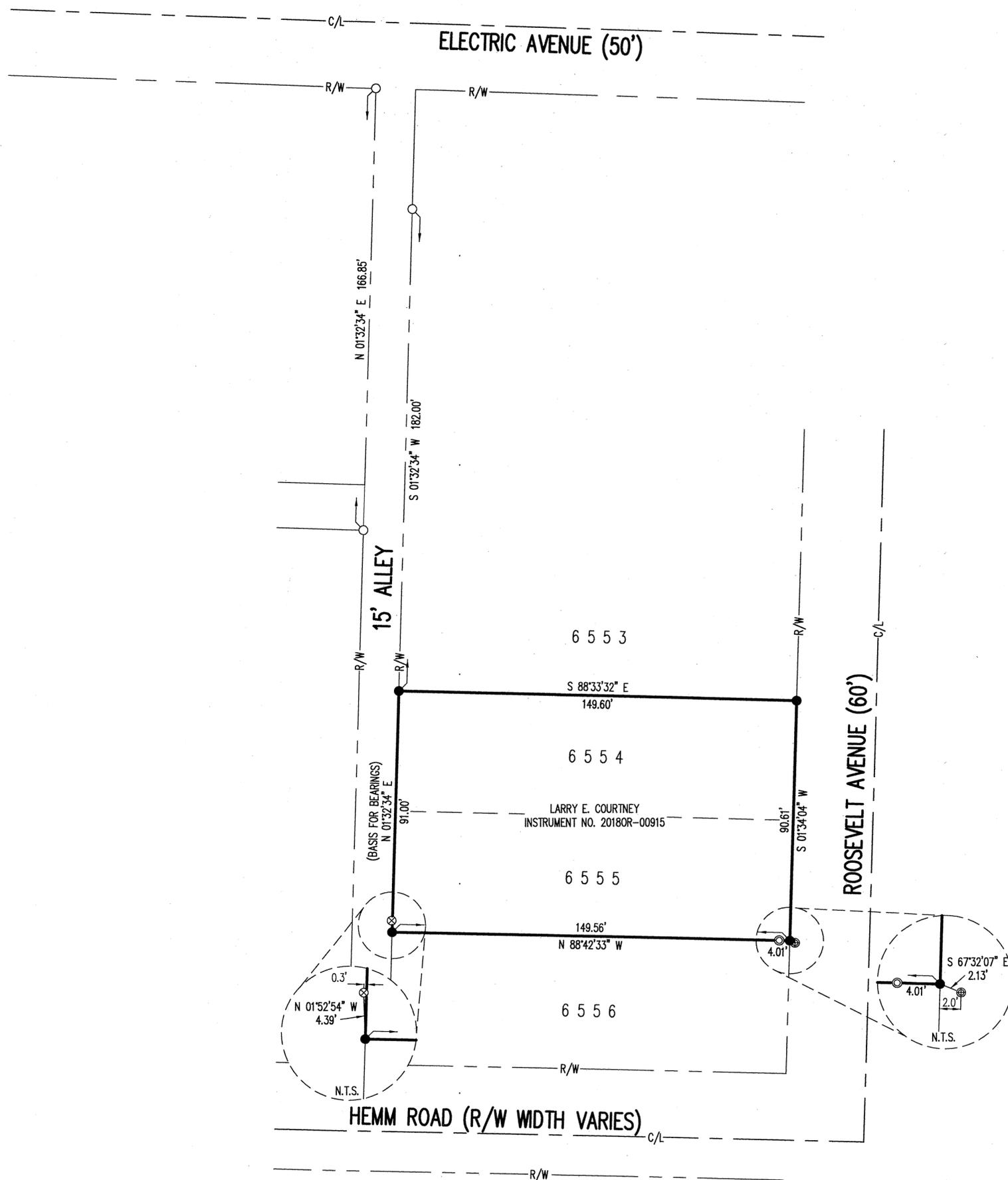
N.T.S. = NOT TO SCALE

BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE WEST LINE OF LOTS 6554 AND 6555 OF SUNNYSIDE ADDITION, BEING S 01°32'34" W.

DEED & SURVEY REFERENCES:

INSTRUMENT NO. 2018OR-00915
 SUNNYSIDE ADDITION
 PLAT NO. 144
 PLAT BOOK 9, PAGE 100
 PLAT BOOK 15, PAGE 114

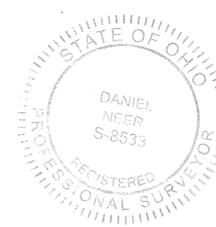


RETRACEMENT SURVEY OF THE
 LARRY E. COURTNEY
 LOTS 6554 AND 6555
 SUNNYSIDE ADDITION
 INSTRUMENT NO. 2018OR-00915
 SECTION 19, TOWN 6, RANGE 6
 MIAMI RIVERS SURVEY
 CITY OF PIQA
 MIAMI COUNTY, OHIO

SURVEYED BY:

D. A. Neer

DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 SEPTEMBER 6, 2018



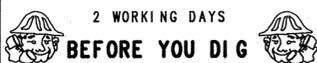
COPYRIGHT 2018 BY:

LEE SURVEYING & MAPPING CO.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335

WWW.LEE-SURVEYING.COM
 surveys@lee-surveying.com

KSS D0818 64280818 L-6428-2

THIS SURVEY WAS PREPARED IN THE ABSENCE OF
 A COMPLETE AND ACCURATE TITLE SEARCH AND
 DOES NOT GUARANTEE TITLE.



CALL TOLL FREE 800-362-2764

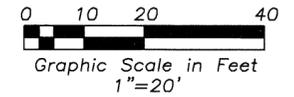
OHIO UTILITIES PROTECTION SERVICE

PIQUA CORPORATION

Part 64 OUTLOT

S.E. 78 TAX MAP

Volume 58 Page 178
Miami County Engineer's Record of Land Surveys



Legend

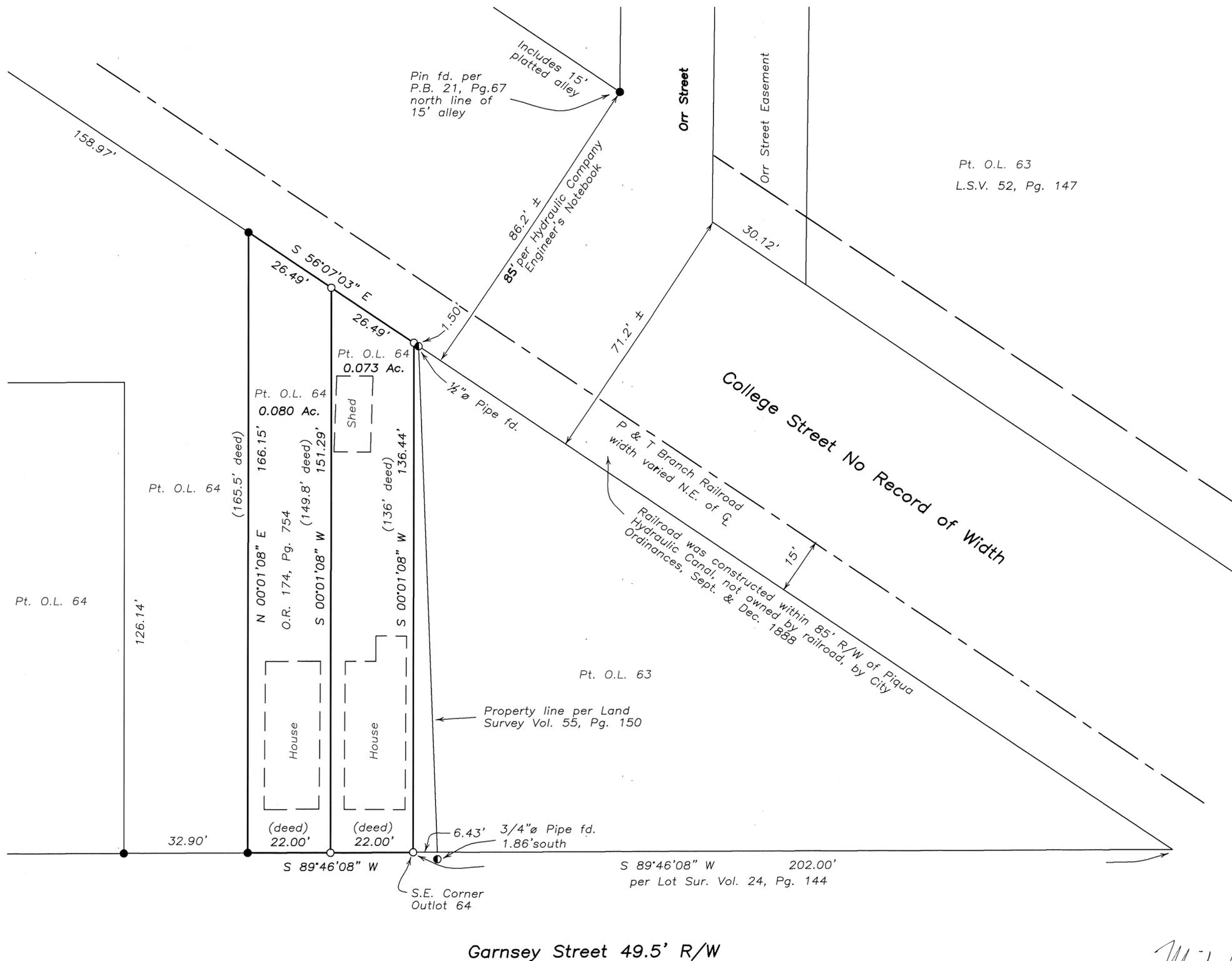
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

- Miami County Recorder's Plat Records Plat Book 1, Page 26
- Miami County Engineer's Record of Lot Surveys Volume 24, Page 144
- Miami County Engineer's Record of Land Surveys Volume 55, Page 150

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

Survey of Pt. Outlot 64 for Jack Spradlin/David Mikel



Pt. O.L. 63
L.S.V. 52, Pg. 147

College Street No Record of Width

P & T Branch Railroad
width varied N.E. of C
Railroad was constructed within 85' R/W of Piqua Hydraulic Canal, not owned by railroad, by City Ordinances, Sept. & Dec. 1888

Garnsey Street 49.5' R/W

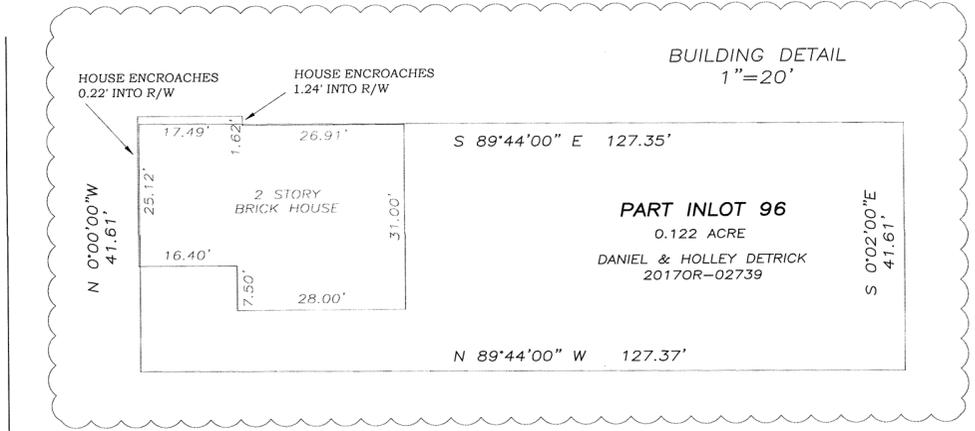
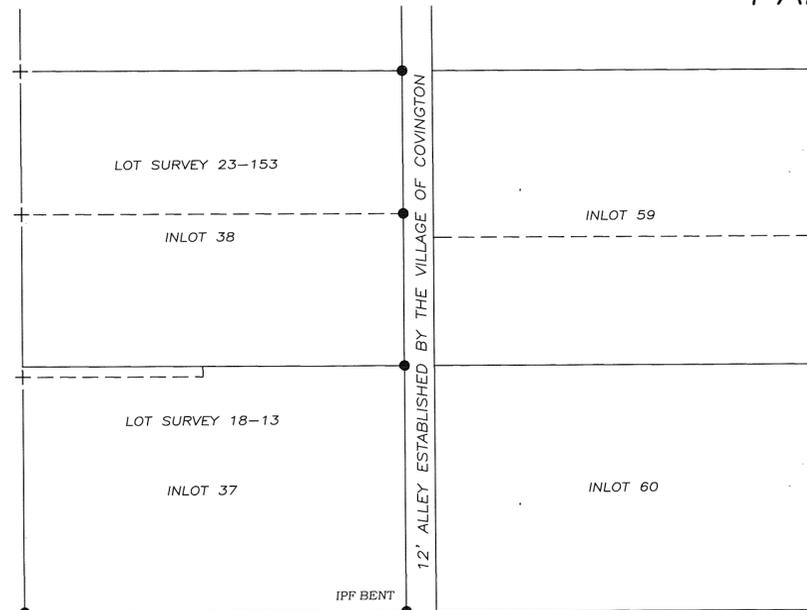


Michael W. Cozatt
MICHAEL W. COZATT
P.S. #6001
9/29/18

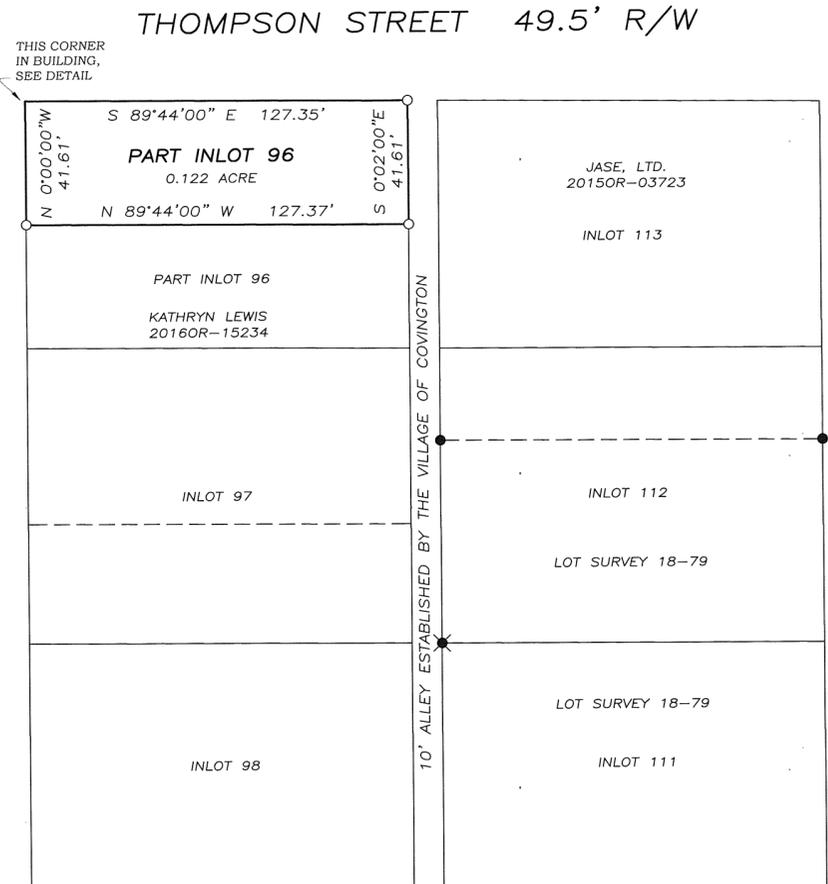
COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 27018 (937) 339-2921
File Name: C:\JOBS\2018\27018.dwg
Drawn by: DMC ~ Checked by: MWC

VILLAGE OF COVINGTON
MIAMI COUNTY, OHIO
PART INLOT 96

VOLUME 58 PAGE 179
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



HIGH STREET 57.75' R/W



THOMPSON STREET 49.5' R/W

PEARL STREET 49.5' R/W

BRIDGE STREET 49.5' R/W

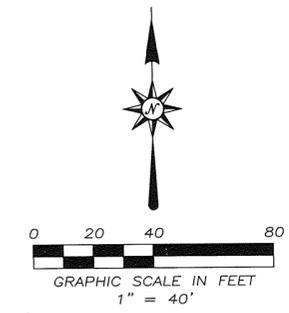
LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊕ CROSS CUT IN CONCRETE
- ✱ SPIKE FOUND

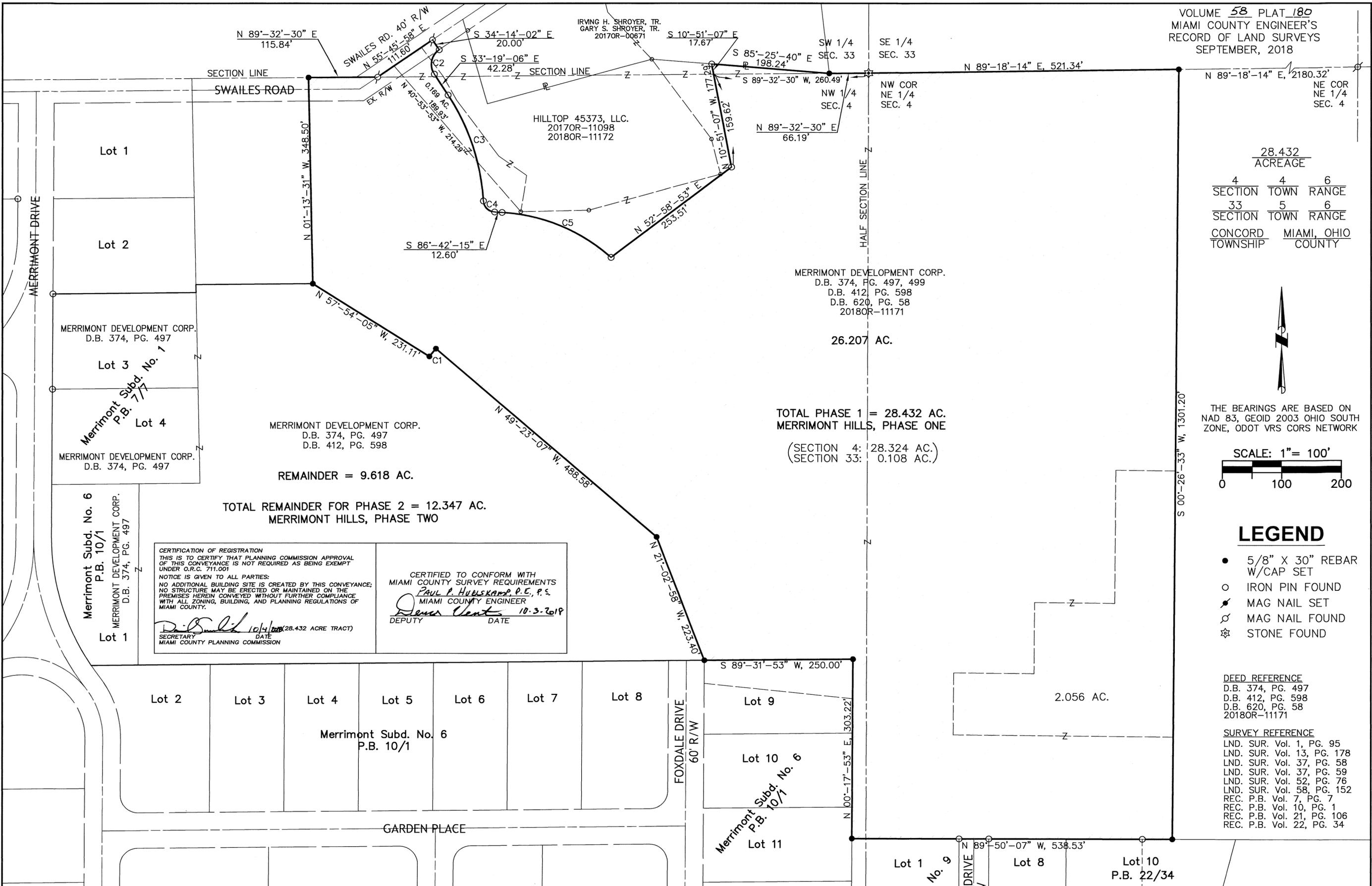
REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS:
VOLUME 17, PAGE 43
VOLUME 18, PAGE 13
VOLUME 18, PAGE 79
VOLUME 23, PAGE 153
BASIS OF BEARING, EAST R/W LINE
HIGH STREET N 0°00'00" W

MIAMI COUNTY RECORDER'S
RECORDS:
DEED BOOK 21, PAGE 351
2017OR-02739



SEPTEMBER 27, 2018	SURVEY OF NORTH PART INLOT 96 FOR DANIEL & HOLLEY DETRICK IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. # 7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>



28.432
ACREAGE

4	4	6
SECTION	TOWN	RANGE
33	5	6
SECTION	TOWN	RANGE
CONCORD	MIAMI, OHIO	
TOWNSHIP	COUNTY	

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

SCALE: 1" = 100'

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ★ STONE FOUND

DEED REFERENCE
 D.B. 374, PG. 497
 D.B. 412, PG. 598
 D.B. 620, PG. 58
 2018OR-11171

SURVEY REFERENCE
 LND. SUR. Vol. 1, PG. 95
 LND. SUR. Vol. 13, PG. 178
 LND. SUR. Vol. 37, PG. 58
 LND. SUR. Vol. 37, PG. 59
 LND. SUR. Vol. 52, PG. 76
 LND. SUR. Vol. 58, PG. 152
 REC. P.B. Vol. 7, PG. 7
 REC. P.B. Vol. 10, PG. 1
 REC. P.B. Vol. 21, PG. 106
 REC. P.B. Vol. 22, PG. 34

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.

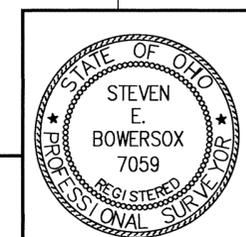
CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
 PAUL P. HUELSKAMP, P.E., P.S.
 MIAMI COUNTY ENGINEER
 DEPUTY DATE 10-3-2018

SECRETARY DATE 10/4/2018 (28.432 ACRE TRACT)
 MIAMI COUNTY PLANNING COMMISSION

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	365.00'	02°-42'-19"	17.23'	17.23'	S 40°-01'-54" W
2	30.00'	89°-05'-04"	46.64'	42.09'	S 11°-13'-26" W
3	365.00'	29°-54'-07"	190.49'	188.33'	S 18°-22'-03" E
4	20.00'	83°-17'-16"	29.07'	26.58'	S 45°-03'-37" E
5	300.00'	38°-37'-27"	202.24'	198.43'	S 67°-23'-32" E

DESCRIPTION
 BEING A SURVEY OF 28.432 ACRES OUT OF A PART OF THE
 SOUTHWEST QUARTER OF SECTION 33, T5, R6, AND THE
 NORTHWEST AND NORTHEAST QUARTERS OF SECTION 4, T4, R6,
 AND OWNED BY MERRIMONT DEVELOPMENT CORP. AS RECORDED
 IN D.B. 374, PG. 497, D.B. 374, PG. 499, D.B. 412, PG. 598,
 D.B. 620, PG. 58 AND 2018OR-11171.

STEVEN E. BOWERSOX, P.S. #7059 DATE 9/20/2018



ChoiceOne Engineering

DATE: 09-20-2018
 DRAWN BY: seb
 JOB NUMBER: MIACON1701_P-1
 SHEET NUMBER: 1 OF 1

STEVEN E. BOWERSOX 7059
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
 PAUL P. HUELSKAMP, P.E., P.S.
 MIAMI COUNTY ENGINEER
 DEPUTY DATE 10-5-2018

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
- ⊙ P.K. NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- () REFERENCED DISTANCE OF RECORD
- ⊙ FD CONC. RIGHT OF WAY MONUMENT

REFERENCES:

LAND SURVEYS:

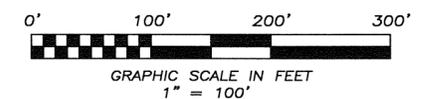
- VOLUME 30, PAGE 37
- VOLUME 32, PAGE 139
- VOLUME 39, PAGE 46
- VOLUME 45, PAGE 98

DEEDS:

AS REFERENCED HEREON

RIGHT OF WAY PLANS:

SR-571 FROM MIAMI CO. PLANS
 S.H. 209 SEC. B, LAURA, A (PT.) (1948)



BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) BEING THE CENTERLINE OF STATE ROUTE 571 N 51°37'58" W

CERTIFICATION:

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

Bernard D. Kienow, Jr.
 BERNARD D. KIENOW, JR. P.S.
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #7456

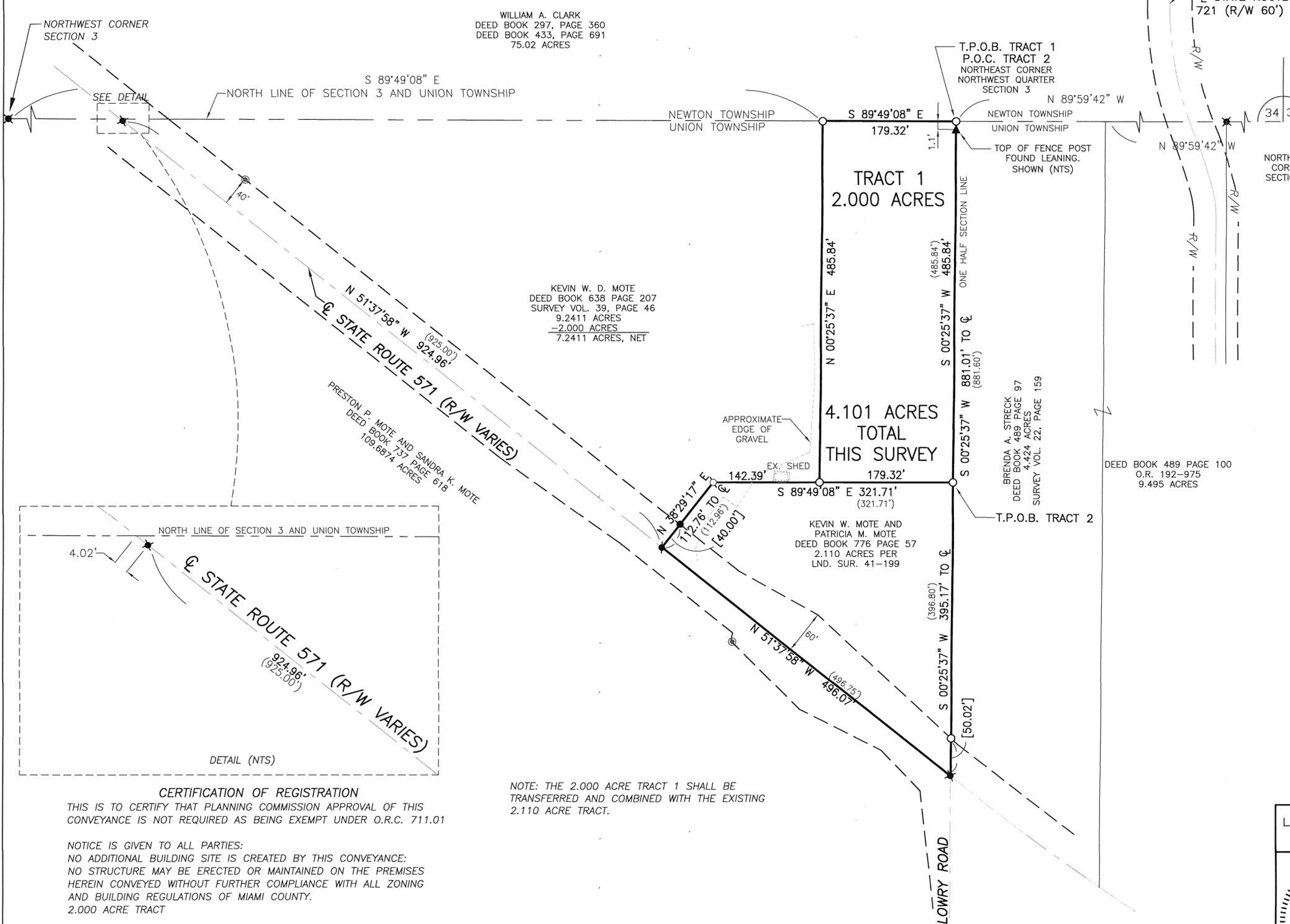
LOT SPLIT SURVEY FOR KEVIN MOTE IN MIAMI COUNTY
 DATE: OCTOBER 02, 2018



BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

BES JOB # 445.18 DRAWN BY: SES CHECKED BY: JJB



NORTHWEST CORNER SECTION 3

S 89°49'08" E
 NORTH LINE OF SECTION 3 AND UNION TOWNSHIP

N 51°37'58" W
 STATE ROUTE 571 (R/W VARIES)

NORTH LINE OF SECTION 3 AND UNION TOWNSHIP

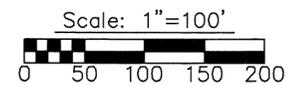
STATE ROUTE 571 (R/W VARIES)

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
 AND BUILDING REGULATIONS OF MIAMI COUNTY.
 2.000 ACRE TRACT

NOTE: THE 2.000 ACRE TRACT 1 SHALL BE TRANSFERRED AND COMBINED WITH THE EXISTING 2.110 ACRE TRACT.

D. D. H. 10/5/2018
 MIAMI COUNTY PLANNING
 COMMISSION

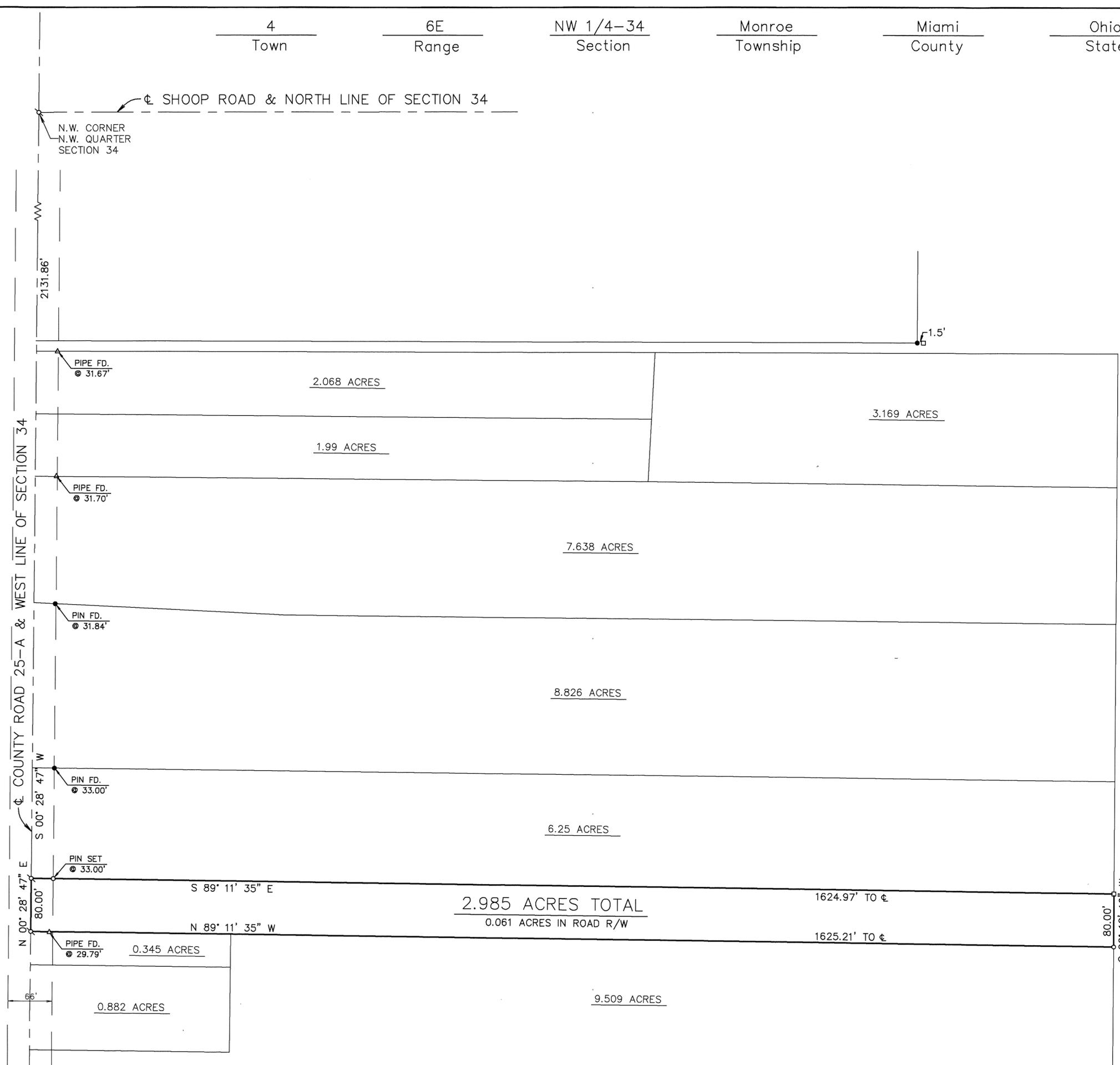


Legend

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

References

- Vol. 05, Pg. 22
 - Vol. 05, Pg. 182
 - Vol. 05, Pg. 200
 - Vol. 10, Pg. 133
 - Vol. 10, Pg. 134
 - Vol. 40, Pg. 75
 - Vol. 44, Pg. 96
 - Vol. 44, Pg. 198
 - Vol. 47, Pg. 129
 - Vol. 50, Pg. 80
 - Vol. 56, Pg. 59
- Miami County Engineer's Record of Land Surveys



Survey of 2.985 acres for Diana Montemayor.



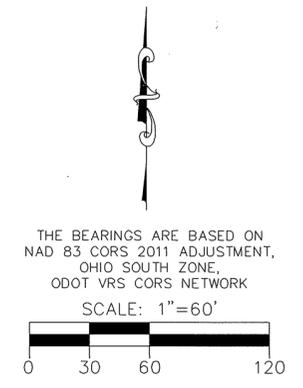
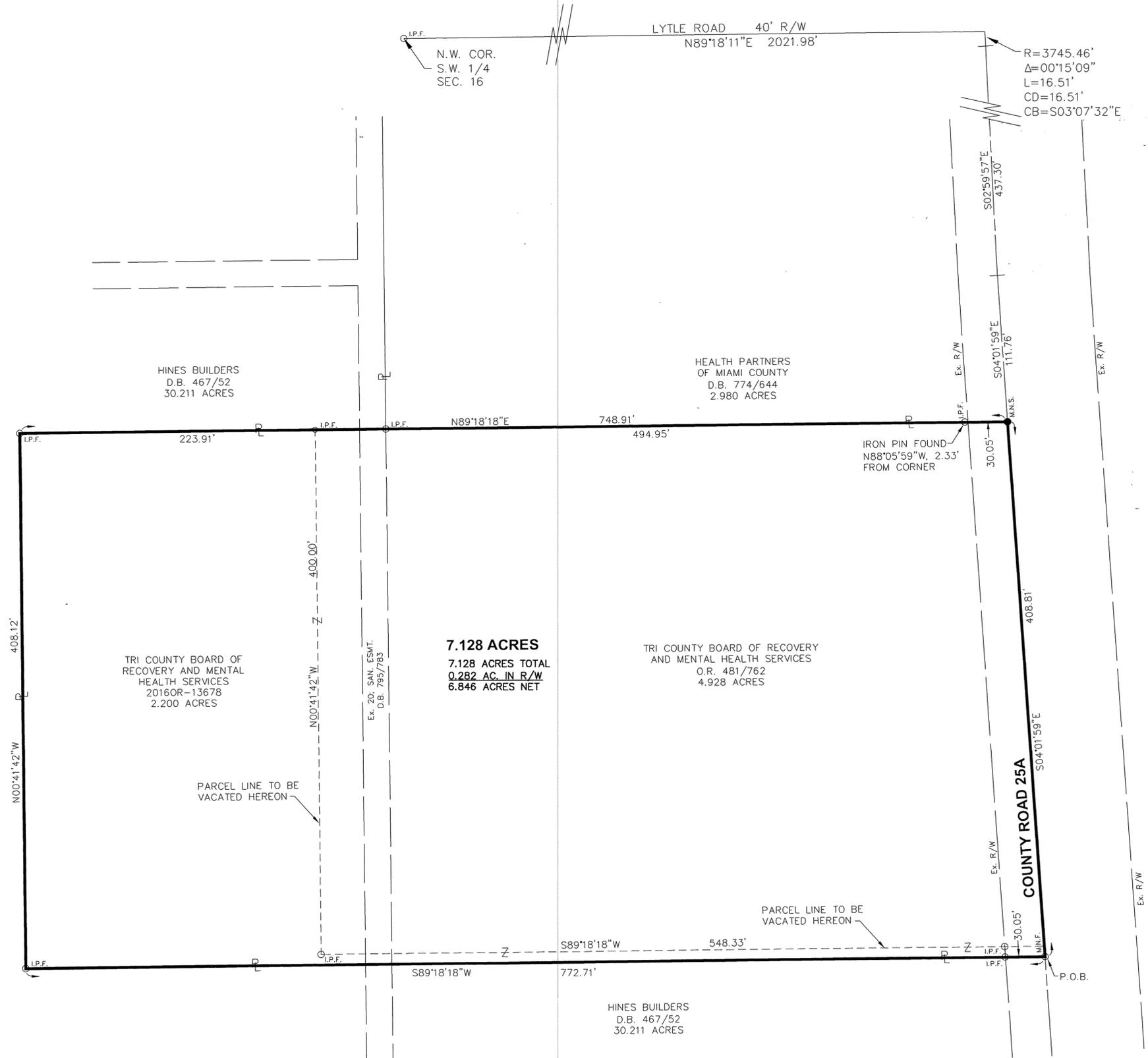
Michael W. Cozatt 10-17-13
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 28018 Ph. (937) 339-2921

TRI COUNTY BOARD OF RECOVERY AND MENTAL HEALTH SERVICES

VOLUME 58 PLAT 183
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
OCTOBER 23, 2018

7.128 ACREAGE FRAC. 16 SECTION 5 TOWN 6 E RANGE CONCORD TOWNSHIP MIAMI, OHIO COUNTY



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

SURVEY REFERENCE
 LAND SURVEY 4, PG. 279
 LAND SURVEY 21, PG. 97
 LAND SURVEY 50, PG. 61
 LAND SURVEY 55, PG. 82
 LAND SURVEY 57, PG. 123

	DATE: 09-17-2018
	DRAWN BY: RMF
	JOB NUMBER: MIACON1804
	SHEET NUMBER 1 OF 1

ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629 10-16-18 DATE

1
TOWN

11
RANGE

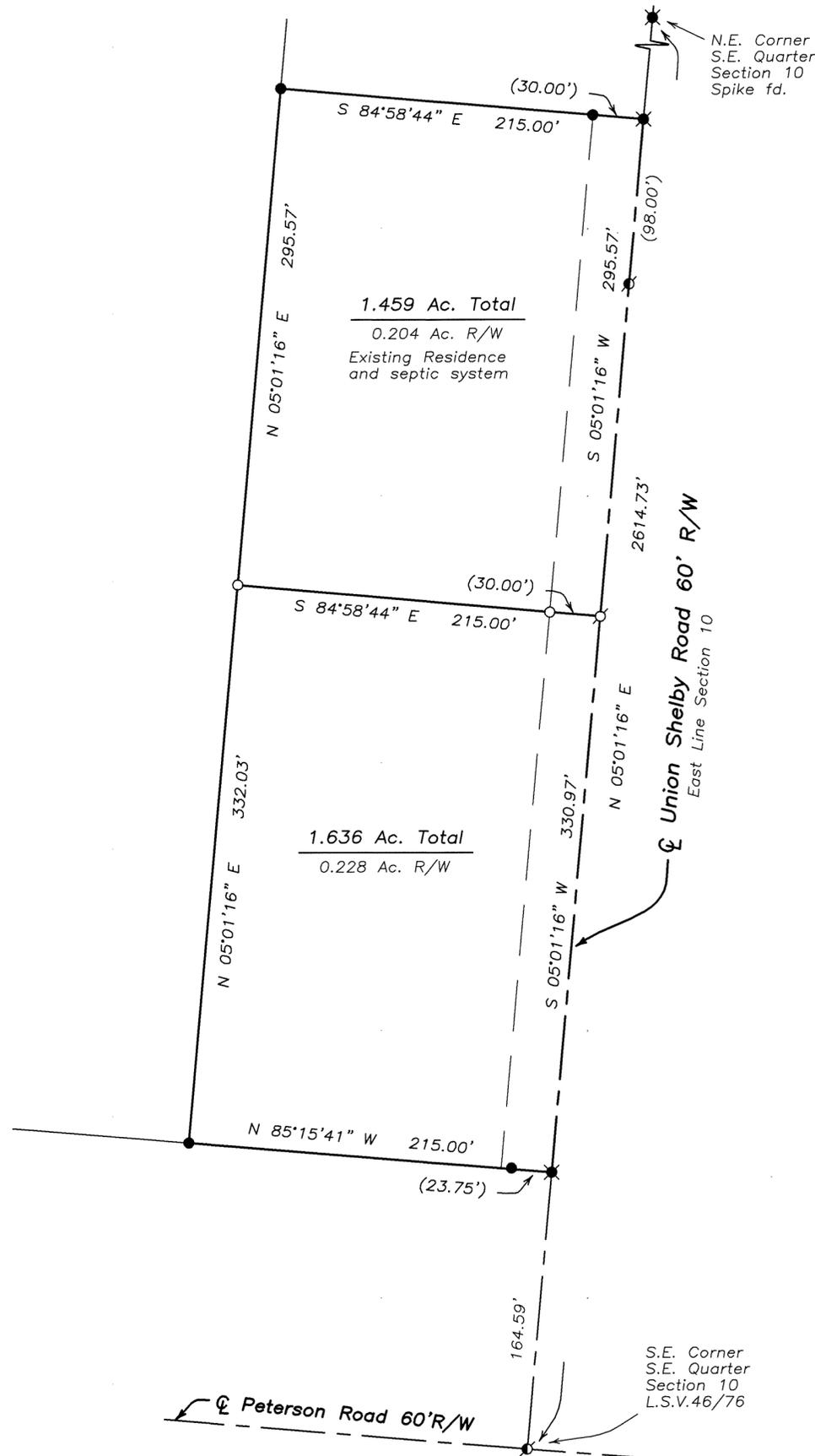
10 SE 1/4
SECTION

STAUNTON
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 184
Miami County Engineer's
Record of Land Surveys



Certified to conform with
Miami County Survey Requirements
PAUL P. HUELSKAMP, P.E., P.S.
Miami County Engineer

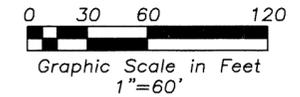
Andy Smith 10-24-2018
Deputy PER D.G.S. Date

Approved by
Miami County Planning Commission
Timothy J. Blinson
Secretary

Oct. 26, 2018
Date

Approved
Subject to Zoning Approval
By *Carly Lynn*

Date 10/26/18
Miami County
General Health Department



Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 46, Page 76

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

Survey split of 3.095 Ac.
for Bryan Ingels



Michael W. Cozatt 10-26-18
MICHAEL W. COZATT
P.S. #6001

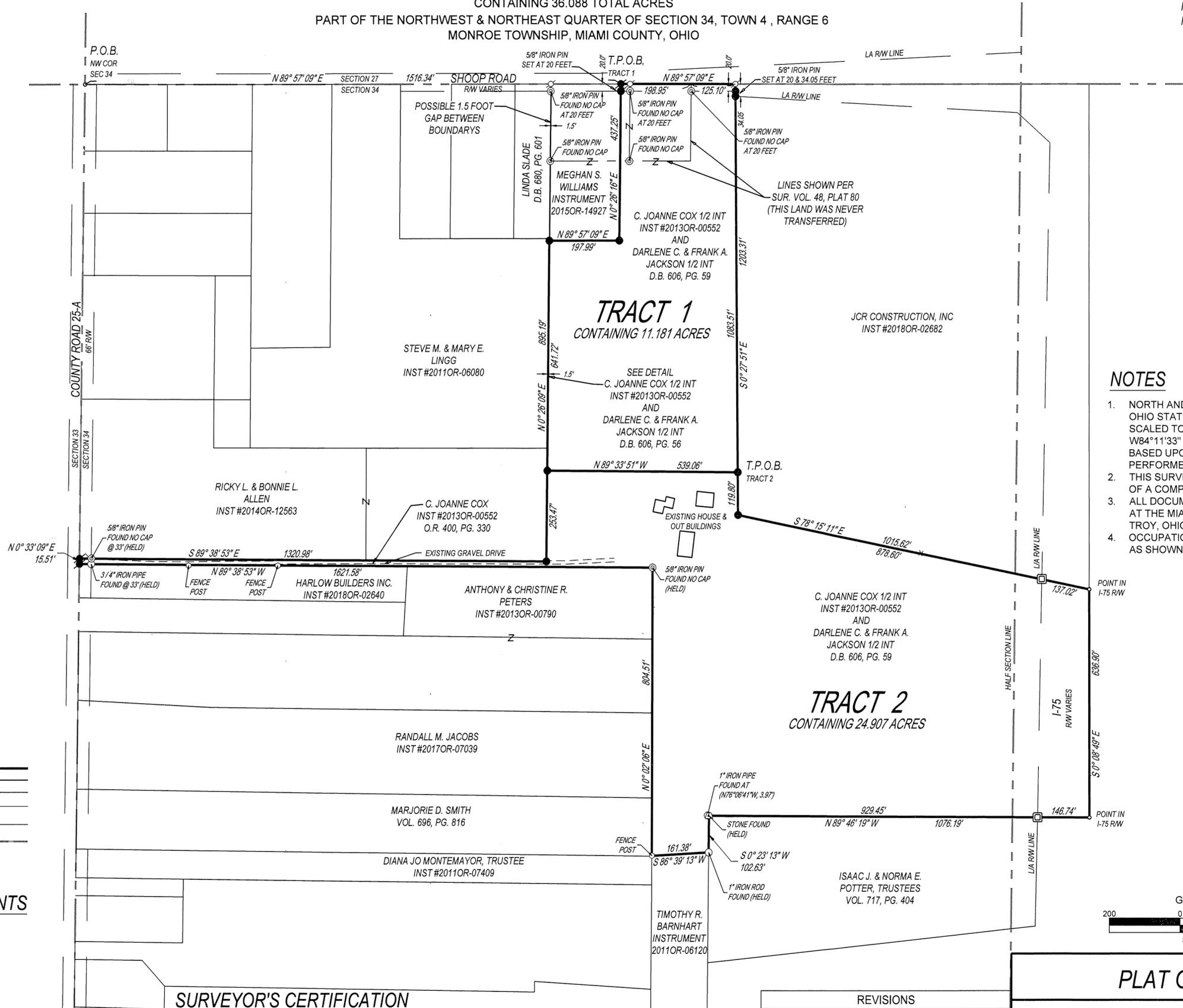
COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 27918 (937) 339-2921
File Name: C:\Jobs\2018\27918survey.dwg
Drawn by: DMC ~ Checked by: MWC

PLAT OF SURVEY

CONTAINING 36.088 TOTAL ACRES
PART OF THE NORTHWEST & NORTHEAST QUARTER OF SECTION 34, TOWN 4, RANGE 6
MONROE TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 58 PLAT 185
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

DETAIL
N.T.S.

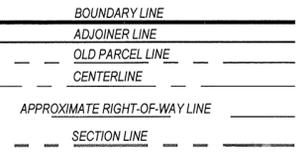


NOTES

1. NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE SOUTH ZONE (NAD 83) AND SCALED TO GROUND AT LONG N39°56'03", LAT W84°11'33" AT A HEIGHT OF 811.55 FEET. AND BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY CESO INC. IN OCTOBER OF 2018.
2. THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH.
3. ALL DOCUMENTS SHOWN HEREON ARE ON FILE AT THE MIAMI COUNTY RECORDER'S OFFICE, TROY, OHIO.
4. OCCUPATION GENERALLY FITS THE BOUNDARY AS SHOWN HEREON.

LEGEND

- SECTION CORNER PER RECORD
- ⊙ IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ⊙ MAG NAIL FOUND AND HELD
- ⊙ MAG NAIL SET
- 5/8" x 30" IRON PIN WITH CESO CAP SET
- CONCRETE RIGHT-OF-WAY MONUMENT FOUND



PERTINENT DOCUMENTS

- 2011OR-06120, VOL 192 PAGE 841
- 2011OR-06080, VOL 192 PAGE 695
- 2013OR-16604, VOL 473 PAGE 38
- 2013OR-00552, VOL 334 PAGE 890
- 2013OR-17652, VOL 478 PAGE 255
- 2014OR-12563
- 2015OR-14927
- 2017OR-00216
- 2018OR-02682
- 2018OR-11451
- OR334- 890, DEED BOOK 606 PAGE 56
- VOL 717 PAGE 404
- VOL 696 PAGE 816
- DEED BOOK 680 PAGE 601, DOC#0223065
- SURVEY VOLUME 50 PLAT 80
- SURVEY VOLUME 48 PLAT 164

ALL REFERENCES TO RECORDED DOCUMENTS ARE ON FILE AT THE MIAMI COUNTY RECORDERS OFFICE LOCATED IN TROY, OHIO

SURVEYOR'S CERTIFICATION

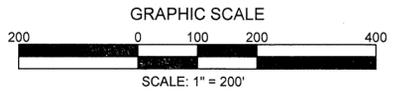
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN MARCH, 2018, AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS, OAC 4733-37.

SIGNED: *Michael Wilson* 10/30/18 DATE
MICHAEL WILSON
OHIO P.S. #8281
MIKE.WILSON@CESOINC.COM



REVISIONS

NO.	DATE	DESCRIPTION



PLAT OF SURVEY

LANDS OF C. JOANNE COX

300 SHOOP ROAD MONROE TOWNSHIP SEC 34- TWN 4 - RNG 6 MIAMI COUNTY, OH

SCALE: 1" = 200' DATE: 10/30/2018

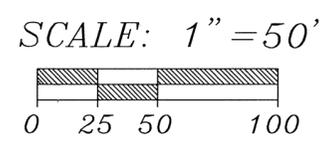
DESIGN: N/A	JOB NO.: 755842
DRAWN: JKH	SHEET NO.: 1 OF 1
CHECKED: MJW	

WWW.CESOINC.COM

LEGEND

- Stone Found
- Corner Post Found
- ⊗ 6" R. R. Spike Found
- ⊙ Iron Pipe Found
- Iron Pin Found
- Nail Found
- 5/8" Iron Pin Set
- 6" Railroad Spike Set
- ⊗ 2 1/2" Nail Set
- ⊙ Existing Well
- x — Existing Fenceline
- New Property Line
- ↔ Ownership Hook
- OHP — Overhead Power Line

Note: Called distances are enclosed by parentheses.



PLAT OF MINOR SUBDIVISION

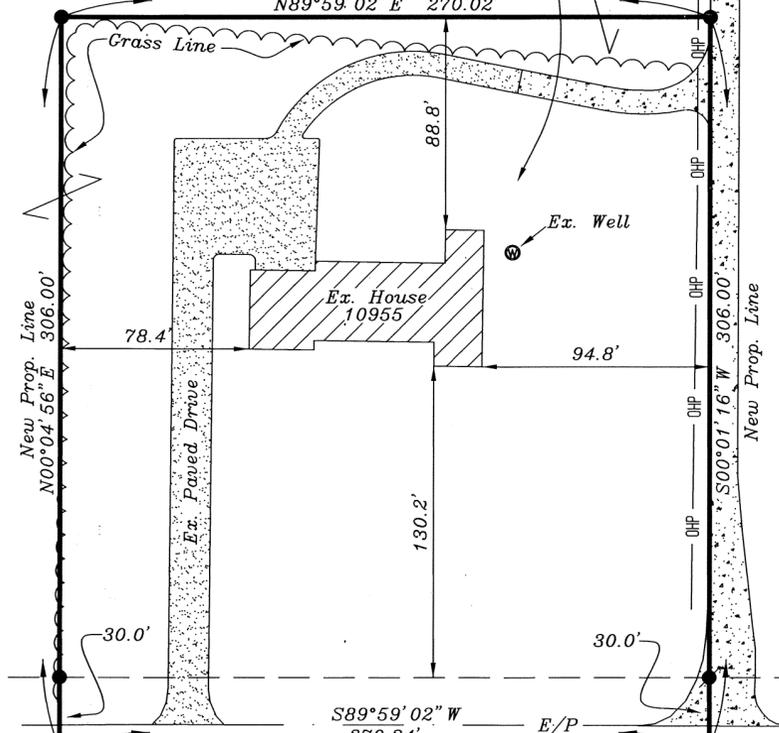
OWNERSHIP:
 JAMES A. & MAIRE A.
 MEYER, TRUSTEES
 ORV 168, PG. 984
 (PARCEL ONE 80 AC.)
 (PARCEL TWO 2 AC.)
 (PARCEL THREE 1 AC.)

± 81.1 ACRES Remaining

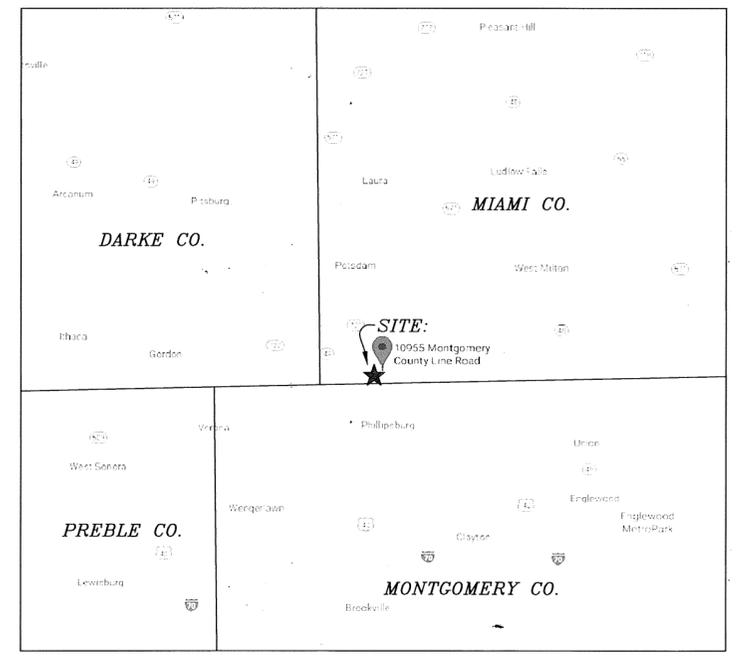
NEW TRACT
 1.898 ACRES

0.186 AC. in Rd. R/W
 1.712 AC. Net

New Prop. Line
 N89°59'02"E 270.02'

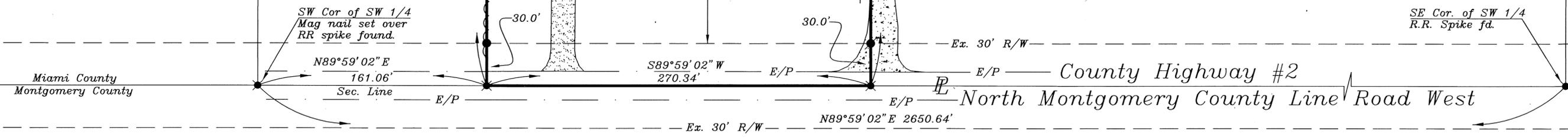


7 Town
 4E Range
 35 SW 1/4 Section
 UNION Township
 MIAMI County
 OHIO State



VICINITY MAP

APPROVED
 Miami County Planning Commission
 Date 11/2/2018
 Secretary *[Signature]*



Certified To Conform With
 Miami County Survey Requirements
 PAUL R. HUELSKAMP, P.E., P.S.
 Deput

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

APPROVED
 Subject to Zoning Approval
 By *[Signature]*
 Date 11/9/18
 Miami County Health District

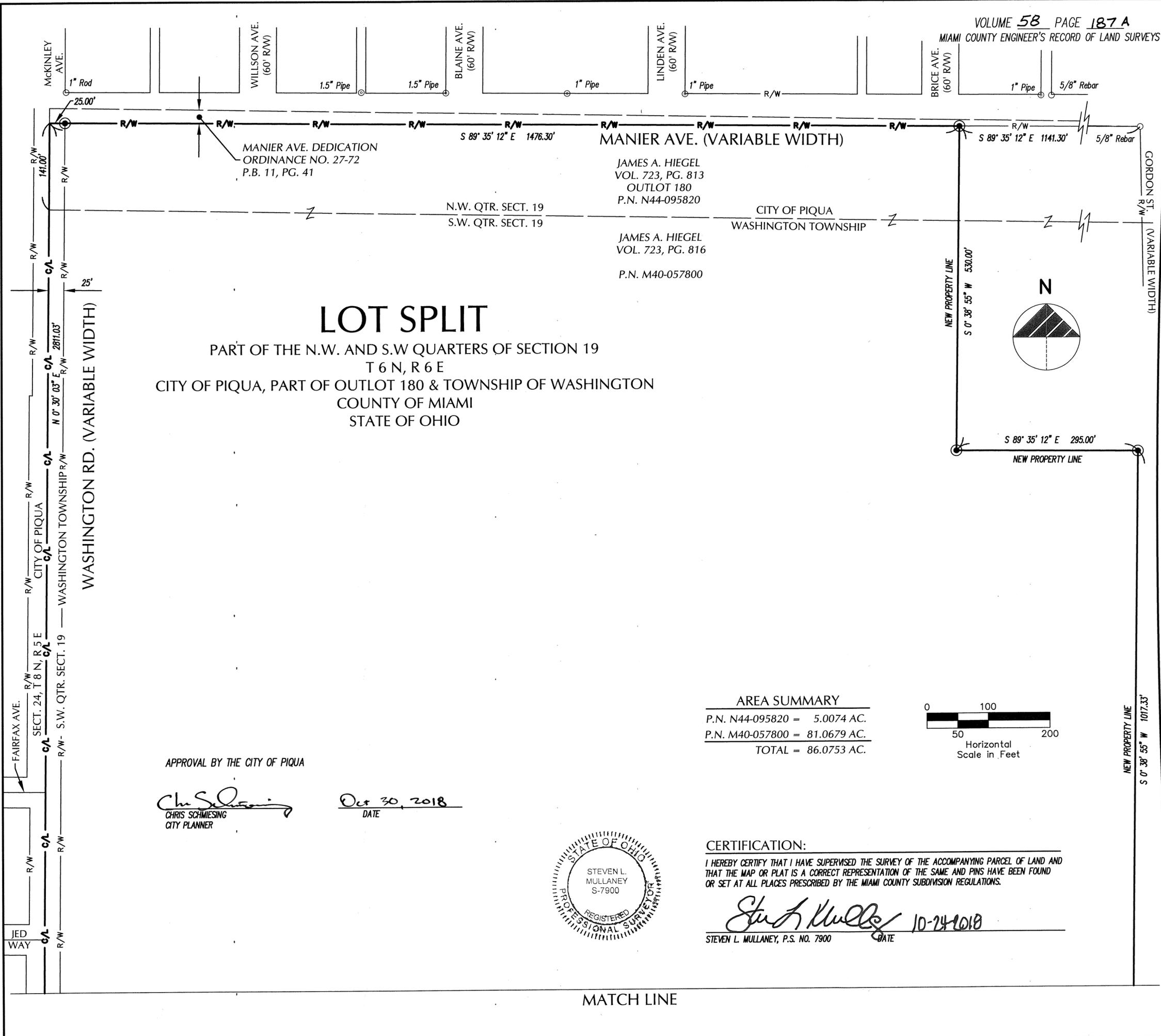
Surveyed by *[Signature]* Date 9-25-18
 James F. Stayton
 Reg. Surveyor #6739

PLAT OF SURVEY		Date: 9-25-18
JAMES A. MEYER		Checked: JFS
10955 N. Montgomery Co. Line Rd. W. Brookville, OH 45309		Drawn By: ERO
J.F. STAYTON & ASSOCIATES ELDORADO, OHIO PH. 273-4341		Dwg. No. 3857

Drawing Name: C:\2018\201807223 RRC Piqua - Manier Ave\survey\Lot Split And Annexation\Sheet 1 Plat 10-24-18.dwg
 February 21, 2012 - jkaring



520 South Main Street, Suite 2531
 Akron OH 44311
 330.572.2100 Fax 330.572.2102
 Copyright: Glaus, Pyle, Schomer, Burns & DeHaven, Inc. 2018

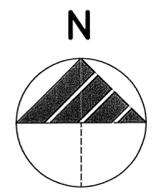


LOT SPLIT
 PART OF THE N.W. AND S.W. QUARTERS OF SECTION 19
 T 6 N, R 6 E
 CITY OF PIQUA, PART OF OUTLOT 180 & TOWNSHIP OF WASHINGTON
 COUNTY OF MIAMI
 STATE OF OHIO

JAMES A. HIEGEL
 VOL. 723, PG. 813
 OUTLOT 180
 P.N. N44-095820

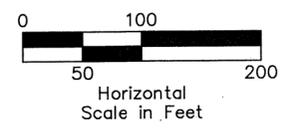
JAMES A. HIEGEL
 VOL. 723, PG. 816
 P.N. M40-057800

CITY OF PIQUA
 WASHINGTON TOWNSHIP



AREA SUMMARY

P.N. N44-095820 =	5.0074 AC.
P.N. M40-057800 =	81.0679 AC.
TOTAL =	86.0753 AC.



APPROVAL BY THE CITY OF PIQUA

Chris Schiesing
 CHRIS SCHIESING
 CITY PLANNER

Oct 30, 2018
 DATE



CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE ACCOMPANYING PARCEL OF LAND AND THAT THE MAP OR PLAT IS A CORRECT REPRESENTATION OF THE SAME AND PINS HAVE BEEN FOUND OR SET AT ALL PLACES PRESCRIBED BY THE MIAMI COUNTY SUBDIVISION REGULATIONS.

Steven L. Mullaney 10-24-2018
 STEVEN L. MULLANEY, P.S. NO. 7900 DATE

WASHINGTON RD. & MANIER AVE.
 PIQUA, OHIO 45356

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
SLM	JEK

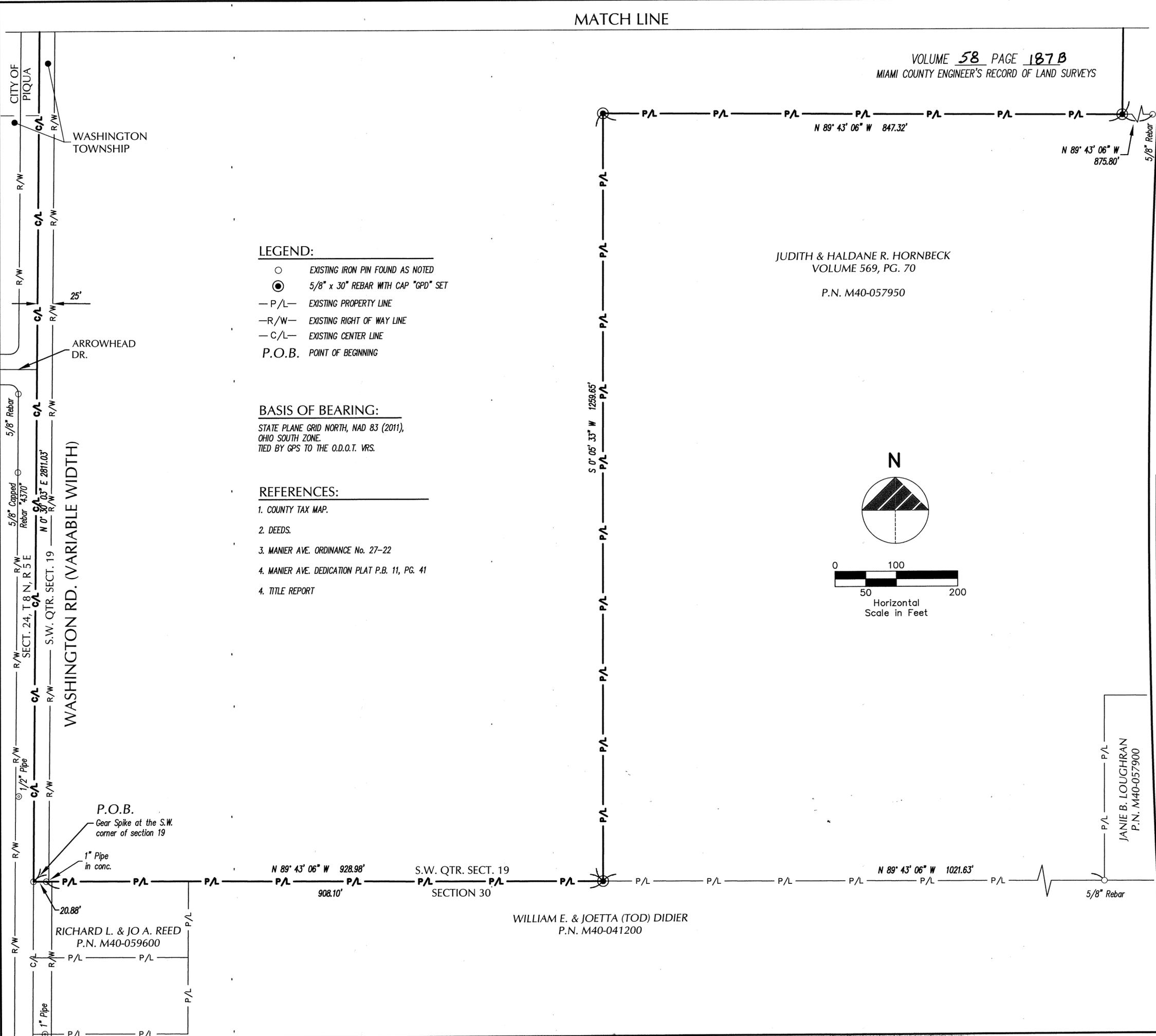
JOB NO.
2018072.23

1 of 2

MATCH LINE

MATCH LINE

VOLUME 58 PAGE 187B
 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LEGEND:

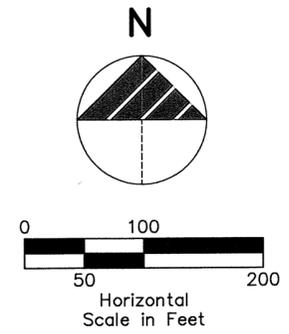
- EXISTING IRON PIN FOUND AS NOTED
- 5/8" x 30" REBAR WITH CAP "GPD" SET
- P/L - EXISTING PROPERTY LINE
- R/W - EXISTING RIGHT OF WAY LINE
- C/L - EXISTING CENTER LINE
- P.O.B. POINT OF BEGINNING

BASIS OF BEARING:

STATE PLANE GRID NORTH, NAD 83 (2011), OHIO SOUTH ZONE.
 TIED BY GPS TO THE O.D.O.T. VRS.

REFERENCES:

1. COUNTY TAX MAP.
2. DEEDS.
3. MANIER AVE. ORDINANCE No. 27-22
4. MANIER AVE. DEDICATION PLAT P.B. 11, PG. 41
4. TITLE REPORT



Drawing Name: O:\2018\20180723 RRC Piqua - Manier Ave\survey\Lot Split And Annexation\Sheet 2 Plat 10-24-18.dwg
 February 21, 2012 - jkraning

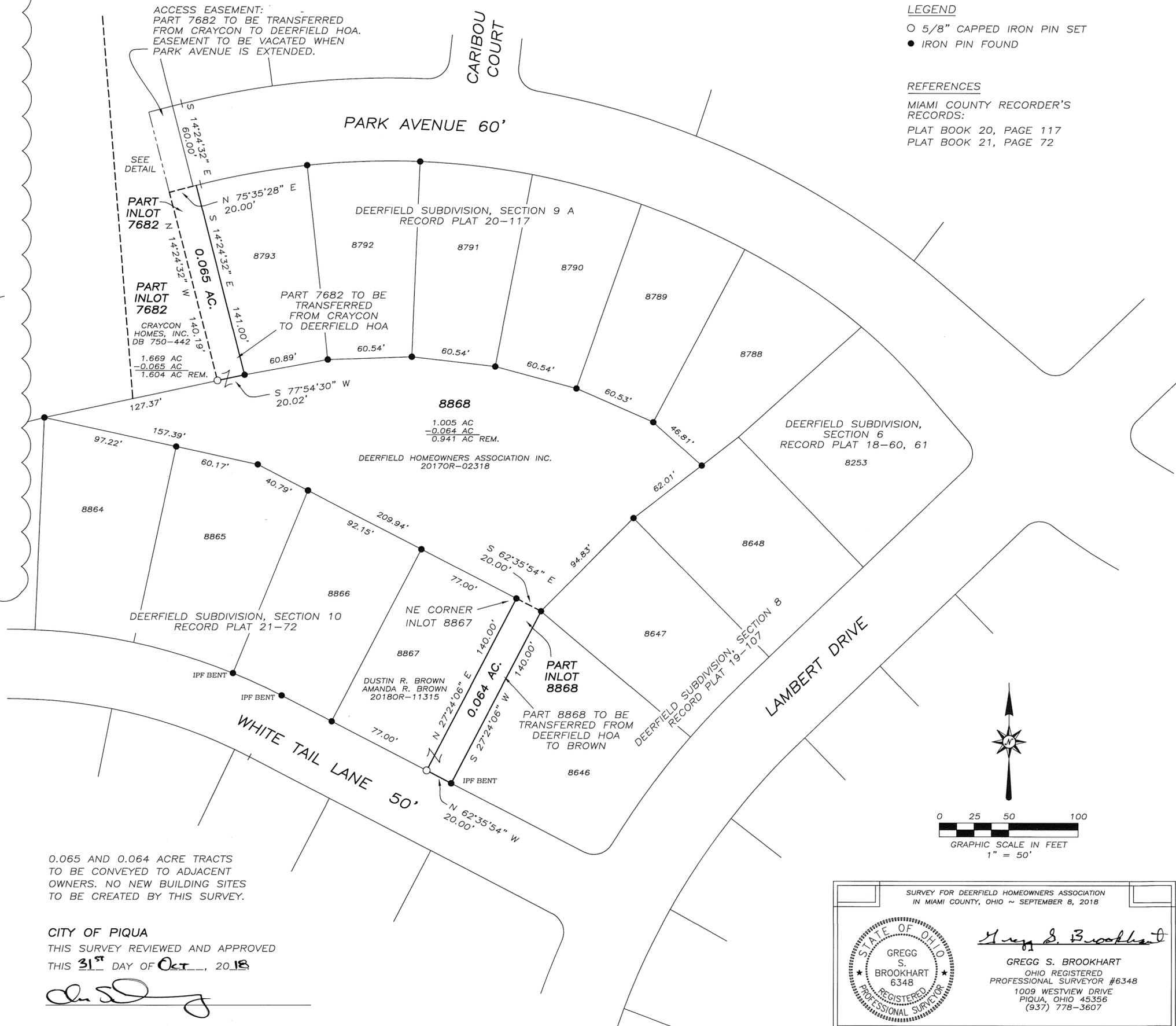
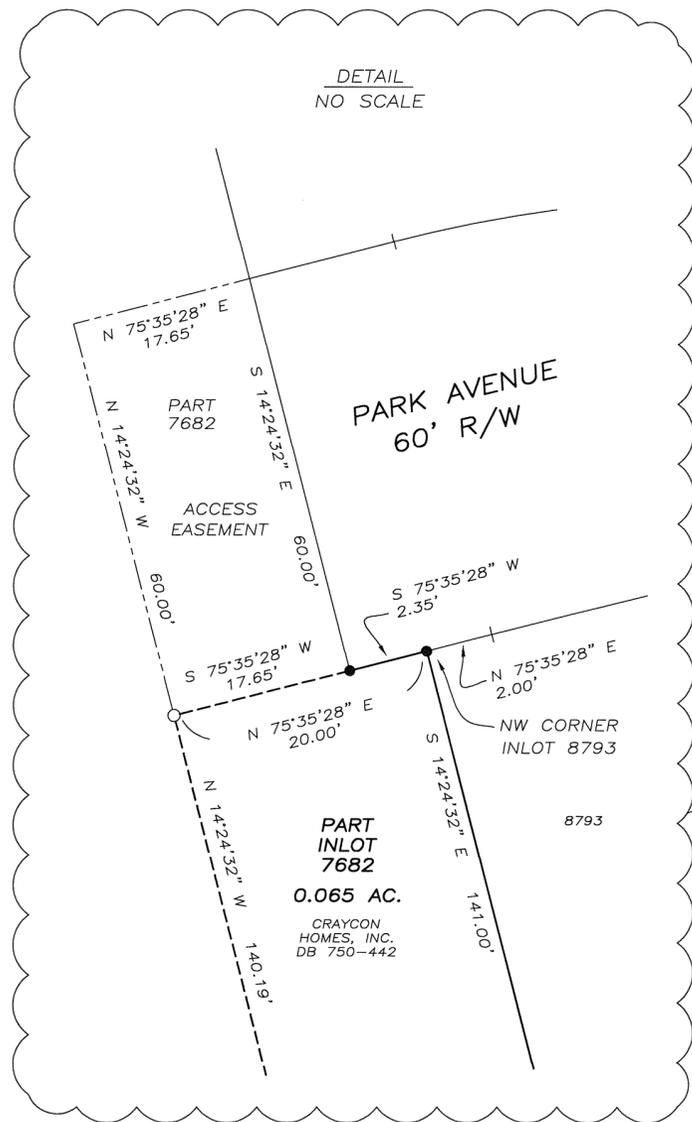
WASHINGTON RD. & MANIER AVE.
 PIQUA, OHIO 45356

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
SLM	JEK

JOB NO.
 2018072.23

2 of 2

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 7682 & PART INLOT 8868



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

REFERENCES
MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 20, PAGE 117
PLAT BOOK 21, PAGE 72

NOTE:
ONCE THIS LOT SPLIT SURVEY IS FILED AND THE OWNERSHIP OF THE TWO 20' STRIPS IS TRANSFERRED, A NEW REPLAT WILL BE FILED WITHIN A FEW DAYS TO COMBINE THE TWO TRACTS OWNED BY BROWN INTO ONE NEW INLOT, AND THE REMAINING PART OF INLOT 8868, OWNED BY THE H.O.A. WILL BE COMBINED WITH THE NEW 20' PART INLOT 7682 ACCESS STRIP INTO ONE NEW INLOT.

0.065 AND 0.064 ACRE TRACTS TO BE CONVEYED TO ADJACENT OWNERS. NO NEW BUILDING SITES TO BE CREATED BY THIS SURVEY.

CITY OF PIQUA
THIS SURVEY REVIEWED AND APPROVED
THIS 31ST DAY OF Oct, 2018

[Signature]

SURVEY FOR DEERFIELD HOMEOWNERS ASSOCIATION
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 8, 2018

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

9
TOWN

4E
RANGE

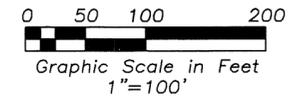
22 NE 1/4
SECTION

NEWBERRY
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 189
Miami County Engineer's
Record of Land Surveys



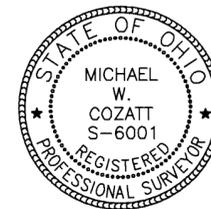
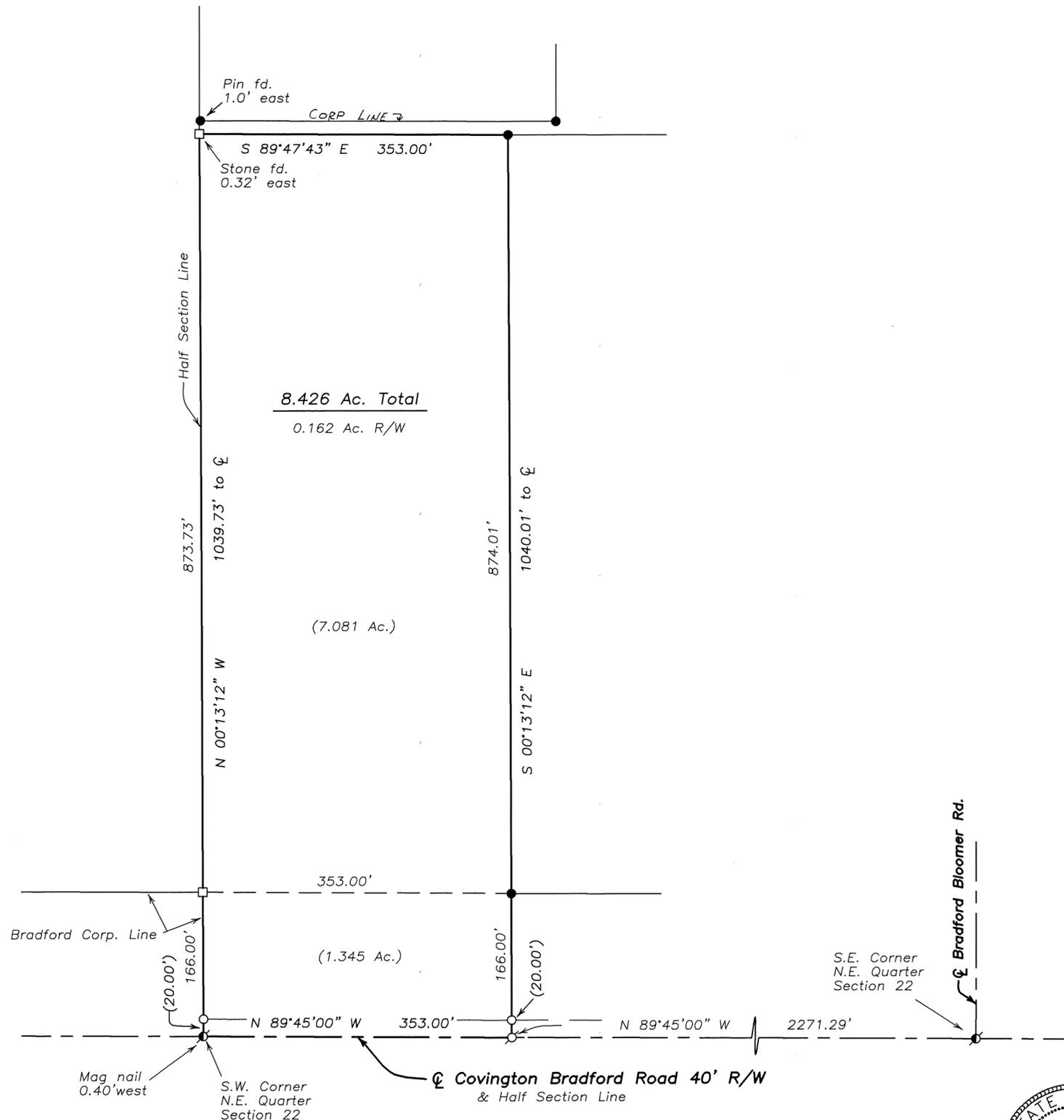
Legend

- 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

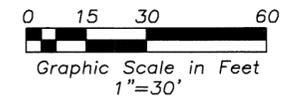
Miami County Engineer's
Record of Land Surveys
Volume 17, Page 170
Volume 43, Page 16
(Basis of Bearings)

Survey of 8.426 Ac.
for Matt Hamaker



Michael W. Cozatt 11/07/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 29618 (937) 339-2921
File Name: C:\Jobs\2018\29618.dwg
Drawn by: DMC ~ Checked by: MWC



Legend

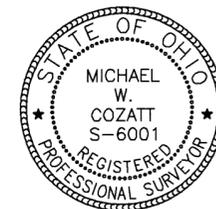
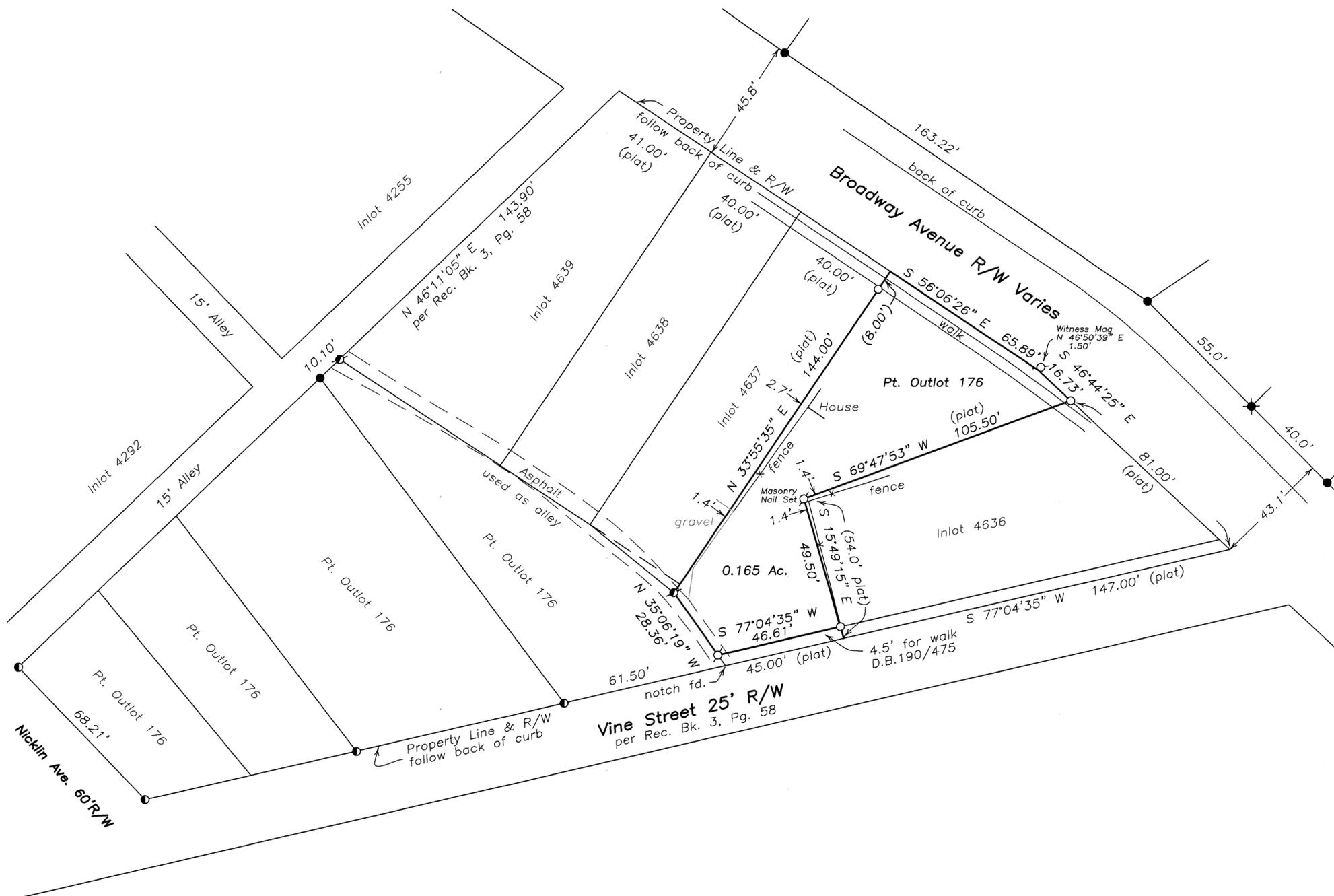
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Set Over Pin Fd.
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

- Miami County Recorder's Plat Records
Plat Book 3, Page 58
- Miami County Engineer's Record of Lot Surveys
Volume 14, Page 113
Volume 14, Page 171
- Miami County Engineer's Record of Land Surveys
Volume 57, Page 47
- Miami County Recorder's Deed Records
Volume 345, Page 543

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

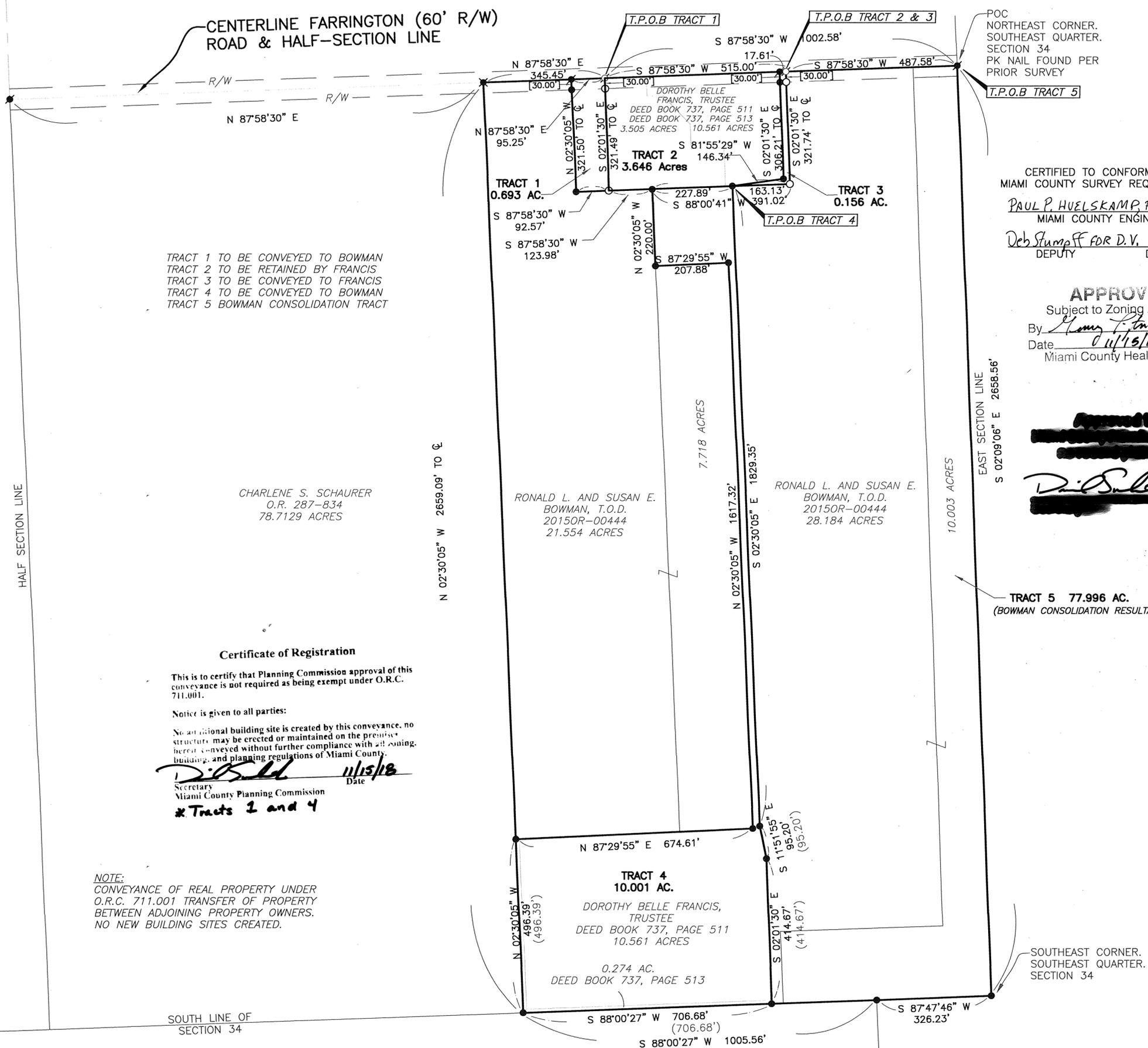
Survey of Part Outlot 176
for Estate of Joyce Ridenour



Michael W. Cozatt 11/05/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 31018 (937) 339-2921
File Name: C:\JOBS\2018\31018\31018survey.dwg
Drawn by: DMC ~ Checked by: MWC

CENTERLINE FARRINGTON (60' R/W) ROAD & HALF-SECTION LINE



TRACT 1 TO BE CONVEYED TO BOWMAN
TRACT 2 TO BE RETAINED BY FRANCIS
TRACT 3 TO BE CONVEYED TO FRANCIS
TRACT 4 TO BE CONVEYED TO BOWMAN
TRACT 5 BOWMAN CONSOLIDATION TRACT

CHARLENE S. SCHAURER
O.R. 287-834
78.7129 ACRES

RONALD L. AND SUSAN E.
BOWMAN, T.O.D.
2015OR-00444
21.554 ACRES

RONALD L. AND SUSAN E.
BOWMAN, T.O.D.
2015OR-00444
28.184 ACRES

TRACT 4
10.001 AC.
DOROTHY BELLE FRANCIS,
TRUSTEE
DEED BOOK 737, PAGE 511
10.561 ACRES

0.274 AC.
DEED BOOK 737, PAGE 513

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

D. B. Sald 11/15/18
Secretary
Miami County Planning Commission
*Tracts 1 and 4

NOTE:
CONVEYANCE OF REAL PROPERTY UNDER
O.R.C. 711.001 TRANSFER OF PROPERTY
BETWEEN ADJOINING PROPERTY OWNERS.
NO NEW BUILDING SITES CREATED.

POC
NORTHEAST CORNER,
SOUTHEAST QUARTER,
SECTION 34
PK NAIL FOUND PER
PRIOR SURVEY

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

Deb Stumpff FOR D.V., 7-20-2018
DEPUTY DATE

APPROVED
Subject to Zoning Approval
By *Henry F. Tom, R.S.*
Date *11/15/18*
Miami County Health District

D. B. Sald 11/15/18

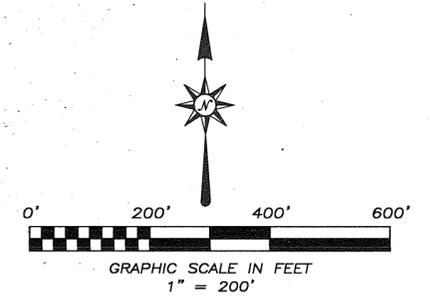
LEGEND

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

REFERENCES

- LAND SURVEYS:
VOLUME 37, PAGE 57
VOLUME 47, PAGE 131
VOLUME 47, PAGE 134
VOLUME 51, PAGE 98
VOLUME 52, PAGE 72
VOLUME 53, PAGE 97

DEEDS AS REFERENCE HEREON



BASIS OF BEARING IS THE CENTERLINE OF FARRINGTON ROAD AND THE HALF SECTION LINE OF SECTION 34 AS RECORDED IN VOLUME 37 PAGE 57 IN THE MIAMI COUNTY RECORD OF LAND SURVEYS.

CERTIFICATION:

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

Philip C. Brumbaugh
PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057 7/19/18

LOT SPLIT SURVEY INTO FOUR TRACTS FOR LARRY FRANCIS AND RON BOWMAN OF THE LANDS CONVEYED TO RONALD L. & SUSAN E. BOWMAN RECORDED IN 2015OR-00444 & CONVEYED TO DOROTHY BELLE FRANCIS, TRUSTEE IN DEED BOOK 737, PAGE 511 AND PAGE 513 07/19/2018

STATE OF OHIO
PHILIP C. BRUMBAUGH
S-5057
REGISTERED
PROFESSIONAL SURVEYOR

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

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

BES JOB # 332.18 DRAWN BY: EOM CHECKED BY: JJB

7 Town 4E Range 35 SW 1/4 Section UNION Township MIAMI County OHIO State

Delk OR 705, Pg. 219 (10.853 AC.)
 Oda OR 102, Pg. 602 Surv. 52, Pg. 146 (69.275 AC.)

OWNERSHIP:
 JAMES A. & MAIRE A. MEYER, TRUSTEES
 OR 168, PG. 984
 (PARCEL ONE 80 AC.)
 (PARCEL TWO 2 AC.)
 (PARCEL THREE 1 AC.)
 (83 AC.)
 This Survey
 83.727 AC.

LINE	BEARING	DISTANCE	
L1	S12°58'51"E	263.77'	(262.78')*
L2	S37°55'07"E	238.78'	(239.32')*
L3	S04°58'07"E	104.25'	(104.44)*
L4	S01°09'44"W	367.21'	(367.17')*
L5	S11°55'53"E	151.91'	(151.91)**
L6	S41°13'12"W	68.66'	(68.66)**
L7	S53°02'17"W	192.01'	(192.01)**
L8	S32°29'47"W	82.86'	(82.86)**

NEW EXCEPTION
 (1.898 AC.)
 (Surv. 58, Pg. 186)

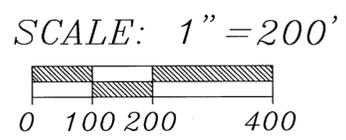
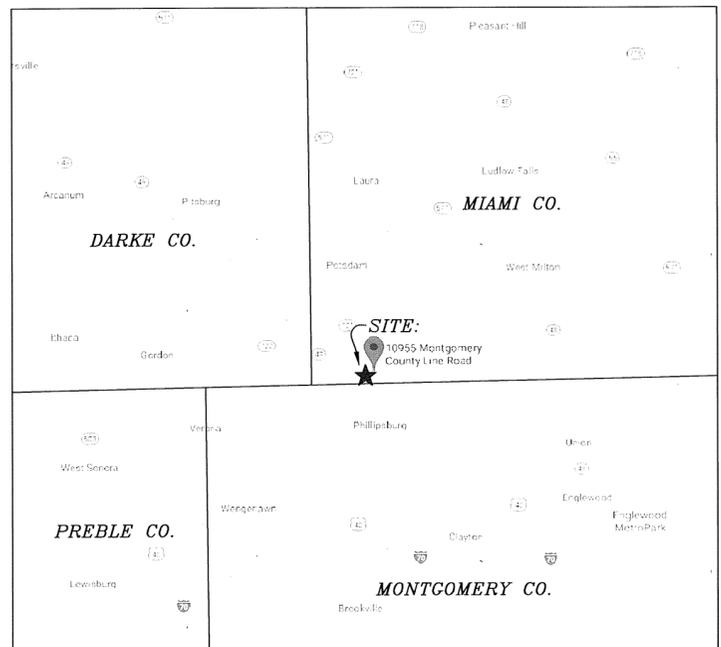
Norbert A.T. Trangenstein
 2014 OR-06847
 (37.9735 AC.)
 *Survey Vol. 22, Pg. 75

J.M. Meyer Farms LLC
 OR 330, Pg. 499
 (35.465 AC.)
 **Survey Vol. 29, Pg. 127

Darrell L. & Dean E. Biser
 OR 151, Pg. 329
 (1.00 AC.)

R.A. Comer
 OR 480, Pg. 702
 (2.5 AC.)

- LEGEND**
- Stone Found
 - Corner Post Found
 - ⊗ 6" R. R. Spike Found
 - ⊙ Iron Pipe Found
 - Iron Pin Found
 - ⊗ Nail Found
 - 5/8" Iron Pin Set
 - 6" Railroad Spike Set
 - ⊗ 2 1/2" Nail Set
 - ⊙ Existing Well
 - x — Existing Fenceline
 - New Property Line
 - Ownership Hook
 - OHP — Overhead Power Line
- Note: Called distances are enclosed by parentheses.



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



Surveyed by: *James F. Stayton* Date 11-6-18
 James F. Stayton
 Reg. Surveyor #6739

PLAT OF SURVEY JAMES A. MEYER 10955 N. Montgomery Co. Line Rd. W. Brookville, OH 45309 J.F. STAYTON & ASSOCIATES ELDORADO, OHIO PH. 273-4341	Date: 11-6-18
	Checked: JFS
	Drawn By: ERO
	Dwg. No. 3866

Tim McKinley Farms, LLC
 OR 248, Pg. 772
 (92.535 AC.)
 Survey Vol. 53, Pg. 112

SW Cor of SW 1/4
 Mag nail fd. over
 RR spike.

SE Cor. of SW 1/4
 Mag nail fd. over
 R.R. Spike fd.

North Montgomery County Line Road West
 County Highway #2
 (60' R/W)

8
TOWN

4E
RANGE

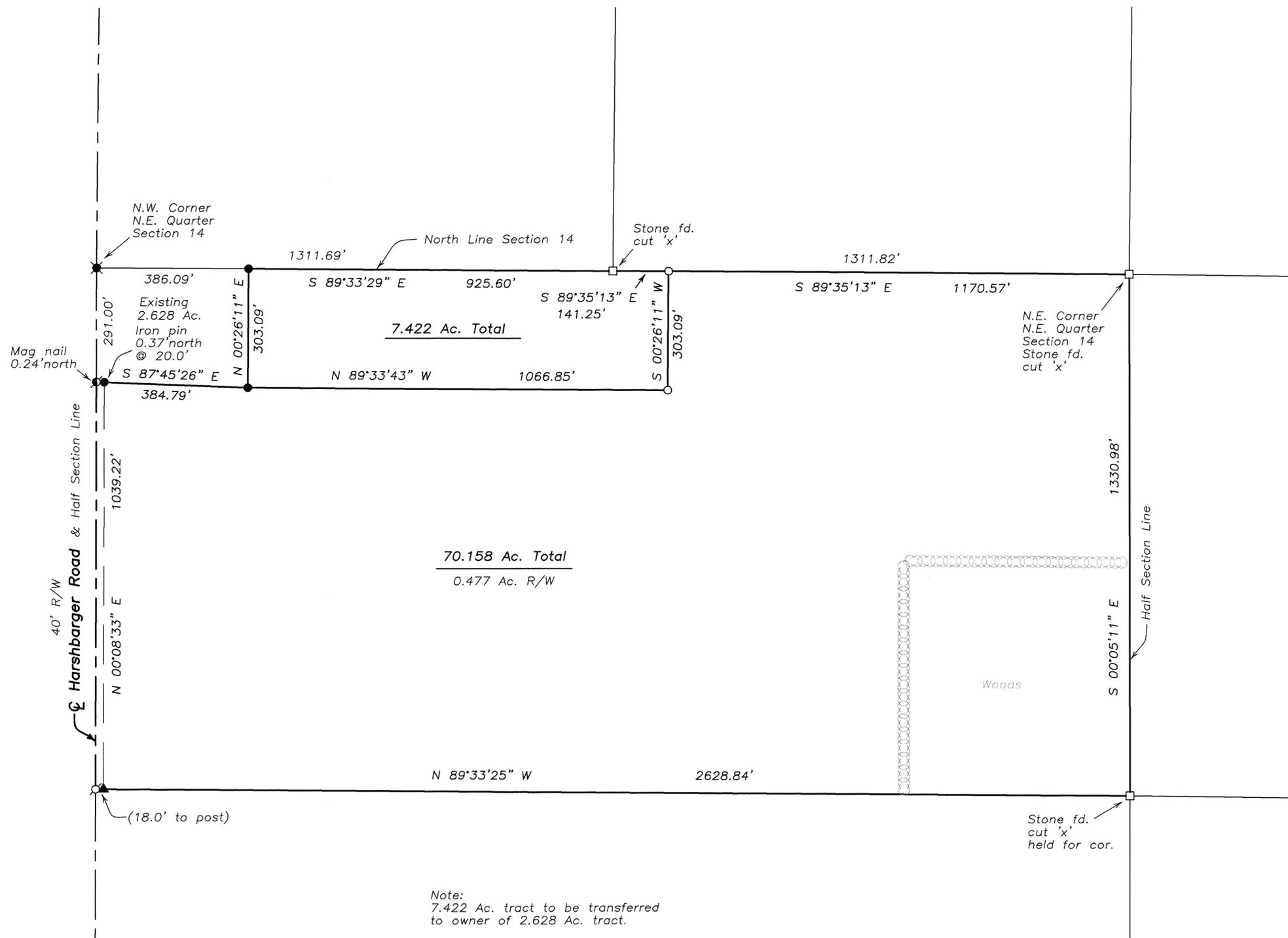
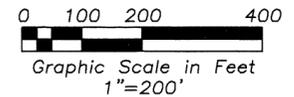
14 NE 1/4
SECTION

NEWTON
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 58 Page 193
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
- ▲ Stone Post

References

- Miami County Engineer's
Record of Land Surveys
- Volume 24, Page 68
 - Volume 34, Page 64
 - Volume 34, Page 118
 - Volume 35, Page 190
 - Volume 38, Page 144
 - Volume 54, Page 24
 - Volume 58, Page 164

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

Survey of 77,580 Ac.
for E.L. Lavy & Sons

Note:
7.422 Ac. tract to be transferred
to owner of 2.628 Ac. tract.

Certified to conform with
Miami County Survey Requirements

Paul P. Hurlskamp PE, PS
Miami County Engineer

Deb Stumpff 11-19-18
Deputy Date

Certification of Registration

This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001. Notice is given to all parties: No additional building site is created by this conveyance; no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County. 7.422 Ac. Total

D. O. L. 11/19/2018
Secretary
Miami County Planning Commission

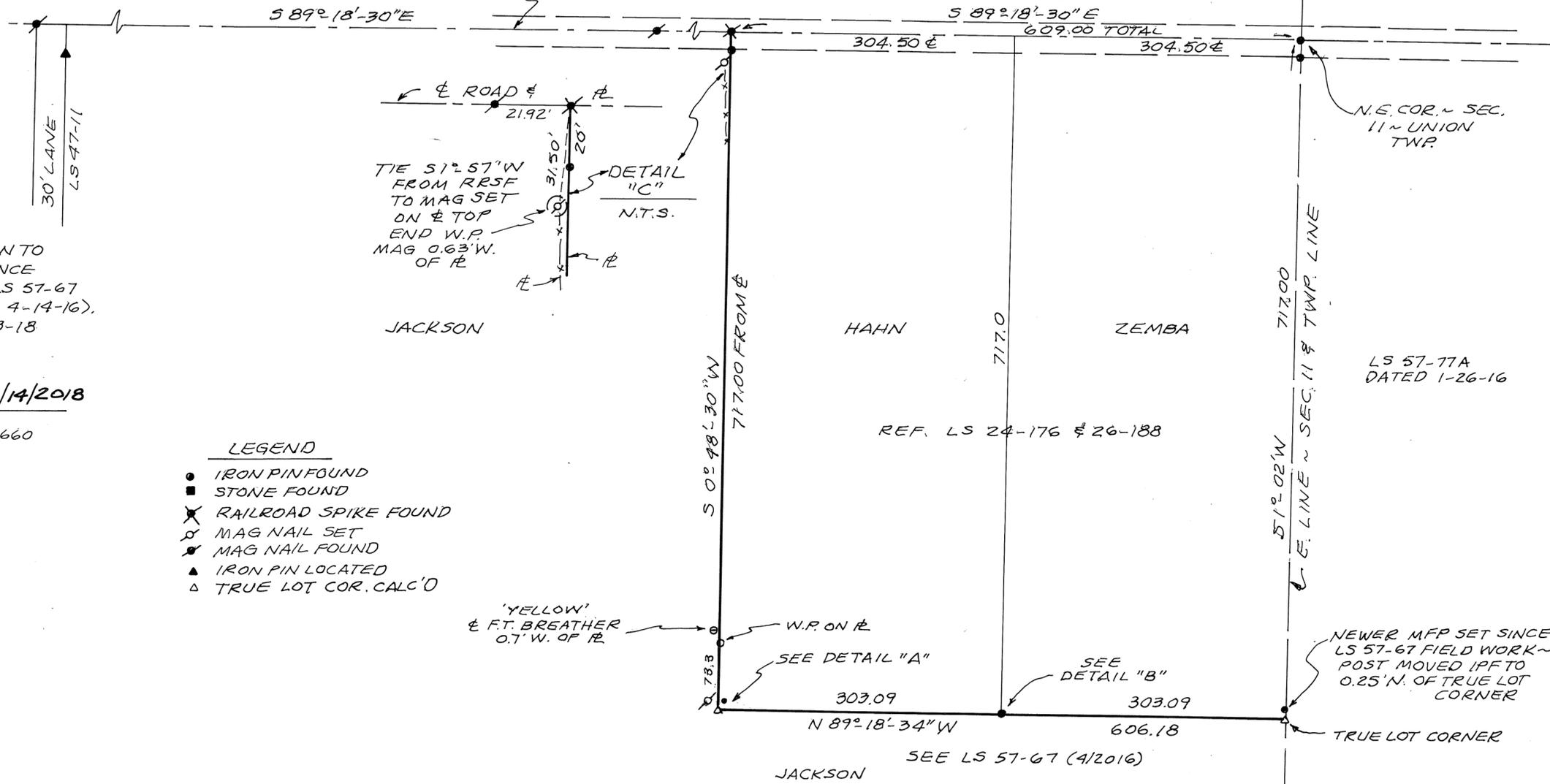
NOTE:
Tracts to be transferred between
adjoining property owners. No new
building sites created.



Michael W. Cozatt 11/14/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 32118 (937) 339-2921
File Name: C:\Jobs\2018\32118\32118.dwg
Drawn by: DMC ~ Checked by: MWC

BEARING & RD.
FROM LS 57-67
& LS 24-176



RE-SURVEY OF LINES COMMON TO
HAHN & JACKSON SINCE FENCE
INSTALLATION DONE AFTER LS 57-67
DATED 4-30-16 (FIELD WORK 4-14-16).
FIELD CONDITIONS EFF. 11-13-18
SHOWN HEREON.

Steven D. Leffel 4/14/2018

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

LEGEND

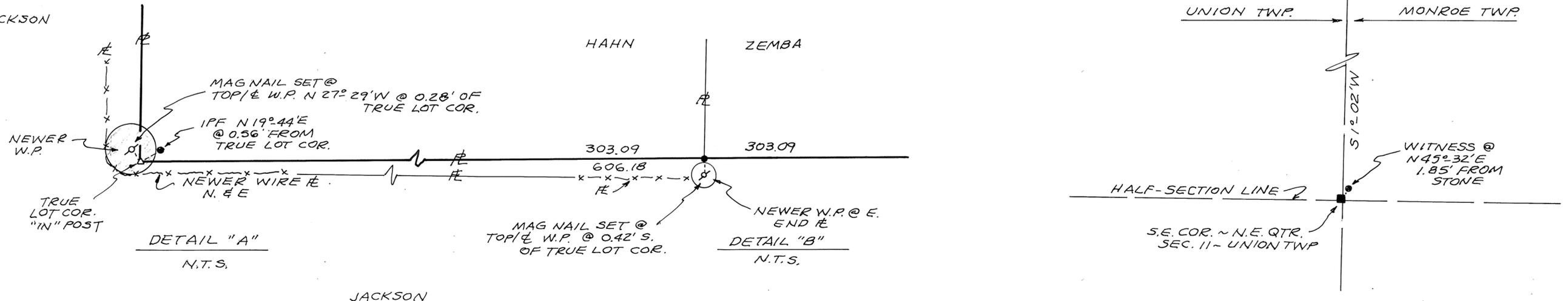
- IRON PIN FOUND
- STONE FOUND
- ✕ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ▲ IRON PIN LOCATED
- △ TRUE LOT COR. CALC'D



'YELLOW'
& FT. BREATHER
0.7' W. OF R.

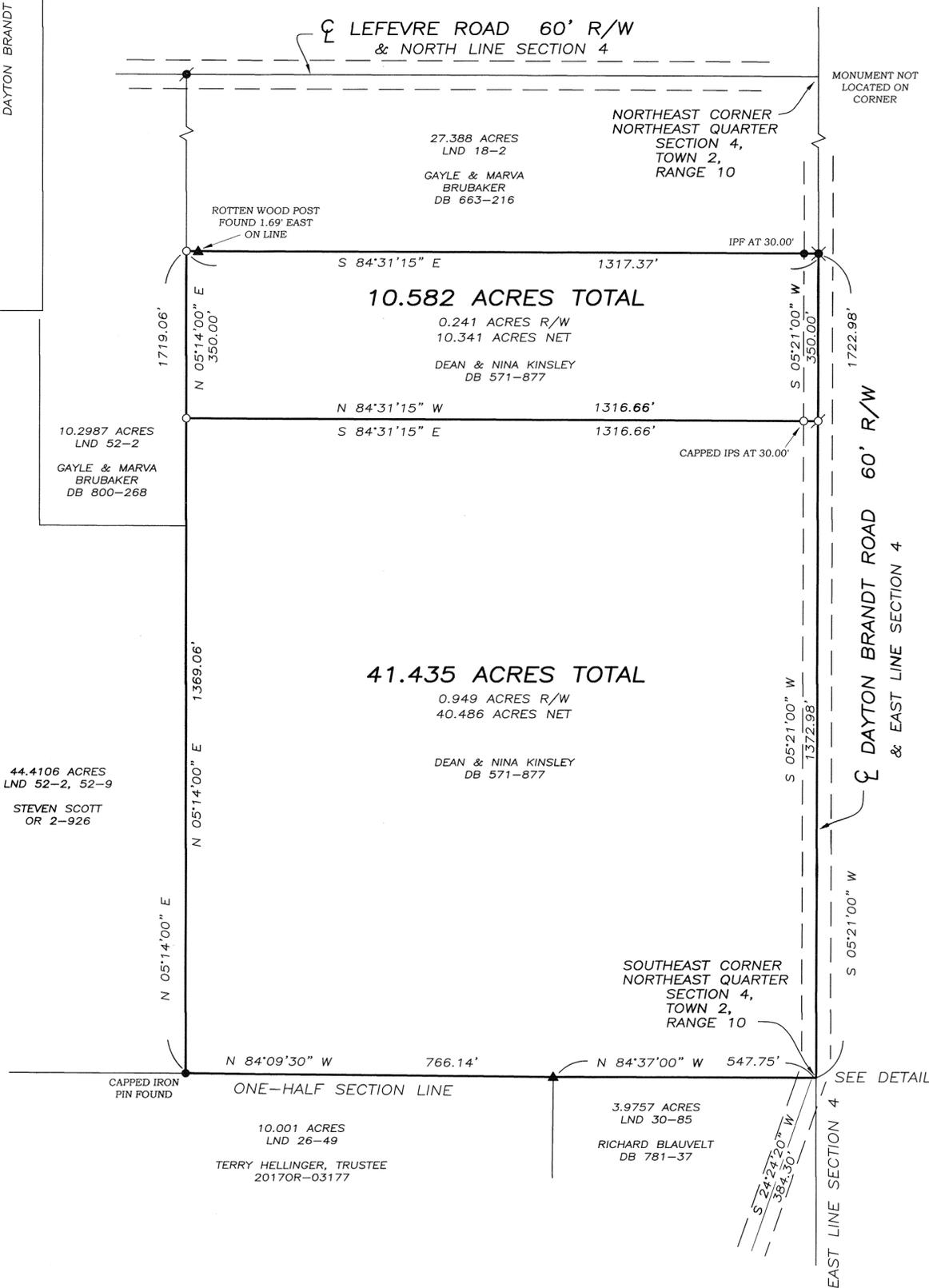
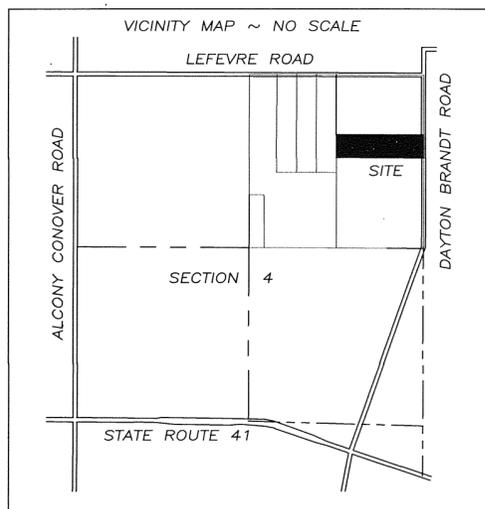
NEWER MFP SET SINCE
LS 57-67 FIELD WORK ~
POST MOVED IPF TO
0.25' N. OF TRUE LOT
CORNER

JACKSON



JACKSON

ELIZABETH TOWNSHIP
MIAMI COUNTY, OHIO
SECTION 4, TOWN 2, RANGE 10
NORTHEAST QUARTER



LEGEND

- CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊙ 1" DIAMETER PIPE FOUND
- ⊕ MAG. NAIL SET
- ⊙ P.K. NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ▲ WOOD POST FOUND

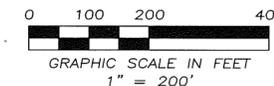
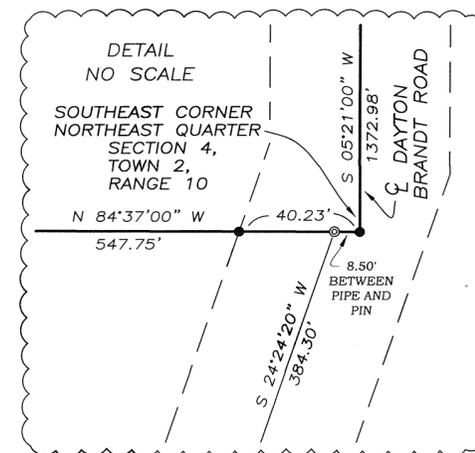
REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

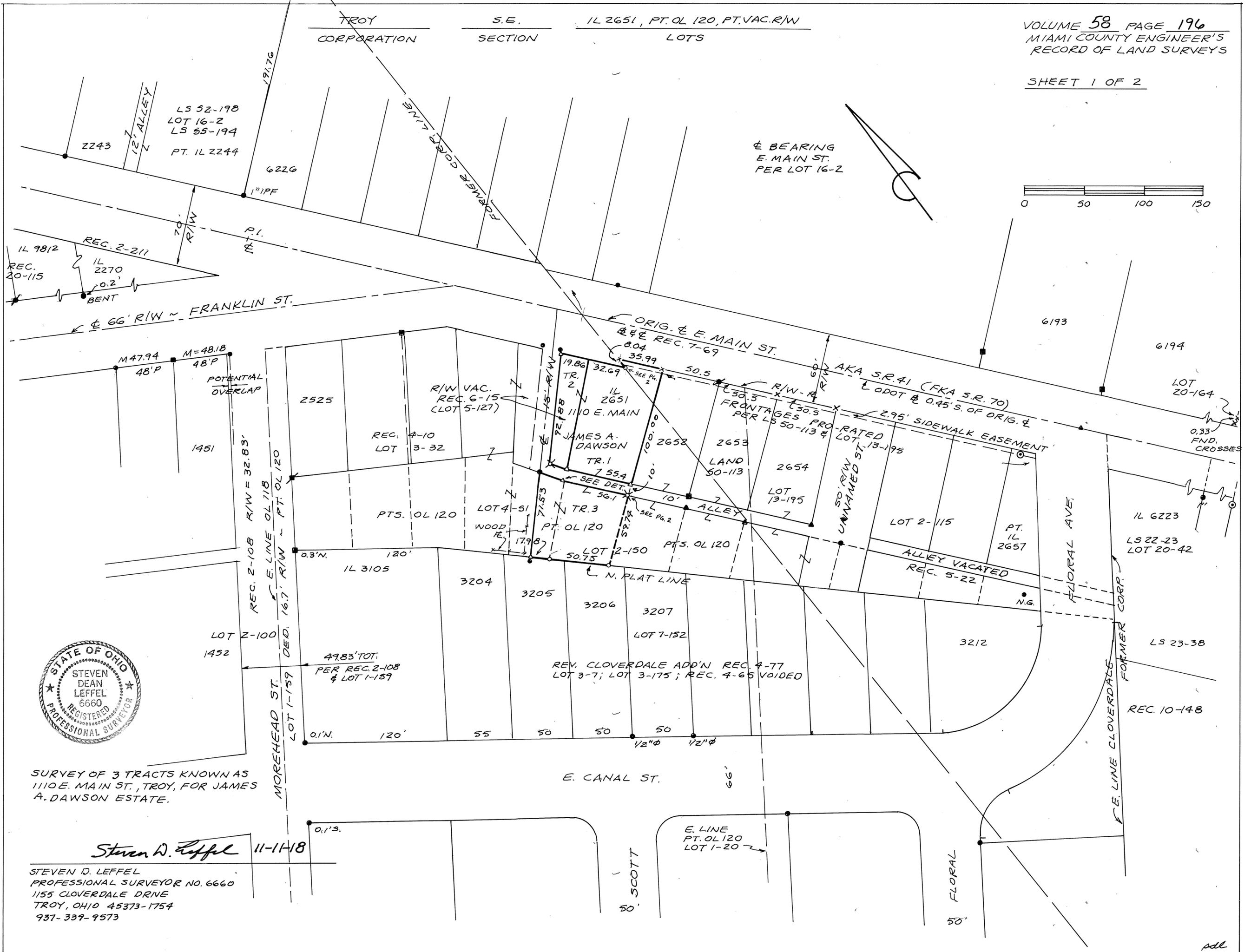
- VOLUME 14, PAGE 140
- VOLUME 18, PAGE 2
- VOLUME 26, PAGE 49
- VOLUME 30, PAGE 85
- VOLUME 33, PAGE 35
- VOLUME 52, PAGE 2
- VOLUME 52, PAGE 9

BEARINGS AND SECTION
CORNER TIE CORRESPOND
TO LAND SURVEY 33-35

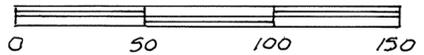
MIAMI COUNTY RECORDER'S RECORDS
DEED BOOK 571, PAGE 877



NOVEMBER 10, 2018	SURVEY FOR DEAN KINSLEY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. # 7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>



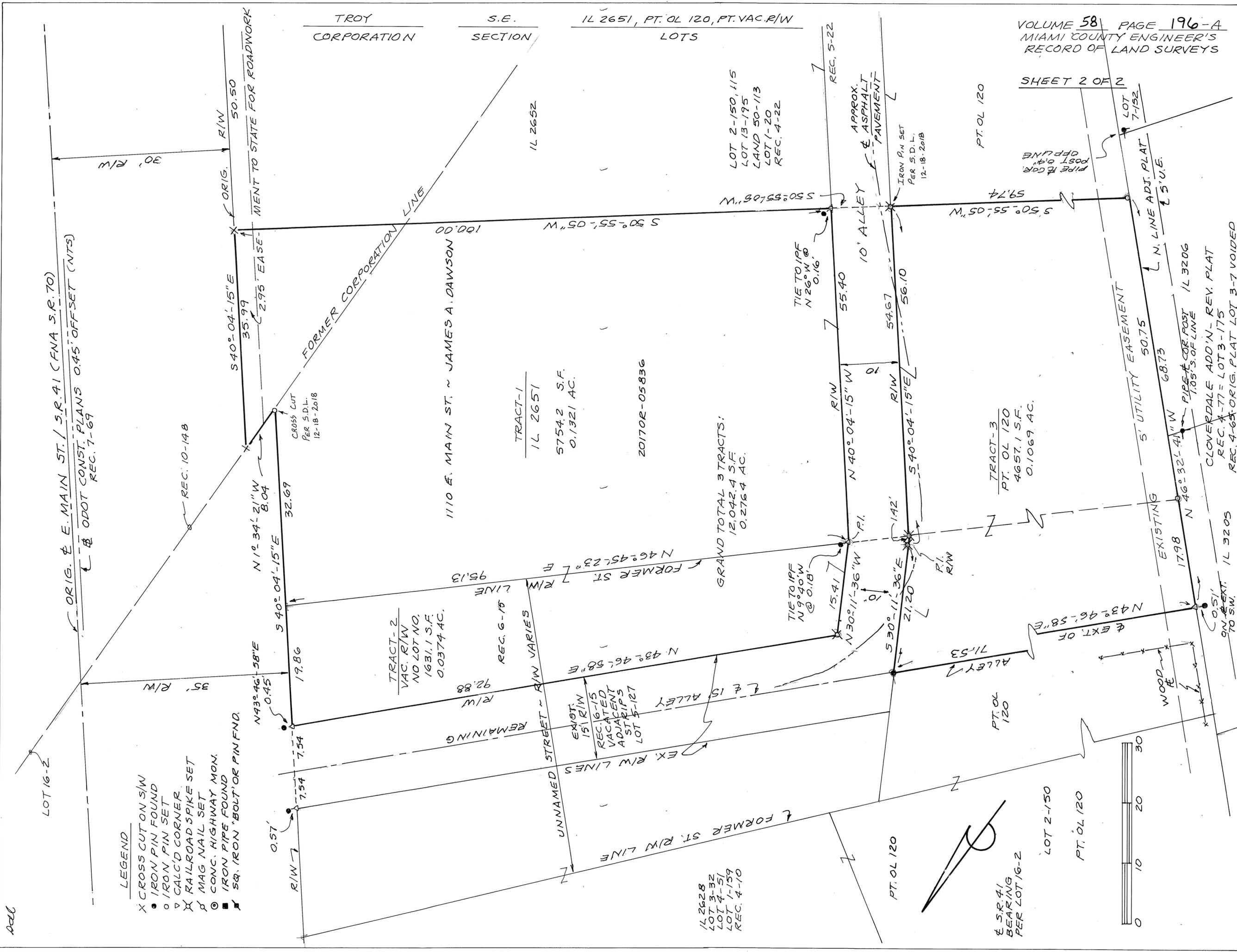
BEARING
E. MAIN ST.
PER LOT 16-2



SURVEY OF 3 TRACTS KNOWN AS
1110 E. MAIN ST., TROY, FOR JAMES
A. DAWSON ESTATE.

Steven D. Leffel 11-11-18

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



LEGEND

- X CROSS CUT ON S/W
- IRON PIN FOUND
- IRON PIN SET
- ▽ CALC'D CORNER
- X RAILROAD SPIKE SET
- ♁ MAG NAIL SET
- CONC. HIGHWAY MON.
- IRON PIPE FOUND
- SQ. IRON BOLT OR PIN FND.

± S.R. 41
 BEARING
 PER LOT 16-2



IL 2628
 LOT 3-32
 LOT 4-51
 LOT 1-159
 REC. 4-10

GRAND TOTAL 3 TRACTS:
 12,042.4 S.F.
 0.2764 AC.

TRACT-2
 VAC. R/W
 NO LOT NO.
 1631.1 S.F.
 0.0374 AC.

TRACT-1
 IL 2651
 57542 S.F.
 0.1921 AC.

TRACT-3
 PT. OL 120
 4657.1 S.F.
 0.1069 AC.

CLOVERDALE ADD'N - REV. PLAT
 REC. 4-77 = LOTS 1-175
 REC. 4-64 ORIG. PLAT LOT 3-7 VOIDED

EXISTING
 IL 3205

PIPE & COR. POST
 105' S. OF LINE
 IL 3206

PT. OL 120
 N. LINE ADJ. PLAT
 7-152
 5' U.S.E.

PT. OL 120

PT. OL 120

PT. OL 120

IL 2652

1110 E. MAIN ST. ~ JAMES A. DAWSON

TROY CORPORATION
 S.E. SECTION
 IL 2651, PT. OL 120, PT. VAC. R/W LOTS

FORMER CORPORATION LINE

MENT TO STATE FOR ROADWORK

ORIG. ± E. MAIN ST. / S.R. 41 (FNA S.R. 70)
 ± ODOT CONST. PLANS 0.45' OFFSET (NTS)
 REC. 7-69

30' R/W

R/W

ORIG.

50.50

35.99

S 40° 04' 15" E

2.95' EASE-

8.04

N 1° 34' 21" W

32.69

5 40° 04' 15" E

CROSS CUT

PER S.D.L.

12-18-2018

REC. 10-148

19.86

N 43° 46' 58" E

0.45

7.54

7.54

R/W

0.57

UNNAMED STREET ~ R/W VARIES

REMAINING

EX. R/W LINES

EXIST. R/W

15' R/W

REC. 16-15

VACATED

ADJACENT

ST RIPS

LOT 5-127

92.88

R/W

REC. 6-18

98.13

FORMER ST

R/W LINE

N 46° 45' 23" E

15.41

N 30° 11' 36" W

TIE TO IFF

N 9° 40' W

@ 0.18

55.40

R/W

N 40° 04' 15" W

10

R/W

54.67

56.10

S 40° 04' 15" E

APPROX. ± ASPHALT ± PAVEMENT

10' ALLEY

TIE TO IFF

N 26° W @

0.16

59.74

S 50° 55' 05" W

IRON PIN SET

PER S.D.L.

12-18-2018

PIPE & COR. POST

0.4'

LOT 2-150, 115

LOT 13-195

LAND 50-113

LOT 1-20

REC. 4-22

REC. 5-22

PT. OL 120

LOT 7-152

5' UTILITY EASEMENT

50.75

EXISTING

17.98

N 46° 32' 41" W

68.73

PIPE & COR. POST

105' S. OF LINE

IL 3206

CLOVERDALE ADD'N - REV. PLAT

REC. 4-77 = LOTS 1-175

REC. 4-64 ORIG. PLAT LOT 3-7 VOIDED

9' ± EXT. TO S.W.

IL 3205

EXISTING

5' UTILITY EASEMENT

50.75

N. LINE ADJ. PLAT

7-152

5' U.S.E.

PT. OL 120

LOT 7-152

PIPE & COR. POST

0.4'

WOOD

0.51'

9' ± EXT. TO S.W.

IL 3205

EXISTING

5' UTILITY EASEMENT

50.75

N. LINE ADJ. PLAT

7-152

5' U.S.E.

PT. OL 120

LOT 7-152

PIPE & COR. POST

0.4'

WOOD

0.51'

9' ± EXT. TO S.W.

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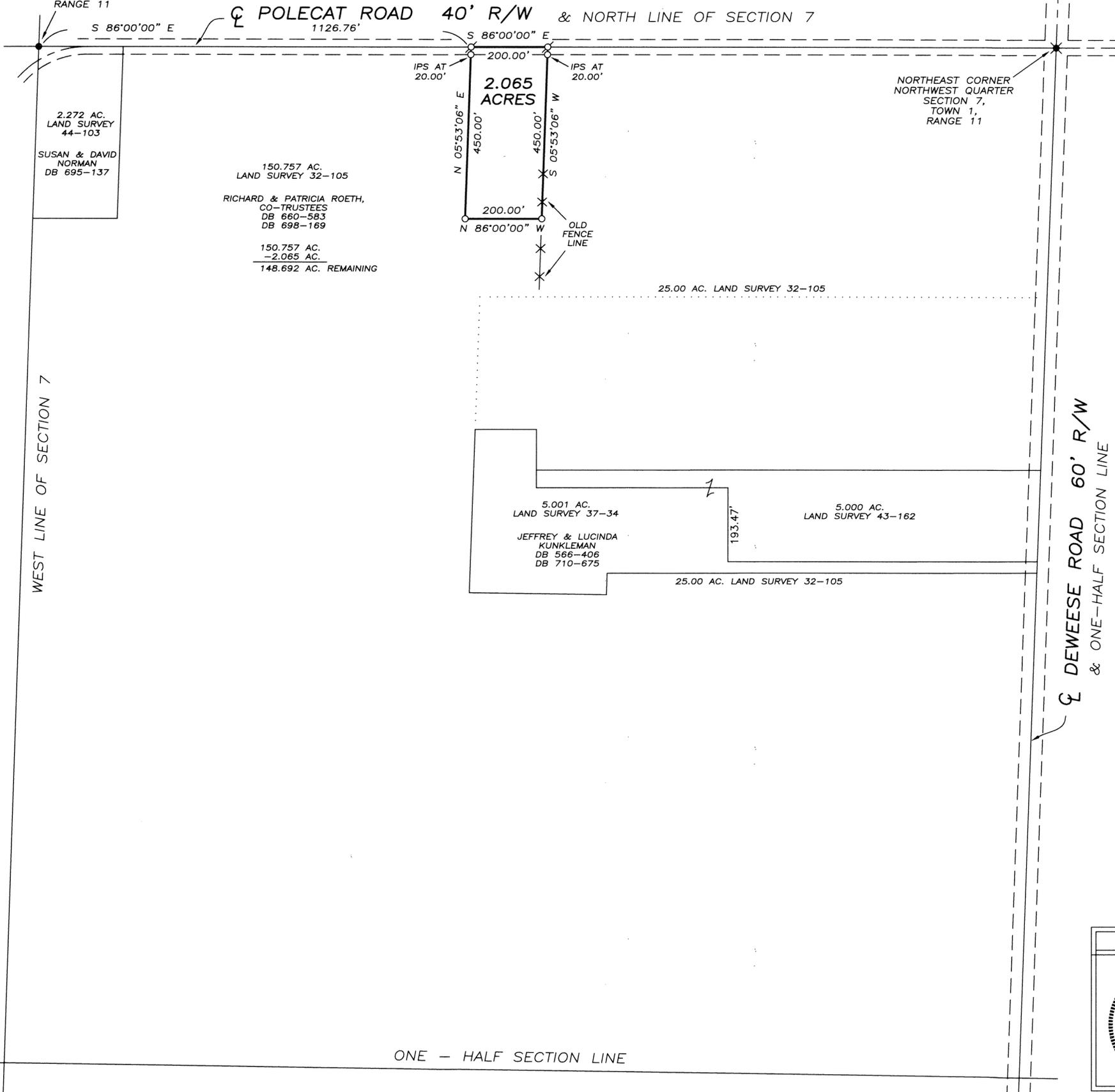
PT. OL 120

LOT 7-152

ROETH AND NORMAN SURVEY
 STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
 SECTION 7, TOWN 1, RANGE 11
 NORTHWEST QUARTER

VOLUME 58 PAGE 197
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS

NORTHWEST CORNER
 NORTHWEST QUARTER
 SECTION 7,
 TOWN 1,
 RANGE 11



CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
 PAUL P. HUELSKAMP, P.E., P.S.
 MIAMI COUNTY ENGINEER
 Deputy: *Andy Smith* PER D.G.S. 12-5-2018
 DATE

APPROVED
 MIAMI COUNTY PLANNING COMMISSION
 DATE: 12/5/18
 SECRETARY: *[Signature]*

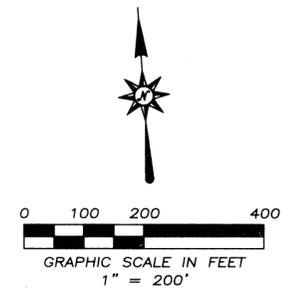
APPROVED
 SUBJECT TO ZONING APPROVAL
 BY: *[Signature]*
 DATE: 12/5/18
 MIAMI COUNTY
 GENERAL HEALTH DEPT.

- LEGEND
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ♂ MAG SPIKE SET
 - ✕ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
 RECORDS OF LAND SURVEYS:
 VOLUME 5, PAGE 103
 VOLUME 5, PAGE 108
 VOLUME 10, PAGE 11
 VOLUME 24, PAGE 138
 VOLUME 32, PAGE 105
 REFERENCE BEARING, S 86°00'00" E
 C/L POLECAT ROAD, NORTH LINE SECTION 7

MIAMI COUNTY RECORDER'S RECORDS
 DEED BOOK 698, PAGE 169



ROETH AND NORMAN SURVEY
 IN MIAMI COUNTY, OHIO ~ NOVEMBER 27, 2018

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

ONE - HALF SECTION LINE

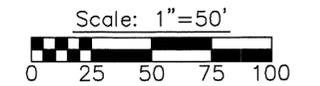
5048
Inlot

Troy
Corporation

Miami
County

Ohio
State

Volume 58 Page 199
Miami County Engineer's
Record of Land Surveys



Legend

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

References

P.B. 08, Page 27 } Miami County Recorder's
 P.B. 15, Page 84 } Plat Records



Survey of Inlot 5048, Troy, for Housing Opportunity for People.



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

12/14/18
Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 32018 Ph. (937) 339-2921

