

1/4 Sec. Line
STUEBAKER ROAD

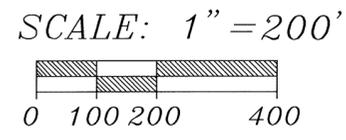
PISCAGAH ROAD
 Ex. (60') R/W

AGENBROAD ROAD
 Sec. Line

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

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" Mag Nail Set
 - ⊙ Existing Well
 - x — Existing Fenceline
 - New Property Line
 - ↔ Ownership Hook
 - OHP — Overhead Power Line
- Note: Called distances are enclosed by parentheses.



Lnd. 46, Pg. 61
 (20.020 AC.)

Lnd. 40, Pg. 66
 (160.9192 AC.)

Lnd. 40, Pg. 66
 (160.9192 AC.)

Lnd. 46-61 (1353.40')
 S05°14'29"W 1353.40'
 Lnd. 27-168 & PB 12-70

Lnd. 4, Pg. 111 (1320.0')
 Lnd. 46, Pg. 61 (1319.78')
 S05°04'45"W 1319.78'

(Lnd. 4, Pg. 111)
 (336.27')
 S05°04'45"E 1175.76'

Silver Creek Estates
 P.B. 12, Pg. 70
 Lnd. 27, Pg. 168
 Lot 1

Cemetery
 D.B. 35, Pg. 53
 (1/4 AC.)

Cemetery
 D.B. 83, Pg. 262
 (40' Strip)

Lnd. 40, Pg. 10

Silver Creek Estates
 P.B. 12, Pg. 70
 Lot 8

Lnd. 9, Pg. 44

MARY ELLEN GISH, TRUSTEE
 ORV 6, PG. 256
 (79.50 AC. After Exceptions)
 & (20.50 AC. Except 2.0 AC.)
 = (98 AC.) This Survey = 98.556 AC.
 LAND SURVEY VOL. 4, PG. 111
 (80.50 AC.) & (20.5 AC.)

NEW TRACT 1
 50.556 AC.

NEW TRACT 2
 48.000 AC.

SE 1/4
 Sec. 22
 29.477 AC.

NE 1/4
 Sec. 21
 18.523 AC.

Lnd. 22, Pg. 90
 (265.252 AC.)

Surveyed by: *James F. Stayton* Date 12-7-18
 James F. Stayton
 Reg. Surveyor #6739



PLAT OF SURVEY

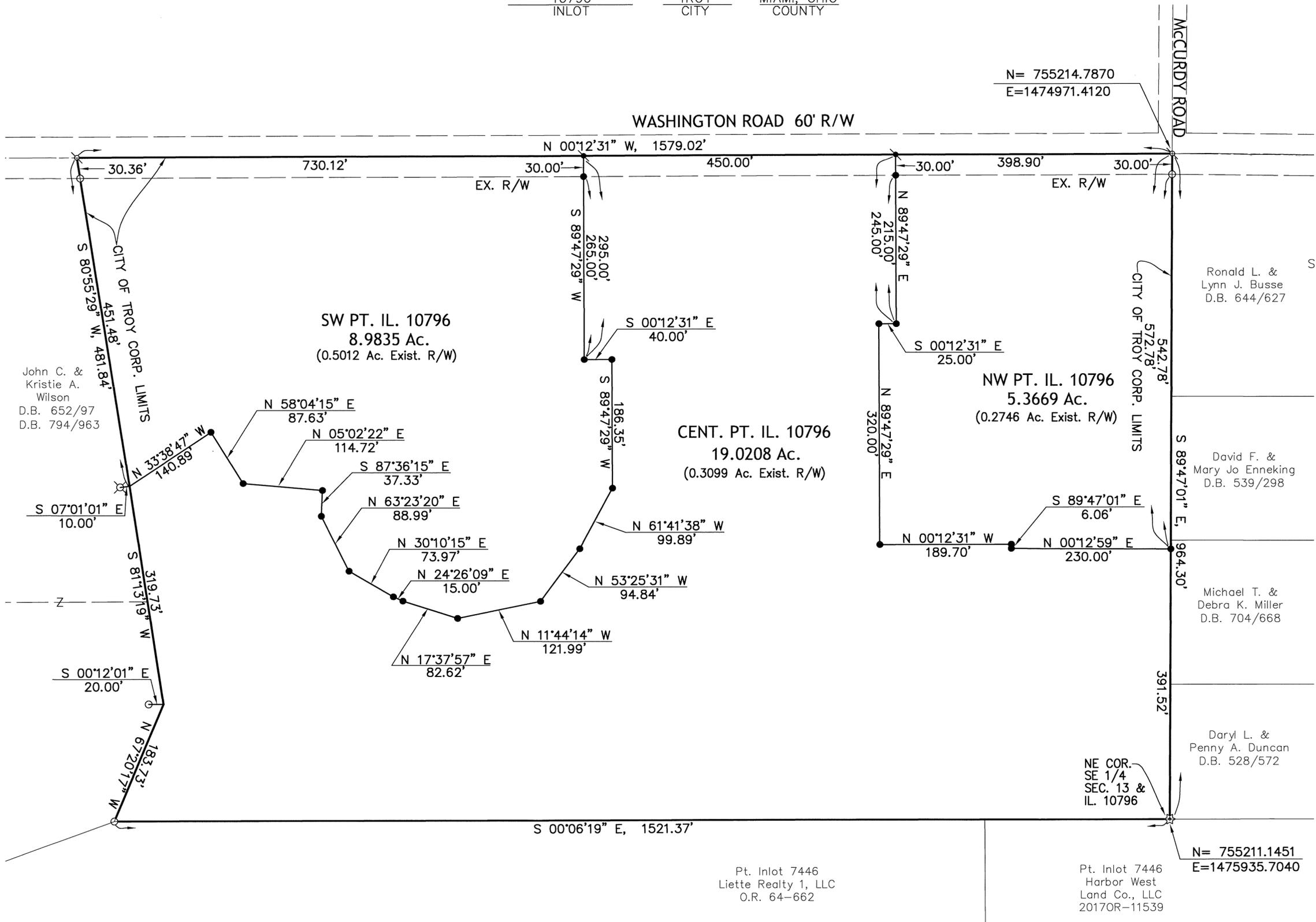
ELDON WRAY
 8335 Stateline Road
 Union City, OH 45390
J.F. STAYTON & ASSOCIATES
 ELDORADO, OHIO PH. 273-4341

Date: 12-7-18
 Checked: JFS
 Drawn By: ERO
 Dwg. No. 3877

ERNST PLAT OF SURVEY

10796 INLOT TROY CITY MIAMI, OHIO COUNTY

VOLUME 59 PLAT 2
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DECEMBER, 2018



THE BEARINGS SHOWN HEREON 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
- ✱ P.K. NAIL FOUND
- ✱ RAILROAD SPIKE FOUND
- ✱ STONE FOUND

SURVEY REFERENCE
REC. P.B. 15, Pg. 69
REC. P.B. 27, Pg. 1
LND. SUR. Vol. 3, PG. 101
LND. SUR. Vol. 19, PG. 74
LND. SUR. Vol. 25, PG. 10
LND. SUR. Vol. 27, PG. 1
LND. SUR. Vol. 39, PG. 185
LND. SUR. Vol. 51, PG. 106
LND. SUR. Vol. 57, PG. 1
LND. SUR. Vol. 57, PG. 24

DEED REFERENCE
D.B. 560, PAGES 990-992

John C. & Kristie A. Wilson
D.B. 652/97
D.B. 794/963

Ronald L. & Lynn J. Busse
D.B. 644/627

David F. & Mary Jo Enneking
D.B. 539/298

Michael T. & Debra K. Miller
D.B. 704/668

Daryl L. & Penny A. Duncan
D.B. 528/572

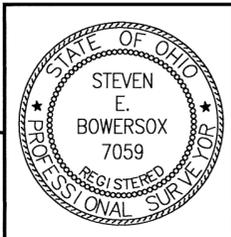
Pt. Inlot 7446
Liette Realty 1, LLC
O.R. 64-662

Pt. Inlot 7446
Harbor West Land Co., LLC
2017OR-11539

CITY OF TROY CITY ENGINEER
THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 19TH DAY OF DECEMBER 2018
William A. Rhoades
WILLIAM A. RHOADES, P.E.

DESCRIPTION
BEING A SPLIT OF INLOT 10796 CONTAINING 33.3712 ACRES AND OWNED BY BARBARA ERNST AS RECORDED IN DEED VOLUME 560, PAGE 990.

Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059
12/12/2018
DATE



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

DATE: 12-12-2018
DRAWN BY: seb
JOB NUMBER: MiaTro1815_survey
SHEET NUMBER 1 OF 1

2
TOWN

9 BTMRS
RANGE

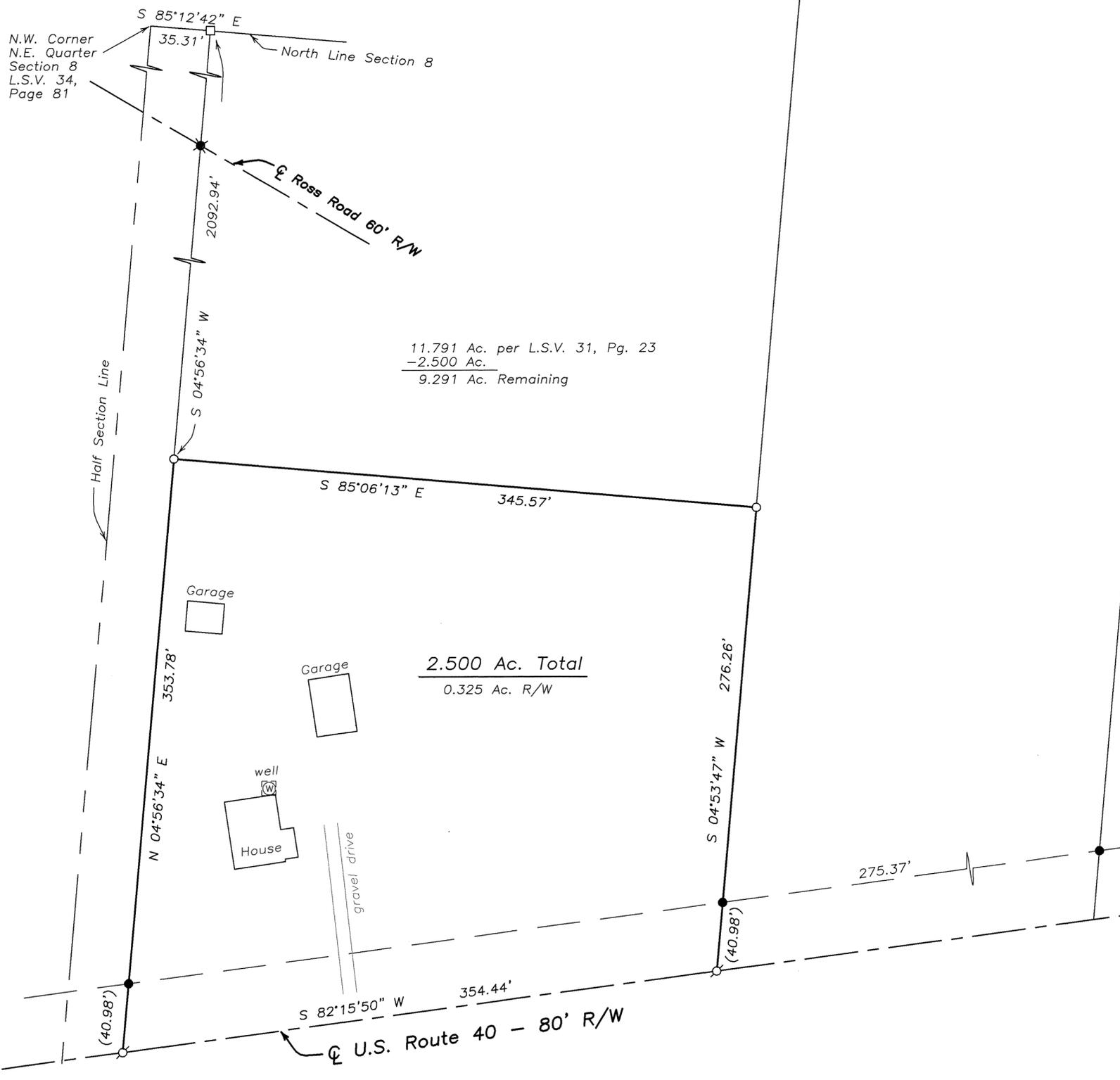
8 NE 1/4
SECTION

BETHEL
TOWNSHIP

MIAMI
COUNTY

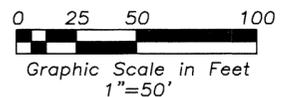
OHIO
STATE

Volume 59 Page 3
Miami County Engineer's
Record of Land Surveys



11.791 Ac. per L.S.V. 31, Pg. 23
-2.500 Ac.
9.291 Ac. Remaining

2.500 Ac. Total
0.325 Ac. R/W



Legend

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

References

- Miami County Engineer's Record of Land Surveys
- Volume 31, Page 22
- Volume 31, Page 23
- Volume 31, Page 47
- Volume 34, Page 81
- Volume 40, Page 178
- Volume 57, Page 166

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

Survey split of 2.500 Ac. for Jason Pickett

Certified to conform with
Miami County Survey Requirements
Paul P. Huelskamp P.E., P.S.
Miami County Engineer
Devin O'Leary 12-14-2018
Deputy Date

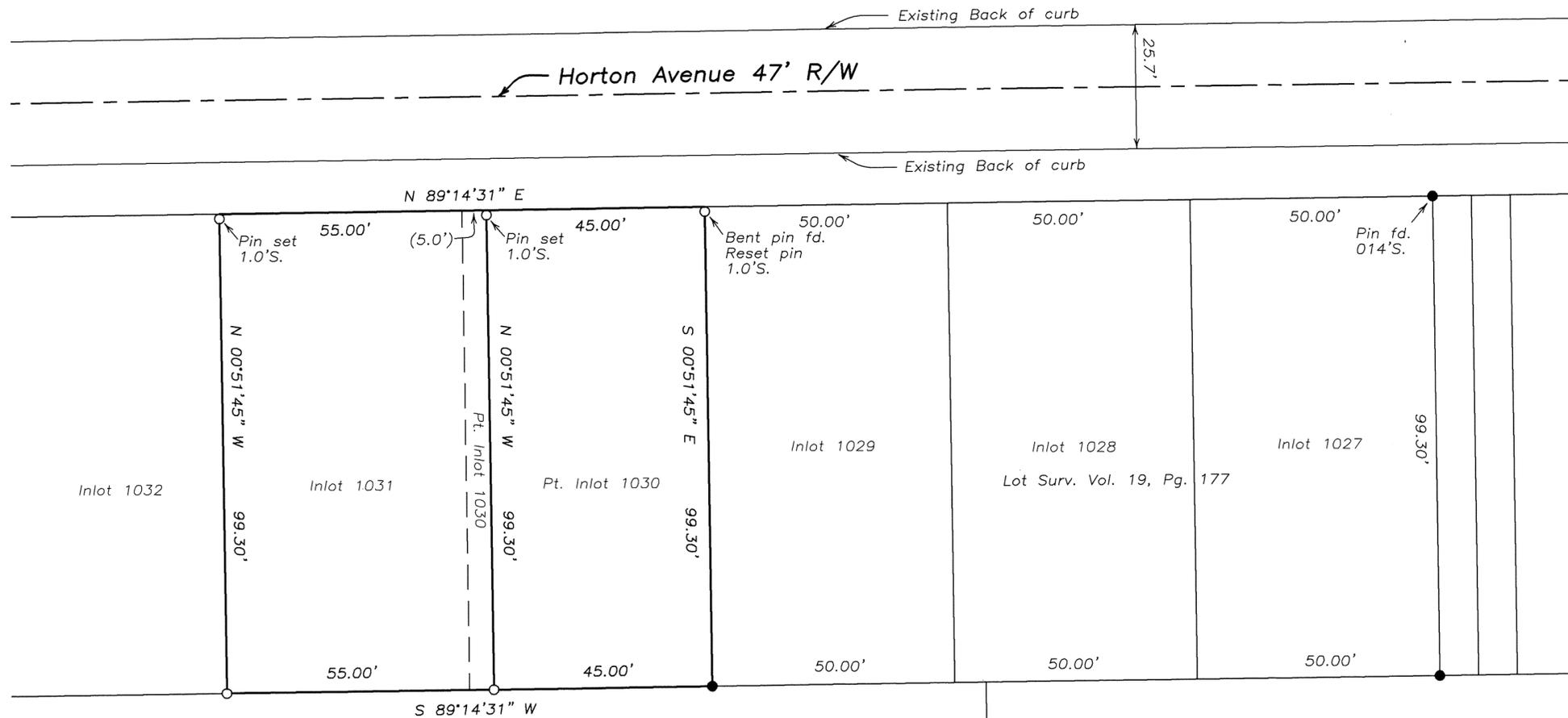
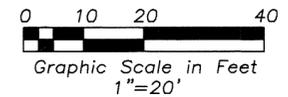
Approved by
Miami County Planning Commission
Timothy J. Glendon
Secretary
12/21/18
Date

Approved
Subject to Zoning Approval
By George E. Galt, R.S.
Date 12/17/18
Miami County
General Health Department



Michael W. Cozatt 8/16/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 21218 (937) 339-2921
File Name: C:\Jobs\2018\21218survey.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 Recorder's Plat Records
 Plat Book 3, Page 88
 Miami County Engineer's Record of Lot Surveys
 Volume 2, Page 113
 Volume 11, Page 132
 Volume 19, Page 177

Survey of Lots 1030 & 1031 for Carol Orange

Basis of Bearings:
 GPS State Plane Coordinate System, NAD 83(2011) Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.



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

12/31/18

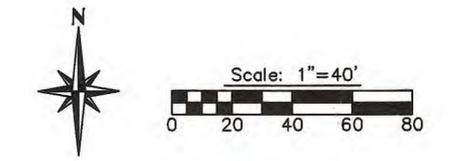
COZATT ENGINEERING COMPANY
 Civil Engineer Land Surveyor
 534 N. Elm St. Suite C Troy, OH 45373
 Job No. 32518 (937) 339-2921
 File Name: C:\JOBS\2018\32518survey.dwg
 Drawn by: DMC ~ Checked by: MWC

GINGHAMSBURG—
FRÉDERICK ROAD

N.W. CORNER
S.W. QUARTER
SECTION 34

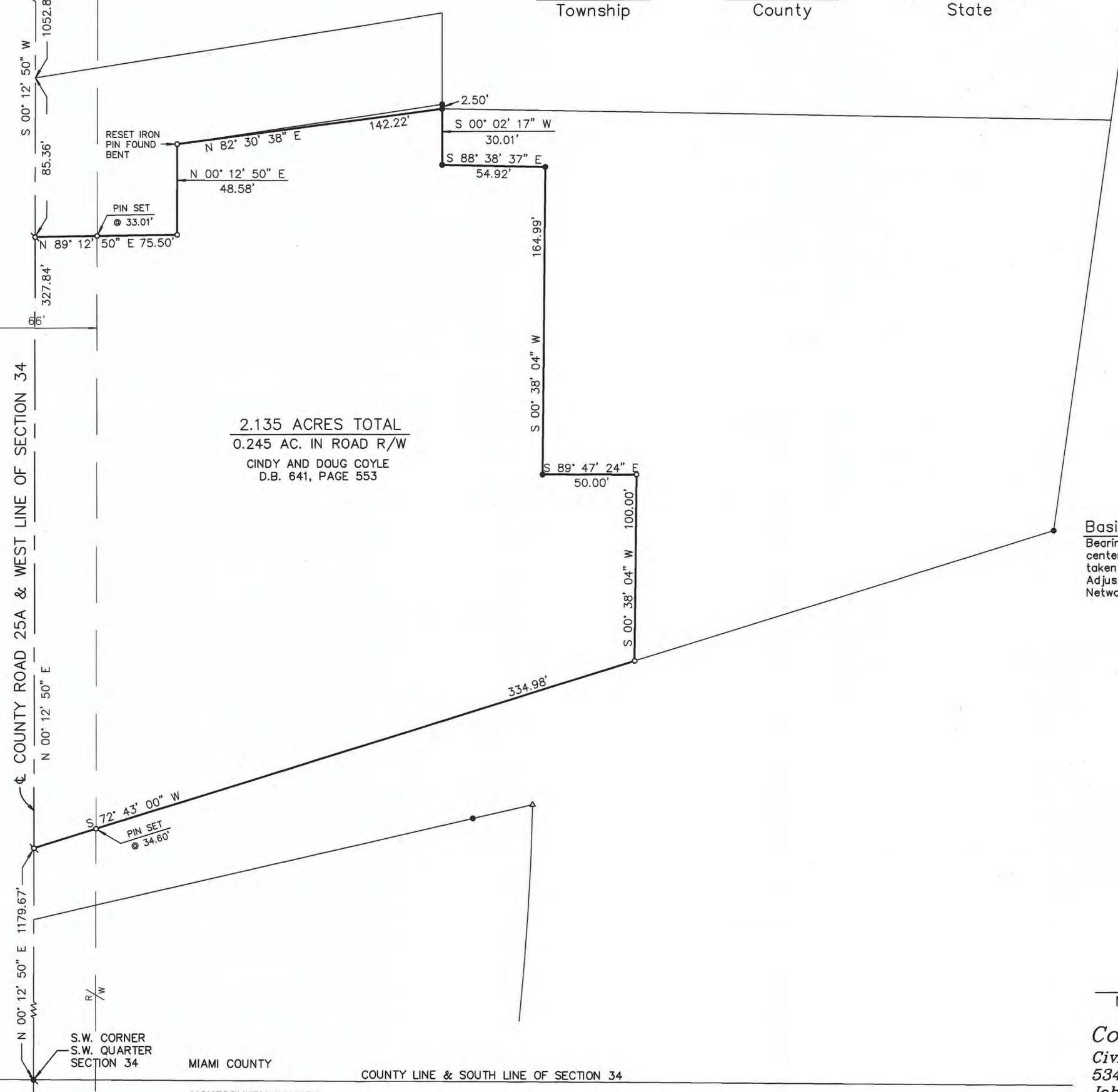
4	6E	S.W. 1/4-34
Town	Range	Section
Monroe	Miami	Ohio
Township	County	State

Volume 59 Page 7
Miami County Engineer's Record
of Land Surveys



- Legend**
- Iron pin found
 - ✦ Mag nail found
 - ✧ Mag nail set
 - △ Iron pipe found
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 06, Pg. 36
 - Vol. 16, Pg. 147
 - Vol. 18, Pg. 149
 - Vol. 21, Pg. 152
 - Vol. 30, Pg. 191
 - Vol. 31, Pg. 158
 - Vol. 34, Pg. 126
 - Vol. 35, Pg. 03
 - Vol. 35, Pg. 87
 - Vol. 42, Pg. 99
 - Vol. 46, Pg. 59
 - Vol. 54, Pg. 95
- Miami County Engineer's
Record of Land Surveys



2.135 ACRES TOTAL
0.245 AC. IN ROAD R/W
CINDY AND DOUG COYLE
D.B. 641, PAGE 553

Basis of Bearings
Bearings are based on the west line of Section 34 and the centerline of County Road 25A, bearing N 00° 12' 50" E, as taken from the State Plane Coordinate System, NAD 83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 2.135 acres for Cindy & Doug Coyle.



Michael W. Cozatt 1/6/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 34718 Ph. (937) 339-2921

MIAMI COUNTY
MONTGOMERY COUNTY
COUNTY LINE & SOUTH LINE OF SECTION 34

LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 25, TOWN 2, RANGE 11
NORTHEAST & SOUTHEAST QUARTER

REFERENCES

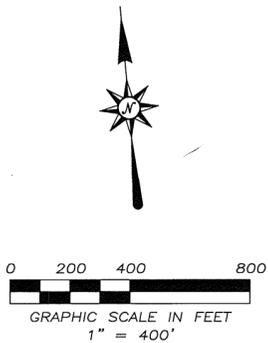
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

- VOLUME 2, PAGE 173
- VOLUME 3, PAGE 450
- VOLUME 7, PAGE 110
- VOLUME 22, PAGE 148
- VOLUME 25, PAGE 91
- VOLUME 25, PAGE 99
- VOLUME 25, PAGE 131
- VOLUME 27, PAGE 7
- VOLUME 28, PAGE 177
- VOLUME 29, PAGE 129
- VOLUME 34, PAGE 85
- VOLUME 38, PAGE 13
- VOLUME 38, PAGE 188

RS 65 ODOT R/W PLANS
PAGES 99-106

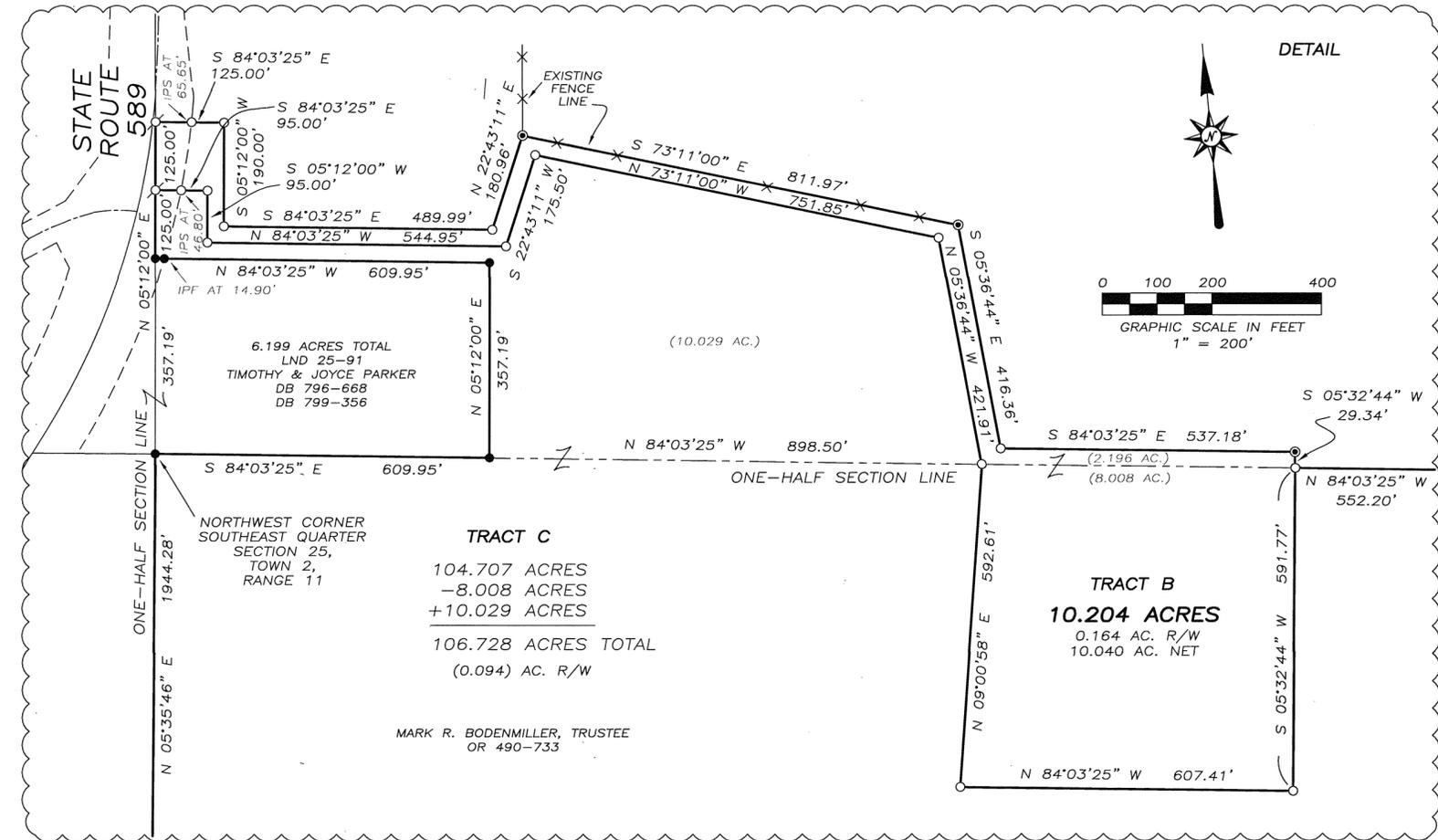
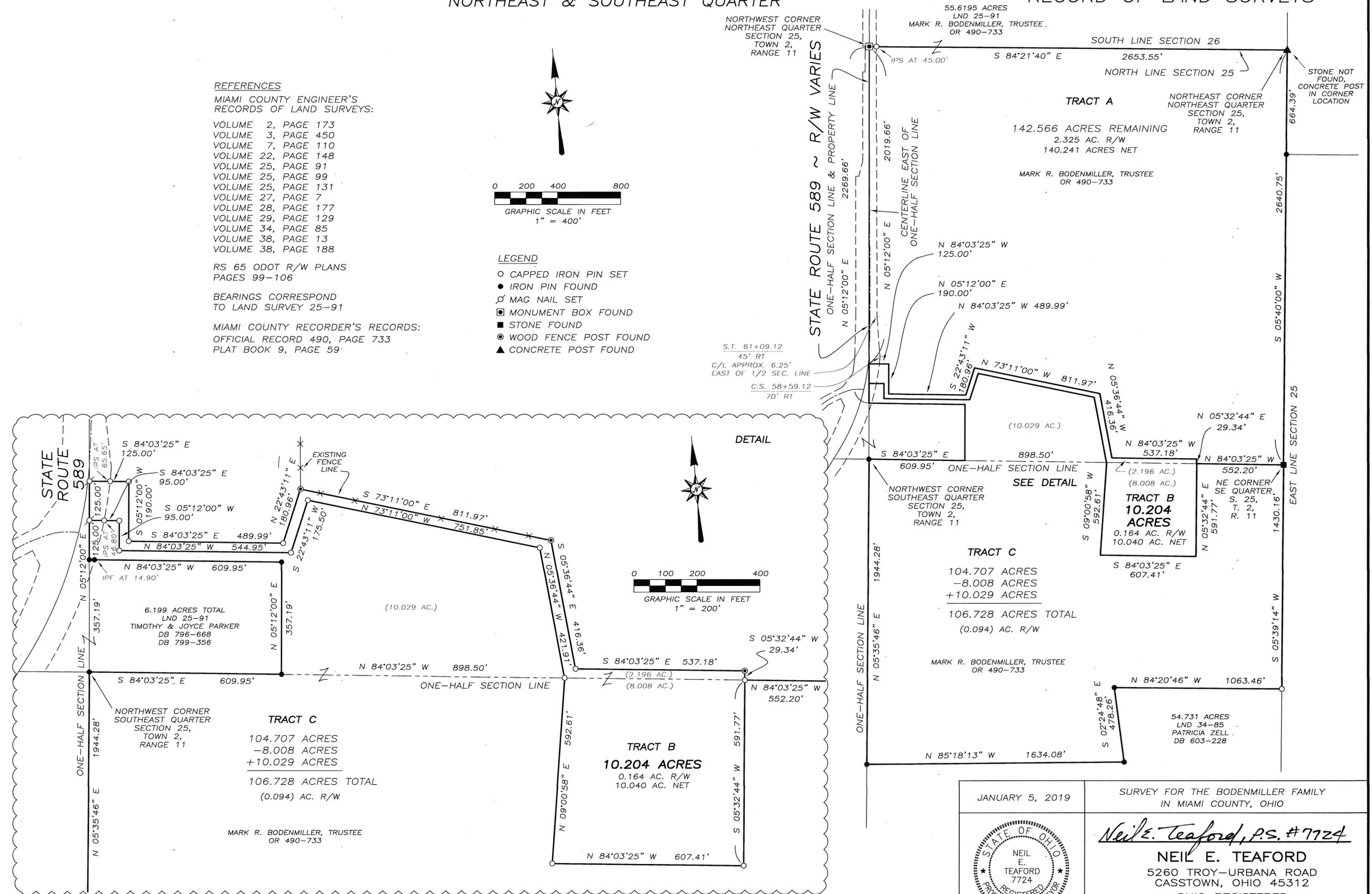
BEARINGS CORRESPOND
TO LAND SURVEY 25-91

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 490, PAGE 733
PLAT BOOK 9, PAGE 59



LEGEND

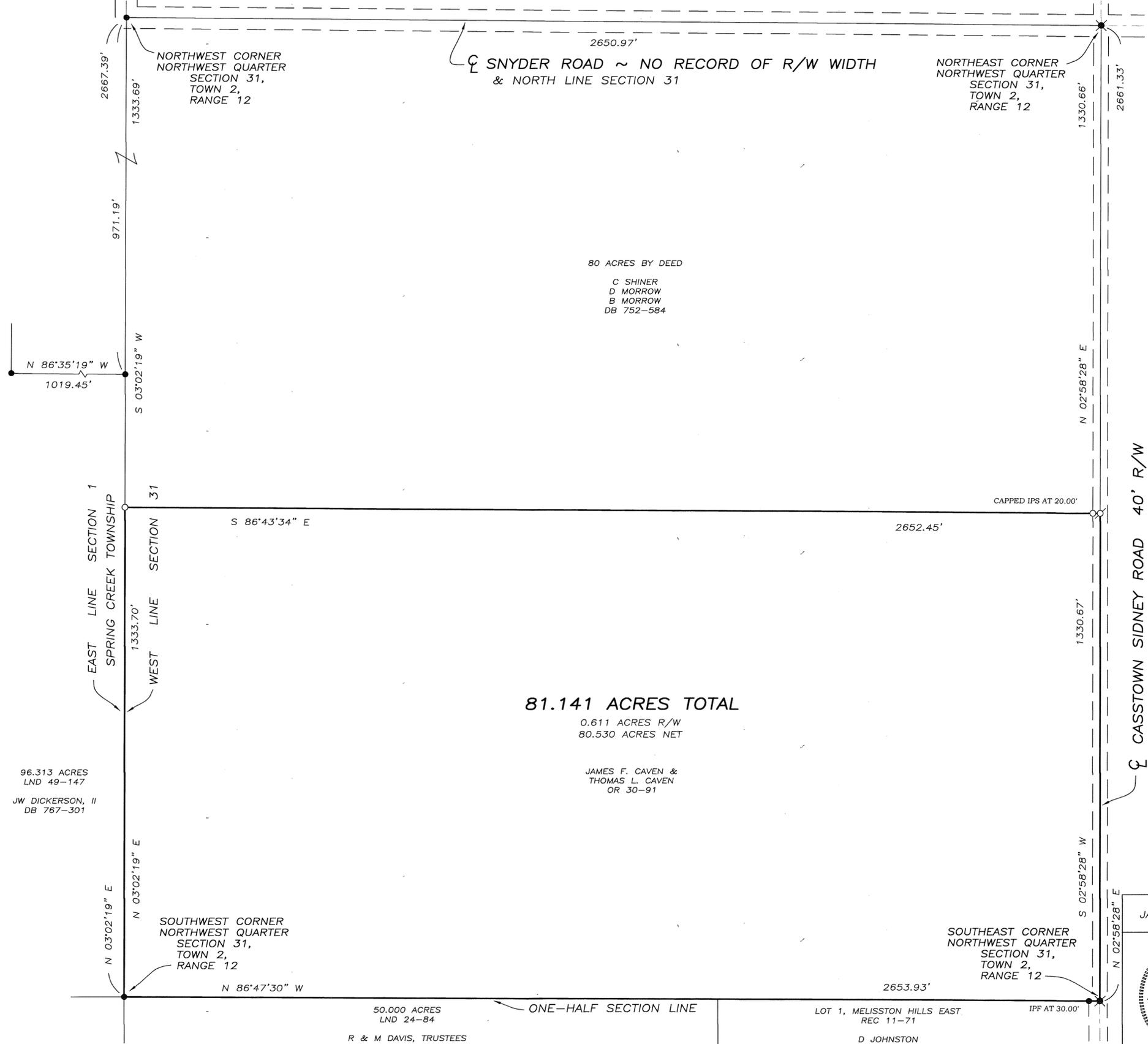
- CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ▣ MONUMENT BOX FOUND
- STONE FOUND
- ⊙ WOOD FENCE POST FOUND
- ▲ CONCRETE POST FOUND



JANUARY 5, 2019	SURVEY FOR THE BODENMILLER 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>

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

VOLUME 59 PAGE 9
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND**
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ♁ MAG NAIL SET
 - ✱ RAILROAD SPIKE FOUND

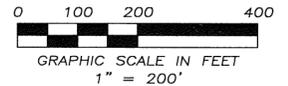
REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

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

BASIS OF BEARINGS PER
LAND SURVEY 24-84

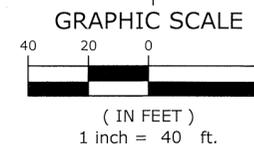
MIAMI COUNTY RECORDER'S RECORDS
OFFICIAL RECORD 30, PAGE 91
PLAT BOOK 11, PAGE 71



JANUARY 13, 2019	SURVEY FOR JAMES & THOMAS CAVEN 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>

SURVEY PLAT

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, PART INLOT 303



REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
O.R. 202, PG. 361, D.B. 734, PG. 182
D.B. 671, PG. 167

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 21, PG. 41, P.B. 20, PG. 101

LAND SURVEYS AS NOTED ON THE PLAT

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE
COORDINATE SYSTEM, GRID SOUTH ZONE

APPROVED:

THIS SURVEY PLAT IS ACCEPTED AND APPROVED BY
THE CITY PLANNING COMMISSION OF THE CITY OF
HUBER HEIGHTS, OHIO.

ON DECEMBER 12, 2018
Sam P. Fell
CITY OF HUBER HEIGHTS PLANNING DIRECTOR

CERTIFICATION

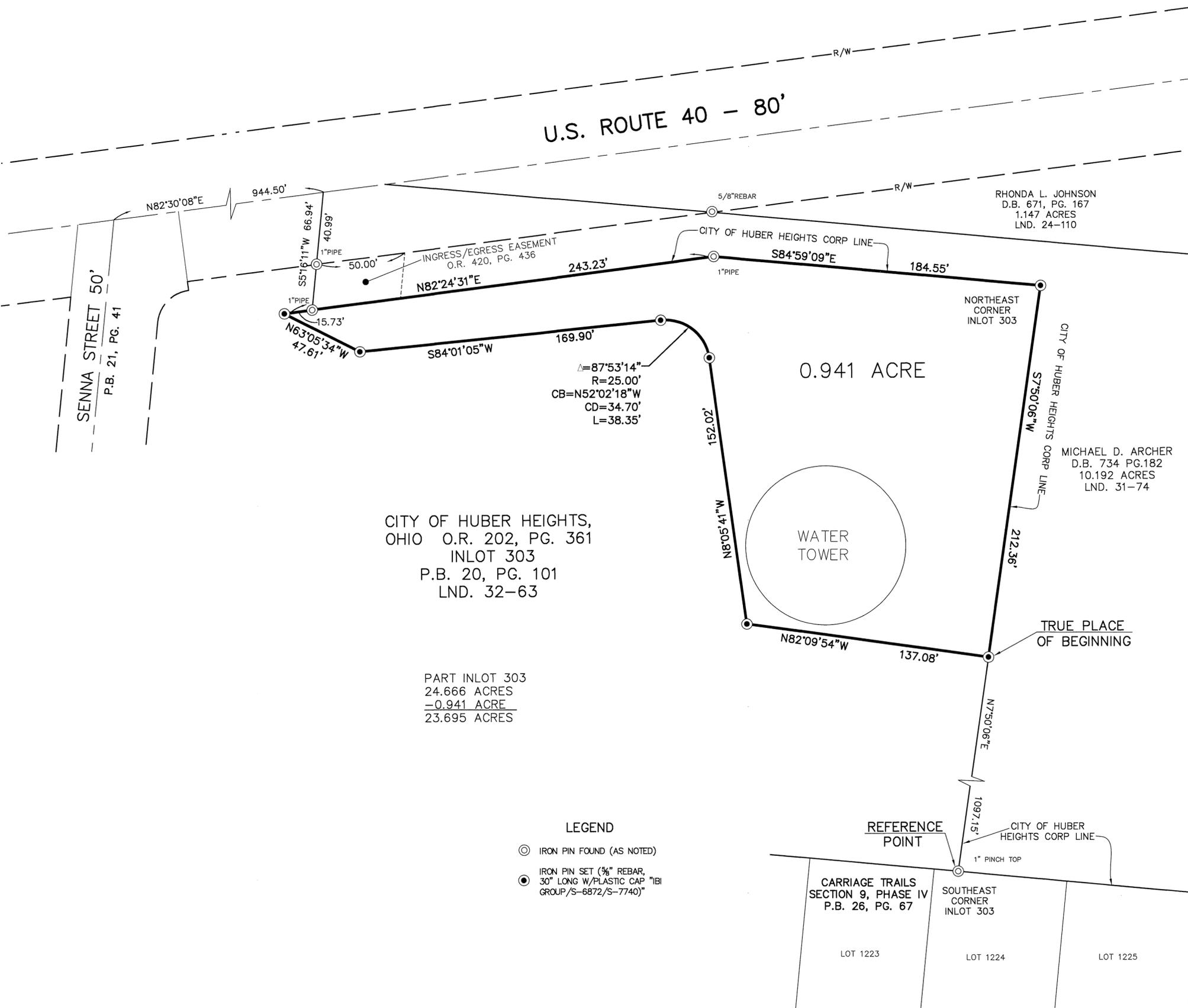
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN
ACTUAL SURVEY OF THE PREMISES AND IS CORRECT TO THE
BEST OF MY KNOWLEDGE.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS
WILL BE SET AS SHOWN.

IBI GROUP



BY *David L. Chiesa* 12/10/18
David L. Chiesa P.S.
Registered Surveyor No. 7740



J:\118956_CT_Win2-3\5.9 Drawings\baseline\survey\WATER TOWER SPLIT.dwg by:david.chiesa on 12/10/2018 @ 11:19:34 am ~ M+E Companies, Inc.

7
TOWN

5
RANGE

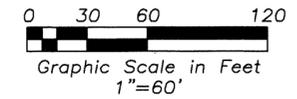
4 NW 1/4
SECTION

NEWTON
TOWNSHIP

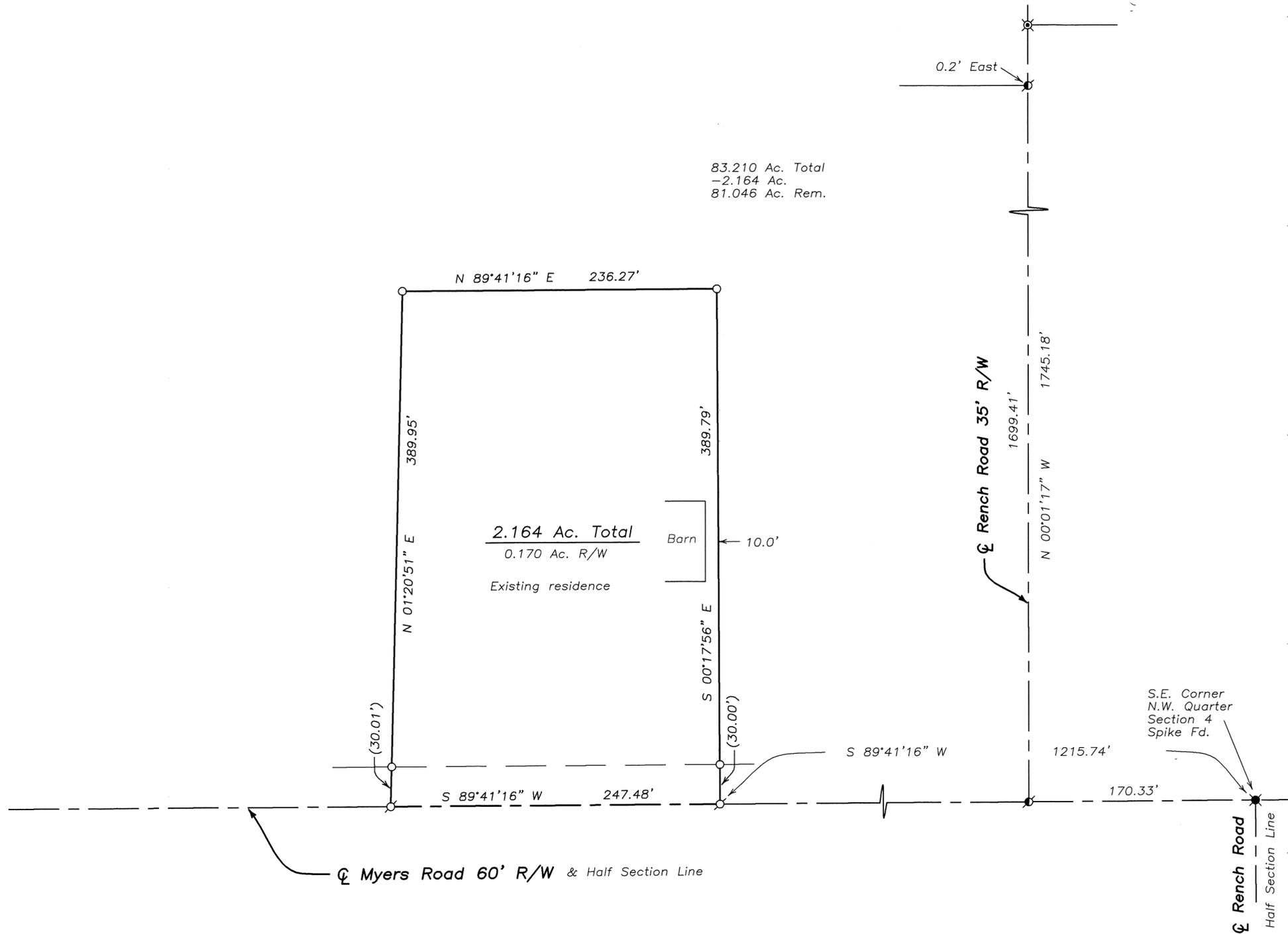
MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 11
Miami County Engineer's
Record of Land Surveys



83.210 Ac. Total
-2.164 Ac.
81.046 Ac. Rem.



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 4, Page 420
- Volume 30, Page 93
- Volume 38, Page 52
- Volume 43, Page 40
- Miami County Recorder's Deed Records Volume 787, Page 227

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

Survey split of 2.164 Ac. for Wackler Family Trust

Certified to conform with
Miami County Survey Requirements
PAUL P. HUELSKAMP PE, PS
Miami County Engineer
Deb Stumpff 11-13-2018
Deputy Date

Approved by
Miami County Planning Commission
[Signature]
Secretary
11/17/2019
Date

Approved
Subject to Zoning Approval
By **[Signature]**, R.S.
Date **1/17/19**
Miami County
General Health Department



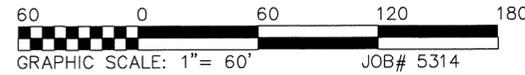
[Signature] 10/04/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 28118 (937) 339-2921
File Name: C:\Jobs\2018\28118survey.dwg
Drawn by: DMC ~ Checked by: MWC



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

VOLUME 59 PAGE 12
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS



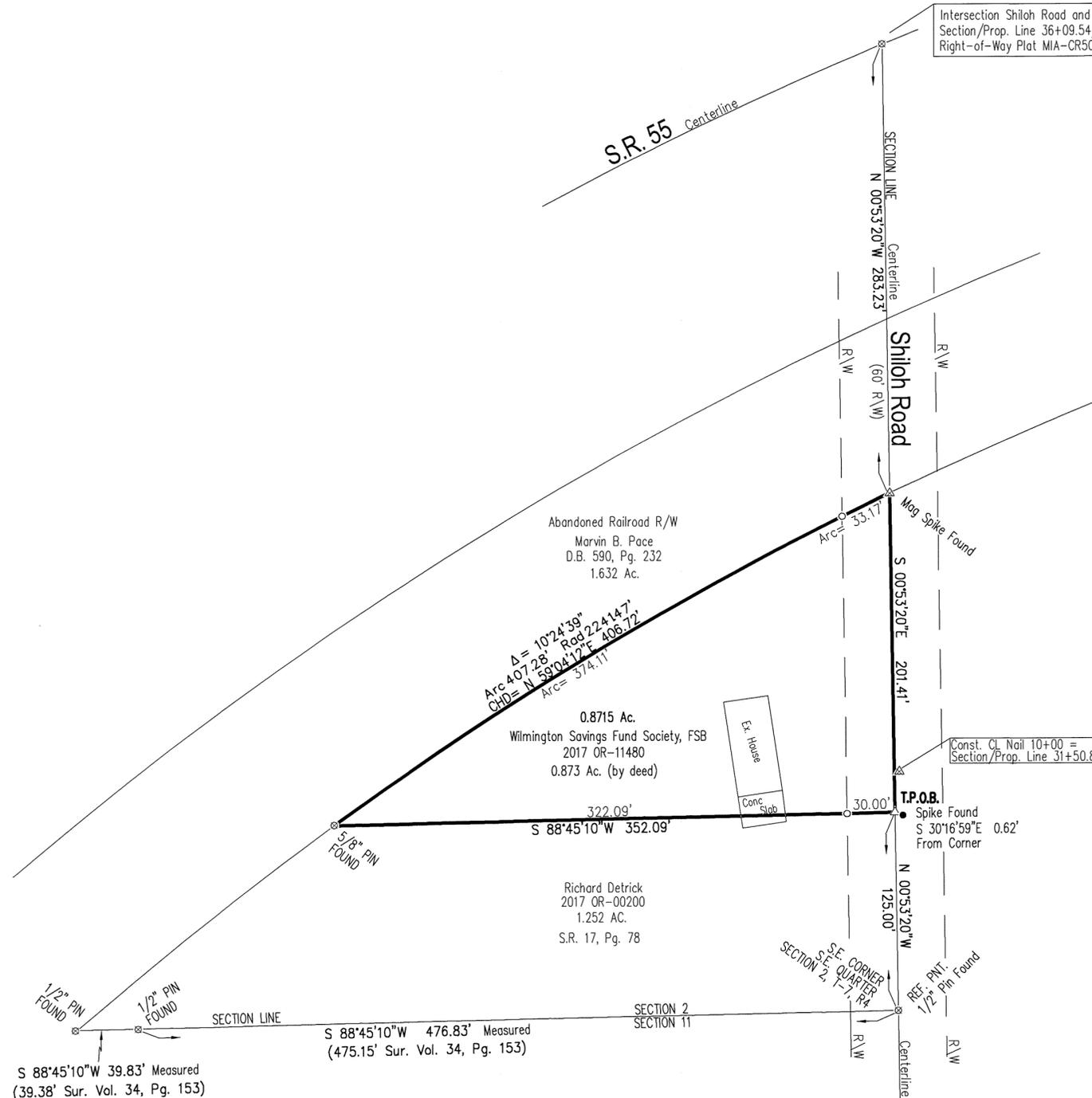
JAN 16, 2019

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

Intersection Shiloh Road and S.R. 55
 Section/Prop. Line 36+09.54/21+87.45 CL S.R.55
 Right-of-Way Plat MIA-CR50-5.10 / P.B. 25, Pg. 76

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.

REFERENCES:

DEED: 0.873 ACRES (BY DEED) WILMINGTON SAVINGS FUND SOCIETY - 2017OR-11480
 SURVEY: 34-153
 PLAT BOOK 25, PAGE 76

SURVEY NOTES:

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

McDougall - Marsh Land Surveyors

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



7
Town

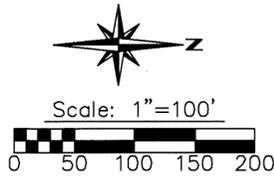
4E
Range

NE 1/4-34
NW 1/4-35
Section

Union
Township

Miami
County

Ohio
State

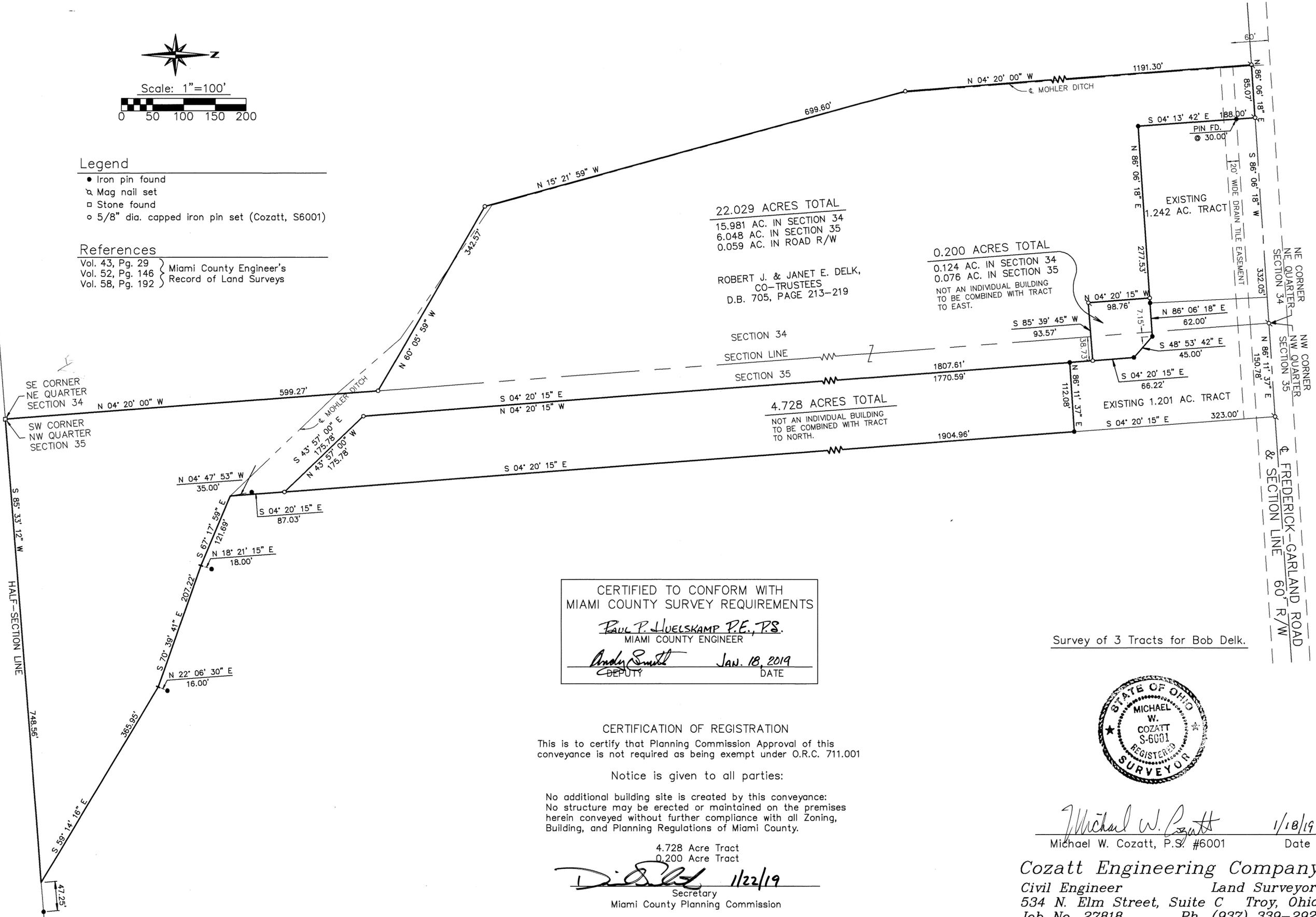


Legend

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

References

- Vol. 43, Pg. 29 } Miami County Engineer's
- Vol. 52, Pg. 146 } Record of Land Surveys
- Vol. 58, Pg. 192 }



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith Jan. 18, 2019
DEPUTY DATE

Survey of 3 Tracts for Bob Delk.

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.

4.728 Acre Tract
0.200 Acre Tract

D. J. [Signature] 1/22/19
Secretary
Miami County Planning Commission



Michael W. Cozatt 1/18/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 27818 Ph. (937) 339-2921

2
TOWN

9 BTMRS
RANGE

14 SE 1/4
SECTION

BETHEL
TOWNSHIP

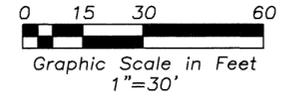
MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 14
Miami County Engineer's
Record of Land Surveys

BRANDT
VILLAGE

110-112
LOT



Legend

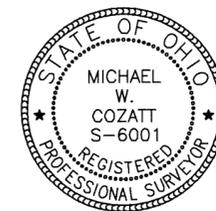
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ✱ P.K. Nail Found
- ⊗ Mag Nail Set
- ⊗ Mag Nail Found
- ✱ R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- ▣ Pin in Monument Box

References

Miami County Engineer's
Record of Land Surveys
Volume 55, Page 129

Miami County Recorder's
Plat Records
Volume 26, Page 51
(Basis of Bearings)

Survey of Lots 110-112
for Rick Wade

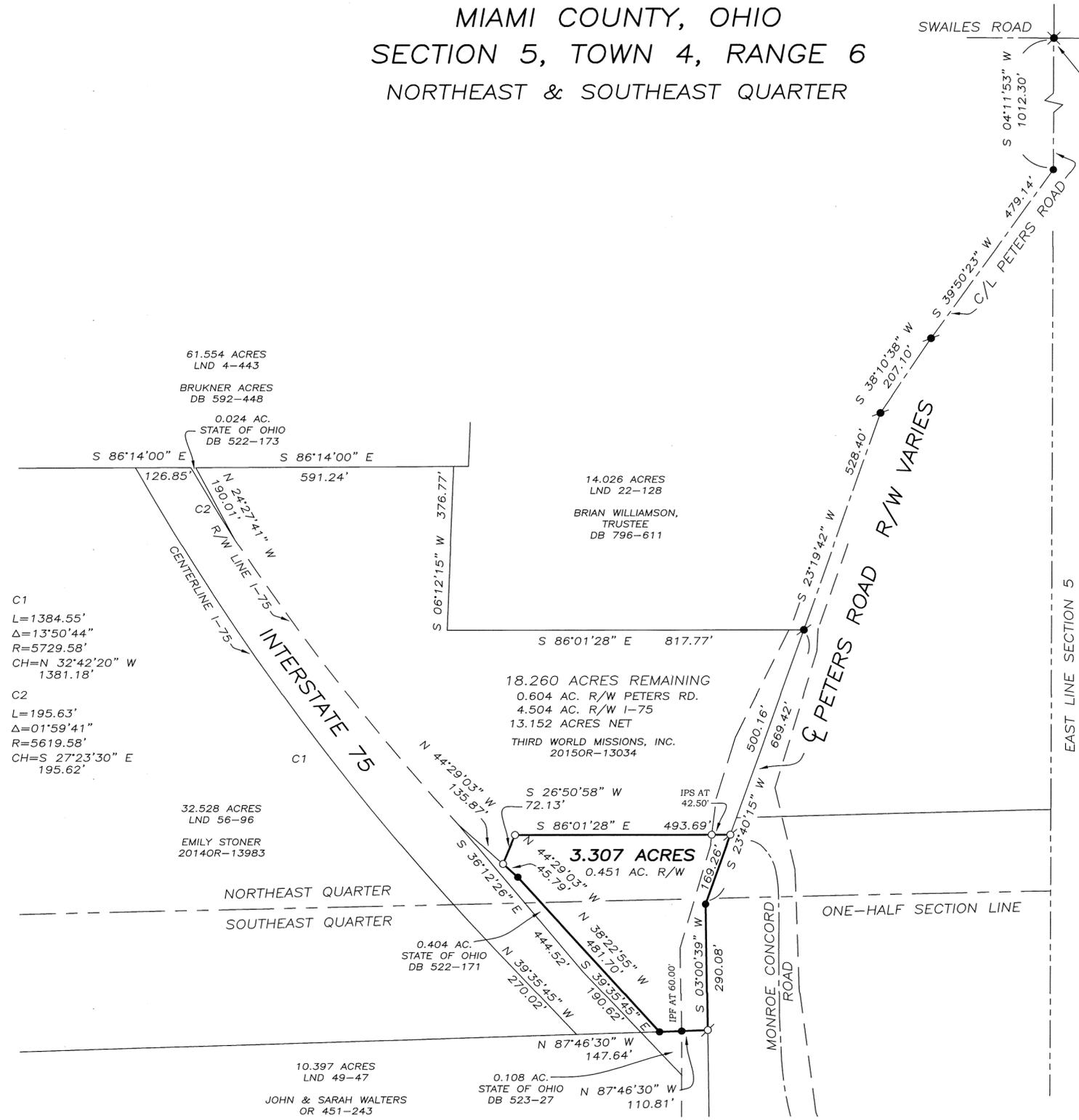


Michael W. Cozatt 1/10/19
 MICHAEL W. COZATT
 P.S. #6001

COZATT ENGINEERING COMPANY
 Civil Engineer Land Surveyor
 534 N. Elm St. Suite C Troy, OH 45373
 Job No. 25617 (937) 339-2921
 File Name: C:\Jobs\2017\25617.dwg
 Drawn by: DMC ~ Checked by: MWC

CONCORD TOWNSHIP
 MIAMI COUNTY, OHIO
 SECTION 5, TOWN 4, RANGE 6
 NORTHEAST & SOUTHEAST QUARTER

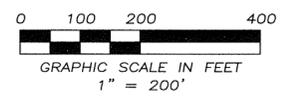
VOLUME 59 PAGE 15
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS



- LEGEND**
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ∅ MAG NAIL SET
 - ⊙ MAG NAIL FOUND
 - ✕ RAILROAD SPIKE FOUND
 - STONE FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
 VOLUME 22, PAGE 128
 VOLUME 30, PAGE 143
 VOLUME 36, PAGE 158
 VOLUME 43, PAGE 59
 VOLUME 49, PAGE 47
 VOLUME 56, PAGE 96
 VOLUME 56, PAGE 150
- BEARINGS CORRESPOND TO LAND SURVEY 36-158
- MIAMI COUNTY RECORDER'S RECORDS:
 DOCUMENT NO. 20150R-13034
 PLAT BOOK 12, PAGE 32

BEARINGS AND DISTANCES ON REMAINING PART OF 21.567 ACRE TRACT IN LAND SURVEY 36-158 SHOWN FOR THE PURPOSE OF PROVIDING A LEGAL DESCRIPTION FOR THE REMAINING PARCEL.



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
 PAUL P. HUELSKAMP, P.E., P.S.
 MIAMI COUNTY ENGINEER
 DEPUTY David Vosh DATE 12-10-2018

APPROVED
 MIAMI COUNTY PLANNING COMMISSION
 1/22/19
 DATE
 SECRETARY David [Signature]

APPROVED
 SUBJECT TO ZONING APPROVAL
 BY [Signature]
 DATE 12/12/18
 MIAMI COUNTY GENERAL HEALTH DEPT.

DECEMBER 1, 2018

SURVEY OF THIRD WORLD MISSIONS, INC.
 FOR ANTHONY SCOTT
 IN MIAMI COUNTY, OHIO



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

7
TOWN

5
RANGE

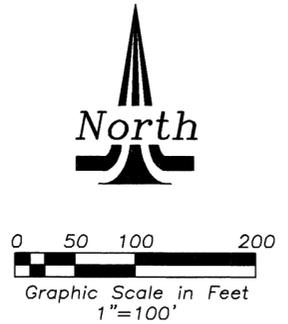
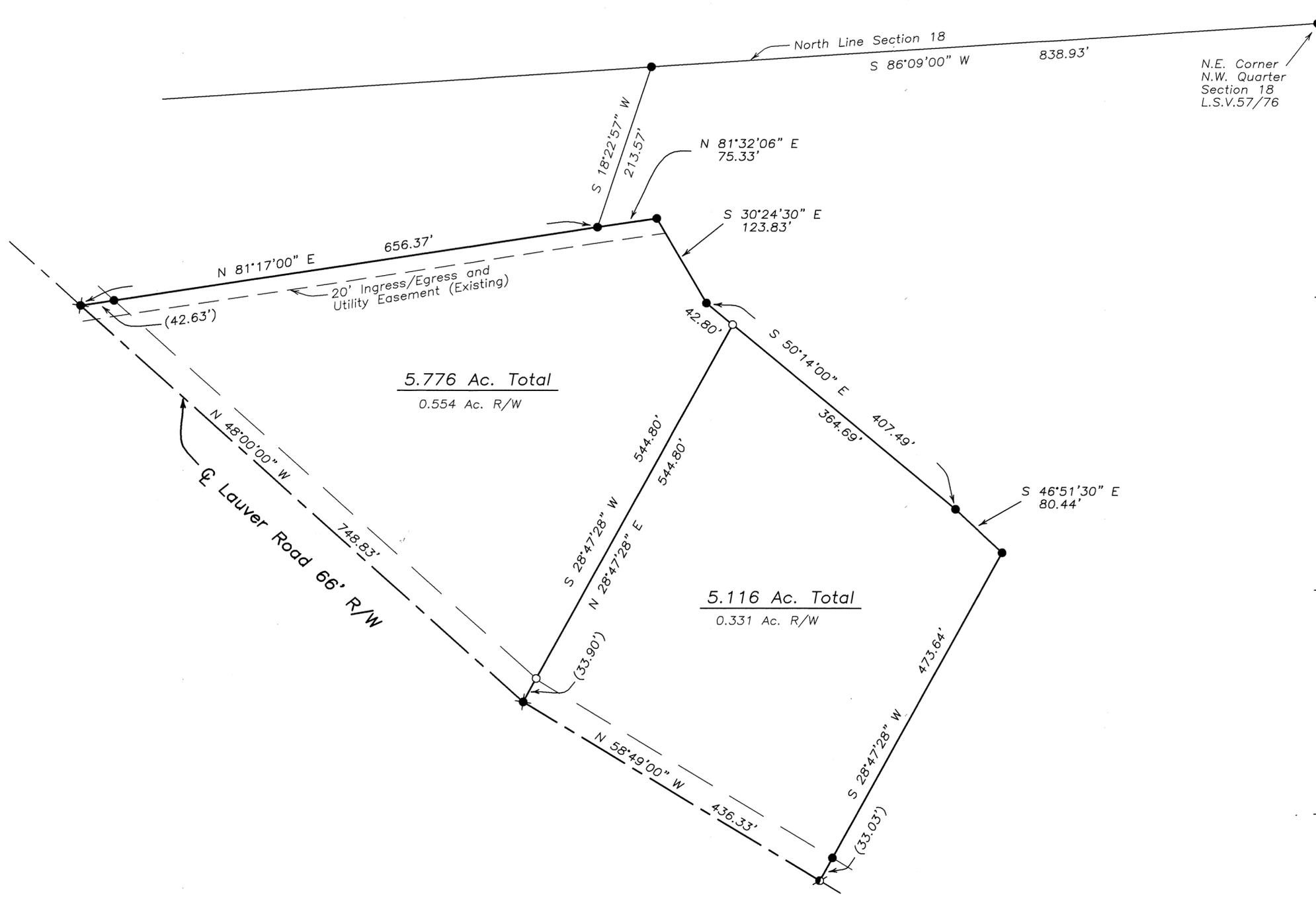
18 NW 1/4
SECTION

NEWTON
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 16
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 142
Volume 57, Page 76
(Basis of Bearings)

Survey split of 10.892 Ac.
for Keith & Yvonne Fisher

Certified to conform with
Miami County Survey Requirements
PAUL P. HUELSKAMP, P.E., P.S.
Miami County Engineer
Deputy DS 1-18-219
Deputy Date

Approved by
Miami County Planning Commission
Secretary
Secretary
1/22/19
Date

Approved
Subject to Zoning Approval
By **Henry Egan**
Date **1/22/19**
Miami County
General Health Department



Michael W. Cozatt 1/18/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 24318 (937) 339-2921
File Name: C:\Jobs\2018\24318.dwg
Drawn by: DMC ~ Checked by: MWC

5
TOWN

6E
RANGE

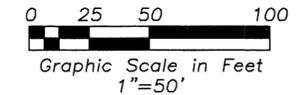
7 SE 1/4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 17
Miami County Engineer's
Record of Land Surveys



Legend

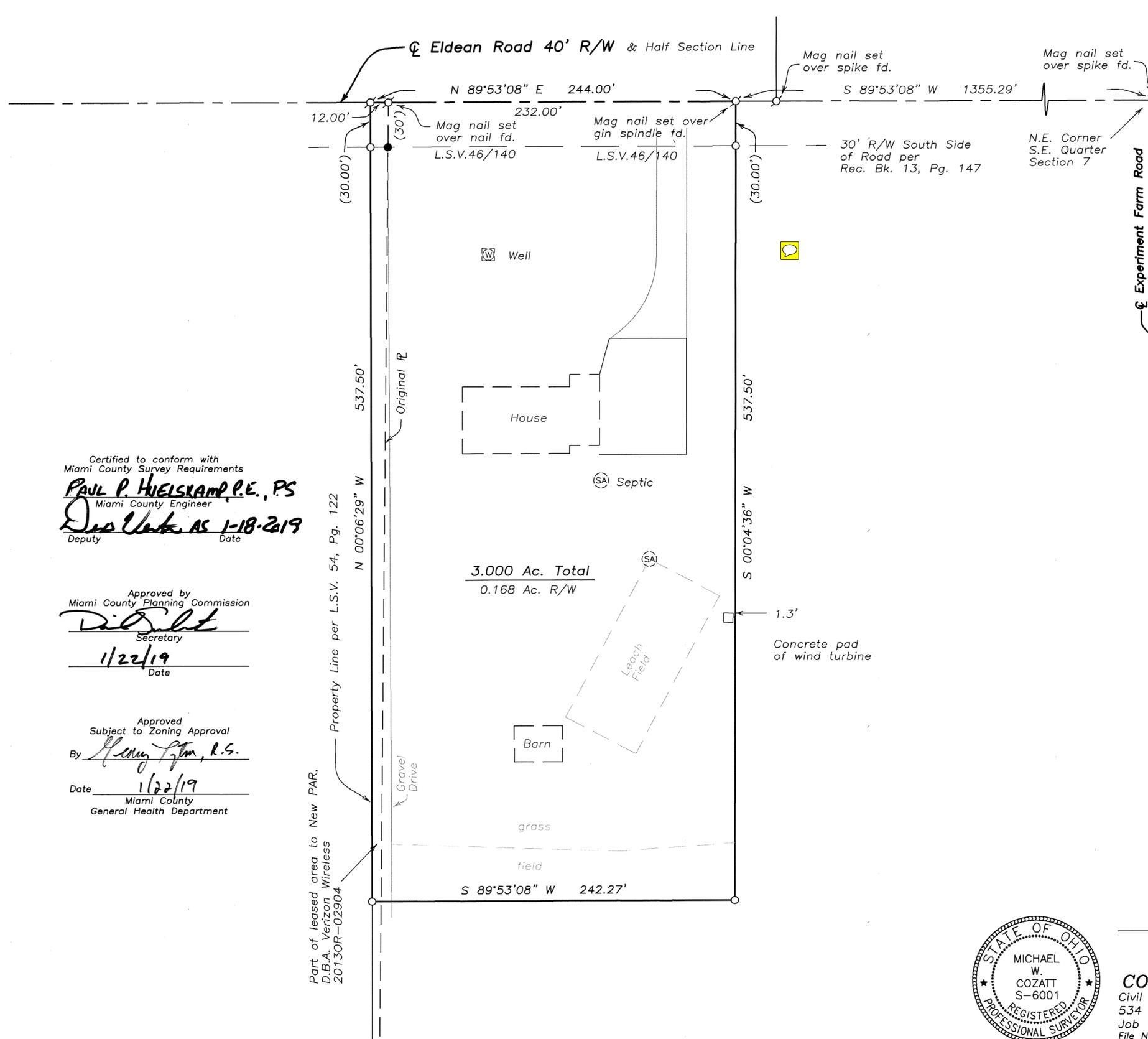
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ✱ P.K. Nail Found
- ⊙ Mag Nail Set
- ⊙ Mag Nail Found
- ✱ R.R. Spike Found
- ⊙ Gin Spindle Set
- ⊙ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box

References

- Miami County Engineer's Record of Land Surveys
- Volume 32, Page 176
- Volume 46, Page 140
- Volume 54, Page 122
- Volume 57, Page 51

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

Survey split of 3.000 Ac. for David Neal



Certified to conform with
Miami County Survey Requirements

PAUL P. HUELSKAMP, P.E., PS
Miami County Engineer
Paul P. Huelskamp AS 1-18-2019
Deputy Date

Approved by
Miami County Planning Commission
David S. ...
Secretary
1/22/19
Date

Approved
Subject to Zoning Approval
By *Hedy ...*, R.S.
Date 1/22/19
Miami County
General Health Department



Michael W. Cozatt 4/10/19
MICHAEL W. COZATT
P.S. #6001

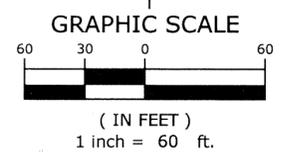
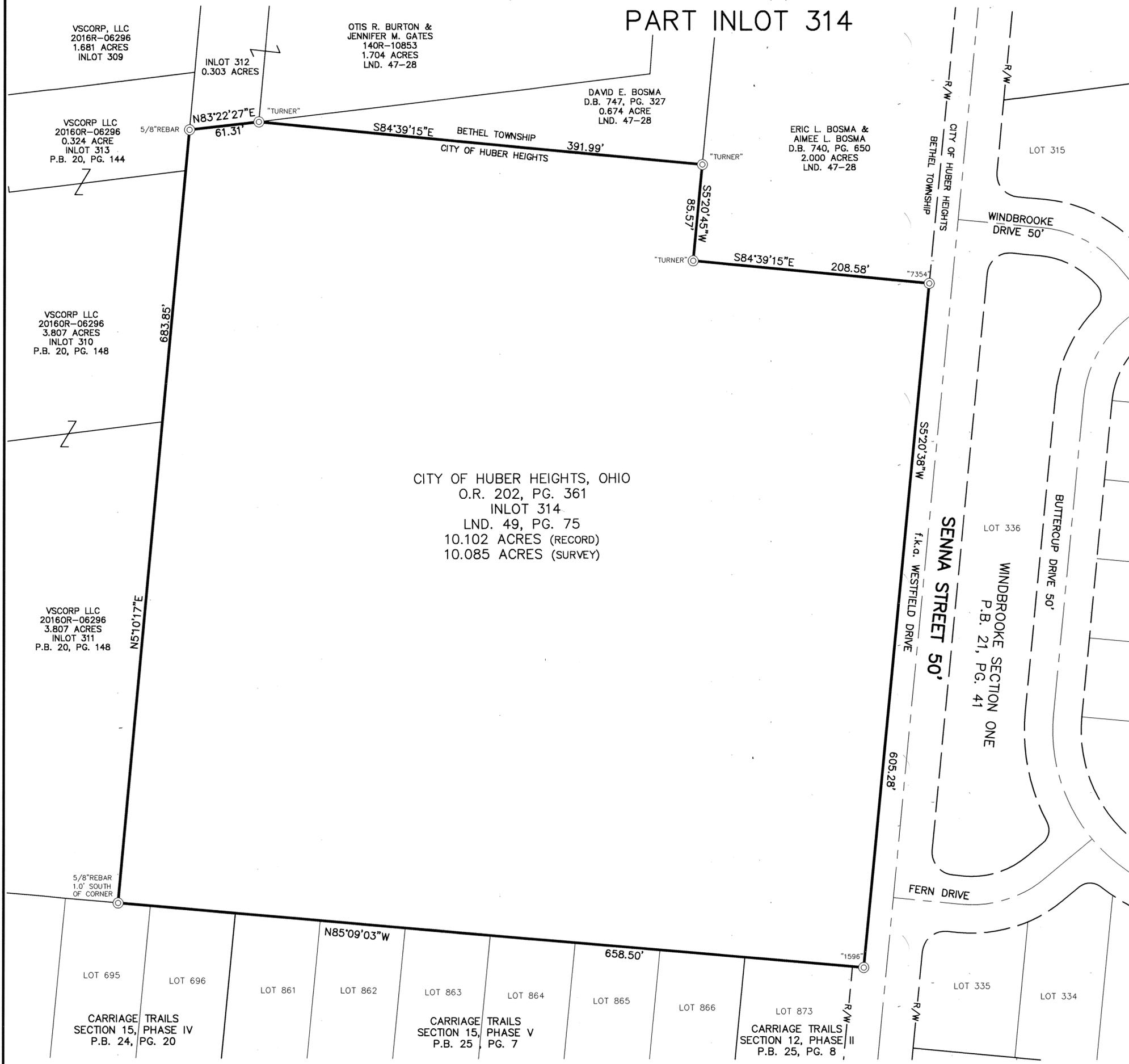
COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 07918 (937) 339-2921
File Name: C:\Jobs\2018\07918\07918survey.dwg
Drawn by: DMC ~ Checked by: MWC

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, PART INLOT 314

VOLUME 59 PAGE 18

MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS



- LEGEND**
- ⊙ IRON PIN FOUND (AS NOTED)
 - IRON PIN SET (5/8" REBAR, 30" LONG W/PLASTIC CAP "IBI GROUP/S-6872/S-7740")

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
O.R. 202, PG. 361, D.B. 734, PG. 182
D.B. 671, PG. 167

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 21, PG. 41, P.B. 20, PG. 101

LAND SURVEYS AS NOTED ON THE PLAT

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.



IBI GROUP

By *David L. Chiesa* 01/23/19
David L. Chiesa P.S.
Registered Surveyor No. 7740



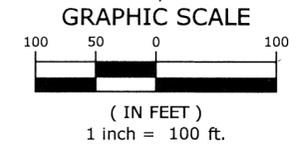
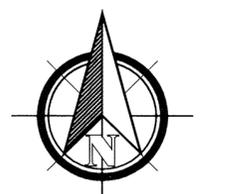
IBI GROUP
635 Brookside Boulevard
Westerville OH 43081 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com
Contact: DAVE CHIESA

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS

PART INLOT 303

RHONDA L. JOHNSON
 D.B. 671, PG. 167
 1.147 ACRES
 LND. 24-110



- LEGEND**
- ⊙ IRON PIN FOUND (AS NOTED)
 - ⊙ IRON PIN SET (5/8" REBAR, 30" LONG W/PLASTIC CAP "IBI GROUP/S-6872/S-7740")
 - MAG NAIL SET

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
 O.R. 202, PG. 361, D.B. 734, PG. 182
 D.B. 671, PG. 167

MIAMI COUNTY RECORDERS PLAT RECORDS
 P.B. 21, PG. 41, P.B. 20, PG. 101

LAND SURVEYS AS NOTED ON THE PLAT

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE
 COORDINATE SYSTEM, GRID SOUTH ZONE

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN
 ACTUAL SURVEY OF THE PREMISES AND IS CORRECT TO THE
 BEST OF MY KNOWLEDGE.

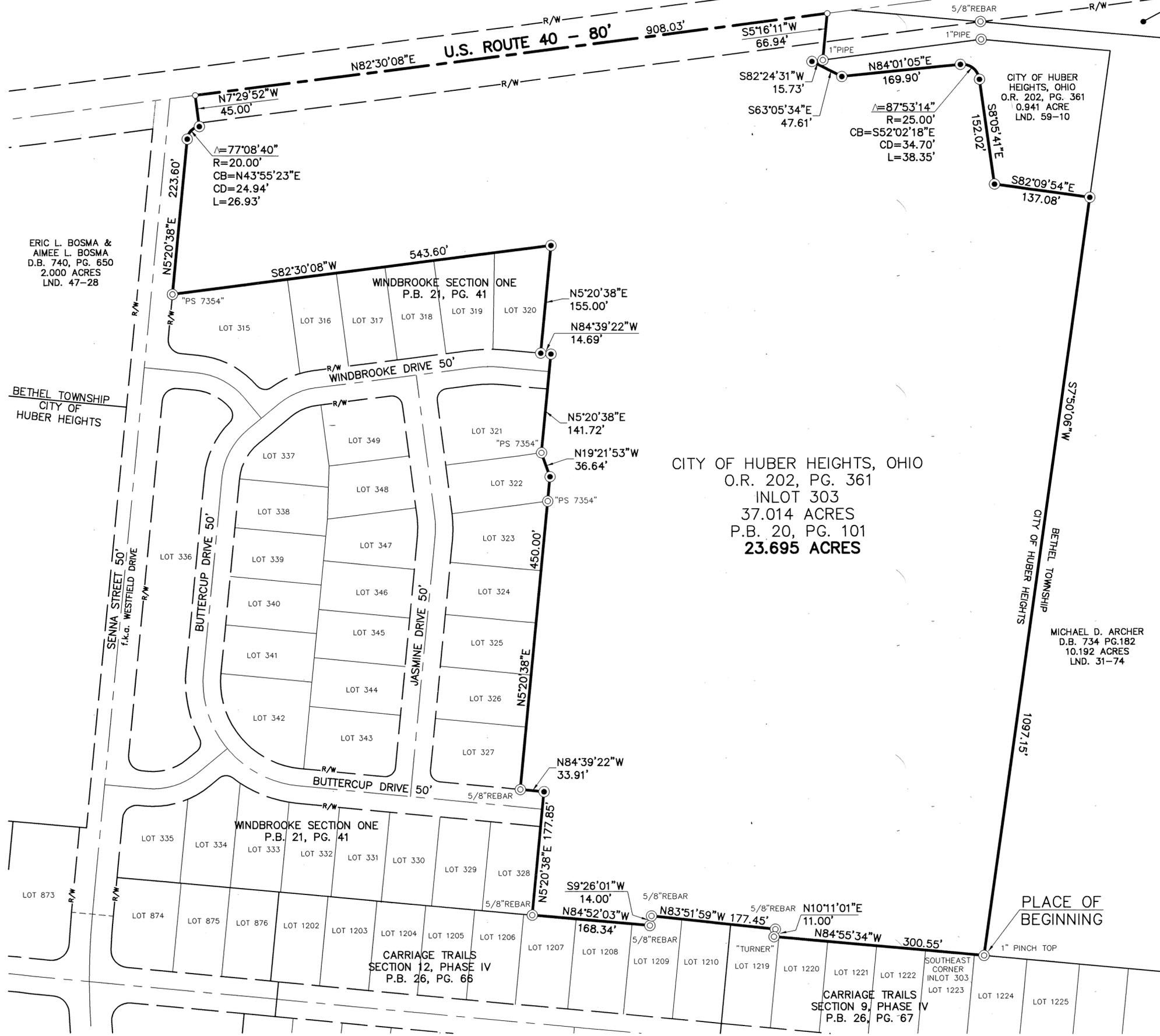
THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS
 WILL BE SET AS SHOWN.



IBI GROUP

David L. Chiesa 01/23/19
 David L. Chiesa P.S.
 Registered Surveyor No. 7740

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

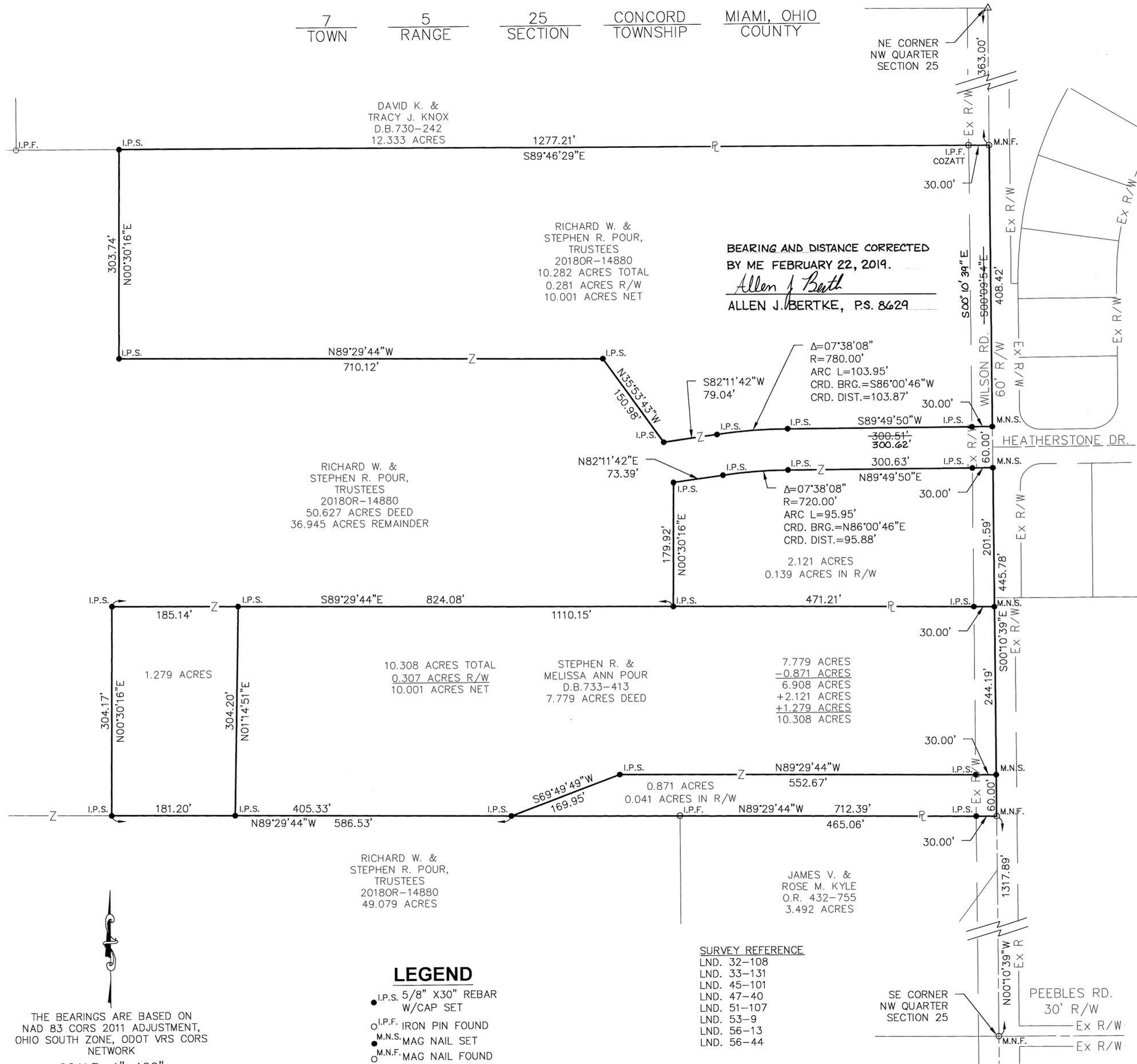


3:\118956_C1_Mir2-315-9 Drawings\basinfo\survey\INLOT 303 REINTEGRATED.dwg by david.chiesa on 01/24/2019 @ 08:44:51 am ~ © M+E Companies, Inc.

POUR SURVEY

7 TOWN 5 RANGE 25 SECTION CONCORD TOWNSHIP MIAMI, OHIO COUNTY

VOLUME 59 PLAT 20
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
JANUARY 29, 2019



BEARING AND DISTANCE CORRECTED
 BY ME FEBRUARY 22, 2019.
Allen J. Bertke
 ALLEN J. BERTKE, P.S. 8629

CERTIFICATION OF REGISTRATION
 THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED, AS BEING EXCEPT 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 1/29/19 2.121 ACRES
 NAME DATE 1.279 ACRES
 0.871 ACRES

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp P.E., P.S.
 MIAMI COUNTY ENGINEER
Debra Venturini 1-29-2019
 DEPUTY DATE

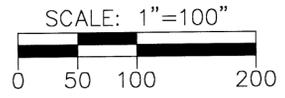
APPROVED

SUBJECT TO ZONING APPROVAL
 BY NOT REQUIRED
 DATE _____
 MIAMI COUNTY HEALTH DISTRICT

NOTE

THE 36.945 ACRE TRACT IS NOT AN APPROVED BUILDING SITE.
 APPROVED FOR AGRICULTURE + PERSONAL RECREATION USE ONLY

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



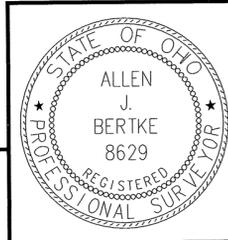
LEGEND

- I.P.S. 5/8" X30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- △ CONCRETE POST

- SURVEY REFERENCE**
- LND. 32-108
 - LND. 33-131
 - LND. 45-101
 - LND. 47-40
 - LND. 51-107
 - LND. 53-9
 - LND. 56-13
 - LND. 56-44

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

1-25-19
 DATE



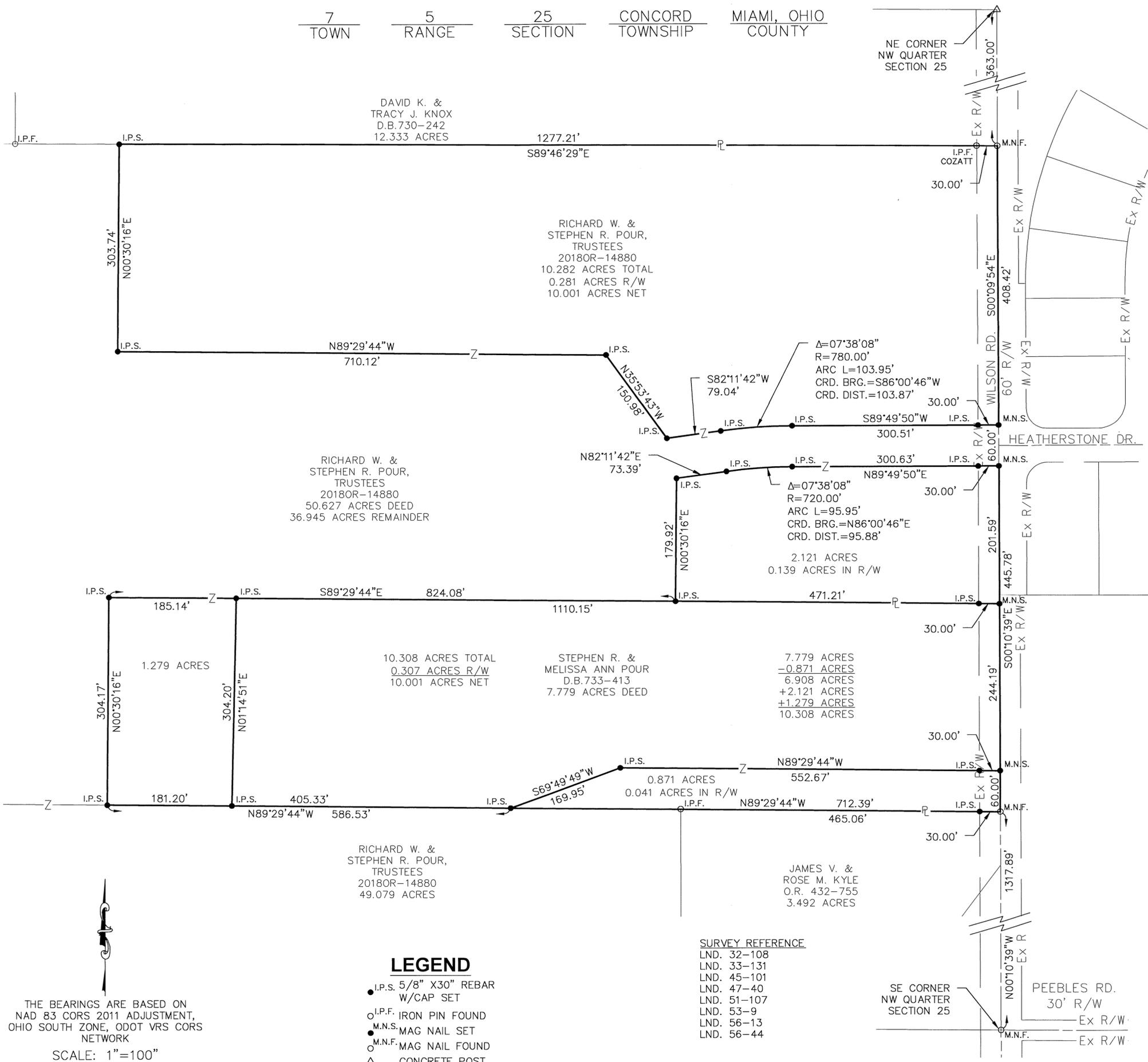
ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:	12-18-2018
DRAWN BY:	CJF
JOB NUMBER:	MIACON1807
SHEET NUMBER	1 OF 1

POUR SURVEY

7 TOWN 5 RANGE 25 SECTION CONCORD TOWNSHIP MIAMI, OHIO MIAMI COUNTY

VOLUME 59 PLAT 20
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
JANUARY 29, 2019



CERTIFICATION OF REGISTRATION
 THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED, AS BEING EXCEPT 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 1/29/19 2.121 ACRES
 NAME DATE 1.279 ACRES
 0.871 ACRES

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp P.E., P.S.
 MIAMI COUNTY ENGINEER
Deane Ventre 1-29-2019
 DEPUTY DATE

APPROVED

SUBJECT TO ZONING APPROVAL
 BY NOT REQUIRED
 DATE _____
 MIAMI COUNTY HEALTH DISTRICT

NOTE

THE 36.945 ACRE TRACT IS NOT AN APPROVED BUILDING SITE.
APPROVED FOR AGRICULTURE + PERSONAL RECREATION USE ONLY

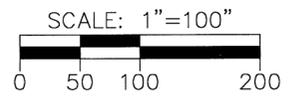
LEGEND

- I.P.S. 5/8" X30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- △ CONCRETE POST

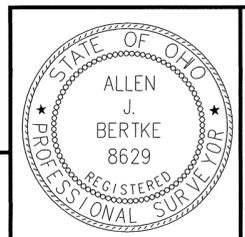
SURVEY REFERENCE

- LND. 32-108
- LND. 33-131
- LND. 45-101
- LND. 47-40
- LND. 51-107
- LND. 53-9
- LND. 56-13
- LND. 56-44

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



Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629 1-25-19
 DATE

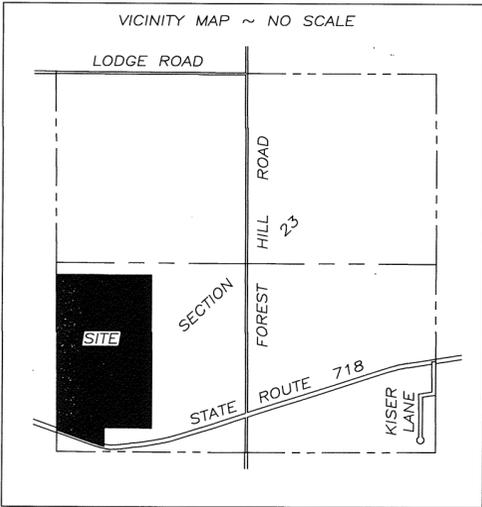
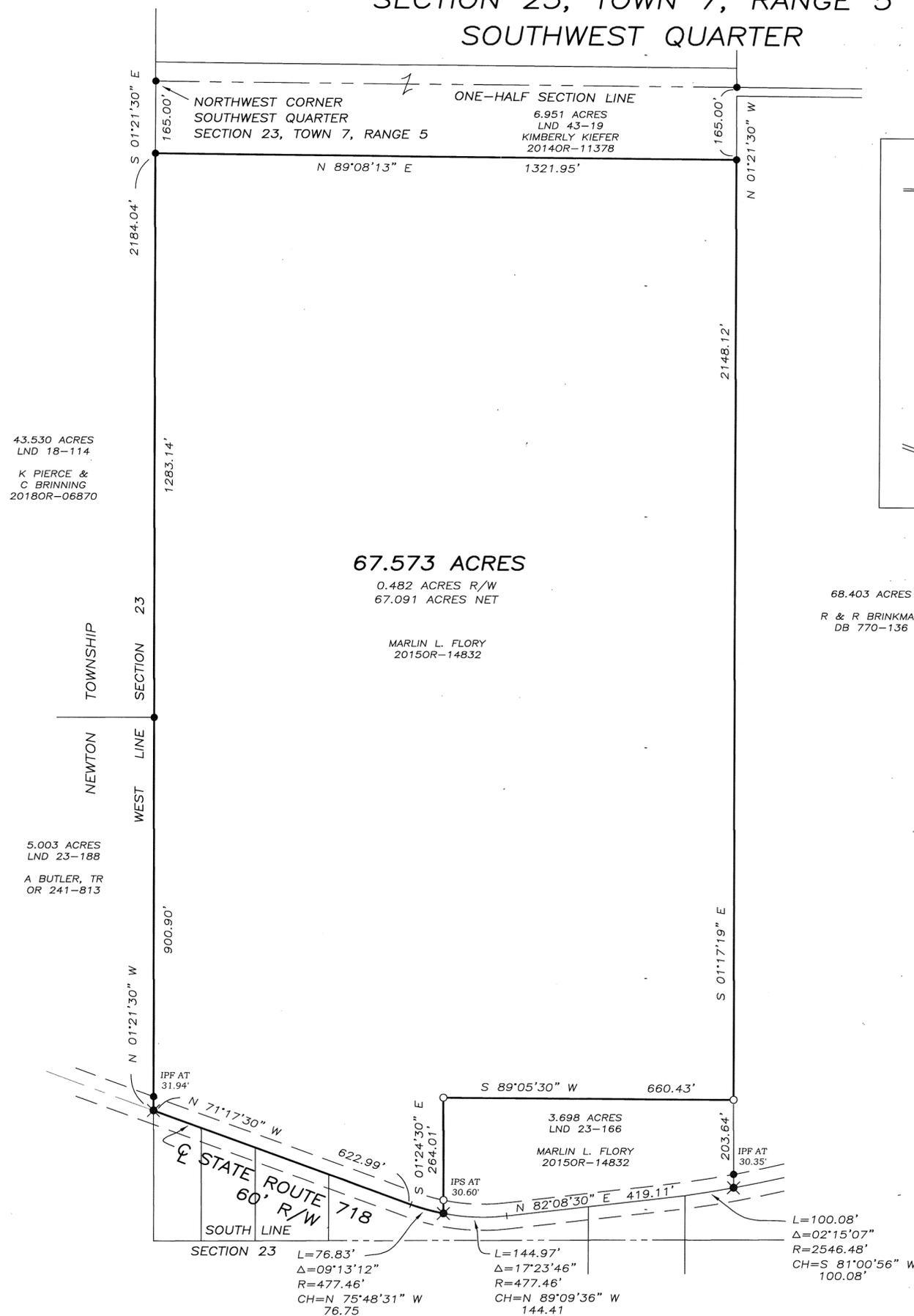


ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:	12-18-2018
DRAWN BY:	CJF
JOB NUMBER:	MIACON1807
SHEET NUMBER	1 OF 1

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

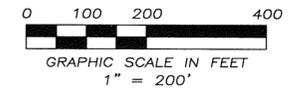
VOLUME 59 PAGE 21
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ✱ RAILROAD SPIKE FOUND

- REFERENCES
- MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
- VOLUME 8, PAGE 23
 - VOLUME 23, PAGE 155
 - VOLUME 23, PAGE 166
 - VOLUME 24, PAGE 130
 - VOLUME 40, PAGE 180
 - VOLUME 43, PAGE 19
 - VOLUME 46, PAGE 136
- BASIS OF BEARINGS PER
LAND SURVEY 23-166

MIAMI COUNTY RECORDER'S RECORD
DOCUMENT NUMBER 20150R-14832



JANUARY 27, 2019	SURVEY FOR L.D. FLORY 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>

4
TOWNSHIP

6
RANGE

S.W.
QUARTER

32
SECTION

MONROE
TOWNSHIP

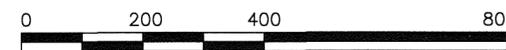
VOLUME 59 PAGE 22

MIAMI COUNTY ENGINEER'S RECORD
OF LAND SURVEYS

DATED JANUARY 28, 2019



BEARINGS ARE BASED ON
SURVEY VOLUME 47, PAGE 57



SCALE 1" = 200'

CERTIFIED TO CONFORM WITH MIAMI
COUNTY SURVEY REQUIREMENTS

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

Paul F. MacCallum 1-31-2019
DEPUTY DATE

LEGEND

- MAG NAIL SET \emptyset
- RAILROAD SPIKE FOUND \triangle
- CONC. FENCE POST FOUND \square
- IRON PIN SET \circ
- IRON PIN FOUND \bullet
- RAILROAD SPIKE SET \blacktriangle

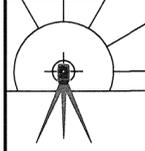
CERTIFICATION:

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

HORIZON SURVEYING, LLC

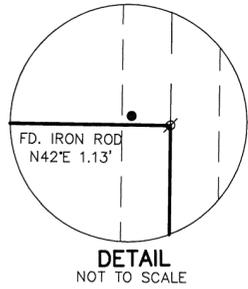
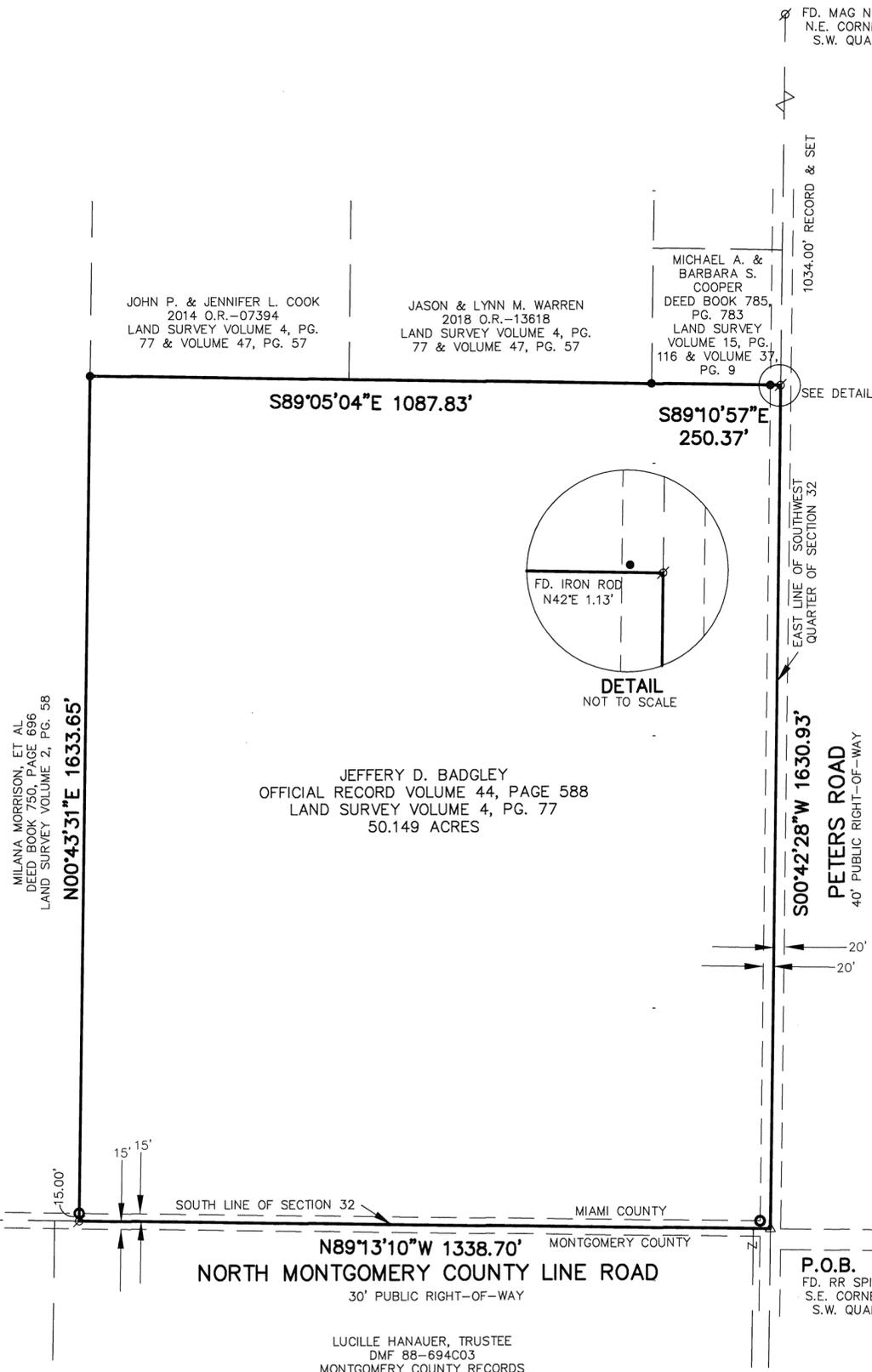
Paul F. MacCallum 1/29/2019
PAUL F. MacCALLUM OHIO REGISTERED PROFESSIONAL SURVEYOR No. 7561 DATE



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

JOB NO. 1374-01-19

THIS SURVEY WAS PREPARED WITHOUT CURRENT
TITLEWORK. THEREFORE EASEMENTS AND OTHER TITLE
MATTERS MAY EXIST THAT HAVE NOT BEEN SHOWN.



MILANA MORRISON, ET AL
DEED BOOK 750, PAGE 696
LAND SURVEY VOLUME 2, PG. 58

JOHN P. & JENNIFER L. COOK
2014 O.R.-07394
LAND SURVEY VOLUME 4, PG.
77 & VOLUME 47, PG. 57

JASON & LYNN M. WARREN
2018 O.R.-13618
LAND SURVEY VOLUME 4, PG.
77 & VOLUME 47, PG. 57

MICHAEL A. &
BARBARA S.
COOPER
DEED BOOK 785,
PG. 783
LAND SURVEY
VOLUME 15, PG.
116 & VOLUME 37,
PG. 9

JEFFERY D. BADGLEY
OFFICIAL RECORD VOLUME 44, PAGE 588
LAND SURVEY VOLUME 4, PG. 77
50.149 ACRES

FD. RR SPIKE AT
S.W. CORNER OF
S.W. QUARTER
N89°13'10\"/>

MONTGOMERY COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
VOLUME 2004, PAGE 137

N89°13'10\"/>

LUCILLE HANAUER, TRUSTEE
DMF 88-694C03
MONTGOMERY COUNTY RECORDS

P.O.B.
FD. RR SPIKE AT
S.E. CORNER OF
S.W. QUARTER

LIGHTNER ROAD
PUBLIC RIGHT-OF-WAY

S00°42'28\"/>

1034.00' RECORD & SET

EAST LINE OF SOUTHWEST
QUARTER OF SECTION 32

FD. MAG NAIL AT
N.E. CORNER OF
S.W. QUARTER

SEE DETAIL

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

MIAMI COUNTY ENGINEER
DEPUTY DATE

J & M MEYER FARMS, LLC
O.R. 330-499
137.822 ACRES

MICHAEL K. HENNINGER
JANE H. WEILAND
CONNIE R. BLACK
20180R-14402
46.000 ACRES

30 ACRES PER DEED
= 2.54 ACRES
27.46 ACRES

MICHAEL L. BROWN
CHRISTINE D. BROWN
TOD 20160R-04360
37.995 ACRES

H. E. &
G. J. DITMER
D.B. 798-865
16.191 ACRES

FREDERICK GARLAND RD. (60' R/W)
& NORTH LINE OF SECTION 34

P.O.C.
NORTHEAST CORNER
NORTHWEST QUARTER
SECTION 34,
TOWN 7,
RANGE 4

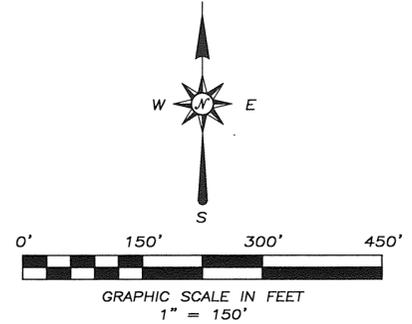
LEGEND

- 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
- ▲ CONC. HIGHWAY MONUMENT FOUND (PER VOLUME 23, PAGE 66)
- () REFERENCED DISTANCE OF RECORD

REFERENCES

- LAND SURVEYS:
VOLUME 38, PAGE 35
VOLUME 34, PAGE 176
VOLUME 27, PAGE 182
VOLUME 17, PAGE 195

DEEDS AS REFERENCED HEREON
OHIO STATE PLANE COORDINATE
SYSTEM, OHIO SOUTH ZONE, NAD83
(2011) BEING THE CENTERLINE OF
STATE ROUTE 721 S 00°13'13" E.

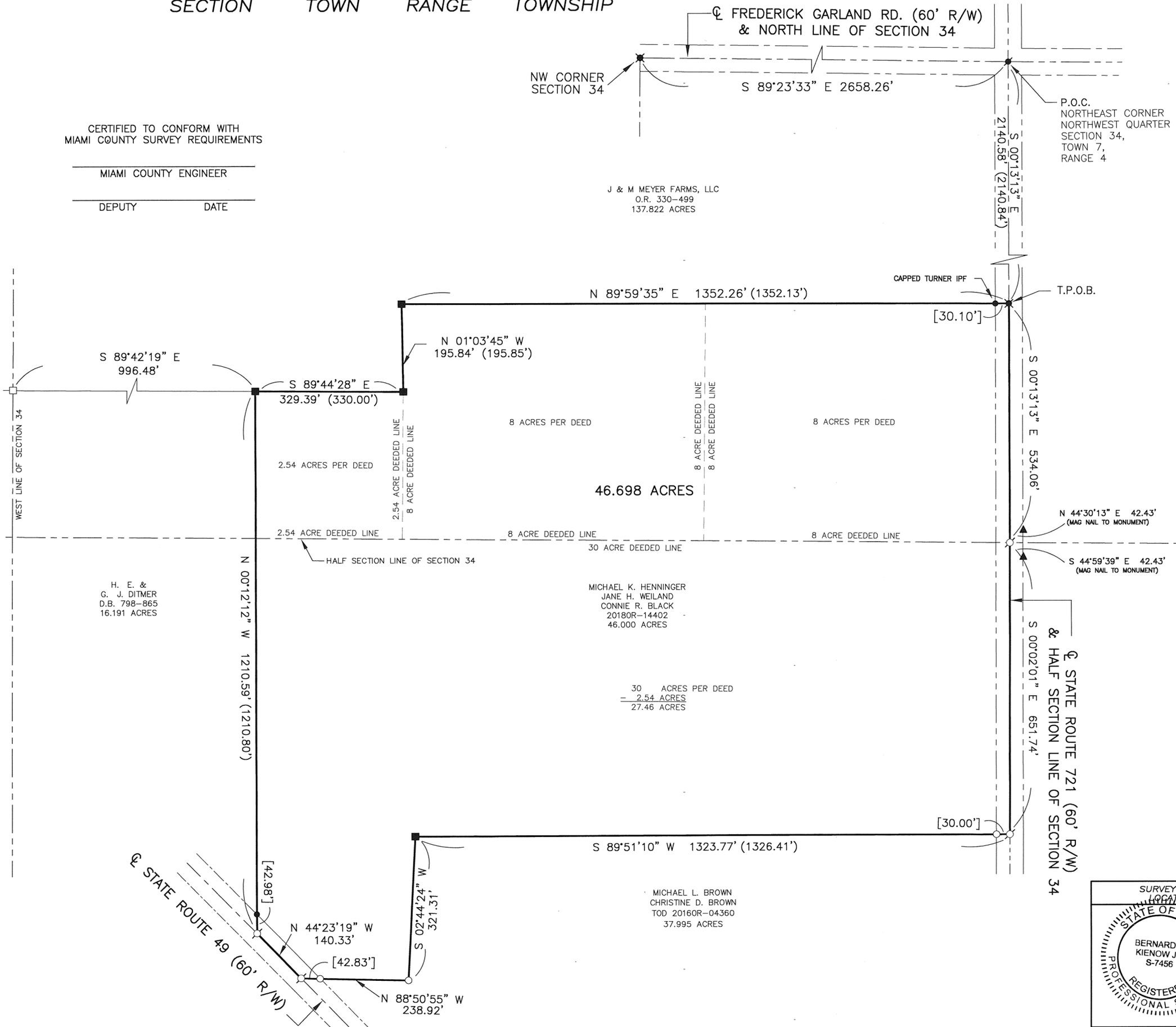


CERTIFICATION:

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.

Bernard D. Kienow Jr.
BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

SURVEY OF 46.698 ACRES FOR MICHAEL HENNINGER LOCATED IN MIAMI COUNTY ~ DATE 01/30/2019	
	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 #643.18 DRAWN BY: GS CHECKED BY: JJB	

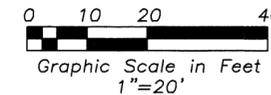
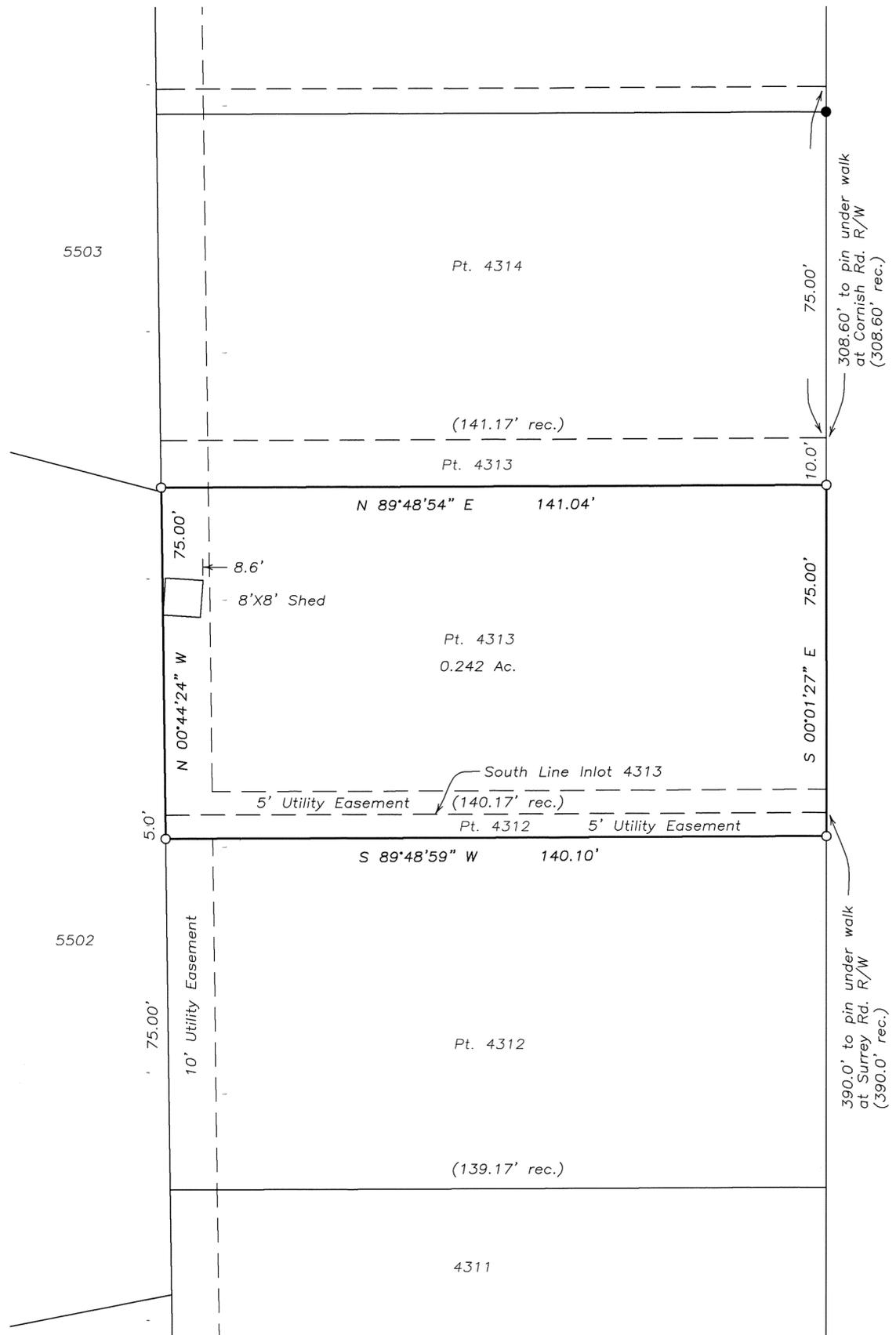


TROY CORPORATION

Pt. 4312 & Pt. 4313
INLOT

N.W. 55
TAX MAP

Volume 59 Page 24
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Miami County Recorder's
Plat Records
Plat Book 6, Page 84
Plat Book 6, Page 89

Miami County Engineer's
Record of Lot Surveys
Volume 20, Page 48
Volume 20, Page 118

Miami County Recorder's
Official Records
2019OR-00195

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 Pt. I.L. 4312 and Pt. 4313
for George Arnett

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

2/06/19



COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 00619 (937) 339-2921
File Name: C:\JOBS\2019\00619\00619survey.dwg
Drawn by: DMC ~ Checked by: MWC

NW
Section

3598
Inlot

Troy
Corporation

Miami
County

Ohio
State

Volume 59 Page 25
Miami County Engineer's
Record of Land Surveys



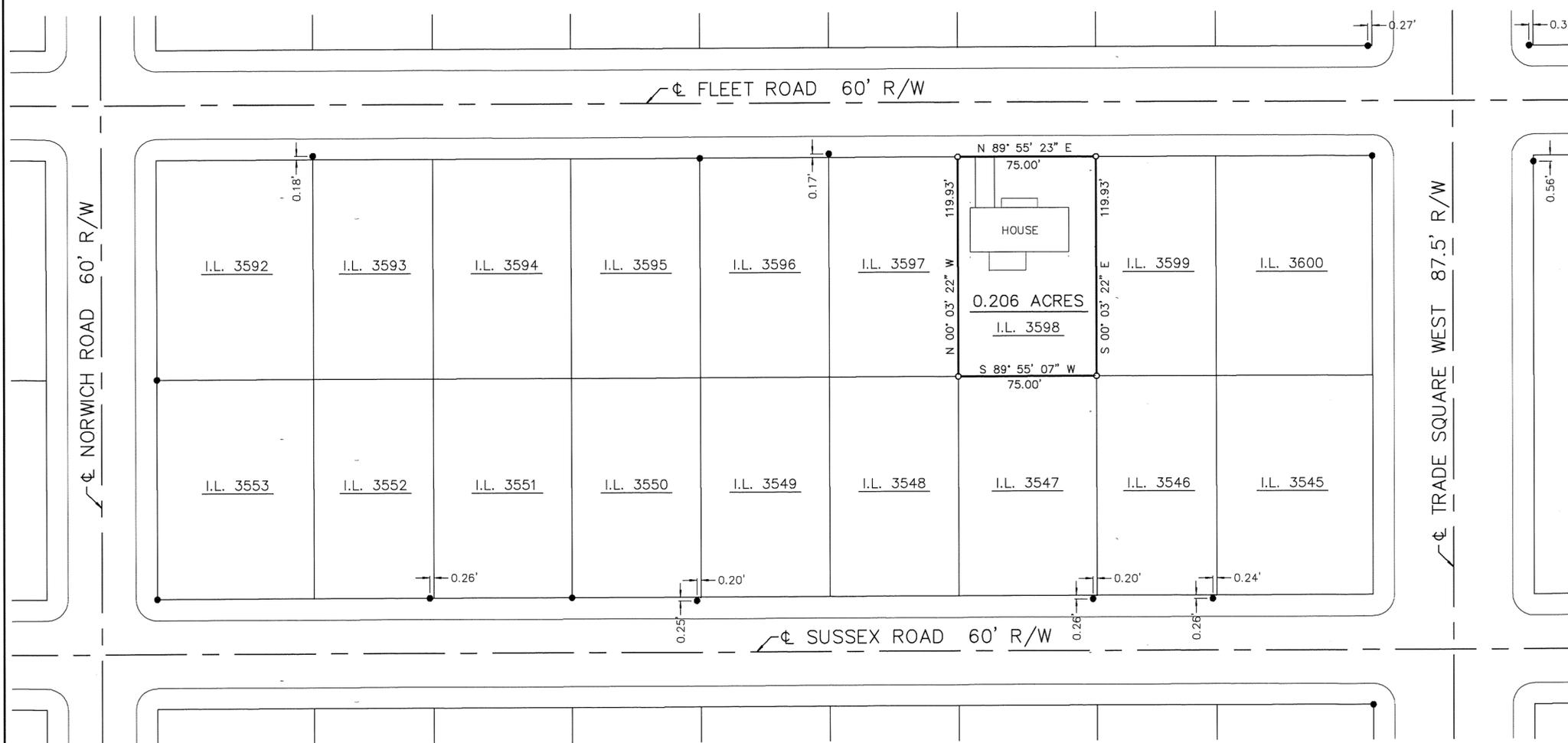
Scale: 1"=50'
0 25 50 75 100

Legend

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

References

P.B. 05, Page 50 } Miami County Recorder's
 P.B. 06, Page 34 } Plat Records



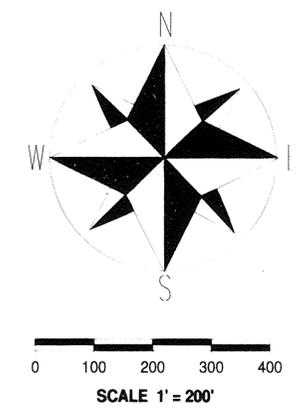
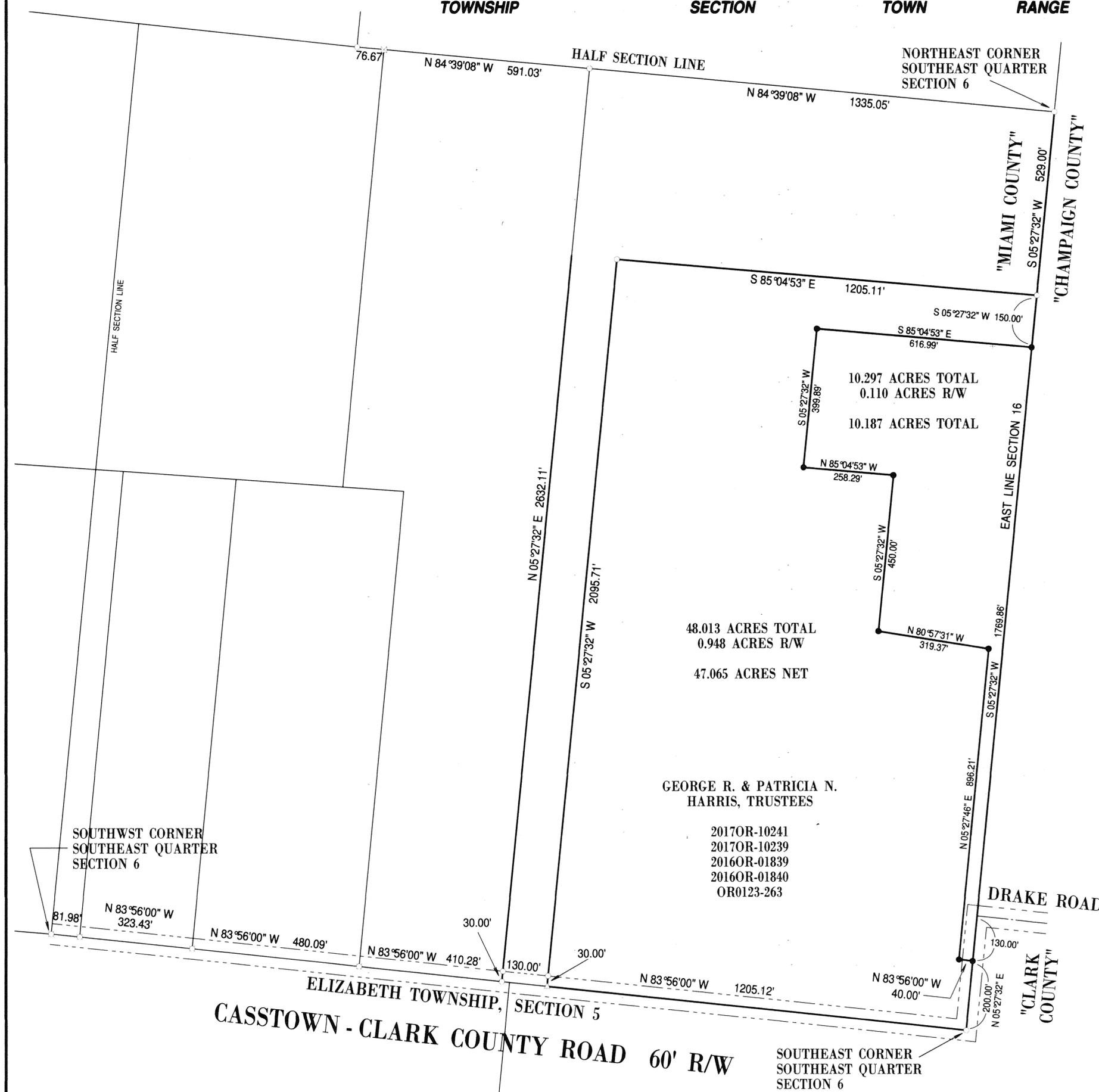
Survey of Inlot 3598, Troy, Ohio for Tim Dafner.



Michael W. Cozatt 2/06/19
 Michael W. Cozatt, P.S. #6001 Date

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

LOSTCREEK TOWNSHIP PT. SE QUARTER - 6 SECTION 2 TOWN 10 MRS RANGE



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

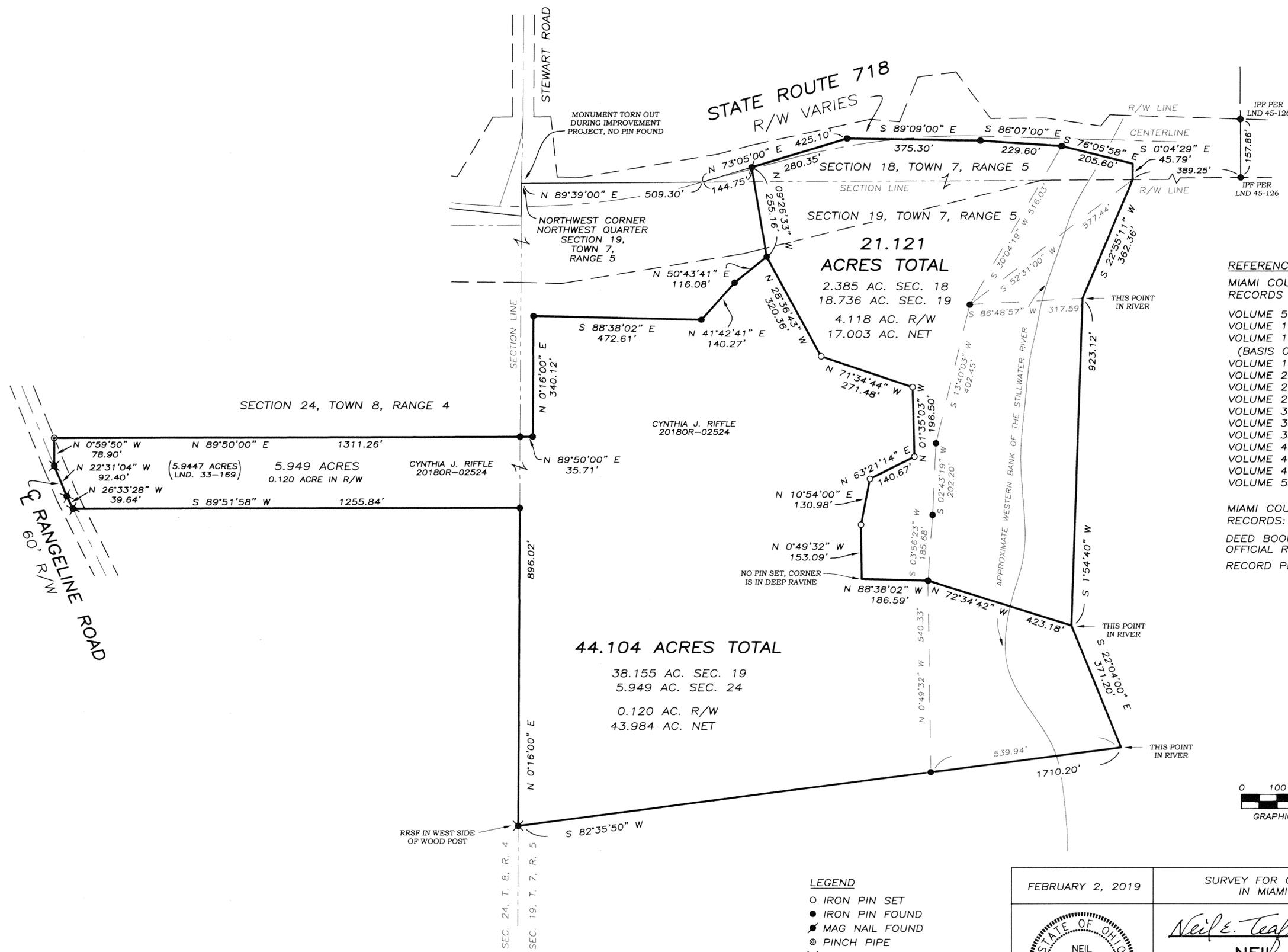
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
VOLUME 45, PAGE 19
VOLUME 35, PAGE 181
VOLUME 4, PAGE 179
VOLUME 45, PAGE 171
VOLUME 46, PAGE 85
VOLUME 58, PAGE 10
VOLUME 47, PAGE 83

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

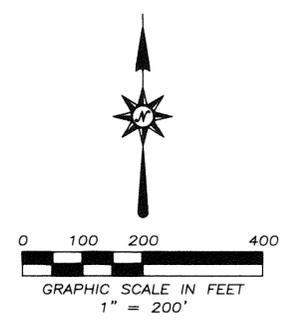
MIAMI COUNTY ENGINEER
DEPUTY _____ DATE _____

<p>JANUARY 17, 2019</p>	<p>SURVEY OF A DIVISION OF A 58.310 ACRE TRACT INTO 48.013 AND 10.297 ACRE TRACTS FOR THE HARRIS FAMILY IN LOSTCREEK TOWNSHIP</p>
	<p><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</p>

NEWTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 18 & 19, TOWN 7, RANGE 5
SECTION 24, TOWN 8, RANGE 4



- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEY:
- 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
 - VOLUME 58, PAGE 73
- MIAMI COUNTY RECORDER'S RECORDS:
- DEED BOOK 396, PAGES 938-943
 - OFFICIAL RECORD 266, PAGE 883
 - RECORD PLAT 9, PAGE 95



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - ⊙ MAG NAIL FOUND
 - ⊙ PINCH PIPE
 - ⊙ RAILROAD SPIKE FOUND
 - LINE TO ESTABLISH WITNESS MONUMENTATION

FEBRUARY 2, 2019	SURVEY FOR CYNTHIA JUNE RIFFLE 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>

PLAT OF SURVEY
 WHEELOCK ROAD
 SECTION 23, TOWN 6, RANGE 5
 UNION TOWNSHIP, MIAMI
 COUNTY
 STATE OF OHIO
 CONTAINING 3.8902 TOTAL ACRES



MAP LEGEND

- ⊙ FOUND 5/8" IRON PIN - NO CAP
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BALAND PROFESSIONALS"
- ▲ FOUND RR SPIKE
- SET MAG NAIL
- SECTION LINE
- BOUNDARY LINE
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- EXISTING FENCELINE

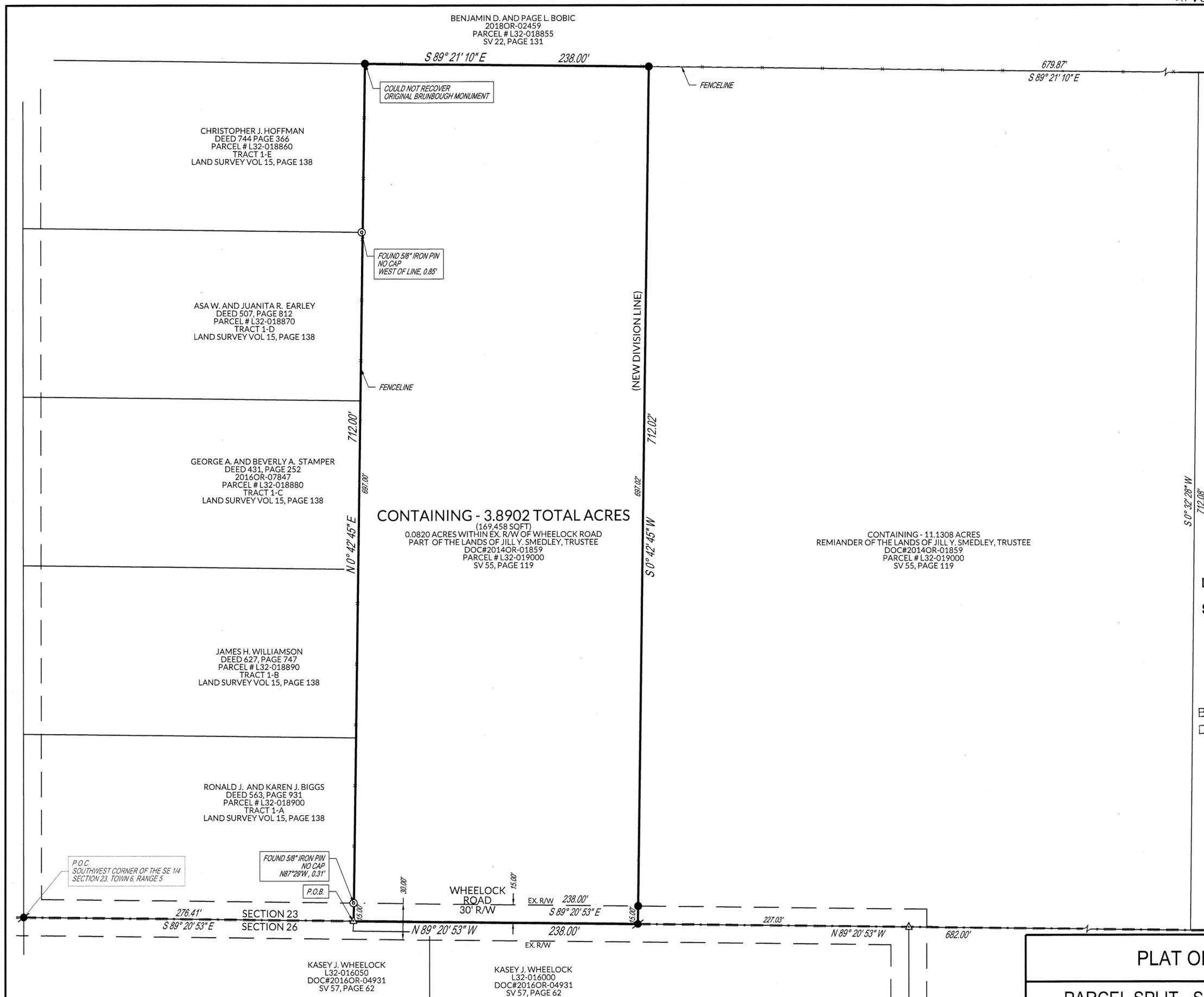
Certified To Conform With
 Miami County Survey Requirements
PAUL P. HUELSKAMP, P.E., P.S.
 Miami County Engineer
 Date 2-4-19
 Deputy APPROVED Date

Miami County Planning Commission
 Date 2/4/19
 Secretary D. B. [Signature]

APPROVED
 Subject to Zoning Approval
 By [Signature]
 Date 2/4/19
 Miami County Health District

OWNER/DEVELOPER
 JILL SMEDLEY
 6287 S. WHEELOCK ROAD
 WEST MILTON, OHIO 45383

SURVEYOR
 BALAND PROFESSIONALS, LLC
 8534 YANKEE STREET
 DAYTON, OH 45458
 937.585.0855
 WWW.BALANDPROFESSIONALS.COM



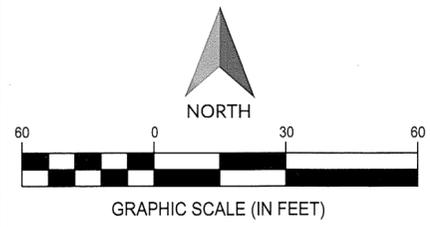
SURVEYOR'S NOTES

1. NORTH AND BEARING SYSTEM BASED ON THE CENTERLINE OF WHEELOCK ROAD (SOUTH LINE OF SECTION 23, TOWN 6, RANGE 5) AS RECORDED IN DOC#2014OR-01859 (N89°20'53"W)
2. ALL MONUMENTS SHOWN ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE
3. THE PURPOSE OF THIS PLAT OF SURVEY IS TO VISUALLY DEPICT A NEW 3.8902 ACRE TRACT TO BE USED AS A BUILDING SITE AND ALL OF THE LANDS OF THE GRANTOR'S ARE SHOWN HEREON.
4. THE PARCEL IS CURRENTLY ZONED R1-AAA PER THE MIAMI COUNTY ZONING REGULATIONS
 -FRONT YARD SETBACK = 50'
 -SIDE YARD SETBACK = 20'
 -REAR YARD SETBACK = 50'
5. ALL PERTINENT DOCUMENTS USED TO ASCERTAIN THE BOUNDARY ARE AS SHOWN HEREON.
6. THE NEW LOT IS VACANT AND NO BUILDINGS WERE LOCATED ON THE PARCEL AT THE TIME OF THE SURVEY.
7. THE SOUTHERLY LINE RUNS GENERALLY WITH THE PHYSICAL CENTERLINE OF WHEELOCK ROAD, THE WESTERLY AND NORTHERLY LINES RUN GENEARLLY WITH AN EXISTING WIRE FENCELINE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 ALL DOCUMENTATION AS SHOWN HEREON IS IN GOOD CONDITION UNLESS NOTED OTHERWISE, THE DATE OF THE FIELD SURVEY 07/27/2018.

SIGNED [Signature] DATE 02/04/19
 J. BRYANT ABT
 OHIO PS #8593
 ABT@BALANDPROFESSIONALS.COM
 937.558.6671



PLAT OF SURVEY

PARCEL SPLIT - SMEDLEY PROPERTY

WHEELOCK ROAD UNION TOWNSHIP SEC23, TOWN6, RANGE5 MIAMI COUNTY, OHIO

SCALE: 1" = 60' DATE: 08/01/18

DESIGN: N/A JOB NO.: 18-0107-003

DRAWN: JBA SHEET NO.: 1 OF 1

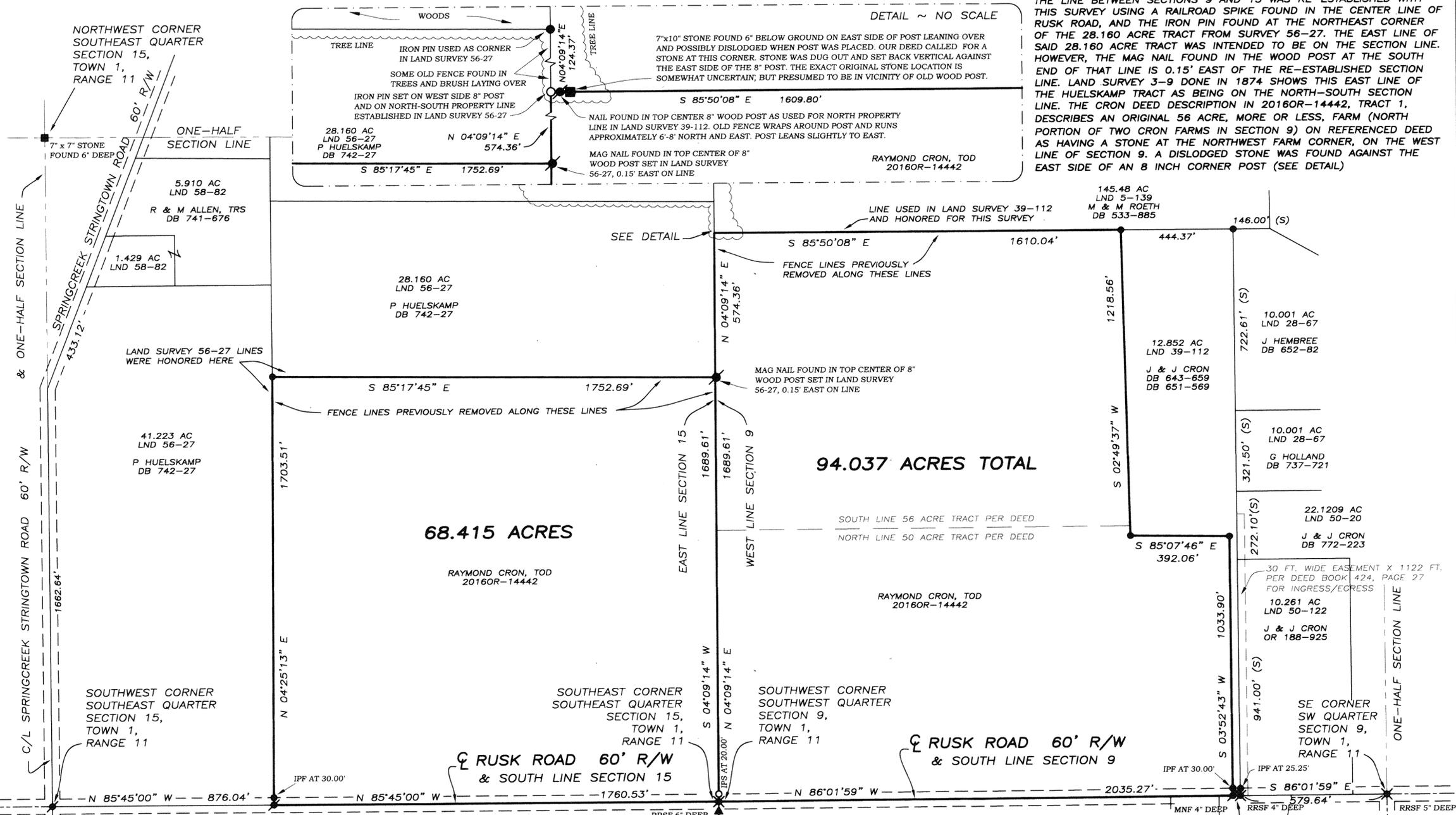
CHECKED: DPB

BA LAND PROFESSIONALS

CRON SURVEY
STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
 SECTION 9, TOWN 1, RANGE 11 ~ SOUTHWEST QUARTER
 SECTION 15, TOWN 1, RANGE 11 ~ SOUTHEAST QUARTER

VOLUME 59 PAGE 29
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS

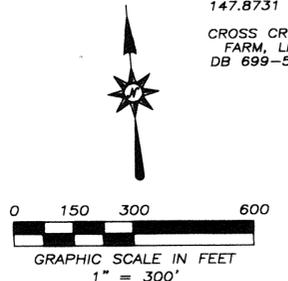
NOTE:
 THE LINE BETWEEN SECTIONS 9 AND 15 WAS RE-ESTABLISHED WITH THIS SURVEY USING A RAILROAD SPIKE FOUND IN THE CENTER LINE OF RUSK ROAD, AND THE IRON PIN FOUND AT THE NORTHEAST CORNER OF THE 28.160 ACRE TRACT FROM SURVEY 56-27. THE EAST LINE OF SAID 28.160 ACRE TRACT WAS INTENDED TO BE ON THE SECTION LINE. HOWEVER, THE MAG NAIL FOUND IN THE WOOD POST AT THE SOUTH END OF THAT LINE IS 0.15' EAST OF THE RE-ESTABLISHED SECTION LINE. LAND SURVEY 3-9 DONE IN 1874 SHOWS THIS EAST LINE OF THE HUELSKAMP TRACT AS BEING ON THE NORTH-SOUTH SECTION LINE. THE CRON DEED DESCRIPTION IN 20160R-14442, TRACT 1, DESCRIBES AN ORIGINAL 56 ACRE, MORE OR LESS, FARM (NORTH PORTION OF TWO CRON FARMS IN SECTION 9) ON REFERENCED DEED AS HAVING A STONE AT THE NORTHWEST FARM CORNER, ON THE WEST LINE OF SECTION 9. A DISLODGED STONE WAS FOUND AGAINST THE EAST SIDE OF AN 8 INCH CORNER POST (SEE DETAIL)



- REFERENCES:**
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 VOLUME 3, PAGE 9
 VOLUME 5, PAGE 139
 VOLUME 28, PAGE 67
 VOLUME 32, PAGE 94
 VOLUME 39, PAGE 112
 VOLUME 41, PAGE 53
 VOLUME 45, PAGE 85
 VOLUME 50, PAGE 20
 VOLUME 50, PAGE 122
 VOLUME 56, PAGE 27
 VOLUME 58, PAGE 82

MIAMI COUNTY RECORDER'S RECORDS:
 DEED BOOK 643, PAGE 659
 DEED BOOK 651, PAGE 569
 DOCUMENT NUMBER 20160R-14442

- LEGEND**
- 5/8" CAPPED IRON PIN SET
 - 5/8" IRON PIN FOUND
 - ⊙ MAG NAIL FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - ⊙ NAIL FOUND IN TOP WOOD POST
 - STONE FOUND DISLODGED
 - ▲ CONCRETE CORNER POST
 - (S) DENOTES DIMENSION FROM PREVIOUS SURVEY BUT NOT VERIFIED WITH THIS PLAT



REFERENCE BEARING N 85°45'00" W
 ON C/L RUSK ROAD AND SOUTH LINE
 SECTION 15, PER LAND SURVEY 56-27

SURVEY FOR RAYMOND CRON
 IN MIAMI COUNTY, OHIO ~ FEBRUARY 16, 2019

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

BROWN TOWNSHIP
MIAMI COUNTY, OHIO

SECTION 21, TOWN 2, RANGE 12
SOUTHEAST QUARTER

VOLUME 59 PAGE 30
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

78.61 ACRES
LND 3-480
DEAN & JO LYNN CAVEN
2015OR-08327

76.2723 ACRES
LND 33-43
E JEAN VERDIER, TRUSTEE
DB 639-397

OLD WOOD CORNER POST IS APPROXIMATELY 15'
NORTH OF IPF. SEE LAND SURVEY 33-43 FOR LOCATION
OF OLD FENCE LINE PRIOR TO FENCE REMOVAL

FENCES CALLED FOR IN LAND SURVEY
33-43 HAVE BEEN REMOVED ALONG
THESE LINES, SOME OLD POSTS
REMAIN ALONG WEST LINE

5.051 ACRES

0.375 ACRE IN R/W

CHARLES DEAN WILLIS
& ERIC ALLAN WILLIS
2018OR-15276

EXISTING 5 ACRE TRACT
WITH BUILDINGS AND
SANITARY FACILITIES

SOUTHEAST CORNER
SOUTHEAST QUARTER
SECTION 21,
TOWN 2,
RANGE 12

CL BARR OAK - NEW HOPE ROAD 60' R/W
& EAST LINE SECTION 21

IPF AT
30.00'

IRON PIN CALLED FOR AS SET OVER
STONE IN LAND SURVEY 33-43

IPF AT
30.00'

RRSF CALLED FOR AS SET OVER
STONE IN LAND SURVEY 32-183

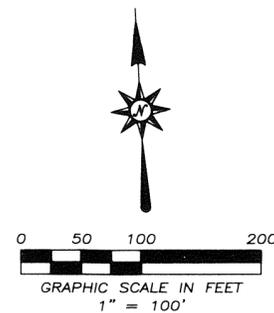
CL SNODGRASS ROAD 60' R/W
& SOUTH LINE SECTION 21

LEGEND

- 5/8"x30" CAPPED IRON PIN SET
- IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- ▲ OLD WOOD CORNER POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 32, PAGE 183
VOLUME 33, PAGE 43
MIAMI COUNTY RECORDER'S
RECORD:
DOCUMENT NUMBER 2018OR-15276



SURVEY EXISTING 5 ACRE TRACT FOR THE WILLIS FAMILY
IN MIAMI COUNTY, OHIO ~ MARCH 2, 2019

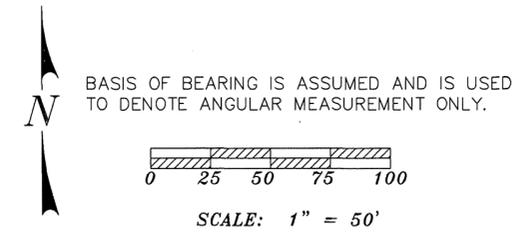
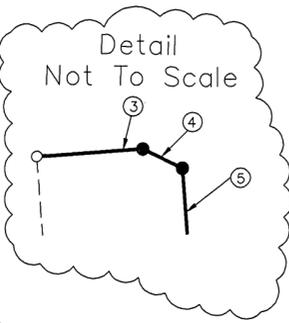
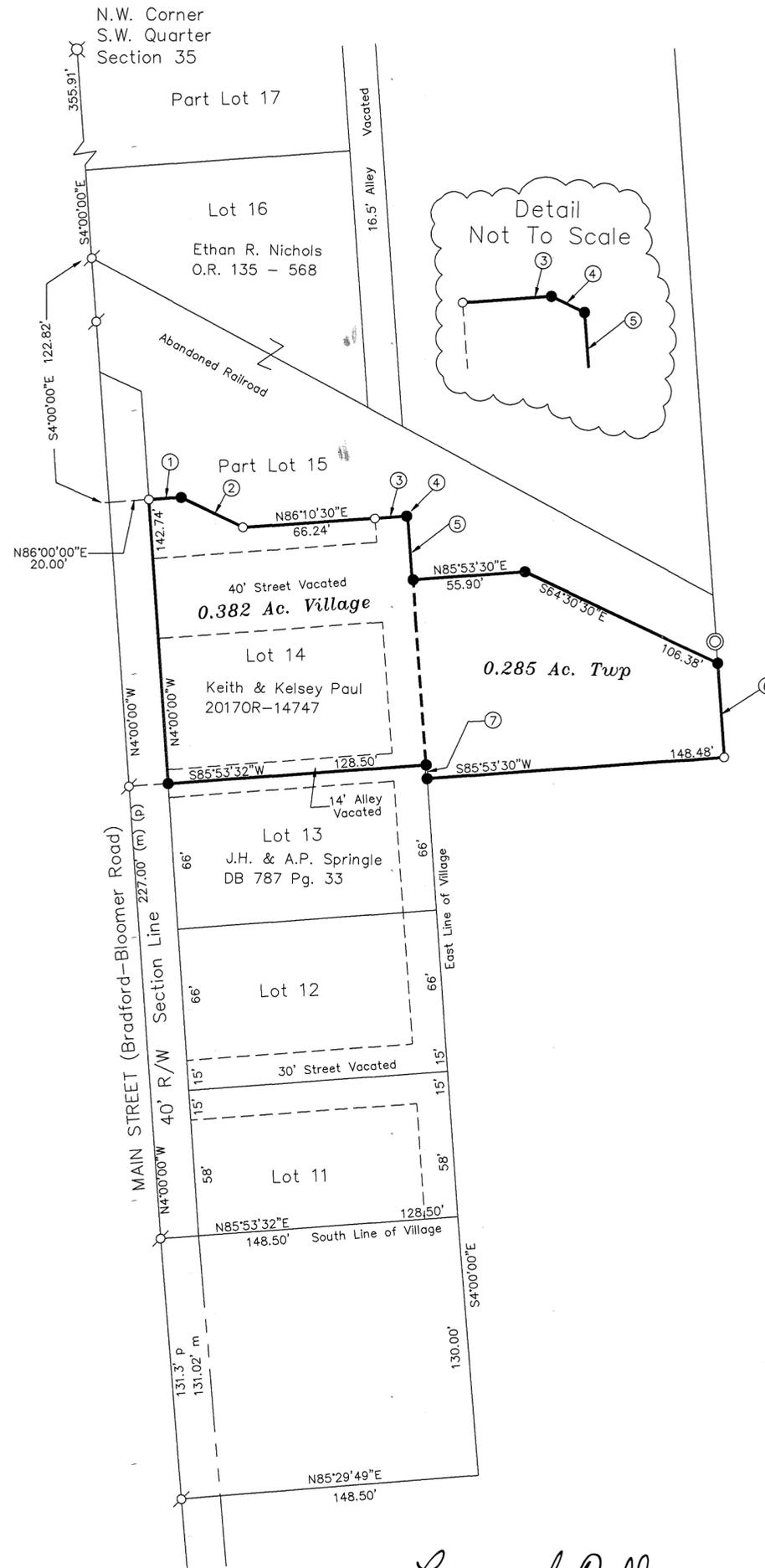
Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

BLOOMER Pt. 14 & Pt. 15 MIAMI OHIO
 VILLAGE LOT COUNTY STATE

S.W. 1/4 35 10 NORTH 4 EAST NEWBERRY MIAMI OHIO
 SECTION TOWN RANGE TOWNSHIP COUNTY STATE

VOLUME NO. 59 PLAT NO. 31
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE: MARCH 2019

①	N86°10'30"E	16.07'
②	S63°57'30"E	34.30'
③	N86°00'00"E	15.51'
④	S64°40'04"E	1.12'
⑤	S4°00'00"E	31.52'
⑥	S4°00'00"E	47.45'
⑦	N4°00'00"W	6.99'



- LEGEND**
- STONE FOUND
 - ⊗ MAG NAIL OR PK NAIL FOUND
 - MAG NAIL SET
 - ⊗ R.R. SPIKE FOUND
 - REBAR, IRON PIN FOUND
 - ⊙ WOOD POST FOUND
 - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

- SURVEY REFERENCES**
- Miami County Engineer's Record of Lot Surveys
 Survey Volume 14 Page 74
 - Miami County Engineer's Record of Land Surveys
 Survey Volume 26 Page 22
 Survey Volume 29 Page 189
 Survey Volume 32 Page 66
 - Miami County Recorder's Records
 Record Book 1 Page 486
 Record Book 12 Page 84
 Record Book 13 Page 12

Larry J. Bill
 LARRY J. BILL, P.S. #7557
 March 19, 2019
 DATE



Survey For Keith Paul

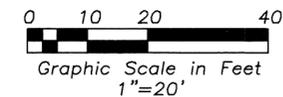
Larry J. Bill
 Professional Surveyor
 9826 New Harrison-Bradford Road
 Bradford, Ohio 45308
 Phone (937) 448-6320
 Fax (937) 448-6323

PIQUA CORPORATION

Pt. 293 OUTLOT

S.E. 16 TAX MAP

Volume 59 Page 33
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 Set over pin or pipe
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- M.C.D. Monument Found
- Pin in Monument Box
- ▲ Wood Fence Post

References

Miami County Recorder's
Plat Records
Plat Book 2, Page 42
Plat Book 2, Page 149
Miami County Engineer's
Record of Land Surveys
Volume 52, Page 177
Miami Conservancy District
Maps and notes

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

Survey of Part Outlot 293
for Melodie Sue Vorhees
c/o McVety Realty



Michael W. Cozatt 3/25/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 05219 (937) 339-2921
File Name: C:\JOBS\2019\05219\05219survey.dwg
Drawn by: DMC ~ Checked by: MWC

2
TOWN

9 BTMRS
RANGE

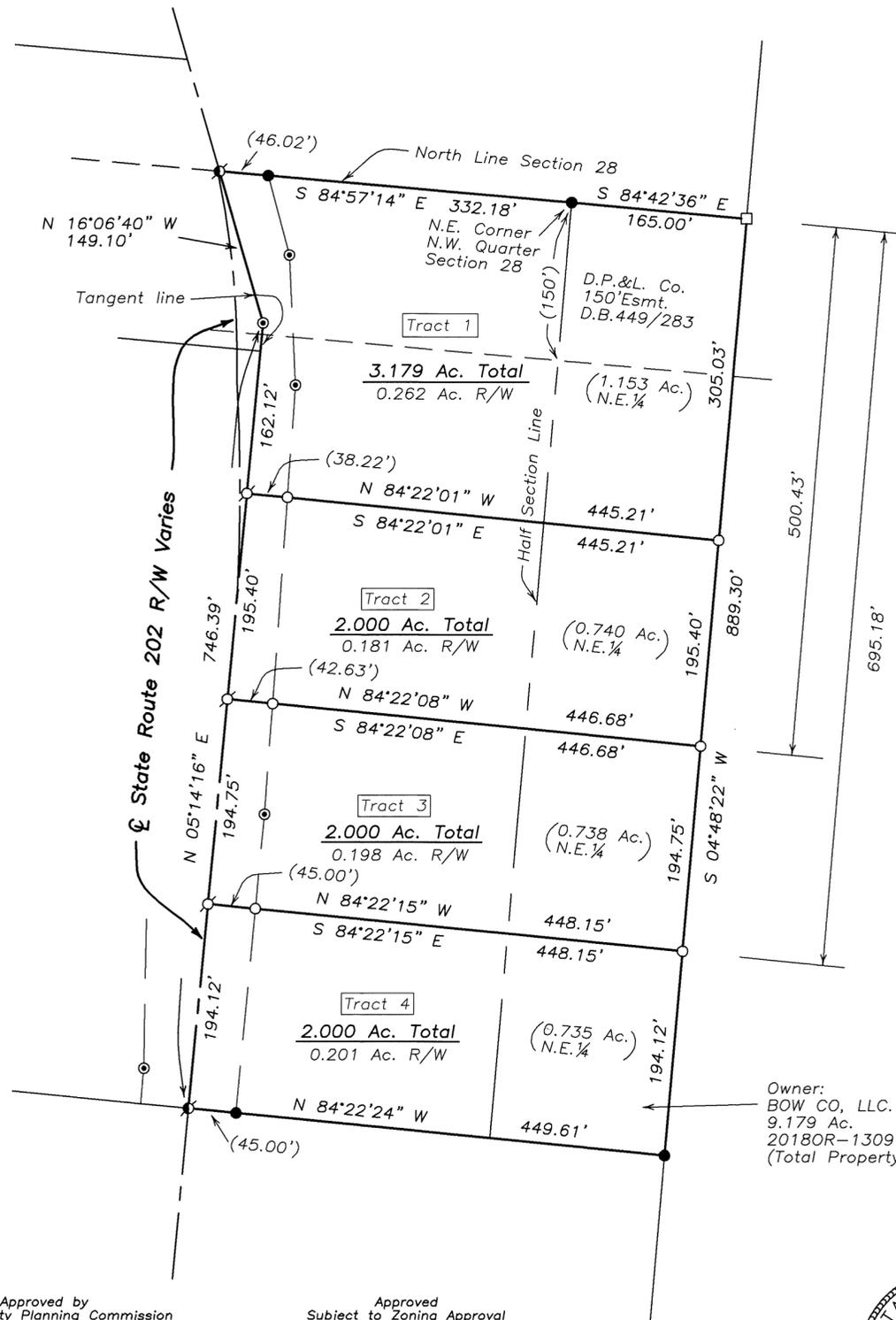
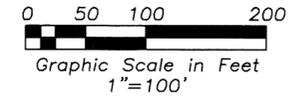
NE 1/4
28 NW 1/4
SECTION

BETHEL
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 34
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 58, Page 148

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

Survey split of 4 tracts
for Dean Bowman Construction

Certified to conform with
Miami County Survey Requirements

Paul P. Huelskamp PE, PS
Miami County Engineer

Deb Stumpff 3-25-2019
Deputy Date

Approved by
Miami County Planning Commission

D. Dill
Secretary

3/26/2019
Date

Approved
Subject to Zoning Approval

By *Henry J. ...*

Date 3/26/19
Miami County
General Health Department



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

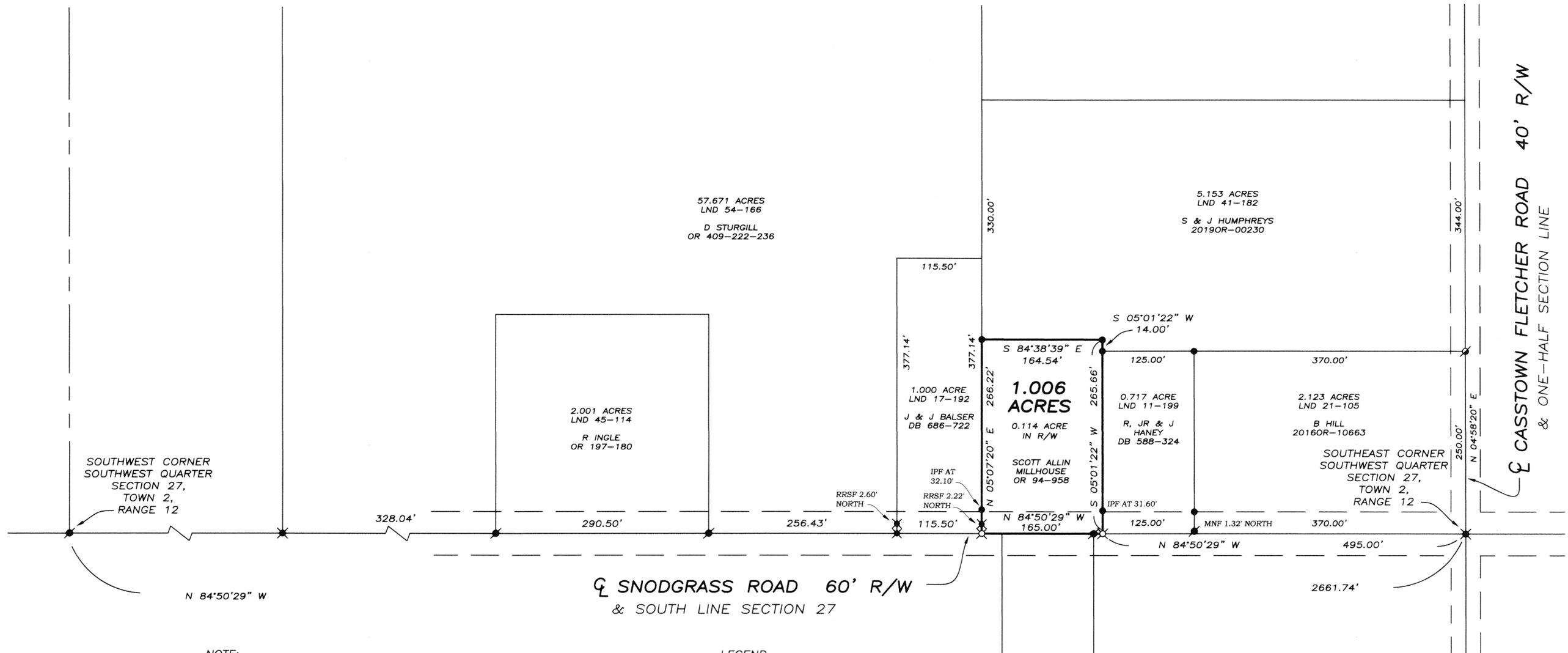
3/16/19

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 30518 (937) 339-2921
File Name: C:\Jobs\2018\30518\30518.dwg
Drawn by: DMC ~ Checked by: MWC

BROWN TOWNSHIP
MIAMI COUNTY, OHIO

SECTION 27, TOWN 2, RANGE 12
SOUTHWEST QUARTER

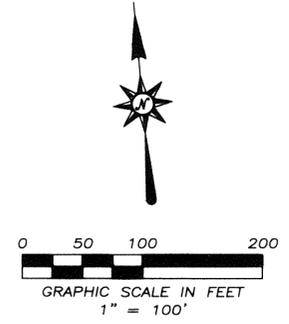
VOLUME 59 PAGE 35
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



NOTE:
LAND SURVEYS 11-199 (0.717 AC), 17-192 (1.000 AC), AND 21-105 (2.123 AC) ALL USED A CENTERLINE ON SNODGRASS ROAD AND SECTION LINE THAT IS NORTH OF THE ACTUAL CENTERLINE AND SECTION LINE, AS SHOWN HEREON. NONE OF THESE 3 SURVEYS RAN THE LINE STRAIGHT THROUGH FROM QUARTER CORNER TO QUARTER CORNER. WITH THE EXCEPTION OF LAND SURVEY 25-118, ALL OTHER SURVEYS TO THE WEST IN THIS QUARTER SECTION USED THE CORRECT SECTION LINE AND CENTERLINE.
IRON PINS FOUND AT THE NORTHEAST AND NORTHWEST CORNERS OF THIS 1.006 ACRE TRACT WERE HONORED AS HAVING BEEN SET BY PREVIOUS ADJACENT SURVEYS AND THEY ARE ON CURRENT NORTH OCCUPATION LINES. THESE PINS WERE ORIGINALLY SET USING NORTH-SOUTH DEED DIMENSIONS AS MEASURED FROM THE ORIGINALLY (INCORRECTLY) MONUMENTED POINTS IN THE ROAD.

- LEGEND**
- 5/8"x30" CAPPED IRON PIN SET
 - 5/8" IRON PIN FOUND
 - ⊙ MAG NAIL FOUND ON SURFACE
 - ⊗ MAG SPIKE SET
 - ⊙ MAG NAIL SET OVER RAILROAD SPIKE
 - ⊗ RAILROAD SPIKE FOUND

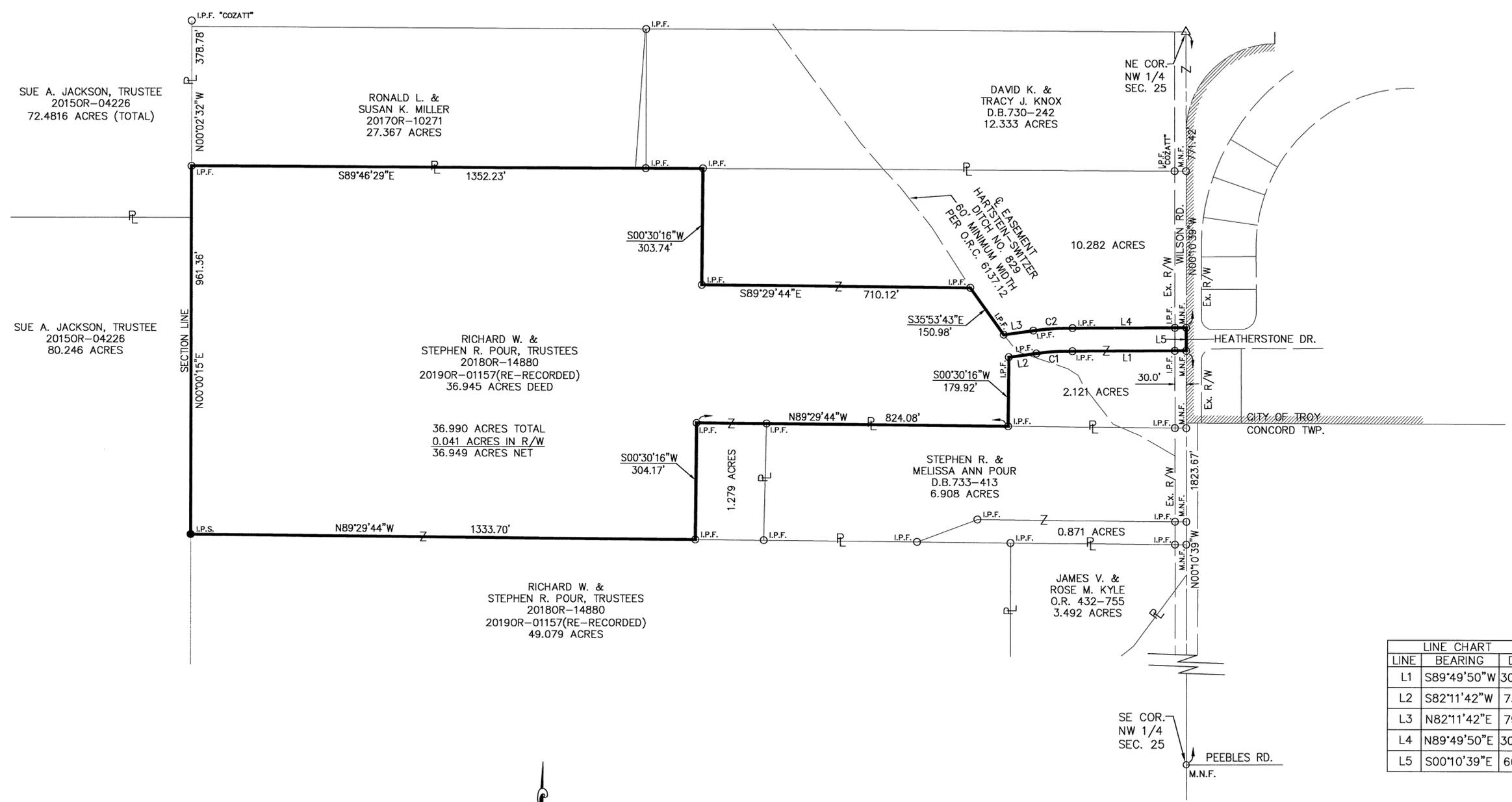
- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 11, PAGE 199
VOLUME 17, PAGE 192
VOLUME 21, PAGE 105
VOLUME 25, PAGE 118
VOLUME 41, PAGE 182
VOLUME 42, PAGE 73
VOLUME 43, PAGE 88
VOLUME 54, PAGE 166
(BASIS OF BEARINGS)
- MIAMI COUNTY RECORDER'S RECORD:
OFFICIAL RECORD 94-958



SURVEY OF EXISTING TRACT FOR SCOTT ALLIN MILLHOUSE IN MIAMI COUNTY, OHIO ~ MARCH 24, 2019

Gregg S. Brookhart

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

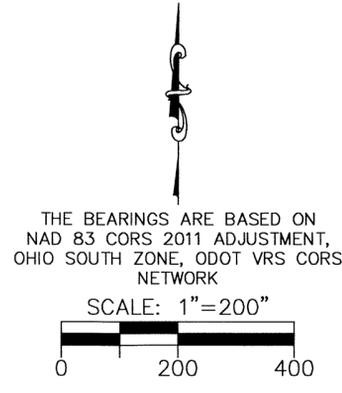


LINE CHART		
LINE	BEARING	DIST.
L1	S89°49'50"W	300.63'
L2	S82°11'42"W	73.39'
L3	N82°11'42"E	79.04'
L4	N89°49'50"E	300.62'
L5	S00°10'39"E	60.00'

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	720.00'	07°38'08"	95.95'	95.88'	S86°00'46"W
C2	780.00'	07°38'08"	103.95'	103.87'	N86°00'46"E

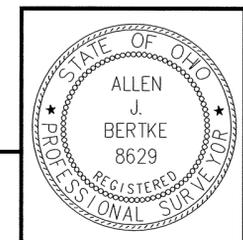
- SURVEY REFERENCE**
- LND. 32-108
 - LND. 33-131
 - LND. 45-101
 - LND. 47-40
 - LND. 51-107
 - LND. 53-9
 - LND. 56-13
 - LND. 56-44
 - LND. 59-20

- LEGEND**
- I.P.S. 5/8" X30" REBAR W/CAP SET
 - I.P.F. IRON PIN FOUND
 - M.N.S. MAG NAIL SET
 - M.N.F. MAG NAIL FOUND
 - △ CONCRETE POST
 - ▨ CORP. LIMIT



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

Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629
 3-27-19
 DATE



ChoiceOne
 Engineering

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

DATE: 02-12-2019
 DRAWN BY: RMF
 JOB NUMBER: MIACON1807
 SHEET NUMBER: 1 OF 1

8
TOWN

5E
RANGE

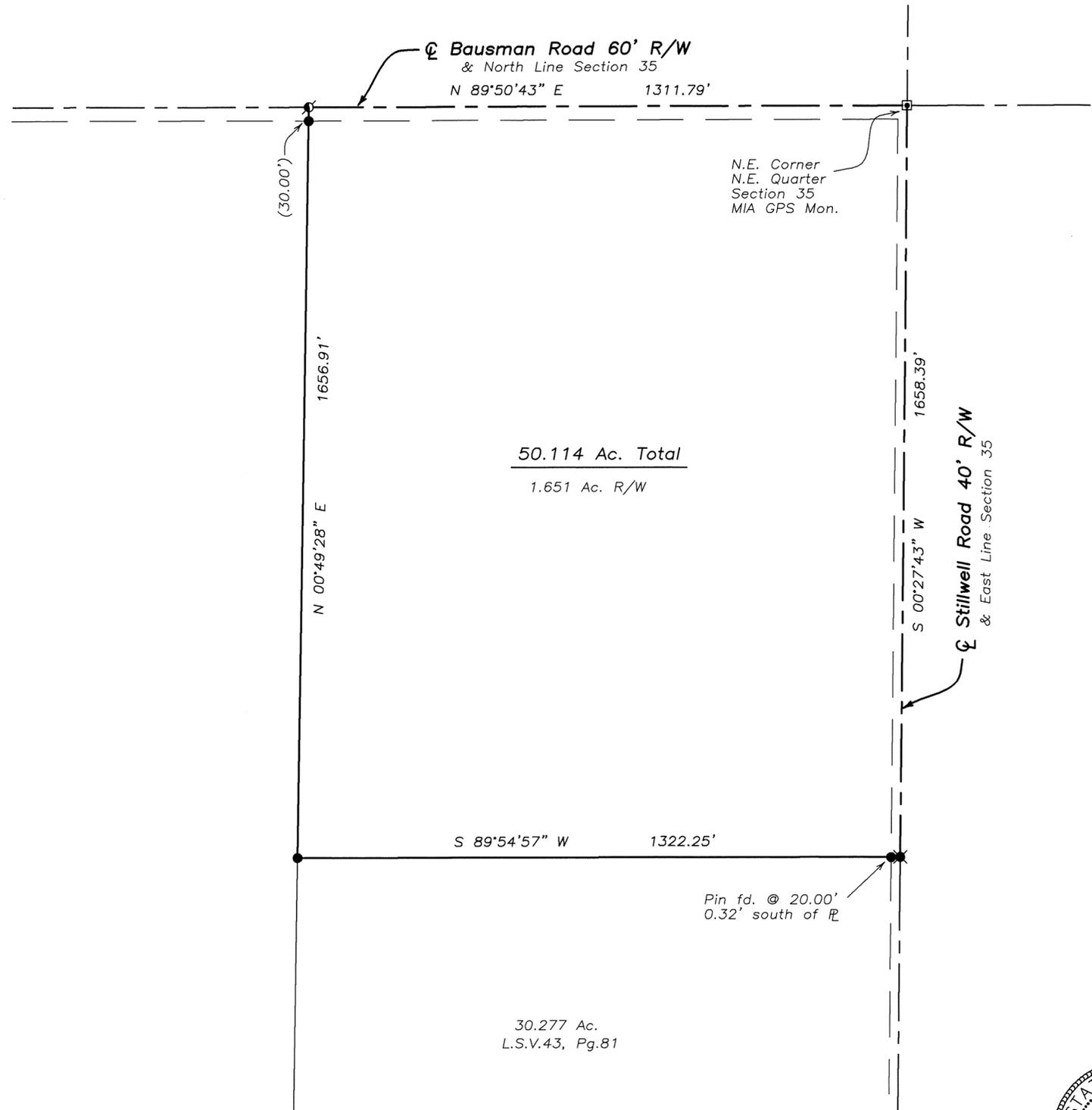
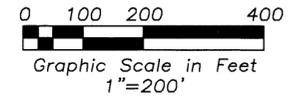
35 NE 1/4
SECTION

WASHINGTON
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 37
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 43, Page 81

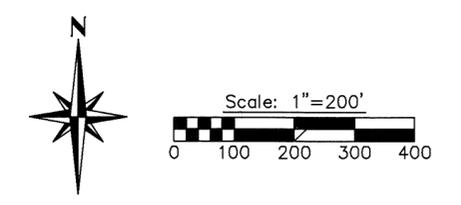
Basis of bearings:
GPS State Plane Coordinate
System, NAD83(2011) Adjustment,
Geoid12a, Ohio South Zone,
O.D.O.T. VRS/CORS Network.

Survey of 50.114 Ac.
for Cheryl Reichman

Michael W. Cozatt 4/01/19
MICHAEL W. COZATT
P.S. #6001



COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 06319 (937) 339-2921
File Name: C:\Jobs\2019\06319\06319survey.dwg
Drawn by: DMC ~ Checked by: MWC



- 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. 05, Pg. 179
 - Vol. 26, Pg. 148
 - Vol. 29, Pg. 09
 - Vol. 30, Pg. 189
 - Vol. 52, Pg. 90
 - Vol. 54, Pg. 07
 - Vol. 58, Pg. 75
- Miami County Engineer's Record of Land Surveys

Basis of Bearings
Bearings are based on the half-section line, bearing N 05° 11' 14" E, as taken from the State Plane Coordinate System, NAD83 Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS System.



Survey of 79.137 acres for the M. Ellen Pour Heirs.



Michael W. Cozatt 4/08/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 06519 Ph. (937) 339-2921

LEGEND

- Stone Found
- Corner Post Found
- ∅ 6" R. R. Spike Found
- ⊙ Iron Pipe Found
- Iron Pin Found
- ⊗ Nail Found
- △ Concrete Monument Found
- 5/8" Iron Pin Set
- 3" Spike Set
- 2 1/2" Nail Set
- x—x— Existing Fenceline
- New Property Line
- ↗ Ownership Hook
- OHP— Overhead Power Line
- ⊕ Existing Well

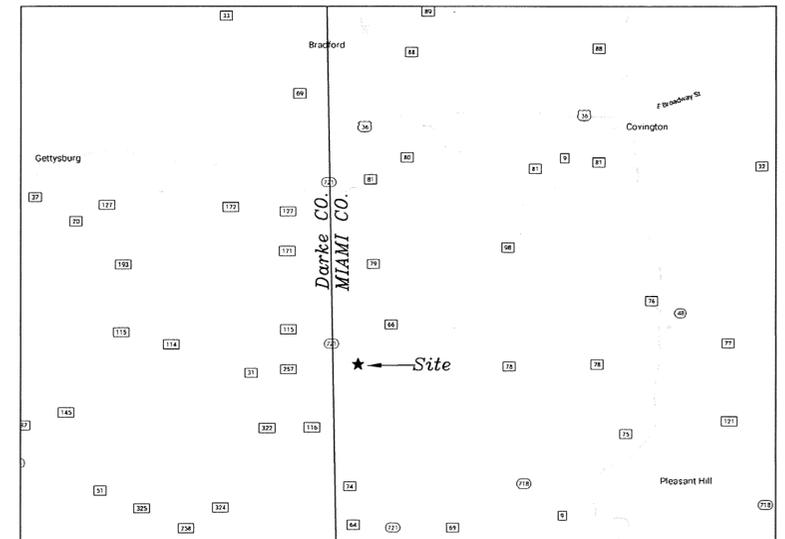
Note: Called distances are enclosed by parentheses.

Survey References:

- 1) LAND 54 Pg.150
- 2) LAND 50 Pg.167

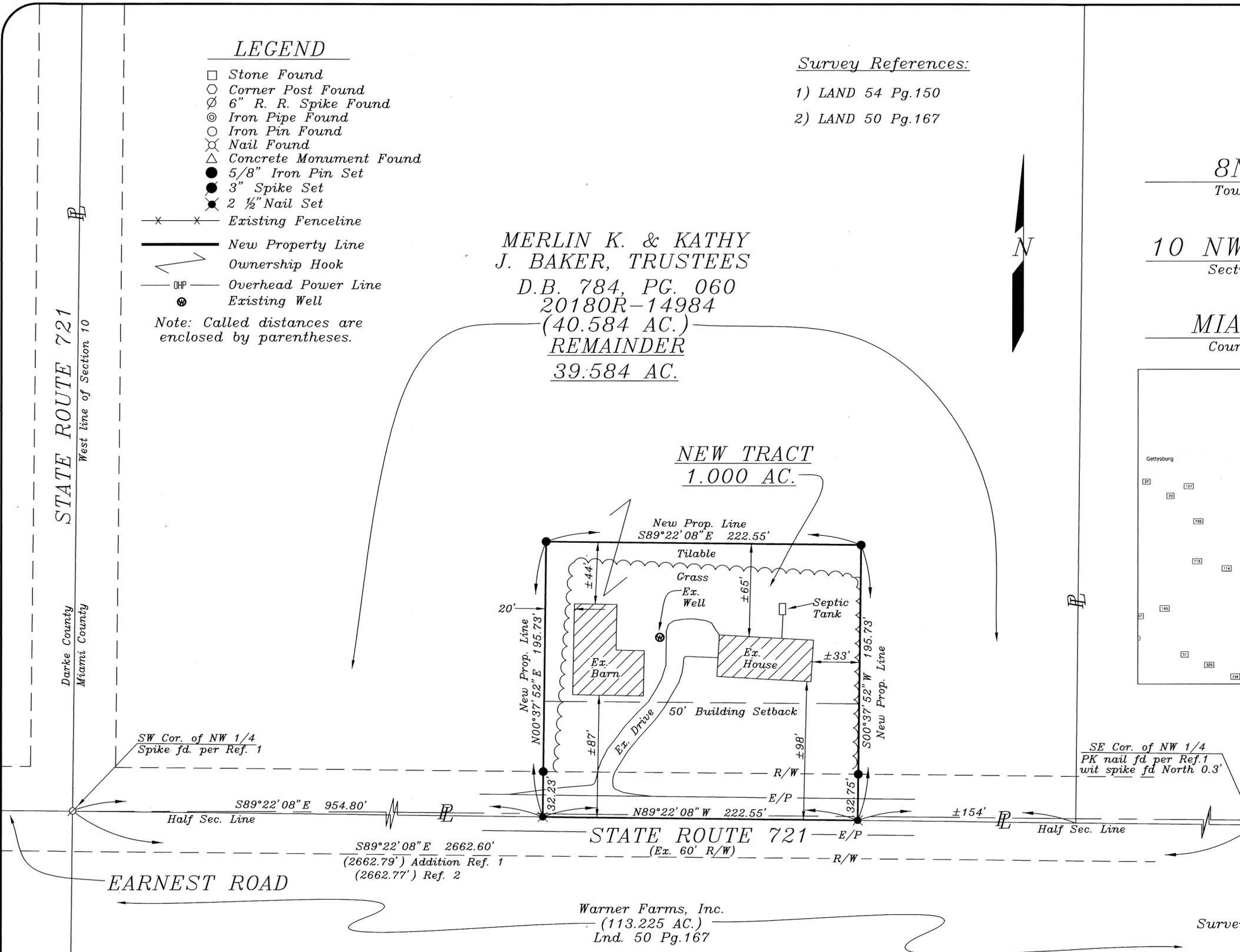
MERLIN K. & KATHY
J. BAKER, TRUSTEES
D.B. 784, PG. 060
20180R-14984
(40.584 AC.)
REMAINDER
39.584 AC.

8N Town	4E Range
10 NW 1/4 Section	NEWTON Township
MIAMI County	OHIO State



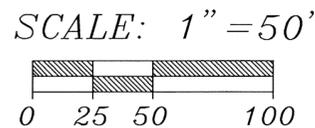
VICINITY MAP

NEW TRACT
1.000 AC.



Surveyed by: James F. Stayton Date 3-1-19
James F. Stayton
Reg. Surveyor #6739

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



Certified to conform with Miami County Survey Requirements

PAUL P. HUELSKAMP, PE, PS
MIAMI COUNTY ENGINEER

Deb Stumpff 3-11-19
Deputy Date

APPROVED
Miami County Planning Commission

D. S. [Signature] 4/16/19
Secretary Date

APPROVED
Subject to Zoning Approval

By: [Signature]

Date: 4/16/19
Miami County
General Health Department

PLAT OF SURVEY

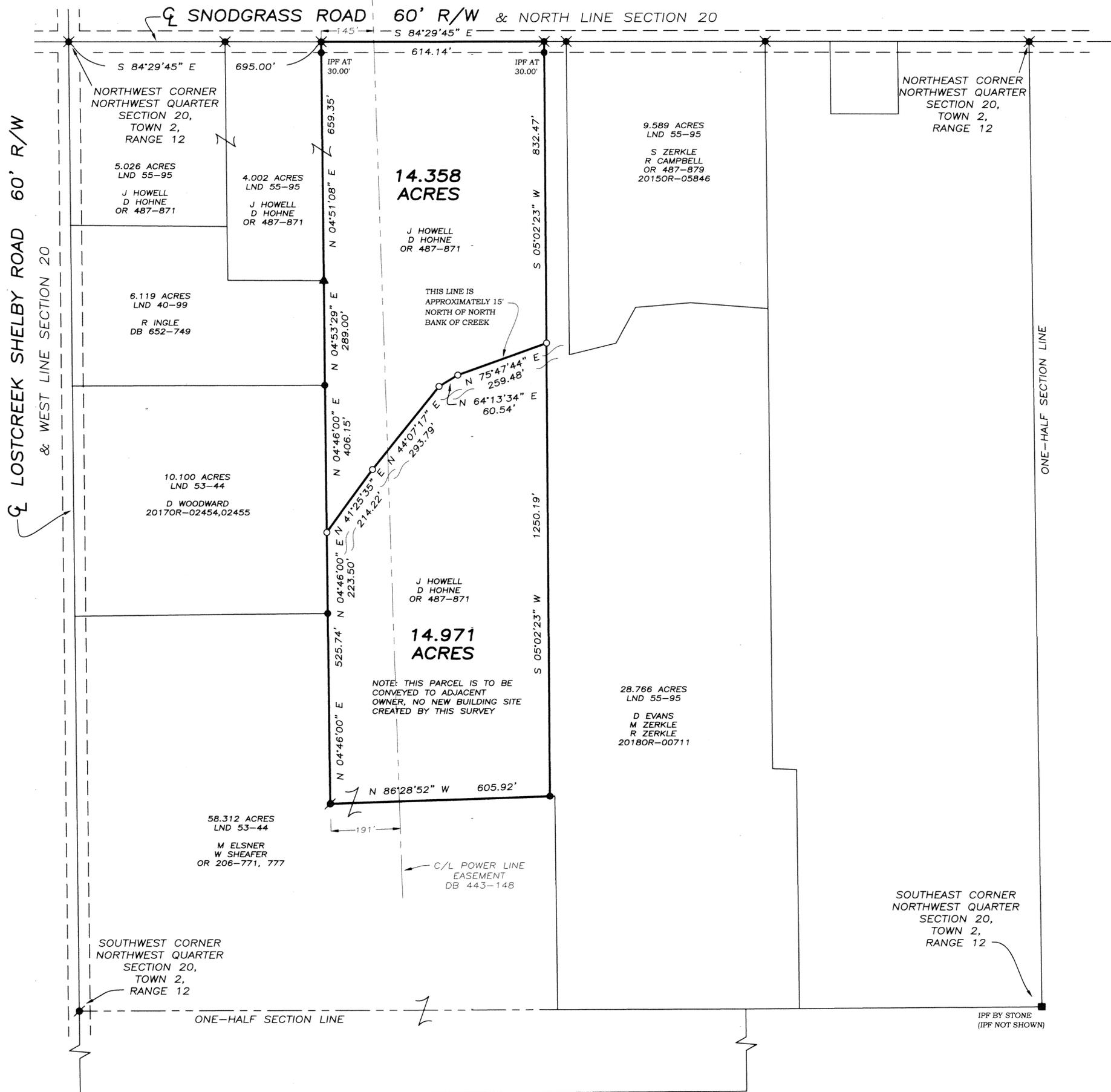
MERLIN BAKER
2601 State Route 721
Bradford, OH45308

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

Date: 3-1-19
Checked: JFS
Drawn By: ERO
Dwg. No. 3892

BROWN TOWNSHIP MIAMI COUNTY, OHIO
SECTION 20, TOWN 2, RANGE 12 ~ NORTHWEST QUARTER

VOLUME 59 PAGE 41
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND
- 5/8"x30" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ⊙ MAG NAIL FOUND
 - ✕ RAILROAD SPIKE FOUND
 - STONE FOUND
 - ▲ WOOD POST FOUND

- REFERENCES
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 3, PAGE 207
 - VOLUME 33, PAGE 43
 - VOLUME 38, PAGE 181
 - VOLUME 40, PAGE 99
 - VOLUME 40, PAGE 179
 - VOLUME 53, PAGE 44
 - VOLUME 55, PAGE 95

MIAMI COUNTY RECORDER'S RECORD:
OFFICIAL RECORD 487, PAGE 871

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

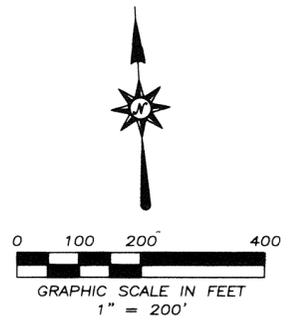
Deb Stumpff KD 4-16-19
DEPUTY DATE

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.

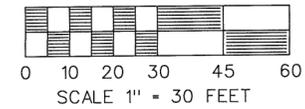
J. O. [Signature] 4/16/19 FOR 14.971 ACRE TRACT
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION



SURVEY FOR MIKE ELSNER
IN MIAMI COUNTY, OHIO ~ MARCH 31, 2019

Thomas R. Zechman

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



- LEGEND -

- ✕ RAILROAD SPIKE FOUND
- IRON PIN OR PIPE FOUND
- ⊗ RAILROAD SPIKE SET
- 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

BEARINGS BASED ON LOT SURVEY
VOL. 18, PG. 65 OF THE MIAMI COUNTY
ENGINEER'S RECORD OF LOT SURVEYS

REFERENCES

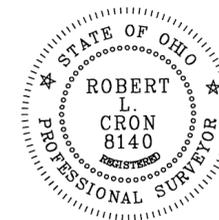
COVINGTON PLATS 53 & 54

VOL. 18, PG. 65 } MIAMI COUNTY ENGINEER'S
VOL. 1, PG. 78 } RECORD OF LOT SURVEYS
VOL. 1, PG. 113 }

VOL. 56, PG. 177 MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

**SURVEY OF INLOT 316
IN COVINGTON, OHIO
FOR PHILLIP J. & BILLIE JO OUELLETTE**

Power Pole @ Prop. Corner
IP Set 1.0' S87°48'25"E
on Property Line



Robert L. Cron April 17, 2019
ROBERT L. CRON, P.S. #8140 DATE

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

THIS SURVEY SUPERCEDES
LAND SURVEY 58, PAGE 49

LEGEND

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

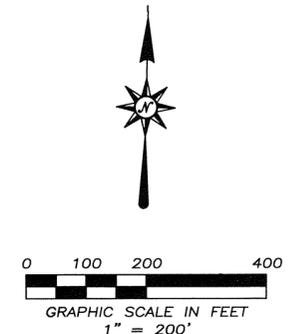
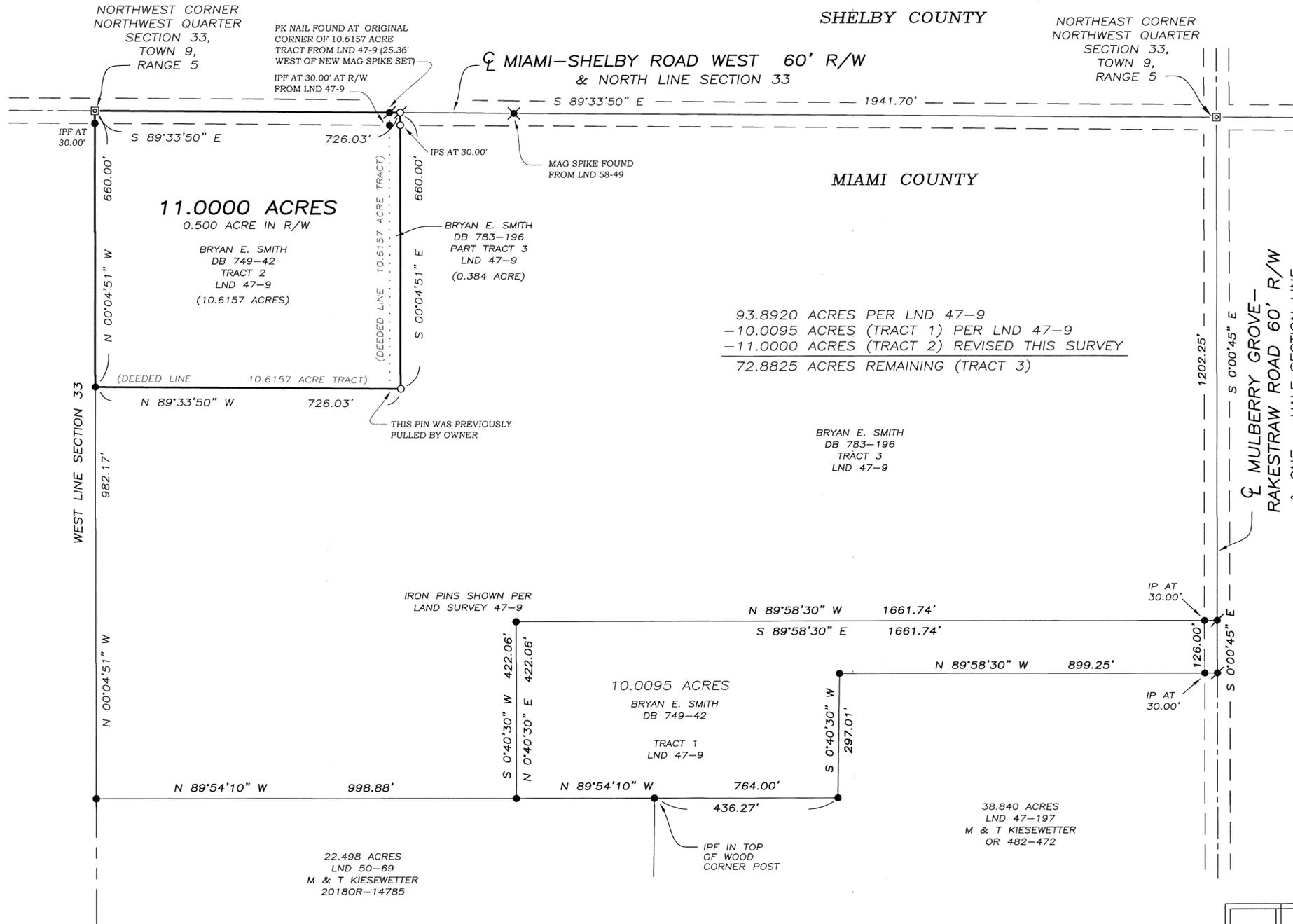
REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 47, PAGE 9
VOLUME 58, PAGE 49

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 11.0000 ACRE TRACT
WAS SURVEYED AT THIS TIME. THE
72.8825 AND THE 10.0095 ACRE
PARCELS ARE BEING SHOWN FOR
DESCRIPTION PURPOSES ONLY
FROM INFORMATION TAKEN FROM
LAND SURVEY 47-9.



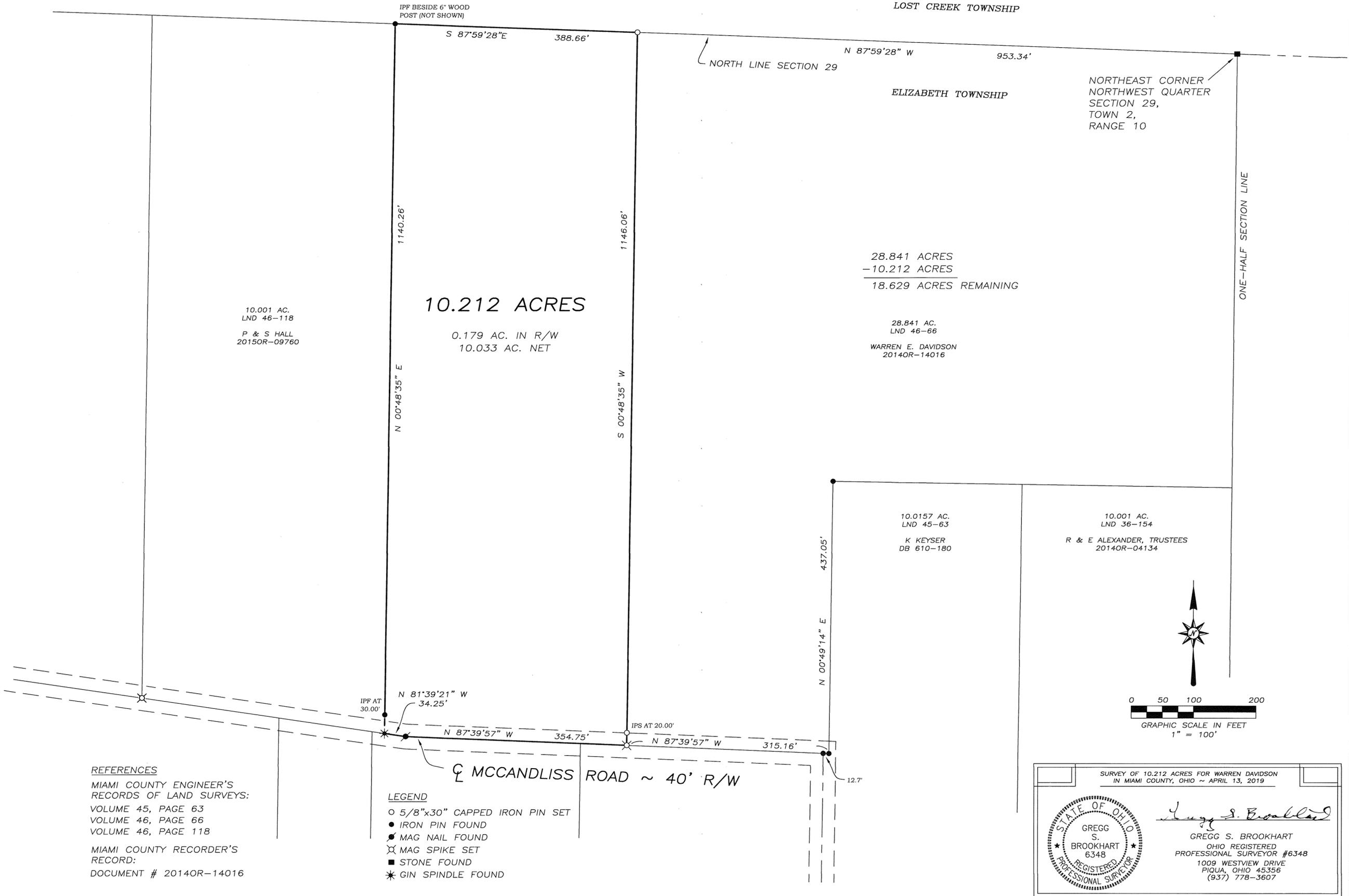
SURVEY FOR BRYAN SMITH
IN MIAMI COUNTY, OHIO ~ APRIL 14, 2019

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
REGISTERED
PROFESSIONAL SURVEYOR
6348

ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 29, TOWN 2, RANGE 10
NORTHWEST QUARTER

VOLUME 59 PAGE 44
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



10.001 AC.
LND 46-118
P & S HALL
20150R-09760

10.212 ACRES

0.179 AC. IN R/W
10.033 AC. NET

28.841 ACRES
-10.212 ACRES
18.629 ACRES REMAINING

28.841 AC.
LND 46-66
WARREN E. DAVIDSON
20140R-14016

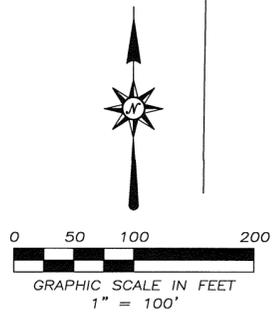
10.0157 AC.
LND 45-63
K KEYSER
DB 610-180

10.001 AC.
LND 36-154
R & E ALEXANDER, TRUSTEES
20140R-04134

REFERENCES
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 45, PAGE 63
VOLUME 46, PAGE 66
VOLUME 46, PAGE 118

MIAMI COUNTY RECORDER'S
RECORD:
DOCUMENT # 20140R-14016

- LEGEND
- 5/8"x30" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - MAG NAIL FOUND
 - ⊗ MAG SPIKE SET
 - STONE FOUND
 - * GIN SPINDLE FOUND



SURVEY OF 10.212 ACRES FOR WARREN DAVIDSON
IN MIAMI COUNTY, OHIO ~ APRIL 13, 2019

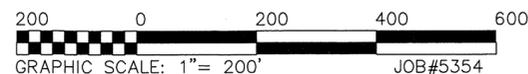
Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607



BEARINGS BASED ON THE NORTH LINE OF A 27.851 ACRE PARCEL, AKA TRACT II, (BY DEED) (S 84°42'47"E) AS RECORDED IN SURVEY VOLUME 45, PAGE 90, OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

17 & 18 SECTION TOWN 2 RANGE 9 B.T.M.R.S. BETHEL TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME 59 PAGE 45
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



Monument Legend

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

REFERENCES:

DEED: 6.096 ACRES (BY DEED) & 27.851 ACRES (BY DEED)
DAVID C. LONG & CYNTHIA R. LONG, TR. - 150R-09480

SURVEY REFERENCES:

- SURVEY VOL.45, PAGE 90
- SURVEY VOL.18, PAGE 79
- SURVEY VOL.41, PAGE 195
- SURVEY VOL.42, PAGE 36
- SURVEY VOL.11, PAGE 19
- SURVEY VOL.4, PAGE 288

MARY MANOR FARMS, INC.
DEED BOOK 385, PAGE 356

"WORLD" CAPPED IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HVELSKAMP, PE, PS
MIAMI COUNTY ENGINEER

Deb Stumpff DEPUTY
4-19-2019 DATE

CERTIFICATION OF REGISTRATION

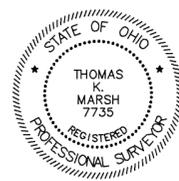
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001

NOTICE IS GIVEN TO ALL PARTIES:

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

Timothy J. Blissen SECRETARY
MIAMI COUNTY PLANNING COMMISSION
April 22, 2019 DATE

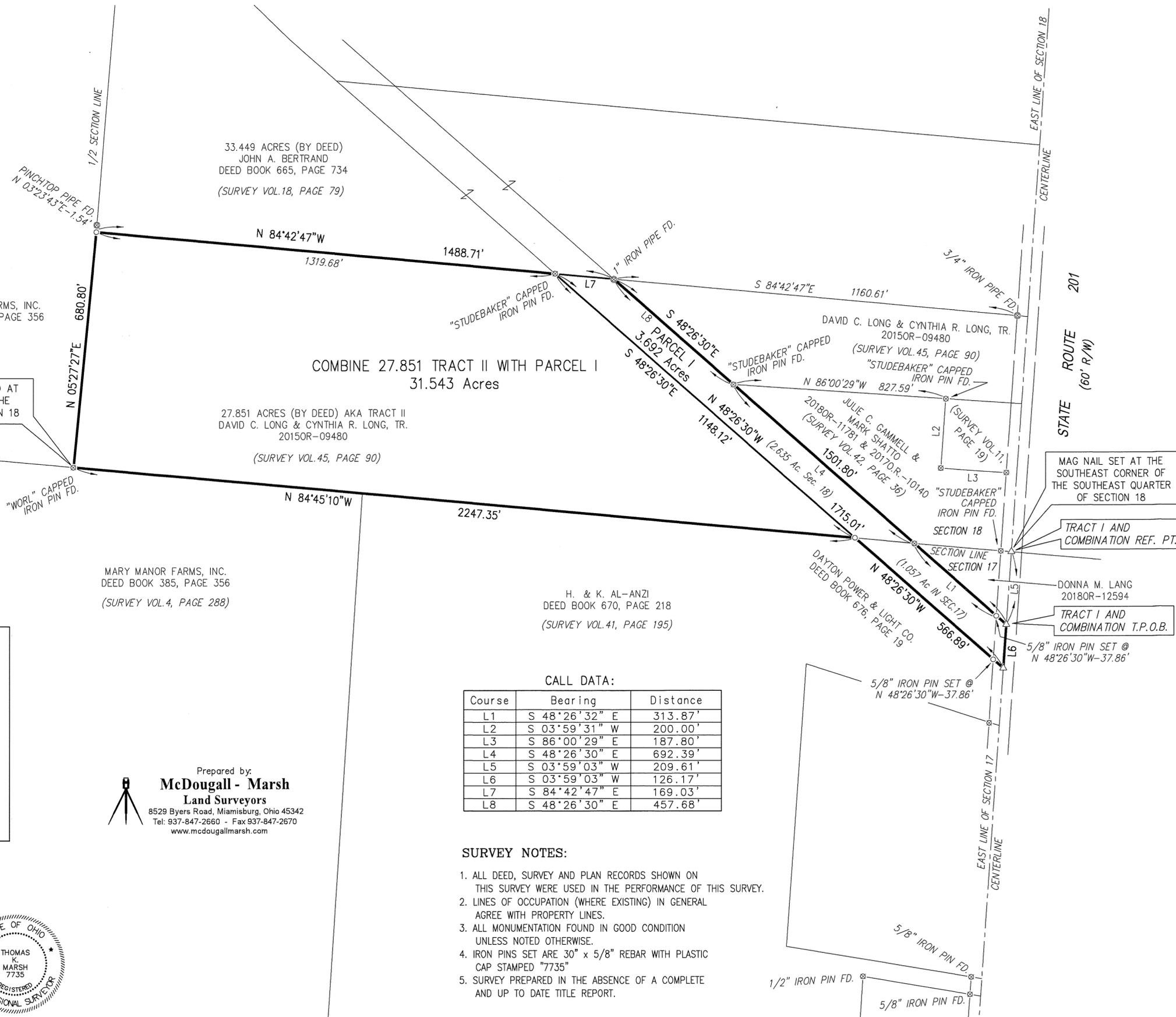
Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com



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



CALL DATA:

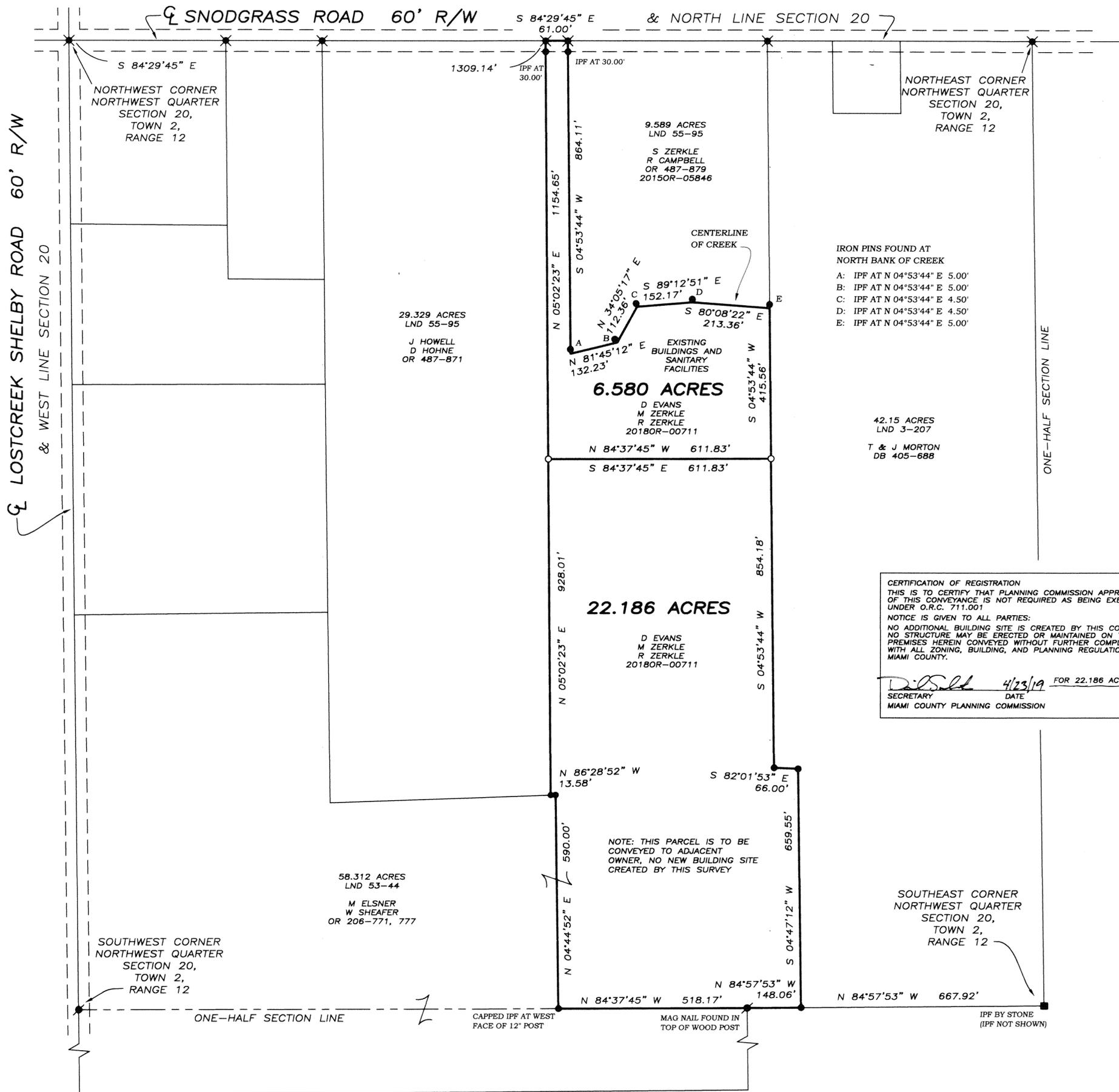
Course	Bearing	Distance
L1	S 48°26'32" E	313.87'
L2	S 03°59'31" W	200.00'
L3	S 86°00'29" E	187.80'
L4	S 48°26'30" E	692.39'
L5	S 03°59'03" W	209.61'
L6	S 03°59'03" W	126.17'
L7	S 84°42'47" E	169.03'
L8	S 48°26'30" E	457.68'

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.

BROWN TOWNSHIP MIAMI COUNTY, OHIO
SECTION 20, TOWN 2, RANGE 12 ~ NORTHWEST QUARTER

VOLUME 59 PAGE 46
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND**
- 5/8"x30" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ⊗ MAG NAIL FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - STONE FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 3, PAGE 207
VOLUME 33, PAGE 43
VOLUME 38, PAGE 181
VOLUME 40, PAGE 99
VOLUME 40, PAGE 179
VOLUME 53, PAGE 44
VOLUME 55, PAGE 95

MIAMI COUNTY RECORDER'S RECORD:
DOC. NUMBER 2018OR-00711

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP, PE, PS
MIAMI COUNTY ENGINEER

Deb Stumpff, K.D. 4-16-19
DEPUTY DATE

APPROVED SUBJECT TO ZONING APPROVAL

BY *Thomas R. Zechman, P.S.*

DATE 4/23/19

MIAMI COUNTY HEALTH DISTRICT

LARGE LOT DEVELOPMENT

APPROVED BY MIAMI COUNTY PLANNING DEPARTMENT;
NO PLAT REQUIRED

D. S. Sull 4/23/19
SECRETARY DATE

D. S. Sull 4/23/19
DIRECTOR DATE

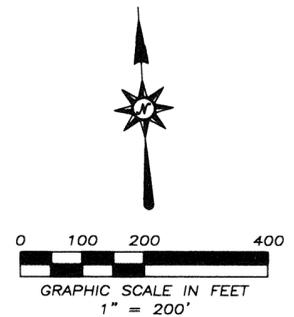
MIAMI COUNTY PLANNING COMMISSION

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. S. Sull 4/23/19 FOR 22.186 ACRE TRACT
SECRETARY DATE



SURVEY FOR MIKE ZERKLE
IN MIAMI COUNTY, OHIO ~ MARCH 31, 2019

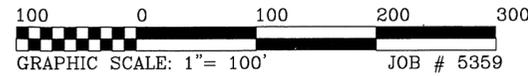
Thomas R. Zechman

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

North



BEARINGS BASED ON THE CENTERLINE OF PETERSON ROAD (S 85°08'28"E) AS RECORDED IN SURVEY VOLUME 50, PAGE 107 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO



1
TOWN

11
RANGE

3 NW 1/4
9 NE 1/4
SECTION

STAUNTON
TOWNSHIP

VOLUME 59 PAGE 48
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

REFERENCES:

Deed: 14.519 Acres - Jonathan A. & Erin L. Miller - 20180R-05698

LAND SURVEYS REFERENCES:

Survey Volume 50, Page 107
Survey Volume 50, Page 102
Survey Volume 44, Page 131

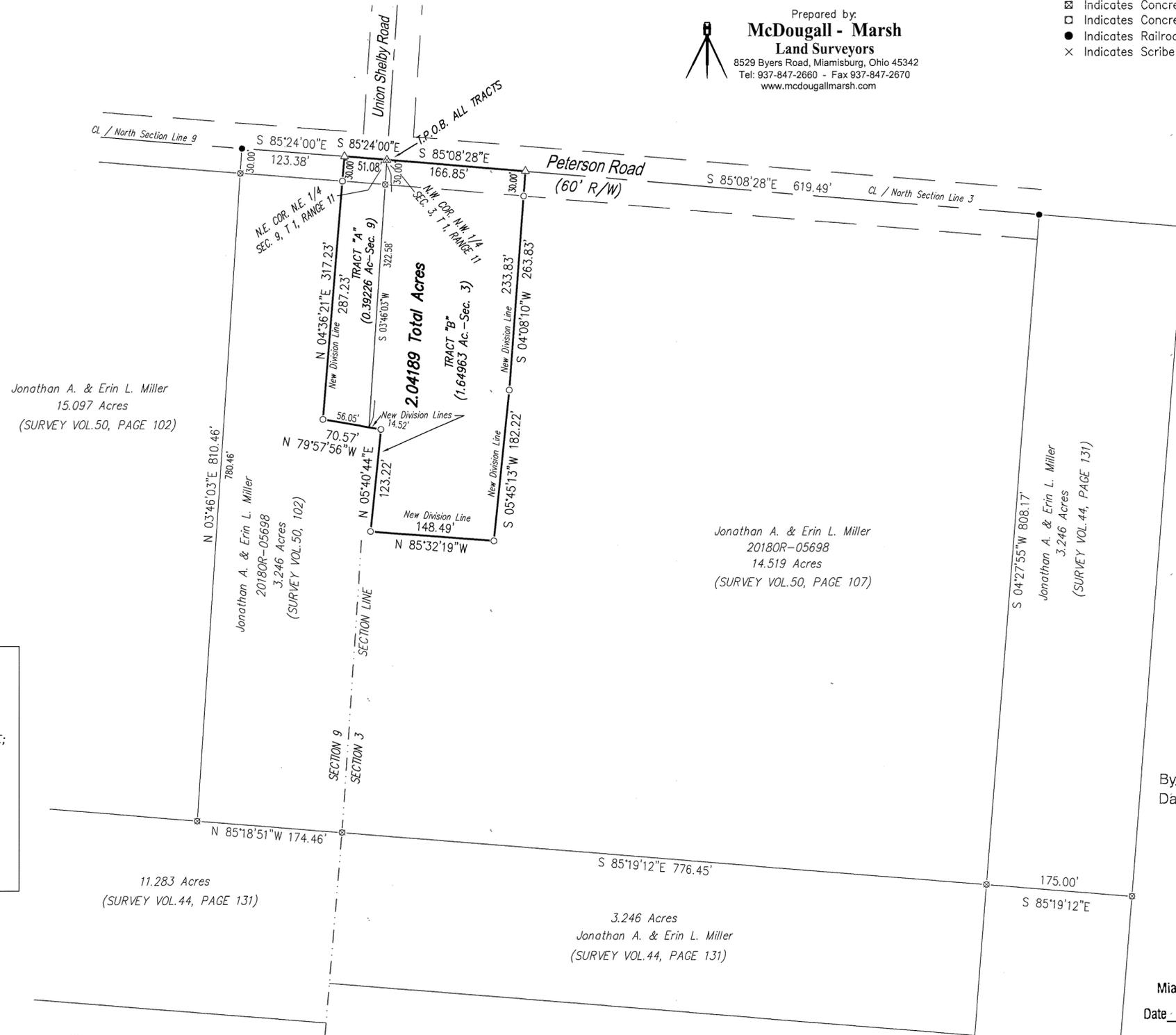
SURVEY NOTES:

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

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

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. HVELSKAMP, PE, PS
MIAMI COUNTY ENGINEER
Deb Stumpff RD 4-23-19
Deputy Eng. neer DATE

Jonathan A. & Erin L. Miller
15.097 Acres
(SURVEY VOL.50, PAGE 102)

Jonathan A. & Erin L. Miller
20180R-05698
14.519 Acres
(SURVEY VOL.50, PAGE 107)

Jonathan A. & Erin L. Miller
3.246 Acres
(SURVEY VOL.44, PAGE 131)

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.

N/A (1.000 ACRE TRACT)
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

APPROVED
Subject to Zoning Approval
By [Signature]
Date 4/29/19
Miami County Health District

APPROVED
Miami County Planning Commission
Date 4/30/19
Secretary [Signature]

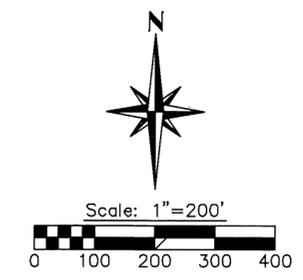
I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors

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

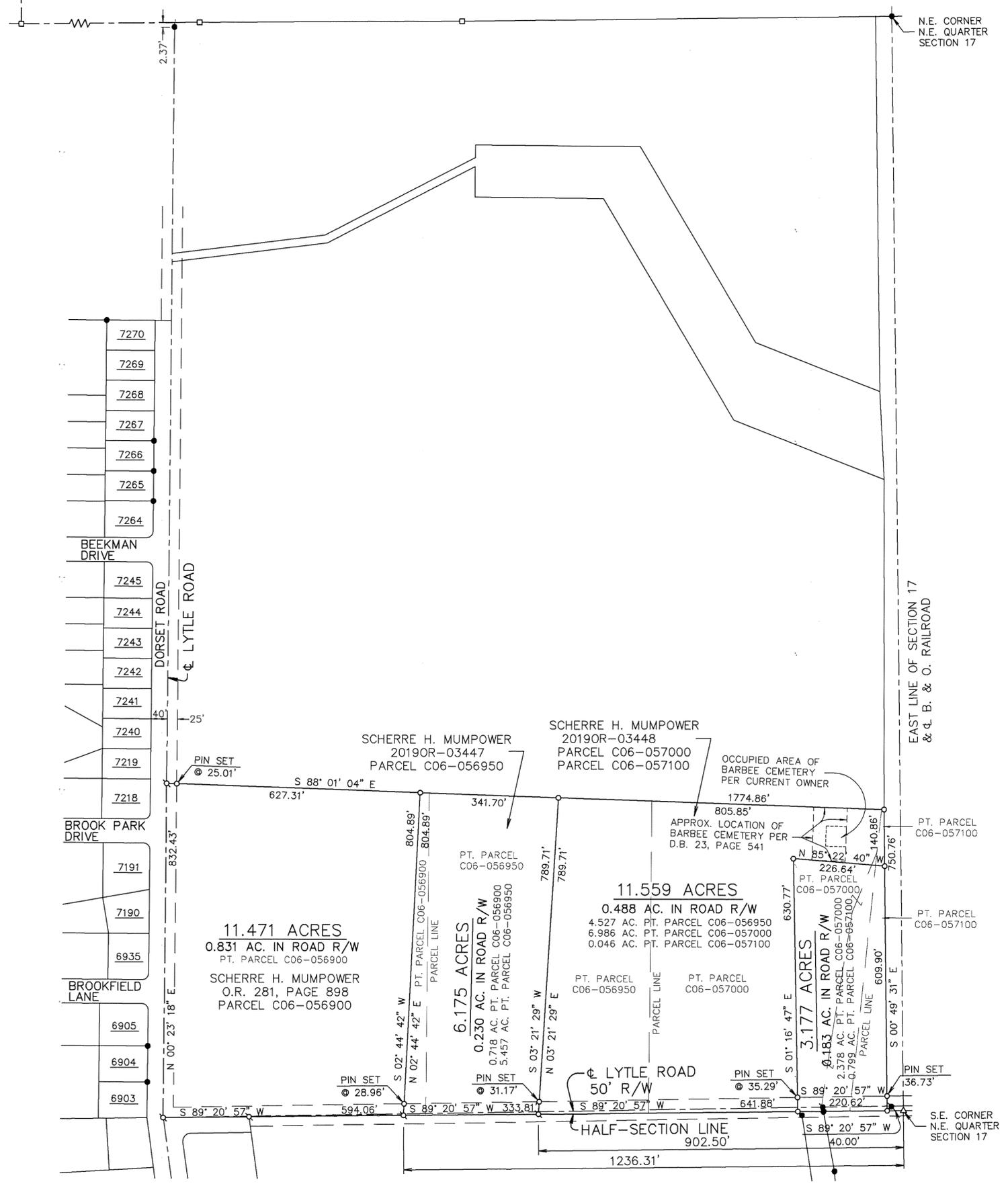


4-22-19



- Legend**
- ✦ Mag nail found
 - Iron pin found
 - ⊠ Mag nail set
 - △ Landscape nail set
 - Stone found
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 04, Pg. 279
 - Vol. 04, Pg. 379
 - Vol. 06, Pg. 07
 - Vol. 12, Pg. 59
 - Vol. 21, Pg. 97
 - Vol. 25, Pg. 51
 - Vol. 28, Pg. 179
 - Vol. 37, Pg. 02
 - Vol. 38, Pg. 96
 - Vol. 47, Pg. 140
 - Vol. 49, Pg. 132
 - Vol. 57, Pg. 06
- Miami County Engineer's Record of Land Surveys
- Vol. 14, Pg. 120
 - Vol. 18, Pg. 39
- Miami County Engineer's Record of Lot Surveys
- P.B. 11, Pg. 39
 - P.B. 12, Pg. 145
 - P.B. 14, Pg. 101
 - P.B. 14, Pg. 126
- Miami County Recorder's Plat Record
- D.B. 23, PG. 541
 - D.B. 473, PG. 535
 - D.B. 509, PG. 251
 - O.R. 218, PG. 898
- Miami County Recorder's Deed Record



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul R. Hierskamp, P.E., P.S.
MIAMI COUNTY ENGINEER

Devs. [Signature] 4/26/19
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

[Signature] 4/30/19
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

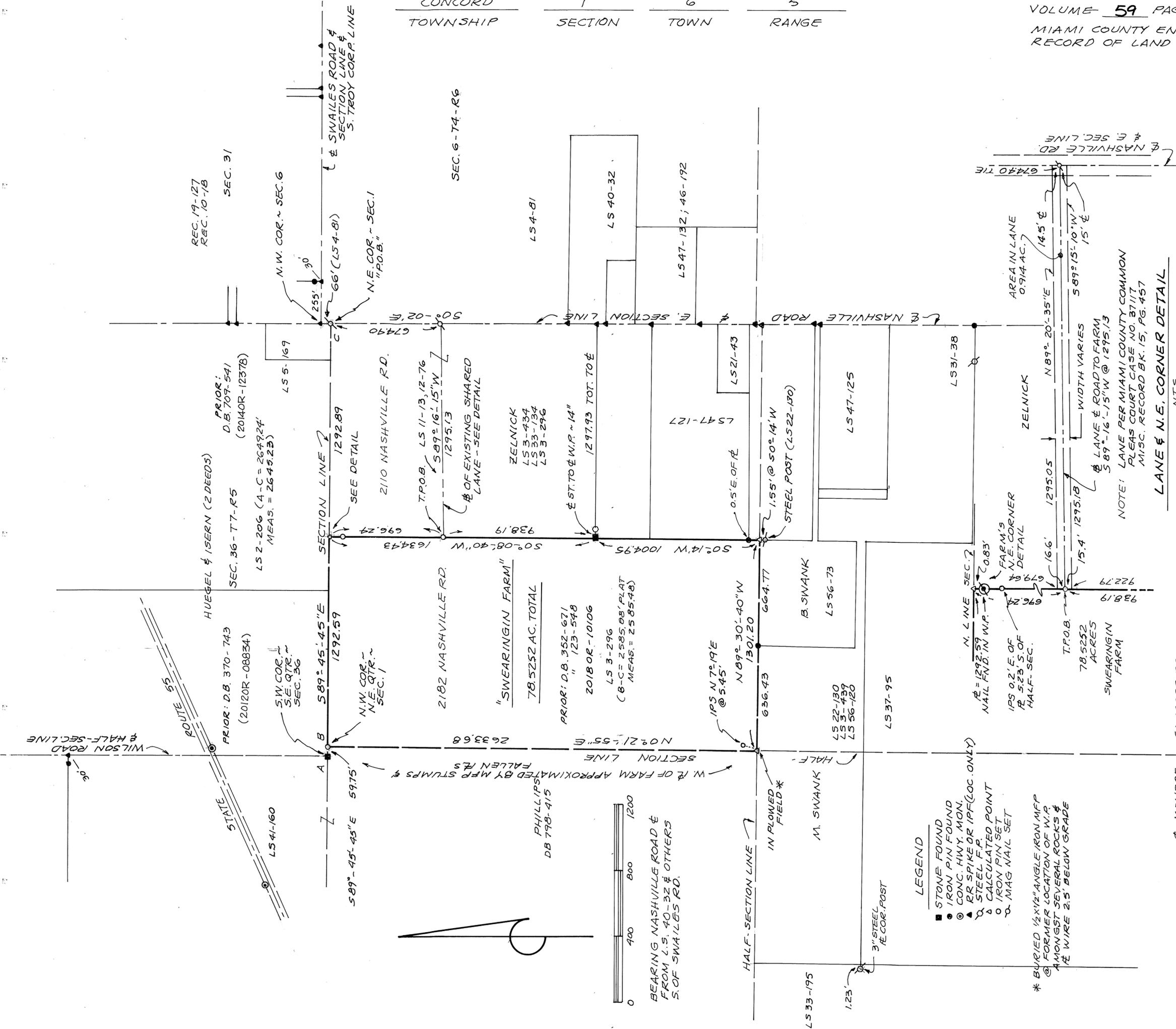
BY: *[Signature]* R.G.
DATE: 4/29/19
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 4 tracts for Roger & Sherre Mumpower.



Michael W. Cozatt 4/25/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 20818 Ph. (937) 339-2921



NOTE: LANE PER MIAMI COUNTY COMMON PLEAS COURT CASE NO. 37117 MISC. RECORD BK. 15, PG. 457

LANE & N.E. CORNER DETAIL
 N.T.S.
 LANE FOR BENEFIT OF BELNICK & SWEARINGIN TRACTS



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

Survey of 78.5252 acres off Nashville Road for Michael Swearingin & Judith Montjoy
 Steven W. Leffel 4/21/19

- LEGEND
- STONE FOUND
 - IRON PIN FOUND
 - CONC. HWY. MON.
 - ▲ RR SPIKE OR I.P.F. (LOC. ONLY)
 - ⊙ STEEL F.P. OR I.P.F. (LOC. ONLY)
 - ⊕ CALCULATED POINT
 - IRON PIN SET
 - ⊖ MAG NAIL SET

* BURIED 1/2x1/2" ANGLE IRON MFP
 @ FORMER LOCATION OF W.P.
 AMONGST SEVERAL ROCKS &
 WIRE 2.5' BELOW GRADE

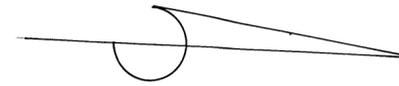
CORRECTING SURVEY FOR MARY GIESSEMAN OF SURVEY ERROR IN 1983 LOT SURVEY LOT 16-182 WHICH INCORRECTLY CREATED A LOT LINE RUNNING THRU HOUSE AT 773 WINDSOR RD., TROY, OHIO - INLOT 4301.



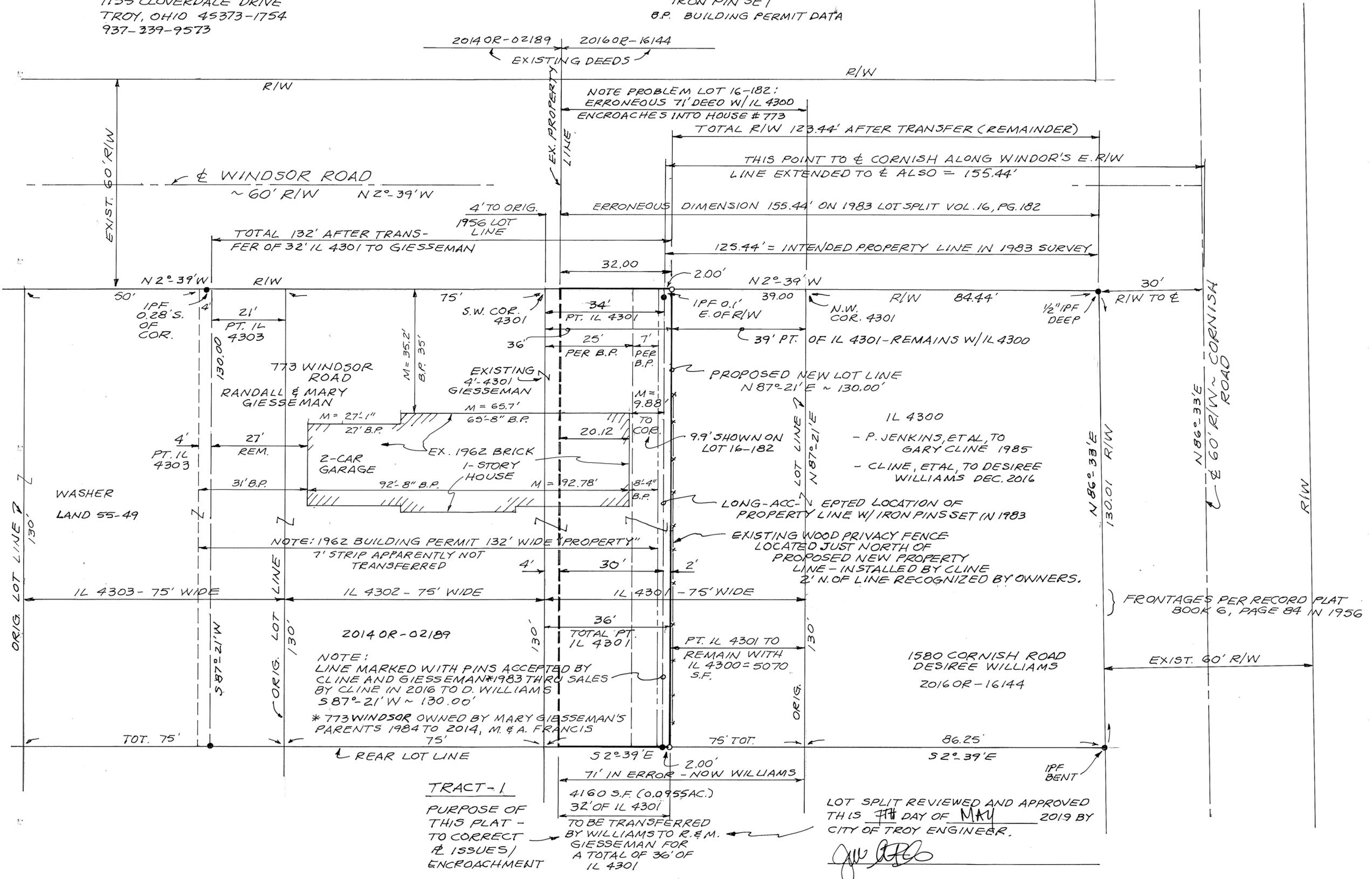
Steven D. Leffel 4/13/19 STEVEN D. LEFFEL PROFESSIONAL SURVEYOR NO. 6660 1155 CLOVERDALE DRIVE TROY, OHIO 45373-1754 937-339-9573

LEGEND

- IRON PIN FOUND ○ IRON PIN SET B.P. BUILDING PERMIT DATA



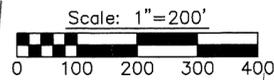
NORTH PER REC. 6-84 & LOT SURVEY 16-182



TRACT-1 PURPOSE OF THIS PLAT - TO CORRECT & ISSUE) ENCROACHMENT 4160 S.F. (0.0955AC.) 32' OF IL 4301 TO BE TRANSFERRED BY WILLIAMS TO R. & M. GIESSEMAN FOR A TOTAL OF 36' OF IL 4301

LOT SPLIT REVIEWED AND APPROVED THIS 7TH DAY OF MAY 2019 BY CITY OF TROY ENGINEER.

Handwritten signature of the engineer.



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

- References**
- Vol. 10, Pg. 92
 - Vol. 13, Pg. 06
 - Vol. 19, Pg. 126
 - Vol. 27, Pg. 172
 - Vol. 28, Pg. 104
 - Vol. 34, Pg. 131
 - Vol. 46, Pg. 99
 - Vol. 50, Pg. 20
- Miami County Engineer's Record of Land Surveys

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

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Paul P. Huelskamp 4/29/19
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.

18.990 ACRE TRACT & 3.721 ACRE TRACT

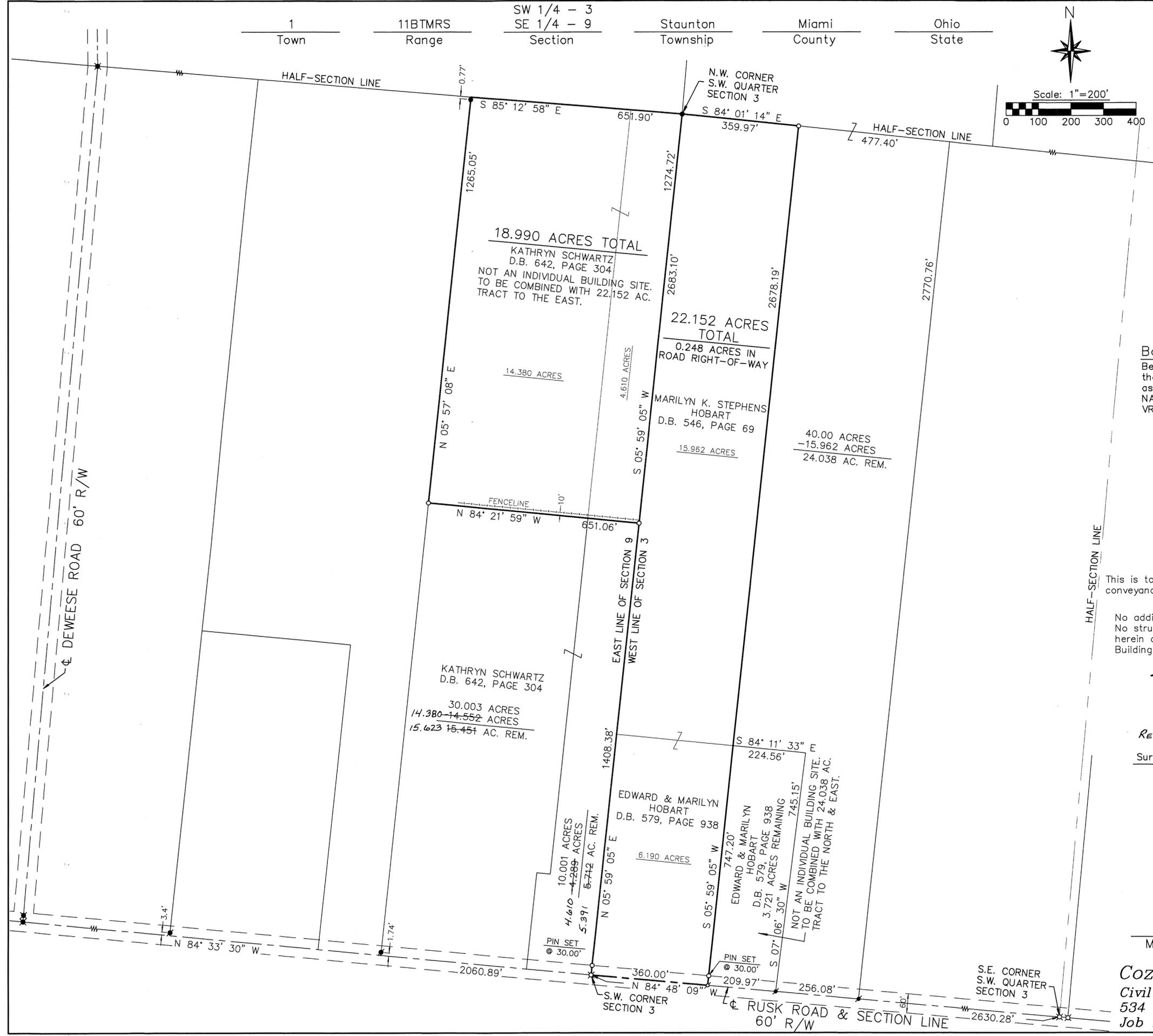
D. J. ... 5/18/19
Secretary
Miami County Planning Commission

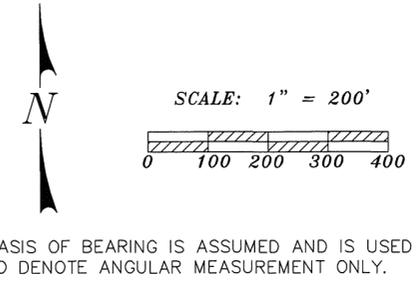
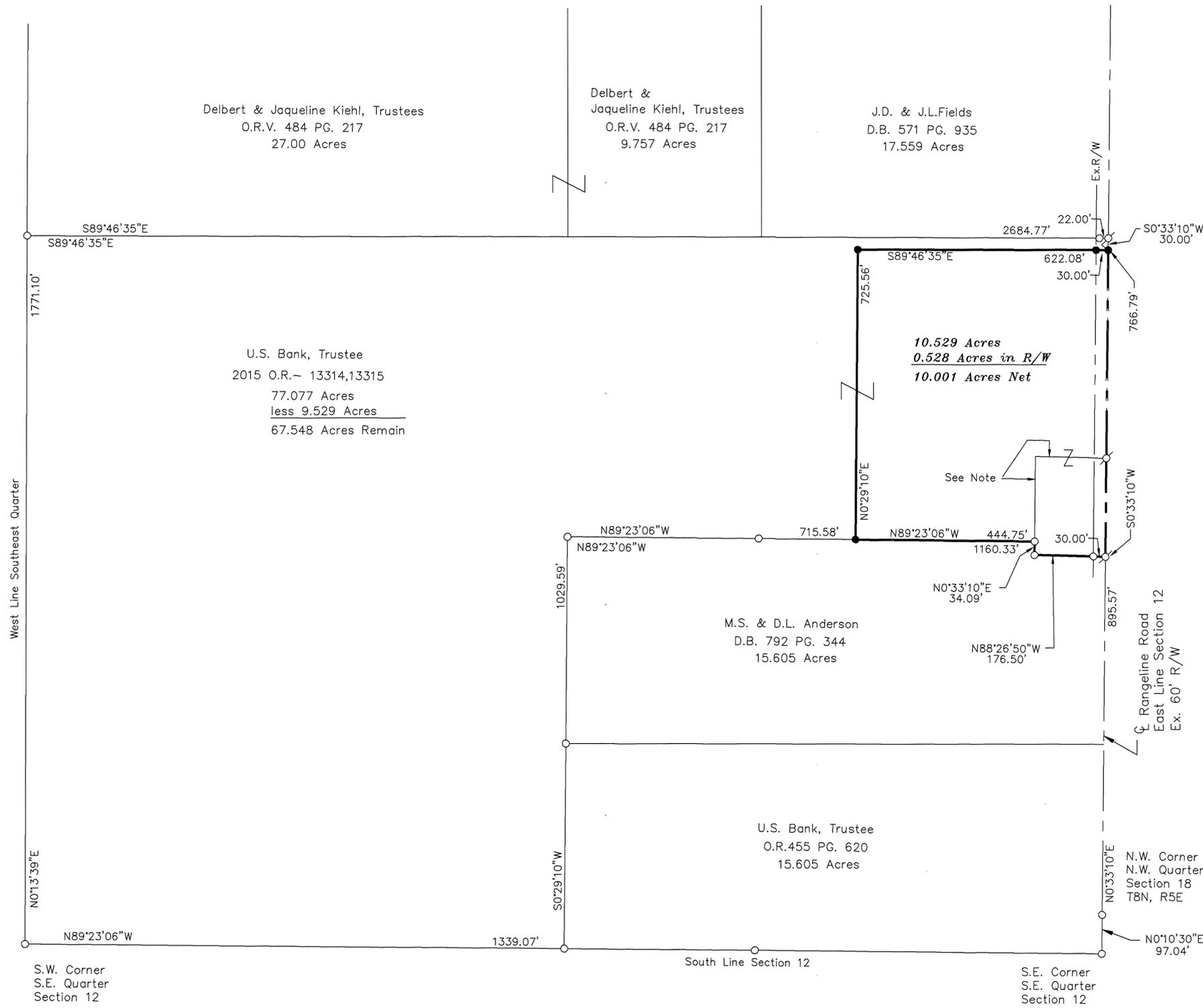
REM. AC. CORRECTED 5-13-2019 D. VENTURA DEP. ENG.
Survey of 2 tracts for Ed Hobart and Katherine Schwartz.



Michael W. Cozatt 4/29/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 04719 Ph. (937) 339-2921





LEGEND

- STONE FOUND
- ⊗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ CONCRETE POST FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LUBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

Miami County Engineer's Record of Land Surveys
 Survey Volume 33 Page 22
 Survey Volume 47 Page 20
 Survey Volume 54 Page 73

Note: These 2 lines to be Vacated.

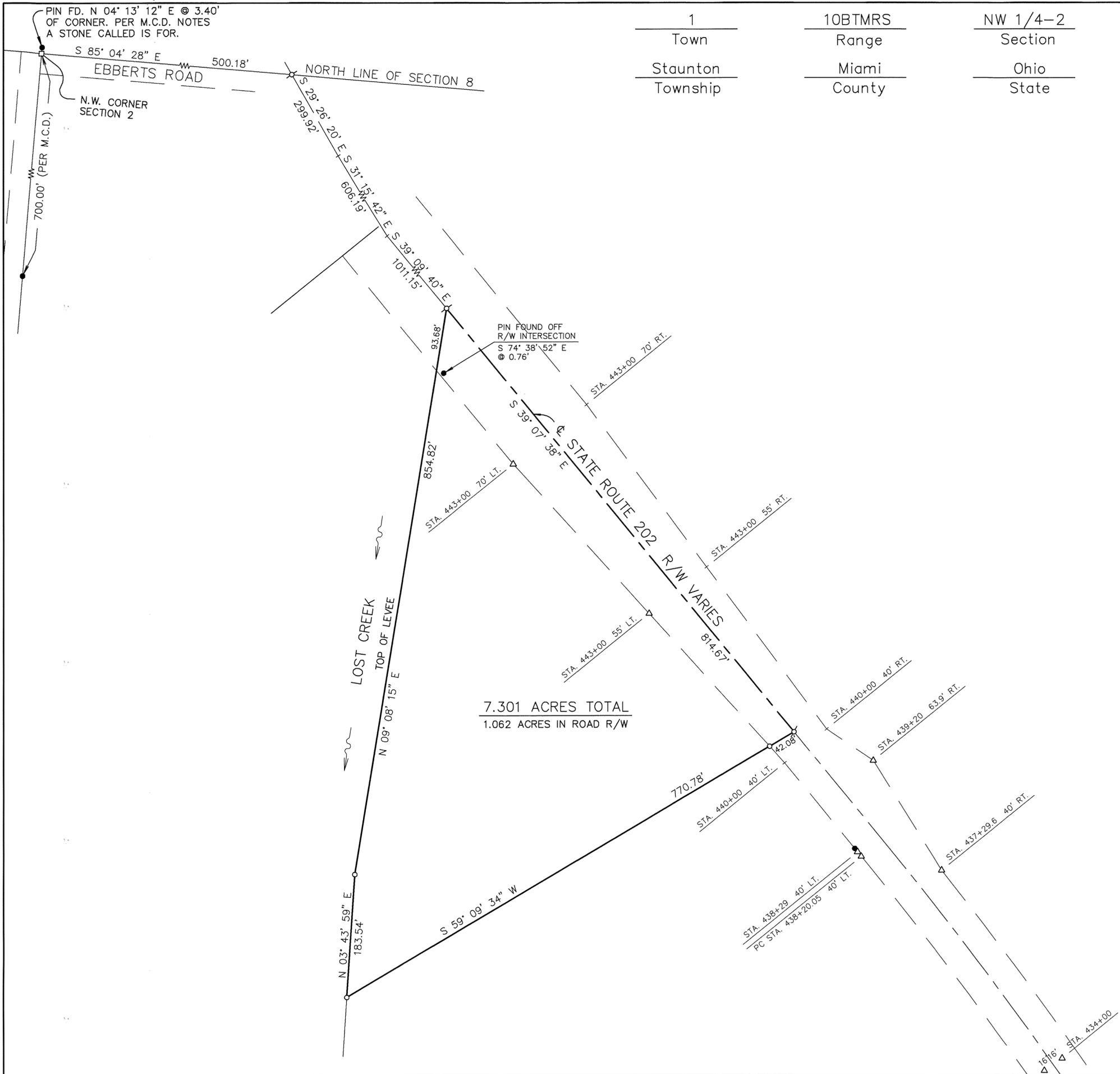
The new 10.529 acre tract includes 9.529 acres from the 77.077 tract and all of the 1.000 acre tract.

SURVEY FOR JOSH McMILLION



Larry J. Bill
 LARRY J. BILL, P.S. #7557
 May 8, 2019
 DATE

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



1	10BTMRS	NW 1/4-2
Town	Range	Section
Staunton	Miami	Ohio
Township	County	State

Volume 59 Page 54
 Miami County Engineer's
 Record of Land Surveys



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

Legend

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

References

- Vol. 05, Pg. 36
 - Vol. 05, Pg. 37
 - Vol. 15, Pg. 178
 - Vol. 28, Pg. 157
 - Vol. 34, Pg. 40
 - Vol. 36, Pg. 65
 - Vol. 49, Pg. 128
 - Vol. 52, Pg. 122
 - Vol. 57, Pg. 163
 - Vol. 57, Pg. 193
- Miami County Engineer's
Record of Land Surveys

O.D.O.T. R/W MAP MIA-202-(8.13-8.56)

Basis of Bearings

Bearings are based on the centerline of State Route 202, bearing S 39° 07' 38" E, as taken from the State Plane Coordinate System, NAD83, 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Approval

Approved by the Miami County Planning Commission; No Plat Required.

FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY.

D.S. 4/30/19
 DAN SUERDIECK
 MIAMI COUNTY PLANNING DEPARTMENT

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
 MIAMI COUNTY ENGINEER
Dan M. Stiffin 4/29/19
 DEPUTY DATE

Survey of 7.301 acres for Josh Fulton.



Michael W. Cozatt 4/29/19
 Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 03619 Ph. (937) 339-2921

FIELD WORK CONDUCTED
 FIRST QUARTER 2017

LEGEND

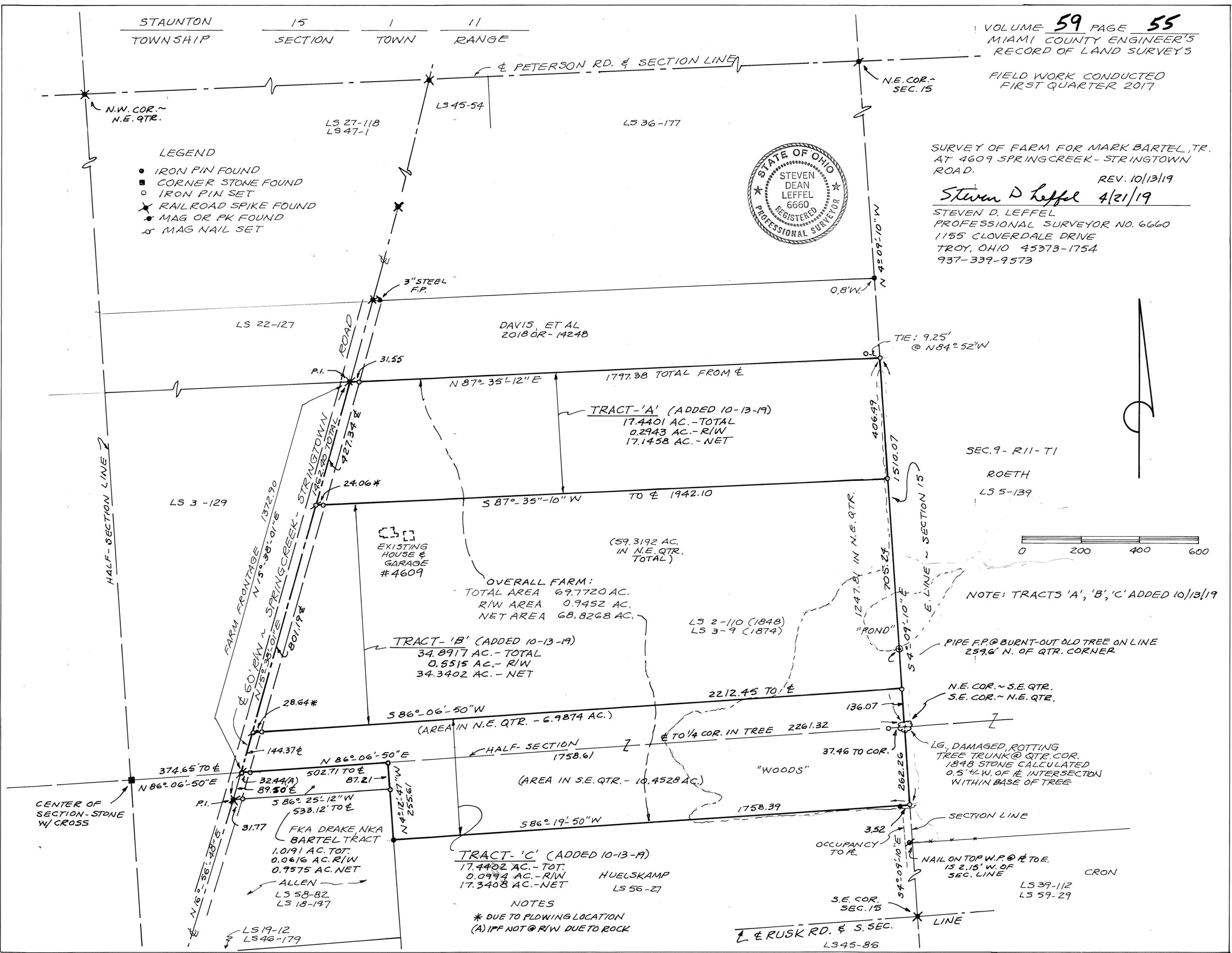
- IRON PIN FOUND
- CORNER STONE FOUND
- IRON PIN SET
- ✕ RAILROAD SPIKE FOUND
- ★ MAG OR PK FOUND
- ✂ MAG NAIL SET



SURVEY OF FARM FOR MARK BARTEL, TR.
 AT 4609 SPRINGCREEK - STRINGTOWN
 ROAD.

REV. 10/13/19

Steven D Leffel 4/21/19
 STEVEN D. LEFFEL
 PROFESSIONAL SURVEYOR NO. 6660
 1155 CLOVERDALE DRIVE
 TROY, OHIO 45373-1754
 937-339-9573



OVERALL FARM:
 TOTAL AREA 69.7720 AC.
 R/W AREA 0.9452 AC.
 NET AREA 68.8268 AC.

TRACT - 'B' (ADDED 10-13-19)
 34.8917 AC. - TOTAL
 0.5515 AC. - R/W
 34.3402 AC. - NET

TRACT - 'C' (ADDED 10-13-19)
 17.4402 AC. - TOT.
 0.0994 AC. - R/W
 17.3408 AC. - NET

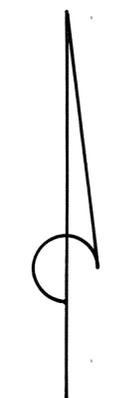
NOTES
 * DUE TO PLOWING LOCATION
 (A) IFF NOT @ R/W DUE TO ROCK

NOTE: TRACTS 'A', 'B', 'C' ADDED 10/13/19

PIPE F.P. @ BURNT-OUT OLD TREE ON LINE
 259.6' N. OF QTR. CORNER

LG. DAMAGED, ROTTING
 TREE TRUNK @ QTR. COR.
 1848 STONE CALCULATED
 0.5' W. OF E. INTERSECTION
 WITHIN BASE OF TREE

NAIL ON TOP W.P. @ E TO E.
 15 2.15' W. OF
 SEC. LINE



4
TOWN

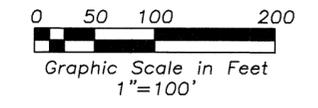
6E
RANGE

26 SW 1/4
SECTION

MONROE
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 13, Page 109
Volume 55, Page 22
(Basis of Bearings)

Survey of 10.504 Ac.
for Dave Dunaway

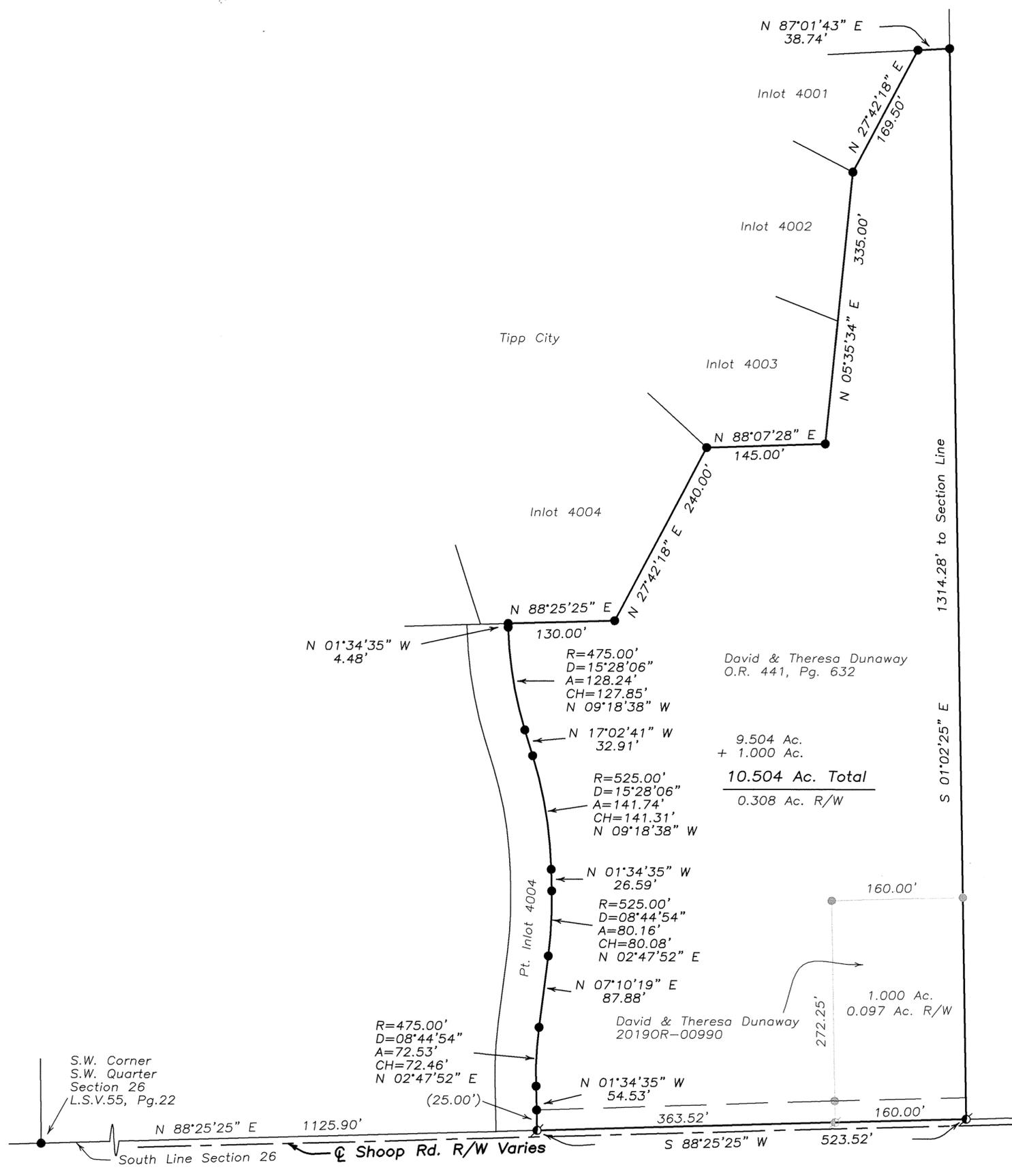
Note:
This survey is to combine tracts
owned by Dunaway in to one
legal description.



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. 09519 (937) 339-2921
File Name: C:\Jobs\2019\09519.dwg
Drawn by: DMC ~ Checked by: MWC



2
Town

9BTMRS
Range

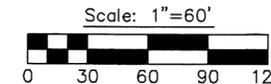
N.E. 1/4 - 16
Section

Bethel
Township

Miami
County

Ohio
State

Volume 59 Page 57
Miami County Engineer's Record
of Land Surveys



Legend

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

References

- Vol. 08, Pg. 160
 - Vol. 08, Pg. 180
 - Vol. 14, Pg. 52
 - Vol. 15, Pg. 44
 - Vol. 23, Pg. 140
 - Vol. 26, Pg. 180
 - Vol. 33, Pg. 40
 - Vol. 34, Pg. 71
- Miami County Engineer's
Record of Land Surveys

Basis of Bearings

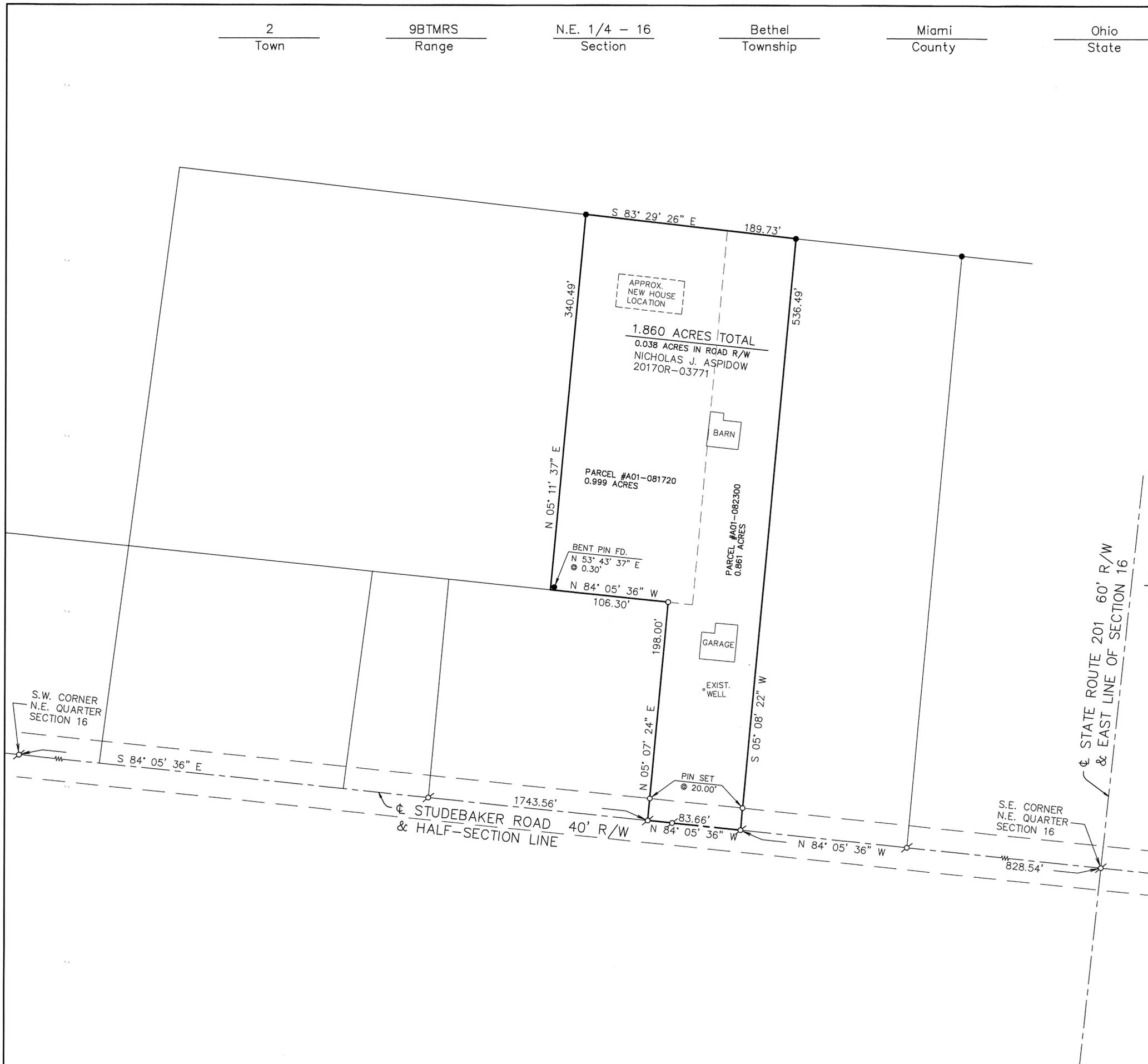
Bearings are based on the centerline of Studebaker Road and half-section line, bearing N 84° 05' 36" W, as taken from the State Plane Coordinate System, NAD83, 2011 Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 1.860 Acres for Kristen Hemmings.



Michael W. Cozatt 4/17/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 07519 Ph. (937) 339-2921

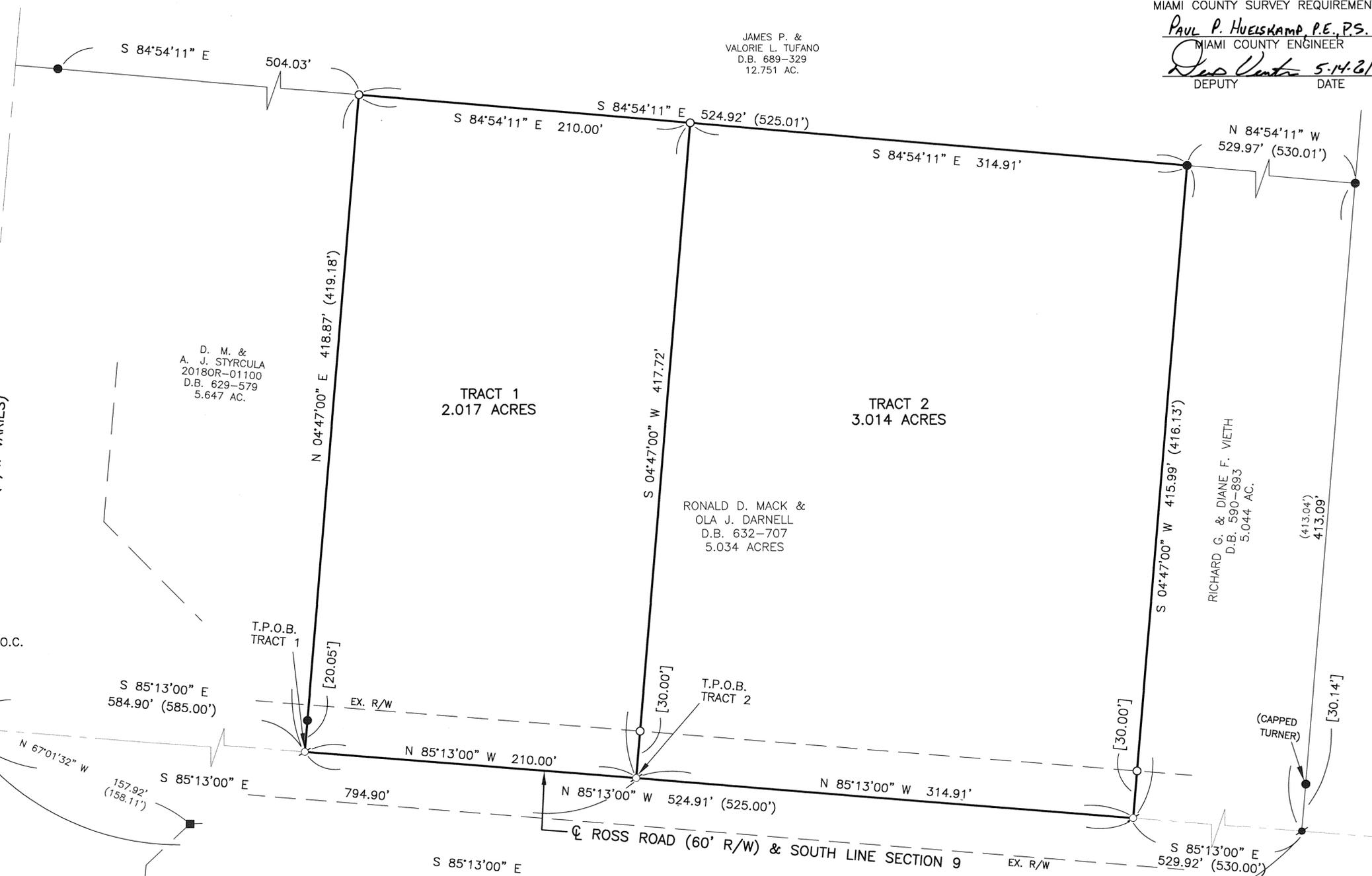


APPROVED
SUBJECT TO ZONING APPROVAL
BY: *James P. & Valorie L. Tufano, P.S.*
DATE: 5/15/19
MIAMI COUNTY HEALTH DISTRICT

APPROVED
MIAMI COUNTY PLANNING COMMISSION
DATE: 5/16/19
SECRETARY: *D. B. ...*

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
Deputy: *Paul P. Huelshamp* 5-14-2019
DEPUTY DATE

JAMES P. &
VALORIE L. TUFANO
D.B. 689-329
12.751 AC.



SOUTHWEST SECTION CORNER SECTION 9
PER R/W PLANS:
MONTGOMERY-MIAMI COUNTY
MOT-201-9.57
MIA-201-0.00-1.74
(MONUMENT BOX PAVED OVER)

- 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
 - CONC. R/W MONUMENT FOUND
- () REFERENCED DISTANCE OF RECORD

REFERENCES

LAND SURVEYS:
VOLUME 45, PAGE 176
VOLUME 45, PAGE 083
VOLUME 32, PAGE 103

R/W PLANS:
MONTGOMERY-MIAMI COUNTY
MOT-201-9.57
MIA-201-0.00-1.74
DEEDS AS REFERENCE HEREON

OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) BEING THE CENTERLINE OF ROSS ROAD N 85°13'00" 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.
OHIO REGISTERED PROFESSIONAL SURVEYOR #7456

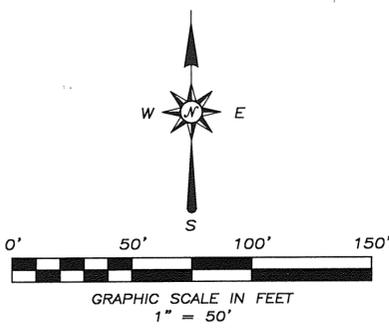
LOT SPLIT SURVEY FOR RANDY BITSKO
LOCATED IN MIAMI COUNTY ~ DATE 05/13/2019

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

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 #627.18 DRAWN BY: GS CHECKED BY: JJB





Legend

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

References

- Vol. 04, Pg. 188
 - Vol. 07, Pg. 82
 - Vol. 09, Pg. 167
 - Vol. 12, Pg. 18
 - Vol. 13, Pg. 136
 - Vol. 14, Pg. 170
 - Vol. 16, Pg. 03
 - Vol. 18, Pg. 169
 - Vol. 23, Pg. 100
- Miami County Engineer's
Record of Lot Surveys
- Vol. 45, Pg. 182 } Miami County Engineer's
 - Vol. 50, Pg. 52 } Record of Land Surveys
- P.B. 10, Pg. 142 } Miami County Recorder's
 - P.B. 11, Pg. 15 } Plat Records

Basis of Bearings

Bearing are based on the north line of Outlot 75 and the south line of Hayes Street, Bearing S 71° 21' 09" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Monument Note

All monumentation is found or set as shown and is good condition unless otherwise noted.

Survey of part of Outlot 75 in West Milton
for Shaun Cartwright.



Michael W. Cozatt 5/20/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 09319 Ph. (937) 339-2921

8
TOWN

5
RANGE

NE1/4-21
SECTION

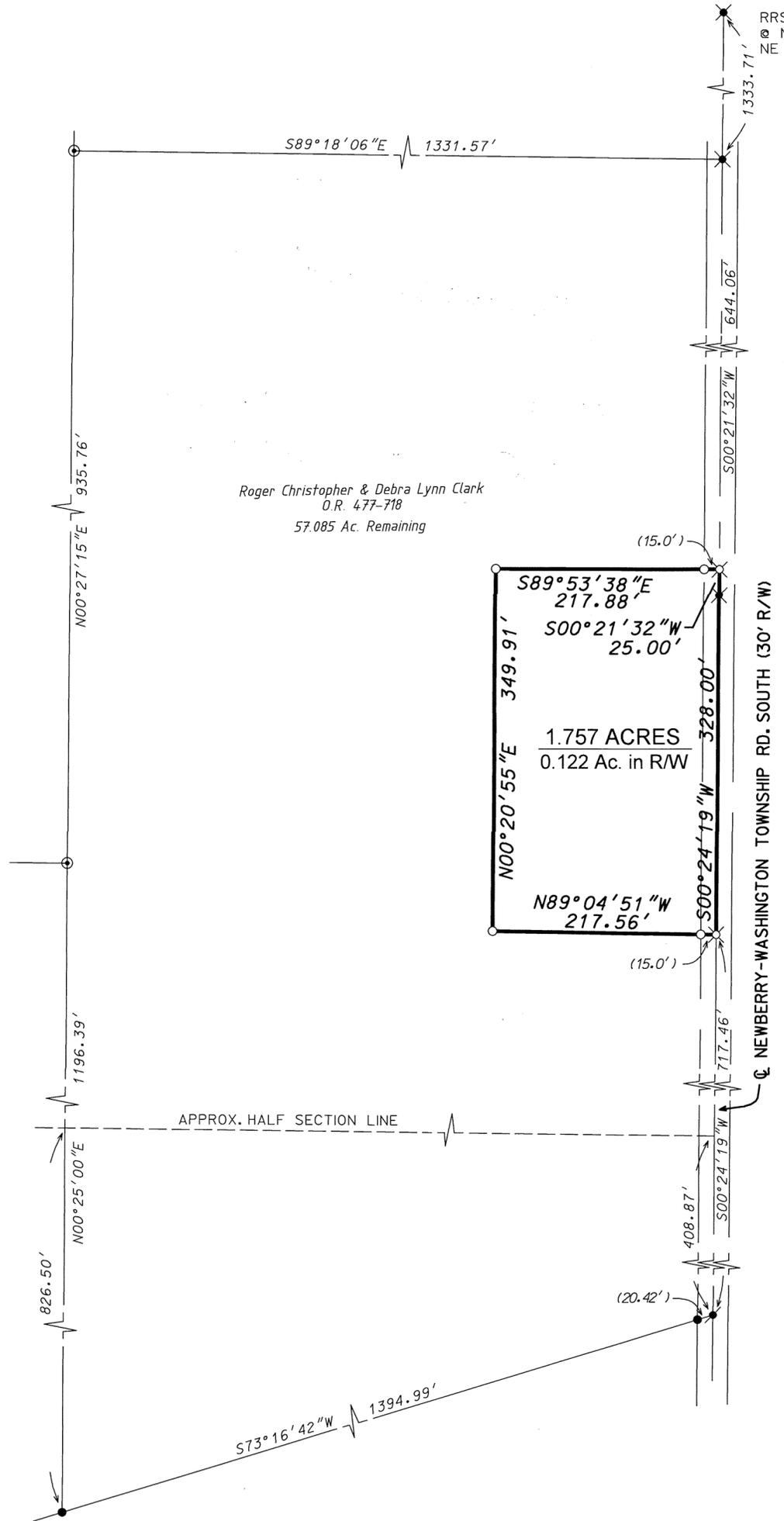
NEWBERRY
TOWNSHIP

MIAMI
COUNTY

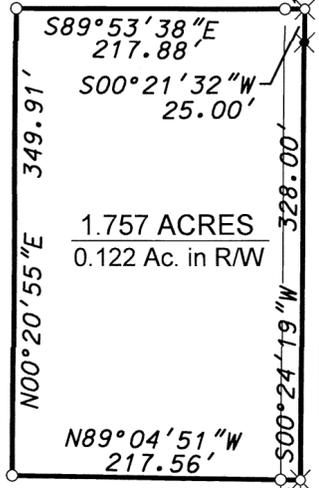
OHIO
STATE

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

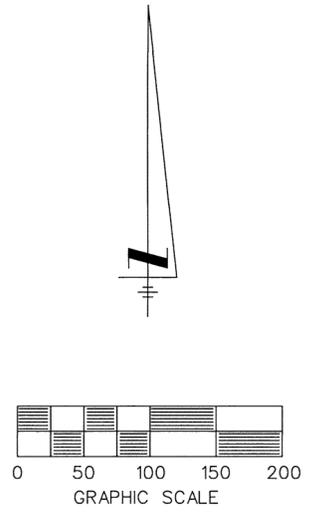
RRS FOUND
NE CORNER
NE 1/4 OF SECT. 21



Roger Christopher & Debra Lynn Clark
O.R. 477-718
57.085 Ac. Remaining



- LEGEND -
- ⊙ STEEL POST FOUND
 - IRON PIN FOUND
 - ✕ RAILROAD SPIKE FOUND
 - ⦿ GIN SPINDLE FOUND
 - ⊗ RAILROAD SPIKE SET
 - 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"



REFERENCES

- VOL. 44, PG. 153
 - VOL. 40, PG. 93
 - VOL. 40, PG. 194
 - VOL. 45, PG. 192
 - VOL. 46, PG. 75
- } MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

APPROVED
 Subject to Zoning Approval
 By [Signature]
 Date 5/21/19
 Miami County Health District

APPROVED
 Miami County Planning Commission
 Date 5/20/19
 Secretary [Signature]

Certified to Conform With
 Miami County Survey Requirements
PAUL P. HUELSKAMP, P.E., P.S.
 Miami County Engineer
[Signature] Date 5-8-2019
 Deputy Date

SURVEY OF 1.757 ACRE TRACT
FOR ROGER CHRISTOPHER &
DEBRA LYNN CLARK



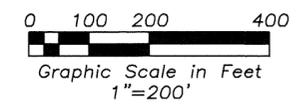
Robert Cron MARCH 13, 2019
 ROBERT L. CRON, P.S. #8140 DATE

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

2 TOWN 10 BTMRS RANGE SE 1/4 SW 1/4 SECTION LOSTCREEK TOWNSHIP MIAMI COUNTY OHIO STATE

Volume 59 Page 62
Miami County Engineer's Record of Land Surveys

NE 1/4
35 NW 1/4
SECTION
ELIZABETH
TOWNSHIP



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 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

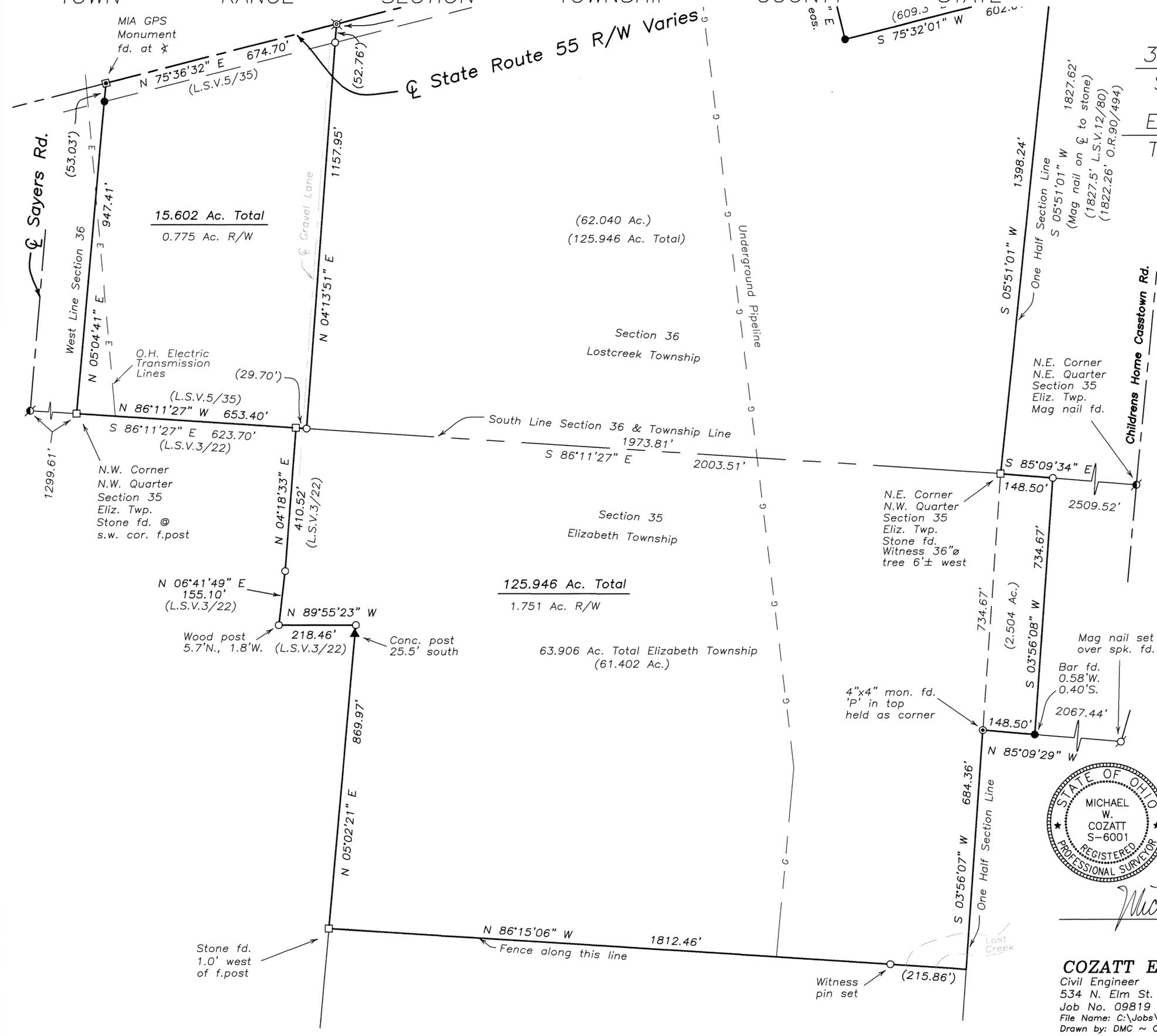
Basis of Bearings:
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

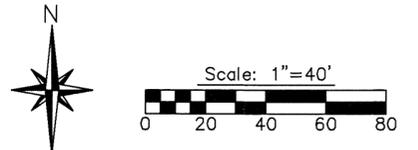
Survey of 6 tracts for Robert Tweed



Michael W. Cozatt 5/22/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 09819 (937) 339-2921
File Name: C:\Jobs\2019\09819\09819survey.dwg
Drawn by: DMC ~ Checked by: MWC Sheet 2/2





- Legend**
- Iron pin found
 - ✱ Concrete monument found
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 49, Pg. 161 } Miami County Engineer's Record of Land Surveys
 - Vol. 10, Pg. 16 } Miami County Engineer's Record of Lot Surveys
 - Vol. 16, Pg. 92
 - Vol. 16, Pg. 184
 - Vol. 17, Pg. 46
 - Vol. 17, Pg. 80
 - P.B. 02, Pg. 139 } Miami County Recorder's Plat Records
 - P.B. 02, Pg. 169
 - P.B. 09, Pg. 71
 - P.B. 12, Pg. 79
 - P.B. 13, Pg. 148
 - P.B. 14, Pg. 13

Basis of Bearings
Bearings are based on the west line of County Road 25-A, bearing N 06° 06' 56" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Monument Note
Monuments shown found or set hereon are in good condition unless noted otherwise.

Survey of Inlot 6408 & Pt. Inlot 7543 in Piqua for Dennis and Kelly Browning.



Michael W. Cozatt 5/13/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 07019 Ph. (937) 339-2921

6
TOWN

5E
RANGE

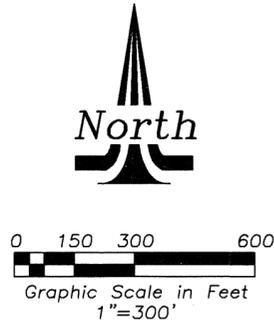
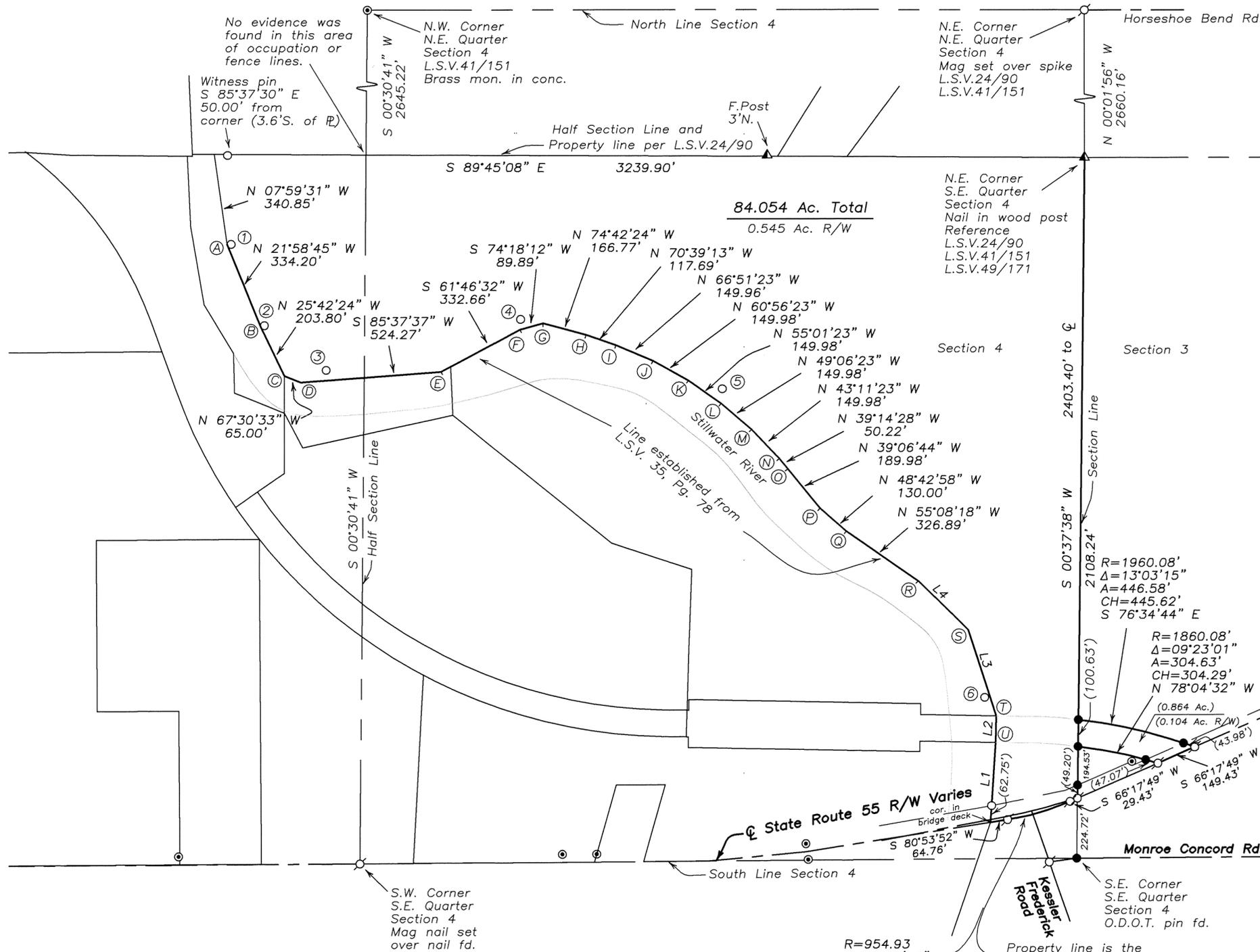
3 SW 1/4
4 SE 1/4 SW 1/4
SECTION

UNION
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 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
- ▲ Wood Post

References

- Miami County Engineer's Record of Land Surveys
 - Volume 24, Page 90
 - Volume 26, Page 83
 - Volume 31, Page 185
 - Volume 35, Page 78
 - Volume 36, Page 121
 - Volume 47, Page 164
 - Volume 47, Page 183
 - Volume 49, Page 171
- Miami County Recorder's Deed Records
 - Volume 648, Page 545
- O.D.O.T. R/W Maps
 - MIA-55-(4.52)(4.71)

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 84.054 Ac. for Trenton Runkle

Line Data for witness pins along river:

A-1 S 90°00'00" E 15.00'	J-5 S 67°58'14" E 277.80'	S-6 S 13°31'52" E 261.50'
B-2 N 69°35'23" E 15.00'	K-5 S 76°04'24" E 130.25'	T-6 N 31°40'26" W 81.66'
C-3 N 82°07'05" E 156.31'	L-5 N 03°41'40" E 54.74'	U-6 N 13°35'28" W 174.37'
D-3 N 63°57'48" E 105.48'	M-5 N 35°42'35" W 188.20'	
E-3 N 89°09'12" W 428.02'	N-5 N 39°01'35" W 337.47'	
F-4 N 03°28'32" E 39.23'	O-5 N 39°03'15" W 387.69'	
G-4 N 79°59'55" W 85.46'	P-5 N 39°04'24" W 577.66'	
H-4 N 76°30'09" W 251.99'	Q-6 S 39°34'11" E 809.53'	
I-4 N 74°38'28" W 369.26'	R-6 S 29°30'42" E 502.35'	

Line Data for Property Line:

L1 N 03°40'32" E 300.31'
L2 N 01°05'26" E 100.00'
L3 N 17°49'16" W 340.06'
L4 N 45°31'06" W 261.08'



Michael W. Cozatt 5/24/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 07919 (937) 339-2921
File Name: C:\Jobs\2019\07919\07919survey.dwg
Drawn by: DMC ~ Checked by: MWC

8
TOWN

5E
RANGE

30
SECTION

NEWBERRY
TOWNSHIP

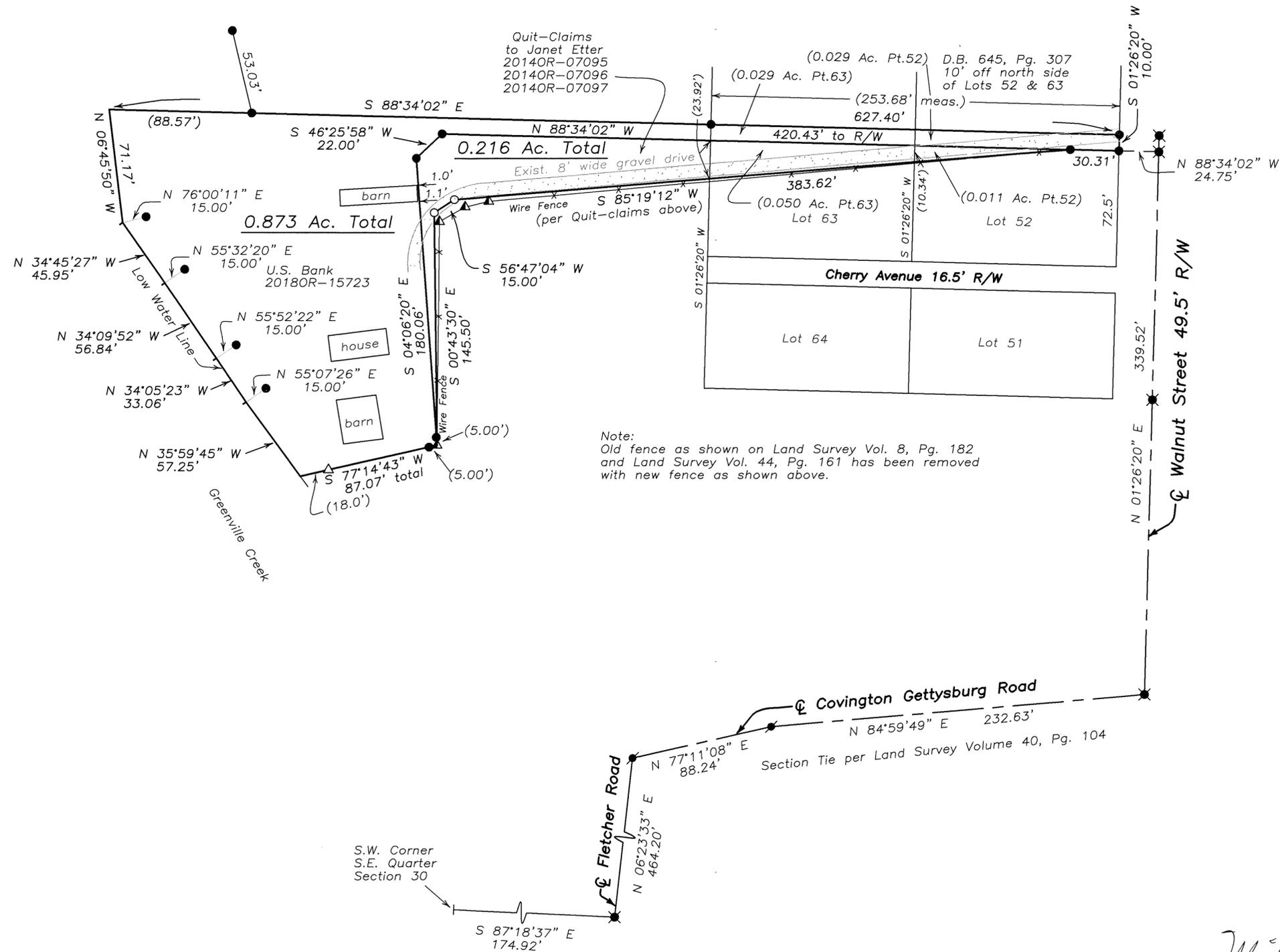
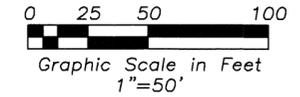
MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 65
Miami County Engineer's
Record of Land Surveys

WEST COVINGTON
UN-INCORPORATED

Pt. 52 & Pt. 63
LOTS



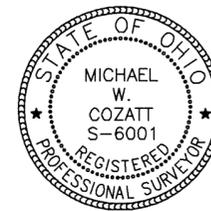
Legend

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

References

- Miami County Engineer's
Record of Land Surveys
Volume 8, Page 182
Volume 39, Page 62
Volume 40, Page 104
Volume 44, Page 161
(Basis of Bearings)

Survey of 0.873 Ac. and 0.216 Ac.
for Title 365 and US Bank



Michael W. Cozatt 5/24/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 11619 (937) 339-2921
File Name: C:\Jobs\2019\11619.dwg
Drawn by: DMC ~ Checked by: MWC

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

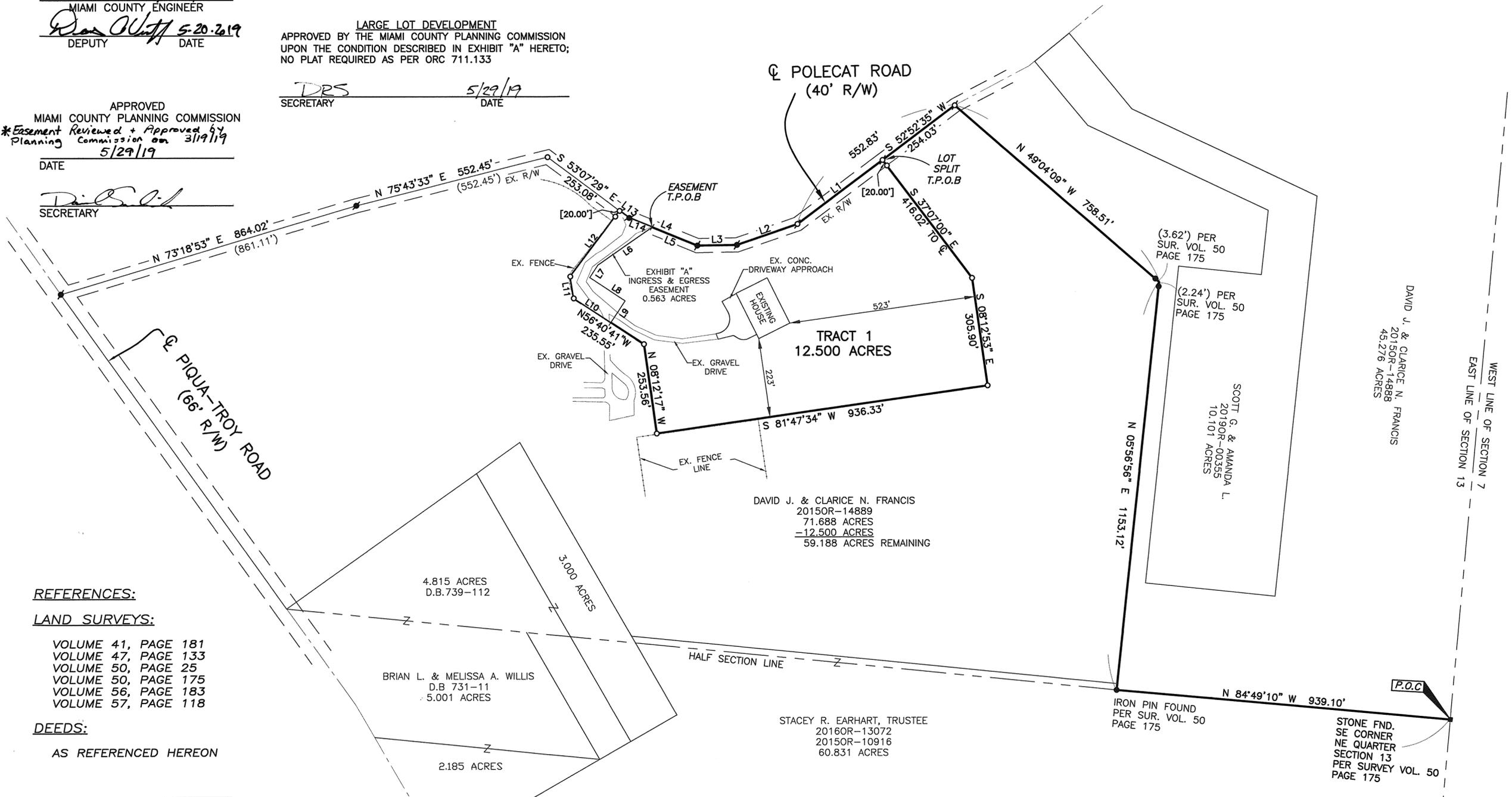
Paul P. Huelskamp
DEPUTY DATE 5/20/19

LARGE LOT DEVELOPMENT
APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION
UPON THE CONDITION DESCRIBED IN EXHIBIT "A" HERETO;
NO PLAT REQUIRED AS PER ORC 711.133

DRS SECRETARY DATE 5/29/19

APPROVED
MIAMI COUNTY PLANNING COMMISSION
*Easement Reviewed + Approved by
Planning Commission on 3/19/19
5/29/19

DATE
D.R.O.
SECRETARY



REFERENCES:

LAND SURVEYS:

- VOLUME 41, PAGE 181
- VOLUME 47, PAGE 133
- VOLUME 50, PAGE 25
- VOLUME 50, PAGE 175
- VOLUME 56, PAGE 183
- VOLUME 57, PAGE 118

DEEDS:

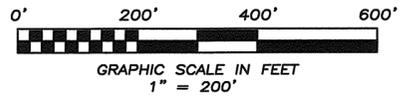
AS REFERENCED HEREON

LINE	BEARING	DISTANCE
L1	S 52°52'35" W	298.80'
L2	S 71°00'52" W	179.44'
L3	S 89°02'02" W	111.03'
L4	N 67°37'27" W	206.12'
L5	N 67°37'27" W	136.97'
L6	S 55°00'12" W	185.64'
L7	S 33°20'02" W	41.49'
L8	S 56°39'58" E	118.92'
L9	S 33°20'02" W	73.09'
L10	N 56°40'41" W	124.13'
L11	N 09°06'34" W	62.05'
L12	N 36°51'48" E	230.70'
L13	S 53°08'12" E	33.61'
L14	S 67°37'27" E	69.15'

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ⊕ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- STONE FOUND

() REFERENCED DISTANCE OF RECORD



BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) BEING THE CENTERLINE OF POLECAT RD. N 73°18'53" 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 DAVID FRANCIS IN MIAMI COUNTY
DATE: MAY 16, 2019



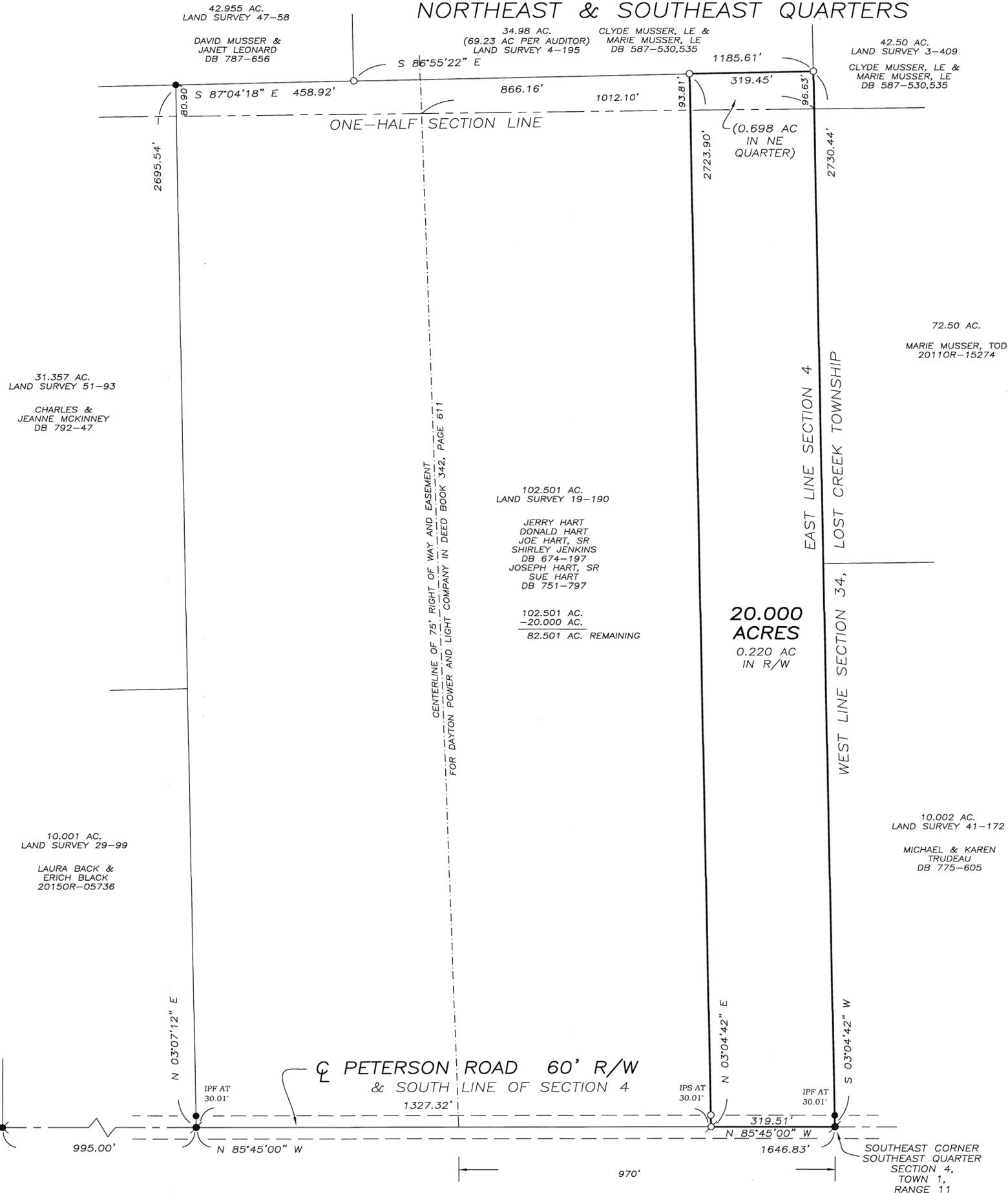
BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

BES JOB # 505.18 DRAWN BY: MRH CHECKED BY: JJB

STAUNTON TOWNSHIP MIAMI COUNTY, OHIO
SECTION 4, TOWN 1, RANGE 11
NORTHEAST & SOUTHEAST QUARTERS

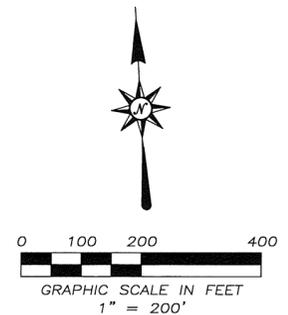
VOLUME 59 PAGE 67
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND**
- 5/8"x30" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ⊘ MAG SPIKE SET
 - MAG NAIL FOUND
 - ✕ RAILROAD SPIKE FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
- VOLUME 4, PAGE 195
 - VOLUME 19, PAGE 190
 - VOLUME 29, PAGE 99
 - VOLUME 30, PAGE 22
 - VOLUME 41, PAGE 172
 - VOLUME 49, PAGE 165
 - VOLUME 53, PAGE 16
- MIAMI COUNTY RECORDER'S
RECORD:
- DEED BOOK 674, PAGE 197
 - DEED BOOK 751, PAGE 797

THE PURPOSE OF THIS SURVEY WAS TO DO A RETRACEMENT OF SURVEY 19-190, CONDUCTED IN 1968, AND THEN SPLIT 20.000 ACRES OFF OF THE EAST END OF THE ORIGINAL FARM. THREE OF THE 5 MONUMENTS FROM THE OLD SURVEY WERE FOUND. AFTER 51 YEARS, SURVEYING EQUIPMENT AND TECHNIQUES HAVE BECOME MORE SOPHISTICATED, AND BEARINGS HAVE BEEN SLIGHTLY ADJUSTED TO THE MODERN MEASUREMENTS.



SURVEY FOR DON HART
IN MIAMI COUNTY, OHIO ~ MAY 19, 2019

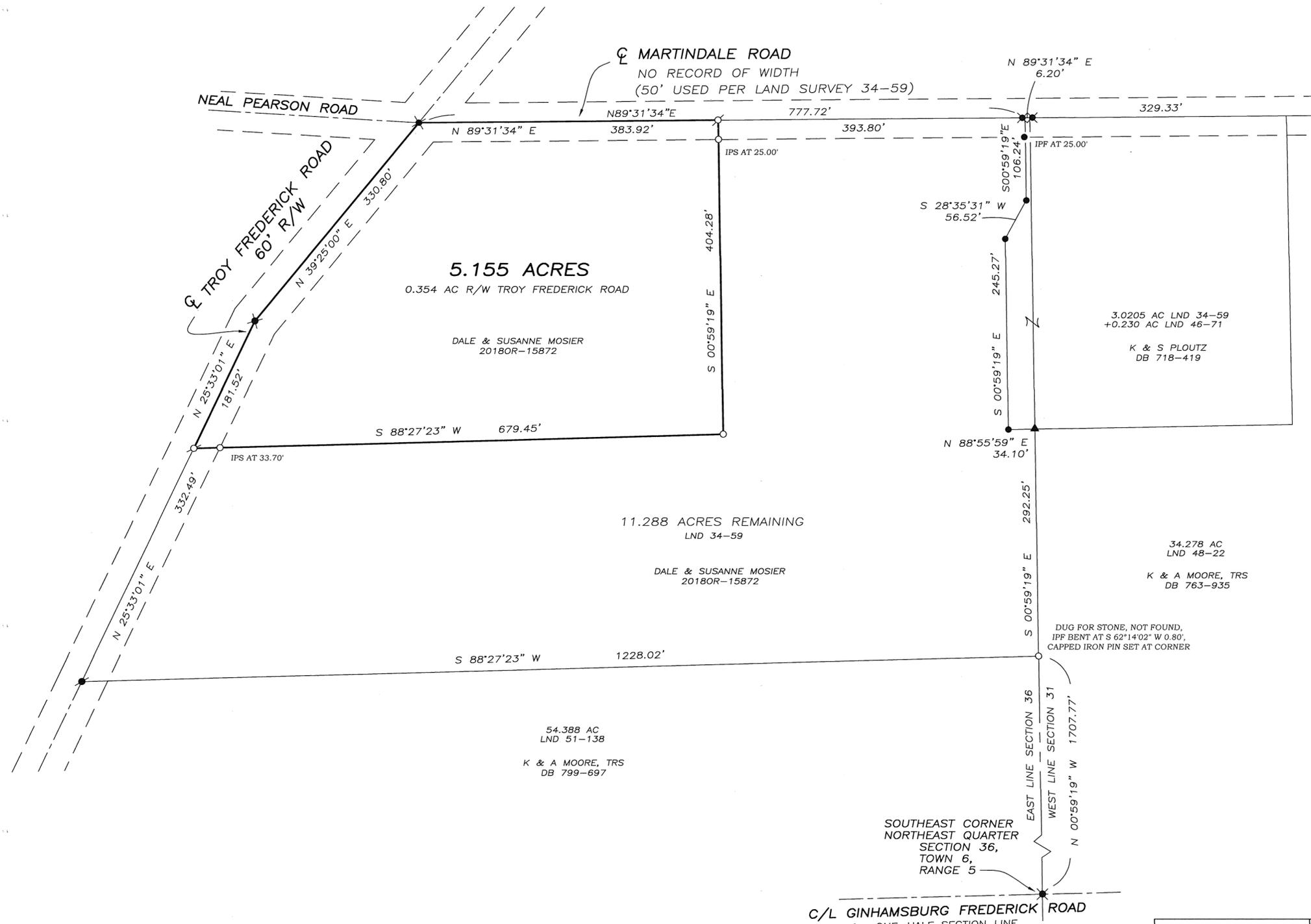
Thomas R. Zechman

THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077

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

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

VOLUME 59 PAGE 68
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



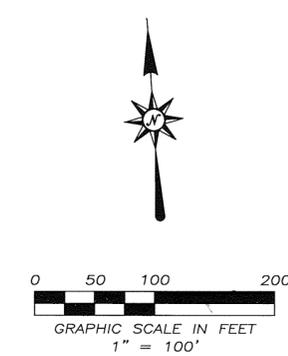
- LEGEND**
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ◻ MAG NAIL SET
 - ◼ MAG OR PK NAIL FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - STONE FOUND
 - ▲ NAIL IN FENCE POST FOUND

REFERENCES
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 34, PAGE 59
VOLUME 46, PAGE 71
VOLUME 51, PAGE 138
VOLUME 52, PAGE 195

BEARINGS CORRESPOND
TO LAND SURVEY 34-59

MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT NO. 2018OR-15872

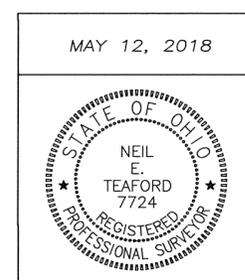
BEARINGS AND DISTANCES ON
REMAINING PART OF 11.288 ACRE
TRACT IN LAND SURVEY 34-59 AND
46-71, SHOWN FOR THE PURPOSE
OF PROVIDING A LEGAL DESCRIPTION
FOR THE REMAINING PARCEL.



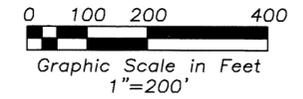
CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, DE, P.S.
MIAMI COUNTY ENGINEER
Deputy
DATE 5/30/2019

APPROVED
MIAMI COUNTY PLANNING COMMISSION
5/31/19
DATE
Secretary
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Henry R. S.
DATE 5/18/19
MIAMI COUNTY
GENERAL HEALTH DEPT.



SURVEY FOR DALE & SUSANNE MOSIER
IN MIAMI COUNTY, OHIO
Neil E. Teaford, P.S. # 7724
NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASTTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724



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 Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- △ Metal Pipe Post

References

- Miami County Engineer's Record of Land Surveys
 Volume 34, Page 156
 Volume 35, Page 17
 Volume 45, Page 29
 Volume 52, Page 5

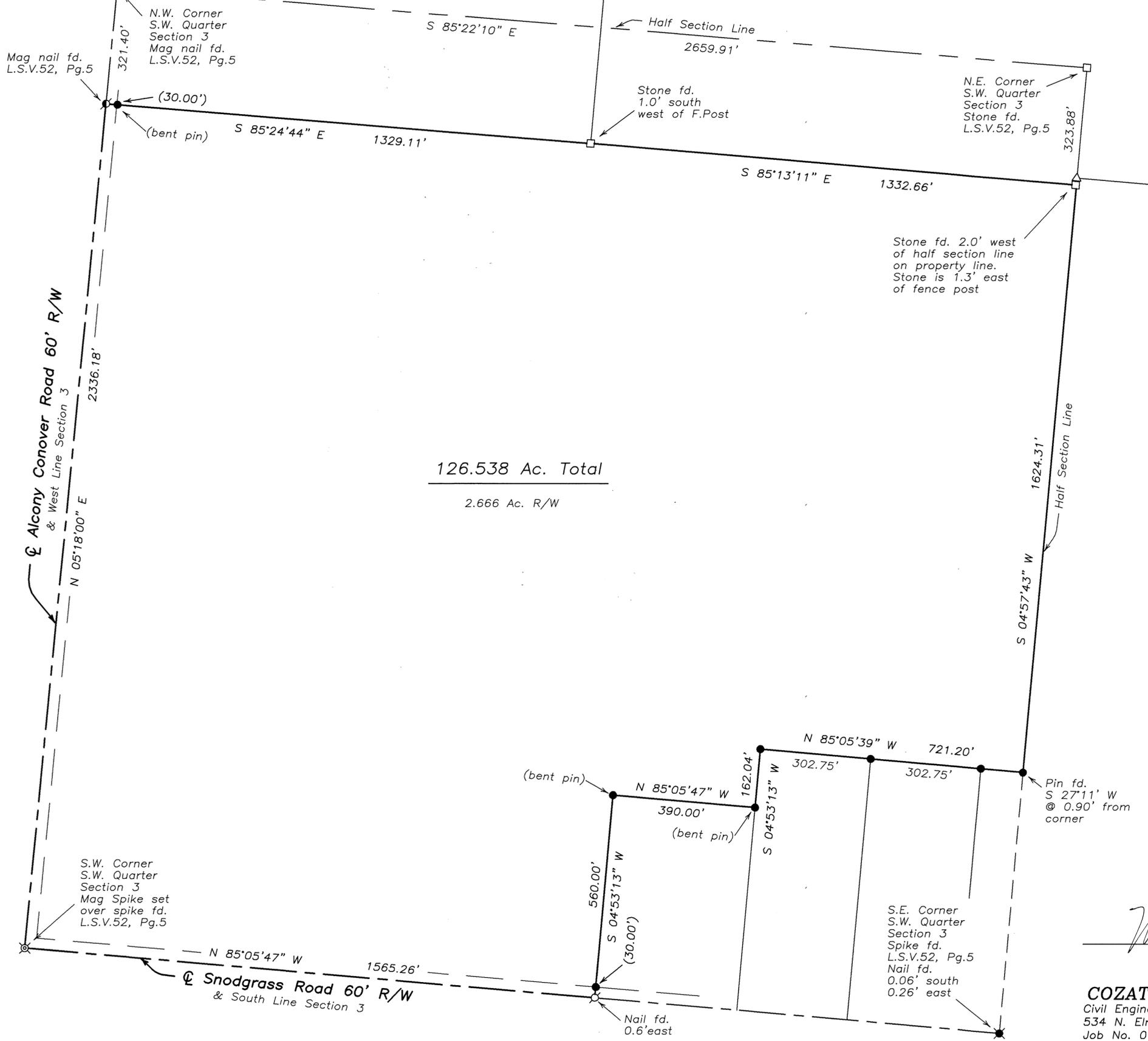
Basis of bearings:
 GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 126.538 Ac. for Jane Worthington



Michael W. Cozatt 6/03/19
 MICHAEL W. COZATT
 P.S. #6001

COZATT ENGINEERING COMPANY
 Civil Engineer Land Surveyor
 534 N. Elm St. Suite C Troy, OH 45373
 Job No. 07219 (937) 339-2921
 File Name: C:\Jobs\2019\07219\07219survey.dwg
 Drawn by: DMC ~ Checked by: MWC



126.538 Ac. Total
 2.666 Ac. R/W

5
TOWN

6E
RANGE

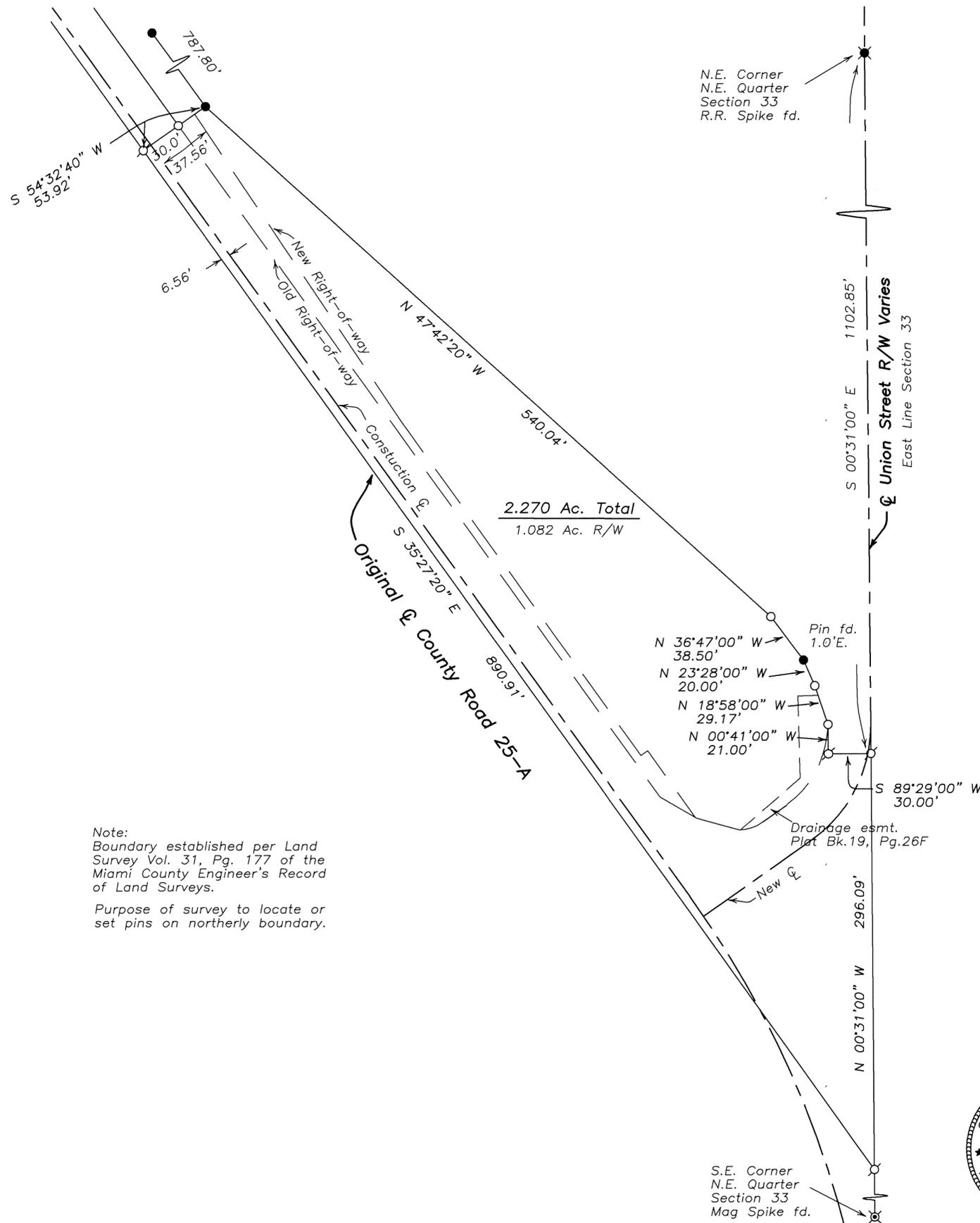
33 NE 1/4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 70
Miami County Engineer's
Record of Land Surveys



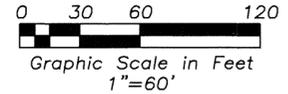
N.E. Corner
N.E. Quarter
Section 33
R.R. Spike fd.

S.E. Corner
N.E. Quarter
Section 33
Mag Spike fd.

2.270 Ac. Total
1.082 Ac. R/W

Note:
Boundary established per Land
Survey Vol. 31, Pg. 177 of the
Miami County Engineer's Record
of Land Surveys.

Purpose of survey to locate or
set pins on northerly boundary.



Legend

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

References

Miami County Engineer's
Record of Land Surveys
Volume 31, Page 177

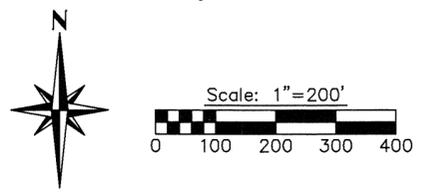
Basis of bearings:
GPS State Plane Coordinate
System, NAD83(2011)
Adjustment, Geoid 12a,
Ohio South Zone, O.D.O.T.
VRS/CORS Network.

Survey of 2.270 Ac.
for Joe Johnson



Michael W. Cozatt 6/03/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 04919 (937) 339-2921
File Name: C:\Jobs\2019\04919\04919.dwg
Drawn by: DMC ~ Checked by: MWC



- Legend**
- ▲ Mag nail set over existing monument
 - Iron pin found
 - ✕ R.R. spike found
 - Stone found
 - ⊠ Mag nail set
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 02, Pg. 110
 - Vol. 03, Pg. 09
 - Vol. 03, Pg. 129
 - Vol. 05, Pg. 139
 - Vol. 18, Pg. 197
 - Vol. 19, Pg. 12
 - Vol. 22, Pg. 127
 - Vol. 24, Pg. 182
 - Vol. 36, Pg. 177
 - Vol. 45, Pg. 54
 - Vol. 46, Pg. 179
 - Vol. 53, Pg. 48
 - Vol. 56, Pg. 27
 - Vol. 58, Pg. 82
 - Vol. 59, Pg. 29
- Miami County Engineer's Record of Land Surveys

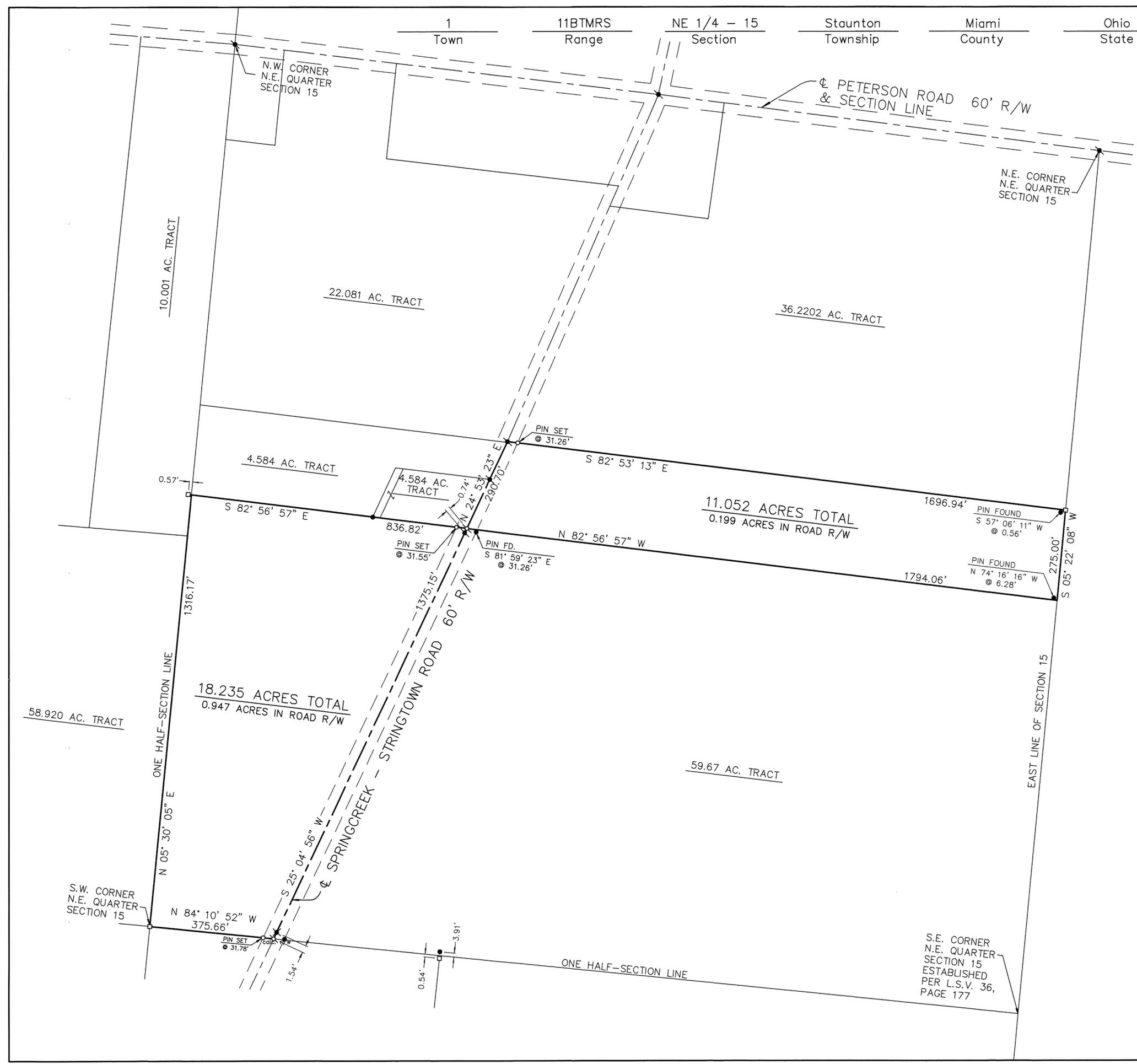
Basis of Bearings
Bearings are based on the half-section line, bearing N 05° 30' 05" E, as taken from the State Plane Coordinate System, NAD83 Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS System.

Survey of 2 tracts for the M. Ellen Pour Heirs.

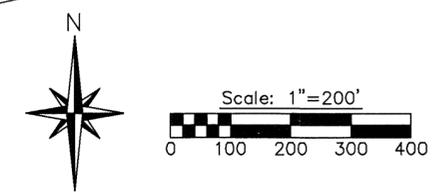


Michael W. Cozatt 5/07/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 06519 Ph. (937) 339-2921



S.E. CORNER N.E. QUARTER SECTION 15 ESTABLISHED PER L.S.V. 36, PAGE 177



Legend

- ▲ Mag nail found
- Iron pin found
- ▣ Iron pin found in monument box
- ⋈ Mag nail set
- ⋈ Mag spike set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 11, Pg. 192 } Miami County Engineer's
Vol. 28, Pg. 178 } Record of Land Surveys
Vol. 56, Pg. 98 }

Basis of Bearings

The bearings are based on the east line of Section 31 and the centerline of Experiment Farm Road, bearing S 00° 18' 50" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Surveyor's Certification

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

107.458 ACRES TOTAL
1.195 ACRES IN ROAD R/W

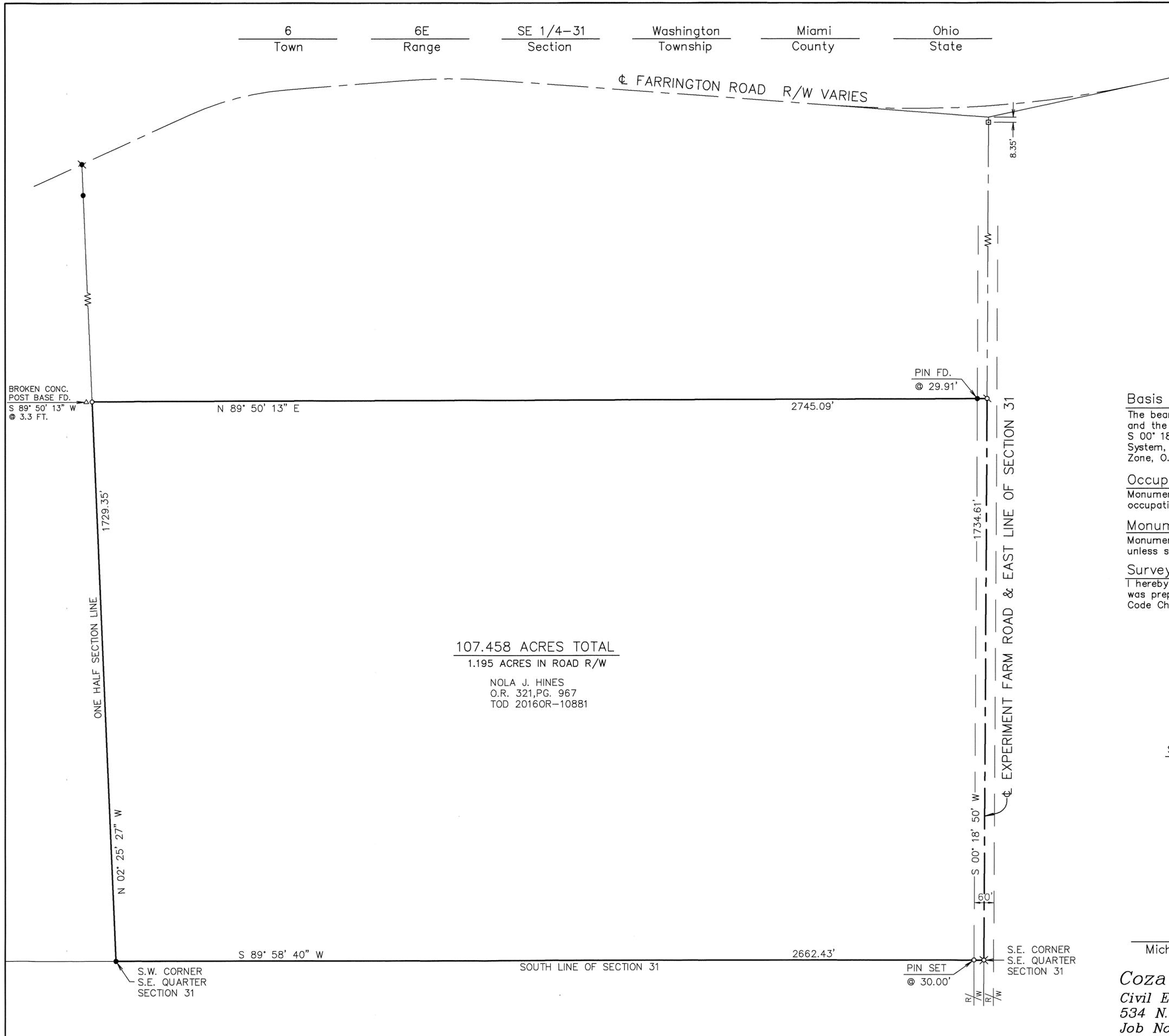
NOLA J. HINES
O.R. 321, PG. 967
TOD 2016OR-10881

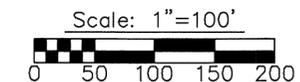
Survey of 107.458 acres for the Nola Hines Estate.



Michael W. Cozatt 6/04/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 12119 Ph. (937) 339-2921





Legend

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

References

- Vol. 23, Pg. 126
 - Vol. 35, Pg. 177
 - Vol. 45, Pg. 134
 - Vol. 46, Pg. 177
 - Vol. 49, Pg. 168
- 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 Stumoff MB 6-12-2019
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

Dianna B. [Signature] 6/14/19
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Monica [Signature]
DATE: 6/14/19
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 2 Tracts for Matthew and Jessica Gearhardt.

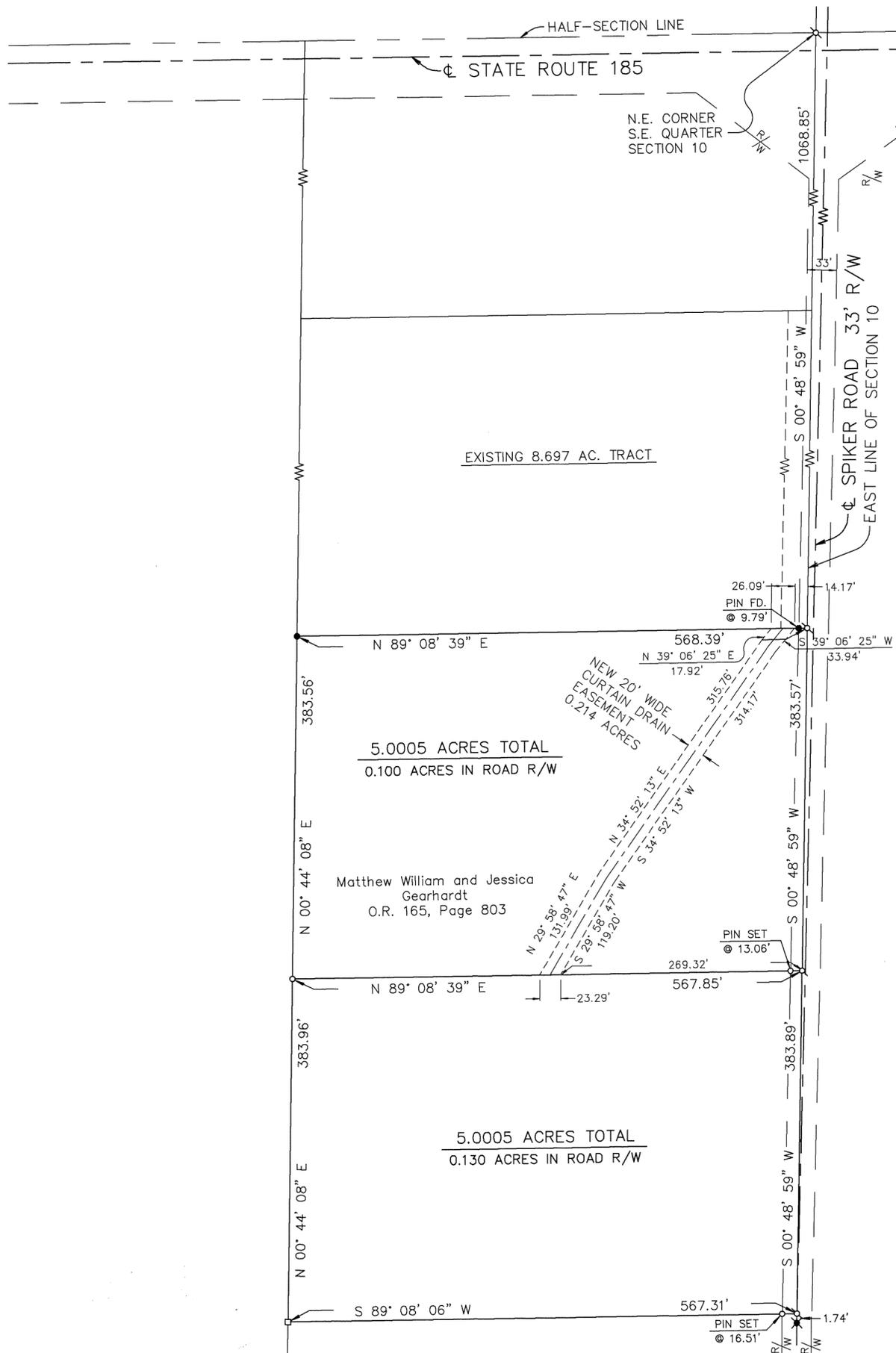


Michael W. Cozatt 2/6/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 05116 Ph. (937) 339-2921

EASEMENT RECORDED IN DOC. 20190R-05090

NOTE:
BEARINGS ARE BASED ON THE EAST LINE OF SECTION 10, BEARING S 00° 48' 59" E, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD 83 2011 ADJUSTMENT, GEOID 12Aa, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK.

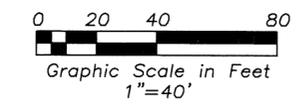
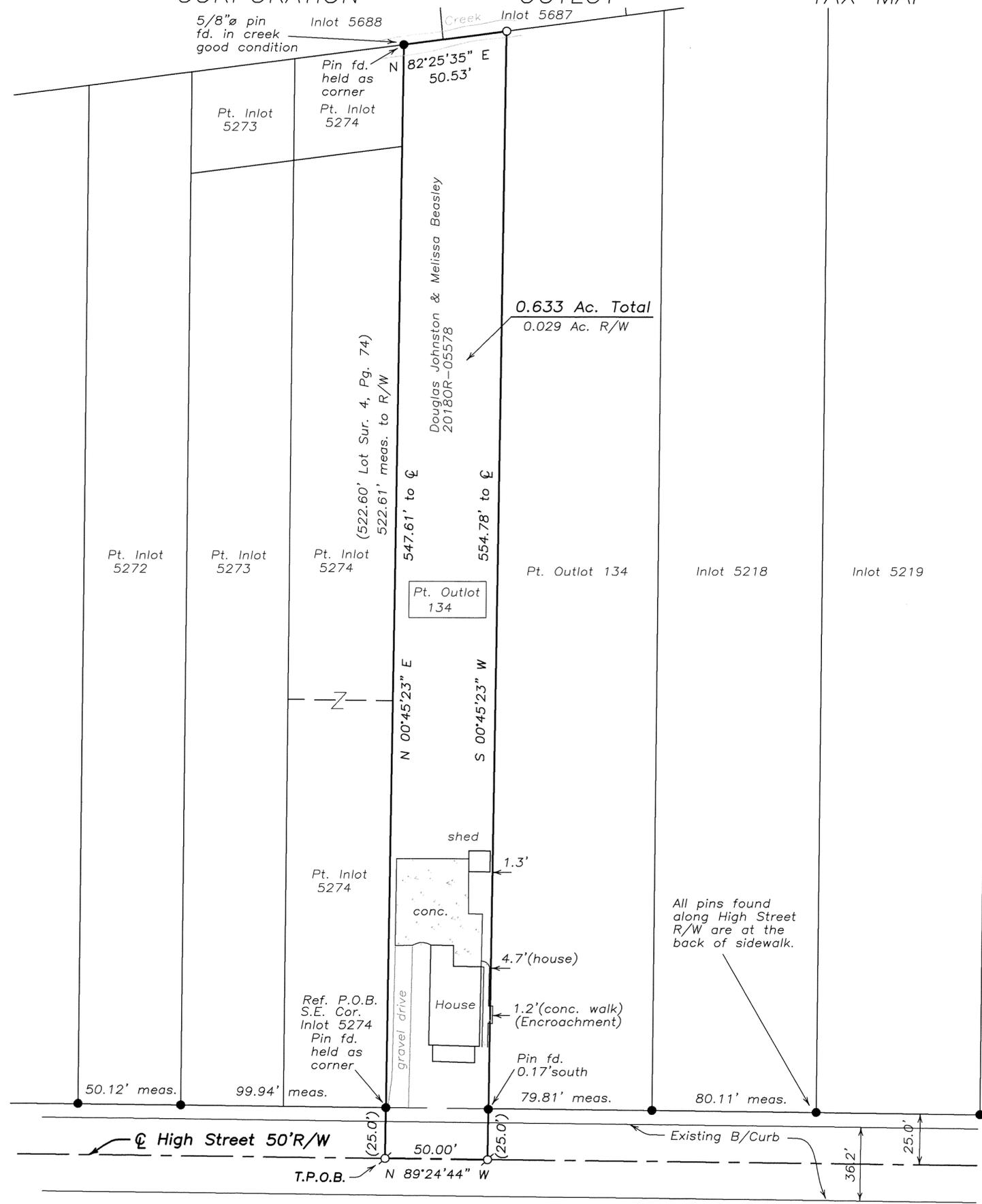


PIQUA CORPORATION

Pt. 134 OUTLOT

N.W. 26 TAX MAP

Volume 59 Page 75
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 7, Page 13
- Miami County Engineer's Record of Lot Surveys
Volume 3, Page 161
Volume 4, Page 74
Volume 11, Page 138
Volume 14, Page 178
Volume 16, Page 54

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

Survey of Part Outlot 134
for Douglas Johnston & Melissa Beasley



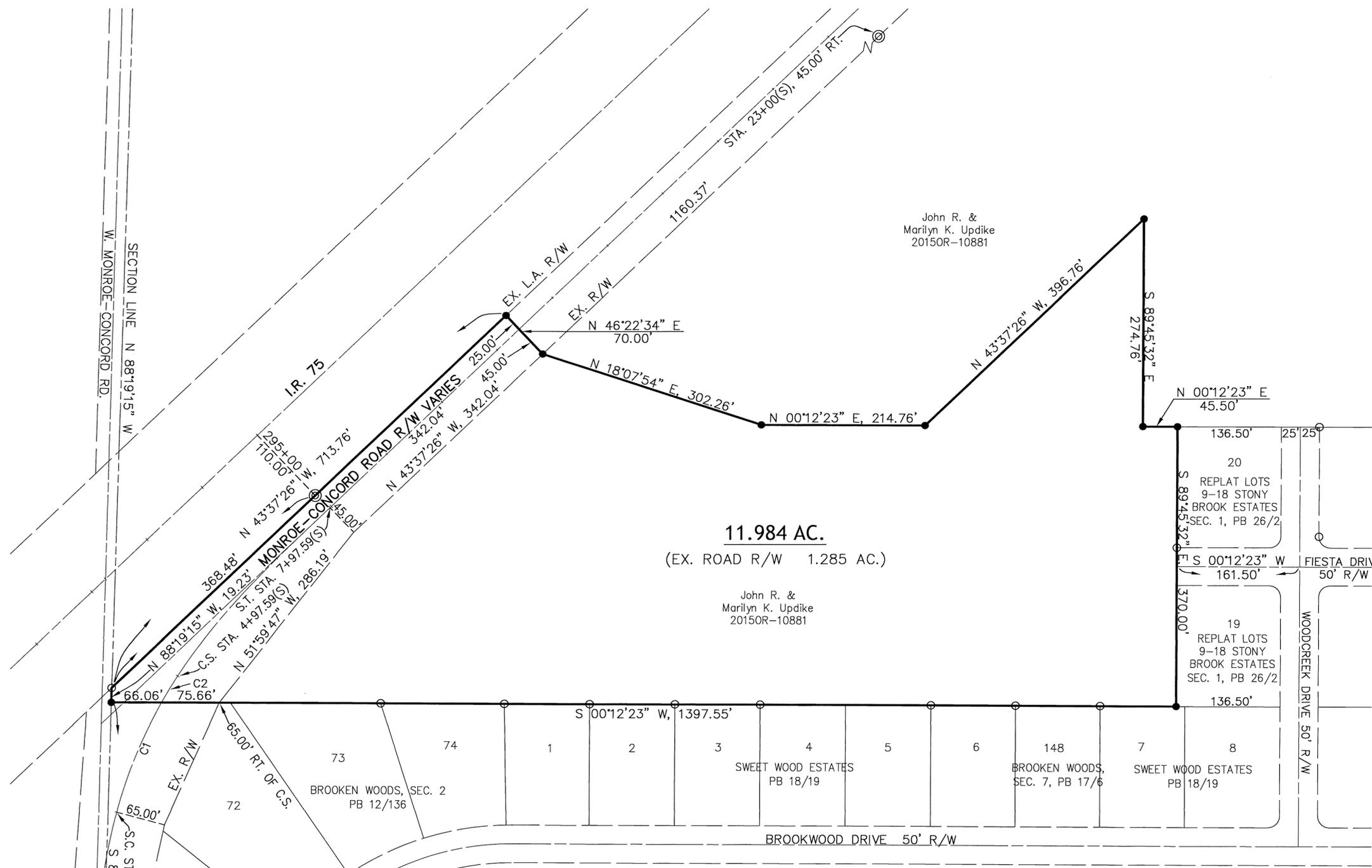
Michael W. Cozatt 6/13/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 12619 (937) 339-2921
File Name: C:\JOBS\2019\12619\12619survey.dwg
Drawn by: DMC ~ Checked by: MWC

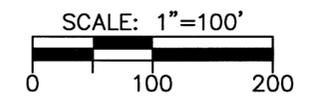
UPDIKE PLAT OF SURVEY

SECTION 4 TOWN 4 RANGE 6 CONCORD TOWNSHIP MIAMI, OHIO COUNTY

VOLUME 59 PLAT 76
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 JUNE, 2019



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



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊕ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊗ CONC. MONUMENT FOUND
- CX CURVE NUMBER

11.984 AC.

(EX. ROAD R/W 1.285 AC.)

John R. & Marilyn K. Updike
 2015OR-10881

DEED REFERENCE
 2015OR-10881

SURVEY REFERENCE
 LND. SUR. Vol. 47, PG. 21
 LND. SUR. Vol. 56, PG. 65
 REC. P.B. Vol. 12, PG. 136
 REC. P.B. Vol. 17, PG. 6
 REC. P.B. Vol. 18, PG. 19
 REC. P.B. Vol. 26, PG. 2

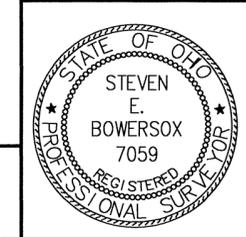
SPIRAL DATA
MONROE-CONCORD RD.
 P.I.=STA. 4+14.44 (S)
 Δ= 44°-47'
 D= 9°-00'
 Ls= 300.00'
 Ts= 414.44'
 Es= 58.26'
 Os= 13°-30'
 P= 5.88'
 K= 149.72'
 Xc= 298.34'
 Yc= 23.47'
 L.T.= 200.58'
 S.T.= 100.53'
 L.C.= 299.26'
 Lc= 197.59'
 Rc= 636.62'

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	636.62'	14°-06'-22"	156.73'	156.34'	N 67°-51'-15" W
2	636.62'	03°-40'-38"	40.86'	40.85'	N 58°-57'-45" W

DESCRIPTION

BEING A SURVEY CONTAINING 11.984 ACRES OUT OF A PART OF THE SOUTHWEST QUARTER OF SECTION 4, T4, R6, OWNED BY JOHN R. AND MARILYN K. UPDIKE AS RECORDED IN 2015OR-10881 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS. THIS TRACT OF LAND IS TO BECOME STONY BROOK ESTATES, SECTION 2.

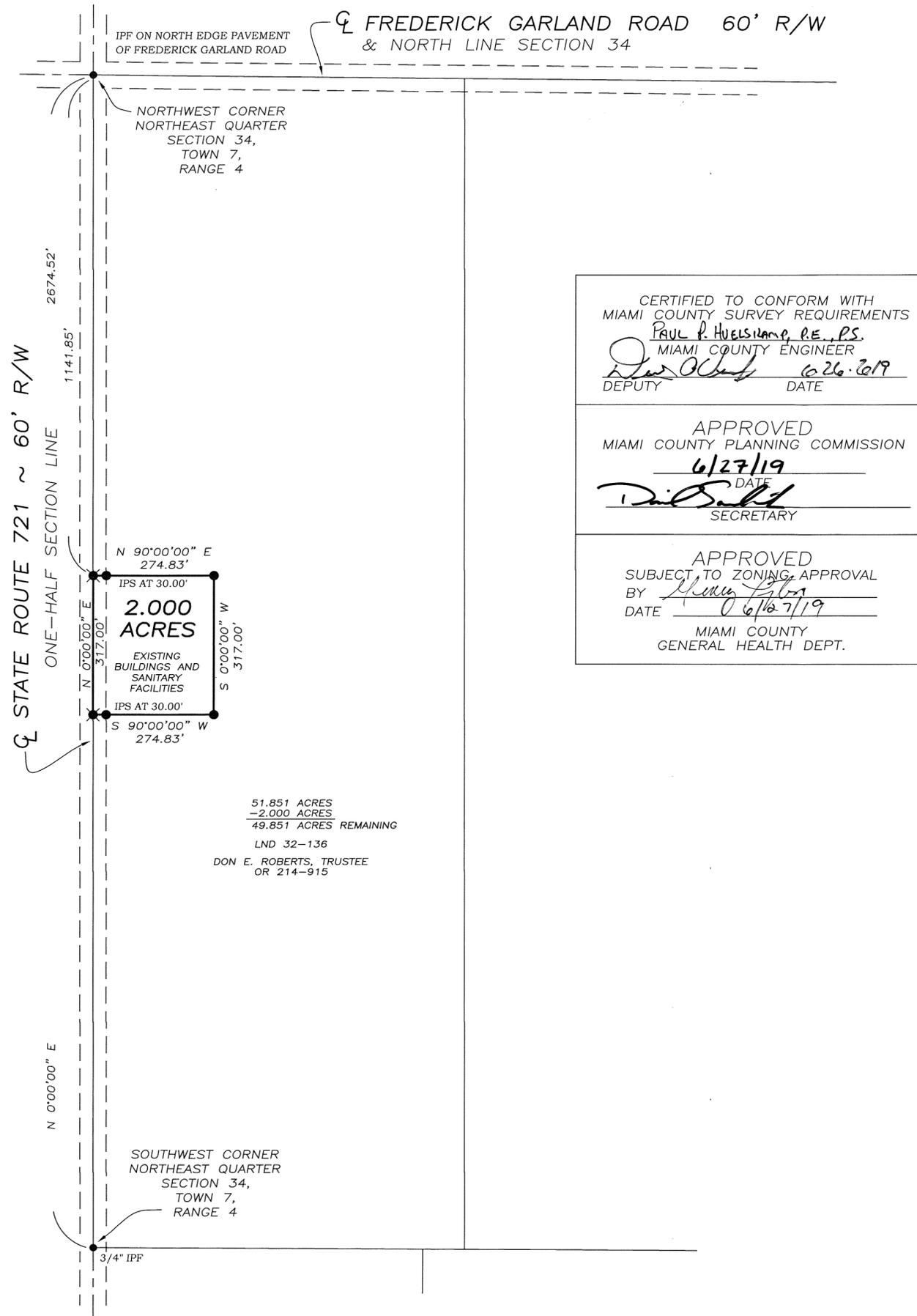
Steven E. Bowersox
 STEVEN E. BOWERSOX, P.S. #7059
 DATE 6/10/2019



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

DATE:	06-10-2019
DRAWN BY:	seb
JOB NUMBER:	MIACON1706surv
SHEET NUMBER:	1 OF 1

UNION TOWNSHIP MIAMI COUNTY, OHIO
SECTION 34, TOWN 7, RANGE 4 ~ NORTHEAST QUARTER



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
Paul P. Huelskamp 6/26/19
DEPUTY DATE

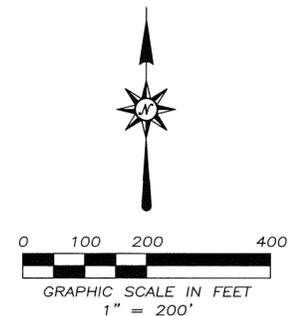
APPROVED
MIAMI COUNTY PLANNING COMMISSION
6/27/19
DATE
Paul P. Huelskamp
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY *Henry Estep*
DATE 6/18/19
MIAMI COUNTY
GENERAL HEALTH DEPT.

- LEGEND
- 5/8"x30" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ⊗ MAG SPIKE SET
 - ⊗ RAILROAD SPIKE FOUND
 - STONE FOUND

- REFERENCES
- MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
- VOLUME 3, PAGE 324
 - VOLUME 3, PAGE 419
 - VOLUME 20, PAGE 65
 - VOLUME 22, PAGE 158
 - VOLUME 23, PAGE 66
 - VOLUME 31, PAGE 71
 - VOLUME 32, PAGE 136
 - VOLUME 35, PAGE 142
 - VOLUME 59, PAGE 23

MIAMI COUNTY RECORDER'S
RECORD:
OFFICIAL RECORD 214, PAGE 915



SURVEY FOR DON ROBERTS AND WES FLORA
IN MIAMI COUNTY, OHIO ~ JUNE 22, 2019

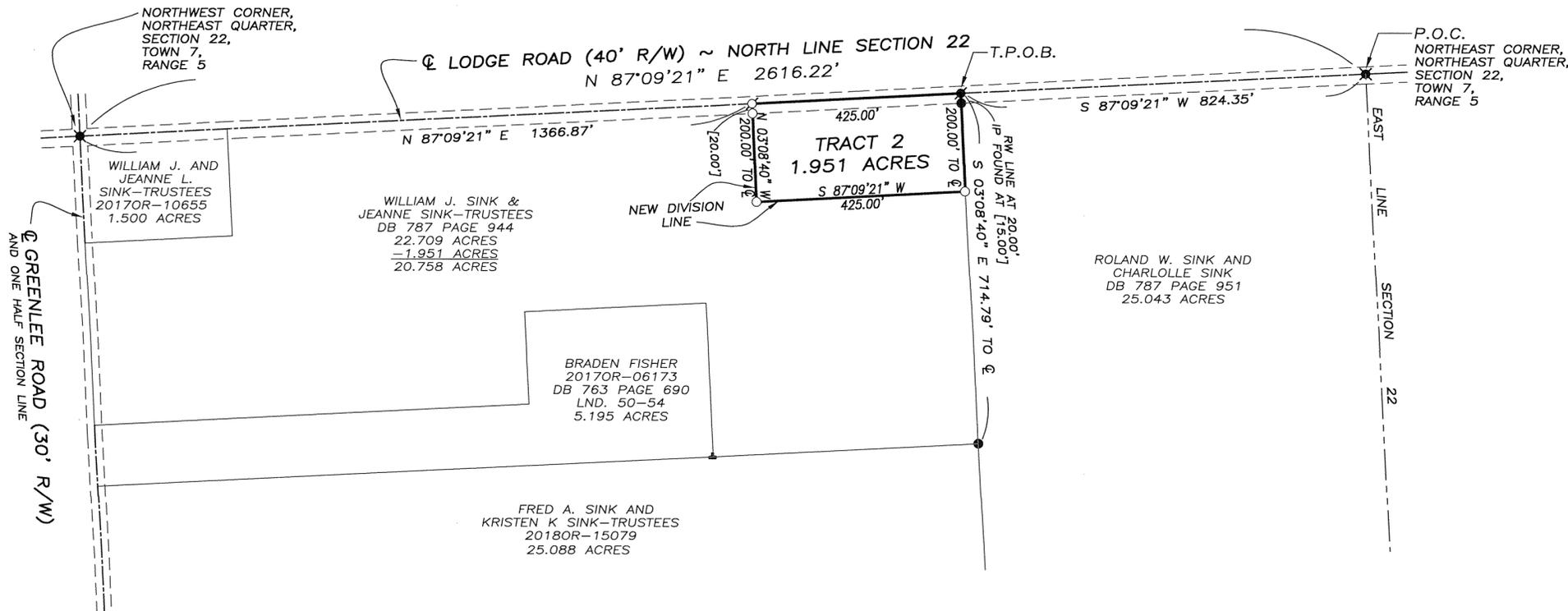
Gregg S. Brookhart

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

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- IRON PIN FOUND
- ⊕ MAG NAIL SET
- ⊙ PK OR MAG NAIL FOUND
- ✱ RAILROAD SPIKE FOUND



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP PE., PS.
MIAMI COUNTY ENGINEER

Dean M. Gill 7/1/19
DEPUTY DATE

REFERENCES:

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 32, PAGE 180
- VOLUME 50, PAGE 54
- VOLUME 50, PAGE 74

MIAMI COUNTY RECORDER'S DEED RECORDS:

VOLUME 763, PAGE 690 AND AS REFERENCED HEREON

BASIS OF BEARING:

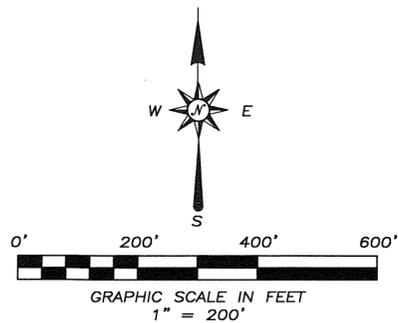
BASIS OF BEARING IS BASED ON THE NORTH LINE OF SECTION 22 AND CENTERLINE OF LODGE ROAD BEING N 87°09'21" E AS RECORDED IN VOLUME 50, PAGE 74 IN THE MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS.

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.

John J. Brumbaugh 6-25-2019
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

LOT SPLIT SURVEY FOR WILLIAM SINK LOCATED IN MIAMI COUNTY ~ DATE 06/25/2019	
	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 #271.19 DRAWN BY: GS CHECKED BY: JJB	



APPROVED
SUBJECT TO ZONING APPROVAL
BY: *[Signature]*
DATE: 7.2.19
MIAMI COUNTY HEALTH DISTRICT

APPROVED
MIAMI COUNTY PLANNING COMMISSION
DATE: 7/2/2019
[Signature]
SECRETARY:

8N
Town

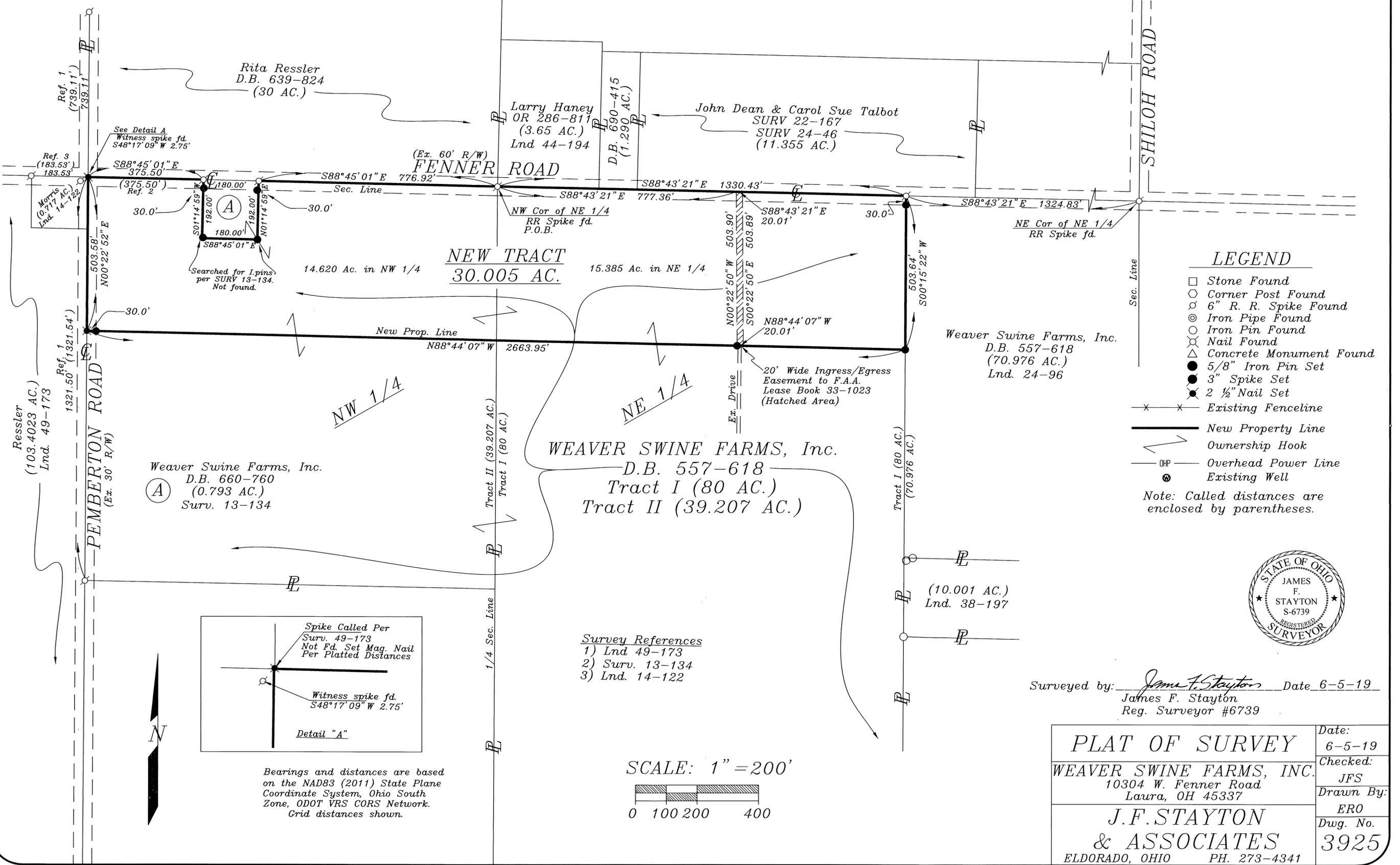
4E
Range

35 NE 1/4
35 NW 1/4
Section

NEWTON
Township

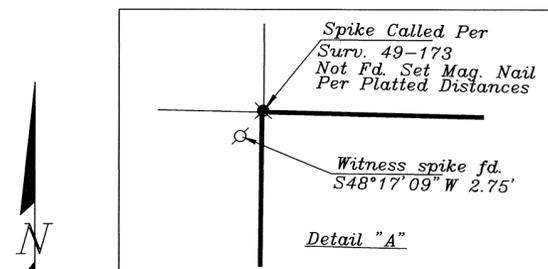
MIAMI
County

OHIO
State



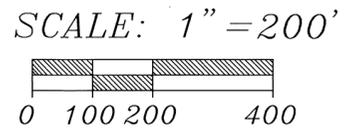
- LEGEND**
- Stone Found
 - Corner Post Found
 - 6" R. R. Spike Found
 - ⊙ Iron Pipe Found
 - Iron Pin Found
 - ⊗ Nail Found
 - △ Concrete Monument Found
 - 5/8" Iron Pin Set
 - 3" Spike Set
 - ⊗ 2 1/2" Nail Set
 - Existing Fenceline
 - New Property Line
 - ↗ Ownership Hook
 - OHP — Overhead Power Line
 - ⊙ Existing Well

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.

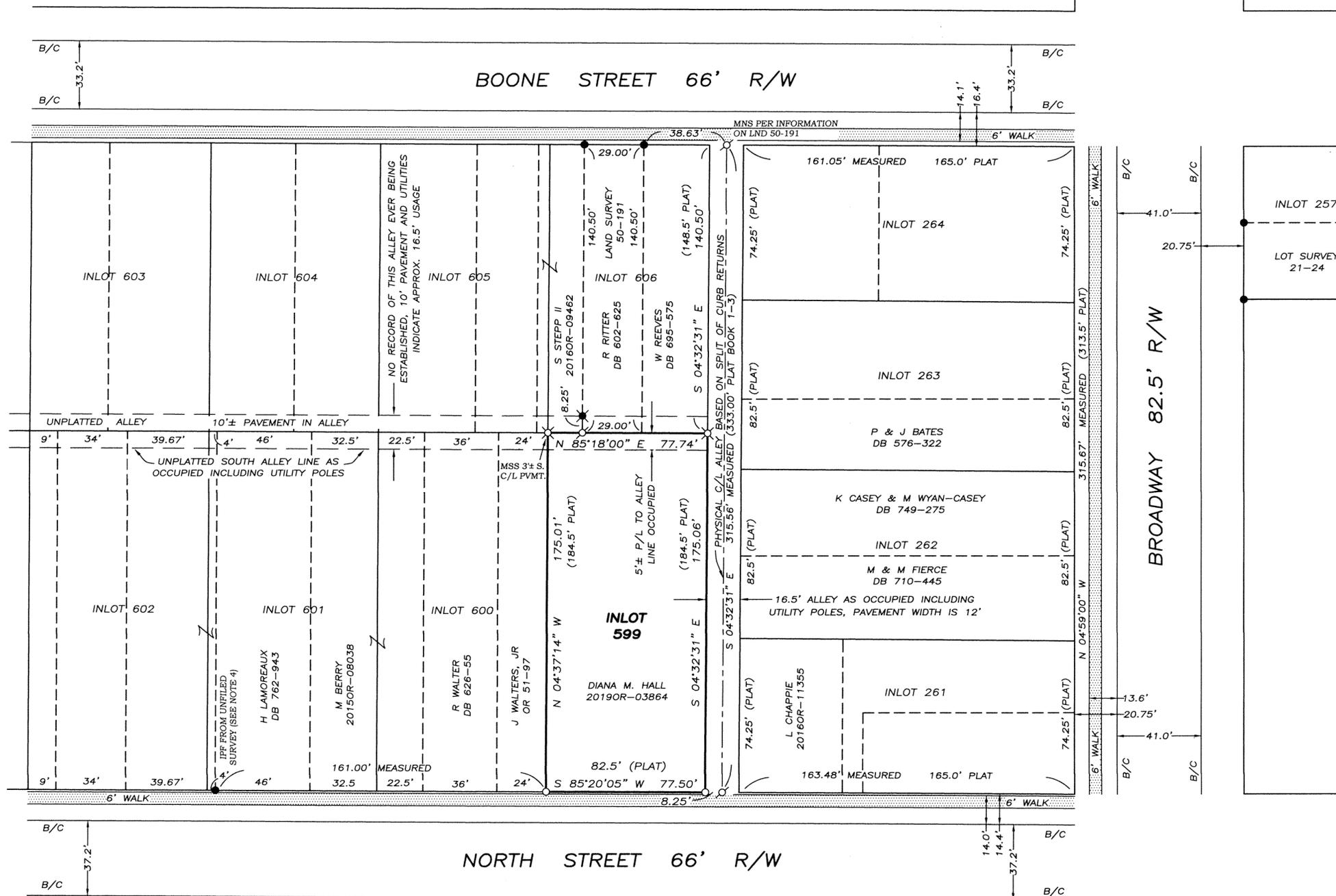
- Survey References**
- 1) Lnd. 49-173
 - 2) Surv. 13-134
 - 3) Lnd. 14-122



Surveyed by: *James F. Stayton* Date 6-5-19
James F. Stayton
Reg. Surveyor #6739

PLAT OF SURVEY		Date:
WEAVER SWINE FARMS, INC.		6-5-19
10304 W. Fenner Road		Checked:
Laura, OH 45337		JFS
J.F. STAYTON		Drawn By:
& ASSOCIATES		ERO
ELDORADO, OHIO	PH. 273-4341	Dwg. No.
		3925

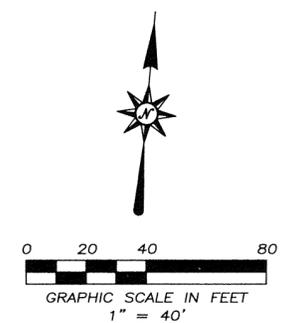
CITY OF PIQUA, MIAMI COUNTY, OHIO
INLOT 599



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

- REFERENCES**
- MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 16, PAGE 358,359
DOCUMENT NO. 2019OR-03864
PLAT BOOK 1, PAGE 3
PLAT BOOK 1, PAGE 20
PLAT BOOK 1, PAGE 21
- MIAMI COUNTY ENGINEER'S RECORDS:
LOT SURVEY VOLUME 21, PAGE 24
LAND SURVEY VOLUME 50, PAGE 191

- NOTES:**
1. CURB SPLITS ON NORTH STREET, BOONE STREET AND BROADWAY WERE USED TO ESTABLISH ALL STREET R/W LINES, AND ALLEY RETURN SPLITS WERE USED TO ESTABLISH THE CENTERLINE OF THE NORTH - SOUTH ALLEY BETWEEN NORTH AND BOONE. THE WIDTH OF SAID NORTH - SOUTH ALLEY WAS NOT SPECIFIED ON THE ORIGINAL PLAT BUT IS BEING OCCUPIED AT A WIDTH OF APPROXIMATELY 16.5' INCLUDING PAVEMENT AND UTILITY POLES.
 2. THERE IS NO RECORD THAT THE EAST - WEST ALLEY, AS SHOWN, WAS EVER ESTABLISHED, HOWEVER, MOST RESIDENCES HAVE GARAGES BEING ACCESSED OFF THIS ALLEY. THE ALLEY HAS 10' - 12' OF PAVEMENT AND IS APPROXIMATELY 16.5' WIDE INCLUDING POWER POLES ON EACH SIDE. THE ALLEY ALIGNMENT IS SOMEWHAT ERRATIC AND THE PAVEMENT JOGS SOUTH APPROXIMATELY 10' WEST OF INLOT 602.
 3. THERE ARE FOUR DIFFERENT RECORD PLATS IN THE BLOCK FROM BROADWAY TO COLLEGE STREET DATING FROM 1838-1853, WITH SIGNIFICANT VARIATIONS IN NORTH - SOUTH DIMENSIONS. ANY ATTEMPT TO DO A TEXT BOOK PRORATION EAST AND WEST THROUGH THIS OVERSIZED BLOCK WOULD BE FUTILE.
 4. THE IRON PIN FOUND ON THE NORTH LINE OF NORTH STREET AT THE SOUTHWEST CORNER OF THE TRACT OWNED BY HARRY LAMOREAUX WAS HONORED AS IT MATCHES THE CURB SPLITS ON NORTH STREET AS WELL AS OCCUPATION LINE PER DEED DIMENSIONS FOR PARCELS WITHIN INLOTS 599-602. PER TESTIMONY FROM MR. LAMOREAUX, A LICENSED SURVEYOR SET HIS CORNER PINS APPROXIMATELY 20-25 YEARS AGO, BUT A SURVEY WAS NEVER FILED. HE SAID HIS REAR PINS WERE LATER DESTROYED WHEN THE CITY GRADED AND PAVED THE ALLEY.
 5. THE SOUTH LINE OF INLOT 606 AS ESTABLISHED IN LAND SURVEY 50-191 WAS ALSO HONORED AS THE NORTH LINE OF INLOT 599 BUT SUBJECT TO THE EAST - WEST ALLEY AS OCCUPIED.
 6. THE EAST - WEST DIMENSION OF INLOT 599 IS APPROXIMATELY 5' SHORTER THAN THE PLATTED WIDTH OF 82.5' DUE PRIMARILY TO THE PHYSICAL LOCATION OF THE ALLEY AND THE NEED TO HONOR DEED AND OCCUPATION LINES TO THE WEST. INLOTS 261-264 ARE ALSO SHORT EAST AND WEST BY APPROXIMATELY 1.5'-4' AS SHOWN.



SURVEY FOR JEFF & DIANA HALL
IN MIAMI COUNTY, OHIO ~ JUNE 23, 2019

Gregg S. Brookhart

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

2
TOWN

11 BTMRS
RANGE

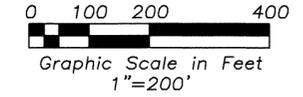
8 NW 1/4
14 NE 1/4
SECTION

LOSTCREEK
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 81
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
- ▲ Wood Fence Post

References

- Miami County Engineer's
Record of Land Surveys
- Volume 1, Page 197
 - Volume 3, Page 250
 - Volume 5, Page 191
 - Volume 30, Page 170
 - Volume 40, Page 51
 - Volume 44, Page 34
 - Volume 49, Page 24
 - Volume 56, Page 15

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

Survey of 96.193 Ac.
for Glen Rudy

Michael W. Cozatt 7/05/19
MICHAEL W. COZATT
P.S. #6001



COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 14319 (937) 339-2921
File Name: C:\Jobs\2019\14319\14319survey.dwg
Drawn by: DMC ~ Checked by: MWC

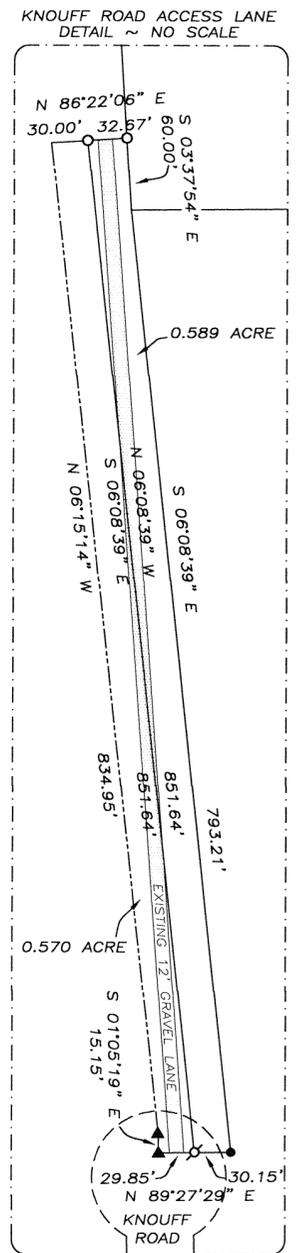
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
 PAUL P. HUELSKAMP PE PS
 MIAMI COUNTY ENGINEER
 Deb Stumpff DV 7-19-2019
 DEPUTY DATE
 EASEMENTS REVIEWED AND APPROVED BY MIAMI COUNTY PLANNING COMMISSION
 [Signature] 7/16/19
 SECRETARY DATE

- 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

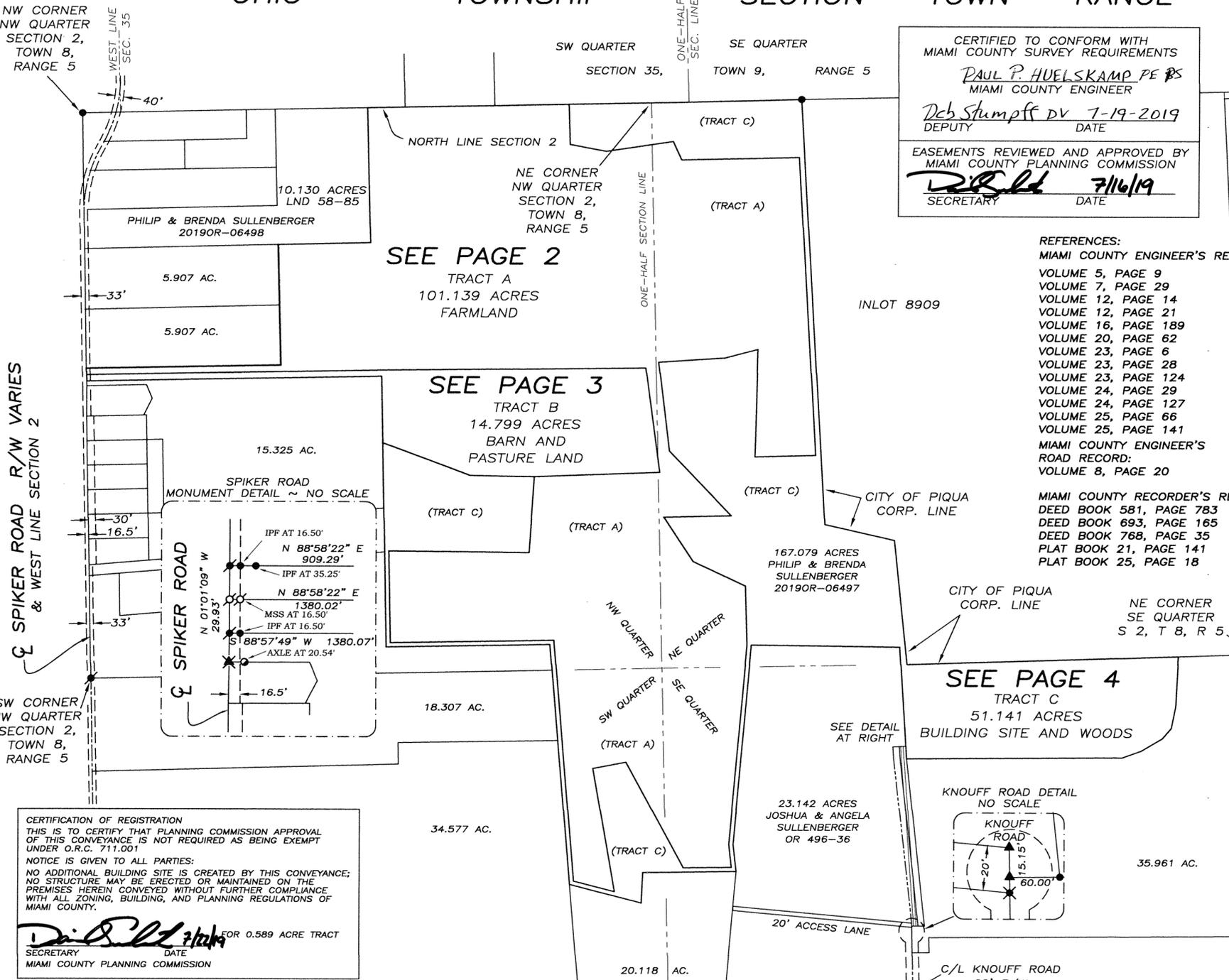
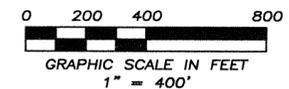
- REFERENCES:**
- MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
- | | |
|--------------------------------------|---------------------|
| VOLUME 5, PAGE 9 | VOLUME 25, PAGE 153 |
| VOLUME 7, PAGE 29 | VOLUME 26, PAGE 80 |
| VOLUME 12, PAGE 14 | VOLUME 26, PAGE 163 |
| VOLUME 12, PAGE 21 | VOLUME 33, PAGE 58 |
| VOLUME 16, PAGE 189 | VOLUME 40, PAGE 20 |
| VOLUME 20, PAGE 62 | VOLUME 41, PAGE 94 |
| VOLUME 23, PAGE 6 | VOLUME 42, PAGE 134 |
| VOLUME 23, PAGE 28 | VOLUME 42, PAGE 157 |
| VOLUME 23, PAGE 124 | VOLUME 43, PAGE 22 |
| VOLUME 24, PAGE 29 | VOLUME 49, PAGE 33 |
| VOLUME 24, PAGE 127 | VOLUME 52, PAGE 39 |
| VOLUME 25, PAGE 66 | VOLUME 52, PAGE 116 |
| VOLUME 25, PAGE 141 | VOLUME 53, PAGE 35 |
| MIAMI COUNTY ENGINEER'S ROAD RECORD: | VOLUME 55, PAGE 109 |
| VOLUME 8, PAGE 20 | VOLUME 56, PAGE 61 |
| | VOLUME 56, PAGE 185 |
| | VOLUME 58, PAGE 85 |

- 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

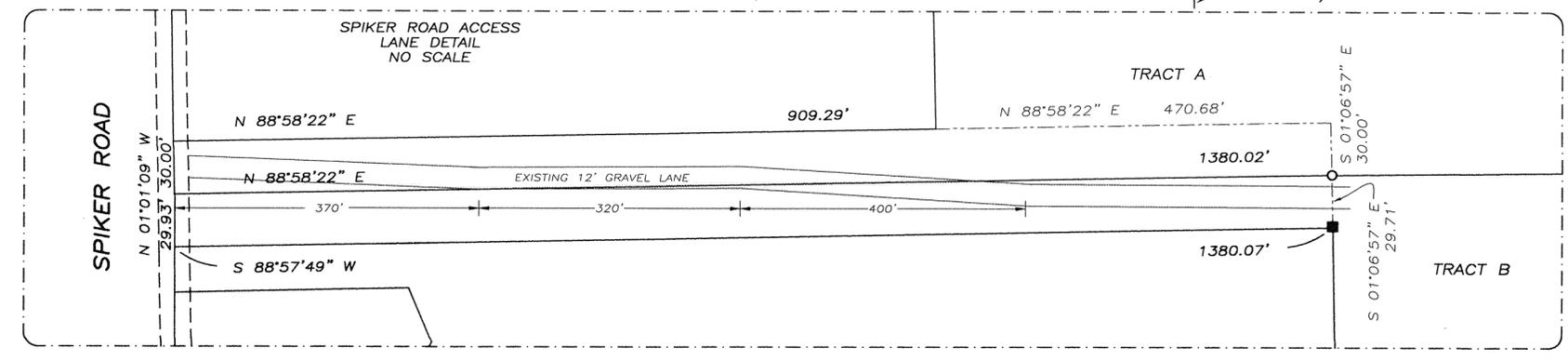
REFERENCE BEARING
 N 01°01'09" W ON C/L SPIKER ROAD AND WEST LINE SECTION 2, PER LAND SURVEY 42-157



NOTE: 0.589 ACRE TRACT TO BE CONVEYED TO PHIL AND BRENDA SULLENBERGER
 0.570 ACRE TRACT EASEMENT AREA TO BE RESERVED FOR INGRESS AND EGRESS



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] FOR 0.589 ACRE TRACT
 SECRETARY DATE
 MIAMI COUNTY PLANNING COMMISSION



SURVEY FOR PHIL SULLENBERGER IN MIAMI COUNTY, OHIO ~ JUNE 8, 2019

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
- ⊘ MAG NAIL FOUND
- STONE FOUND
- ▲ 1" MONUMENT SPIKE
- ✕ RAILROAD SPIKE FOUND
- AXLE FOUND
- ✕ MAG SPIKE FOUND

NW CORNER
NW QUARTER
SECTION 2,
TOWN 8,
RANGE 5

SW QUARTER SECTION 35,
TOWN 9, RANGE 5
SE QUARTER
TOWN 9, RANGE 5
ONE-HALF SEC. LINE
HEX IRON PIN

NORTH LINE SECTION 2

IPF 2.70' NORTH OF LINE
NE CORNER NW QUARTER S2, T8, R5

TRACT A
FARMLAND
101.139 ACRES

TRACT B
BARN AND
PASTURE LAND
14.799 ACRES

TRACT C
BUILDING SITE AND WOODS
51.141 ACRES

SPIKER ROAD R/W VARIES
& WEST LINE SECTION 2

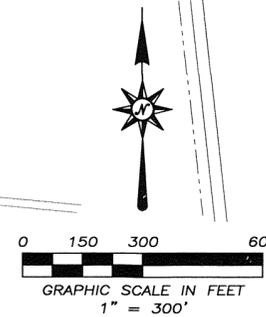
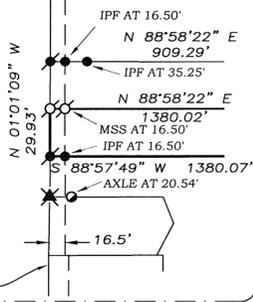
SPIKER ROAD
MONUMENT DETAIL

SPIKER ROAD

SW CORNER
NW QUARTER
SECTION 2,
TOWN 8,
RANGE 5

NW QUARTER
NE QUARTER
SW QUARTER
SE QUARTER

NE CORNER, SE QUARTER
S 2, T 8, R 5



SURVEY FOR PHIL SULLENBERGER
IN MIAMI COUNTY, OHIO ~ JUNE 8, 2019

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
- ♁ MAG NAIL FOUND
- STONE FOUND
- ▲ 1" MONUMENT SPIKE
- ✕ RAILROAD SPIKE FOUND
- AXLE FOUND
- ✕ MAG SPIKE FOUND

NW CORNER
NW QUARTER
SECTION 2,
TOWN 8,
RANGE 5

SW QUARTER SECTION 35, TOWN 9, RANGE 5

SE QUARTER SECTION 35, TOWN 9, RANGE 5

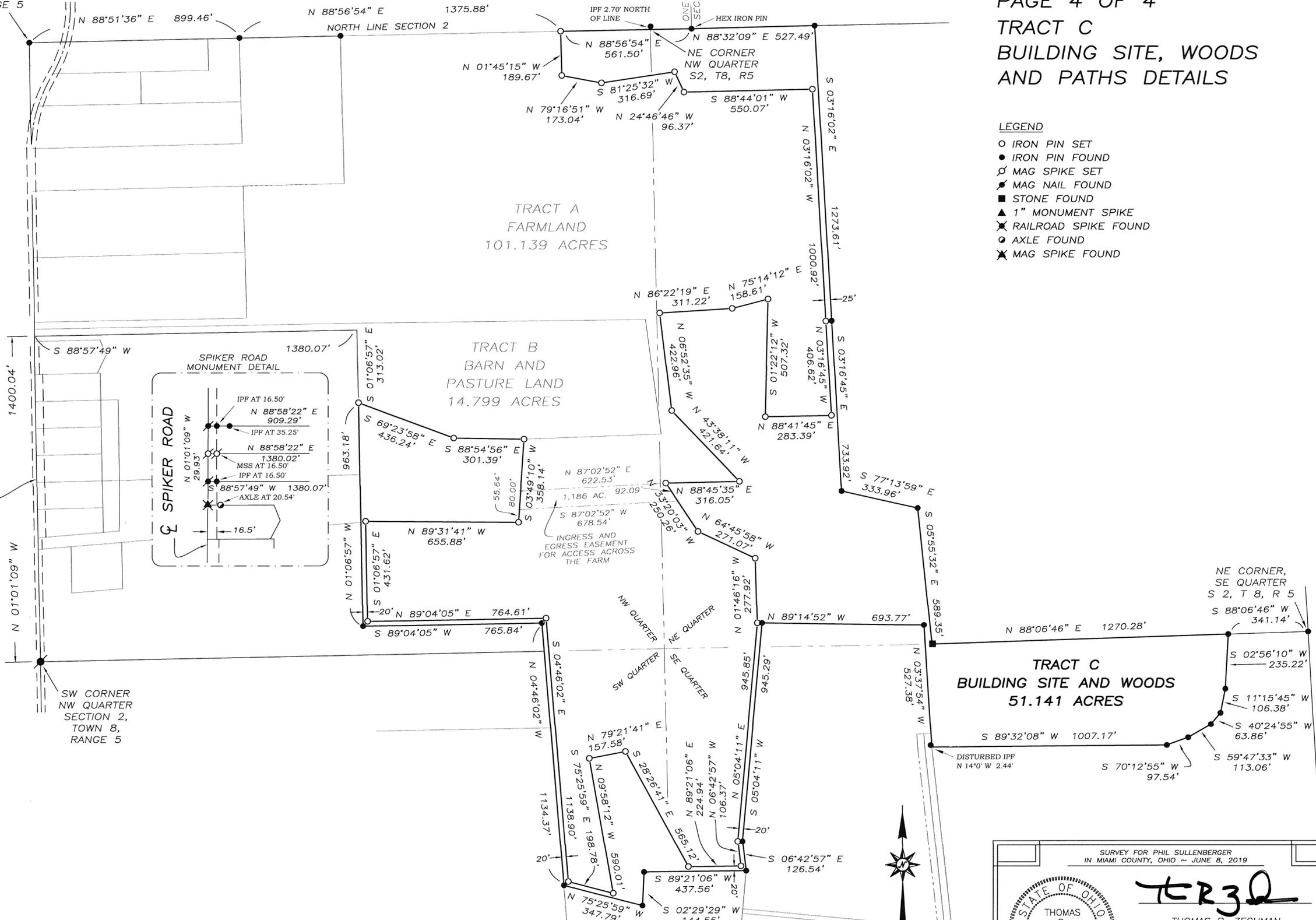
NE CORNER NW QUARTER S2, T8, R5

TRACT A
FARMLAND
101.139 ACRES

TRACT B
BARN AND
PASTURE LAND
14.799 ACRES

TRACT C
BUILDING SITE AND WOODS
51.141 ACRES

SPIKER ROAD R/W VARIES
& WEST LINE SECTION 2



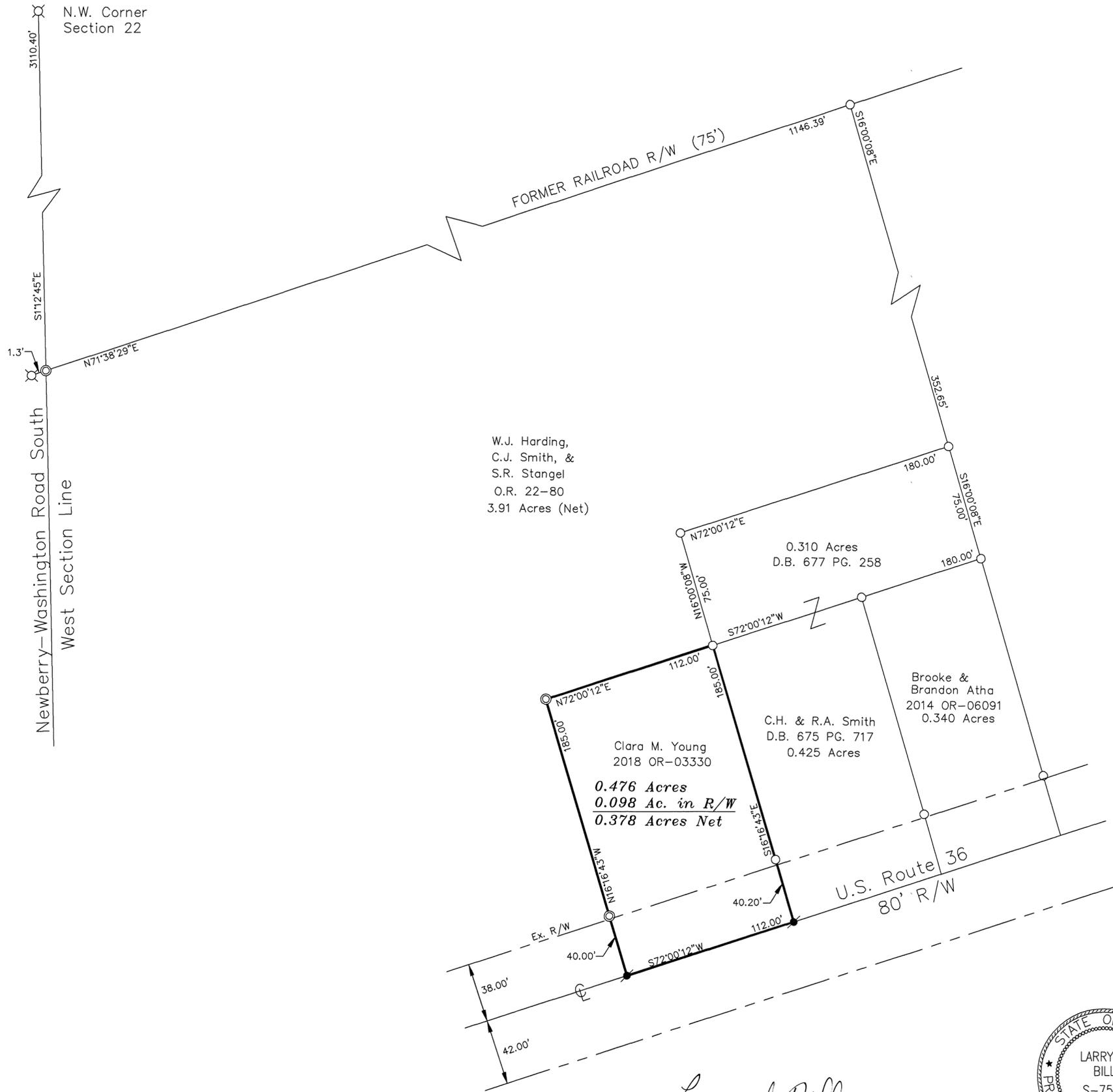
SW CORNER
NW QUARTER
SECTION 2,
TOWN 8,
RANGE 5

NE CORNER,
SE QUARTER
S 2, T 8, R 5

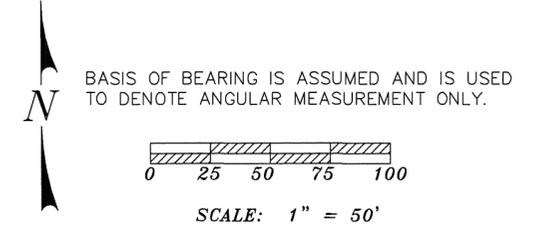
SURVEY FOR PHIL SULLENBERGER
IN MIAMI COUNTY, OHIO ~ JUNE 8, 2019

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

RESURVEY OF CLARA YOUNG PROPERTY



W.J. Harding,
 C.J. Smith, &
 S.R. Stangel
 O.R. 22-80
 3.91 Acres (Net)



- LEGEND**
- STONE FOUND
 - ⊗ MAG NAIL OR PK NAIL FOUND
 - MAG NAIL SET
 - ⊗ R.R. SPIKE FOUND
 - REBAR FOUND
 - ⊙ COTTON GIN SPINDLE
 - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"
- ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

- SURVEY REFERENCES**
- Miami County Engineer's Record of Land Surveys
- Survey Volume 4 Page 390
 - Survey Volume 13 Page 157
 - Survey Volume 30 Page 103
 - Survey Volume 39 Page 61
 - Survey Volume 39 Page 103
 - Survey Volume 42 Page 154

Larry J. Bill
 LARRY J. BILL, P.S. #7557
 July 24, 2019
 DATE



Survey For Lonnie Young

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

6
TOWN

5E
RANGE

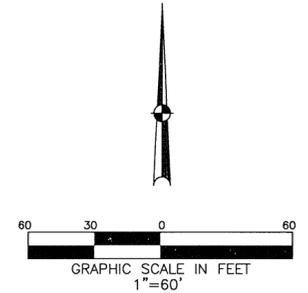
S.E. 1/4, SEC. 6

UNION
TOWNSHIP

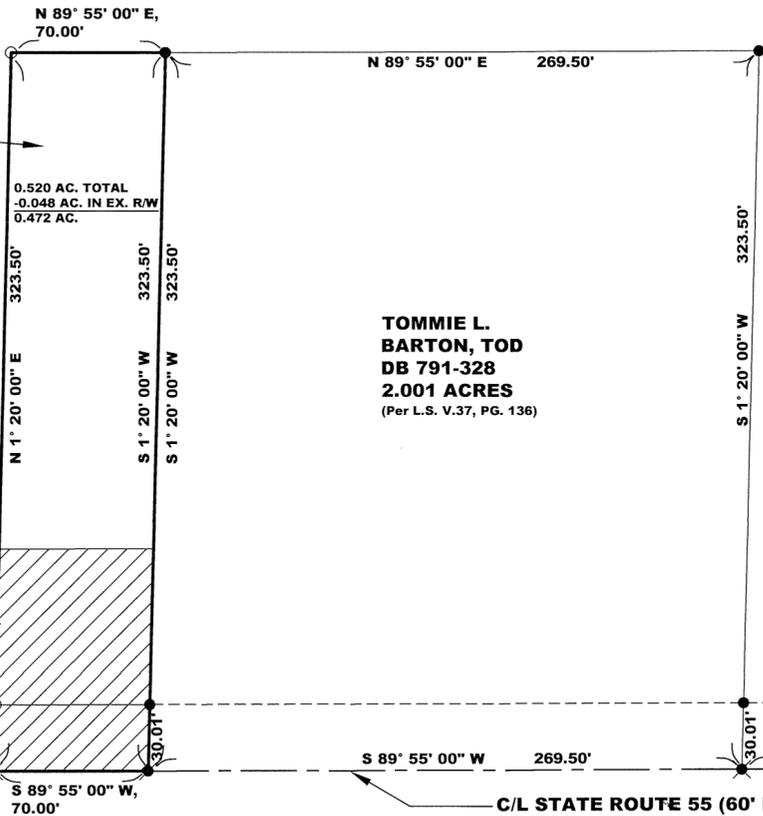
MIAMI
COUNTY

VOLUME 59 PAGE 86

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



0.520 AC. TOTAL
To be transferred to
property owner to the
east. No new building
site created.



**MARVIN K. & CARLENE
STOCKSLAGER**
D.B. 519-712
38.973 ACRES (per L.S. V.37, PG.136)
-0.520 ACRES
38.453 ACRES REMAINING

**TOMMIE L.
BARTON, TOD**
DB 791-328
2.001 ACRES
(Per L.S. V.37, PG. 136)

70' X 100' EX. EASEMENT
FOR LEACH FIELD

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

[Signature] 7/24/19
Secretary Date
Miami County Planning Commission

REFERENCES

MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEYS:

- VOLUME 20, PAGE 170
- VOLUME 31, PAGE 44
- VOLUME 35, PAGE 59
- VOLUME 38, PAGE 29
- VOLUME 37, PAGE 136

BASIS OF BEARINGS:
LAND SURVEY VOLUME 37, PAGE 136.

LEGEND

- ▲ STONE FOUND
- WOOD CORNER POST FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊙ IRON PIPE FOUND
- PROPERTY MONUMENTATION LOCATED
- IRON PIN FOUND
- P-K NAIL FOUND
- ⊗ 1" MAG SPIKE SET
- 5/8" DIA. IRON PIN SET CAPPED "BRH PE PS, OHIO PS 8266"

Certified To Conform With
Miami County Survey Requirements

[Signature] 7/24/19
Paul P. Hvelskamp, P.E., P.S.
Miami County Engineer
[Signature]
Deputy Date

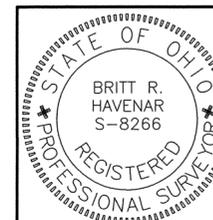
NOTE:
Tract to be transferred between
adjoining property owners. No
new building site created.

NOTE:
Any existing utilities located
within the 0.520 acre tract to
remain the property of the
Grantor's and all future
maintenance and related
property restoration to be the
Grantor's sole responsibility.

C/L STATE ROUTE 55 (60' R/W) & SOUTH LINE - SECTION 6

S.E. CORNER
S.E. QUARTER
SECTION 6

SURVEY OF 0.520 ACRES IN UNION TWP.
FOR TOMMIE L. BARTON, JULY 23, 2019.

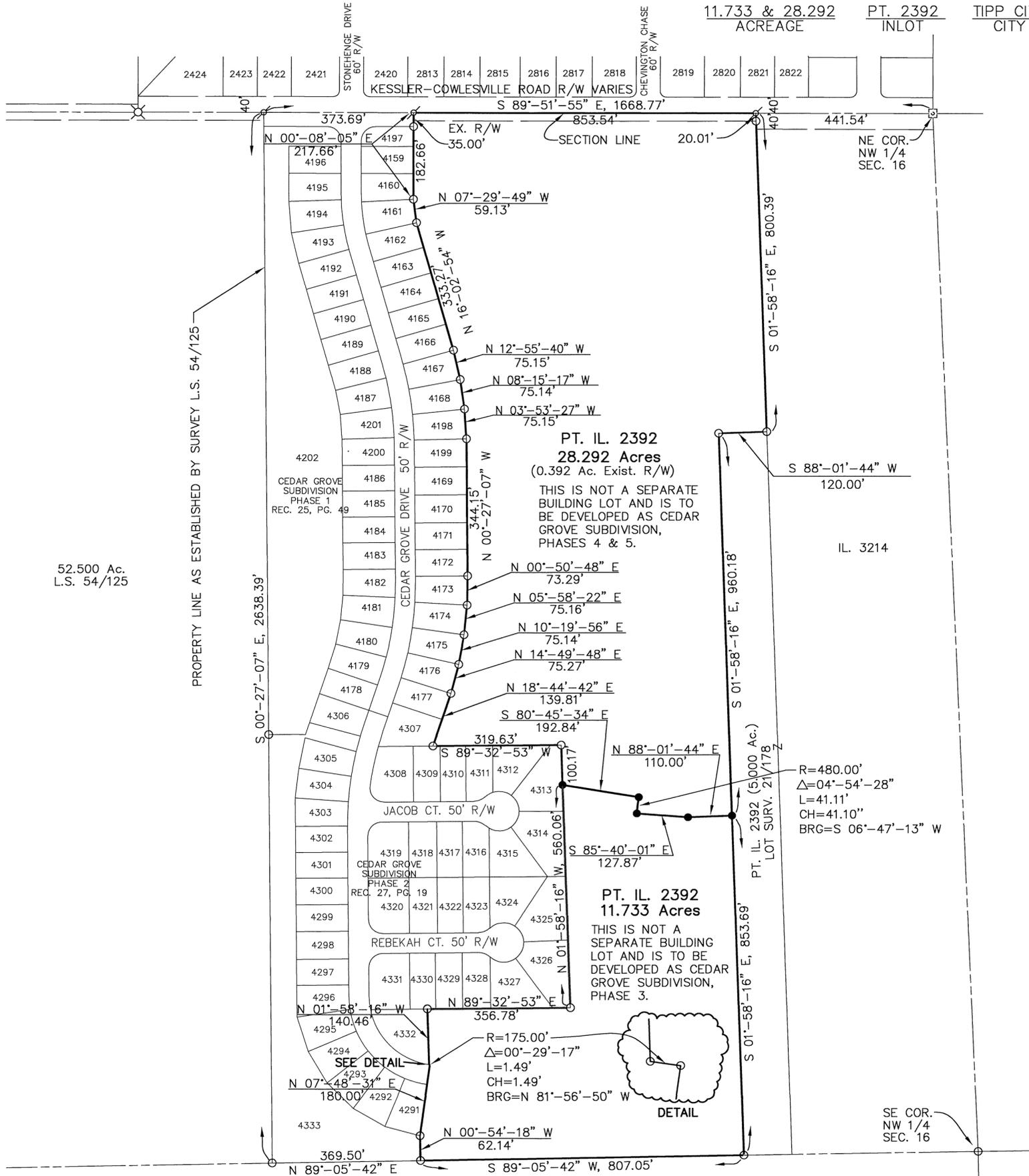


[Signature] 7/23/19
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
HAVENAR ENGINEERING & SURVEYING, INC.
AMY L. HAVENAR, P.E.
BRITT R. HAVENAR, P.E., P.S.
10860 SIDNEY-FREYBURG ROAD
SIDNEY, OHIO 45365
(937) 492-7408
EMAIL: abhavenar@embarqmail.com

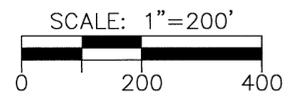
EIDEMILLER PLAT No. 4

VOLUME 59 PLAT 87
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 JULY 2019

11.733 & 28.292 ACREAGE PT. 2392 INLOT TIPP CITY 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 SET
- ✧ MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊞ MONUMENT BOX W/IP FOUND

DEED REFERENCE
 DEED BOOK 797, PAGE 582
 OFFICIAL REC. 481, PAGE 137

SURVEY REFERENCE
 REC. P.B. 15, PG. 36
 REC. P.B. 15, PG. 54
 REC. P.B. 16, PG. 34
 REC. P.B. 25, PG. 49
 REC. P.B. 27, PG. 19
 LOT SURV. 19, PG. 150
 LOT SURV. 21, PG. 178
 LAND SURV. 36, PG. 165
 LAND SURV. 54, PG. 125
 LAND SURV. 55, PG. 77
 LAND SURV. 56, PG. 80
 LAND SURV. 58, PG. 109

APPROVALS

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 26th DAY OF JULY, 2019.

[Signature]
 CITY ENGINEER
 ERIC MACK

[Signature]
 CITY PLANNER
 MATTHEW SPRING

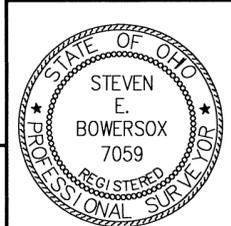
DESCRIPTION:
 BEING A SURVEY OF 11.733 ACRES AND 28.292 ACRES
 OUT OF PART OF INLOT 2392 OWNED BY EIDEMILLER
 LAND COMPANY, LLC AND RECORDED IN OFFICIAL
 RECORD 481, PAGE 137, CONTAINING 71.098 ACRES.

52.500 Ac.
 L.S. 54/125

160.352 Ac.
 L.S. 32/166

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

7/9/2019
 DATE



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

DATE:	07-09-2019
DRAWN BY:	seb
JOB NUMBER:	MIATCH1823_phase3
SHEET NUMBER	1 OF 1

Troy Corporation

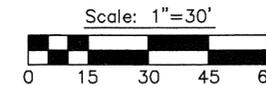
S.E. Section

Pt. 323 Inlot

Miami County

Ohio State

Volume 59 Page 88
Miami County Engineer's Record of Land Surveys



Legend

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

References

- Vol. 09, Pg. 184
 - Vol. 11, Pg. 162
 - Vol. 14, Pg. 110
 - Vol. 14, Pg. 126
 - Vol. 21, Pg. 73
- } Miami County Engineer's Record of Lot Surveys
- Vol. 52, PG. 92
- } Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the north line of East West Street, bearing N 89° 31' 46" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists. Encroachments are shown hereon.

Monumentation Statement

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

Surveyor's Certification

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

Survey of Part Inlot 323 in Troy, Ohio for First Tennessee Bank National Association



Michael W. Cozatt 7/25/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 16819 Ph. (937) 339-2921



CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	01° 17' 40"	2571.51'	58.10'	S 71° 40' 54" E, 58.09'

7
Town

4E
Range

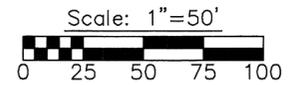
SE 1/4 - 24
Section

Union
Township

Miami
County

Ohio
State

Volume 59 Page 89
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Vol. 30, Pg. 174 }
Vol. 33, Pg. 62 } Miami County Engineer's
Vol. 58, Pg. 117 } Record of Land Surveys

Basis of Bearings

The bearings are based on the east line of Section 24 and the centerline of Rangeline Road, bearing N 00° 21' 47" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Surveyor's Certification

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

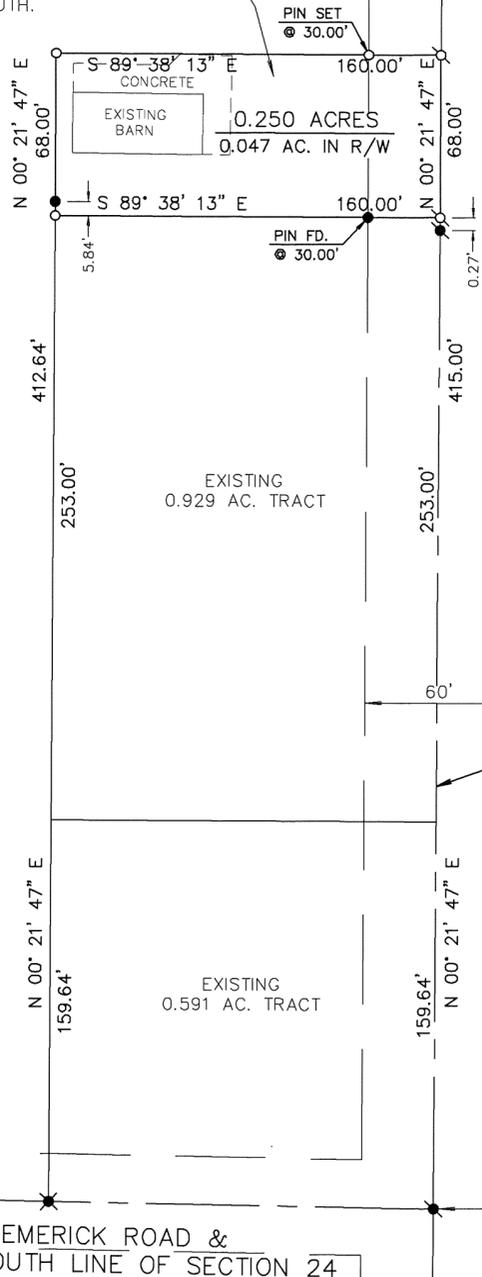
Survey of 0.250 acres for Don Marshall.



Michael W. Cozatt 6/14/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 12219 Ph. (937) 339-2921

NOT AN INDIVIDUAL BUILDING SITE.
TO BE COMBINED WITH THE TRACT
TO THE SOUTH.



DONALD M. & LILA J. MARSHALL
D.B. 570, PG. 878
35.8277 ACRES
-0.250 ACRES
35.5777 AC. REMAINING

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Deb Stumpff 6-28-2019
DEPUTY DATE

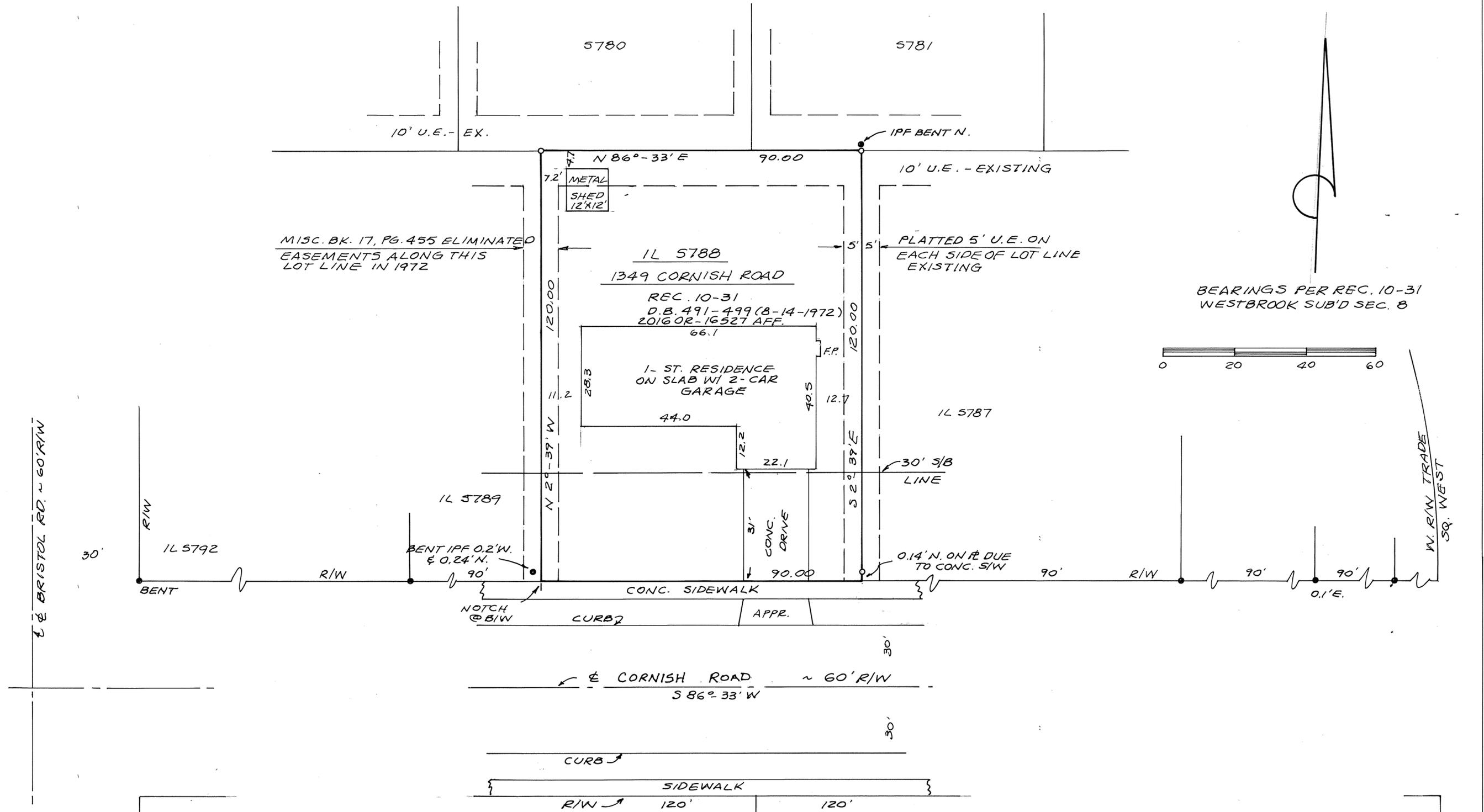
CERTIFICATION OF REGISTRATION
This is to certify that Planning Commission Approval of this conveyance is not required as being exempt under O.R.C. 711.01

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.
0.250 Acre Tract

Timothy J. Blinn
MIAMI COUNTY ENGINEER
Planning

S.E. CORNER
S.E. QUARTER
SECTION 24

EMERICK ROAD &
SOUTH LINE OF SECTION 24



MISC. BK. 17, PG. 455 ELIMINATED EASEMENTS ALONG THIS LOT LINE IN 1972

BEARINGS PER REC. 10-31 WESTBROOK SUB'D SEC. 8



- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - ┆ NOTCH CUT IN CONC.



LOT SURVEY & LOCATION SURVEY FOR ESTATE OF ROBERT A., JR. & EVELYN J. LEFFEL

Steven D. Leffel 6-13-2019
 STEVEN D. LEFFEL
 PROFESSIONAL SURVEYOR No. 6660
 1155 CLOVERDALE DRIVE
 TROY, OHIO 45373-1754

2
Town

12BTMRS
Range

N.E. 1/4 - 9
Section

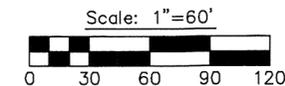
Brown
Township

Miami
County

Ohio
State

Volume 59 Page 12

Miami County Engineer's Record
of Land Surveys



Legend

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

References

- Vol. 45, Pg. 154 } Miami County Engineer's
- Vol. 52, Pg. 05 } Record of Land Surveys
- Vol. 52, Pg. 131 }

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Matthew Bramley 8-23-19
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

Timothy J. Sullivan 8-23-19
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Gary R. S.

DATE: 8/23/19

MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 5.001 Acres for Gerald Worthington,
G & R Worthington Farms, LLC.



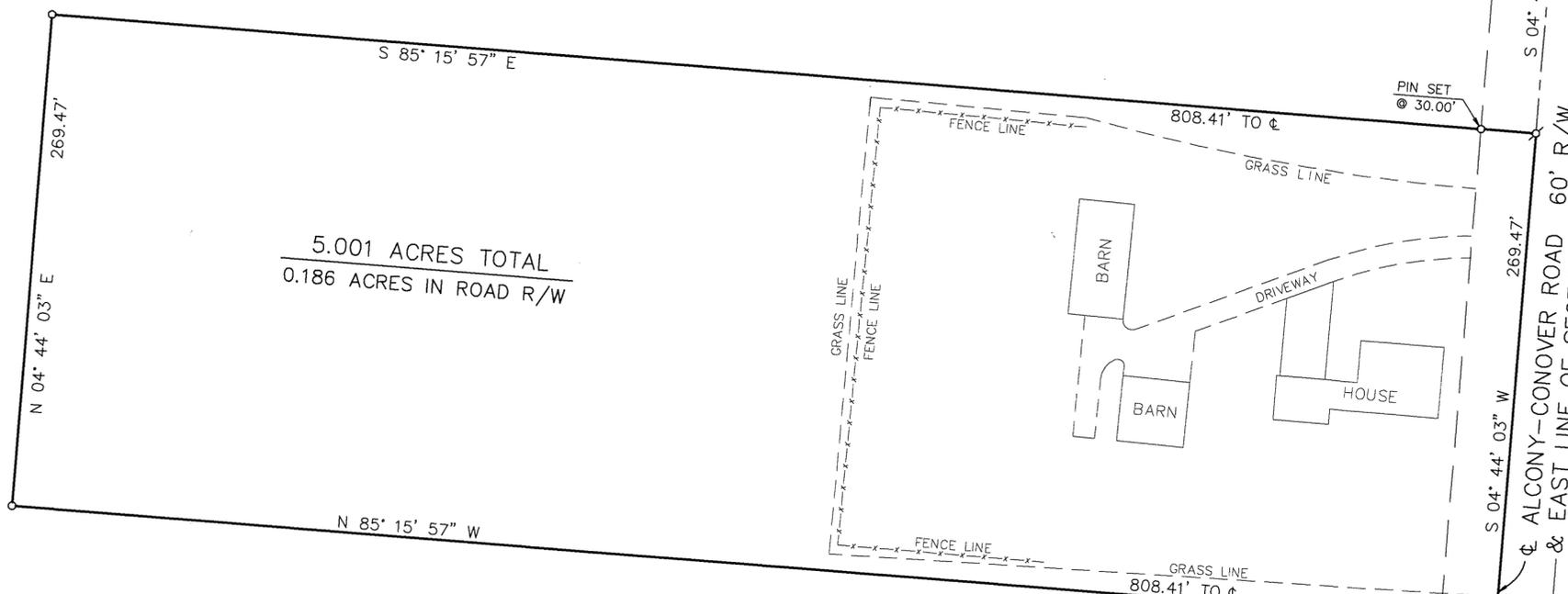
Michael W. Cozatt 8/22/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 02219 Ph. (937) 339-2921

N.W. CORNER
N.E. QUARTER
SECTION 9

MIAMI-SHELBY ROAD EAST 60' R/W
& NORTH LINE OF SECTION 9

N.E. CORNER
N.E. QUARTER
SECTION 9



5.001 ACRES TOTAL
0.186 ACRES IN ROAD R/W

G & R Worthington Farms, LLC
2019OR-06462
160 ACRES
-5.001 ACRES
154.999 ACRES REMAINING

S.E. CORNER
N.E. QUARTER
SECTION 9

6
TOWN

5E
RANGE

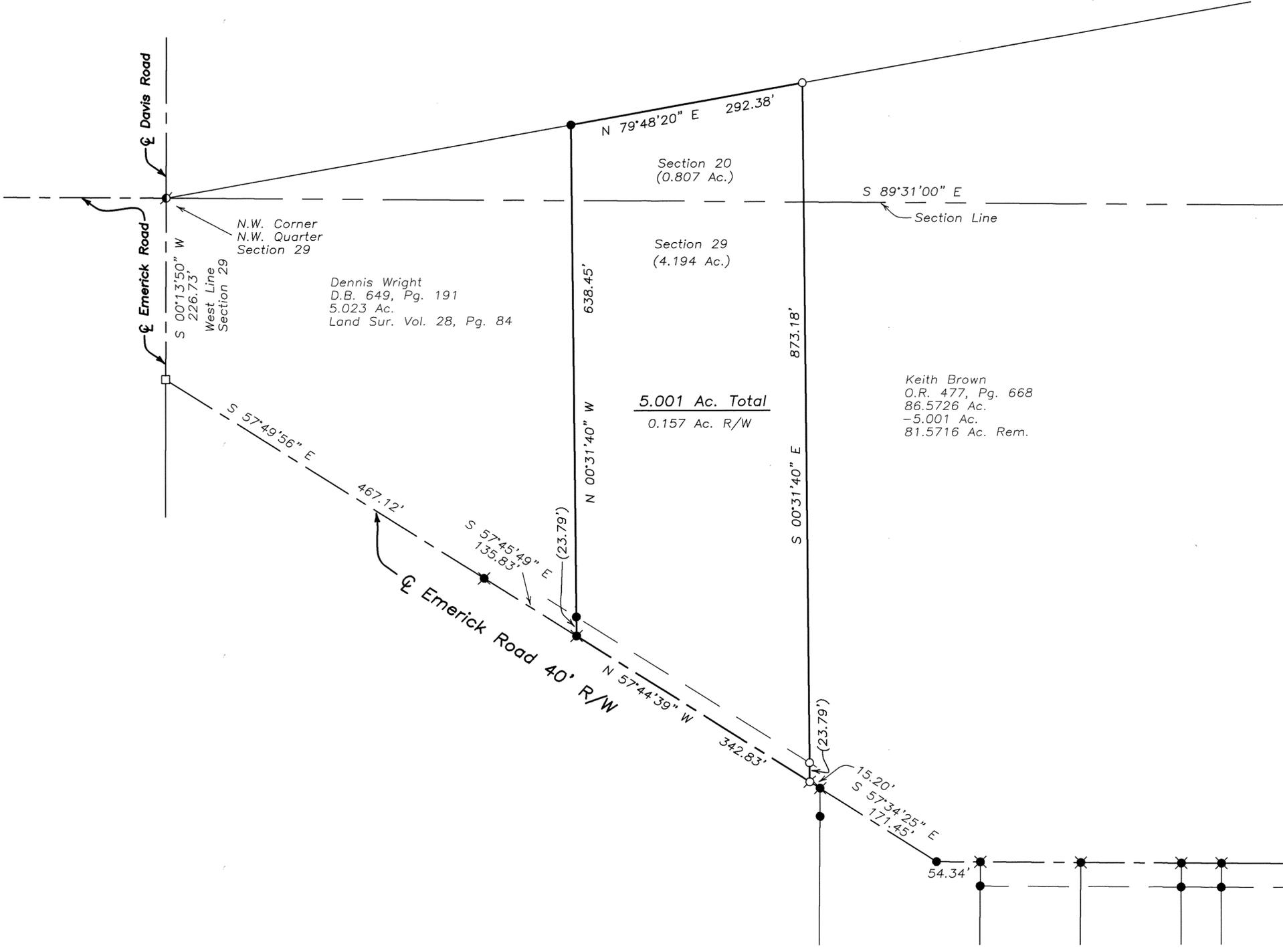
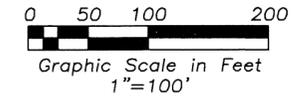
20 SW 1/4
29 NW 1/4
SECTION

UNION
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 94
Miami County Engineer's
Record of Land Surveys



Dennis Wright
D.B. 649, Pg. 191
5.023 Ac.
Land Sur. Vol. 28, Pg. 84

Keith Brown
O.R. 477, Pg. 668
86.5726 Ac.
-5.001 Ac.
81.5716 Ac. Rem.

Legend

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

References

- Miami County Engineer's Record of Land Surveys
- Volume 28, Page 84
- Volume 29, Page 53
- Volume 56, Page 21
- Volume 56, Page 71 (Basis of Bearings)

Survey split of 5.001 Ac. for Keith Brown

Certified to conform with Miami County Survey Requirements
 Approved by Miami County Planning Commission
Paul P. Hwelskamp P.E.P.S. Secretary
 Miami County Engineer
 Date 8-26-2019

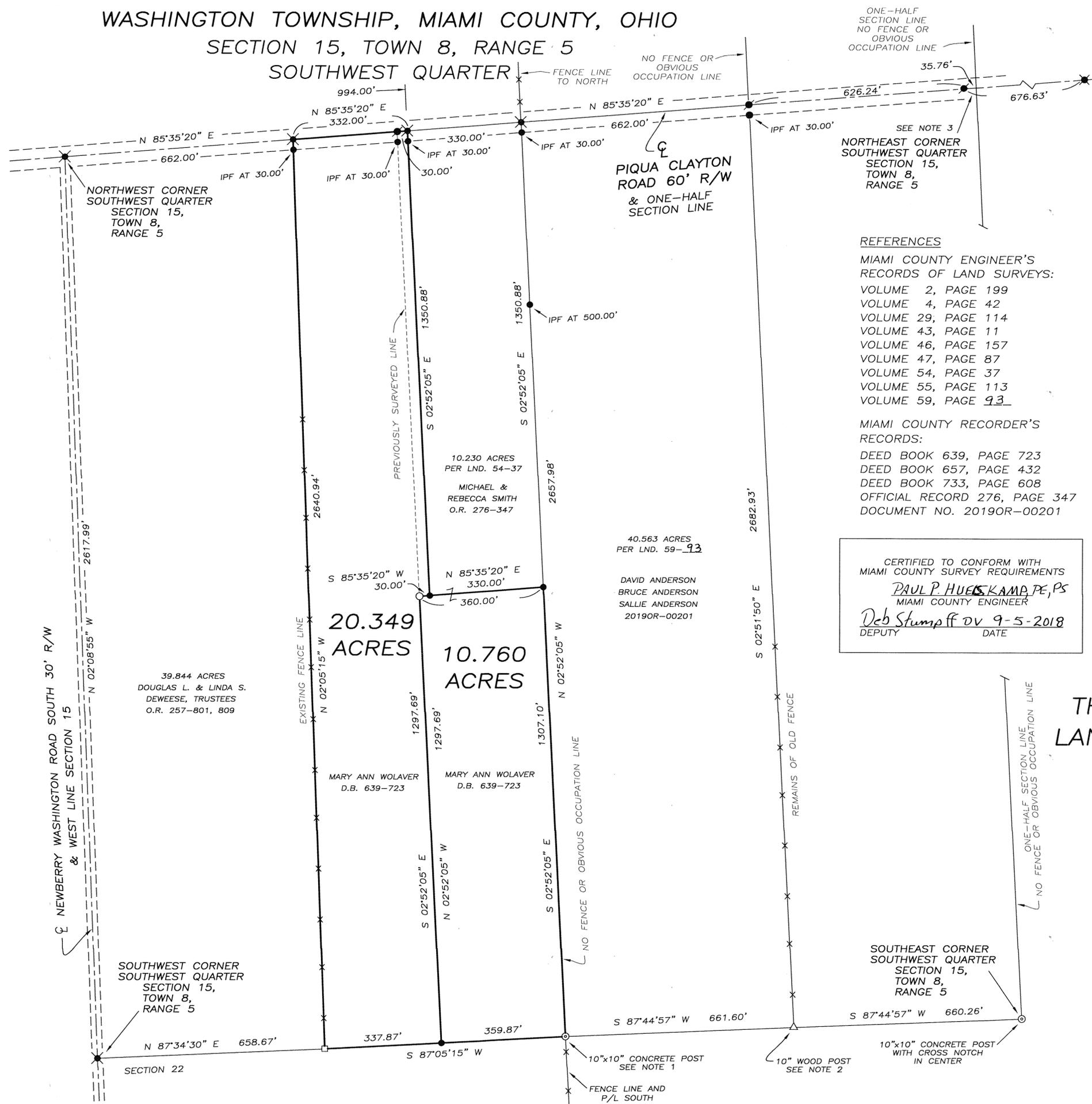
Approved Subject to Zoning Approval
 By [Signature]
 Date 8-27-19
 Miami County General Health Department



Michael W. Cozatt 8/26/19
 MICHAEL W. COZATT
 P.S. #6001

COZATT ENGINEERING COMPANY
 Civil Engineer Land Surveyor
 534 N. Elm St. Suite C Troy, OH 45373
 Job No. 32918 (937) 339-2921
 File Name: C:\Jobs\2018\32918.dwg
 Drawn by: DMC ~ Checked by: MWC

WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 15, TOWN 8, RANGE 5
SOUTHWEST QUARTER



NOTES

1. 10"x10" CONCRETE POST WITH FENCE RUNNING SOUTH. POST IS LEANING SOUTH, ACTUAL CORNER IS 0.7' NORTH OF TOP CENTER PER LAND SURVEY 46-157 AND LAND SURVEY 43-11.
2. ACTUAL CORNER IS ON THE LINE RUNNING BETWEEN CONCRETE POSTS EAST AND WEST AND IS 1.11' SOUTH OF TOP CENTER OF WOOD POST.
3. OLD NAIL FOUND, REPORTED AS CENTER OF SECTION FIFTEEN (15) IN LAND SURVEY 29-114. THE LOCATION WAS VERIFIED BY RECOVERING RAILROAD SPIKE 676.63 FEET EAST OF NAIL AND CALLED FOR ON SAME SURVEY. THERE ARE NO FENCES EITHER NORTH OF OR SOUTH OF THIS NAIL. NAIL APPEARS TO BE 35.76 FEET WEST OF CENTER OF SECTION HOLDING DIMENSIONS FROM LAND SURVEY 4-42. NAIL USED FOR ESTABLISHING CENTER LINE OF PIQUA-CLAYTON ROAD AND ONE-HALF SECTION LINE EAST AND WEST, BUT NOT RECOGNIZED AS CENTER OF SECTION.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 2, PAGE 199
VOLUME 4, PAGE 42
VOLUME 29, PAGE 114
VOLUME 43, PAGE 11
VOLUME 46, PAGE 157
VOLUME 47, PAGE 87
VOLUME 54, PAGE 37
VOLUME 55, PAGE 113
VOLUME 59, PAGE 93

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 639, PAGE 723
DEED BOOK 657, PAGE 432
DEED BOOK 733, PAGE 608
OFFICIAL RECORD 276, PAGE 347
DOCUMENT NO. 2019OR-00201

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- 4"x6" LIMESTONE FOUND
- ⊙ MAG SPIKE SET
- MAG SPIKE FOUND
- ⊙ CONCRETE POST FOUND
- △ WOOD POST FOUND

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUESKAMP, PE, PS
MIAMI COUNTY ENGINEER

Deb Stumpff DV 9-5-2018
DEPUTY DATE

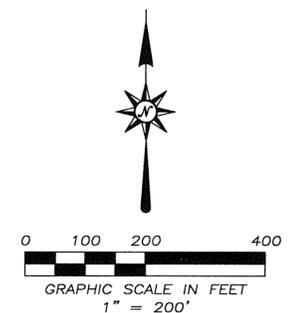
CERTIFICATION OF REGISTRATION

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. D. D. 9/5/19 FOR 10.760 ACRE TRACT
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

THIS SURVEY SUPERCEDES
LAND SURVEY 55, PAGE 113



SURVEY FOR MARY ANN WOLAVER AND MIKE & BECKY SMITH
IN MIAMI COUNTY, OHIO ~ AUGUST 25, 2019

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

39.844 ACRES
DOUGLAS L. & LINDA S.
DEWESE, TRUSTEES
O.R. 257-801, 809

10.230 ACRES
PER LND. 54-37
MICHAEL &
REBECCA SMITH
O.R. 276-347

40.563 ACRES
PER LND. 59-93

DAVID ANDERSON
BRUCE ANDERSON
SALLIE ANDERSON
2019OR-00201

20.349
ACRES

10.760
ACRES

MARY ANN WOLAVER
D.B. 639-723

MARY ANN WOLAVER
D.B. 639-723

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

10"x10" CONCRETE POST
WITH CROSS NOTCH
IN CENTER

10" WOOD POST
SEE NOTE 2

10"x10" CONCRETE POST
SEE NOTE 1

FENCE LINE AND
P/L SOUTH

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

SECTION 22

NEWBERRY WASHINGTON ROAD SOUTH 30' R/W
& WEST LINE SECTION 15

SEE NOTE 3
NORTHEAST CORNER
SOUTHWEST QUARTER
SECTION 15,
TOWN 8,
RANGE 5

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

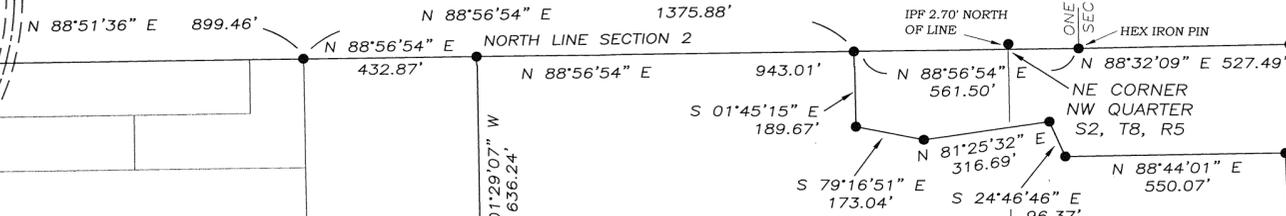
SURVEY TO CONVEY 0.176 ACRE
FROM BUILDING SITE & WOODS
TO FARMLAND TRACT

NW CORNER
NW QUARTER
SECTION 2,
TOWN 8,
RANGE 5

SW QUARTER SECTION 35,
TOWN 9,
RANGE 5

ONE-HALF
SEC. LINE

SE QUARTER



PHILIP S. & BRENDA S.
SULLENBERGER
2019OR-08736

TRACT A
FARMLAND
101.139 ACRES

TRACT B
BARN AND PASTURE LAND
14.799 ACRES

PHILIP S. & BRENDA S.
SULLENBERGER
2019OR-08736

DETAIL
1" = 200'

TRACT B
BARN AND
PASTURE LAND
14.799 ACRES

PHILIP S. & BRENDA S.
SULLENBERGER
2019OR-08736

PHILIP S. & BRENDA S.
SULLENBERGER
2019OR-08736

INGRESS AND EGRESS EASEMENT FOR
ACCESS ACROSS THE FARM
N 87°02'52" E 622.53'

TRACT A
FARMLAND
101.139 ACRES
+0.176 ACRE
101.315 ACRES

TRACT C
BUILDING SITE
AND WOODS
51.141 ACRES
-0.176 ACRE
50.965 ACRES

0.176 ACRE
TO BE CONVEYED
TO FARM TRACT

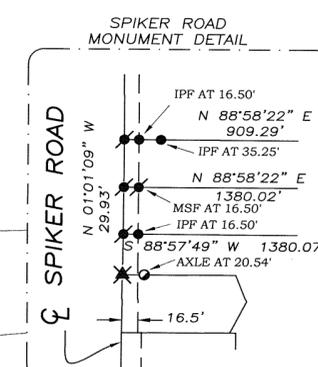
NE CORNER,
SE QUARTER
S 2, T 8, R 5
S 88°06'46" W
341.14'

TRACT C
BUILDING SITE AND WOODS
51.141 ACRES

PHILIP S. & BRENDA S.
SULLENBERGER
2019OR-08734

DISTURBED IPF
N 14°0' W 2.44'

SPIKER ROAD R/W VARIES
& WEST LINE SECTION 2



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP PE, P.S.
MIAMI COUNTY ENGINEER

Duan M. Galli 9/13/19
DEPUTY DATE

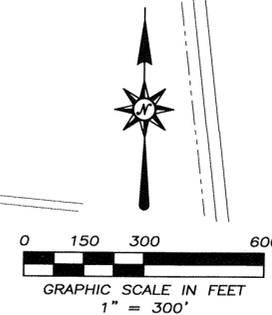
LEGEND

- 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

REFERENCES:
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
VOLUME 59, PAGE 84

CERTIFICATION OF REGISTRATION
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OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT
UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
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PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE
WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF
MIAMI COUNTY.

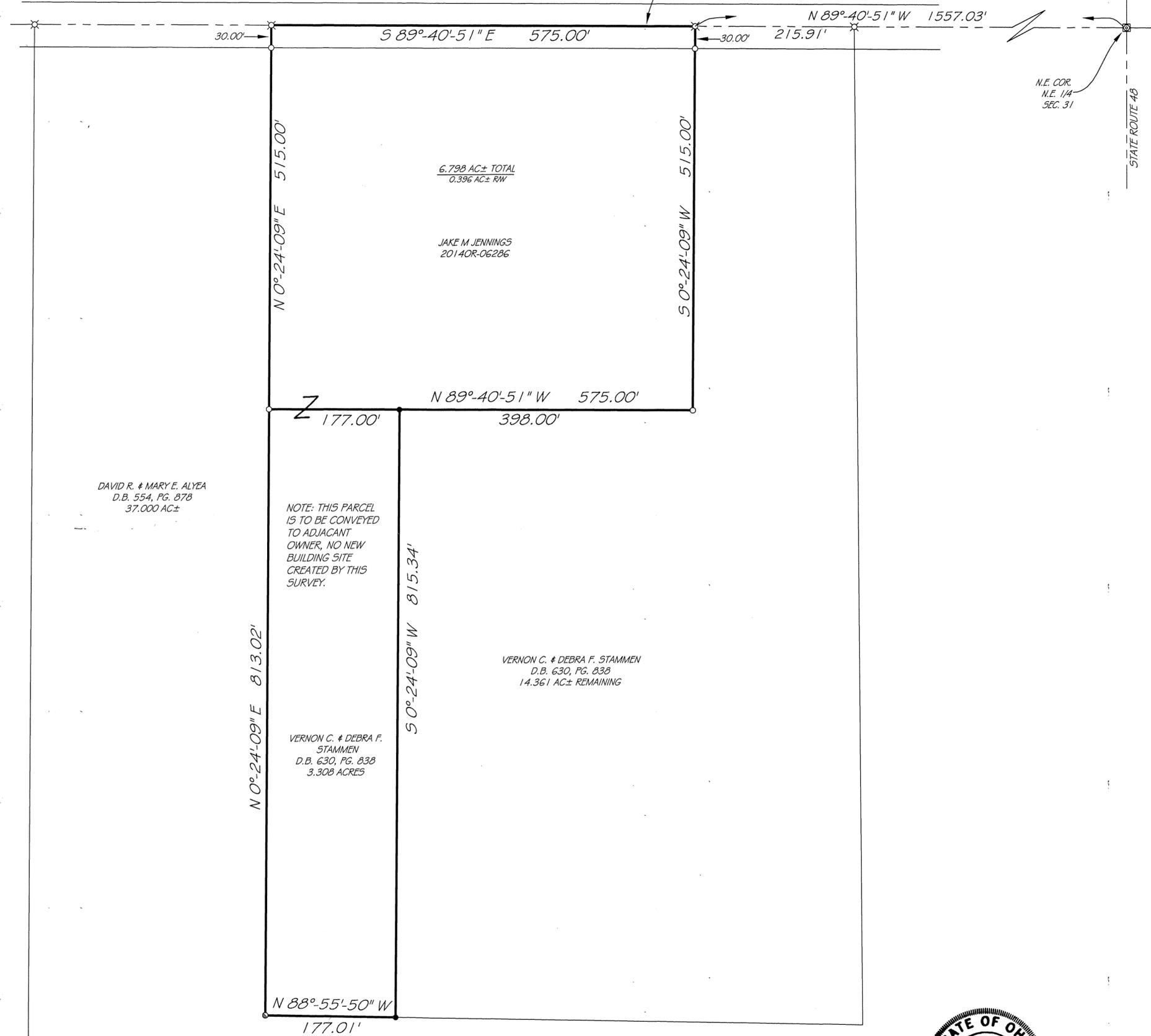
Timothy J. Allison 9/13/19 FOR 0.176 ACRE TRACT
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION



SURVEY FOR PHIL SULLENBERGER
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 7, 2019

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

C/L MIAMI-SHELBY ROAD #7 (60' RW)
& NORTH LINE SECTION 36



DAVID R. & MARY E. ALYEA
D.B. 554, PG. 878
37.000 AC±

NOTE: THIS PARCEL IS TO BE CONVEYED TO ADJACANT OWNER, NO NEW BUILDING SITE CREATED BY THIS SURVEY.

VERNON C. & DEBRA F. STAMMEN
D.B. 630, PG. 838
14.361 AC± REMAINING

VERNON C. & DEBRA F. STAMMEN
D.B. 630, PG. 838
3.308 ACRES



LEGEND

- --5/8" X 30' REBAR WITH CAP SET
- ⊗ --RAILROAD SPIKE FOUND
- --IRON PIN FOUND
- ⊗ --MAG SPIKE FOUND
- ⊠ --CONC. MARKER IN MON. BOX FOUND
- --2 1/2" STEEL COR. POST FOUND

BEARINGS BASED UPON STATE PLANE COORDINATES
NAD 83, OHIO SOUTH ZONE
SCALE 1" = 100'

SURVEY REFERENCES:
MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS
VOL. 31, PG. 94
VOL. 25, PG. 197
VOL. 54, PG. 126

SURVEY OF 3.308 ACRES± FOR
VERNON C. & DEBRA F. STAMMEN

~APPROVALS~

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP
MIAMI COUNTY ENGINEER
Deb Stumpff 9-17-19
DEPUTY DATE

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING
COMMISSION APPROVAL OF THIS CONVEYANCE
IS NOT REQUIRED AS BEING EXEMPT UNDER
ORC 711.001.
NOTICE IS GIVEN TO ALL PARTIES:
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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. Halpin 9/17/19
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION



Nich Miller 8-1-19
NICHOLAS L. MILLER DATE
OHIO PROFESSIONAL SURVEYOR #8384
2201 Patterson-Halpin Road
Piqua, Ohio 45356

5 TOWN 6 RANGE 33 SECTION
 0.025 ACRES CONCORD TOWNSHIP TROY CITY MIAMI, OHIO COUNTY 10858 PT. INLOT

VOLUME 59 PLAT 98
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 SEPT. 24, 2019

NOTE:
 THE REASON FOR THIS SURVEY IS TO SEPARATE
 THE 0.025 AC. PART INLOT 10858 WITH
 QUESTIONABLE OWNERSHIP FROM THE REST OF
 INLOT 10858, AND TO PROVIDE A DESCRIPTION FOR
 THE 0.025 AC TRACT TO BE QUIT-CLAIMED.

CITY OF TROY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US
 THIS 24TH DAY OF SEPTEMBER, 2019

Allen J. Bertke
 CITY ENGINEER

INLOT 10858
 JANE H. DELCAMP (T.O.D.)
 20150R-07347

JEFFREY J. & LISA M. FRIGGE
 O.R. 323/559

PT. IL. 10858
 0.025 ACRES

RUSTED OFF 4"
 POST IN CONCRETE

P.O.B.
 WITNESS IRON PIPE
 N19°01'23"E, 1.0'

INLOT 9342
 3 GEN D. LLC.
 24.936 ACRES
 20180R-06890

CITY OF TROY
 CONCORD TOWNSHIP

LOT 1 LOT 2 LOT 3 LOT 4

CREEKWOOD SUBDIVISION
 RECORD PLAT 12-131

Ex R/W Ex R/W Ex R/W Ex R/W
 CREEKWOOD DR.

SURVEY REFERENCE
 LAND SURVEY 18, PAGE 43
 LAND SURVEY 27, PAGE 43
 LAND SURVEY 27, PAGE 44
 LAND SURVEY 30, PAGE 116
 REC. P.B. 12, PG. 131
 REC. P.B. 27, PG 50

LEGEND

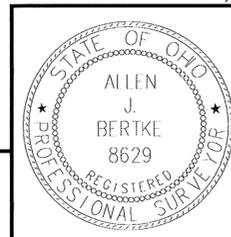
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- ⊗ P.F. IRON PIPE FOUND
- ⊛ STONE FOUND
- ▨ EX. CORP. LIMIT

OWNERS CHART			
LOT 1	T.J. COOL & E.A. COOL T.O.D.	20170R-00993	
LOT 2	M.G. & J.L. KLINT	20180R-04452	
LOT 3	JEFFREY D. NANCY M. QUILLEN	D.B. 692-125	
LOT 4	U. & B.E. PATEL TRUSTEES	D.B. 732-350	

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN APRIL, 2018. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

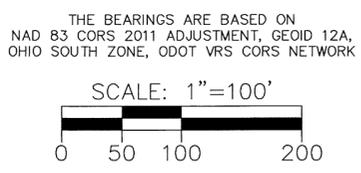
Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629 9-23-19 DATE

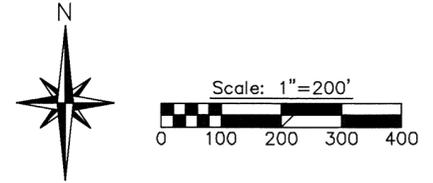


ChoiceOne
 Engineering

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

DATE:	09-03-2019
DRAWN BY:	AJB
JOB NUMBER:	MIATRO1804
SHEET NUMBER	1 OF 1





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

- References**
- Vol. 43, Pg. 150 { Miami County Engineer's Record of Land Surveys
 - P.B. 10, Pg. 88 { Miami County Recorder's Plat Records

Basis of Bearings
The bearings are based on the south line of Section 30, bearing N 88° 57' 44" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement
Monumented property lines generally fit occupation where occupation exists.

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

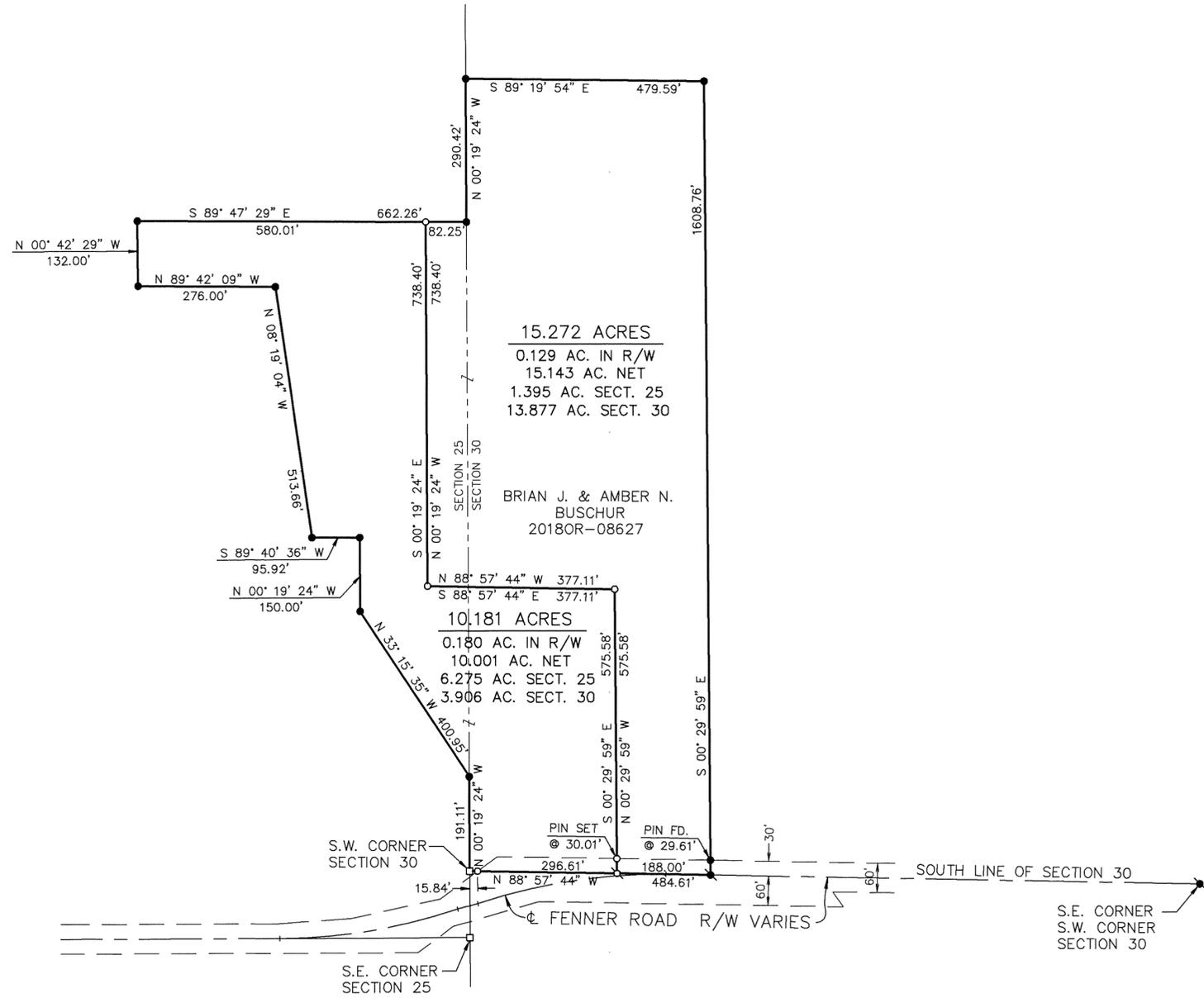
Survey of 2 tracts for Brian and Amber Buschur.

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



Michael W. Cozatt 9/25/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 21319 Ph. (937) 339-2921



SURVEY TO CONVEY
3.366 ACRES FROM FARMLAND TRACT TO BARN &
PASTURE TRACT
AND 1.147 ACRE FROM BARN & PASTURE TRACT TO
BUILDING SITE & WOODS

NW CORNER
NW QUARTER
SECTION 2,
TOWN 8,
RANGE 5

SW QUARTER
SECTION 35,
TOWN 9,
RANGE 5

ONE-HALF
SEC. LINE

SE QUARTER
TOWN 9,
RANGE 5

NORTH LINE SECTION 2

IPF 2.70' NORTH OF LINE

HEX IRON PIN

NE CORNER NW QUARTER S2, T8, R5

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP PE PS
MIAMI COUNTY ENGINEER
Deb Stumpff DV 9-27-2019
DEPUTY DATE

CERTIFICATION OF REGISTRATION
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UNDER O.R.C. 711.001
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PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE
WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF
MIAMI COUNTY.

D. Bell 9/27/19 FOR 3.366 ACRE TRACT
SECRETARY DATE AND 1.147 ACRE TRACT
MIAMI COUNTY PLANNING COMMISSION

TRACT A
FARMLAND

101.315 ACRES
ROBERT & AMANDA
CRUMP
2019OR-10890

DETAIL
1" = 150'

N 89°24'50" E 15.65'
N 89°24'50" E 1236.91'

TRACT B
BARN AND PASTURE LAND
14.799 ACRES
+3.366 ACRES
-1.147 ACRE
17.018 ACRES

NOTE: 3.366 ACRE TRACT IS A FENCED AREA
TO BE CONVEYED TO TRACT B, NO NEW
BUILDING SITE IS CREATED BY THIS SURVEY.

3.366 ACRES

TRACT A ~ FARMLAND
101.315 ACRES
-3.366 ACRES
97.949 ACRES

NE CORNER, SE QUARTER
S 2, T 8, R 5

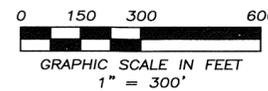
TRACT C
BUILDING SITE AND WOODS

51.141 ACRES
PHILIP & BRENDA
SULLENBERGER
2019OR-08734

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
- ✱ MAG NAIL SET IN TOP CENTER OF WOOD FENCE POST

REFERENCES:
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
VOLUME 59, PAGE 84
VOLUME 59, PAGE 96



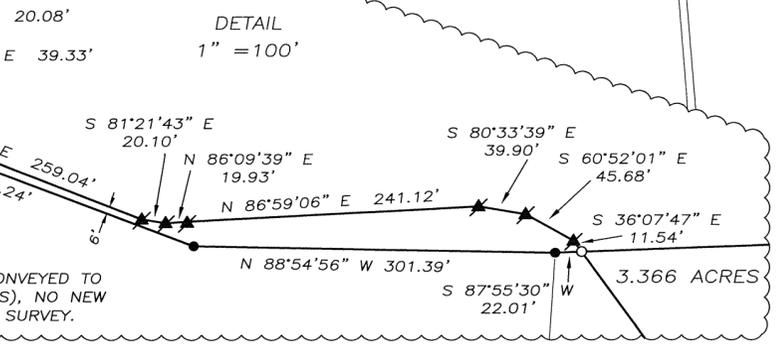
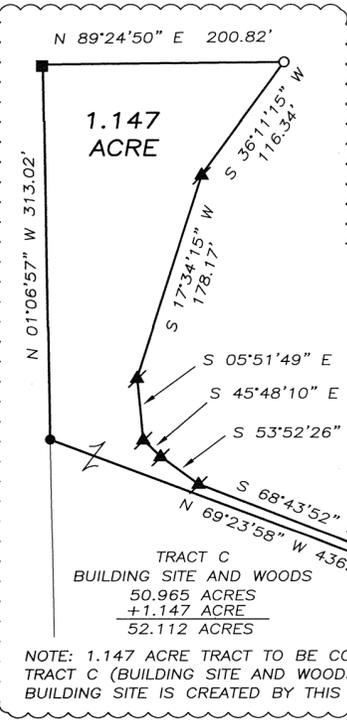
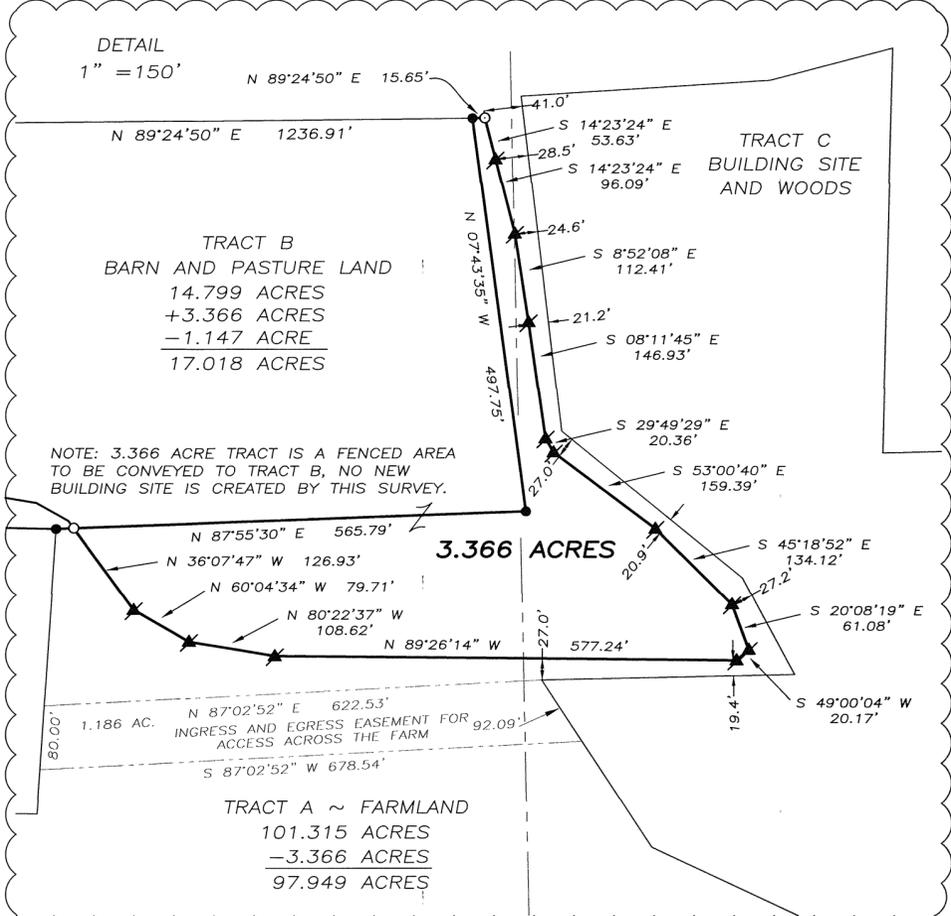
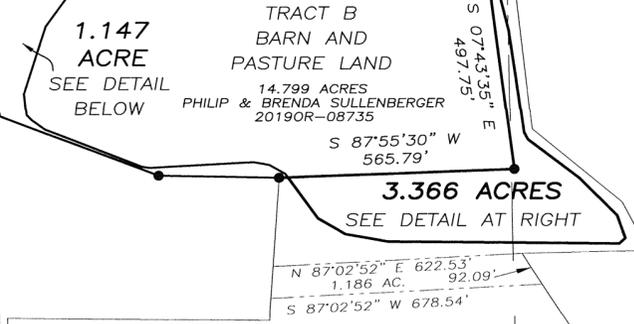
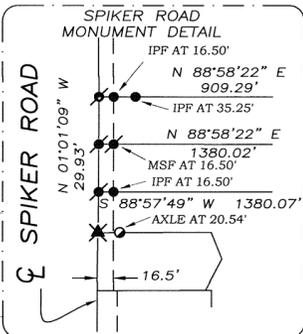
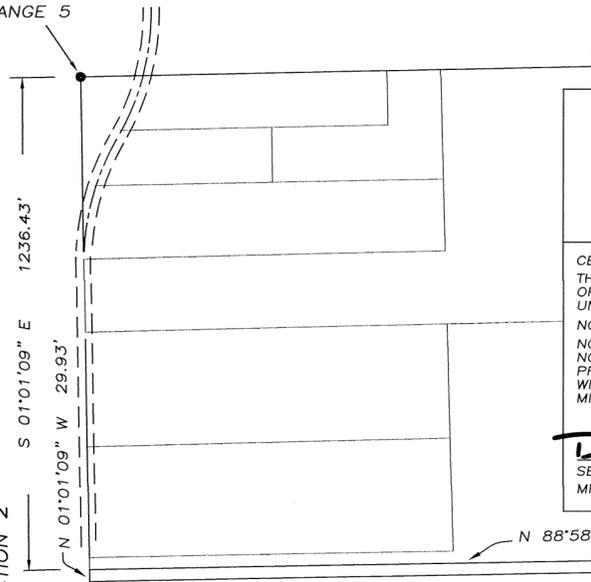
SURVEY FOR PHIL SULLENBERGER
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 21, 2019

STATE OF OHIO
THOMAS R. ZECHMAN
7077
REGISTERED PROFESSIONAL SURVEYOR

TRZ

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

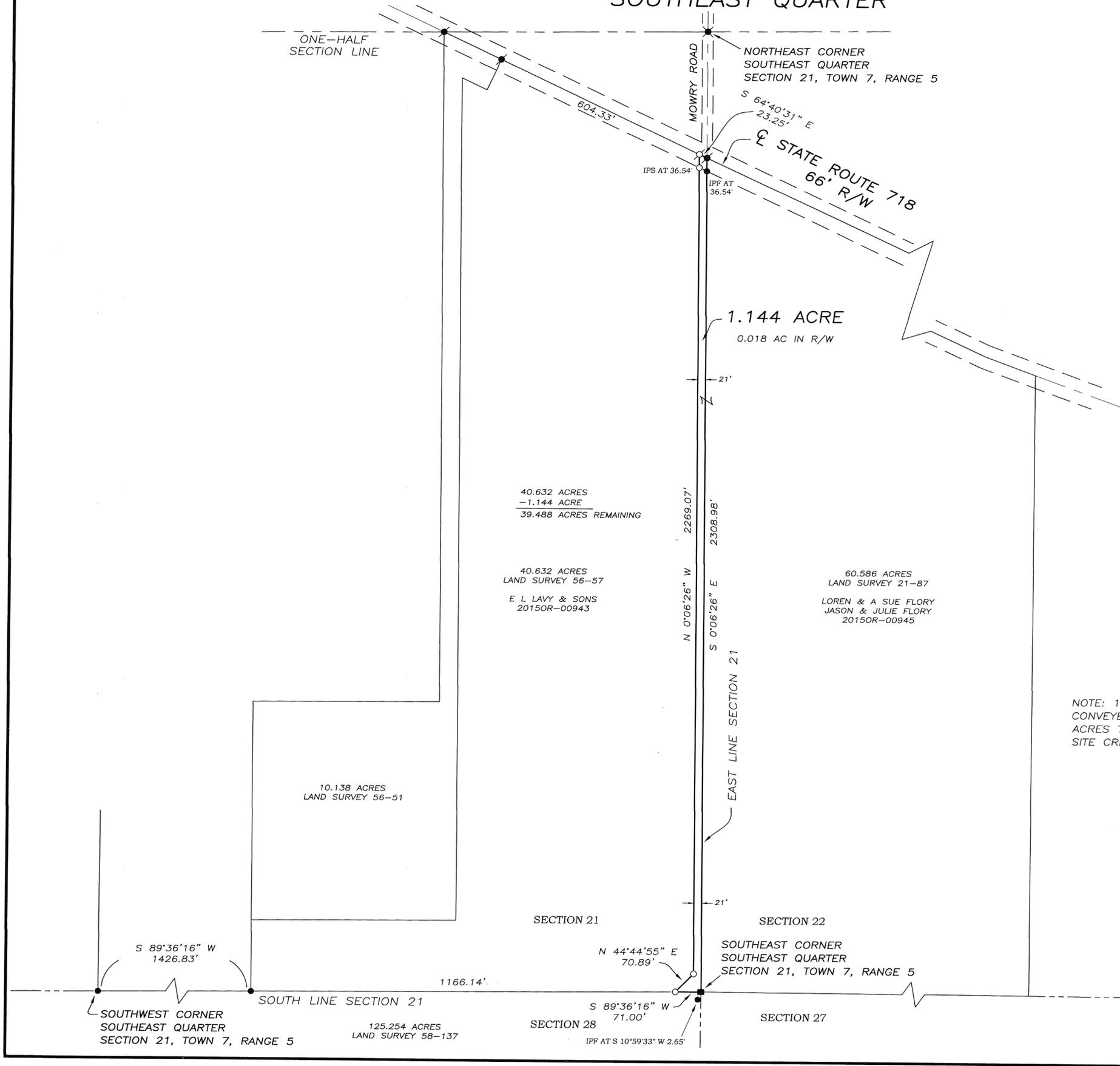
SPIKER ROAD R/W VARIES
& WEST LINE SECTION 2



NOTE: 1.147 ACRE TRACT TO BE CONVEYED TO
TRACT C (BUILDING SITE AND WOODS), NO NEW
BUILDING SITE IS CREATED BY THIS SURVEY.

NEWTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 21, TOWN 7, RANGE 5
SOUTHEAST QUARTER

VOLUME 59 PAGE 101
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND**
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ♂ MAG NAIL SET
 - ♂ MAG NAIL FOUND
 - ✕ RAILROAD SPIKE FOUND
 - STONE FOUND

REFERENCES
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 21, PAGE 87
VOLUME 56, PAGE 57
VOLUME 58, PAGE 137

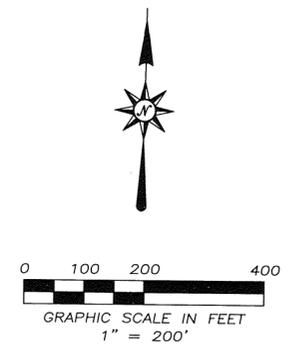
BASIS OF BEARINGS PER
LAND SURVEY 56-57

MIAMI COUNTY RECORDER'S RECORDS
DOCUMENT NUMBER 2015OR-00943
DOCUMENT NUMBER 2015OR-00945

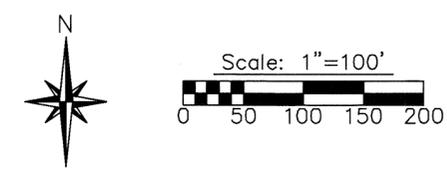
CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp P.E., P.S.
MIAMI COUNTY ENGINEER
Debra A. Huff 9-26-2019
DEPUTY DATE

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WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF
MIAMI COUNTY.
D. Sell 9/27/19 FOR 1.144 ACRE TRACT
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

NOTE: 1.144 ACRE TRACT TO BE
CONVEYED TO ADJACENT 60,586
ACRES TO EAST. NO NEW BUILDING
SITE CREATED BY THIS SURVEY.



SEPTEMBER 22, 2019	SURVEY FOR LOREN AND JASON FLORY IN MIAMI COUNTY, OHIO
	<i>Neil E. Teaford, P.S. #7724</i> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASHTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724



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

- References**
- Vol. 16, Pg. 85 } Miami County Engineer's Record of Land Surveys
 - Vol. 36, Pg. 08 }
 - Vol. 52, Pg. 113 }
 - Vol. 56, Pg. 132 }
 - Vol. 07, Pg. 104 } Miami County Engineer's Record of Lot Surveys
 - Vol. 16, Pg. 149 }
 - Vol. 24, Pg. 44 }

Basis of Bearings
The bearings are based on the north line of Section 21, bearing N 85° 27' 18" E, as taken from the State Plane coordinate System, NAD83 2011 Adjustment, Ohio South Zone, O.D.O.T. VRS/CORS Network.

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

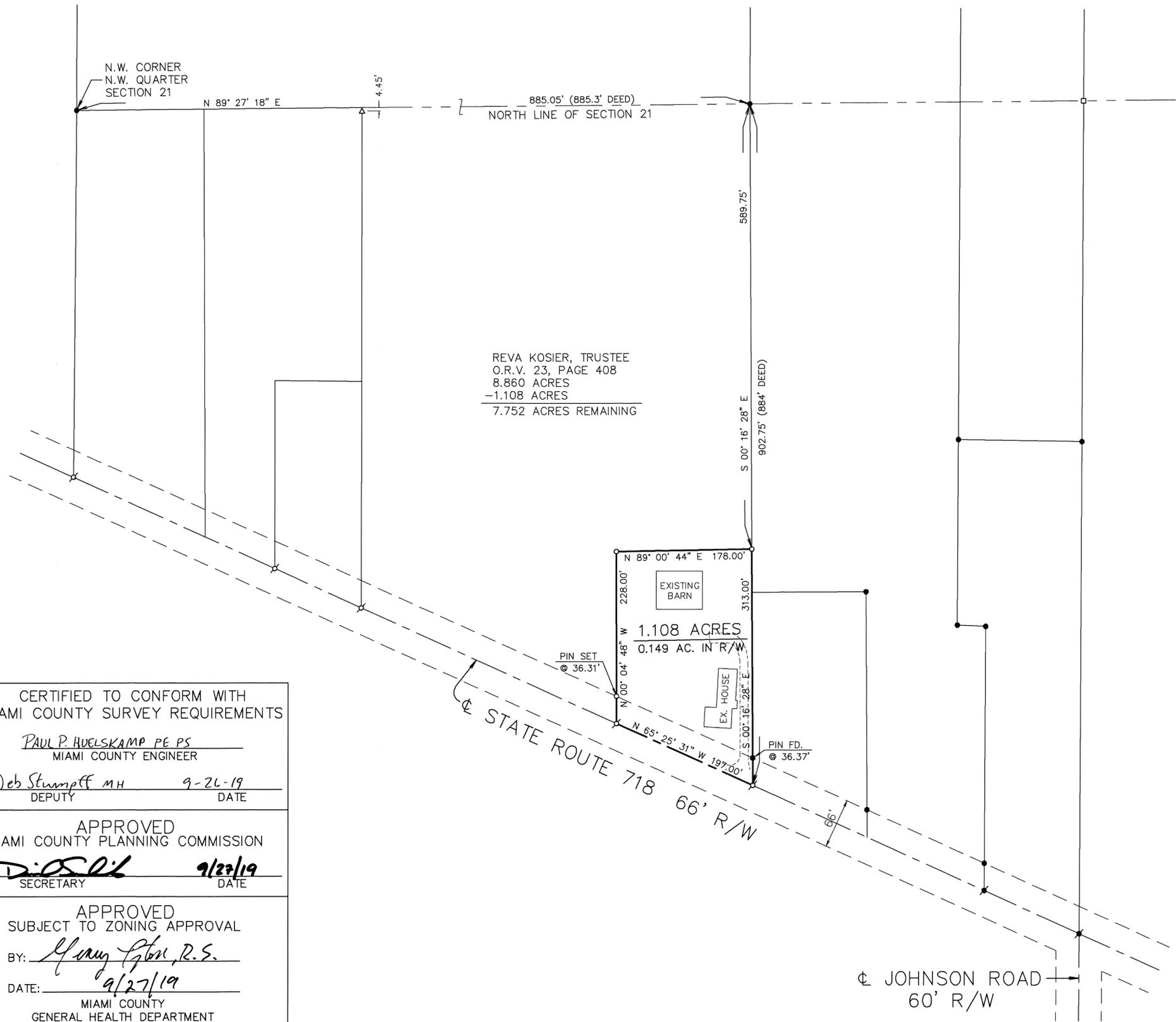
Survey of 1.108 acres for the Reva Kosier Trust.

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



Michael W. Cozatt 9/25/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 18819 Ph. (937) 339-2921



REVA KOSIER, TRUSTEE
O.R.V. 23, PAGE 408
8.860 ACRES
-1.108 ACRES
7.752 ACRES REMAINING

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

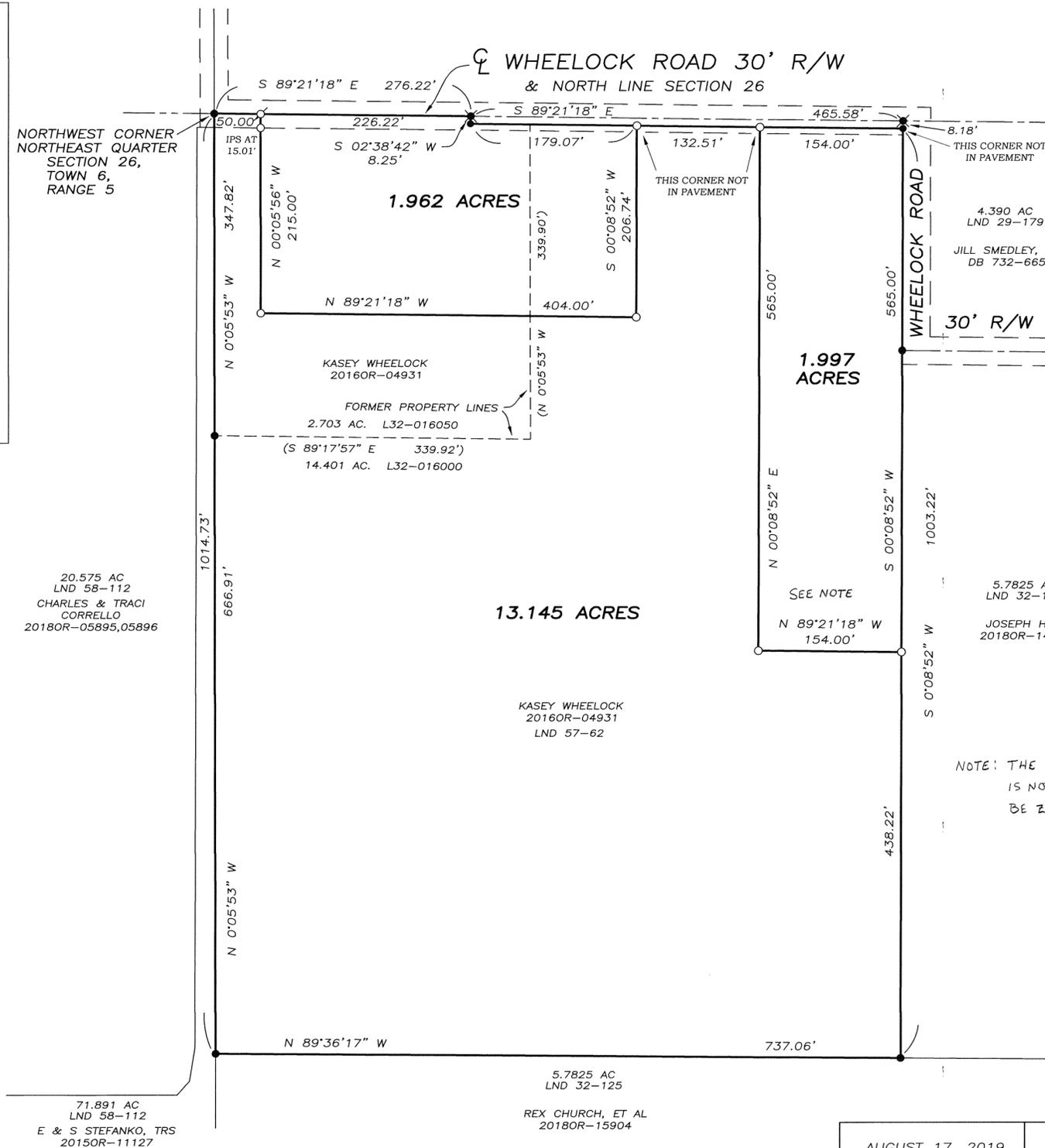
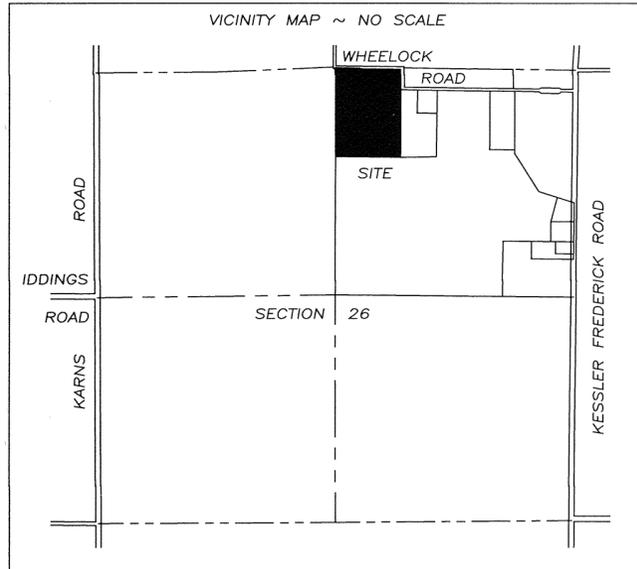
PAUL P. HUELSKAMP PE PS
MIAMI COUNTY ENGINEER
Deb Stumpff MH 9-26-19
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
D. O. S. L. 9/27/19
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL
BY: *Mary Lyon, R.S.*
DATE: 9/27/19
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

UNION TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 26, TOWN 6, RANGE 5
NORTHEAST QUARTER

VOLUME 59 PAGE 103
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND**
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ⊗ MAG NAIL SET
 - ⊙ MAG OR PK NAIL FOUND
 - ✕ RAILROAD SPIKE FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
- VOLUME 29, PAGE 179
 - VOLUME 32, PAGE 125
 - VOLUME 57, PAGE 62
 - VOLUME 58, PAGE 112

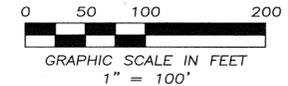
BEARINGS CORRESPOND
TO LAND SURVEY 57-62

MIAMI COUNTY RECORDER'S RECORD:
DOCUMENT # 20160R-04931

ACREAGE RECAP

14.401 AC.	L32-016000
2.703 AC.	L32-016050
17.104 AC. TOTAL	
-1.962 AC.	
-1.997 AC.	
13.145 AC. REMAINING	

NOTE: THE REAR 43' OF 1.997 ACRE TRACT
IS NOT BUILDABLE AS IT WOULD NOT
BE ZONED PROPERLY.



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Deb Stumpp IG 9-19-2019
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

9/24/19
DATE

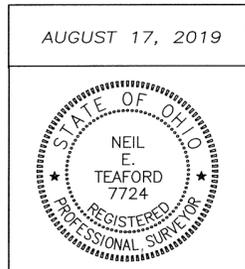
Mary T. Hill, R.S.
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL

BY D. O. Hill

DATE 9/27/19

MIAMI COUNTY
GENERAL HEALTH DEPT.

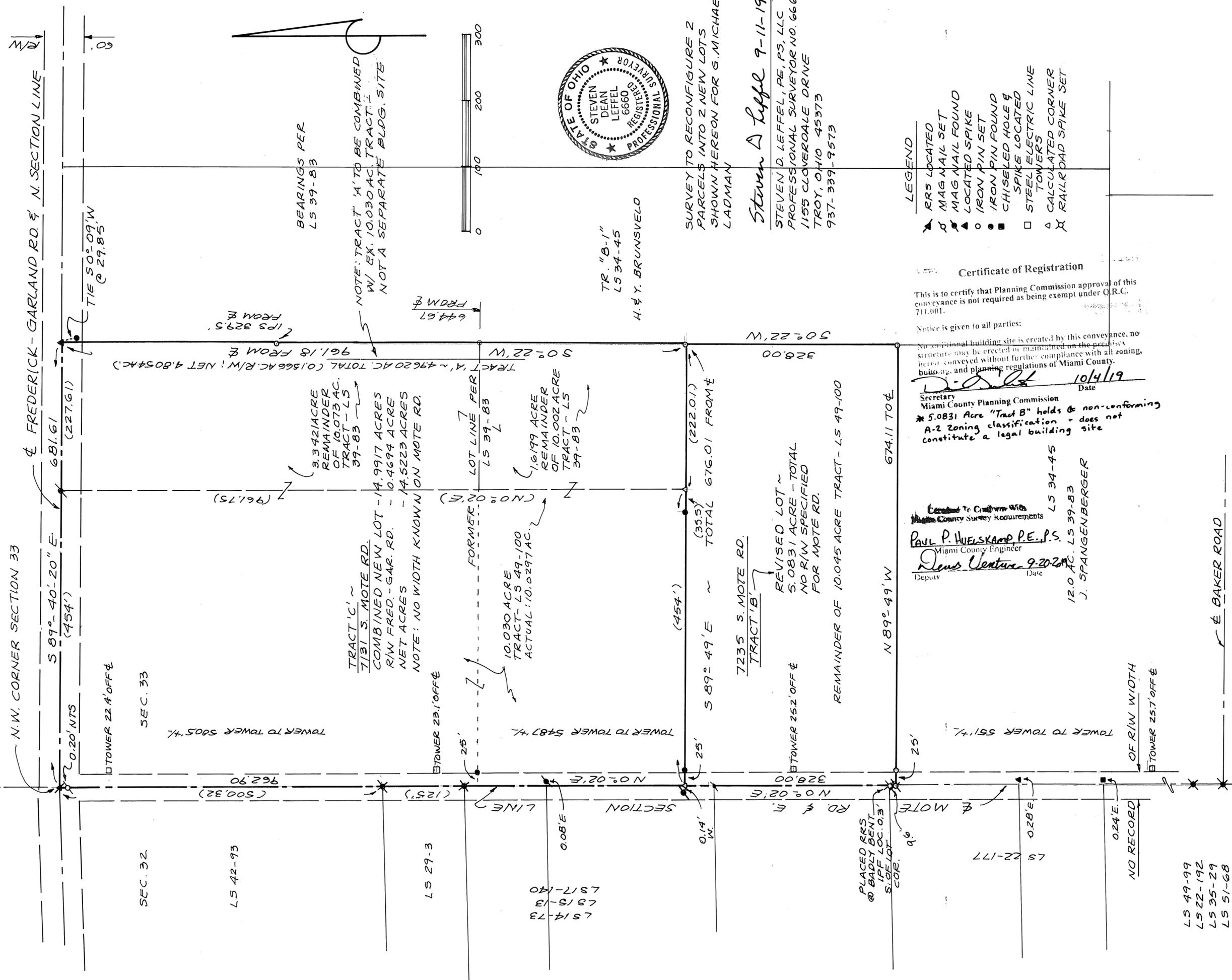


AUGUST 17, 2019

SURVEY FOR KASEY WHELOCK
IN MIAMI COUNTY, OHIO

Neil E. Teaford, P.S. #7724

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



SURVEY TO RECONFIGURE 2 PARCELS INTO 2 NEW LOTS SHOWN HEREON FOR G. MICHAEL LADMAN

Steven D. Leffel 9-11-19
STEVEN D. LEFFEL, P.E., P.S., LLC
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
937-339-9573

- LEGEND
- ▲ R/S LOCATED
 - ◊ MAG NAIL SET
 - ✱ MAG NAIL FOUND
 - ▲ LOCATED SPIKE
 - IRON PIN SET
 - IRON PIN FOUND
 - ◻ CHISELED HOLE
 - SPIKE LOCATED
 - STEEL ELECTRIC LINE TOWERS
 - △ CALCULATED CORNER
 - ✕ RAILROAD SPIKE SET

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.

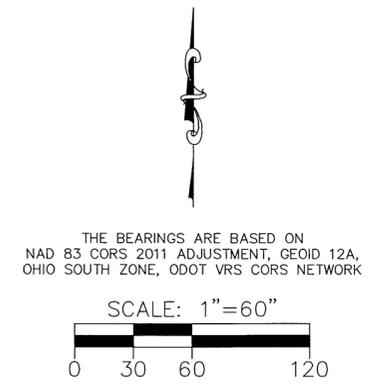
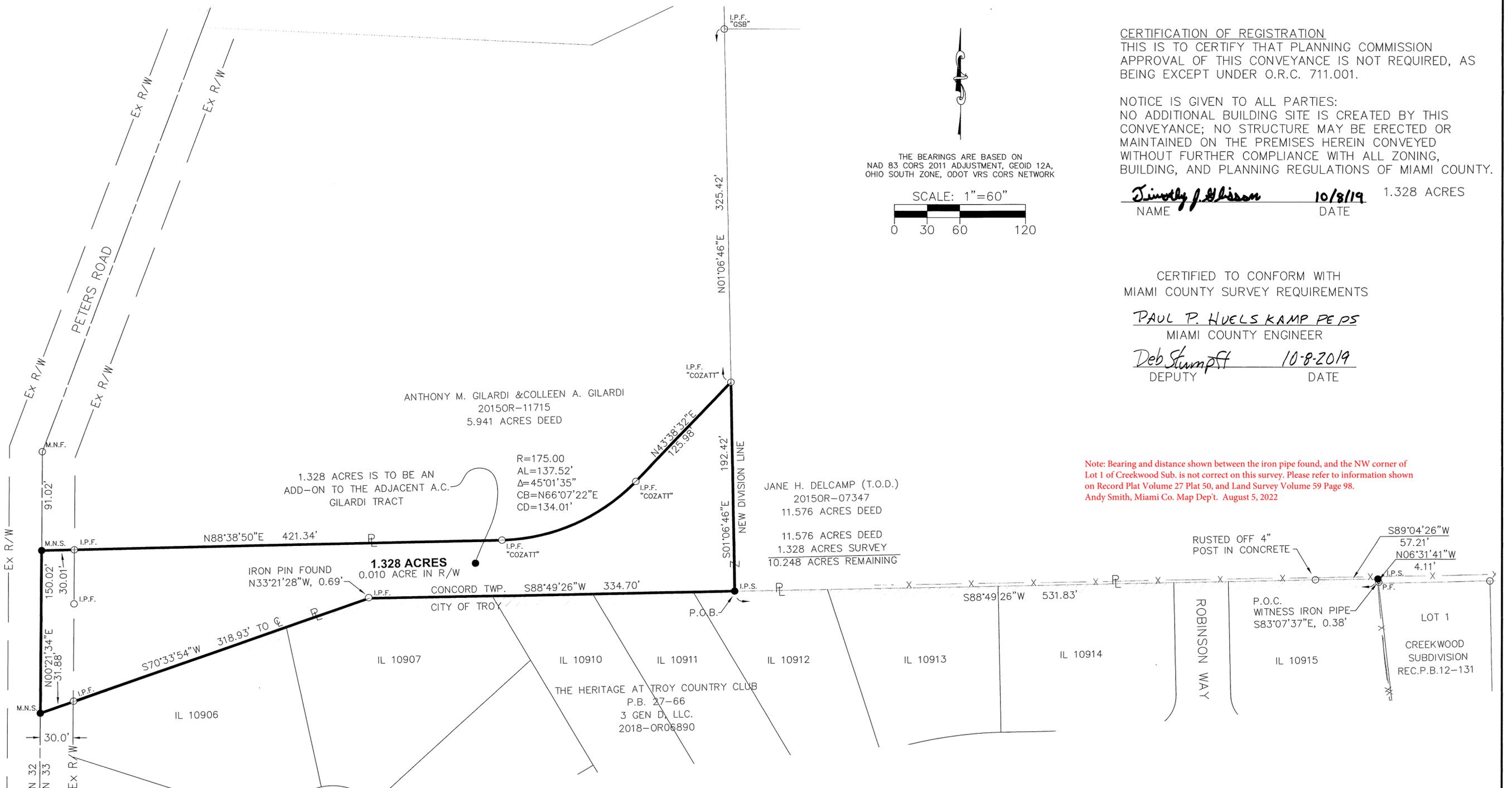
Secretary
Miami County Planning Commission
* 5.0831 Acre "Tract B" holds a non-conforming A-2 Zoning classification + does not constitute a legal building site
Date 10/4/19
Paul P. Huelskamp, P.E., P.S.
Miami County Engineer
Deputy Denis Ventura 9-20-2019 Date
12.0 AC, LS 39-83
J. SPANGENBERGER

LS 49-99
LS 22-192
LS 35-29
LS 51-68

DELCAMP SURVEY

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

VOLUME 59 PLAT 105
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 OCTOBER 8, 2019



CERTIFICATION OF REGISTRATION
 THIS IS TO CERTIFY THAT PLANNING COMMISSION
 APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED, AS
 BEING EXCEPT 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. Gibson 10/8/19 1.328 ACRES
 NAME DATE

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELS KAMP PE PS
 MIAMI COUNTY ENGINEER

Deb Stumpff 10-8-2019
 DEPUTY DATE

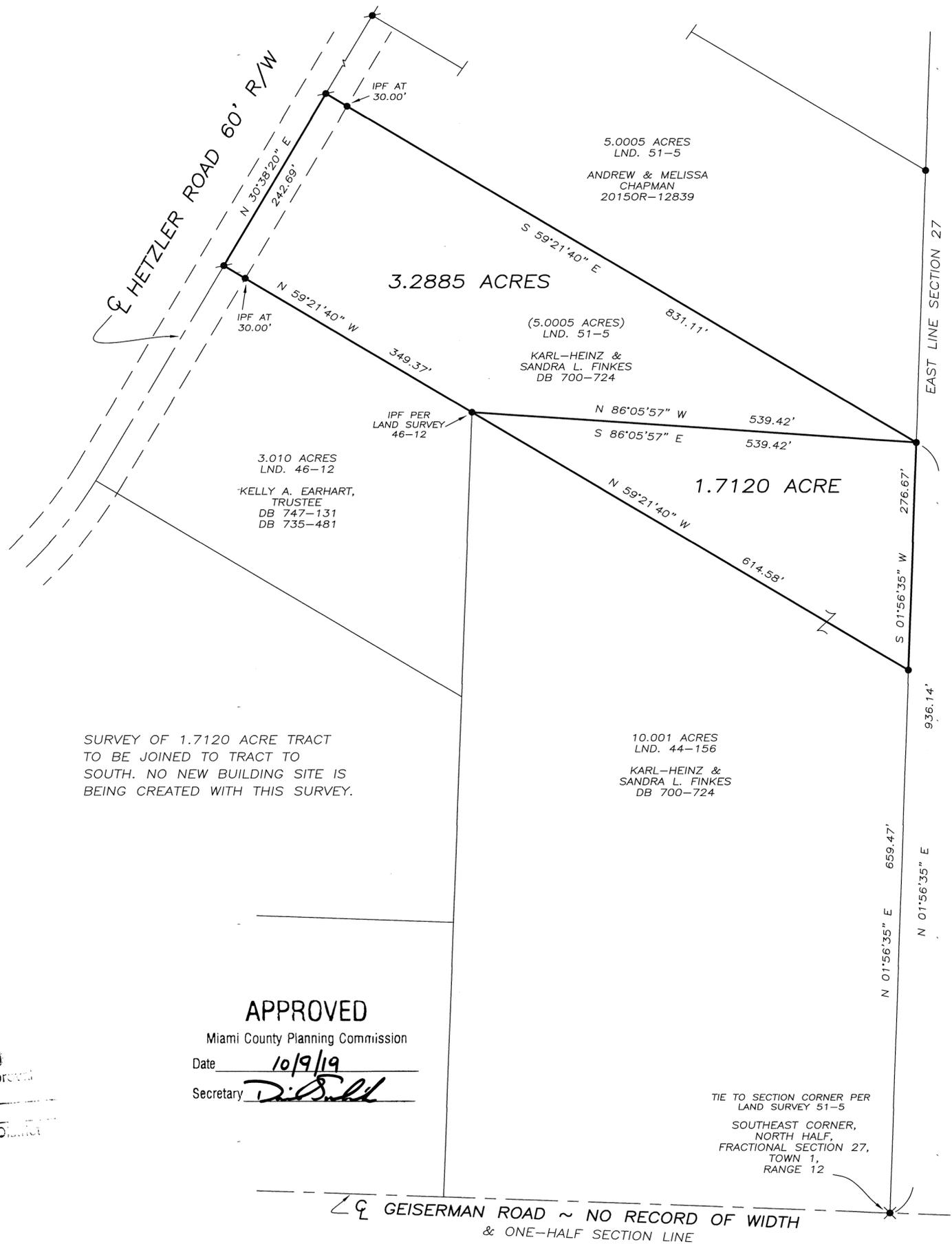
Note: Bearing and distance shown between the iron pipe found, and the NW corner of Lot 1 of Creekwood Sub. is not correct on this survey. Please refer to information shown on Record Plat Volume 27 Plat 50, and Land Survey Volume 59 Page 98. Andy Smith, Miami Co. Map Dep't. August 5, 2022

SURVEY REFERENCE
 LAND SURVEY 27, PAGE 44
 LAND SURVEY 30, PAGE 116
 LAND SURVEY 56, PAGE 112
 LAND SURVEY 58, PAGE 102
 REC. P.B. 12, PG. 131
 REC. P.B. 27-66

- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
 - I.P.F. IRON PIN FOUND
 - M.N.S. MAG NAIL SET
 - M.N.F. MAG NAIL FOUND
 - ⊙ P.F. IRON PIPE FOUND

Allen J. Bertke 11-25-19
 ALLEN J. BERTKE, P.S. #8629 DATE

	<p>Choice One Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 10-03-2019
		DRAWN BY: AJB
		JOB NUMBER: MIATRO1804
		SHEET NUMBER 1 OF 1



LEGEND
 ● IRON PIN FOUND
 ● P.K. NAIL FOUND
 ✕ RAILROAD SPIKE FOUND

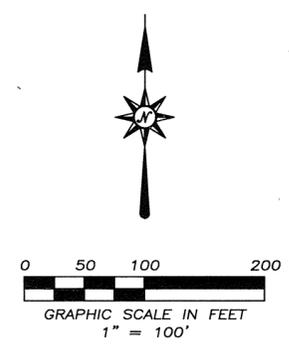
REFERENCES
 MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
 VOLUME 24, PAGE 121
 VOLUME 44, PAGE 156
 VOLUME 46, PAGE 12
 VOLUME 51, PAGE 5
 VOLUME 53, PAGE 30

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.
 (1.720 ACRE TRACT)

D. S. Bull
 SECRETARY
 MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. NUELS KAMP PE PS
 MIAMI COUNTY ENGINEER
Deb. Stampff DEPUTY *10-7-2019* DATE

SURVEY OF 1.7120 ACRE TRACT TO BE JOINED TO TRACT TO SOUTH. NO NEW BUILDING SITE IS BEING CREATED WITH THIS SURVEY.



APPROVED
 Subject to Zoning Approval
 By *Henry Egan*
 Date *10/9/19*
 Miami County Health District

APPROVED
 Miami County Planning Commission
 Date *10/9/19*
 Secretary *D. S. Bull*

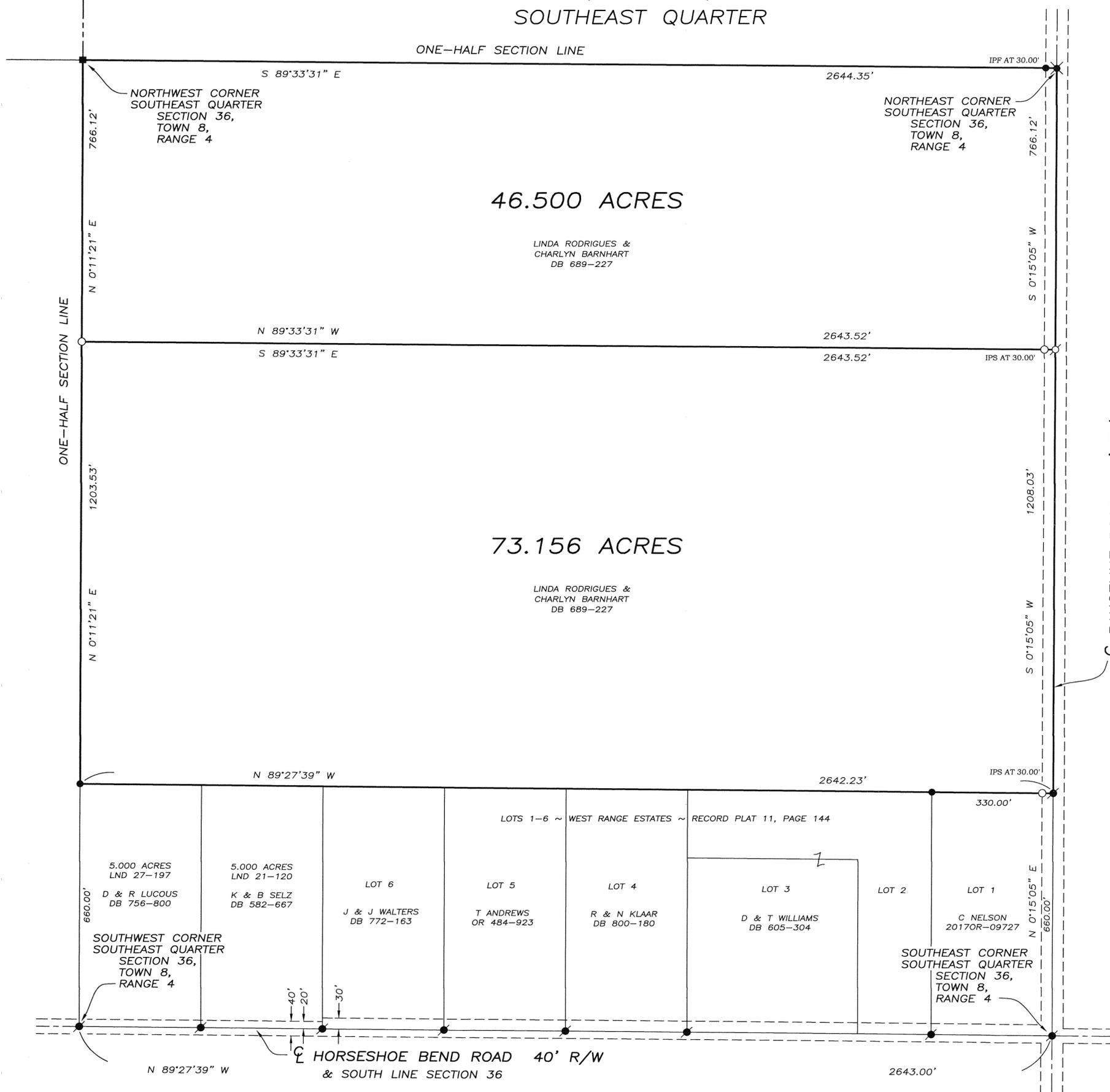
TIE TO SECTION CORNER PER LAND SURVEY 51-5
 SOUTHEAST CORNER, NORTH HALF, FRACTIONAL SECTION 27, TOWN 1, RANGE 12

SURVEY FOR HEINZ FINKES IN MIAMI COUNTY, OHIO ~ NOVEMBER 21, 2015

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

NEWTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 36, TOWN 8, RANGE 4
SOUTHEAST QUARTER

VOLUME 59 PAGE 108
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



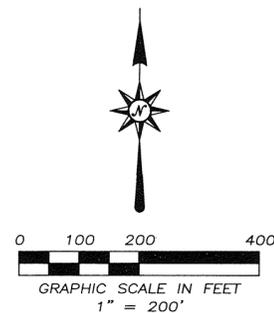
LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊙ MAG SPIKE SET
- ✕ RAILROAD SPIKE FOUND
- MAG NAIL SET OVER RAILROAD SPIKE FOUND
- STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 3, PAGE 51
VOLUME 21, PAGE 120
VOLUME 31, PAGE 109
VOLUME 41, PAGE 191
VOLUME 43, PAGE 82
VOLUME 45, PAGE 150
VOLUME 53, PAGE 172

MIAMI COUNTY RECORDER'S
RECORDS:
DEED BOOK 689, PAGE 227
PLAT BOOK 10, PAGE 122
PLAT BOOK 11, PAGE 144



SURVEY FOR LINDA RODRIGUES AND CHARLYN BARNHART
IN MIAMI COUNTY, OHIO ~ OCTOBER 19, 2019

STATE OF OHIO

GREGG S. BROOKHART

6348

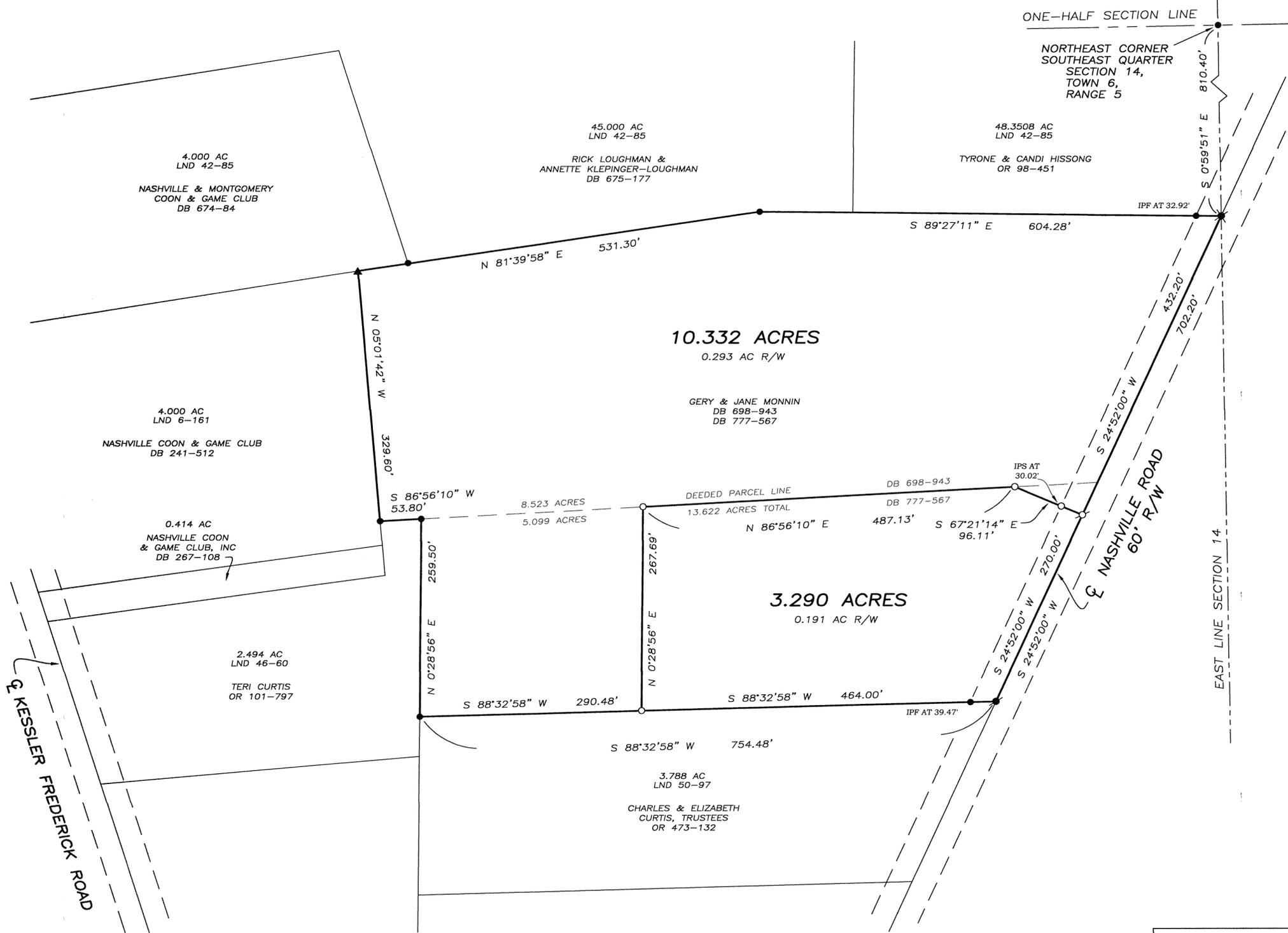
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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

UNION TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 14, TOWN 6, RANGE 5
SOUTHEAST QUARTER

VOLUME 59 PAGE 109
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

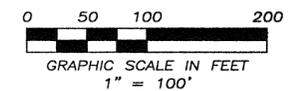
- CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- ⊗ MAG OR PK NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ▲ WOOD CORNER POST FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 42, PAGE 85
VOLUME 50, PAGE 97

BEARINGS CORRESPOND
TO LAND SURVEY 50-97

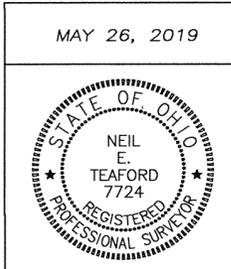
MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 698, PAGE 943
DEED BOOK 777, PAGE 567



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. WELSKAMP PE PS
MIAMI COUNTY ENGINEER
Deb Stumpf DV 10-17-2019
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
10/21/2019
Dino S. Lili
DATE SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY *Neil E. Teaford, R.S.*
DATE 10/17/19
MIAMI COUNTY
GENERAL HEALTH DEPT.

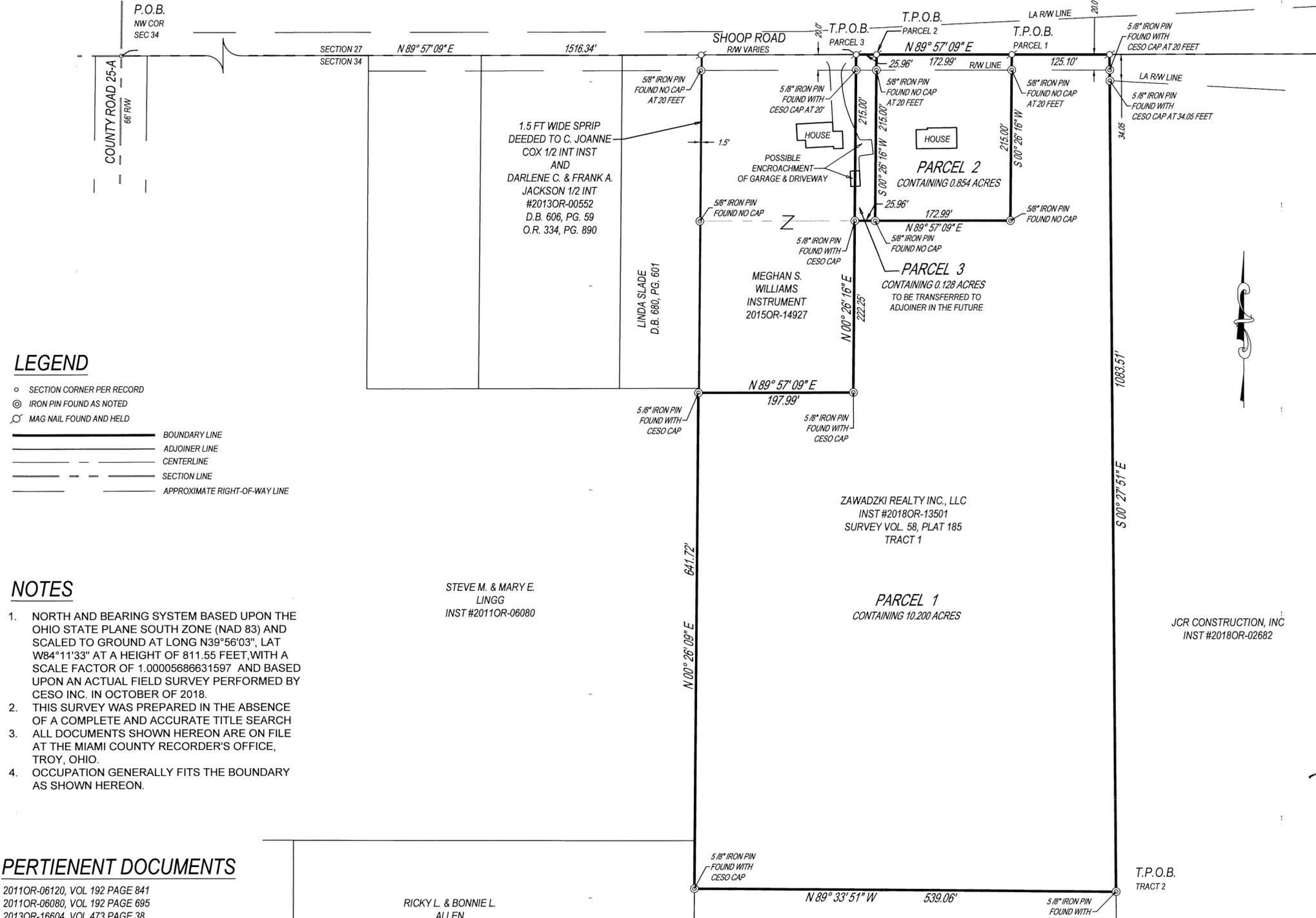


MAY 26, 2019 SURVEY FOR GERY AND JANE MONNIN
IN MIAMI COUNTY, OHIO
Neil E. Teaford, P.S. #7724
NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

PLAT OF SURVEY

CONTAINING 11.181 TOTAL ACRES
PART OF THE NORTHWEST & NORTHEAST QUARTER OF SECTION 34, TOWN 4, RANGE 6
MONROE TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 59 PLAT 110
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND**
- SECTION CORNER PER RECORD
 - ⊙ IRON PIN FOUND AS NOTED
 - ⊙ MAG NAIL FOUND AND HELD
 - BOUNDARY LINE
 - - - ADJOINER LINE
 - CENTERLINE
 - - - SECTION LINE
 - - - APPROXIMATE RIGHT-OF-WAY LINE

- NOTES**
- 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, WITH A SCALE FACTOR OF 1.00005686631597 AND BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY CESO INC. IN OCTOBER OF 2018.
 - THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH
 - ALL DOCUMENTS SHOWN HEREON ARE ON FILE AT THE MIAMI COUNTY RECORDER'S OFFICE, TROY, OHIO.
 - OCCUPATION GENERALLY FITS THE BOUNDARY AS SHOWN HEREON.

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
- 2018OR-13499
- 2018OR-13500
- 2018OR-14996
- 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
- SURVEY VOLUME 58, PLAT 185

ALL REFERENCES TO RECORDED DOCUMENTS ARE ON FILE AT THE MIAMI COUNTY RECORDERS OFFICE LOCATED IN TROY, OHIO

STEVE M. & MARY E. LINGG
INST #2011OR-06080

RICKY L. & BONNIE L. ALLEN
INST #2014OR-12563

CALVIN M. HAWK
INST #2018OR-14996
SURVEY VOL. 58, PLAT 185
TRACT 2

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 MAY OF 2019, AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS, OAC 4733-37.

SIGNED Michael J. Wilson DATE 4/5/2019
MICHAEL WILSON
OHIO P.S. #8281
MIKE.WILSON@CESOINC.COM



REVISIONS		
NO.	DATE	DESCRIPTION

MIAMI COUNTY ENGINEER
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS.

Paul P. Hvelskamp, PE, PS
MIAMI COUNTY ENGINEER

Deb Stumpff IG 6-10-2019
DEPUTY DATE

MIAMI COUNTY PLANNING COMMISSION

10/23/2019
DATE APPROVED

D. S. S. S.
SECRETARY

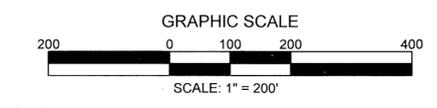
MIAMI COUNTY ZONING APPROVAL

SUBJECT TO ZONING APPROVAL
BY Mary Ann R.S.
DATE 6/24/19

MIAMI COUNTY GENERAL HEALTH DEPARTMENT

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001 NOTICE IS GIVEN TO ALL PARTIES: NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE OF PARCEL 3 SHOWN HEREON. 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.
*** 0.128 Acre Tract**

D. S. S. S. 10/23/19
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION



PLAT OF SURVEY

ZAWADZKI REALTY INC. LLC

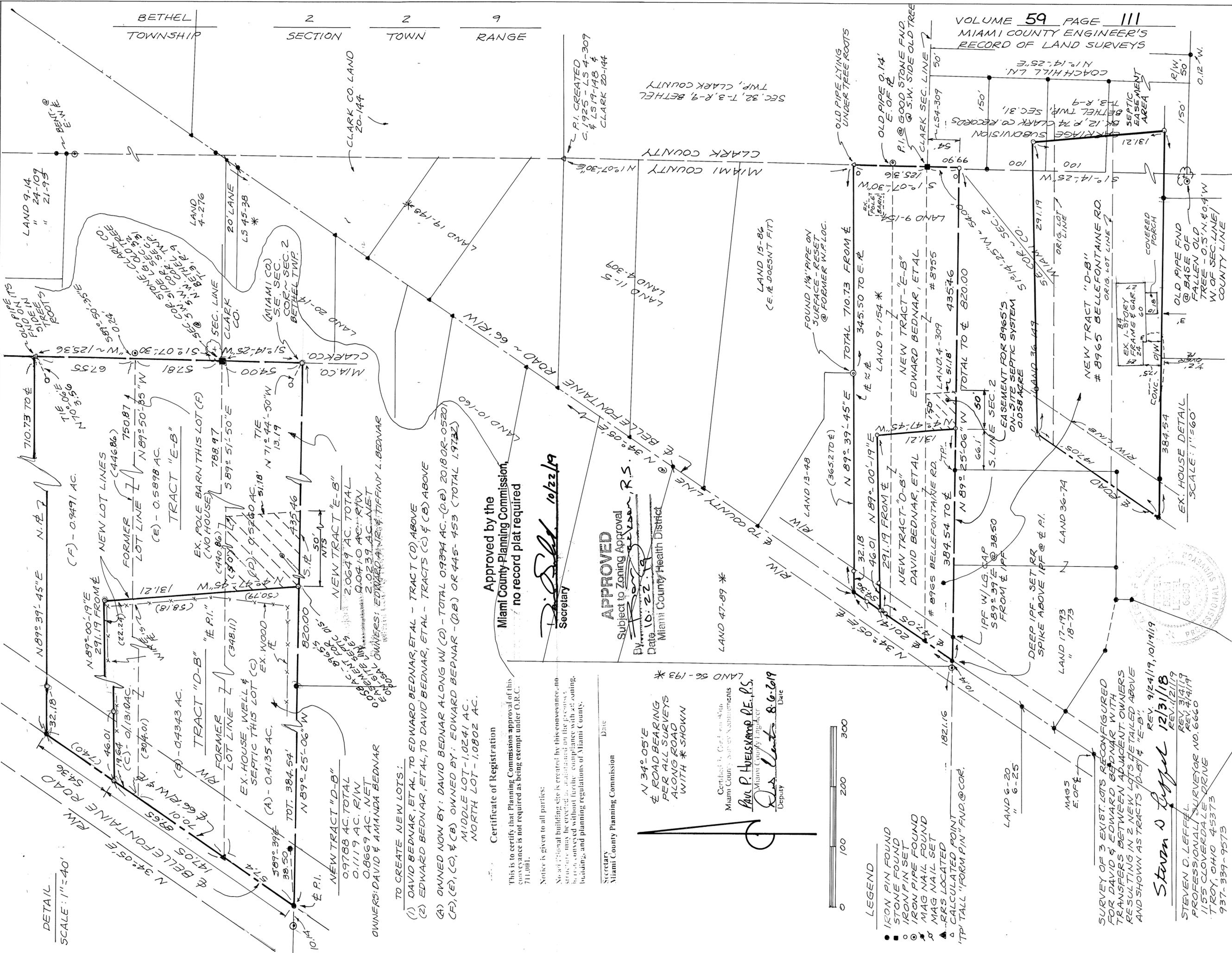
300 SHOOP ROAD MONROE TOWNSHIP SEC 34- TWN 4 - RNG 6 MIAMI COUNTY, OH

SCALE: 1" = 200' DATE: 6-3-2019

DESIGN: N/A	JOB NO.: 756654
DRAWN: JKH	SHEET NO.: 1 OF 1
CHECKED: MJW	

WWW.CESOINC.COM

BETHEL TOWNSHIP
SECTION 2 TOWN 2 RANGE 9



Approved by the
Miami County Planning Commission,
no record plat required

[Signature]
Secretary
Date 10/22/19

APPROVED
Subject to Zoning Approval

By *[Signature]*
Date 10.22.19
Miami County Health District

Certificate of Registration

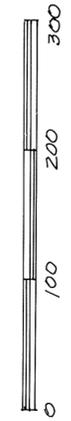
This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.08(1).

Notice is given to all parties:
No artificial building site is created by this conveyance, and structures may be erected or maintained for the purposes to be conveyed without further compliance with zoning, building, and planning regulations of Miami County.

Secretary
Miami County Planning Commission

N 34° 05' E
± ROAD BEARING
PER ALL SURVEYS
ALONG ROAD
WITH * SHOWN

Certified to Conform with
Miami County's Survey Commitments
Paul P. Huelskamp P.E., P.S.
Miami County Engineer
[Signature]
Date 8.6.2019

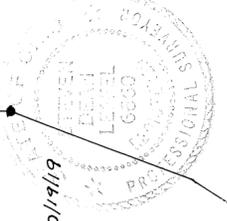


LEGEND

- IRON PIN FOUND
- STONE FOUND
- IRON PIN SET
- ⊙ IRON PIPE FOUND
- ⊛ MAG NAIL FOUND
- ⊘ MAG NAIL SET
- ▲ RRS LOCATED
- △ CALCULATED POINT
- ⊕ 'TP' TALL 'FORM PIN' FND. @ COE.

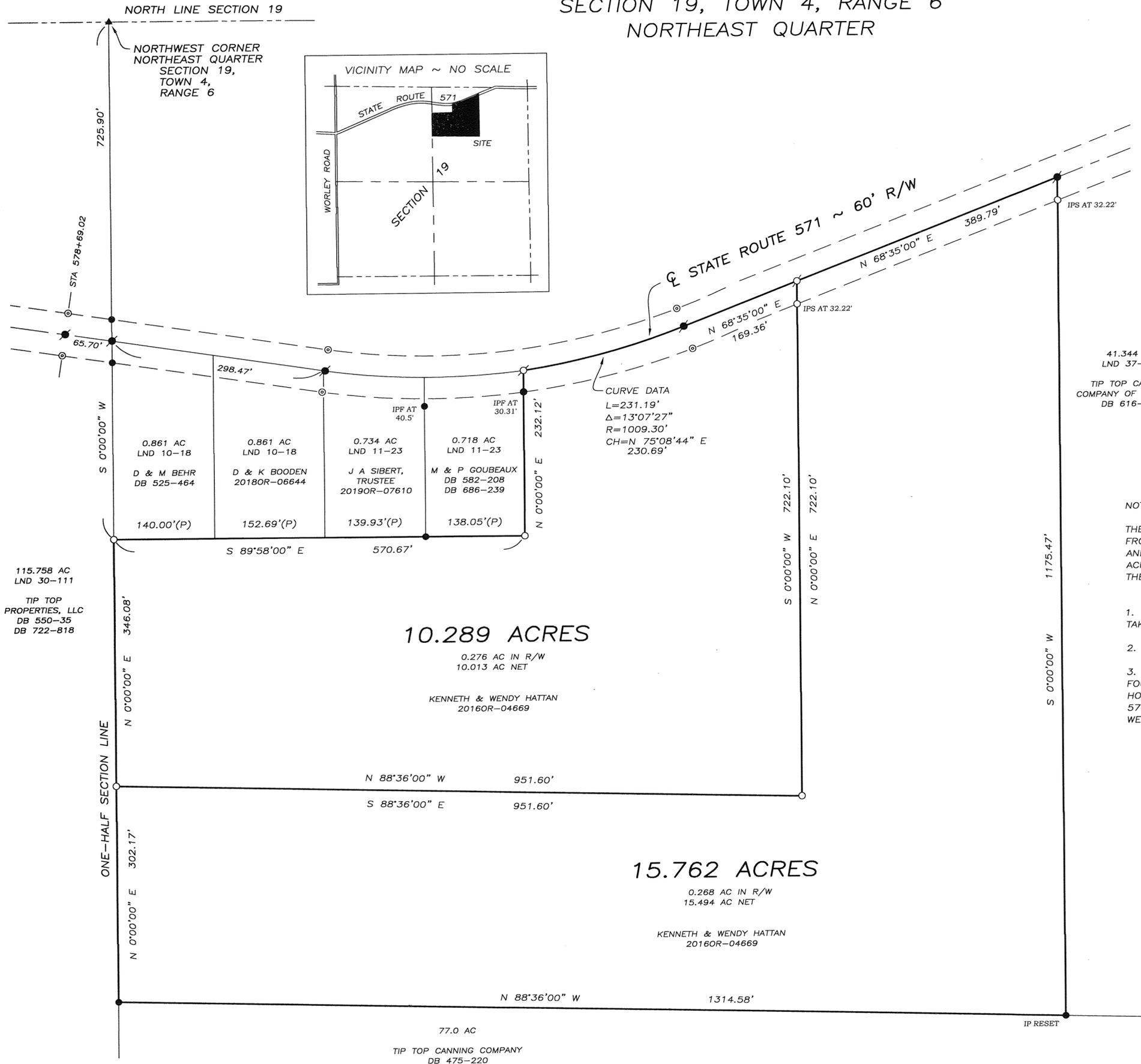
SURVEY OF 3 EXIST. LOTS RECONFIGURED FOR DAVID & EDWARD BEDNAR WITH TRANSFERS BETWEEN ADJACENT OWNERS RESULTING IN 2 NEW LOTS, DETAILED ABOVE AND SHOWN AS TRACTS "D-B" & "E-B".

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



MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 19, TOWN 4, RANGE 6
NORTHEAST QUARTER

VOLUME 59 PAGE 112
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG SPIKE SET
- ⊙ MAG NAIL SET OVER RAILROAD SPIKE FOUND
- ▲ POST FOUND
- ⊙ ODOT R/W MONUMENT
- (P) DISTANCE OF RECORD

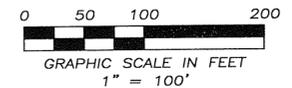
REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 7, PAGE 115
VOLUME 10, PAGE 18
VOLUME 11, PAGE 7
VOLUME 11, PAGE 23
VOLUME 19, PAGE 106
VOLUME 25, PAGE 100
VOLUME 29, PAGE 35
VOLUME 30, PAGE 111
VOLUME 32, PAGE 195
VOLUME 37, PAGE 111
ODOT C/L PLAT, MIA 571-11.67
MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT 2016OR-04669
PLAT BOOK 20, PAGE 111

NOTES

THE PURPOSE OF THIS SURVEY WAS TO REESTABLISH THE BOUNDARIES FROM LAND SURVEY 25-100 FROM ORIGINAL MONUMENTATION FOUND, AND THEN PARCEL OFF A TRACT INCLUDING ORIGINAL BUILDINGS, WITH 10 ACRES OUTSIDE OF THE RIGHT-OF-WAY. THE FINAL RESULTS INCORPORATE THE FOLLOWING THREE NOTES:

1. LAND SURVEY 25-100 WAS ORIGINALLY CALCULATED WITH BEARINGS TAKEN ONLY TO DEGREES AND MINUTES.
2. SOME MONUMENTS FROM SURVEY 25-100 HAVE BEEN REMOVED.
3. THE LENGTH OF THE COMMON LINE BETWEEN THIS TRACT AND THE FOUR LOTS TO THE NORTH WAS SHOWN AS 569.87 ON SURVEY 25-100. HOWEVER, THE SUM OF THE FOUR REAR LOTS LINES AS PLATTED IS 570.67. THIS DISTANCE WAS CONSISTENT WITH THE FEW MONUMENTS THAT WERE FOUND AND WAS HONORED IN THIS SURVEY.



SURVEY FOR KENNETH & WENDY HATTAN
IN MIAMI COUNTY, OHIO ~ OCTOBER 26, 2019

Gregg S. Brookhart

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

ELIZABETH
TOWNSHIP

20
SECTION

2
TOWN

10
RANGE

VOLUME 51 PAGE 113
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

Certificate of Registration

This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.091.

Notice is given to all parties 11/1/2019

No additional building site is created by this conveyance, no structures may be erected or maintained on the premises here conveyed without further compliance with zoning, building, and planning regulations of Miami County.
D. DeWitt 11/1/2019
Secretary Date
Miami County Planning Commission

BEARING PER
LS 45-44



LEGEND

- ✱ RAILROAD SPIKE FND.
- ⊗ LARGE CONC. F.P. W/ NAIL @ TOP
- IRON PIN FOUND
- IRON PIN SET
- ⊗ MAG NAIL SET
- ▲ CALCULATED CORNER
- ▲ LOCATED NAIL OR SPIKE
- ✱ LARGE CONC. F.P. + L 18" LS 44-195
- ✱ M MAG NAIL SET OVER SPIKE LOCATION

NOTE: TRACTS 7, 8 AND 9 TO BE COMBINED INTO FUTURE "TRACT-10" AS A SINGLE NEW TRACT.

"TRACT-7"

3.0260 AC. TOTAL
0.0700 AC. R/W
2.9560 AC. NET
ESTATE TO CALDWELLS

C. TODD & RUTH A. CALDWELL
DB 752-340

5095

VIRGINIA A. BENHAM, TRUSTEE
D.B. 686-789
LS 2-219 (1870)

"TRACT 6-C"
0.3561 AC.
ESTATE TO JAYNE B.

TRACT
10.002 AC.
ORIG. LOT PER
LS 45-44

N.T.S.

"TRACT-6"
PROPOSED

5215

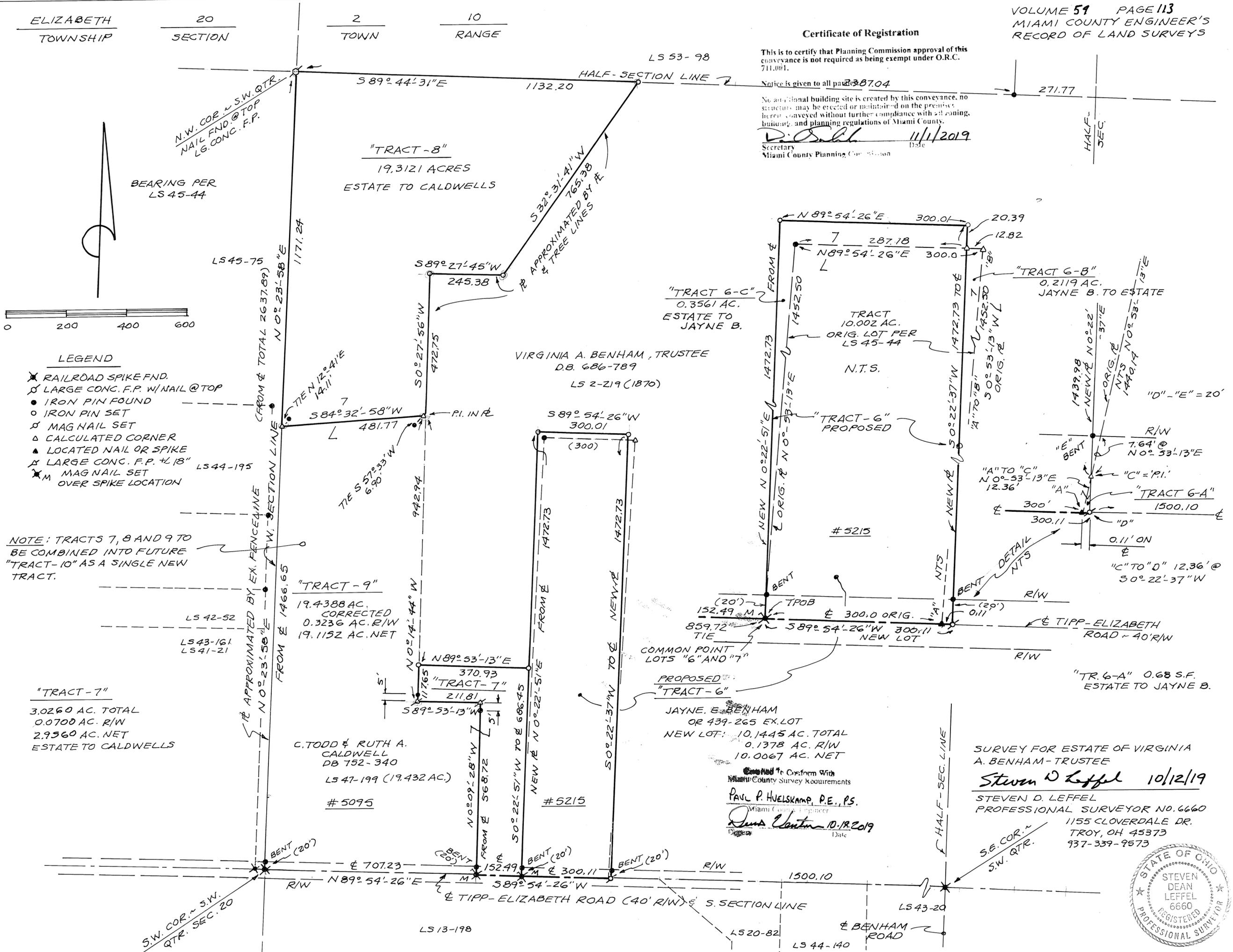
JAYNE E. BENHAM
OR 439-265 EX. LOT
NEW LOT: 10.1445 AC. TOTAL
0.1378 AC. R/W
10.0067 AC. NET

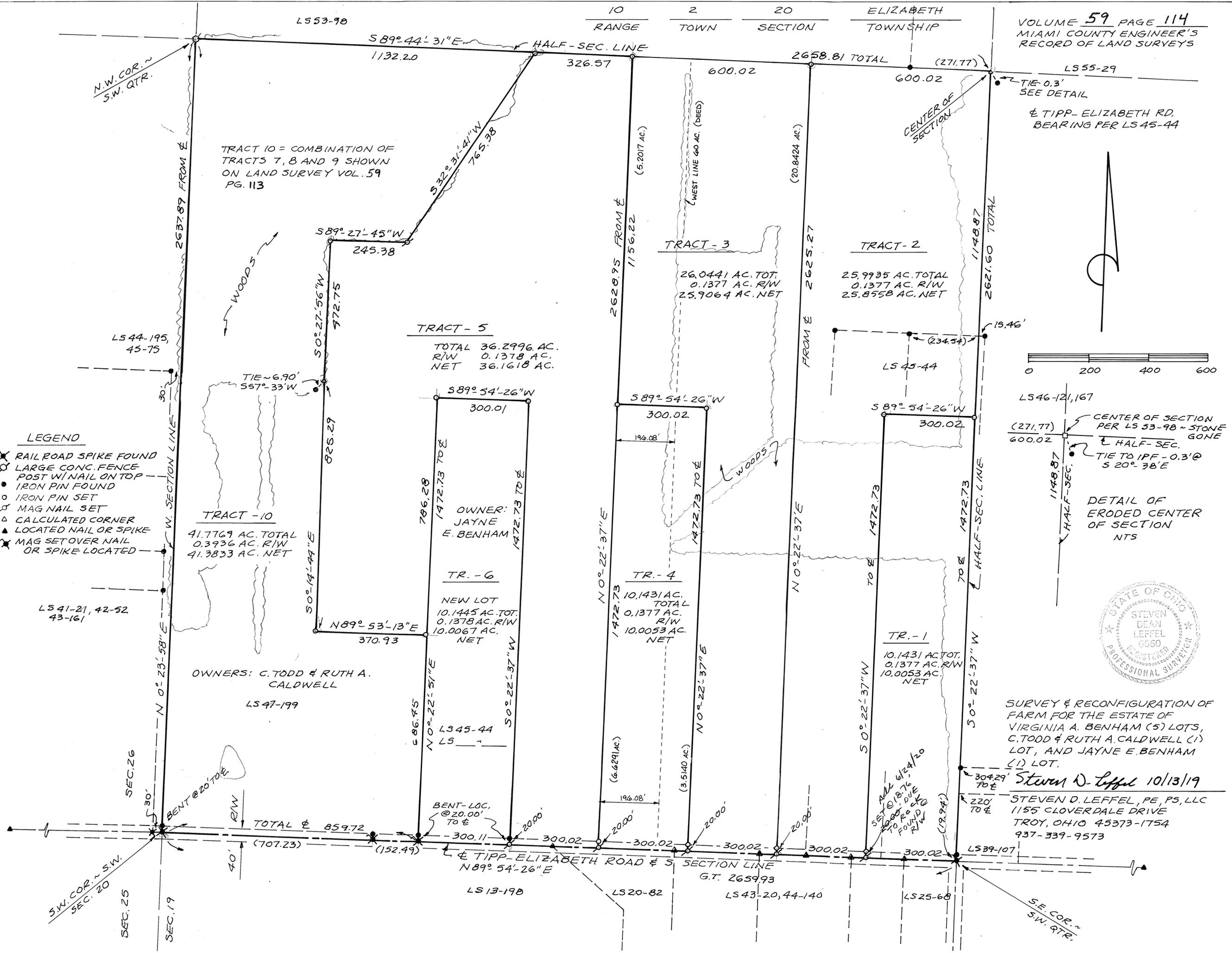
Paul P. Huelskamp, P.E., P.S.
Miami County Engineer

Paul P. Huelskamp 10/18/2019
Date

SURVEY FOR ESTATE OF VIRGINIA A. BENHAM-TRUSTEE

Steven D. Leffel 10/12/19
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DR.
TROY, OH 45373
937-339-9573





TRACT 10 = COMBINATION OF TRACTS 7, 8 AND 9 SHOWN ON LAND SURVEY VOL. 59 PG. 113

TRACT - 5
TOTAL 36.2996 AC.
R/W 0.1378 AC.
NET 36.1618 AC.

TRACT - 10
41.7769 AC. TOTAL
0.3936 AC. R/W
41.3833 AC. NET

TR. - 6
NEW LOT
10.1445 AC. TOT.
0.1378 AC. R/W
10.0067 AC. NET

TR. - 4
10.1431 AC. TOTAL
0.1377 AC. R/W
10.0053 AC. NET

TRACT - 2
25.9935 AC. TOTAL
0.1377 AC. R/W
25.8558 AC. NET

TRACT - 3
26.0441 AC. TOT.
0.1377 AC. R/W
25.9064 AC. NET

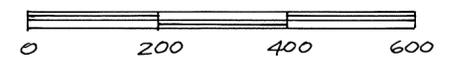
TR. - 1
10.1431 AC. TOT.
0.1377 AC. R/W
10.0053 AC. NET

OWNERS: C. TODD & RUTH A. CALDWELL

OWNER: JAYNE E. BENHAM

SURVEY & RECONFIGURATION OF FARM FOR THE ESTATE OF VIRGINIA A. BENHAM (5) LOTS, C. TODD & RUTH A. CALDWELL (1) LOT, AND JAYNE E. BENHAM (1) LOT.

Steven D. Leffel 10/13/19
STEVEN D. LEFFEL, PE, PS, LLC
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573

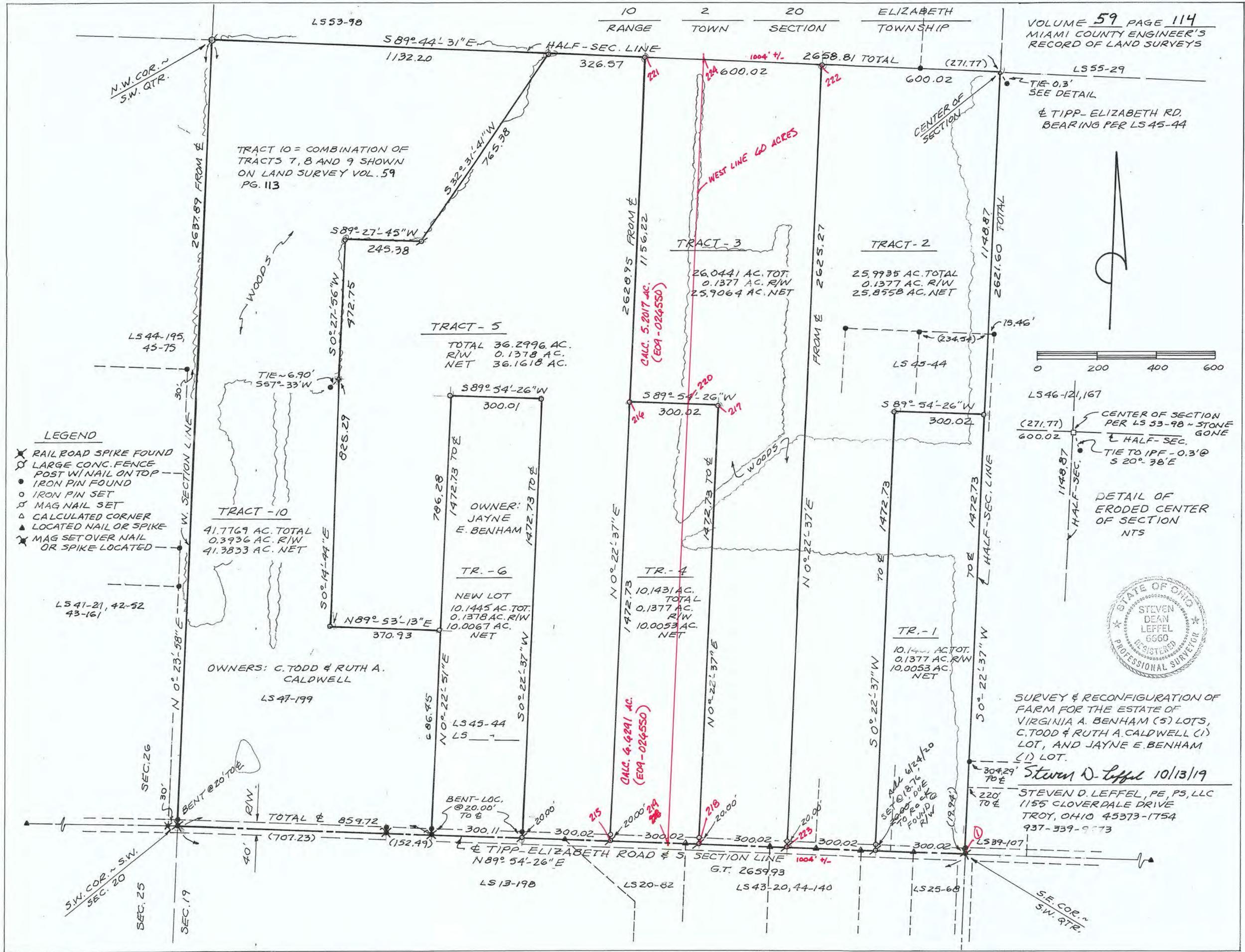


DETAIL OF ERODED CENTER OF SECTION NTS
CENTER OF SECTION PER LS 53-98 ~ STONE GONE
TIE TO IPF - 0.3' @ S 20° 38' E

- LEGEND**
- ✕ RAIL ROAD SPIKE FOUND
 - LARGE CONC. FENCE POST W/ NAIL ON TOP
 - IRON PIN FOUND
 - IRON PIN SET
 - ✕ MAG NAIL SET
 - ▲ CALCULATED CORNER
 - ▲ LOCATED NAIL OR SPIKE
 - ✕ MAG SET OVER NAIL OR SPIKE LOCATED

N.W. COR. ~ S.W. QTR.

S.E. COR. ~ S.W. QTR.



TRACT 10 = COMBINATION OF TRACTS 7, 8 AND 9 SHOWN ON LAND SURVEY VOL. 59 PG. 113

TRACT-3
26,044 AC. TOT.
0.1377 AC. R/W
25,906.4 AC. NET

TRACT-2
25,993.5 AC. TOTAL
0.1377 AC. R/W
25,855.8 AC. NET

TRACT-5
TOTAL 36,299.6 AC.
R/W 0.1378 AC.
NET 36,161.8 AC.

TRACT-10
41,776.9 AC. TOTAL
0.3936 AC. R/W
41,383.3 AC. NET

OWNER:
JAYNE
E. BENHAM

TR.-6
NEW LOT
10,144.5 AC. TOT.
0.1378 AC. R/W
10,006.7 AC. NET

TR.-4
10,143 AC. TOTAL
0.1377 AC. R/W
10,005.3 AC. NET

TR.-1
10,144 AC. TOT.
0.1377 AC. R/W
10,005.3 AC. NET

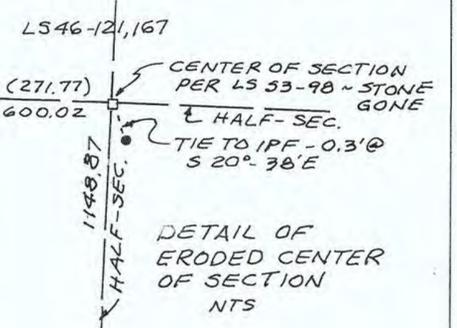
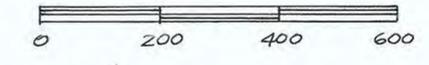
OWNERS: C. TODD & RUTH A. CALDWELL

SURVEY & RECONFIGURATION OF FARM FOR THE ESTATE OF VIRGINIA A. BENHAM (5) LOTS, C. TODD & RUTH A. CALDWELL (1) LOT, AND JAYNE E. BENHAM (1) LOT.

Steven D. Luffel 10/13/19
STEVEN D. LEFFEL, PE, PS, LLC
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573



- LEGEND
- ✕ RAILROAD SPIRE FOUND
 - ⊗ LARGE CONC. FENCE POST W/ NAIL ON TOP
 - IRON PIN FOUND
 - IRON PIN SET
 - ⊗ MAG NAIL SET
 - ▲ CALCULATED CORNER
 - ▲ LOCATED NAIL OR SPIKE
 - ✕ MAG SET OVER NAIL OR SPIKE LOCATED



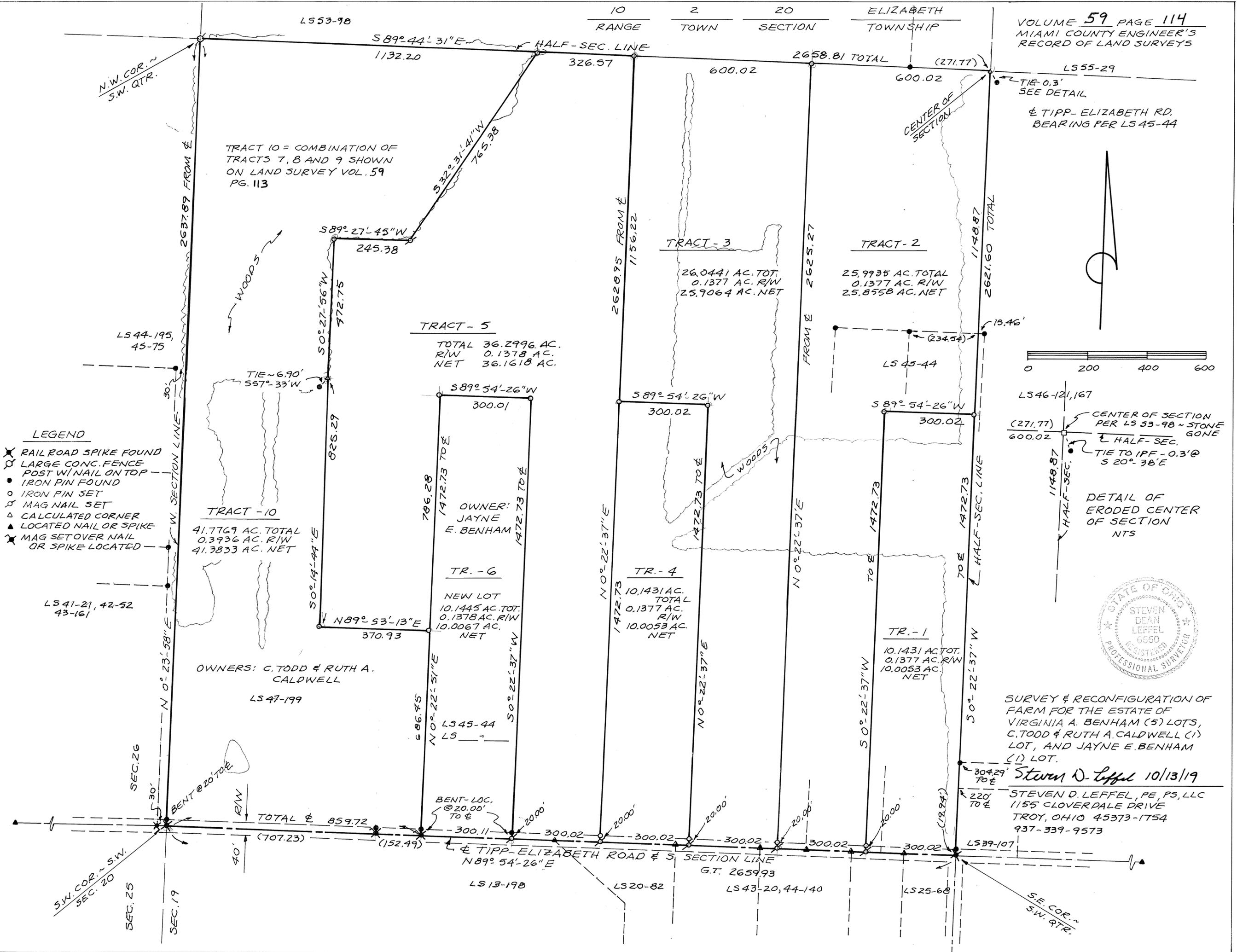
CALC. 4.4241 AC. (E09-024550)

CALC. 5.2017 AC. (E09-024550)

SET @ 18.76 TO 20.00' FOUND R/W

N.W. COR. S.W. QTR.

S.E. COR. S.W. QTR.

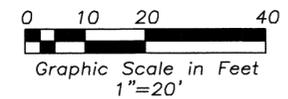


PIQUA CORPORATION

Pt. 90 INLOT

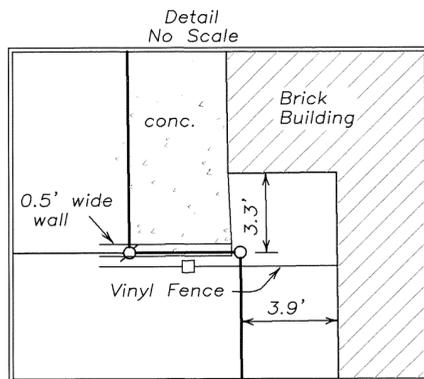
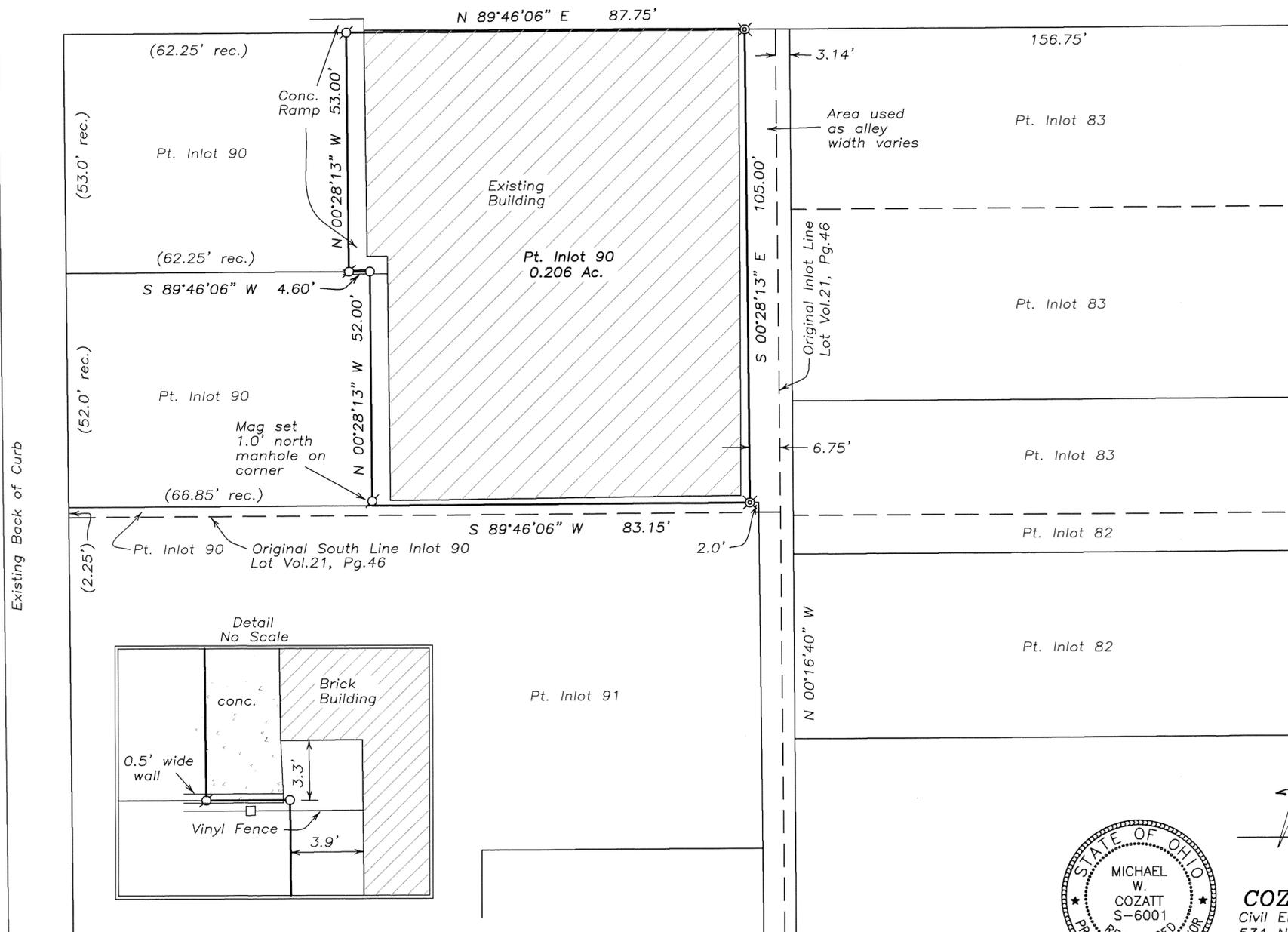
N.E. 37 TAX MAP

Volume 51 Page 115
Miami County Engineer's Record of Land Surveys



Ash Street 66' R/W
(R/W Established using split of curbs)

Downing Street 66' R/W
(R/W Established using split of curbs)



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 Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- X Cut Cross

References

- Miami County Engineer's Record of Lot Surveys
- Volume 8, Page 61
 - Volume 14, Page 24
 - Volume 16, Page 67
 - Volume 19, Page 79
 - Volume 21, Page 46

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 Part Inlot 190 for YMCA, Piqua



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

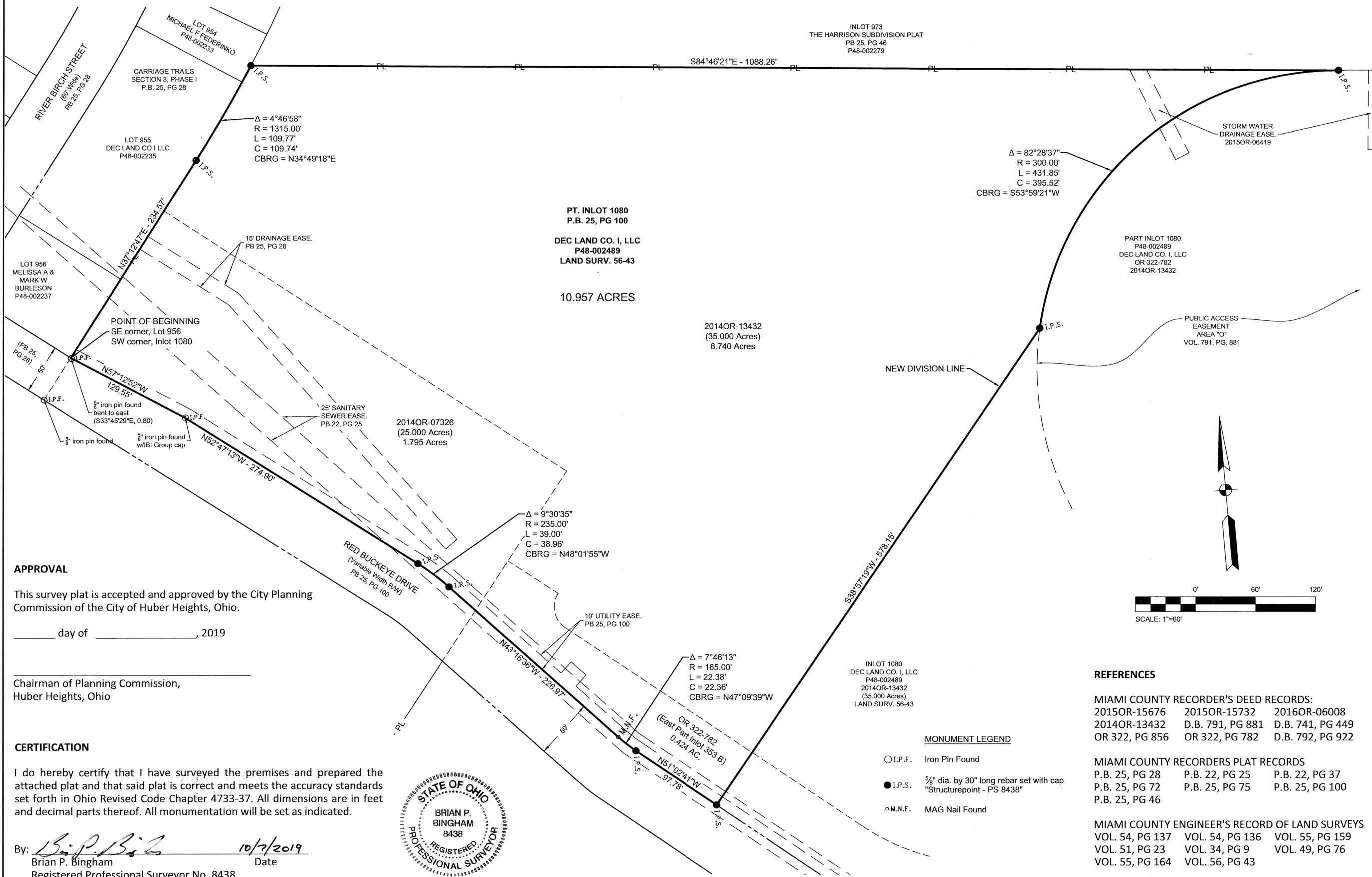
11/04/19

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 25819 (937) 339-2921
File Name: C:\JOBS\2019\25819\25819survey.dwg
Drawn by: DMC ~ Checked by: MWC

LOT SPLIT SURVEY PLAT

State of Ohio, County of Miami, City of Huber Heights Pt. Inlot 1080

BASIS OF BEARINGS:
Bearings described herein are based on the bearing of North 52 degrees 47 minutes 13 seconds West for the north right-of-way line for Red Buckeye Drive, as measured from Grid north and referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey tied to the Ohio Department of Transportation VRS Network.



PT. INLOT 1080
P.B. 25, PG 100
DEC LAND CO. I, LLC
P48-002489
LAND SURV. 56-43

10.957 ACRES

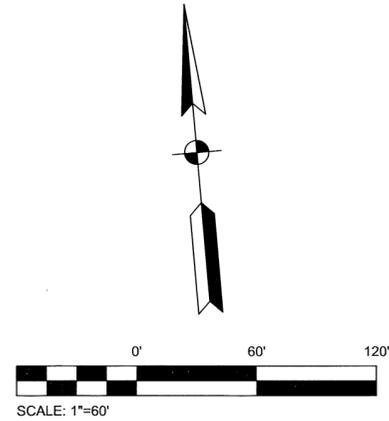
APPROVAL
This survey plat is accepted and approved by the City Planning Commission of the City of Huber Heights, Ohio.

_____ day of _____, 2019

Chairman of Planning Commission,
Huber Heights, Ohio

CERTIFICATION
I do hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct and meets the accuracy standards set forth in Ohio Revised Code Chapter 4733-37. All dimensions are in feet and decimal parts thereof. All monumentation will be set as indicated.

By: Brian P. Bingham 10/7/2019
Brian P. Bingham Date
Registered Professional Surveyor No. 8438



- MONUMENT LEGEND**
- I.P.F. Iron Pin Found
 - I.P.S. 5/8" dia. by 30" long rebar set with cap "Structurepoint - PS 8438"
 - M.N.F. MAG Nail Found

- REFERENCES**
- MIAMI COUNTY RECORDER'S DEED RECORDS:**
- | | | |
|----------------|------------------|------------------|
| 2015OR-15676 | 2015OR-15732 | 2016OR-06008 |
| 2014OR-13432 | D.B. 791, PG 881 | D.B. 741, PG 449 |
| OR 322, PG 856 | OR 322, PG 782 | D.B. 792, PG 922 |
- MIAMI COUNTY RECORDERS PLAT RECORDS**
- | | | |
|----------------|----------------|-----------------|
| P.B. 25, PG 28 | P.B. 22, PG 25 | P.B. 22, PG 37 |
| P.B. 25, PG 72 | P.B. 25, PG 75 | P.B. 25, PG 100 |
| P.B. 25, PG 46 | | |
- MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS**
- | | | |
|-----------------|-----------------|-----------------|
| VOL. 54, PG 137 | VOL. 54, PG 136 | VOL. 55, PG 159 |
| VOL. 51, PG 23 | VOL. 34, PG 9 | VOL. 49, PG 76 |
| VOL. 55, PG 164 | VOL. 56, PG 43 | |

7
Town

5E
Range

NW 1/4-21
Section

Newton
Township

Miami
County

Ohio
State

Volume 59 Page 117

Miami County Engineer's
Record of Land Surveys

THIS SURVEY SUPERCEDES
LAND SURVEY VOL. 59, PAGE 102



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

Legend

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

References

- Vol. 16, Pg. 85 } Miami County Engineer's
- Vol. 36, Pg. 08 } Record of Land Surveys
- Vol. 52, Pg. 113 }
- Vol. 56, Pg. 132 }
- Vol. 07, Pg. 104 } Miami County Engineer's
- Vol. 16, Pg. 149 } Record of Lot Surveys
- Vol. 24, Pg. 44 }

Basis of Bearings

The bearings are based on the north line of Section 21, bearing N 85° 27' 18" E, as taken from the State Plane coordinate System, NAD83 2011 Adjustment, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Monumentation Statement

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

Survey of 1.420 acres for the Reva Kosier Trust.

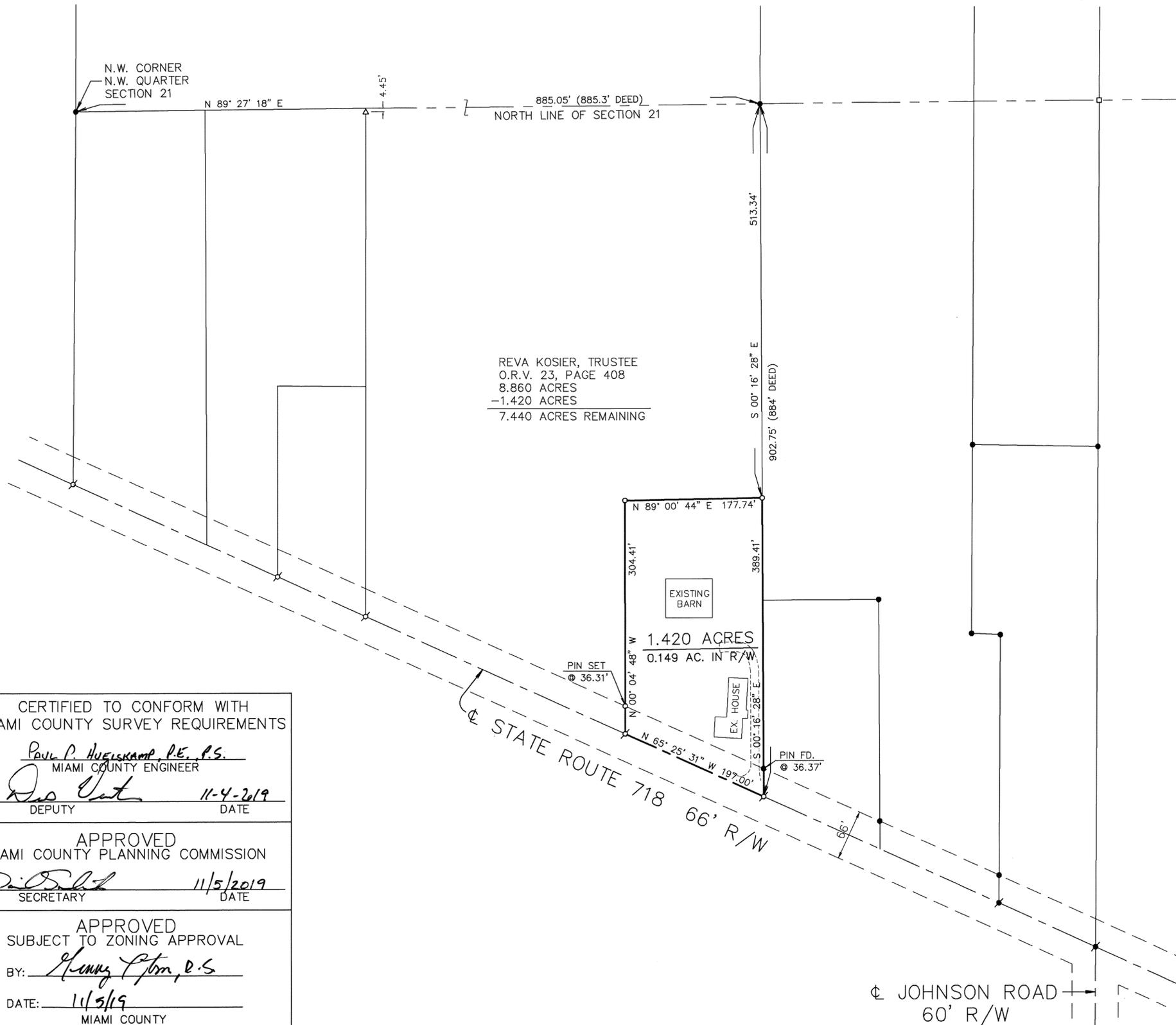
Surveyor's Certification

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



Michael W. Cozatt 10/25/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 18819 Ph. (937) 339-2921



REVA KOSIER, TRUSTEE
O.R.V. 23, PAGE 408
8.860 ACRES
-1.420 ACRES
7.440 ACRES REMAINING

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Dee Vata 11-4-2019
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

Di. D. D. D. 11/5/2019
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY: *Henry L. Tom, P.S.*

DATE: 11/5/19
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

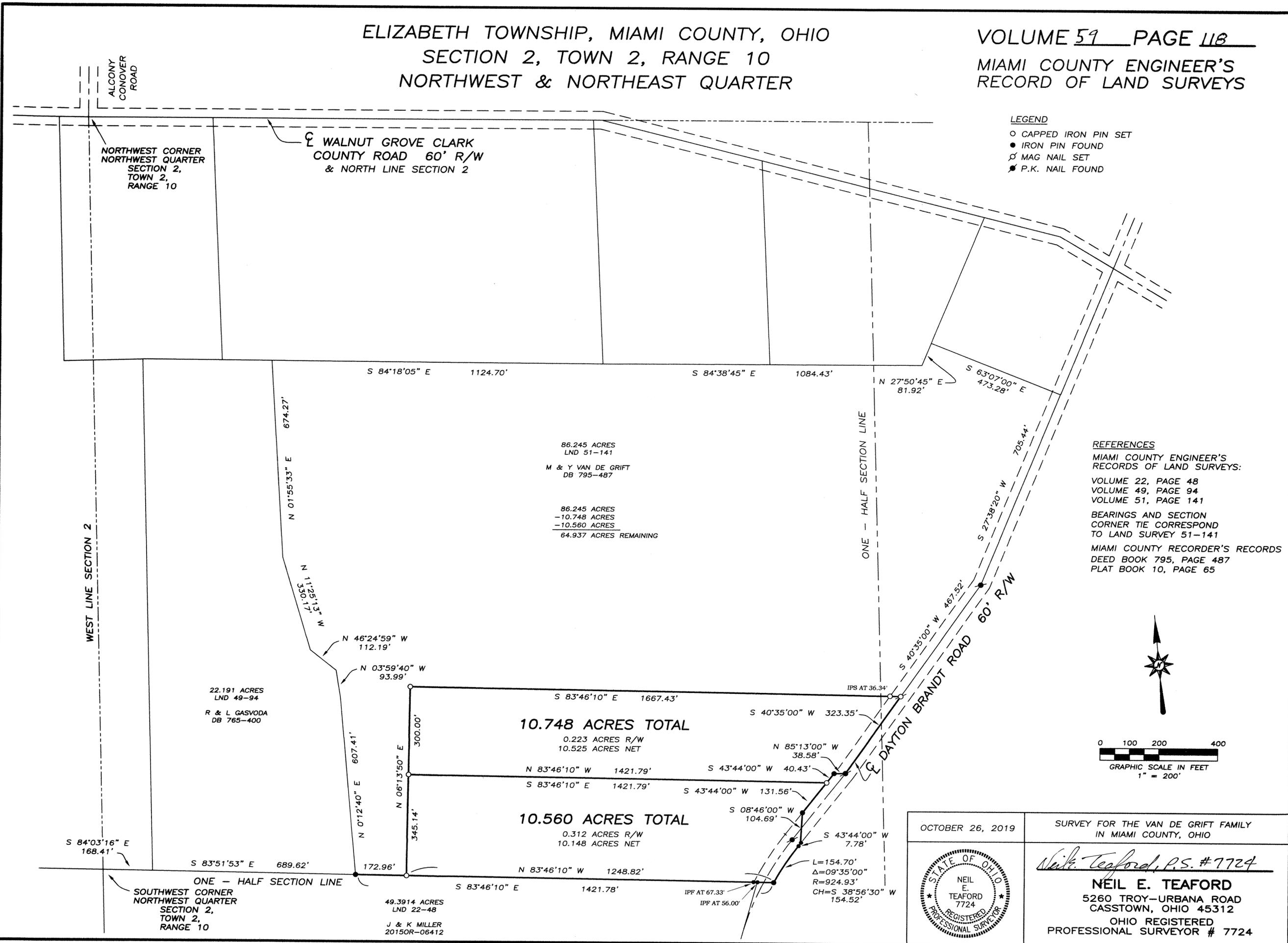
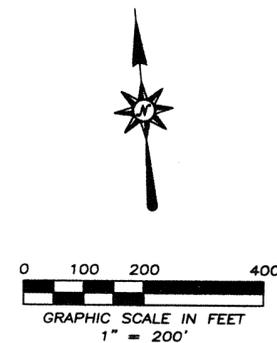
JOHNSON ROAD
60' R/W

STATE ROUTE 718
66' R/W

ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 2, TOWN 2, RANGE 10
NORTHWEST & NORTHEAST QUARTER

- LEGEND**
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ⊗ MAG NAIL SET
 - ⊙ P.K. NAIL FOUND

REFERENCES
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 22, PAGE 48
VOLUME 49, PAGE 94
VOLUME 51, PAGE 141
BEARINGS AND SECTION
CORNER TIE CORRESPOND
TO LAND SURVEY 51-141
MIAMI COUNTY RECORDER'S RECORDS
DEED BOOK 795, PAGE 487
PLAT BOOK 10, PAGE 65



NORTHWEST CORNER
NORTHWEST QUARTER
SECTION 2,
TOWN 2,
RANGE 10

WALNUT GROVE CLARK
COUNTY ROAD 60' R/W
& NORTH LINE SECTION 2

86.245 ACRES
LND 51-141
M & Y VAN DE GRIFT
DB 795-487

86.245 ACRES
-10.748 ACRES
-10.560 ACRES
64.937 ACRES REMAINING

22.191 ACRES
LND 49-94
R & L GASVODA
DB 765-400

10.748 ACRES TOTAL
0.223 ACRES R/W
10.525 ACRES NET

10.560 ACRES TOTAL
0.312 ACRES R/W
10.148 ACRES NET

ONE - HALF SECTION LINE
SOUTHWEST CORNER
NORTHWEST QUARTER
SECTION 2,
TOWN 2,
RANGE 10

49.3914 ACRES
LND 22-48
J & K MILLER
20150R-06412

OCTOBER 26, 2019

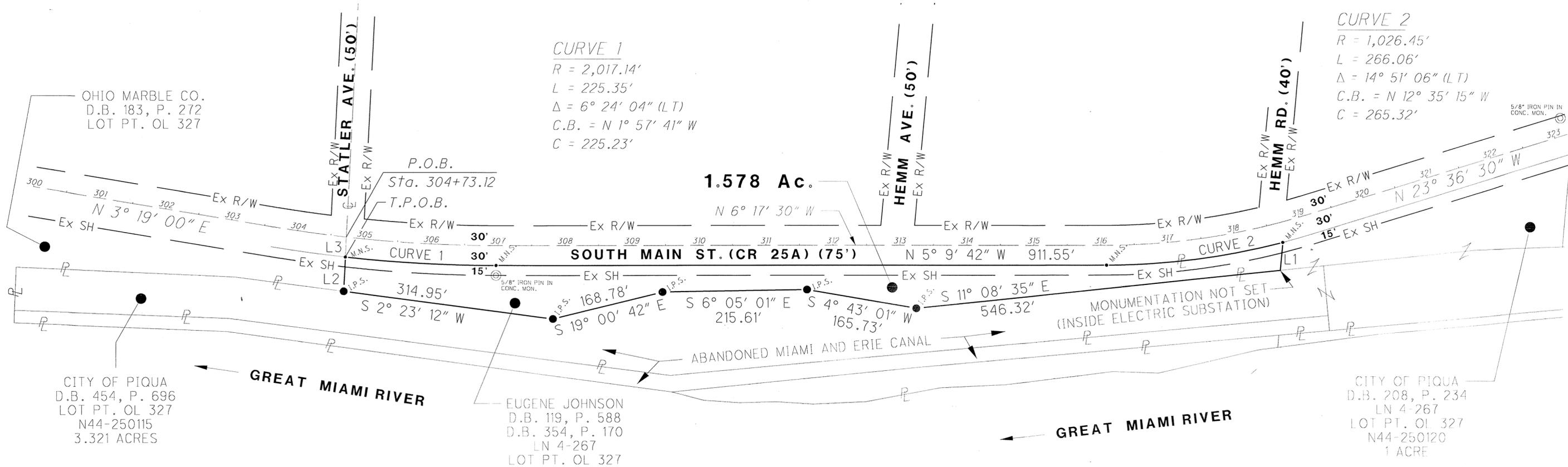
SURVEY FOR THE VAN DE GRIFT FAMILY
IN MIAMI COUNTY, OHIO



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

RIVERSIDE ADDITION

RIVERSIDE ADDITION



SURVEY REFERENCES

MCEO PLAN RC68 (C.R. 25A)
P.B. 9 PG. 71
S.R. LAND 4 PG. 267
S.R. LOT 21 PG. 146
M&E CANAL 174
M&E CANAL 174-A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89° 59' 31" W	42.50'
L2	N 87° 41' 29" E	51.67'
L3	N 87° 41' 29" E	30.06'

MONUMENTATION NOT SET INSIDE ELECTRIC SUBSTATION

LEGEND

- I.P.F. IRON PIN (FOUND)
- I.P.S. 5/8" IRON PIN (SET) "LJB INC"
- ⊙ P.F. IRON PIPE (FOUND)
- M.N.S. MAG NAIL (SET)
- ⊙ CONCRETE MONUMENT w/ IRON PIN (FOUND)

OCCUPATION

EVIDENCE OF OCCUPATION SUPPORTS THE MONUMENTATION FOUND AND LINES DELINEATED HEREON.

BASIS OF BEARINGS

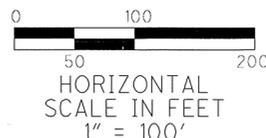
BEARINGS ARE BASED UPON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011), BY GPS UTILIZING ODOT VRS.

PURPOSE

PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF RIGHT OF WAY REQUIRED BY THE CITY FOR THE GREAT MIAMI PEDESTRIAN BRIDGE PROJECT, AND ENABLE THE CITY TO QUIET TITLE THE PARCELS SHOWN HEREON.

CERTIFICATION

THIS RECORD OF LAND SURVEYS IS BASED UPON A FIELD SURVEY OF PART OF OUTLOT 327, PERFORMED IN JUNE, 2017, AND IS AN ACCURATE DELINEATION OF THE RESULTS THERE OF. IRON PINS SET ARE 5/8" x .30" REINFORCING ROD WITH CAP "LJB Inc."



CITY OF PIQUA
THIS SURVEY REVIEWED AND APPROVED
THIS 7th DAY OF November, 2019.

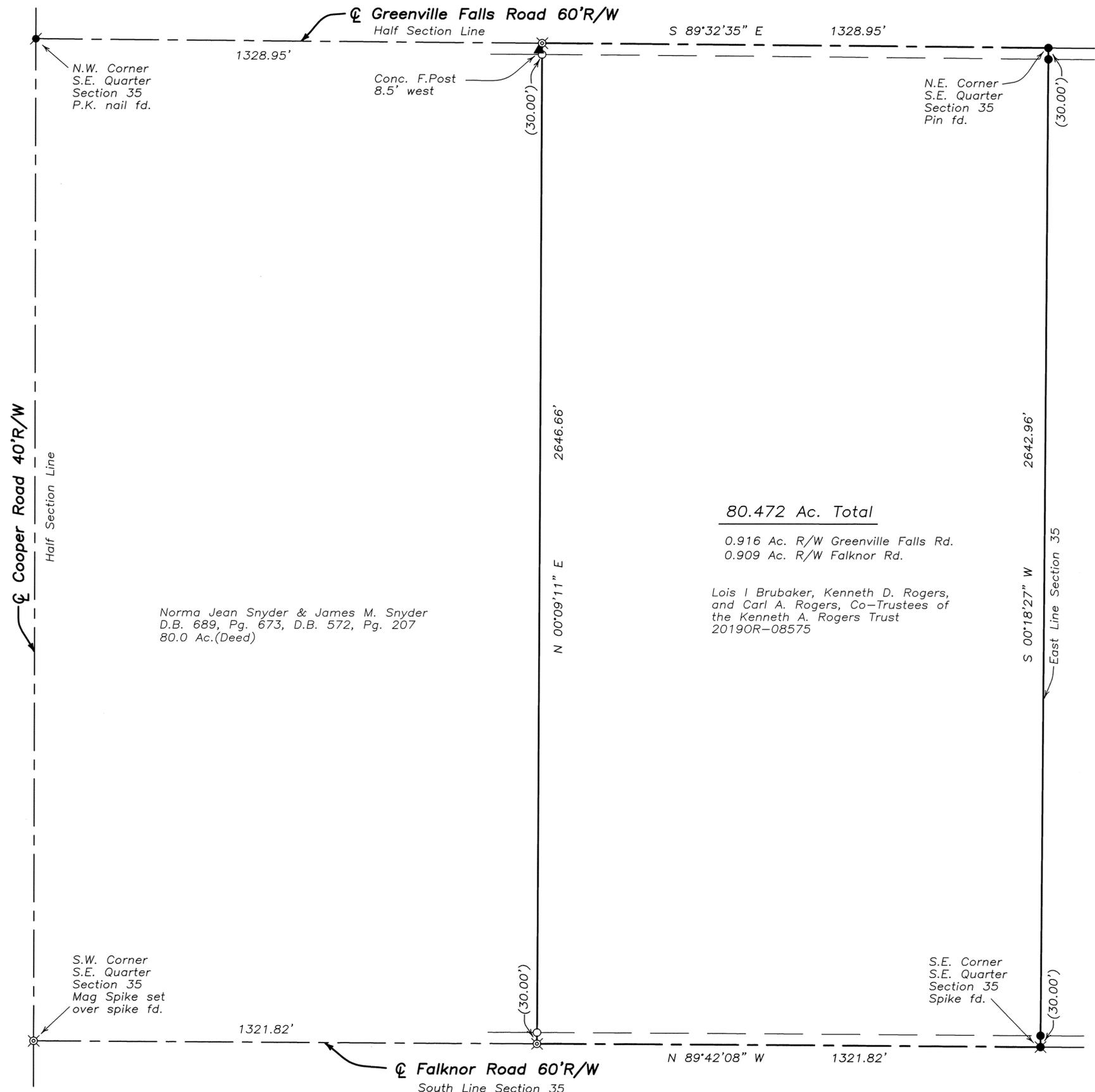
Kyrsten French
CITY PLANNER, KYRSTEN FRENCH



Harry G. Herbst III 5/10/2019
HARRY G. HERBST III
OHIO REG. SURVEYOR #6596



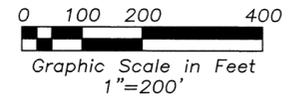
LJB Inc.
2500 Newmark Drive
Miamisburg, OH 45342
(937) 259-5000 tel
(937) 259-5100 fax
LJBinc.com



Norma Jean Snyder & James M. Snyder
D.B. 689, Pg. 673, D.B. 572, Pg. 207
80.0 Ac.(Deed)

80.472 Ac. Total
0.916 Ac. R/W Greenville Falls Rd.
0.909 Ac. R/W Falknor Rd.

Lois I Brubaker, Kenneth D. Rogers,
and Carl A. Rogers, Co-Trustees of
the Kenneth A. Rogers Trust
2019OR-08575



- 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 Set
 - Gin Spindle Found
 - Stone Found
 - Monument Found
 - Pin in Monument Box

- References**
- Miami County Engineer's Record of Land Surveys
Volume 3, Page 197
Volume 29, Page 16
Volume 45, Page 60
Volume 47, Page 123
Volume 54, Page 58

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

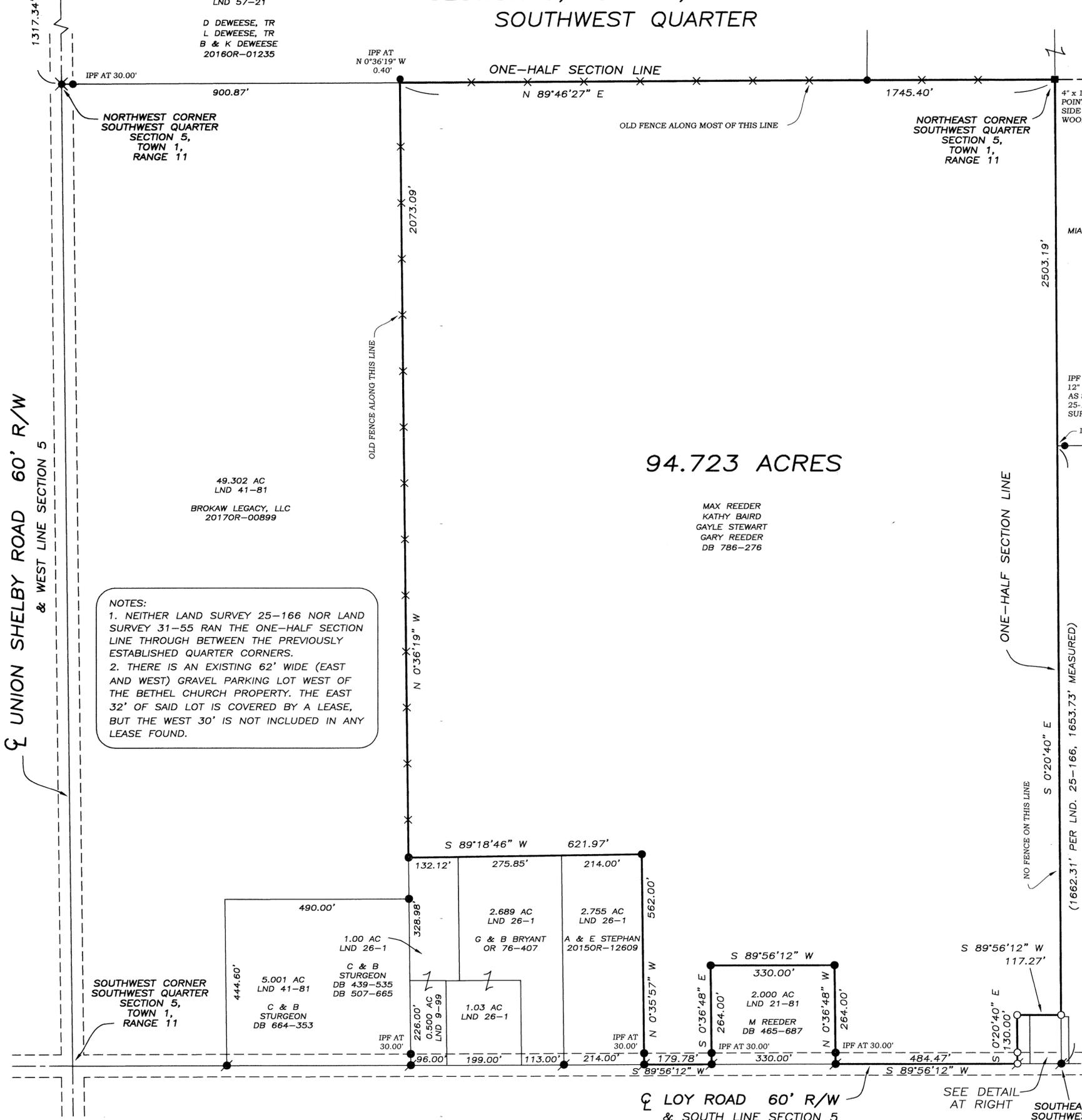
Survey of 80.472 Ac.
for Ken Rogers



Michael W. Cozatt u/05/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 26319 (937) 339-2921
File Name: C:\Jobs\2019\26319\26319survey.dwg
Drawn by: DMC ~ Checked by: MWC

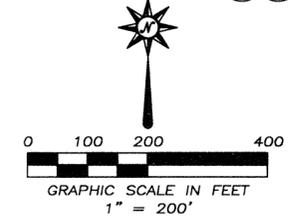
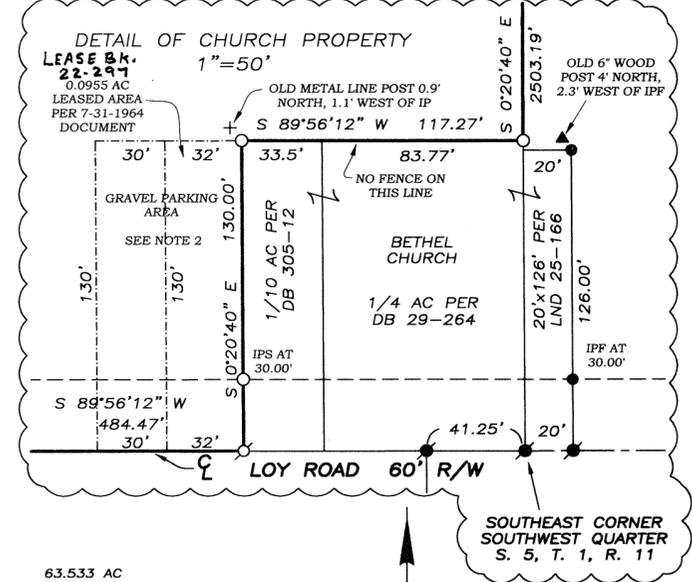
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 5, TOWN 1, RANGE 11
SOUTHWEST QUARTER



NOTES:
1. NEITHER LAND SURVEY 25-166 NOR LAND SURVEY 31-55 RAN THE ONE-HALF SECTION LINE THROUGH BETWEEN THE PREVIOUSLY ESTABLISHED QUARTER CORNERS.
2. THERE IS AN EXISTING 62' WIDE (EAST AND WEST) GRAVEL PARKING LOT WEST OF THE BETHEL CHURCH PROPERTY. THE EAST 32' OF SAID LOT IS COVERED BY A LEASE, BUT THE WEST 30' IS NOT INCLUDED IN ANY LEASE FOUND.

- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - ⊗ MAG SPIKE SET
 - ✕ RAILROAD SPIKE FOUND
 - MAG NAIL SET OVER RAILROAD SPIKE FOUND
 - STONE FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 9, PAGE 99
VOLUME 21, PAGE 81
VOLUME 25, PAGE 166
VOLUME 26, PAGE 1
VOLUME 28, PAGE 81
VOLUME 30, PAGE 22
VOLUME 31, PAGE 55
VOLUME 32, PAGE 76
VOLUME 41, PAGE 81
VOLUME 57, PAGE 21
- MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 786, PAGE 276



SURVEY FOR MAX REEDER
IN MIAMI COUNTY, OHIO ~ NOVEMBER 2, 2019

Gregg S. Brookhart

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

2
TOWN

9 BTMRS
RANGE

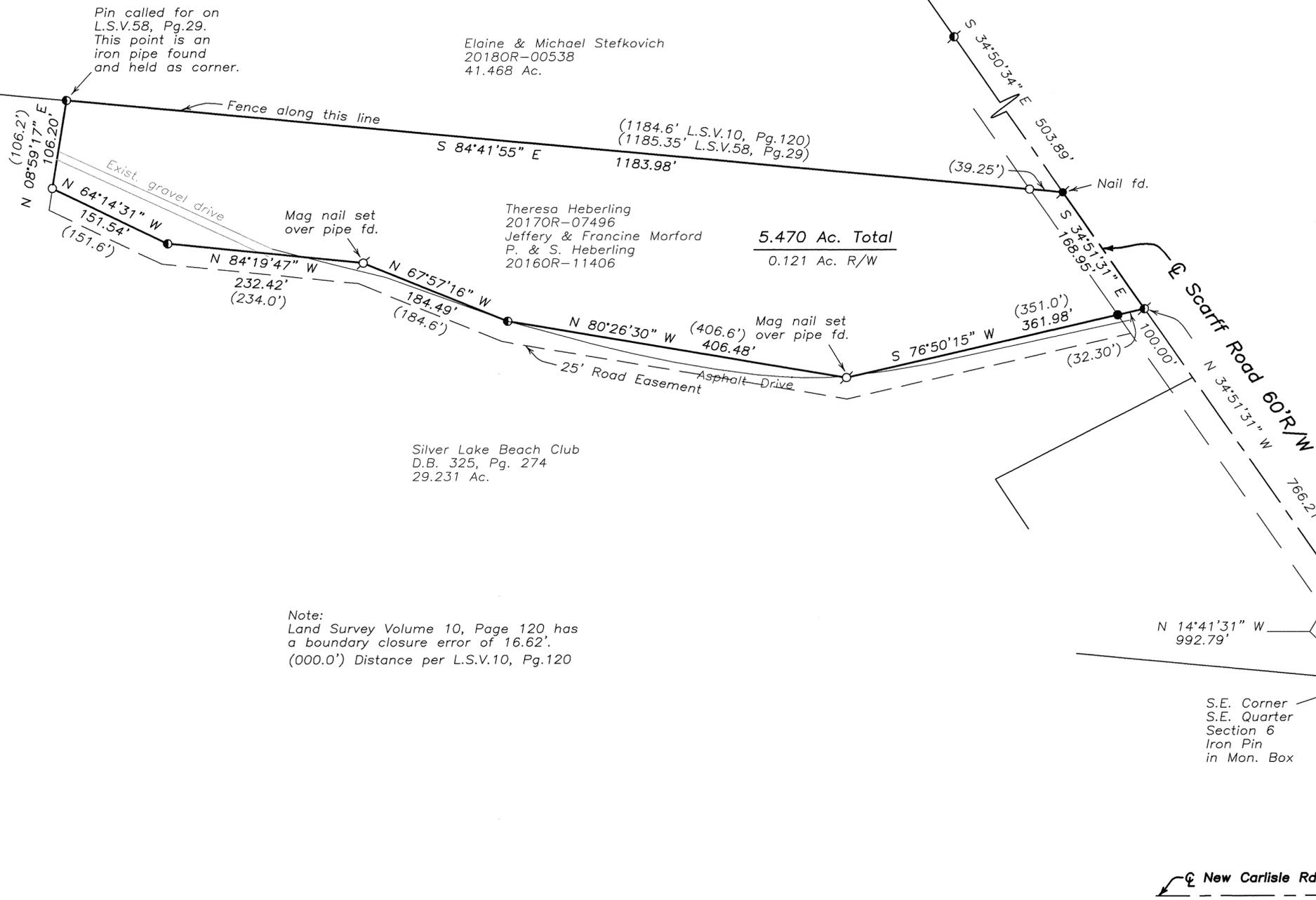
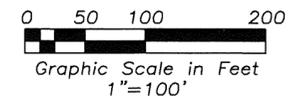
6 SE 1/4
SECTION

BETHEL
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 122
Miami County Engineer's
Record of Land Surveys



Elaine & Michael Stefkovich
2018OR-00538
41.468 Ac.

Theresa Heberling
2017OR-07496
Jeffery & Francine Morford
P. & S. Heberling
2016OR-11406

5.470 Ac. Total
0.121 Ac. R/W

Silver Lake Beach Club
D.B. 325, Pg. 274
29.231 Ac.

Note:
Land Survey Volume 10, Page 120 has
a boundary closure error of 16.62'.
(000.0') Distance per L.S.V.10, Pg.120

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 10, Page 120
- Volume 29, Page 157
- Volume 32, Page 116
- Volume 55, Page 178
- Volume 58, Page 29

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

Survey of 5.470 Ac.
for Theresa Heberling



Michael W. Cozatt 11/14/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 23419 (937) 339-2921
File Name: C:\Jobs\2019\23419\23419survey.dwg
Drawn by: DMC ~ Checked by: MWC

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

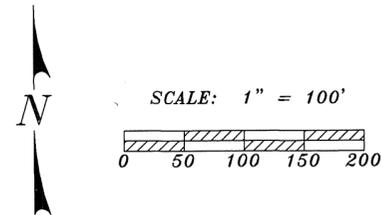
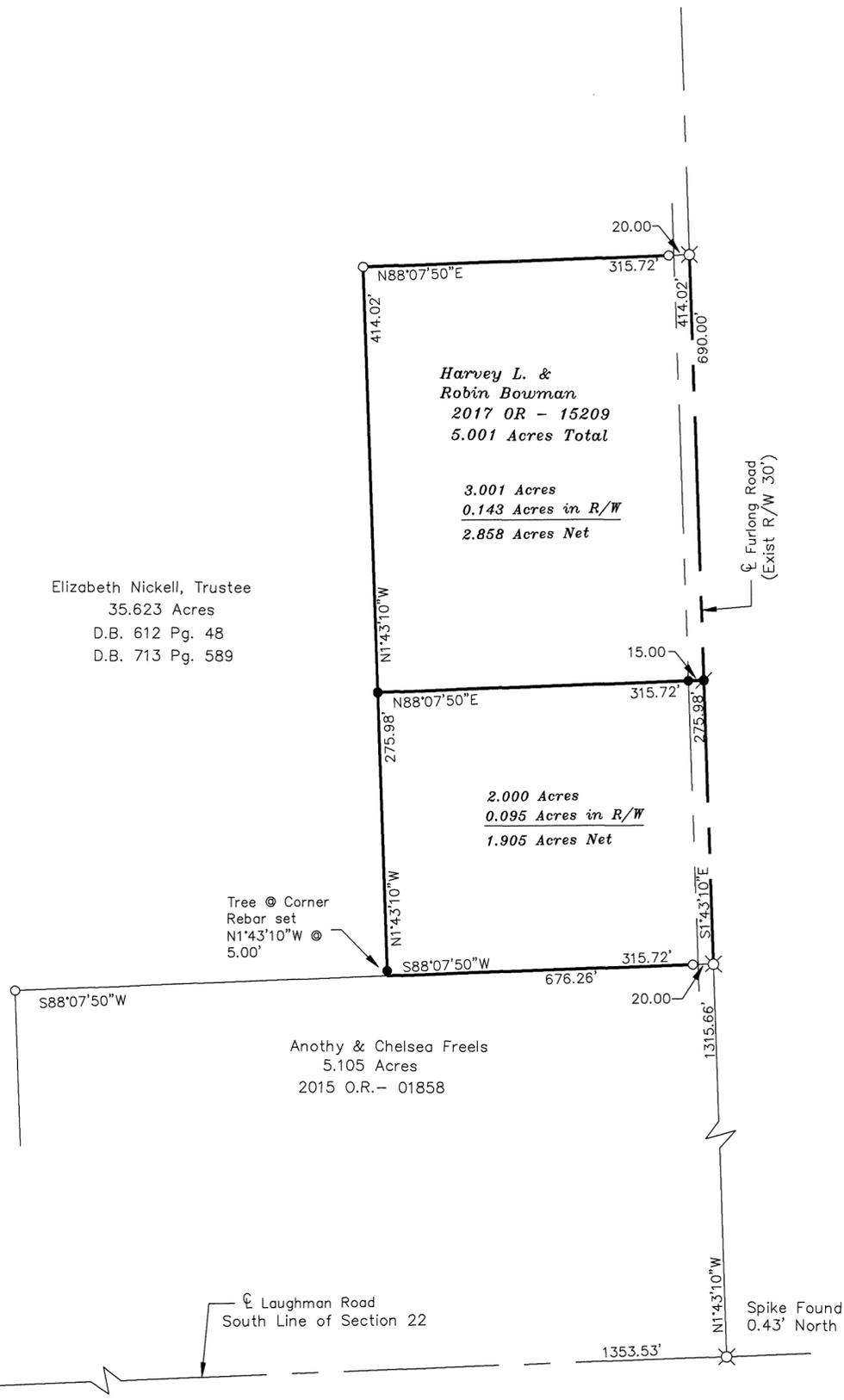
VOLUME NO. 59 PLAT NO. 123
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE: NOVEMBER 2019

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huciskamp P.E.
 MIAMI COUNTY ENGINEER
Matthew Bramley 11-20-19
 DEPUTY DATE

APPROVED
 MIAMI COUNTY PLANNING COMMISSION
David Salih 11/22/19
 SECRETARY DATE

APPROVED
 SUBJECT TO ZONING APPROVAL
 BY: *Larry J. Bill*
 DATE: 11/22/19
 MIAMI COUNTY
 GENERAL HEALTH DEPARTMENT

Elizabeth Nickell, Trustee
 35.623 Acres
 D.B. 612 Pg. 48
 D.B. 713 Pg. 589



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

LEGEND

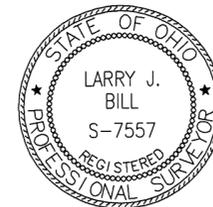
- ☐ STONE FOUND
- ⊗ COTTON GIN SPINDLE FOUND
- ⊗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊗ 3/4" IRON PIPE FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys
 Survey Volume 28 Page 172
 Survey Volume 56 Page 69

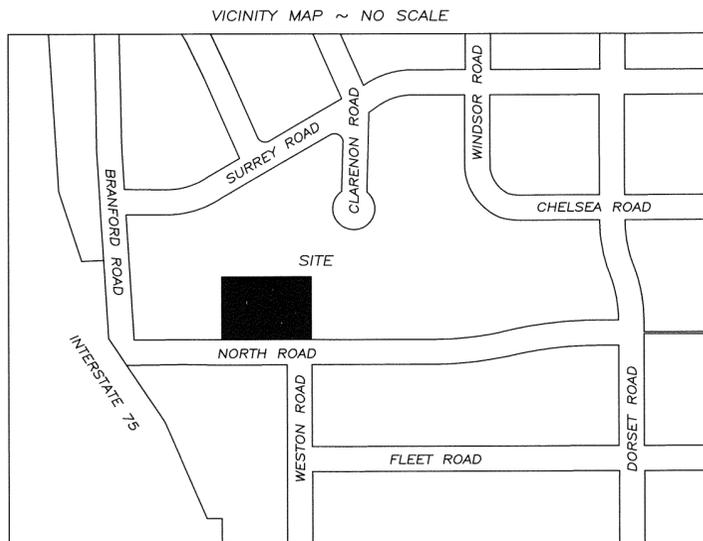
S.W. Corner
 S.W. Quarter
 Section 22
 N88°01'05"E



Larry J. Bill Nov 19, 2019
 LARRY J. BILL, P.S. #7557 DATE

SURVEY FOR HARV BOWMAN

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



CITY OF TROY
MIAMI COUNTY, OHIO
INLOT 5423

BEING A RE-SURVEY OF INLOT 5423 AS
PLATTED IN RECORD PLAT 9, PAGE 57,
WESTBROOK SUBDIVISION NO. 7

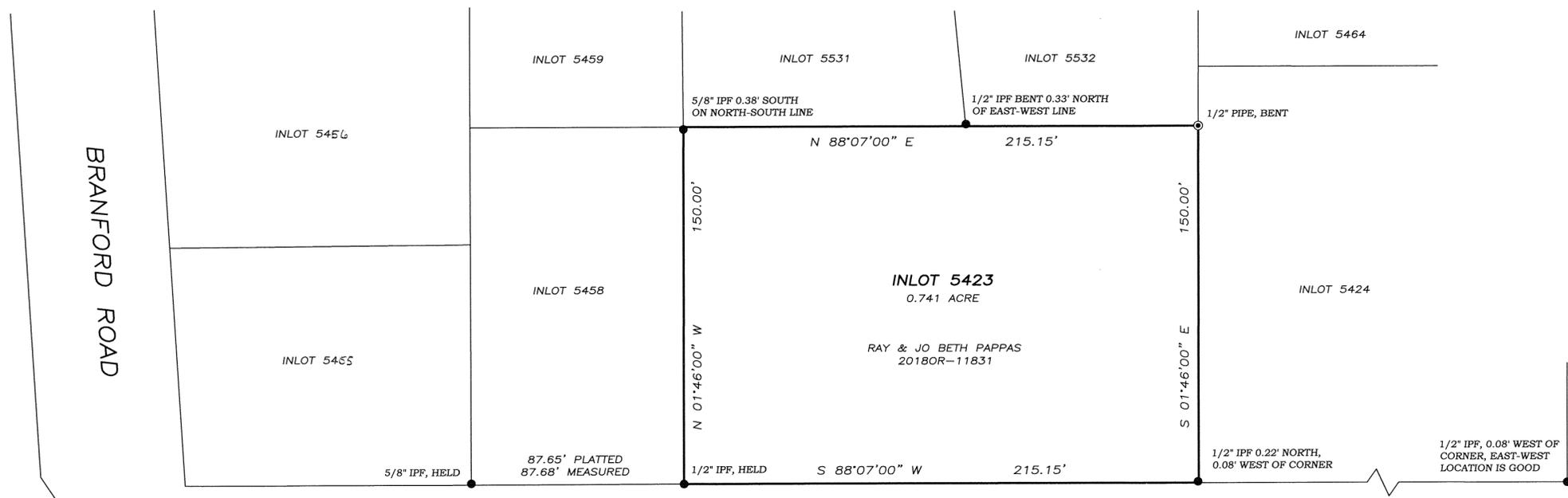
VOLUME 59 PAGE 124
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND

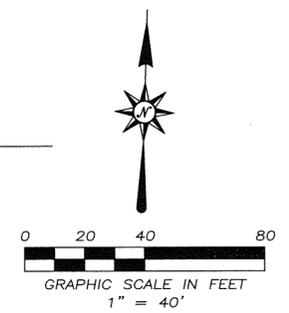
REFERENCE

MIAMI COUNTY RECORDER'S
RECORD:
PLAT BOOK 9, PAGE 57

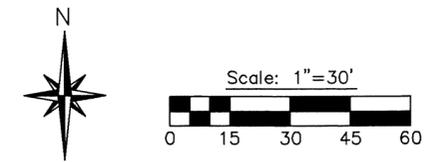


NORTH ROAD 60' R/W

WESTON ROAD



NOVEMBER 23, 2019	RE-SURVEY OF INLOT 5423 FOR THE PAPPAS 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>



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

- References**
- Vol. 07, Pg. 135
 - Vol. 10, Pg. 89
 - Vol. 12, Pg. 43
 - Vol. 12, Pg. 104
 - Vol. 13, Pg. 180
 - Vol. 14, Pg. 145
 - Vol. 15, Pg. 136
 - Vol. 17, Pg. 12
- } Miami County Engineer's Record of Land Surveys
- P.B. 02, PG. 03
 - P.B. 02, PG. 09
 - P.B. 02, PG. 110
- } Miami County Recorder's Plat Records

MCD map Piqua-Sheet 1

Basis of Bearings
The bearings are based on the north line of Riverside Drive bearing N 56° 50' 55" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement
Monumented property lines generally fit occupation where occupation exists.

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

Survey of part of Inlot 1114 in Piqua, Ohio for the Estate of Barbara Shellenberg.

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



Michael W. Cozatt 11/26/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 28319 Ph. (937) 339-2921



Troy Corporation

5176 Inlot

Miami County

Ohio State

Volume 59 Page 126
Miami County Engineer's Record
of Land Surveys



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

Legend

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

References

P.B. 06, Pg. 106 } Miami County Recorder's
 P.B. 08, Pg. 52 } Plat Records
 P.B. 08, Pg. 118 }

Basis of Bearings

The bearings are based on the west line of Crestview Drive, bearing S 05° 55' 00" E, as taken from Stony-Ridge Plat No. 2, as filed in Plat Book 08, Page 118 of the Miami County Recorder's Plat Records.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of Inlot 5176 in Troy, Ohio for Richard and Tamira Harbour.

Surveyor's Certification

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



Michael W. Cozatt 12/03/19
 Michael W. Cozatt P.S. #6001 Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 25919 Ph. (937) 339-2921



5
TOWN

6E
RANGE

30 NW 1/4
SECTION

CONCORD
TOWNSHIP

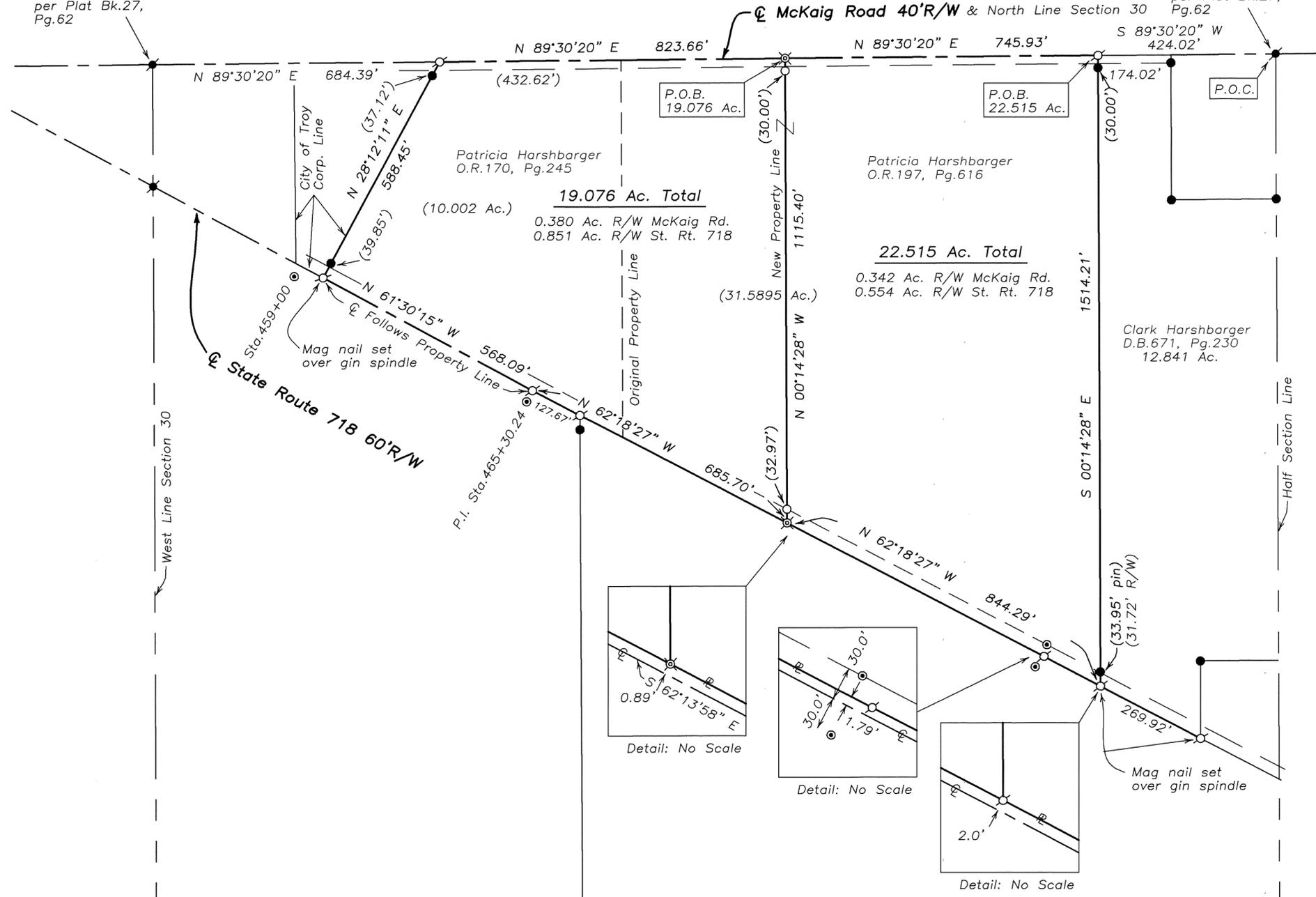
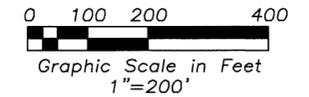
MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 127
Miami County Engineer's
Record of Land Surveys

N.W. Corner
N.W. Quarter
Section 30
per Plat Bk.27,
Pg.62

N.E. Corner
N.W. Quarter
Section 30
per Plat Bk.27,
Pg.62



Legend

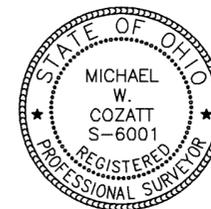
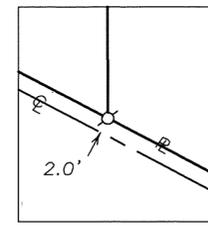
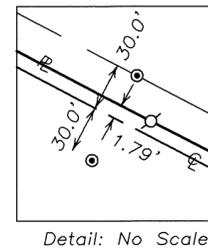
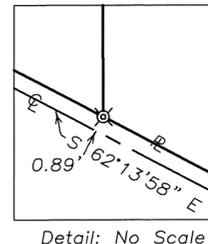
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ⊙ Mag Nail Found
- Mag Nail Set
- ⊙ Mag Nail Found
- ⊙ R.R. Spike Found
- ⊙ Mag Spike Set
- ⊙ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- ⊙ Pin in Monument Box
- ⊙ Centerline
- ⊙ Property Line

References

- Miami County Engineer's Record of Land Surveys Volume 42, Page 30
- Miami County Recorder's Plat Records Volume 27, Page 62
- O.D.O.T. Centerline Plat MIA-718-8.50

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

Survey split of farm tracts for Patricia Harshbarger



Michael W. Cozatt 11/15/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 27319 (937) 339-2921
File Name: C:\Jobs\2019\27319\27319survey.dwg
Drawn by: DMC ~ Checked by: MWC

LOT SPLIT FOR WILLIAM D. PELASTON

VOLUME NO. 59 PLAT NO. 128
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE: NOVEMBER 2019

DOLORES WATKINS BEING THE OWNER OF PT. INLOT 2747, TIPP CITY, OHIO
 DO HEREBY VOLUNTARILY CONSENT TO THE LOT SPLIT OF THIS PARCEL.

Dolores Watkins 11/30/19
 OWNER DATE

STATE OF OHIO - COUNTY OF MIAMI S.S.

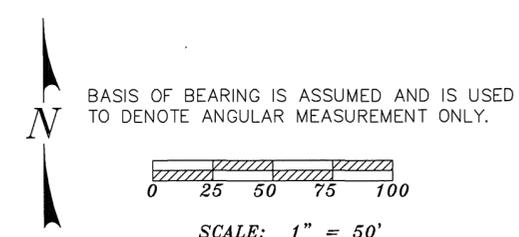
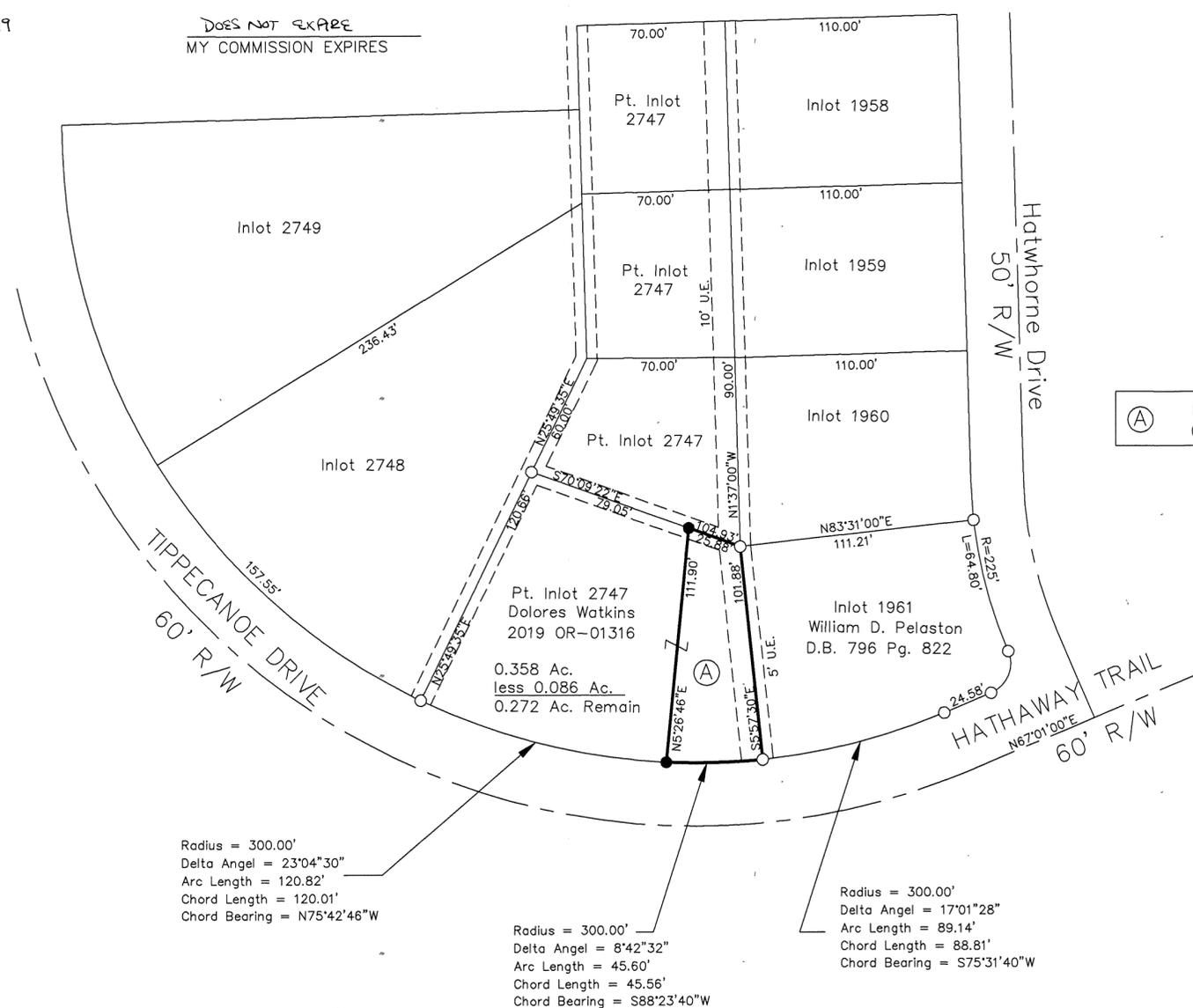
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY
 APPEARED THE ABOVE SIGNED PARTY, WHO ACKNOWLEDGED THAT SHE DID SIGN
 SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

Paul M. Watkins 11-30-19
 NOTARY PUBLIC DATE

DOES NOT EXPIRE
 MY COMMISSION EXPIRES



PAUL M. WATKINS, ESQ.
 ATTORNEY AT LAW
 NOTARY PUBLIC
 STATE OF OHIO
 Sec 147.03 O.R.C.



LEGEND

- STONE FOUND
- ⚗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⚗ R.R. SPIKE FOUND
- REBAR FOUND
- ⊙ COTTON GIN SPINDLE
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LUBILL PLS 7557"
- - - UNDERGROUND UTILITY EASEMENT

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Lot Surveys
 Survey Volume 19 Page 152

Miami County Recorder's Records
 Record Book 11 Page 70
 Record Book 15 Page 149

APPROVALS

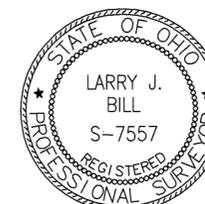
APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 4th DAY OF

December, 2019.

[Signature]
 CITY ENGINEER

[Signature]
 CITY PLANNER

Larry J. Bill Nov 19, 2019
 LARRY J. BILL, P.S. #7557 DATE



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

4
Town

6E
Range

NE 1/4-33
Section

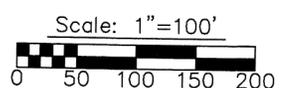
Monroe
Township

Miami
County

Ohio
State

Volume 51 Page 130

Miami County Engineer's
Record of Land Surveys



N.E. CORNER
N.E. QUARTER
SECTION 33

SHOOP ROAD & SECTION LINE
233.36' 240.32'

Legend

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

References

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

Basis of Bearings

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

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 4.210 acres for George Edge.

Surveyor's Certification

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



Michael W. Cozatt, P.S. #6001

12/04/19 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 28519 Ph. (937) 339-2921

9.954 ACRES

0.329 ACRES

PIN SET
⊙ 33.00'

4.210 ACRES TOTAL
0.474 AC. IN ROAD R/W

GEORGE E. EDGE,
SUCCESSOR TRUSTEE
2019OR-12476

6.000 ACRES

6.000 ACRES

S.W. CORNER
N.E. QUARTER
SECTION 33

GINGHAMBURG-FREDERICK ROAD &
HALF-SECTION LINE

S.E. CORNER
N.E. QUARTER
SECTION 33

S 89° 29' 03" E
11.60'

N 89° 29' 03" W
145.10'

N 00° 21' 54" E
311.81'

N 89° 33' 38" W
293.81'

S 89° 47' 02" E
443.05'

N 00° 13' 01" W
312.01'

625.72'

54.90'

233.36'

240.32'

2.98'

1.87'

1.41'

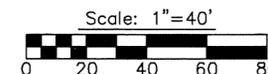
1.10'

0.26'

128.06'

6'

6'



Legend

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

References

- Vol. 01, Pg. 78
 - Vol. 01, Pg. 113
 - Vol. 06, Pg. 93
 - Vol. 18, Pg. 65
 - Vol. 22, Pg. 85
- } Miami County Engineer's Record of Lot Surveys

- Vol. 58, Pg. 03
- } Miami County Engineer's Record of Land Surveys

- P.B. 01, Pg. 198
 - P.B. 01, Pg. 341
- } Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the west line of Wall Street, bearing S 09° 19' 00" W, as taken from Lot Survey Vol. 18, Page 65 of the Miami County Engineer's Record of Lot Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of part of Inlot 318 in Covington, Ohio for for Denning, Peterson and Staton.

Surveyor's Certification

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



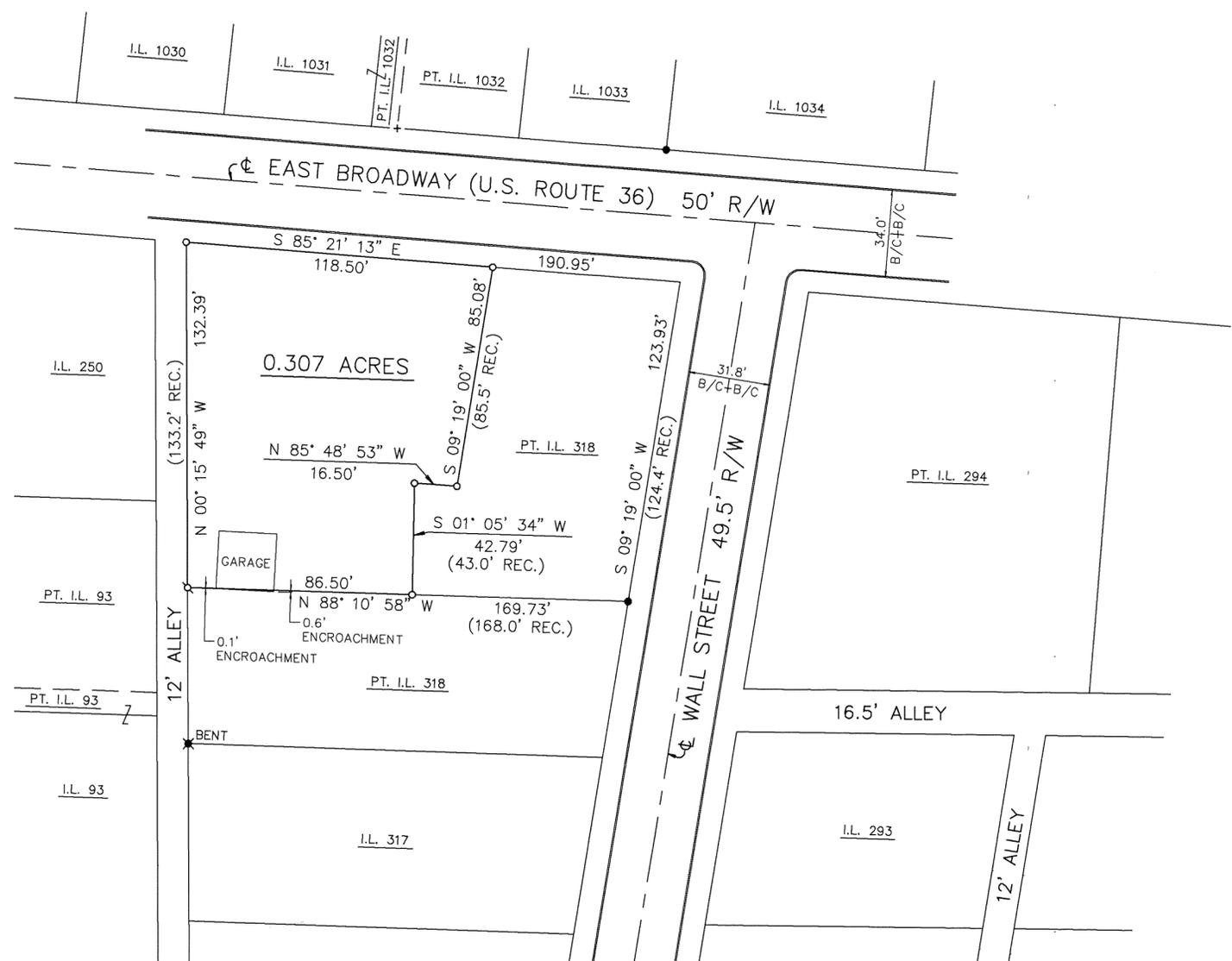
Michael W. Cozatt

Michael W. Cozatt, P.S. #6001

11/27/19

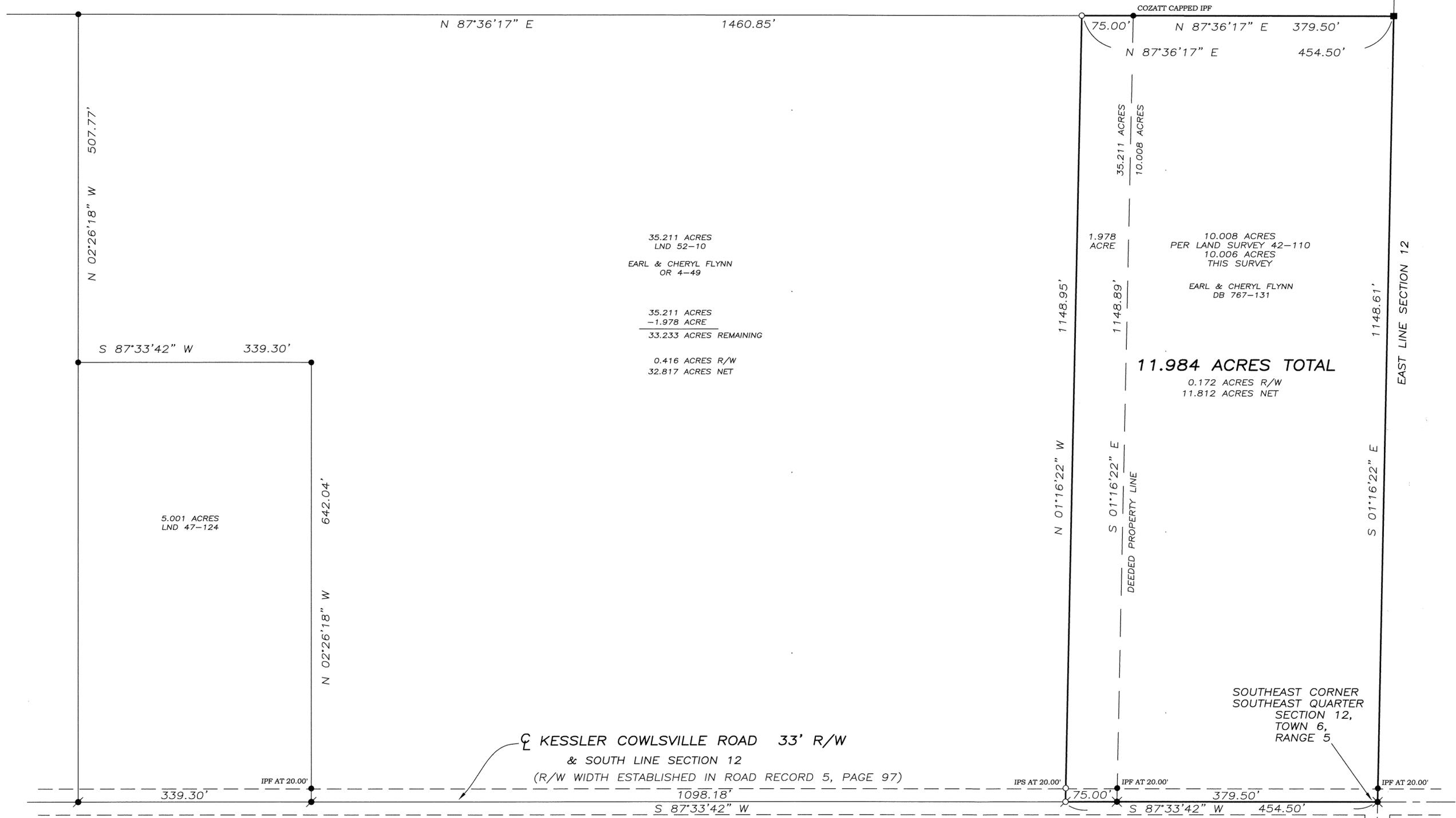
Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 26119 Ph. (937) 339-2921



MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 12, TOWN 6, RANGE 5, SOUTHEAST QUARTER

VOLUME 59 PAGE 132
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



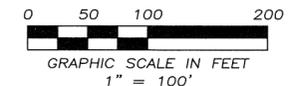
☪ KESSLER COWLSVILLE ROAD 33' R/W
& SOUTH LINE SECTION 12
(R/W WIDTH ESTABLISHED IN ROAD RECORD 5, PAGE 97)

SOUTHEAST CORNER
SOUTHEAST QUARTER
SECTION 12,
TOWN 6,
RANGE 5

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER
DEPUTY [Signature] DATE: 12/6/19

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL
OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT
UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE;
NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE
PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE
WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF
MIAMI COUNTY.
[Signature] 12/19/19 FOR 1.978 ACRE TRACT
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

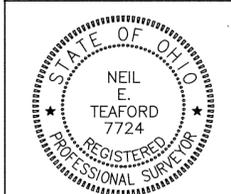
REFERENCES
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 33, PAGE 171
VOLUME 42, PAGE 110
VOLUME 52, PAGE 10
BEARINGS AND SECTION
CORNER TIE CORRESPOND
TO LAND SURVEY 52-10
MIAMI COUNTY RECORDER'S
RECORDS
DEED BOOK 767, PAGE 131
OFFICIAL RECORD 4, PAGE 49



- LEGEND
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ♂ MAG NAIL SET
 - ⊗ GIN SPINDLE FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - CORNER STONE FOUND



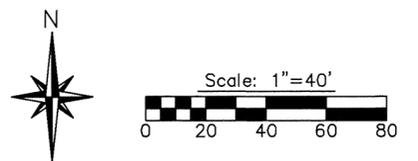
NOVEMBER 29, 2019



SURVEY FOR EARL & CHERYL FLYNN
IN MIAMI COUNTY, OHIO
Neil E. Teaford, P.S. #7724
NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

2 Town
9 BTMRS Range
Brandt Village
SE 1/4-14 Section
62 Lot
Bethel Township
Miami County
Ohio State

Volume 59 Page 133
 Miami County Engineer's Record
 of Land Surveys



Legend
 ● Iron pin found
 ○ 5/8" dia. capped iron pin set (COZATT, S6001)

References
 Vol. 05, Pg. 67 } Miami County Engineer's
 Vol. 15, Pg. 192 } Record of Lot Surveys
 Vol. 21, Pg. 199 }
 Vol. 55, Pg. 129 } Miami County Engineer's
 Vol. 59, Pg. 14 } Record of Land Surveys

Basis of Bearings
 The bearings are based on the south line of Main Street (U.S. Route 40), bearing N 82° 24' 52" E, as taken from the State Plane Coordinate System, NAD83, 2011 Adjusted Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement
 Monumented property lines generally fit occupation where occupation exists.

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

Survey of Lot 62 in the Village of Brandt for Orville B. Williams Trust.

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



Michael W. Cozatt 12/11/19
 Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 28419 Ph. (937) 339-2921



2
Town

9BTMRS
Range

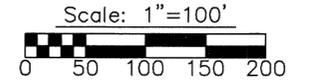
NW 1/4-9
Section

Bethel
Township

Miami
County

Ohio
State

Volume 59 Page 134
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Vol. 09, Pg. 162 { Miami County Engineer's
Vol. 58, Pg. 115 { Record of Land Surveys

P.B. 27, Pg. 08 { Miami County Recorder's
Plat Records

Basis of Bearings

The bearings are based on the east line of the W & R Denlinger Plat Section 2, Bearing S 08° 05' 25" W, filed in Plat Book 27, Page 8 of the Miami County Recorder's Plat Records.

Monumentation Statement

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

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP PE PS
MIAMI COUNTY ENGINEER

Deb Stumpff IG 9-26-19
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.
0.338 Acre Tract

Timothy J. Hession
Miami County Planning Commission

Survey of 0.338 acres for Wayne Denlinger.

Surveyor's Certification

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



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

9/16/19
Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 20619 Ph. (937) 339-2921

WAYNE A. DENLINGER &
ROGER L. DENLINGER,
CO-TRUSTEES
D.B. 782, PAGE 275
27.055 ACRES
-0.338 ACRES
26.717 AC. REMAINING

0.338 ACRES

NOT AN INDIVIDUAL
BUILDING SITE. TO
BE COMBINED WITH
THE 1.300 ACRE
TRACT TO EAST.

EXISTING
1.300 AC. TRACT



7N
TOWN

5E
RANGE

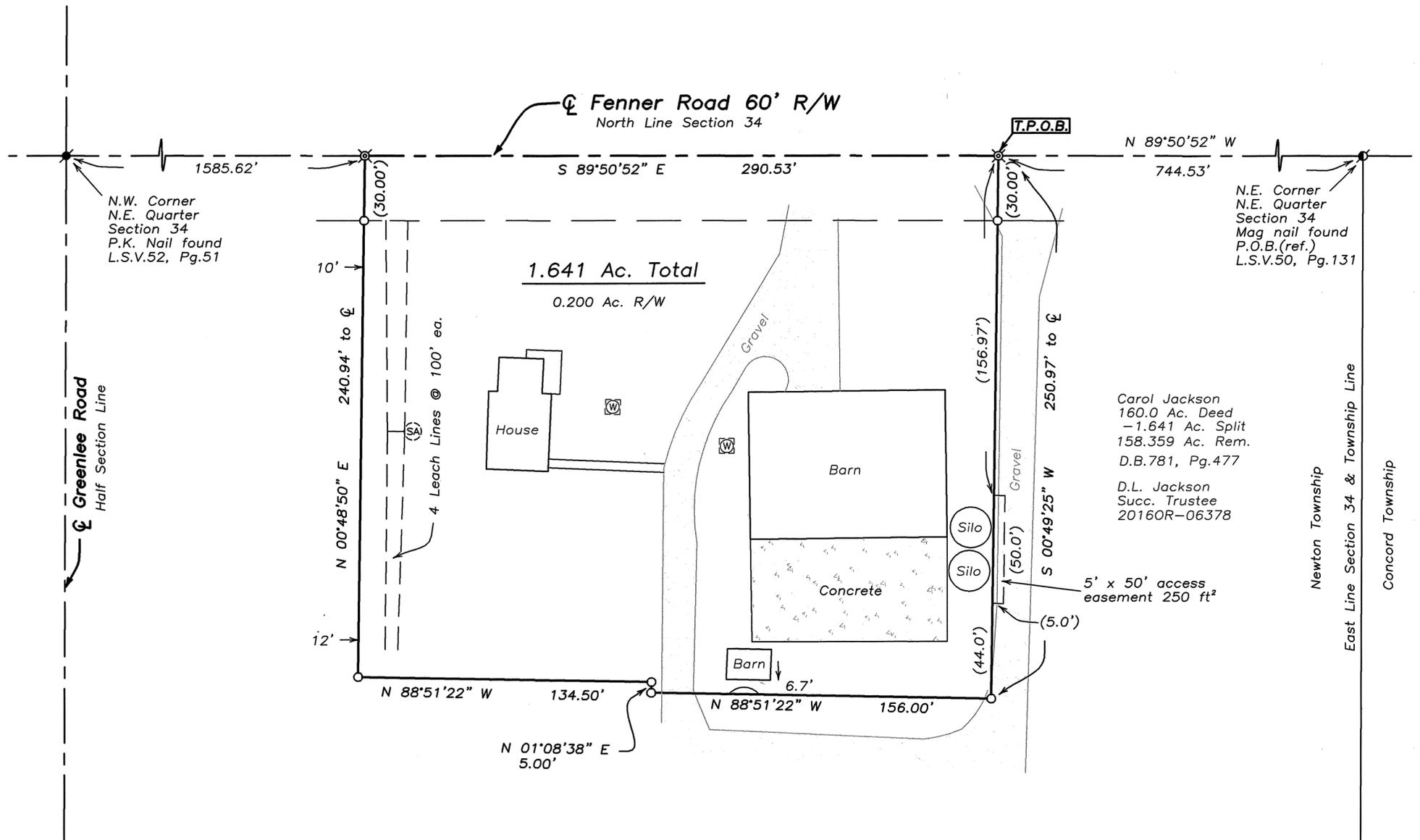
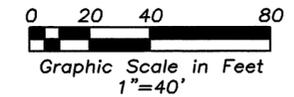
34 NE 1/4
SECTION

NEWTON
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 135
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 Set
- ✱ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

Miami County Engineer's
Record of Land Surveys
Volume 47, Page 4
Volume 50, Page 131
Volume 52, Page 51

Bearings based on GPS State
Plane Coordinate System,
NAD83(2011) Adjustment,
Geoid 12a, Ohio South Zone,
O.D.O.T. VRS/CORS Network.
(All points measured using GPS)

Survey split of 1.641 Ac.
for Carol Jackson

Certified to conform with
Miami County Survey Requirements

PAUL P. HUELSKAMP, PE PS
Miami County Engineer

Deb Stumpff 12-13-19
Deputy Date

Approved by
Miami County Planning Commission

[Signature]
Secretary

12-13-19
Date

Approved
Subject to Zoning Approval

By [Signature]

Date 12-13-19
Miami County
General Health Department



Michael W. Cozatt 12/12/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C 534 N. Elm St. Suite C
Job No. 16019 Troy, OH 45373
File Name: C:\Jobs\2019\16019survey.dwg (937) 339-2921
Drawn by: DMC ~ Checked by: MWC

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

12-18-2019
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.

(0.459 ACRE TRACT)

SECRETARY
MIAMI COUNTY PLANNING COMMISSION

12/18/19
DATE

CERTIFICATION:

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

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

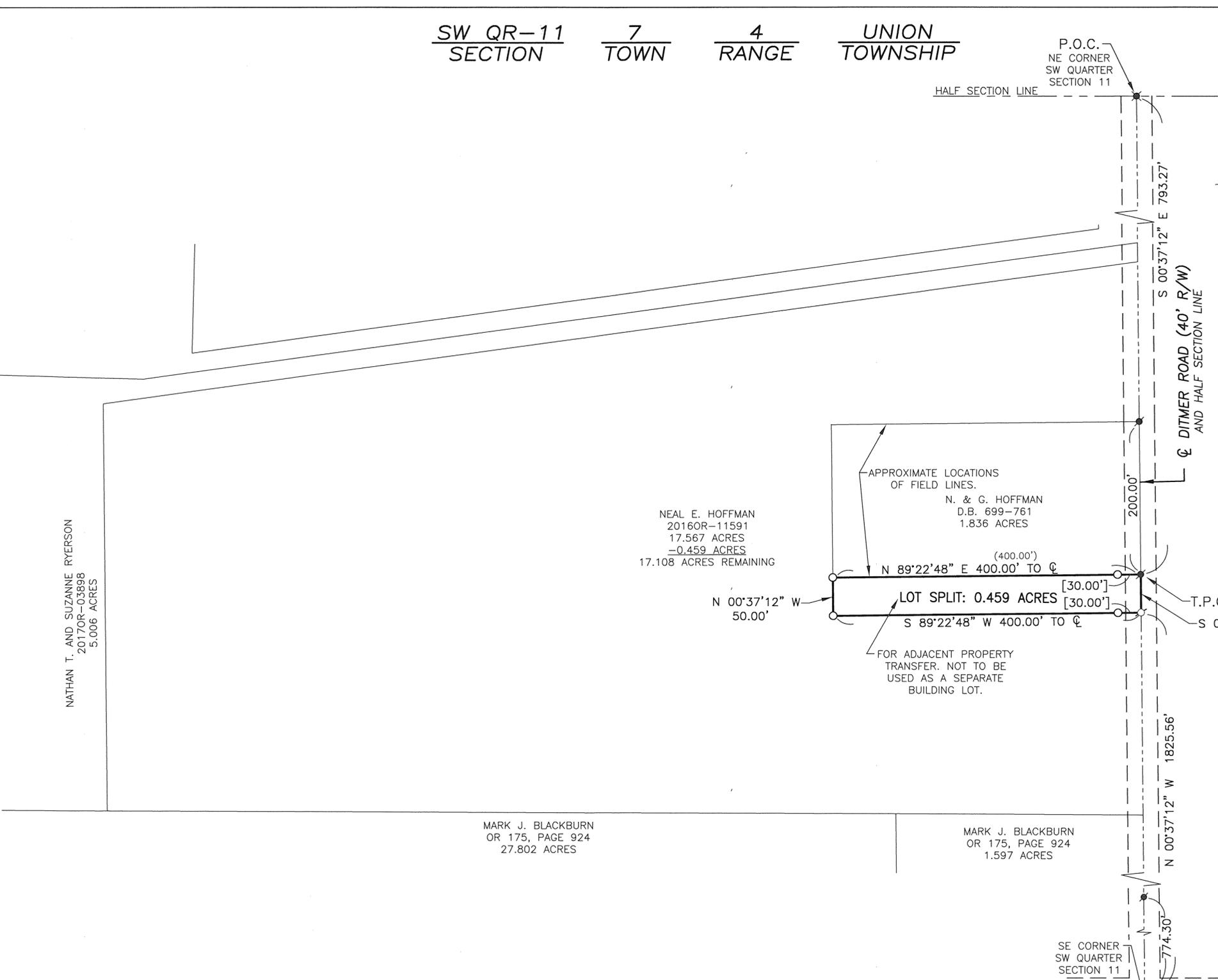
LOT SPLIT SURVEY FOR NEAL HOFFMAN
LOCATED IN MIAMI COUNTY ~ DATE 12/16/2019

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

BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

BES JOB #569.19 DRAWN BY: SES CHECKED BY: JJB



NATHAN T. AND SUZANNE RYERSON
20170R-03898
5.006 ACRES

NEAL E. HOFFMAN
20160R-11591
17.567 ACRES
-0.459 ACRES
17.108 ACRES REMAINING

N. & G. HOFFMAN
D.B. 699-761
1.836 ACRES

MARK J. BLACKBURN
OR 175, PAGE 924
27.802 ACRES

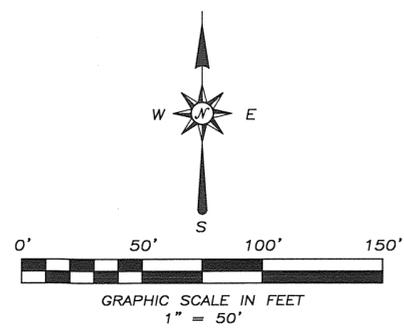
MARK J. BLACKBURN
OR 175, PAGE 924
1.597 ACRES

LEGEND

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

REFERENCES

LAND SURVEYS:
VOLUME 44, PAGE 179
VOLUME 53, PAGE 57
DEEDS AS REFERENCE HEREON
OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) BEING THE CENTERLINE OF DITMER ROAD N 00°37'12" W.



UPNORTH PLAT

VOLUME 59 PLAT 137
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DECEMBER, 2019

4.6591
 14.8216
 ACREAGE

21
 SECTION

4 N
 TOWNSHIP

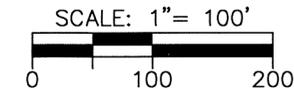
6 E
 RANGE

MONROE
 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
- ⊠ MONUMENT BOX W/IP FOUND
- ☆ STONE FOUND

Certified to conform with
 Miami County Survey Requirements

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

Deputy 12-18-2019
 Date

Approved by
 Miami County Planning Commission

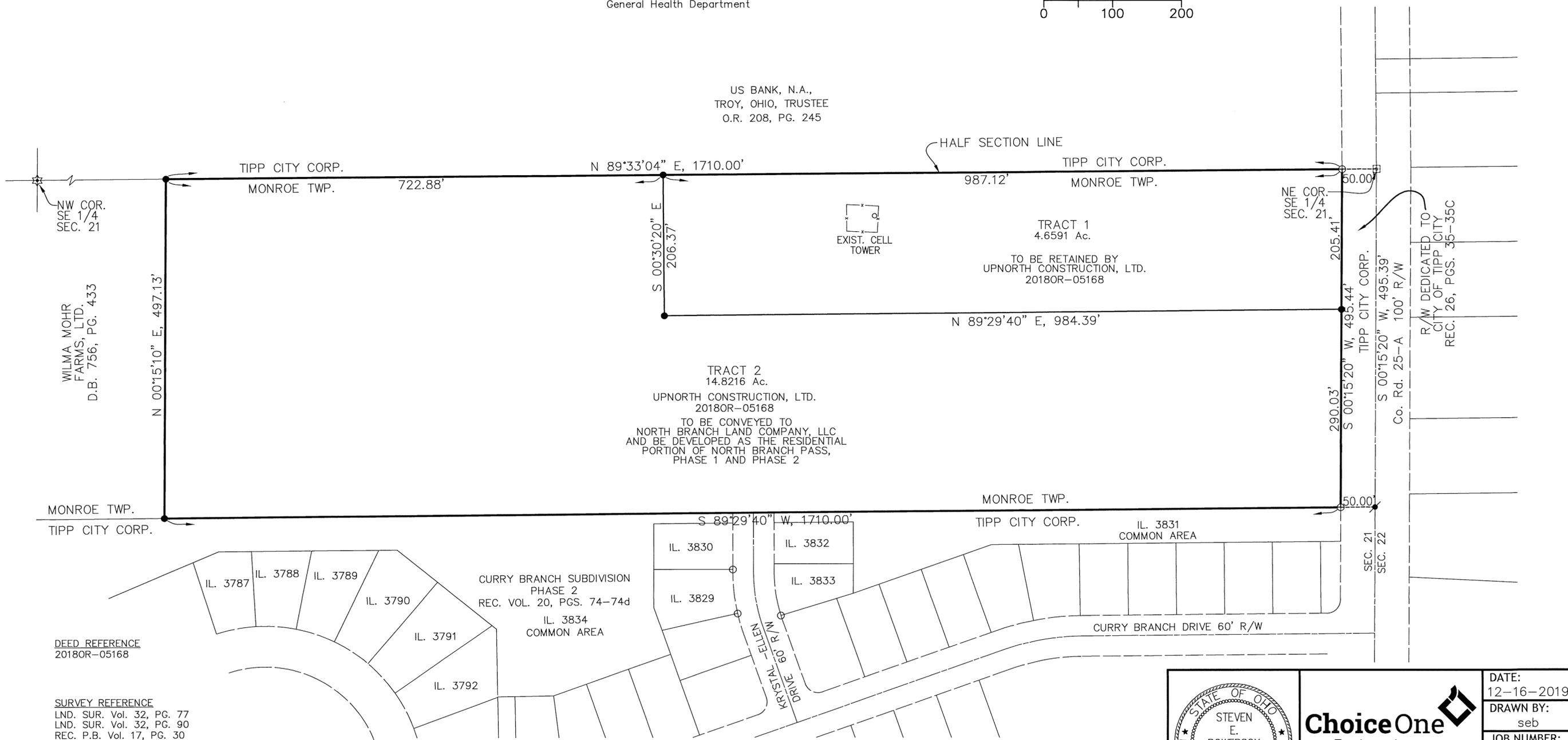
Secretary
 Secretary

12/18/19
 Date

Approved
 Subject to Zoning Approval

By Randy Pfa, R.S.

Date 12/18/19
 Miami County
 General Health Department



NW COR.
 SE 1/4
 SEC. 21

WILMA MOHR
 FARMS, LTD.
 D.B. 756, PG. 433

US BANK, N.A.,
 TROY, OHIO, TRUSTEE
 O.R. 208, PG. 245

EXIST. CELL
 TOWER

TRACT 1
 4.6591 Ac.
 TO BE RETAINED BY
 UPNORTH CONSTRUCTION, LTD.
 2018OR-05168

TRACT 2
 14.8216 Ac.
 UPNORTH CONSTRUCTION, LTD.
 2018OR-05168
 TO BE CONVEYED TO
 NORTH BRANCH LAND COMPANY, LLC
 AND BE DEVELOPED AS THE RESIDENTIAL
 PORTION OF NORTH BRANCH PASS,
 PHASE 1 AND PHASE 2

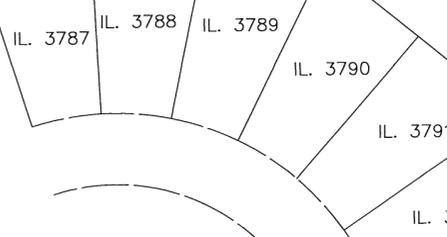
NE COR.
 SE 1/4
 SEC. 21

R/W DEDICATED TO
 CITY OF TIPP CITY
 REC. 26, PGS. 36-35C

S 00°15'20" W, 495.39'
 Co. Rd. 25-A 100' R/W

MONROE TWP.
 TIPP CITY CORP.

MONROE TWP.
 TIPP CITY CORP. IL. 3831
 COMMON AREA



CURRY BRANCH SUBDIVISION
 PHASE 2
 REC. VOL. 20, PGS. 74-74d
 IL. 3834
 COMMON AREA

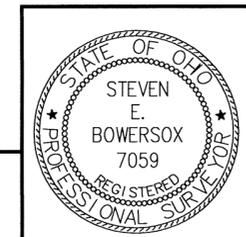


CURRY BRANCH DRIVE 60' R/W

DEED REFERENCE
 2018OR-05168

SURVEY REFERENCE
 LND. SUR. Vol. 32, PG. 77
 LND. SUR. Vol. 32, PG. 90
 REC. P.B. Vol. 17, PG. 30
 REC. P.B. Vol. 18, PG. 81
 REC. P.B. Vol. 20, PGS. 74-74d
 REC. P.B. Vol. 26, PG. 18
 REC. P.B. Vol. 26, PG. 35

Steven E. Bowersox 12/17/2019
 STEVEN E. BOWERSOX, P.S. #7059 DATE



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

DATE:	12-16-2019
DRAWN BY:	seb
JOB NUMBER:	MIAMON1901_survey
SHEET NUMBER	1 OF 1

4
TOWN

6E
RANGE

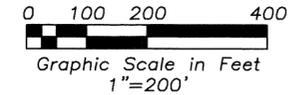
19 NE 1/4
SECTION

MONROE
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 138
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 3, Page 191
Volume 25, Page 100
Volume 30, Page 111
Volume 32, Page 79
Volume 37, Page 111
Volume 59, Page 112

O.D.O.T. Centerline Plat
MIA-571-11.12

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

Survey of 77.597 Ac.
for Tip Top Canning Company

N.E. Corner
N.E. Quarter
Section 19
Mag nail set over
P.K. nail found
per Rec.Bk.20, Pg.111

State Route 571 60'R/W

Tip Top Canning Company
of Tipp City
D.B. 616, Pg. 462

L.S.V.25, Pg.100 and L.S.V.37, Pg.111
call this line as being straight. Holding
dimension of 1363.02 ft. along section
line creates a bend at this point using
existing monumentation found. L.S.V.59,
Pg.112 calls pin reset.

Kenneth & Wendy Hattan
20160R-04669
15.762 Ac.

Pin found per L.S.V.30,
Pg.111 calls this pin
as being found and a
bend in the half-section
line. Held pin.

Tip Top Properties, Inc.
D.B. 550, Pg. 35
D.B. 722, Pg. 818
115.758 Ac.

Half Section Line
N 00°31'13" W 302.17'

S 89°07'13" E 1314.58'

S 89°04'02" E 1350.04'

Wood fence post
2.2' southeast

Section 20

Wilma Mohr
Farms, LTD.
D.B. 756, Pg. 433
111.7174 Ac.

East Line Section 19
1261.42'

Wood fence post
0.9' east

S 00°25'29" E

Levi Nelson &
Nancy Booher
D.B. 643, Pg. 206
35.813 Ac.

S.E. Corner
N.E. Quarter
Section 19
Pointed top stone
found, 0.9' north
and 0.9' west
of wood fence post.

77.597 Ac. Total

Tip Top Canning Company
D.B. 475, Pg. 220

S.W. Corner
N.E. Quarter
Section 19
Pointed top stone
found, 1.0' northwest
of wood fence post.

N 89°23'29" W 2665.21'

Half Section Line

Levi Nelson Booher II
D.B. 561, Pg. 153
D.B. 696, Pg. 742
60.0 Ac.

36.0 Ac.

40.0 Ac.

Homestead Golf
Course, Inc.
D.B. 567, Pg. 866
56.144 Ac.

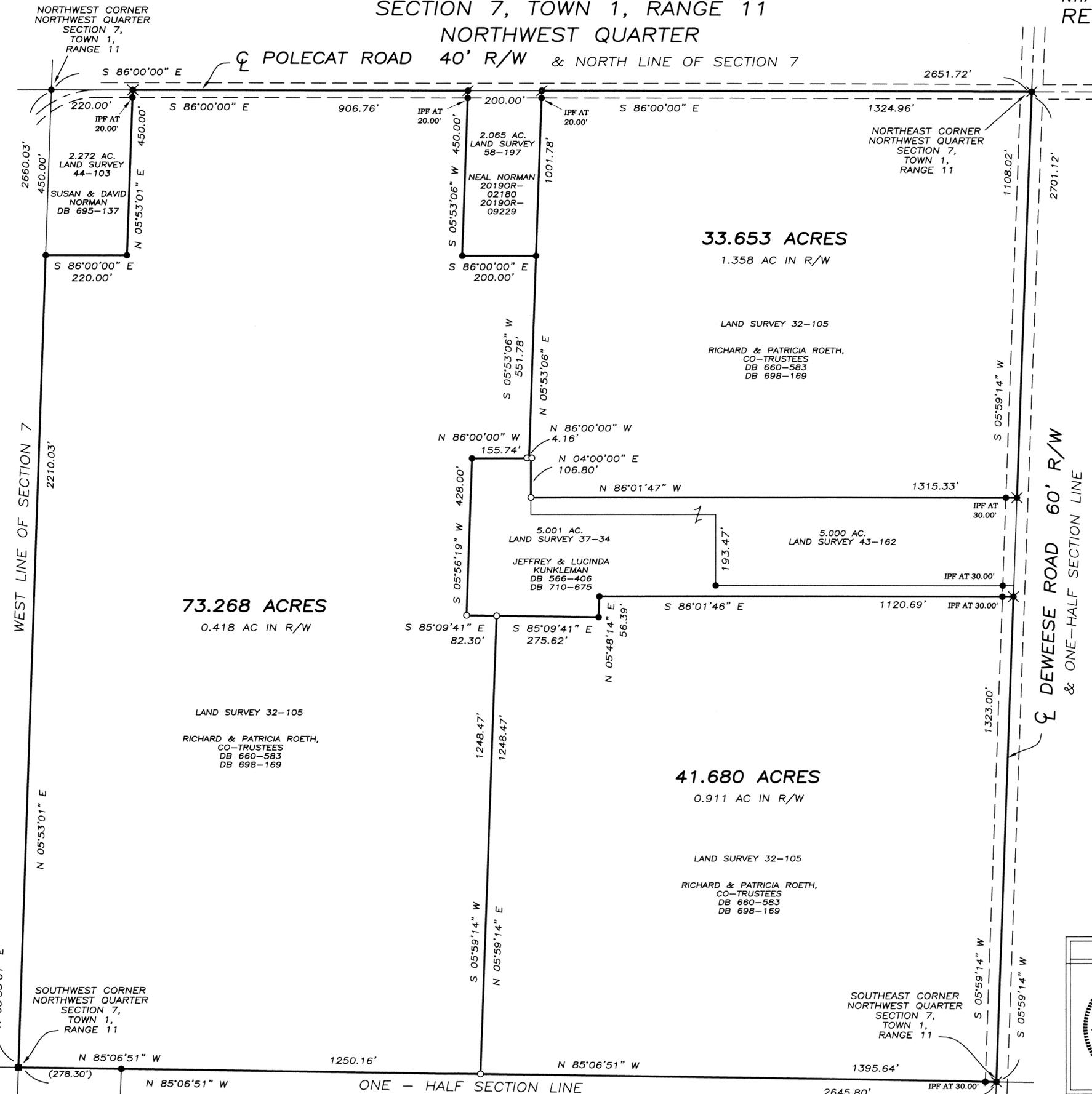


Michael W. Cozatt 12/10/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 30119 (937) 339-2921
File Name: C:\Jobs\2019\30119\30119survey.dwg
Drawn by: DMC ~ Checked by: MWC

ROETH SURVEY
STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 7, TOWN 1, RANGE 11
NORTHWEST QUARTER

VOLUME 59 PAGE 139
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS



- LEGEND**
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ♁ MAG SPIKE SET
 - ♁ MAG SPIKE FOUND
 - ✕ RAILROAD SPIKE FOUND
 - STONE FOUND

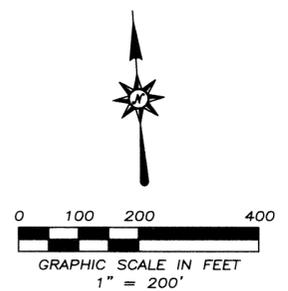
REFERENCES

MIAMI COUNTY ENGINEER'S
 RECORDS OF LAND SURVEYS:

VOLUME 5, PAGE 108
 VOLUME 32, PAGE 105
 REFERENCE BEARING, S 86°00'00" E
 C/L POLECAT ROAD, NORTH LINE SECTION 7

VOLUME 37, PAGE 34
 VOLUME 43, PAGE 162
 VOLUME 44, PAGE 103
 VOLUME 57, PAGE 118
 VOLUME 57, PAGE 120
 VOLUME 58, PAGE 197

MIAMI COUNTY RECORDER'S RECORDS
 DEED BOOK 698, PAGE 169



SURVEY FOR RICHARD & PATRICIA ROETH
 IN MIAMI COUNTY, OHIO ~ DECEMBER 15, 2019

THOMAS
R.
ZECHMAN
7077

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

Larry R. Schmidlapp, TR
D.B. 681, PG. 280
D.B. 681, PG. 284
D.B. 703, PG. 484

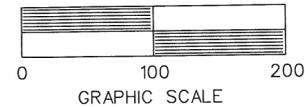
NORTH LINE SECTION 21

(15.0')
RRS FOUND
@ NE CORNER
NE 1/4 OF SECT. 21

APPROVED
Subject to Zoning Approval
By [Signature]
Date 12.26.19
Miami County Health District

APPROVED
Miami County Planning Commission
Date 12/26/2019
Secretary [Signature]

Certified To Conform With
Miami County Survey Requirements
PAUL P. HVESSKAMP P.E., P.S.
Miami County Engineer
[Signature] 12-23-2019
Deputy Date



R.L. & S.E. Bowman
D.B. 658, PG. 353
D.B. 661, PG. 248

TRACT ONE
20.364 ACRES
0.366 Ac. in R/W

TRACT TWO
0.963 ACRES
0.093 Ac. in R/W

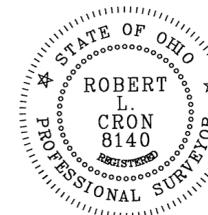
- LEGEND -
- ⊙ STEEL POST FOUND
 - IRON PIN FOUND
 - ✕ RAILROAD SPIKE FOUND
 - ⊗ RAILROAD SPIKE SET
 - 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

REFERENCES

VOL. 44, PG. 153 }
VOL. 3, PG. 137 } MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
VOL. 40, PG. 194 }
VOL. 59, PG. 60 }

DEED BK. 501, PG. 98

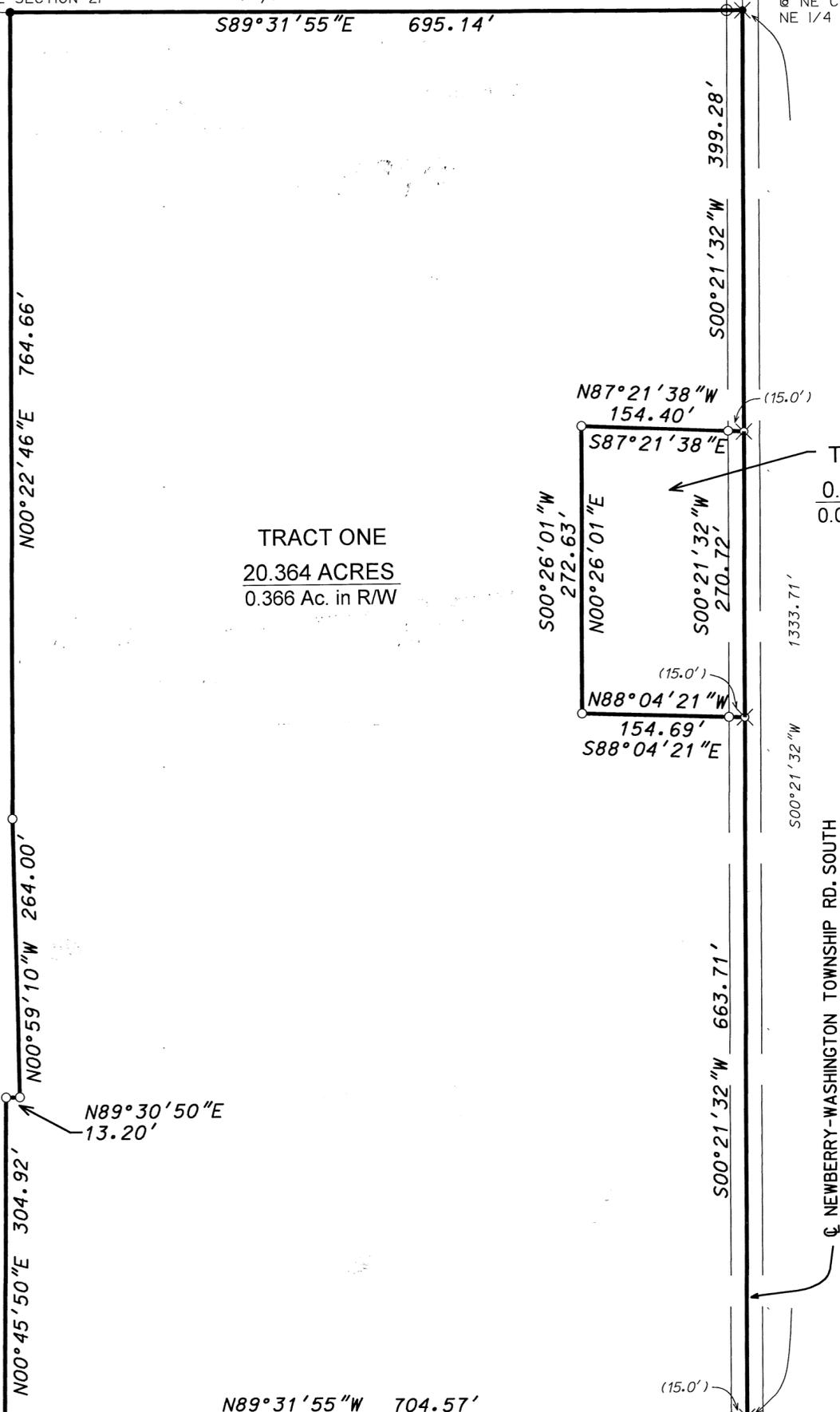
SURVEY OF A 20.364 ACRE TRACT &
A 0.963 ACRE TRACT FOR
WAYNE D. & KATHERINE LEE INGLE



ROBERT L. CRON DEC. 12, 2019
ROBERT L. CRON, P.S. #8140 DATE

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

R.C. & D.L. Clark
OR 477-718



UNION TOWNSHIP SECTION 3 TOWN 7 RANGE 4

N 89°59'56" W 1308.18'

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Matthew Brumbaugh D.S. 1-22-19
DEPUTY DATE

SCOTT T. TAULBEE
TAMMY E. TAULBEE
D.B. 763 PG. 711

APPROVED
MIAMI COUNTY PLANNING COMMISSION

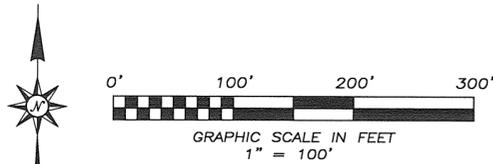
DATE: 11/7/2020

[Signature]
SECRETARY

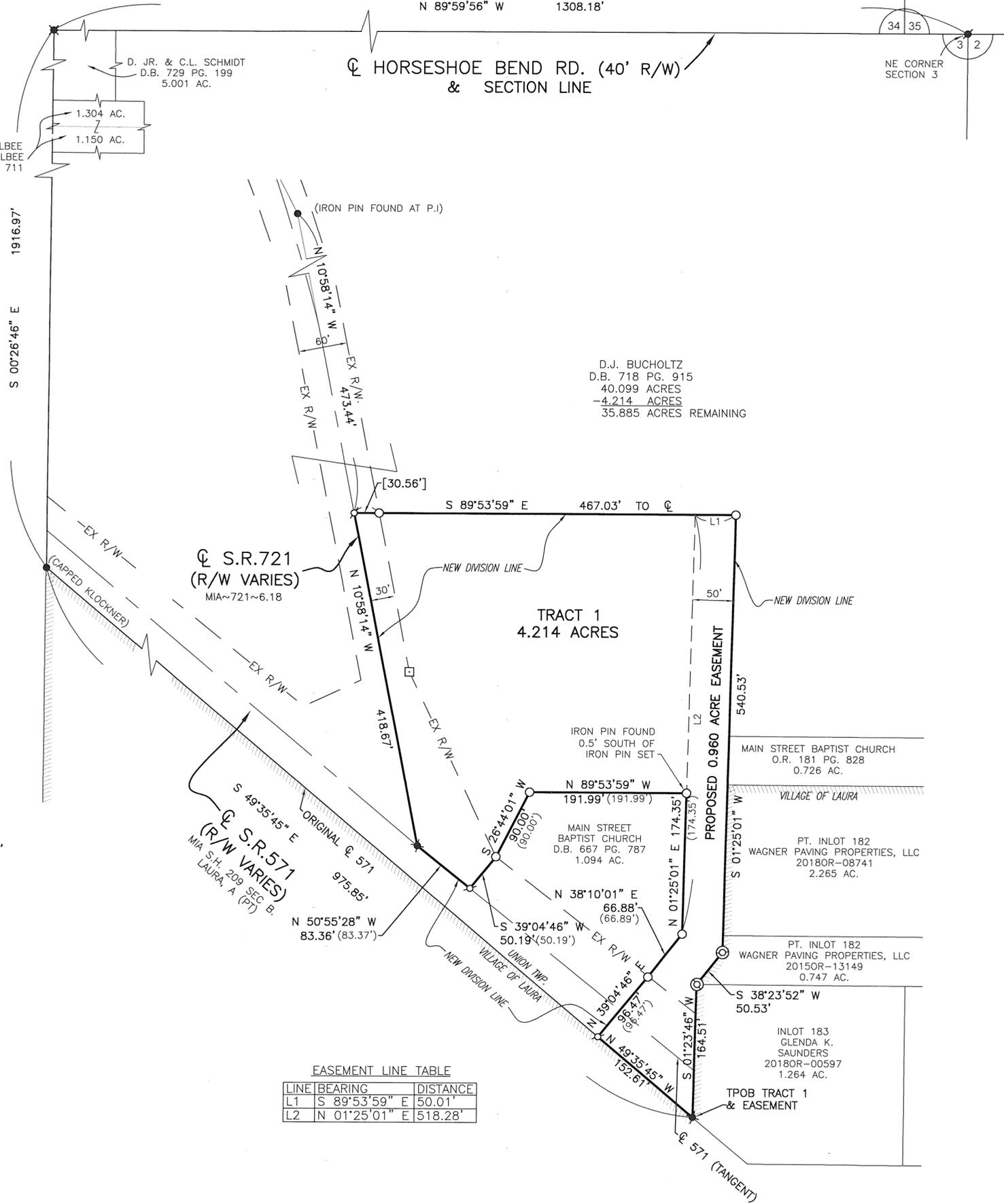
APPROVED
MIAMI COUNTY HEALTH DEPARTMENT

BY: [Signature] R.S.

DATE: 12/16/19

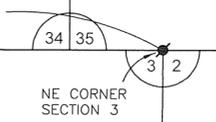


BASIS OF BEARING IS THE OHIO STATE
PLANE COORDINATE SYSTEM, OHIO SOUTH
ZONE, NAD83 (2011)



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°53'59" E	50.01'
L2	N 01°25'01" E	518.28'



- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - ⊙ MAG NAIL SET OVER IRON PIN
 - ⊘ MAG NAIL SET
 - ⊙ MAG NAIL FOUND
 - ⊙ RAILROAD SPIKE FOUND
 - IRON PIN FOUND
 - CONCRETE HIGHWAY MONUMENT FOUND
 - ▨ CORPORATION LINE
 - () REFERENCED DISTANCE OF RECORD

- REFERENCES:**
- LAND SURVEYS:**
- VOLUME 16, PAGE 182
 - VOLUME 42, PAGE 11
 - VOLUME 45, PAGE 98
 - VOLUME 48, PAGE 183

DEEDS:
AS REFERENCED HEREON

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

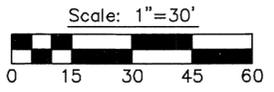
[Signature] 9-27-2019
JOHN J. BRUMBAUGH P.S.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218



LOT SPLIT SURVEY FOR THOMAS WAGNER IN MIAMI COUNTY
DATE: SEPTEMBER 27, 2019

**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

- Iron pin found
- Wood hub with tack set

References

P.B. 17, PG. 102 } Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the west line of Beechwood Drive, bearing S 01° 23' 00", as found on the Plat of Hampton Woods Section Two recorded in P.B. 17, Page 102 of the Miami County Recorder's Plat Records.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey Note:

Performed and submitted for filing at the request of McNamee & McNamee, PLL, Attorneys. The purpose of this survey was to establish the location of the existing fence along the common property line between Inlots 3304 and 3305 in the City of Tipp City, Ohio. The monumentation used to locate the existing fence was existing iron pins found that were presumably set by Woolpert during the platting of the Hampton Woods Section Two subdivision.

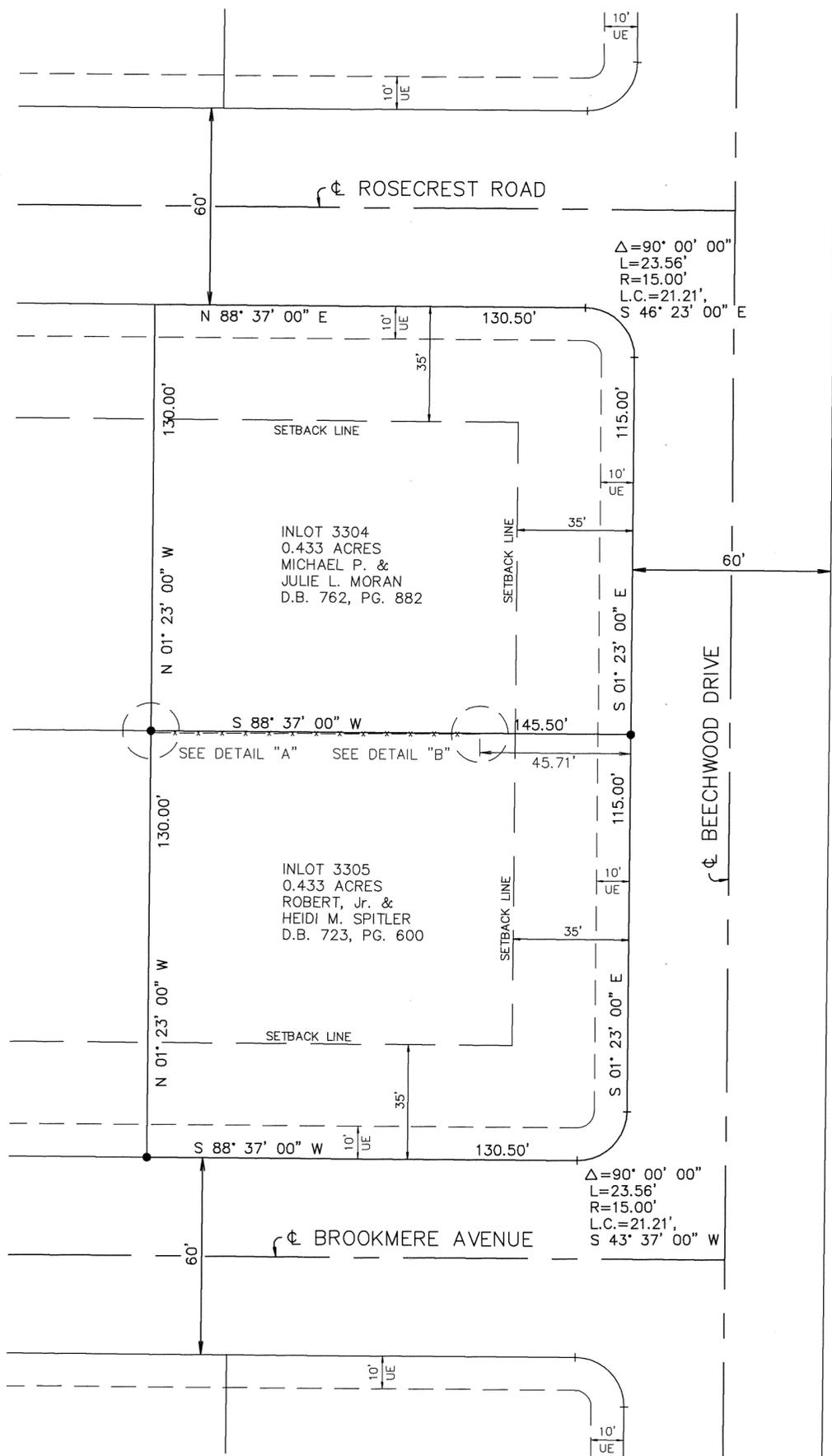
Surveyor's Certification

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



Michael W. Cozatt 1/06/20
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 27619 Ph. (937) 339-2921



2
Town

11BTMRS
Range

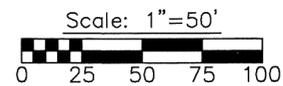
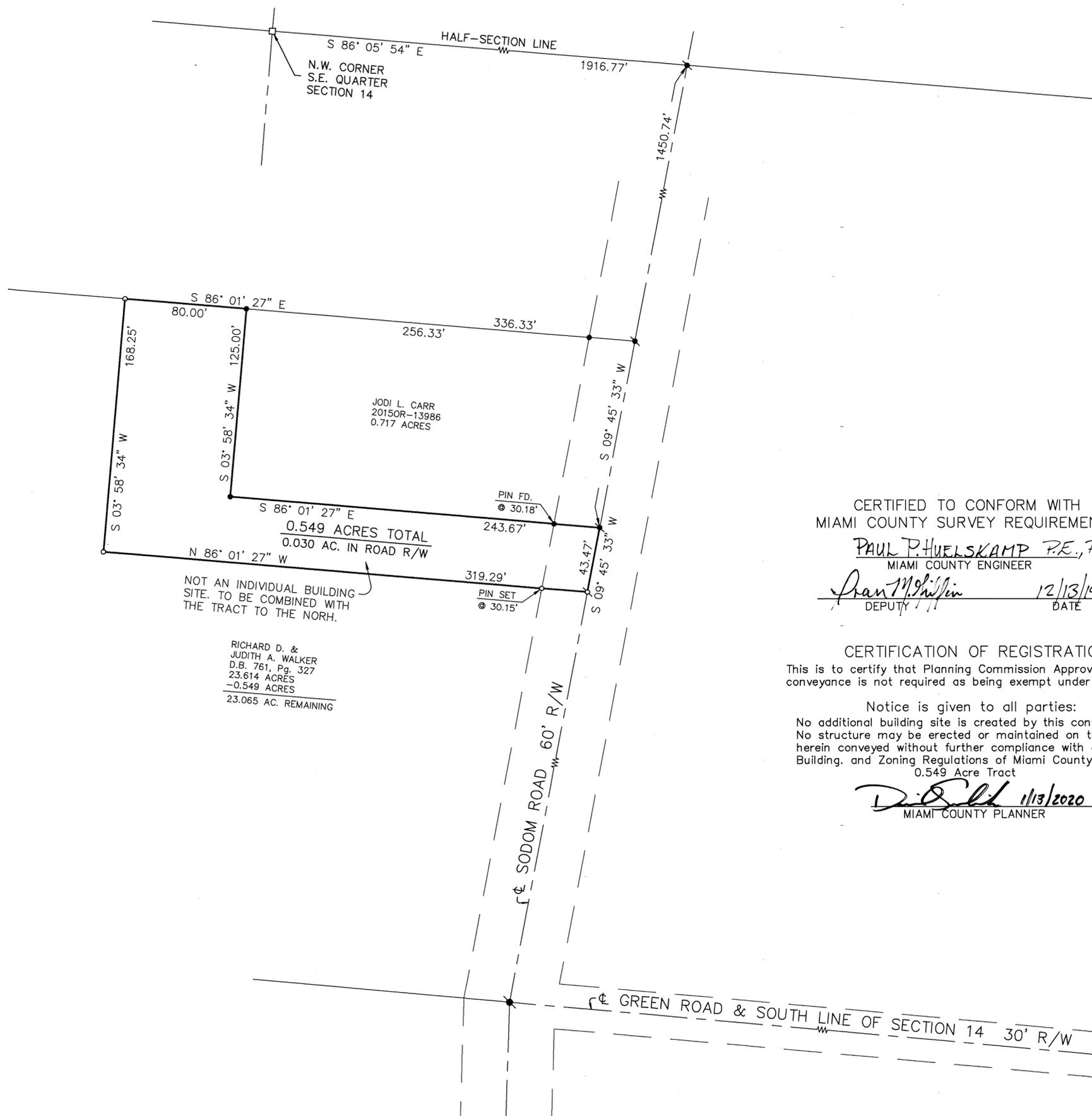
SE 1/4 - 14
Section

Lostcreek
Township

Miami
County

Ohio
State

Volume 59 Page 143
Miami County Engineer's
Record of Land Surveys



Legend

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

References

Vol. 13, Pg. 122 } Miami County Engineer's
 Vol. 44, Pg. 34 } Record of Land Surveys
 Vol. 49, Pg. 02 }

Basis of Bearings

The bearings are based on the centerline of Sodom Road, bearing S 09° 45' 33" W, as found in Land Survey Volume 49, Page 02 of the Miami County Engineer's Record of Land Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Dean M. Hillier 12/13/19
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.
 0.549 Acre Tract

D. J. Bell 11/13/2020
MIAMI COUNTY PLANNER

Survey of 0.549 acres for Richard Walker.

Surveyor's Certification

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



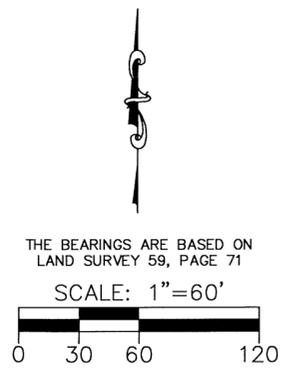
Michael W. Cozatt 12/10/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 29019 Ph. (937) 339-2921

NOT AN INDIVIDUAL BUILDING SITE. TO BE COMBINED WITH THE TRACT TO THE NORH.

RICHARD D. &
JUDITH A. WALKER
D.B. 761, Pg. 327
23.614 ACRES
-0.549 ACRES
23.065 AC. REMAINING

1 TOWN 11 BTMRS RANGE 15 SECTION STAUNTON TOWNSHIP MIAMI, OHIO COUNTY

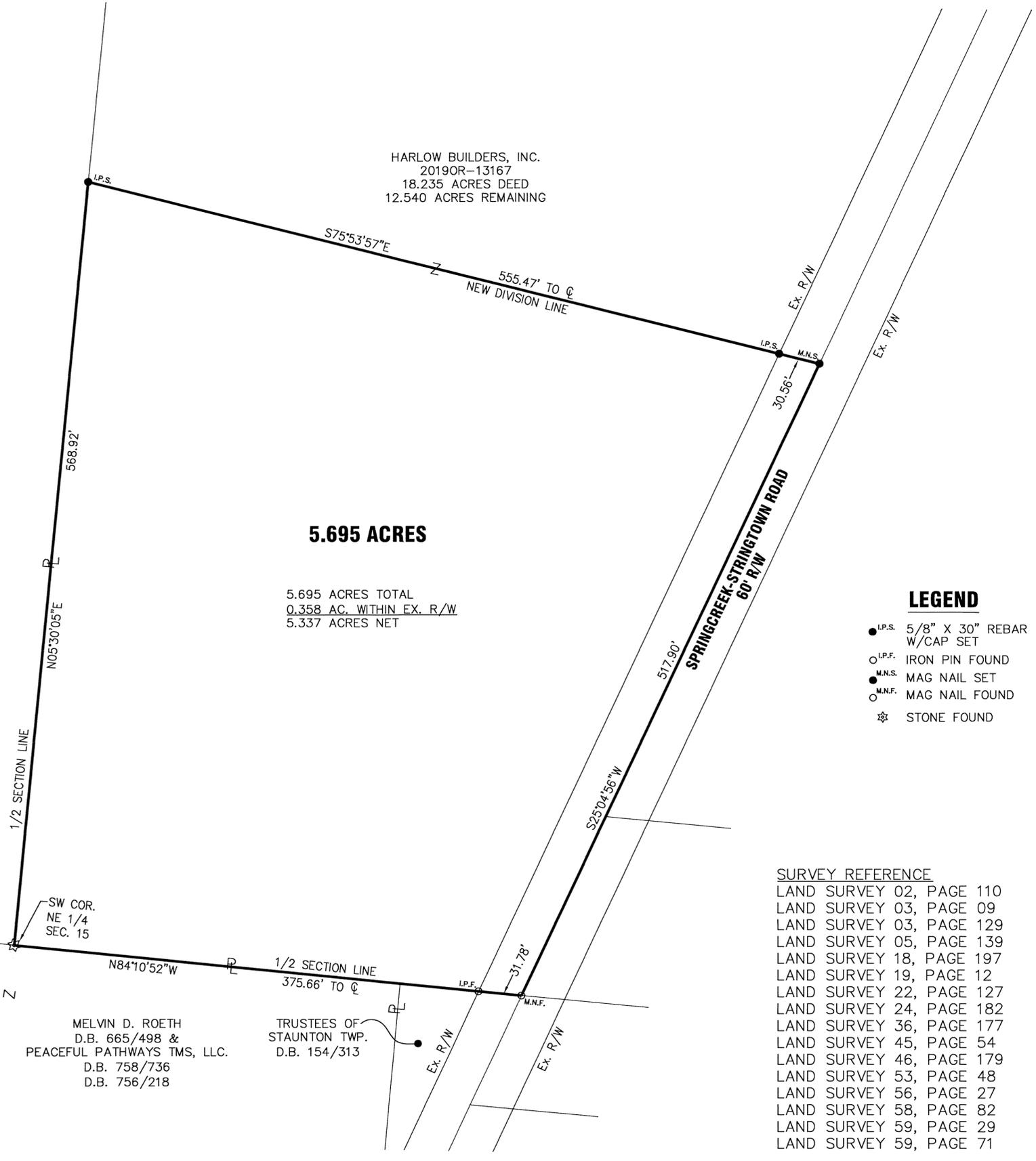


HARLOW BUILDERS, INC.
 2019OR-13167
 18.235 ACRES DEED
 12.540 ACRES REMAINING

5.695 ACRES

5.695 ACRES TOTAL
 0.358 AC. WITHIN EX. R/W
 5.337 ACRES NET

THOMAS L. VOGEL, TRUSTEE
 2018OR-04638



SW COR.
 NE 1/4
 SEC. 15

MELVIN D. ROETH
 D.B. 665/498 &
 PEACEFUL PATHWAYS TMS, LLC.
 D.B. 758/736
 D.B. 756/218

TRUSTEES OF
 STAUNTON TWP.
 D.B. 154/313

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
- ☆ STONE FOUND

SURVEY REFERENCE

- LAND SURVEY 02, PAGE 110
- LAND SURVEY 03, PAGE 09
- LAND SURVEY 03, PAGE 129
- LAND SURVEY 05, PAGE 139
- LAND SURVEY 18, PAGE 197
- LAND SURVEY 19, PAGE 12
- LAND SURVEY 22, PAGE 127
- LAND SURVEY 24, PAGE 182
- LAND SURVEY 36, PAGE 177
- LAND SURVEY 45, PAGE 54
- LAND SURVEY 46, PAGE 179
- LAND SURVEY 53, PAGE 48
- LAND SURVEY 56, PAGE 27
- LAND SURVEY 58, PAGE 82
- LAND SURVEY 59, PAGE 29
- LAND SURVEY 59, PAGE 71

APPROVED
 Subject to Zoning Approval
 By [Signature]
 Date 1.14.20
 Miami County Health District

APPROVED
 CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP P.E., BS.
 MIAMI COUNTY ENGINEER
[Signature] 1/14/20
 DEPUTY DATE

APPROVED
 LARGE LOT DEVELOPMENT
[Signature] 1/14/2020
 SECRETARY, MIAMI COUNTY DATE
 PLANNING COMMISSION

Wesley D. Goubeaux
 WESLEY D. GOUBEAUX, P.S. #8254 1/14/2020
 DATE

	<p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com</p>	DATE: 12-17-2019
		DRAWN BY: RMF
		JOB NUMBER: MIASTA1903
		SHEET NUMBER 1 OF 1

8
Town

5E
Range

NE 1/4-36
Section

Washington
Township

Miami
County

Ohio
State

Volume 59 Page 145
Miami County Engineer's
Record of Land Surveys

Legend

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

References

Vol. 30, Pg. 150 } Miami County Engineer's
Vol. 50, Pg. 194 } Record of Land Surveys

Basis of Bearings

The bearings are based on the east line of Section 31 and the centerline of Washington Road, bearing S 00° 42' 00" W, as taken from Volume 50, page 194 of the Miami County Engineer's Record of Land Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Dean Moffatt 1/10/20
DEPUTY DATE

CERTIFICATION OF REGISTRATION

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

Notice is given to all parties:

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

D. B. ... 1/17/2020
MIAMI COUNTY PLANNER

Survey of 1.949 acres for Scott Knecht.

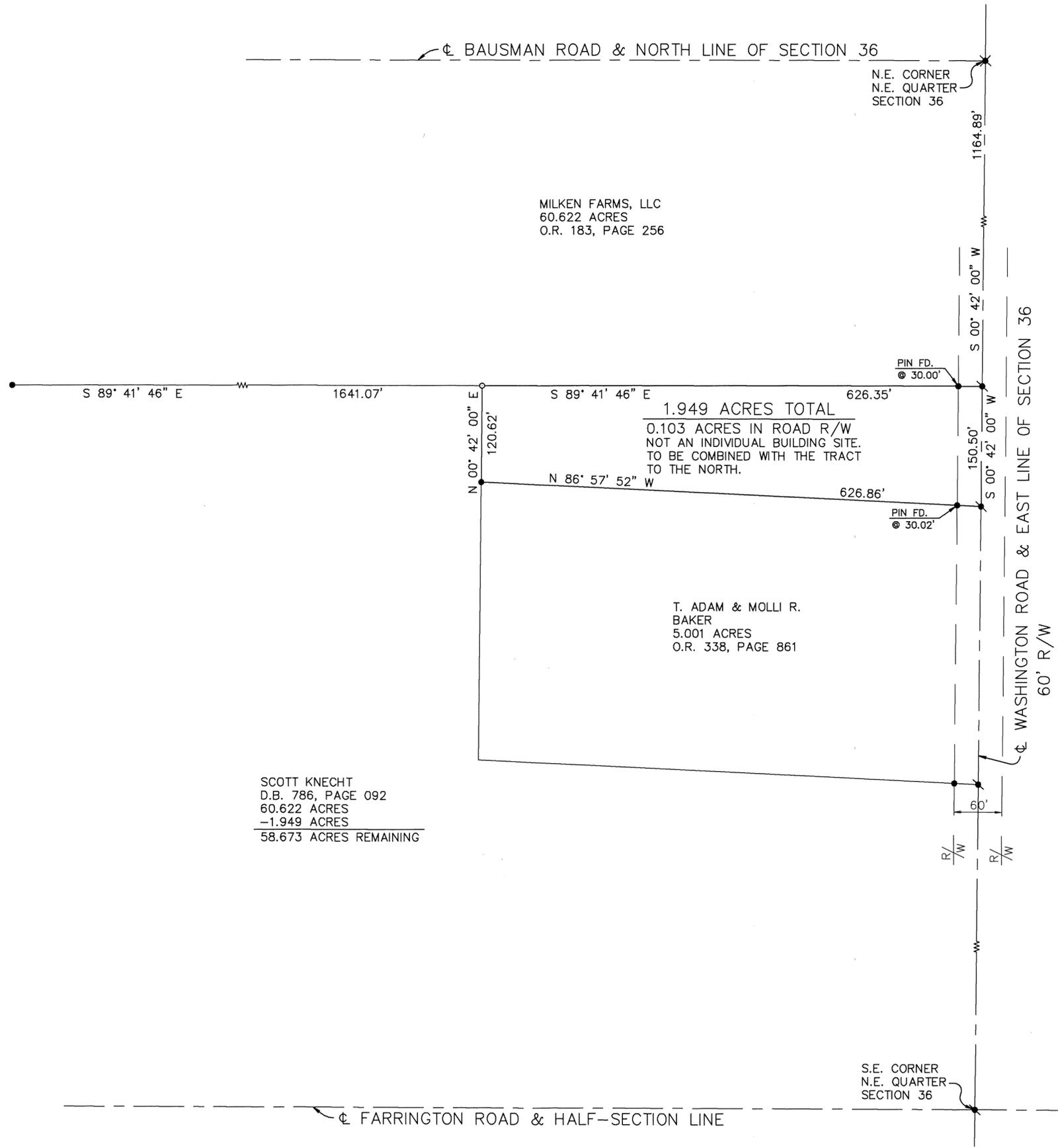
Surveyor's Certification

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



Michael W. Cozatt 1/03/20
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 00120 Ph. (937) 339-2921



7
TOWN

5E
RANGE

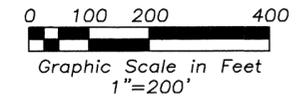
3 NE 1/4
SECTION

NEWTON
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 146
Miami County Engineer's
Record of Land Surveys



Legend

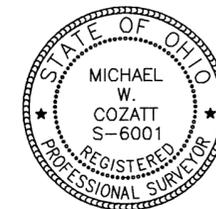
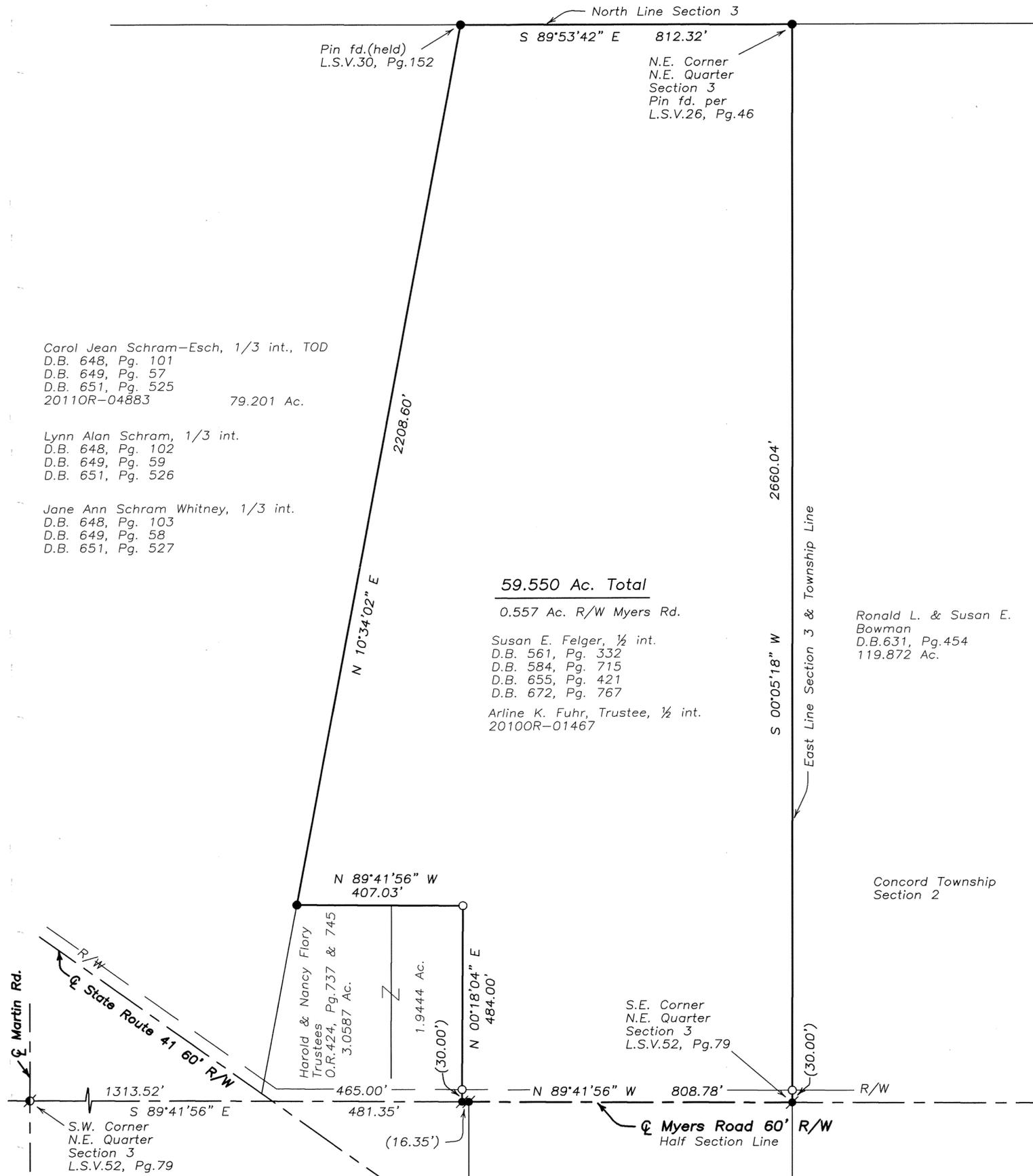
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ✱ P.K. Nail Found
- ⊗ Mag Nail Set
- ✱ Mag Nail Set over Spike Fd.
- ✱ R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box

References

- Miami County Engineer's Record of Land Surveys
- Volume 26, Page 46
- Volume 30, Page 152
- Volume 34, Page 122
- Volume 41, Page 134
- Volume 52, Page 79

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

Survey of 59.550 Ac.
for Felger & Fuhr



Michael W. Cozatt 1/10/20
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 00320 (937) 339-2921
File Name: C:\Jobs\2020\00220\00220survey.dwg
Drawn by: DMC ~ Checked by: MWC

7
TOWN

5E
RANGE

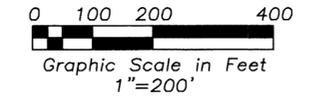
2 NE 1/4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 147
Miami County Engineer's
Record of Land Surveys



Legend

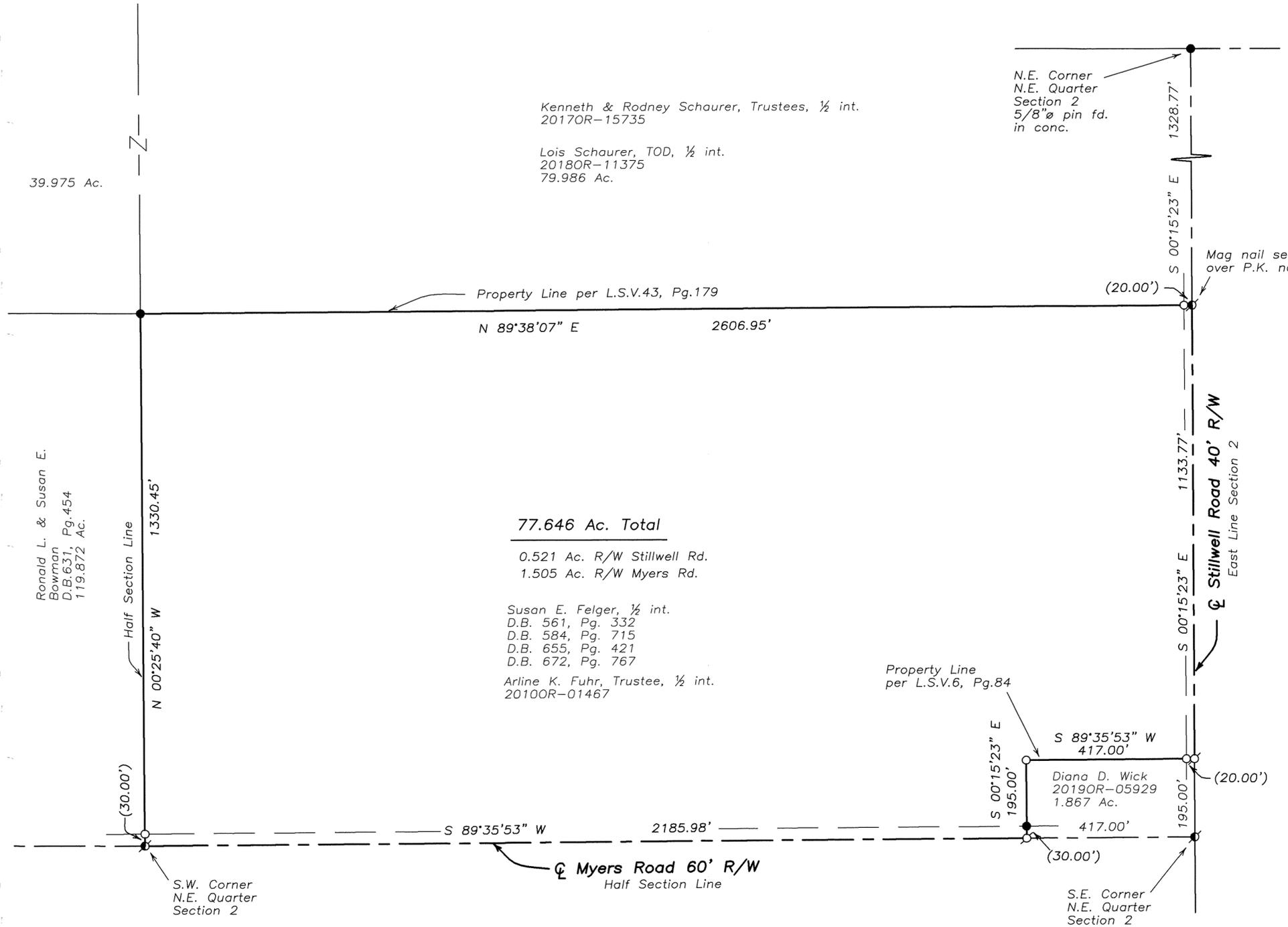
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Set over Spike Fd.
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

- Miami County Engineer's
Record of Land Surveys
Volume 6, Page 84
- Volume 26, Page 46
- Volume 38, Page 74
- Volume 43, Page 179

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

Survey of 77.646 Ac.
for Felger & Fuhr



39.975 Ac.

Ronald L. & Susan E.
Bowman
D.B. 631, Pg. 454
119.872 Ac.

Kenneth & Rodney Schaurer, Trustees, 1/2 int.
20170R-15735

Lois Schaurer, TOD, 1/2 int.
20180R-11375
79.986 Ac.

77.646 Ac. Total

0.521 Ac. R/W Stillwell Rd.
1.505 Ac. R/W Myers Rd.

Susan E. Felger, 1/2 int.
D.B. 561, Pg. 332
D.B. 584, Pg. 715
D.B. 655, Pg. 421
D.B. 672, Pg. 767

Arline K. Fuhr, Trustee, 1/2 int.
20100R-01467

Property Line
per L.S.V.6, Pg.84

N.E. Corner
N.E. Quarter
Section 2
5/8" pin fd.
in conc.

Mag nail set
over P.K. nail

S.W. Corner
N.E. Quarter
Section 2

S.E. Corner
N.E. Quarter
Section 2

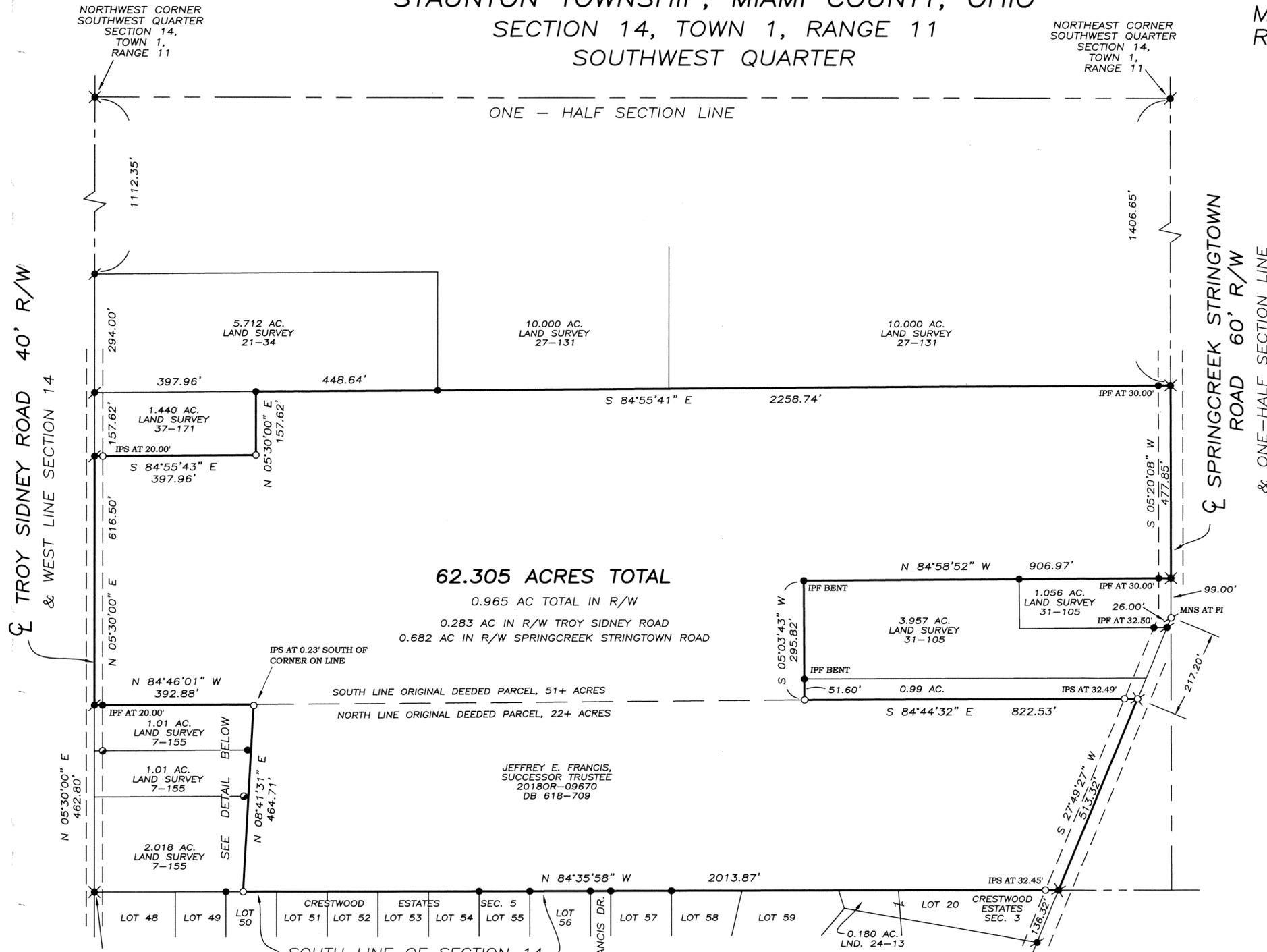


Michael W. Cozatt 1/10/20
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 00220 (937) 339-2921
File Name: C:\Jobs\2020\00220\00220survey.dwg
Drawn by: DMC ~ Checked by: MWC

FRANCIS SURVEY
STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 14, TOWN 1, RANGE 11
SOUTHWEST QUARTER

VOLUME 59 PAGE 148
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS



- LEGEND**
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ⊙ IRON PIPE FOUND
 - ⊘ MAG NAIL SET
 - ⊙ MAG NAIL SET OVER
 - ⊗ RAILROAD SPIKE FOUND
 - ⊘ MAG SPIKE SET
 - ⊗ RAILROAD SPIKE FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 1, PAGE 172
 - VOLUME 5, PAGE 173
 - VOLUME 7, PAGE 75
 - VOLUME 7, PAGE 155
 - VOLUME 21, PAGE 34
 - VOLUME 24, PAGE 13
 - VOLUME 26, PAGE 14
 - VOLUME 26, PAGE 35
 - VOLUME 27, PAGE 131
 - VOLUME 31, PAGE 105
 - VOLUME 37, PAGE 171
 - VOLUME 51, PAGE 71
 - VOLUME 58, PAGE 151

BASIS OF BEARING, N 05°30'00" E ON CENTERLINE TROY SIDNEY ROAD & WEST LINE SECTION 14, PER LAND SURVEYS 7-155 AND 12-34

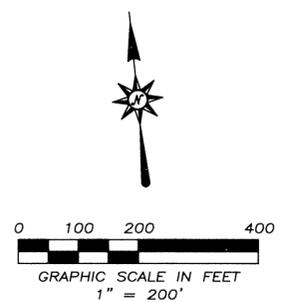
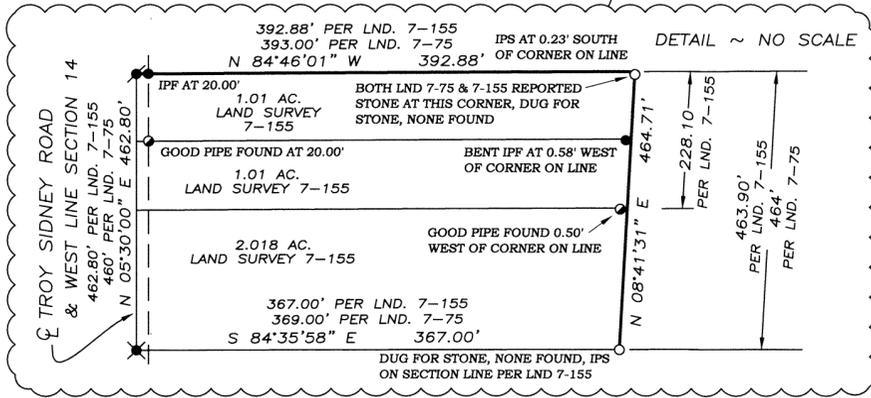
MIAMI COUNTY RECORDER'S RECORDS DOCUMENT 20180R-09670 PLAT BOOK 10, PAGE 36 PLAT BOOK 11, PAGE 126

62.305 ACRES TOTAL

0.965 AC TOTAL IN R/W
 0.283 AC IN R/W TROY SIDNEY ROAD
 0.682 AC IN R/W SPRINGCREEK STRINGTOWN ROAD

JEFFREY E. FRANCIS,
 SUCCESSOR TRUSTEE
 20180R-09670
 DB 618-709

NOTE:
 4.04 ACRE TRACT AT SOUTHWEST CORNER OF THIS FARM WAS SURVEYED IN 1948 SHOWN ON LAND SURVEY 7-75. IT WAS SUBDIVIDED IN 1949 BY LAND SURVEY 7-155. THERE ARE SIGNIFICANT DISCREPANCIES BETWEEN THESE TWO SURVEYS AS NOTED. THE CORNER ESTABLISHED FOR THIS SURVEY AT THE NORTHEAST CORNER OF SAID TRACT WAS SET BY RE-ESTABLISHING LAND SURVEY 7-155 USING TWO GOOD IRON PIPES FOUND, AND ALSO USING ESTABLISHED CENTER LINE OF TROY-SIDNEY ROAD, AND ESTABLISHED SOUTH LINE OF SECTION 14 BY MONUMENTS FOUND ON BOTH TROY-SIDNEY ROAD AND ALSO SPRINGCREEK STRINGTOWN ROAD. A PIN WAS SET 0.23 FEET ON LINE SOUTH OF THE CORNER DUE TO A TREE ROOT.



SURVEY FOR JEFF FRANCIS
 IN MIAMI COUNTY, OHIO ~ JANUARY 12, 2020

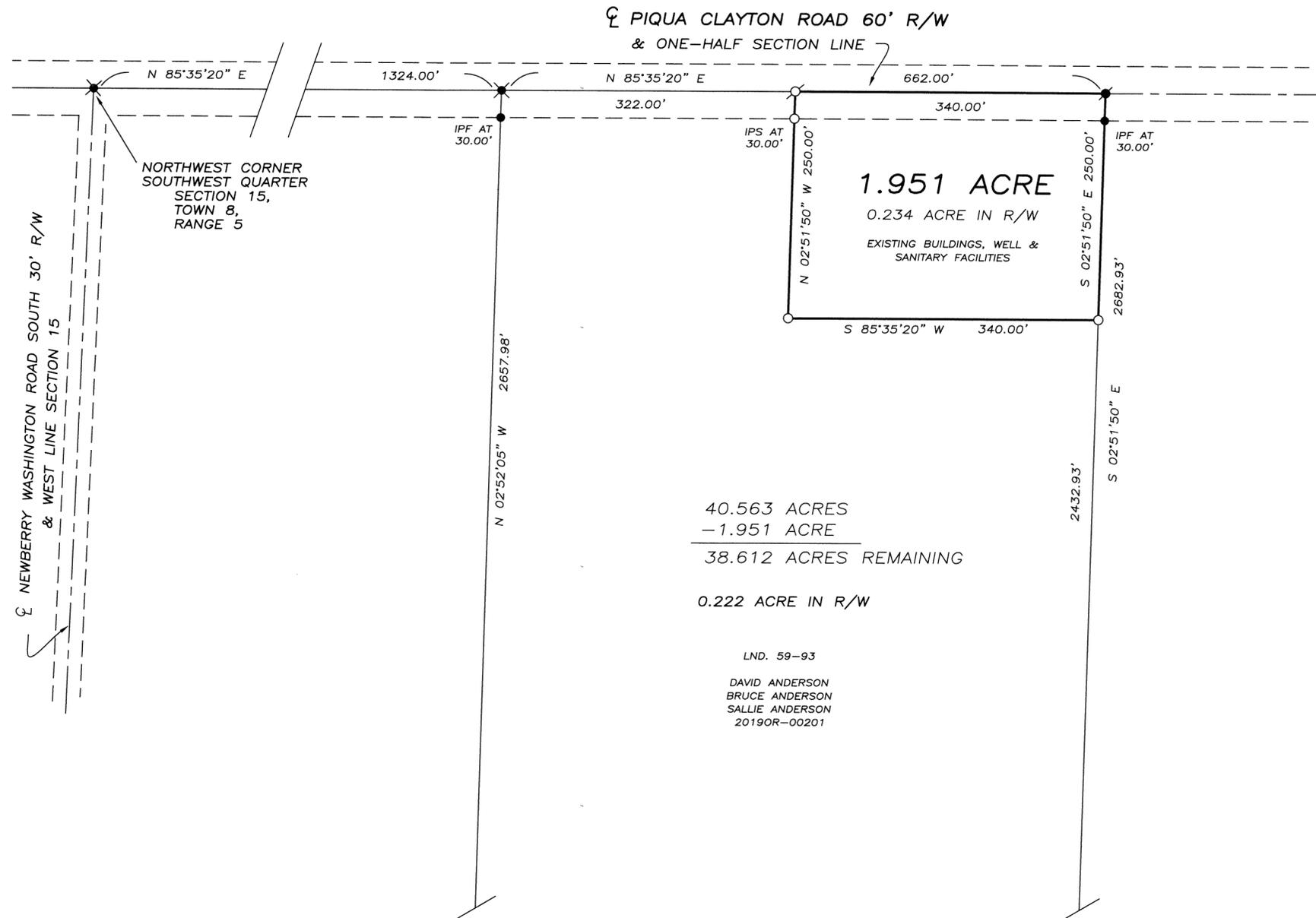
THOMAS R. ZECHMAN
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #7077

TRZ

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

WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 15, TOWN 8, RANGE 5
SOUTHWEST QUARTER

VOLUME 59 PAGE 149
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - ✕ RAILROAD SPIKE FOUND
 - ⊙ MAG SPIKE SET
 - MAG SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEY:
VOLUME 59, PAGE 93

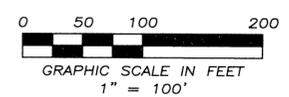
MIAMI COUNTY RECORDER'S
RECORDS:
DOCUMENT NO. 2019OR-00201

40.563 ACRES
- 1.951 ACRE

38.612 ACRES REMAINING

0.222 ACRE IN R/W

LND. 59-93
DAVID ANDERSON
BRUCE ANDERSON
SALLIE ANDERSON
2019OR-00201



CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp
MIAMI COUNTY ENGINEER
M. H. Kernworth 1/29/20
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
1/29/2020
DATE
Timothy J. Allison
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY Gregg S. Brookhart
DATE 1/29/2020
MIAMI COUNTY
GENERAL HEALTH DEPT.

SURVEY OF 1.951 ACRE FOR THE ANDERSON FAMILY
IN MIAMI COUNTY, OHIO ~ JANUARY 25, 2020

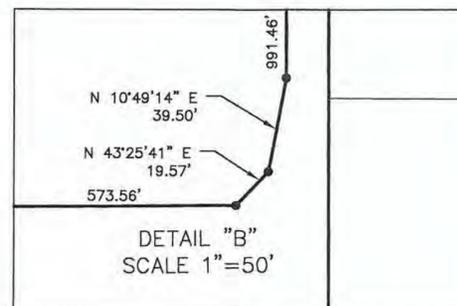
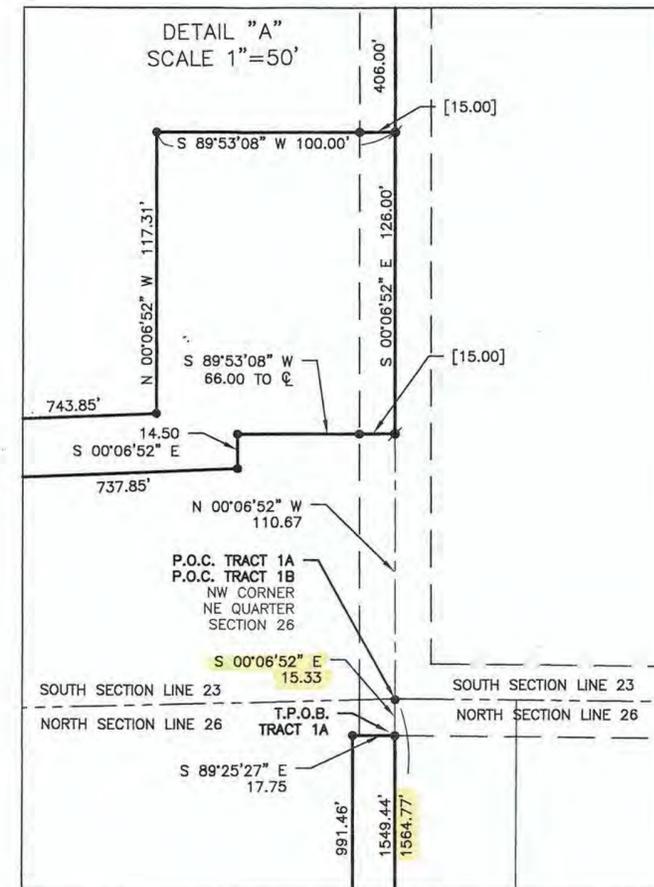
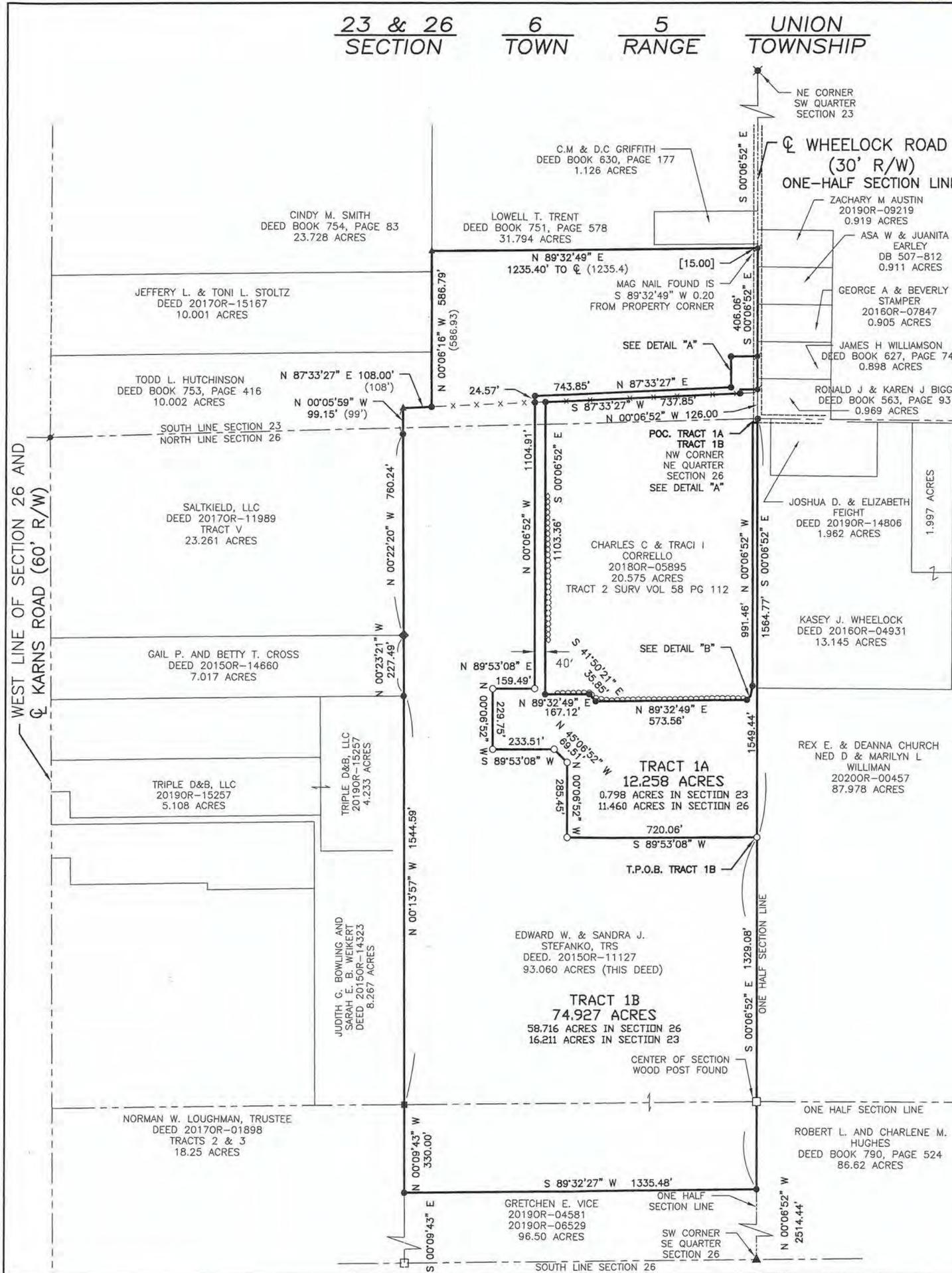
Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

CLOSURE ERROR 15.33' +/-

23 & 26 SECTION 6 TOWN 5 RANGE UNION TOWNSHIP

VOLUME 59 PAGE 150

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

MIAMI COUNTY ENGINEER

DEPUTY DATE



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



GRAPHIC SCALE IN FEET 1" = 300'

REFERENCES

LAND SURVEYS:

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

DEEDS AS REFERENCE HEREON

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

LEGEND

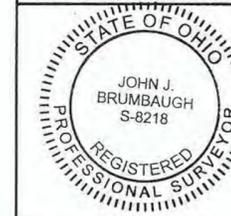
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ✖ RAILROAD SPIKE FOUND
- ⊗ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ▲ STONE FOUND
- 2" STEEL POST FOUND
- ◆ 4" STEEL POST FOUND
- WOOD POST FOUND

() REFERENCED DISTANCE OF RECORD

John J. Brumbaugh 2/06/2020

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

SURVEY OF TWO TRACTS FOR SANDRA STEFANKO LOCATED IN MIAMI COUNTY ~ 02/06/2020



BRUMBAUGH ENGINEERING & SURVEYING, LLC

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

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

6
TOWN

5E
RANGE

33 NE 1/4
SECTION

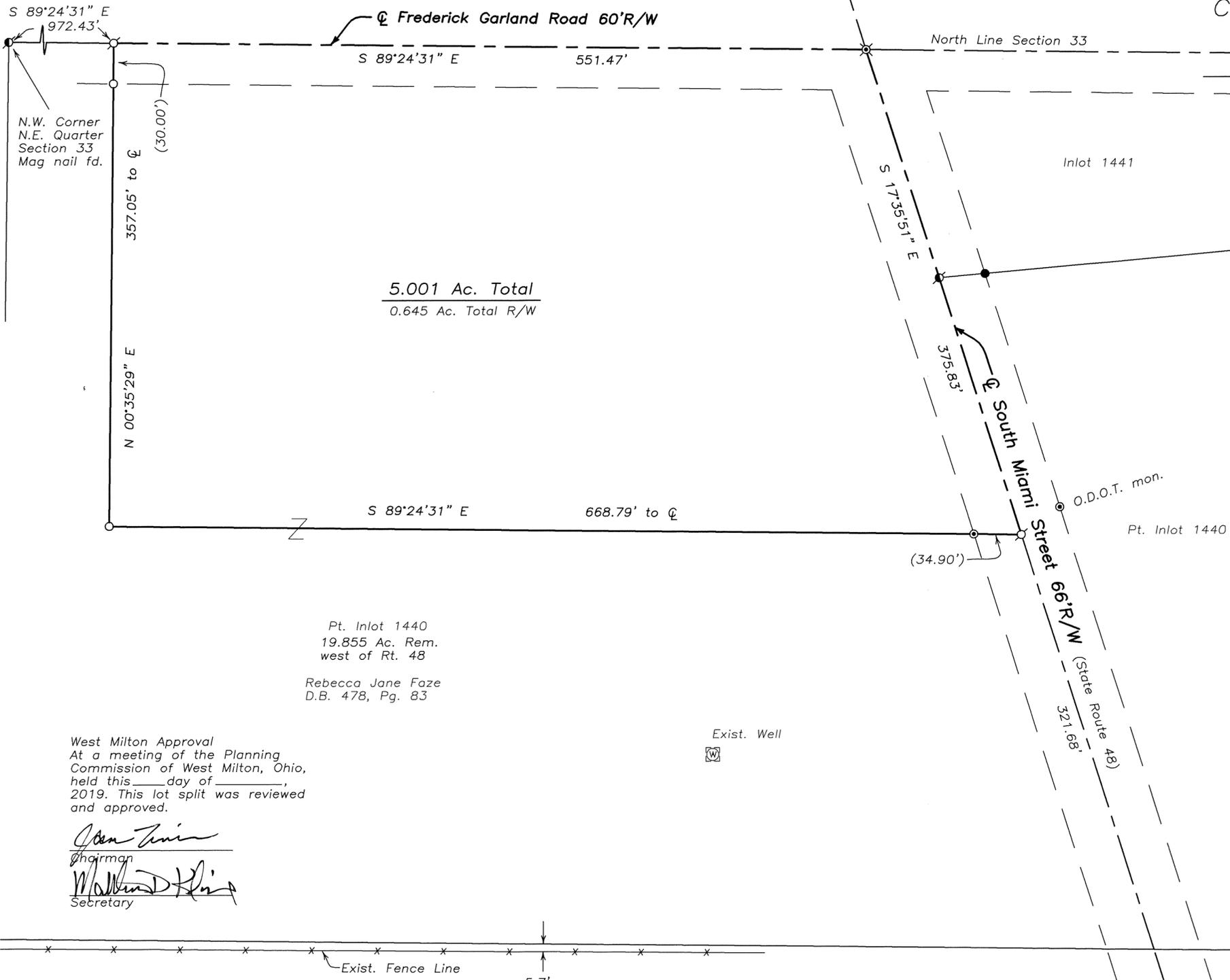
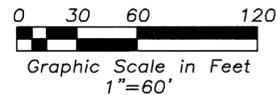
UNION
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 151
Miami County Engineer's
Record of Land Surveys

WEST MILTON
CORPORATION



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
- ⊗ Mag Spike Found
- Stone Found
- ⊙ Monument Found
- ▣ Pin in Monument Box

References

- Miami County Engineer's Record of Land Surveys
 - Volume 21, Page 187
 - Volume 22, Page 90
 - Volume 29, Page 133
 - Volume 50, Page 115
- Miami County Engineer's Record of Lot Surveys
 - Volume 21, Page 26
- Miami County Recorder's Plat Records
 - Volume 16, Page 26
 - Volume 22, Page 38
- Miami County Recorder's Deed Records
 - Volume 478, Page 83
 - Volume 630, Page 684

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

Survey split of Inlot 1440
for Rebecca Faze

West Milton Approval
At a meeting of the Planning
Commission of West Milton, Ohio,
held this ___ day of _____,
2019. This lot split was reviewed
and approved.

Jan Tavin
Chairman
William D. King
Secretary

Pt. Inlot 1440
19.855 Ac. Rem.
west of Rt. 48
Rebecca Jane Faze
D.B. 478, Pg. 83

Exist. Well
⊗

Inlot 1455
Judith M. Fogle
2016OR-11973
27.492 Ac.



Michael W. Cozatt 12/30/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 25619 (937) 339-2921
File Name: C:\Jobs\2019\25619\25619survey.dwg
Drawn by: DMC ~ Checked by: MWC

2
TOWN

11 BTMRS
RANGE

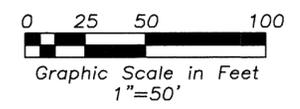
12 NE 1/4
SECTION

BROWN
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 152
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 17, Page 53
 - Volume 19, Page 90
 - Volume 29, Page 130
 - Volume 42, Page 108
 - Volume 57, Page 176

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

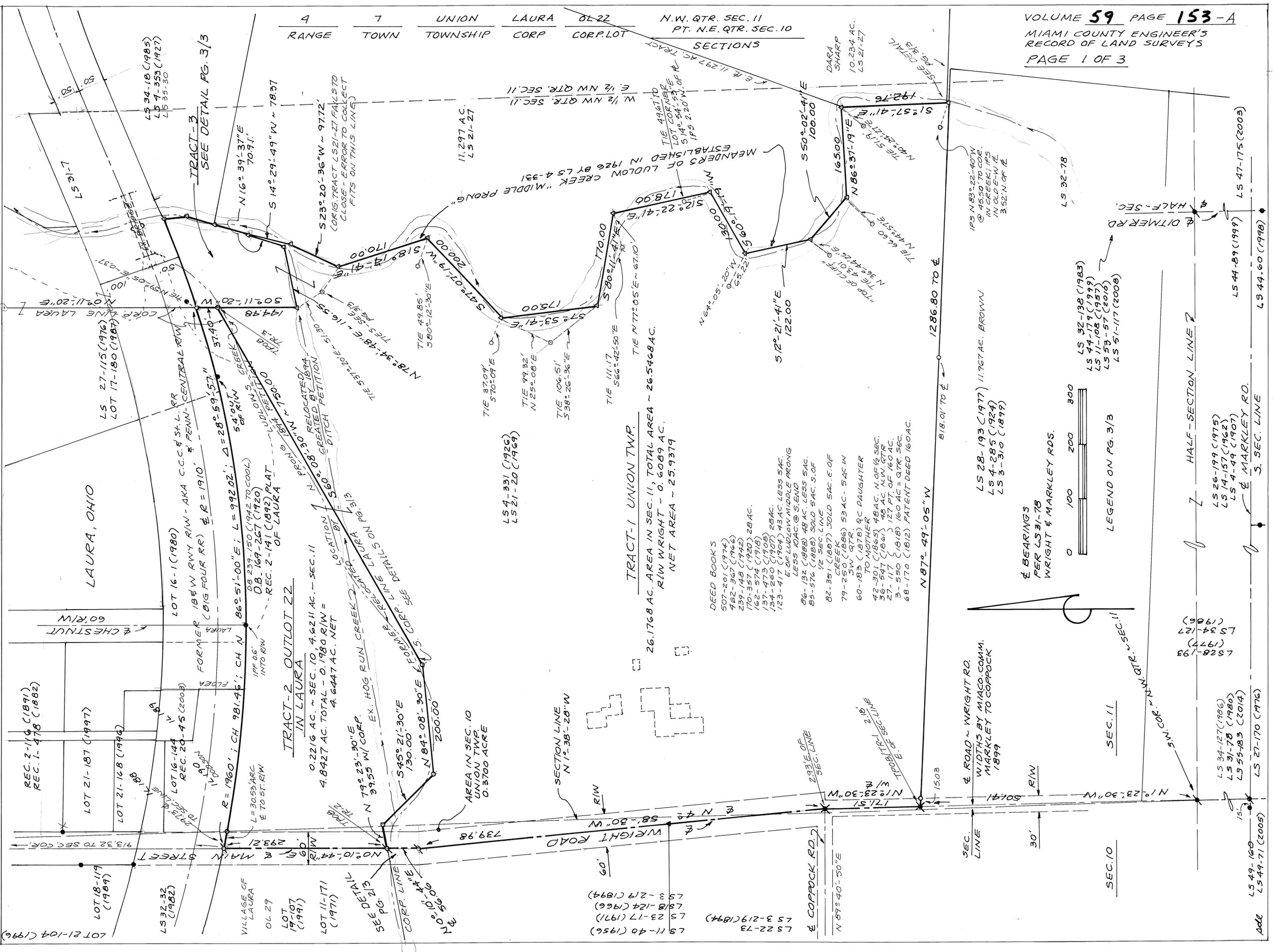
Survey of 3.116 Ac.
for Jacquelyn Weldy



Michael W. Cozatt 2/06/20
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 02320 (937) 339-2921
File Name: C:\Jobs\2020\02320\02320survey.dwg
Drawn by: DMC ~ Checked by: MWC

4 RANGE 7 TOWN UNION TOWNSHIP LAURA CORP 06-22 N.W. QTR. SEC. 11 PT. N.E. QTR. SEC. 10 SECTIONS

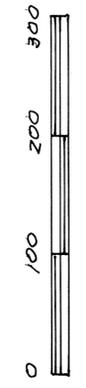


TRACT-1 UNION TWP.
26.1768 AC. AREA IN SEC. 11, TOTAL AREA ~ 26.5468 AC.
R/W WRIGHT - 0.6089 AC.
NET AREA - 25.9379

TRACT-2 OUTLOT 22
IN LAURA
0.2216 AC. ~ SEC. 10, 4.6211 AC. ~ SEC. 11
4.8427 AC. TOTAL - 0.1980 R/W =
4.6447 AC. NET

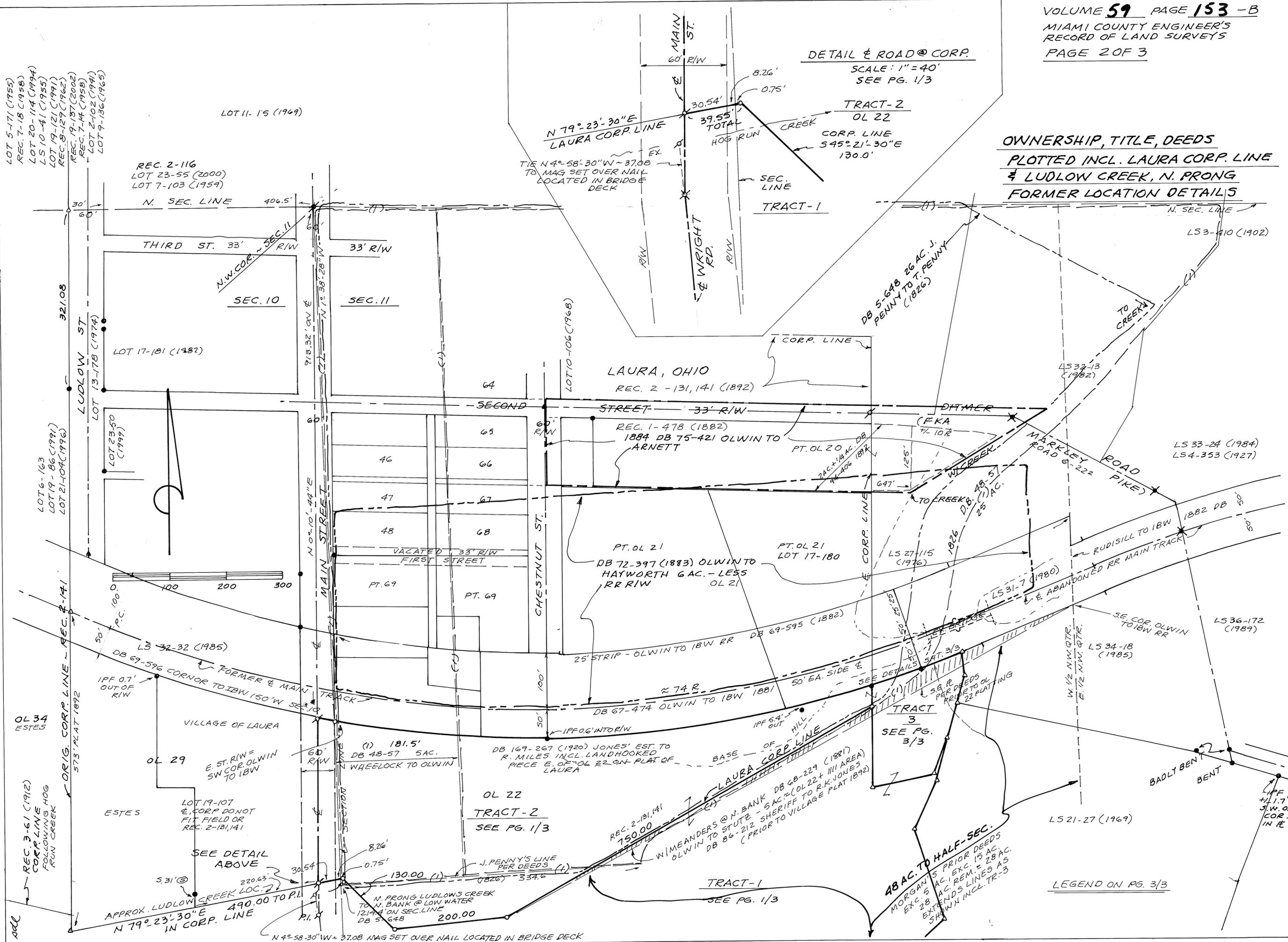
- DEED BOOKS
- 507-501 (1974)
 - 482-567 (1966)
 - 259-148 (1942)
 - 170-557 (1920) 28 AC.
 - 162-574 (1918)
 - 137-473 (1908)
 - 134-260 (1907) 28 AC.
 - 123-417 (1904) 45 AC. LESS SAC.
 - 86-132 (1888) 48 AC. LESS SAC.
 - 85-576 (1888) 50 AC. S.O.F.
 - 82-351 (1887) 50 AC. S.O.F.
 - 79-250 (1886) 53 AC. S.O.F.
 - 60-185 (1878) 90 DAUGHTER TO MOTHER
 - 42-301 (1865) 48 AC. N.O.F. 1/2 SEC.
 - 36-547 (1867) 48 AC. N.W. QTR.
 - 27-117 () 127 FT. OF 160 AC.
 - 3-550 (1818) 160 AC. QTR. SEC.
 - 68-170 (1812) PATENT DEED 160 AC.

BEARINGS PER LS 31-78 WRIGHT & MARKLEY RDS.



LEGEND ON PG. 3/3

LS 21-104 (1996)
LOT 18-119 (1989)
LOT 21-187 (1997)
LOT 21-168 (1996)
LOT 16-144 (2003)
REC. 2-14 (1891)
REC. 1-478 (1882)
VILLAGE OF LAURA
OL 27
LOT 14-107 (1991)
LOT 11-171 (1971)
SEE DETAIL PG. 3/3
CORP. LINE
N 10° 23' 30" W
739.98
WRIGHT ROAD
60'
N 42° 58' 30" W
171.57
E 1/2 SEC. LINE
293.6 OF SEC. LINE
N 87° 49' 05" W
150.8
SEC. LINE
E ROAD ~ WRIGHT RD. WIDTHS BY MIACO COMM. MARKLEY TO COPPOCK 1899
R/W
30'
SEC. 10
SEC. 11
N 10° 23' 30" W
504.1
N 87° 49' 05" W
1286.80 TO E
818.01 TO E
DITMER RD. HALF-SEC.
LS 49-160 (2005)
LS 49-71 (2005)
LS 34-127 (1986)
LS 31-78 (1980)
LS 55-83 (2014)
LS 27-170 (1976)
LS 26-199 (1975)
LS 14-157 (1962)
LS 4-49 (1907)
WRIGHT & MARKLEY RDS.
S. SEC. LINE
LS 44-89 (1999)
LS 44-60 (1978)
LS 47-175 (2003)
LS 32-78
LS 32-138 (1983)
LS 44-179 (1999)
LS 11-108 (1957)
LS 53-57 (2016)
LS 51-117 (2008)



**OWNERSHIP, TITLE, DEEDS
 PLOTTED INCL. LAURA CORP. LINE
 & LUDLOW CREEK, N. PRONG
 FORMER LOCATION DETAILS**

DETAIL & ROAD @ CORP.
 SCALE: 1" = 40'
 SEE PG. 1/3

48 AC. TO HALF-SEC.
 MORGAN'S PRIOR DEEDS
 EXC. 5 AC. EXC. 15 AC.
 AC. REM. = 28 AC.
 EXTENDS LINES AS
 SHOWN INCL. TR-3

LEGEND ON PG. 3/3

SEE DETAIL ABOVE

TRACT-1
 SEE PG. 1/3

TRACT-2
 SEE PG. 1/3

TRACT 3
 SEE PG. 3/3

LOT 5-171 (1955)
 REC. 7-18 (1958)
 LOT 20-114 (1994)
 LS 10-41 (1955)
 LOT 19-121 (1991)
 REC. 8-129 (1962)
 REC. 19-137 (2002)
 REC. 7-14 (1958)
 LOT 2-102 (1994)
 LOT 9-136 (1965)

REC. 2-116
 LOT 23-55 (2000)
 LOT 7-103 (1959)

LOT 17-181 (1987)

LAURA, OHIO
 REC. 2-131, 141 (1892)

REC. 1-478 (1882)
 1884 DB 75-421 OLWIN TO
 ARNETT

PT. OL 21
 DB 72-397 (1883) OLWIN TO
 HAYWORTH 6 AC. - LESS
 RR R/W

DB 169-267 (1920) JONES' EST. TO
 R. MILES INCL. LANDHOOKED
 PIECE E. OF OL 22 ON PLAT OF
 LAURA

REC. 2-131, 141
 750.00

J. PENNY'S LINE
 PER DEEDS (1)

N. PRONG LUDLOW'S CREEK
 TO N. BANK @ LOW WATER
 1214.4' ON SEC. LINE
 DB 5-648

OL 34
 ESTES

OL 29

ESTES

LOT 19-107
 E. CORP. DONOT
 FIT FIELD OR
 REC. 2-131, 141

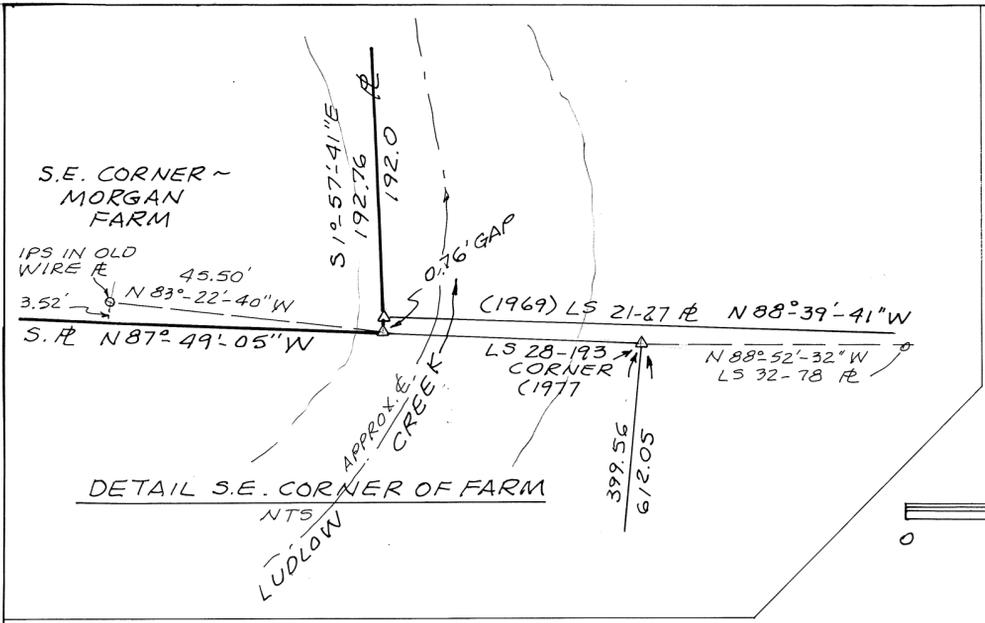
OLL

IPF 11.7'
 S.W. OF
 COR.
 IN RE

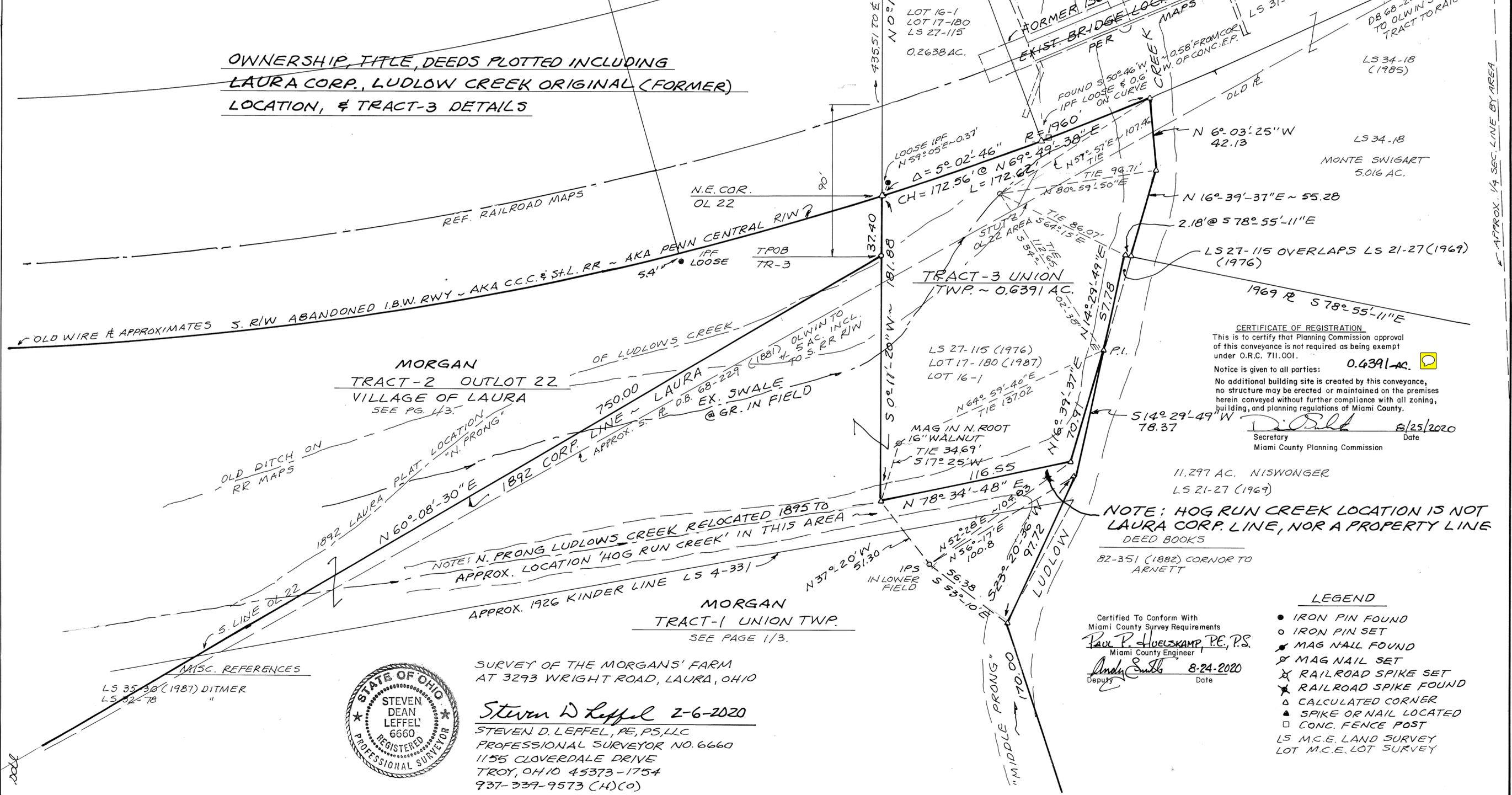
APPROX. LUDLOW CREEK LOC. TO
 $N 79^{\circ} 23' 30'' E$
 490.00 TO P.I.
 IN CORP. LINE

$N 4^{\circ} 58' 30'' W$ - 37.08 NAG SET OVER NAIL LOCATED IN BRIDGE DECK





OWNERSHIP, TITLE, DEEDS PLOTTED INCLUDING LAURA CORP., LUDLOW CREEK ORIGINAL (FORMER) LOCATION, & TRACT-3 DETAILS



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: **0.6391 AC.**
 No additional building site is created by this conveyance, no structure may be erected or maintained on the premises herein conveyed without further compliance with all zoning, building, and planning regulations of Miami County.
 Secretary *[Signature]* 8/25/2020
 Miami County Planning Commission

Certified To Conform With Miami County Survey Requirements
Paul P. Hoelskamp, PE, P.S.
 Miami County Engineer
[Signature] 8-24-2020
 Deputy Date

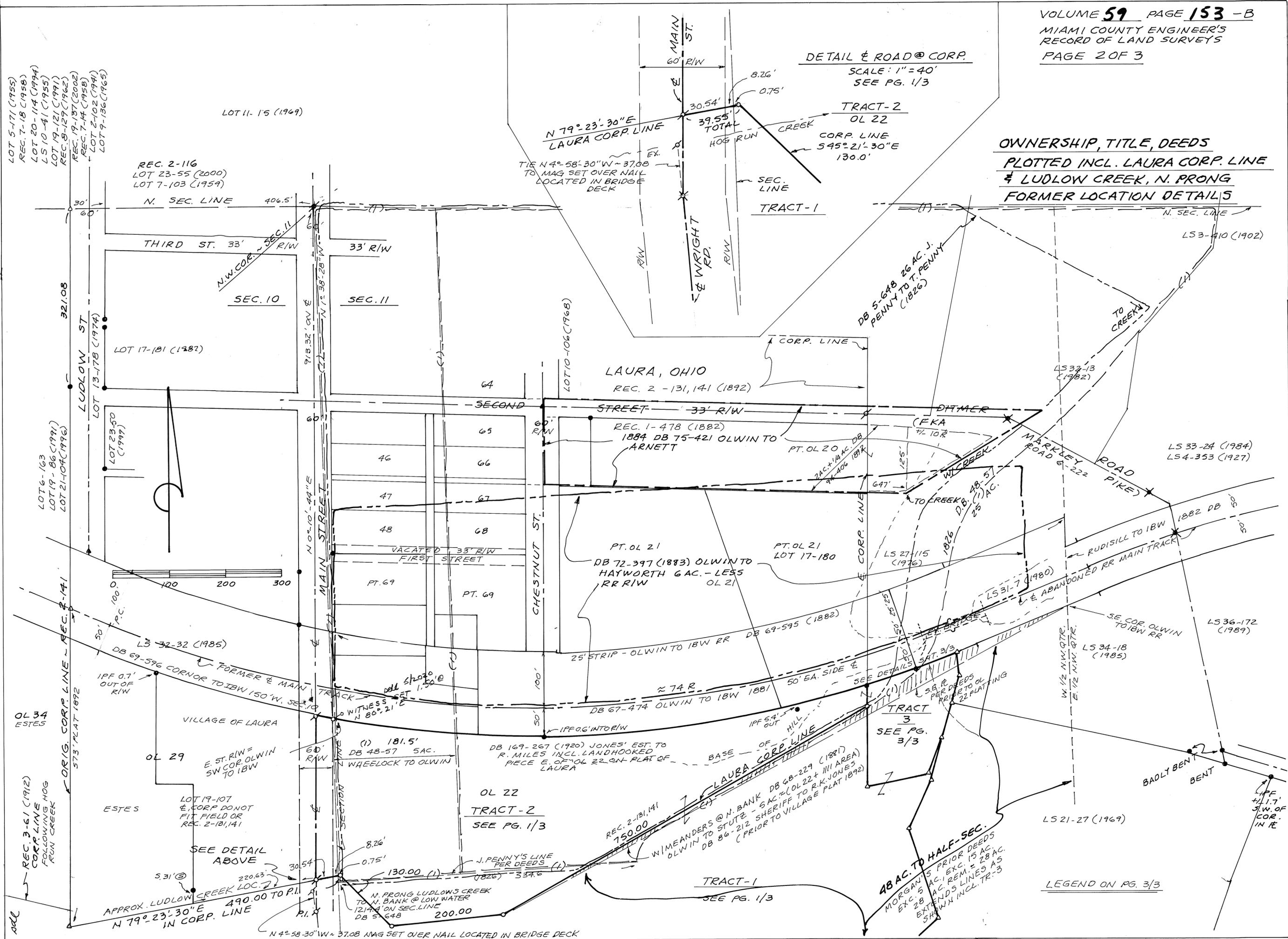


SURVEY OF THE MORGANS' FARM AT 3293 WRIGHT ROAD, LAURA, OHIO
Steven D Leffel 2-6-2020
 STEVEN D. LEFFEL, PE, P.S., LLC
 PROFESSIONAL SURVEYOR NO. 6660
 1155 CLOVERDALE DRIVE
 TROY, OHIO 45373-1754
 937-339-9573 (H)(C)

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - ✱ MAG NAIL FOUND
 - ✱ MAG NAIL SET
 - ✱ RAILROAD SPIKE SET
 - ✱ RAILROAD SPIKE FOUND
 - △ CALCULATED CORNER
 - ▲ SPIKE OR NAIL LOCATED
 - CONC. FENCE POST
 - LS M.C.E. LAND SURVEY
 - LOT M.C.E. LOT SURVEY

APPROX. 1/4 SEC. LINE BY AREA

**OWNERSHIP, TITLE, DEEDS
 PLOTTED INCL. LAURA CORP. LINE
 & LUDLOW CREEK, N. PRONG
 FORMER LOCATION DETAILS**



DETAIL & ROAD @ CORP.
 SCALE: 1" = 40'
 SEE PG. 1/3

TRACT-2
 OL 22
 CORP. LINE
 545° 21' 30" E
 130.0'

TIE N 4°-58'-30"W ~ 37.08
 TO MAG SET OVER NAIL
 LOCATED IN BRIDGE
 DECK

LAURA, OHIO
 REC. 2 - 131, 141 (1892)

REC. 1-478 (1882)
 1884 DB 75-421 OLWIN TO
 ARNETT

PT. OL 21
 DB 72-397 (1883) OLWIN TO
 HAYWORTH 6 AC. - LESS
 RR RIW

PT. OL 21
 LOT 17-180

DB 69-595 (1882)

DB 169-267 (1920) JONES' EST. TO
 R. MILES INCL. LANDHOOKED
 PIECE E. OF OL 22 ON PLAT OF
 LAURA

OL 22
 TRACT-2
 SEE PG. 1/3

LAURA CORP. LINE

TRACT-1
 SEE PG. 1/3

48 AC. TO HALF-SEC.
 MORGAN 15 PRIOR DEEDS
 ETC. 5 AC. EXC. 15 AC.
 AC. REM. = 28 AC.
 EXTENDS LINES AS
 SHOWN INCL. TR-3

LEGEND ON PG. 3/3

LOT 5-171 (1955)
 REC. 7-18 (1958)
 LOT 20-114 (1994)
 LS 10-41 (1955)
 LOT 19-121 (1991)
 REC. 8-129 (1962)
 REC. 19-137 (2002)
 REC. 7-144 (1958)
 LOT 2402 (1991)
 LOT 9-136 (1965)

REC. 2-116
 LOT 23-55 (2000)
 LOT 7-103 (1959)

N. SEC. LINE 406.5'

THIRD ST. 33' R/W

SEC. 10

SEC. 11

LOT 17-181 (1982)

LOT 6-163
 LOT 19-86 (1991)
 LOT 21-104 (1996)

0 100 200 300

OL 34
 ESTES

VILLAGE OF LAURA

OL 29
 E. ST. RIW =
 SW COR. OLWIN
 TO IBW

SEE DETAIL
 ABOVE

APPROX. LUDLOW CREEK LOC.
 490.00 TO P.I.
 N 79°-23'-30"E
 IN CORP. LINE

N 4°-58'-30"W ~ 37.08 MAG SET OVER NAIL LOCATED IN BRIDGE DECK

LS 33-24 (1984)
 LS 4-353 (1927)

LS 32-13
 (1982)

LS 36-172
 (1989)

LS 34-18
 (1985)

LS 21-27 (1969)

LS 11-17
 S.W. OF
 COR.
 IN E

5
TOWN

6E
RANGE

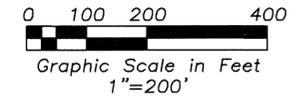
SW 1/4
33 SE 1/4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 154
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
- ⊗ Mag Spike Found
- Stone Found
- Monument Found
- Pin in Monument Box
- ▲ Wood Fence Post

References

- Miami County Engineer's
Record of Land Surveys
- Volume 4, Page 105
 - Volume 5, Page 174
 - Volume 7, Page 170
 - Volume 33, Page 75
 - Volume 37, Page 58
 - Volume 44, Page 20
 - Volume 53, Page 64
 - Volume 58, Page 152
 - Volume 59, Page 6

Deeds as noted

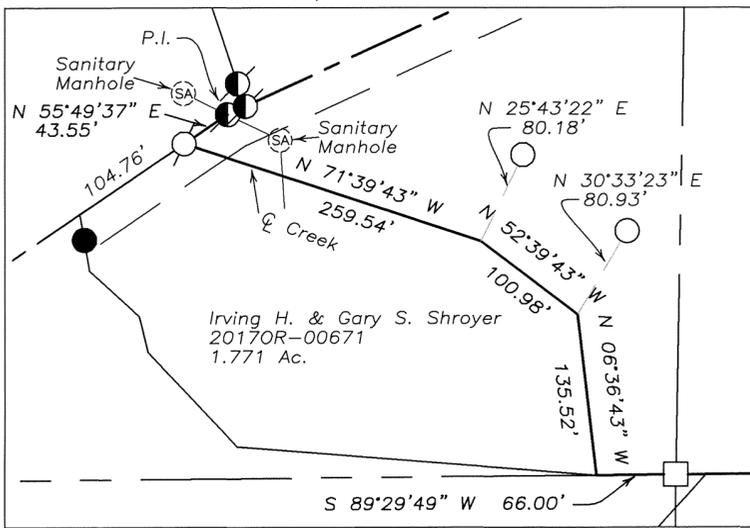
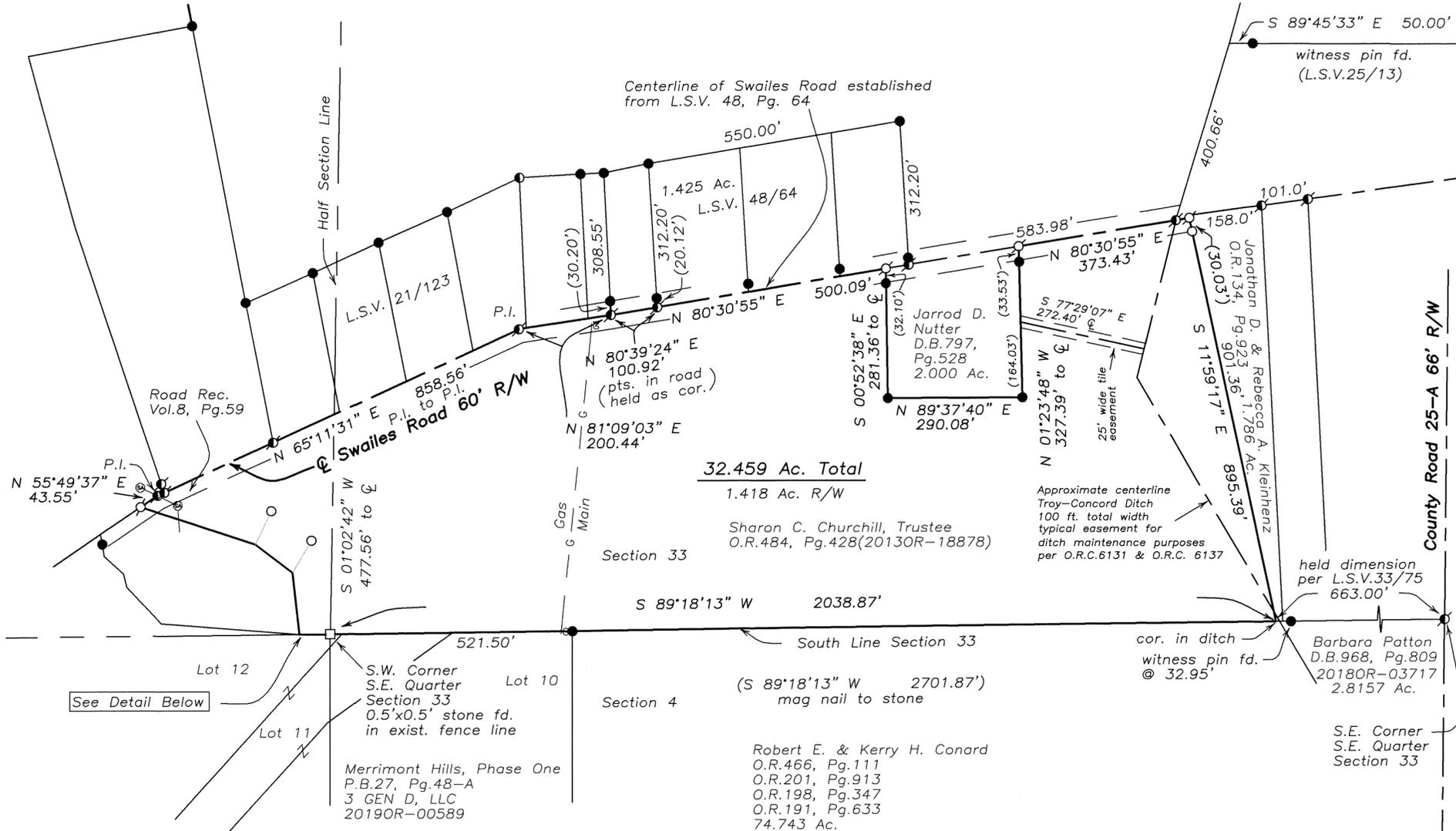
Basis of Bearings:
GPS State Plane Coordinate
System, NAD83(2011)
Adjustment, Geoid 12a, Ohio
South Zone, O.D.O.T.
VRS/CORS Network.

Survey of 32.459 Ac.
for Sharon Churchill

Michael W. Cozatt 2/14/20

MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 04120 (937) 339-2921
File Name: C:\Jobs\2020\04120\04120survey.dwg
Drawn by: DMC ~ Checked by: MWC



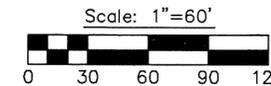
Troy Corporation

S.W. Section

Pt. 5035 & 5034 Inlot

Miami County

Ohio State



Legend

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

References

P.B. 07, PG. 118 }
 P.B. 08, PG. 27 } Miami County Recorder's
 P.B. 17, PG. 44 } Plat Records

O.R. 294, PG. 940 }
 Miami County Recorder's
 Official Records

Basis of Bearings

The bearings are based on the east line of Heather Road, bearing N 00° 09' 18" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of Inlot 5034 and Pt. Inlot 5035 in the City of Troy for Robert Freeland.

Surveyor's Certification

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



Michael W. Cozatt 2/24/20
 Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 02920 Ph. (937) 339-2921



2
Town

9 BTMRS
Range

NE 1/4-31
Section

Bethel
Township

Miami
County

Ohio
State

Volume 59 Page 156
Miami County Engineer's
Record of Land Surveys



Scale: 1"=100'



Legend

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

References

- Vol. 05, Pg. 102
 - Vol. 08, Pg. 65
 - Vol. 10, Pg. 45
 - Vol. 10, Pg. 79
 - Vol. 36, Pg. 34
 - Vol. 37, Pg. 106
- Miami County Engineer's
Record of Land Surveys

Basis of Bearings

The basis of bearings is the centerline of U.S. Route 40, bearing S 81° 15' 20" West, as taken from Volume 37, Page 106 of the Miami County Engineer's Record of Land Surveys.

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Juan M. Gillin 2/18/20
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION

D. B. ... 2/20/2020
SECRETARY DATE

APPROVED
SUBJECT TO ZONING APPROVAL

BY: Henry L. ... R.S.

DATE: 2/20/2020
MIAMI COUNTY
GENERAL HEALTH DEPARTMENT

Survey of 3.812 acres for Doug Carmack.



Michael W. Cozatt 1/27/20
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 18618A Ph. (937) 339-2921

PENCARBOU INVESTMENTS, INC.
D.B. 790, PAGE 56
50.1308 ACRES

PAUL D. & JANICE R.
CARMACK
2019OR-10062
17.867 ACRES
-3.812 ACRES
14.055 ACRES REM.

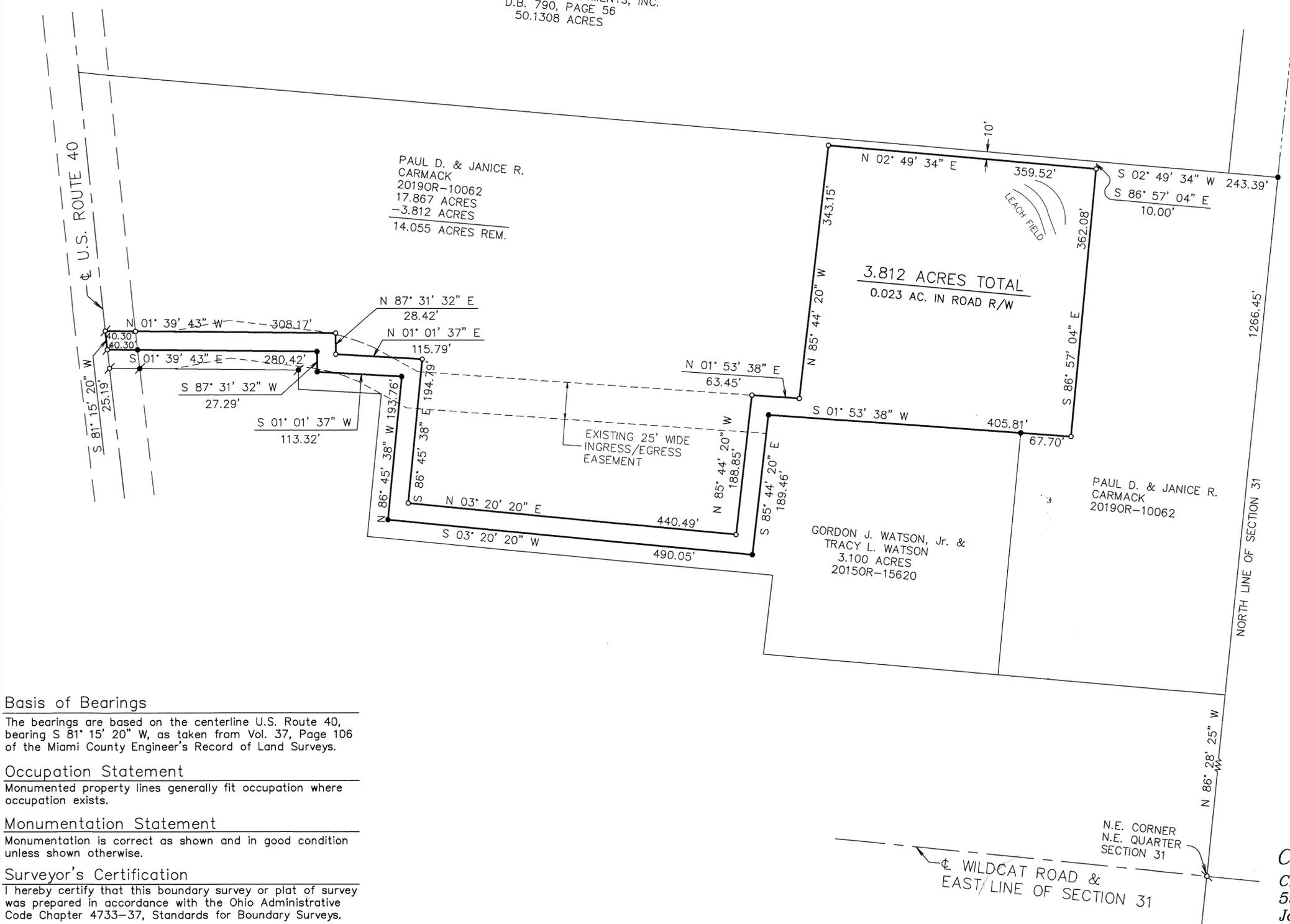
3.812 ACRES TOTAL
0.023 AC. IN ROAD R/W

PAUL D. & JANICE R.
CARMACK
2019OR-10062

GORDON J. WATSON, Jr. &
TRACY L. WATSON
3.100 ACRES
2015OR-15620

EXISTING 25' WIDE
INGRESS/EGRESS
EASEMENT

LEACH FIELD



Basis of Bearings

The bearings are based on the centerline U.S. Route 40, bearing S 81° 15' 20" W, as taken from Vol. 37, Page 106 of the Miami County Engineer's Record of Land Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

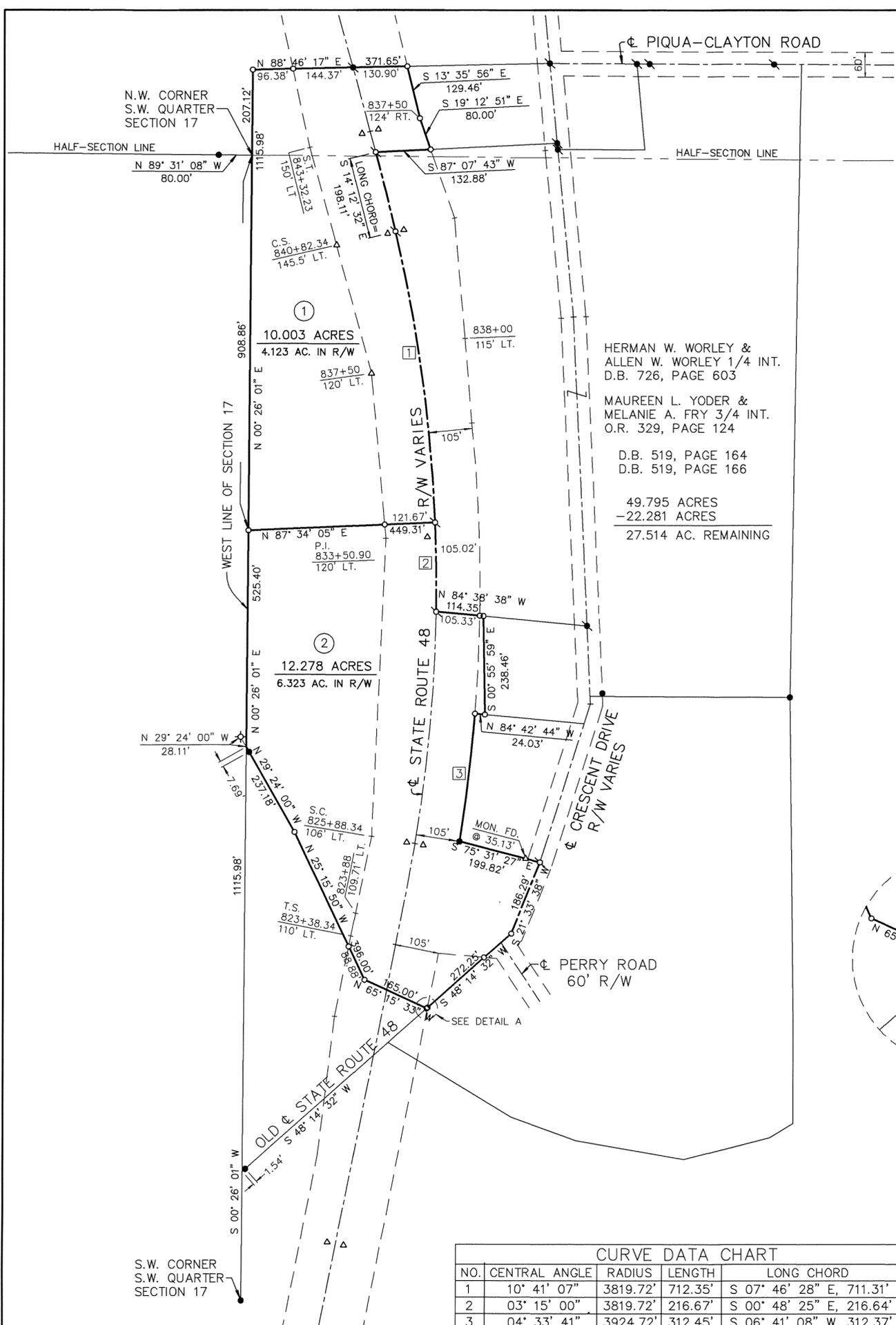
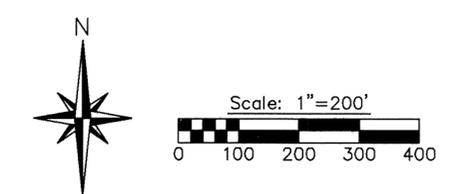
Monumentation Statement

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

Surveyor's Certification

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

8 Town NW 1/4 & SW 1/4 - 17
Newberry Township Miami County Ohio
Township County State



APPROVED
Subject to Zoning Approval
By [Signature] R.S.
Date 2/20/2020
Miami County Health District

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER
[Signature] DEPUTY 1/22/20 DATE

Large Lot Development

Approved by the Miami County Planning Commission;
No Plat required as per ORC 711.133

[Signature] Secretary 2/20/2020 Date
Miami County Planning Commission

- Legend**
- ⊙ Mag nail set over existing monument
 - Iron pin found
 - ⊕ Mag nail set
 - △ Concrete highway monument
 - ⊕ Iron pipe found
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 12, Pg. 89
 - Vol. 17, Pg. 21
 - Vol. 33, Pg. 139
 - Vol. 37, Pg. 191
 - Vol. 39, Pg. 82
 - Vol. 54, Pg. 93
 - Vol. 55, Pg. 88
- Miami County Engineer's
Records of Land Surveys

Basis of Bearings
The bearings are based on the west line of SECTION 17
S 00° 26' 01" W, as taken from the State Plane Coordinate
System, NAD83 2011 Adjustment, Geoid 12a, Ohio South
Zone, O.D.O.T.-VRS/CORS Network.

Occupation Statement
Monumented property lines generally fit occupation where
occupation exists.

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

Survey of 2 tracts for Zane Fry.

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

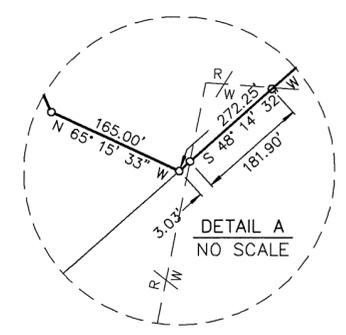


Michael W. Cozatt 1/08/20
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 34617-2 Ph. (937) 339-2921

CURVE DATA CHART

NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	10° 41' 07"	3819.72'	712.35'	S 07° 46' 28" E, 711.31'
2	03° 15' 00"	3819.72'	216.67'	S 00° 48' 25" E, 216.64'
3	04° 33' 41"	3924.72'	312.45'	S 06° 41' 08" W, 312.37'



SPIRAL CURVE DATA

Δ=26° 09' 30" LT.	T=1012.56'
D=1° 30' 00"	Lc=1493.89'
Ls=250.00'	Es=102.48'
Xc=249.97'	Δc=22° 24' 30"
Yc=2.73'	Rc=3819.72'
p=0.68'	L.T.=166.68'
k=124.99'	S.T.=83.34'
Os=1.875'	L.C.=249.99'

2
TOWN

9 BTMRS
RANGE

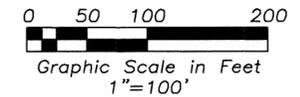
NW 1/4
27 NE 1/4
SECTION

BETHEL
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 158
Miami County Engineer's
Record of Land Surveys



Legend

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

References

- Miami County Engineer's Record of Land Surveys Volume 40, Page 103 (Basis of Bearings)
- Volume 53, Page 180
- Volume 54, Page 109
- O.D.O.T. R/W Maps MIA-202-0.00-5.07

Survey split of 5.001 Ac. for Myers Family

Certified to conform with
Miami County Survey Requirements

Paul P. Huelskamp, PE, PS.
Miami County Engineer

M. Demswortz 2/18/20
Deputy Date

Approved by
Miami County Planning Commission

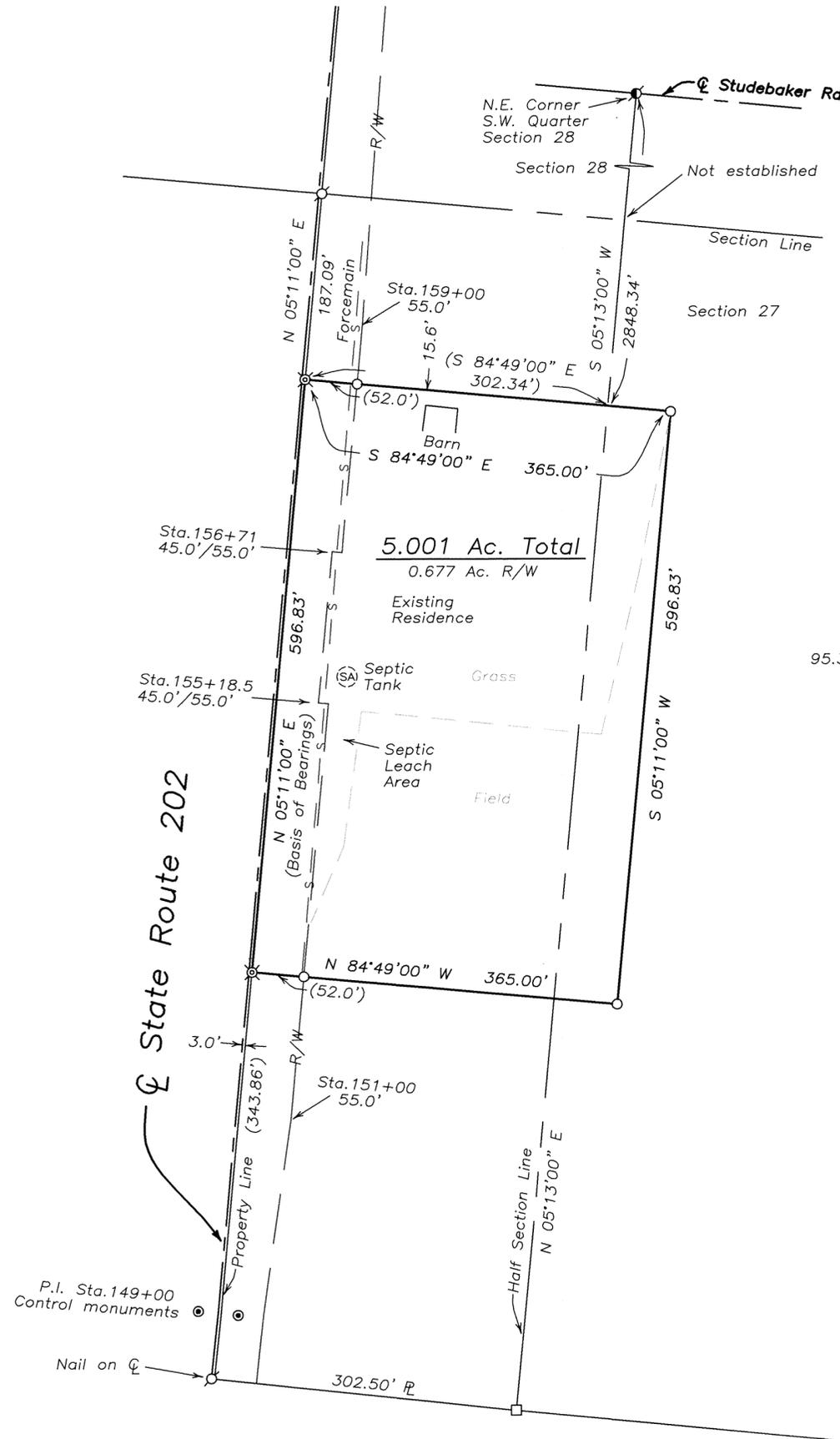
[Signature]
Secretary

3/4/2020
Date

Approved
Subject to Zoning Approval

By [Signature]

Date 3.4.20
Miami County
General Health Department

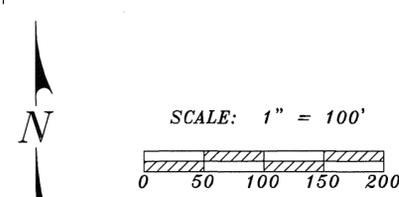
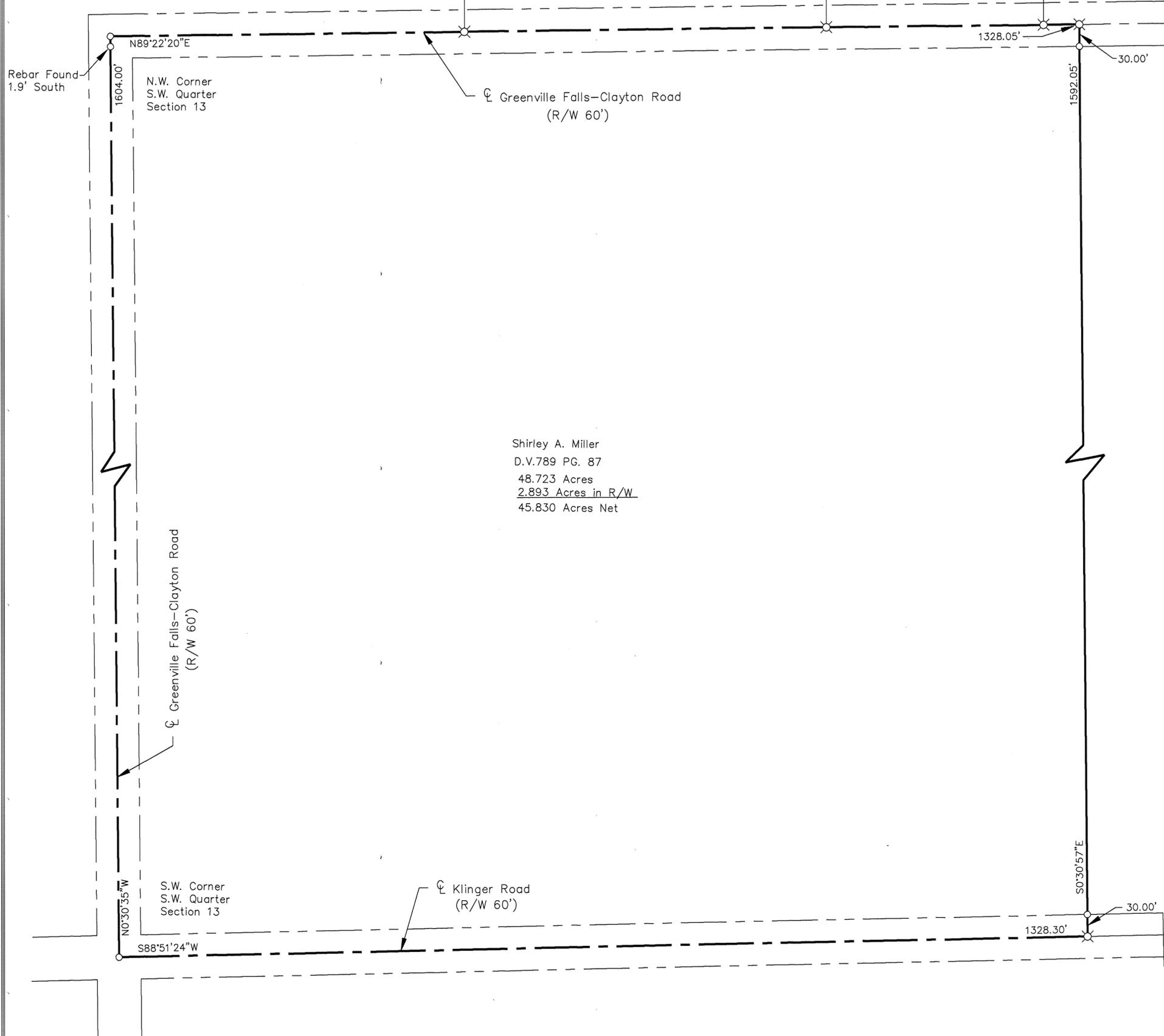


Michael W. Cozatt 9/23/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 21819 (937) 339-2921
File Name: C:\Jobs\2019\21819\21819survey.dwg
Drawn by: DMC ~ Checked by: MWC

13 SW 1/4 SECTION 9N TOWN 4E RANGE NEWBERRY TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME NO. 59 PLAT NO. 159
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE: MARCH 2020



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

Shirley A. Miller
 D.V.789 PG. 87
 48.723 Acres
 2.893 Acres in R/W
 45.830 Acres Net



SURVEY FOR TONY & CAROLYN IDDINGS

Larry J. Bill
 LARRY J. BILL, P.S. #7557
 March 9, 2020
 DATE

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

TROY CORPORATION PART 265 N.W. SECTION OUTLOT

IL 2896

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- VINYL FENCE POST
- 3" STEEL FENCE POST
- + CROSS CUT OVER IRON PIN LOCATED UNDER CONC.
- △ CALCULATED CORNER

LOT 5-196
 LS 52-19
 LOT 5-38
 REC. 8-8
 LOT 24-152

REC. 21-109
 LOT 3-35
 LOT 3-9

BAIRD FUNERAL HOME SITE # 555

LOT 9-81

T.C.A. PROPERTIES, LLC
 PTS. OL 265

PTS. OL 265
 DAVID BERGER
 # 533

REVISED PART OUTLOT 265 ~ 9828.96 S.F.
 0.2256 AC.

LOT 23-91
 LOT 19-13

NOTE: ANNEXATION PLAT
 REC. 4, PG. 5 - OL 265
 DIMENSIONS ARE FROM
 RAILROAD R/W TO N.
 MARKET ST. R/W

RECONFIGURATION OF PARTS OF
 OUTLOT 265 IN TROY FOR T.C.A.
 PROPERTIES, LLC. FOR TRANSFER
 FROM DAVID BERGER.



Steven W Leffel 3/1/2020

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



BEARINGS PER RAILROAD
 S. OF STAUNTON ROAD X-ING

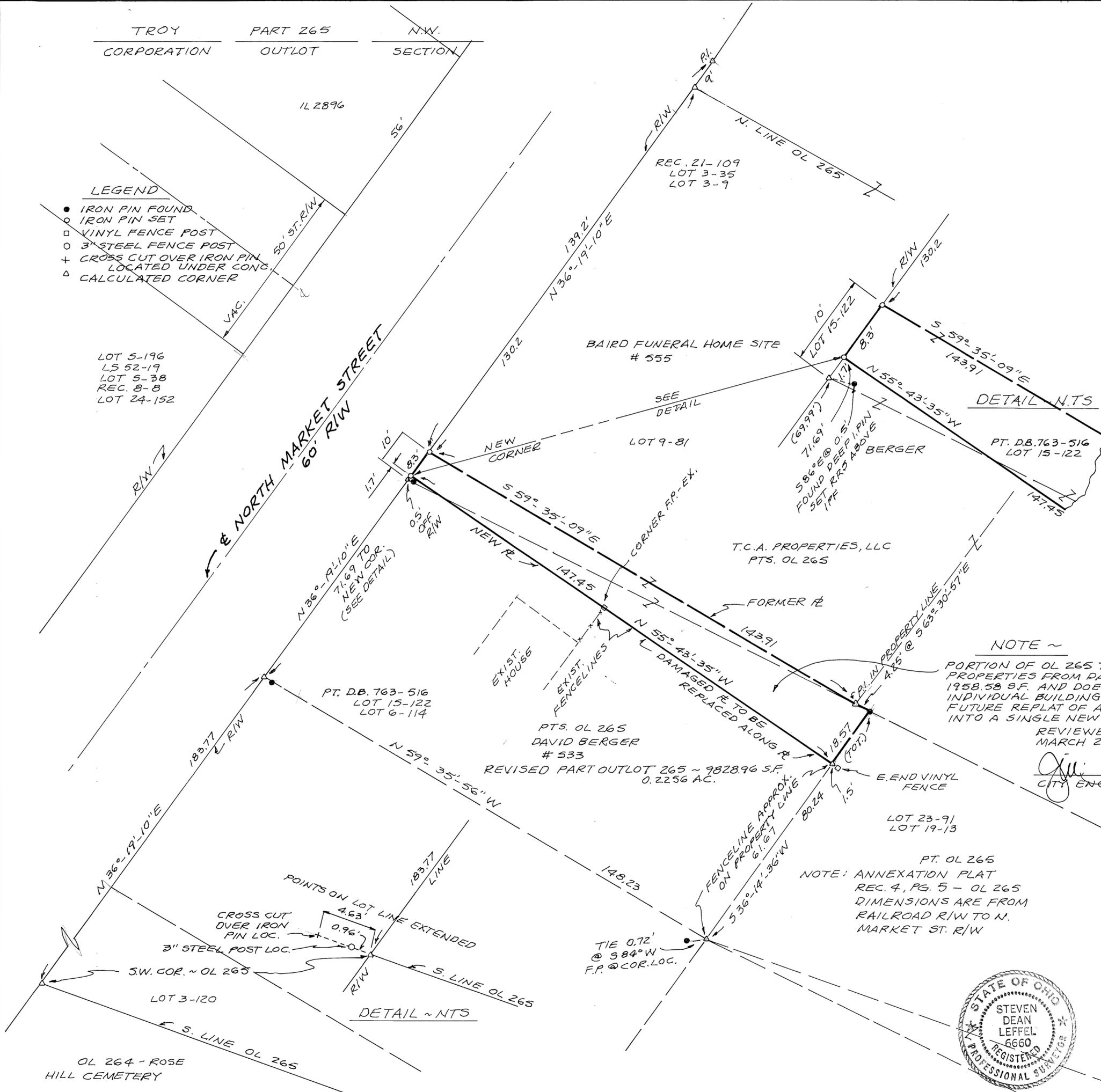
NOTE ~

PORTION OF OL 265 TO BE TRANSFERRED TO T.C.A. PROPERTIES FROM DAVID BERGER CONTAINS 0.0449 AC. OR 1958.58 S.F. AND DOES NOT CONSTITUTE AN INDIVIDUAL BUILDING SITE; TO BE COMBINED IN A FUTURE REPLAT OF ALL PIECES OF OL 265, ETAL, INTO A SINGLE NEW LOT.

REVIEWED & APPROVED THIS 3RD DAY OF MARCH 2020.

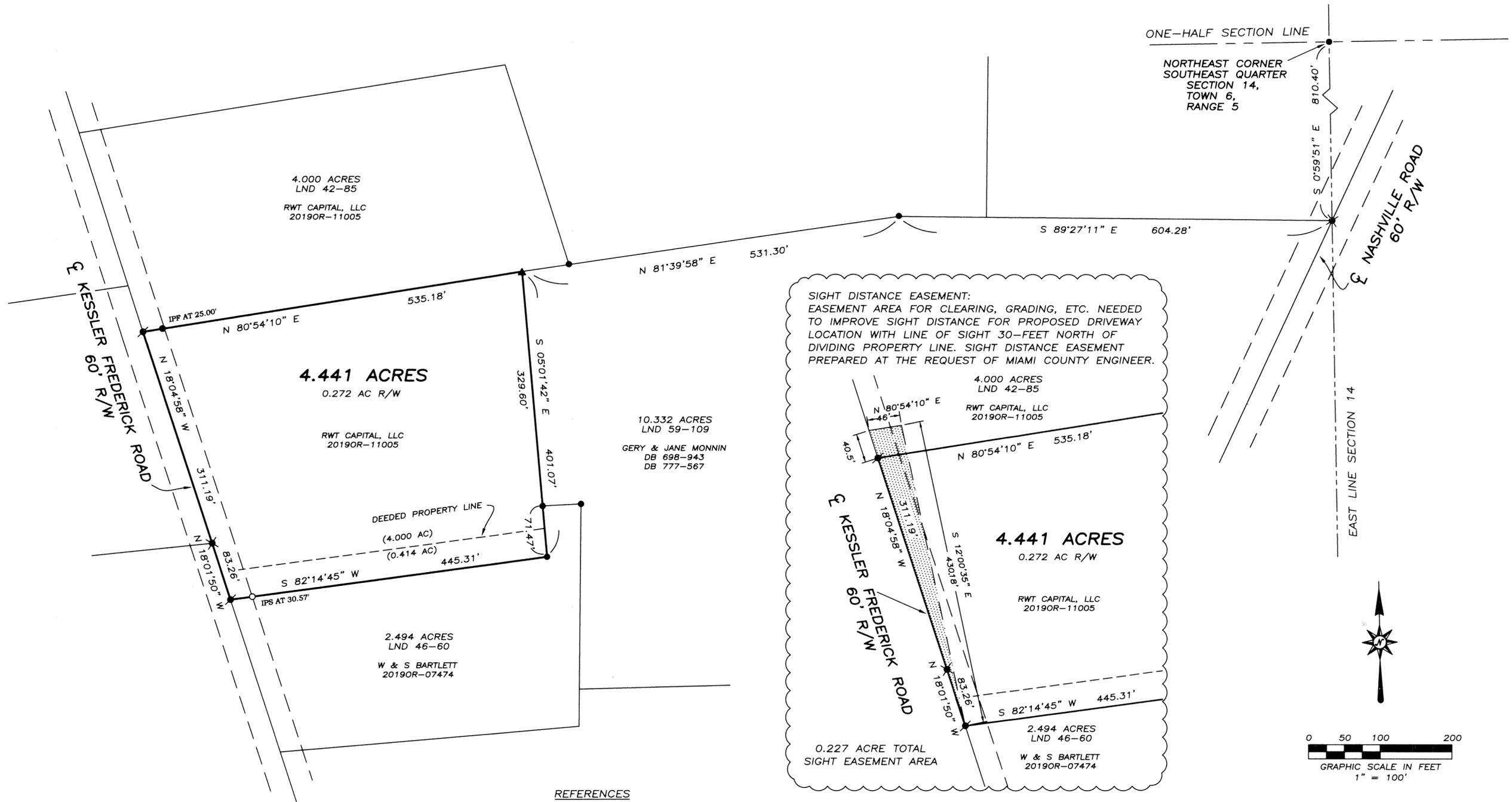
[Signature]
 CITY ENGINEER

3/3/2020
 DATE



OL 264 - ROSE HILL CEMETERY

UNION TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 14, TOWN 6, RANGE 5
SOUTHEAST QUARTER



REFERENCES
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:

VOLUME 33, PAGE 86
VOLUME 42, PAGE 85
VOLUME 46, PAGE 60
VOLUME 59, PAGE 109

BEARINGS CORRESPOND
TO LAND SURVEY 59-109

MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT 20190R-11005

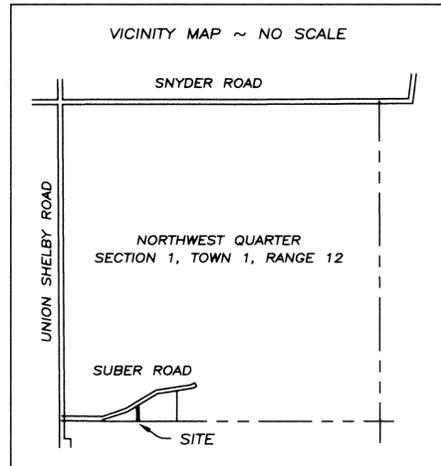
LEGEND

- CAPPED IRON PIN SET
- IRON PIN FOUND
- ✕ MAG OR PK NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ▲ WOOD CORNER POST FOUND

MARCH 1, 2020	SURVEY TO COMBINE 2 TRACTS FOR ROBERT TURNER 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

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

VOLUME 59 PAGE 162
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



SURVEY OF 0.077 ACRE TRACT TO BE TRANSFERRED FROM MIKE HAVENAR TO DEBORAH STUMPF AS A SALE OR EXCHANGE BETWEEN ADJACENT PROPERTY OWNERS. NO NEW BUILDING SITE IS BEING CREATED.

UNION - SHELBY ROAD 40' R/W & WEST LINE SECTION 1

14.644 ACRES
LND. 48-12
JACOB COMBS
OR 333-749

N 04°21'09" E 8.68'
N 76°17'00" E 216.00'
LND. 8-108
DEBORAH STUMPF
OR 406-509

0.394 ACRE
+0.077 ACRE
0.471 ACRE

(PART LOT 1, MARY ANN HELTON SUBD.)
N 63°20'00" E 170.78'
N 63°20'00" E 123.02'

1.620 ACRE
-0.077 ACRE
1.543 ACRE REMAINING

LND. 8-108
MIKE HAVENAR
20190R-15751

LOT 3
MARY ANN
HELTON SUBD.

SOUTHWEST CORNER
NORTHWEST QUARTER
SECTION 1,
TOWN 1,
RANGE 12

S 85°08'00" E 338.40'

N 85°08'00" W 312.00'

ONE-HALF SECTION LINE

157.542 ACRES
TEETERS REAL ESTATE
INVESTMENTS, LLC
DB 780-262

SPRINGCREEK
BAPTIST CHURCH
DB 31-566

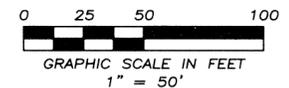
LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEY:
VOLUME 8, PAGE 108

MIAMI COUNTY RECORDER'S
RECORDS:
OFFICIAL RECORD 406, PAGE 509
DOCUMENT NO. 20190R-15751
PLAT BOOK 18, PAGE 87

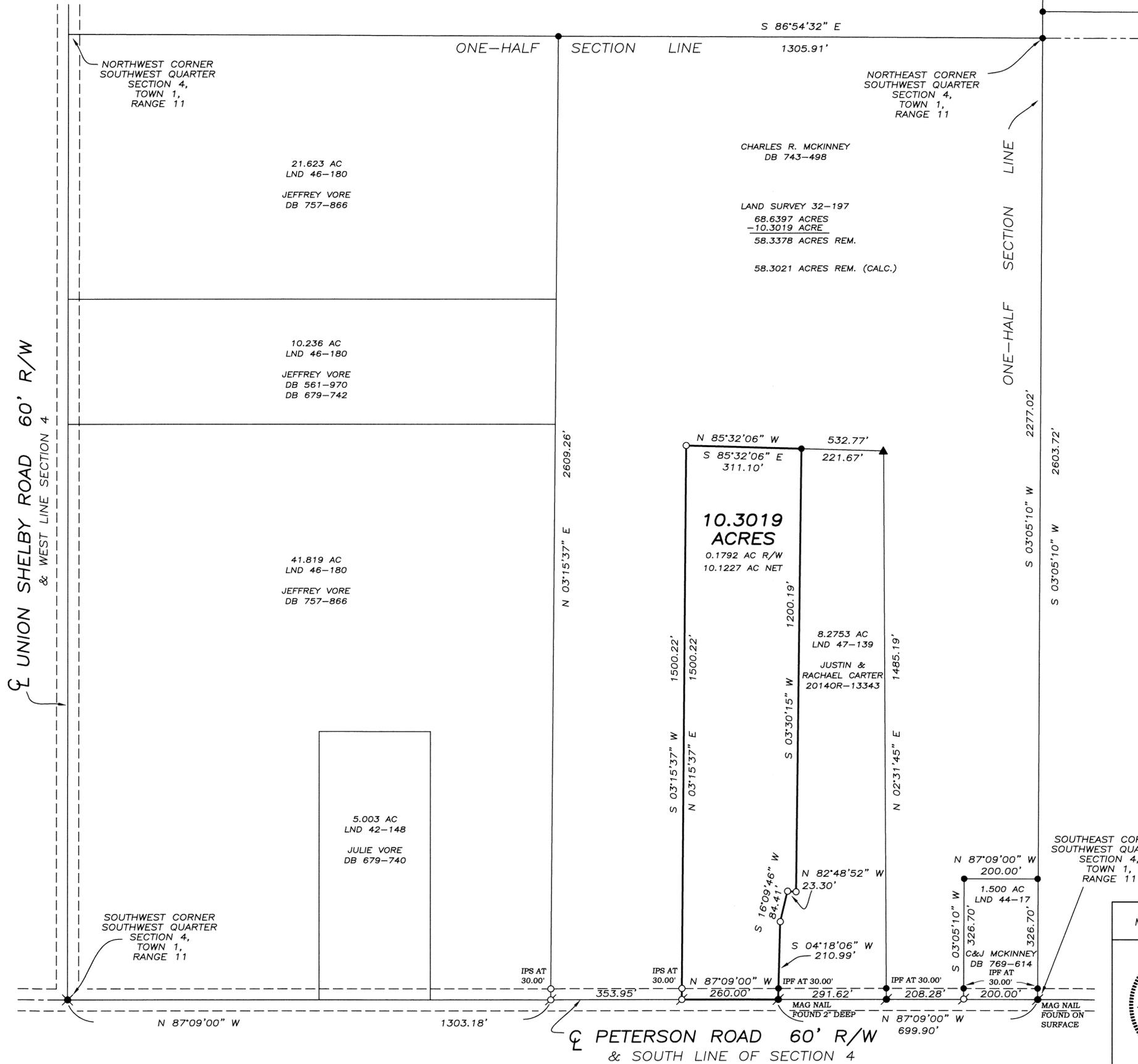


<p>CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS</p> <p><u>Paul P. Huelskamp, P.E., P.S.</u> MIAMI COUNTY ENGINEER</p> <p><u>M. Demasworth</u> AS <u>3/18/2020</u> DEPUTY DATE</p>	<p>CERTIFICATION OF REGISTRATION THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001</p> <p>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><u>D. Subil</u> 0.077 AC. SECRETARY MIAMI COUNTY PLANNING COMMISSION</p>
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<p>STATE OF OHIO GREGG S. BROOKHART 6348 REGISTERED PROFESSIONAL SURVEYOR</p>	<p>SURVEY FOR DEB STUMPF IN MIAMI COUNTY, OHIO ~ MARCH 11, 2020</p> <p><u>Gregg S. Brookhart</u> GREGG S. BROOKHART OHIO REGISTERED PROFESSIONAL SURVEYOR #6348 1009 WESTVIEW DRIVE PIQUA, OHIO 45356 (937) 778-3607</p>
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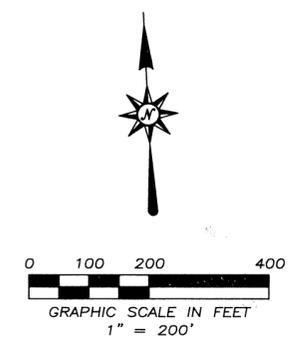
STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 4, TOWN 1, RANGE 11
SOUTHWEST QUARTER

VOLUME 59 PAGE 164
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



- LEGEND**
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ⊘ MAG NAIL SET
 - ⊙ MAG NAIL FOUND
 - ✕ RAILROAD SPIKE FOUND
 - ▲ 8" DIA. WOOD POST FOUND

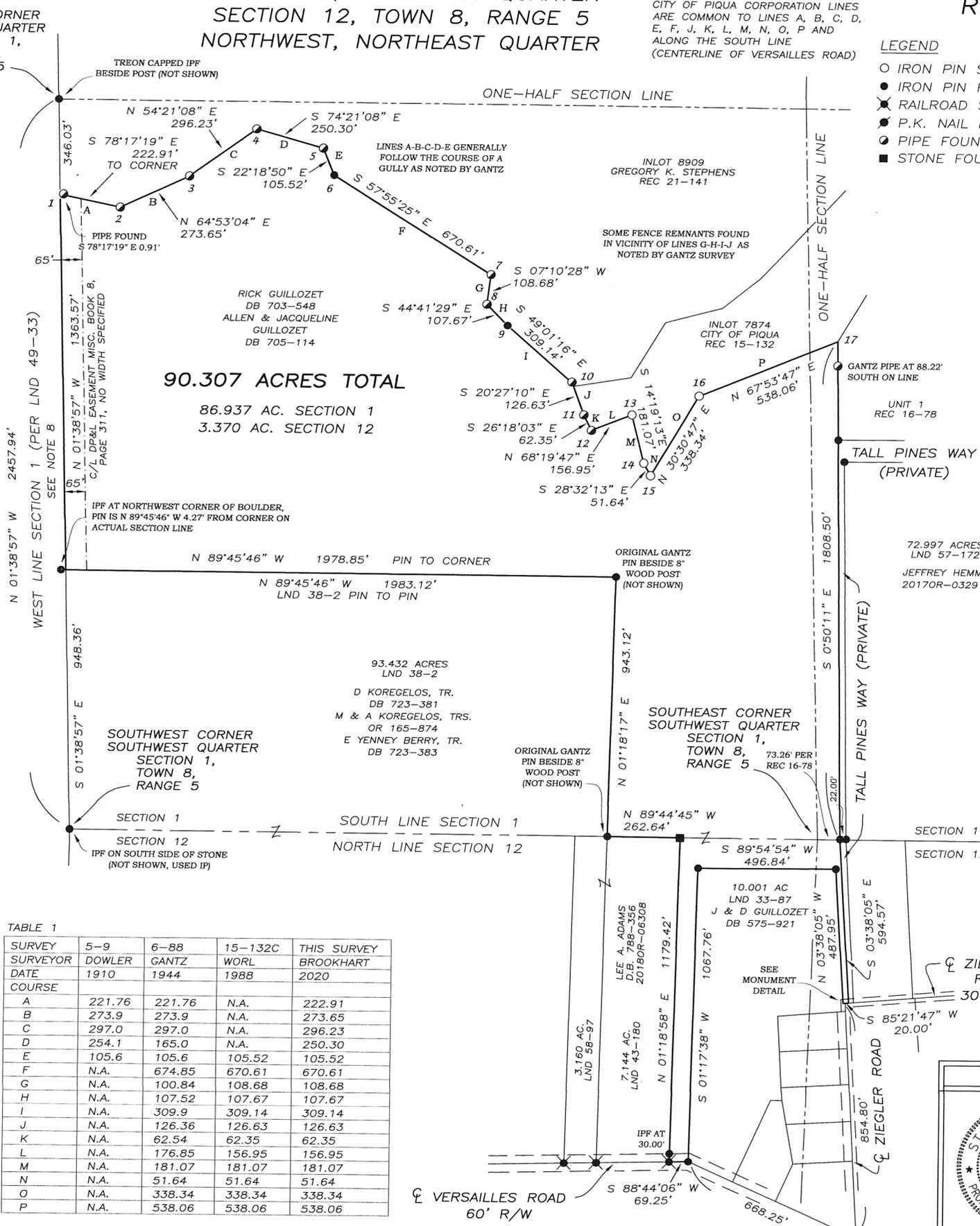
- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
 VOLUME 32, PAGE 197
 VOLUME 37, PAGE 82
 VOLUME 42, PAGE 148
 VOLUME 44, PAGE 17
 VOLUME 46, PAGE 180
 VOLUME 47, PAGE 139
 VOLUME 51, PAGE 93
- BEARINGS CORRESPOND TO LAND SURVEY 46-180
- MIAMI COUNTY RECORDER'S RECORDS:
 DEED BOOK 743, PAGE 498



MARCH 26, 2020	SURVEY OF 10.3019 ACRES FOR RYAN MCKINNEY 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>

WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO
 SECTION 1, TOWN 8, RANGE 5
 SOUTHWEST, SOUTHEAST QUARTER
 SECTION 12, TOWN 8, RANGE 5
 NORTHWEST, NORTHEAST QUARTER

- NOTES:**
- THE PURPOSE OF THIS SURVEY WAS TO RETRACE LAND SURVEY 6-88 FROM 1944, THE ORIGINAL SURVEY HAS A NOTE ADDED BY THE TAX MAP OFFICE IN 1991 STATING THAT THE SURVEY HAS A NORTHING CLOSURE ERROR OF 3.743180' AND AN EASTING CLOSURE ERROR OF -62.566623.
 - THIS SURVEY WAS TO CLEAR UP THE CLOSURE ERROR, REMOVE ALL TRACTS THAT HAVE BEEN SOLD OFF SINCE THE ORIGINAL SURVEY, AND THEN PREPARE A SURVEY AND LEGAL DESCRIPTION TO MODERN SURVEY STANDARDS.
 - THE NORTH LINE OF THE SURVEY IS IN RUGGED TERRAIN WITH EXTREME GRADE CHANGES, MULTIPLE GULLIES AND CREEKS, AND THICK WOODS AND UNDERGROWTH. IT HAD ORIGINALLY BEEN SURVEYED IN 1910 BY A COURT ORDER, AND CHECKED IN 1933, ALL AS RECORDED IN LAND SURVEY 5-9. SOME MEASUREMENTS ON THE NORTH LINE ARE DIFFERENT FROM THOSE SHOWN IN SURVEY 6-88.
 - MOST OF THE NORTH LINE, WITH THE EXCEPTION OF THE WESTERMOST 4 POINTS, WAS AGAIN RETRACED IN 1988 PER RECORD PLAT 15-132C.
 - A COMPARISON OF THE DISTANCES FOR EACH COURSE IS SHOWN IN TABLE 1.
 - ALL MONUMENTS WERE FOUND, WITH THE EXCEPTION OF THE EASTERNMOST 4 CORNERS, WHICH WERE NEVER MONUMENTED ON PREVIOUS SURVEYS, THEREFORE, IRON PINS WERE SET. A DESCRIPTION OF MONUMENTS FOUND ON THE NORTH LINE IS SHOWN IN TABLE 2.
 - BASIS OF BEARING IS N 67°53'47" E ON LINE 'P' FROM RECORD PLAT 15-132C.
 - NEITHER LAND SURVEY 5-9 (DOWLER 1910) NOR LAND SURVEY 6-88 (GANTZ 1944) RAN THE WEST LINE OF SECTION 1 STRAIGHT THROUGH FROM QUARTER CORNER TO QUARTER CORNER. LAND SURVEY 38-2 (1990) TO THE SOUTH HONORED THE CALCULATED LOCATION OF THE ORIGINAL GANTZ CORNER (CALLED AS LARGE BOULDER BY GANTZ) ON THE WEST LINE OF THE SECTION BY HOLDING THE 1983.12 FOOT DIMENSION FROM THE GANTZ PIN FOUND TO THE EAST AND SET A PIN ON THE NORTHWEST SIDE OF A BOULDER FOUND ABOUT 1.5 FEET WEST OF AN OLD NORTH/SOUTH FENCE. IN 2005, LAND SURVEY 49-33 IN THE SOUTHWEST QUARTER OF SECTION 2 RAN THE NORTH/SOUTH "TRUE SECTION LINE" STRAIGHT THROUGH FROM QUARTER CORNER TO QUARTER CORNER WHICH RESULTED IN PLACING THE NORTHWEST GANTZ CORNER (PIPE AT POINT 1) 0.89 FEET EAST PERPENDICULAR OF THE TRUE SECTION LINE AND THE PIN SET AT THE PREVIOUSLY CALCULATED GANTZ CORNER (AT THE BOULDER) IN LAND SURVEY 38-2 AS 4.27 FEET WEST OF THE TRUE SECTION LINE. SINCE IT WAS GANTZ'S INTENT FOR THESE TWO CORNERS TO BE ON THE SECTION LINE AND TO AVOID UNNECESSARY GAPS OR OVERLAPS WITH MORE RECENT SURVEYS TO THE WEST, I HAVE CONCLUDED THAT THE "TRUE NORTH/SOUTH SECTION LINE" ESTABLISHED IN THE 2005 SURVEY SHOULD BE HONORED AS THE WEST PROPERTY LINE FOR THIS SURVEY. THE GANTZ PIPE AT POINT 1 IS THEREFORE S 78°17'19" E 0.91 FEET FROM THE ACTUAL CORNER AND THE PIN AT THE NORTHWEST CORNER OF THE BOULDER IS N 89°45'46" W 4.27 FEET FROM THE ACTUAL CORNER.



90.307 ACRES TOTAL
 86.937 AC. SECTION 1
 3.370 AC. SECTION 12

- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - ✕ RAILROAD SPIKE FOUND
 - P.K. NAIL FOUND
 - PIPE FOUND (GANTZ)
 - STONE FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
 VOLUME 3 PAGE 313
 VOLUME 3 PAGE 314
 VOLUME 5 PAGE 9
 VOLUME 5 PAGE 162
 VOLUME 6 PAGE 79
 VOLUME 6 PAGE 88
 VOLUME 33 PAGE 87
 VOLUME 38 PAGE 2
 VOLUME 43 PAGE 180
 VOLUME 49 PAGE 33
 VOLUME 49 PAGE 193
 VOLUME 57 PAGE 172
 VOLUME 58 PAGE 85
 VOLUME 58 PAGE 97

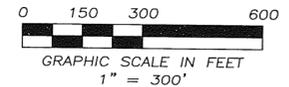
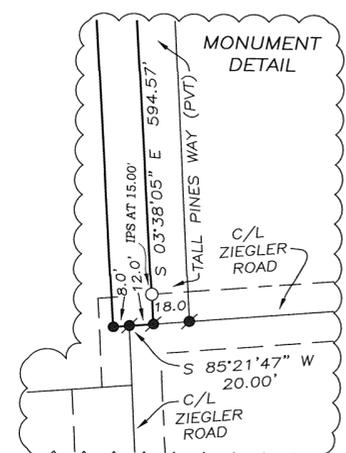
- MIAMI COUNTY RECORDER'S RECORD PLATS
 VOLUME 9 PAGE 55
 VOLUME 15 PAGE 132
 VOLUME 16 PAGE 78
 VOLUME 16 PAGE 125
 VOLUME 21 PAGE 141
 MISCELLANEOUS BOOKS:
 VOLUME 8, PAGE 311
 DP&L EASEMENT
 VOLUME 11, PAGE 291
 DP&L EASEMENT
 VOLUME 11, PAGE 400
 OHIO FUEL & GAS EASE.

TABLE 2

POINT	DESCRIPTION
1.	PIPE FOUND IN N-S FENCE LINE ON DOWLER & GANTZ WEST SECTION LINE BESIDE 10" WOOD POST
2.	PIPE FOUND IN CONCRETE ON SURFACE 15' SOUTH OF OLD FENCE
3.	PIPE FOUND IN CONCRETE ON SURFACE, SOUTH CREEK BANK, 5' FROM WATER
4.	PIPE FOUND IN CONCRETE ON SURFACE, SOUTH CREEK BANK, 5' FROM WATER
5.	IRON PIPE FOUND IN CONCRETE, 15" DEEP ON NORTH SIDE CREEK
6.	IRON PIN FOUND IN CONCRETE, 16" DEEP ON SOUTH SIDE CREEK
7.	8" SPIKE FOUND 1' DEEP, OVER PIPE 2.5' DEEP ON WEST SIDE CREEK
8.	PIPE FOUND IN CONCRETE ON SURFACE ON WEST SIDE CREEK
9.	IRON PIN FOUND IN CONCRETE 2' DEEP
10.	PIPE FOUND IN CONCRETE ON SURFACE AT FOOT OF HILL ON EAST SIDE OF CREEK
11.	PIPE FOUND IN CONCRETE 2.5' DEEP, 5' FROM NORTH CREEK BANK
12.	PIPE FOUND IN CONCRETE 1' DEEP, 5' FROM SOUTH CREEK BANK
13.	IRON PIN SET ON NORTH SIDE CREEK
14.	IRON PIN SET, 0.6' OUT OF GROUND IN TREE ROOT 1' SOUTH OF FENCE LINE E & W
15.	IRON PIN SET
16.	IRON PIN SET 20' FROM EDGE OF WATER
17.	NO PIN AT CORNER, REFERENCE PIPE FOUND 88.22' SOUTH ON LINE

TABLE 1

SURVEY	5-9	6-88	15-132C	THIS SURVEY
SURVEYOR	DOWLER	GANTZ	WORL	BROOKHART
DATE	1910	1944	1988	2020
COURSE				
A	221.76	221.76	N.A.	222.91
B	273.9	273.9	N.A.	273.65
C	297.0	297.0	N.A.	296.23
D	254.1	165.0	N.A.	250.30
E	105.6	105.6	105.52	105.52
F	N.A.	674.85	670.61	670.61
G	N.A.	100.84	108.68	108.68
H	N.A.	107.52	107.67	107.67
I	N.A.	309.9	309.14	309.14
J	N.A.	126.36	126.63	126.63
K	N.A.	62.54	62.35	62.35
L	N.A.	176.85	156.95	156.95
M	N.A.	181.07	181.07	181.07
N	N.A.	51.64	51.64	51.64
O	N.A.	338.34	338.34	338.34
P	N.A.	538.06	538.06	538.06



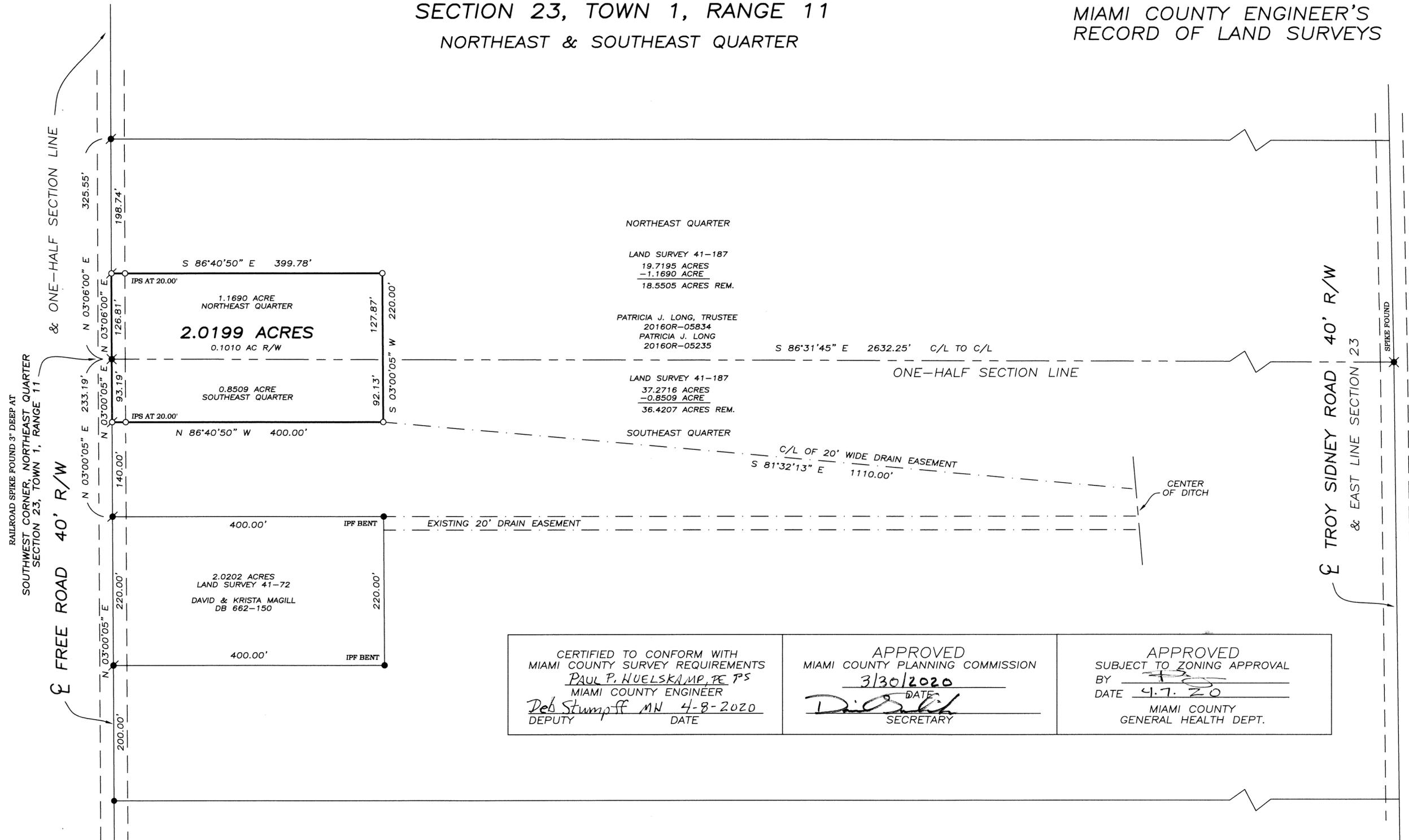
SURVEY OF 90.307 ACRES FOR ALLEN GUILLOZET IN MIAMI COUNTY, OHIO ~ MARCH 7, 2020

STATE OF OHIO
 GREGG S. BROOKHART
 6348
 REGISTERED PROFESSIONAL SURVEYOR

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

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 23, TOWN 1, RANGE 11
NORTHEAST & SOUTHEAST QUARTER

VOLUME 59 PAGE 166
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



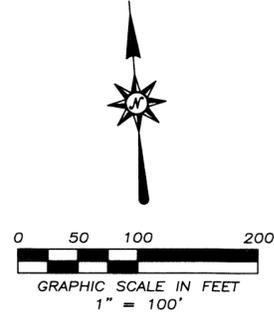
<p>CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS <u>PAUL P. HUELSKAMP, PE PS</u> MIAMI COUNTY ENGINEER <u>Deb Stumpff MN 4-8-2020</u> DEPUTY DATE</p>	<p>APPROVED MIAMI COUNTY PLANNING COMMISSION <u>3/30/2020</u> DATE <u>Di...</u> SECRETARY</p>	<p>APPROVED SUBJECT TO ZONING APPROVAL BY <u>TS</u> DATE <u>4-7-20</u> MIAMI COUNTY GENERAL HEALTH DEPT.</p>
--	---	--

- LEGEND
- CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ⊗ MAG NAIL SET
 - ⊗ MAG NAIL FOUND
 - ⊗ RAILROAD SPIKE FOUND

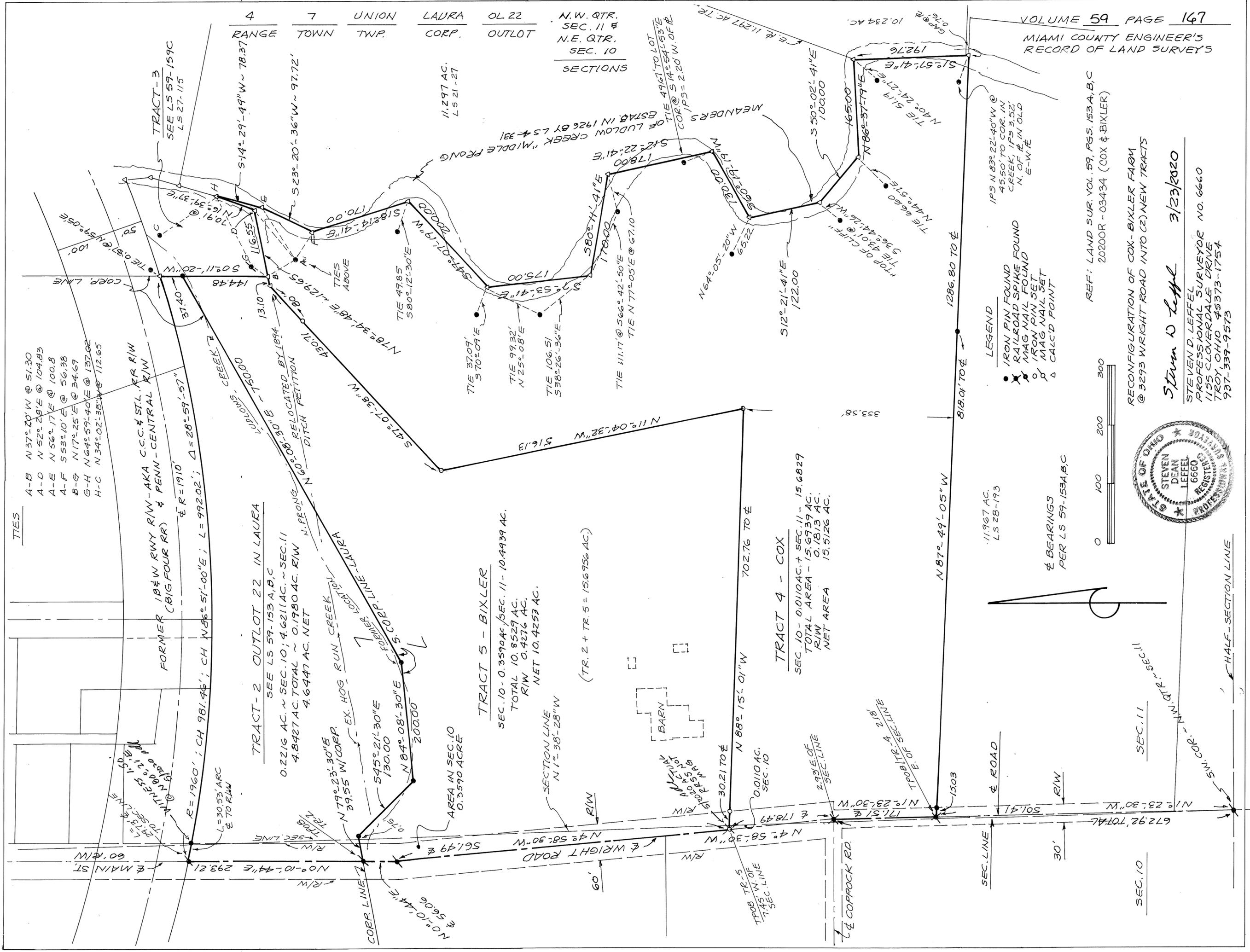
REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 41, PAGE 72
VOLUME 41, PAGE 187
BEARINGS CORRESPOND
TO LAND SURVEY 41-187

MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT 2016OR-05834



MARCH 14, 2020	SURVEY OF 2.0199 ACRES FOR PATRICIA LONG IN MIAMI COUNTY, OHIO
	<p><u>Neil E. Teaford, P.S. #7724</u> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>



TIES

- A-B N 37° 20' W @ 51.30
- A-D N 52° 28' E @ 104.83
- A-E N 56° 17' E @ 100.8
- A-F S 53° 10' E @ 56.38
- B-G N 17° 25' E @ 34.69
- G-H N 64° 59' 40" E @ 137.02
- H-C N 34° 02' 38" W @ 112.65

FORMER 18" W R/W - AKA C.C. & ST.L. RR R/W
& PENN - CENTRAL R/W
(BIG FOUR RR)

TRACT-2 OUTLOT 22 IN LAURA

SEE LS 59-153A,B,C
0.2216 AC. ~ SEC. 10; 4.6211 AC. ~ SEC. 11
4.8427 AC. TOTAL ~ 0.1780 AC. R/W
4.6447 AC. NET

TRACT 5 - BIXLER

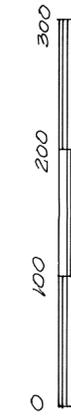
SEC. 10 - 0.3590 AC. / SEC. 11 - 10.4939 AC.
TOTAL 10.8529 AC.
R/W 0.4276 AC.
NET 10.4253 AC.

TRACT 4 - COX

SEC. 10 - 0.0110 AC. + SEC. 11 - 15.6829
TOTAL AREA - 15.6939 AC.
R/W 0.1813 AC.
NET AREA 15.5126 AC.

4	7	UNION	LAURA	OL 22	N.W. QTR, SEC. 11 & N.E. QTR, SEC. 10
RANGE	TOWN	TWP.	CORP.	OUTLOT	SECTIONS

- LEGEND**
- IRON PIN FOUND
 - ✕ RAILROAD SPIKE FOUND
 - MAG NAIL FOUND
 - ⊙ IRON PIN SET
 - ⊗ MAG NAIL SET
 - △ CALC'D POINT



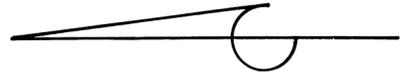
RECONFIGURATION OF COX-BIXLER FARM
@ 3293 WRIGHT ROAD INTO (2) NEW TRACTS

Stuart D Leffel 3/23/2020

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9575

REF: LAND SUR. VOL. 59, PGS. 153A,B,C
2020OR - 03434 (COX & BIXLER)

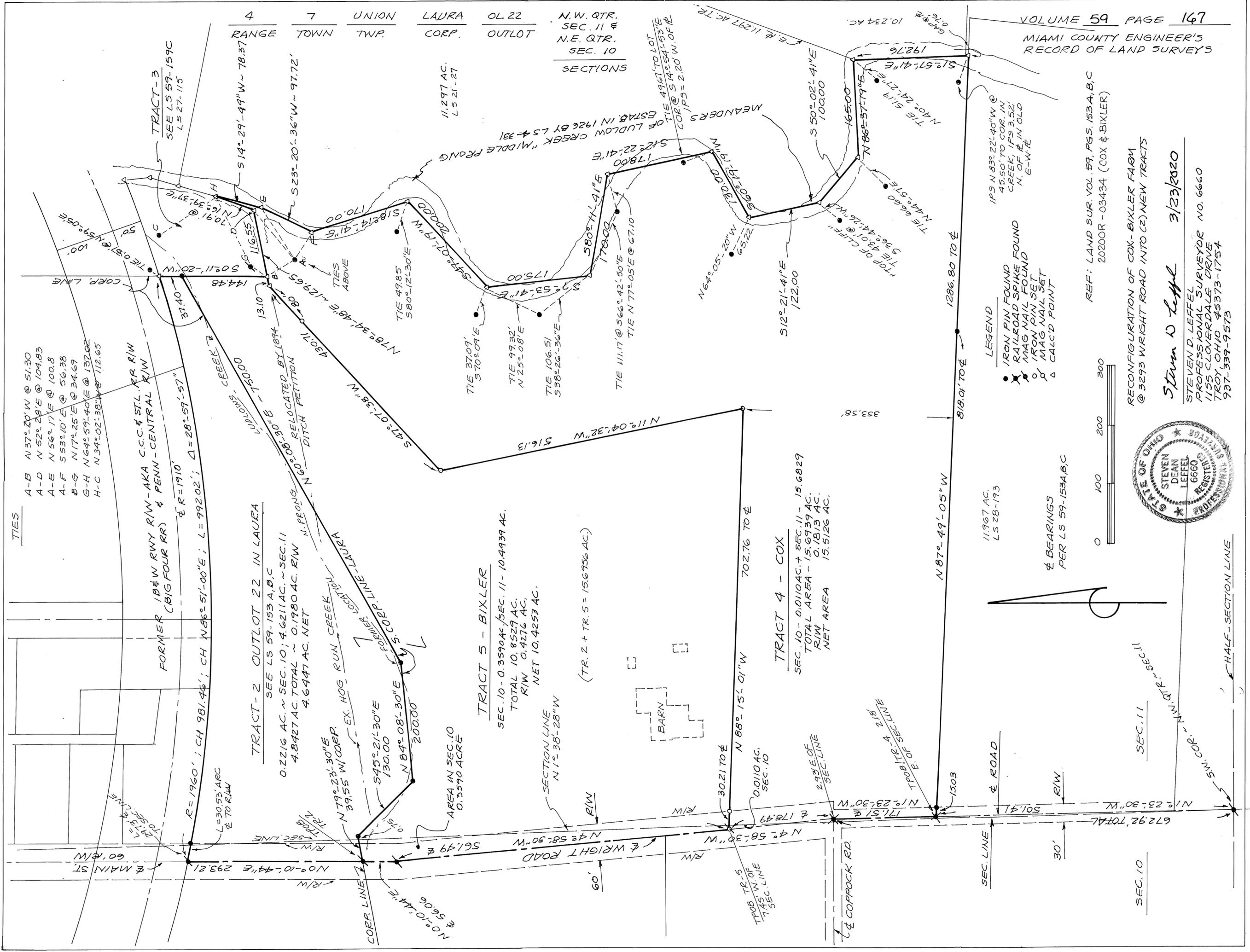
± BEARINGS
PER LS 59-153A,B,C



SEC. 11

SEC. 10

HALF-SECTION LINE



TIES

- A-B N 37° 20' W @ 51.30
- A-D N 52° 28' E @ 104.83
- A-E N 56° 17' E @ 100.8
- A-F S 53° 10' E @ 56.38
- B-G N 17° 25' E @ 34.69
- G-H N 64° 59' 40" E @ 137.02
- H-C N 34° 02' 38" W @ 112.65

FORMER 18' W R/W - AKA C.C.C. & ST.L. RR R/W
(BIG FOUR RR) & PENN - CENTRAL R/W

TRACT-2 OUTLOT 22 IN LAURA
SEE LS 59-153A,B,C
0.2216 AC. ~ SEC. 10; 4.6211 AC. ~ SEC. 11
4.8427 AC. TOTAL ~ 0.1980 AC. R/W
4.6447 AC. NET

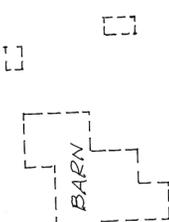
TRACT 5 - BIXLER
SEC. 10 - 0.3590 AC. / SEC. 11 - 10.4439 AC.
TOTAL 10.8529 AC.
R/W 0.4216 AC.
NET 10.4253 AC.

TRACT 4 - COX
SEC. 10 - 0.0110 AC. + SEC. 11 - 15.6829
TOTAL AREA - 15.6939 AC.
R/W 0.1813 AC.
NET AREA 15.5126 AC.

AREA IN SEC. 10
0.3590 ACRE

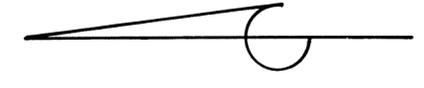
SECTION LINE
N 12° 38' 28" W

(TR. 2 + TR. 5 = 15.6936 AC.)



TRACT 4 - COX

SEC. 10 - 0.0110 AC. + SEC. 11 - 15.6829
TOTAL AREA - 15.6939 AC.
R/W 0.1813 AC.
NET AREA 15.5126 AC.



BEARINGS
PER LS 59-153A,B,C



RECONFIGURATION OF COX-BIXLER FARM
@ 3293 WRIGHT ROAD INTO (2) NEW TRACTS

Steven D Leffel 3/23/2020

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9575

4	7	UNION	LAURA	OL 22	N.W. QTR, SEC. 11 & N.E. QTR, SEC. 10
RANGE	TOWN	TWP.	CORP.	OUTLOT	SECTIONS

REF: LAND SUR. VOL. 59, PGS. 153A,B,C
20200R - 03434 (COX & BIXLER)

- LEGEND**
- IRON PIN FOUND
 - ✕ RAILROAD SPIKE FOUND
 - MAG NAIL FOUND
 - IRON PIN SET
 - MAG NAIL SET
 - △ CALC'D POINT

1P5 N 83° 22' 40" W @
45.50' TO COR. IN
CREEK, 1P5 3.52'
N. OF E. IN OLD
E-W-E

TIE 519
N 44° 57' E
536.44 ± 12 W

S 12° 21' 41" E
122.00

N 64° 05' 20" W
65.22

TIE 111.17 @ 566° 42' 50" E
TIE N 77° 05' E @ 67.10

TIE 106.51
S 38° 26' 36" E

TIE 99.32'
N 25° 08' E

TIE 37.09'
S 70° 09' E

TIE 49.85
S 80° 12' 30" E

TIE 175.00
S 7° 53' 41" E

TIE 178.00
S 80° 11' 41" E

TIE 170.00
S 12° 22' 41" E

TIE 116.55
S 14° 29' 49" W ~ 78.37

TIE 106.39 ± 37.16
N 16° 39' 37" E

TRACT-3
SEE LS 59-159C
LS 27-115

11.297 AC.
LS 21-27

10.234 AC.
GAP @ 0.76'

S 50° 02' 41" E
100.00

N 86° 37' 19" E
165.00

TIE 4961 TO LOT
COR @ S 14° 54' 53" E
1P5 = 2.20' W. OF E

MEANDERS
OF LUDLOW CREEK "MIDDLE PRONG"
ESTAB. IN 1926 BY LS 4-331

S 12° 22' 41" E
178.00

S 23° 20' 36" W ~ 97.72'

S 14° 29' 49" W ~ 78.37

60' R/W

293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E

60' R/W

293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E

60' R/W

293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E

60' R/W

293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E

60' R/W

293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E

60' R/W

293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E

60' R/W

293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E

60' R/W

293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E

60' R/W

293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E

60' R/W

293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E

60' R/W

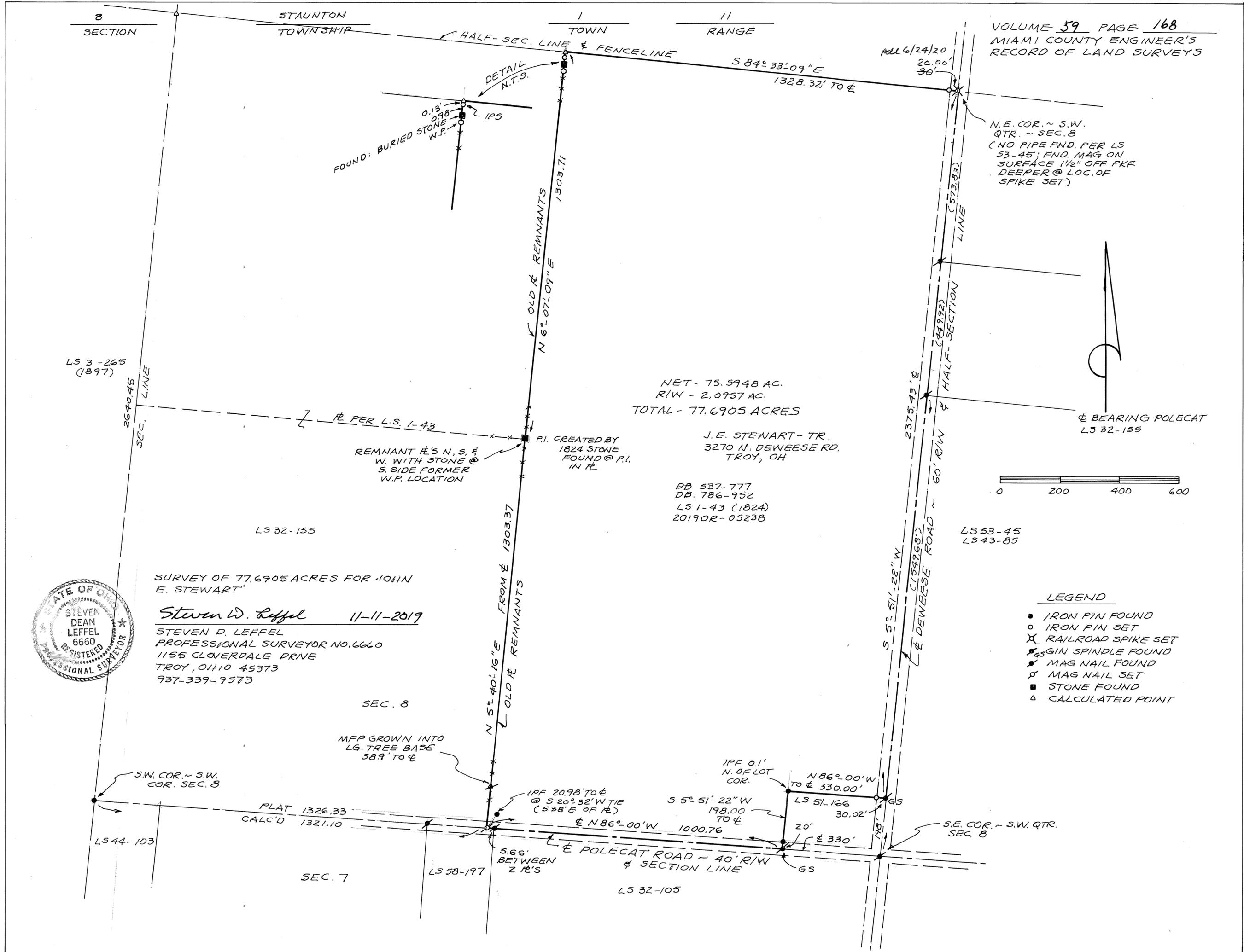
293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E

60' R/W

293.21' @ 10° 10' 44" E

561.99' @ 10° 10' 44" E



LS 3-265
(1897)

2690.45
SEC. LINE

LS 32-155

NET - 75.5948 AC.
 R/W - 2.0957 AC.
 TOTAL - 77.6905 ACRES

J.E. STEWART - TR.
 3270 N. DEWEESE RD.
 TROY, OH

DB 537-777
 DB 786-952
 LS 1-43 (1824)
 20190R-0523B

LS 53-45
 LS 43-85

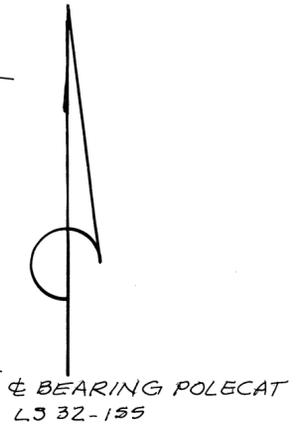
SURVEY OF 77.6905 ACRES FOR JOHN
 E. STEWART

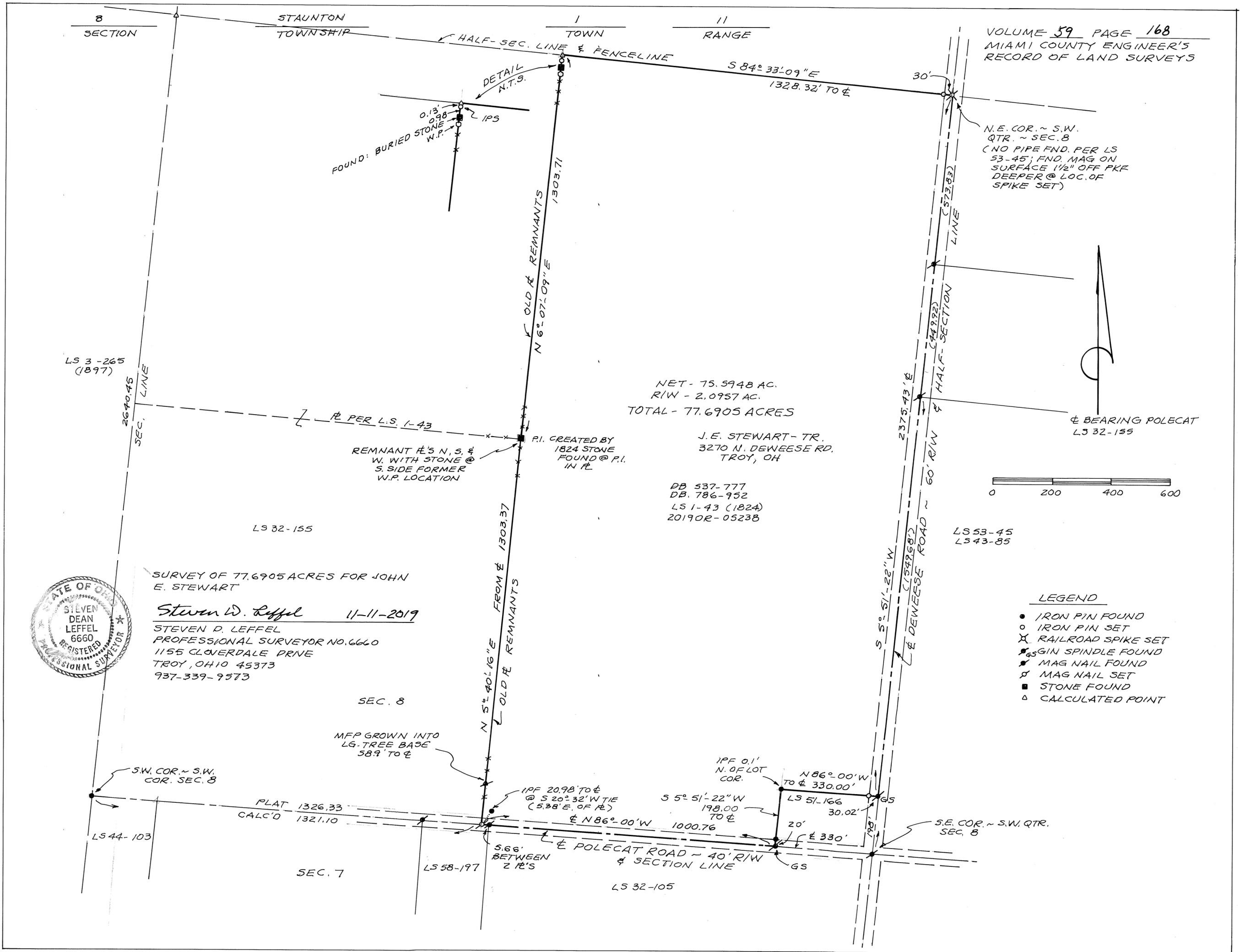
Steven D. Leffel 11-11-2019
 STEVEN D. LEFFEL
 PROFESSIONAL SURVEYOR NO. 6660
 1155 CLOVERDALE DRIVE
 TROY, OHIO 45373
 937-339-9573



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊗ RAILROAD SPIKE SET
- ⊕ GIN SPINDLE FOUND
- ⊙ MAG NAIL FOUND
- ⊗ MAG NAIL SET
- STONE FOUND
- △ CALCULATED POINT

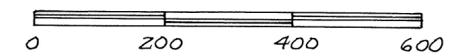




NET - 75.5948 AC.
 RIW - 2.0957 AC.
 TOTAL - 77.6905 ACRES

J.E. STEWART - TR.
 3270 N. DEWEESE RD.
 TROY, OH

DB 537-777
 DB 786-952
 LS 1-43 (1824)
 2019OR-05238



LS 53-45
 LS 43-85

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊗ RAILROAD SPIKE SET
- ⊙ GIN SPINDLE FOUND
- ⊙ MAG NAIL FOUND
- ⊙ MAG NAIL SET
- STONE FOUND
- △ CALCULATED POINT

SURVEY OF 77.6905 ACRES FOR JOHN
 E. STEWART

Steven D. Leffel 11-11-2019

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



SEC. 8

MFP GROWN INTO
 LG. TREE BASE
 58.9' TO E

S.W. COR. ~ S.W.
 COR. SEC. 8

PLAT 1326.33
 CALC'D 1321.10

LS 44-103

SEC. 7

LS 58-197

5.66'
 BETWEEN
 2 R'S

LS 32-105

IPF 0.1'
 N. OF LOT
 COR.

S 5° 51' - 22" W
 198.00
 TO E

N 86° 00' W
 TO E 330.00'

LS 51-166
 30.02'

20'

E 330'

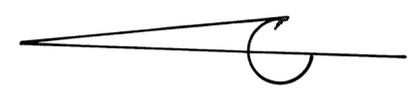
S.E. COR. ~ S.W. QTR.
 SEC. 8

TROY CORPORATION

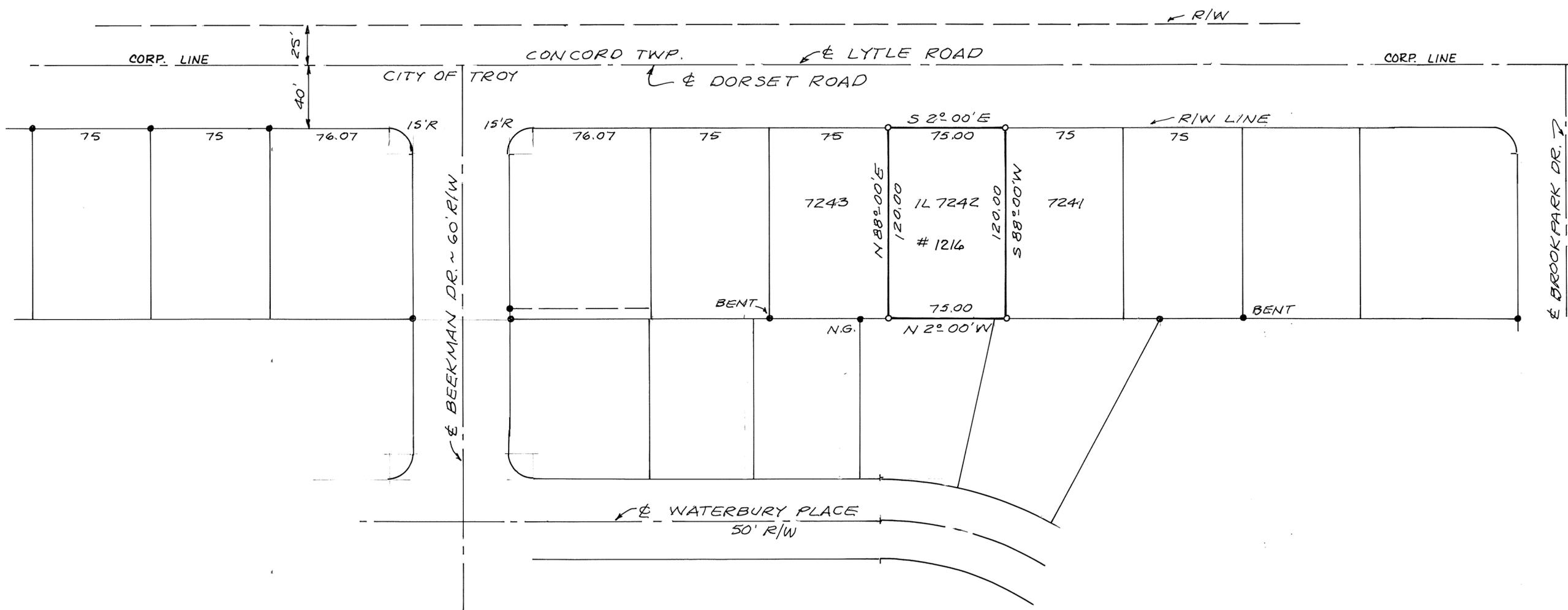
N.W. SECTION

7242 INLOT

VOLUME 59 PAGE 169
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



BEARINGS PER REC. 14, PG. 126
BROOK PARK NORTH - SEC. 3



LEGEND

- IRON PIN FOUND
 - IRON PIN SET
- CORNERS SET SEPT. 19, 2019



SURVEY OF INLOT 7242 FOR
HARRY HONEYCUTT, 1216 N. DORSET
ROAD, TROY

Steven D. Leffel 3-23-2020
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OH 45379
937-339-9573

2
Town

9BTMRS
Range

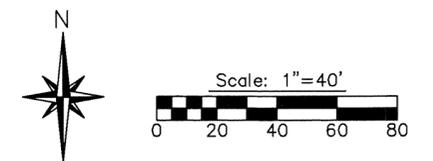
NE 1/4-27
Section

Bethel
Township

Miami
County

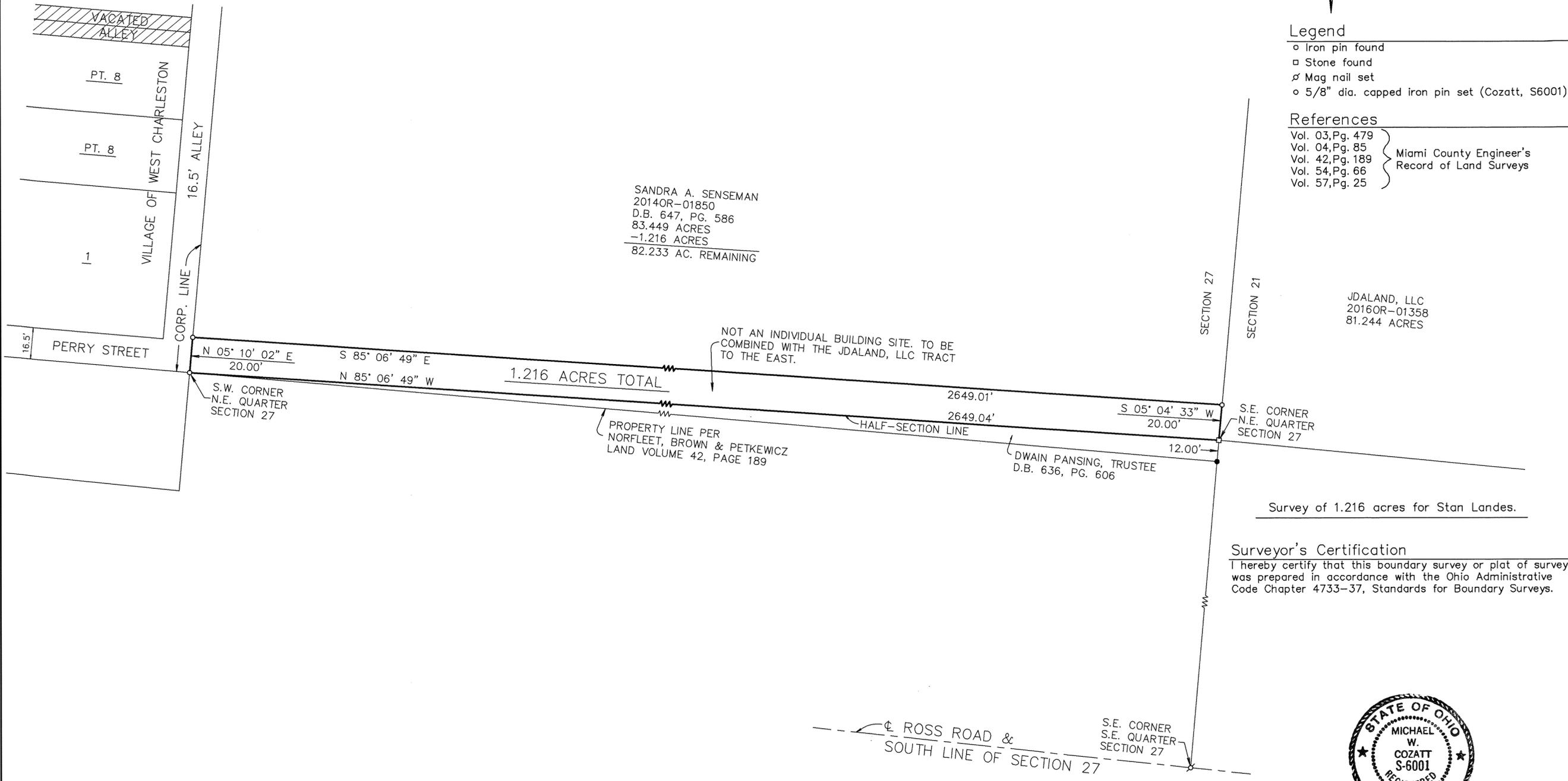
Ohio
State

Volume **59** Page **170**
Miami County Engineer's Record
of Land Surveys



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

- References**
- Vol. 03, Pg. 479
 - Vol. 04, Pg. 85
 - Vol. 42, Pg. 189
 - Vol. 54, Pg. 66
 - Vol. 57, Pg. 25
- 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

Andy Smith
DEPUTY

5-10-2024 *
DATE

CERTIFICATION OF REGISTRATION

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

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

D. Smith 5/14/2020
MIAMI COUNTY PLANNER

Basis of Bearings

The bearings are based on the east line of Section 27, bearing S 05° 04' 33" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

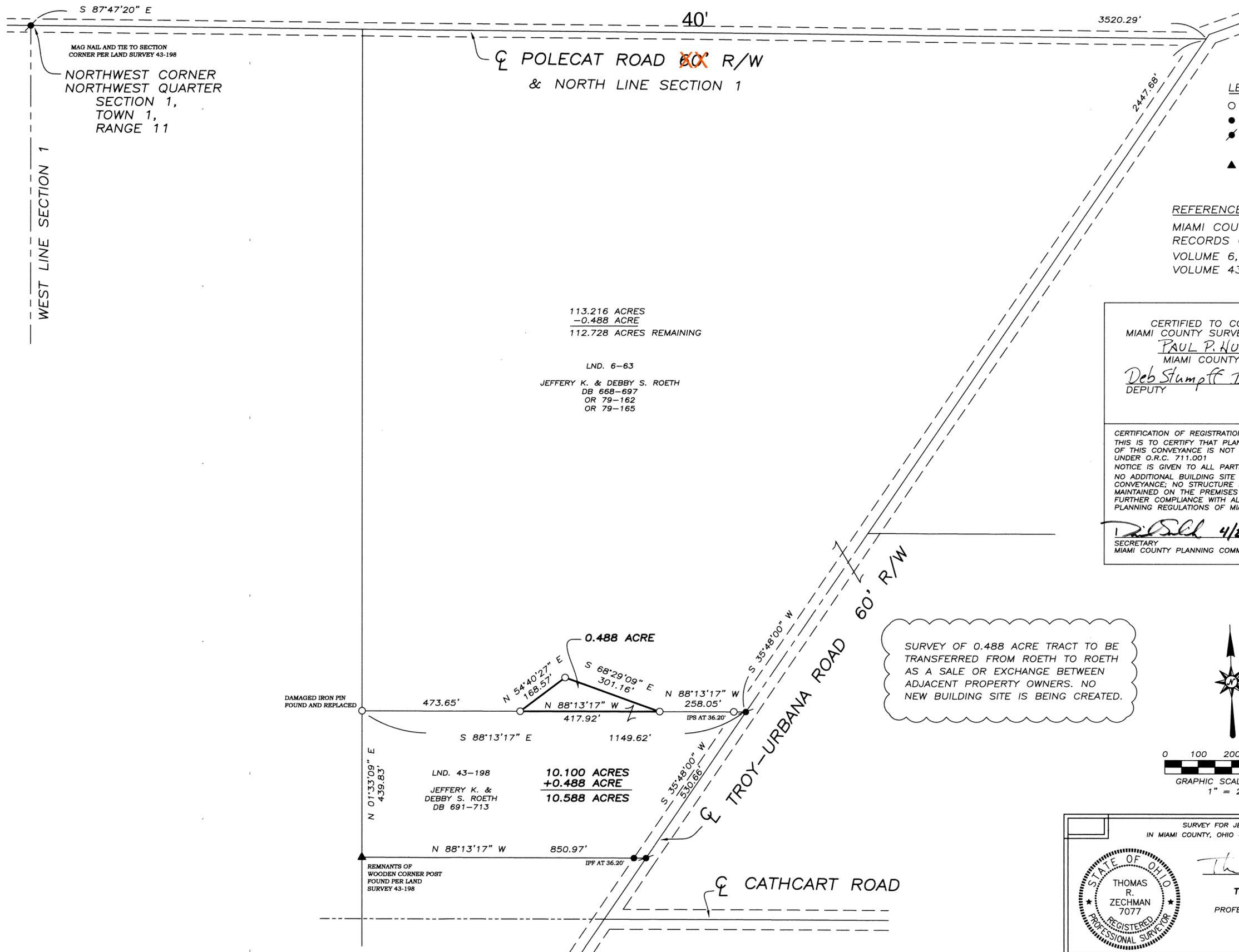
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 5/13/20
Michael W. Cozatt, P.E. #6001 Date

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

* NOTE: THIS SURVEY WAS ORIGINALLY REVIEWED AND APPROVED IN APRIL OF 2020. AN ERROR WAS DISCOVERED, AND A REVISED VERSION WAS FILED, WITHOUT THE ENGINEER'S SIGNATURE.

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



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - ⊙ MAG NAIL SET OVER
 - ⊙ PK NAIL FOUND
 - ▲ WOOD CORNER POST

REFERENCES

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

113.216 ACRES
-0.488 ACRE
112.728 ACRES REMAINING

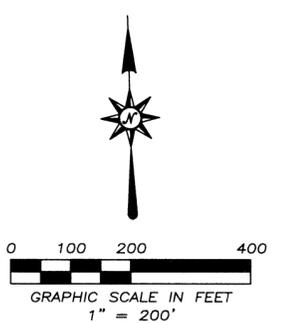
LND. 6-63
JEFFERY K. & DEBBY S. ROETH
DB 668-697
OR 79-162
OR 79-165

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP PE PS
MIAMI COUNTY ENGINEER
Deb Stumpff TG 4-22-20
DEPUTY DATE

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

[Signature] 4/22/2020 0.488 AC.
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

SURVEY OF 0.488 ACRE TRACT TO BE
TRANSFERRED FROM ROETH TO ROETH
AS A SALE OR EXCHANGE BETWEEN
ADJACENT PROPERTY OWNERS. NO
NEW BUILDING SITE IS BEING CREATED.



SURVEY FOR JEFF ROETH
IN MIAMI COUNTY, OHIO ~ MARCH 29, 2020

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

[Signature]

WEST LINE SECTION 1

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

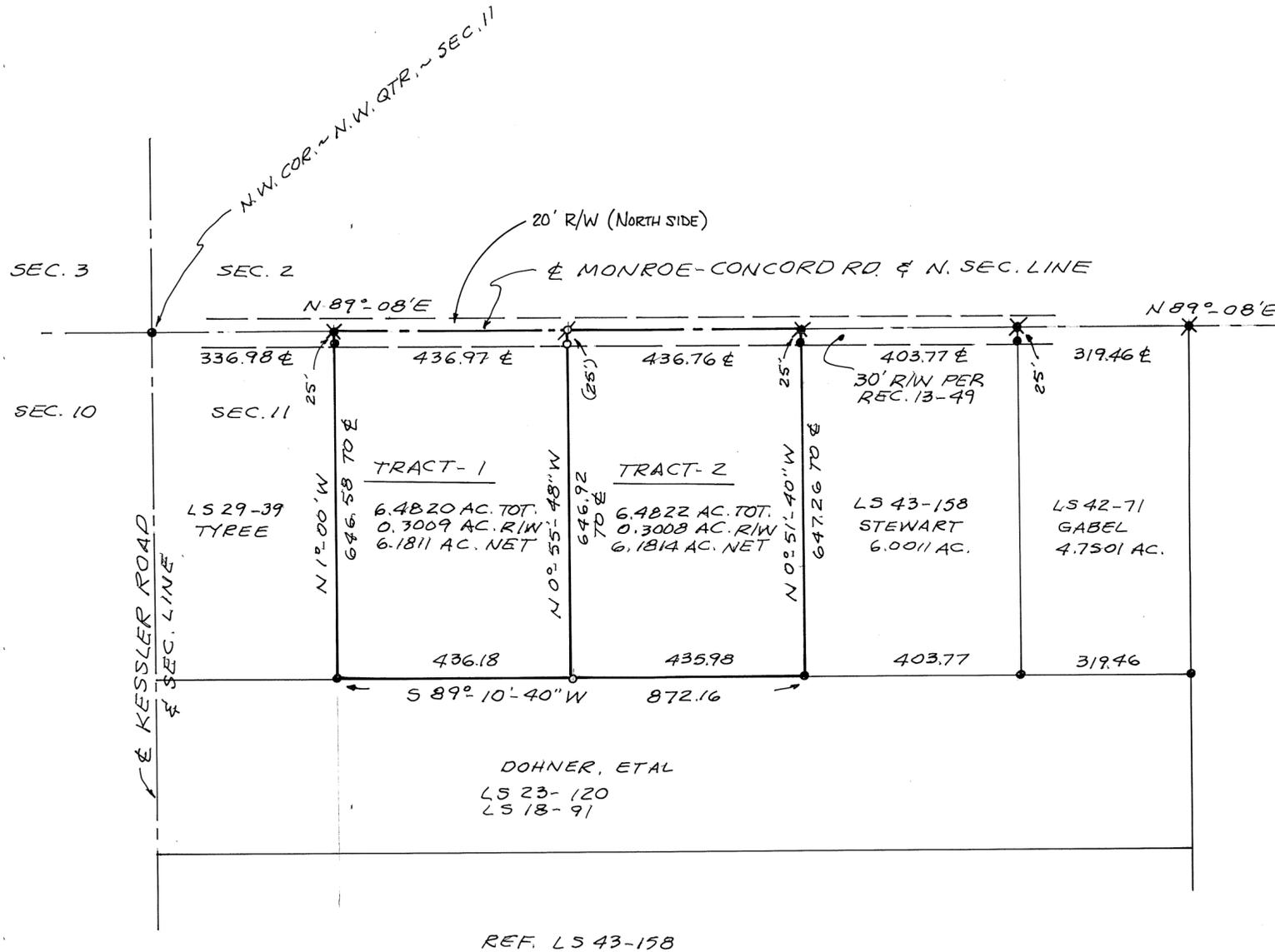
MAG NAIL AND TIE TO SECTION
CORNER PER LAND SURVEY 43-198

N 01°33'09" E
439.83'

LND. 43-198
JEFFERY K. &
DEBBY S. ROETH
DB 691-713
10.100 ACRES
+0.488 ACRE
10.588 ACRES

REMNANTS OF
WOODEN CORNER POST
FOUND PER LAND
SURVEY 43-198

BEARINGS PER
LS 43-158



- LEGEND
- IRON PIN FOUND
 - IRON PIN SET
 - ✱ RAILROAD SPIKE FOUND
 - ♁ MAG NAIL SET

APPROVED
Miami County Planning Commission
Date 4/27/2020
Secretary [Signature]

APPROVED
Subject to Zoning Approval
By [Signature]
Date 4/27/2020
Miami County Health District

Certified to Conform With
Miami County Survey Requirements
Paul P. Huelskamp P.E., P.S.
Miami County Engineer
[Signature] 4-20-2020
Deputy Date



SUBDIVISION OF 12.9642 ACRES
FOR GREG TAYLOR

Steven D. Leffel 4/3/2020
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573

2
TOWN

9 BTMRS
RANGE

14 SE 1/4
SECTION

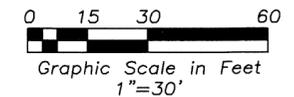
BETHEL
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 173
Miami County Engineer's
Record of Land Surveys

BRANDT
VILLAGE Pt. 116-117
LOT



Legend

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

References

- Miami County Engineer's Record of Land Surveys Volume 55, Page 129
- Miami County Recorder's Plat Records Volume 26, Page 51

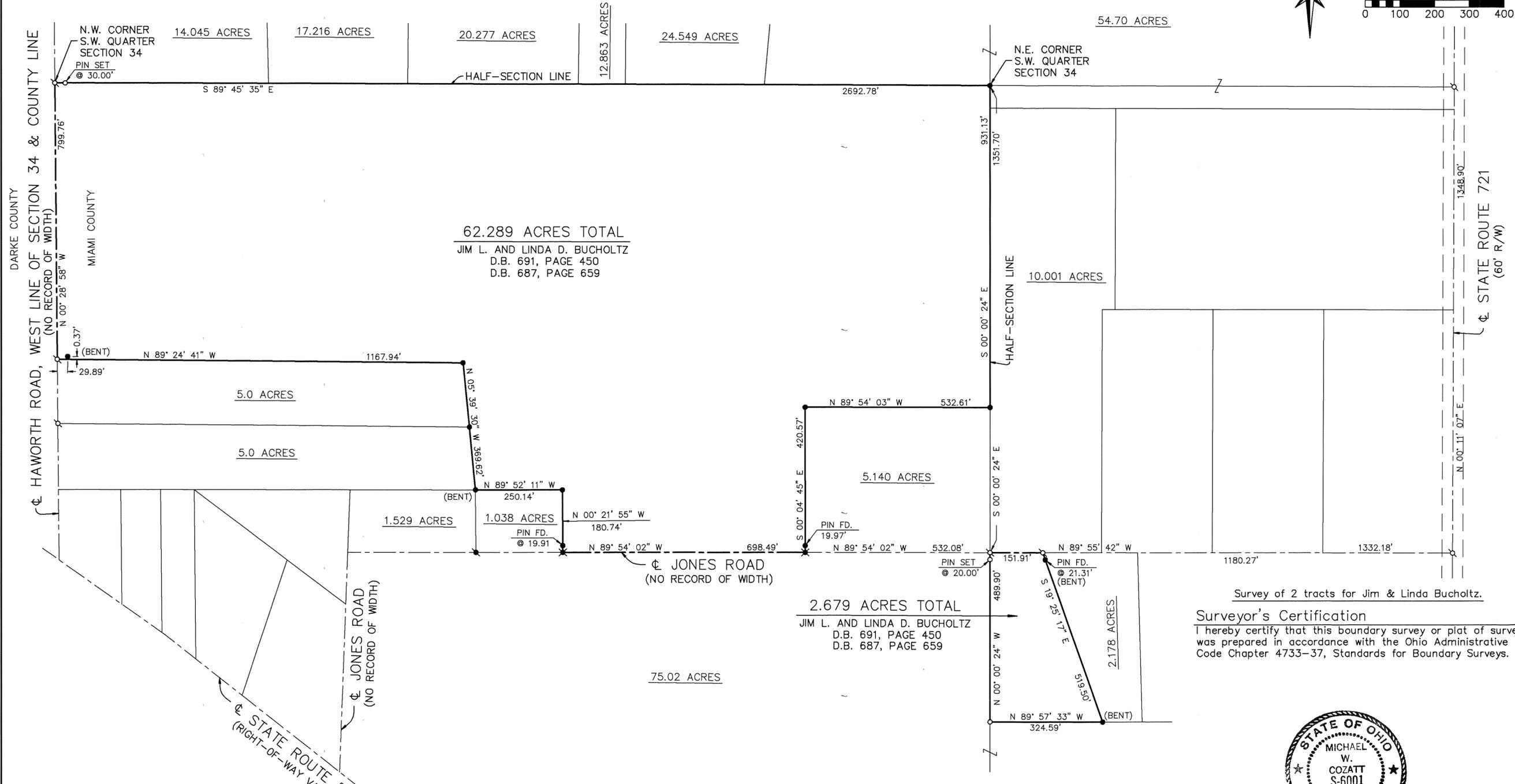
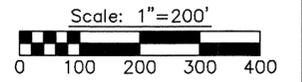
Basis of bearings:
GPS State Plane Coordinate System
NAD83(2011) Adjustment, Geoid 12a,
Ohio South Zone, O.D.O.T.
VRS/CORS Network.

Survey of Pt. Lots 116-117
for Mark North



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

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 20419 (937) 339-2921
File Name: C:\Jobs\2019\20419.dwg
Drawn by: DMC ~ Checked by: MWC



62.289 ACRES TOTAL
JIM L. AND LINDA D. BUCHOLTZ
D.B. 691, PAGE 450
D.B. 687, PAGE 659

2.679 ACRES TOTAL
JIM L. AND LINDA D. BUCHOLTZ
D.B. 691, PAGE 450
D.B. 687, PAGE 659

Survey of 2 tracts for Jim & Linda Bucholtz.
Surveyor's Certification
I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

- Legend**
- ⊠ Mag nail set over existing monument
 - Iron pin found
 - ✕ R.R. Spike found
 - ⊠ Mag nail found
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 04, Pg. 272	Miami County Engineer's Record of Land Surveys
Vol. 07, Pg. 196	
Vol. 16, Pg. 30	
Vol. 17, Pg. 84	
Vol. 17, Pg. 139	
Vol. 28, Pg. 108	
Vol. 28, Pg. 159	
Vol. 28, Pg. 161	
Vol. 36, Pg. 155	
Vol. 39, Pg. 71	
Vol. 39, Pg. 189	
Vol. 46, Pg. 190	

Basis of Bearings
The bearings are based on the centerline of Jones Road, bearing N 89° 55' 42" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

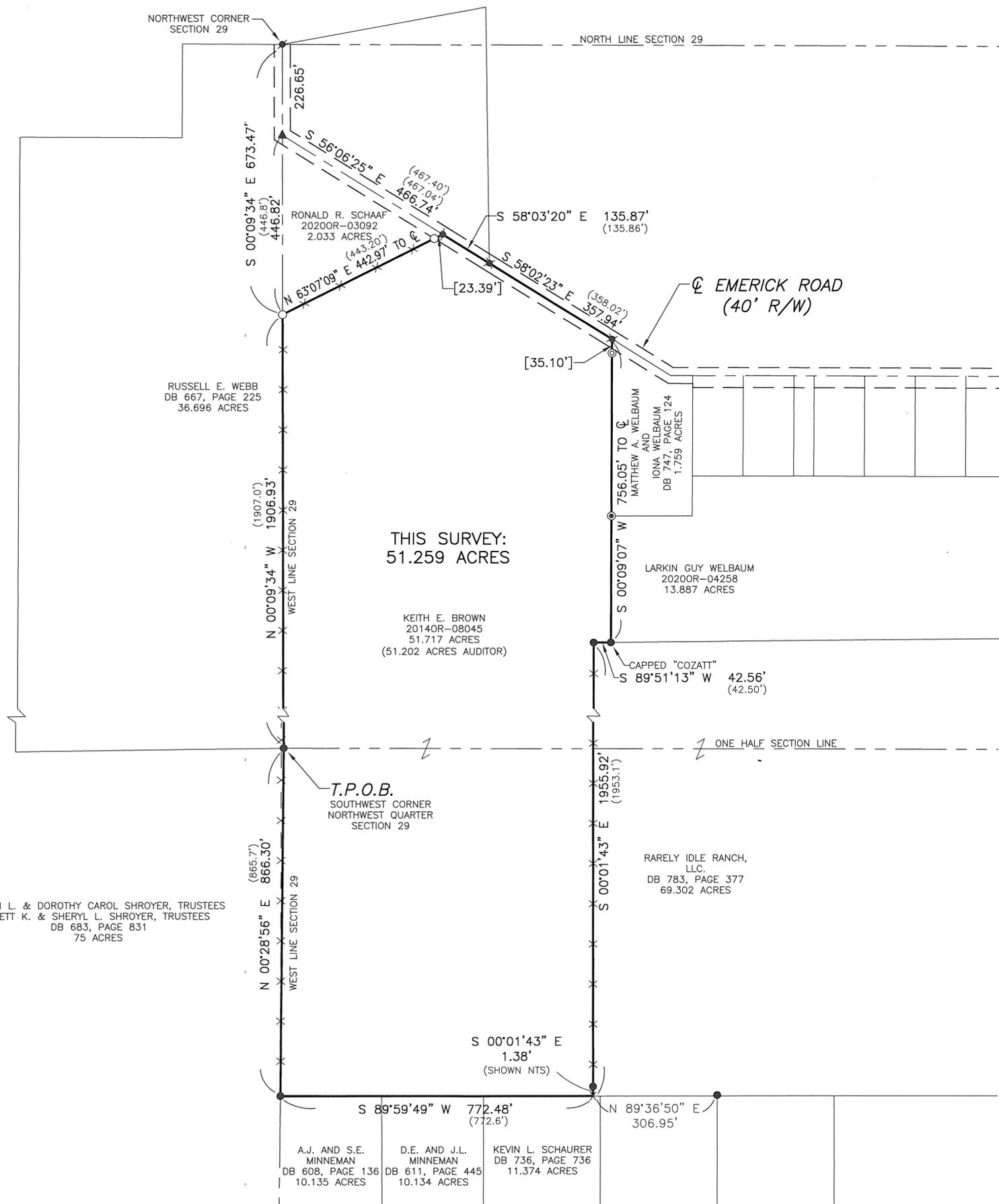
Occupation Statement
Monumented property lines generally fit occupation where occupation exists.

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



Michael W. Cozatt
Michael W. Cozatt, P.S. #6001 5/06/20 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 10020 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 UNLESS OTHERWISE SHOWN
- ✕ RAILROAD SPIKE FOUND
- ⦿ MAG NAIL FOUND
- ⊙ 1" IRON PIPE FOUND
- ⊗ AXLE FOUND
- ⊙ IRON PIN FOUND IN IRON PIPE
- ▲ STONE FOUND
- ✕ POINT NOT MONUMENTED
- X — EXISTING FENCE LINE
- () REFERENCED DISTANCE OF RECORD

REFERENCES:

LAND SURVEYS:

- VOLUME 56, PAGE 21
- VOLUME 38, PAGE 95
- VOLUME 36, PAGE 98
- VOLUME 31, PAGE 80
- VOLUME 31, PAGE 76
- VOLUME 29, PAGE 53
- VOLUME 12, PAGE 128
- VOLUME 10, PAGE 128
- AND AS SHOWN HEREON

RECORD PLAT:

- VOLUME 9, PAGE 75
- AND AS SHOWN HEREON

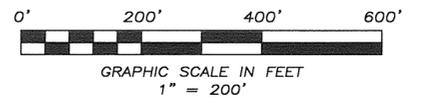
DEEDS:

- AS SHOWN HEREON

OCCUPATION STATEMENT:

OCCUPATION IN GENERAL FITS THE SURVEYED LINES UNLESS OTHERWISE NOTED.

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) CENTERLINE OF EMERICK ROAD BEING S 58°02'23" E.



Bernard D. Kienow Jr.
 BERNARD D. KIENOW JR.
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #7456

SURVEY OF 51.259 ACRES FOR KEITH BROWN LOCATED IN UNION TOWNSHIP, MIAMI COUNTY, OHIO ~ 05/07/2020	
	BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PHONE (937) 698-3000 FAX (937) 698-3928 EMAIL: John@BES-Engineer.com	
BES JOB #263.20	DRAWN BY: SES CHECKED BY: JJB

RALPH L. & DOROTHY CAROL SHROYER, TRUSTEES
 BRETT K. & SHERYL L. SHROYER, TRUSTEES
 DB 683, PAGE 831
 75 ACRES

RUSSELL E. WEBB
 DB 667, PAGE 225
 36.696 ACRES

THIS SURVEY:
 51.259 ACRES

KEITH E. BROWN
 20140R-08045
 51.717 ACRES
 (51.202 ACRES AUDITOR)

T.P.O.B.
 SOUTHWEST CORNER
 NORTHWEST QUARTER
 SECTION 29

RARELY IDLE RANCH,
 LLC.
 DB 783, PAGE 377
 69.302 ACRES

LARKIN GUY WELBAUM
 20200R-04258
 13.887 ACRES

MATTHEW A. WELBAUM
 AND
 IONA WELBAUM
 DB 747, PAGE 124
 1.759 ACRES

A.J. AND S.E.
 MINNEMAN
 DB 608, PAGE 136
 10.135 ACRES

D.E. AND J.L.
 MINNEMAN
 DB 611, PAGE 445
 10.134 ACRES

KEVIN L. SCHAURER
 DB 736, PAGE 736
 11.374 ACRES

(865.7')
 N 00°28'56" E 866.30'
 WEST LINE SECTION 29

(1907.0')
 N 00°09'34" W 1906.93'
 WEST LINE SECTION 29

S 00°09'34" E 673.47'
 (446.82')
 (446.82')

RONALD R. SCHAAF
 20200R-03092
 2.033 ACRES

(467.40')
 (467.04')
 (466.74')
 S 56°06'25" E

S 58°03'20" E 135.87'
 (135.86')

(443.20')
 (442.97')
 N 65°07'09" E

[23.39']
 S 58°02'23" E

(358.02')
 (357.94')

[35.10']

S 00°09'07" W 756.05'
 (1933.1')

S 89°51'13" W 42.56'
 (42.50')

S 00°01'43" E 1.38'
 (SHOWN NTS)

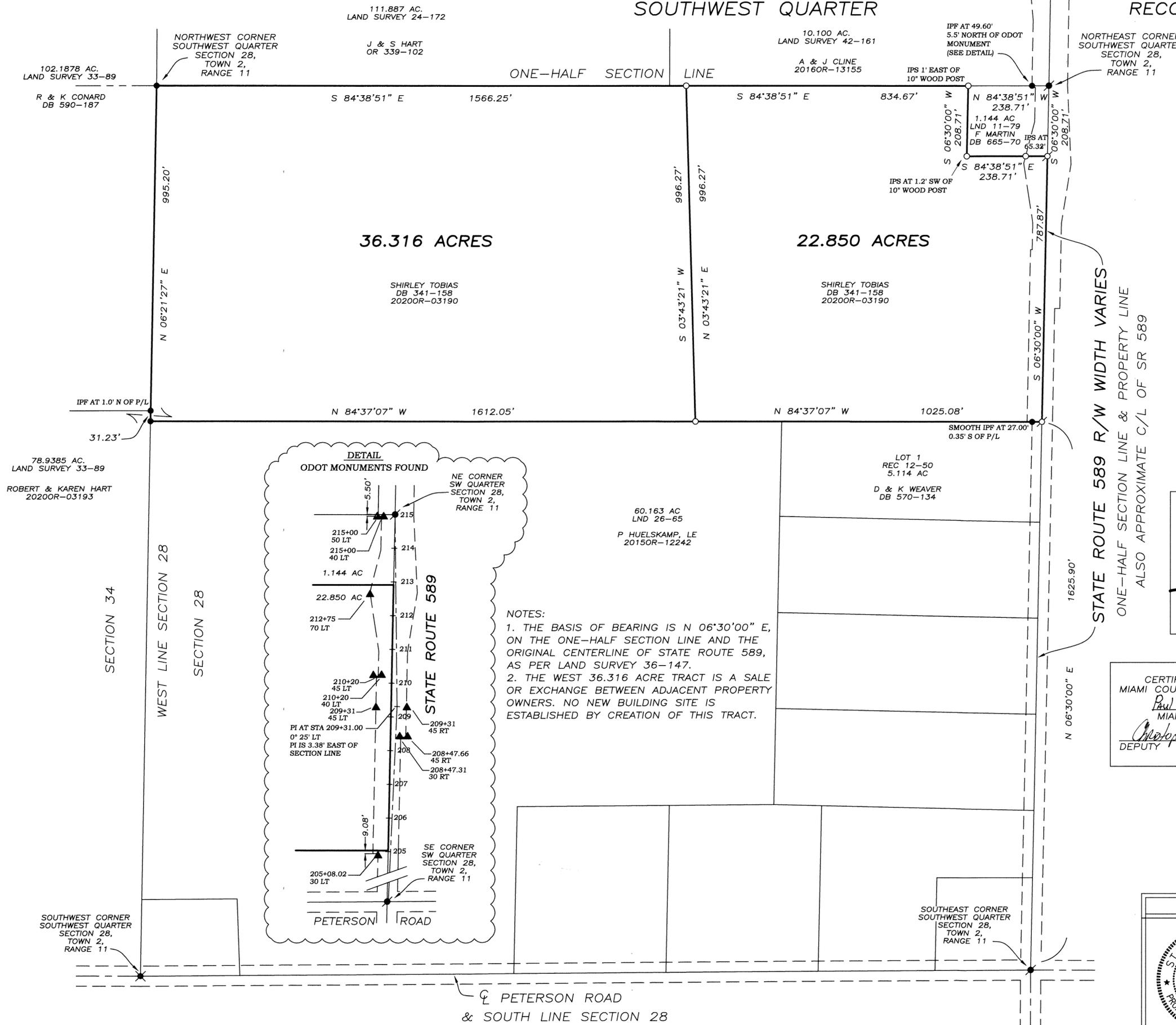
S 89°59'49" W 772.48'
 (772.6')

N 89°36'50" E 306.95'

LOST CREEK TOWNSHIP MIAMI COUNTY, OHIO
SECTION 28, TOWN 2, RANGE 11
SOUTHWEST QUARTER

VOLUME 59 PAGE 176

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



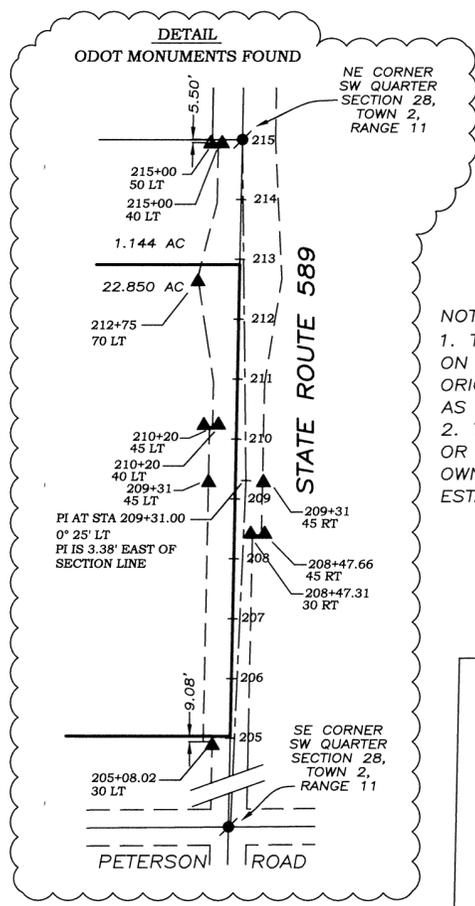
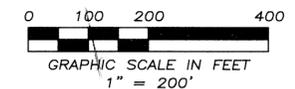
- LEGEND**
- 5/8"x30" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ♂ MAG SPIKE SET
 - MAG NAIL SET OVER MONUMENT BOX
 - ✕ RAILROAD SPIKE FOUND
 - ▲ ODOT MONUMENT FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 11, PAGE 79
 - VOLUME 20, PAGE 40
 - VOLUME 24, PAGE 172
 - VOLUME 26, PAGE 65
 - VOLUME 28, PAGE 4
 - VOLUME 32, PAGE 44
 - VOLUME 33, PAGE 89
 - VOLUME 36, PAGE 147
 - VOLUME 42, PAGE 161
 - VOLUME 49, PAGE 195
 - VOLUME 56, PAGE 40
- ODOT RIGHT OF WAY PLANS MIA-589 (0.04-0.060) (3.8) PAGES 105, 106
- MIAMI COUNTY RECORDER'S RECORDS
PLAT BOOK 9, PAGE 59
PLAT BOOK 12, PAGE 50
DOCUMENT NO. 20200R-03190

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. O. Slatkova
SECRETARY
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
Christopher J. Sharp 5-8-2020
DEPUTY DATE



- NOTES:**
1. THE BASIS OF BEARING IS N 06°30'00" E, ON THE ONE-HALF SECTION LINE AND THE ORIGINAL CENTERLINE OF STATE ROUTE 589, AS PER LAND SURVEY 36-147.
 2. THE WEST 36.316 ACRE TRACT IS A SALE OR EXCHANGE BETWEEN ADJACENT PROPERTY OWNERS. NO NEW BUILDING SITE IS ESTABLISHED BY CREATION OF THIS TRACT.

SURVEY FOR SHIRLEY TOBIAS
IN MIAMI COUNTY, OHIO ~ MAY 2, 2020

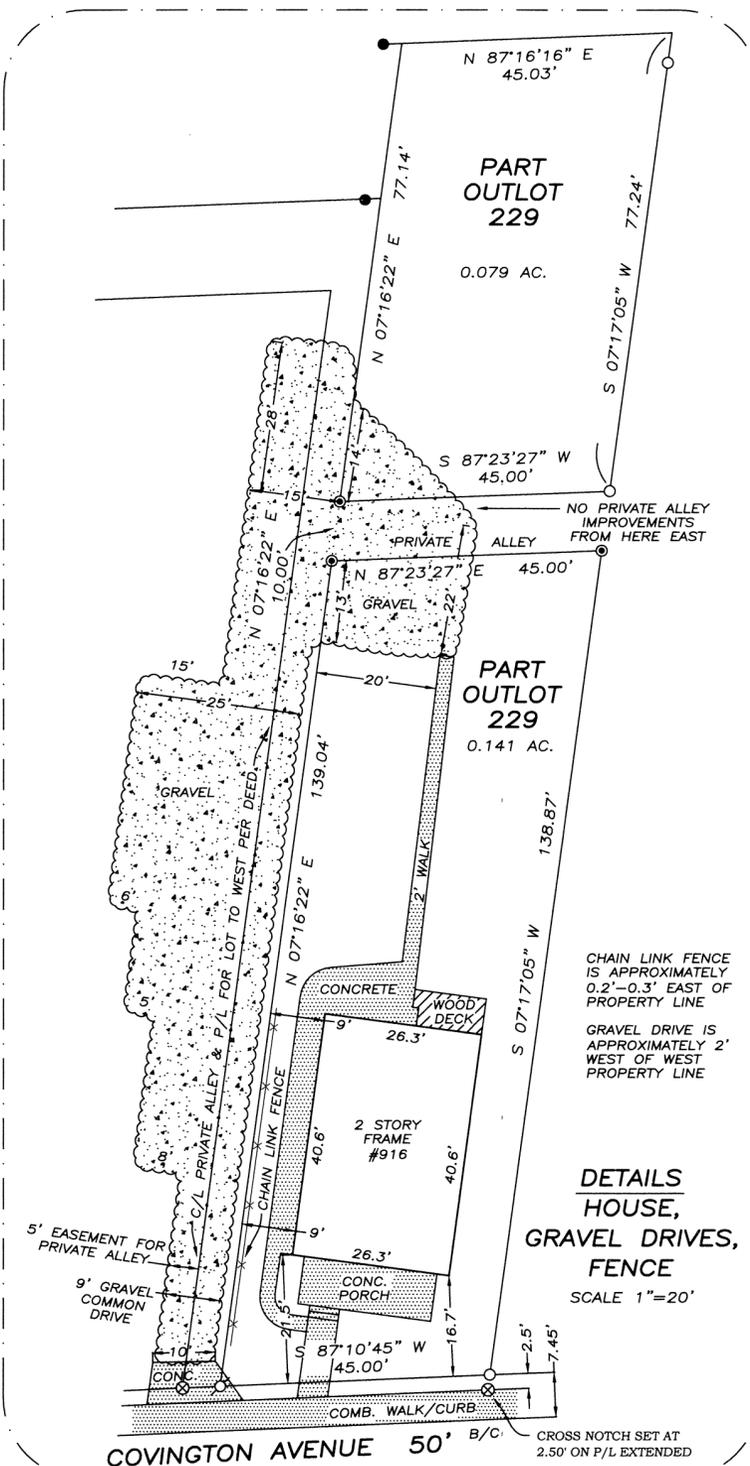
TRZ
THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

CITY OF PIQUA, MIAMI COUNTY, OHIO
PARTS OUTLOT 229

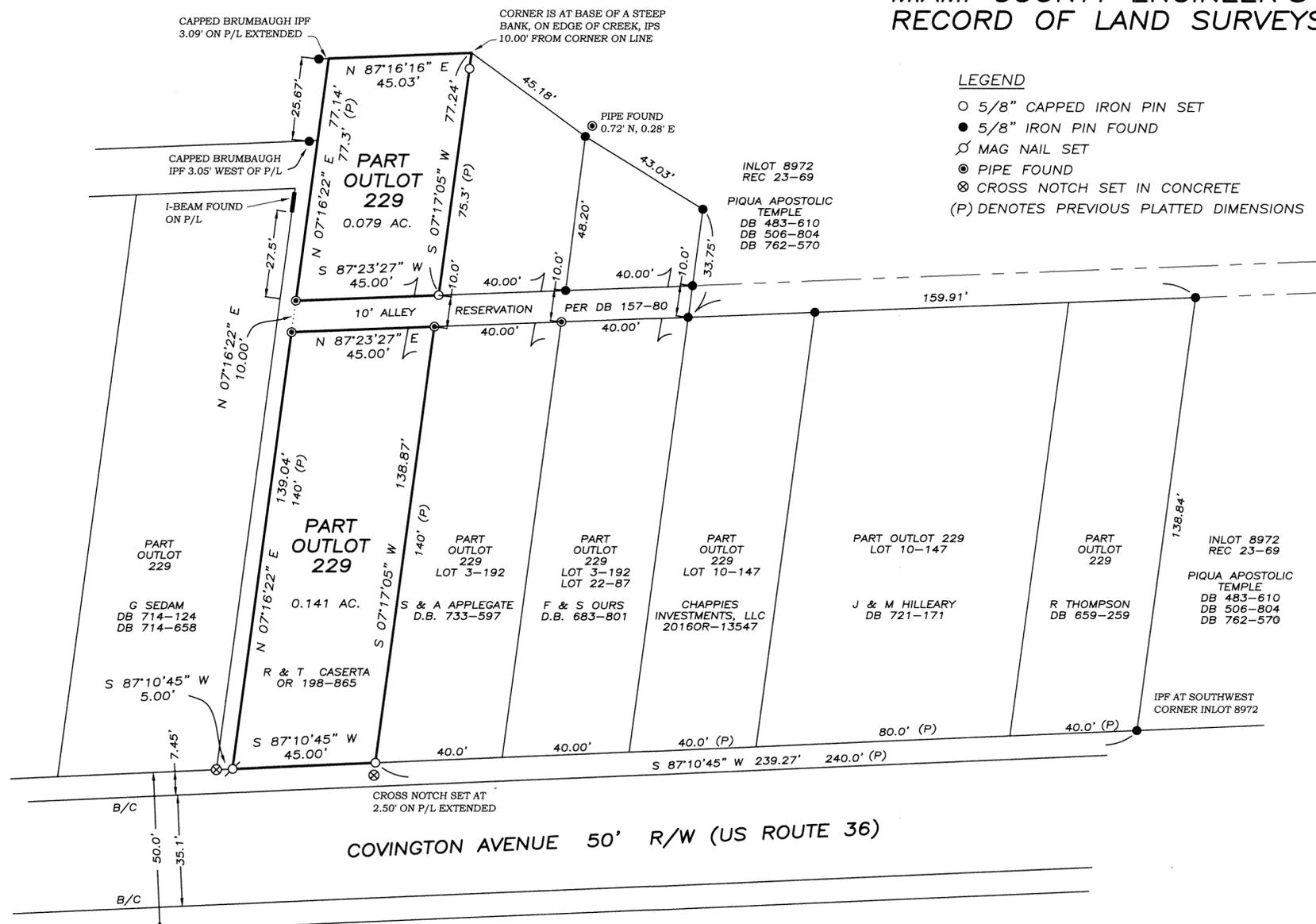
VOLUME 59 PAGE 177
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- ⊗ MAG NAIL SET
- ⊙ PIPE FOUND
- ⊗ CROSS NOTCH SET IN CONCRETE
- (P) DENOTES PREVIOUS PLATTED DIMENSIONS



DETAILS
HOUSE,
GRAVEL DRIVES,
FENCE
SCALE 1"=20'



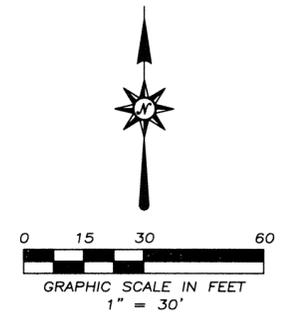
COVINGTON AVENUE 50' R/W (US ROUTE 36)

NOTES:
1. IN 1948, LOT SURVEY 3-192 WAS FILED IN THE OFFICE OF THE MIAMI COUNTY ENGINEER. A NOTE ADDED BY THE COUNTY STAFF STATES, "THIS PLAT NOT A RECORDED SURVEY BUT FILED HERE FOR REFERENCE." MOST DISTANCES ARE TO EVEN FEET, ONE DISTANCE IS TO TENTHS, AND TWO DISTANCES ARE SHOWN TO HUNDREDTHS. NO BEARINGS ARE GIVEN, BUT INTERIOR ANGLES ARE SHOWN TO DEGREES AND SECONDS. THIS SURVEY ESTABLISHED THREE LOTS, EACH LOT BEING DIVIDED INTO TWO PARCELS BY A "10' ALLEY RESERVATION" PER DB 157-80.
2. THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE WEST LOT.
3. IN 1997, LOT SURVEY 22-87 RE-ESTABLISHED THE EAST LOT FROM SURVEY 3-192. THE BEARINGS FROM SURVEY 22-87 WERE MORE PRECISE THAN SURVEY 3-192, SO THEY WERE USED IN THIS SURVEY, WHERE APPLICABLE.
4. IN 2011, RECORD PLAT 23-69 ESTABLISHED A NEW INLOT 8972 IMMEDIATELY NORTH AND ADJACENT TO THE THREE LOTS REFERENCED HEREIN. ALL EXCEPT ONE OF THE MONUMENTS FROM RECORD PLAT 23-69 SHOWN HEREIN WERE FOUND. THE SOUTH LINE OF THE RECORD PLAT WAS USED AS THE NORTH LINE OF THIS SURVEY.
5. MULTIPLE SURVEYS OF RECORD SHOW IRON PINS ON THE NORTH RIGHT-OF-WAY LINE OF COVINGTON AVENUE. HOWEVER, IT APPEARS THAT THOSE PINS WERE REMOVED AND NOT REPLACED WITH A STREET RECONSTRUCTION PROJECT. THE RIGHT-OF-WAY WIDTH OF COVINGTON AVENUE IS 50'. THE CURB LINES ARE STRAIGHT AND PARALLEL AND THE DISTANCE FROM THE BACK-TO-BACK OF CURB IS 35.1'. THE NORTH RIGHT-OF-WAY LINE OF COVINGTON AVENUE, AND ALSO THE SOUTH PROPERTY LINE FOR THIS TRACT WAS RE-ESTABLISHED 7.45' BEHIND THE BACK-OF-CURB. THE CAPPED BRUMBAUGH PIN FOUND AT THE SOUTHWEST CORNER OF INLOT 8972 MATCHES THIS CURB SPLIT LINE.
6. THE BASIS OF BEARING FOR THIS SURVEY IS S 87° 23' 27" W, ON THE SOUTH LINE OF THE 10' ALLEY RESERVATION, AS PER LOT SURVEY 22-87.
7. THE ALLEY REFERENCED ABOVE THAT SEPARATES ALL THREE LOTS INTO TWO PARCELS EACH IS A PRIVATE ALLEY, AND NOT PUBLIC RIGHT-OF-WAY. IT WAS INITIALLY REFERENCED AS A "10' ALLEY RESERVATION" IN DB 157-80. LOT SURVEY 3-192 SHOWS THE DISTANCE BETWEEN PINS ON OPPOSITE SIDES OF THE ALLEY, ALONG THE EAST LINE OF THE PLAT AS 10'. BECAUSE THE LOTS ARE SKEWED BY APPROXIMATELY 10' IT WOULD BE MATHEMATICALLY IMPOSSIBLE FOR IT TO BE A 10' ALLEY. LOT SURVEY 22-87 REFERS TO THE ALLEY AS A "PRIVATE ALLEY, NOT DEVELOPED." IT DOES NOT CALL IT A 10' ALLEY, BUT IT SHOWS A DISTANCE OF 10.00 FEET BETWEEN PINS ON OPPOSITE SIDES, ALONG LOT LINES. FOR THIS SURVEY THE ALLEY IS TECHNICALLY A 9.85' ALLEY, AND THE DISTANCE BETWEEN CORRESPONDING PINS IS 10.00 FEET, ALONG THE SKEW.

REFERENCES

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS: VOLUME 48, PAGE 135
- MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS: VOLUME 3 PAGE 192 ("FILED BUT NOT RECORDED")
- VOLUME 5 PAGE 22
- VOLUME 10 PAGE 114
- VOLUME 10 PAGE 147
- VOLUME 11 PAGE 69
- VOLUME 11 PAGE 188
- VOLUME 13 PAGE 32
- VOLUME 15 PAGE 129
- VOLUME 15 PAGE 141
- VOLUME 17 PAGE 200
- VOLUME 22 PAGE 87

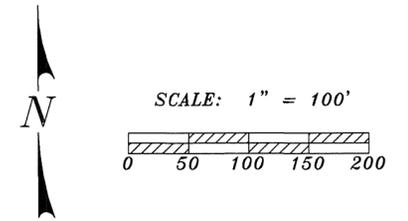
MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 23, PAGE 69
DEED BOOK 157, PAGE 80
DEED BOOK 714, PAGE 124
DEED BOOK 733, PAGE 597
OFFICIAL RECORD 198, PAGE 865



SURVEY FOR RICK & TAMMY CASERTA
IN MIAMI COUNTY, OHIO ~ APRIL 23, 2020

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED PROFESSIONAL SURVEYOR

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



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

LEGEND

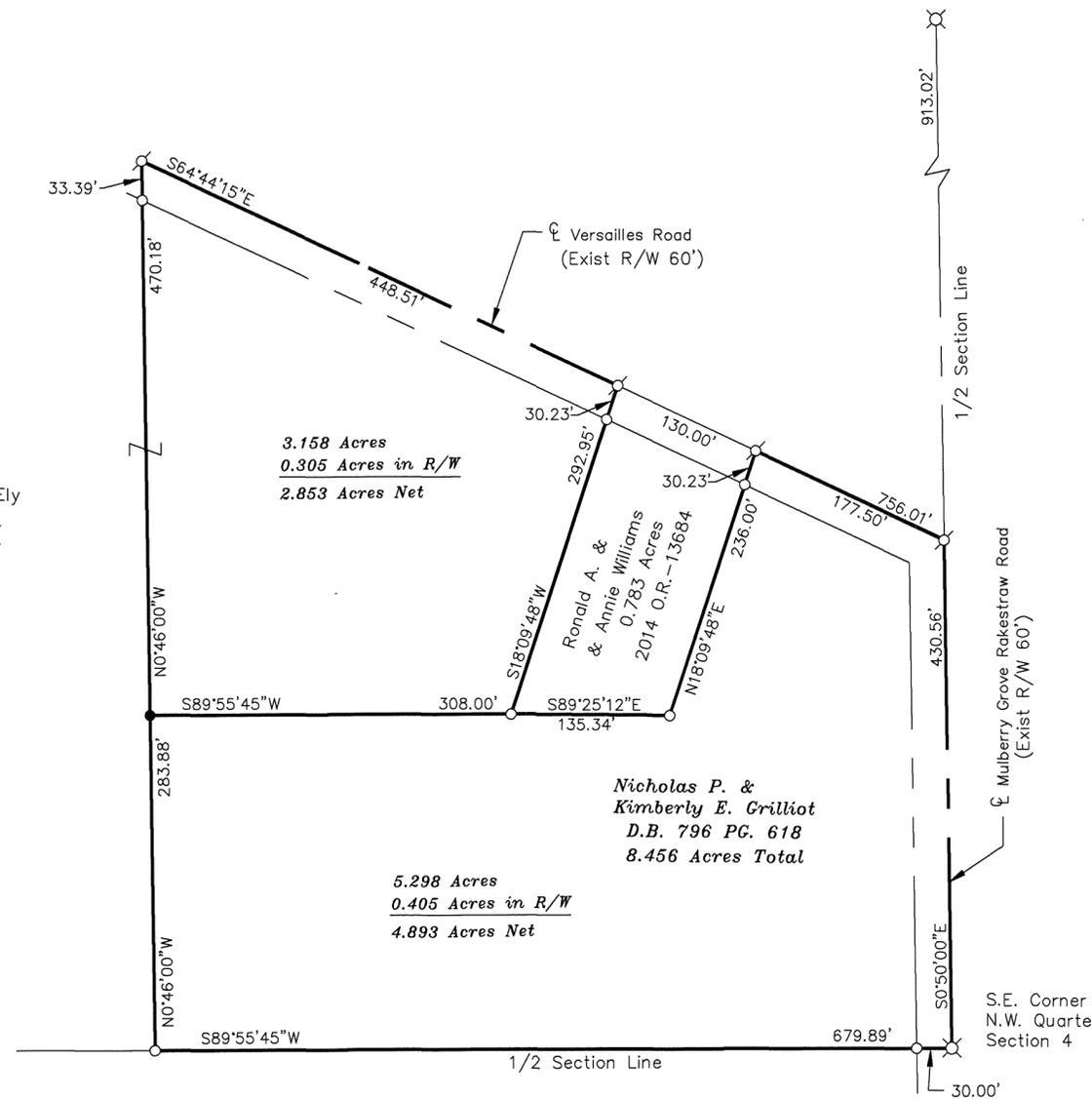
- ☐ STONE FOUND
- ⊗ COTTON GIN SPINDLE FOUND
- ⊙ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ 3/4" IRON PIPE FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys
 Survey Volume 22 Page 175
 Survey Volume 51 Page 157

Rus A. & Amy L. Ely
 D.B. 742 PG. 834
 D.B. 742 PG. 837
 50.00 Acres



Hobart Edwin Ely L.E.
 80.25 Acres
 O.R. 326-491

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith 5-12-2020
 DEPUTY DATE

CERTIFICATION OF REGISTRATION

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

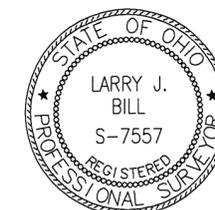
Notice is given to all parties:

No additional building site is created by this conveyence, no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County.

D. J. Bill 5/12/2020
 Secretary
 Miami County Planning Commission

NOTE: The 3.158 Acre Tract is an Add-On to the 50.00 Acre Rus & Amy L Ely Tract. No new building site is being created.

Larry J. Bill May 11, 2020
 LARRY J. BILL, P.S. #7557 DATE



SURVEY FOR KIM & NICK GRILLIOT

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

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 5, TOWN 1, RANGE 10
SOUTHEAST QUARTER

VOLUME 59 PAGE 179
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

LEGEND

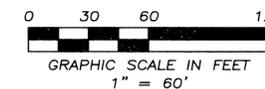
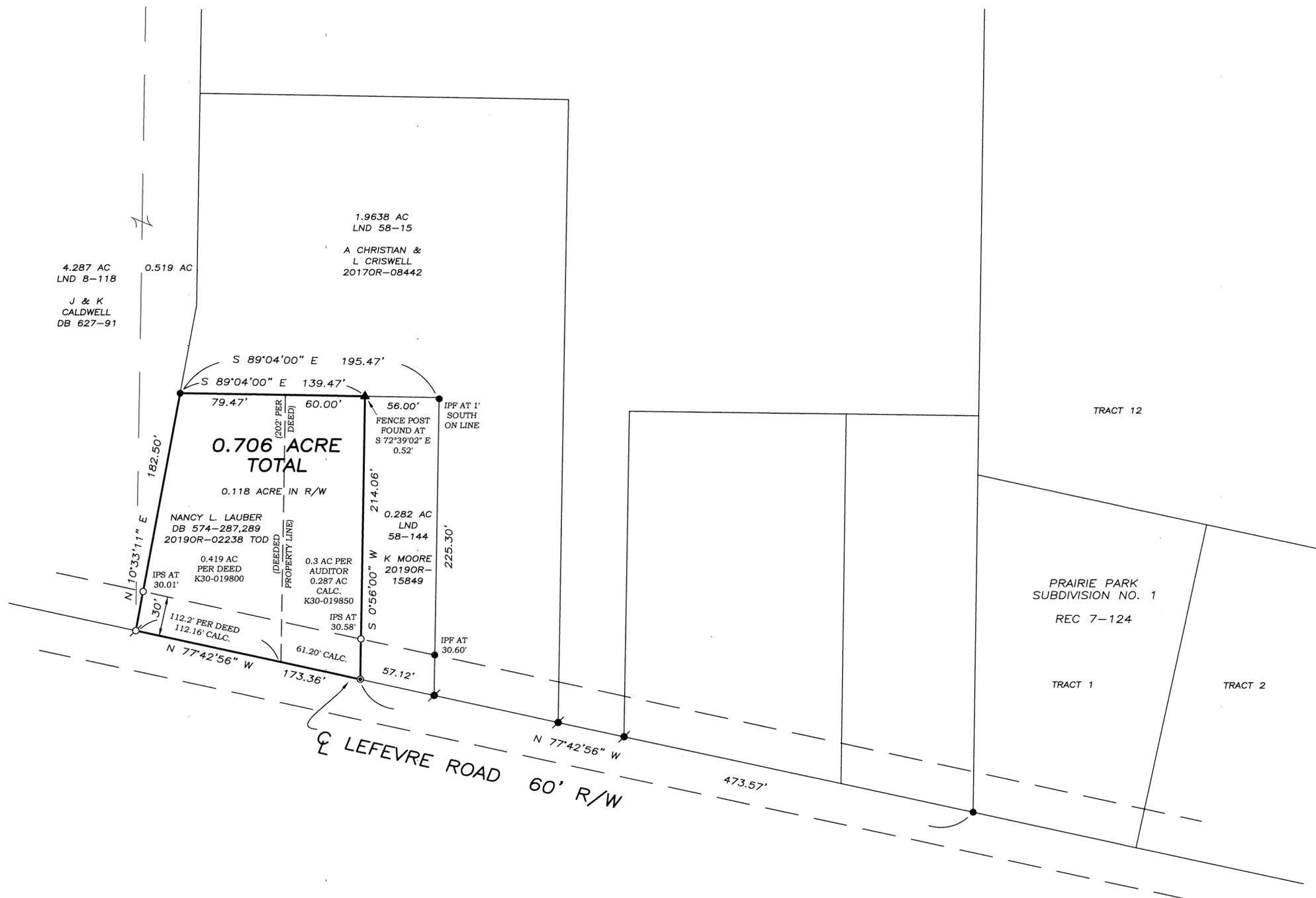
- CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊘ MAG NAIL SET
- MAG NAIL FOUND
- ▲ FENCE POST FOUND
- ⊙ 1" IRON PIPE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 8, PAGE 118
VOLUME 58, PAGE 15
VOLUME 58, PAGE 144

BEARINGS CORRESPOND
TO LAND SURVEY 58-15

MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT NO. 2019OR-02238
RECORD PLAT 7, PAGE 124

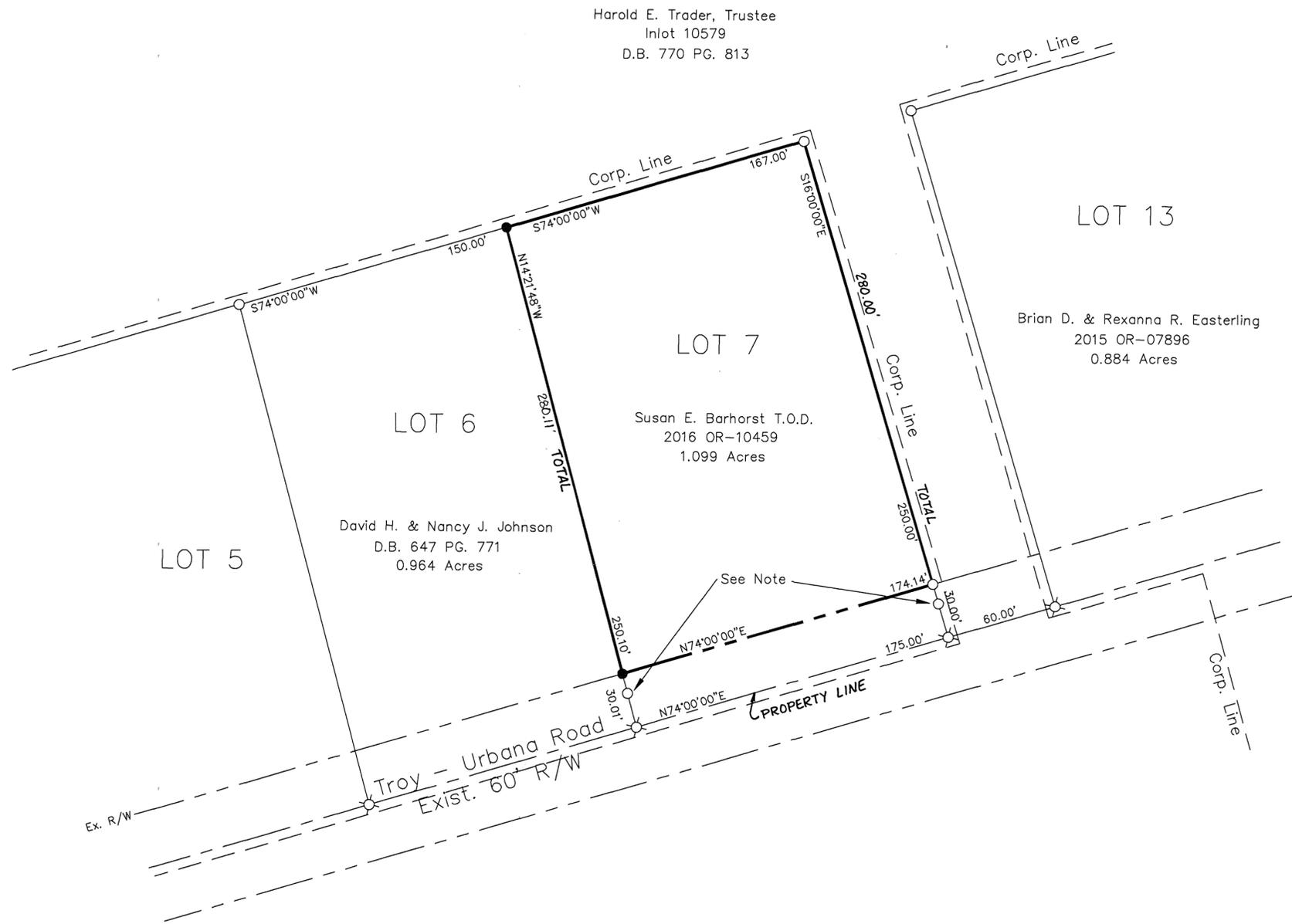


MAY 9, 2020	SURVEY OF 0.706 ACRES FOR NANCY LAUBER IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

12 SECTION 1 TOWN 10 RANGE STAUNTON TOWNSHIP MIAMI COUNTY OHIO STATE

RESURVEY OF LOT 7
FOREST-VIEW SUBDIVISION No. 1

VOLUME NO. 59 PLAT NO. 180
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: MAY 2020



Harold E. Trader, Trustee
Inlot 10579
D.B. 770 PG. 813

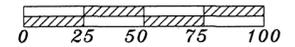
Brian D. & Rexanna R. Easterling
2015 OR-07896
0.884 Acres

Susan E. Barhorst T.O.D.
2016 OR-10459
1.099 Acres

David H. & Nancy J. Johnson
D.B. 647 PG. 771
0.964 Acres



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



SCALE: 1" = 50'

LEGEND

- STONE FOUND
- ⊗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ R.R. SPIKE FOUND
- REBAR FOUND
- ⊙ COTTON GIN SPINDLE
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Recorder's Records
Record Book 8 Page 16
Record Book 8 Page 110

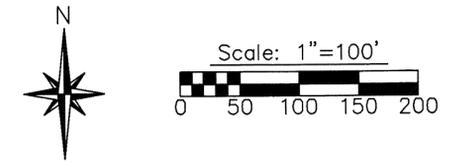
NOTE: The original reference rebars set at 19.00 feet from the centerline were found but were both bent.

Survey For Susan Barhorst

Larry J. Bill May 11, 2020
LARRY J. BILL, P.S. #7557 DATE



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



- Legend**
- Iron pin found
 - ▲ Mag nail found
 - ◻ Mag nail set
 - △ Concrete highway monument found
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 12, Pg. 89
 - Vol. 17, Pg. 21
 - Vol. 33, Pg. 139
 - Vol. 37, Pg. 191
 - Vol. 39, Pg. 82
 - Vol. 54, Pg. 93
 - Vol. 55, Pg. 09
- Miami County Engineer's Record of Land Surveys

Basis of Bearings
The bearings are based on the centerline of Piqua-Clayton Road, bearing S 89° 44' 16" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement
Monumented property lines generally fit occupation where occupation exists.

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

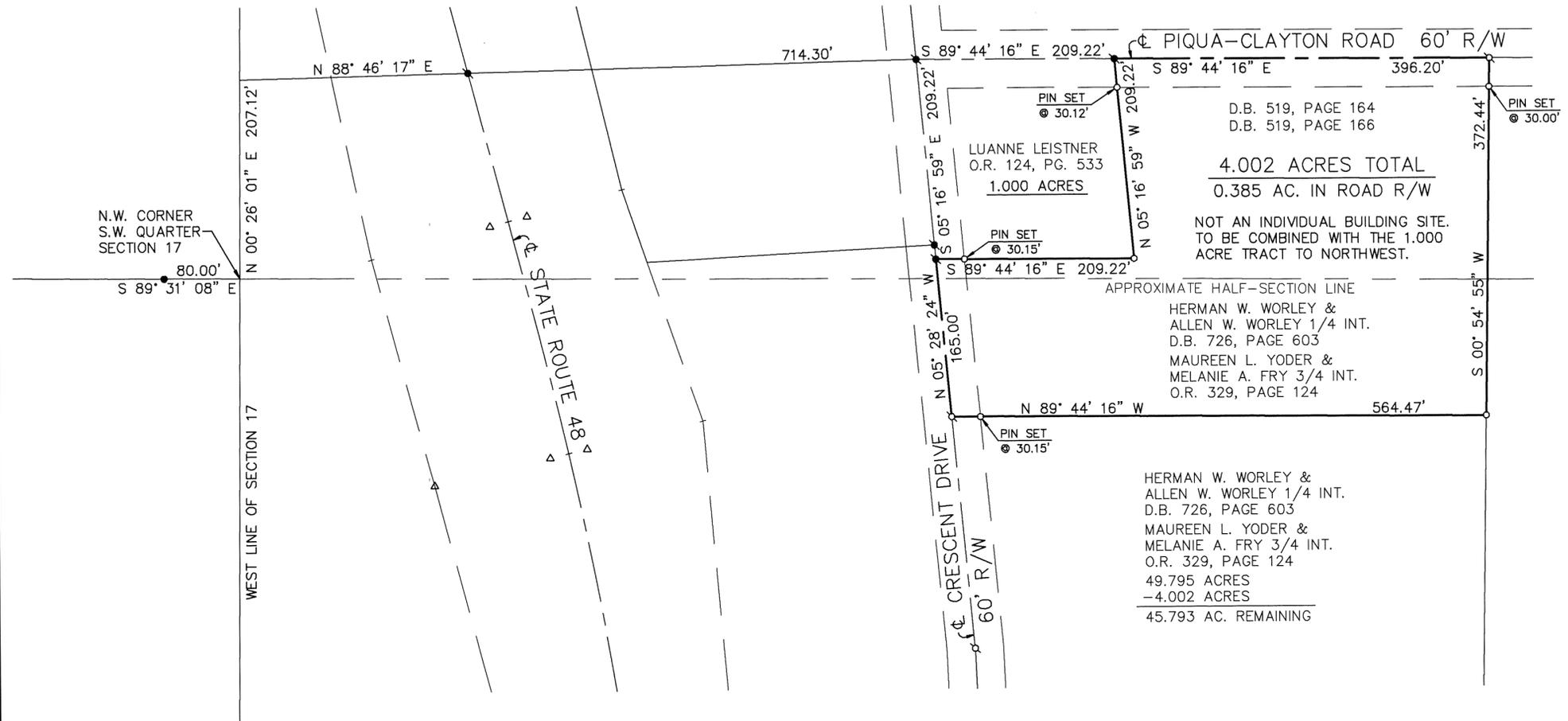
Survey of 4.002 acres for Zane Fry.

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



Michael W. Cozatt 5/20/20
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 34617-3 Ph. (937) 339-2921



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp
MIAMI COUNTY ENGINEER
M. Hensworth 5/20/2020
DEPUTY DATE

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

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

D. Bell 5/20/2020
MIAMI COUNTY PLANNER

BROWN
TOWNSHIP

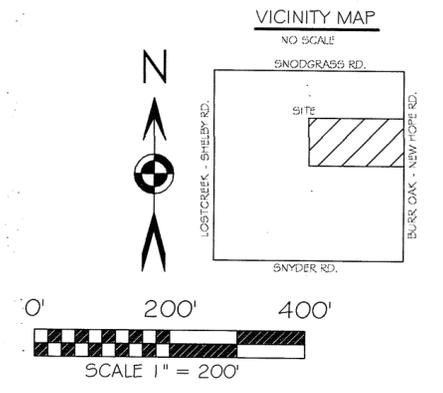
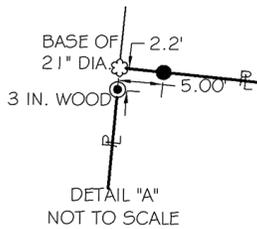
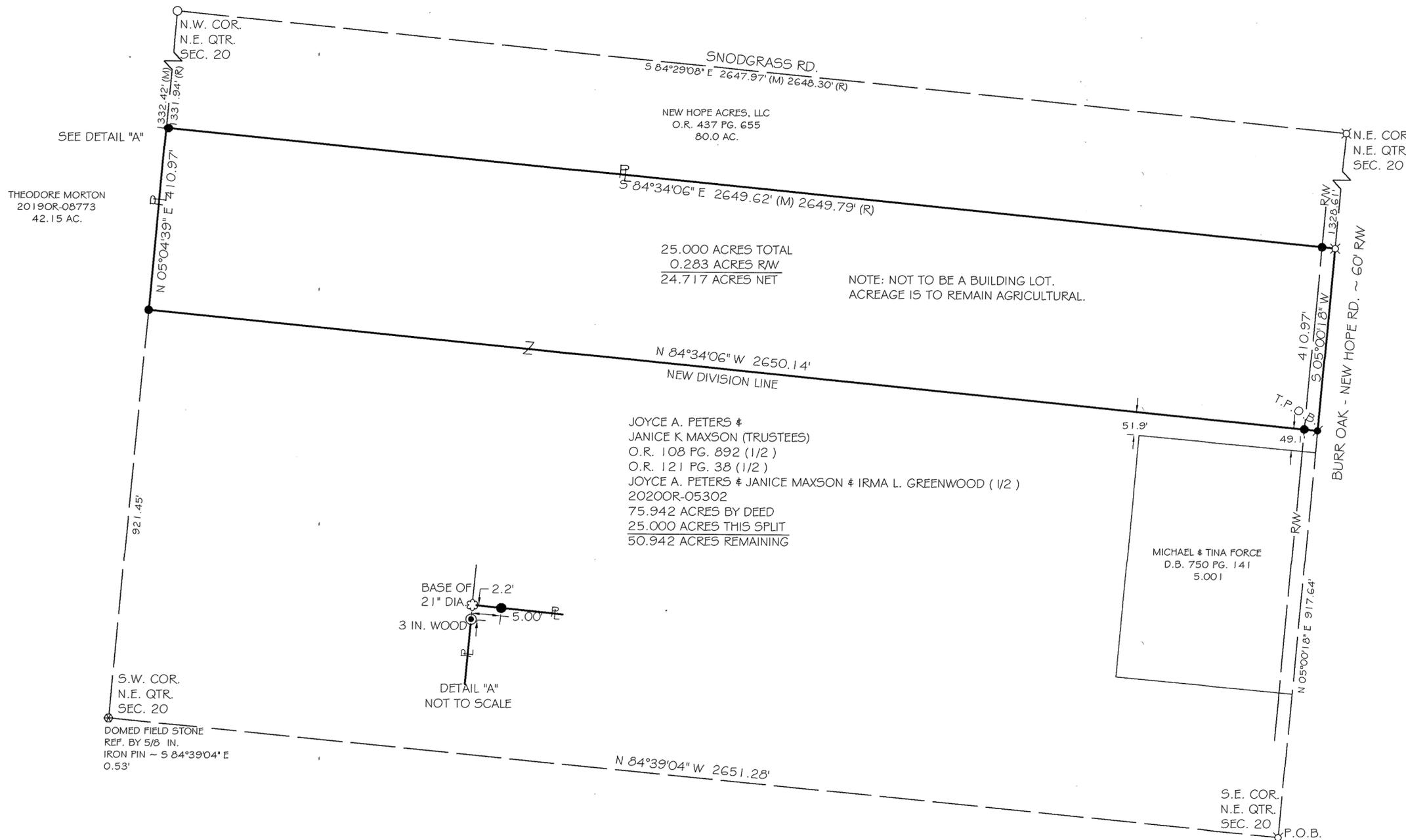
2
TOWN

12
RANGE

20 NE 1/4
SECTION

VOLUME 59 PAGE 182
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS

PETERS / MAXSON SURVEY



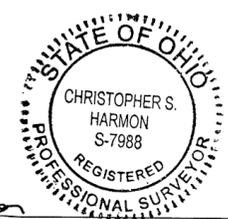
BASIS OF BEARINGS IS BASED ON THE OHIO
DEPARTMENT OF TRANSPORTATION V.R.S. OHIO STATE
PLANE NORTH ZONE 3401, NAD 83(2011 ADJ).

LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP
STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊗ STONE (FOUND)
- ⊗ TREE
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE AS PER LND SUR. 38 PG. 181

SURVEY REFERENCES

- LAND SURVEY 35 PAGE 152
- LAND SURVEY 38 PAGE 181
- LAND SURVEY 55 PAGE 95
- LAND SURVEY 59 PAGE 41



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

5/18/2020
DATE

SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF,
ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME
THE FIELD WORK WAS PERFORMED IN APRIL, 2020 AND DONE WITHOUT THE BENEFIT OF A
TITLE SEARCH.

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

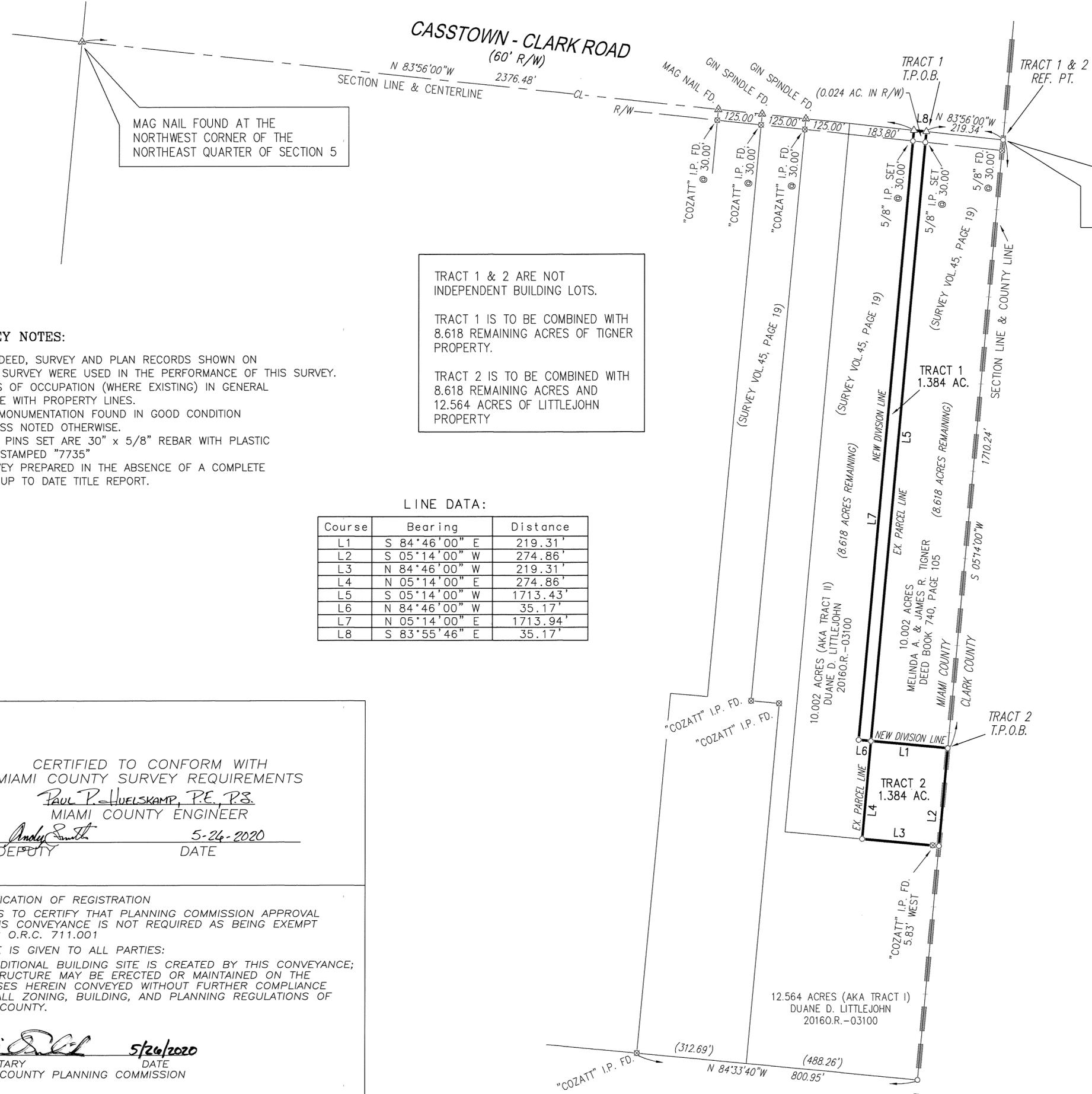




BEARINGS BASED ON THE CENTERLINE OF CASSTOWN - CLARK ROAD (N 85°56'00"W) AS RECORDED IN SURVEY VOLUME 45, PAGE 19 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

2 TOWN 10 BTMRS RANGE 5 SECTION ELIZABETH TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME 57 PAGE 183
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



MAG NAIL FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 5

5/8" IRON PIN SET AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5

TRACT 1 & 2 ARE NOT INDEPENDENT BUILDING LOTS.
TRACT 1 IS TO BE COMBINED WITH 8.618 REMAINING ACRES OF TIGNER PROPERTY.
TRACT 2 IS TO BE COMBINED WITH 8.618 REMAINING ACRES AND 12.564 ACRES OF LITTLEJOHN PROPERTY

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.

LINE DATA:

Course	Bearing	Distance
L1	S 84°46'00" E	219.31'
L2	S 05°14'00" W	274.86'
L3	N 84°46'00" W	219.31'
L4	N 05°14'00" E	274.86'
L5	S 05°14'00" W	1713.43'
L6	N 84°46'00" W	35.17'
L7	N 05°14'00" E	1713.94'
L8	S 83°55'46" E	35.17'

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

REFERENCES:
DEED: DUANE D. LITTLEJOHN - 20160.R.-03100
MELINDA A. & JAMES R. TIGNER - DEED BOOK 740, PAGE 105

LAND SURVEYS:
Survey Volume 45, Page 19
Survey Volume 44, Page 80
Survey Volume 26, Page 93
Survey Volume 45, Page 171

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp, P.E., P.S.
MIAMI COUNTY ENGINEER
Andy Smith 5-24-2020
DEPUTY DATE

CERTIFICATION OF REGISTRATION
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERRECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.
[Signature] 5/24/2020
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

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





BEARINGS BASED ON THE CENTERLINE OF CASSTOWN - CLARK ROAD (N 83°56'00"W) AS RECORDED IN SURVEY VOLUME 45, PAGE 19 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

2
TOWN

10 BTMRS
RANGE

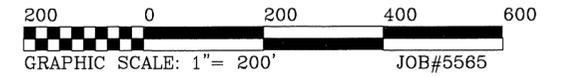
5
SECTION

ELIZABETH
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

VOLUME **59** PAGE **184**
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



MAG NAIL FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 5

"MARSH" IRON PIN FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5

SURVEY NOTES:

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

Monument Legend

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

REFERENCES:

Deed: DUANE D. LITTLEJOHN - 20160.R.-03100 & 20200.R.-

MELINDA A. JAMES R. TIGNER - DEED BOOK 740, PAGE 105 & 20200.R.-

LAND SURVEYS:

- Survey Volume 45, Page 19
- Survey Volume 44, Page 80
- Survey Volume 26, Page 93
- Survey Volume 45, Page 171
- Survey Volume ____, Page ____



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

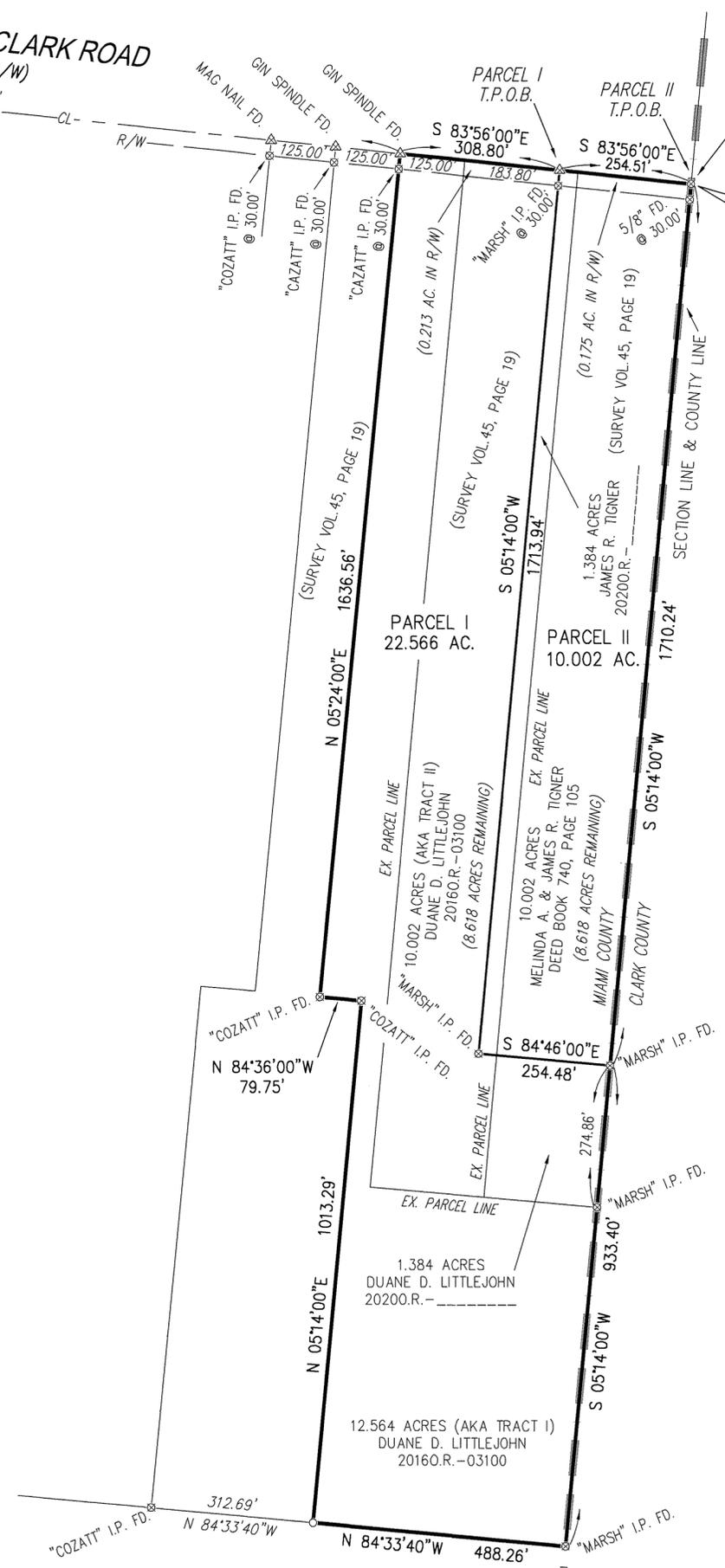
I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors

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



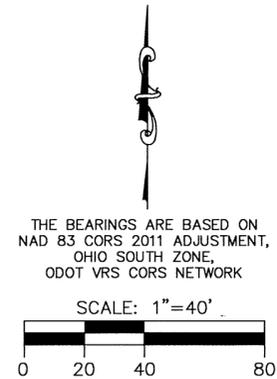
CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER
Dwan M. Griffin 5/27/20
DEPUTY DATE



NEHRING-LIBERTY LOT SALES SURVEY

1 TOWN 10 RANGE 12 SECTION STAUNTON TOWNSHIP MIAMI, OHIO COUNTY

VOLUME 59 PAGE 185
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
20



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
- ▨ EXISTING CORP. LIMITS

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER
Dean M. Miller 5/27/20
DEPUTY DATE

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

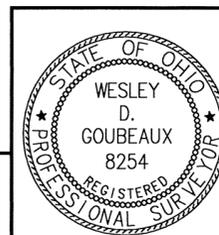
NOTICE IS GIVEN TO ALL PARTIES:
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

Di. Bull 5/27/2020
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

*THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING OWNERS MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTIONS B (1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

SURVEY REFERENCE
LAND SURVEY 51, PG. 40
LAND SURVEY 58, PG. 135
REC. P.B. 8, PG. 16
REC. P.B. 8, PG. 110
REC. P.B. 20, PG. 78
REC. P.B. 21, PG. 73
REC. P.B. 22, PG. 43

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254 03/25/2020
DATE



 ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	DATE: 03-06-2020
	DRAWN BY: WDG
	JOB NUMBER: MIATRO1827
	SHEET NUMBER 1 OF 1

NOTES:

The deed references listed were used as a basis for carrying out the survey.

All monuments found or set are in good condition unless otherwise indicated.

Monumented property lines generally fit occupation where occupation exists.

The Professional Surveyor or CSR Land Surveying, LLC has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose. No abstract of title nor title commitment, or results of a title search were furnished to the surveyor or CSR Land Surveying, LLC.

In providing this boundary survey no attempt has been made to obtain or show data concerning any utility existing on the subject property.



**2 10 BTMRS 22 SW 1/4 ELIZABETH MIAMI OHIO
TOWN RANGE SECTION TOWNSHIP COUNTY STATE**

VOLUME 59, PAGE 186

**Miami County Engineer's
Record of Land Surveys**

CITATION OF DOCUMENTS

Deeds S.R. 448, Pg. 541 Surveys S.R. 58, Pg. 52

BASIS OF BEARING

Bearings are based upon Ohio State Plane Coordinates, Ohio South 3402 NAD83, Geoid 12A.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP
MIAMI COUNTY ENGINEER

Deb Stumpff DAS 5-28-2020
DEPUTY DATE

CERTIFICATION OF REGISTRATION

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

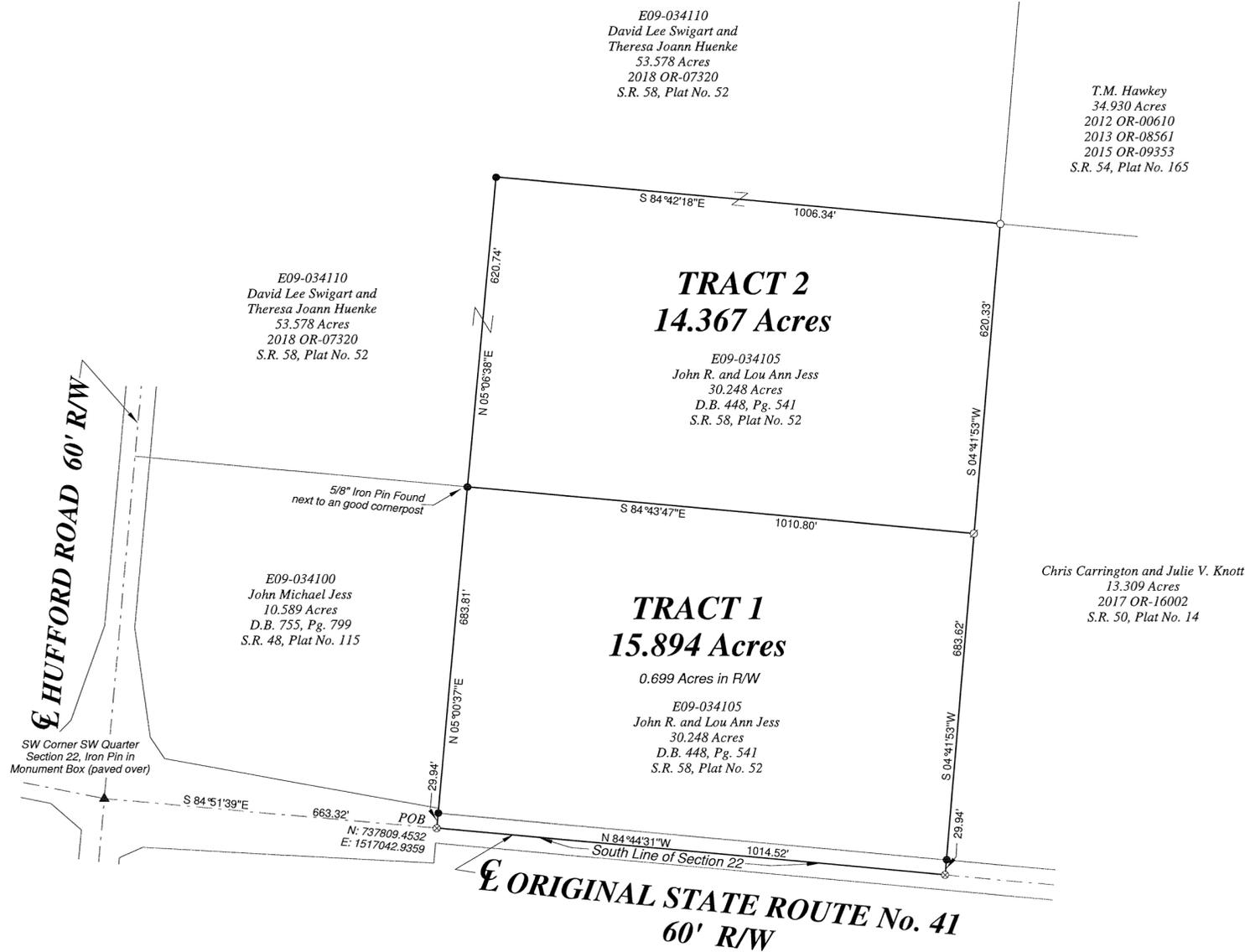
Notice is given to all parties:

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

D. Bull 5/28/2020
MIAMI COUNTY PLANNER

LEGEND

- ▲ PIN IN MONUMENT BOX FOUND
- ⊗ IRON SPIKE FOUND
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- ⊗ 5/8" IRON PIN SET
- X- EXISTING FENCE



SURVEYOR'S CERTIFICATION

I hereby certify that this survey plat is a true and complete survey made under my supervision and all monuments have been set or found as shown.

Christopher S. Renshaw

Christopher S. Renshaw, P.S., Ohio Reg. No. 8319



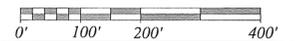
**SURVEY FOR
John R. and Lou Ann
Jess**

Deed Book 448, Page 541
Containing 30.261 Acres total
Tract 1 - 15.894 Acres
Tract 2 - 14.367 Acres

PIN: E09-0334105

Located in Range 10 (BTMRS), Town 2, Section 22 (SW1/4)
Elizabeth Township, Miami County, Ohio.

Scale: 1" = 200' 3 February 2020



8940 Airport Road * Georgetown, Ohio 45121
Phone: 937-515-0029 csrlandsurveying@gmail.com

Tract 1, e=0.004,x=0.000,y=0.004 Precision 1:778,286

Tract 2, e=0.006,x=0.004,y=0.005 Precision 1:510,140

File: JJ20-013 Job No.: 20-013

BOUNDARY

1/1

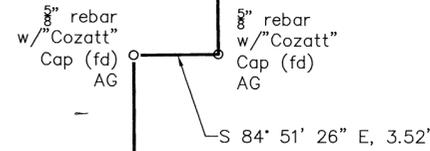
Kimberly A. Riviello
A01-043700
Book 685, Page 729
25.068 Acres

Tract 1
2.908 Acres
0.028 Ac. in R/W

Craig A, Riviello and Kimberly
A. Riviello
A01-043910
O.R. 167, Page 493
30.171 Acres
-2.908 Acres
27.263 Acres Remaining

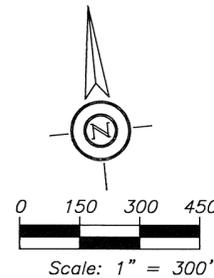
10.194 Acres

See Detail



DETAIL

Scale 1" = 5'



Miami County Engineer's Record of Land
Surveys Vol. 59 P. 187
Bethel Township, Miami County, Ohio
Section 20 Town 2 Range 9 B.M.R.S.

LEGEND

- 5/8" Dia. Re-Bar w/Plastic Cap (Set)
- ▲ Stamped "HILLARD P.S. 8558"
- △ MAG Nail (fd)
- Stone (fd), As Noted
- Monument (fd), As Noted
- ⊕ County GPS Monument
- U.C. Unmonumented Corner
- AG At Grade or Above Grade
- BG Below Grade

REFERENCES:

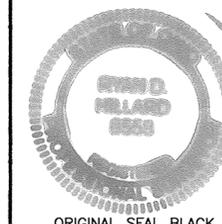
1. Miami County Engineer's Record of Land Surveys Vol. 53, Page 2

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Heelskamp
MIAMI COUNTY ENGINEER
Paul P. Heelskamp 6-3-2020
DEPUTY DATE

APPROVED
MIAMI COUNTY PLANNING COMMISSION
6/4/2020
D. S. Hill
SECRETARY

APPROVED
SUBJECT TO ZONING APPROVAL
BY *[Signature]*
DATE 6-4-20
MIAMI COUNTY
GENERAL HEALTH DEPT.

PLAT OF SURVEY
LANDS OF
Craig A. Riviello and Kimberly A. Riviello
Parcel A01-043910
Pt. SW 1/4 Sec. 20, T. 2, R. 9, B.M.R.S.
Bethel Township, Miami County, Ohio
August 29, 2019



Ryan D. Hillard
Ryan D. Hillard P.S. 8558

Hillard Engineering and Surveying, LLC.
7667 State Route 55
Urbana, Ohio 43078
(937) 244-8835

DWG. BY: RDH ACAD FILE: 190519-Phillips FB/PG: n/a
PLOT FILE: HES PROJECT: 190519

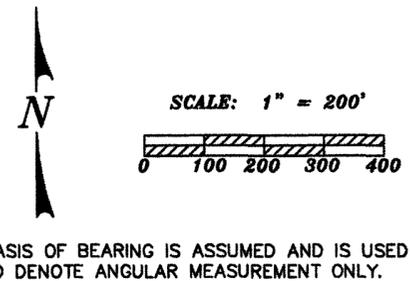
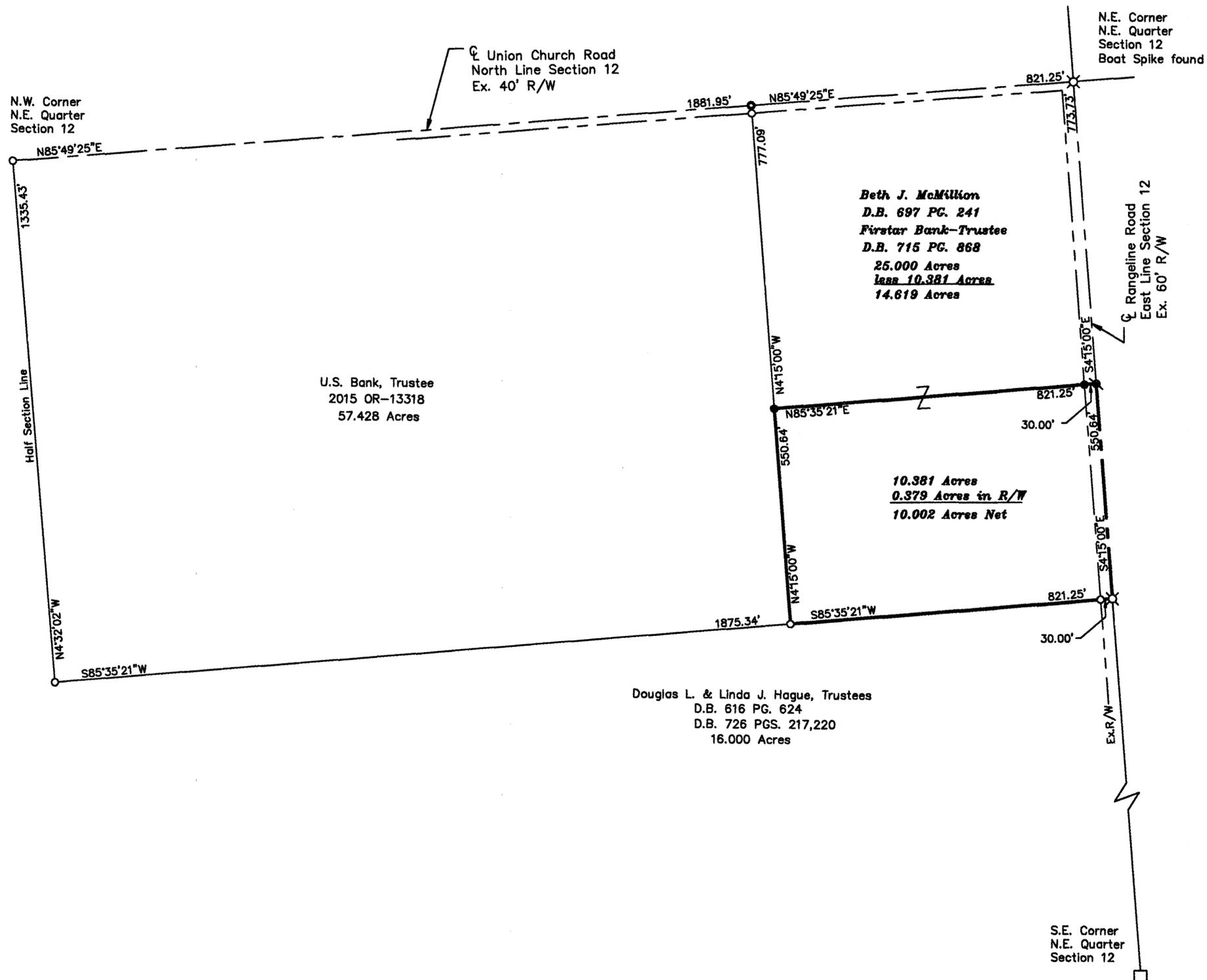
NOTES:

1. Basis of Bearings is Grid North, State Plane Coordinate, Ohio South Zone, NAD 83 (2011)
2. [Bracketed] calls refer to deed or survey references.
3. Evidence of occupation generally follows the boundary unless shown otherwise.

Stone (fd)
S.E. Corner
S.W. Quarter
Section 20

12 NE 1/4 SECTION TOWN 9N RANGE 4E TOWNSHIP NEWBERRY COUNTY MIAMI STATE OHIO

VOLUME NO. **59** PLAT NO. **188**
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE: JUNE 2020



LEGEND

- ☐ MONUMENT BOX FOUND
- ⊗ MAG NAIL OR PK NAIL FOUND
- ⊙ MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- GIN SPINDLE FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

Miami County Engineer's Record of Land Surveys
 Survey Volume 44 Page 98
 Survey Volume 44 Page 113



Larry J. Bill June 5, 2020
 LARRY J. BILL, P.S. #7557 DATE

SURVEY FOR BETH J. McMILLION

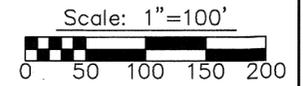
Larry J. Bill
 Professional Surveyor
 9826 New Harrison-Bradford Road
 Bradford, Ohio 45308
 Phone (937) 448-6320

2
Town
Bethel
Township

9BTMRS
Range
Miami
County

NW 1/4-9
Section
Ohio
State

Volume 59 Page 189
Miami County Engineer's
Record of Land Surveys



N.E. CORNER
N.W. QUARTER
SECTION 9
N 84° 55' 50" W 726.22'
AGENBROAD ROAD

Legend

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

References

- Vol. 19, Pg. 10
 - Vol. 33, Pg. 11
 - Vol. 50, Pg. 182
 - Vol. 52, Pg. 108
 - Vol. 52, Pg. 134
 - Vol. 52, Pg. 148
 - Vol. 54, Pg. 56
- Miami County Engineer's
Record of Land Surveys
- P.B. 26, Pg. 52
- P.B. 27, Pg. 8
- Miami County Recorder's
Plat Records

Basis of Bearings

The bearings are based on the centerline of Dayton-Brandt Road, bearing S 33° 23' 00" W, as taken from P.B. 27, Pg. 8 of the Miami County Recorder's Plat Records.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 2 Tracts for Doug & Suzanne Stagge.

Surveyor's Certification

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

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith 4-12-2020
DEPUTY DATE

CERTIFICATION OF REGISTRATION

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

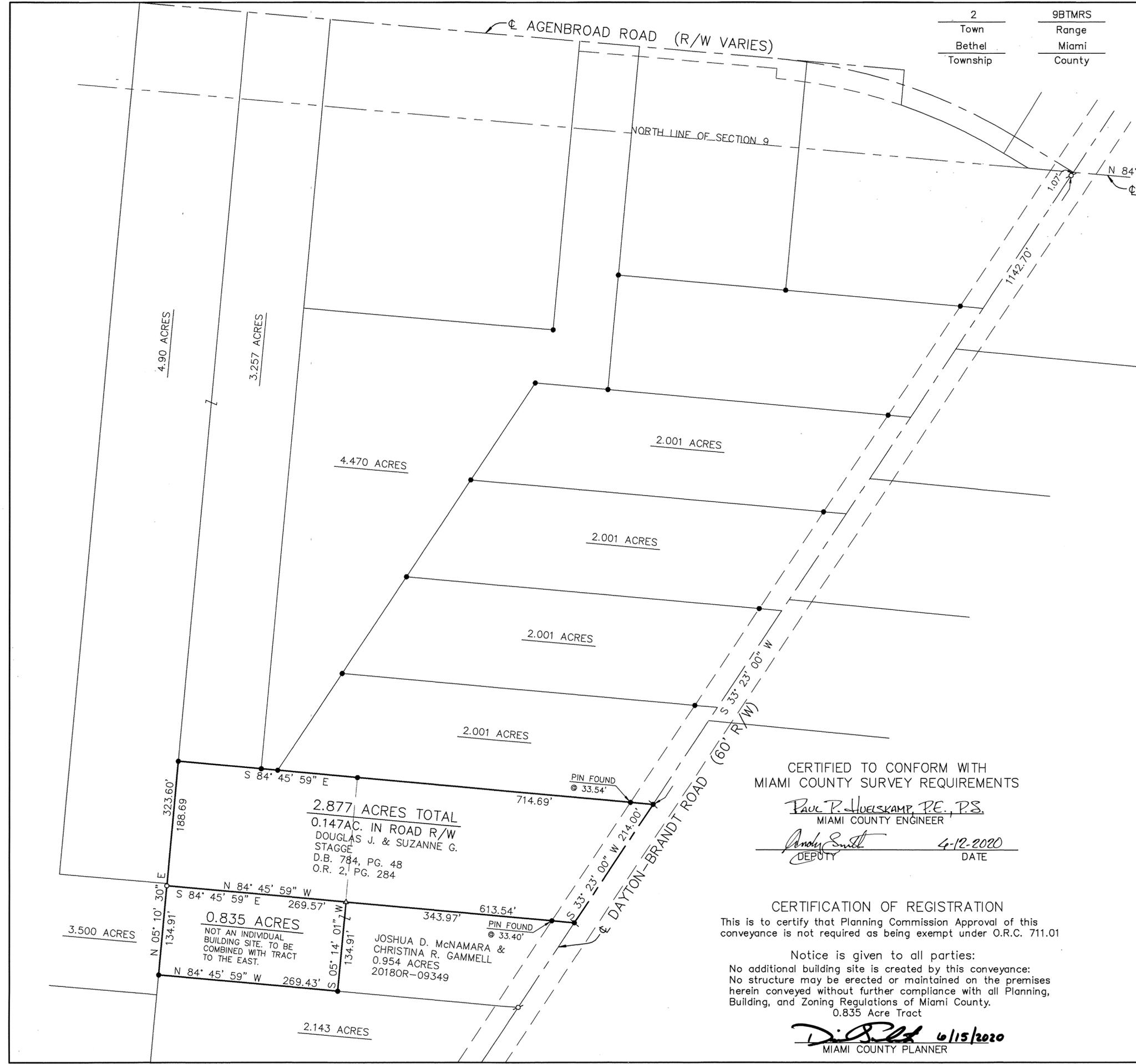
Notice is given to all parties:
No additional building site is created by this conveyance:
No structure may be erected or maintained on the premises herein conveyed without further compliance with all Planning, Building, and Zoning Regulations of Miami County.
0.835 Acre Tract

D. J. [Signature] 6/15/2020
MIAMI COUNTY PLANNER



Michael W. Cozatt 6/12/20
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 11820 Ph. (937) 339-2921



TROY/IL 11299
CORP/INLOT

STAUNTON
TOWNSHIP

FR. SEC. 24
SECTION

1
TOWN

10
RANGE

HALF-SEC. LINE

IL 9110
CITY OF TROY
REC. 19-87
LS 44-174

FORMER
CORP.
LINE

REC. 19-37
LS 44-69
IL 8950

IL 11299
248 RIVERSIDE DR.
0.427 AC. TOTAL TO E
0.060 AC. R/W
0.367 AC. NET
D.B. 674-151

LS 7-124
1PS IN GRAVEL
D/W OVER DEEP
PIPE FOUND

IL 11298

LS 6-189

ANNEX. REC. 28-1

LS 18-120

N.E. COR. ~
S.E. QTR. ~
SEC. 24

CORP.
LINE

AKA TROY - SIDNEY ROAD ~
60' R/W (NTS)

BEARINGS PER
LS 44-69



LEGEND

- IRON PIN FOUND
- ▲ NAIL/SPIKE LOCATED
- IRON PIN SET
- ⊗ MAG NAIL SET
- ⊘ MAG NAIL FOUND

NOTE:
ROAD CONSTRUCTION
UNDERWAY 9-4-19
WHEN CORNERS WERE
SET.



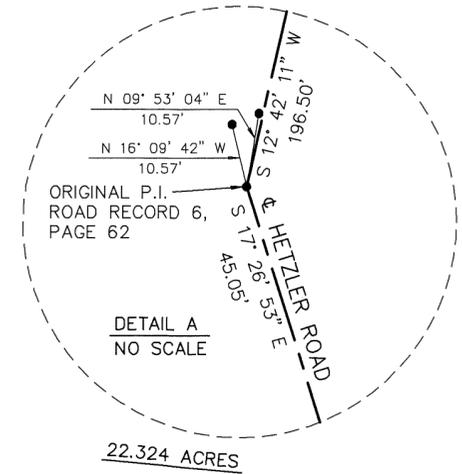
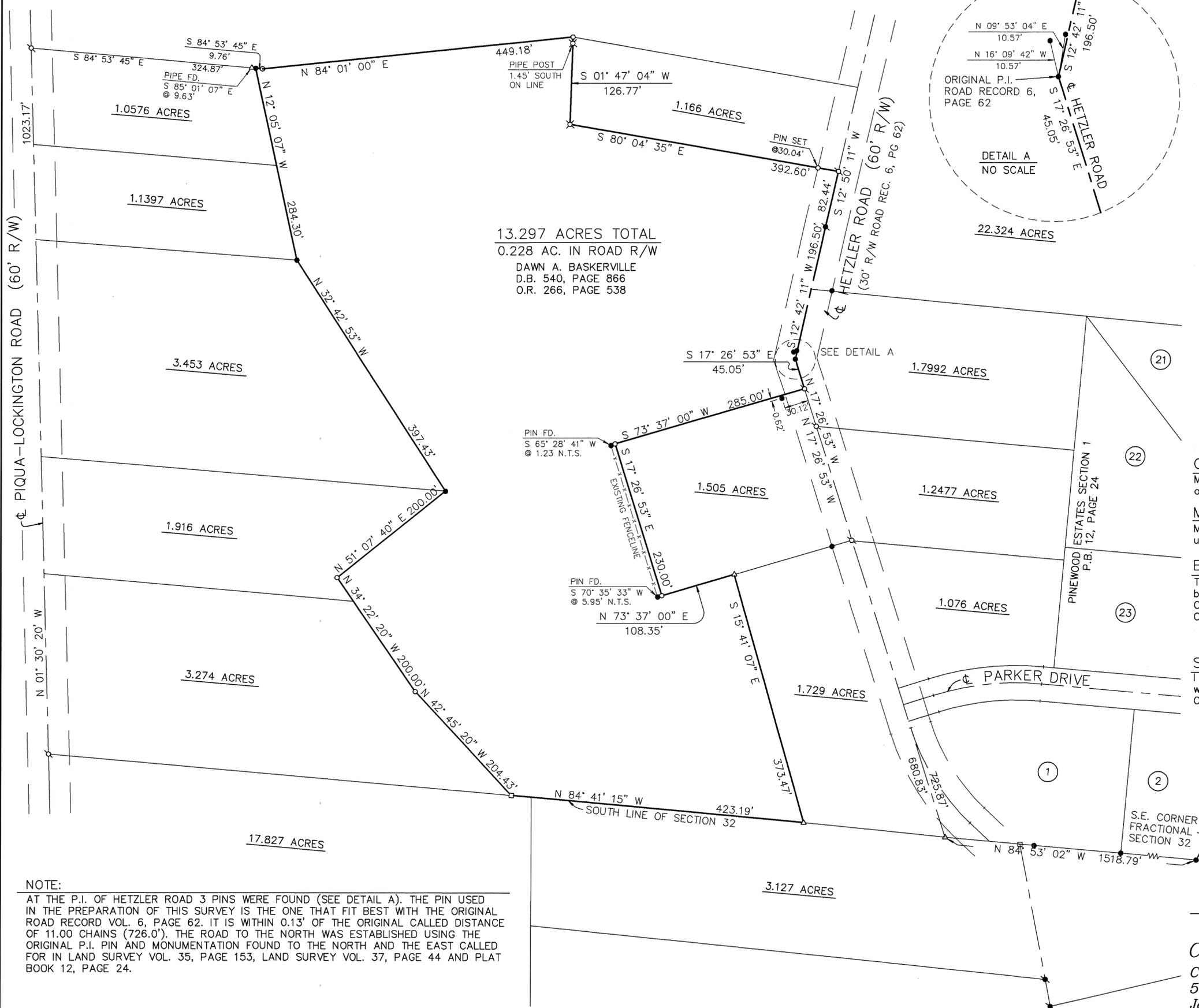
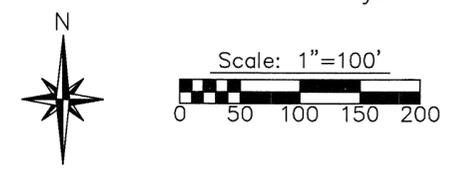
SURVEY FOR STEPHEN SCHMITZ
@ 248 RIVERSIDE DR., TROY

Steven D. Leffel

9-4-19 FIELD

11-11-2019 DRWG

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



13.297 ACRES TOTAL
0.228 AC. IN ROAD R/W
DAWN A. BASKERVILLE
D.B. 540, PAGE 866
O.R. 266, PAGE 538

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

- References**
- Vol. 05, Pg. 105
 - Vol. 07, Pg. 108
 - Vol. 10, Pg. 126
 - Vol. 14, Pg. 191
 - Vol. 14, Pg. 137
 - Vol. 16, Pg. 55
 - Vol. 24, Pg. 04
 - Vol. 26, Pg. 167
 - Vol. 29, Pg. 119
 - Vol. 29, Pg. 137
 - Vol. 29, Pg. 155
 - Vol. 30, Pg. 58
 - Vol. 35, Pg. 60
 - Vol. 35, Pg. 153
 - Vol. 37, Pg. 152
 - Vol. 43, Pg. 175
 - Vol. 45, Pg. 26
 - Vol. 46, Pg. 77
- Miami County Engineer's Record of Land Surveys
- Road Record Vol. 6, Page 62

Occupation Statement
Monumented property lines generally fit occupation where occupation exists.

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

Basis of Bearings
The bearings are based on the south line of Section 32 bearing N 84° 53' 02" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 13.297 acres for Dawn Baskerville.

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



Michael W. Cozatt
Michael W. Cozatt, P.S. #6001 Date 6/30/20

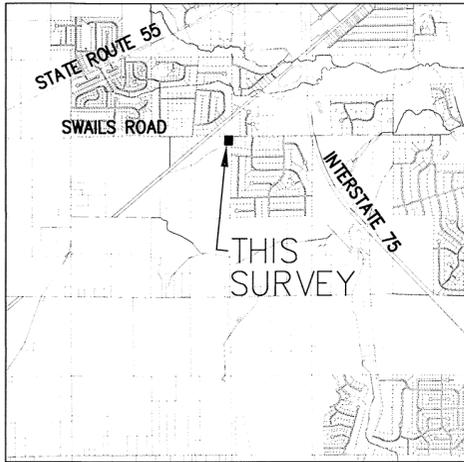
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 12320 Ph. (937) 339-2921

NOTE:
AT THE P.I. OF HETZLER ROAD 3 PINS WERE FOUND (SEE DETAIL A). THE PIN USED IN THE PREPARATION OF THIS SURVEY IS THE ONE THAT FIT BEST WITH THE ORIGINAL ROAD RECORD VOL. 6, PAGE 62. IT IS WITHIN 0.13' OF THE ORIGINAL CALLED DISTANCE OF 11.00 CHAINS (726.0'). THE ROAD TO THE NORTH WAS ESTABLISHED USING THE ORIGINAL P.I. PIN AND MONUMENTATION FOUND TO THE NORTH AND THE EAST CALLED FOR IN LAND SURVEY VOL. 35, PAGE 153, LAND SURVEY VOL. 37, PAGE 44 AND PLAT BOOK 12, PAGE 24.

HORIZON WEST TROY LLC SURVEY

4 TOWN 6 RANGE 6 SECTION CONCORD TOWNSHIP MIAMI, OHIO COUNTY

VOLUME 59 PAGE 192
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
July 10, 2020

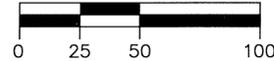


VICINITY MAP



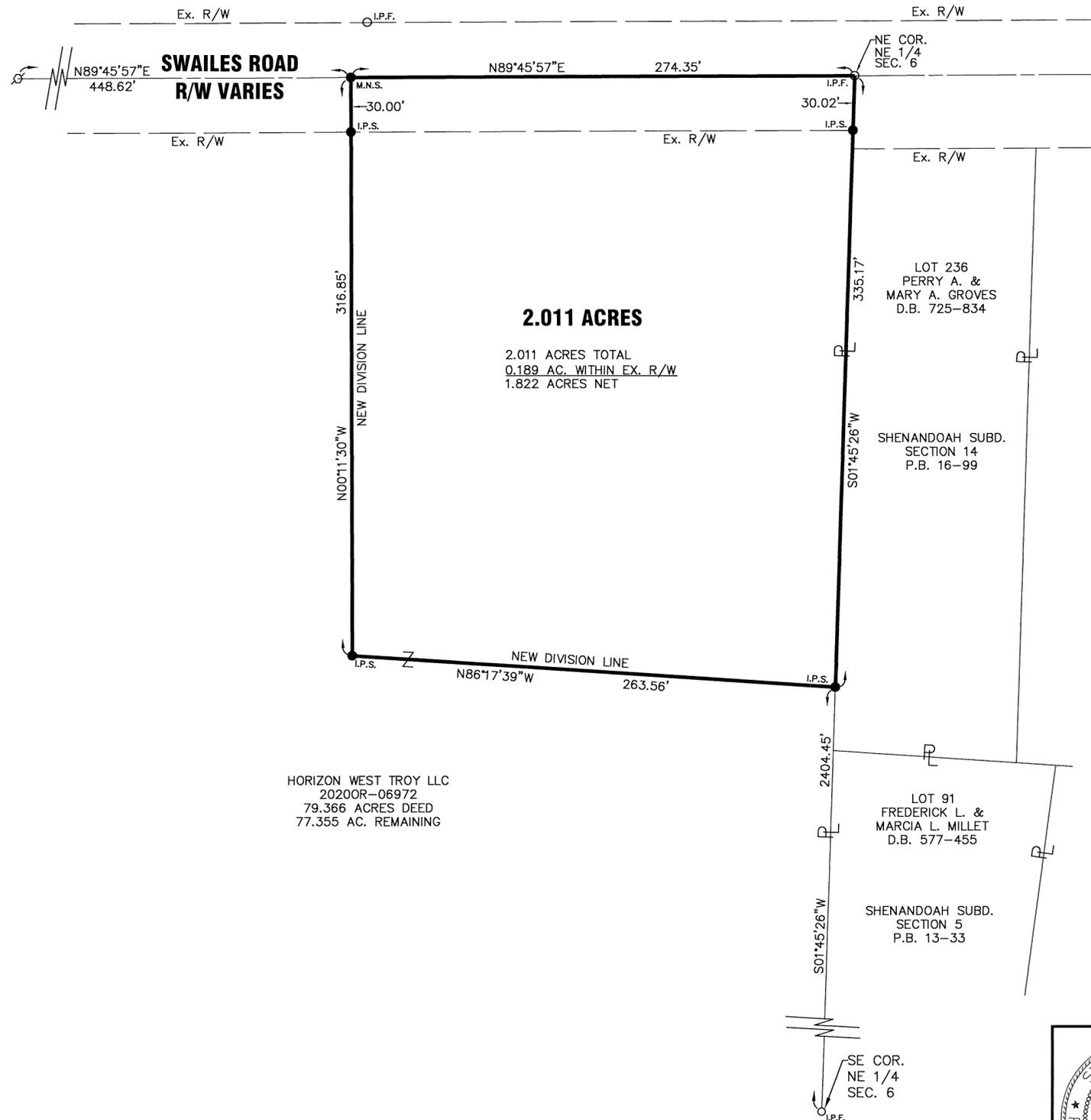
THE BEARINGS ARE BASED ON
 NAD 83 CORS 2011 ADJUSTMENT,
 OHIO SOUTH ZONE,
 ODOT VRS CORS NETWORK

SCALE: 1"=50'



LEGEND

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



2.011 ACRES

2.011 ACRES TOTAL
 0.189 AC. WITHIN EX. R/W
 1.822 ACRES NET

HORIZON WEST TROY LLC
 2020OR-06972
 79.366 ACRES DEED
 77.355 AC. REMAINING

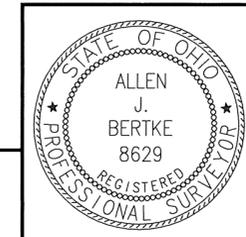
APPROVED
 MIAMI COUNTY PLANNING COMMISSION
 DATE 7/8/2020
 SECRETARY [Signature]

CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp P.E., P.S.
 MIAMI COUNTY ENGINEER
Andy Smith 7-8-2020
 DEPUTY DATE

APPROVED
 SUBJECT TO ZONING APPROVAL
 BY [Signature]
 DATE 7/8/2020
 MIAMI COUNTY HEALTH DISTRICT

- SURVEY REFERENCE**
- LAND SURVEY 40, PAGE 31
 - LAND SURVEY 40, PAGE 80
 - LAND SURVEY 41, PAGE 40
 - LAND SURVEY 47, PAGE 39
 - REC. P.B. 13, PAGE 33
 - REC. P.B. 13, PAGE 63
 - REC. P.B. 15, PAGE 29
 - REC. P.B. 16, PAGE 92
 - REC. P.B. 16, PAGE 99

Allen J. Bertke 6-17-2020
 ALLEN J. BERTKE, P.S. #8629 DATE



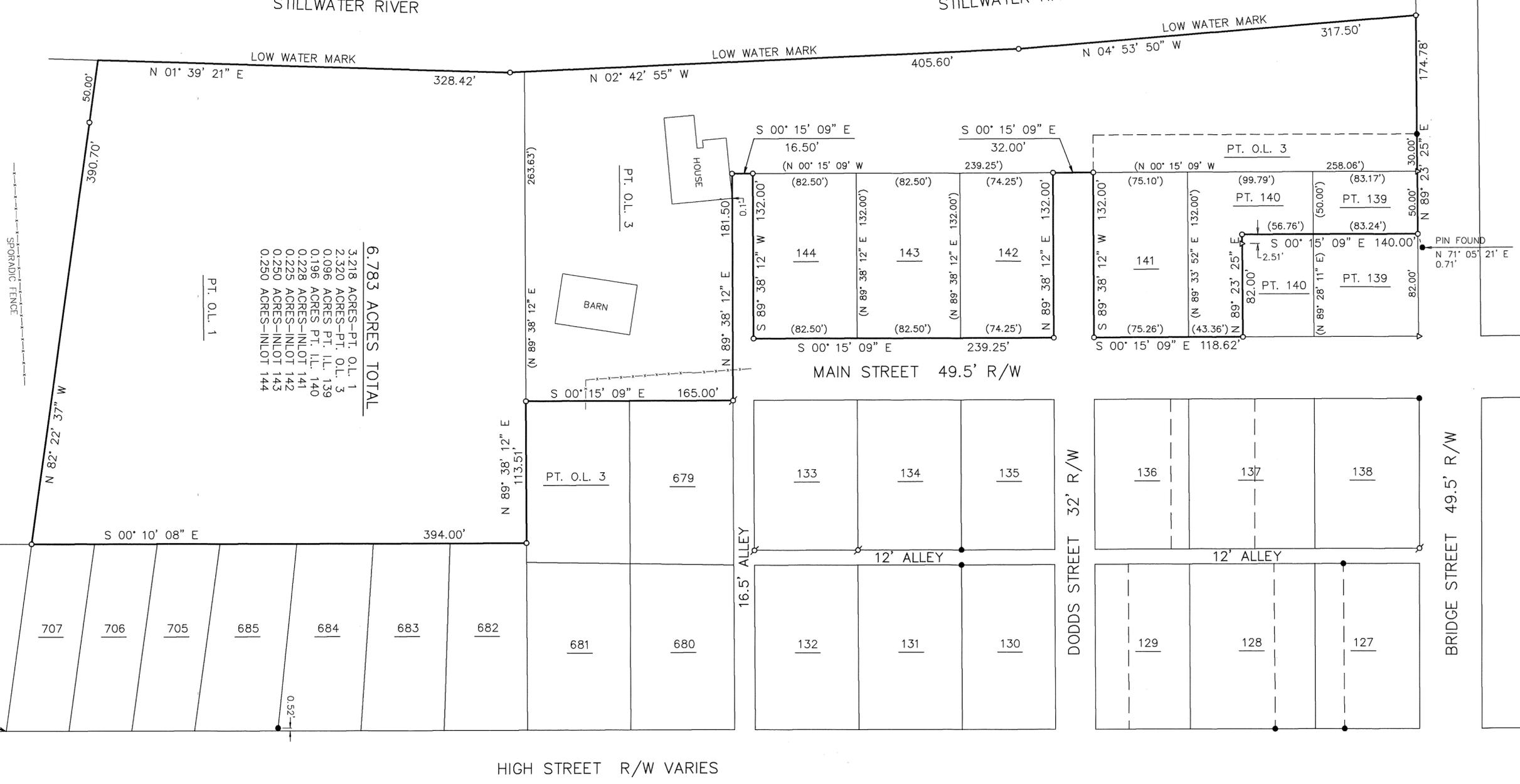
ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 www.CHOICEONEENGINEERING.com

DATE:	03-12-2020
DRAWN BY:	RMF
JOB NUMBER:	MIACON1902
SHEET NUMBER:	1 OF 1

STILLWATER RIVER

STILLWATER RIVER

LOW WATER MARK

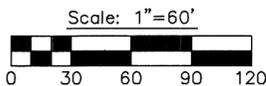


- Legend**
- Iron pin found
 - ⊠ Mag nail set
 - △ Iron pipe found
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 02, Pg. 46
 - Vol. 08, Pg. 126
 - Vol. 10, Pg. 128
 - Vol. 10, Pg. 183
 - Vol. 12, Pg. 117
 - Vol. 13, Pg. 42
 - Vol. 13, Pg. 69
 - Vol. 14, Pg. 180
 - Vol. 19, Pg. 192
 - Vol. 24, Pg. 69
- Miami County Engineer's Record of Lot Surveys

- P.B. 02, Pg. 209
 - P.B. 03, Pg. 93
 - P.B. 15, Pg. 128
- Miami County Recorder's Plat Records



Basis of Bearings

The bearings are based on the south line of Bridge Street bearing N 89° 23' 25" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network. Zone, O.D.O.T. VRS/CORS Network.

Monumentation Statement

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

Survey of multiple lots for Jeff & Martha Negley.

Surveyor's Certification

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



Michael W. Cozatt

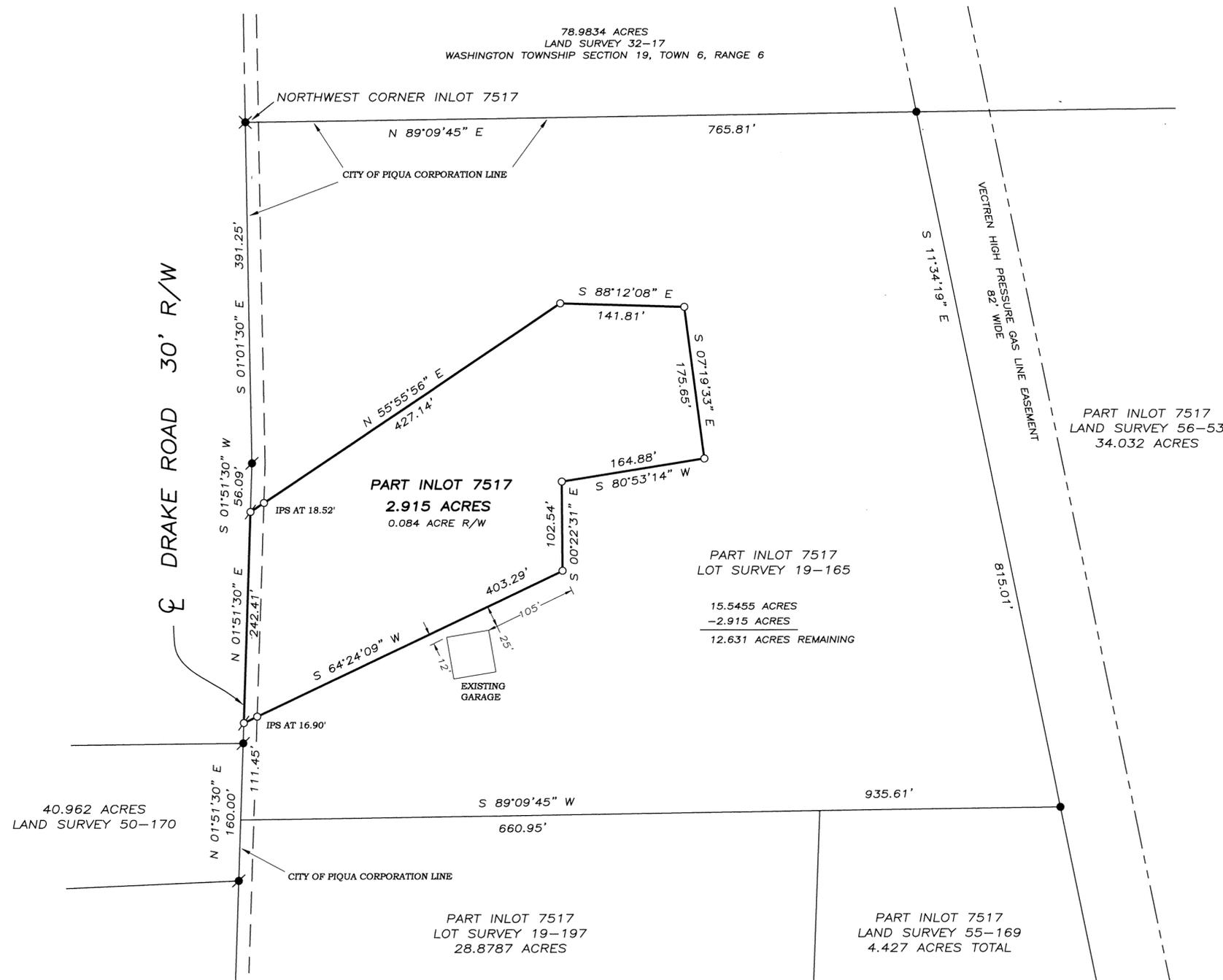
Michael W. Cozatt, P.S. #6001

1/03/20 Date

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

CITY OF PIQUA, MIAMI COUNTY, OHIO
PART INLOT 7517

VOLUME 59 PAGE 194
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



LEGEND

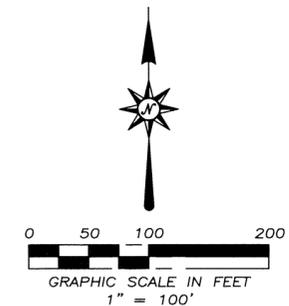
- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS:
VOLUME 19, PAGE 165
BASIS OF BEARING, CENTERLINE
DRAKE ROAD N 01°51'30" E
VOLUME 19, PAGE 197
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 50, PAGE 170
VOLUME 55, PAGE 169
VOLUME 56, PAGE 53
MIAMI COUNTY RECORDER'S
RECORDS:
DEED BOOK 797, PAGE 468

CITY OF PIQUA APPROVAL

Kyrsten French 7-21-20
KYRSTEN FRENCH DATE
CITY PLANNER



NOTE:
ALL LOTS ARE SUBJECT TO EXISTING
EASEMENTS AS SHOWN ON PRIOR
SURVEYS AND RECORD PLATS.

FEBRUARY 8, 2020	SURVEY OF NORTHWEST PART INLOT 7517 FOR THE SHERRY 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>

P.O.C.
NORTHWEST CORNER
SOUTHWEST QUARTER
SECTION 35

35 SECTION 2 TOWN 10 RANGE ELIZABETH TOWNSHIP

VOLUME 59 PAGE 195

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

JUDITH A. HESS AND
LARRY R. HESS
D.B. 732, PAGE 480
51.10 ACRES

S 86°05'00" E 1057.75'
(1057.75')

ONE HALF SECTION LINE

T.P.O.B.

S 86°05'00" E 956.37'

S 86°05'00" E 53.24'

N 15°41'52" W 100.00'

N 36°52'56" W 50.00'

N 27°56'37" W 75.00'

N 42°08'30" W 62.05'

N 46°57'49" W 75.00'

N 35°22'21" W 150.00'

APPROXIMATE CENTERLINE
OF FARM LANE

N 45°23'40" W 75.00'

N 68°49'26" W 218.06'

16.157 ACRES TOTAL
OF WHICH 0.207 ACRES IN R/W

LARRY BURNS
D.B. 795, PAGE 805
28.087 ACRES

JUDITH A. HESS AND
LARRY R. HESS
D.B. 732, PAGE 480
PARCEL II
28.14 ACRES
-16.157 ACRES
11.983 ACRES REMAINING

AMVETS POST 88
D.B. 615, PAGE 577
52 ACRES

S 04°59'43" W 1420.70' TO C
(1420.87')

N 77°59'21" W 96.24'

150.00'
(150.00')

RICHARD BURKHOLDER AND
SUSAN BURKHOLDER
O.R. 58, PAGE 252
0.86 ACRES
[30.09']

N 07°38'39" E 250.00' TO C
(250.00')

N 77°59'21" W 301.28'

EAST LINE SECTION 5, STAUNTON TWP.
WEST LINE SECTION 35, ELIZABETH TWP.

THOMAS C. NORTH
DEED 20180R-03893
1 ACRE

S 80°15'19" E 1400.23'
(1400.00')

LEFEVRE ROAD (60' R/W)

S 77°59'21" E 382.10'

SAYERS ROAD
(60' R/W)

REFERENCES:

LAND SURVEYS:

- VOLUME 53, PAGE 23
- VOLUME 49, PAGE 48
- VOLUME 35, PAGE 167
- VOLUME 21, PAGE 62
- VOLUME 11, PAGE 162
- VOLUME 10, PAGE 64
- VOLUME 8, PAGE 81
- AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

LEGEND:

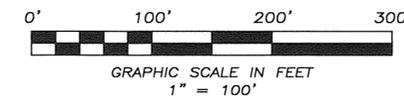
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- ⊕ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊗ 2" STEEL POST FOUND
- WOODEN FENCE POST FOUND
- x - EXISTING FENCE LINE
- () REFERENCED DISTANCE OF RECORD

BASIS OF BEARING:

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF LEFEVRE ROAD BEING N 80°15'19" W.

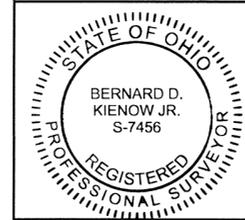
CERTIFICATION:

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.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

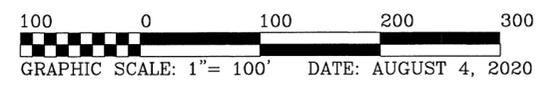
LOT SPLIT SURVEY OF 16.157 ACRES FOR KIRK WOLF
DATE: 7/22/2020



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



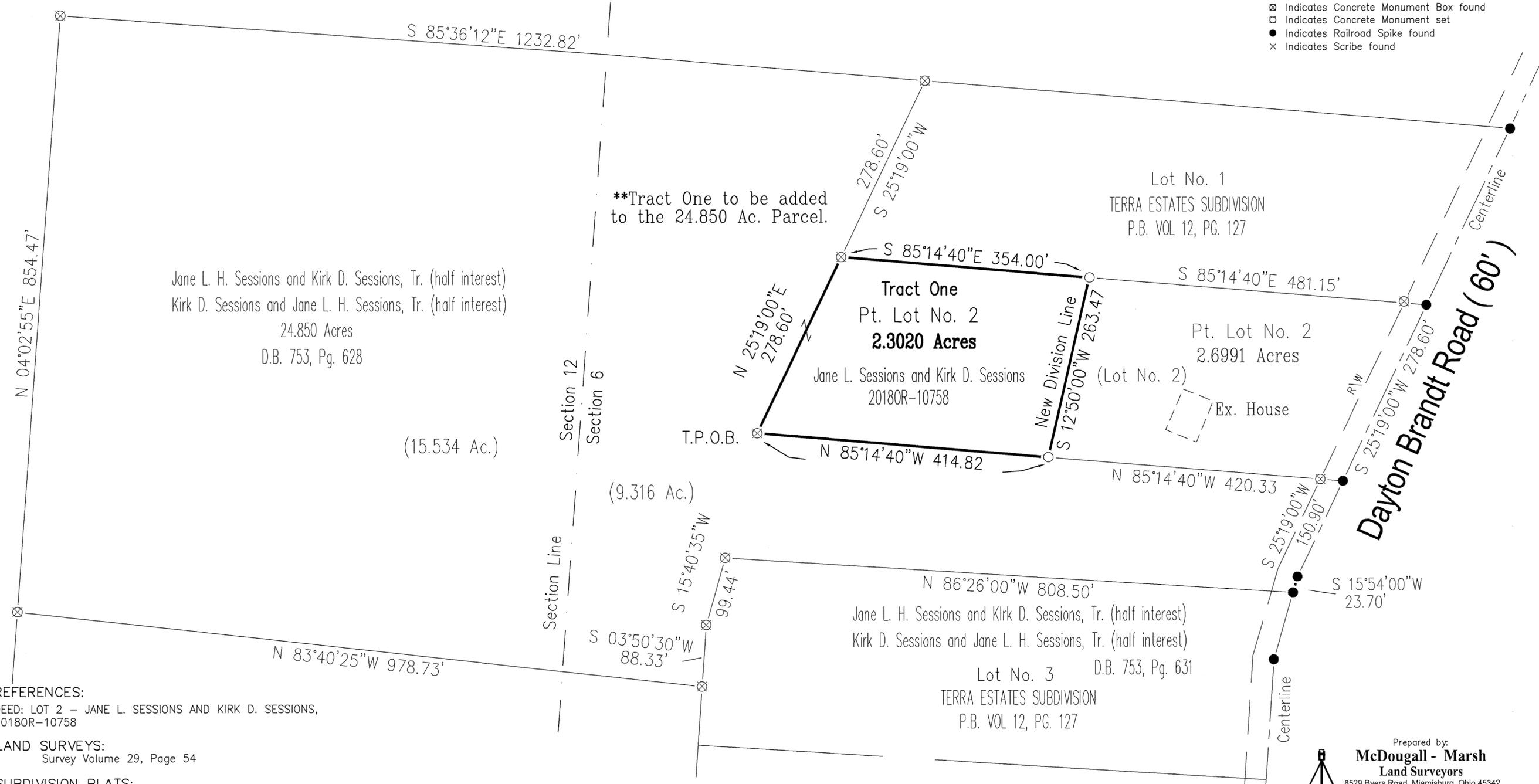
BEARINGS BASED ON THE CENTERLINE OF
DAYTON-BRANDT ROAD (S 25°19'00"W) AS RECORDED IN
SUBDIVISION PLAT TERRA ESTATES - PLAT NO. 12, PG.
127 OF THE SUBDIVISION RECORDS OF MIAMI COUNTY,
OHIO



GRAPHIC SCALE: 1" = 100' DATE: AUGUST 4, 2020 JOB# 5493

2 TOWN 9 BTM RANGE 6 SECTION BETHEL TOWNSHIP

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



REFERENCES:
DEED: LOT 2 - JANE L. SESSIONS AND KIRK D. SESSIONS,
20180R-10758

LAND SURVEYS:
Survey Volume 29, Page 54

SUBDIVISION PLATS:
Terra Estates - Plat No. 12, Pg. 127

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. Wilson 8/5/20 (0.1681 ACRE TRACT)
SECRETARY DATE
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
PAUL P. HUELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER
Ann Mohr 8/5/20
DEPUTY DATE

- 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.

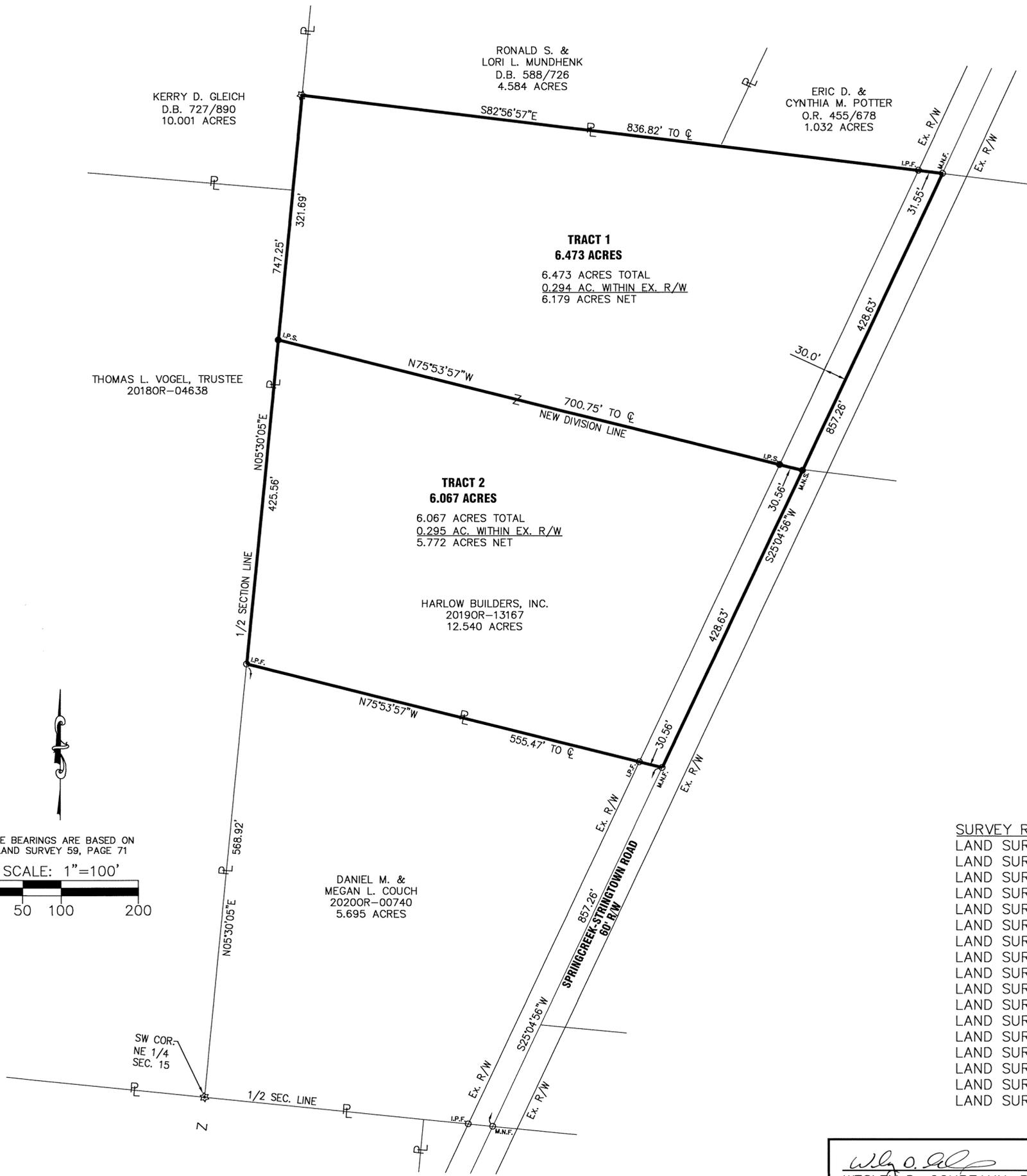
I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors
BY: *Thomas K. Marsh*
THOMAS K. MARSH, P.S. No. 7735

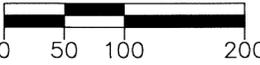
Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com



1 TOWN 11 BTMRS RANGE 15 SECTION STAUNTON TOWNSHIP MIAMI, OHIO COUNTY



THE BEARINGS ARE BASED ON
 LAND SURVEY 59, PAGE 71
 SCALE: 1"=100'



TRACT 1
6.473 ACRES
 6.473 ACRES TOTAL
 0.294 AC. WITHIN EX. R/W
 6.179 ACRES NET

TRACT 2
6.067 ACRES
 6.067 ACRES TOTAL
 0.295 AC. WITHIN EX. R/W
 5.772 ACRES NET

APPROVED
 Subject to Zoning Approval
 By 8/7/2020
 Date Christopher J. Sharp, P.S.
 Miami County Health District

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
- ☆ STONE FOUND

APPROVED
 CERTIFIED TO CONFORM WITH
 MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp P.E., P.S.
 MIAMI COUNTY ENGINEER
Christopher J. Sharp 8/6/20
 DEPUTY DATE

- SURVEY REFERENCE**
- LAND SURVEY 02, PAGE 110
 - LAND SURVEY 03, PAGE 09
 - LAND SURVEY 03, PAGE 129
 - LAND SURVEY 05, PAGE 139
 - LAND SURVEY 18, PAGE 197
 - LAND SURVEY 19, PAGE 12
 - LAND SURVEY 22, PAGE 127
 - LAND SURVEY 24, PAGE 182
 - LAND SURVEY 36, PAGE 177
 - LAND SURVEY 45, PAGE 54
 - LAND SURVEY 46, PAGE 179
 - LAND SURVEY 53, PAGE 48
 - LAND SURVEY 56, PAGE 27
 - LAND SURVEY 58, PAGE 82
 - LAND SURVEY 59, PAGE 29
 - LAND SURVEY 59, PAGE 71
 - LAND SURVEY 59, PAGE 144

APPROVED
 LARGE LOT DEVELOPMENT
Timothy J. Wilson 8/7/2020
 SECRETARY, MIAMI COUNTY DATE
 PLANNING COMMISSION

Wesley D. Goubeaux 2/3/2020
 WESLEY D. GOUBEAUX, P.S. #8254 DATE

	<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554</p> <p>www.CHOICEONEENGINEERING.com</p>	DATE: 02-03-2020
		DRAWN BY: RMF
		JOB NUMBER: MIASTA2001
		SHEET NUMBER 1 OF 1

7
TOWN

5E
RANGE

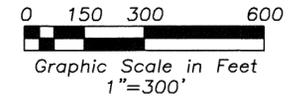
SE 1/4 NW 1/4
1 NE 1/4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Volume 59 Page 199
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

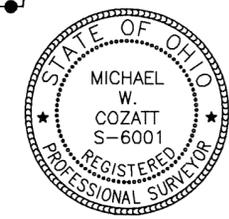
References

- Miami County Engineer's Record of Land Surveys
- Volume 4, Page 93
- Volume 38, Page 74
- Volume 40, Page 96
- Volume 42, Page 107
- Volume 45, Page 198

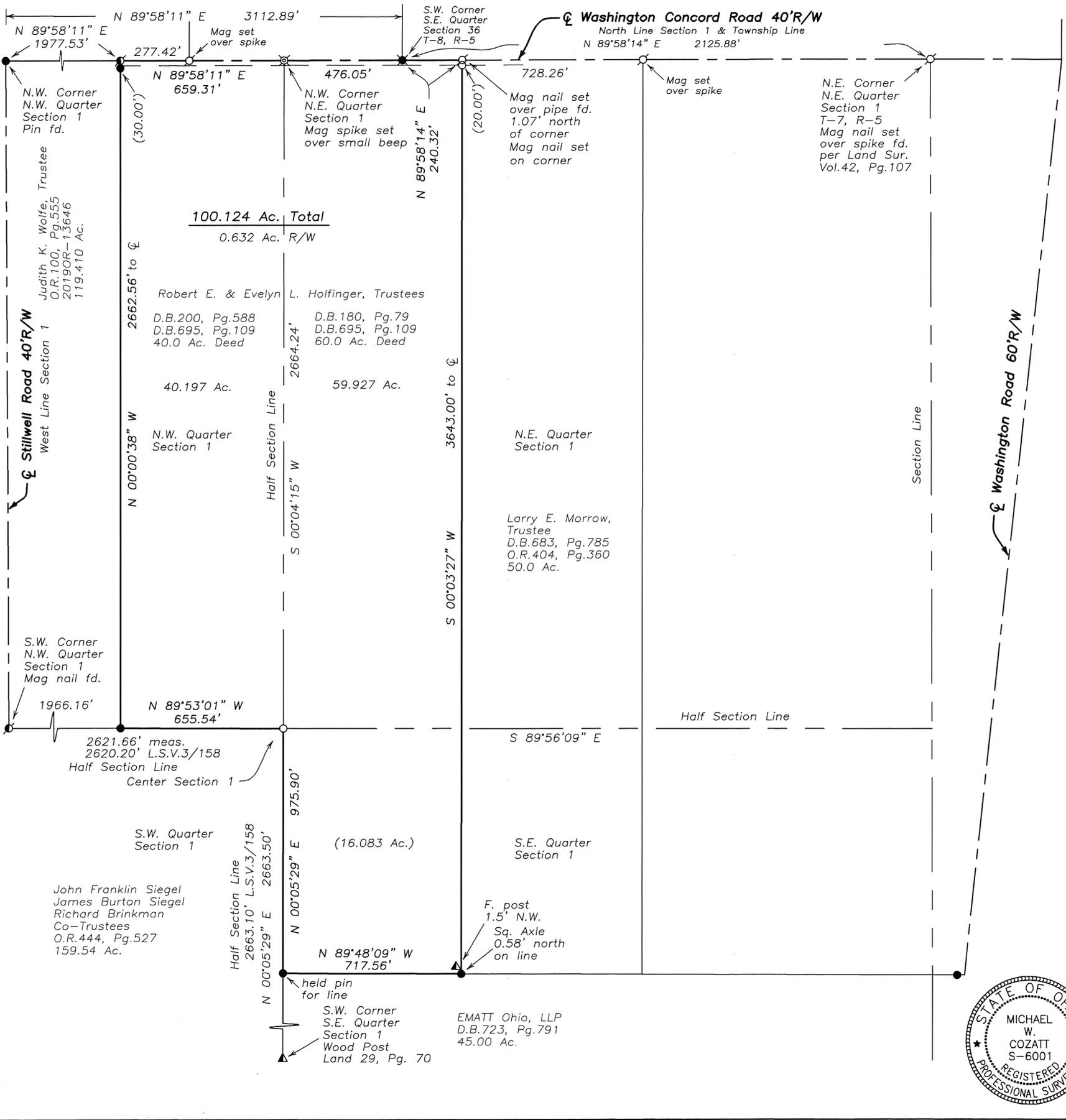
Basis of Bearings:
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Survey of 100.124 Ac.
for Holfinger Estate

Michael W. Cozatt 1/29/20
MICHAEL W. COZATT
P.S. #6001



COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 18720 (937) 339-2921
File Name: C:\Jobs\2020\18720survey.dwg
Drawn by: DMC ~ Checked by: MWC



Tipp City Corporation

1103 & 1104 Inlot

Miami County

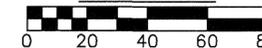
Ohio State

N 00° 05' 38" W (BASIS OF BEARINGS)

NORTH FOURTH STREET



Scale: 1"=40'



Legend

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

References

- Vol. 53, Pg. 133 } Miami County Engineer's Record of Land Surveys
- P.B. 04, Pg. 75C } Miami County Recorder's Plat Records
- P.B. 14, Pg. 16 }
- P.B. 26, Pg. 68 }

Survey of Inlots 1103 & 1104, Tipp City, for Scott McDonald.

Surveyor's Certification

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



Michael W. Cozatt 8/11/20
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 18420 Ph. (937) 339-2921

Basis of Bearings

The bearings are based on the west line of Fourth Street, bearing N 00° 05' 38" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

