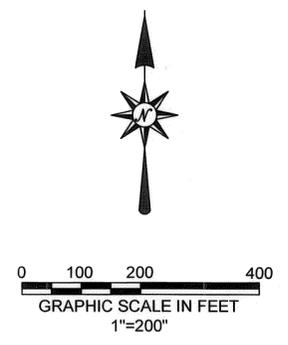


- REFERENCES**
- SURVEY VOL. 28, PG. 17
  - SURVEY VOL. 31, PG. 42
  - SURVEY VOL. 31, PG. 118
  - SURVEY VOL. 31, PG. 193
  - SURVEY VOL. 44, PG. 166
  - SURVEY VOL. 51, PG. 90
  - SURVEY VOL. 53, PG. 194
  - DEED BOOK 793-312

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ⊗ RR SPIKE FOUND
  - ⊗ RR SPIKE SET
  - STONE FOUND
  - ⊙ IRON PIPE FOUND
  - ⊙ MAG NAIL FOUND
  - XXX FENCE LINE



**Large Lot Development**  
Approved by the Miami County Planning Commission  
No Plat required as per ORC 711.133  
*Julie Hoar* Secretary Date 1-24-12  
Miami County Planning Commission

SURVEY OF EXISTING TRACTS FOR TOM LEVERING IN MIAMI COUNTY, OHIO - JANUARY 8, 2012

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

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





BEARINGS BASED ON THE HALF SECTION LINE OF SECTION 7 AND CENTERLINE OF SINGER ROAD ( S 85°07'26" E ) AS SHOWN ON SURVEY VOLUME 48, PAGE 65.



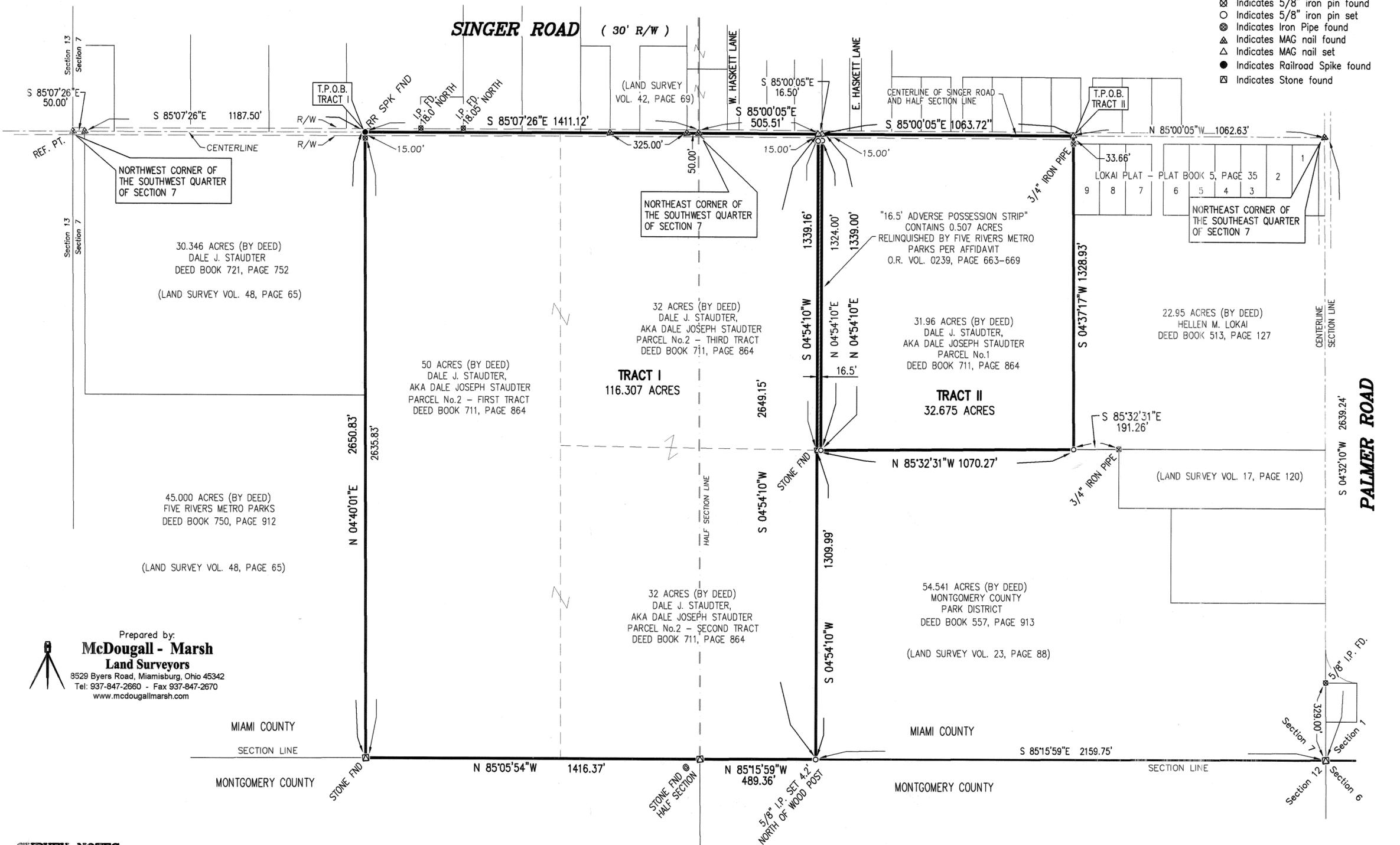
SECTION 7 TOWN 2 RANGE 9 BETHEL TOWNSHIP MIAMI COUNTY

VOLUME 54 PAGE 3  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

~STAUDTER SURVEY~

**Monument Legend**

- ⊗ Indicates 5/8" iron pin found
- Indicates 5/8" iron pin set
- ⊙ Indicates Iron Pipe found
- △ Indicates MAG nail found
- ▲ Indicates MAG nail set
- Indicates Railroad Spike found
- ⊠ Indicates Stone found



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

**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.

**REFERENCES:**

DEED: 31.96 ACRES (PARCEL No.1), 50 ACRES (PARCEL No.2-FIRST TRACT), 32 ACRES (PARCEL No.2-SECOND TRACT) AND 32 ACRES (PARCEL No.2-THIRD TRACT), CONVEYED TO DALE J. STAUDTER, AKA DALE JOSEPH STAUDTER/DEED BOOK 711, PAGE 864

SURVEYS: SURVEY VOLUME 48, PAGE 65  
SURVEY VOLUME 23, PAGE 88  
SURVEY VOLUME 42, PAGE 69  
SURVEY VOLUME 17, PAGE 120

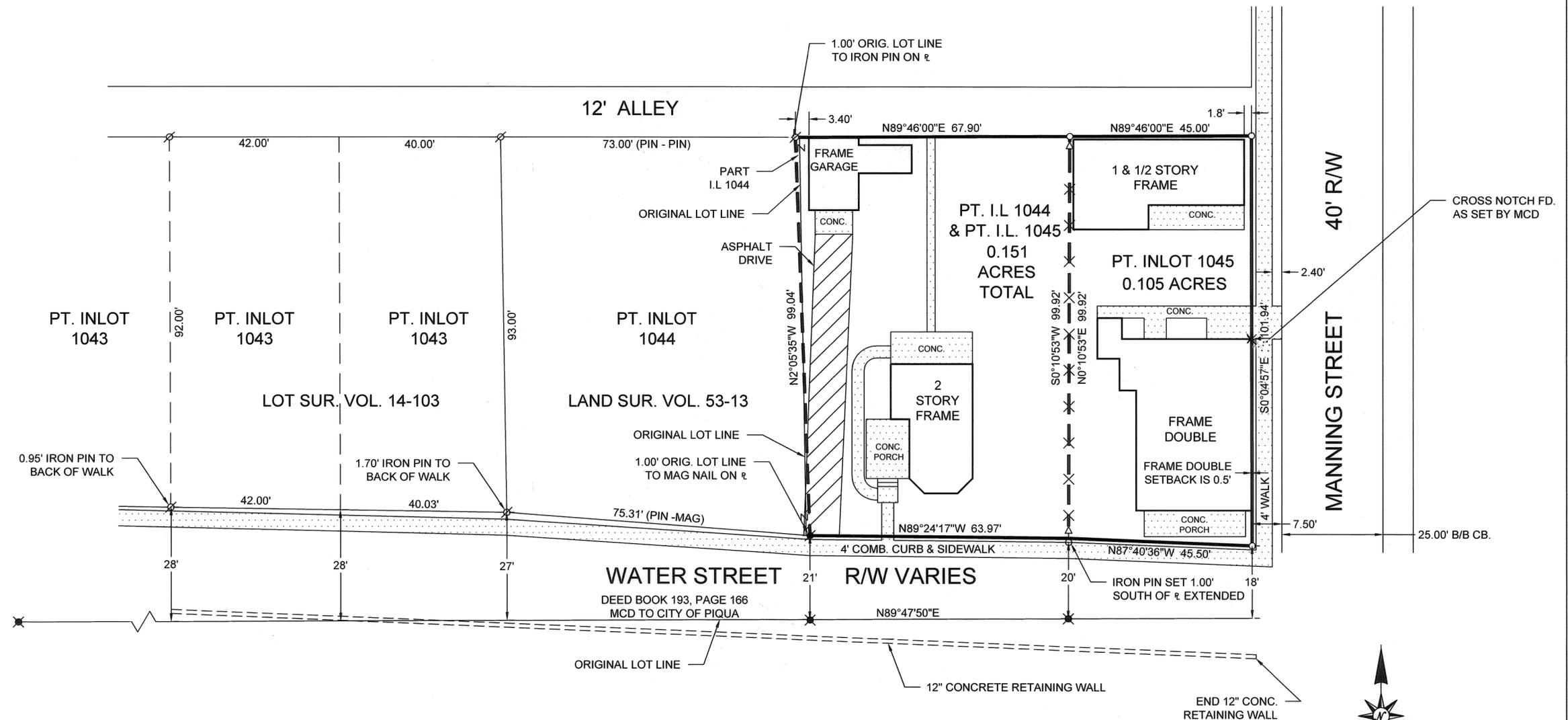
I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

**McDougall - Marsh Land Surveyors**

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

DATE: 1/25/12





**REFERENCES**

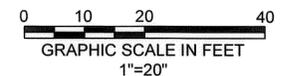
- MIAMI CONSERVANCY DISTRICT FIELD NOTES LL 28525, 28526, 28527
- DEED BOOK 193, PAGE 166
- DEED BOOK 569, PAGE 745
- O.R. BOOK 79, PAGE 278
- O.R. BOOK 79, PAGE 281
- O.R. BOOK 136, PAGE 281
- O.R. BOOK 153, PAGE 218
- RECORD PLAT BOOK 2, PLAT 1
- RECORD PLAT BOOK 2, PLAT 205
- RECORD PLAT BOOK 4, PLAT 6
- LOT SURVEY VOL. 14, PAGE 103
- LAND SURVEY VOL. 53, PAGE 13

**LEGEND**

- ∅ 5/8" IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET
- ✕ MAG NAIL FOUND OVER IRON PIPE
- ✎ MAG NAIL FOUND AT PROPERTY CORNER
- △ ANGLE IRON FENCE POST WITH ESTABLISHED OLD FENCE BETWEEN POSTS
- ✕ ✕ ✕ ✕ CROSS NOTCH FOUND IN CONCRETE
- ✕ ✕ ✕ ✕ OLD ESTABLISHED FENCE LINE

**NOTE:**

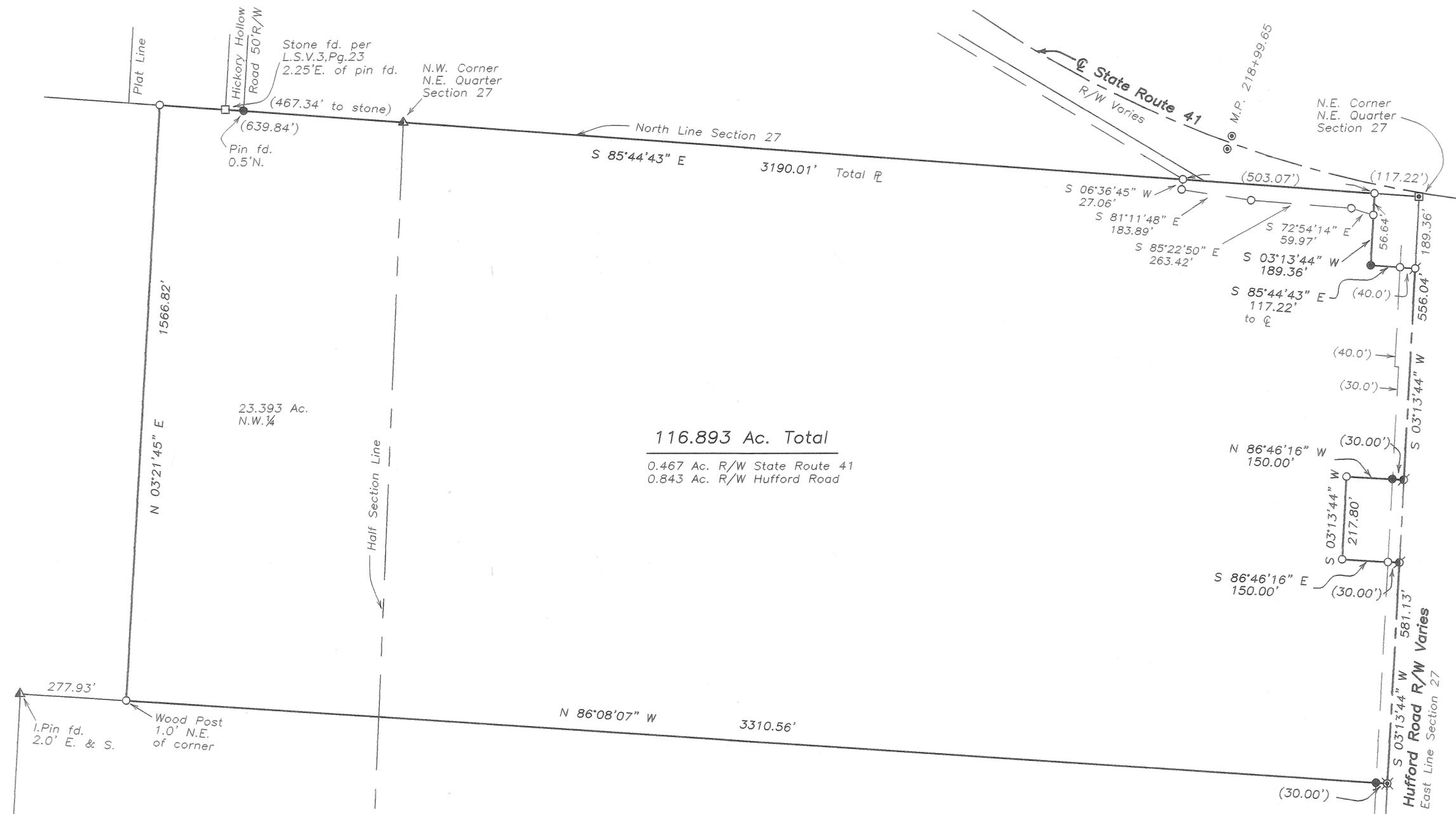
Iron pins and mag nails found from Sur. Vol. 14-103 and Sur. Vol. 53-13 were honored for this survey. Both surveys referenced MCD field notes, which were found to be in concurrence with the survey plats. Neither survey took into account any overages found to the west line of Manning Street. Per testimony from Mr. Lawson, the north-south fence line shown has been in place approximately 50 years. The angle iron corner posts shown were therefore recognized as the intended split line with any remaining overage placed in the west portion of the lot as shown.



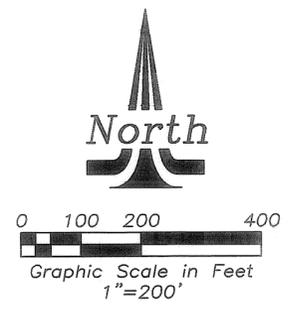
SURVEY OF EXISTING TRACT FOR WALTER W. LAWSON IN MIAMI COUNTY, OHIO - JANUARY 22, 2012

REGG S. BROOKHART  
6348

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



116.893 Ac. Total  
0.467 Ac. R/W State Route 41  
0.843 Ac. R/W Hufford Road



**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 48, Page 69 (Basis of Bearings)
- Volume 3, Page 23
- Volume 7, Page 151
- Volume 26, Page 102
- Miami County Recorder's Plat Records
- Volume 10, Page 63
- Volume 11, Page 77
- Volume 12, Page 118
- Volume 23, Page 22
- O.D.O.T. Maps MIA-41-3.95

Survey of 116.893 Ac. for Don & Larry Hiegel

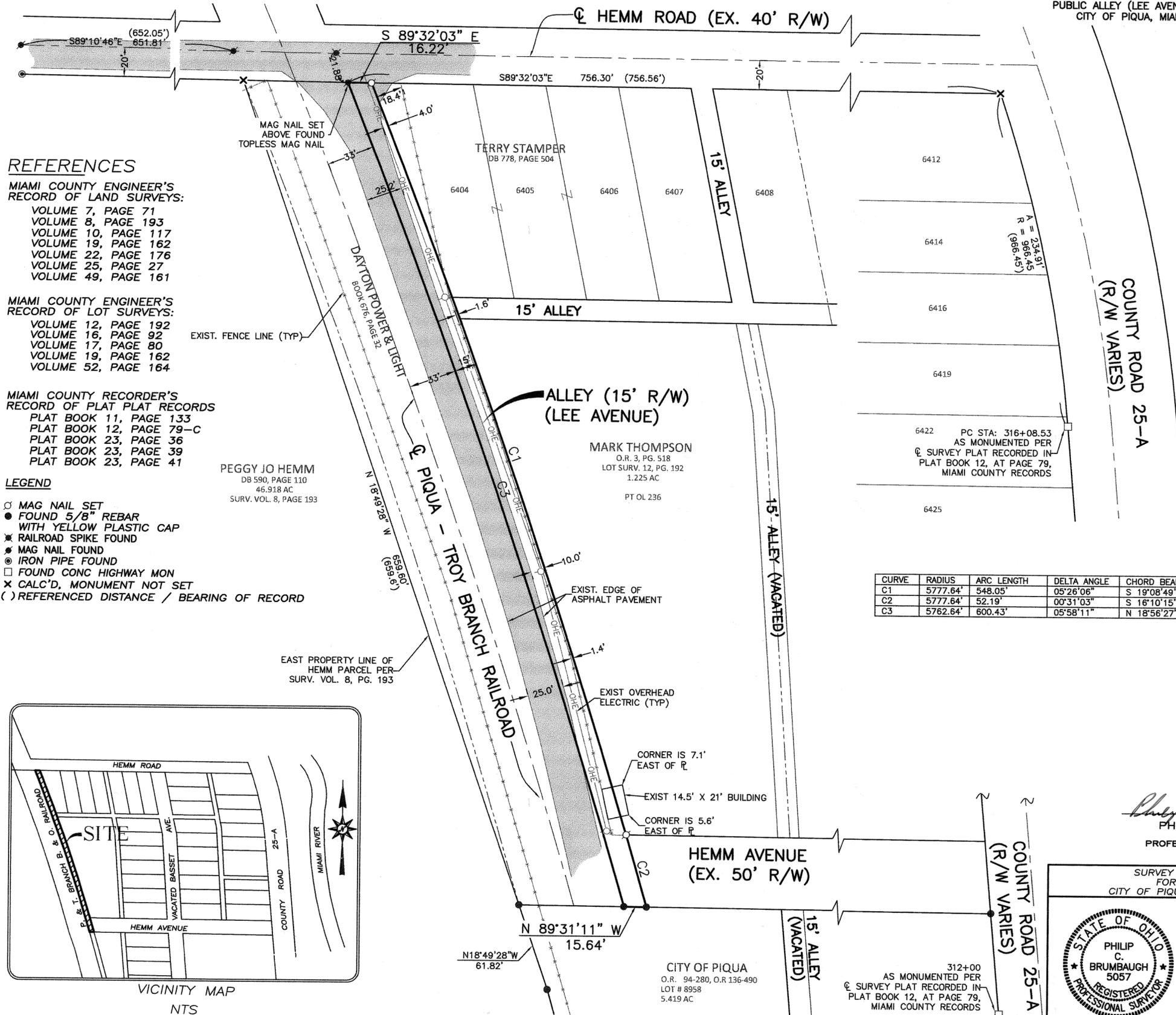


*Michael W. Cozatt* 2/06/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
2784 S. Co. Rd. 25-A Troy, OH 45373  
Job No. 18311 (937) 339-2921  
File Name: C:\Surveys\2011\18311.dwg  
Drawn by: DMC ~ Checked by: MWC

PIQUA CITY 15' ALLEY RIGHT-OF-WAY

THE PURPOSE OF THIS SURVEY IS TO DESCRIBE A PORTION OF A PUBLIC ALLEY (LEE AVENUE), LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

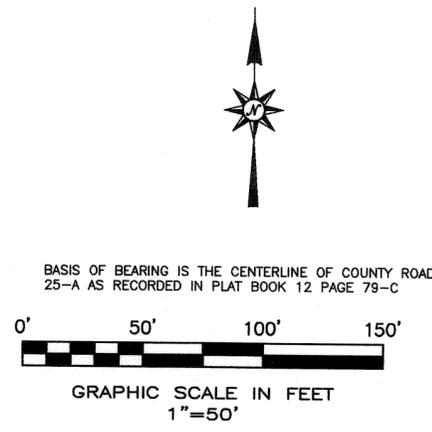
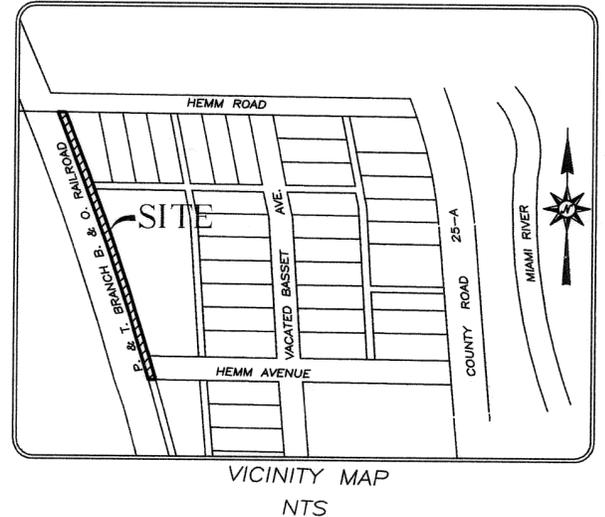


REFERENCES

- MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:  
 VOLUME 7, PAGE 71  
 VOLUME 8, PAGE 193  
 VOLUME 10, PAGE 117  
 VOLUME 19, PAGE 162  
 VOLUME 22, PAGE 176  
 VOLUME 25, PAGE 27  
 VOLUME 49, PAGE 161
- MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS:  
 VOLUME 12, PAGE 192  
 VOLUME 16, PAGE 92  
 VOLUME 17, PAGE 80  
 VOLUME 19, PAGE 162  
 VOLUME 52, PAGE 164
- MIAMI COUNTY RECORDER'S RECORD OF PLAT PLAT RECORDS  
 PLAT BOOK 11, PAGE 133  
 PLAT BOOK 12, PAGE 79-C  
 PLAT BOOK 23, PAGE 36  
 PLAT BOOK 23, PAGE 39  
 PLAT BOOK 23, PAGE 41

LEGEND

- MAG NAIL SET
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- ✱ RAILROAD SPIKE FOUND
- ✱ MAG NAIL FOUND
- IRON PIPE FOUND
- ⊠ FOUND CONC HIGHWAY MON
- ✕ CALC'D. MONUMENT NOT SET
- ( ) REFERENCED DISTANCE / BEARING OF RECORD



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5777.64'	548.05'	05°26'06"	S 19°08'49" E	547.84'
C2	5777.64'	52.19'	00°31'03"	S 16°10'15" E	52.19'
C3	5762.64'	600.43'	05°58'11"	N 18°56'27" W	600.16'

*Philip C. Brumbaugh* 2/9/12  
 PHILIP C. BRUMBAUGH  
 OHIO REGISTERED PROFESSIONAL SURVEYOR #5057

SURVEY PLAT OF 15' ALLEY (LEE AVENUE) FOR CITY OF PIQUA POWER SYSTEM CITY OF PIQUA, MIAMI COUNTY ~ FEBRUARY 8, 2012

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

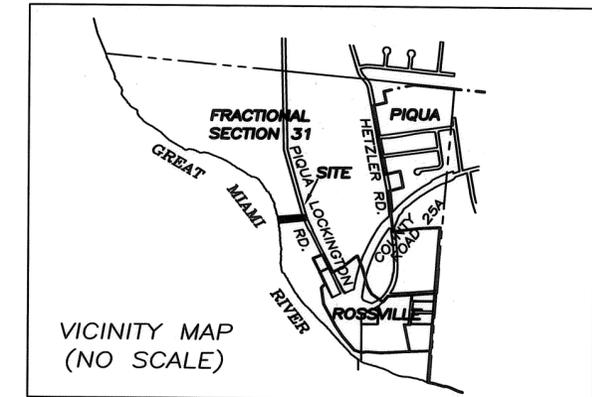
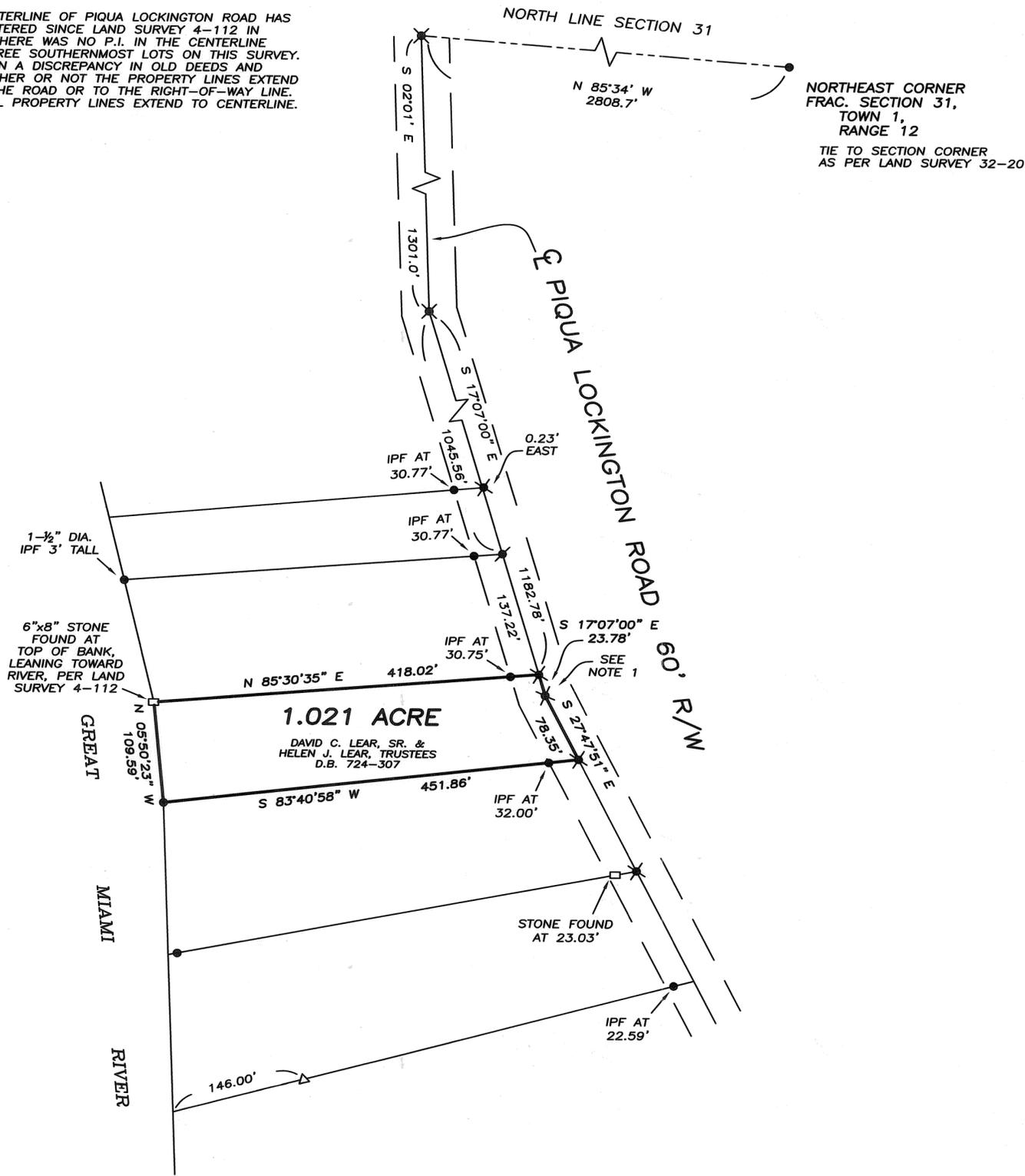
STATE OF OHIO  
 PHILIP C. BRUMBAUGH 5057  
 REGISTERED PROFESSIONAL SURVEYOR

\\brumbaugh-0001\BES\_2012\106.12 (Piqua Power - Right of Way for Lee Ave (Surv.))\106.12\_Lookalike\Drawings\103-10\PIQUA\PHDR\NTS.dwg



NOTES:

1. ALIGNMENT OF CENTERLINE OF PIQUA LOCKINGTON ROAD HAS APPARENTLY BEEN ALTERED SINCE LAND SURVEY 4-112 IN 1914. AT THAT TIME THERE WAS NO P.I. IN THE CENTERLINE ADJACENT TO THE THREE SOUTHERNMOST LOTS ON THIS SURVEY. THERE ALSO HAS BEEN A DISCREPANCY IN OLD DEEDS AND SURVEYS AS TO WHETHER OR NOT THE PROPERTY LINES EXTEND TO THE CENTER OF THE ROAD OR TO THE RIGHT-OF-WAY LINE. FOR THIS SURVEY, ALL PROPERTY LINES EXTEND TO CENTERLINE.

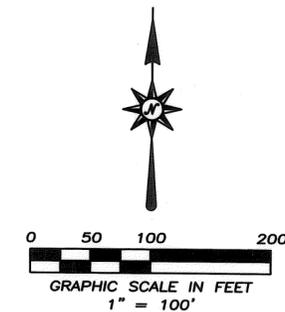


REFERENCES

- MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 4, PAGE 112  
VOLUME 23, PAGE 179  
VOLUME 25, PAGE 17  
VOLUME 32, PAGE 20  
VOLUME 35, PAGE 122  
VOLUME 37, PAGE 177  
VOLUME 52, PAGE 193  
VOLUME 52, PAGE 194

LEGEND

- IRON PIN FOUND
- ⊙ P.K. NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- △ MCD MONUMENT FOUND
- STONE FOUND

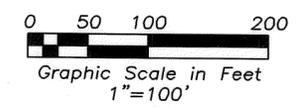
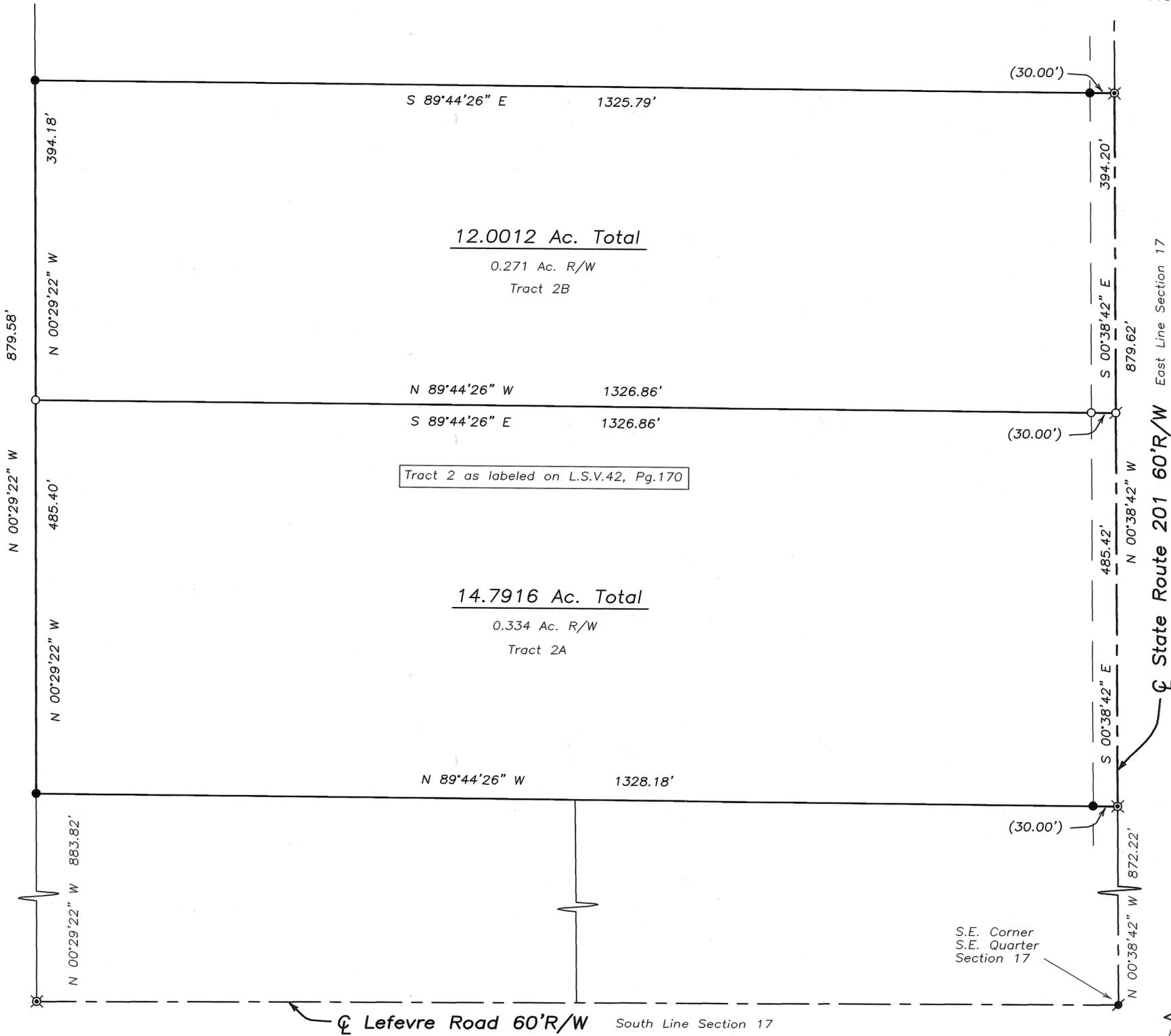


SURVEY OF EXISTING TRACT FOR JOYCE LEAR  
IN MIAMI COUNTY, OHIO ~ FEBRUARY 4, 2012

THOMAS  
R.  
ZECHMAN  
7077

*Thomas R. Zechman*

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



**Legend**

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

**References**

Miami County Engineer's Record of Land Surveys Volume 42, Page 170 (Basis of Bearings)

Survey split of 26.7928 Ac. for Gordon Tron



*Michael W. Cozatt* 2/19/12  
MICHAEL W. COZATT  
P.S. #6001

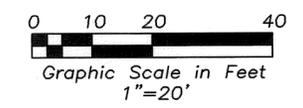
**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
2784 S. Co. Rd. 25-A Troy, OH 45373  
Job No. 01712 (937) 339-2921  
File Name: C:\Surveys\2012\01712.dwg  
Drawn by: DMC ~ Checked by: MWC

TROY CORPORATION

Pt. 2883 INLOT

N.E. 23 TAX MAP

Volume 54 Page 10  
Miami County Engineer's Record of Land Surveys



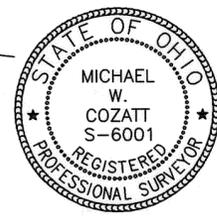
Legend

- 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

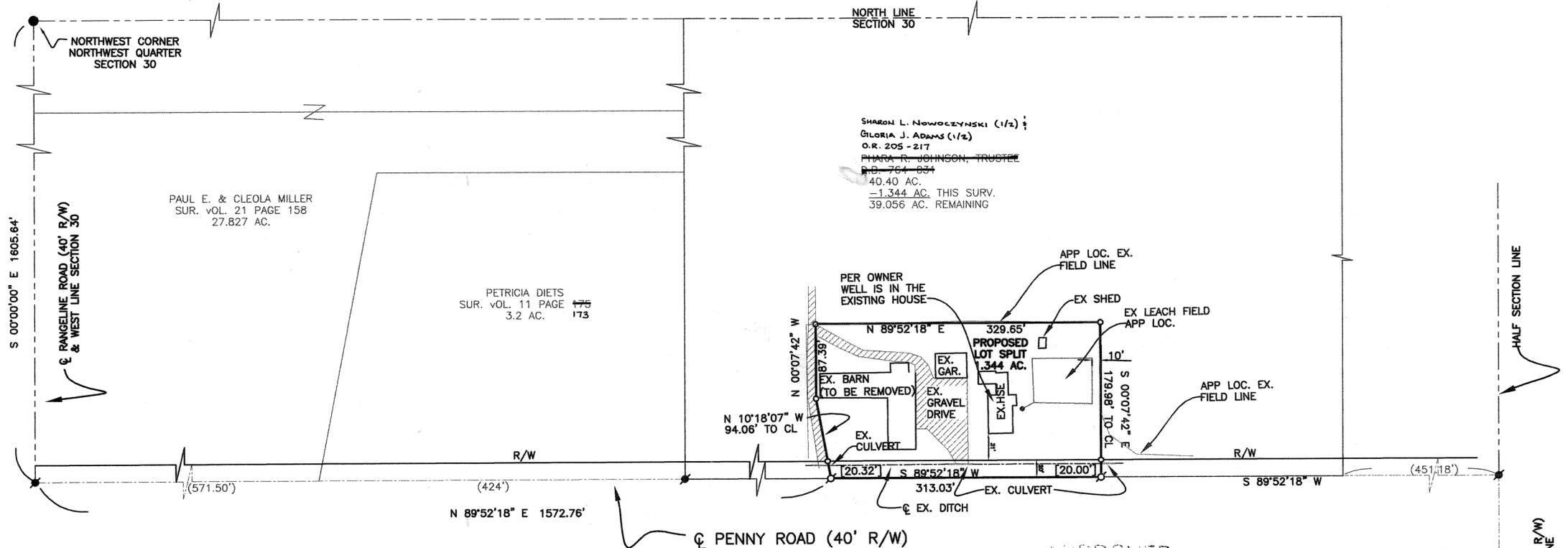
- Miami County Recorder's Plat Records
  - Plat Book 4, Page 30
  - Plat Book 18, Page 113 (Basis of Bearings)
- Miami County Engineer's Record of Lot Surveys
  - Volume 13, Page 139
  - Volume 16, Page 84
- Miami County Recorder's Deed Records
  - Volume 713, Page 129

Survey of Pt. Inlot 2883 for Chris Graves



*Michael W. Cozatt* 2/29/12  
MICHAEL W. COZATT  
P.S. #6001

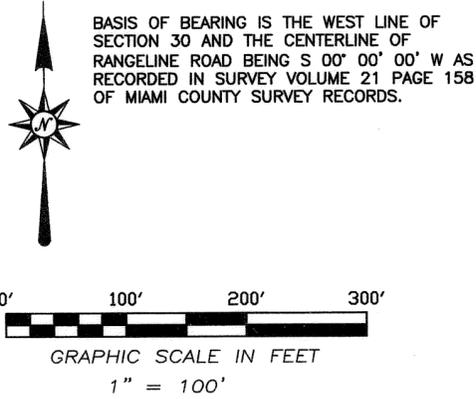
**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 476 Swailes Road Troy, OH 45373  
 Job No. 03311 (937) 339-2921  
 File Name: C:\Surveys\2011\03311.dwg  
 Drawn by: DMC ~ Checked by: MWC



**APPROVED**  
By [Signature]  
Date 2/24/12  
Miami County Combined Health District

**APPROVED**  
Miami County Planning Commission  
Date 2-24-12  
Secretary [Signature]

Certified To Conform With  
Miami County Survey Requirements  
**PAUL P. HUBSKAMP P.E., P.S.**  
Miami County Engineer  
[Signature] 2/24/12  
Deputy Date



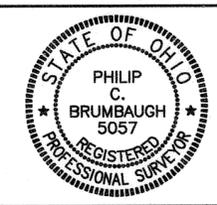
- LEGEND**
- 30' X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
  - 5/8" IRON PIN FOUND UNLESS OTHERWISE NOTED
  - ∅ MAG NAIL SET
  - ✱ MAG NAIL FOUND
  - ( ) REFERENCED BEARINGS & DISTANCE OF RECORD

- REFERENCES**
- LAND SURVEYS:  
VOLUME 8, PAGE 88  
VOLUME 11, PAGE 173  
VOLUME 21, PAGE 158  
VOLUME 38, PAGE 79  
VOLUME 42, PAGE 38  
VOLUME 44, PAGE 160  
VOLUME 47, PAGE 18

DEED REFERENCE  
AS REFERENCED HEREON

[Signature]  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057

10/24/11  
PROPOSED LOT SPLIT OF A 1.344 ACRE TRACT FROM THE 40.40 ACRE TRACT CONVEYED TO PHARA R. JOHNSON, TRUSTEE IN DEED BOOK 764 PAGE 037 IN MIAMI COUNTY ~ OCTOBER 24, 2011



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

8  
TOWN

5  
RANGE

NE1/4-29  
SECTION

NEWBERRY  
TOWNSHIP

MIAMI  
COUNTY

VOLUME 54 PAGE 12  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

**Large Lot Development**

Approved by the Miami County Planning Commission;  
No Plat required as per ORC 711.133 For Ag or Rec use

*Paul Hovuz* 3-7-12  
Secretary Date  
Miami County Planning Commission

**Certificate of Registration**

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

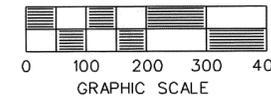
Notice is given to all parties:

No additional building site is created by this conveyance, no structure may be erected or maintained on the premises herein conveyed which is in violation of all zoning, building, and planning regulations of Miami County.

*Paul Hovuz* 3-7-12  
Secretary Date  
Miami County Planning Commission



1" = 200'



**SURVEY OF A 8.849 ACRE TRACT &  
A 3.732 ACRE TRACT  
IN SECTION 29 NEWBERRY TOWNSHIP**

**- LEGEND -**

- 6"x6" STONE FOUND
- IRON PIN FOUND
- ⦿ PK NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

NOTE:  
TRACT TWO TO BE TRANSFERRED TO  
COVINGTON BOARD OF EDUCATION AND  
WILL NOT BE USED AS A SEPARATE  
BUILDING SITE.

Certified To Conform With  
Miami County Survey Requirements

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

*Paul Hovuz* 3/7/12  
Deputy Date

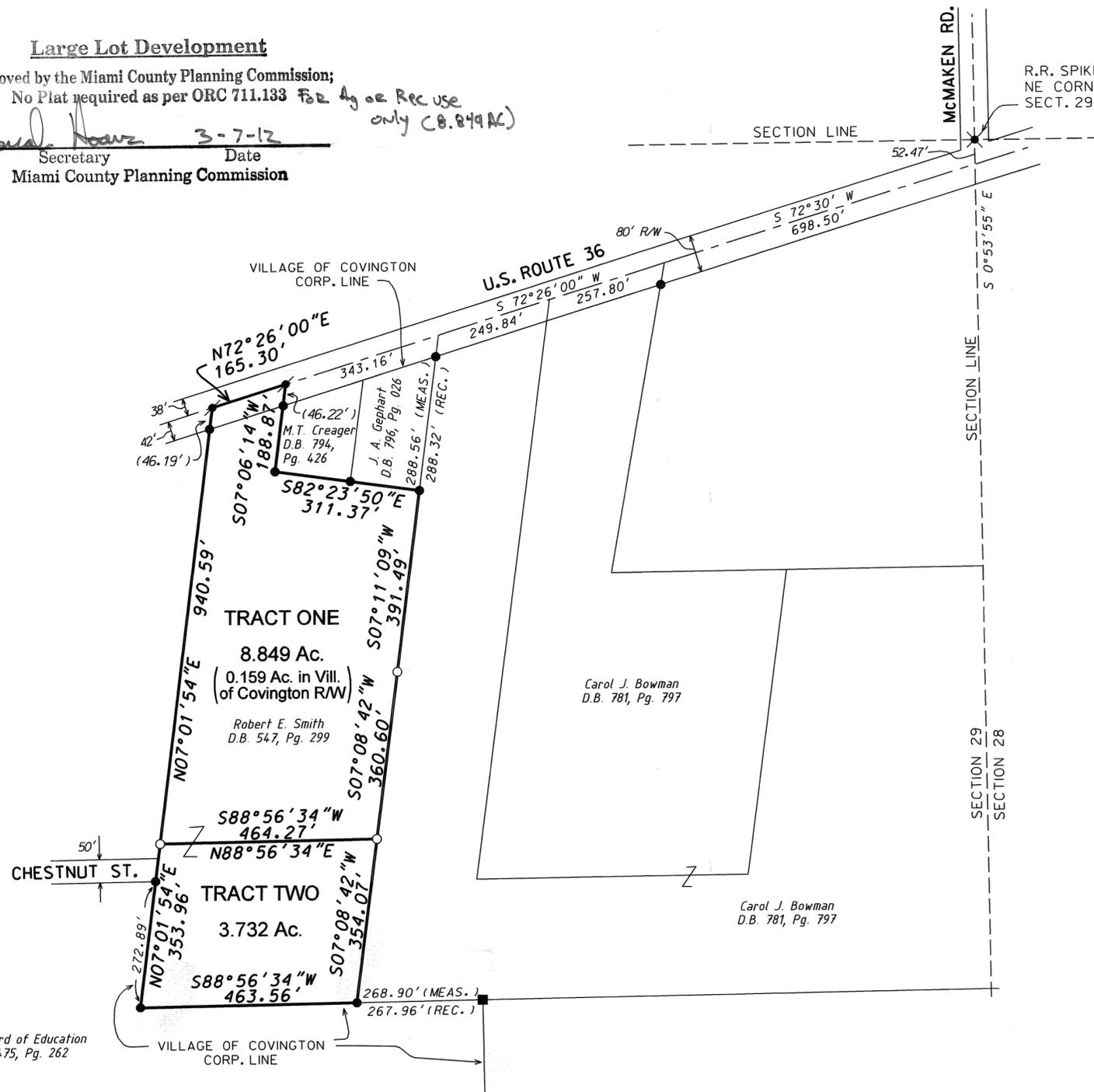


*Robert L. Cron* MARCH 6, 2012  
ROBERT L. CRON, P.S. #8140 DATE

**ROBERT CRON & ASSOCIATES, LLC  
PROFESSIONAL SURVEYING**

P.O. BOX 13  
COVINGTON, OH 45318

CELL: 937-418-0017



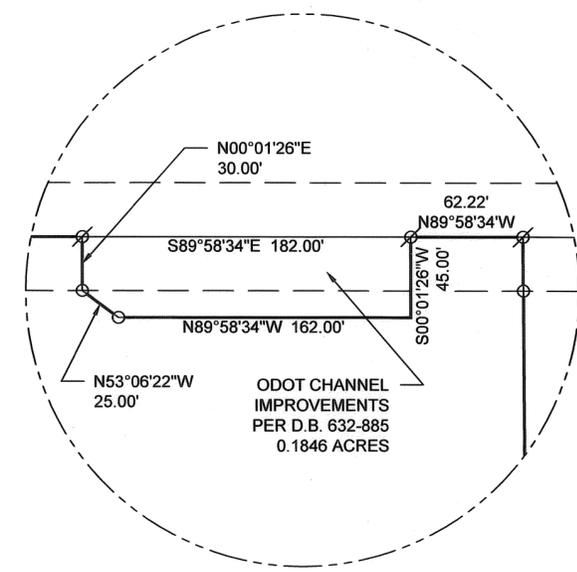
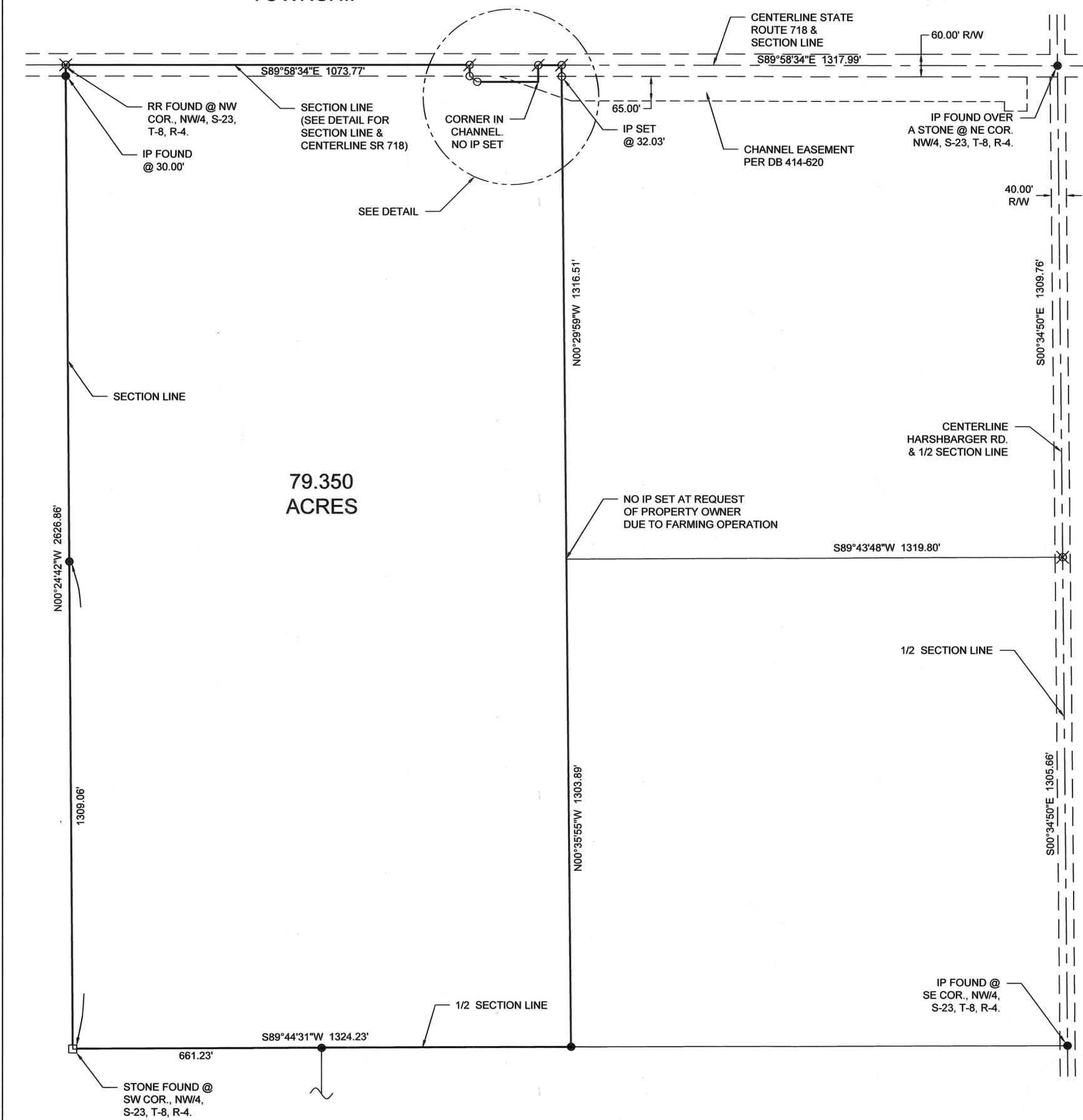
BEARINGS & CENTERLINE OF U.S. RT. 36  
BASED ON INFORMATION FROM L.S.  
VOL. 18, PAGE 30

REFERENCES

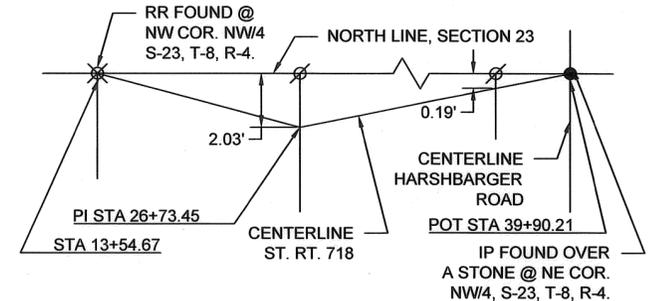
- VOL. 41, PG. 48
- VOL. 18, PG. 30
- VOL. 22, PG. 100
- VOL. 23, PG. 92
- VOL. 5, PG. 16
- VOL. 47, PG. 71
- VOL. 51, PG. 82

MIAMI CO. ENGINEER'S RECORD OF LAND SURVEYS

REC. PLAT 10, PG. 115



DETAIL OF SECTION LINE AND CENTERLINE OF STATE ROUTE 718, NORTH LINE OF NW/4, SECTION 23 (NOT TO SCALE)

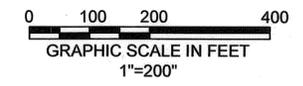


REFERENCES

- SURVEY VOL. 16, PG. 14
- SURVEY VOL. 29, PG. 135
- SURVEY VOL. 31, PG. 192
- SURVEY VOL. 32, PG. 68
- SURVEY VOL. 34, PG. 185
- SURVEY VOL. 37, PG. 115
- SURVEY VOL. 38, PG. 120
- SURVEY VOL. 40, PG. 88
- SURVEY VOL. 41, PG. 168
- SURVEY VOL. 44, PG. 49
- SURVEY VOL. 47, PG. 158
- SURVEY VOL. 48, PG. 129
- ODOT PLANS JOB 07804, PG. 22/22
- DEED BOOK 414, PG. 620

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊗ RR SPIKE FOUND
- ⊘ MAG NAIL SET
- STONE FOUND



SURVEY FOR CAROL FESSLER IN MIAMI COUNTY, OHIO - FEBRUARY 8, 2012

THOMAS R. ZECHMAN  
7077  
REGISTERED PROFESSIONAL SURVEYOR

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

TROY CORPORATION

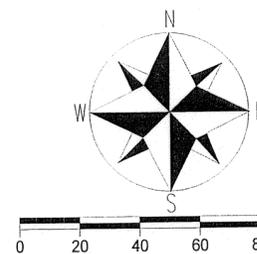
N.E. SECTION

PARTS 6379 INLOT

OHIO STATE

VOLUME 54 PAGE 14

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



SCALE 1" = 40'

BASIS OF BEARING: MIAMI CO. ENGINEER'S RECORD OF LOT SURVEYS VOLUME 15, PLAT 104

LEGEND	
	PK NAIL FOUND
	IRON PIN FOUND
	GIN SPINDLE FND
	PK NAIL SET
	IRON PIN SET
	RRS SET
	RRS FOUND

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS

VOLUME 15, PAGE 104  
VOLUME 22, PAGE 90  
VOLUME 20, PAGE 86

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS

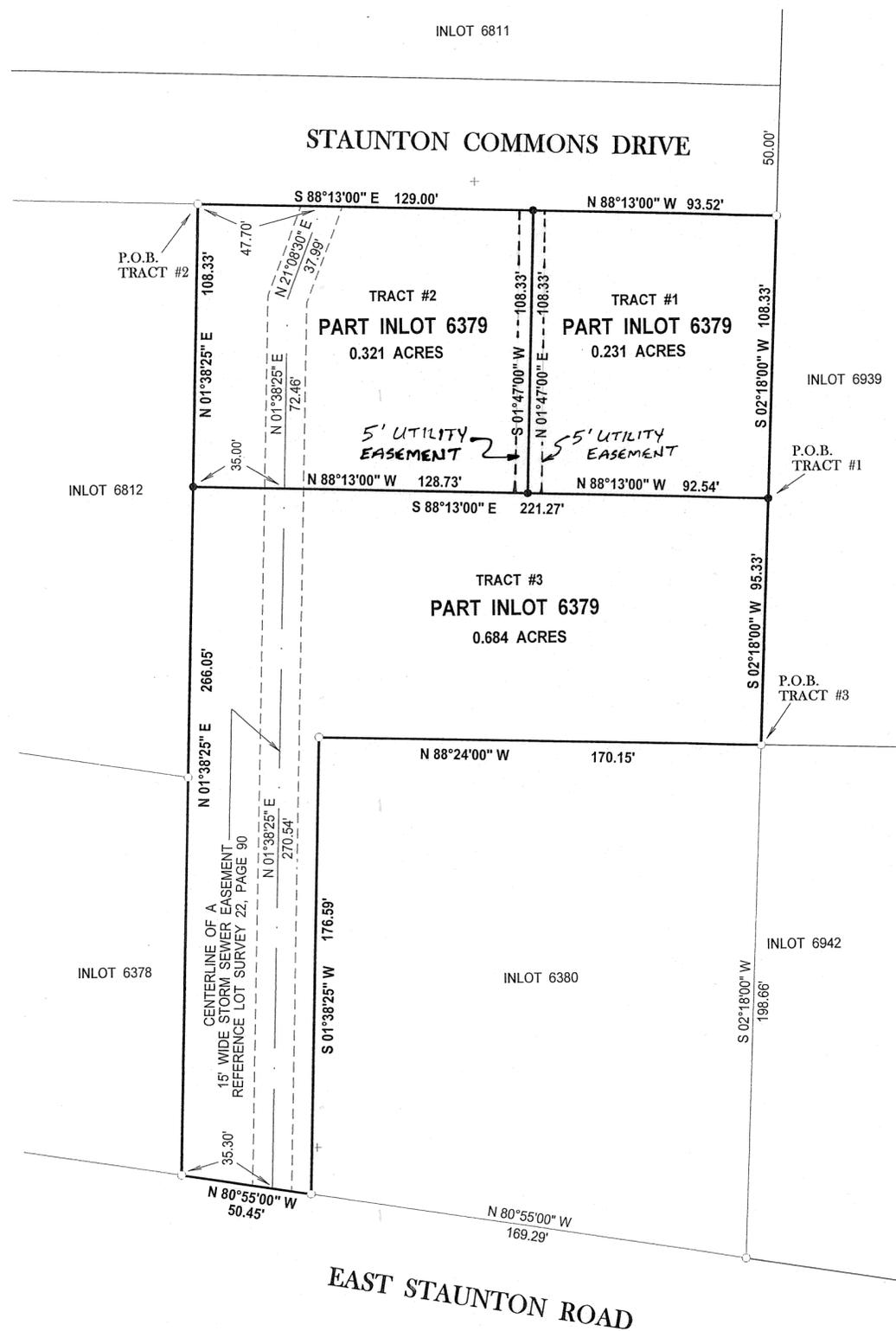
VOLUME 13, PAGE 197  
VOLUME 19, PAGE 198

MIAMI COUNTY RECORDERS PLAT RECORDS

PLAT BOOK 12, PAGE 110  
PLAT BOOK 12, PAGE 111  
PLAT BOOK 13, PAGE 4

MIAMI COUNTY RECORDERS DEED RECORDS

OR VOLUME 241, PAGE 955

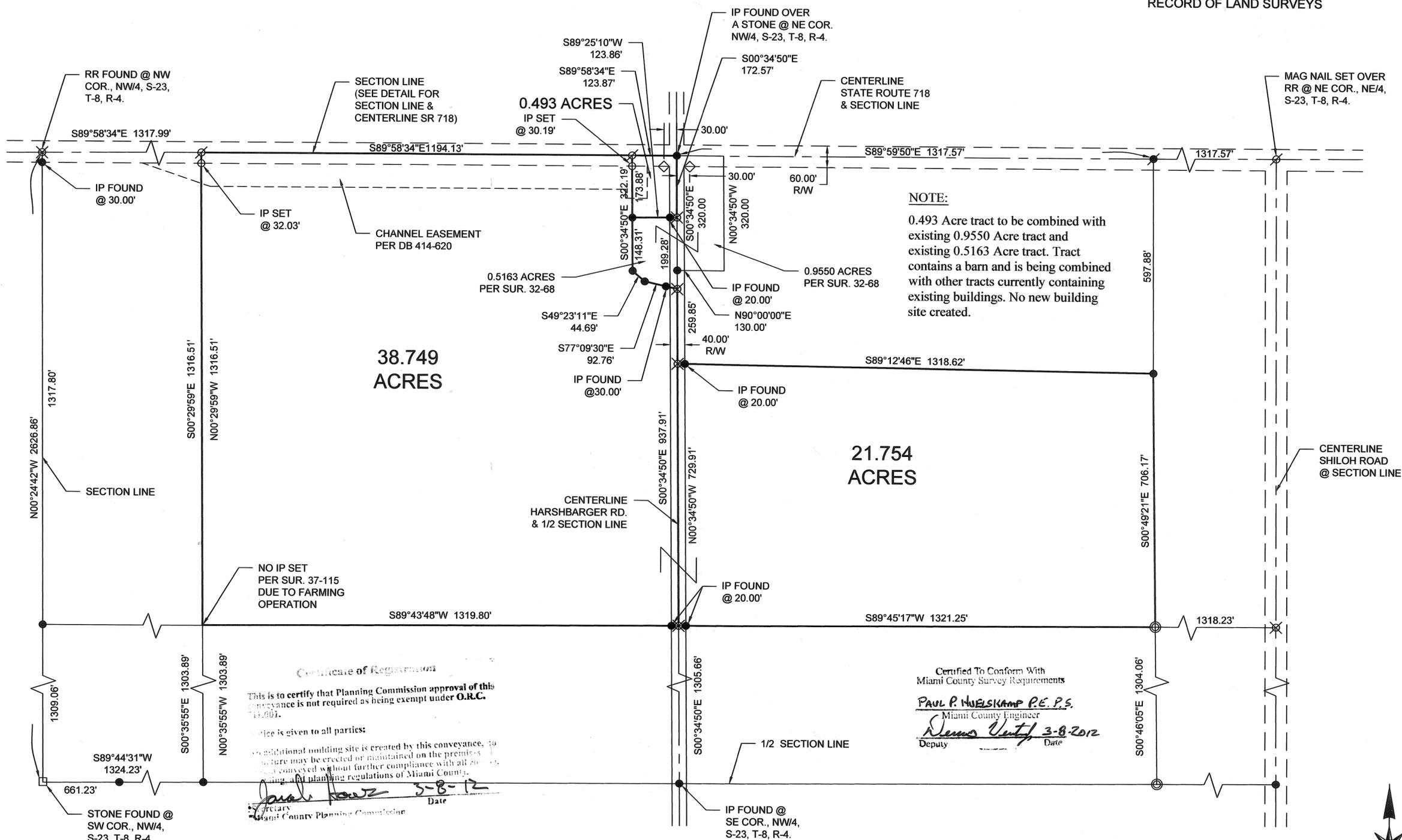


EAST STAUNTON ROAD

THIS LOT DIVISION WAS REVIEWED AND APPROVED BY:

*Deborah J. Swan*  
DEBORAH J. SWAN, PE  
CITY ENGINEER OF TROY, OHIO  
March 7, 2012  
DATE

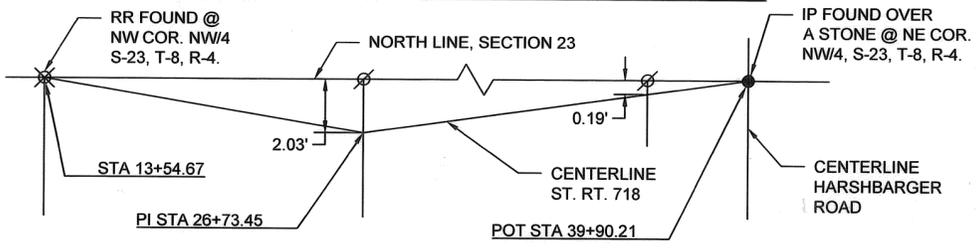
MARCH 3, 2012	SURVEY OF A 1.236 ACRE TRACT (PART INLOT 6379) FOR THE O'NEAL FAMILY IN THE CITY OF TROY, SPLITTING INTO (3) LOTS
	<i>Neil E. Teaford, P.S. # 7724</i> NEIL E. TEAFORD 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724



**Certificate of Registration**  
This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 713.001.  
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, and no other improvements may be made on the premises, unless they are conveyed without further compliance with all zoning and other applicable planning regulations of Miami County.  
*Paul R. Zechman* Secretary  
Date: 3-8-12  
Miami County Planning Commission

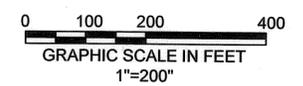
Certified To Conform With  
Miami County Survey Requirements  
**PAUL P. HUELSKAMP P.E. P.S.**  
Miami County Engineer  
*James Venty* Deputy  
Date: 3-8-2012

**DETAIL OF SECTION LINE AND CENTERLINE OF STATE ROUTE 718, NORTH LINE OF NW/4, SECTION 23 (NOT TO SCALE)**



- REFERENCES**
- SURVEY VOL. 16, PG. 14
  - SURVEY VOL. 29, PG. 135
  - SURVEY VOL. 31, PG. 192
  - SURVEY VOL. 32, PG. 68
  - SURVEY VOL. 34, PG. 185
  - SURVEY VOL. 37, PG. 115
  - SURVEY VOL. 38, PG. 120
  - SURVEY VOL. 40, PG. 88
  - SURVEY VOL. 41, PG. 168
  - SURVEY VOL. 44, PG. 49
  - SURVEY VOL. 47, PG. 158
  - SURVEY VOL. 48, PG. 129
  - ODOT PLANS JOB 07804, PG. 22/22
  - DEED BOOK 414, PG. 620

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ⊗ RR SPIKE FOUND
  - ⊕ MAG NAIL SET
  - STONE FOUND
  - ⊙ NAIL FOUND IN WOOD POST
  - ◇ ODOT HIGHWAY R/W MONUMENT
  - PK NAIL FOUND



SURVEY FOR CAROL FESSLER IN MIAMI COUNTY, OHIO - FEBRUARY 6, 2012

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



# SURVEY FOR BAILEY-EWALD, LTD

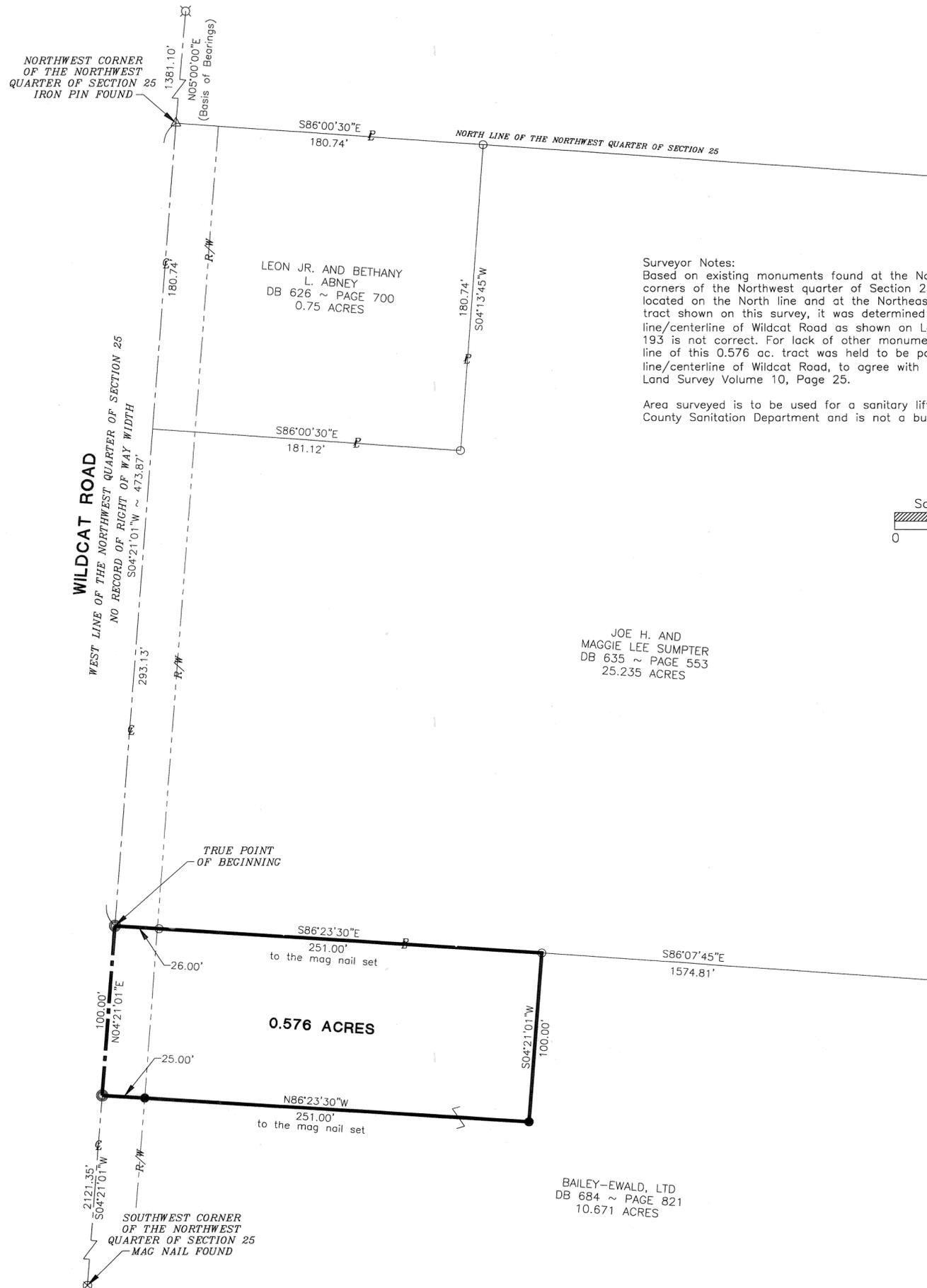
NW 1/4 25  
SECTION

2  
TOWN

9  
RANGE

BETHEL  
TOWNSHIP

SURVEY VOL. 54 PAGE 17  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

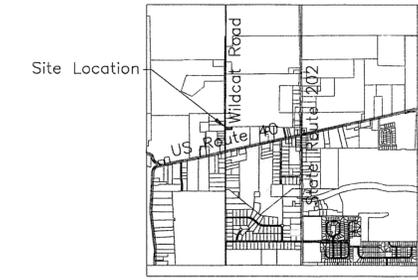


**Surveyor Notes:**  
Based on existing monuments found at the Northwest and Southwest corners of the Northwest quarter of Section 25, and the iron pins located on the North line and at the Northeast corner of the 0.576 ac. tract shown on this survey, it was determined that the section line/centerline of Wildcat Road as shown on Land Survey Vol. 37 Page 193 is not correct. For lack of other monuments found, the Eastern line of this 0.576 ac. tract was held to be parallel to the section line/centerline of Wildcat Road, to agree with the original survey filed in Land Survey Volume 10, Page 25.

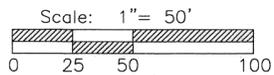
Area surveyed is to be used for a sanitary liftstation site for the Miami County Sanitation Department and is not a buildable site.

JOE H. AND  
MAGGIE LEE SUMPTER  
DB 635 ~ PAGE 553  
25.235 ACRES

BAILEY-EWALD, LTD  
DB 684 ~ PAGE 821  
10.671 ACRES



VICINITY MAP



- LEGEND**
- ⊗ Railroad Spike Found
  - Iron Pin Found
  - Iron Pin Set
  - ⊙ Mag Nail Set
  - ⊗ Mag Nail Found
  - Con Mon. Found
  - △ Section Corner

**APPROVED**

Certified To Conform With  
Miami County Survey Requirements

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

*Andy Smith* 10/28/2011  
Deputy Date

**References:**  
Land Survey Volume 5~Page 119  
Land Survey Volume 9~Page 167  
Land Survey Volume 10~Page 25  
Land Survey Volume 37~Page 193  
(Basis of Bearings)  
All deeds on record

**APPROVED**

Miami County Planning Commission

Date 2-13-2012

Secretary *Janet Bauer*



Surveyed By: *CW Mescher*  
Craig W. Mescher Reg. Surveyor No. 8237  
September 20, 2011

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

PROJECT # 210845.00

NEWBERRY  
TOWNSHIP

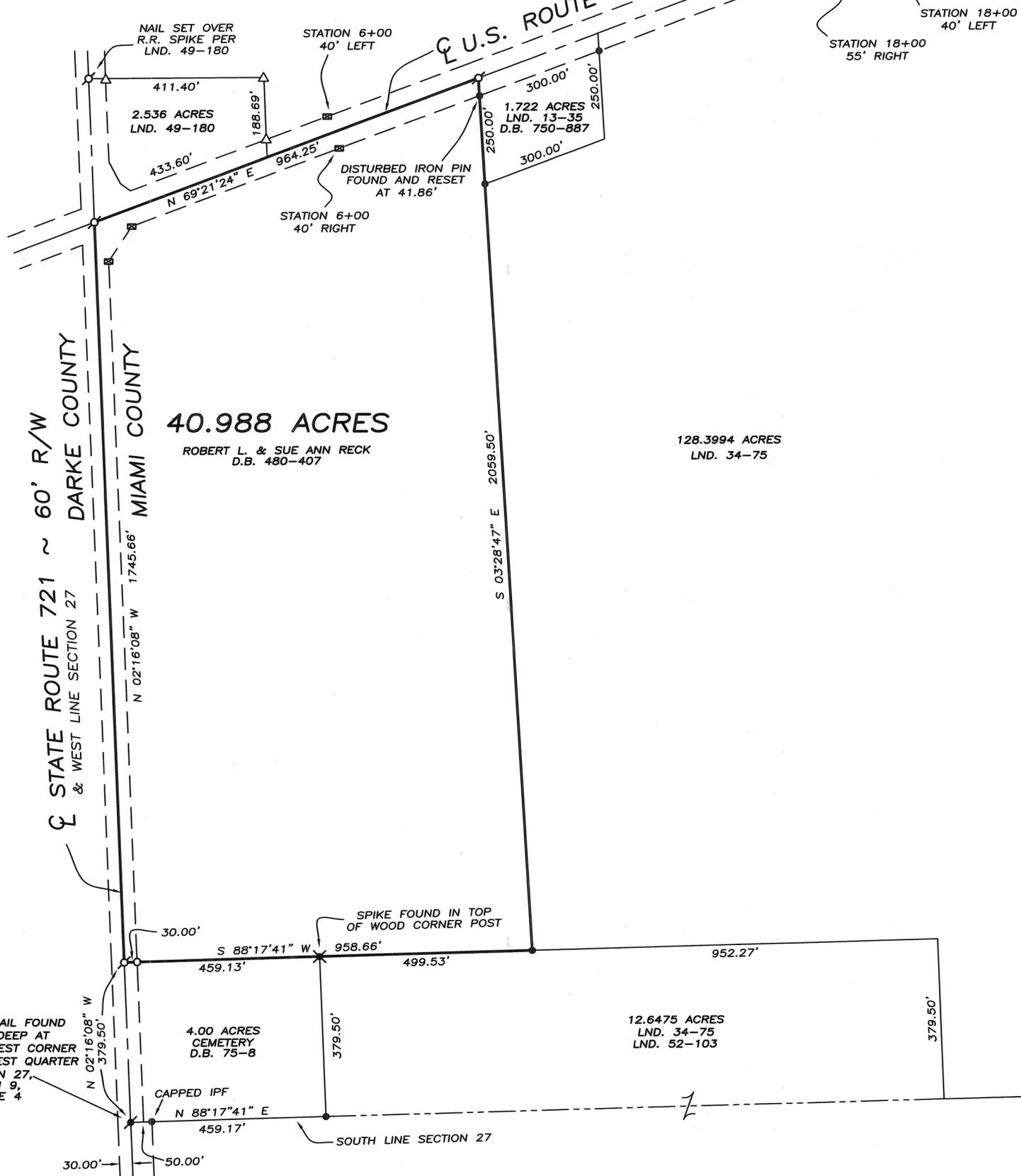
27 SW 1/4  
SECTION

9  
TOWN

4  
RANGE

VOLUME 54 PAGE 18  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

NOTE: MAG NAIL SET ON  
WEST LINE OF SECTION AND  
ON CENTERLINE OF US 36  
PER R/W MONUMENTS FOUND.  
THIS ALSO MATCHES CENTERLINE  
ESTABLISHED ON LND. 34-75.



REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
 VOLUME 13, PAGE 35  
 VOLUME 34, PAGE 75  
 VOLUME 45, PAGE 86  
 VOLUME 49, PAGE 180  
 VOLUME 52, PAGE 103

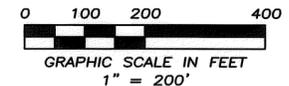
OHIO DEPARTMENT OF  
TRANSPORTATION:  
 U.S. 36 R/W PLANS  
 S.R. 721 R/W PLANS

MIAMI COUNTY RECORDER'S  
RECORDS OF DEEDS:  
 VOLUME 75, PAGE 8  
 VOLUME 480, PAGE 407  
 VOLUME 586, PAGE 1

OFFICIAL RECORD 72, PAGE 402  
 236, 724

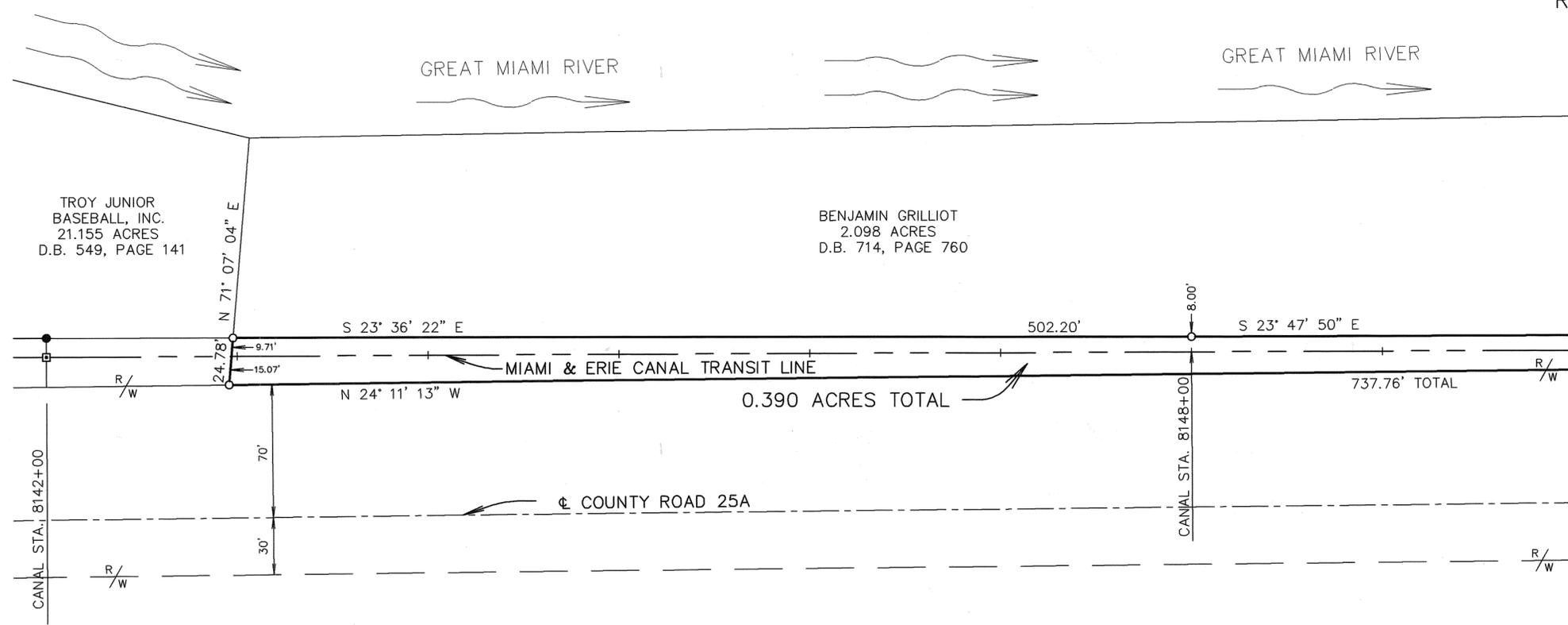
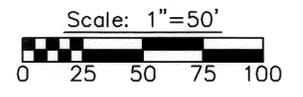
LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊕ NAIL FOUND
- ⊙ MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- ⊠ CONC. MONUMENT FOUND
- △ CONCRETE POST FOUND



SURVEY FOR ROBERT RECK  
IN MIAMI COUNTY, OHIO ~ FEBRUARY 29, 2012

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



Certify To Conform With  
Miami County Survey Requirements

**Paul P. Huaskamp P.E. P.S.**  
Miami County Engineer

*Devin [Signature]* 3-2-2012  
Deputy Date

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

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

*Judith [Signature]*  
Secretary  
Miami County Planning Commission

Legend

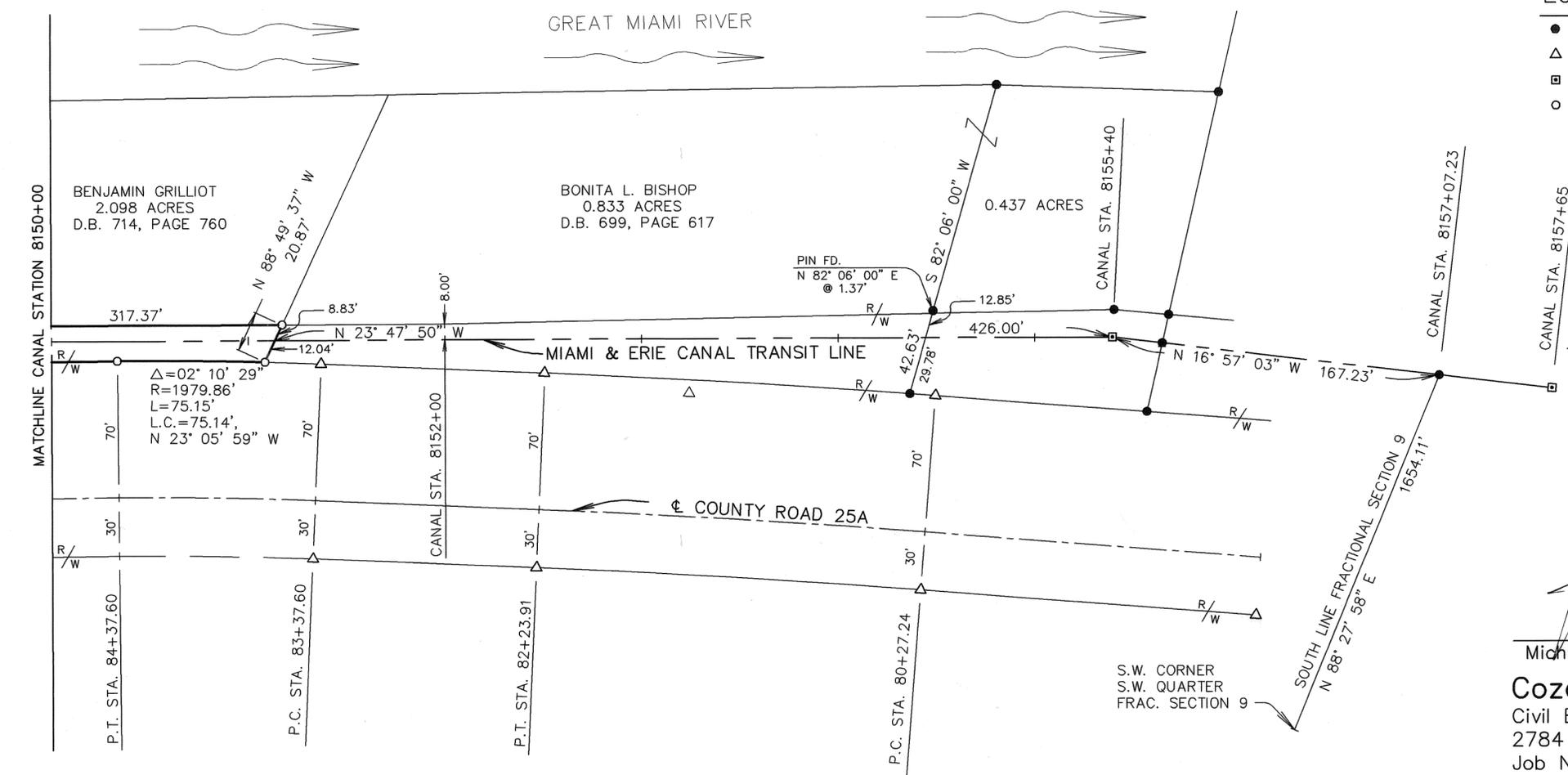
- IRON PIN FOUND
- △ CONCRETE HIGHWAY MONUMENT FOUND
- ▣ CANAL TRANSIT MONUMENT FOUND
- 5/8" Ø CAPPED IRON PIN SET (COZATT, S6001)

References

Vol. 17, Page 17 } Miami County Engineer's  
Vol. 36, Page 169 } Record of Land Surveys  
Vol. 37, Page 67 }

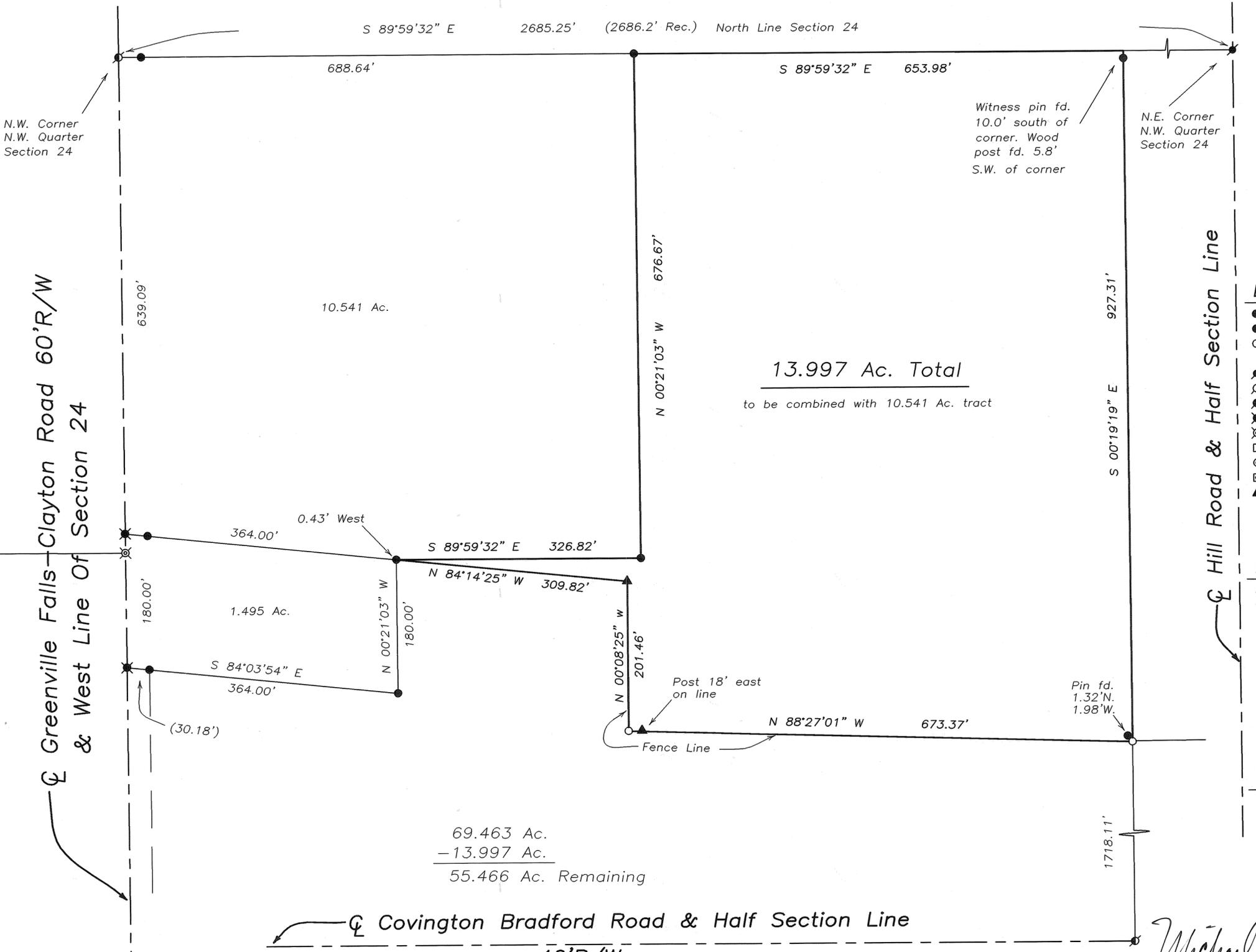
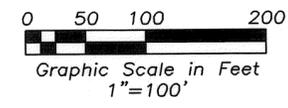
CANAL AND ROAD RIGHT-OF-WAY MAPS

Survey of 0.390 ac. for Benjamin Grilliot.



*Michael W. Cozatt* 2/20/12  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 18211A Ph. (937) 339-2921



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

- References**
- Miami County Engineer's Record of Land Surveys
  - Volume 52, Page 70 (Basis of Bearings)
  - Volume 3, Page 255
  - Volume 39, Page 8
  - Volume 50, Page 44
  - Volume 53, Page 86
  - VOLUME 53, PAGE 196

Survey of 13.997 Ac. for Doug Huelskamp

Certified to conform with Miami County Survey Requirements  
**PAUL P. HUASKAMP P.E. P.S.**  
 Miami County Engineer  
 Date 3-14-2012

**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.  
**13.997 Ac. Total**

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



*Michael W. Cozatt* 3/02/12  
 MICHAEL W. COZATT  
 P.S. #6001  
**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 2784 S. Co. Rd. 25-A Troy, OH 45373  
 Job No. 18811 (937) 339-2921  
 File Name: C:\Surveys\2011\18811.dwg  
 Drawn by: DMC ~ Checked by: MWC

Greenville Falls-Clayton Road 60'R/W & West Line Of Section 24

Covington Bradford Road & Half Section Line 40'R/W

Hill Road & Half Section Line

N.W. Corner N.W. Quarter Section 24

Witness pin fd. 10.0' south of corner. Wood post fd. 5.8' S.W. of corner

N.E. Corner N.W. Quarter Section 24

13.997 Ac. Total  
 to be combined with 10.541 Ac. tract

69.463 Ac.  
 -13.997 Ac.  
 55.466 Ac. Remaining

639.09'

10.541 Ac.

676.67'

927.31'

1.495 Ac.

201.46'

Pin fd. 1.32'N. 1.98'W.

1718.11'

(30.18')

Post 18' east on line

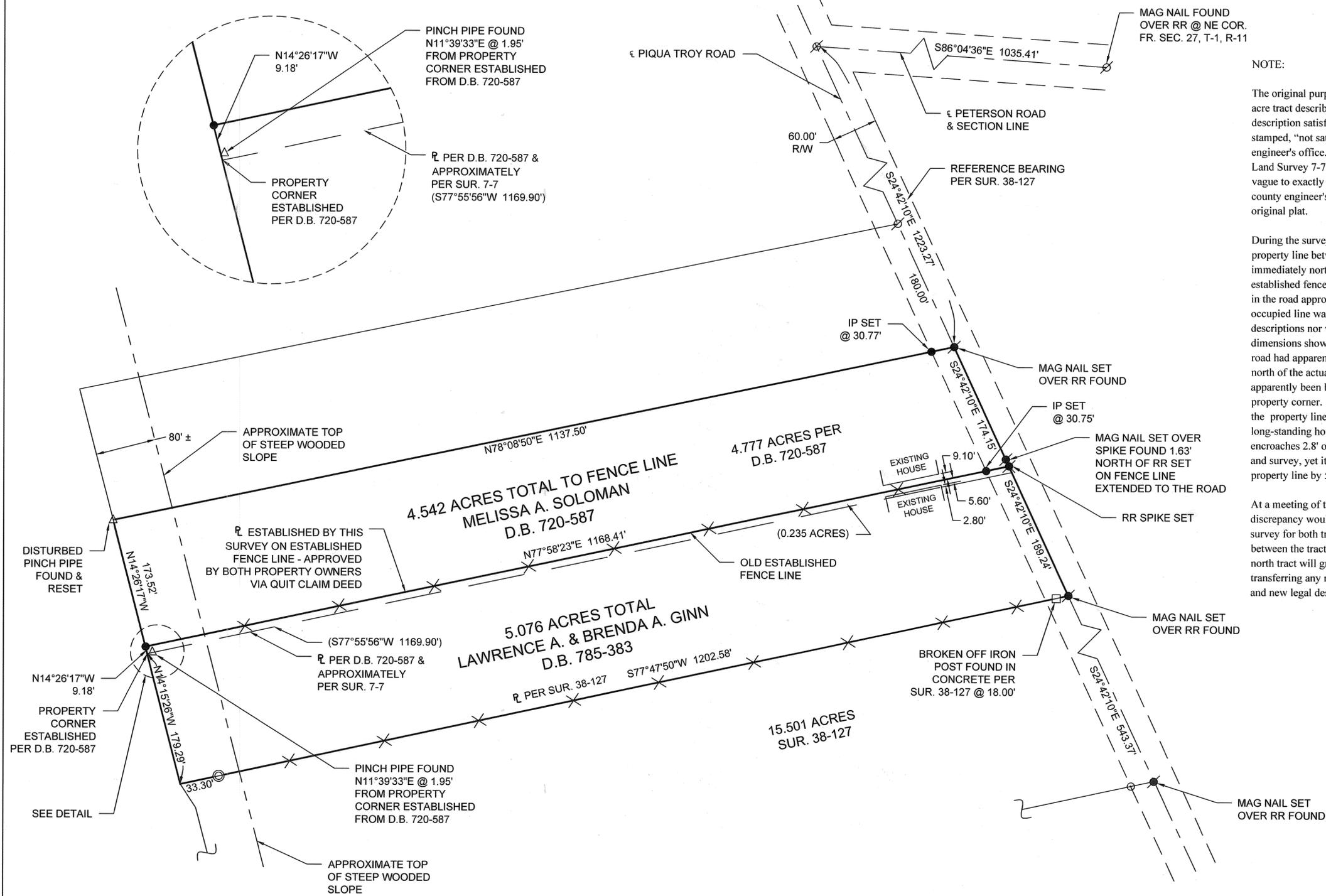
Fence Line

Greenville Falls-Clayton Road 60'R/W & West Line Of Section 24

Covington Bradford Road & Half Section Line 40'R/W

Hill Road & Half Section Line



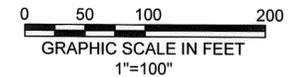


NOTE:

The original purpose of this survey was to re-survey a 5 acre tract described in DB 785-383 and provide a description satisfactory for transfer. The deed had been stamped, "not satisfactory for transfer..." by the county engineer's office. This tract was originally established per Land Survey 7-7 in 1947. The original survey was too vague to exactly describe the tract. In July, 1976, the county engineer's office noted an "obvious error" on the original plat.

During the survey it was determined that the occupied property line between this tract and the property immediately north (DB 720-587) was on an old, established fence line. In addition there was a spike found in the road approximately on the fence line. However this occupied line was not consistent with either of the deed descriptions nor was it consistent with frontage dimensions shown on Land Survey 7-7. The spike in the road had apparently been set in error approximately 10' north of the actual corner, and the fence and houses had apparently been built assuming the spike was the correct property corner. The fence is approximately 9' north of the property line per deeds and survey, and the long-standing house on the tract being surveyed encroaches 2.8' onto the property north using the deeds and survey, yet it clears the fence line and occupied property line by 5.6'.

At a meeting of the property owners it was agreed that the discrepancy would be resolved by filing a corrective survey for both tracts and establishing the property line between the tracts on the old fence line. The owner of the north tract will grant a quit claim deed to the south owner transferring any right held in the entire "new" south tract, and new legal descriptions will be filed for both tracts.



REFERENCES

- LAND SURVEY VOL. 3, PG. 463
- LAND SURVEY VOL. 6, PG. 132
- LAND SURVEY VOL. 7, PG. 7
- LAND SURVEY VOL. 22, PG. 101
- LAND SURVEY VOL. 22, PG. 122
- LAND SURVEY VOL. 27, PG. 109
- LAND SURVEY VOL. 34, PG. 117
- LAND SURVEY VOL. 38, PG. 127

DEED BOOK 720, PG. 587  
DEED BOOK 785, PG. 383

LEGEND

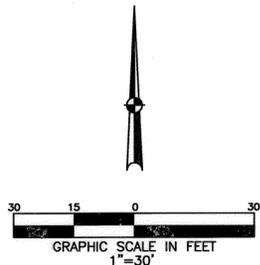
- IRON PIN FOUND
- IRON PIN SET
- ⊠ RR SPIKE SET
- IRON POST FOUND
- ⊙ IRON PIPE FOUND
- ⊗ MAG NAIL FOUND
- ⊕ MAG NAIL SET
- △ PINCH PIPE FOUND
- × × × × FENCE LINE

SURVEY FOR EARL GINN, JR IN MIAMI COUNTY, OHIO  
- FEBRUARY 16, 2012

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

RETRACEMENT OF PT. O.L. 236  
 FRAC. SECTION 27, TOWN 5N., RANGE 6E.  
 CONCORD TOWNSHIP, MIAMI COUNTY, OHIO  
 CITY OF TROY, OHIO



REFERENCES

MIAMI CO. ENGINEER'S  
 RECORD OF LOT SURVEYS:

- VOL. 3 PG. 87
- VOL. 4 PG. 92
- VOL. 7 PG. 144
- VOL. 12 PG. 176
- VOL. 13 PG. 52
- VOL. 21 PG. 96

MIAMI CO. ENGINEER'S  
 RECORD OF LAND SURVEYS:

- VOL. 51 PG. 199
- VOL. 53 PG. 73

MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS:

- VOL. 4 PG. 28
- VOL. 13 PG. 111

BASIS OF BEARINGS:

BEARINGS BASED ON MIAMI CO. ENGINEER'S  
 RECORD OF LOT SURVEYS VOL. 21, PG. 96.

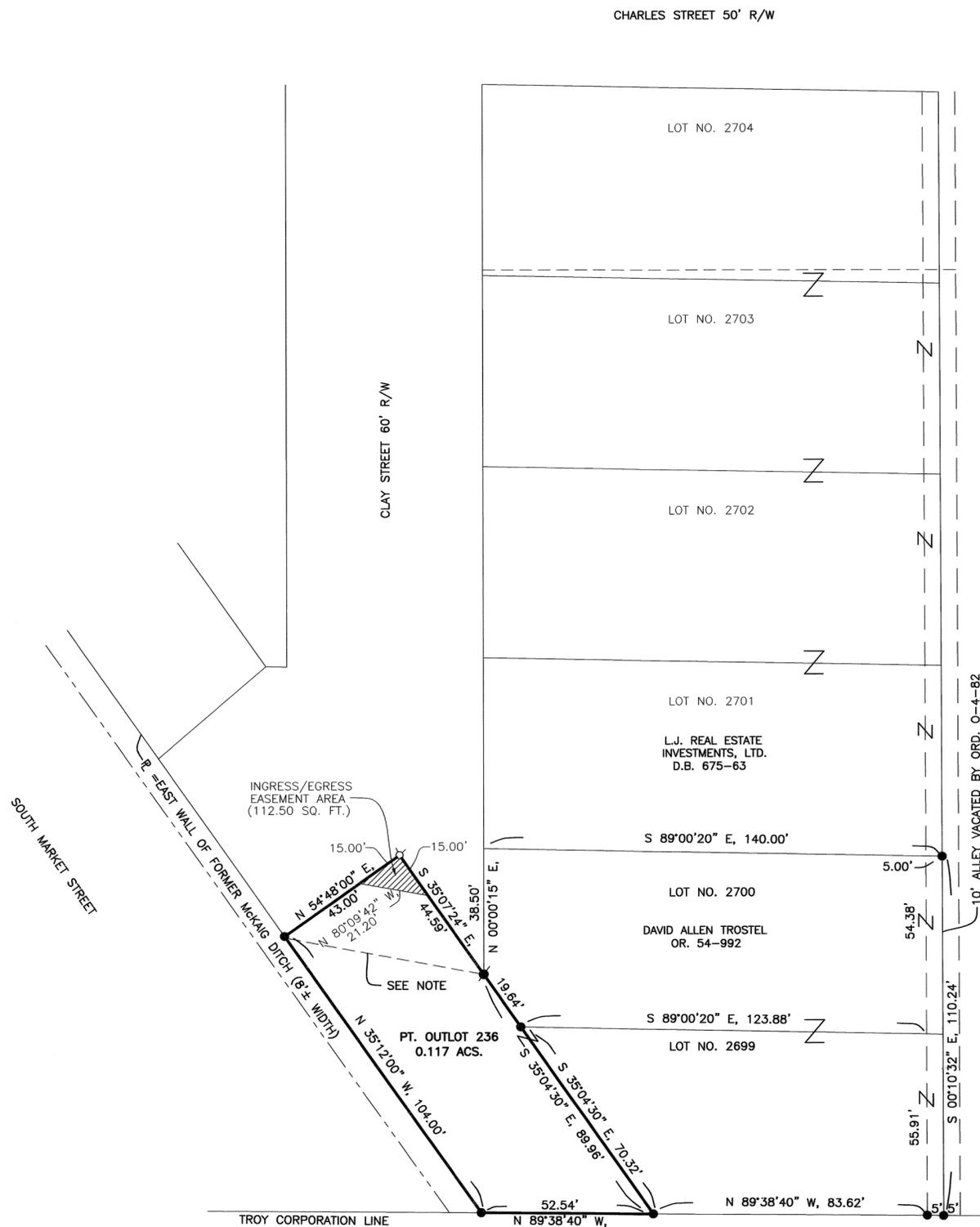
LEGEND

- IRON PIN FOUND
- ⊙ PK OR MAG NAIL FOUND
- ⊙ IRON PIPE FOUND
- 5/8" DIA. IRON PIN SET  
 CAPPED "BRH" PE PS,  
 OHIO PS 8288"
- ⊗ RAILROAD SPIKE SET

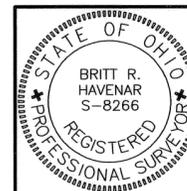
NOTE:

LOT SURVEY 3, PAGE 87, LOT SURVEY 21,  
 PAGE 96, AND DEEDS OVERLAP IN THIS  
 AREA. THE INTENT OF THIS SURVEY IS TO  
 SURVEY THE AREA AS SHOWN AS PT.  
 OUTLOT 236 ON LOT SURVEY 21, PAGE 96  
 SO IT CAN BE TRANSFERRED TO THE CITY  
 OF TROY WHICH WILL OWN BOTH AREAS OF  
 THE AREA OF THE OVERLAP.

THIS SURVEY IS BASED ON LOT SURVEY  
 VOLUME 21, PAGE 96 FOR THE SOLE  
 PURPOSED OF TRANSFERRING PT. OUTLOT  
 236 TO THE CITY OF TROY.

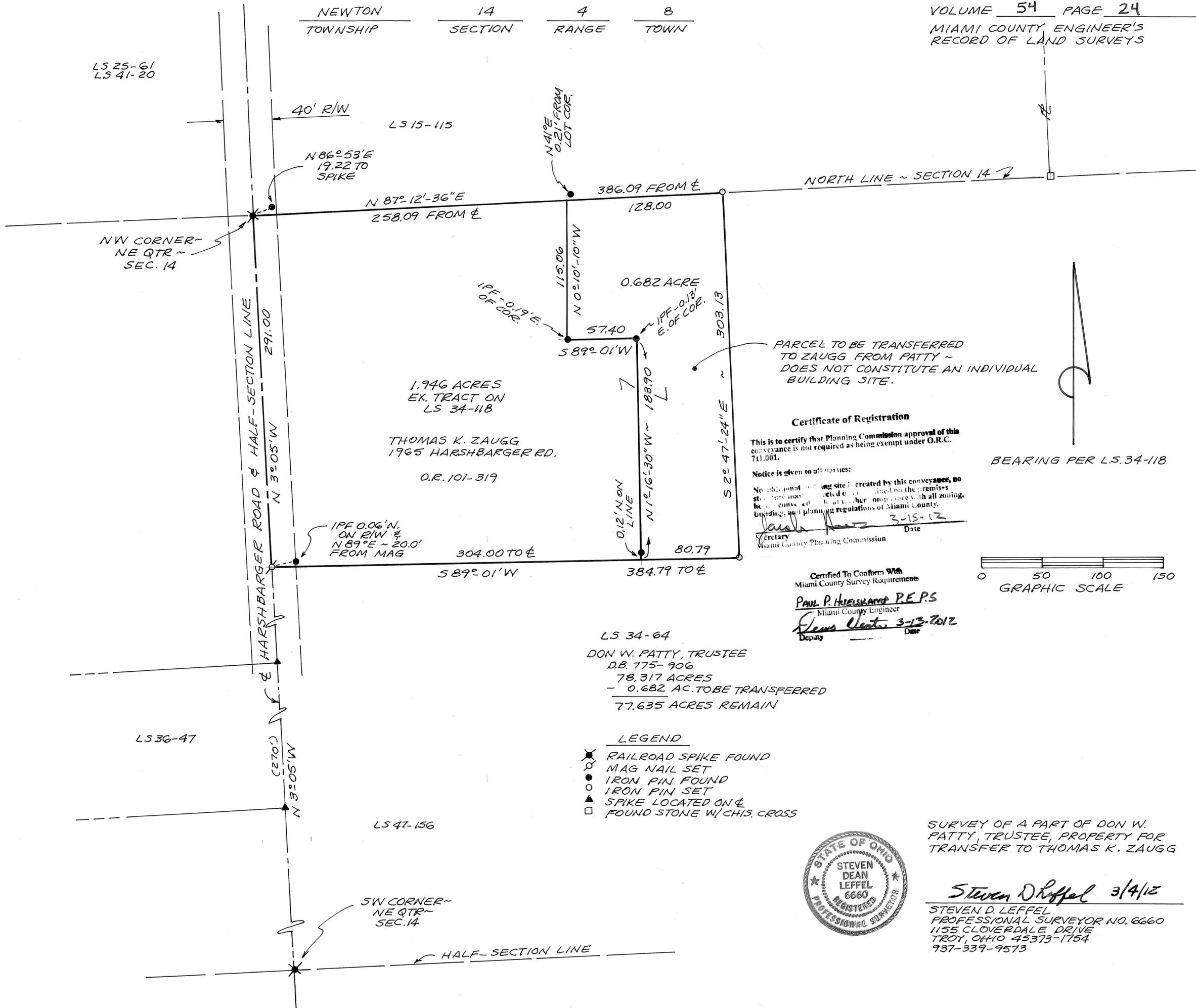


RETRACEMENT SURVEY OF A PT. OF OUTLOT 236 FOR  
 THE MIAMI CO. SANITARY ENGINEER, MARCH 8, 2012.



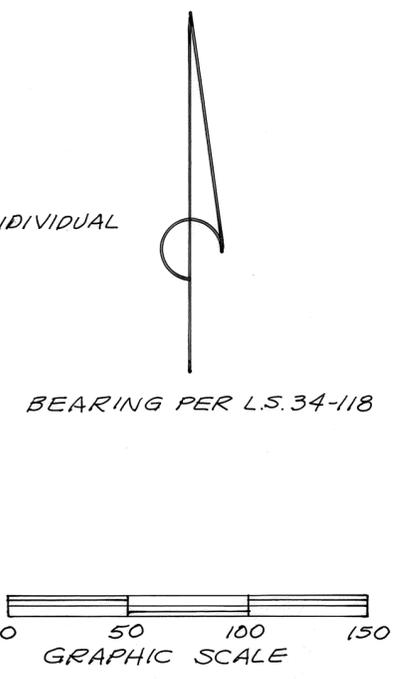
*Britt R. Havenar*  
 BRITT R. HAVENAR, P.E., P.S.  
 OHIO REGISTERED PROFESSIONAL SURVEYOR #8266  
 MIAMI COUNTY ENGINEER'S OFFICE  
 PAUL P. HUELSKAMP, P.E., P.S.  
 MIAMI COUNTY ENGINEER  
 2100 N. COUNTY ROAD 25-A  
 TROY, OHIO 45373  
 (937) 440-5656 FAX (937) 440-5659  
 EMAIL: mce@co.miami.oh.us

LS 25-61  
LS 41-20



PARCEL TO BE TRANSFERRED TO ZAUGG FROM PATTY ~ DOES NOT CONSTITUTE AN INDIVIDUAL BUILDING SITE.

**Certificate of Registration**  
This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.001.  
Notice is given to all parties:  
No additional building site is created by this conveyance, no structures are to be erected on the premises to be conveyed, and all other compliance with all zoning, building, and planning regulations of Miami County.  
*Paul P. Hueshman* Secretary  
Date 3-15-12  
Miami County Planning Commission



Certified To Conform With Miami County Survey Requirements  
*Paul P. Hueshman* P.E.P.S.  
Miami County Engineer  
*Devin Lester* 3-13-2012  
Deputy Date

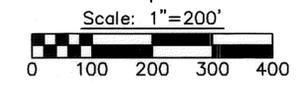
- LEGEND**
- ✱ RAILROAD SPIKE FOUND
  - MAG NAIL SET
  - IRON PIN FOUND
  - IRON PIN SET
  - ▲ SPIKE LOCATED ON E
  - FOUND STONE W/ CHIS. CROSS



SURVEY OF A PART OF DON W. PATTY, TRUSTEE, PROPERTY FOR TRANSFER TO THOMAS K. ZAUGG

*Steven D. Leffel* 3/4/12  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373-1754  
937-339-9573

add



**Legend**

- ✦ Mag nail found
- Iron pin found
- ♁ Mag nail set over existing monument
- Stone found
- ▲ Concrete Highway monument found
- ✖ Monument spike found
- ⊗ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- ⊙ Iron pipe found

**References**

- Vol. 21, Pg. 111
  - Vol. 23, Pg. 87
  - Vol. 26, Pg. 180
  - Vol. 38, Pg. 173
  - Vol. 41, Pg. 195
  - Vol. 44, Pg. 115
  - Vol. 45, Pg. 135
  - Vol. 47, Pg. 34
  - Vol. 50, Pg. 192
- Miami County Engineer's Record of Land Surveys

SURVEY OF 3 TRACTS FOR THE ESTATE OF DUANE HOUSER.



*Michael W. Cozatt* 3/21/12  
 Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 476 Swailes Road Troy, Ohio  
 Job No. 01312 Ph. (937) 339-2921

9  
TOWN

4  
RANGE

SW1/4-25  
SECTION

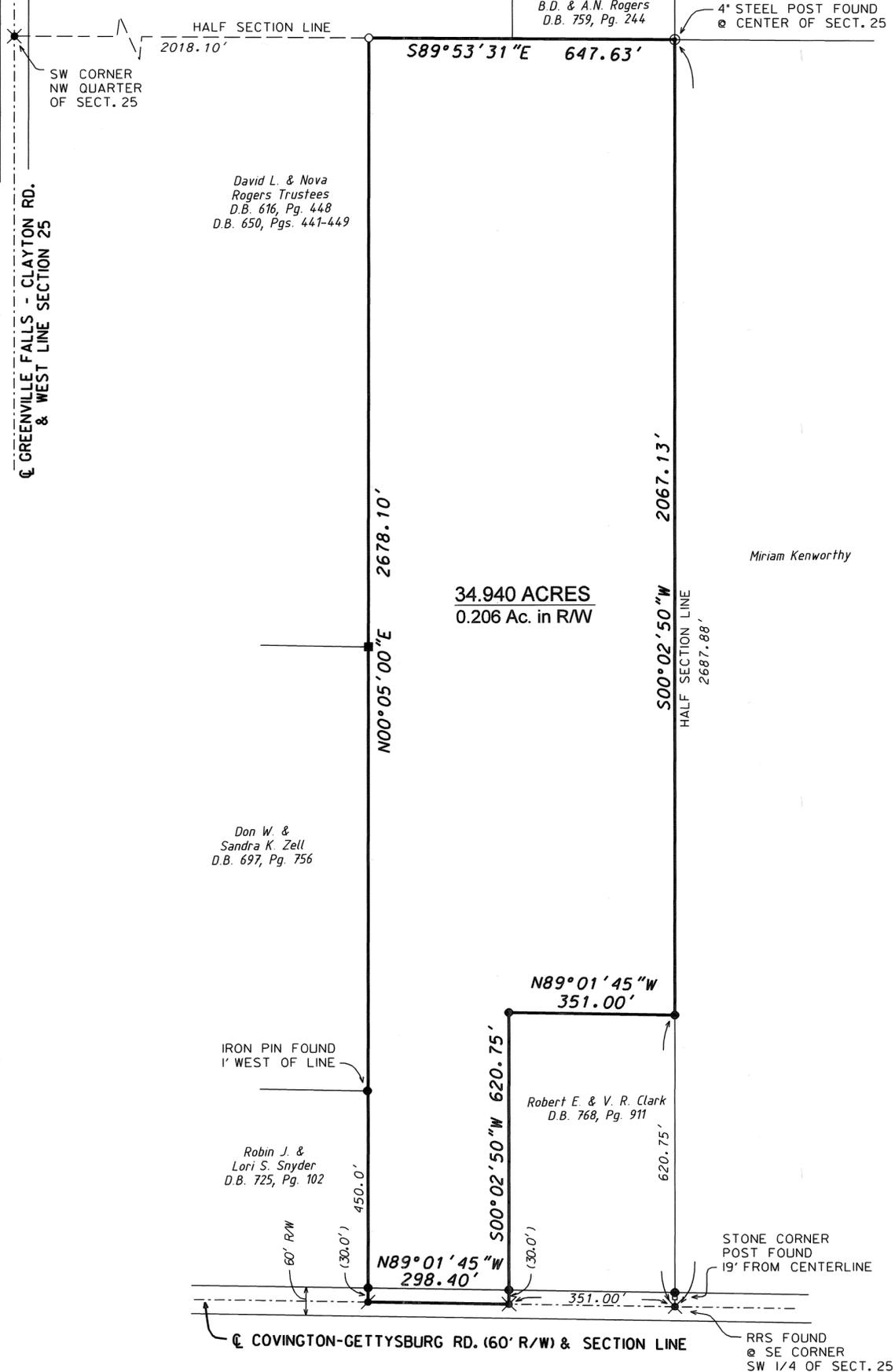
NEWBERRY  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

VOLUME 54 PAGE 26  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

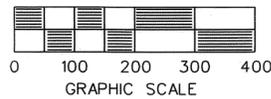
CL GREENVILLE FALLS - CLAYTON RD.  
& WEST LINE SECTION 25



REFERENCES

- VOL. 42, PG. 197
- VOL. 45, PG. 9
- VOL. 37, PG. 47
- VOL. 48, PG. 177
- VOL. 42, PG. 16
- VOL. 49, PG. 148

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



- LEGEND -

- ⊙ STEEL POST FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⚡ PK NAIL FOUND
- STONE FOUND
- IRON PIN FOUND
- 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

SURVEY OF 34.940 ACRE TRACT  
FOR VICTOR & REVA BATDORF

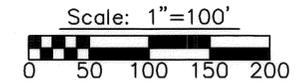


*Robert L. Cron*  
ROBERT L. CRON, P.S. \*8140  
3/15/2012  
DATE

**ROBERT CRON & ASSOCIATES, LLC**  
**PROFESSIONAL SURVEYING**

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

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



**Legend**

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

**References**

- Vol. 30, Pg. 115 } Miami County Engineer's
- Vol. 35, Pg. 73 } Record of Land Surveys
- Vol. 35, Pg. 141 }

**Large Lot Development**

Approved by the Miami County Planning Commission;  
No Plat required as per ORC 711.133

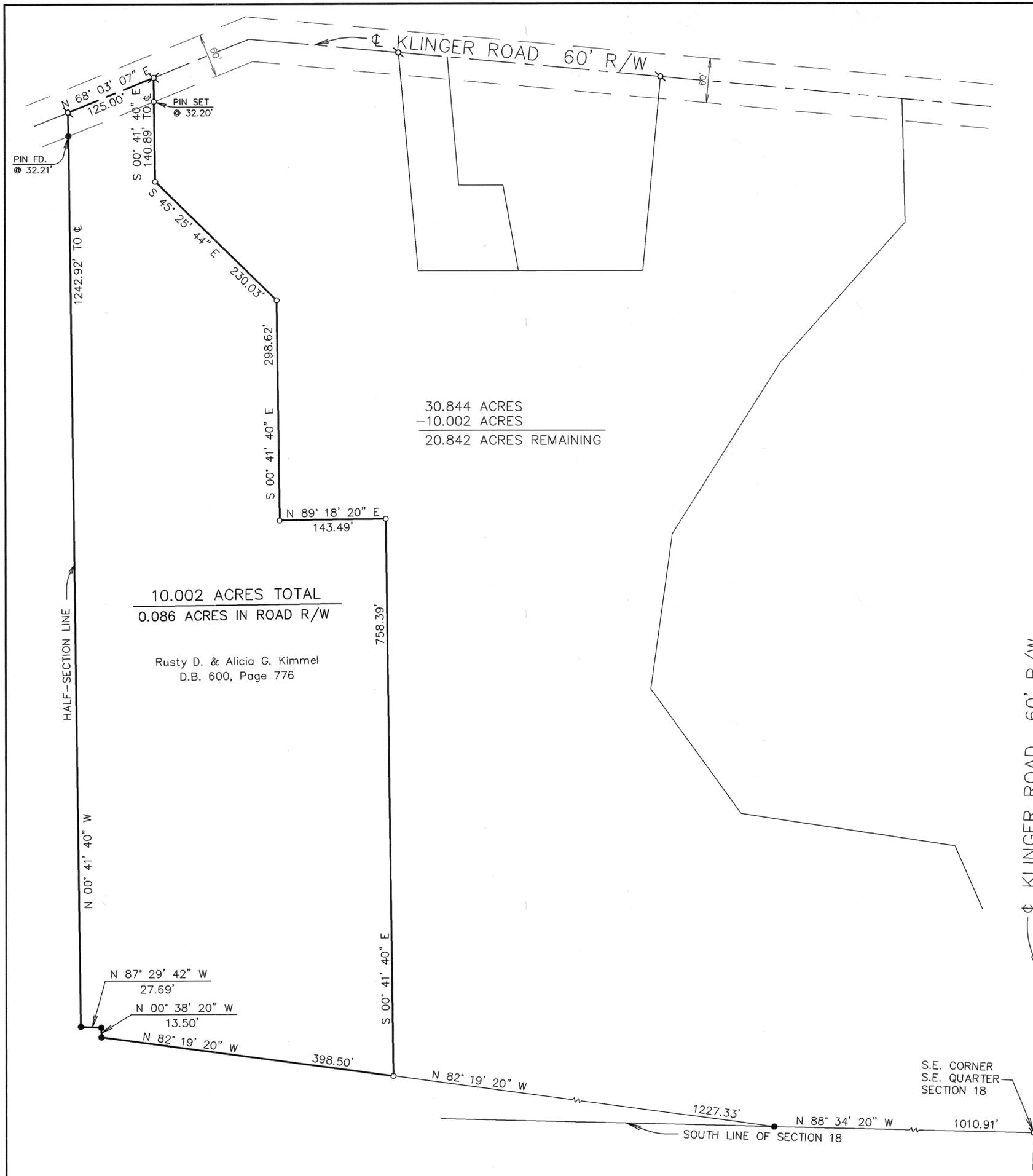
*Janet [Signature]* 3-19-12  
Secretary Date  
Miami County Planning Commission

Survey of 10.002 acres for Rusty & Alicia Kimmel.



*Michael W. Cozatt* 3/15/12  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 03412 Ph. (937) 339-2921

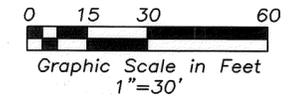


TROY  
CORPORATION

3601  
INLOT

N.W. 48  
TAX MAP

Volume 54 Page 28  
Miami County Engineer's  
Record of Land Surveys



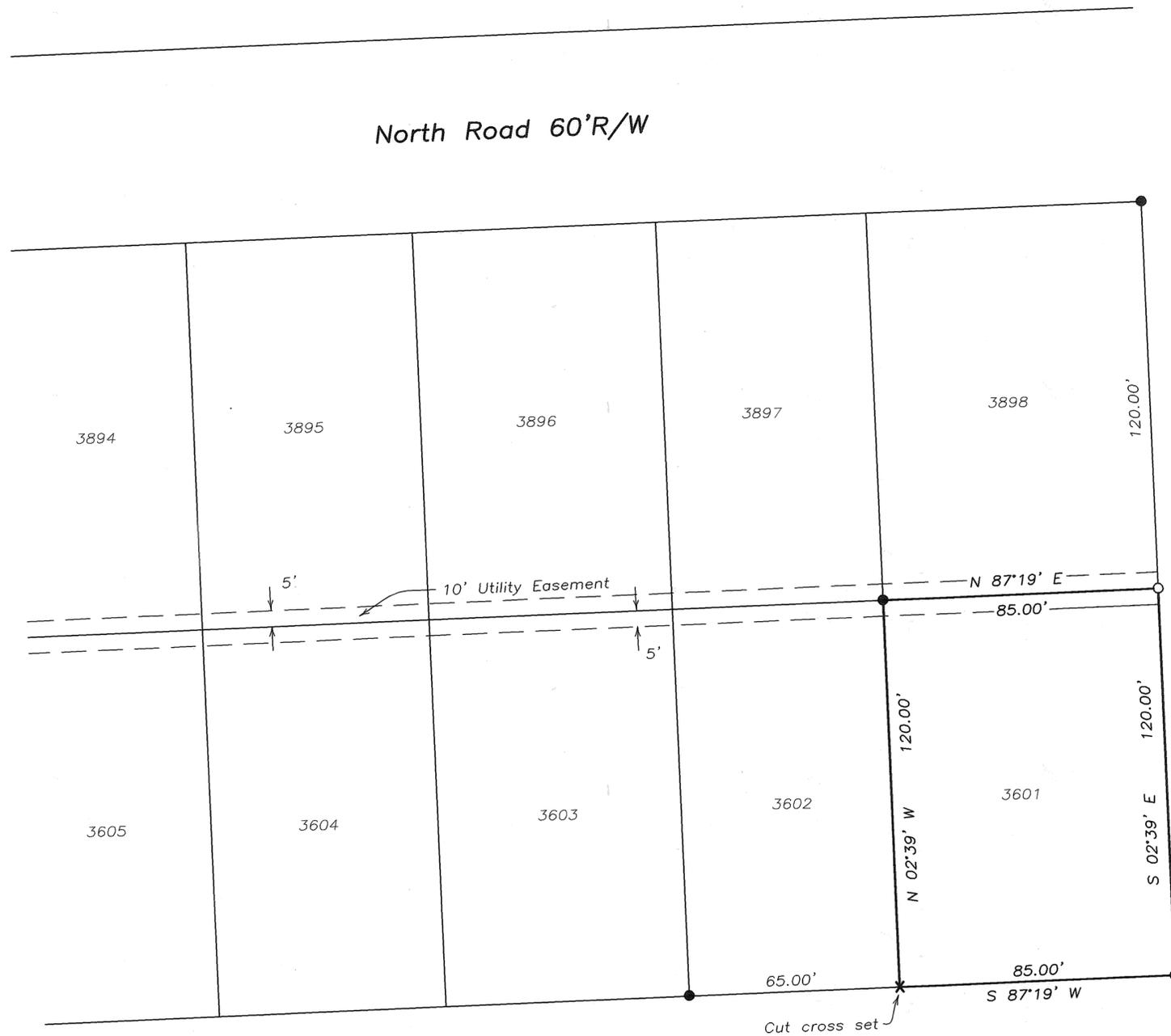
**Legend**

- 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 5, Page 50  
Miami County Engineer's  
Record of Lot Surveys  
Volume 19, Page 32  
(Basis of Bearings)  
Volume 24, Page 182

Survey of Inlot 3601  
for Andrew & Elaine Shirey



Trade Square West 87.5'R/W



*Michael W. Cozatt* 3/16/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
2784 S. Co. Rd. 25-A Troy, OH 45373  
Job No. 02912 (937) 339-2921  
File Name: C:\Surveys\2012\02912.dwg  
Drawn by: DMC ~ Checked by: MWC

4  
TOWN

6E  
RANGE

4  
SECTION

CONCORD  
TOWNSHIP

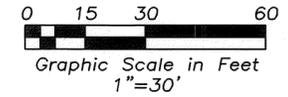
MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 29  
Miami County Engineer's  
Record of Land Surveys

132  
LOT

BROKEN WOODS SECTION 5  
SUBDIVISION



**Legend**

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

**References**

Miami County Recorder's  
Plat Records  
Volume 15, Page 50  
(Basis of Bearings)

Survey of Lot 132  
for Jill Peters

0.83' East  
on line

Pin fd.  
0.14'N.  
0.51'E.

30' Wide Detention  
Basin Easement

132  
0.5212 Ac.

131

125

124

133

134

R=370.00'  
CH= S 14°06'03" E 140.35'  
L=141.20'  
Δ=21°51'58"

N 64°57'56" E 175.87'

N 25°24'20" W 105.25'

N 03°10'05" W 2.36'

S 86°49'55" W 150.00'

27.49'

125.00'

S 03°10'05" E

Merrimont Drive 60'R/W

Countryside Drive South 50'R/W



*Michael W. Cozatt* 3/16/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
2784 S. Co. Rd. 25-A Troy, OH 45373  
Job No. 02712 (937) 339-2921  
File Name: C:\Surveys\2012\02712.dwg  
Drawn by: DMC ~ Checked by: MWC

2  
TOWN

10MRS  
RANGE

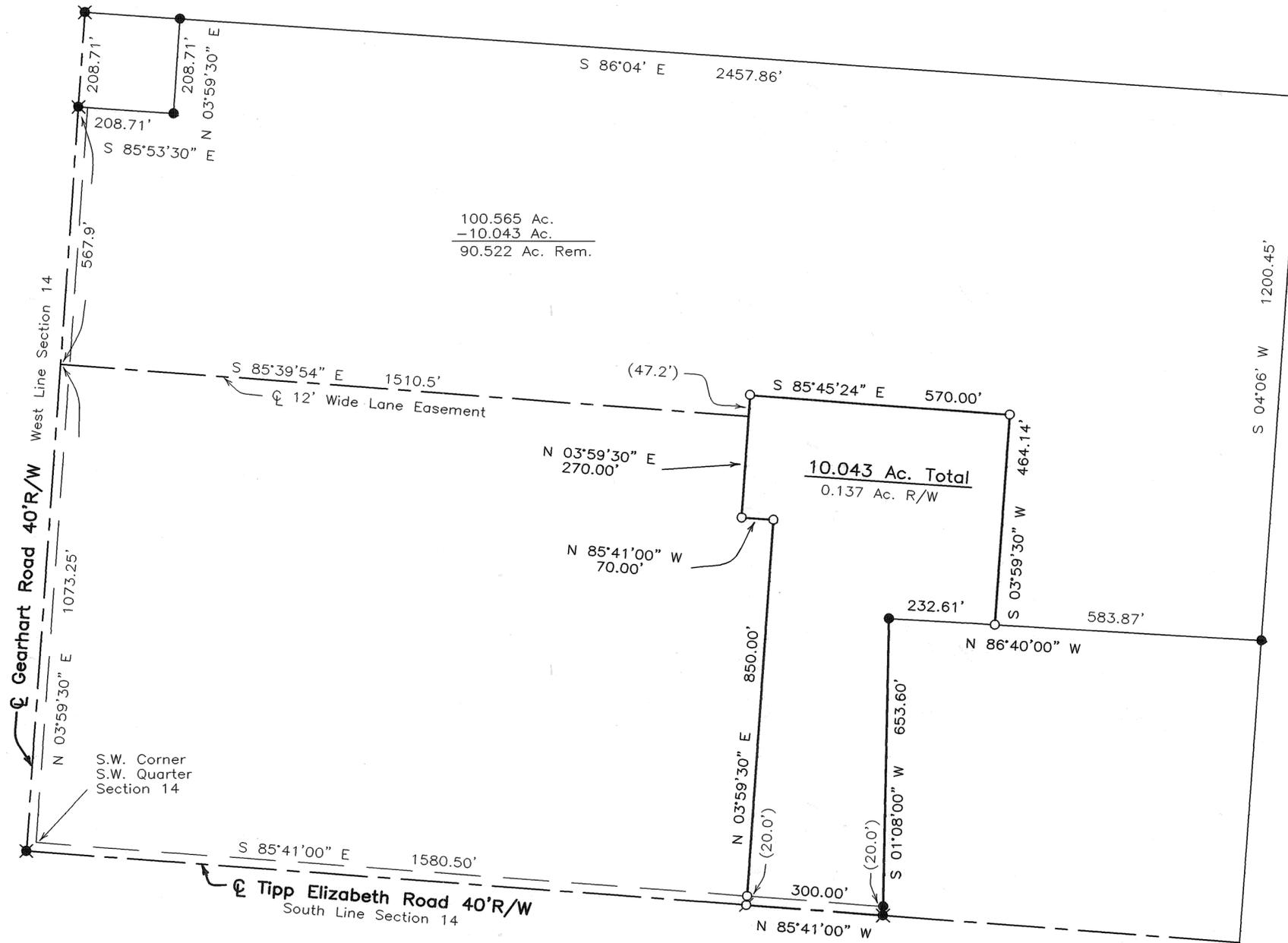
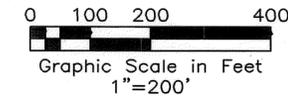
14 SW¼  
SECTION

ELIZABETH  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 30  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 34, Page 43  
(Basis of Bearings)  
Volume 24, Page 35  
Volume 36, Page 61

Survey of 10.043 Ac. for  
Helen Shellhaas

Certified to conform with  
Miami County Survey Requirements

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

*Debra Veat* 3-23-2012  
Deputy Date

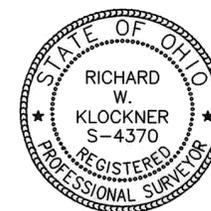
Large Lot Development  
Approved by the Miami County Planning Commission;  
No Plat required as per ORC 711.133

*Paul J. [Signature]*  
Secretary

3-23-2012  
Date

Approved by  
Elizabeth Township Zoning  
**Ted F. Mc Donnell**  
Zoning Inspector

3-23-2012  
Date



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

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio (937) 339-5331  
File Name: C:\Surveys\2011\17111RWK.dwg  
Drawn by: DMC ~ Checked by: RWK

2  
TOWN

9BTMRS  
RANGE

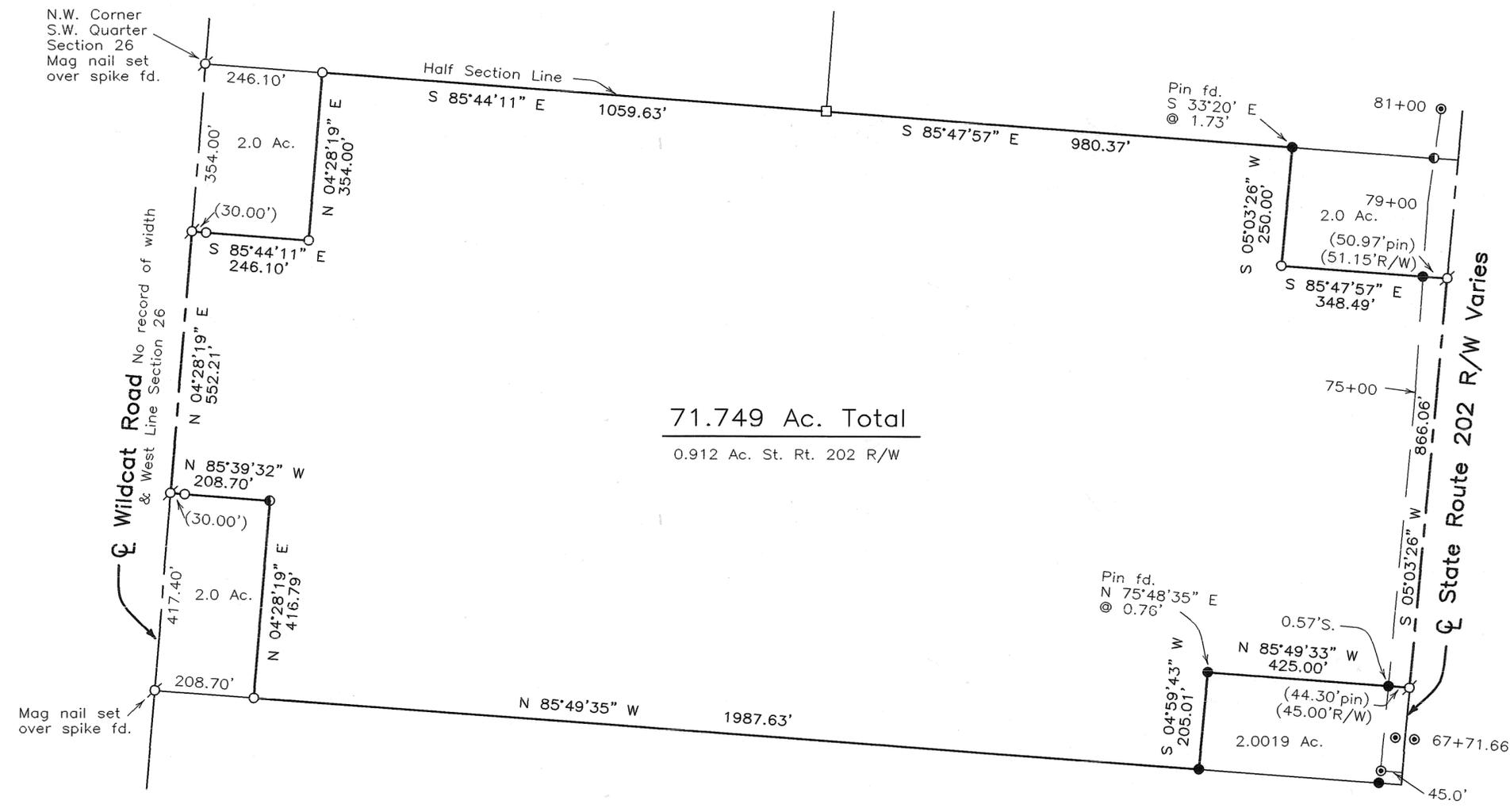
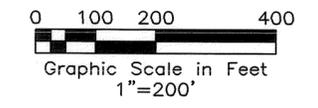
26 S.W.¼  
SECTION

BETHEL  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 31  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

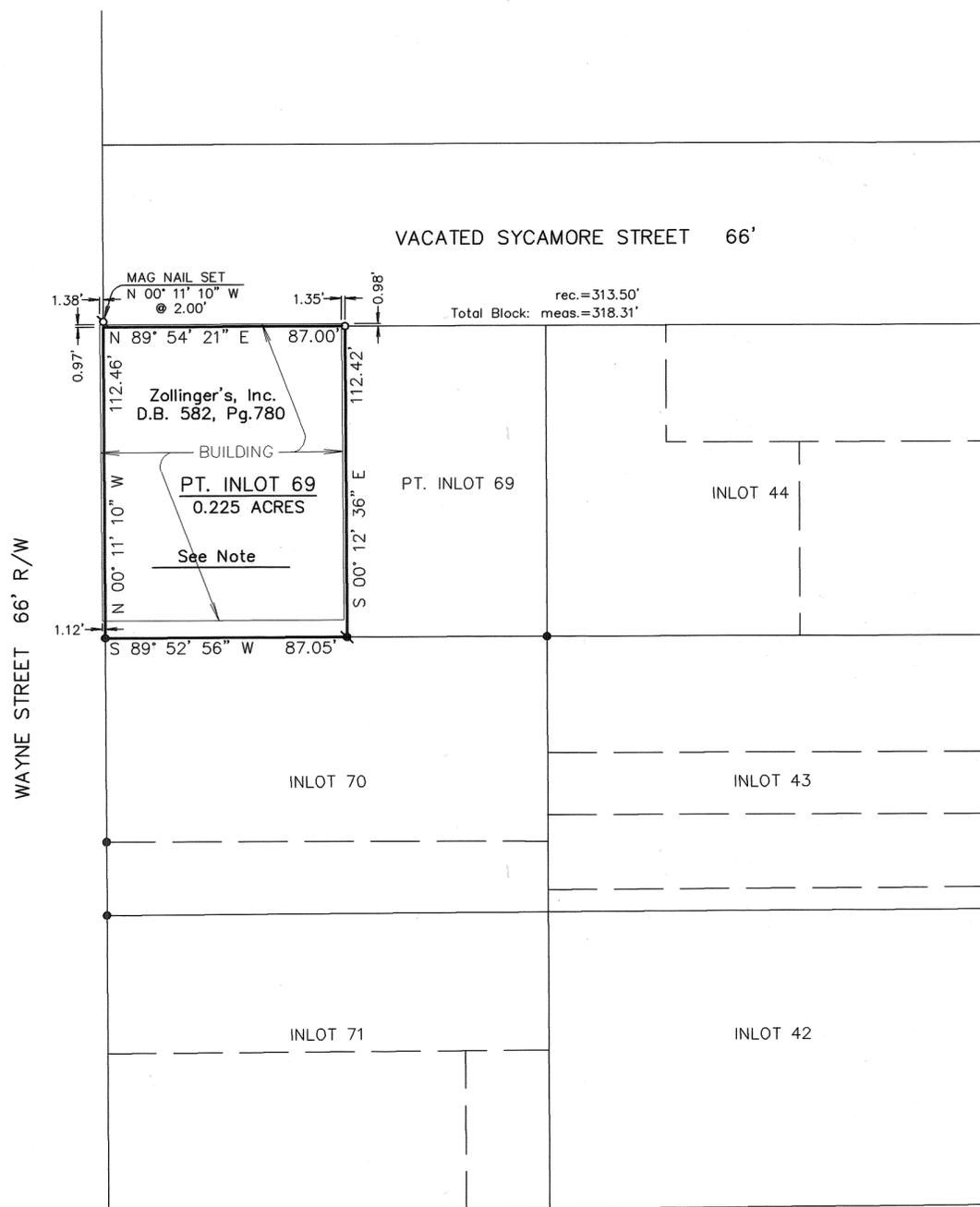
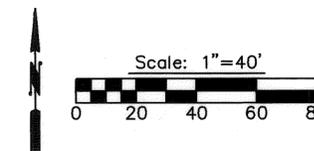
- Miami County Engineer's  
Record of Land Surveys
- Volume 6, Page 179
  - Volume 15, Page 109
  - Volume 20, Page 4
  - Volume 28, Page 183
  - Volume 37, Page 193
  - Volume 38, Page 40
  - Volume 40, Page 105
  - Volume 44, Page 192
  - Volume 50, Page 136
- O.D.O.T. R/W Maps

Survey of 71.749 Ac. for  
Virginia Perri



*Richard W. Klockner*  
Richard W. Klockner 3/27/2012  
P.S. #4370

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio (937) 339-5331  
File Name: C:\Surveys\2012\03912rkw.dwg  
Drawn by: DMC ~ Checked by: RWK



**Legend**

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

**References**

- Vol. 15, Page 132
  - Vol. 17, Page 41
  - Vol. 17, Page 61
  - Vol. 17, Page 128
  - Vol. 50, Page 105
- Miami County Engineer's Record of Lot Surveys  
Miami County Engineer's Record of Land Surveys

**Note:**

Zollinger's Inc., Pt. Inlot 69, measures 87'; Deed Book 582, Page 780 calls distance 82.75'. Per existing survey to the east and building location, 4.25' of the excess in the total block has been shown as the remnant of the total block excess of 4.81' and included.

Survey of Pt Inlot 69 for Zollinger's, Inc.



*Michael W. Cozatt* 3/26/12  
Michael W. Cozatt, P.E. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 04312 Ph. (937) 339-2921



PIQUA CORPORATION

5382 INLOT

S.W. SECTION

HIGHLAND ACRES SUBDIVISION

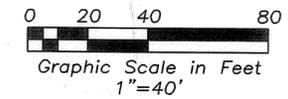
Volume 54 Page 34  
Miami County Engineer's Record of Land Surveys



Lyndhurst Drive 50'R/W

Severs Drive 50'R/W

Record Plat Dimensions (000.00')



**Legend**

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

**References**

Miami County Recorder's Plat Records  
Plat Book 5, Page 67  
Miami County Engineer's Record of Lot Surveys  
Volume 23, Page 143  
Volume 24, Page 84

Survey of Inlots 5382 for Doug Fosnight

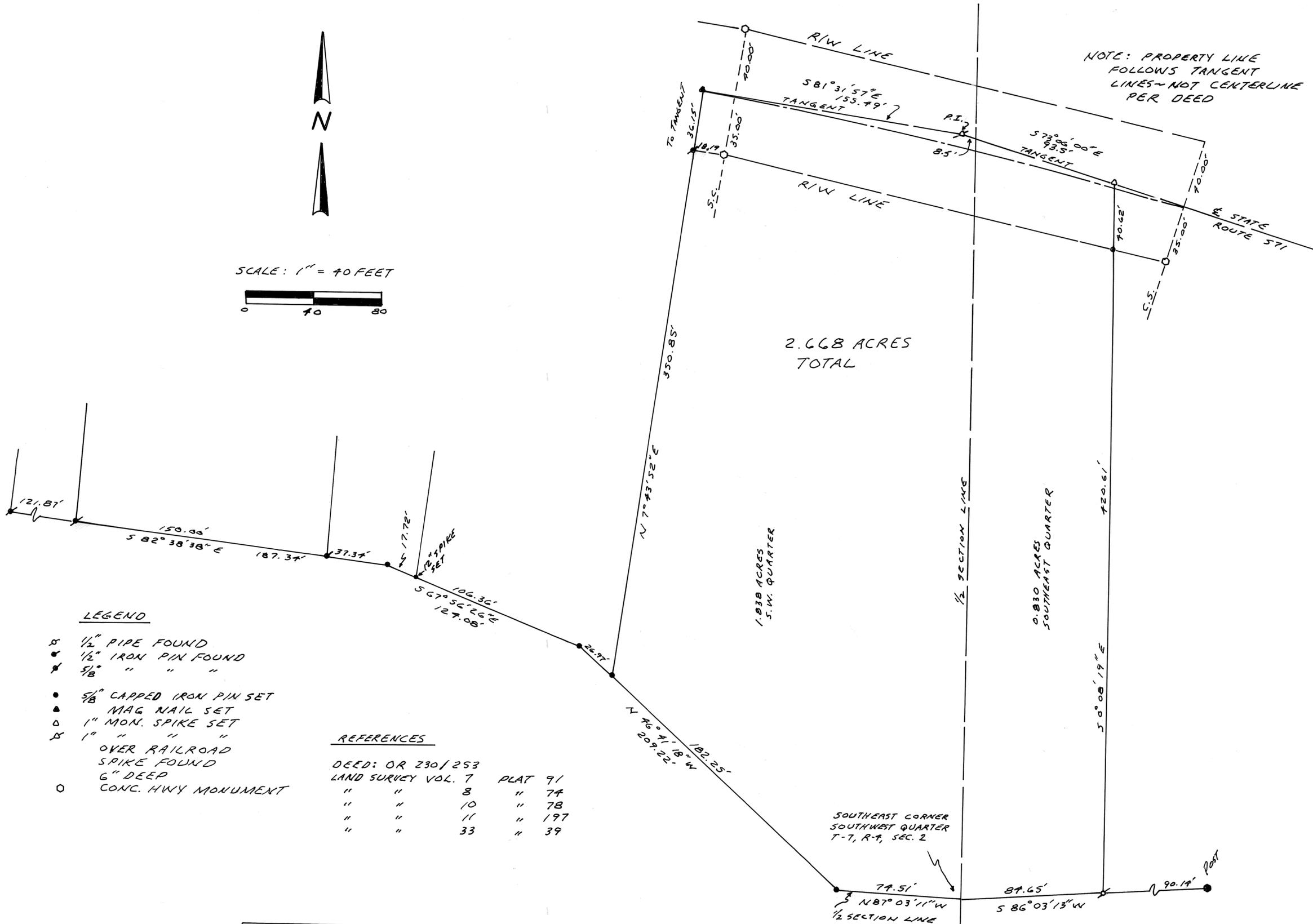


*Michael W. Cozatt* 4/02/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
2785 S. Co. Rd. 25-A Troy, OH 45373  
Job No. 04412 (937) 339-2921  
File Name: C:\Surveys\2012\04412.dwg  
Drawn by: DMC ~ Checked by: MWC



SCALE: 1" = 70 FEET



NOTE: PROPERTY LINE  
FOLLOWS TANGENT  
LINES - NOT CENTERLINE  
PER DEED

2.668 ACRES  
TOTAL

1.838 ACRES  
S.W. QUARTER

0.830 ACRES  
SOUTHEAST QUARTER

SOUTHEAST CORNER  
SOUTHWEST QUARTER  
T-7, R-7, SEC. 2

NOTE: 1/4 CORNER FALLS IN  
BOTTOM OF ERRODING  
VERY DEEP RAVINE

LEGEND

- ⊗ 1/2" PIPE FOUND
- 1/2" IRON PIN FOUND
- ⊕ 5/8" " " "
- 5/8" CAPPED IRON PIN SET
- ▲ MAG NAIL SET
- 1" MON. SPIKE SET
- ⊗ 1" " " "
- OVER RAILROAD SPIKE FOUND 6" DEEP
- CONC. HWY MONUMENT

REFERENCES

DEED: OR 230/253	PLAT 91
LAND SURVEY VOL. 7	" 74
" "	" 78
" "	" 197
" "	" 39

SURVEY FOR  
W.R. & V.M. BREWER

---

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

*Michael H. Treon*  
REGISTERED SURVEYOR NO. 5621



CONCORD  
TOWNSHIP

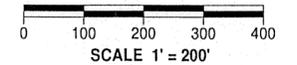
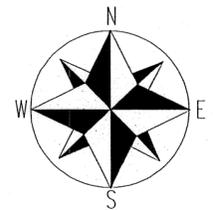
13 - N.W. 1/4  
SECTION

7  
TOWN

5 E  
RANGE

VOLUME 54 PAGE 36

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



BASIS OF BEARING:

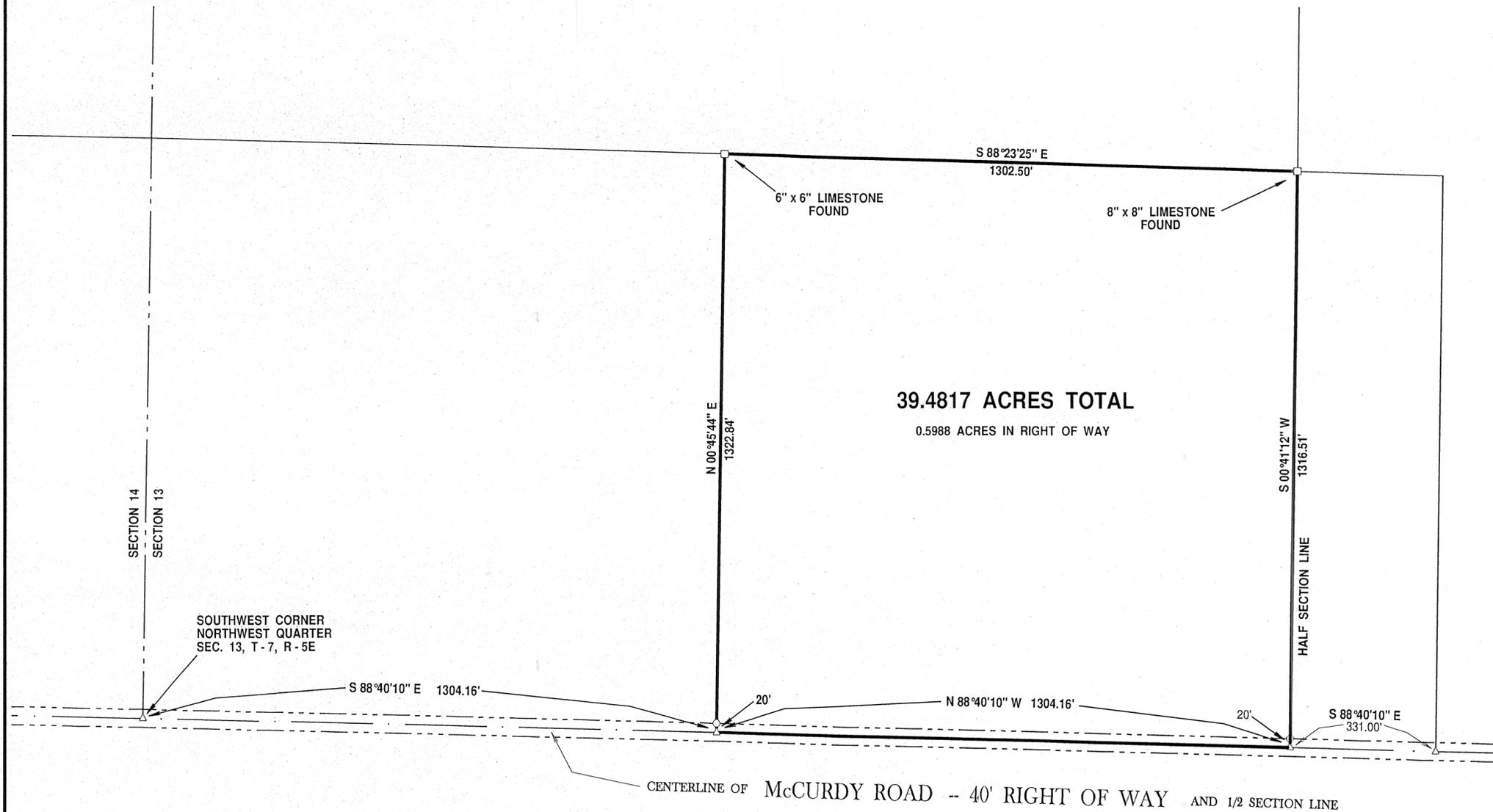
MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 29, PAGE 40

LEGEND

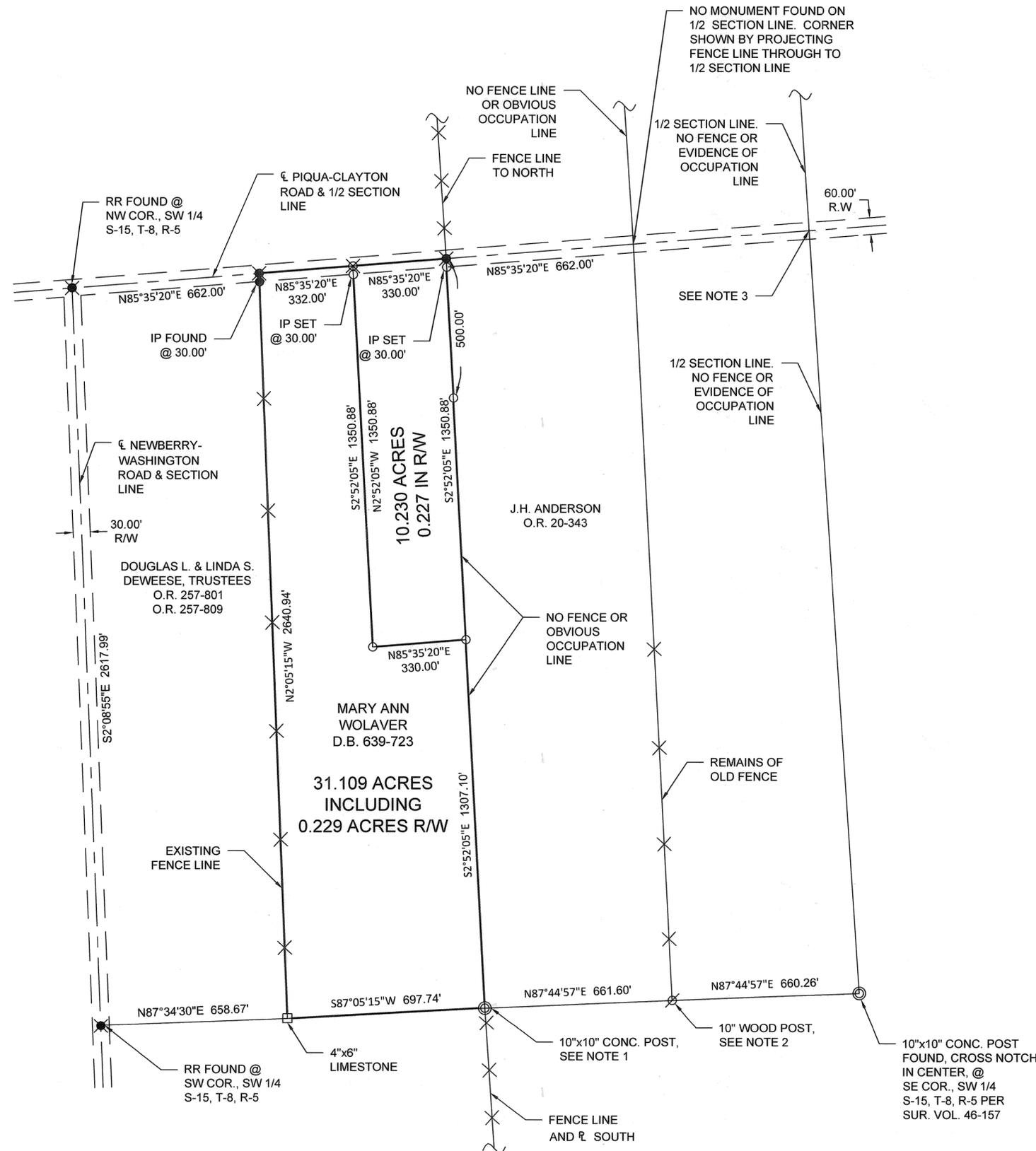
×	MAG NAIL FND	⊗	RRS FND
△	STONE FND	+	
○	IRON PIN FND	⊕	
+		⊗	
⊕	GIN SPINDLE FND	△	
⊗		+	
△	MAG NAIL SET	⊕	
+		⊗	
⊕	IRON PIN SET	△	
⊗	RRS SET	+	

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS

VOLUME 29, PAGE 40  
VOLUME 48, PAGE 95  
VOLUME 4, PAGE 12  
VOLUME 34, PAGE 155  
VOLUME 45, PAGE 117  
VOLUME 40, PAGE 102  
VOLUME 50, PAGE 6



MARCH 17, 2012	SURVEY OF A 39.4817 ACRE TRACT FOR SUE CAREY IN CONCORD TOWNSHIP
	<i>Neil E. Teaford, P.S.#7724</i> <b>NEIL E. TEAFORD</b> 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com <b>OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</b>



Note 1: 10"x10" concrete post with fence running south. Post is leaning south, actual corner is 0.7' north of top center per survey 46-157 and survey 43-11

Note 2: Actual corner is on the line running between concrete posts east and west and is 1.11 feet south of top center of wood post

Note 3: No monument found at NE Corner, SW 1/4, S-15, T-8, R-5. Survey 47-87 documents lack of monument and discrepancy regarding this corner from previous surveys. Per survey 4-42 this point should be 2648.0 feet east of the RR found at the NW corner of the SW Quarter of Section 15.

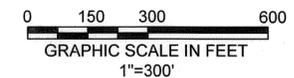
General Note 4: The road frontage dimensions of 662 feet on Piqua Clayton Road as shown on survey 4-42 were honored for this survey. These frontages will match the next fence line east as shown. The 10" X 10" concrete post at the southeast corner of the Wolaver farm is called for as a property corner between the Millhouse and Clark farms in Section 22, immediately south of this survey. The deeds for those tracts describe the farms as the west one-half and the east one-half respectively of the northwest quarter of Section 22. While the concrete post does not equally divide the line between quarter corners the surveys in Section 22 recognize it is a property corner due to this established monument and occupation. It was likewise honored as the property corner in Section 15 for this survey.

REFERENCES

- LAND SURVEY VOL. 2, PG. 199
- LAND SURVEY VOL. 4, PG. 42
- LAND SURVEY VOL. 29, PG. 114
- LAND SURVEY VOL. 43, PG. 11
- LAND SURVEY VOL. 46, PG. 157
- LAND SURVEY VOL. 47, PG. 87
- DEED BOOK 639-723
- DEED BOOK 657-432
- DEED BOOK 733-608
- O.R. BOOK 20-343

LEGEND

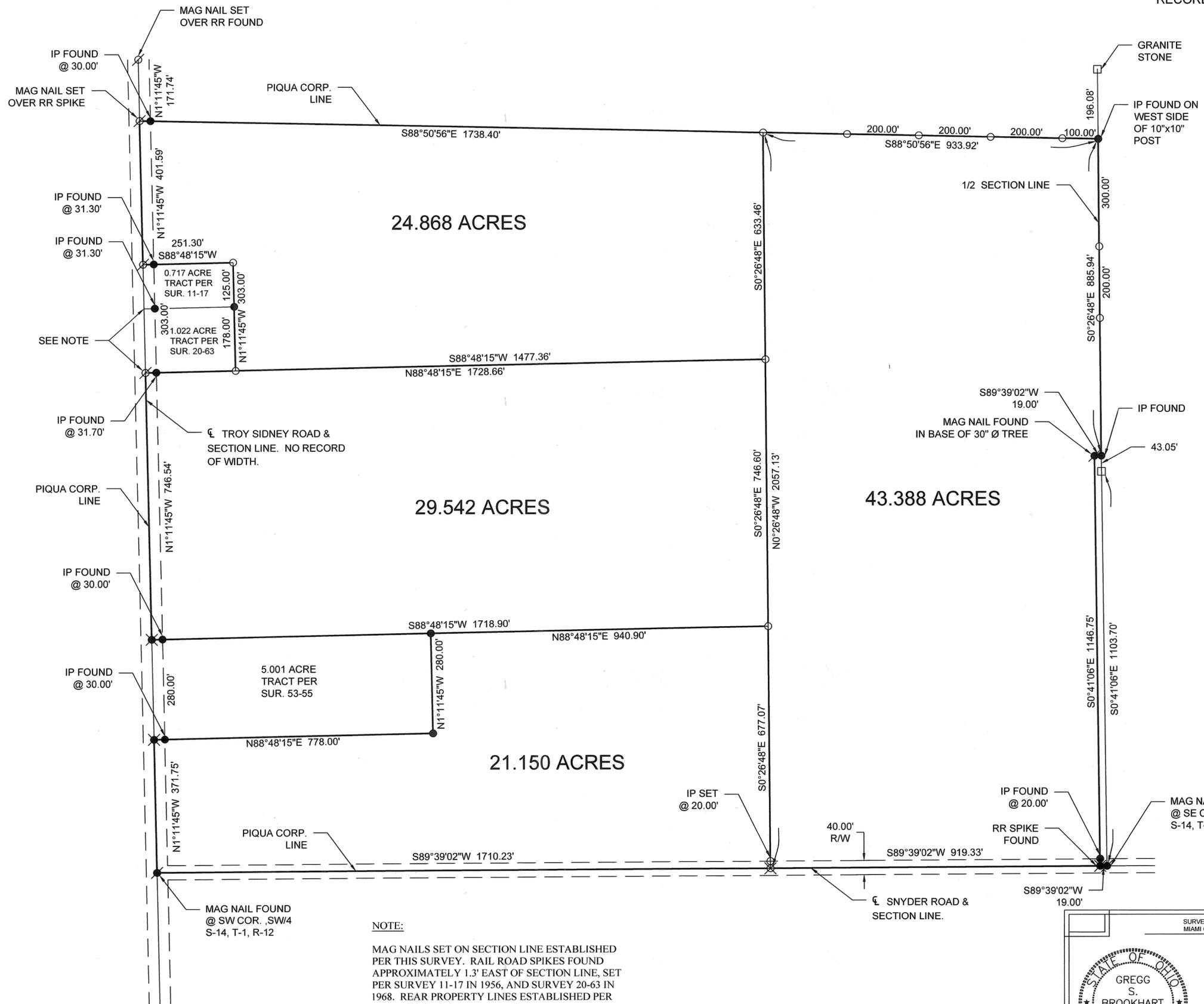
- IRON PIN FOUND
- IRON PIN SET
- ⊗ RR SPIKE FOUND
- ⊗ RR SPIKE SET
- STONE FOUND
- ⊙ CONCRETE POST FOUND
- ⊙ WOOD POST FOUND
- × × × × FENCE LINE



SURVEY FOR MIKE & BECKY SMITH IN  
MIAMI COUNTY, OHIO - MARCH 27, 2012

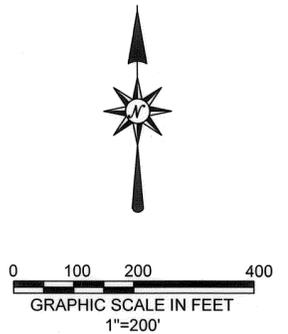
GREGG S. BROOKHART  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #6348  
1009 WESTVIEW DRIVE  
PIQUA, OHIO 45356  
(937) 778-3607

GREGG S. BROOKHART



- REFERENCES**
- LAND SURVEY VOL. 3, PG. 216
  - LAND SURVEY VOL. 11, PG. 17
  - LAND SURVEY VOL. 20, PG. 63
  - LAND SURVEY VOL. 22, PG. 95
  - LAND SURVEY VOL. 24, PG. 145
  - LAND SURVEY VOL. 26, PG. 170
  - LAND SURVEY VOL. 52, PG. 61
  - LAND SURVEY VOL. 53, PG. 55
  - RECORD PLAT BOOK 15, PG. 113
  - O.R. 183-305

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ⊗ RR SPIKE FOUND
  - ⊗ RR SPIKE SET
  - MAG NAIL FOUND
  - MAG NAIL SET
  - STONE FOUND



**NOTE:**  
MAG NAILS SET ON SECTION LINE ESTABLISHED PER THIS SURVEY. RAIL ROAD SPIKES FOUND APPROXIMATELY 1.3' EAST OF SECTION LINE, SET PER SURVEY 11-17 IN 1956, AND SURVEY 20-63 IN 1968. REAR PROPERTY LINES ESTABLISHED PER OLD SURVEYS WERE HONORED.

SURVEY FOR MARK & MARY STEWART IN  
MIAMI COUNTY, OHIO - MARCH 18, 2012

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

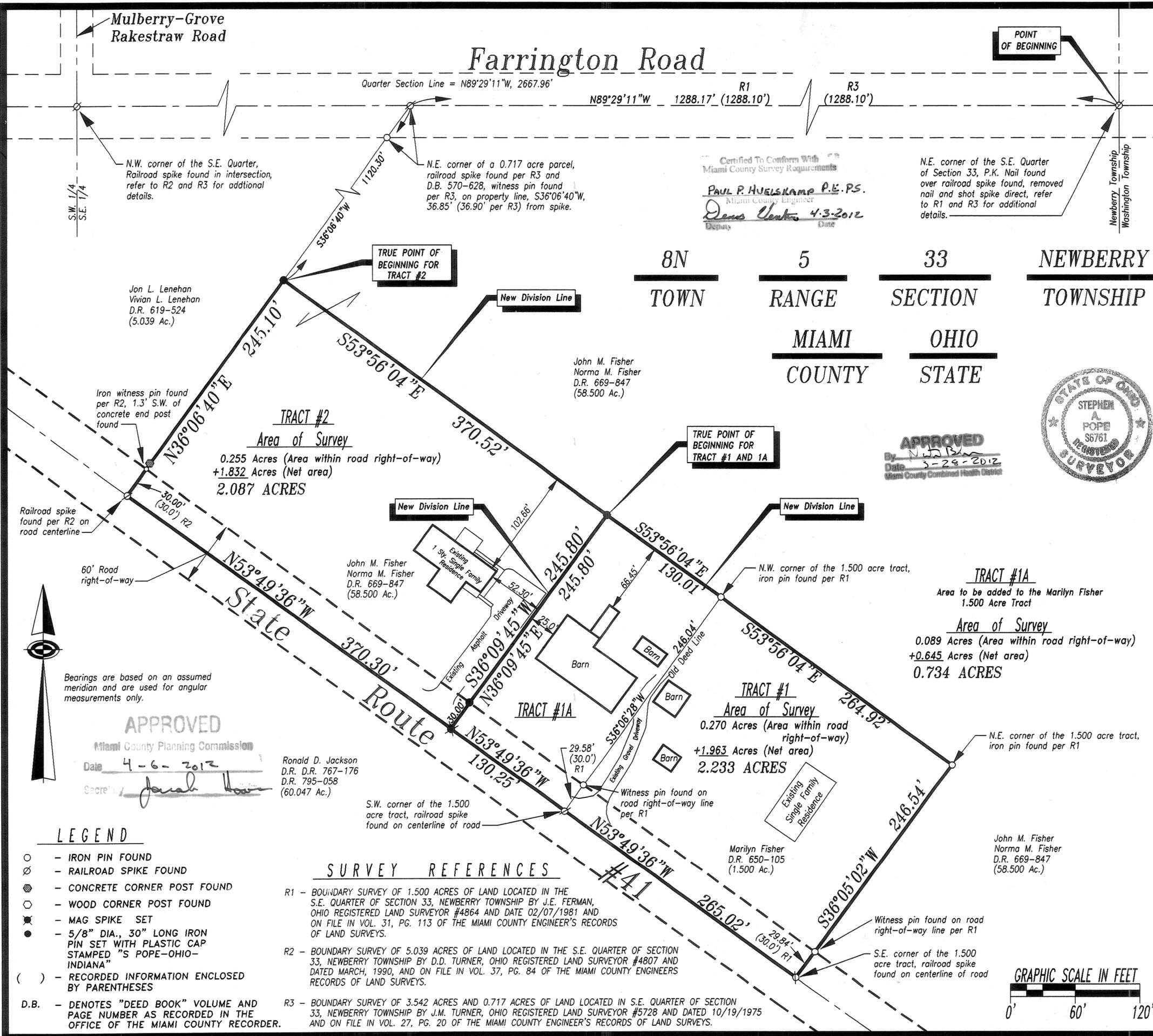
*Gregg S. Brookhart*  
GREGG S. BROOKHART  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #6348  
1009 WESTVIEW DRIVE  
PIQUA, OHIO 45356  
(937) 778-3607

SURVEYED AND PREPARED BY: **Stephen A. Pope** DATE **03/15/2012**

PREPARED BY **STEPHEN A. POPE & ASSOCIATES**  
A Professional Association Company  
LAND SURVEYING / LAND PLANNING CONSULTING  
OHIO - INDIANA - KENTUCKY

Plat of Survey PREPARED FOR **John M. Fisher**  
**Norma M. Fisher**

DATE **March 15, 2012**  
SCALE **1" = 60'**  
DRAWN **SAP** COMM. NO. **1152**



Certified To Conform With Miami County Survey Requirements  
**PAUL P. HUELSKAMP P.E. P.S.**  
Miami County Engineer  
Deputy **Deane Carter** 4-3-2012 Date



APPROVED  
By **Nick B...**  
Date **3-29-2012**  
Miami County Combined Health District

Mulberry-Grove Rakestraw Road

Farrington Road

POINT OF BEGINNING

Quarter Section Line = N89°29'11"W, 2667.96'  
R1 N89°29'11"W 1288.17' (1288.10') R3 (1288.10')

N.W. corner of the S.E. Quarter, Railroad spike found in intersection, refer to R2 and R3 for additional details.

N.E. corner of a 0.717 acre parcel, railroad spike found per R3 and D.B. 570-628, witness pin found per R3, on property line, S36°06'40"W, 36.85' (36.90' per R3) from spike.

N.E. corner of the S.E. Quarter of Section 33, P.K. Nail found over railroad spike found, removed nail and shot spike direct, refer to R1 and R3 for additional details.

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

Jon L. Lenehan  
Vivian L. Lenehan  
D.R. 619-524  
(5.039 Ac.)

John M. Fisher  
Norma M. Fisher  
D.R. 669-847  
(58.500 Ac.)

TRACT #2  
Area of Survey  
0.255 Acres (Area within road right-of-way)  
+1.832 Acres (Net area)  
2.087 ACRES

TRUE POINT OF BEGINNING FOR TRACT #1 AND 1A

Iron witness pin found per R2, 1.3' S.W. of concrete end post found  
30.00' (30.0') R2  
60' Road right-of-way

John M. Fisher  
Norma M. Fisher  
D.R. 669-847  
(58.500 Ac.)

TRACT #1A  
Area to be added to the Marilyn Fisher 1.500 Acre Tract  
Area of Survey  
0.089 Acres (Area within road right-of-way)  
+0.645 Acres (Net area)  
0.734 ACRES

TRACT #1  
Area of Survey  
0.270 Acres (Area within road right-of-way)  
+1.963 Acres (Net area)  
2.233 ACRES

N.E. corner of the 1.500 acre tract, iron pin found per R1

John M. Fisher  
Norma M. Fisher  
D.R. 669-847  
(58.500 Ac.)



Bearings are based on an assumed meridian and are used for angular measurements only.

APPROVED  
Miami County Planning Commission  
Date **4-6-2012**  
Secretary **Janeal...**

Ronald D. Jackson  
D.R. D.R. 767-176  
D.R. 795-058  
(60.047 Ac.)

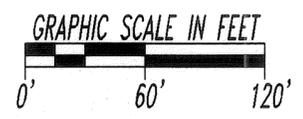
S.W. corner of the 1.500 acre tract, railroad spike found on centerline of road  
Witness pin found on road right-of-way line per R1

LEGEND

- - IRON PIN FOUND
- ⊗ - RAILROAD SPIKE FOUND
- - CONCRETE CORNER POST FOUND
- - WOOD CORNER POST FOUND
- ✱ - MAG SPIKE SET
- - 5/8" DIA., 30" LONG IRON PIN SET WITH PLASTIC CAP STAMPED "S POPE-OHIO-INDIANA"
- ( ) - RECORDED INFORMATION ENCLOSED BY PARENTHESES
- D.B. - DENOTES "DEED BOOK" VOLUME AND PAGE NUMBER AS RECORDED IN THE OFFICE OF THE MIAMI COUNTY RECORDER.

SURVEY REFERENCES

- R1 - BOUNDARY SURVEY OF 1.500 ACRES OF LAND LOCATED IN THE S.E. QUARTER OF SECTION 33, NEWBERRY TOWNSHIP BY J.E. FERMAN, OHIO REGISTERED LAND SURVEYOR #4864 AND DATE 02/07/1981 AND ON FILE IN VOL. 31, PG. 113 OF THE MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS.
- R2 - BOUNDARY SURVEY OF 5.039 ACRES OF LAND LOCATED IN THE S.E. QUARTER OF SECTION 33, NEWBERRY TOWNSHIP BY D.D. TURNER, OHIO REGISTERED LAND SURVEYOR #4807 AND DATED MARCH, 1990, AND ON FILE IN VOL. 37, PG. 84 OF THE MIAMI COUNTY ENGINEERS RECORDS OF LAND SURVEYS.
- R3 - BOUNDARY SURVEY OF 3.542 ACRES AND 0.717 ACRES OF LAND LOCATED IN S.E. QUARTER OF SECTION 33, NEWBERRY TOWNSHIP BY J.M. TURNER, OHIO REGISTERED LAND SURVEYOR #5728 AND DATED 10/19/1975 AND ON FILE IN VOL. 27, PG. 20 OF THE MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS.



# SURVEY FOR WILLIAM P. SHAW TRUSTEE

NW 1/4 3  
SECTION

4  
TOWN

6  
RANGE

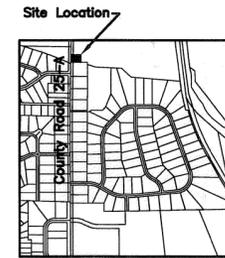
CONCORD  
TOWNSHIP

SURVEY VOL. 54 PAGE 40  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CENTERLINE  
STATION  
9+300.000  
MEASURED  
9+299.892(metric)  
IRON PIN IN  
MONUMENT BOX FOUND

RONALD R. ERWIN  
TRUSTEE  
DB 791~PAGE 552  
(5.002 ACRES)

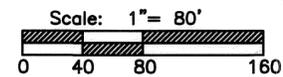
LINE	BEARING
L1	S86°18'21"E~33.00'
L2	S86°18'21"E~77.00'
L3	S03°41'26"W~95.00'
L4	N86°18'21"W~37.00'
L5	N86°18'21"W~73.00'
L6	S03°41'26"W~7.98'
L7	S22°54'31"E~69.36'
L8	S86°18'34"E~8.94'
L9	S03°41'26"W~25.00'



VICINITY MAP

COUNTY ROAD 25-A  
WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3  
N03°41'26"E ~ 742.79'

WILLIAM P. SHAW TRUSTEE  
DB 659~PAGE 518  
(22.292 ACRES)



AREA SURVEYED  
0.240 TOTAL ACRES  
0.117 R/W ACRES  
0.123 NET ACRES

**Surveyor Notes:**  
I used the State Right of Way Plans as recorded in Record Book 20~Page 94 for the basis of bearings and the centerline of County Road 25-A. The distance between the monument boxes found did not match the State Right of Way Plans, the actual distance is 0.35' longer. I held the south monument box found and backsighted the monument box found to the north as noted.

Area surveyed is to be used for a sanitary liftstation site for the Miami County Sanitation Department and is not a buildable site.

**LEGEND**

- ⊗ Railroad Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Mon. Box Found
- △ Section Corner

**APPROVED**

Certified To Conform With  
Miami County Survey Requirements

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

Dana Velt 3-29-2012  
Deputy Date

**APPROVED**

Miami County Planning Commission

Date 4-10-2012

Secretary Joseph Hove

**References:**

- Land Survey 15~Page 50
- Land Survey 10~Page 69
- Land Survey 15~Page 69
- East Vista Ridge Subdivision-Section 2
- State Right of Way Plans
- Basis of Bearings



Surveyed By: Craig W. Mescher  
Craig W. Mescher Reg. Surveyor No. 8237  
October 20, 2011

PROJECT # 200806.02

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

TRUE POINT OF BEGINNING

CENTERLINE  
STATION  
9+073.490(metric)  
IRON PIN IN  
MONUMENT BOX FOUND

CENTERLINE  
STATION  
8+079.819, 0.499 RL(metric)  
IRON PIN IN  
MONUMENT BOX FOUND  
SOUTHWEST CORNER  
OF SECTION 3

MARY LYNN  
HOLCOMB  
DB 614~PAGE 176  
(1.254 ACRES)

IRENE AND  
RONALD L. IMEL  
DB 655~PAGE 652  
(5.189 ACRES)

JAMES E. AND  
BARBARA BROUGHTON  
OR 138~PAGE 922  
(1.096 ACRES)

# SURVEY FOR WILLIAM P. SHAW TRUSTEE

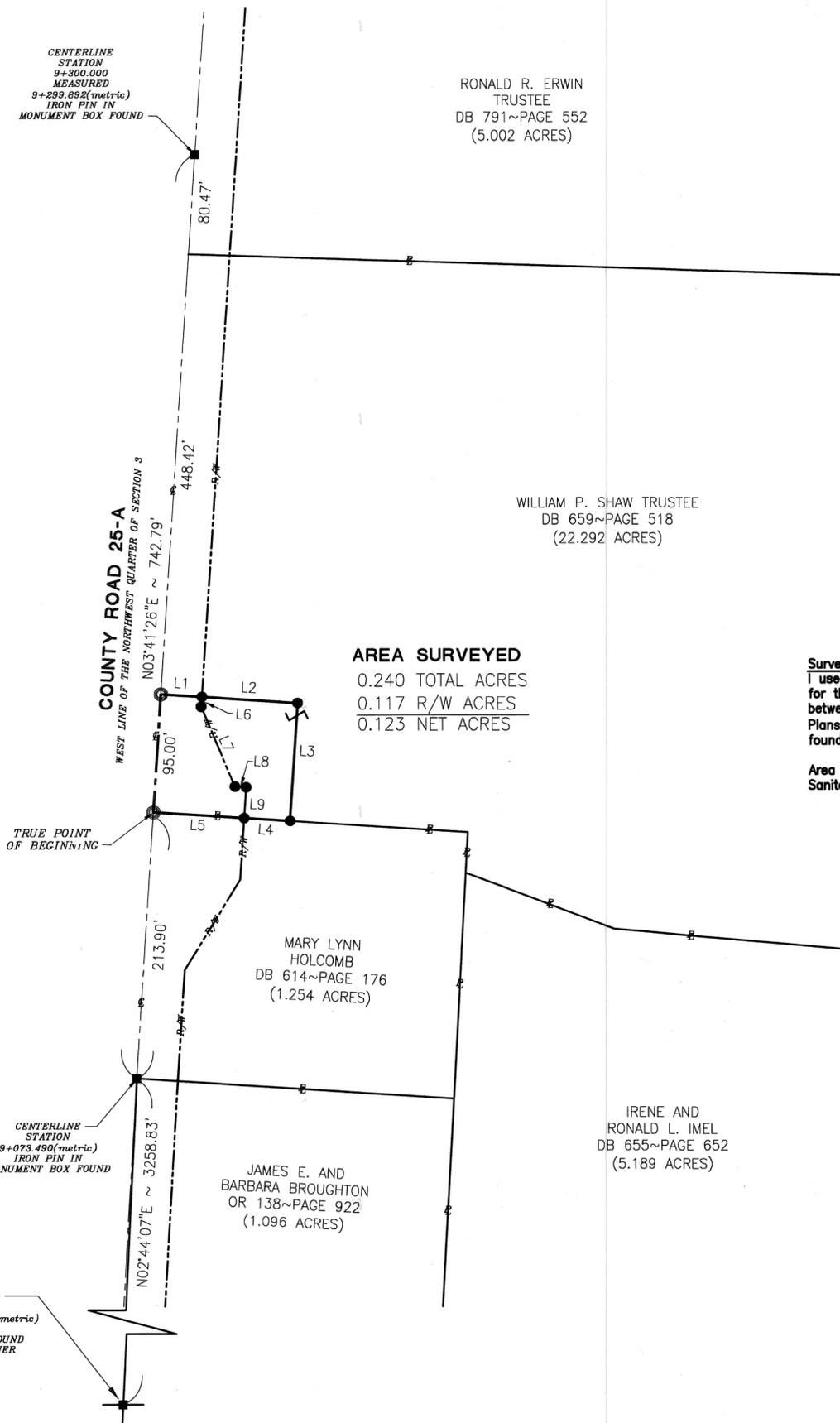
NW 1/4 3  
SECTION

4  
TOWN

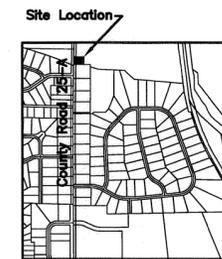
6  
RANGE

CONCORD  
TOWNSHIP

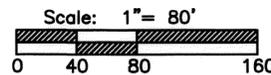
SURVEY VOL. 54 PAGE 40  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



LINE	BEARING
L1	S86°18'21"E~33.00'
L2	S86°18'21"E~77.00'
L3	S03°41'26"W~95.00'
L4	N86°18'21"W~37.00'
L5	N86°18'21"W~73.00'
L6	S03°41'26"W~7.98'
L7	S22°54'31"E~69.36'
L8	S86°18'34"E~8.94'
L9	S03°41'26"W~25.00'



VICINITY MAP



**LEGEND**

- ⊠ Railroad Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Mon. Box Found
- △ Section Corner

**Surveyor Notes:**

I used the State Right of Way Plans as recorded in Record Book 20~Page 94 for the basis of bearings and the centerline of County Road 25-A. The distance between the monument boxes found did not match the State Right of Way Plans, the actual distance is 0.35' longer. I held the south monument box found and backsighted the monument box found to the north as noted.

Area surveyed is to be used for a sanitary liftstation site for the Miami County Sanitation Department and is not a buildable site.

**References:**

- Land Survey 15~Page 50
- Land Survey 10~Page 69
- Land Survey 15~Page 190
- East Vista Ridge Subdivision--Section 2
- State Right of Way Plans
- Basis of Bearings

**APPROVED**

Certified To Conform With  
Miami County Survey Requirements

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

Deena Varty 3-29-2012  
Deputy Date

**APPROVED**

Miami County Planning Commission

Date 4-10-2012

Secretary Jacob Hays



Surveyed By: Craig W. Mescher  
Craig W. Mescher Reg. Surveyor No. 8237  
October 20, 2011

PROJECT # 200806.02

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

PREPARED BY:

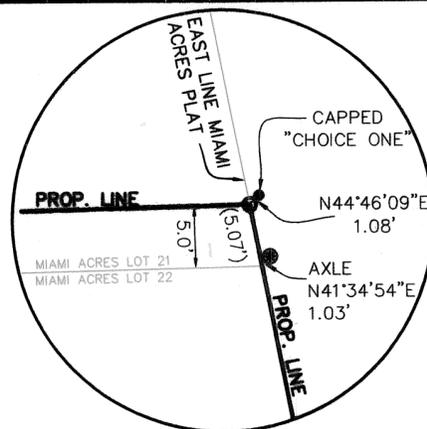


4454 IDEA CENTER BLVD.  
DAYTON, OHIO 45430  
937.461.5860  
FAX: 937.461.0743  
WOOLPERT LLP

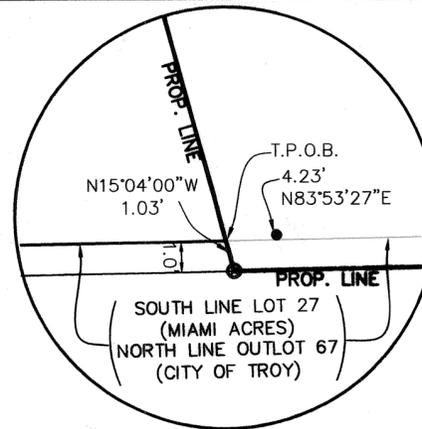
VOLUME # 54 PLAT # 41  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE FILED: APRIL 11, 2012

SECTION 21, TOWN 5, RANGE 6E  
CONCORD TOWNSHIP & CITY OF TROY

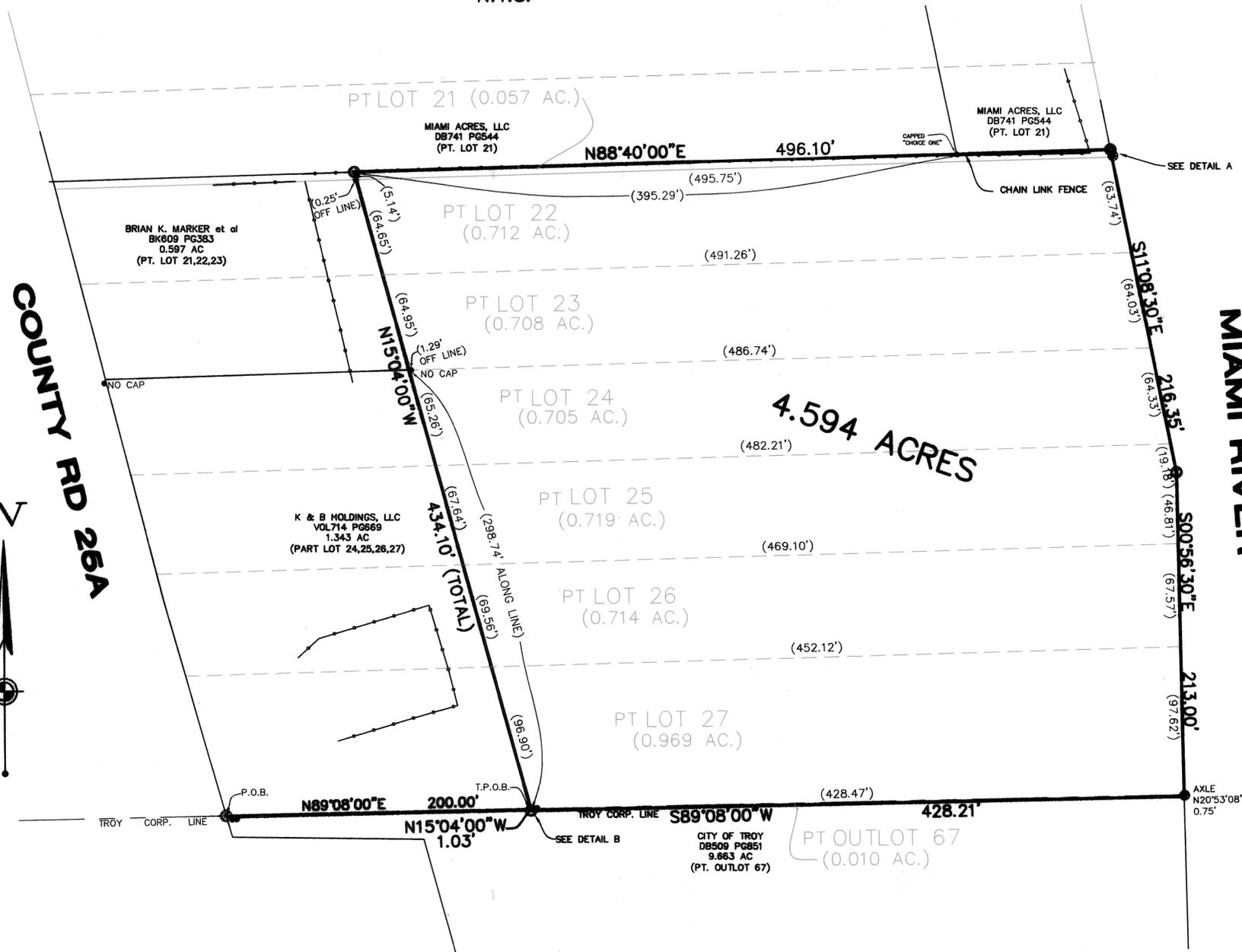
MIAMI COUNTY, OHIO  
CONTAINING 4.594 ACRES  
APRIL 2003



DETAIL A  
N.T.S.



DETAIL B  
N.T.S.

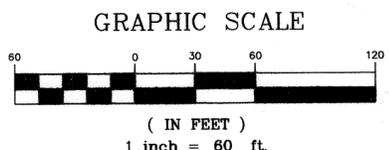


BEARINGS ARE BASED ON THE SOUTH LINE OF THE MIAMI ACRES PLAT AS RECORDED IN PLAT BOOK 4 PAGE 33, ALL REFERENCES BEING OF THE DEEDS AND PLAT RECORDS OF MIAMI COUNTY.



LEGEND

- 5/8" IRON PIN FOUND
- ⊗ IRON PIN SET IN 2003
- RAILROAD SPIKE FOUND
- ⊙ AXLE FOUND



SURVEYORS NOTES:

1. FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  2. DATA SOURCES INCLUDE DOCUMENTS CITED AND ADDITIONALLY: TROY NW SECTION PLAT 11 TAX MAP
- MIAMI CO. ENG. RECORD OF LAND SURVEYS:  
 VOLUME 11 PLAT 70  
 VOLUME 47 PLAT 60 - MIDWAY ISLAND PLAT  
 VOLUME 26 PLAT 12 - SURVEY OF PARTS OF LOTS 24,25,26&27 IN MIAMI ACRES PLAT AND PART OF OUTLOT 67  
 VOLUME 49 PLAT 28 - MIAMI ACRES LOT SPLIT
- MIAMI ACRES  
 RECORDER'S PLAT BOOK 4 PAGE 33
- MIAMI CO. ENG. RECORD OF LOT SURVEYS:  
 VOLUME 12 PLAT 156 - SURVEY OF PART OUTLOT 67

CERTIFICATION & DESCRIPTION

I HEREBY CERTIFY THAT THE WITHIN BOUNDARY SURVEY IS THE RESULT OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION IN APRIL 2003 WITH OWNERSHIP'S UPDATED IN 2012. THE SURVEY CONTAINS 4.594 ACRES, CONSISTING OF PARTS OF LOTS 21-27 OF MIAMI ACRES AS RECORDED IN PLAT BOOK 4 PAGE 33, AND PART OF OUTLOT 67 IN THE CITY OF TROY, AS CONVEYED TO HOBART BROTHERS COMPANY BY DEED BOOK 339 PAGE 78, ALL REFERENCES BEING OF THE RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND CORNERS ARE SET AS SHOWN.

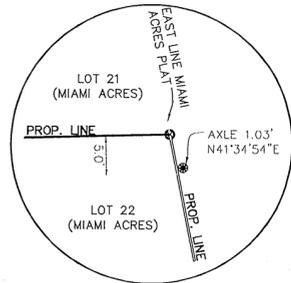
WOOLPERT LLP

BY Eric W. Hafer DATE 4/11/12  
ERIC W. HAFER  
OHIO REGISTERED SURVEYOR NO. 8038

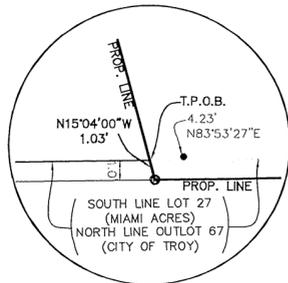




BEARINGS ARE BASED ON THE SOUTH LINE OF THE MIAMI ACRES PLAT BOOK 4, PAGE 33, ALL REFERENCES BEING OF THE DEEDS AND PLAT RECORDS OF MIAMI COUNTY.



DETAIL A  
N.T.S.

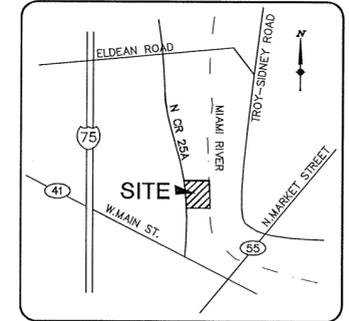


DETAIL B  
N.T.S.

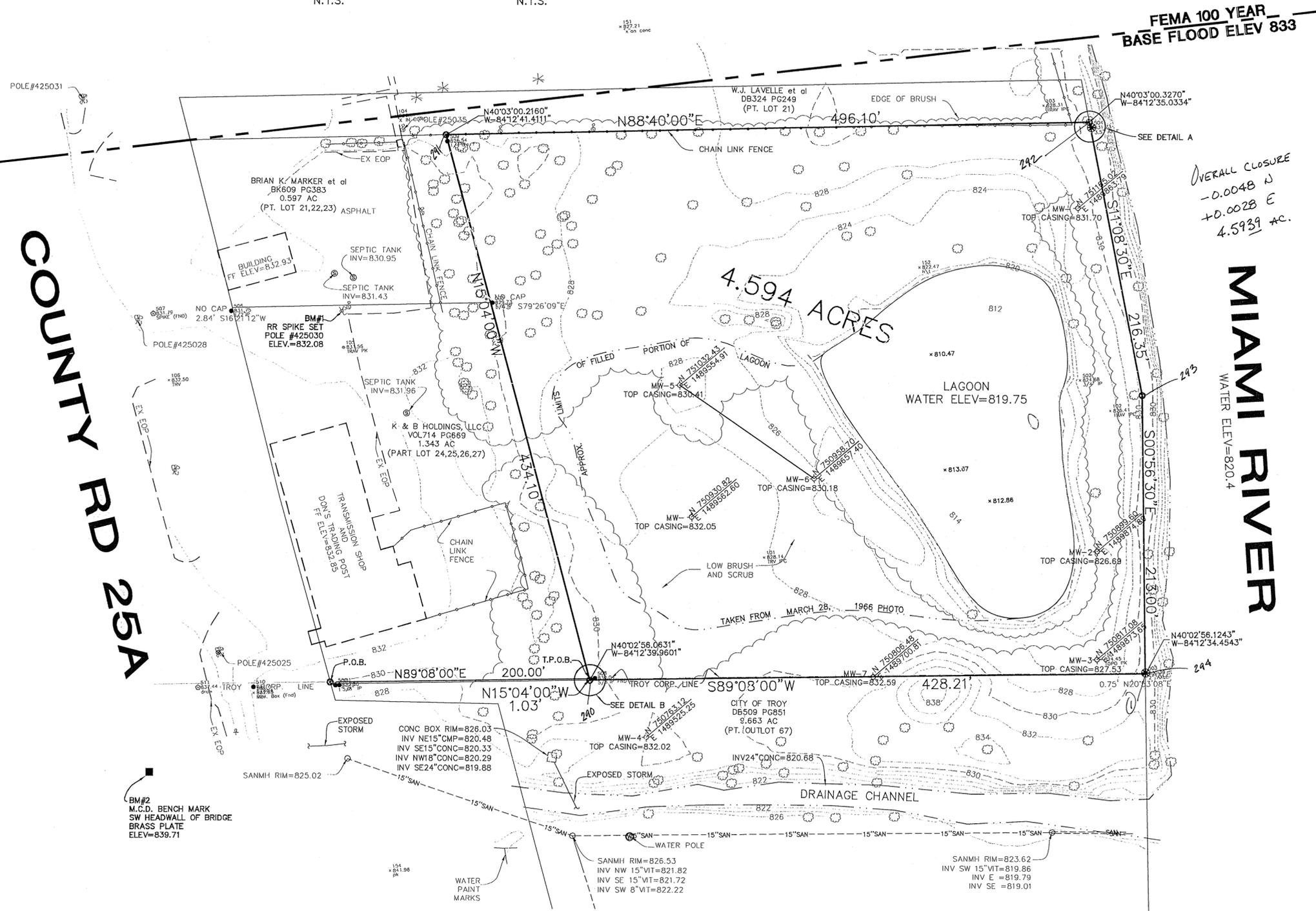
SURVEY PLAT  
HOBART BROTHERS COMPANY  
COUNTY ROAD 25A  
SECTION 21, TOWN 5, RANGE 6E  
CONCORD TOWNSHIP  
MIAMI COUNTY, OHIO  
CONTAINING 4.594 ACRES  
APRIL 2003

PREPARED BY:

**WOOLPERT LLP**  
409 E. MONUMENT AVE.  
DAYTON, OHIO 45402  
937.481.5660  
FAX: 937.481.0743



VICINITY MAP  
NOT TO SCALE



LEGEND

- 5/8" IRON PIN FOUND
- ⊗ IRON PIN SET
- RAILROAD SPIKE FOUND
- ⊗ AXLE FOUND
- ⊙ POWER POLE
- ⊗ CABLE, TELEPHONE, LIGHT AND POWER POLE
- ⊕ GAS LINE MARKER
- ⊙ VALVE
- ⊙ SANITARY MANHOLE
- ⊙ SEPTIC TANK
- ⊙ WATER POLE
- ⊙ TREE GREATER THAN 12"

SURVEYORS NOTES:

1. FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
2. DATA SOURCES INCLUDE DOCUMENTS CITED AND ADDITIONALLY: TROY NW SECTION PLAT 11 TAX MAP  
MIAMI CO. ENG. RECORD OF LAND SURVEYS  
VOLUME 26 PLAT 12  
VOLUME 11 PLAT 70  
MIAMI ACRES  
PLAT BOOK 4 PAGE 33  
MIDWAY ISLAND PLAT  
VOLUME 47 PLAT 60  
SURVEY OF PART OUTLOT 67  
VOLUME 12 PLAT 156  
SURVEY OF PARTS OF LOTS 24, 25, 26 & 27  
IN MIAMI ACRES PLAT AND PART OF OUTLOT 67  
VOLUME 26 PLAT 12
3. ELEVATIONS BASED ON THE BRASS MIAMI CONSERVANCY DISTRICT (MCD) MONUMENT ON THE SOUTHWEST BRIDGE HEADWALL. ELEVATION OBTAINED FROM DISK STAMPED 839.71. FEMA FLOOD ELEVATIONS GENERALLY MATCH THE NGVD29 VERTICAL DATUM BUT ARE NOT NECESSARILY RELATED TO THE MCD MONUMENT.
4. THE LATITUDE AND LONGITUDE OF THE NORTH AND SOUTH LINE ARE LABELED AT THE CORNERS. THE WELLS ARE LABELED WITH STATE PLANE COORDINATES. THE HORIZONTAL DATUM USED TO ESTABLISH THESE VALUES WAS NAD83 (1995).

CERTIFICATION & DESCRIPTION

I HEREBY CERTIFY THAT THE WITHIN BOUNDARY AND TOPOGRAPHIC SURVEY IS THE RESULT OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION. THE SURVEY CONTAINS 4.594 ACRES, CONSISTING OF PART LOTS 22-27 AND 5' ALONG THE SOUTH LINE OF LOT 21 OF THE MIAMI ACRES PLAT BOOK 4 PAGE 33 AND INCLUDING 1' OFF THE NORTH LINE OF OUTLOT 67 IN THE CITY OF TROY AS CONVEYED TO HOBART BROTHERS COMPANY, BY DEED BOOK 339 PAGE 78, ALL REFERENCES BEING OF THE DEED AND PLAT RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND CORNERS WILL BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

WOOLPERT LLP

BY \_\_\_\_\_ DATE \_\_\_\_\_  
ERIC HAFER  
OHIO REGISTERED SURVEYOR NO. 8038

TROY CORPORATION

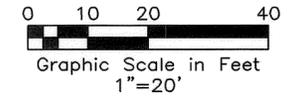
2230,10321 INLOT

S.E. 58 TAX MAP

Volume 54 Page 42  
Miami County Engineer's Record of Land Surveys

2220

10115



Racer Street 50'R/W

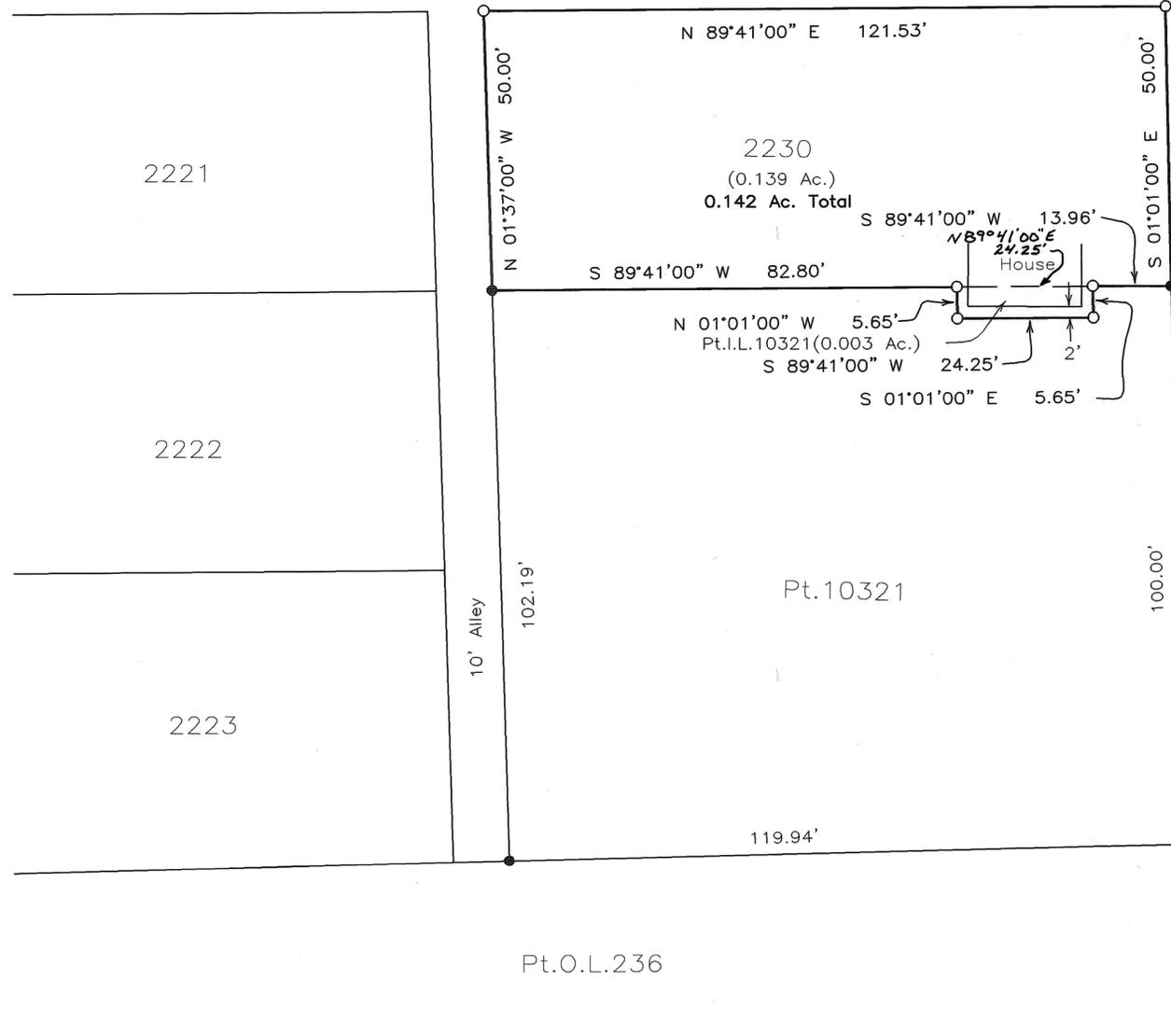
Union Street 60'R/W

**Legend**

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Klockner, S4370)
- ⊙ P.K. Nail Found
- ⊙ Mag Nail Set
- ⊙ Mag Nail Found
- ⊙ R.R. Spike Found
- ⊙ Gin Spindle Set
- ⊙ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- ⊙ Pin in Monument Box

**References**

Miami County Recorder's Plat Records  
 Plat Book 2, Page 199  
 Plat Book 23, Page 51  
 (Basis of Bearings)



**Approval by the City of Troy Engineer**

This Lot Split was reviewed and approved by the City of Troy Engineer this 10th day of APRIL, 2012

*Deborah J. Swan*  
 Deborah J. Swan  
 City of Troy Engineer

Survey of Lot 2230, 10321 for William Bolin Est.



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

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
 Civil Engineering and Land Surveying  
 16 East Water Street  
 Troy, Ohio (937) 339-5331  
 File Name: C:\Surveys\2012\05712.dwg  
 Drawn by: DMC ~ Checked by: RWK

3705  
Inlot

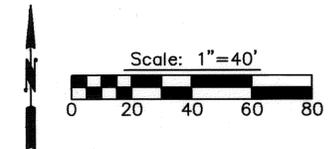
N.E.  
Section

Troy  
Corporation

Miami  
County

Ohio  
State

Volume 54 Page 43  
Miami County Engineer's Record  
of Land Surveys



**Legend**

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

**References**

- Vol. 52, Page 110 { Miami County Engineer's Record of Land Surveys
- P.B. 05, Page 49 { Miami County Recorder's Plat Records
- P.B. 05, Page 89 { Miami County Recorder's Plat Records

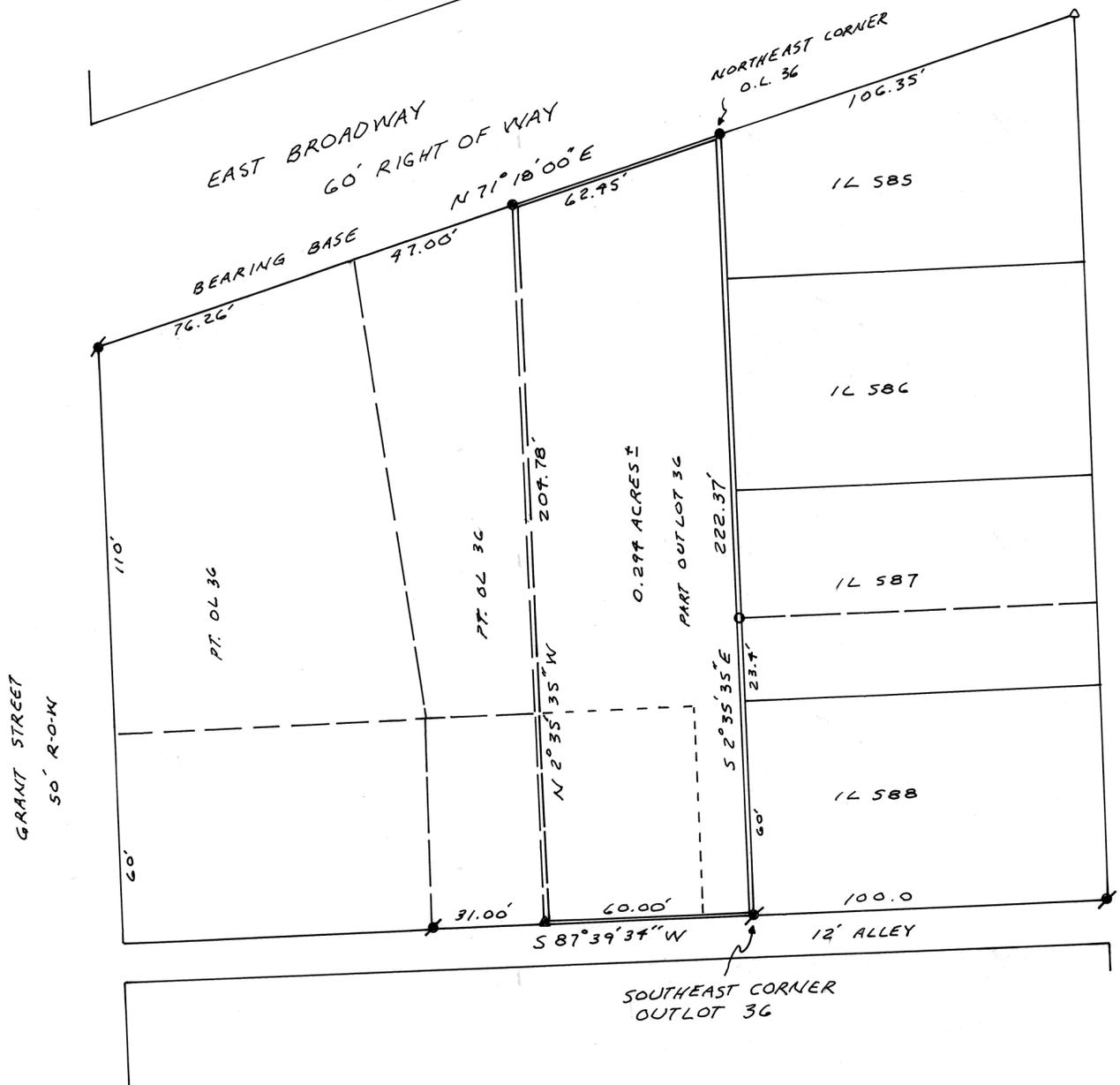
Survey of Inlot 3705 in Troy, Ohio for  
Christopher Carnes & Melissa Taylor.



*Michael W. Cozatt* 4/2/12  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 05612 Ph. (937) 339-2921

SCALE: 1" = 30 FEET



REFERENCES

DEED BOOK NO. 551 PAGE 243  
 RECORD PLAT BOOK 2 PAGE 43  
 " " 2 " 155  
 LOT SURVEY BOOK 5 PLAT 172  
 " " 10 " 78

LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- 3/8" CAPPED IRON PIN SET (PS 5621)
- ▲ 1" MONUMENT SPIKE SET
- △ P.K. NAIL SET IN CONC. WALK

\* NOTE \*

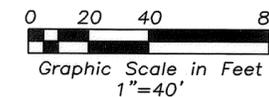
THIS IS A SURVEY OF AN  
EXISTING TRACT



SURVEY FOR  
KATHERINE I. PHILLIS

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

*Michael H. Treon*  
REGISTERED SURVEYOR NO. 5621



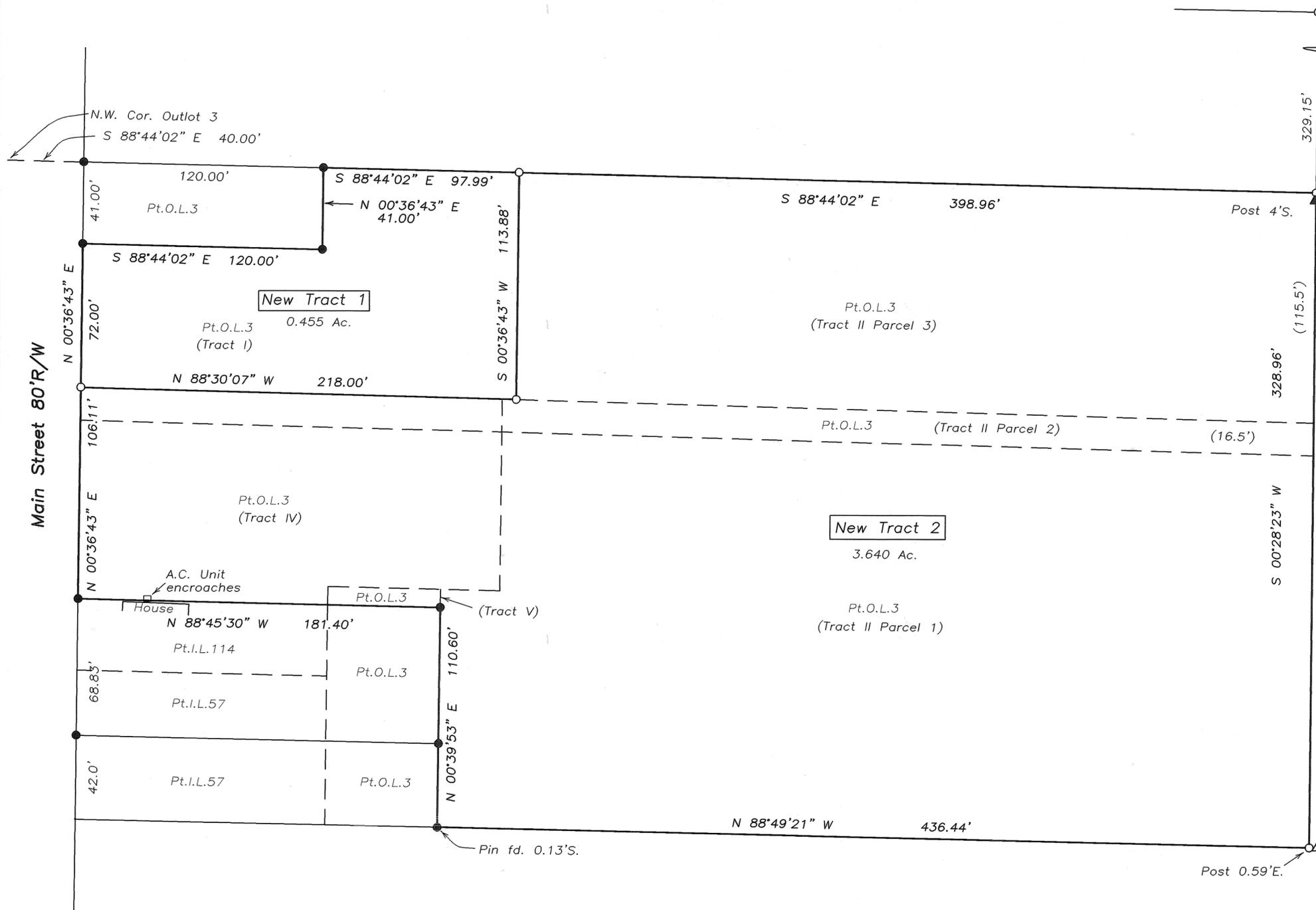
**Legend**

- 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
- ⊙ Pipe Post Found
- ⊙ Pin in Monument Box
- ▲ Wood Fence Post
- △ Metal Fence Post

**References**

- Miami County Recorder's Plat Records Plat Book 1, Page 436
- Miami County Engineer's Record of Lot Surveys Volume 20, Page 174
- Miami County Engineer's Record of Land Surveys Volume 49, Page 92 (Basis of Bearings)

Survey of Pt.O.L.3 for John Fulker

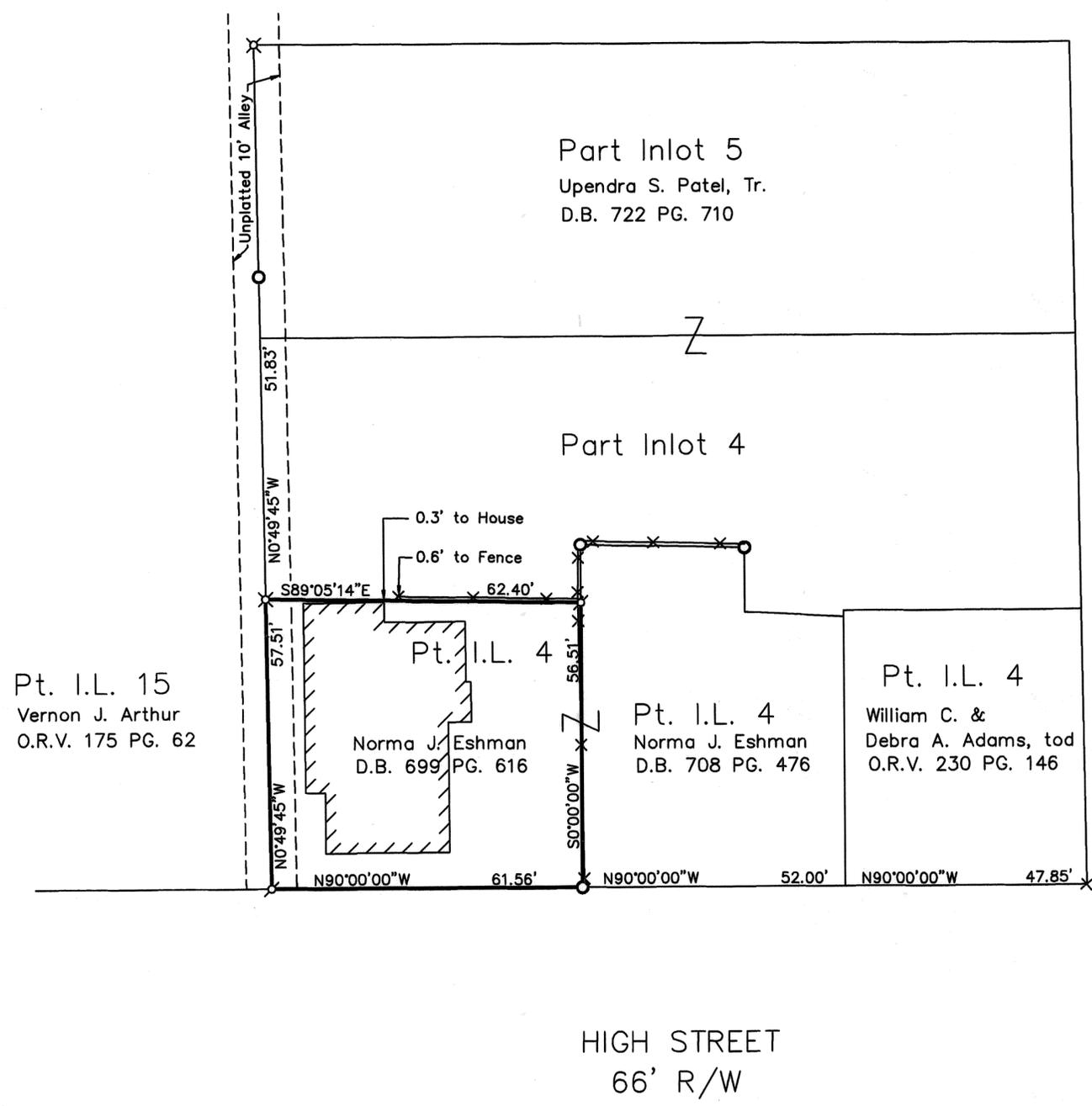


Note:  
(Tract)= Original Parcel on Deed

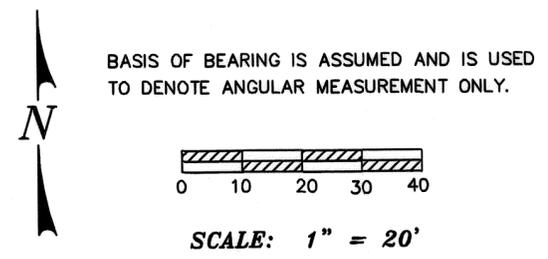


*Michael W. Cozatt* 4/10/12  
 MICHAEL W. COZATT  
 P.S. #6001  
**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 2784 S. Co. Rd. 25-A Troy, OH 45373  
 Job No. 04712 (937) 339-2921  
 File Name: C:\Surveys\2012\04712.dwg  
 Drawn by: DMC ~ Checked by: MWC





SURVEY OF PART INLOT 4



- SURVEY REFERENCES**
- MIAMI COUNTY RECORDER'S PLAT RECORDS  
D.B. 1 PG. 1
  - MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
    - Survey Vol. 14 Page 42
    - Survey Vol. 15 Page 5
    - Survey Vol. 16 Page 152
    - Survey Vol. 16 Page 167
    - Survey Vol. 18 Page 102

- LEGEND**
- ⊗ RR SPIKE (FOUND)
  - × CUT CROSS
  - REBAR (FOUND)
  - ⊕ PK NAIL (FOUND)
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"
  - ×— FENCE LINE
- ALL PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE



Note: The tract surveyed herein was originally described in D.B. 66 Page 399, calling for 55 feet of the west end of the south half of Inlot 4. Subsequent deeds for parts of the south half of the lot called for the north property line to be located so as to clear the structures located thereon. The north, south, and east lines of this tract have been established by previous surveys and deeds. The west line (original lot line) has been established by previous surveys as the centerline of an unplatted alley 10 feet in width, as evidenced by monuments found. The legal description used in previous deed calling for a width of 55 feet was deficient; the dimensions shown hereon reflect actual conditions, and account for the overage in this lot measured between Harrison Street and the center if the 10 ft. wide alley.

*Larry J. Bill*  
LARRY J. BILL, P.S. #7557  
April 27, 2012  
DATE

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

CONCORD  
TOWNSHIP

14 - S.E. 1/4  
SECTION

7  
TOWN

5 E  
RANGE

VOLUME 54 PAGE 48

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

NORTHWEST CORNER  
SOUTHEAST QUARTER  
SEC. 14, T-7, R-5E

CENTERLINE McCURDY ROAD NO. 122  
AND HALF SECTION LINE

40' R/W

NORTHEAST CORNER  
SOUTHEAST QUARTER  
SEC. 14, T-7, R-5E

S 88°48'30" E

1319.44'

S 88°48'30" E 935.44'

20.00'

20.00'

S 00°54'02" W  
300.00'

S 88°48'30" E  
384.00'

S 88°48'30" E  
384.00'



SCALE 1" = 200'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 29, PAGE 40

NO WIDTH SPECIFIED

FOREST HILL ROAD NO. 124  
AND HALF SECTION LINE

80.6049 ACRES TOTAL

0.5994 ACRES IN RIGHT OF WAY  
ALONG McCURDY ROAD

77.9167 ACRES TOTAL

0.4327 ACRES IN RIGHT OF WAY

LEGEND

⊗	MAG NAIL FND	⊗	PK NAIL FND
△	STONE FND	⊗	RRS FOUND
○	IRON PIN FOUND	⊗	
+		⊗	
⊗	GIN SPINDLE FND	⊗	
⊗		⊗	
⊗		⊗	
⊗	MAG NAIL SET	⊗	
⊗	IRON PIN SET	⊗	
⊗	RRS SET	⊗	

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS

VOLUME 29, PAGE 40  
VOLUME 40, PAGE 73  
VOLUME 40, PAGE 102  
VOLUME 27, PAGE 35  
VOLUME 39, PAGE 148  
VOLUME 27, PAGE 158  
VOLUME 3, PAGE 19  
VOLUME 17, PAGE 49  
VOLUME 3, PAGE 103

MIAMI COUNTY RECORDER'S  
OFFICIAL RECORDS

VOLUME 237, PAGE 266 - 268  
VOLUME 237, PAGE 277 - 279

N 00°58'42" E 2662.68'

S 00°57'40" W 2657.93'  
N 00°57'40" E 2657.93'

S 00°54'02" W 2355.77'

SOUTHWEST CORNER  
SOUTHEAST QUARTER  
SEC. 14, T-7, R-5E

16.5 FOOT WIDE ACCESS EASEMENT SHOWN ON  
LAND SURVEY VOLUME 27, PAGE 35  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
SEE D.B. 416, PG. 652

SOUTHEAST CORNER  
SOUTHEAST QUARTER  
SEC. 14, T-7, R-5E

IRON PIN FND.  
N 72°37'21" E 2.26'  
FROM CORNER  
(NOT SHOWN)

30.00'

N 89°00'53" W 1320.23'

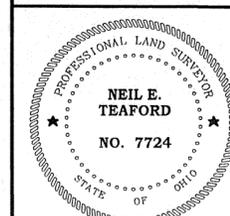
SECTION 14

SECTION 23

N 88°54'08" W 1322.24'

APRIL 6, 2012

SURVEY OF A 80.6049 ACRE AND A 77.9167 ACRE TRACTS  
FOR SUE CAREY IN CONCORD TOWNSHIP



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

NEIL E. TEAFORD  
5260 TROY URBANA ROAD  
CASSTOWN, OHIO 45312  
n-teaford@frontier.com

OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724

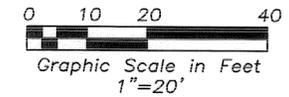
TROY CORPORATION

806 INLOT

S.W. SECTION

Volume 54 Page 49  
Miami County Engineer's  
Record of Land Surveys

Ash Street 55' R/W



Legend

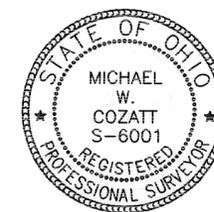
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ✱ P.K. Nail Found
- ⊗ Mag Nail Set
- ✱ Mag Nail Found
- ✱ R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- ⊠ Pin in Monument Box

References

Miami County Engineer's  
Record of Lot Surveys  
Volume 2, Page 135

Survey of Lot 806  
for Habitat for Humanity

West Franklin Street R/W Varies



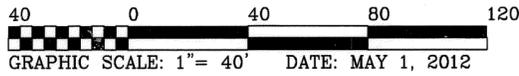
*Michael W. Cozatt* 5/1/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer  
2784 S. Co. Rd. 25-A  
Job No. 03812  
File Name: C:\Surveys\2012\03812.dwg  
Drawn by: DMC ~ Checked by: MWC

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



Bearings based on the north right-of-way line of Broadway as shown on Survey Volume 23, Page 170 of the Survey Records of Miami County, Ohio (N 42°00'00"W)



**PIQUA CORPORATION      N.W. SECTION      PART 252 OUTLOT**

VOLUME 54 PAGE 50  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

**Monument Legend**

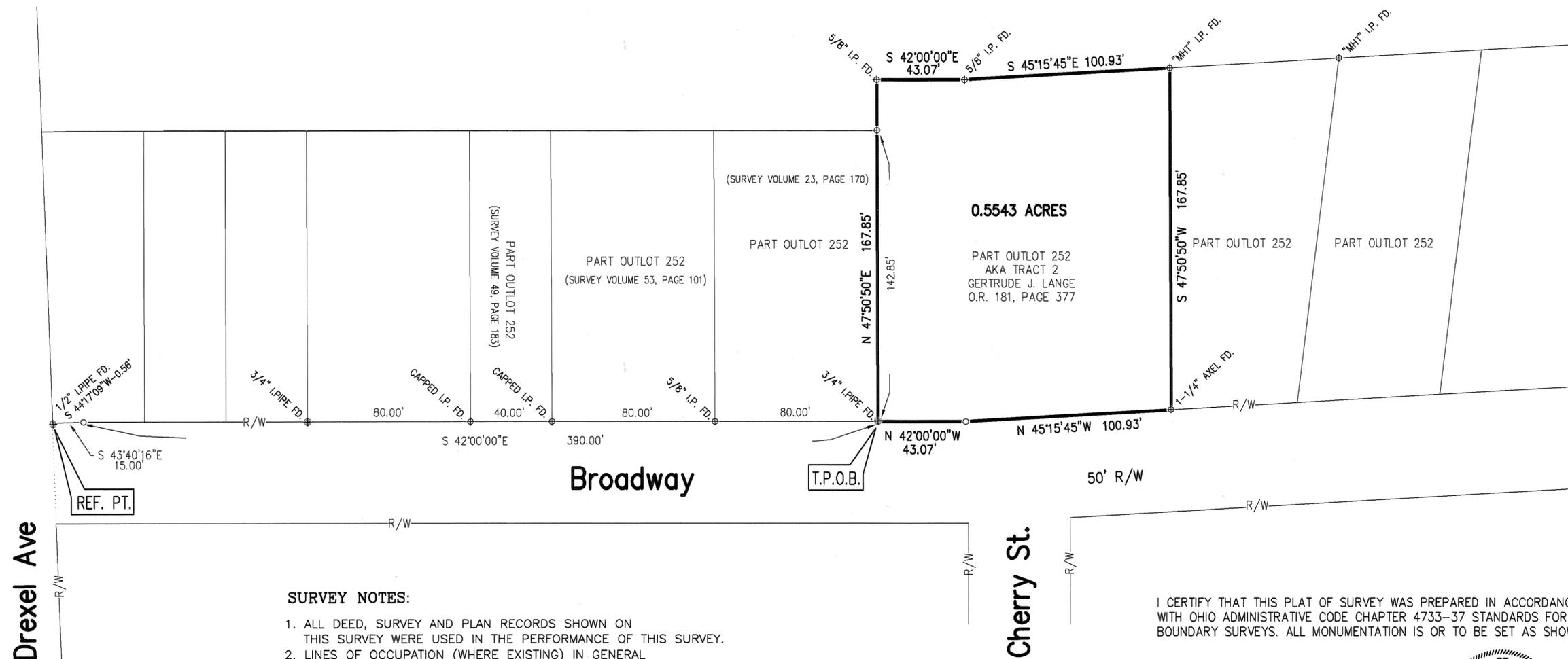
- ⊗ Indicates 5/8" iron pin found
- Indicates 5/8" iron pin set
- ⊙ Indicates Iron Pipe found
- ▲ Indicates MAG nail found
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument found
- Indicates Railroad Spike found

**REFERENCES:**

- Deed: Gertrude J. Lange - O.R. 181, Page 377
- Survey: Survey Volume 8, Page 88
- Survey Volume 10, Page 91
- Survey Volume 24, Page 135
- Survey Volume 49, Page 183
- Survey Volume 53, Page 101

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

PART OUTLOT 252  
(SURVEY VOLUME 24, PAGE 135)

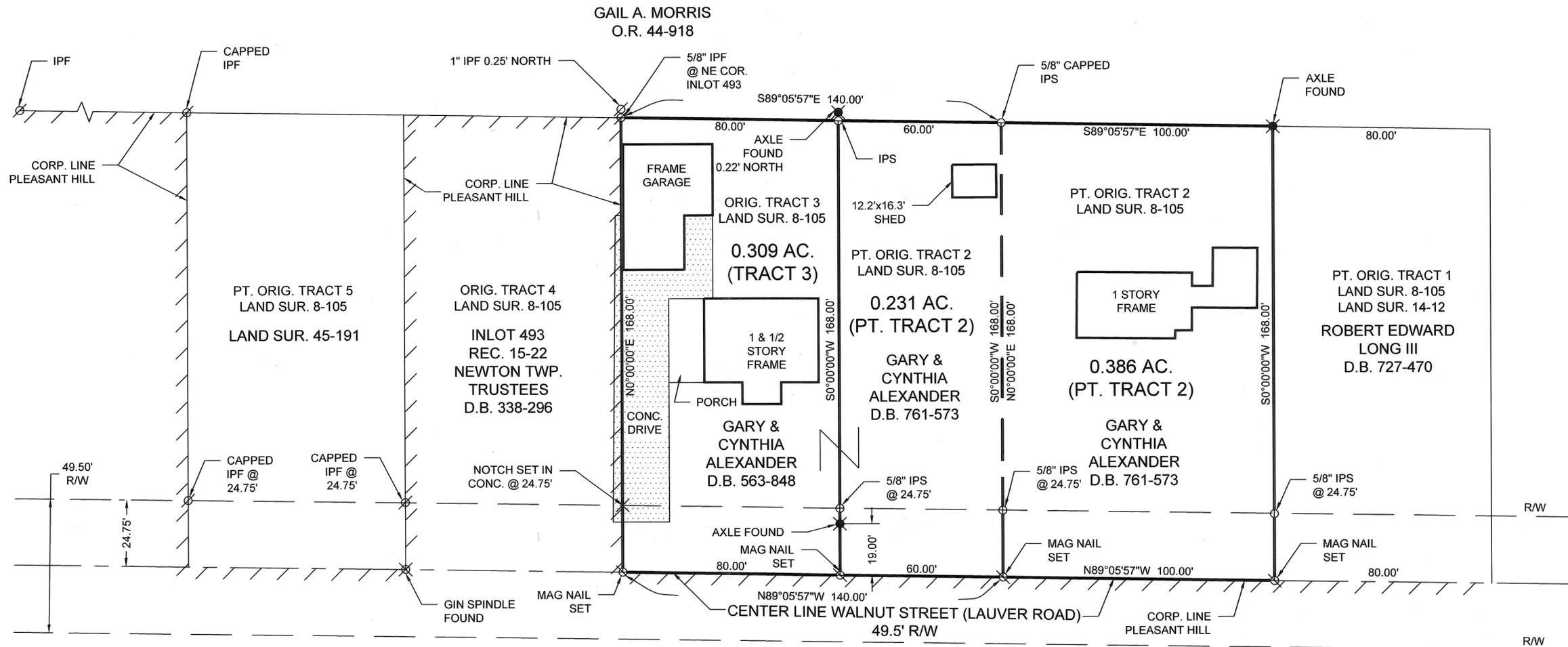


- SURVEY NOTES:**
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
  2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
  3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
  4. IRON PINS SET ARE 30" x 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





**Certificate of Registration**

This is to certify that Planning Commission approval of this survey is not required as being exempt under O.R.C. 163.02.

Notice is given to all parties:

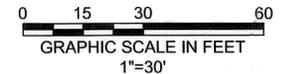
No warranty is made or created by this conveyance, no structure shall be maintained on the premises hereunder, and all applicable zoning, building, and planning regulations of Miami County shall apply.

*Paul Huelkamp*  
Secretary  
Miami County Planning Commission

Certified To Conform With  
Miami County Survey Requirements

*Paul P. Huelkamp, P.E., P.S.*  
Miami County Engineer

*Deborah Small* 5-1-2012  
Deputy Date



**NOTE:**

The purpose of this survey is to split original Tract 2 (Land Sur. Vol. 8-105) creating a 0.386 Ac. tract with existing house which is currently connected to Pleasant Hill's water and sewer system. The remaining 0.231 Ac. portion of Tract 2 is being combined with Tract 3 to the west. No new building sites are being created.

**REFERENCES**

- LAND SURVEY VOL. 8-105
- LAND SURVEY VOL. 14-12
- LAND SURVEY VOL. 45-191
- RECORD PLAT BOOK 15-22
- DEED BOOK 563-848
- DEED BOOK 761-573

**LEGEND**

- ⊗ GIN SPINDLE FOUND
- ⊙ 5/8" IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET
- ⊗ MAG NAIL SET
- ⊗ AXLE FOUND
- ⊗ CROSS NOTCH SET IN CONCRETE DRIVE

SURVEY FOR GARY & CYNTHIA ALEXANDER IN  
MIAMI COUNTY, OHIO - APRIL 7, 2012

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

TIPP CITY  
CITY

TIPPECANOE VILLAGE SECTION THREE  
SUBDIVISION

1989  
LOT

MIAMI  
COUNTY

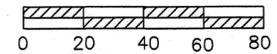
OHIO  
STATE

VOLUME 54 PAGE 52  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
May 2012

RESURVEY OF LOT 1989



BASIS OF BEARING IS THE PLAT FOR TIPPECANOE  
VILLAGE SECTION THREE AS RECORDED IN RECORD  
PLAT BOOK 11 PAGE 93.



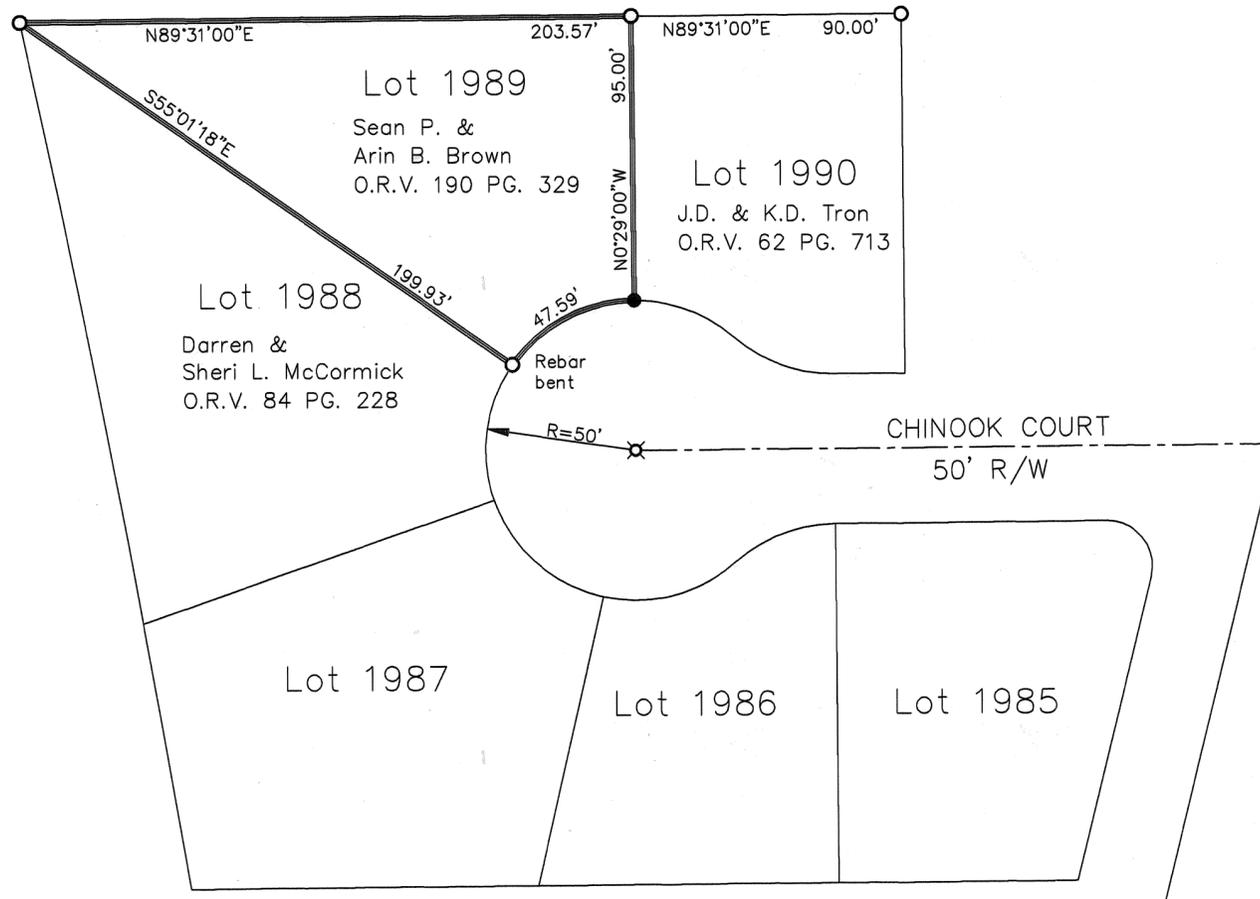
SCALE: 1" = 40'

SURVEY REFERENCES

MIAMI COUNTY RECORDER'S PLAT RECORDS  
P.B. 11 PG. 93

LEGEND

- ⊗ RR SPIKE (FOUND)
  - × CUT CROSS
  - REBAR (FOUND)
  - ⊙ ODOT CONC MON. FOUND
  - 5/8" X 30" REBAR SET  
W/ CAP STAMPED  
"LJBILL PLS 7557"
- ALL PROPERTY CORNERS FOUND ARE IN  
GOOD CONDITION UNLESS NOTED OTHERWISE



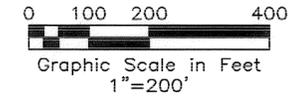
*Larry J. Bill*

LARRY J. BILL, P.S. #7557

May 4, 2012

DATE

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



**Legend**

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

**References**

- Miami County Engineer's  
Record of Land Surveys
- Volume 14, Page 78
  - Volume 14, Page 145
  - Volume 17, Page 172
  - Volume 18, Page 173
  - Volume 21, Page 150
  - Volume 38, Page 37
  - Volume 38, Page 125
  - Volume 42, Page 45

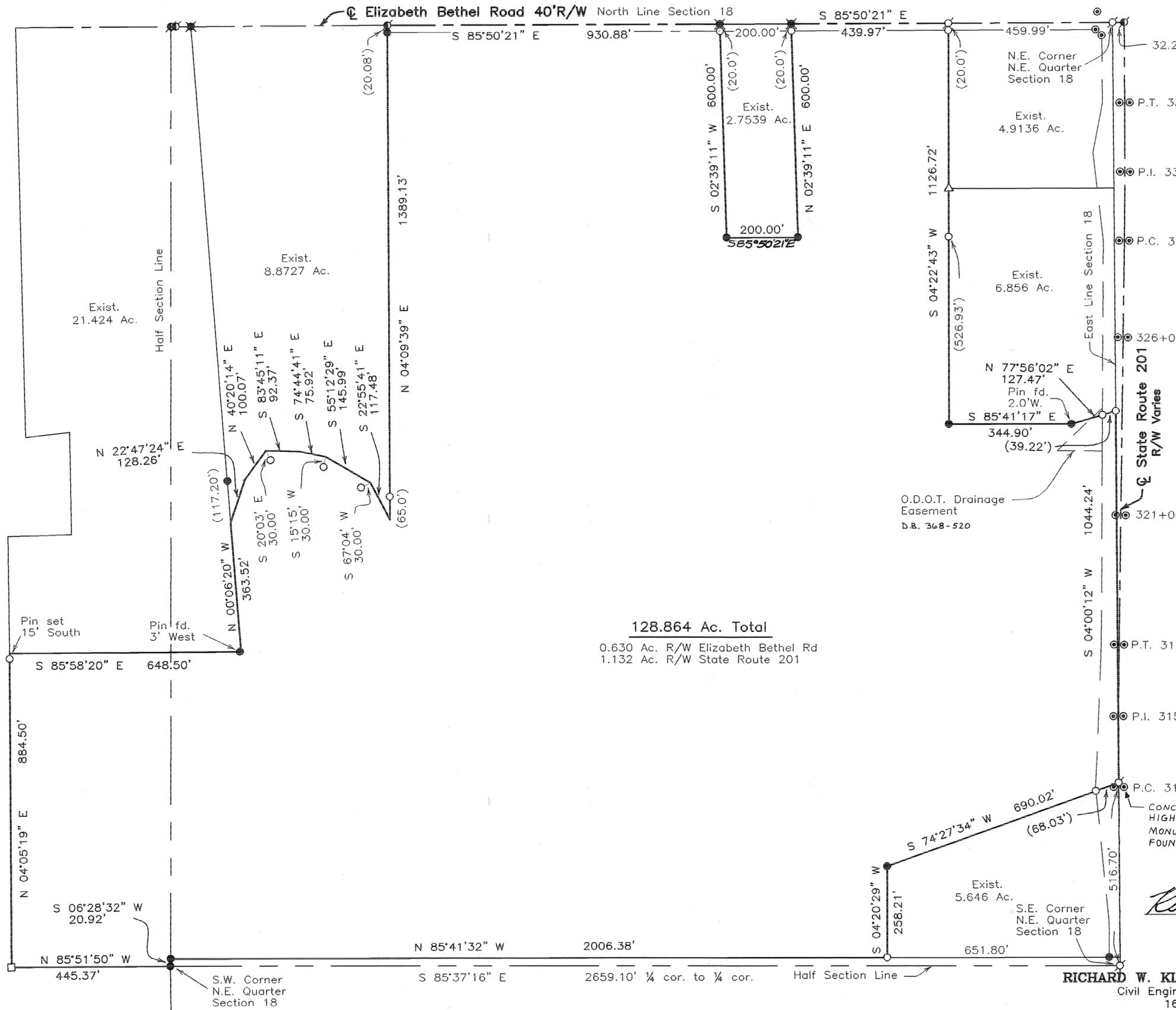
O.D.O.T. R/W Maps  
(Basis of Bearings)

Survey of 128.864 Ac. for  
Herbert Hawn Family Trust



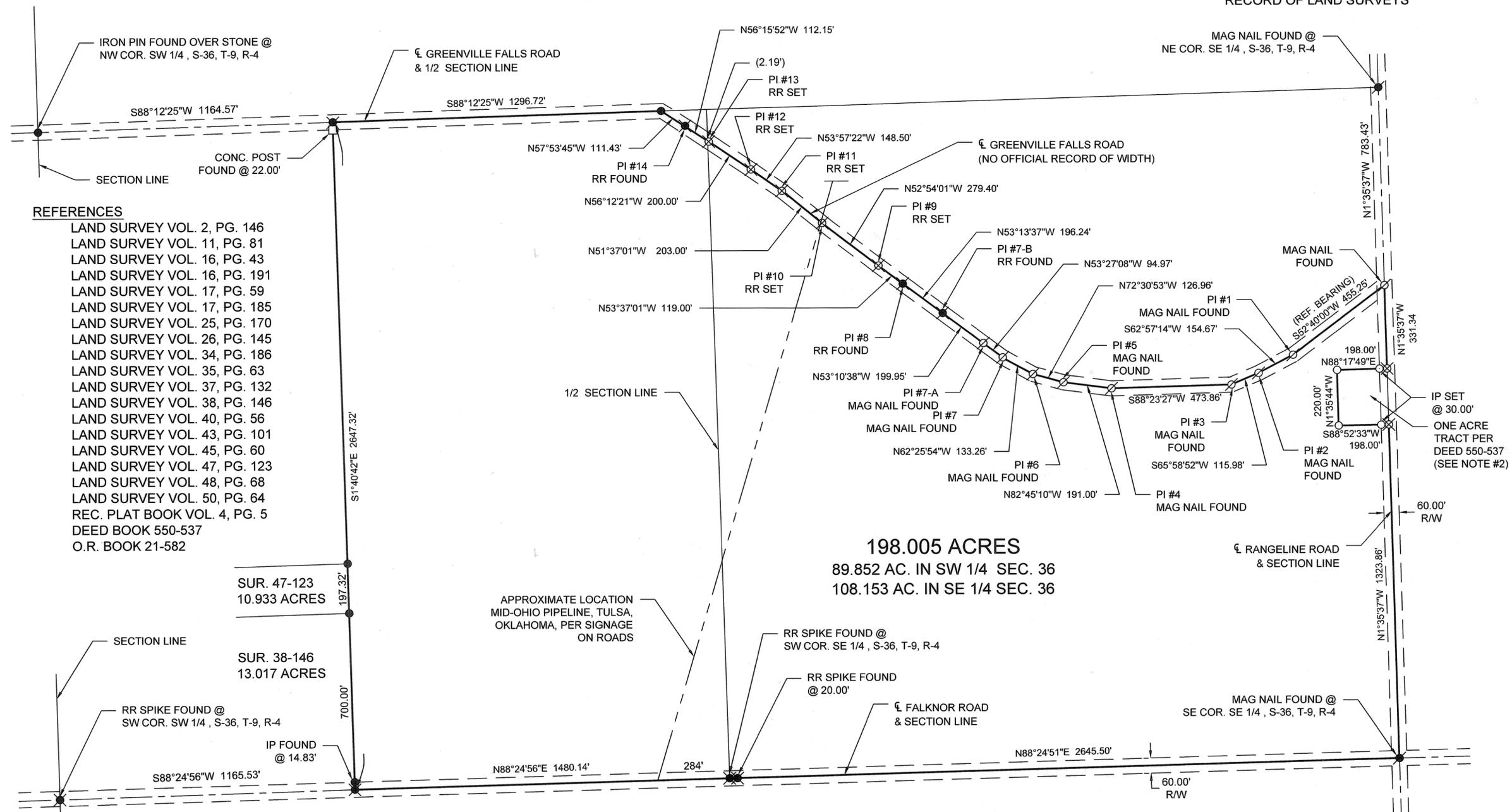
*Richard W. Klockner*  
Richard W. Klockner  
P.S. #4370

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio (937) 339-5331



**128.864 Ac. Total**

0.630 Ac. R/W Elizabeth Bethel Rd  
1.132 Ac. R/W State Route 201



- REFERENCES**
- LAND SURVEY VOL. 2, PG. 146
  - LAND SURVEY VOL. 11, PG. 81
  - LAND SURVEY VOL. 16, PG. 43
  - LAND SURVEY VOL. 16, PG. 191
  - LAND SURVEY VOL. 17, PG. 59
  - LAND SURVEY VOL. 17, PG. 185
  - LAND SURVEY VOL. 25, PG. 170
  - LAND SURVEY VOL. 26, PG. 145
  - LAND SURVEY VOL. 34, PG. 186
  - LAND SURVEY VOL. 35, PG. 63
  - LAND SURVEY VOL. 37, PG. 132
  - LAND SURVEY VOL. 38, PG. 146
  - LAND SURVEY VOL. 40, PG. 56
  - LAND SURVEY VOL. 43, PG. 101
  - LAND SURVEY VOL. 45, PG. 60
  - LAND SURVEY VOL. 47, PG. 123
  - LAND SURVEY VOL. 48, PG. 68
  - LAND SURVEY VOL. 50, PG. 64
  - REC. PLAT BOOK VOL. 4, PG. 5
  - DEED BOOK 550-537
  - O.R. BOOK 21-582

SUR. 47-123  
10.933 ACRES

SUR. 38-146  
13.017 ACRES

RR SPIKE FOUND @  
SW COR. SW 1/4, S-36, T-9, R-4

IP FOUND  
@ 14.83'

**198.005 ACRES**  
89.852 AC. IN SW 1/4 SEC. 36  
108.153 AC. IN SE 1/4 SEC. 36

- NOTES:**
1. The subdivision on the north side of Greenville Falls Road was originally established per Record Plat Book 4 Page 5 with 14 PI points. Portions of the tract were re-surveyed in Land Survey Volume 48 Page 68. In that survey PI points 1-8 were re-established in the approximate locations shown in the original record plat, and two additional PI points were established at 7-A and 7-B.
    - a. PI points 1-8 plus 7-A and 7-B were found as per Survey 48-68.
    - b. PI point 9 was re-established using the line from PI 7 to PI 8, and then turning the angle shown in record plat 4-5.
    - c. PI points 10 and 11 were re-established using angles and distances from record plat 4-5.
    - d. PI points 12 and 13 were established holding the distances (148.50 and 200.00') from PI point 11 as per record plat 4-5 in a direction toward the center line of the existing road.
    - e. PI Point 14 is at a Railroad Spike found.
  2. A one acre tract was established per description in deed book 550, page 537. The depth of the tract is 198.00 feet (12 rods) on both the north and the south property lines. The rear line is 220.00 feet ("13 rods and 5 1/2 feet"). The front line is 220.17 feet (13-11/32 rods), and the description does not close to modern standards. Established 3" diameter posts were found 20 feet from the center line of Rangeline Road on the north and south occupation lines, 222.00 feet apart.
    - a. The frontage was re-established at 222.00 feet.
    - b. The north and south property lines were re-established with each being 198.00 feet long, passing through the respective 3" post.
    - c. The rear, west, property line was re-established at a length of 220.00 feet.
    - d. The acreage of the re-established one-acre tract is 1.005 acres.

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- ⊗ RR SPIKE FOUND
- ⊗ RR SPIKE SET
- CONC. POST FOUND
- ⊗ MAG NAIL FOUND

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

SURVEY FOR 53 TRUST IN MIAMI COUNTY, OHIO -  
MAY 6, 2012

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

10  
TOWN

4  
RANGE

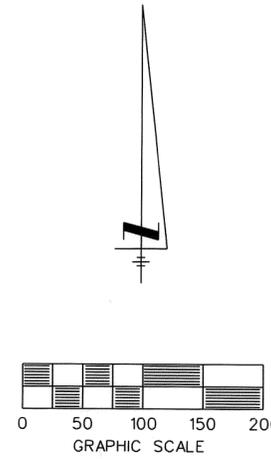
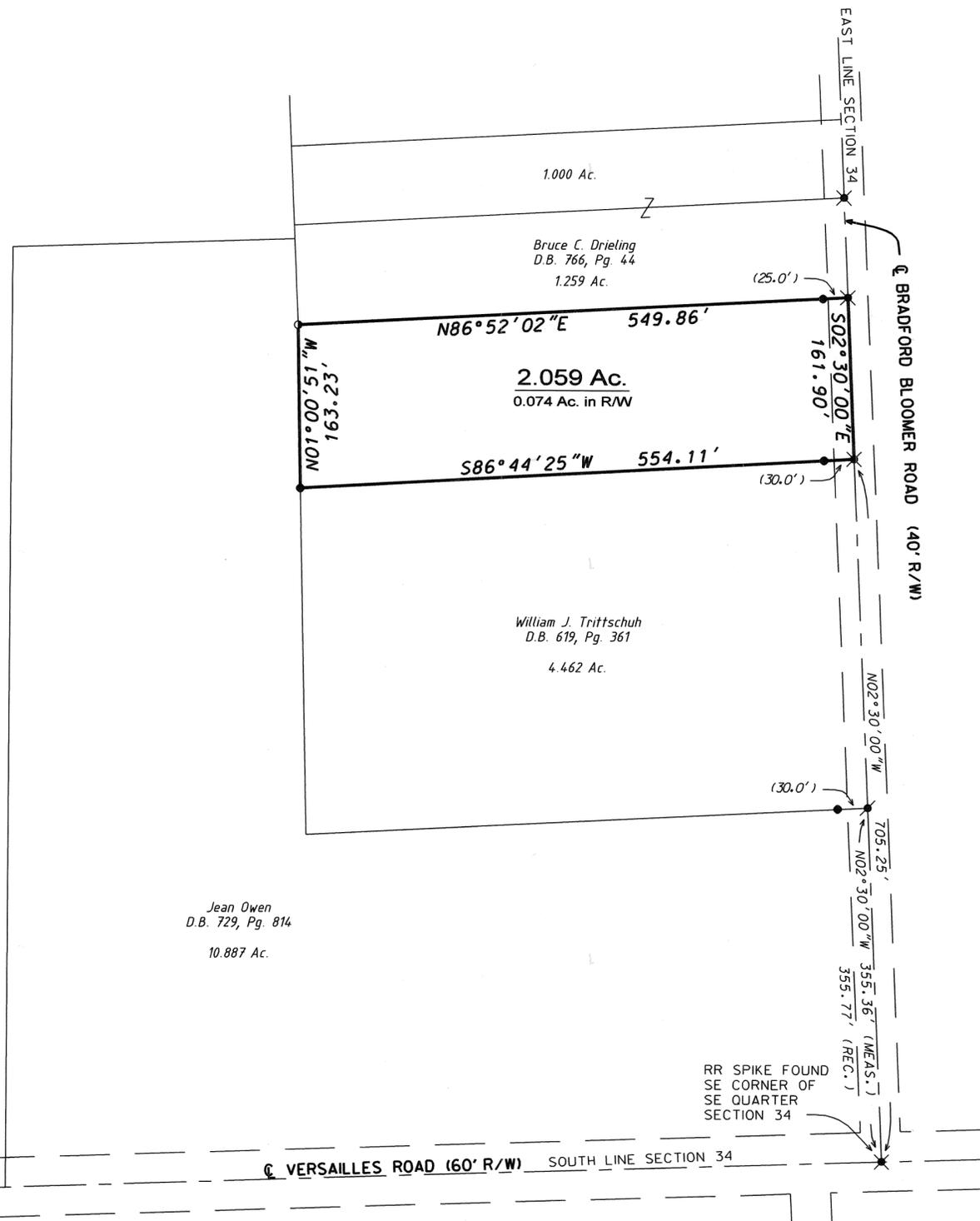
SE1/4-34  
SECTION

NEWBERRY  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

VOLUME 54 PAGE 55  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



- LEGEND -
- IRON PIN FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ⚡ PK NAIL FOUND
  - STEEL FENCE POST FOUND

**SURVEY OF A 2.059 ACRE TRACT  
IN SECTION 34 NEWBERRY TOWNSHIP**

Jean Owen  
D.B. 729, Pg. 814  
10.887 Ac.

William J. Trittschuh  
D.B. 619, Pg. 361  
4.462 Ac.

1.000 Ac.

Bruce C. Drieling  
D.B. 766, Pg. 44  
1.259 Ac.

**2.059 Ac.**  
0.074 Ac. in R/W

RR SPIKE FOUND  
SE CORNER OF  
SE QUARTER  
SECTION 34

REFERENCES

VOL. 33, PG. 3 } MIAMI COUNTY ENGINEER'S  
VOL. 19, PG. 138 } RECORD OF LAND SURVEYS  
VOL. 37, PG. 161 }



*ROBERT L. CRON* *MAY 11, 2012*  
ROBERT L. CRON, P.S. #8140 DATE

**ROBERT CRON & ASSOCIATES, LLC**  
**PROFESSIONAL SURVEYING**

P.O. BOX 13  
COVINGTON, OH 45318

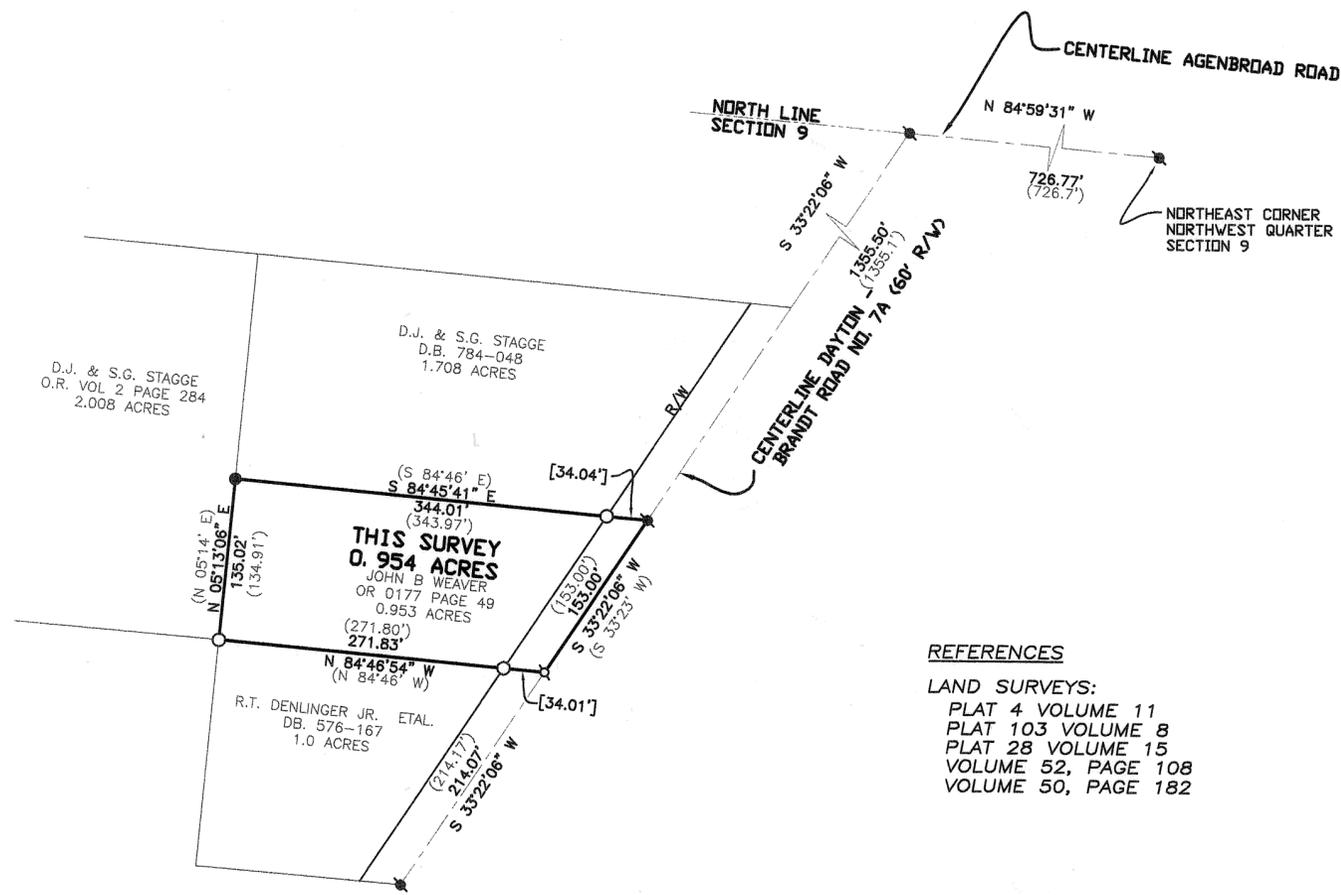
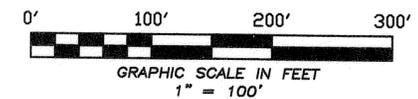
CELL: 937-418-0017

LEGEND

- 5/8" x 30" CAPPED IRON PIN SET  
STAMPED BRUMBAUGH E&S
  - IRON PIPE FOUND
  - ⊗ MAG NAIL FOUND
  - ⊕ MAG NAIL SET
  - ⊗ RAILROAD SPIKE FOUND
- (123.45) BEARING & DISTANCE OF RECORD



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



REFERENCES

- LAND SURVEYS:  
 PLAT 4 VOLUME 11  
 PLAT 103 VOLUME 8  
 PLAT 28 VOLUME 15  
 VOLUME 52, PAGE 108  
 VOLUME 50, PAGE 182

*Philip C. Brumbaugh*

PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057

5/9/12

BOUNDARY RETRACEMENT SURVEY OF THE EXISTING 0.953 ACRE TRACT AS RECORDED  
IN O.R. VOL 0177 PAGE 49 FOR JOHN WEAVER IN MIAMI COUNTY ~ MAY 9, 2012



**BRUMBAUGH**  
**ENGINEERING &**  
**SURVEYING, LLC**

1105 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PH (937) 698-3000  
FAX (937) 698-3928



2 NE 1/4 SECTION 8N TOWN 4E RANGE NEWTON TOWNSHIP MIAMI COUNTY OHIO STATE

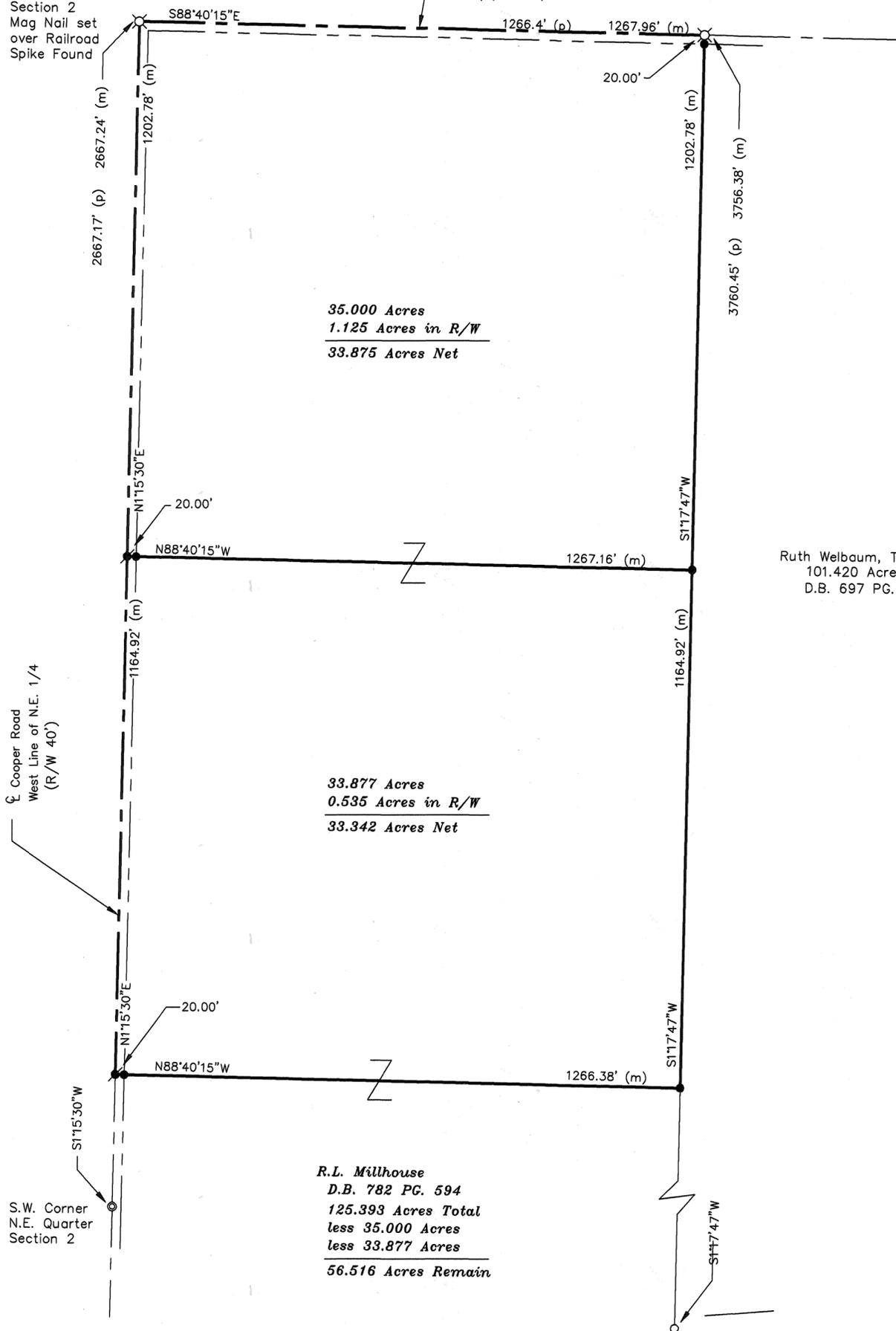
VOLUME NO. 54 PLAT NO. 58  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE: MAY 2012

N.W. Corner  
 N.E. Quarter  
 Section 2  
 Mag Nail set  
 over Railroad  
 Spike Found

Falknor Road  
 North Line of N.E. 1/4  
 (R/W 40')

Cooper Road  
 West Line of N.E. 1/4  
 (R/W 40')

S.W. Corner  
 N.E. Quarter  
 Section 2

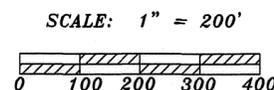


35.000 Acres  
 1.125 Acres in R/W  
 33.875 Acres Net

33.877 Acres  
 0.535 Acres in R/W  
 33.342 Acres Net

R.L. Millhouse  
 D.B. 782 PG. 594  
 125.393 Acres Total  
 less 35.000 Acres  
 less 33.877 Acres  
 56.516 Acres Remain

Ruth Welbaum, Trustee  
 101.420 Acres  
 D.B. 697 PG. 7



BASIS OF BEARING IS THE WEST LINE OF THE  
 NORTHEAST QUARTER BEING S11°5'30"W AS  
 SHOWN ON LAND SURVEY VOL. 29 PG. 5.

**LEGEND**

- STONE FOUND
- ▣ CONCRETE CORNER FENCE POST
- ⊙ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ 3/4" IRON PIPE FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- (p) L.S. Vol. 29 Page 5
- (m) Measured Distance

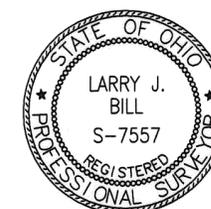
ALL MONUMENTS IN GOOD CONDITION  
 UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

- Miami County Engineer's Record of Land Surveys
- Survey Volume 6 Page 98
  - Survey Volume 29 Page 5
  - Survey Volume 29 Page 16
  - Survey Volume 34 Page 55

SURVEY FOR RICH MILLHOUSE

*Larry J. Bill* May 21, 2012  
 LARRY J. BILL, P.S. #7557 DATE



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

4  
TOWN

6E  
RANGE

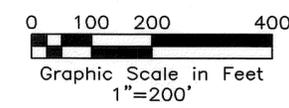
7 S.E. 1/4  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

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



**Legend**

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

**References**

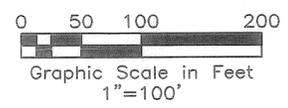
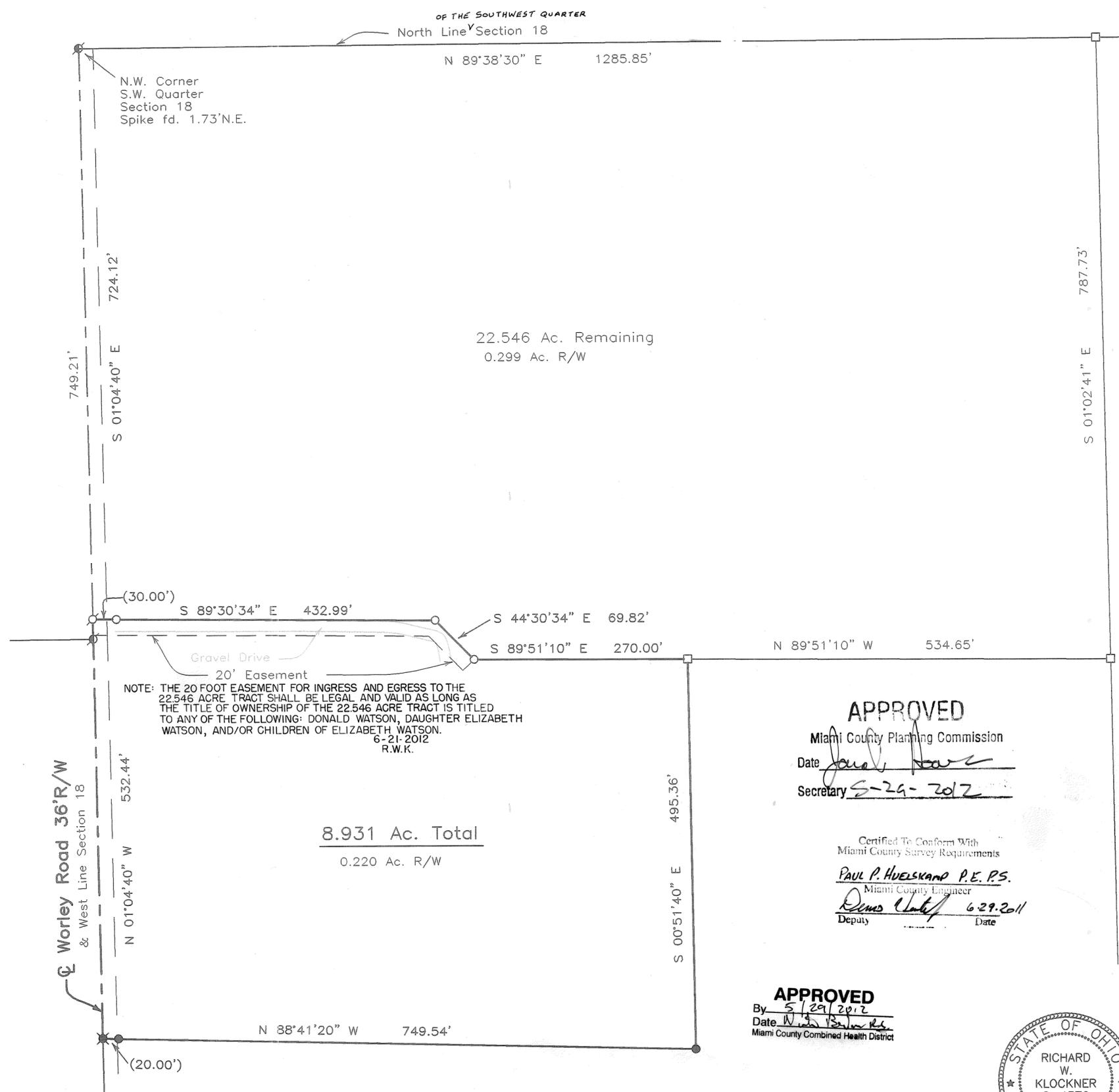
Miami County Engineer's  
Record of Land Surveys  
Volume 25, Page 135  
Volume 35, Page 124  
Volume 53, Page 184  
(Basis of Bearings)

Survey of 64.254 Ac. for  
Vocke



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

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio (937) 339-5331  
File Name: C:\Surveys\2012\08812rwk.dwg  
Drawn by: DMC ~ Checked by: RWK



**Legend**

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

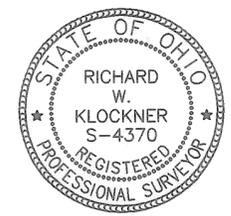
**References**

Miami County Engineer's Record of Lot Surveys Volume 44, Page 99 (Basis of Bearings)

**APPROVED**  
Miami County Planning Commission  
Date 5/29/2012  
Secretary S-29-2012

Certified To Conform With  
Miami County Survey Requirements  
**PAUL P. HUELSKAMP P.E. P.S.**  
Miami County Engineer  
Deimos Clark 6-29-2011  
Deputy Date

**APPROVED**  
By 5/29/2012  
Date W. J. B. R. K.  
Miami County Combined Health District



Survey split for  
Don Watson

Richard W. Klockner  
Richard W. Klockner 6-28-2011  
P.S. #4370

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio (937) 339-5331  
File Name: C:\Surveys\2011\06411RWK.dwg  
Drawn by: DMC ~ Checked by: RWK



2  
Town

9BTMRS  
Range

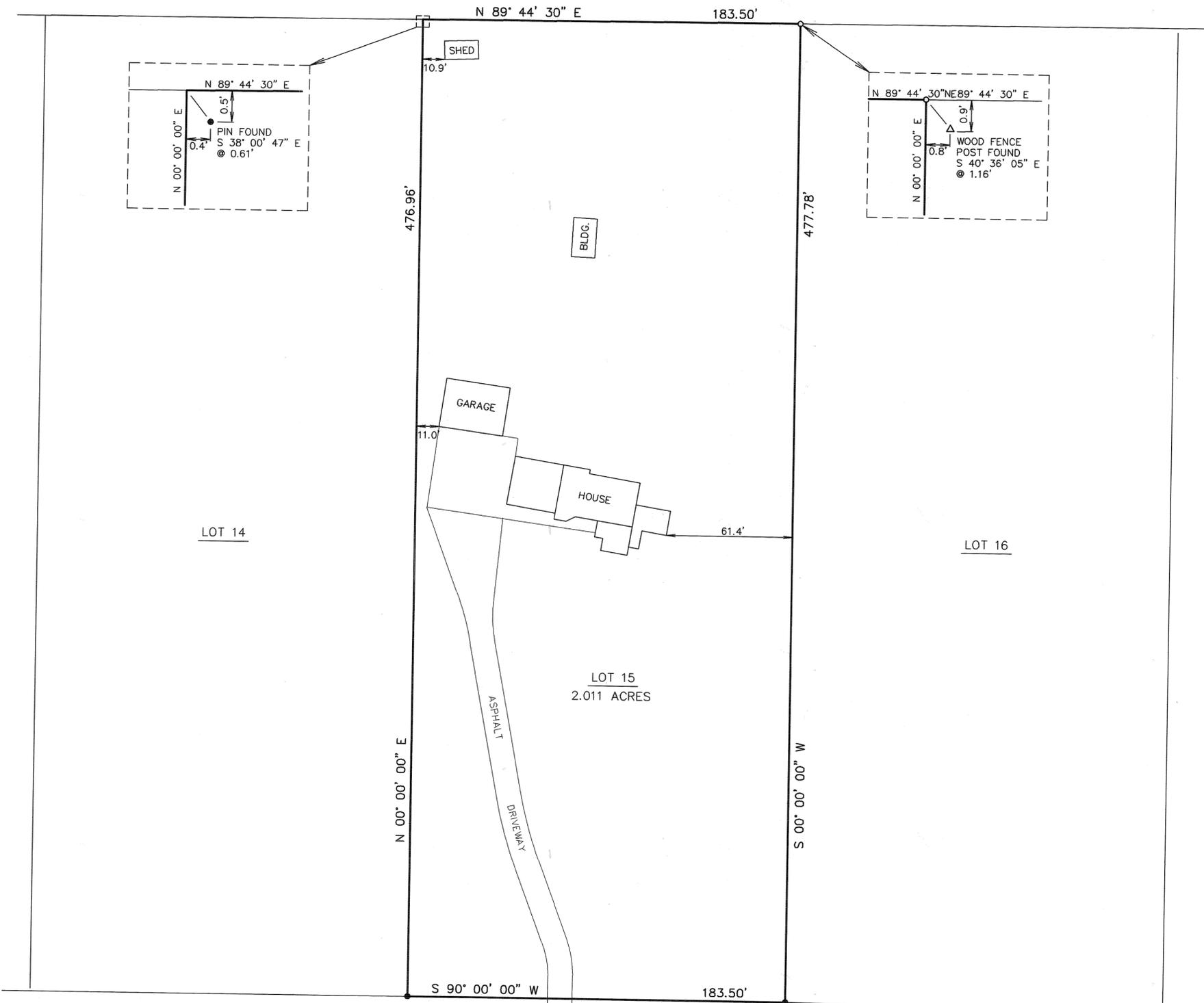
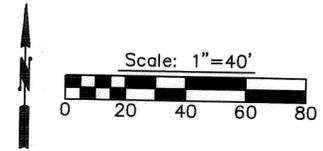
SW 1/4 - 5  
Section

Bethel  
Township

Miami  
County

Ohio  
State

Volume 54 Page 62  
Miami County Engineer's Record  
of Land Surveys



**Legend**

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

**References**

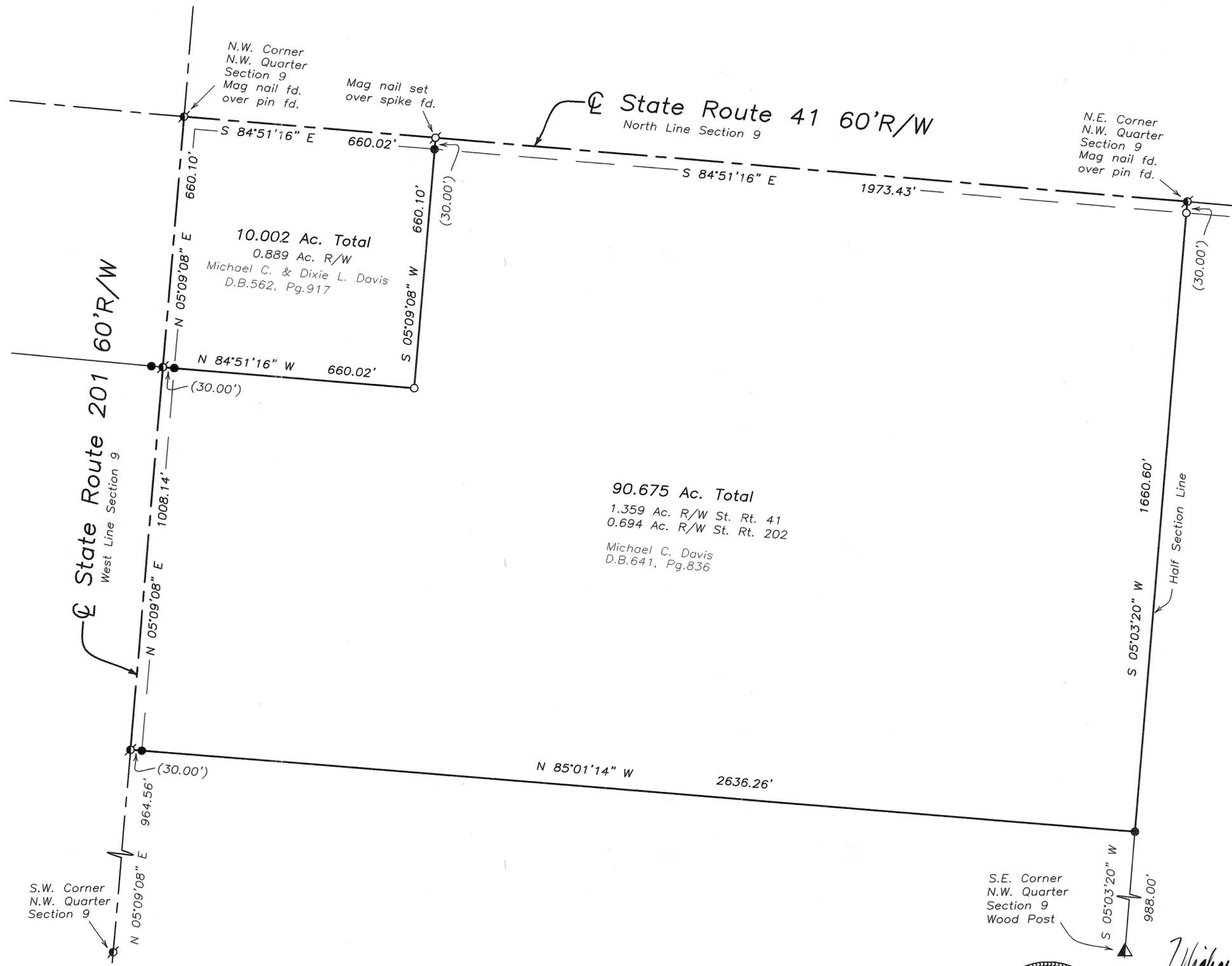
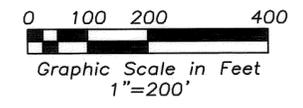
P.B. 13, Page 84 { Miami County Recorder's  
Plat Records

Survey of Lot 15, Locustwood Estates  
for Paul Galloway.



*Michael W. Cozatt* 6/5/12  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 08512 Ph. (937) 339-2921



**Legend**

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

**References**

- Miami County Engineer's Record of Land Surveys  
Volume 32, Page 40  
Volume 35, Page 132  
Volume 38, Page 81  
Volume 53, Page 50
- Miami County Recorder's Plat Records  
Volume 7, Page 77  
Volume 12, Page 118  
(Basis of Bearings)  
(State Plane Coord.)

Survey of 2 Tracts for Lagos and Lagos

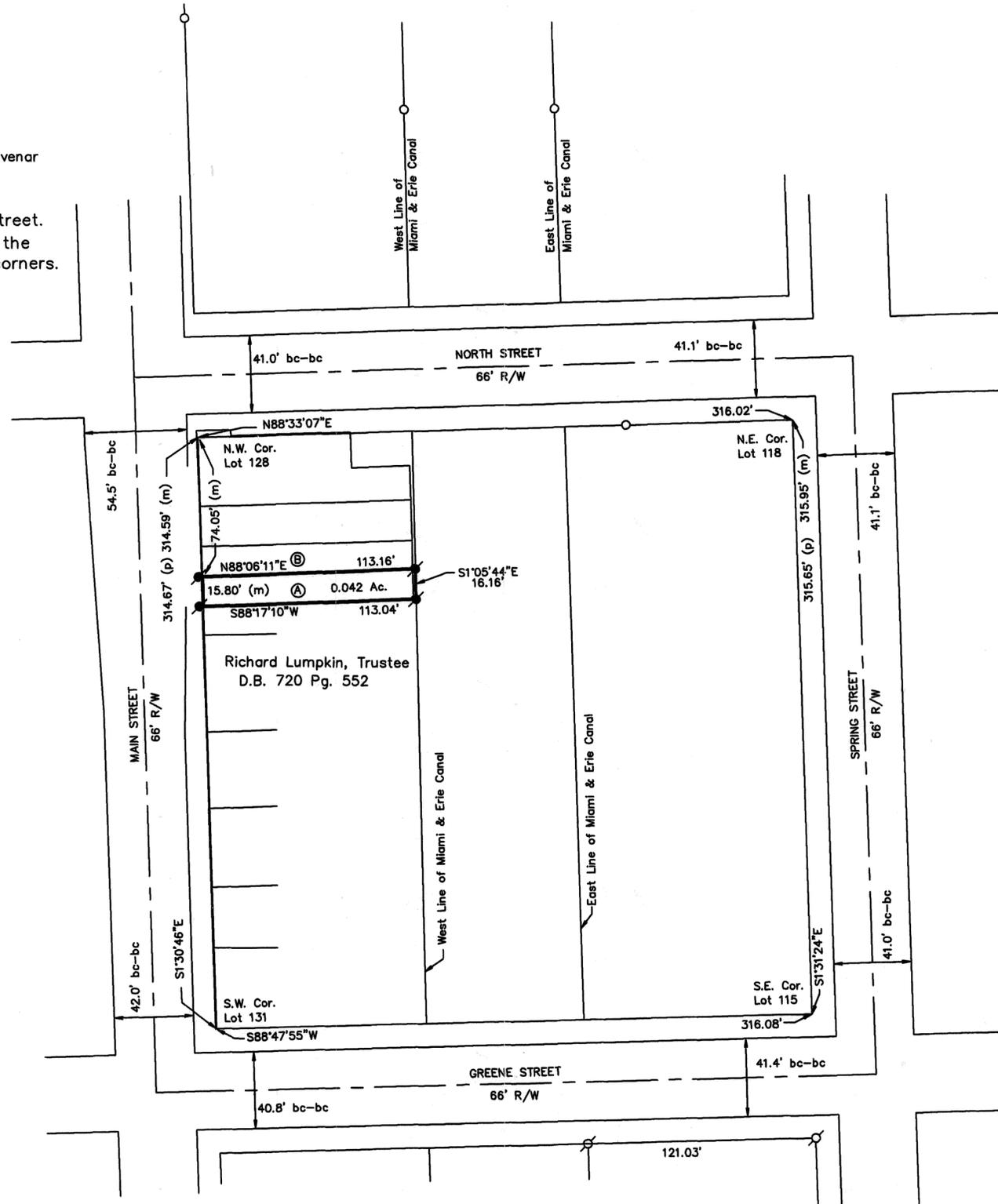
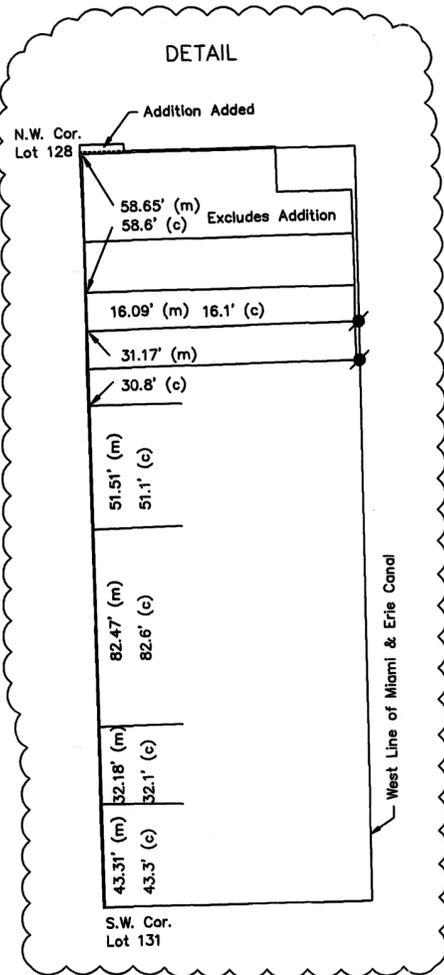


*Michael W. Cozatt* 6/07/12  
MICHAEL W. COZATT  
P.S. #6001

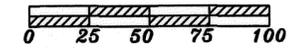
**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, OH 45373  
Job No. 201&41 (937) 339-2921  
File Name: C:\Surveys\2012\SutherlyBros\201&41.dwg  
Drawn by: DMC ~ Checked by: MWC

- Ⓐ Wyandt & Silvers, Inc.  
D.B. 716 Pg. 901
- Ⓑ Lous W. Havenar, Trustee & Tammie Jo Havenar  
D.B. 734 Pg. 450

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



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
  - ⊙ DRILL HOLE SET
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"
  - (m) Measured distance
  - (p) Tax Map and Deed Distances
  - (c) Building Dimensions shown on Canal Map from 1912
  - bc Back of Curb
- ALL MONUMENTS IN GOOD CONDITION  
UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

- Miami County Engineer's Record of Lot Surveys
- Survey Volume 3 Page 138
  - Survey Volume 6 Page 17
  - Survey Volume 6 Page 22
  - Survey Volume 13 Page 149
  - Survey Volume 16 Page 63
  - Survey Volume 20 Page 96
  - Survey Volume 21 Page 78
  - Survey Volume 21 Page 125
  - Survey Volume 23 Page 69
  - Survey Volume 23 Page 98

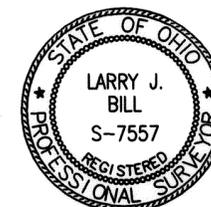
Map No. 5 Page 173 of the Miami & Erie  
Canal at Piqua, Oh.

- Miami County Recorder's Records
- Record Book 6 Page 17
  - Record Book 20 Page 96
  - Record Book 21 Page 78

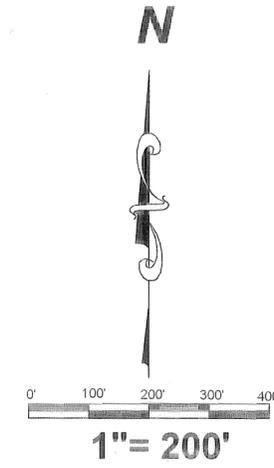
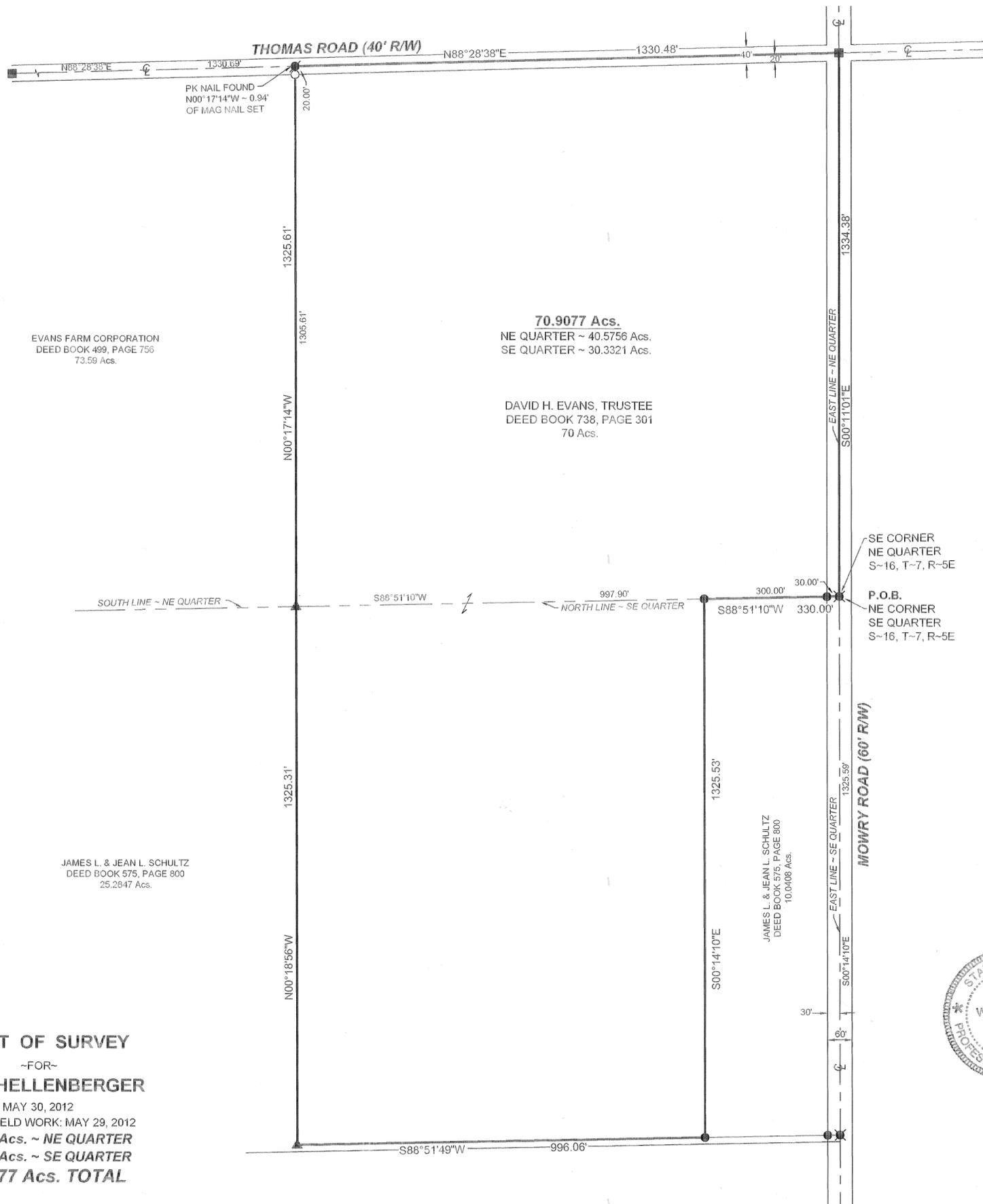
Plat of Addition to Piqua Recorded  
in D.V. 3 Pg. 71.

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

*Larry J. Bill* June 8, 2012  
LARRY J. BILL, P.S. #7557 DATE



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



BEARINGS WERE MADE TO AGREE WITH THE BEARING OF THE CENTERLINE OF THOMAS ROAD AS SHOWN ON VOLUME 48, PLAT 25 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

**LEGEND**

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

**SURVEY REFERENCES**

DEED BOOK 738, PAGE 301  
DEED BOOK 575, PAGE 800  
MIAMI COUNTY DEED RECORDS

VOLUME 33 PLAT 93  
VOLUME 48 PLAT 25  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

**OCCUPATION**

OCCUPATION APPEARS TO AGREE WITH OWNERSHIP.

**OWNERS**

DAVID H. EVANS, TRUSTEE  
DEED BOOK 738, PAGE 301

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

THOMAS WINEMILLER & ASSOCIATES, INC

*David R. Winemiller*

DAVID R. WINEMILLER  
OHIO REGISTERED LAND SURVEYOR No. 7197



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

**PLAT OF SURVEY**  
-FOR-  
**NICK SHELLENBERGER**  
MAY 30, 2012  
DATE OF FIELD WORK: MAY 29, 2012  
40.5756 Acs. ~ NE QUARTER  
30.3321 Acs. ~ SE QUARTER  
70.9077 Acs. TOTAL

2  
TOWN

9BTMRS  
RANGE

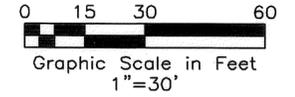
27 S.W. 1/4  
SECTION

BETHEL  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 66  
Miami County Engineer's  
Record of Land Surveys



**Legend**

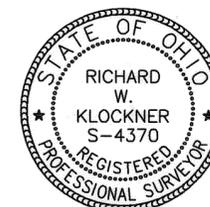
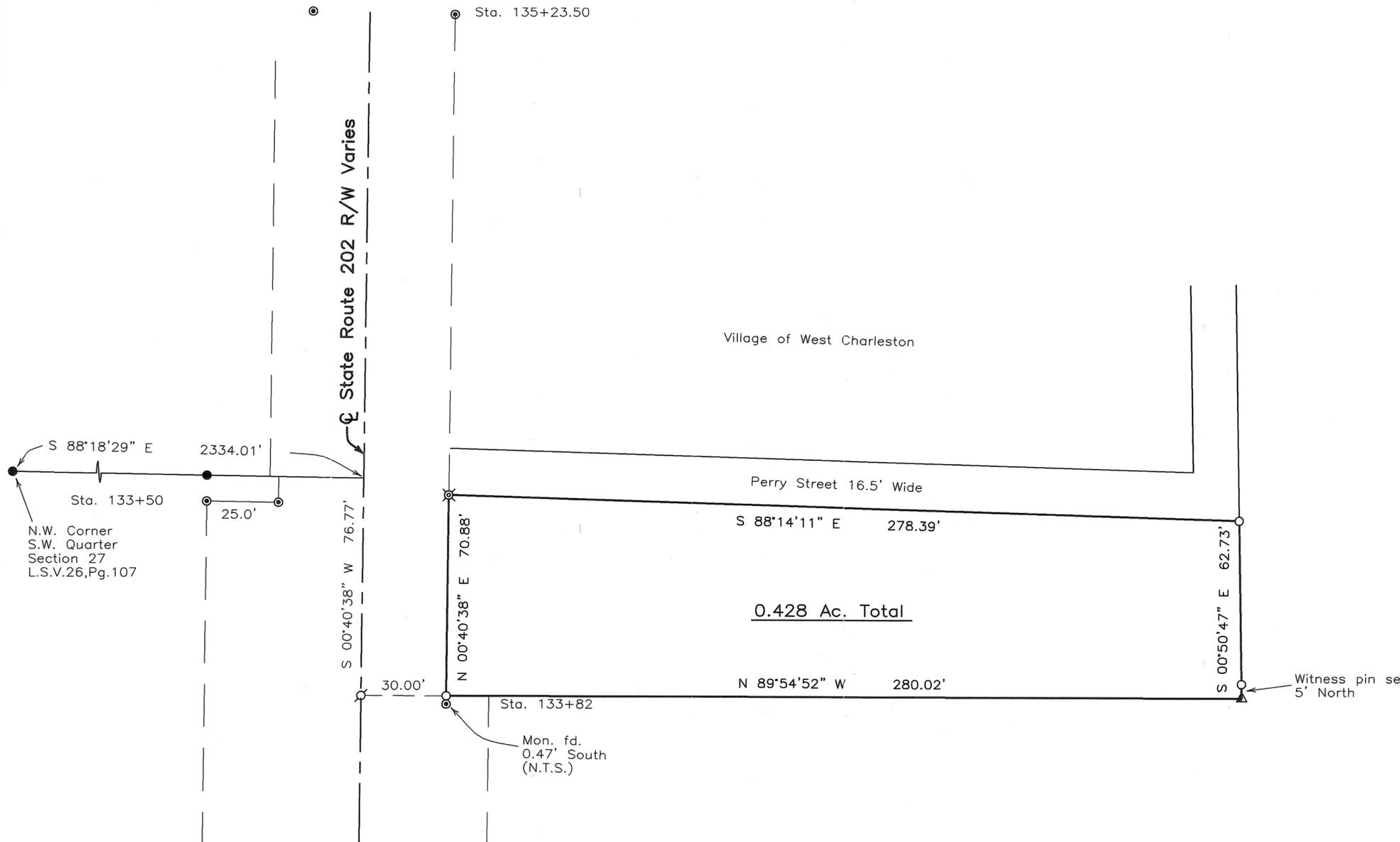
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Klockner, S4370)
- ⊗ P.K. Nail Found
- ⊗ Mag Nail Set over Spike Fd.
- ⊗ Mag Nail Found
- ⊗ R.R. Spike Found
- △ Metal Fence Post
- ⊗ Gin Spindle Set
- ▲ Wood Fence Post
- Stone Found
- ⊙ Monument Found

**References**

- Miami County Engineer's Record of Land Surveys
- Volume 15, Page 8
- Volume 26, Page 107
- Volume 42, Page 189
- Volume 50, Page 171

O.D.O.T. R/W Maps

Survey of 0.428 Ac. for Trustees of Miami Primitive Baptist Church

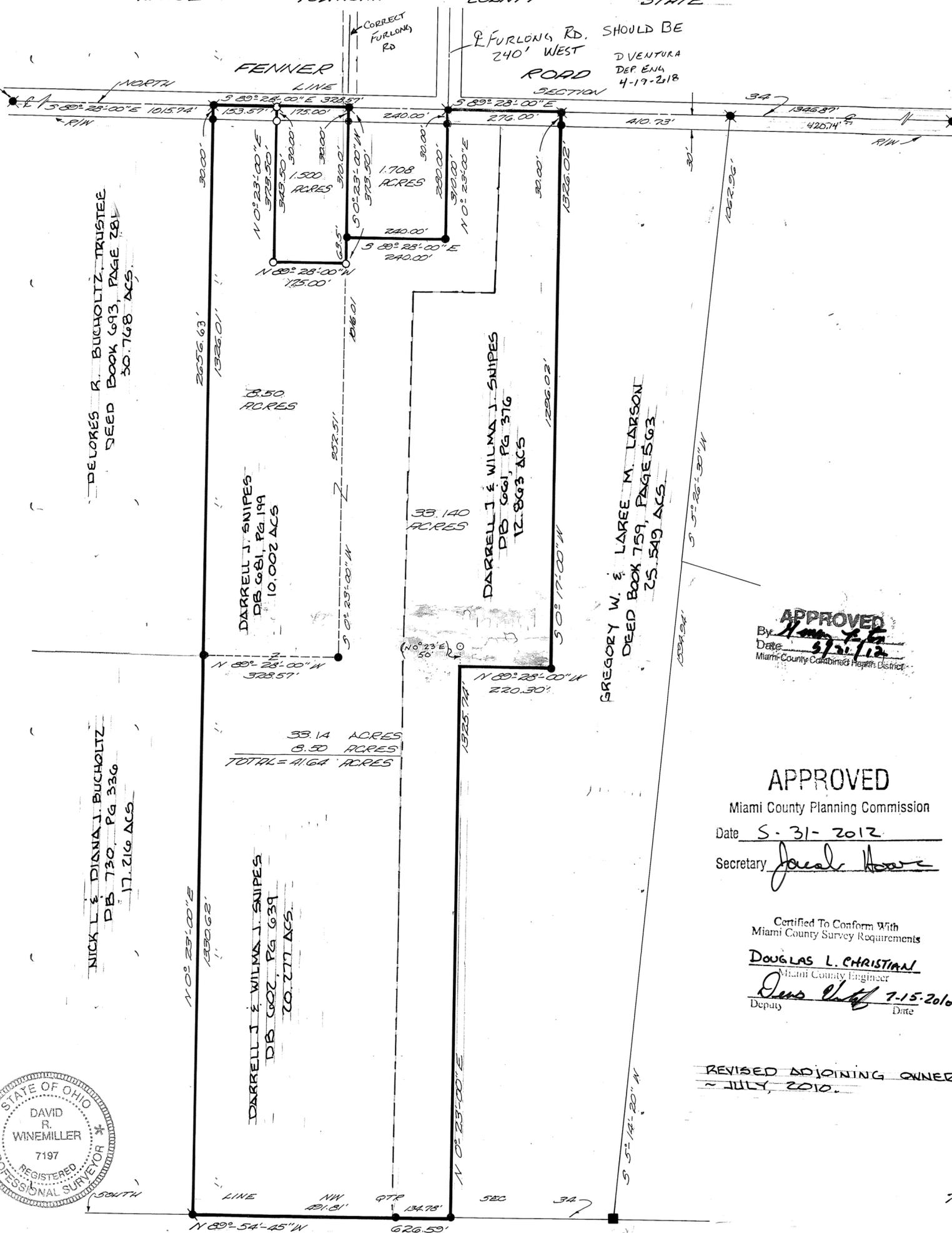
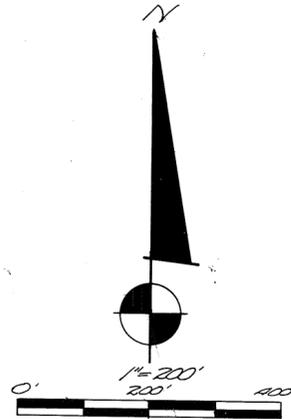


*Richard W. Klockner*  
Richard W. Klockner  
P.S. #4370

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio (937) 339-5331  
File Name: C:\Surveys\2012\06012rwk.dwg  
Drawn by: DMC ~ Checked by: RWK

NW CORNER NW QUARTER SECTION 34

NE CORNER NW QUARTER SECTION 34



DELORES R. BUCHOLTZ, TRUSTEE DEED BOOK 693, PAGE 281 30.768 ACS

NICK L. & DIANA J. BUCHOLTZ DEED BOOK 730, PG 336 17.216 ACS

DARRELL J. SNIPES DEED BOOK 681, PG 199 10.002 ACS

DARRELL J. & WILMA J. SNIPES DEED BOOK 602, PG 639 20.217 ACS

DARRELL J. & WILMA J. SNIPES DEED BOOK 661, PG 376 12.863 ACS

GREGORY W. & LARRE M. LARSON DEED BOOK 759, PAGE 563 25.549 ACS

- LEGEND: IRON PIN SET, IRON PIN FOUND, RRS SET, RRS FOUND, FENCE POST FOUND, STONE FOUND

SURVEY REFERENCES: VOLUME 34 PAGE 83 MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS

OWNER: D.J. & W.J. SNIPES DEED BOOK 602, PAGE 639

APPROVED By: [Signature] Date: 6/21/12 Miami County Combined Hearing District

APPROVED Miami County Planning Commission Date: 5-31-2012 Secretary: [Signature]

Certified To Conform With Miami County Survey Requirements DOUGLAS L. CHRISTIAN Miami County Engineer Date: 7-15-2016

PLAT OF SURVEY FOR DARRELL J. SNIPES 11680 FENNER ROAD LAURA, OHIO

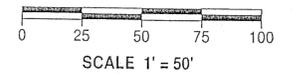
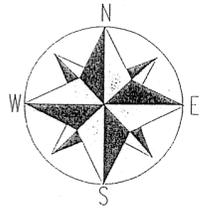
REVISED ADJOINING OWNERSHIP - JULY, 2010.

APRIL 23, 1998



Signature of David R. Winemiller, Ohio Registered Surveyor #7197

THOMAS WINEMILLER & ASSOCIATES, INC. CIVIL ENGINEERS LAND SURVEYORS 34 EAST NATIONAL ROAD VANDALIA, OHIO 937-898-5362 937-898-5716 FAX



BASIS OF BEARING:  
MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 24, PAGE 57

LEGEND

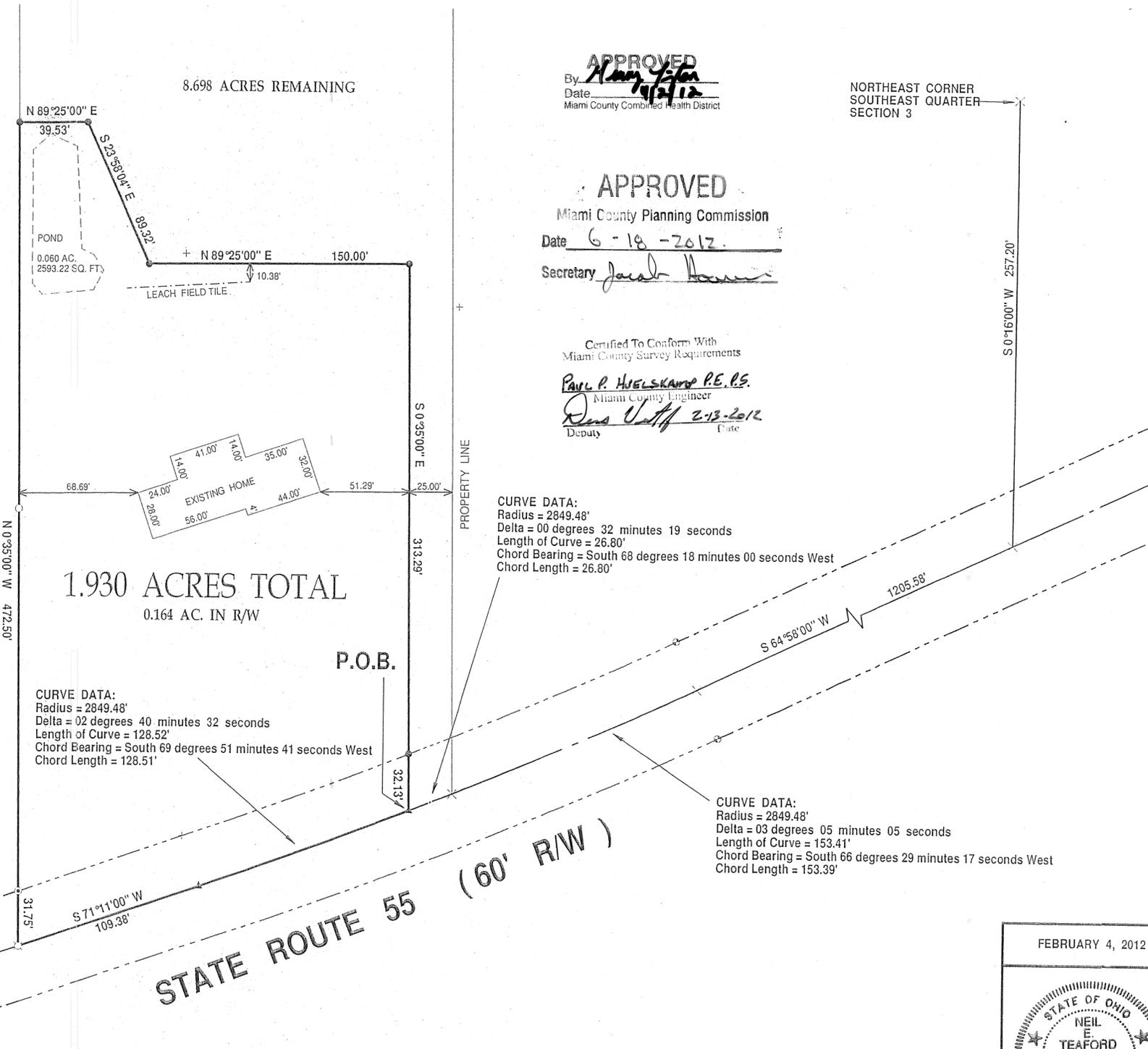
⊗	PK NAIL FOUND	⊗	RRS FOUND
⊕	IRON PIN FOUND	⊕	
⊙	3" PIPE FOUND	⊙	
⊖	RRS SET	⊖	
⊗	PK NAIL SET	⊗	HIGHWAY MON.
⊕	IRON PIN SET	⊕	
⊙	RRS SET	⊙	

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS

VOLUME 24, PAGE 57  
VOLUME 15, PAGE 102  
VOLUME 49, PAGE 83  
VOLUME 37, PAGE 181  
VOLUME 33, PAGE 165

MIAMI RECORDER'S  
RECORD OF DEEDS

BOOK 210, PAGE 514



APPROVED  
By *Paul P. Huelkamp*  
Date *6-18-2012*  
Miami County Combined Health District

APPROVED  
Miami County Planning Commission  
Date *6-18-2012*  
Secretary *Jacob Hauer*

Certified To Conform With  
Miami County Survey Requirements  
*Paul P. Huelkamp P.E., P.S.*  
Miami County Engineer  
*Paul P. Huelkamp* *2-13-2012*  
Deputy Date

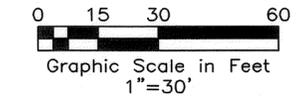
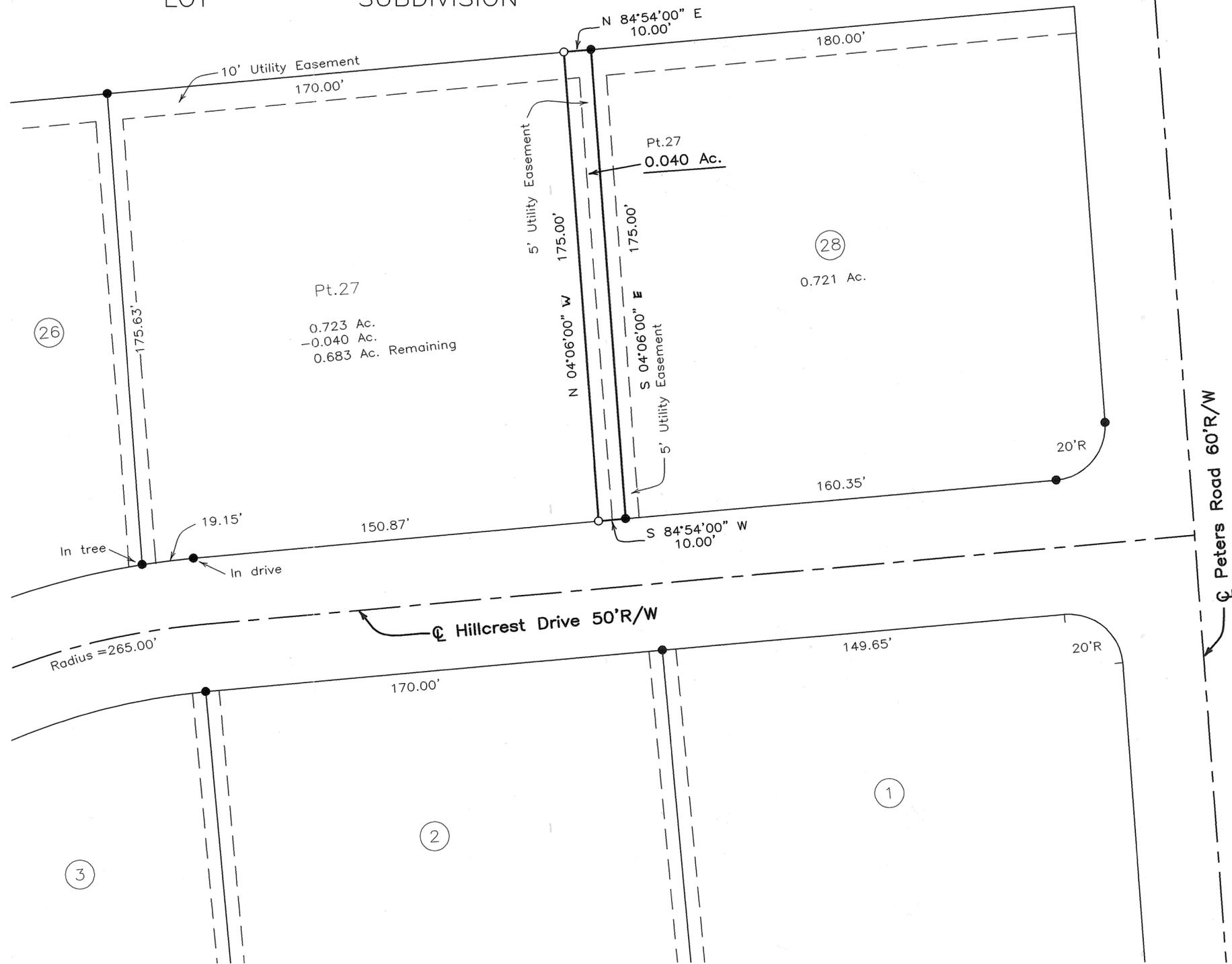
CURVE DATA:  
Radius = 2849.48'  
Delta = 00 degrees 32 minutes 19 seconds  
Length of Curve = 26.80'  
Chord Bearing = South 68 degrees 18 minutes 00 seconds West  
Chord Length = 26.80'

CURVE DATA:  
Radius = 2849.48'  
Delta = 02 degrees 40 minutes 32 seconds  
Length of Curve = 128.52'  
Chord Bearing = South 69 degrees 51 minutes 41 seconds West  
Chord Length = 128.51'

CURVE DATA:  
Radius = 2849.48'  
Delta = 03 degrees 05 minutes 05 seconds  
Length of Curve = 153.41'  
Chord Bearing = South 66 degrees 29 minutes 17 seconds West  
Chord Length = 153.39'

FEBRUARY 4, 2012	SURVEY OF A 1.930 ACRE TRACT FOR FOR THE JACKSON FAMILY IN UNION TOWNSHIP
	<i>Neil E. Teaford, P.S. #7724</i>
	NEIL E. TEAFORD 5260 TROY URBANA ROAD CASTTOWN, OHIO 45312 nteaford@frontier.com
	OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

27 & 28 LOT CEDAR RIDGE 1 SUBDIVISION



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

**References**  
Miami County Recorder's Plat Records  
Volume 7, Page 132  
(Basis of Bearings)

Survey split of Lot 27 for Mouch and Koverman

Certified to conform with Miami County Survey Requirements  
**PAUL P. HUBBARD P.E.P.S.**  
Miami County Engineer  
*Dana Vank* 5-22-2012  
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. **0.040 Ac. Total**  
*Paul Hanes*  
Secretary  
Miami County Planning Commission

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



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

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio (937) 339-5331  
File Name: C:\Surveys\2012\07912rwk.dwg  
Drawn by: DMC ~ Checked by: RWK

PT. 55  
PT. 56  
OUTLOT

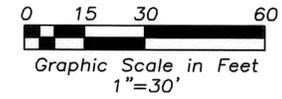
8  
TAX PLAT

WEST MILTON  
CORPORATION

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 70  
Miami County Engineer's  
Record of Land Surveys



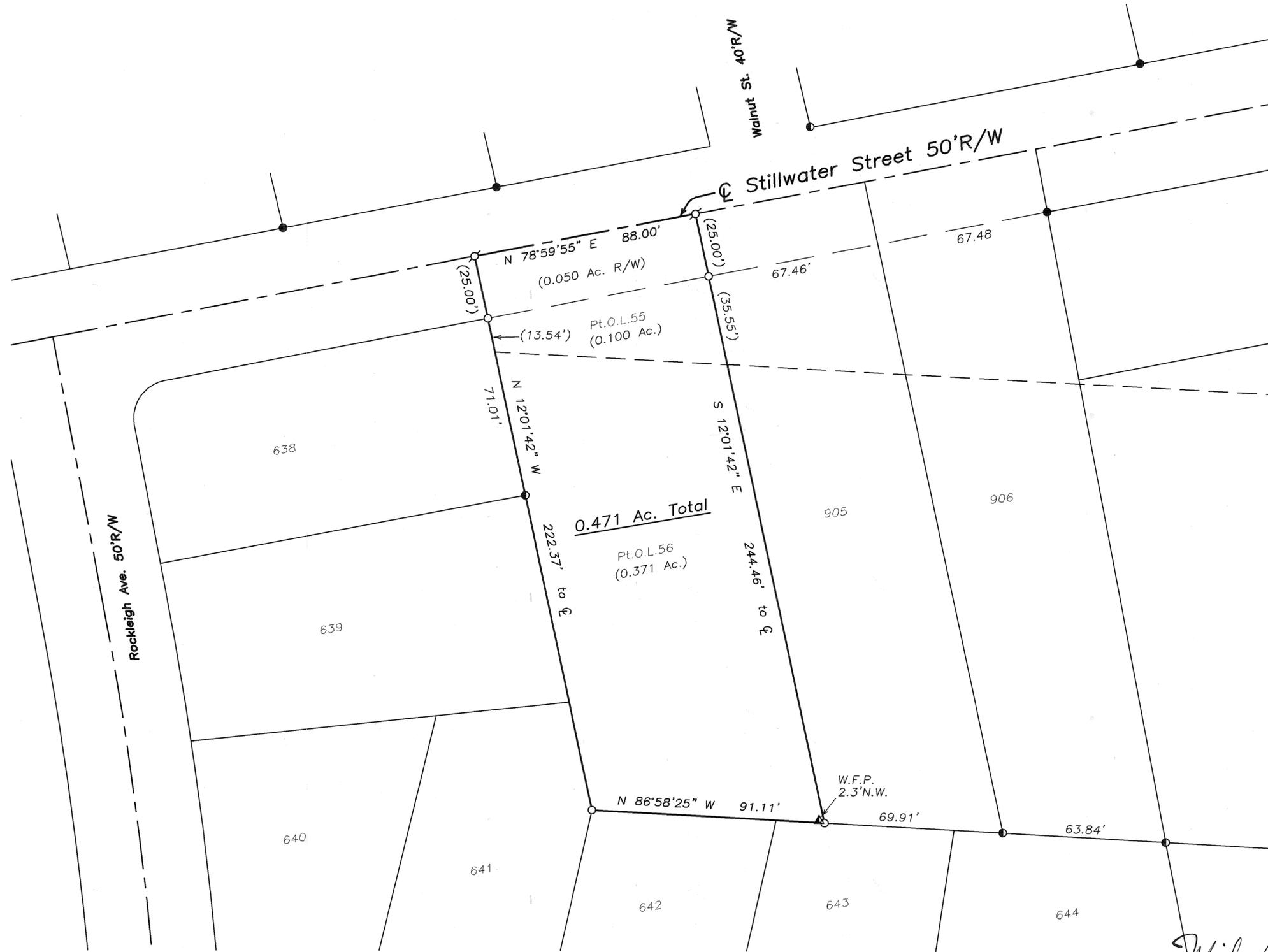
**Legend**

- 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 Lot Surveys  
Volume 5, Page 57  
Volume 10, Page 48
- Miami County Recorder's  
Plat Records  
Volume 6, Page 44  
Volume 7, Page 28

Survey of Pt. Outlots 55 & 56  
for Dorothy Long



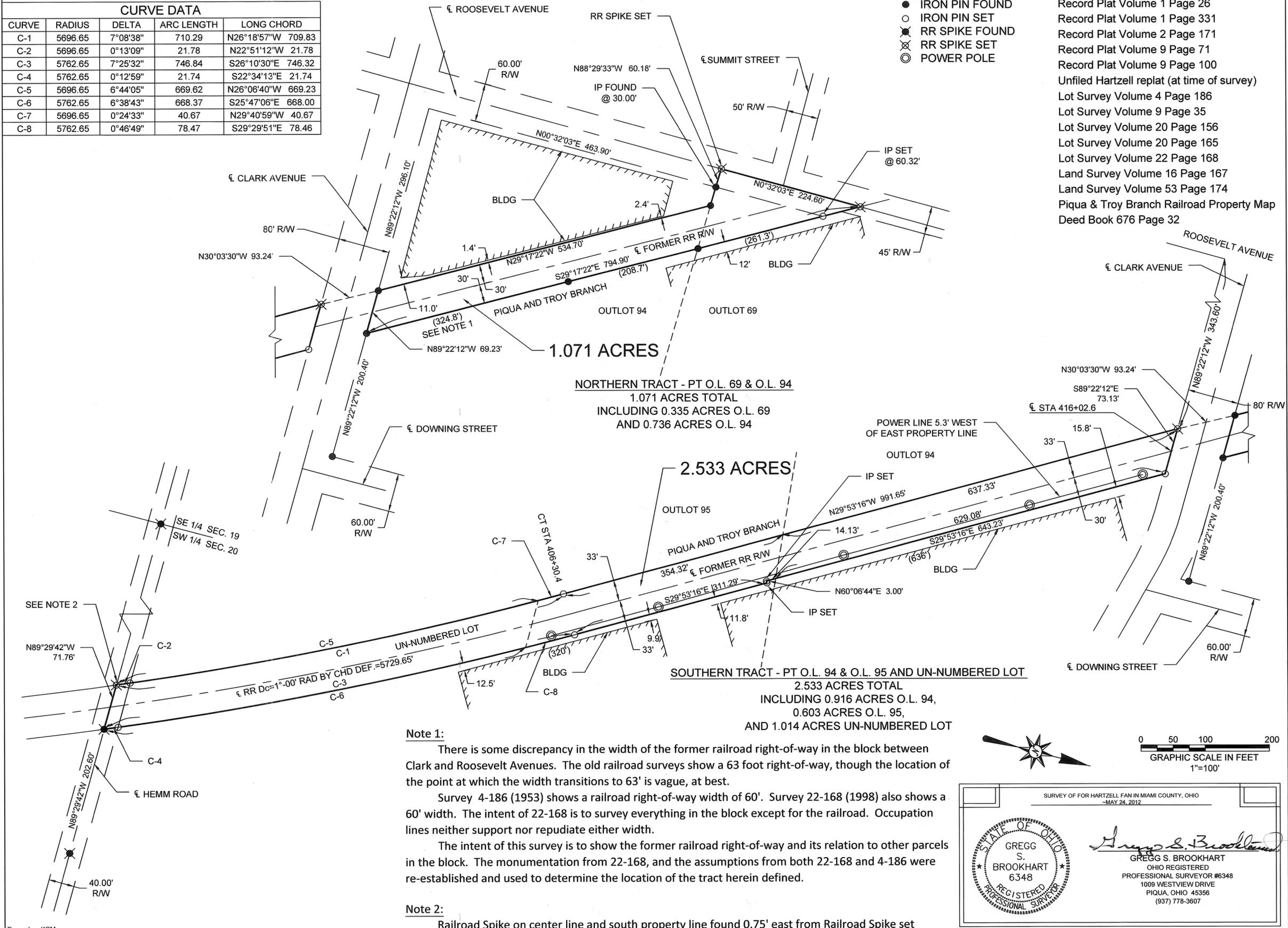
*Michael W. Cozatt* 6/22/12  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer 2784 S. Co. Rd. 25-A  
 Land Surveyor Troy, OH 45373  
 Job No. 11012 (937) 339-2921  
 File Name: C:\Surveys\2012\11012.dwg  
 Drawn by: DMC ~ Checked by: MWC

CURVE DATA				
CURVE	RADIUS	DELTA	ARC LENGTH	LONG CHORD
C-1	5696.65	7°08'38"	710.29	N26°18'57"W 709.83
C-2	5696.65	0°13'09"	21.78	N22°51'12"W 21.78
C-3	5762.65	7°25'32"	746.84	S26°10'30"E 746.32
C-4	5762.65	0°12'59"	21.74	S22°34'13"E 21.74
C-5	5696.65	6°44'05"	669.62	N26°06'40"W 669.23
C-6	5762.65	6°38'43"	668.37	S25°47'06"E 668.00
C-7	5696.65	0°24'33"	40.67	N29°40'59"W 40.67
C-8	5762.65	0°46'49"	78.47	S29°29'51"E 78.46

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ⊗ RR SPIKE FOUND
  - ⊗ RR SPIKE SET
  - ⊙ POWER POLE

- REFERENCES**
- Record Plat Volume 1 Page 26
  - Record Plat Volume 1 Page 331
  - Record Plat Volume 2 Page 171
  - Record Plat Volume 9 Page 71
  - Record Plat Volume 9 Page 100
  - Unfiled Hartzell replat (at time of survey)
  - Lot Survey Volume 4 Page 186
  - Lot Survey Volume 9 Page 35
  - Lot Survey Volume 20 Page 156
  - Lot Survey Volume 20 Page 165
  - Lot Survey Volume 22 Page 168
  - Land Survey Volume 16 Page 167
  - Land Survey Volume 53 Page 174
  - Piqua & Troy Branch Railroad Property Map
  - Deed Book 676 Page 32



**Note 1:**

There is some discrepancy in the width of the former railroad right-of-way in the block between Clark and Roosevelt Avenues. The old railroad surveys show a 63 foot right-of-way, though the location of the point at which the width transitions to 63' is vague, at best.

Survey 4-186 (1953) shows a railroad right-of-way width of 60'. Survey 22-168 (1998) also shows a 60' width. The intent of 22-168 is to survey everything in the block except for the railroad. Occupation lines neither support nor repudiate either width.

The intent of this survey is to show the former railroad right-of-way and its relation to other parcels in the block. The monumentation from 22-168, and the assumptions from both 22-168 and 4-186 were re-established and used to determine the location of the tract herein defined.

**Note 2:**

Railroad Spike on center line and south property line found 0.75' east from Railroad Spike set



SURVEY OF FOR HARTZELL FAN IN MIAMI COUNTY, OHIO  
-MAY 24, 2012

STATE OF OHIO  
GREGG S. BROOKHART  
6348  
REGISTERED PROFESSIONAL SURVEYOR

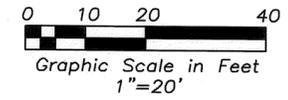
*Gregg S. Brookhart*  
GREGG S. BROOKHART  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #6348  
1009 WESTVIEW DRIVE  
PIQUA, OHIO 45356  
(937) 778-3607

TROY CORPORATION

Pt. 20 & Pt. 21 OUTLOT

S.E. 28 TAX MAP

Volume 54 Page 72  
Miami County Engineer's Record of Land Surveys



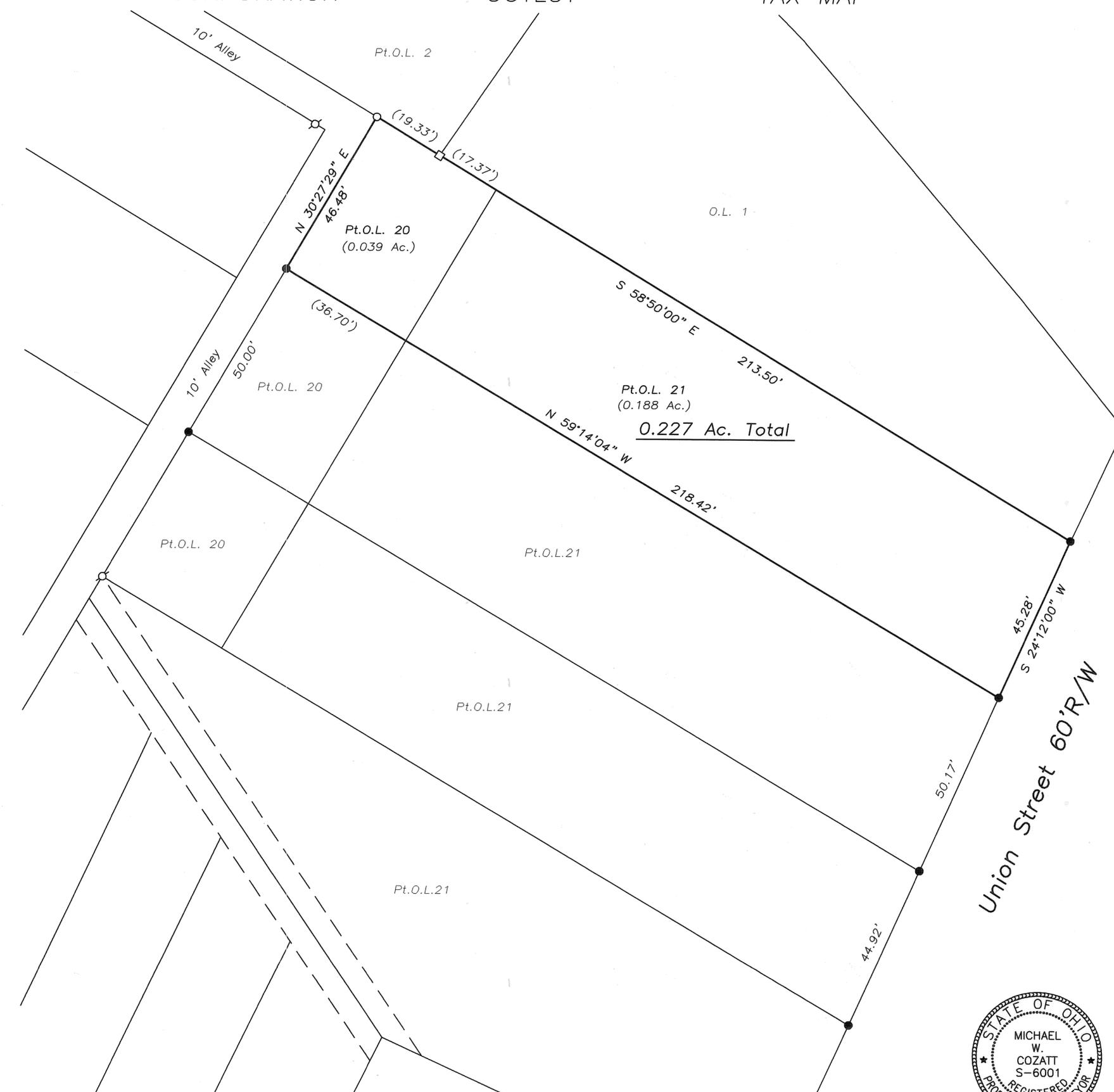
**Legend**

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

**References**

- Miami County Recorder's Plat Records
- Plat Book 7, Page 64
- Miami County Engineer's Record of Lot Surveys
- Volume 7, Page 19
- Volume 13, Page 28
- Volume 13, Page 117
- Volume 15, Page 110
- Volume 22, Page 26
- Miami County Engineer's Record of Lot Surveys
- Volume 50, Page 172

Survey of Pt.O.L.20 & Pt.O.L.21 for Estate of Ruth Snider



*Michael W. Cozatt* 6/26/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer 2784 S. Co. Rd. 25-A Troy, OH 45373  
 Land Surveyor (937) 339-2921  
 Job No. 11112  
 File Name: C:\Surveys\2012\11112.dwg  
 Drawn by: DMC ~ Checked by: MWC

9  
TOWN

4E  
RANGE

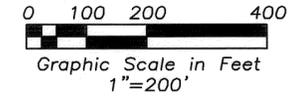
12 SE 1/4  
SECTION

NEWBERRY  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 73  
Miami County Engineer's  
Record of Land Surveys



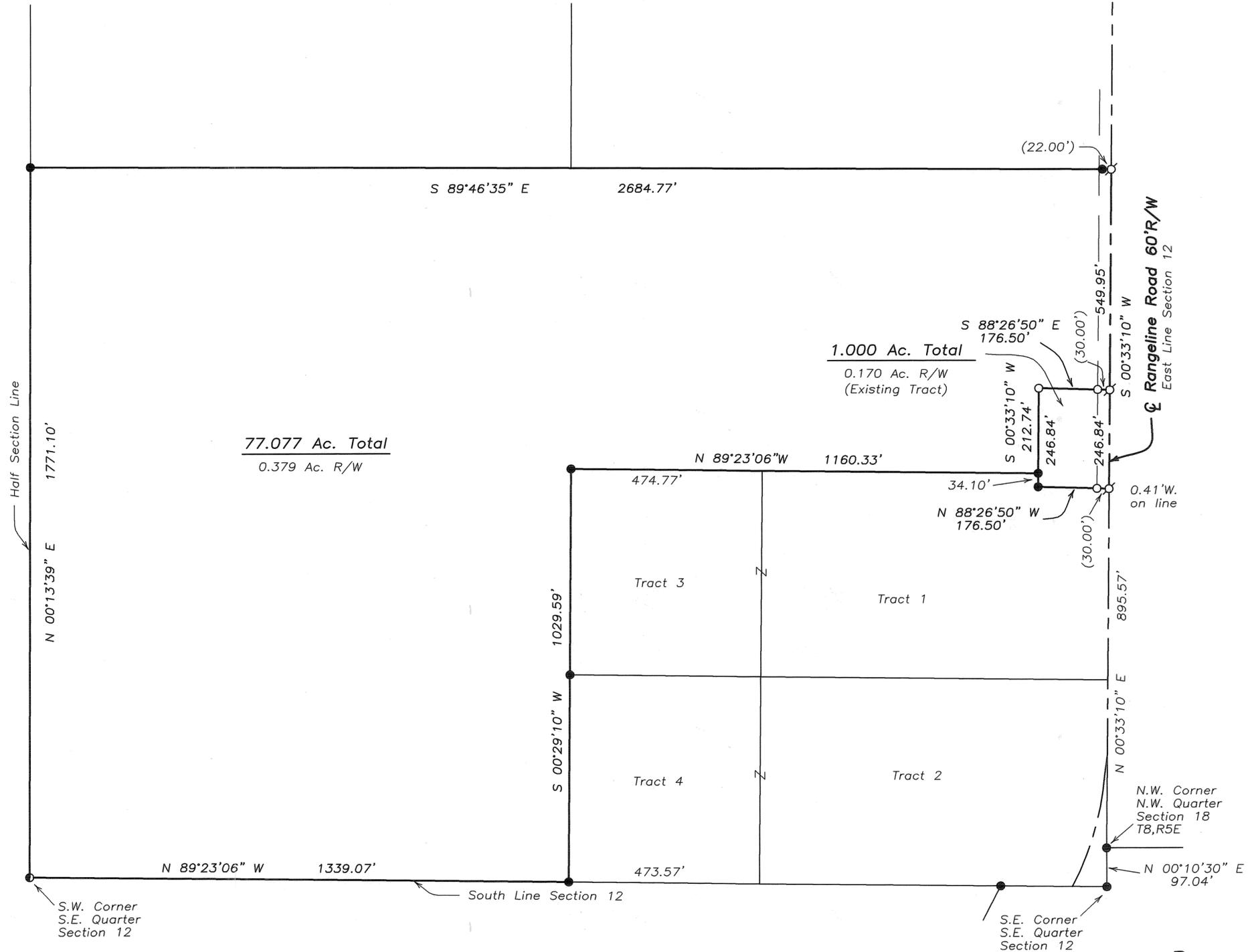
**Legend**

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

**References**

- Miami County Engineer's  
Record of Land Surveys  
Volume 17, Page 20
- Volume 33, Page 22
- Volume 35, Page 168
- Volume 47, Page 20  
(Basis of Bearings)

Survey of 2 tracts for  
Terry & Doyle Penny



*Michael W. Cozatt* 6/27/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
2784 S. Co. Rd. 25-A Troy, OH 45373  
Job No. 11312 (937) 339-2921  
File Name: C:\Surveys\2012\11312.dwg  
Drawn by: DMC ~ Checked by: MWC

7  
TOWN

5E  
RANGE

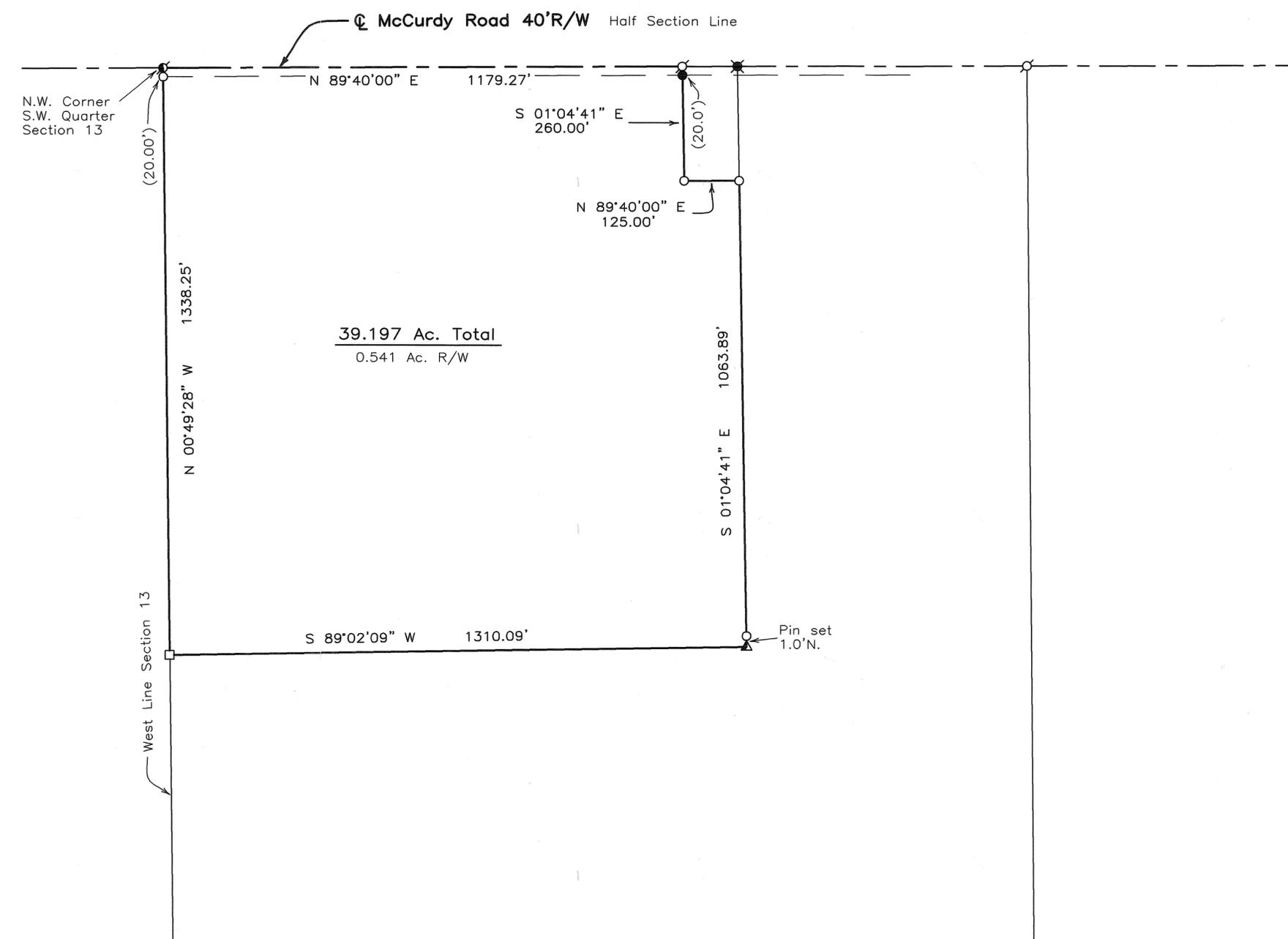
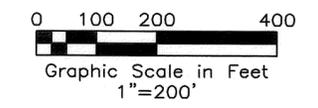
13 S.W. 1/4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 74  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

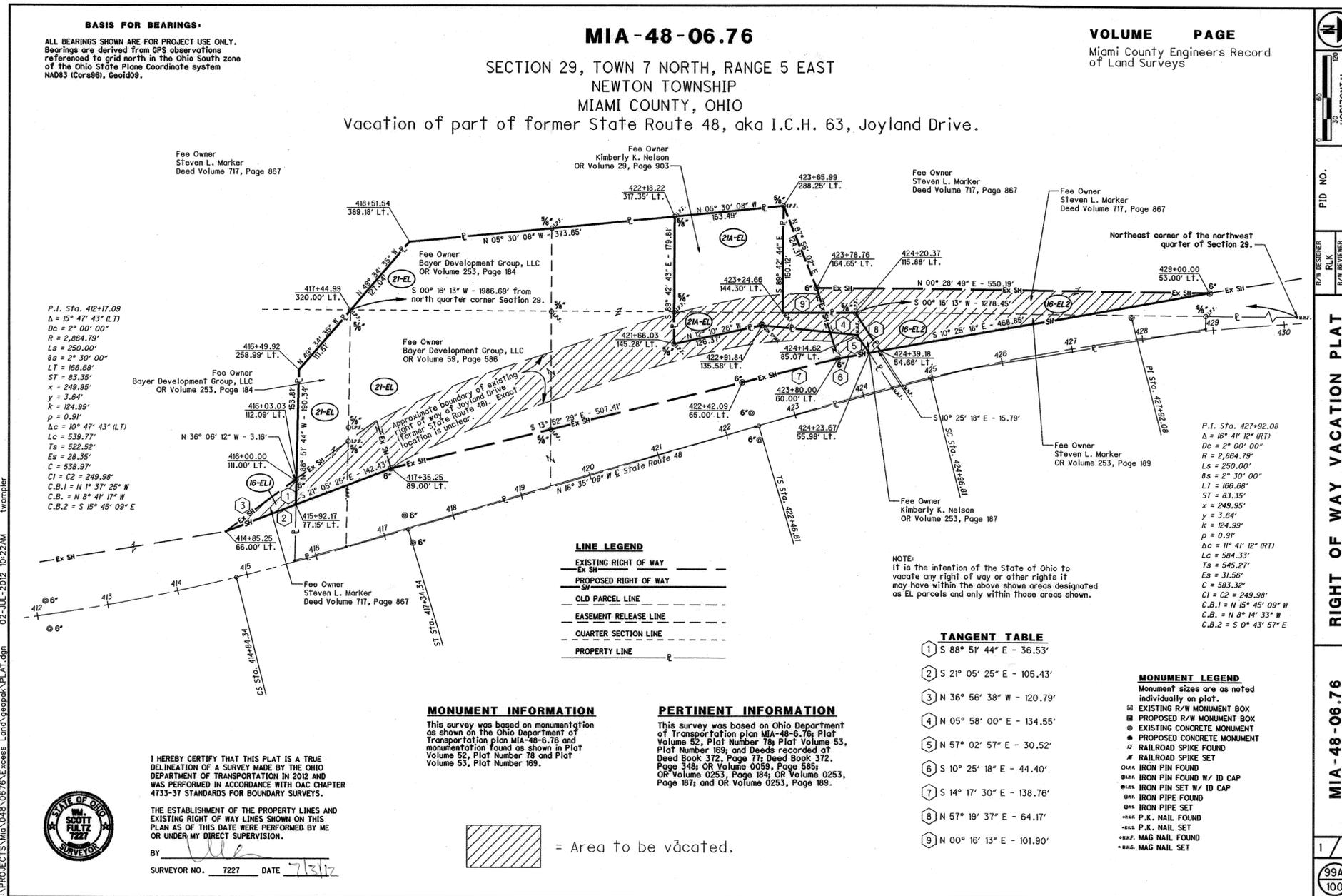
Miami County Engineer's  
Record of Land Surveys  
Volume 16, Page 98  
Volume 40, Page 73  
Volume 40, Page 102  
(Basis of Bearings)

Survey of 39.197 Ac. for  
James Warner Estate



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

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio (937) 339-5331  
File Name: C:\Surveys\2012\11512rkw.dwg  
Drawn by: DMC ~ Checked by: RWK



**CERTIFICATION:**

THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH 4733-37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN MAY, 2012. ALL MONUMENTATION IS OR IS TO BE SET AS SHOWN.

1 SECTION 2 TOWN 9 M.R.S. RANGE BETHEL TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME 54 PAGE 76  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

**OCCUPATIONAL STATEMENT:**

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

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

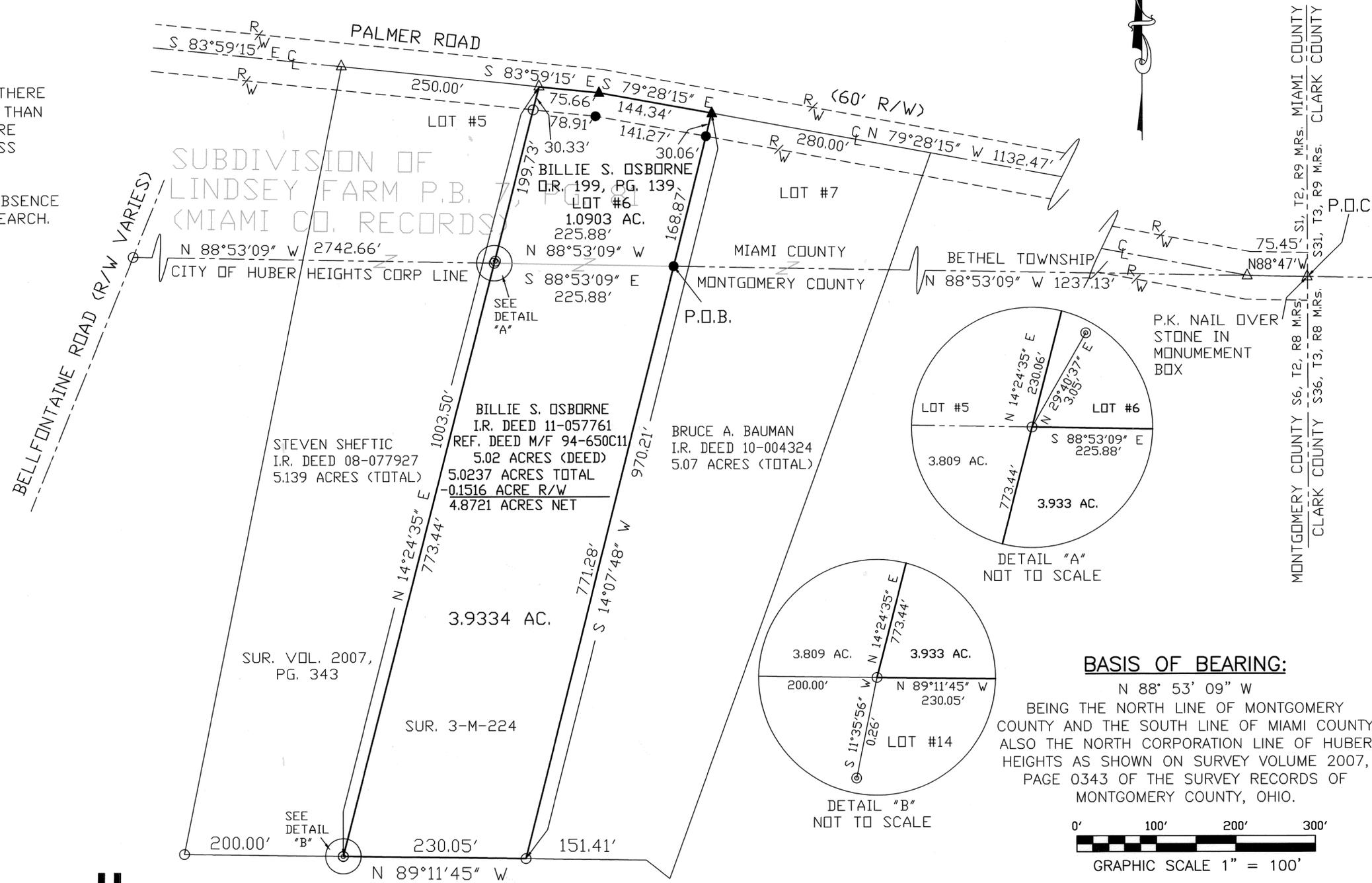
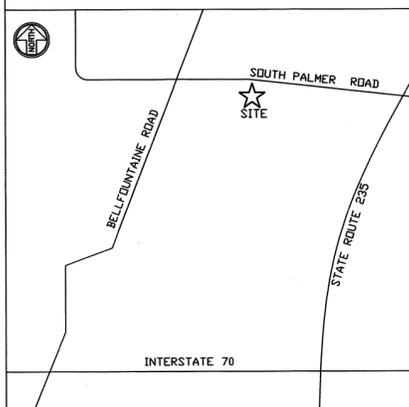
**REFERENCES:**

AS SHOWN ON DRAWING.

**LEGEND:**

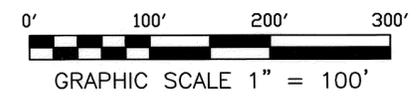
- = 5/8" Ø IRON PIN (FOUND)
- ⊙ = 3/4" Ø IRON PIN (FOUND)
- △ = MAG/P.K. NAIL (FOUND)
- = 5/8" Ø IRON PIN (SET)
- (BOUTWELL & ASSOC. CAP)
- ▲ = MAG/P.K. NAIL (SET)

VICINITY MAP N.T.S.



**BASIS OF BEARING:**

N 88° 53' 09" W  
BEING THE NORTH LINE OF MONTGOMERY COUNTY AND THE SOUTH LINE OF MIAMI COUNTY ALSO THE NORTH CORPORATION LINE OF HUBER HEIGHTS AS SHOWN ON SURVEY VOLUME 2007, PAGE 0343 OF THE SURVEY RECORDS OF MONTGOMERY COUNTY, OHIO.



**Boutwell & ASSOCIATES, INC.**

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

Surveying

LOT #14  
CENTER POINT 70 - II, SUBDIVISION FIVE  
P.B. 175, PG. 14  
37.445 ACRES (PLAT)

*Ernest C. Boutwell 7-5-12*  
EARNEST C. BOUTWELL, STATE OF OHIO REGISTERED SURVEYOR #7489



<b>9850 PALMER ROAD S.</b>		
<b>DRAWN</b> DMS	<b>DATE</b> 05/15/12	<b>PLAT OF SURVEY</b> PREPARED FOR
<b>APPROVED</b> RB	<b>DATE</b> 7/5/12	<b>RON OSBORNE</b>
<b>SCALE</b> 1"=100'	<b>SHEET</b> 1 OF 1	<b>PROJECT NO.</b> 12-2449

**CERTIFICATION:**

THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH 4733-37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN JUNE, 2012. ALL MONUMENTATION IS OR IS TO BE SET AS SHOWN.

**OCCUPATIONAL STATEMENT:**

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

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

**REFERENCES:**

PLAT NO. 57, VOL. 5 MIAMI COUNTY ENGINEERS RECORD OF LOT SURVEYS, AS SHOWN ON DRAWING.

VICINITY MAP N.T.S.



**BASIS OF BEARING:**

S 12° 38' 00" E  
 BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET AS RECORDED IN DEED BOOK 713, PAGE 337 OF THE RECORDS OF MIAMI COUNTY, OHIO.



**LEGEND:**

- = 5/8" Ø IRON PIN (FOUND)
- ⊙ = 2" Ø IRON PIPE (FOUND)
- △ = MAG/P.K. NAIL (FOUND)
- = 5/8" Ø IRON PIN (SET)  
(BOUTWELL & ASSOC. CAP)
- = WOOD FENCE
- X = CHAIN LINK FENCE



**Boutwell & ASSOCIATES, INC.**

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

Surveying

*Earnest C. Boutwell 7-5-12*  
 EARNEST C. BOUTWELL, STATE OF OHIO REGISTERED SURVEYOR #7489

STATE OF OHIO EARNEST C. BOUTWELL S-7489 REGISTERED PROFESSIONAL SURVEYOR		
<b>545 SOUTH MAIN ST.</b>		
<b>DRAWN</b> DMS	<b>DATE</b> 06/19/12	<b>PLAT OF SURVEY</b> PREPARED FOR
<b>APPROVED</b> RB	<b>DATE</b> 7-5-12	<b>OHIO TITLE CORP.</b>
<b>SCALE</b> 1"=30'	<b>SHEET</b> 1 OF 1	<b>PROJECT NO.</b> 12-2453

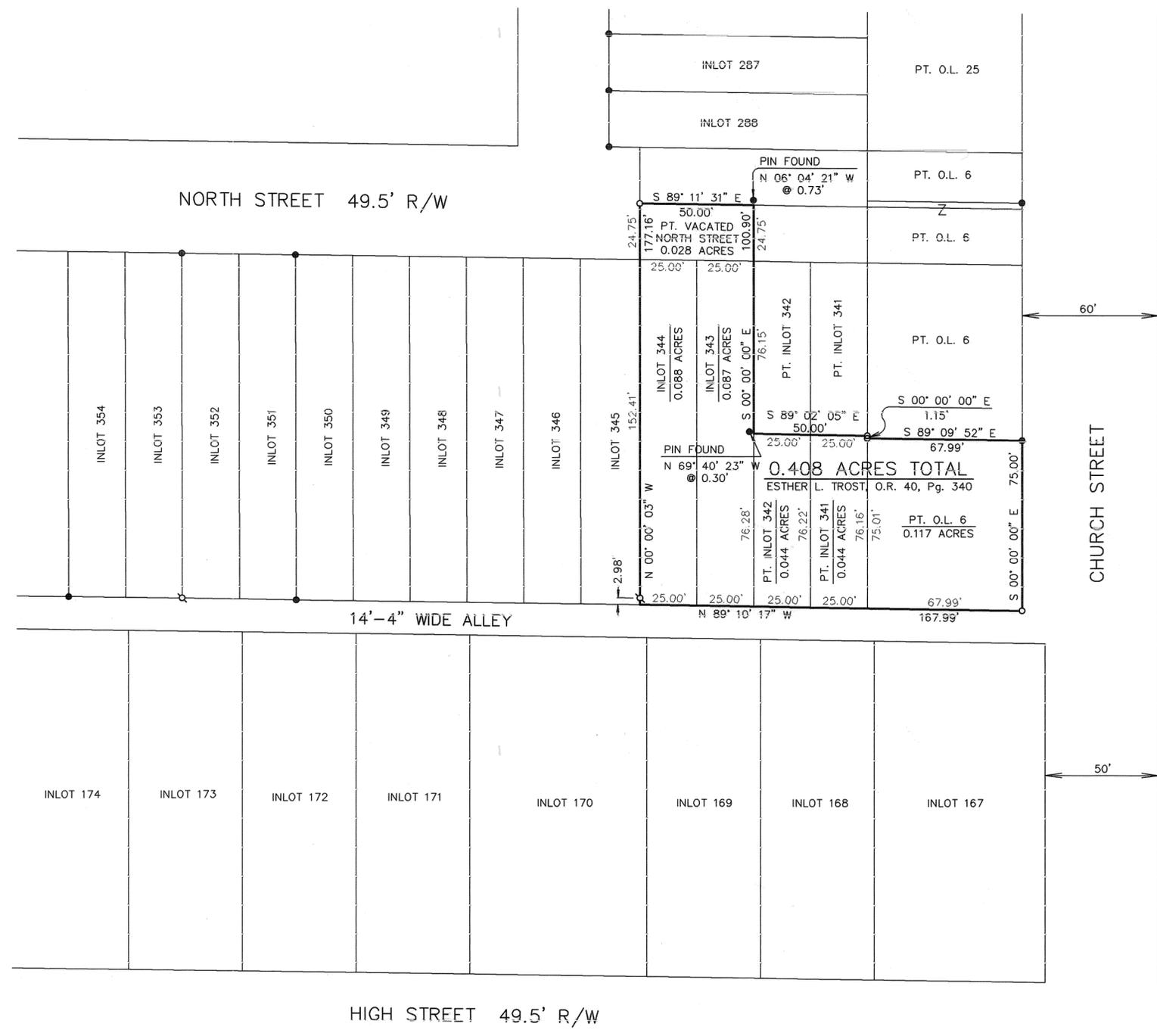
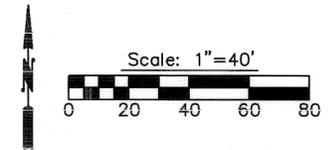
Pleasant Hill Corporation

Pt. 6 Outlot

Pt. 341, Pt. 342, 343, 344 Pt. Vac. North Street Inlot

Miami County

Ohio State



Legend

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

References

- Vol. 11, Pg. 07 } Miami County Engineer's
- Vol. 16, Pg. 53 } Record of Lot Surveys
- P.B. 01, Pg. 428 } Miami County Recorder's
- P.B. 15, Pg. 116 } Plat Records

Survey of multiple tracts for Esther Trost.



*Michael W. Cozatt* 7/06/12  
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 11712 Ph. (937) 339-2921



4  
TOWN

6E  
RANGE

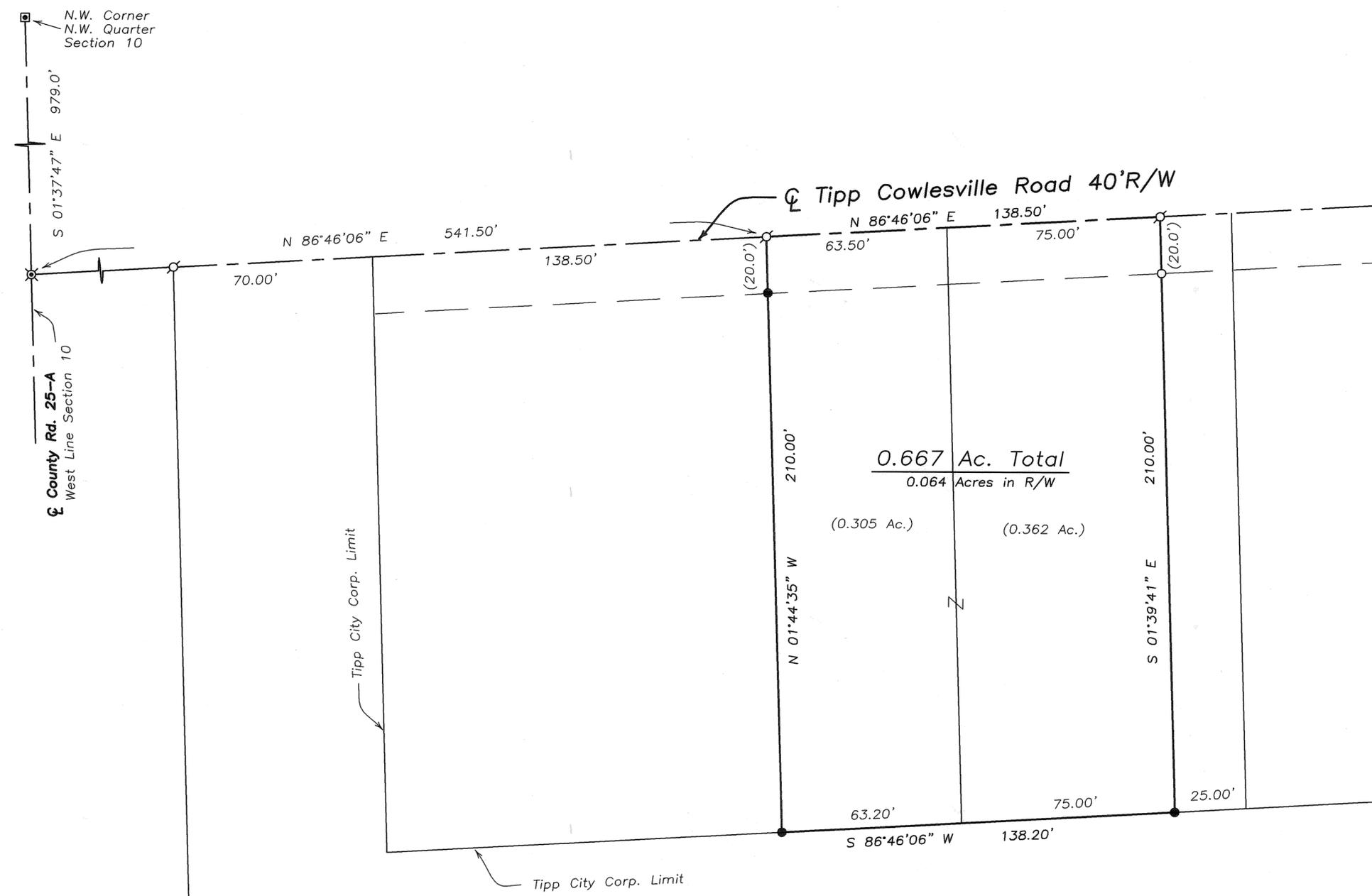
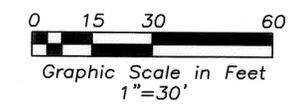
10 NW 1/4  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 80  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

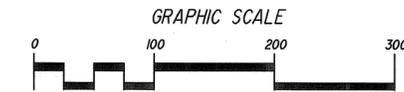
- Miami County Engineer's Record of Land Surveys Volume 41, Page 51 (Basis of Bearings) Volume 41, Page 152
- Miami County Engineer's Record of Lot Surveys Volume 24, Page 23

Survey of 2 Tracts for Sybil Kidder



*Michael W. Cozatt* 6/28/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer  
2784 S. Co. Rd. 25-A  
Job No. 11212  
File Name: C:\Surveys\2012\11212.dwg  
Drawn by: DMC ~ Checked by: MWC  
Land Surveyor  
Troy, OH 45373  
(937) 339-2921



SCALE 1" = 100'  
 APRIL 12, 2012  
 BEARING BASIS: CORRELATED TO THE SECTION LINE  
 AND CENTERLINE OF EXPERIMENT FARM ROAD AS  
 NORTH 02°21'00" W PER SV 12 PLAT 107

PLAT OF SURVEY  
 FOR  
**TOWNE PARK CONDOMINIUM ASSOC. INC.**

0.251 Ac. PT. INLOT 9862  
 TROY TOWNE PARK SECTION FOUR  
 PLAT BOOK 21 PAGE 8

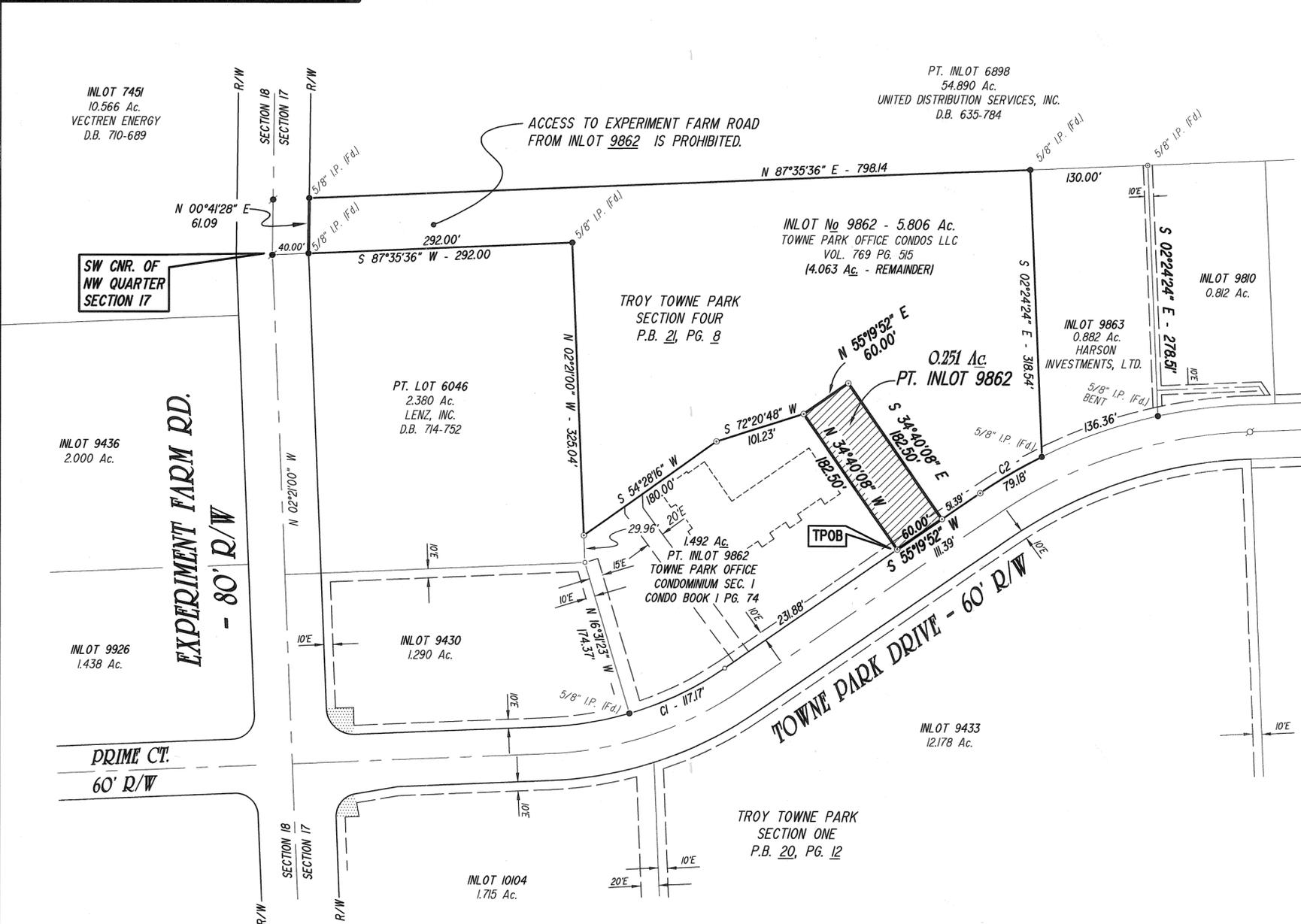
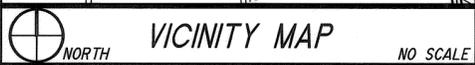
SW QTR. SEC. 17, T5, RANGE 6 EAST  
 CITY OF TROY, MIAMI COUNTY, OHIO

**LEGEND:**

- IRON PIN FOUND - SIZE INDICATED
- ⊙ IRON PIN SET W/LD. CAP - 5/8"
- ⊙ IRON PIPE FOUND - SIZE INDICATED
- ⊙ R/R SPIKE FOUND
- ⊙ R/R SPIKE SET
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- △ STONE FOUND
- ⊙ MONUMENT FOUND
- ⊙ MONUMENT SET
- ⊙ MONUMENT BOX FD.
- CORNER NOT MONUMENTED

**REFERENCES:**

- VOL. 769 PG. 515
- P.B. 21 PG. 8
- CONDO BOOK 1 PG. 74



0.251 Ac. TRACT  
 APPROVED BY:

*Deborah J. Swan*  
 DEBORAH J. SWAN P.E.  
 CITY ENGINEER, CITY OF TROY, OHIO  
7-16-12  
 DATE

**CURVE DATA TABLE**

NUMBER	RADIUS	DELTA	ARC	TAN.	CHD. BRG.	CHORD
C1	370.00	18°08'41"	117.17'	59.08'	S 64°24'12" W	116.69'
C2	557.39'	8°08'22"	79.18'	39.66'	S 59°24'02" W	79.12'



By: *M.L. Oxner*  
 M.L. OXNER P.E., P.S. REG. SURVEYOR No. 6209

PREPARED BY:  
**PROFESSIONAL ASSOCIATES INC.**  
 CIVIL ENGINEER / SURVEYOR  
 P.O. BOX 238, BROOKVILLE, OH 45309  
 PH. 937-833-2369

PROJECT No. 20205  
 REV. 7-2-2012 : ADDJOINER

UNION  
TOWNSHIP

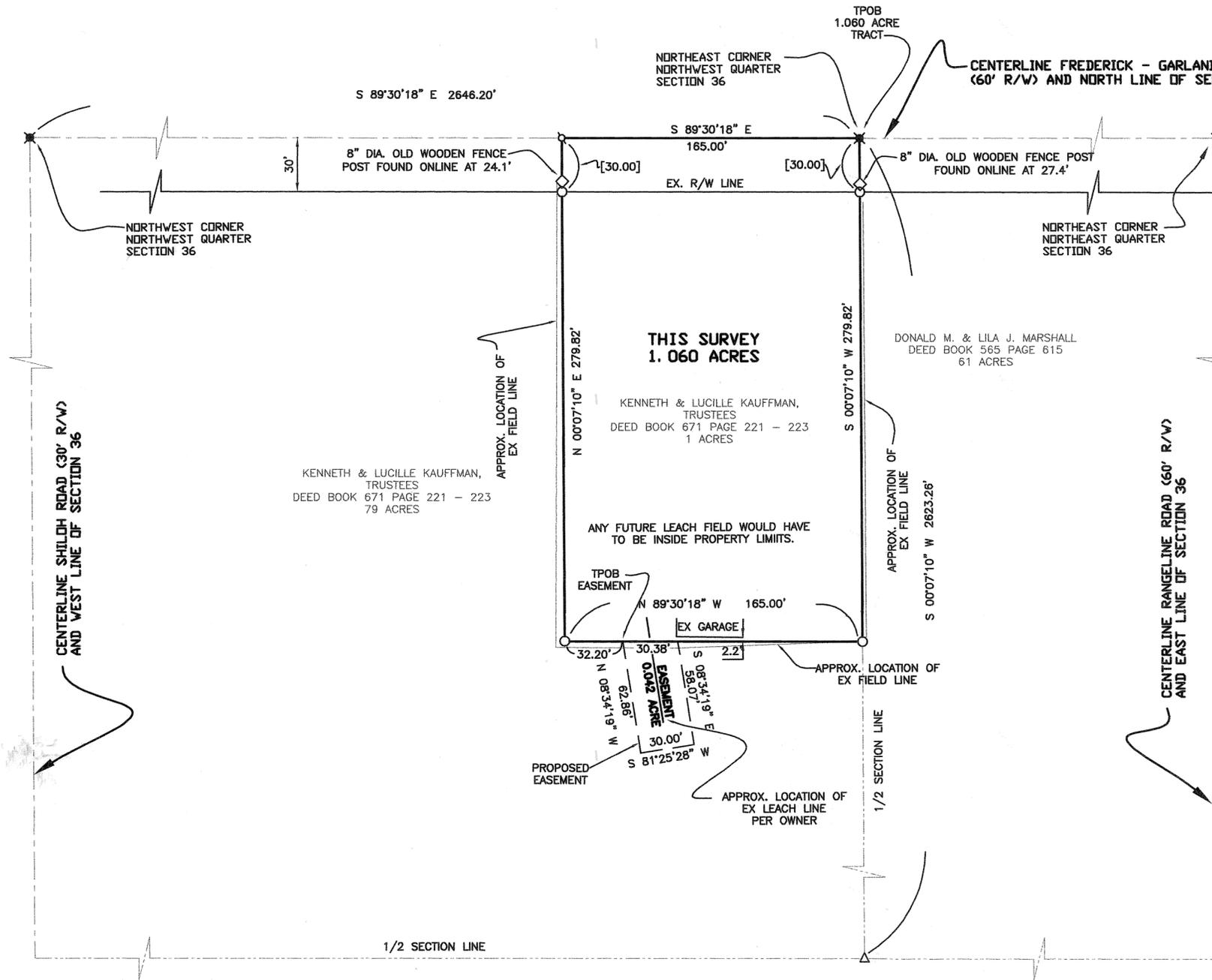
36  
SECTION

7  
TOWN

4 EAST  
RANGE

VOLUME 54 PAGE 82

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

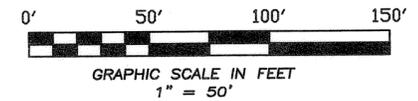


LEGEND

- 5/8" x 30" CAPPED IRON PIN SET STAMPED BRUMBAUGH E&S
- IRON PIPE FOUND
- ⊗ MAG NAIL FOUND
- ⊘ MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- △ STONE FOUND
- (123.45) BEARING & DISTANCE OF RECORD
- ◇ 8" DIA. WOOD FENCE POST



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



REFERENCES

- LAND SURVEYS:
- VOLUME 21, PLAT 41
  - VOLUME 31, PLAT 117
  - VOLUME 36, PLAT 122
  - VOLUME 37, PLAT 68
  - VOLUME 39, PLAT 188
  - VOLUME 53, PLAT 145

*Philip C. Brumbaugh*

PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057

7/31/12

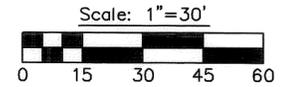
BES JOB#209.12

BOUNDARY RETRACEMENT SURVEY OF THE EXISTING 1 ACRE TRACT AS RECORDED IN DEED BOOK 671 PAGE 221 - 223 FOR KENNETH KAUFFMAN IN MIAMI COUNTY ~ JULY 31, 2012



**BRUMBAUGH**  
**ENGINEERING &**  
**SURVEYING, LLC**

1105 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PH (937) 698-3000  
FAX (937) 698-3928



**Legend**

- Iron pin found
- ⊗ Iron pipe found
- 5/8" dia. capped iron pin set (Klockner, 4370)

**References**

- Vol. 01, Pg. 09 } Miami County Engineer's
- Vol. 14, Pg. 114 } Record of Lot Surveys

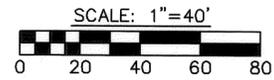
Survey of Inlot 334 for Evanthia Owen .



*Richard W. Klockner*

Richard W. Klockner  
P.S. #4370

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio (937) 339-5331  
File Name: 12712

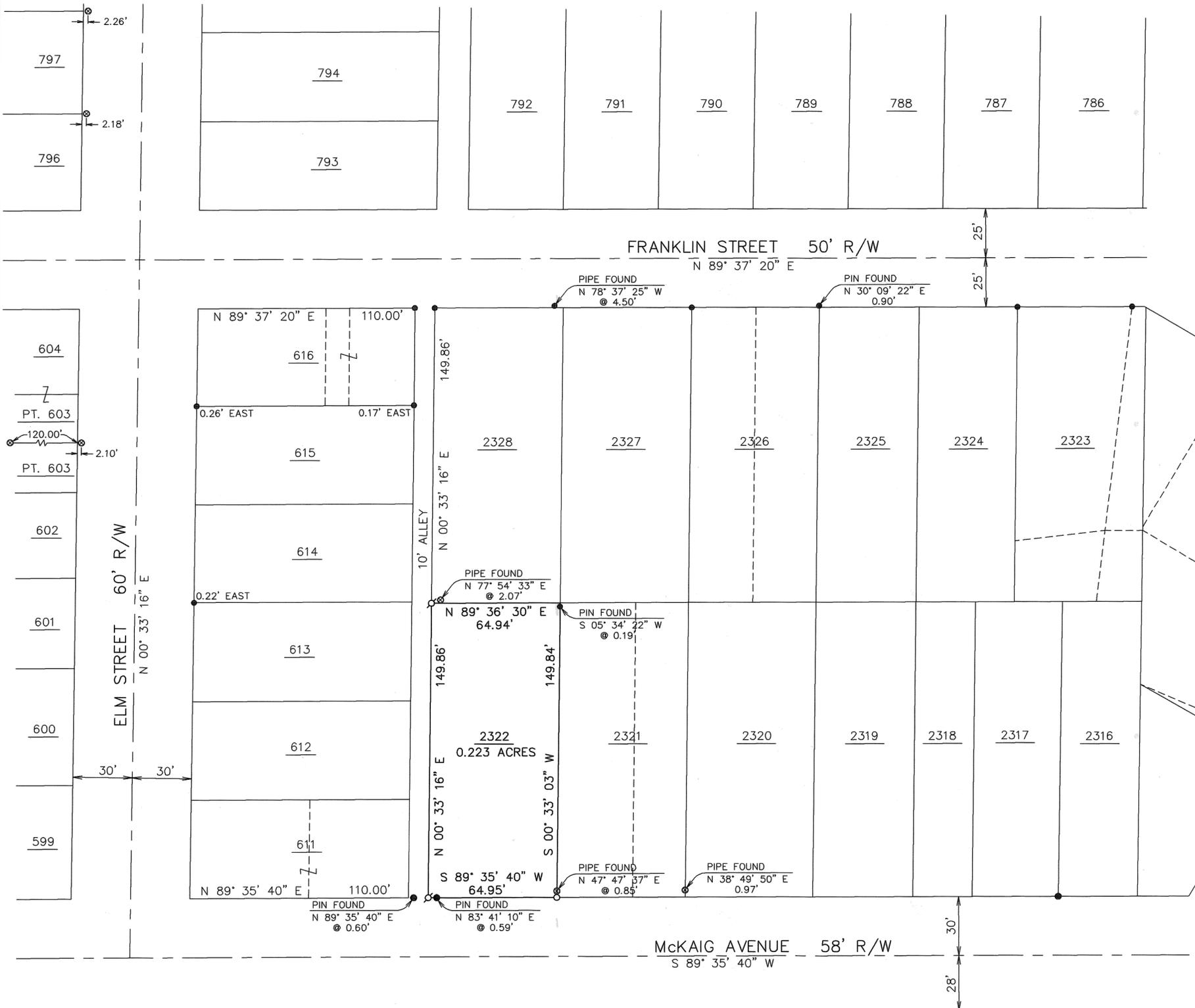


**Legend**

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

**References**

- Vol. 03, Pg. 47
  - Vol. 12, Pg. 178
  - Vol. 13, Pg. 22
  - Vol. 13, Pg. 60
  - Vol. 15, Pg. 13
  - Vol. 24, Pg. 173
  - Vol. 53 Pg. 29
  - P.B. 01, Pg. 249
  - P.B. 03, Pg. 22
- Miami County Engineer's Record of Lot Surveys  
Miami County Engineer's Record of Lot Surveys  
Miami County Recorder's Plat Records



**SURVEY NOTES:**

1. IRON PINS FOUND ON 10' ALLEY WEST OF INLOT 2322, WERE SET BY NEIL TEAFORD AND STEVE LEFFEL.
2. IRON PIN FOUND AT NORTHEAST CORNER OF INLOT 2322 WAS SET BY DAN TURNER.
3. THE CENTERLINE OF ELM STREET WAS ESTABLISHED BY SPLITTING EXISTING CURBS (NOT BY SPLITTING BACK OF WALKS AS CALLED BY M. A. GANTZ IN 1942).
4. THE CENTERLINE OF ELM STREET AS ESTABLISHED MATCHES THE IRON PIPE ON THE ALLEY LINE WEST OF INLOTS 599-604 AND ALSO MATCHES LEFFEL'S PIN AT NORTHEAST CORNER OF INLOT 616.
5. DIMENSIONS OF INLOTS 2316-2328 WERE PRORATED TO IRON PINS FOUND ON NORTH LINE OF INLOT 2323 AND AT THE SOUTHEAST CORNER OF INLOT 2317.



*Michael W. Cozatt* 8/06/12  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 14710 Ph. (937) 339-2921

BETHEL  
TOWNSHIP

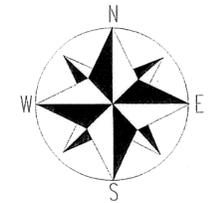
13  
SECTION

2  
TOWN

9  
RANGE

VOLUME 54 PAGE 85

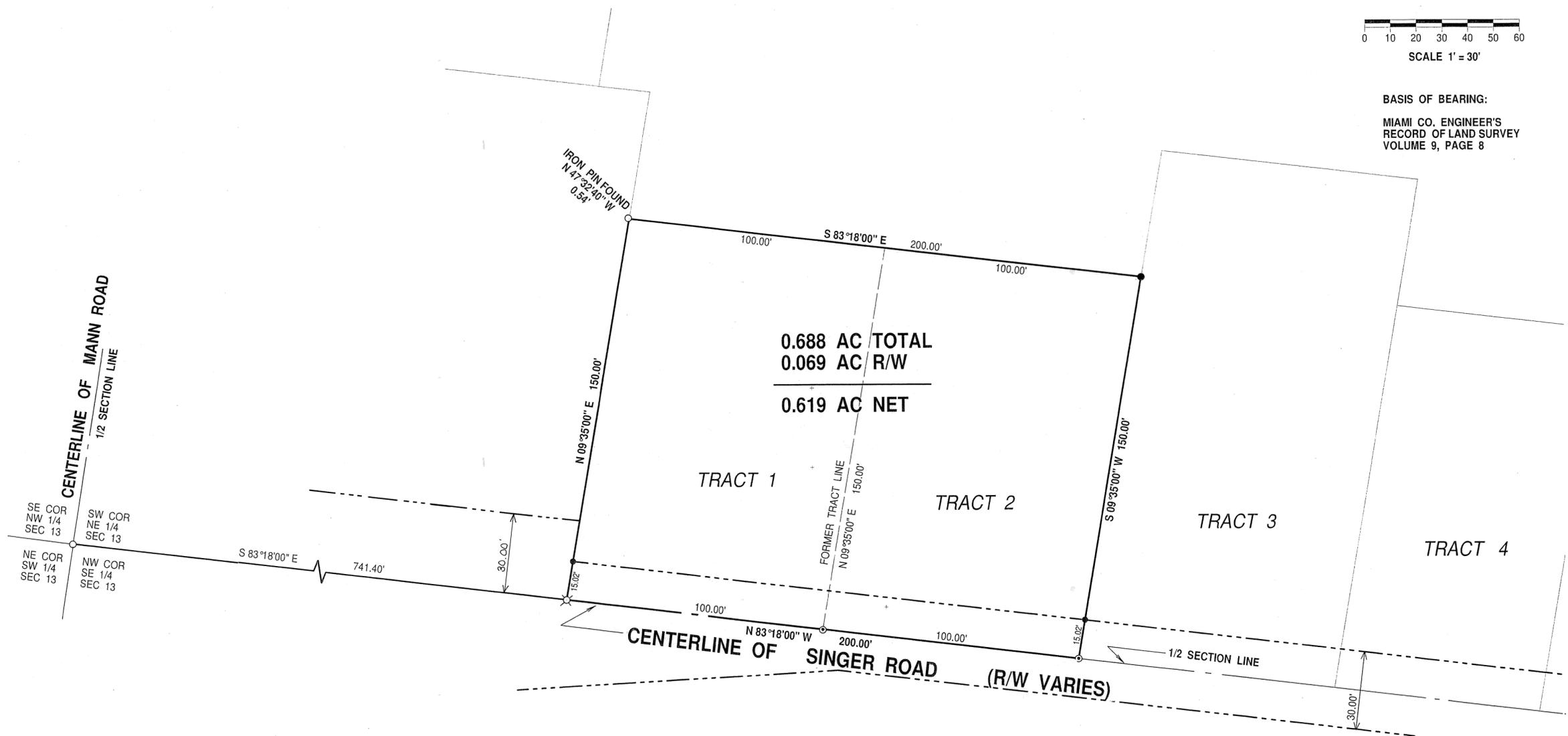
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



SCALE 1" = 30'

BASIS OF BEARING:

MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 9, PAGE 8



LEGEND

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

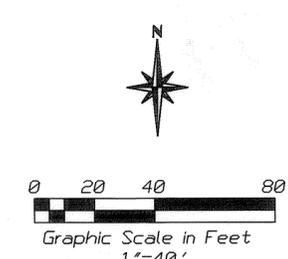
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS

VOLUME 9, PAGE 8  
VOLUME 48, PAGE 120  
VOLUME 15, PAGE 25

MIAMI COUNTY RECORDER'S  
RECORD OF DEEDS:

DEED BOOK 613, PAGE 793  
DEED BOOK 747, PAGE 49

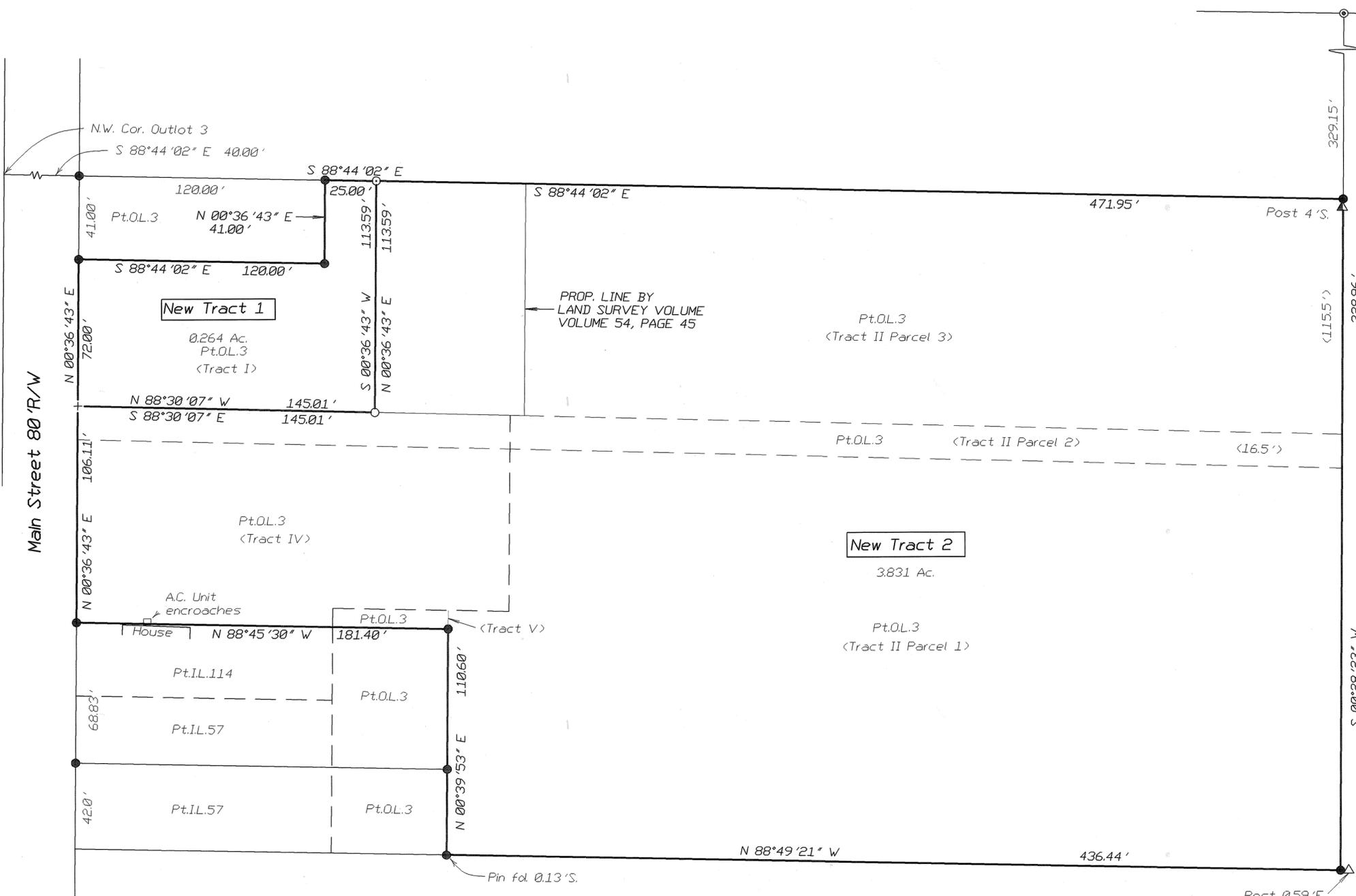
JULY 23, 2012	SURVEY OF A 0.688 ACRE TRACT (TRACTS 1 & 2) FOR THE GOODMAN FAMILY IN BETHEL TOWNSHIP
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p><b>NEIL E. TEAFORD</b> 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com</p> <p><b>OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</b></p>



- Legend**
- + Cut Cross Set
  - Iron Pin Found
  - 5/8" Capped Iron Pin Set (Cozatt, S6001)
  - ▲ Wood Fence Post
  - △ Metal Fence Post

- References**
- Miami County Recorder's Plat Records
  - Plat Book 1, Page 436
  - Miami County Engineer's Record of Lot Surveys Volume 20, Page 174
  - Miami County Engineer's Record of Land Surveys Volume 49, Page 92 (Basis of Bearings)
  - Miami County Engineer's Record of Land Surveys Volume 54, Page 45

Survey of Pt.O.L. 3 for Brian Pfister



Note:  
<Tract>= Original Parcel on Deed

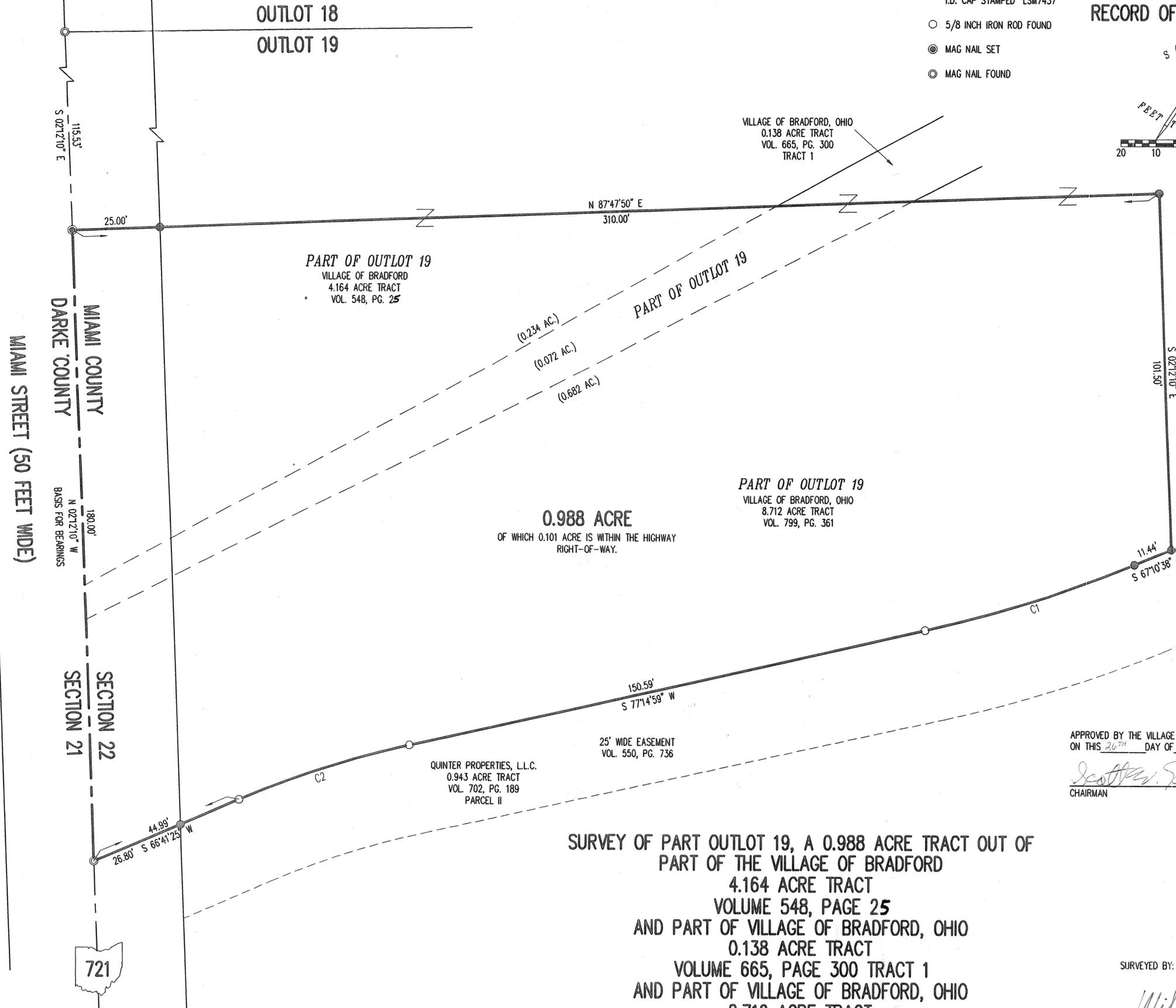
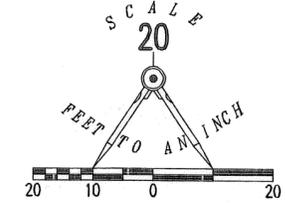
Approved Larry Johnston Date Aug 7, 2012  
Village of Pleasant Hill Mayor



Michael W. Cozatt 7/09/12  
MICHAEL W. COZATT  
P.S. #6001  
**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
2784 S. Co. Rd. 25-A Troy, OH 45373  
Job No. 04712 (937) 339-2921  
Job No. 12012  
Drawn by: JAB Checked by: MWC

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10°04'22"	356.43'	62.66'	31.41'	S 72°12'49" W	62.58'
C2	10°33'21"	276.83'	51.00'	25.57'	S 71°58'12" W	50.93'

- LEGEND
- 5/8 IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
  - 5/8 INCH IRON ROD FOUND
  - ⊙ MAG NAIL SET
  - ⊙ MAG NAIL FOUND



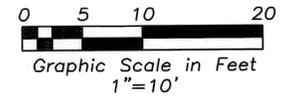
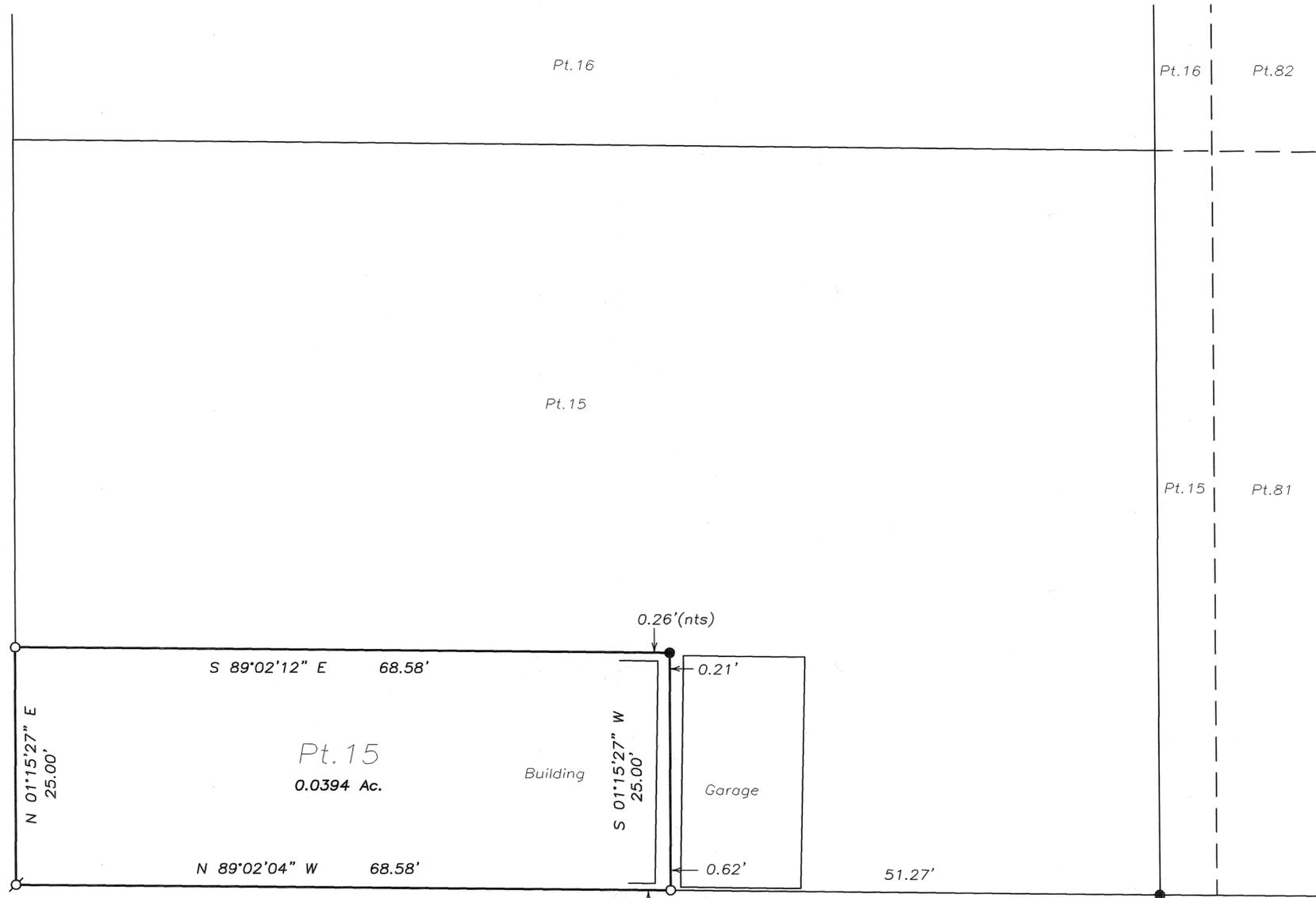
**SURVEY OF PART OUTLOT 19, A 0.988 ACRE TRACT OUT OF PART OF THE VILLAGE OF BRADFORD 4.164 ACRE TRACT VOLUME 548, PAGE 25 AND PART OF VILLAGE OF BRADFORD, OHIO 0.138 ACRE TRACT VOLUME 665, PAGE 300 TRACT 1 AND PART OF VILLAGE OF BRADFORD, OHIO 8.712 ACRE TRACT VOLUME 799, PG. 361 SECTION 22, TOWN 9, RANGE 4 VILLAGE OF BRADFORD NEWBERRY TOWNSHIP MIAMI COUNTY, OHIO**

APPROVED BY THE VILLAGE OF BRADFORD PLANNING COMMISSION ON THIS 26<sup>TH</sup> DAY OF July 2012  
*Scott W. Yelle*  
 CHAIRMAN

SURVEYED BY:  
*William K. Bruce*  
 WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 MAY 25, 2012

COPYRIGHT 2012 BY:  
**LEE SURVEYING & MAPPING CO., INC.**  
 117 North Modriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 www.lsminc.us  
 surveys@lsminc.us  
 ADW D0512 53310512 L-5331-2

Main Street 80'R/W



**Legend**

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

**References**

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

Survey of Pt. Inlot 15  
for Mary Beasecker

High Street 51.5'R/W

NOTE:  
Iron pin found and used at the northeast corner of Beasecker lot. Deed(1905) calls for depth from Main Street to be 75 ft. Village Council widened Main Street in 1880 by 7 ft. each side. The 75 ft. apparently was meant to start at old street line resulting in 68 ft.+ property dimension.



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

8/15/12

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
2784 S. Co. Rd. 25-A Troy, OH 45373  
Job No. 13812 (937) 339-2921  
File Name: C:\Surveys\2012\13812.dwg  
Drawn by: DMC ~ Checked by: MWC

NORTHWEST CORNER  
SOUTHEAST QUARTER  
SECTION 35,  
TOWN 2,  
RANGE 11

**BROWN**  
**TOWNSHIP**      **35 SE 1/4**  
**SECTION**      **2**  
**TOWN**      **11**  
**RANGE**

**VOLUME 54 PAGE 89**  
**MIAMI COUNTY ENGINEER'S**  
**RECORD OF LAND SURVEYS**

TRACT A  
5.014 ACRES  
LAND SURVEY  
50-106

TRACT B  
5.014 ACRES  
LAND SURVEY  
50-106

1.76 ACRE  
LAND SURVEY  
32-43

NORTHEAST CORNER  
SOUTHEAST QUARTER  
SECTION 35,  
TOWN 2,  
RANGE 11

☪ CASSTOWN - SIDNEY ROAD ~ 60' R/W  
& ONE - HALF SECTION LINE

39.961 ACRES  
REMAINING

EDWARD L. &  
CAROLYN E. GUSTIN  
D.B. 729-532

5.010  
ACRES

74.000 ACRES

8.071 ACRES  
LAND SURVEY  
47-191

TRACT 1  
5.0256 ACRES  
LAND SURVEY  
47-59

TRACT 2  
5.0139 ACRES  
LAND SURVEY  
47-59

5.001 ACRES  
LAND SURVEY  
45-111

5.001 ACRES  
LAND SURVEY  
45-111

RR SPIKE FOUND  
OVER STONE AT  
SOUTHEAST CORNER  
SOUTHEAST QUARTER  
SECTION 35,  
TOWN 2,  
RANGE 11

SOUTHWEST CORNER  
SOUTHEAST QUARTER  
SECTION 35,  
TOWN 2,  
RANGE 11

RR SPIKE FOUND PER LAND SURVEY 45-95,  
AND LAND SURVEY 32-86

NOTE: ANOTHER RR SPIKE FOUND NORTH 0.50'  
AND EAST 1.06'. (NOT SHOWN)

☪ LOY ROAD ~ 60' R/W  
& SOUTH LINE SECTION 35

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**PAUL P. HUELSKAMP, P.E., P.S.**  
MIAMI COUNTY ENGINEER  
*Deborah DV* 8-16-2012  
DEPUTY      DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
8-16-12  
DATE  
*Joseph*  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY *Deborah DV, R.S.*  
DATE 8/16/12  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

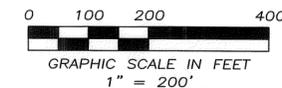
**LEGEND**

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

**REFERENCES**

- LAND SURVEYS:
- VOLUME 32, PAGE 86
  - VOLUME 45, PAGE 95
  - VOLUME 45, PAGE 111
  - VOLUME 47, PAGE 32
  - VOLUME 47, PAGE 59
  - VOLUME 47, PAGE 191
  - VOLUME 50, PAGE 106

DEED BOOK:  
VOLUME 565, PAGE 177



SURVEY OF 5.010 ACRE TRACT FOR STEVEN BODEY  
IN MIAMI COUNTY, OHIO ~ JULY 11, 2012

*TRZ*

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



**SURVEY REFERENCES:**  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS  
VOL. 39, PG. 47  
VOL. 50, PG. 189  
VOL. 52, PG. 62  
VOL. 40, PG. 177  
VOL. 41, PG. 75  
VOL. 28, PG. 63  
VOL. 23, PG. 103  
VOL. 13, PG. 39  
VOL. 34, PG. 11  
VOL. 33, PG. 74  
VOL. 32, PG. 156  
VOL. 13, PG. 190  
VOL. 10, PG. 87  
VOL. 47, PG. 138  
VOL. 4, PG. 378 (SURVEY VOL.)

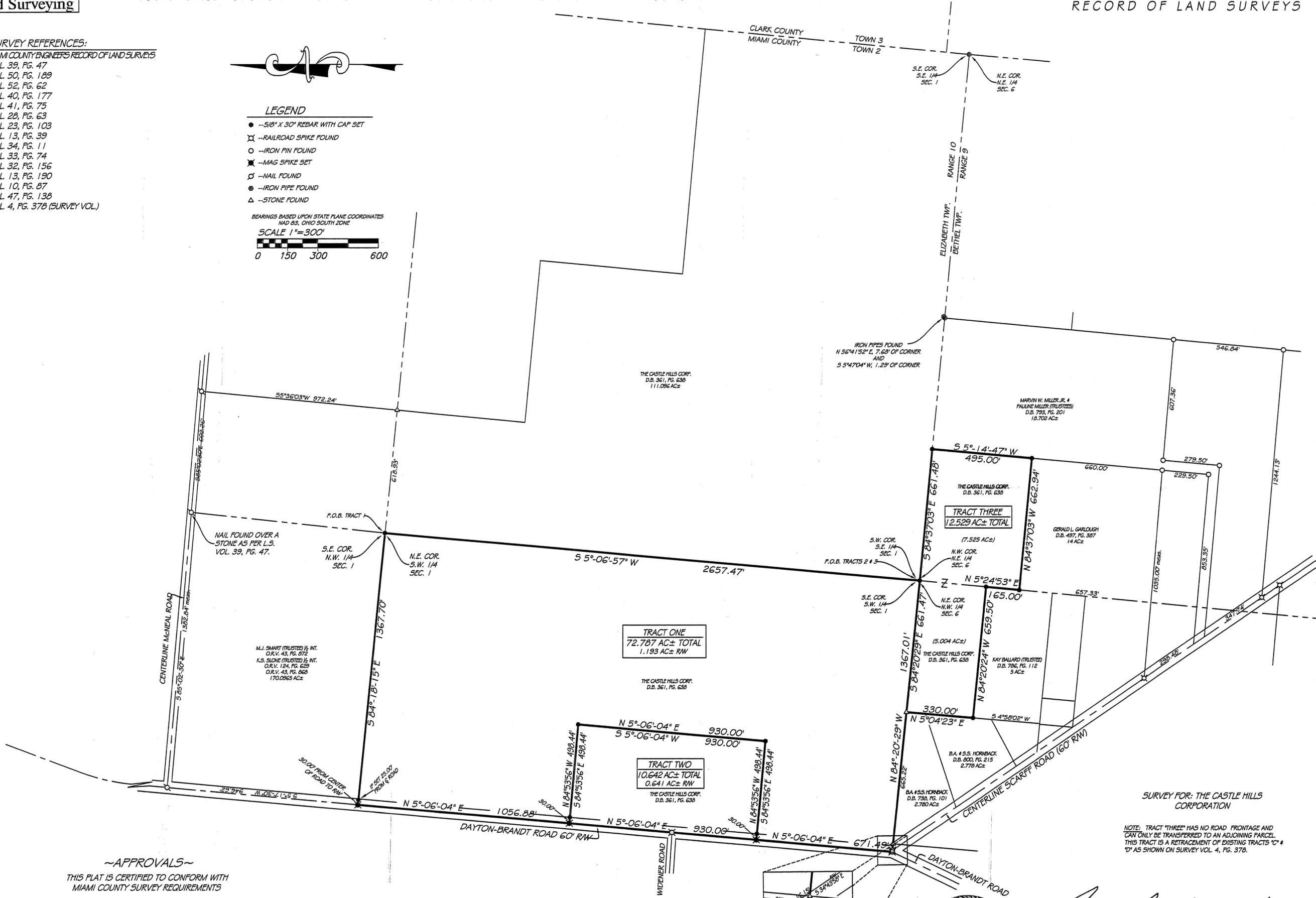


**LEGEND**

- --5/8" X 30" REBAR WITH CAP SET
- ⊗ --RAILROAD SPIKE FOUND
- --IRON PIN FOUND
- ✱ --MAG SPIKE SET
- ⊙ --NAIL FOUND
- ⊗ --IRON PIPE FOUND
- △ --STONE FOUND

BEARINGS BASED UPON STATE PLANE COORDINATES  
NAD 83, OHIO SOUTH ZONE

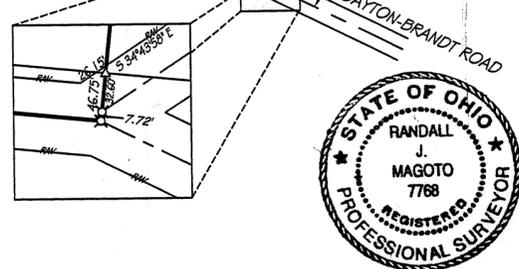
SCALE 1" = 300'  
0 150 300 600



SURVEY FOR: THE CASTLE HILLS CORPORATION  
NOTE: TRACT 'THREE' HAS NO ROAD FRONTAGE AND CAN ONLY BE TRANSFERRED TO AN ADJOINING PARCEL. THIS TRACT IS A RETRACEMENT OF EXISTING TRACTS 'C' & 'D' AS SHOWN ON SURVEY VOL. 4, PG. 378.

~APPROVALS~  
THIS PLAT IS CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HURSKAMP, P.E., P.S. 8-23-2012  
MIAMI COUNTY ENGINEER DATE  
Andy Smith, DEPUTY ENGINEER



Randall J. Magoto 8/22/12  
RANDALL J. MAGOTO DATE  
OHIO PROFESSIONAL SURVEYOR #7768  
2723 Loy Road, Ft. Loramie, Ohio 45845  
Phone #937-295-2958

2  
TOWN

11 BTMRS  
RANGE

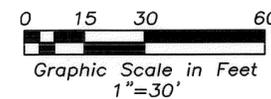
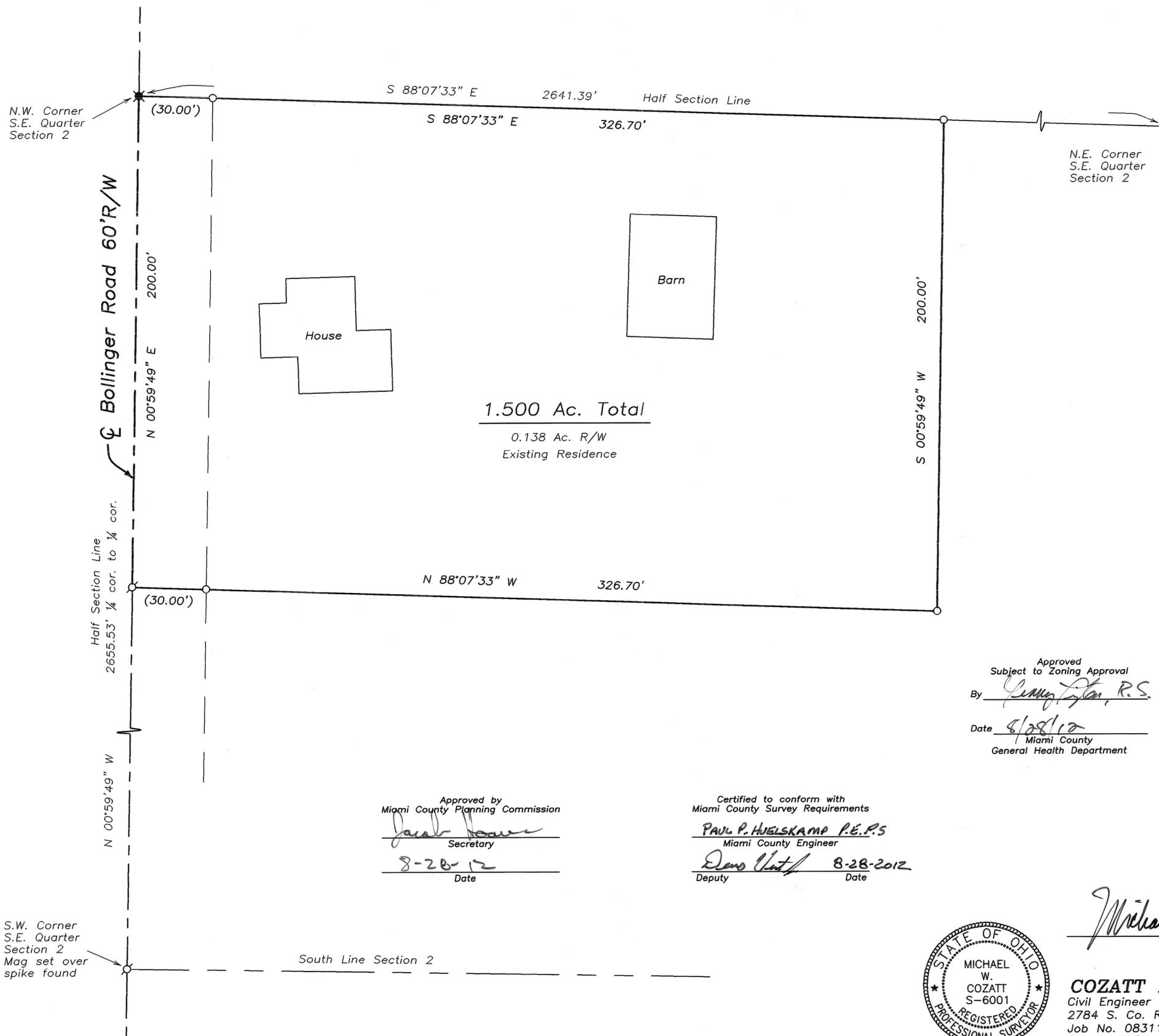
2 SE 1/4  
SECTION

LOSTCREEK  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 91  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

- Miami County Engineer's Record of Land Surveys
- Volume 25, Page 4
- Volume 43, Page 106
- Volume 44, Page 68
- Volume 49, Page 191
- Volume 53, Page 94
- (Basis of Bearings)

Approved  
Subject to Zoning Approval  
By Jimmy L. ... R.S.  
Date 8/28/12  
Miami County  
General Health Department

Survey of 1.500 Ac.  
for Bruce Shepard Estate

Approved by  
Miami County Planning Commission  
Paul P. Huelkamp  
Secretary  
8-28-12  
Date

Certified to conform with  
Miami County Survey Requirements  
Paul P. Huelkamp P.E.P.S.  
Miami County Engineer  
Dana Hunt 8-28-2012  
Deputy Date

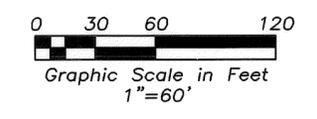


Michael W. Cozatt 8/20/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
2784 S. Co. Rd. 25-A Troy, OH 45373  
Job No. 08311 (937) 339-2921  
File Name: C:\Surveys\2011\08311a.dwg  
Drawn by: DMC ~ Checked by: MWC

1 TOWN      11 RANGE      11 SW ¼ SECTION      SPRINGCREEK TOWNSHIP      MIAMI COUNTY      OHIO STATE

Volume 54 Page 92  
Miami County Engineer's  
Record of Land Surveys



Certified to conform with  
Miami County Survey Requirements  
PAUL P. HUELSKAMP P.E. R.S.  
Miami County Engineer  
Dana Vent 8-28-2012  
Deputy Date

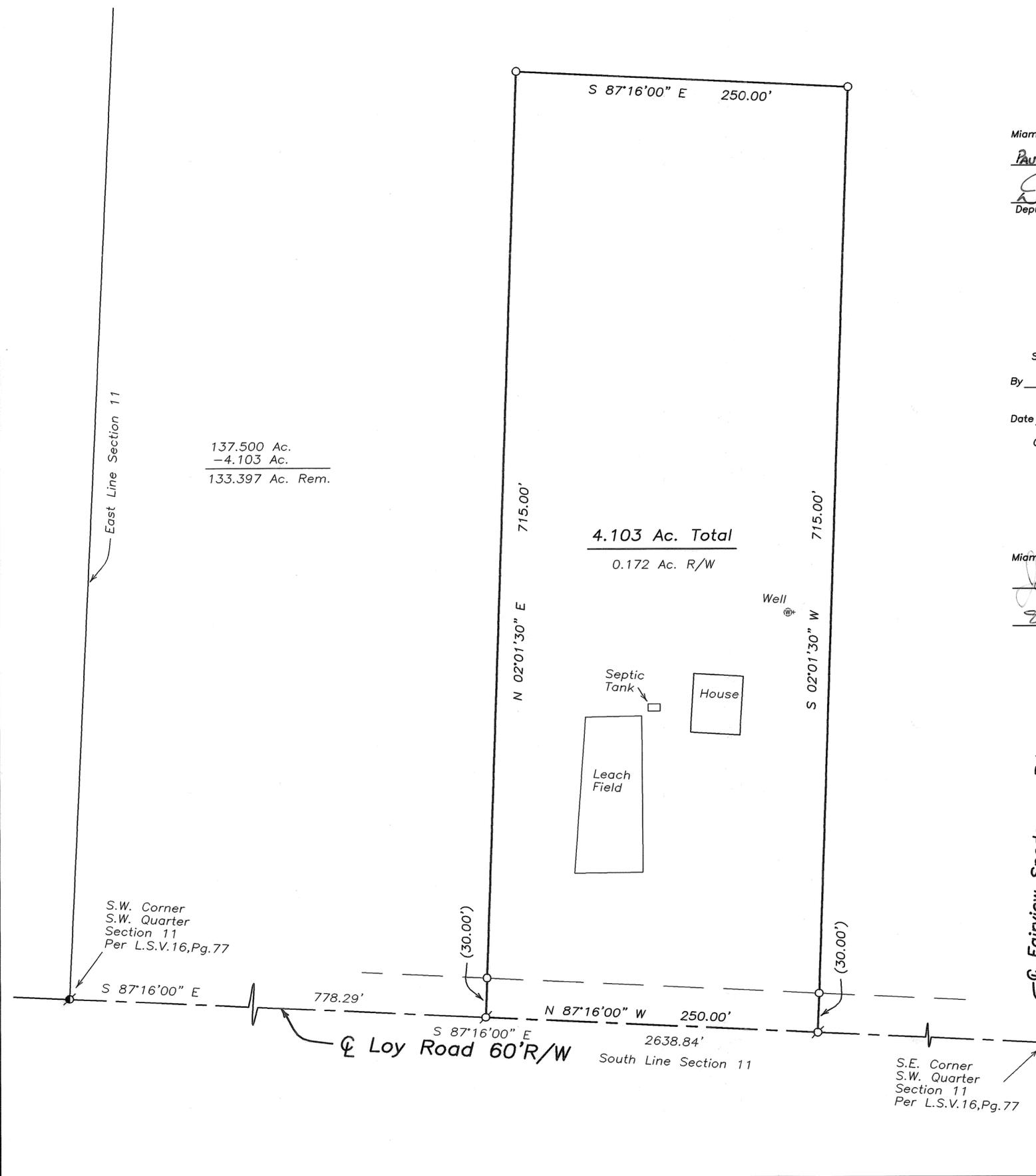
Approved  
Subject to Zoning Approval  
By [Signature] R.S.  
Date 8/28/12  
Miami County  
General Health Department

Approved by  
Miami County Planning Commission  
[Signature]  
Secretary  
Date 8-28-12

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

**References**  
Miami County Engineer's  
Record of Land Surveys  
Volume 16, Page 77  
(Basis of Bearings)

Survey of 4.103 Ac.  
for Susan Huntsman, P.O.A.



137.500 Ac.  
-4.103 Ac.  
133.397 Ac. Rem.

4.103 Ac. Total  
0.172 Ac. R/W

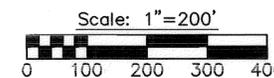
S.W. Corner  
S.W. Quarter  
Section 11  
Per L.S.V.16, Pg.77

S.E. Corner  
S.W. Quarter  
Section 11  
Per L.S.V.16, Pg.77



Michael W. Cozatt 5/01/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer      Land Surveyor  
2784 S. Co. Rd. 25-A      Troy, OH 45373  
Job No. 06312      (937) 339-2921  
File Name: C:\Surveys\2012\06312.dwg  
Drawn by: DMC ~ Checked by: MWC



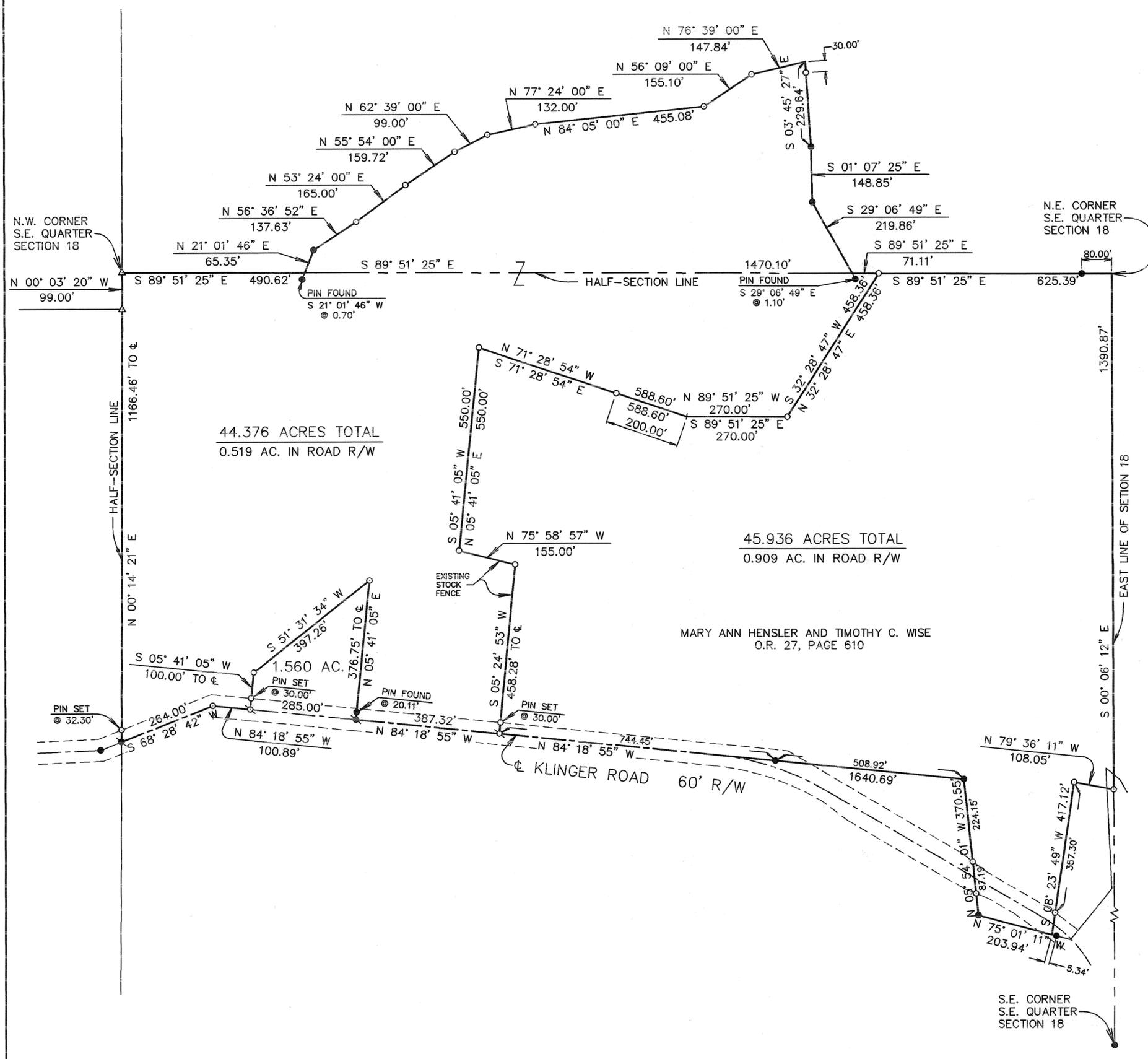
**Legend**

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

**References**

- Vol. 04, Pg. 114
  - Vol. 12, Pg. 24
  - Vol. 12, Pg. 166
  - Vol. 16, Pg. 166
  - Vol. 25, Pg. 111
  - Vol. 26, Pg. 98
  - Vol. 28, Pg. 45
  - Vol. 30, Pg. 115
  - Vol. 35, Pg. 173
- Miami County Engineer's Record of Land Surveys

P.B. 09, Pg. 69 { Miami County Recorder's Plat Records



SURVEY OF 2 TRACTS FOR HENSLER & WISE.



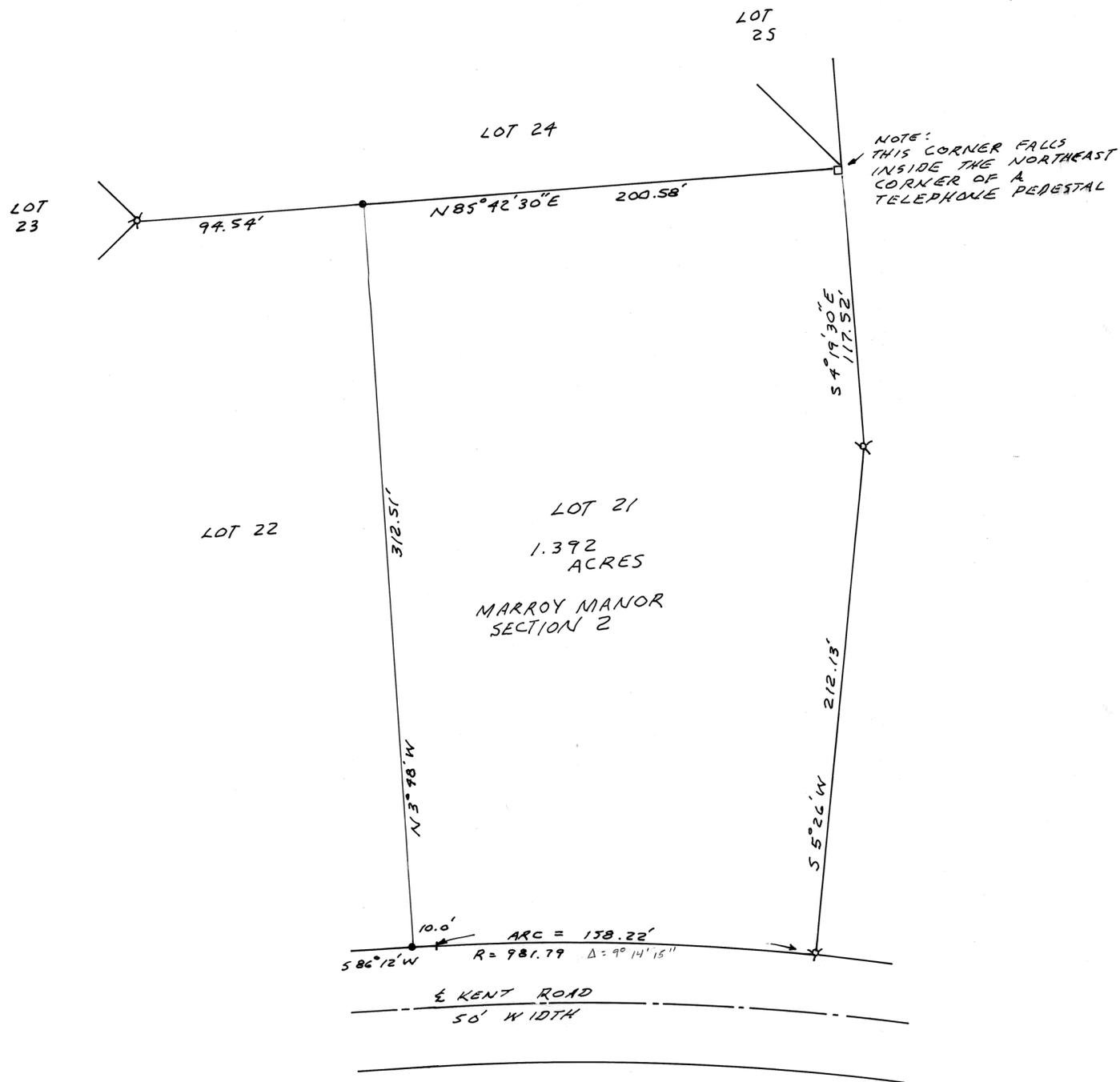
*Michael W. Cozatt* 8/16/12  
Michael W. Cozatt, P.E. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 10112 Ph. (937) 339-2921

4      6E      33      MONROE      NORTHEAST  
 TOWN    RANGE    SECTION    TOWNSHIP    QUARTER

VOLUME NO. 54 PLAT NO. 94  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF SURVEYS  
 AUGUST, 2012

SCALE: 1" = 40 FEET



REFERENCES

DEED BOOK OR 64 - 637  
 PLAT BOOK 11 PAGE 22  
 " " 10 " 41

LEGEND

- \* 5/8" IRON PIN FOUND
- 7/8" CAPPED IRON PIN IN CONCRETE FOUND (MWC)

NOTE:  
 THE PURPOSE OF THIS SURVEY IS TO LOCATE AND VERIFY THE CORNERS OF LOT 21 ONLY.



SURVEY FOR E. J. ROWE	
MICHAEL H. TREON	TROY, OHIO 937-379-4963
<i>Michael H. Treon</i> REGISTERED SURVEYOR NO. 5621	

4  
Town

6E  
Range

SW 1/4-34  
Section

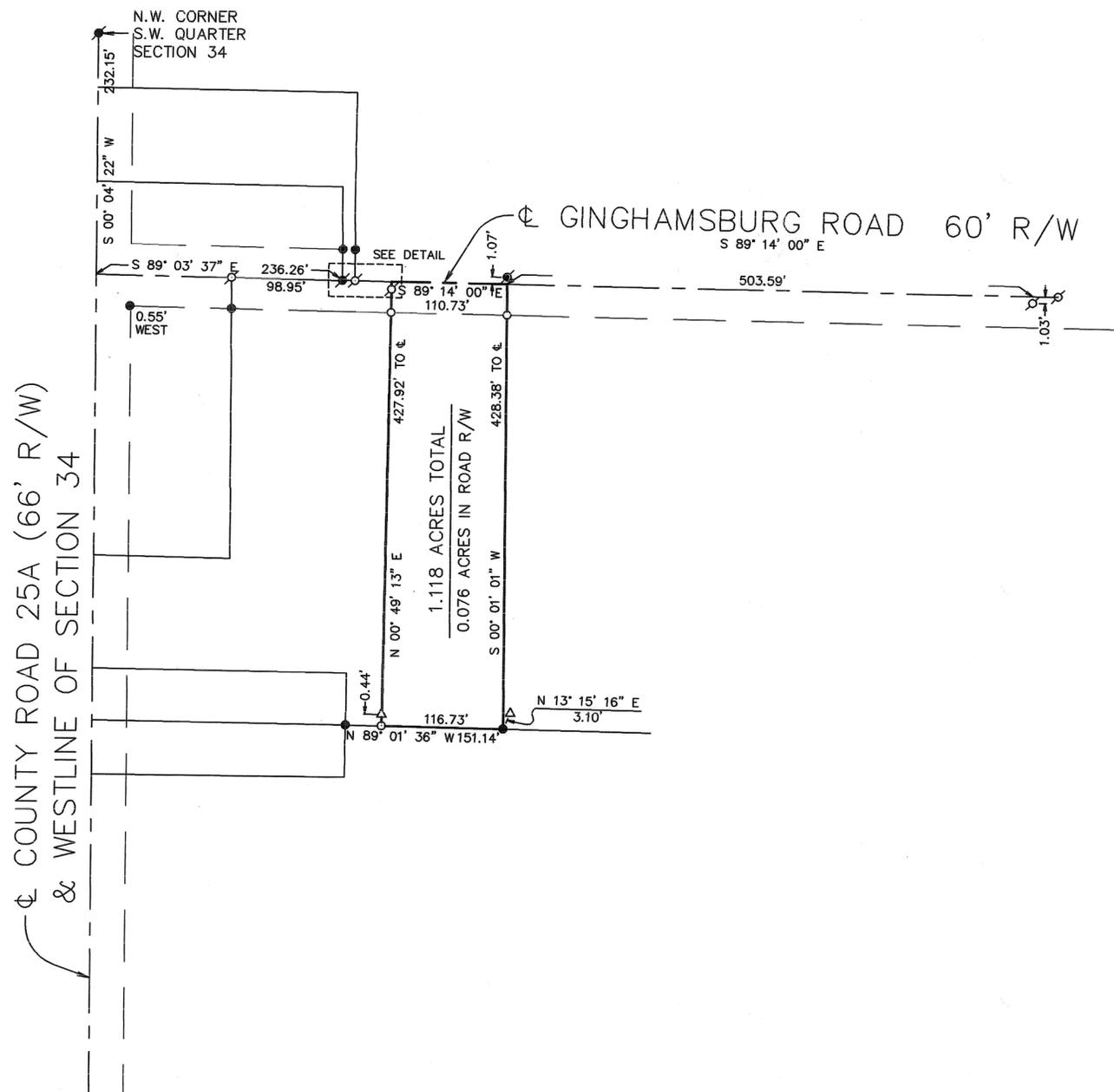
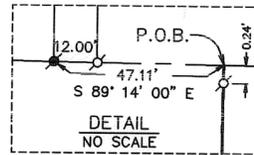
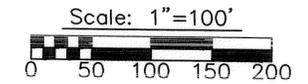
Monroe  
Township

Miami  
County

Ohio  
State

Volume 54 Page 95

Miami County Engineer's  
Record of Land Surveys



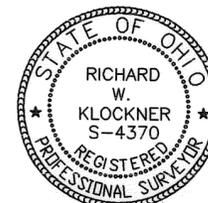
Legend

- Iron pin Found
- ⊕ Mag nail set
- 5/8" dia. capped iron pin set (Klockner, #4370)
- ⊗ Mag Nail found
- △ Wood Fence Post

References

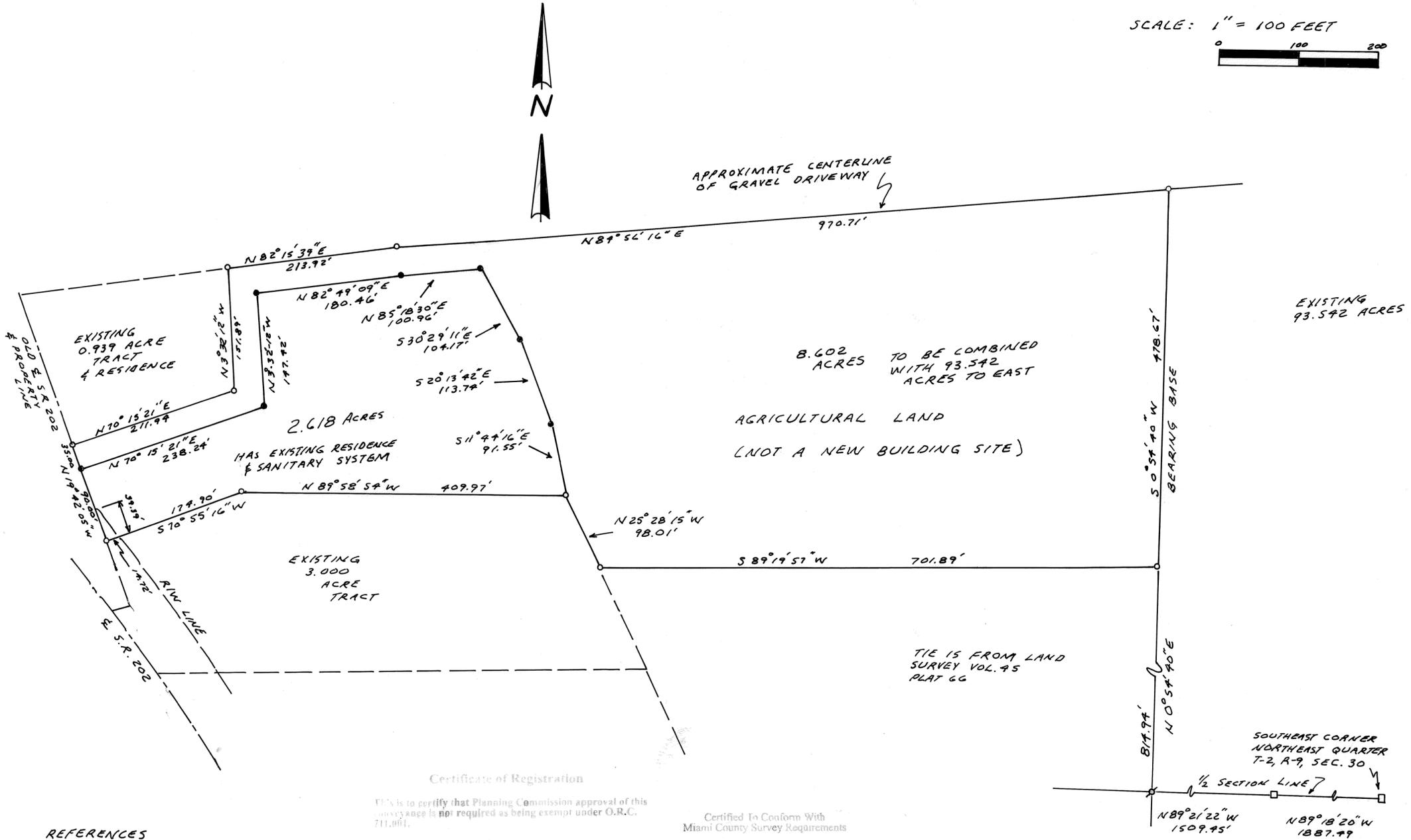
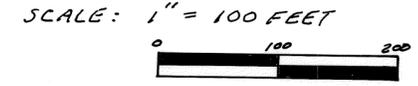
- Vol. 06, Pg. 50
  - Vol. 15, Pg. 65
  - Vol. 18, Pg. 149
  - Vol. 21, Pg. 152
  - Vol. 23, Pg. 29
  - Vol. 39, Pg. 135
  - Vol. 46, Pg. 143
- Miami County Engineer's  
Record of Land Surveys

Survey of 1.118 acres for  
Juanita Tiller.



*Richard W. Klockner*  
Richard W. Klockner  
P.S. #4370 9/30/12

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio  
Job No. 14312



- REFERENCES**
- DEED BOOK 786 PAGE 797
  - LAND SURVEY VOL. 45 PLAT 66
  - " " " 27 " 58
  - " " " 41 " 73

- LEGEND**
- 3/8" IRON PIN FOUND
  - 5/8" CAPPED IRON PIN SET (PS 5621)
  - CORNER STONE CALLED FOR
  - ⊗ IRON PIN CALLED FOR

**Certificate of Registration**

This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.06(F).

Notice is given to all parties:

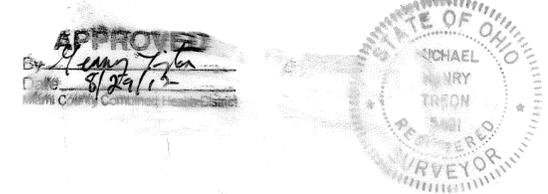
No structure shall be erected or maintained on the premises hereinafter conveyed without full compliance with all zoning, building, and planning regulations of Miami County.

*Jared Rowe* Secretary  
 Date: 8-31-12  
 Miami County Planning Commission

Certified To Conform With  
 Miami County Survey Requirements

*Paul P. Hubschamp P.E. P.S.*  
 Miami County Engineer  
 Date: 7-18-12  
 Deputy

**APPROVED**  
 Miami County Planning Commission  
 Date: 8-31-12  
 Secretary *Jared Rowe*



**NOTE:**  
 THIS IS A SALE OR EXCHANGE BETWEEN  
 ADJACENT PROPERTY OWNERS

SURVEY FOR  
 J. & J. CRULL

MICHAEL H. TREON TROY, OHIO  
 937-337-4963

*Michael H. Treon*  
 REGISTERED SURVEYOR NO. 5621

2  
TOWN

11 MRS  
RANGE

18  
SECTION

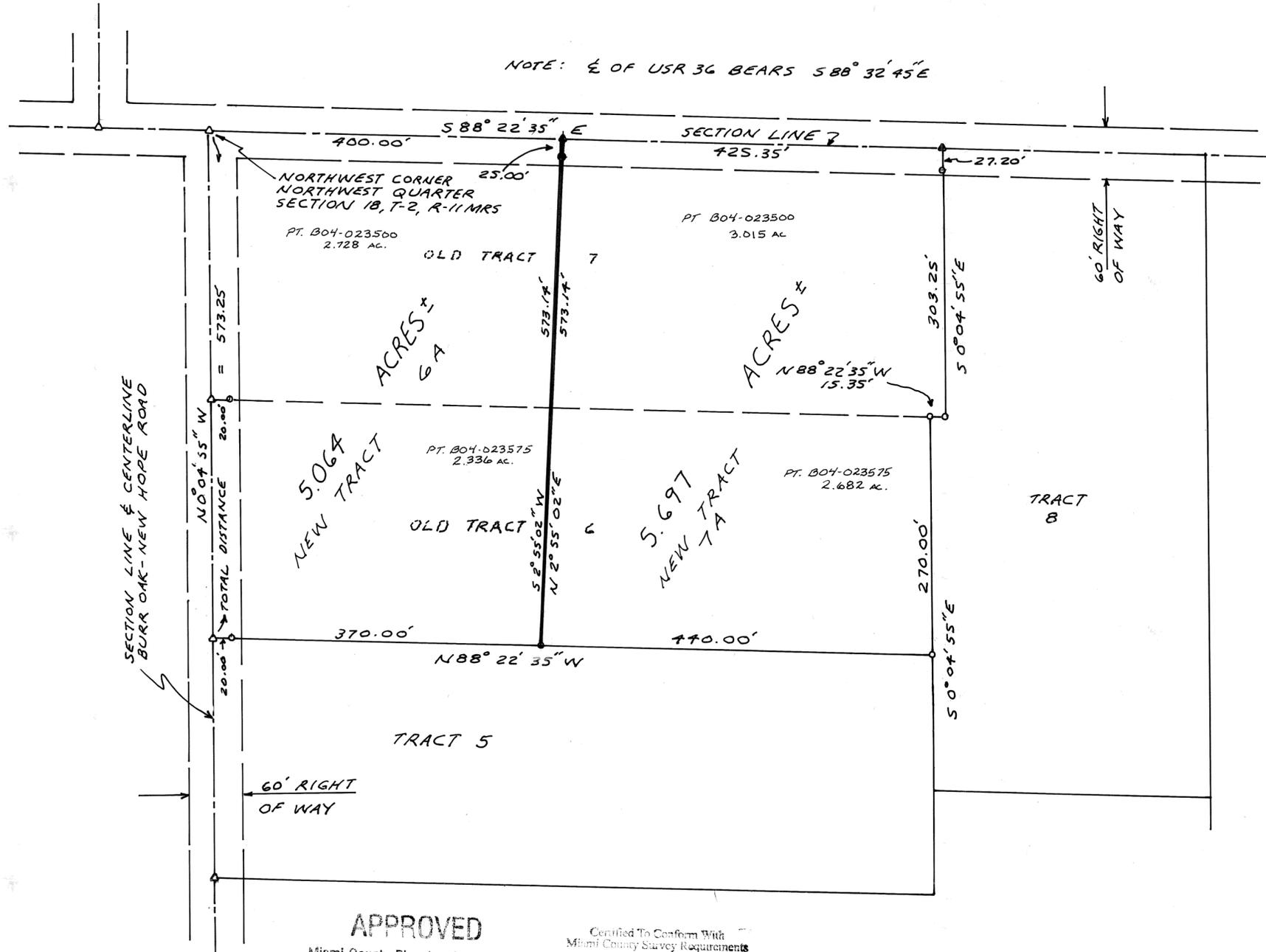
NORTHWEST  
QUARTER

BROWN  
TOWNSHIP

VOLUME NO. 54 PLAT NO. 97  
MIAMI COUNTY ENGINEERS  
RECORD OF SURVEYS  
MAY, 2011

NOTE: E OF USR 36 BEARS  $S 88^{\circ} 32' 45'' E$

SCALE: 1" = 100 FEET  
0 100 200



REFERENCES

- DEED BOOK 777 PAGE 577
- DEED BOOK 774 PAGE 381
- LAND SURVEY BOOK 44 PLAT 79
- " " " 44 " 43

LEGEND

- △ P.K. NAIL FOUND
- 5/8" IRON PIN FOUND
- ▲ MAG NAIL SET
- 5/8" CAPPED IRON PIN SET (P 5621)

APPROVED

Miami County Planning Commission

Date 9-6-12

Secretary *[Signature]*

Certified To Conform With  
Miami County Survey Requirements

PAUL P. HUELSKAMP P.E., P.S.

Miami County Engineer

*[Signature]* 6-14-2011  
Deputy Date

APPROVED

By *[Signature]*

Date 9/6/12

Miami County Confined Health District



NOTE:

THE PURPOSE OF THIS SURVEY IS TO RE-CONFIGURE TRACTS 6 AND 7 TO EACH HAVE FRONTAGE ON U.S. ROUTE 36. EACH NEW TRACT HAS AN EXISTING RESIDENCE. NO NEW BUILDING SITE IS BEING CREATED.

SURVEY FOR  
JON JACOMET

---

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

*Michael H. Treon*  
REGISTERED SURVEYOR NO. 5621

9  
TOWN

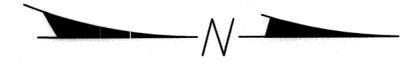
4 E  
RANGE

36 NE 1/4  
SECTION

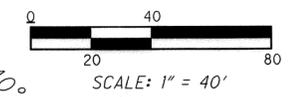
NEWBERRY  
TOWNSHIP

MIAMI  
COUNTY

VOLUME 54 PAGE 98  
MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS



ALL BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (CORS96), AS DETERMINED USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE NETWORK (VRS). SURVEY WORK AND ANALYSIS WAS PERFORMED UTILIZING GEOID 09. DISTANCES ARE GROUND DISTANCES. COMBINED GRID FACTOR 0.9999210962. RESULTING IN A BEARING ON THE EAST LINE OF D.B. 768, PAGE 147 AND THE EAST LINE OF THE NE QUARTER OF SECTION 36 OF S 00° 06' 17" W



**MICROWAVE TOWER SITE**

LINE	BEARING	DISTANCE
L1	S 01° 23' 01" W	66.00'
L2	N 88° 26' 36" W	58.00'
L3	N 01° 23' 01" E	66.00'
L4	S 88° 26' 36" E	58.00'

**ACCESS EASEMENT**

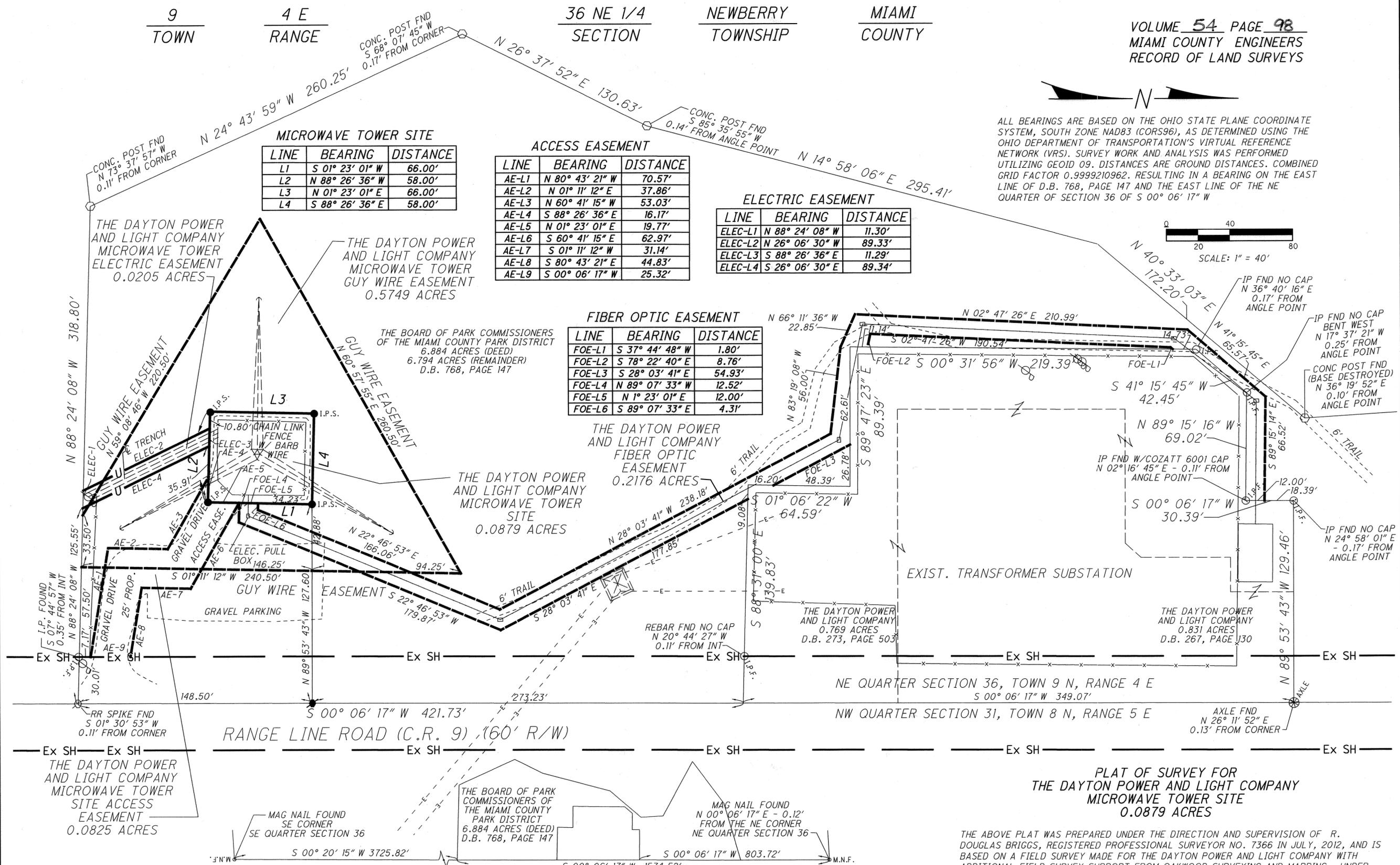
LINE	BEARING	DISTANCE
AE-L1	N 80° 43' 21" W	70.57'
AE-L2	N 01° 11' 12" E	37.86'
AE-L3	N 60° 41' 15" W	53.03'
AE-L4	S 88° 26' 36" E	16.17'
AE-L5	N 01° 23' 01" E	19.77'
AE-L6	S 60° 41' 15" E	62.97'
AE-L7	S 01° 11' 12" W	31.14'
AE-L8	S 80° 43' 21" E	44.83'
AE-L9	S 00° 06' 17" W	25.32'

**ELECTRIC EASEMENT**

LINE	BEARING	DISTANCE
ELEC-L1	N 88° 24' 08" W	11.30'
ELEC-L2	N 26° 06' 30" W	89.33'
ELEC-L3	S 88° 26' 36" E	11.29'
ELEC-L4	S 26° 06' 30" E	89.34'

**FIBER OPTIC EASEMENT**

LINE	BEARING	DISTANCE
FOE-L1	S 37° 44' 48" W	1.80'
FOE-L2	S 78° 22' 40" E	8.76'
FOE-L3	S 28° 03' 41" E	54.93'
FOE-L4	N 89° 07' 33" W	12.52'
FOE-L5	N 1° 23' 01" E	12.00'
FOE-L6	S 89° 07' 33" E	4.31'



**PLAT OF SURVEY FOR  
THE DAYTON POWER AND LIGHT COMPANY  
MICROWAVE TOWER SITE  
0.0879 ACRES**

THE ABOVE PLAT WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF R. DOUGLAS BRIGGS, REGISTERED PROFESSIONAL SURVEYOR NO. 7366 IN JULY, 2012, AND IS BASED ON A FIELD SURVEY MADE FOR THE DAYTON POWER AND LIGHT COMPANY WITH ADDITIONAL FIELD SURVEY SUPPORT FROM OAKWOOD SURVEYING AND MAPPING, UNDER MY DIRECTION AT BRIGGS CREATIVE SERVICES, LLC IN MAY, 2012 AND AUGUST, 2012.

**BRIGGS CREATIVE SERVICES, LLC.**

BY: R. Douglas Briggs  
R. DOUGLAS BRIGGS, P.S.  
OHIO REGISTERED SURVEYOR NO. 7366



PREPARED BY:  
**BRIGGS CREATIVE SERVICES, LLC**  
1071 LANGTON COURT  
MORROW, OHIO, 45152

**SURVEYORS NOTES:**

FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED  
EVIDENCE OF OCCUPATION IN GENERAL FITS THE SURVEY.  
REFERENCES USED INCLUDE:  
- D.B. 768, PAGE 147  
- VOLUME 49, PAGE 166, MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS  
TO ROTATE THE ABOVE DOCUMENTS TO MATCH THE STATE PLANE BEARINGS USED FOR THIS SURVEY ROTATE THEM CLOCKWISE 3° 51' 17"

APPROVED BY  
Paul P. Huelskamp  
MIAMI COUNTY PLANNING COMMISSION  
SECRETARY  
9-6-12  
DATE

NOTE:  
MICROWAVE TOWER SITE TRACT TO BE TRANSFERRED BACK TO PREVIOUS OWNER BASED ON A REVERSIONARY CLAUSE IN DEED. NO NEW BUILDING SITE CREATED.  
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp, P.E., P.S.  
MIAMI COUNTY ENGINEER  
Andy Smith  
DEPUTY  
9/4/2012  
DATE

**MONUMENT LEGEND**

- ⊗ RAILROAD SPIKE FOUND
- ⊗ RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- ⊕ I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. 5/ 8" IRON PIN SET W/ ID CAP STAMPED "BCS LLC 7366"
- ⊗ AXLE AXLE FOUND
- M.N.F. MAG NAIL FOUND
- CONCRETE POST FOUND

SECTION CORNER TIES NOT TO SCALE



6N  
TOWN

5E  
RANGE

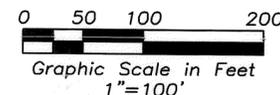
16 NE 1/4  
16 NW 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 100  
Miami County Engineer's  
Record of Land Surveys



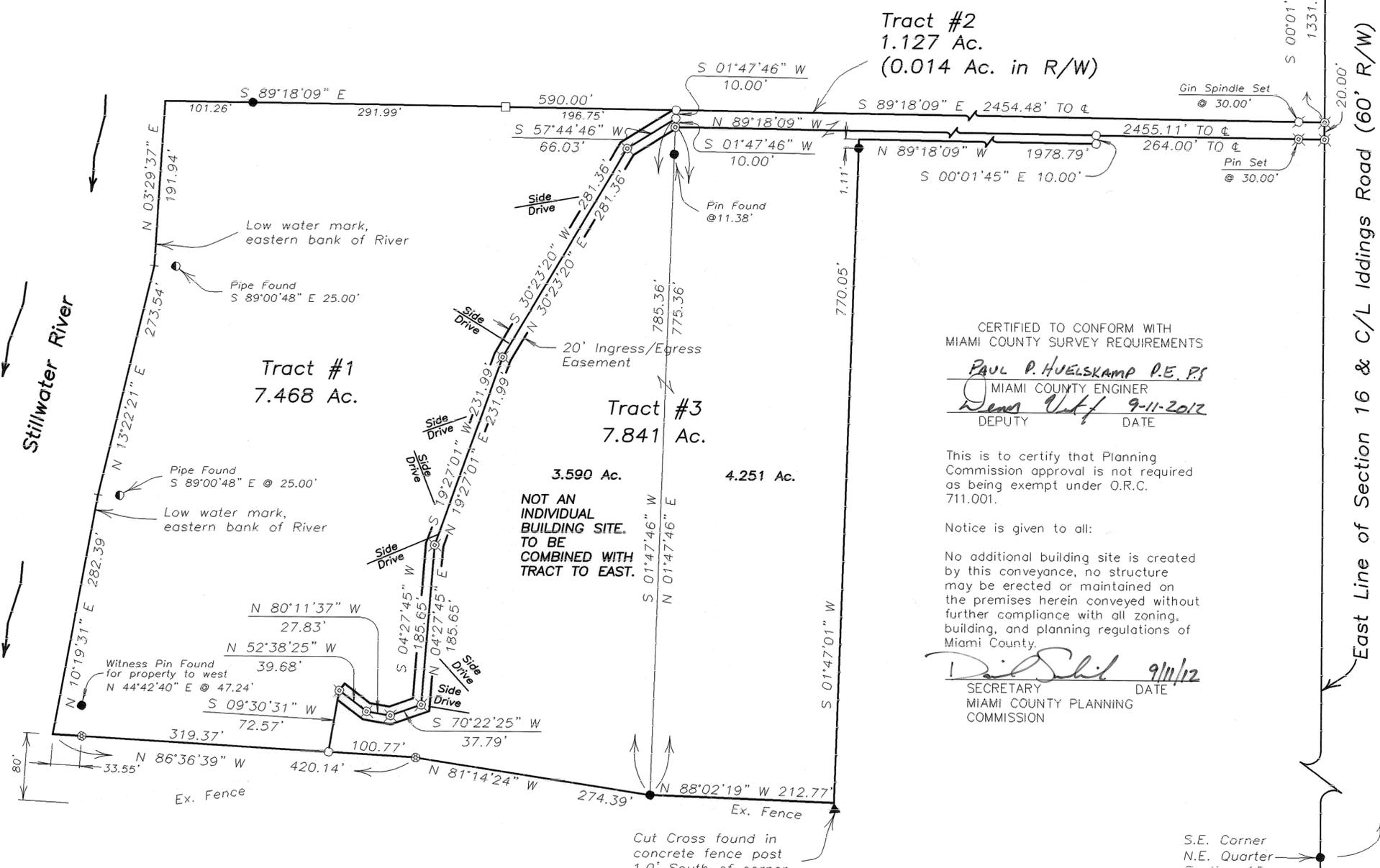
**Legend**

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ✱ P.K. Nail Found
- ⊗ Mag Nail Set
- ⊗ Gin Spindle Set
- Stone Found
- ▲ Cut Cross Found on Concrete Fence Post
- ⊗ 1" Iron Bar Found

**References**

- Miami County Engineer's  
Record of Land Surveys
- Volume 38, Page 9
  - Volume 37, Page 9
  - Volume 5, Page 77
  - Volume 5, Page 21
  - Volume 47, Page 8
  - Volume 50, Page 140

Survey 3 Tracts & Easement  
for Glynn Feltner.



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huelkamp P.E. P.S.*  
MIAMI COUNTY ENGINEER  
*Dennis V. [Signature]* 9-11-2012  
DEPUTY DATE

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

Notice is given to all:

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]* 9/10/12  
SECRETARY DATE  
MIAMI COUNTY PLANNING  
COMMISSION

**Survey Note:**

Discrepancies exist along the south property line of Tract #1. The 1" iron bar recovered at an angle point in the south line does not follow the original survey or deed calls. The occupation of a part of the existing fenceline follows the monumented lines, but then moves southerly into the lands acquired by T. & J. Shivener. Using the original surveys and deed lines results in an encroachment of existing structures. We recommend the area between the original surveys, deed lines, and the monumented lines be acquired by D. & A. Level from T. & J. Shivener, or a boundary line agreement be established between the present owners using the present monuments to resolve the encroachment problem.

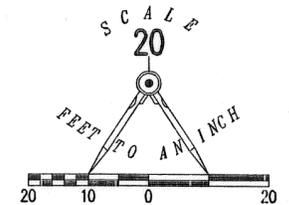


*Michael W. Cozatt* 8/31/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, OH 45373  
Job No. 12912 (937) 339-2921  
File Name: C:\Drawing Files\12912A.dwg  
Drawn by: JAB ~ Checked by: MWC

LEGEND

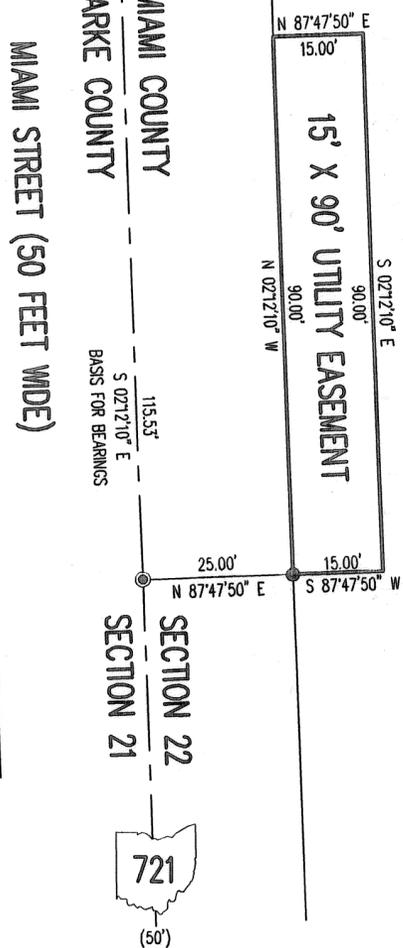
- 5/8 IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND



OUTLOT 18  
OUTLOT 19

MIAMI COUNTY  
DARKE COUNTY  
MIAMI STREET (50 FEET WIDE)

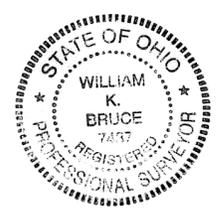
PART OF OUTLOT 19  
VILLAGE OF BRADFORD  
4.164 ACRE TRACT  
VOL. 548, PG. 25



A SURVEY OF A  
15' X 90' UTILITY EASEMENT THROUGH THE  
THE VILLAGE OF BRADFORD, OHIO  
4.164 ACRE TRACT  
VOLUME 548, PAGE 28  
SECTION 22, TOWN 9, RANGE 4  
VILLAGE OF BRADFORD  
NEWBERRY TOWNSHIP  
MIAMI COUNTY, OHIO

SURVEYED BY:

*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
SEPTEMBER 12, 2012



COPYRIGHT 2012 BY:  
LEE SURVEYING & MAPPING CO., INC.  
117 North Modriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
WWW.LSMINC.US  
surveys@lsminc.us  
ADW D0512 5331EASE L-5331-2

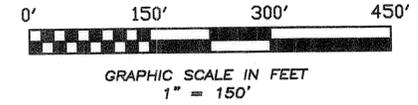
ELIZABETH  
TOWNSHIP

19 NE 1/4  
SECTION

2  
TOWN

10  
RANGE

VOLUME 54 PAGE 102  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



**LEGEND**

- 5/8" x 30" CAPPED IRON PIN SET STAMPED BRUMBAUGH E&S
- 5/8" IRON PIN FOUND
- STONE FOUND
- ✕ RAILROAD SPIKE FOUND
- ♣ MAG NAIL SET
- ♠ MAG NAIL FOUND
- < 244.00' > BEARING / DISTANCE OF RECORD

**REFERENCES**

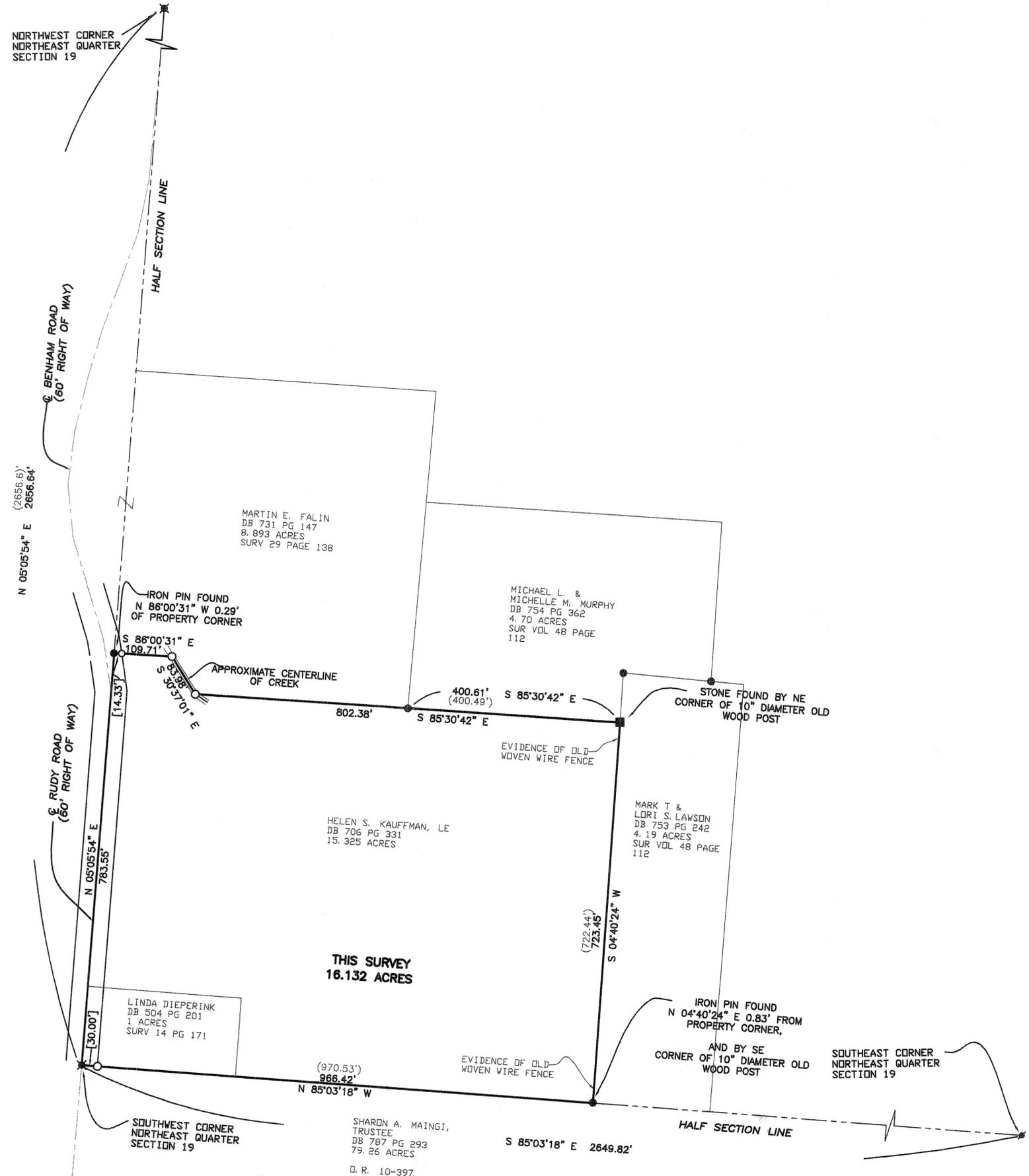
- MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:
- VOLUME 4, PAGE 15
  - VOLUME 14, PAGE 171
  - VOLUME 23, PAGE 48
  - VOLUME 25, PAGE 104
  - VOLUME 29, PAGE 138
  - VOLUME 39, PAGE 190
  - VOLUME 45, PAGE 181
  - VOLUME 47, PAGE 101
  - VOLUME 48, PAGE 66
  - VOLUME 48, PAGE 112
  - VOLUME 48, PAGE 146
  - VOLUME 49, PAGE 19
  - VOLUME 52, PAGE 127



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

*Philip C. Brumbaugh*  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057  
9/18/12

BOUNDARY RETRACEMENT SURVEY FOR LINDA DIEPERINK LANDS IN ELIZABETH TOWNSHIP, DEED BOOK 706 PAGE 331, DEED BOOK 504 PAGE 201 IN MIAMI COUNTY ~ SEPTEMBER 18, 2012.	
	<p><b>BRUMBAUGH ENGINEERING &amp; SURVEYING, LLC</b></p> <p>1105 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PH (937) 698-3000 FAX (937) 698-3928</p>



\\Brumbaugh-0001\BES\_2012\207.12 (Dieperink Bndry Retracement Surv\_Miami Co. Properties (Surv)\ElizabethTwp\elizabeth twship draft.dwg

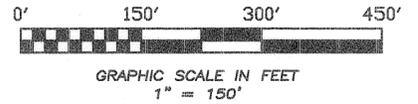
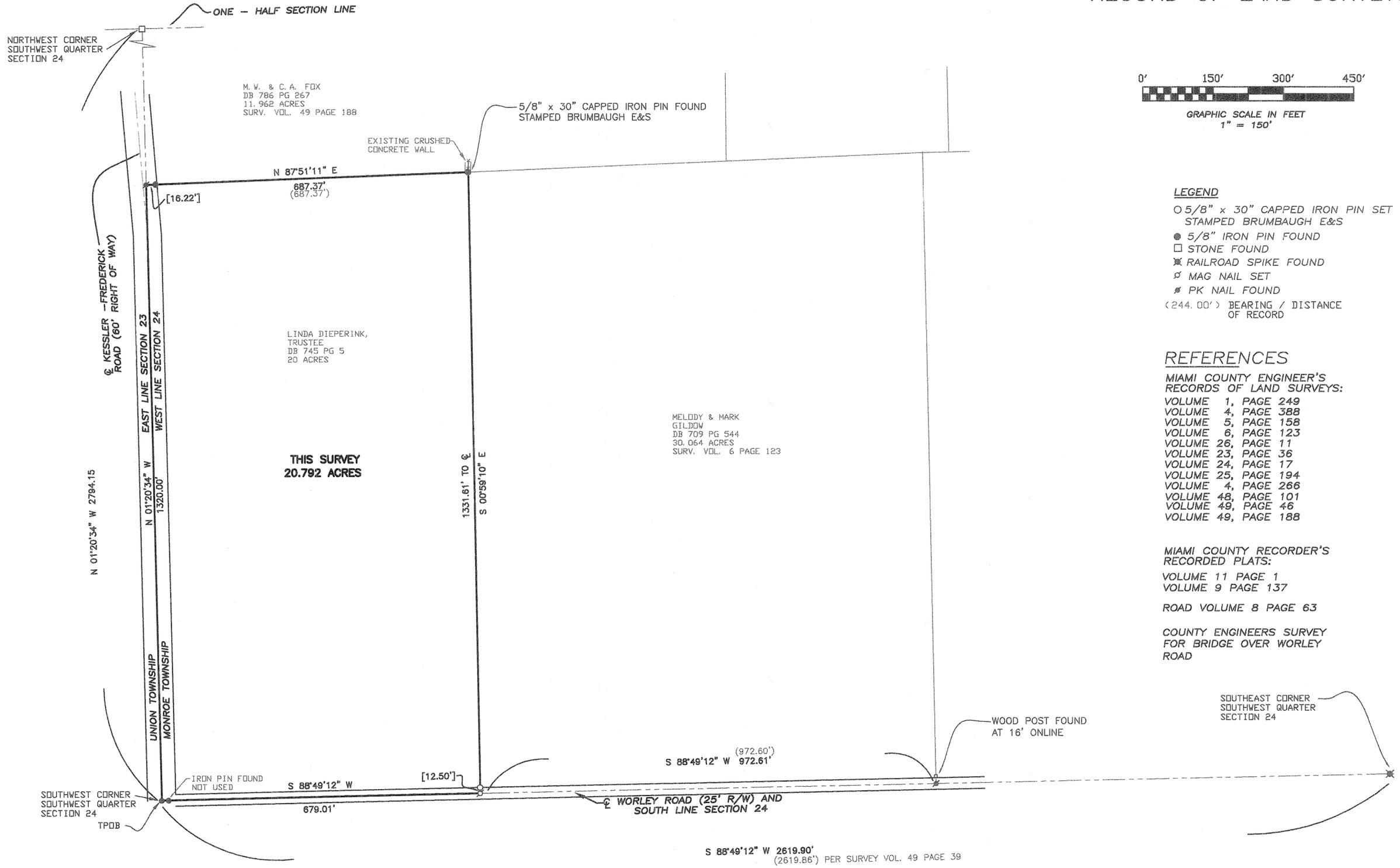
MONROE  
TOWNSHIP

24 SW 1/4  
SECTION

6  
TOWN

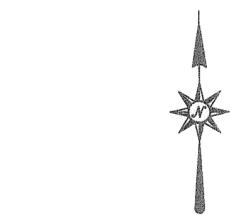
5  
RANGE

VOLUME 54 PAGE 103  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



- LEGEND**
- 5/8" x 30" CAPPED IRON PIN SET  
STAMPED BRUMBAUGH E&S
  - 5/8" IRON PIN FOUND
  - STONE FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ⊕ MAG NAIL SET
  - # PK NAIL FOUND
  - (244.00') BEARING / DISTANCE  
OF RECORD

- REFERENCES**
- MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:
- VOLUME 1, PAGE 249
  - VOLUME 4, PAGE 388
  - VOLUME 5, PAGE 158
  - VOLUME 6, PAGE 123
  - VOLUME 26, PAGE 11
  - VOLUME 23, PAGE 36
  - VOLUME 24, PAGE 17
  - VOLUME 25, PAGE 194
  - VOLUME 4, PAGE 266
  - VOLUME 48, PAGE 101
  - VOLUME 49, PAGE 46
  - VOLUME 49, PAGE 188
- MIAMI COUNTY RECORDER'S  
RECORDED PLATS:
- VOLUME 11 PAGE 1
  - VOLUME 9 PAGE 137
  - ROAD VOLUME 8 PAGE 63
- COUNTY ENGINEERS SURVEY  
FOR BRIDGE OVER WORLEY  
ROAD



BASIS OF BEARING IS THE WEST LINE  
SECTION 24, MONROE TOWNSHIP, BEING  
N 1°20'34" W AS RECORDED IN  
VOLUME 48, PAGE 101 IN THE MIAMI  
COUNTY ENGINEER'S RECORDS OF LAND  
SURVEYS.

*Philip C Brumbaugh*  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057  
8/16/12

BOUNDARY RETRACEMENT SURVEY FOR LINDA DIEPERINK TRUSTEE OF 20 ACRE TRACT IN MONROE TOWNSHIP, DEED BOOK 745 PAGE 5 IN MIAMI COUNTY ~ AUGUST 22, 2012	
	<p><b>BRUMBAUGH ENGINEERING &amp; SURVEYING, LLC</b></p> <p>1105 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PH (937) 698-3000 FAX (937) 698-3928</p>

\\Brumbaugh-0001\BES\_2012\207.12 (Dieperink Bndry Retracement Surv\_Miami Co. Properties (Surv)\Surv\_MonroeTwp\20Acre\_MonroeTwp\_DIEPERINK DRAFT.dwg

STAUNTON  
TOWNSHIP

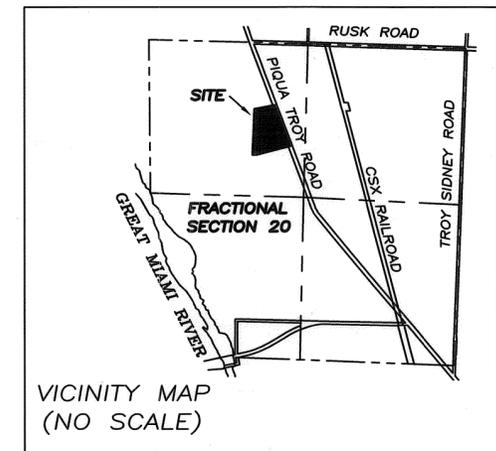
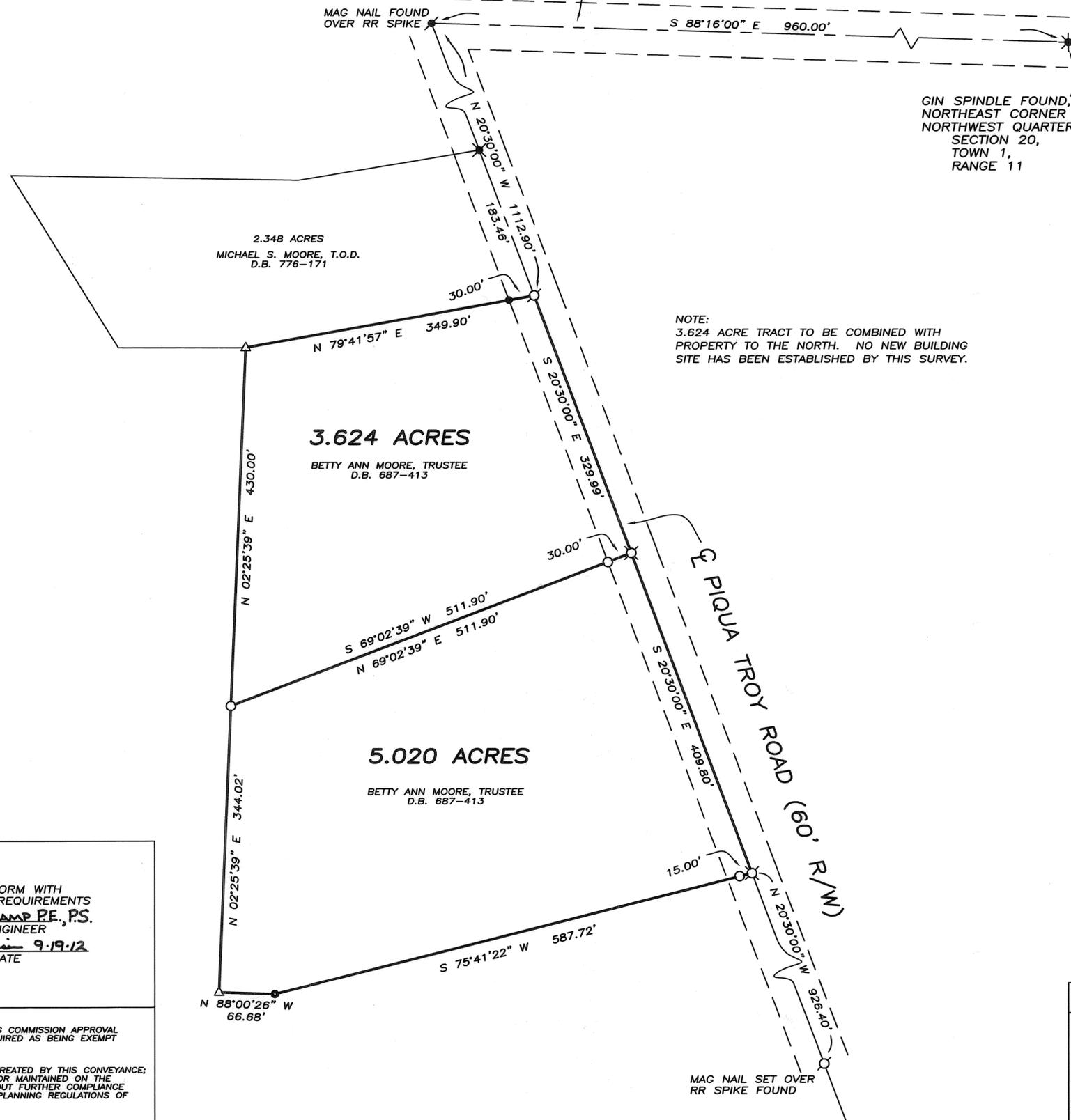
20 NW 1/4  
SECTION

1  
TOWN

11  
RANGE

VOLUME 54 PAGE 104  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

RUSK ROAD & SECTION LINE



REFERENCES

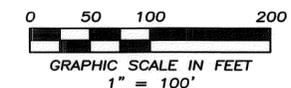
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 5, PAGE 47  
VOLUME 9, PAGE 131  
VOLUME 21, PAGE 50  
VOLUME 25, PAGE 195  
VOLUME 32, PAGE 47

MIAMI COUNTY RECORDER'S RECORDS:

PLAT BOOK 15, PAGE 70  
DEED BOOK 666, PAGE 328  
DEED BOOK 687, PAGE 413

LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- ⊙ MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊛ GIN SPINDLE FOUND
- △ AXEL FOUND
- ⊙ MAG NAIL SET OVER R.R. SPIKE
- ⊗ RAILROAD SPIKE SET
- IRON PIPE FOUND

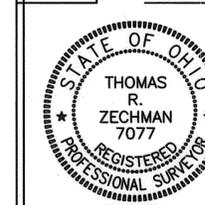


CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**PAUL P. HUELSKAMP P.E., P.S.**  
MIAMI COUNTY ENGINEER  
*Paul P. Huelskamp* 9.19.12  
DEPUTY DATE

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.

*David D. Smith*  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

SURVEY FOR KENNETH P. MOORE  
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 6, 2012



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

8  
Town

5E  
Range

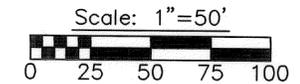
NW 1/4 - 8  
Section

Newberry  
Township

Miami  
County

Ohio  
State

Volume 54 Page 105  
Miami County Engineer's  
Record of Land Surveys



Legend

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

References

- Vol. 32, Pg. 200 } Miami County Engineer's
- Vol. 33, Pg. 72 } Record of Land Surveys
- Vol. 51, Pg. 139 }

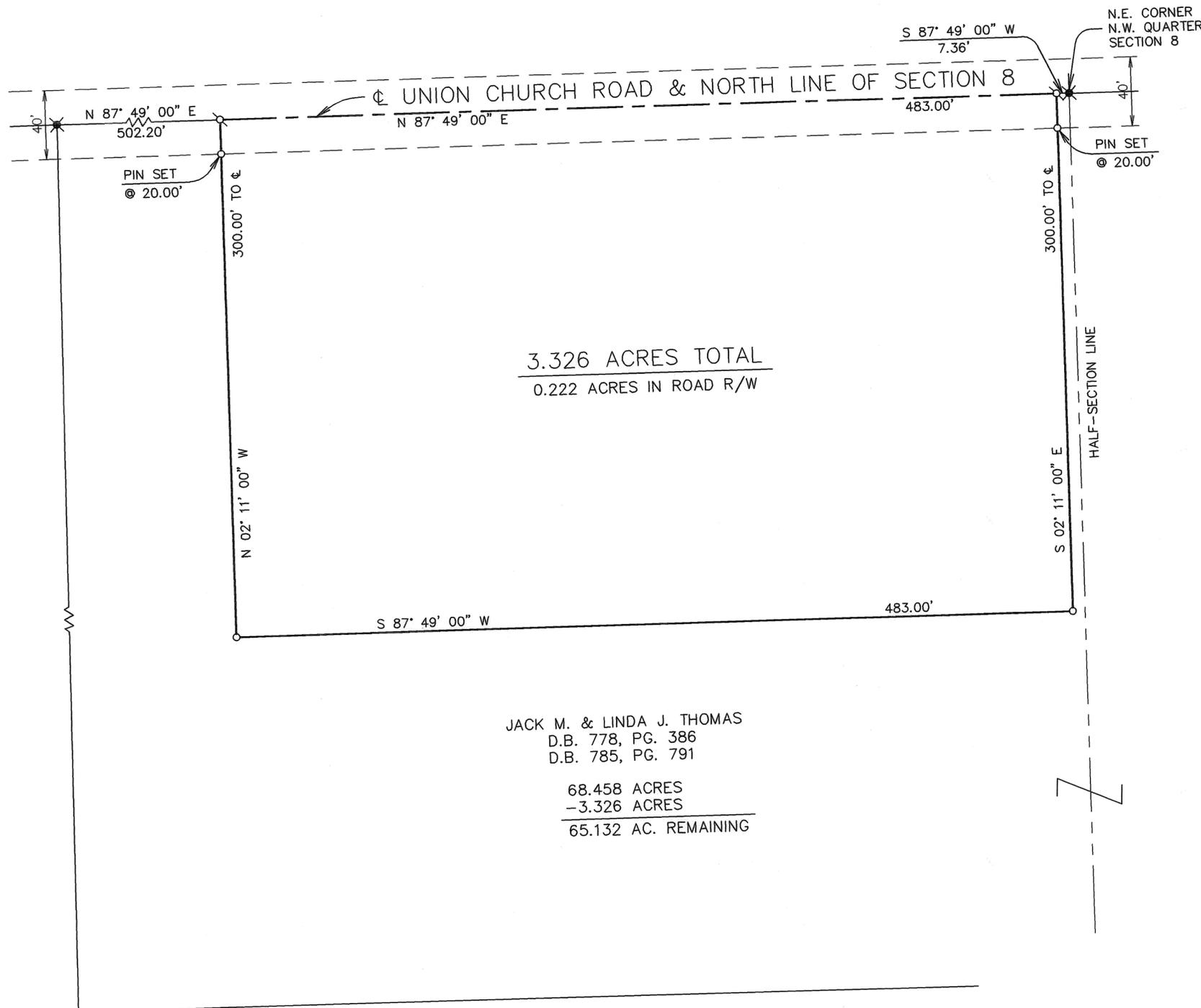
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	
<u>PAUL P. HUELSKAMP, P.E., P.S.</u> MIAMI COUNTY ENGINEER	
<u>Web Starnick, D.V.</u> DEPUTY	<u>9-24-2012</u> DATE
APPROVED MIAMI COUNTY PLANNING COMMISSION	
<u>D. S. [Signature]</u> SECRETARY	<u>9/24/12</u> DATE
APPROVED SUBJECT TO ZONING APPROVAL	
BY: <u>Henry Lyter, R.S.</u>	
DATE: <u>9/24/12</u>	
MIAMI COUNTY GENERAL HEALTH DEPARTMENT	

Survey of 3.326 acres for Jack & Linda Thomas.



Michael W. Cozatt 5/23/12  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 09212 Ph. (937) 339-2921



SURVEY OF OUTLOTS 338 & PT. 337 IN TROY FOR SANDY WEBB-HOWARD & RUBY DRAKE PROPERTY

Steven D. Leffel 9/17/12

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



BEARING PER LOT 8-99



LOT SPLIT AS SHOWN REVIEWED & APPROVED THIS 19<sup>TH</sup> DAY OF SEPT. 2012 BY TROY CITY ENGINEER

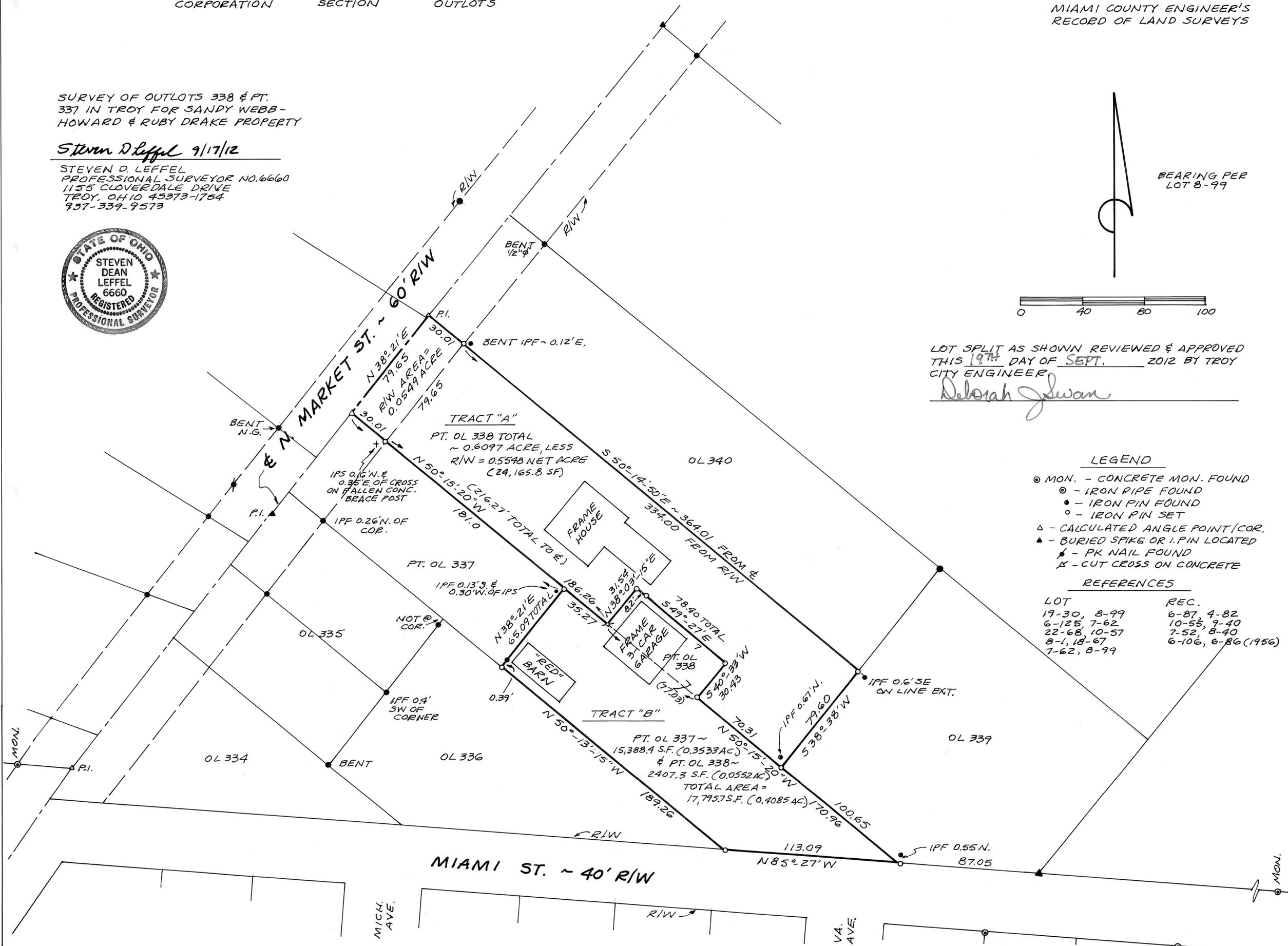
*Deborah Swan*

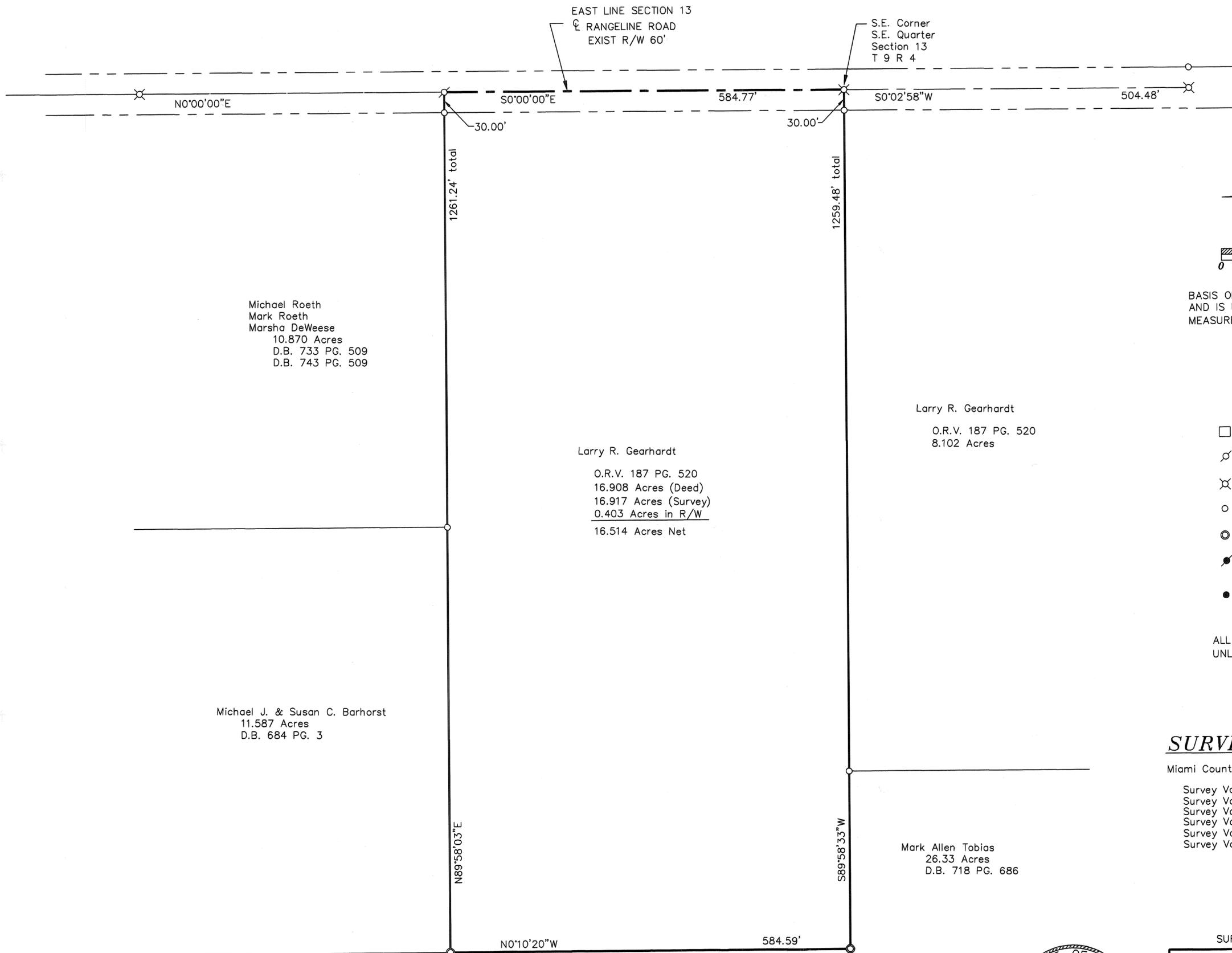
LEGEND

- ⊙ MON. - CONCRETE MON. FOUND
- ⊙ - IRON PIPE FOUND
- - IRON PIN FOUND
- - IRON PIN SET
- △ - CALCULATED ANGLE POINT (COR.)
- ▲ - BURIED SPIKE OR I.PIN LOCATED
- ⚡ - PK NAIL FOUND
- ✂ - CUT CROSS ON CONCRETE

REFERENCES

LOT	REC.
19-30, 8-99	6-87, 4-82
6-125, 7-62	10-55, 7-40
22-68, 10-57	7-52, 8-40
8-1, 18-67	6-106, 6-86 (1956)
7-62, 8-99	





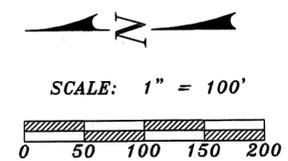
Michael Roeth  
 Mark Roeth  
 Marsha DeWeese  
 10.870 Acres  
 D.B. 733 PG. 509  
 D.B. 743 PG. 509

Larry R. Gearhardt  
 O.R.V. 187 PG. 520  
 16.908 Acres (Deed)  
 16.917 Acres (Survey)  
 0.403 Acres in R/W  
 16.514 Acres Net

Larry R. Gearhardt  
 O.R.V. 187 PG. 520  
 8.102 Acres

Michael J. & Susan C. Barhorst  
 11.587 Acres  
 D.B. 684 PG. 3

Mark Allen Tobias  
 26.33 Acres  
 D.B. 718 PG. 686



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

**LEGEND**

- STONE FOUND
- ⊗ MAG NAIL OR PK NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- IRON PIPE FOUND
- MAG NAIL SET
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION  
 UNLESS NOTED OTHERWISE.

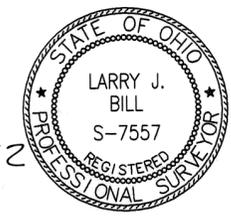
**SURVEY REFERENCES**

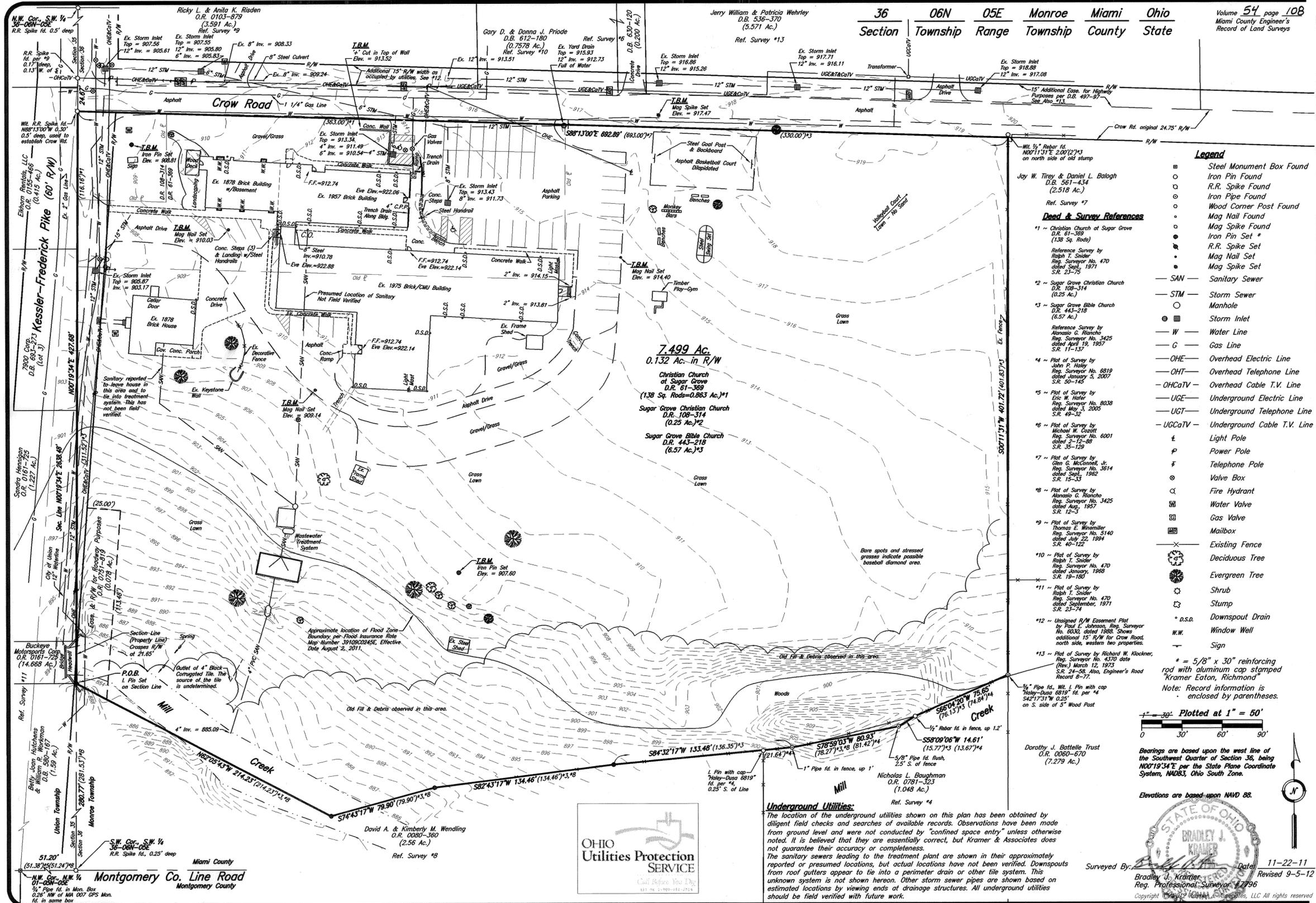
- Miami County Engineer's Record of Land Surveys
- Survey Volume 11 Page 147
  - Survey Volume 12 Page 190
  - Survey Volume 13 Page 118
  - Survey Volume 28 Page 89
  - Survey Volume 39 Page 84
  - Survey Volume 47 Page 179

SURVEY FOR LARRY GEARHARDT

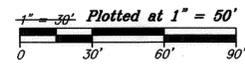
**Larry J. Bill**  
 Professional Surveyor  
 9826 New Harrison-Bradford Road  
 Bradford, Ohio 45308  
 Phone (937) 448-6320  
 Fax (937) 448-6323

*Larry J. Bill*  
 LARRY J. BILL, P.S. #7557  
 DATE 9/26/2012



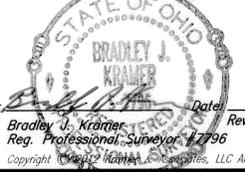


- Legend**
- Steel Monument Box Found
  - Iron Pin Found
  - R.R. Spike Found
  - Iron Pipe Found
  - Wood Corner Post Found
  - Mag Nail Found
  - Mag Spike Found
  - Iron Pin Set \*
  - R.R. Spike Set
  - Mag Nail Set
  - Mag Spike Set
  - SAN — Sanitary Sewer
  - STM — Storm Sewer
  - Manhole
  - Storm Inlet
  - W — Water Line
  - G — Gas Line
  - OHE — Overhead Electric Line
  - OHT — Overhead Telephone Line
  - OHCaTV — Overhead Cable T.V. Line
  - UGE — Underground Electric Line
  - UGT — Underground Telephone Line
  - UGCaTV — Underground Cable T.V. Line
  - ⊥ Light Pole
  - ⊥ Power Pole
  - ⊥ Telephone Pole
  - ⊥ Valve Box
  - ⊥ Fire Hydrant
  - ⊥ Water Valve
  - ⊥ Gas Valve
  - ⊥ Mailbox
  - Existing Fence
  - ⊙ Deciduous Tree
  - ⊙ Evergreen Tree
  - ⊙ Shrub
  - ⊙ Stump
  - ⊙ D.S.D. Downspout Drain
  - ⊥ Window Well
  - ⊥ Sign
- \* = 5/8" x 30" reinforcing rod with aluminum cap stamped "Kramer Eaton, Richmond"
- Note: Record information is enclosed by parentheses.



Bearings are based upon the west line of the Southwest Quarter of Section 36, being N00°19'34"E per the State Plane Coordinate System, NAD83, Ohio South Zone.

Elevations are based upon NAVD 88.



**Underground Utilities:**  
The location of the underground utilities shown on this plan has been obtained by diligent field checks and searches of available records. Observations have been made from ground level and were not conducted by "confined space entry" unless otherwise noted. It is believed that they are essentially correct, but Kramer & Associates does not guarantee their accuracy or completeness. The sanitary sewers leading to the treatment plant are shown in their approximately reported or presumed locations, but actual locations have not been verified. Downspouts from roof gutters appear to tie into a perimeter drain or other tile system. This unknown system is not shown hereon. Other storm sewer pipes are shown based on estimated locations by viewing ends of drainage structures. All underground utilities should be field verified with future work.



Volume 54 page 108  
Miami County Engineer's Record of Land Surveys

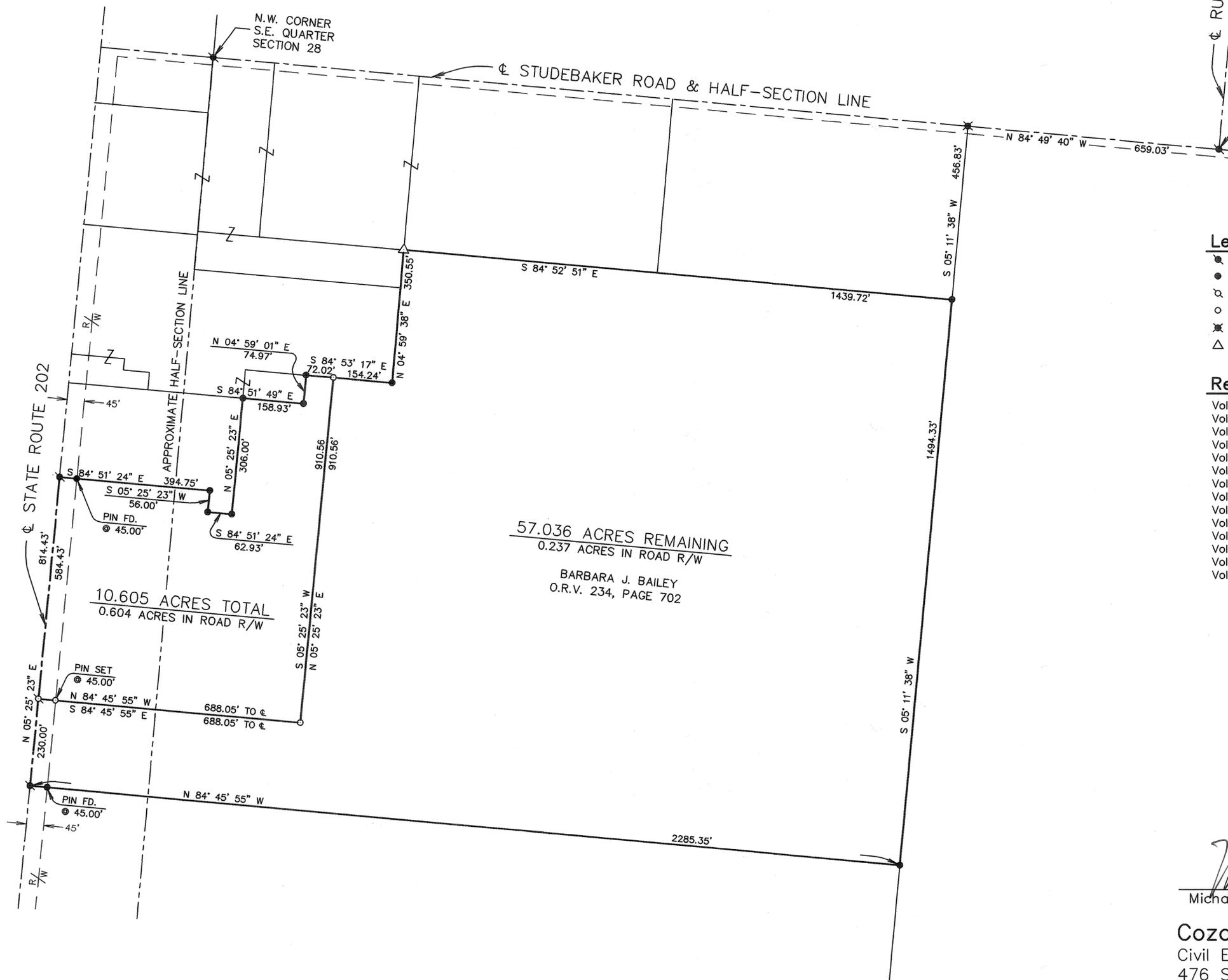
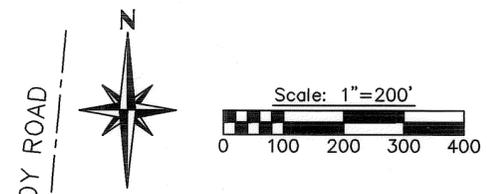
36 Section 06N Township 05E Range Monroe Township Miami County Ohio

Boundary & Topographic Survey for Sugar Grove Bible Church

**KRAMER & ASSOCIATES, LLC**  
Surveyors, Engineers, & Design Consultants  
101 N. Barron St., Dayton, Ohio 45402  
PH: (937) 499-8912 FAX: (937) 499-8912

Project No. 11-073  
Date 11-22-11  
Drawn by TLD  
Checked by BJK  
Survey No. D-1747

1 of 1



**Legend**

- ⊗ Mag nail found
- Iron pin found
- ⊗ Mag nail set over existing monument
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- ⊗ Gin spindle found
- △ Aluminum bar in concrete found

**References**

- Vol. 16, Pg. 114
  - Vol. 22, Pg. 133
  - Vol. 23, Pg. 110
  - Vol. 23, Pg. 133
  - Vol. 28, Pg. 09
  - Vol. 29, Pg. 173
  - Vol. 31, Pg. 40
  - Vol. 31, Pg. 129
  - Vol. 40, Pg. 103
  - Vol. 43, Pg. 177
  - Vol. 46, Pg. 125
  - Vol. 50, Pg. 158
  - Vol. 50, Pg. 165
  - Vol. 53, Pg. 180
- Miami County Engineer's Record of Land Surveys

57.036 ACRES REMAINING  
0.237 ACRES IN ROAD R/W  
BARBARA J. BAILEY  
O.R.V. 234, PAGE 702

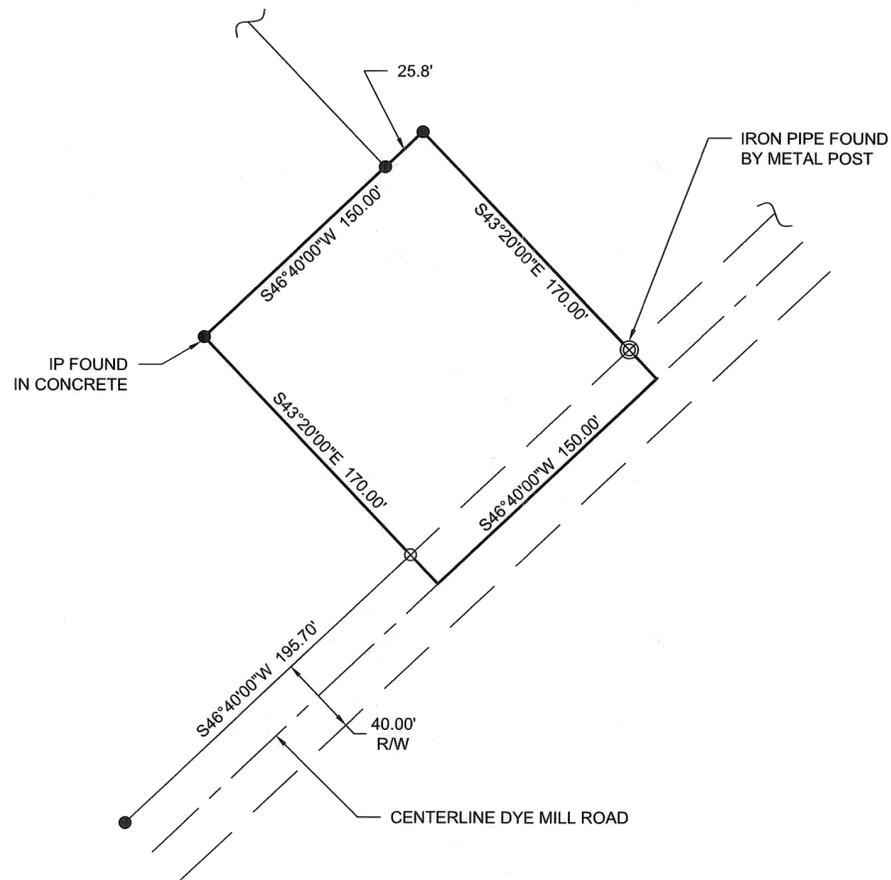
10.605 ACRES TOTAL  
0.604 ACRES IN ROAD R/W

Survey of 2 tracts for Barbara Bailey.



*Michael W. Cozatt* 9/26/12  
Michael W. Cozatt, P.S. #6001 Date

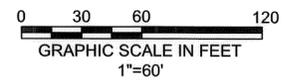
**Cozatt Engineering Company**  
Civil Engineer      Land Surveyor  
476 Swailes Road      Troy, Ohio  
Job No. 15612      Ph. (937) 339-2921



**REFERENCES**  
LOT SURVEY VOL. 15, PG. 96  
LAND SURVEY VOL. 7, PG. 6  
LAND SURVEY VOL. 15, PG. 52  
RECORD BOOK 10-148

**LEGEND**  
● IRON PIN FOUND  
○ IRON PIN SET  
⊙ IRON PIPE FOUND

**NOTE:**  
The purpose of this survey is to re-survey Lot 6211.



SURVEY FOR DUNCAN OIL COMPANY IN MIAMI COUNTY, OHIO  
- SEPTEMBER 28, 2012

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

NOTE:

The intent of this survey was to reestablish the corners of the tract owned by Melvin G. Pethtel as described in D.B. 786-273. The original 3.989 acre tract shown in Land Survey Vol. 13-30 in 1959 was later split in 1964 with a 2.130 acre parcel subdivided in Land Survey Vol. 16-145. Monuments were found as shown on the west side of the Crotinger tract. The frontage and rear lot dimensions were held from Vol. 16-145 to establish the location of the split line between Crotinger and Pethtel. The centerline of Looney Road was honored from Land Survey Vol. 45-56 running from quarter corner to quarter corner.

REFERENCES

- LAND SURVEY VOL. 13, PG. 30
- LAND SURVEY VOL. 16, PG. 145
- LAND SURVEY VOL. 19, PG. 109
- LAND SURVEY VOL. 37, PG. 127
- LAND SURVEY VOL. 38, PG. 189
- LAND SURVEY VOL. 39, PG. 198
- LAND SURVEY VOL. 45, PG. 56
- RECORD PLAT BOOK 18, PLAT 32
- COUNTY ROAD 25-A PRELIMINARY R/W PLANS

LEGEND

- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET
- ⊗ MAG NAIL FOUND
- ⊗ MAG NAIL SET
- IRON PIN FOUND IN MONUMENT BOX
- ⊙ IRON PIPE FOUND
- RR SPIKE FOUND
- CORPORATION LINE

KRIEDEL HOLDINGS, INC.  
D.B. 789-248  
LAND SUR. VOL. 39-198

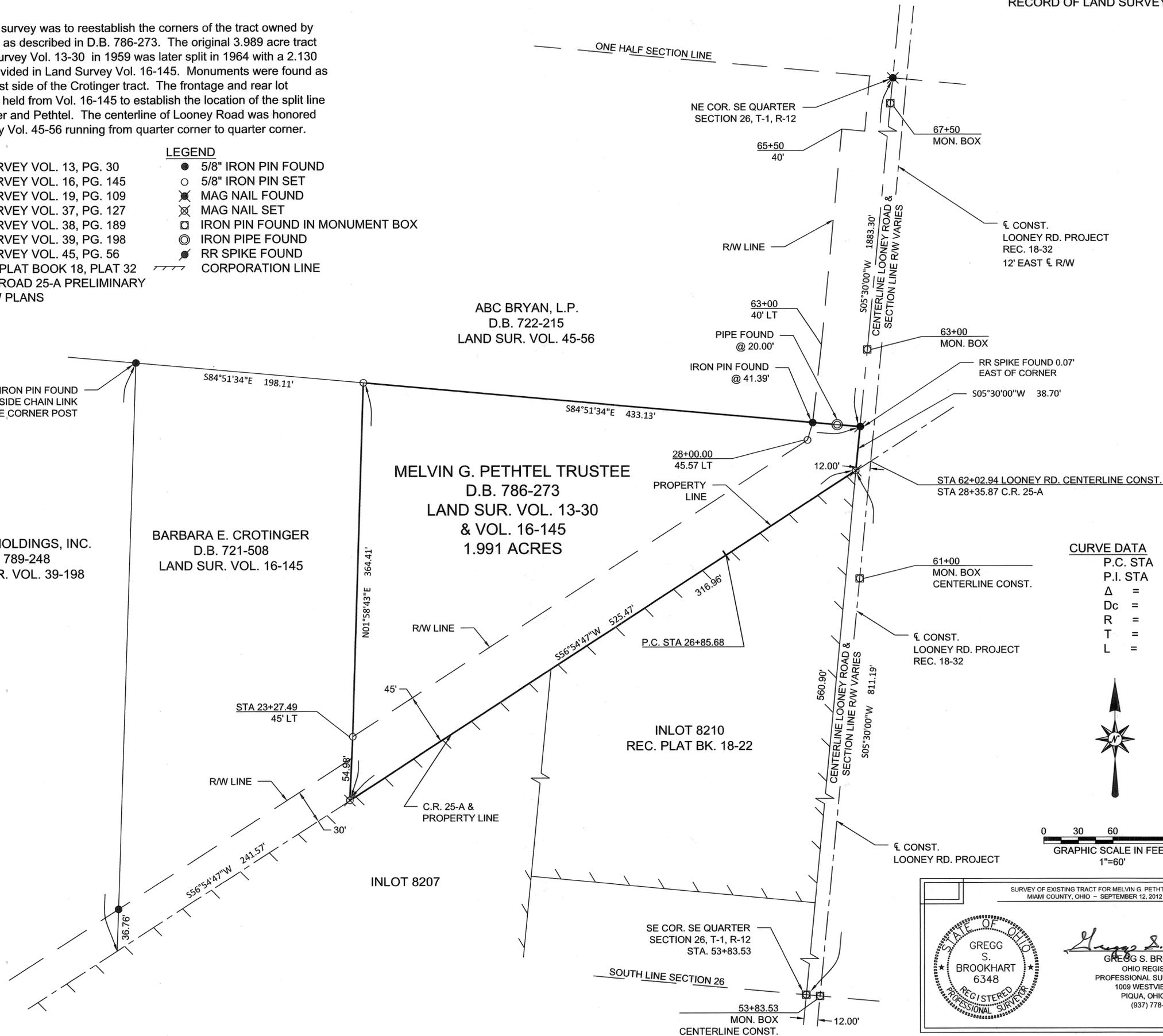
BARBARA E. CROTINGER  
D.B. 721-508  
LAND SUR. VOL. 16-145

MELVIN G. PETHTEL TRUSTEE  
D.B. 786-273  
LAND SUR. VOL. 13-30  
& VOL. 16-145  
1.991 ACRES

ABC BRYAN, L.P.  
D.B. 722-215  
LAND SUR. VOL. 45-56

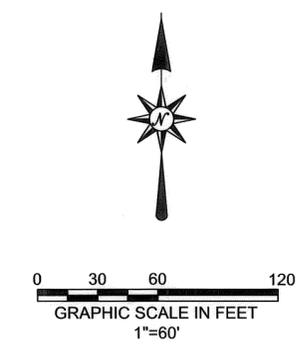
INLOT 8210  
REC. PLAT BK. 18-22

INLOT 8207



CURVE DATA

P.C. STA	26+85.68
P.I. STA	28+19.28
Δ =	01°-20'-00" RT
Dc =	00°-29'-57"
R =	11,481.19'
T =	133.60'
L =	267.18'

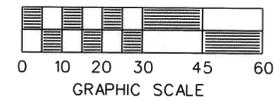
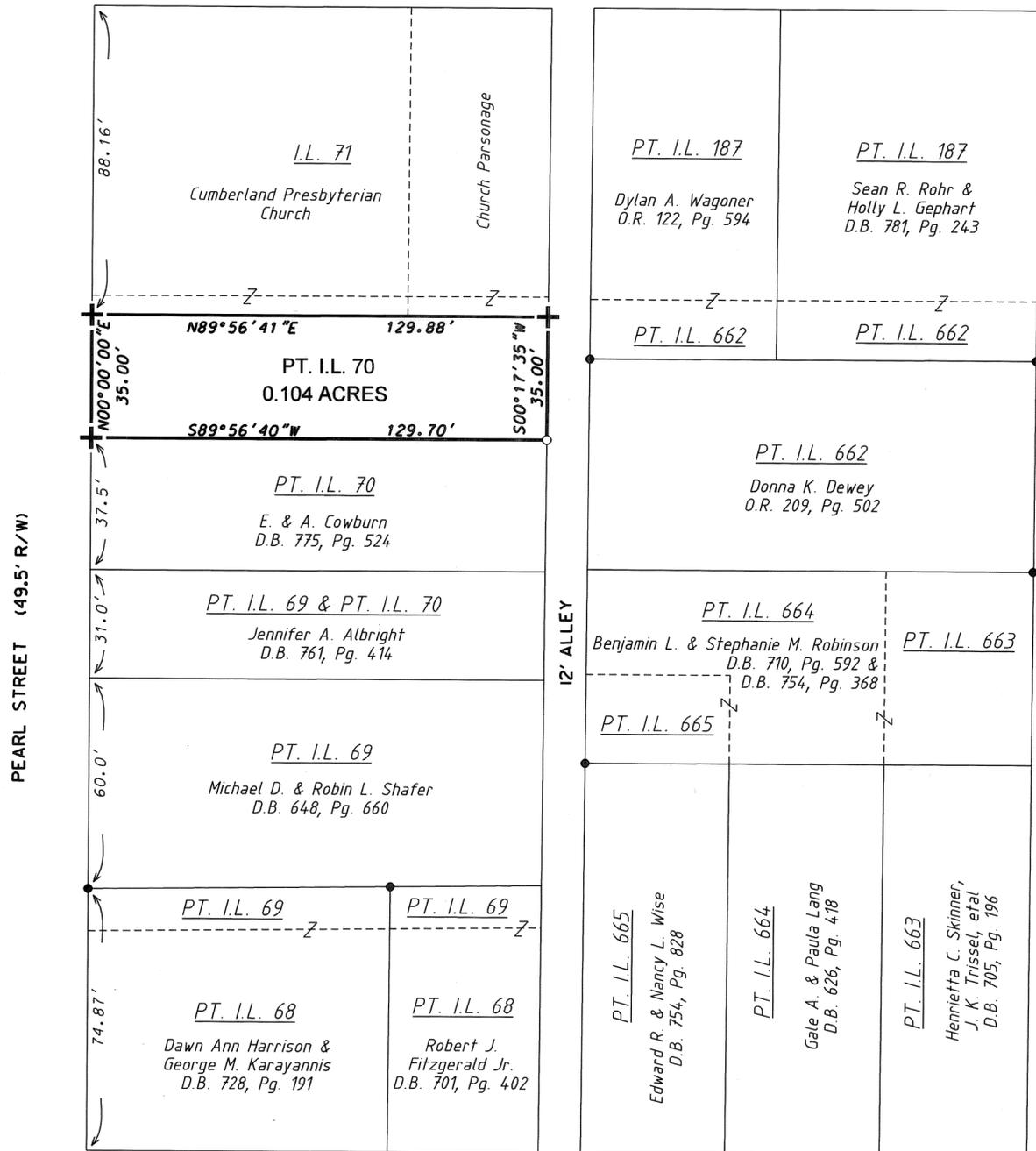


SURVEY OF EXISTING TRACT FOR MELVIN G. PETHTEL IN  
MIAMI COUNTY, OHIO - SEPTEMBER 12, 2012

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

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

WRIGHT STREET (49.5' R/W)



- LEGEND -

- IRON PIN FOUND
- ⊕ CROSS CUT SET IN CONCRETE
- 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

REFERENCE:  
VOL. 1, PG. 13 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

**SURVEY OF PART INLOT 70 IN COVINGTON, OHIO FOR KEVIN KELLY**



ROBERT L. CRON, P.S. \*8140  
DATE: Oct. 8 2012

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

8  
TOWN

5E  
RANGE

30  
SECTION

NEWBERRY  
TOWNSHIP

7  
LOT

WEST COVINGTON

VOLUME 54 PAGE 113  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



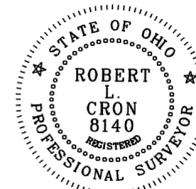
REFERENCES

- VOL. 50, PG. 53 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
- VOL. 14, PG. 134 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

**SURVEY OF LOT 7  
IN WEST COVINGTON,  
NEWBERRY TOWNSHIP, OHIO  
FOR JOHN SKEENS**

- LEGEND -

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



*Robert L. Cron*  
ROBERT L. CRON, P.S. #8140  
DATE Oct. 8 2012

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

1  
Town

11 BTMRS  
Range

NW & NE 1/4-1  
Section

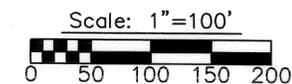
Staunton  
Township

Miami  
County

Ohio  
State

Volume 54 Page 114

Miami County Engineer's  
Record of Land Surveys

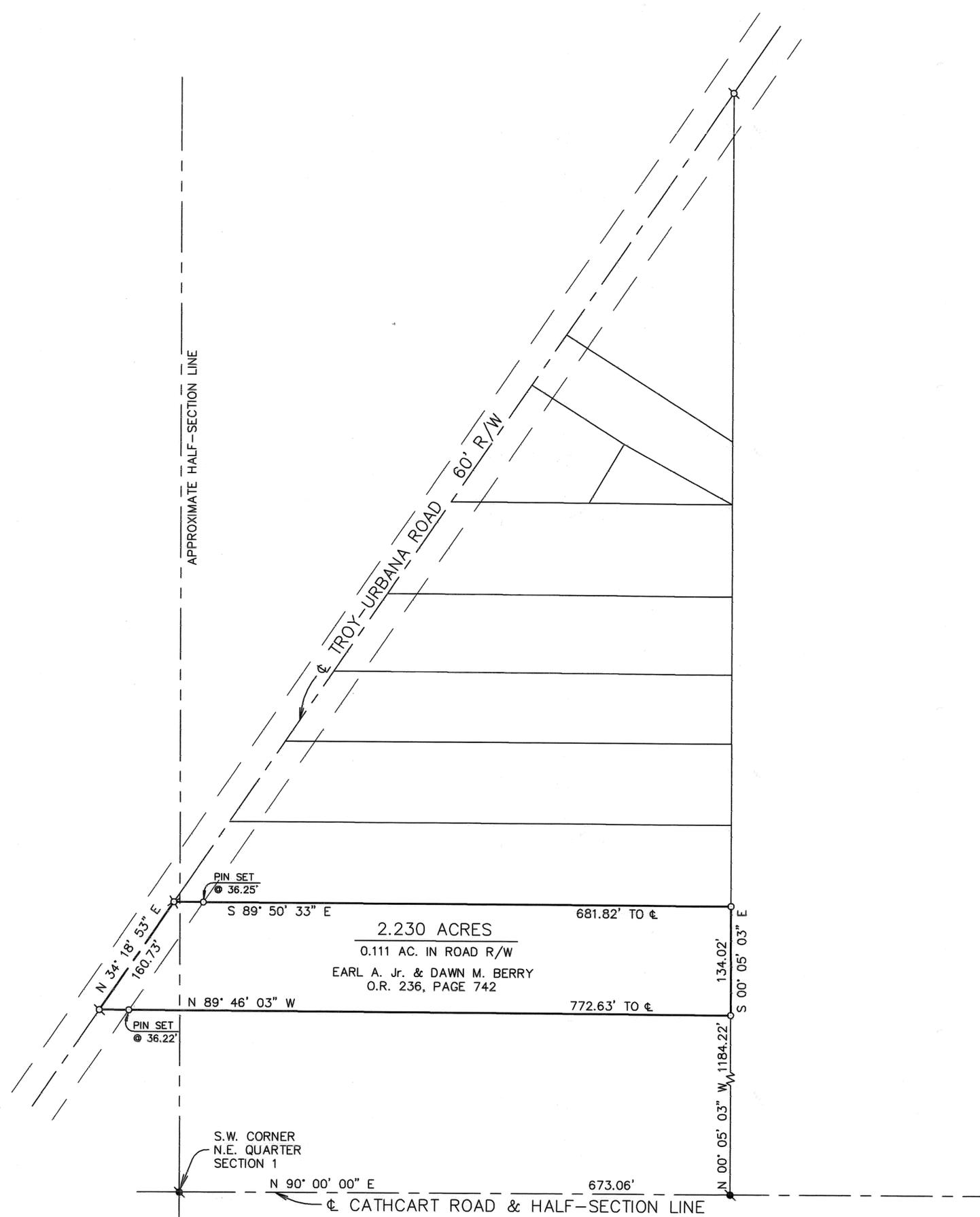


Legend

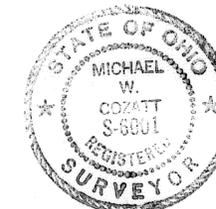
- Mag nail found
- ⊗ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- ⊗ Mag nail set over R.R. spike found

References

- Vol. 06, Pg. 63
  - Vol. 06, Pg. 80
  - Vol. 07, Pg. 175
  - Vol. 10, Pg. 49
  - Vol. 20, Pg. 99
  - Vol. 45, Pg. 159
- } Miami County Engineer's  
Record of Land Surveys
- O.R. 184, Pg. 119
  - O.R. 236, Pg. 742
- } Miami County Recorder's  
Official Records
- D.B. 794, Pg. 868
- } Miami County Recorder's  
Deed Records



Survey of 2.230 acres for Earl & Dawn Berry.

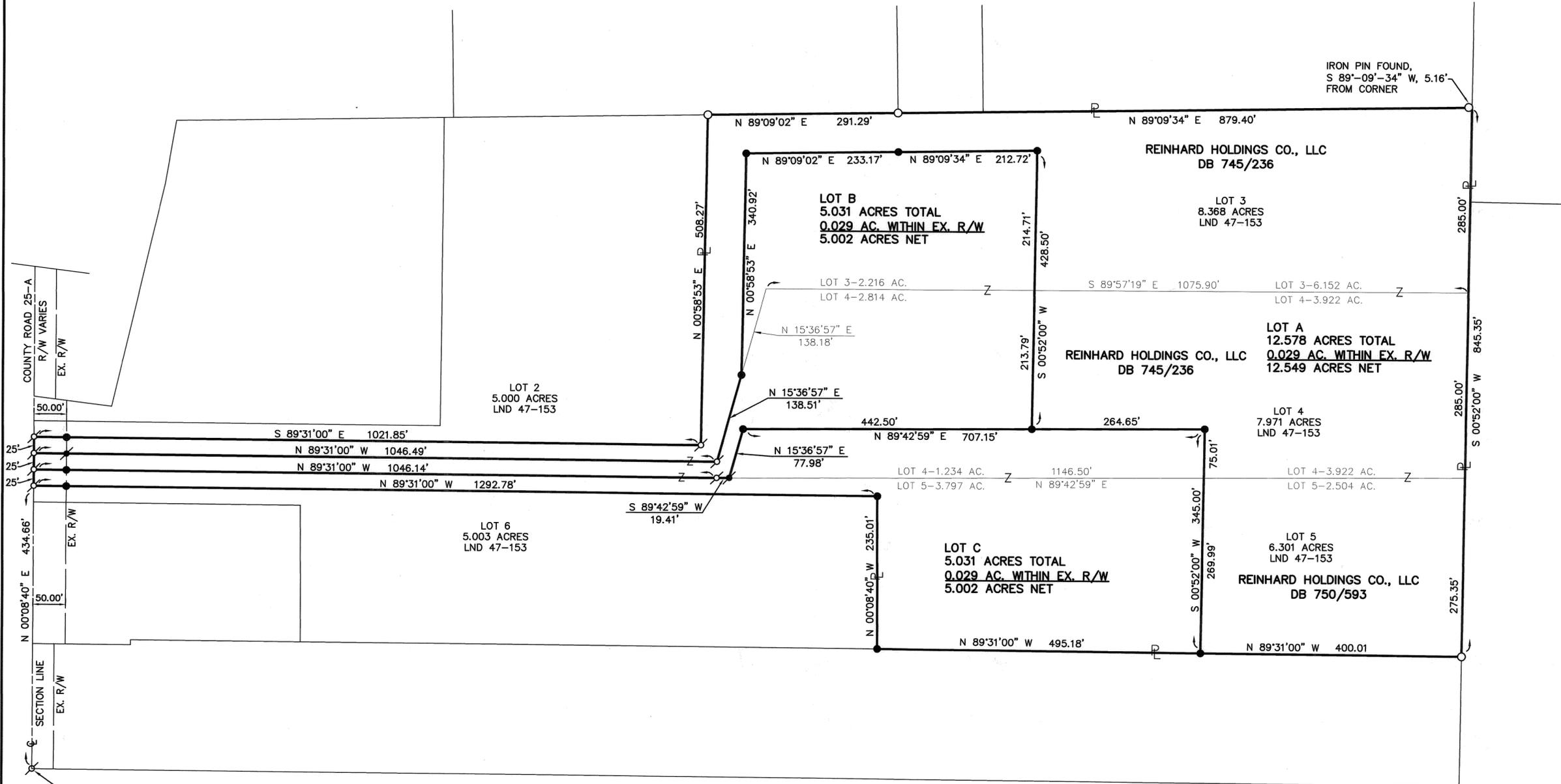


*Michael W. Cozatt* 6/16/2  
 Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 2784 S. County Road 25A Troy, Ohio  
 Job No. 10312 Ph. (937) 339-2921

22.639 ACRES  
 34 SECTION  
 4 N TOWNSHIP  
 6 E RANGE  
 MONROE TOWNSHIP  
 MIAMI, OHIO COUNTY

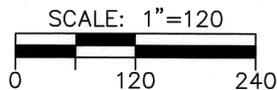
VOLUME 54 PLAT 115  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 OCTOBER 11, 2012



SW CORNER  
 SW QUARTER  
 SECTION 34



THE BEARINGS ARE BASED ON  
 PLAT OF SURVEY FILED IN MIAMI  
 COUNTY ENGINEER'S RECORD OF  
 LAND SURVEYS VOL. 47, PG. 153



**LEGEND**

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊕ MAG NAIL SET
- ⊙ P.K. NAIL FOUND

LAND SURVEY REFERENCE  
 No. 46, PLAT 59  
 No. 47, PLAT 153

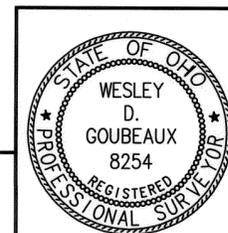
Certified To Conform With  
 Miami County Survey Requirements

Paul P. Huelshamp P.E., P.S.  
 Miami County Engineer  
 Deputy Date 10.4.2012

APPROVED BY MIAMI COUNTY PLANNING COMMISSION

Secretary Date 10/5/12

Wesley D. Goubeaux  
 Wesley D. Goubeaux, P.S. #8254  
 9-07-2012  
 DATE



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

DATE:	09-07-2012
DRAWN BY:	WDG
JOB NUMBER:	MIAMON1201
SHEET NUMBER	1 OF 1

TROY CORPORATION

PT. 1314 INLOT

S.W. SECTION

VOLUME 54 PAGE 116  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

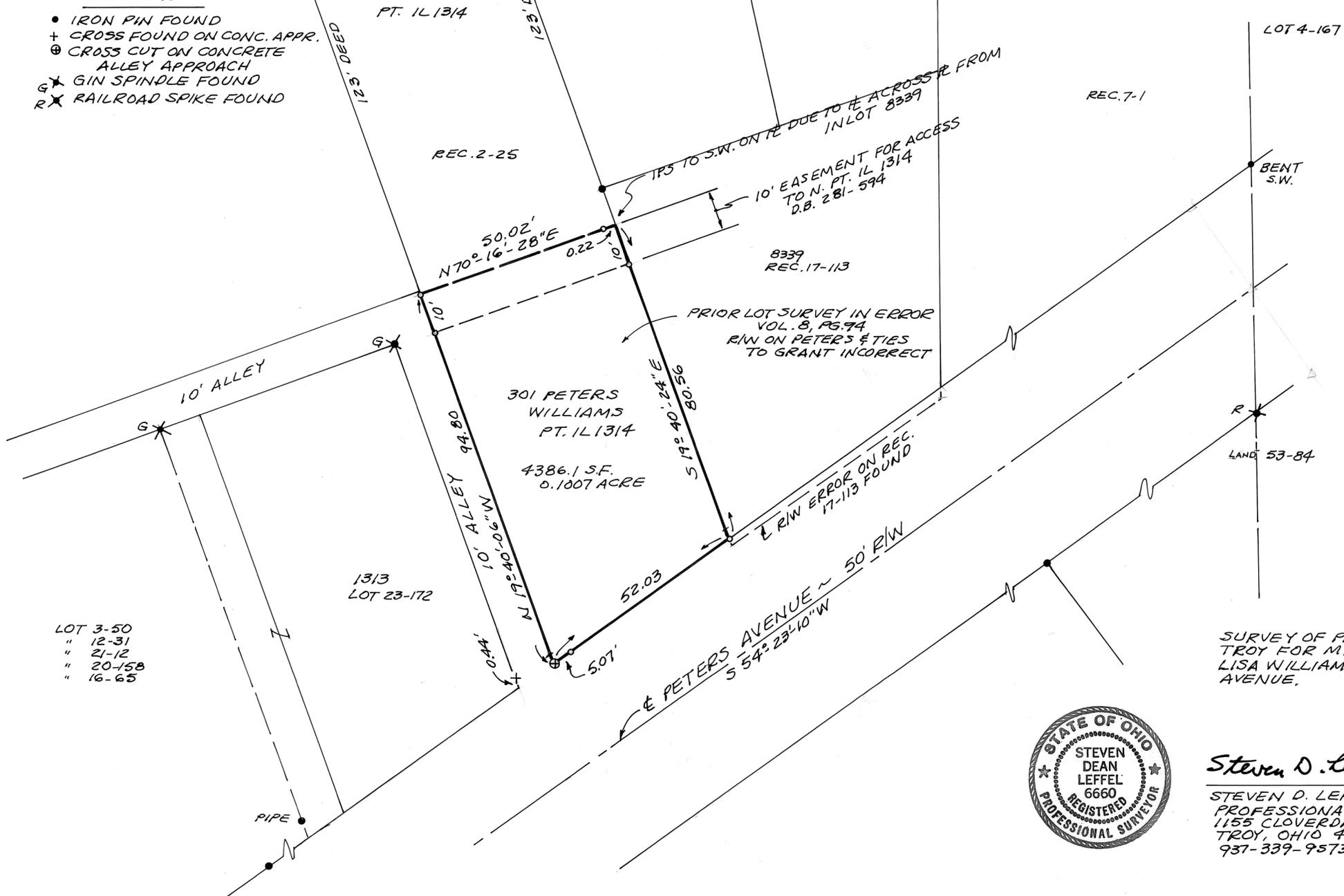
W & WEST MARKET ST.  
60' R/W

R/W

- LEGEND
- IRON PIN FOUND
  - + CROSS FOUND ON CONC. APPR.
  - ⊕ CROSS CUT ON CONCRETE ALLEY APPROACH
  - G\* GIN SPINDLE FOUND
  - R\* RAILROAD SPIKE FOUND



BEARING PER LOT 53-84



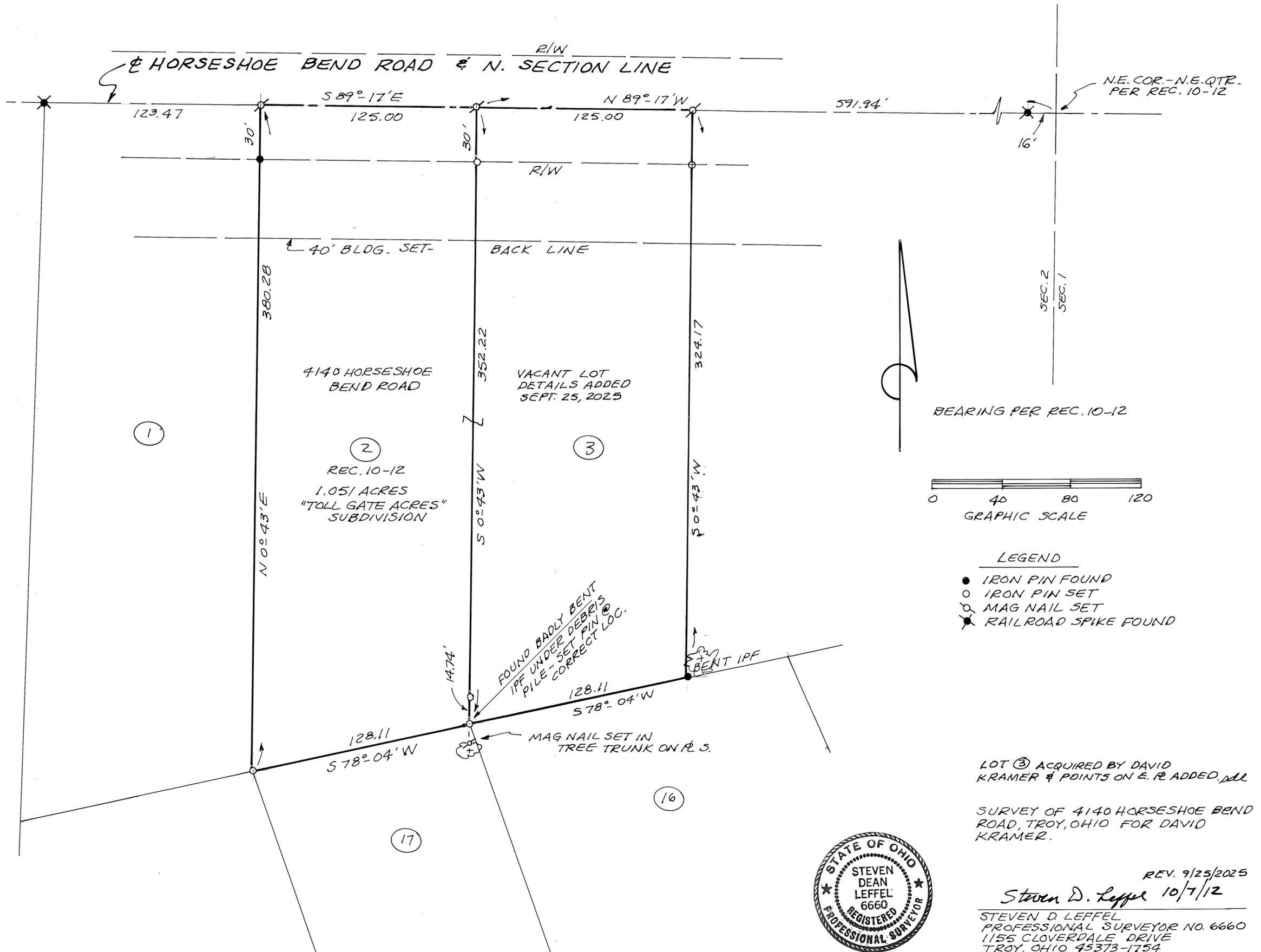
- LOT 3-50  
" 12-31  
" 21-12  
" 20-15B  
" 16-65

SURVEY OF PART 1L 1314 IN TROY FOR MICHAEL JR. & LISA WILLIAMS AT 301 PETERS AVENUE.



Steven D. Leffel 9/2/12

STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR 6660  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373-1754  
937-339-9573



*dll*

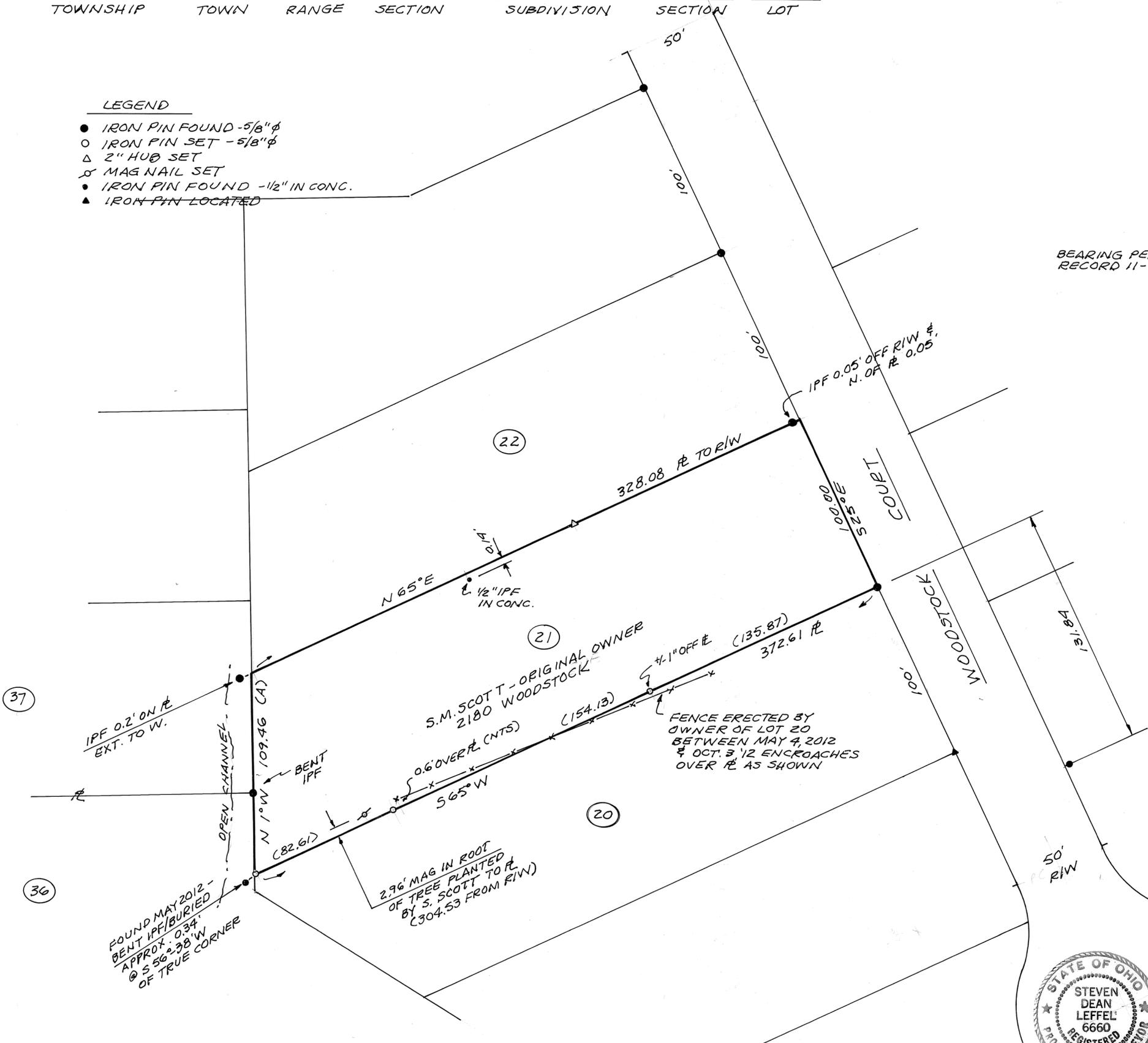
CONCORD	4	6	5	SHENANDOAH	ONE	21
TOWNSHIP	TOWN	RANGE	SECTION	SUBDIVISION	SECTION	LOT

VOLUME 54 PAGE 118  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

**LEGEND**

- IRON PIN FOUND - 5/8" φ
- IRON PIN SET - 5/8" φ
- △ 2" HUB SET
- ⊗ MAG NAIL SET
- IRON PIN FOUND - 1/2" IN CONC.
- ▲ IRON PIN LOCATED

BEARING PER  
 RECORD 11-128



IPF 0.2' ON R/W  
 EXT. TO W.

FOUND MAY 2012 -  
 BENT IPF/BURIED  
 APPROX 0.34'  
 @ S 56° 38' W  
 OF TRUE CORNER

2.96' MAG IN ROOT  
 OF TREE PLANTED  
 BY S. SCOTT TO R/W  
 (304.53 FROM R/W)

FENCE ERECTED BY  
 OWNER OF LOT 20  
 BETWEEN MAY 4, 2012  
 & OCT. 3 '12 ENCRACHES  
 OVER R/W AS SHOWN

SURVEY OF LOT 21 IN SECTION ONE  
 SHENANDOAH SUBDIVISION FOR  
 SUE SCOTT AT 2180 WOODSTOCK  
 COURT, TROY, OHIO

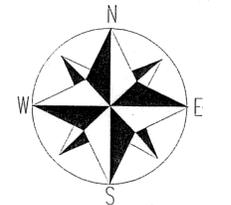
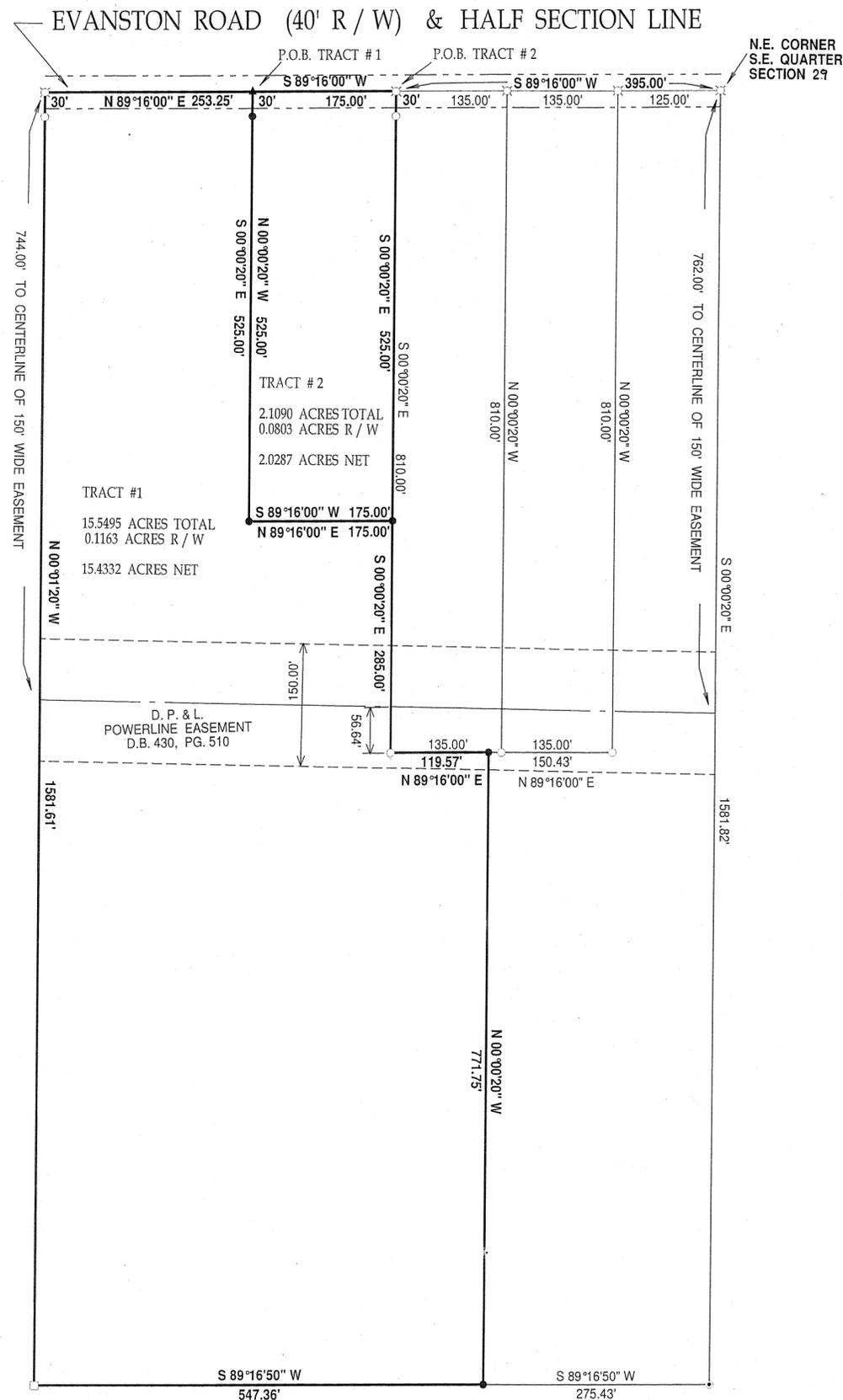


Steven D. Leffel 10/12/12  
 STEVEN D. LEFFEL  
 PROFESSIONAL SURVEYOR NO. 6660  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45373-1754  
 937-339-9573

NOTE (A) - 109.46 ON FLAT;  
 109.47 = BETTER CLOSURE

022





0 30 60 90 120 150 180 210 240  
SCALE 1" = 120'

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

APPROVED  
Miami County Planning Commission  
Date 10/17/2012  
Secretary [Signature]

Certified To Conform With  
Miami County Survey Requirements  
**PAUL P. HUELSKAMP, P.E., P.S.**  
Miami County Engineer  
[Signature] 10-17-2012  
Deputy Date

LEGEND

⊗	PK NAIL FOUND	⊗	RRS FOUND
⊠	WOOD POST FND	⊠	
⊙	IRON PIN FOUND	⊙	
+		+	
⊕	GIN SPINDLE FND	⊕	
⊚	2" STEEL POST FD	⊚	
⊛		⊛	
⊔	MAG NAIL SET	⊔	
⊓	IRON PIN SET	⊓	
⊖	RRS SET	⊖	

APPROVED  
By [Signature]  
Date 10/17/12  
Miami County Combined Health

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS  
VOLUME 49, PAGE 14  
VOLUME 34, PAGE 76  
VOLUME 33, PAGE 168  
VOLUME 44, PAGE 123  
VOLUME 21, PAGE 71

DEED REFERENCE:  
OFFICIAL RECORD  
VOLUME 273, PAGES 130 & 131

OCTOBER 9, 2012	SURVEY OF A 17.6585 ACRE TRACT SPLIT INTO (2) TRACTS, 15.5495 AC. & 2.1090 AC. FOR UPNORTH CONSTRUCTION
	<u>Neil E. Teaford, P.S. #7724</u> <b>NEIL E. TEAFORD</b> 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com <b>OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</b>

2  
TOWN

11 BTMRS  
RANGE

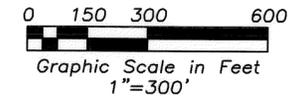
1 NE 1/4  
SECTION

LOSTCREEK  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 121 A  
Miami County Engineer's  
Record of Land Surveys



ACREAGE RECAP

89.615 Ac.	143.307 Ac.
+ 83.400 Ac.	+ 29.708 Ac.
173.015 Ac.	173.015 Ac.

Bruce Shepard Estate      Byron Shepard Estate

**Legend**

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

**References**

- Miami County Engineer's  
Record of Land Surveys
- Volume 14, Page 63
  - Volume 43, Page 106
  - Volume 44, Page 68
  - Volume 49, Page 191
  - Volume 53, Page 94 (Basis of Bearings)
  - Volume 53, Page 162
  - Volume 54, Page 91

Survey for Byron Shepard and Bruce Shepard Estate



Town 3, Range 11BTMRS, N.W. 1/4 & S.W. 1/4 Section 31  
Jackson Township, Champaign County

(O.R. 498, Pg. 3167, Champaign County  
Recorder's Deed Records)  
(28.709 Ac.)

**29.708 Ac. Total**

Jackson Township  
Champaign County

Miami County



*Michael W. Cozatt* 8/08/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer      Land Surveyor  
2784 S. Co. Rd. 25-A      Troy, OH 45373  
Job No. 08311      (937) 339-2921  
File Name: C:\Surveys\2011\08311.dwg  
Drawn by: DMC ~ Checked by: MWC



Certificate of Registration

This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.061.

Notice is given to all parties:

No additional liens created by this conveyance, no structures may be erected or maintained on the premises hereinafter described without further compliance with all zoning, building, and planning regulations of Miami County.

*Paul P. Auerbach* 10/23/12  
Secretary Miami County Planning Commission

Certified To Conform With Miami County Survey Requirements

*Paul P. Auerbach P.E. P.S.*  
Miami County Engineer

*Debra B. Wolf* 10-23-2012  
Deputy

PARCEL ID: 006-059700  
DAVID E. NEAL  
DEED BOOK 589, PAGE 597

PARCEL ID: 006-059740  
DAVID E. NEAL  
DEED BOOK 20100R, PAGE 13677

PARCEL ID: 006-059730  
NEALMOORE FARMS, LLC  
DEED BOOK 10100R, PAGE 00041

LEGAL DESCRIPTIONS:

This is a description for NEALMOORE FARMS, LLC, GRANTOR, of a portion of the property conveyed in deed book 10100R, page 00041, to be conveyed to David E. Neal, which is further described as follows:

TRACT "A"

Situated in the state of Ohio, Miami County, Concord Township, being in the southeast quarter of Section 7, Town 5, Range 6E and being more particularly described as follows:

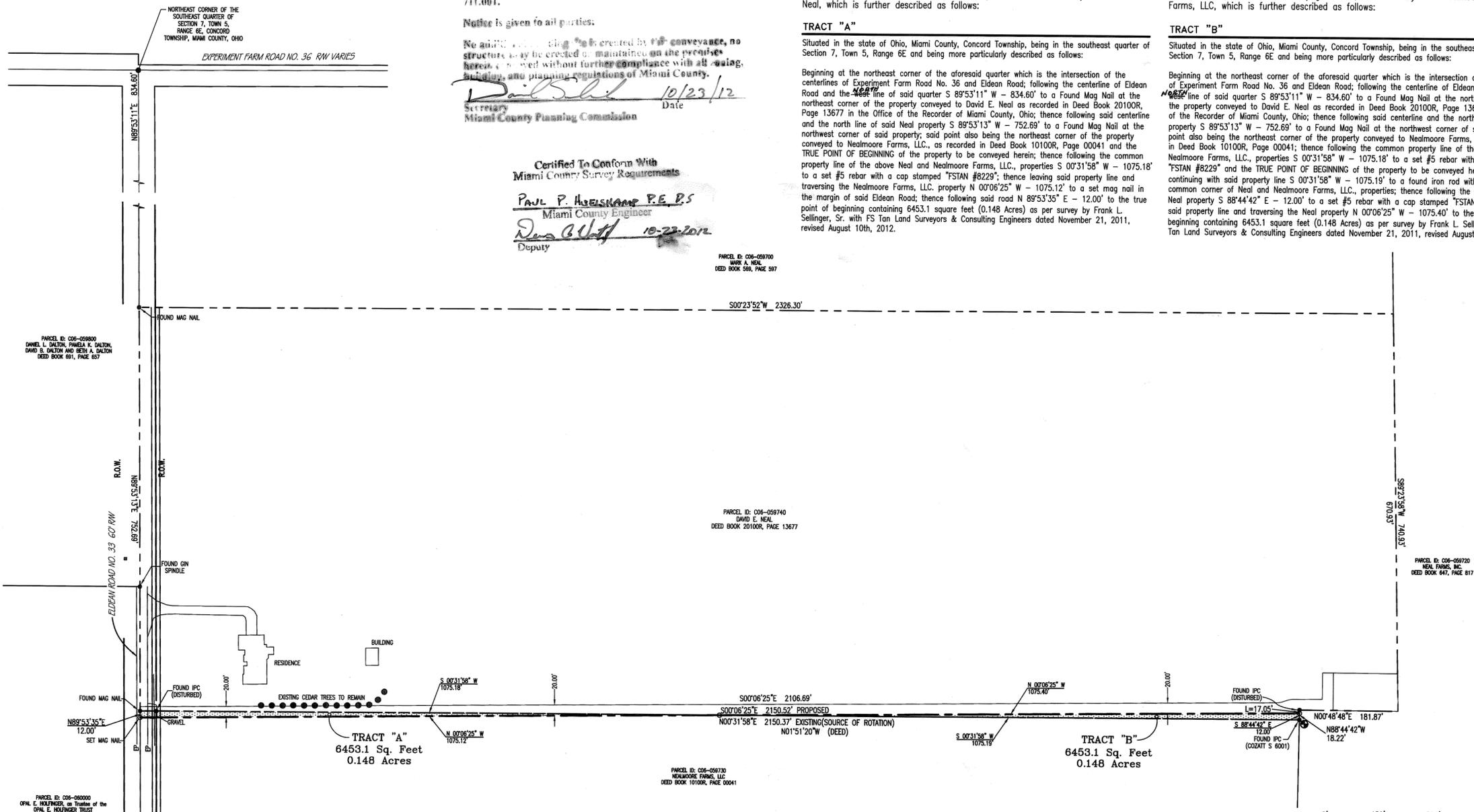
Beginning at the northeast corner of the aforesaid quarter which is the intersection of the centerlines of Experiment Farm Road No. 36 and Eldean Road; following the centerline of Eldean Road and the north line of said quarter S 89°53'11" W - 834.60' to a Found Mag Nail at the northeast corner of the property conveyed to David E. Neal as recorded in Deed Book 20100R, Page 13677 in the Office of the Recorder of Miami County, Ohio; thence following said centerline and the north line of said Neal property S 89°53'13" W - 752.69' to a Found Mag Nail at the northwest corner of said property; said point also being the northeast corner of the property conveyed to Nealmoore Farms, LLC., as recorded in Deed Book 10100R, Page 00041 and the TRUE POINT OF BEGINNING of the property to be conveyed herein; thence following the common property line of the above Neal and Nealmoore Farms, LLC., properties S 00°31'58" W - 1075.18' to a set #5 rebar with a cap stamped "FSTAN #8229"; thence leaving said property line and traversing the Nealmoore Farms, LLC. property N 00°06'25" W - 1075.12' to a set mag nail in the margin of said Eldean Road; thence following said road N 89°53'35" E - 12.00' to the true point of beginning containing 6453.1 square feet (0.148 Acres) as per survey by Frank L. Sellinger, Sr. with FS Tan Land Surveyors & Consulting Engineers dated November 21, 2011, revised August 10th, 2012.

This is a description for DAVID E. NEAL, GRANTOR, of a portion of the property conveyed in deed book 20100R, page 13677, to be conveyed to Nealmoore Farms, LLC, which is further described as follows:

TRACT "B"

Situated in the state of Ohio, Miami County, Concord Township, being in the southeast quarter of Section 7, Town 5, Range 6E and being more particularly described as follows:

Beginning at the northeast corner of the aforesaid quarter which is the intersection of the centerlines of Experiment Farm Road No. 36 and Eldean Road; following the centerline of Eldean Road and the north line of said quarter S 89°53'11" W - 834.60' to a Found Mag Nail at the northeast corner of the property conveyed to David E. Neal as recorded in Deed Book 20100R, Page 13677 in the Office of the Recorder of Miami County, Ohio; thence following said centerline and the north line of said Neal property S 89°53'13" W - 752.69' to a Found Mag Nail at the northwest corner of said property; said point also being the northeast corner of the property conveyed to Nealmoore Farms, LLC., as recorded in Deed Book 10100R, Page 00041; thence following the common property line of the above Neal and Nealmoore Farms, LLC., properties S 00°31'58" W - 1075.18' to a set #5 rebar with a cap stamped "FSTAN #8229" and the TRUE POINT OF BEGINNING of the property to be conveyed herein; thence continuing with said property line S 00°31'58" W - 1075.19' to a found iron rod with cap at the common corner of Neal and Nealmoore Farms, LLC., properties; thence following the south line of the Neal property S 88°44'42" E - 12.00' to a set #5 rebar with a cap stamped "FSTAN #8229"; leaving said property line and traversing the Neal property N 00°06'25" W - 1075.40' to the true point of beginning containing 6453.1 square feet (0.148 Acres) as per survey by Frank L. Sellinger, Sr. with FS Tan Land Surveyors & Consulting Engineers dated November 21, 2011, revised August 10th, 2012.



SURVEYORS NOTES

SOURCE OF BEARING IS A G.P.S. OBSERVATION ON NOVEMBER 4, 2011.  
SOURCE OF BEARING IS A G.P.S. OBSERVATION ON NOVEMBER 4, 2011.  
SITE SHOWN SUBJECT TO RIGHT OF WAYS AND EASEMENTS SHOWN HEREON OR NOT.  
SOURCE OF ROTATION BASED ON THE WEST PROPERTY LINE OF DAVID E. NEAL WHICH HAS THE BEARING OF N01°51'20" W PER DEED BOOK 200100R, PAGE 13677 AND THE CALCULATED BEARING OF N00°31'58" E.  
NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE FOREENT TRACT.  
THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.  
EXISTING CONTOURS ARE AT ONE FOOT INTERVALS.

LAND SURVEYOR'S CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED I hereby certify that this plot and survey were made under my supervision, and that the angular and linear measurements, as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief.  
This survey and plot meets or exceeds the minimum standards of the governing authorities.  
This property is subject to any recorded easements or right of ways not shown hereon.

"WIRELESS COMMUNICATION SITE SURVEY"  
OWNER APPROVAL: *David E. Neal* DATE: 10-18-2012  
TENANT APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

I HAVE REVIEWED THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 30100R01E/SE DATED 8-2-2011 AND THE LEASE AREA DOES NOT APPEAR TO BE IN A FLOOD PRONE AREA. THE LEASE AREA IS LOCATED IN ZONE X.



UNDERGROUND UTILITIES  
CALL 2 WORKING DAYS  
BEFORE YOU DIG  
INDIANA 1-800-302-3544  
KENTUCKY 1-800-752-6007  
OHIO 1-800-362-2784  
UTILITIES PROTECTION SERVICE  
NON-MEMBERS MUST CALL DIRECTLY

The utility information shown on this plot, prepared by USW was obtained from existing records and/or by field locations. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

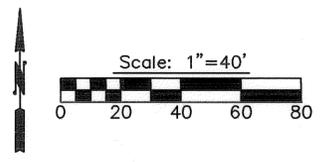
NEW PAR  
d.b.a.  
VERIZON  
WIRELESS

**FSTAN**  
Formerly F.S. Land & T. Alan Neal Company  
Land Surveyors and Consulting Engineers  
2540 Ridgeman Court, Suite 102  
Louisville, KY 40299  
Phone: (502) 635-5866 (502) 636-5111  
Fax: (502) 636-5263

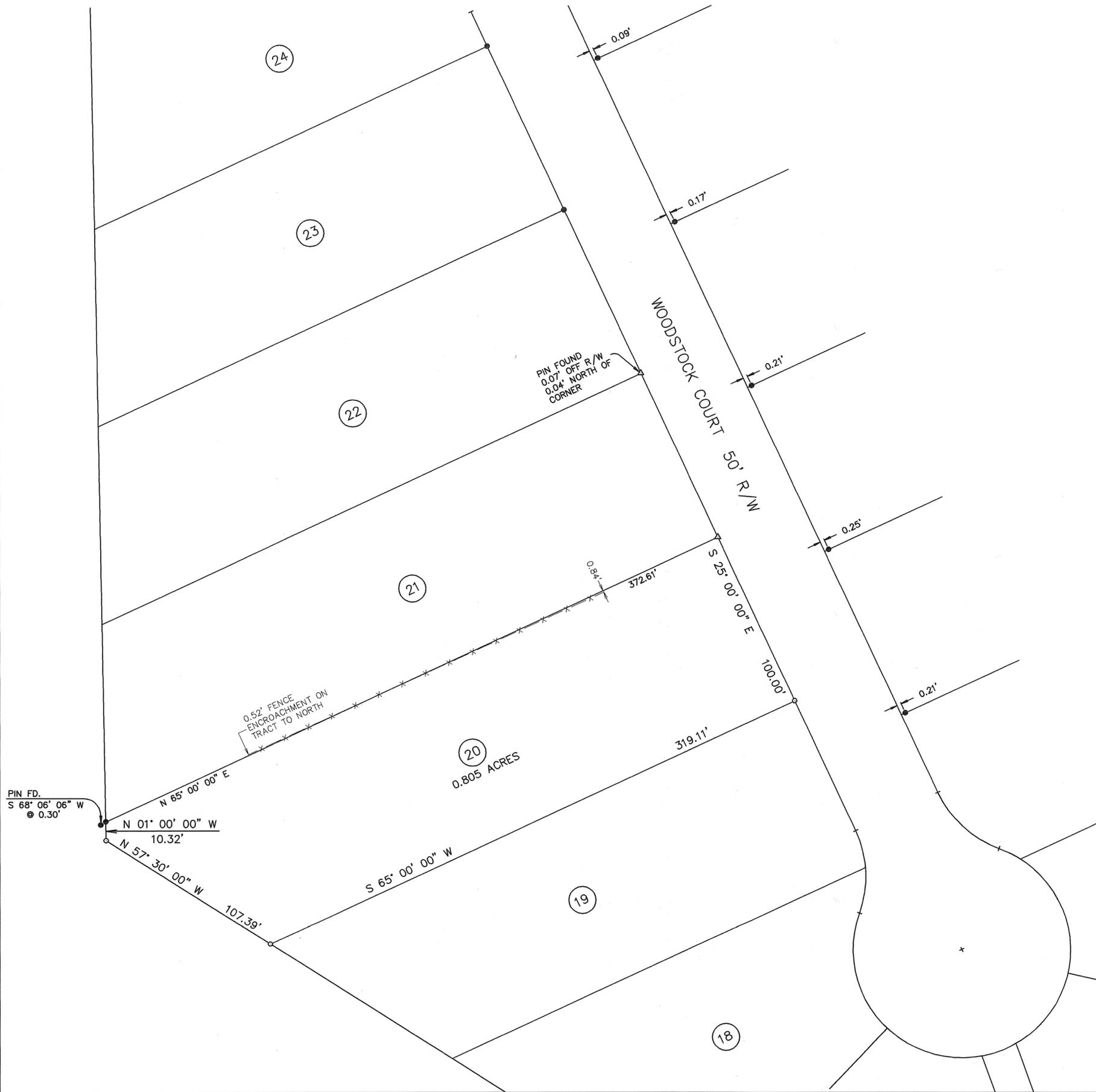
SITE NUMBER: DYTN-080  
SITE NAME: TROJAN  
SITE ADDRESS: 2270 W. ELDEAN ROAD TROY, OH 45373  
LEASE AREA: 8337.01 SQUARE FEET  
PROPERTY OWNER: DAVID E. NEAL 2270 W. ELDEAN ROAD TROY, OH 45373  
MAP NUMBER: C06  
PARCEL NUMBER: 059740  
SOURCE OF TITLE: DEED BOOK 20100R, PAGE 13677  
DWC BY: TMD CHKD BY: FSSR DATE: 11.09.2011  
FSTAN PROJECT NO.: 11-7567  
SHEET 2 OF 2

REVISIONS:  
LEASE AREA 11.21.11  
TITLE REVIEW - 01.31.12  
DESCRIPTIONS FOR LAND CONVEYANCE (08.10.12)

VACANT LAND  
SITE NAME: TROJAN  
SITE NUMBER: DYTN-080  
SITE ADDRESS: 2270 W. ELDEAN ROAD TROY, OH 45373  
OWNER ADDRESS: 2270 W. ELDEAN ROAD TROY, OH 45373



- Legend**
- Iron pin found
  - 5/8" dia. capped iron pin set (Cozatt, S6001)
  - △ Pin in concrete found
- References**
- Vol. 54, Pg. 118 { Miami County Engineer's Record of Land Surveys
  - P.B. 11, Pg. 128 { Miami County Recorder's Plat Records



Survey of Lot 20, Shenandoah Subd. Section 1 for Bob and Ann Chaney.



*Michael W. Cozatt* 10/22/12  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 17712 Ph. (937) 339-2921



BEARING BASED ON LOT 17-68



NOTES -  
 ORIG. REC. PLAT DIMENSIONS DO NOT FIT EX. DISTANCES FROM MAIN ST. R/W NORTH TO ALLEY PER THIS AND OTHER SURVEYS SUCH AS LOT 23-25 & LOT 17-68.  
 ORIG. PLAT FROM FRANK TO WILLIAMS DOES NOT FIT CONDITIONS ESTABLISHED IN 1953 (LOT 4-189) & 1957 (LOT 6-94).  
 ORIG. PLAT SHOWS NO DATA ON P.I. E. OF FRANK. ALIGNMENT SHOWN FOLLOWS CURBS.

- LEGEND
- IRON PIN FOUND
  - ⊙ IRON PIPE FOUND
  - IRON PIN SET
  - ▲ IRON PIN LOCATED UNDER PAVEMENT

SURVEY OF INLOT 751 - 815 EAST MAIN STREET - TROY, OHIO FOR CYNTHIA WILLIAMS.



Steven D. Leffel 10/2/12  
 STEVEN D. LEFFEL - P.S. NO. 6660  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45373-1754  
 937-339-9573

ADL

REC. 2-211

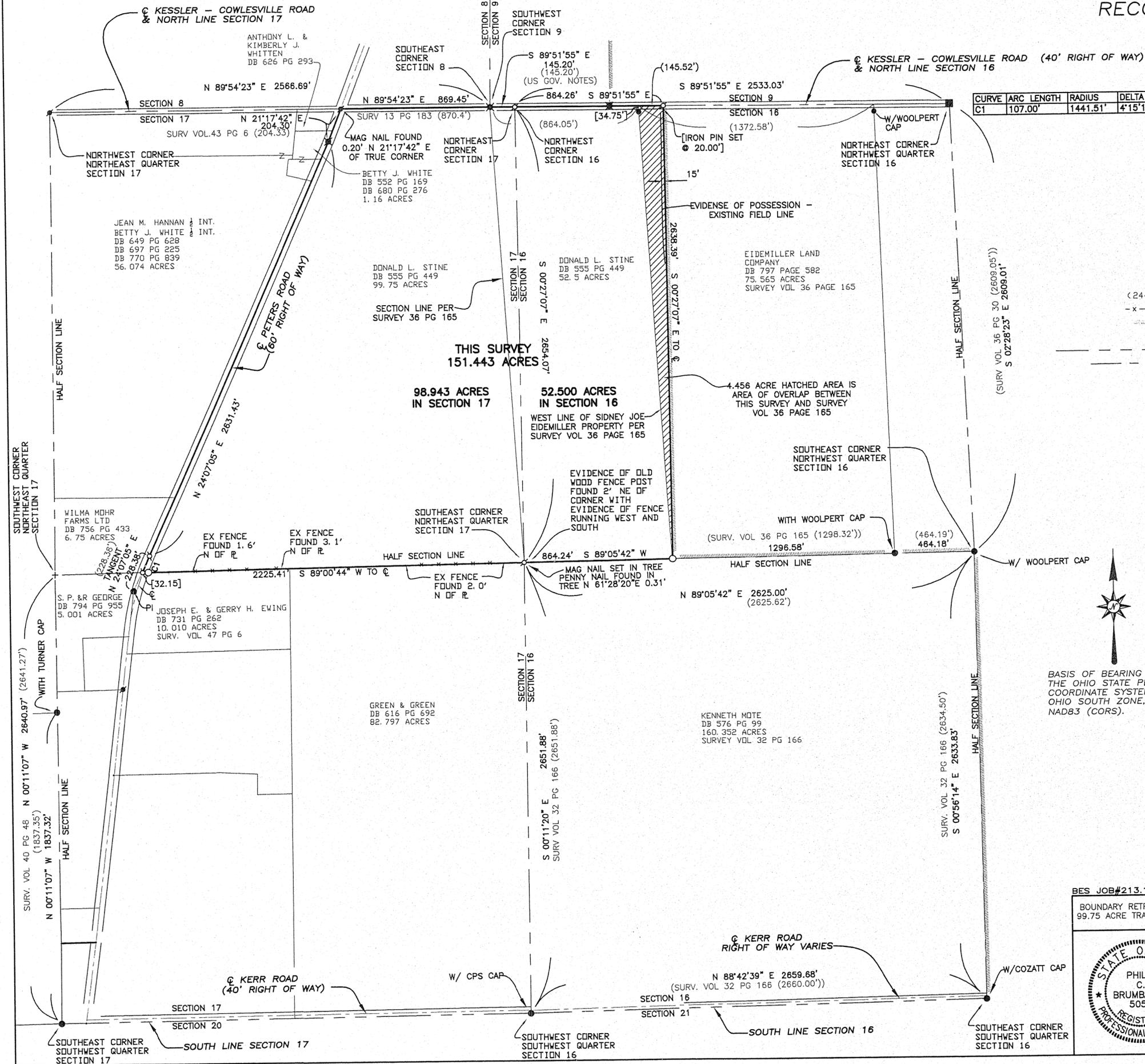
MONROE  
TOWNSHIP

16 & 17  
SECTION

4  
TOWN

6  
RANGE

VOLUME 54 PAGE 125  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.00'	1441.51'	4°15'10"	N 21°59'31" E	106.97'

- LEGEND**
- 5/8" x 30" CAPPED IRON PIN SET STAMPED BRUMBAUGH E&S
  - 5/8" IRON PIN FOUND
  - 1" IRON PIN IN MON. BOX FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ⊕ MAG NAIL SET
  - ⊕ MAG NAIL FOUND
  - (244.00') REFERENCED BEARING / DISTANCE OF RECORD
  - x-x-x- EX. FENCE LINE
  - EX CITY OF TIPP CITY CORPORATION LINE
  - + POINT NOT MONUMENTED - (CALCULATED POINT)
  - SECTION LINE
  - - - HALF SECTION LINE

- PERTINENT DOCUMENTS AND SOURCES OF DATA USED**
- |                     |                       |
|---------------------|-----------------------|
| <b>LAND SURVEYS</b> | <b>PLAT BOOKS:</b>    |
| VOLUME 4, PAGE 100  | PLAT BOOK 8 PAGE 139  |
| VOLUME 7, PAGE 61   | PLAT BOOK 19 PAGE 118 |
| VOLUME 13, PAGE 183 | PLAT BOOK 21 PAGE 5   |
| VOLUME 15, PAGE 132 | PLAT BOOK 22 PAGE 70  |
| VOLUME 17, PAGE 40  |                       |
| VOLUME 20, PAGE 101 |                       |
| VOLUME 32, PAGE 130 |                       |
| VOLUME 32, PAGE 160 |                       |
| VOLUME 32, PAGE 166 |                       |
| VOLUME 36, PAGE 30  |                       |
| VOLUME 36, PAGE 165 |                       |
| VOLUME 40, PAGE 48  |                       |
| VOLUME 43, PAGE 6   |                       |
| VOLUME 47, PAGE 6   |                       |
- DEED BOOKS:**  
AS REFERENCED HEREON

UNITED STATES GOVERNMENT SURVEY NOTES  
1799,1805

1957 AERIAL SURVEY PROVIDED BY MIAMI COUNTY

**OCCUPATION STATEMENT:**  
OCCUPATION IN GENERAL FITS THE SURVEYED LINES UNLESS OTHERWISE NOTED.

0' 400' 800' 1200'  
GRAPHIC SCALE IN FEET 1" = 400'

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

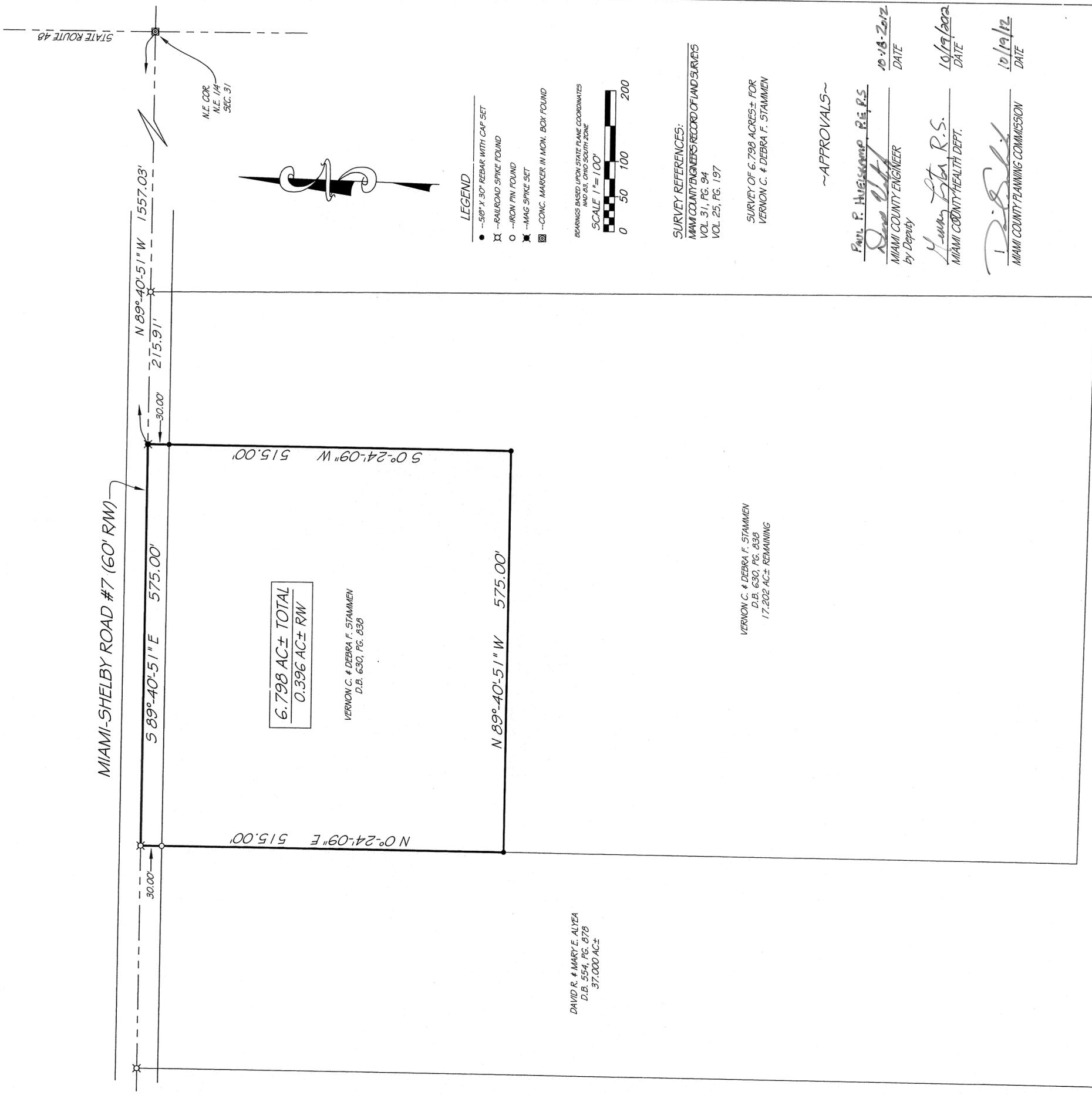
*Philip C. Brumbaugh*  
10/26/12 PHILIP C. BRUMBAUGH  
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057

BES JOB#213.12  
BOUNDARY RETRACEMENT SURVEY FOR DONALD L. STINE'S 52.5 ACRE TRACT AND 99.75 ACRE TRACT DESCRIBED IN DEED BOOK 555 PAGE 449 IN MIAMI COUNTY ~ OCTOBER 26, 2012.

**BRUMBAUGH ENGINEERING & SURVEYING, LLC**

1105 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PH (937) 698-3000  
FAX (937) 698-3928

9 TOWN    5E RANGE    NE 1/4 SEC. 31 SECTION    NEWBERRY TOWNSHIP    MIAMI COUNTY    OHIO STATE    54 VOLUME    126 PAGE    126 RECORD OF LAND SURVEYS  
 MIAMI COUNTY ENGINEER'S



- LEGEND**
- --5/8" X 30" REBAR WITH CAP SET
  - ⊠ --RAILROAD SPIKE FOUND
  - --IRON PIN FOUND
  - ⊗ --MAG SPIKE SET
  - ⊞ --CONC. MARKER IN MON. BOX FOUND

BEARINGS BASED UPON STATE PLANE COORDINATES  
 NAD 83, OHIO SOUTH ZONE  
 SCALE 1" = 100'  
 0 50 100 200

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

VERNON C. & DEBRA F. STAMMEN  
 D.B. 630, PG. 838  
 17,202 AC± REMAINING

~APPROVALS~

Paul F. Hueskamp, P.E., P.S.  
*Paul F. Hueskamp*  
 MIAMI COUNTY ENGINEER  
 by Deputy    10/18/12    DATE

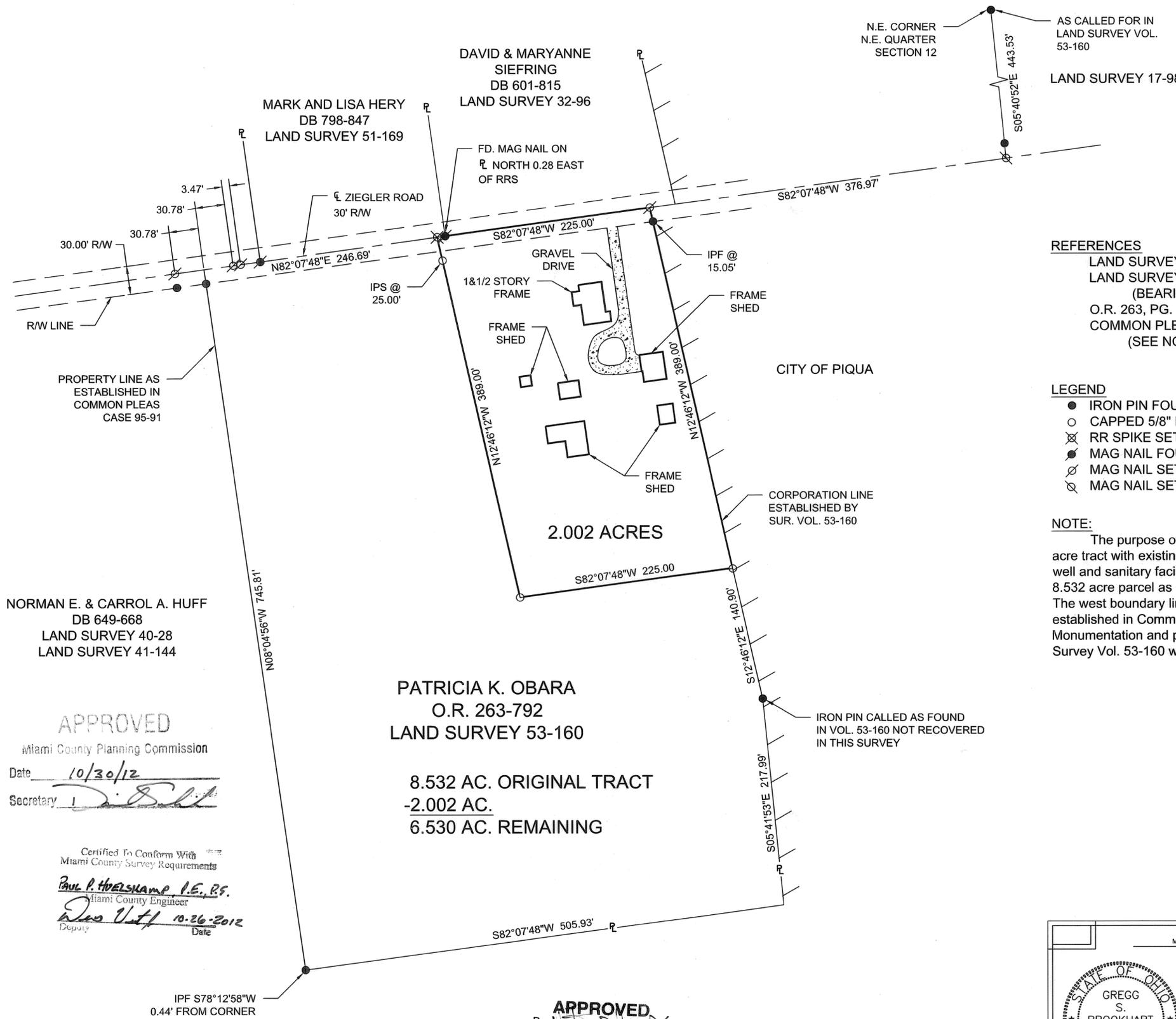
Mary E. Alyea, R.S.  
*Mary E. Alyea*  
 MIAMI COUNTY HEALTH DEPT.  
 10/19/12    DATE

*D. S. Miller*  
 MIAMI COUNTY PLANNING COMMISSION  
 10/19/12    DATE



*Nicholas L. Miller*  
 NICHOLAS L. MILLER  
 OHIO PROFESSIONAL SURVEYOR #8384  
 2201 Patterson-Halpin Road  
 Piqua, Ohio 45356    10/10/12    DATE





REFERENCES

- LAND SURVEY VOL. 51, PG. 169
- LAND SURVEY VOL. 53, PG. 160  
(BEARING BASIS & BOUNDARY DIMENSIONS)
- O.R. 263, PG. 792
- COMMON PLEAS CASE NO. 95-91  
(SEE NOTE ON VOL. 53-160)

LEGEND

- IRON PIN FOUND
- CAPPED 5/8" IRON PIN SET
- ⊗ RR SPIKE SET
- MAG NAIL FOUND
- ⊗ MAG NAIL SET OVER GIN SPINDLE
- ⊗ MAG NAIL SET OVER RR SPIKE

NOTE:

The purpose of this survey is to subdivide a 2.002 acre tract with existing house and outbuildings along with a well and sanitary facilities. Said split is from an existing 8.532 acre parcel as shown on Land Survey Vol. 53-160. The west boundary line of the 8.532 acre tract is as established in Common Pleas Case No. 95-91. Monumentation and property lines as established in Land Survey Vol. 53-160 were honored for this survey.

NORMAN E. & CARROL A. HUFF  
DB 649-668  
LAND SURVEY 40-28  
LAND SURVEY 41-144

APPROVED

Miami County Planning Commission

Date 10/30/12

Secretary [Signature]

Certified To Conform With  
Miami County Survey Requirements

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

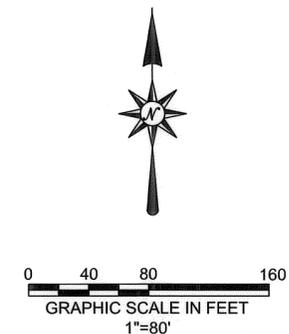
Dee V. H. 10-26-2012  
Deputy Date

PATRICIA K. OBARA  
O.R. 263-792  
LAND SURVEY 53-160

8.532 AC. ORIGINAL TRACT  
-2.002 AC.  
6.530 AC. REMAINING

APPROVED

By [Signature]  
Date 10/30/12  
Miami County Combined Health District



SURVEY FOR DIANA CROMES IN  
MIAMI COUNTY, OHIO - OCTOBER 4, 2012

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

6  
TOWN

5  
RANGE

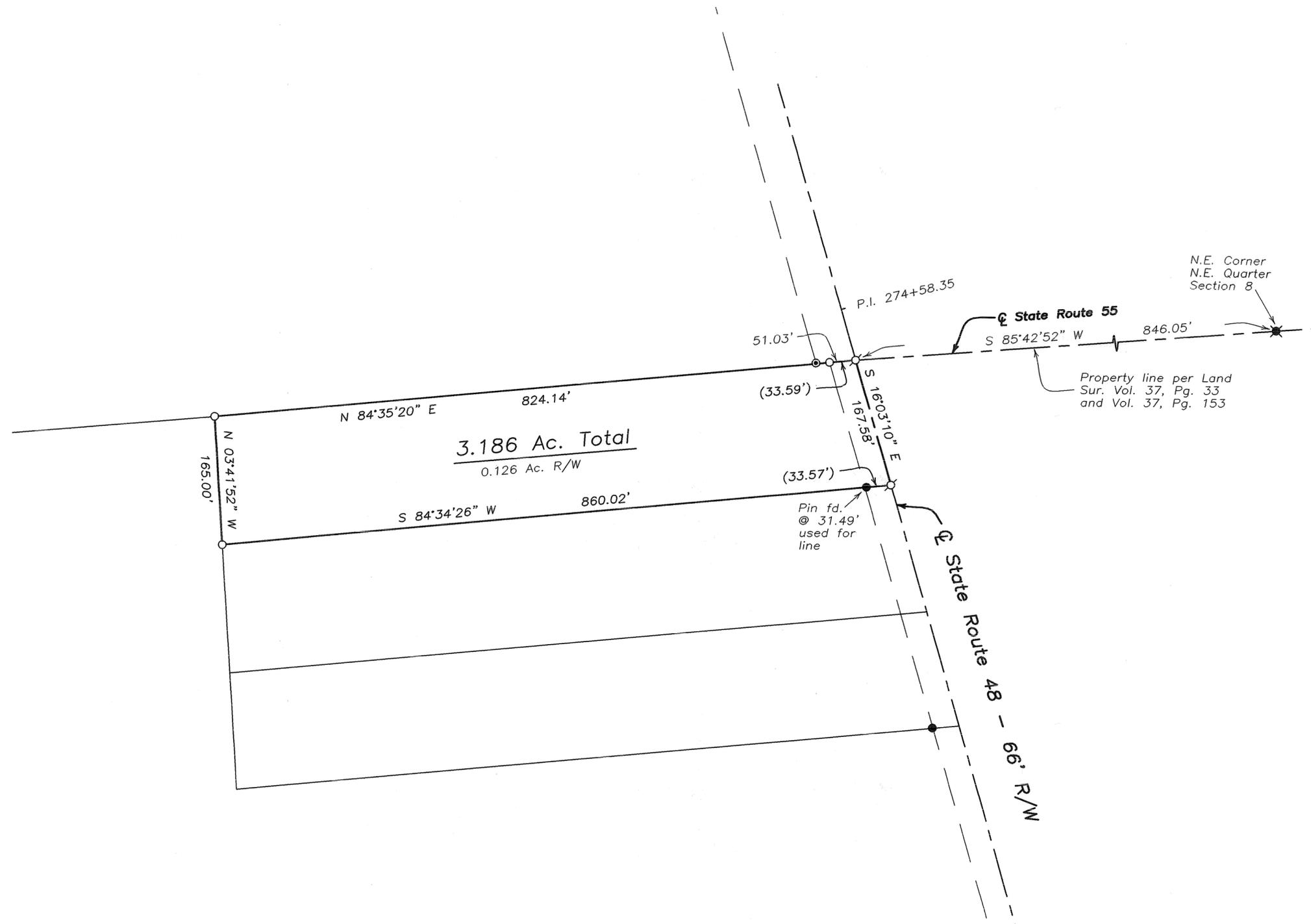
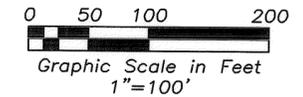
8 NE 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 129  
Miami County Engineer's  
Record of Land Surveys



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

- References**
- Miami County Engineer's  
Record of Land Surveys
- Volume 6, Page 77
  - Volume 17, Page 101
  - Volume 18, Page 113
  - Volume 23, Page 95
  - Volume 28, Page 40
  - Volume 28, Page 56
  - Volume 32, Page 52
  - Volume 37, Page 33
  - Volume 37, Page 153

Survey of 3.186 Ac.  
for Estate of Ruth Brown



*Michael W. Cozatt* 10/31/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
2784 S. Co. Rd. 25-A Troy, OH 45373  
Job No. 16712 (937) 339-2921  
File Name: C:\JOBS\2012\16712.dwg  
Drawn by: DMC ~ Checked by: MWC

CITY OF PIQUA  
MIAMI COUNTY, OHIO  
PART INLOTS 1391 & 1392

VOLUME 54 PAGE 130  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

PLATTED WEST LINE INLOT 1390. THE WEST 25' PORTION IS CURRENTLY UTILIZED AS A PART OF WEBER STREET BUT NO RECORD WAS FOUND DEEDING TO CITY.

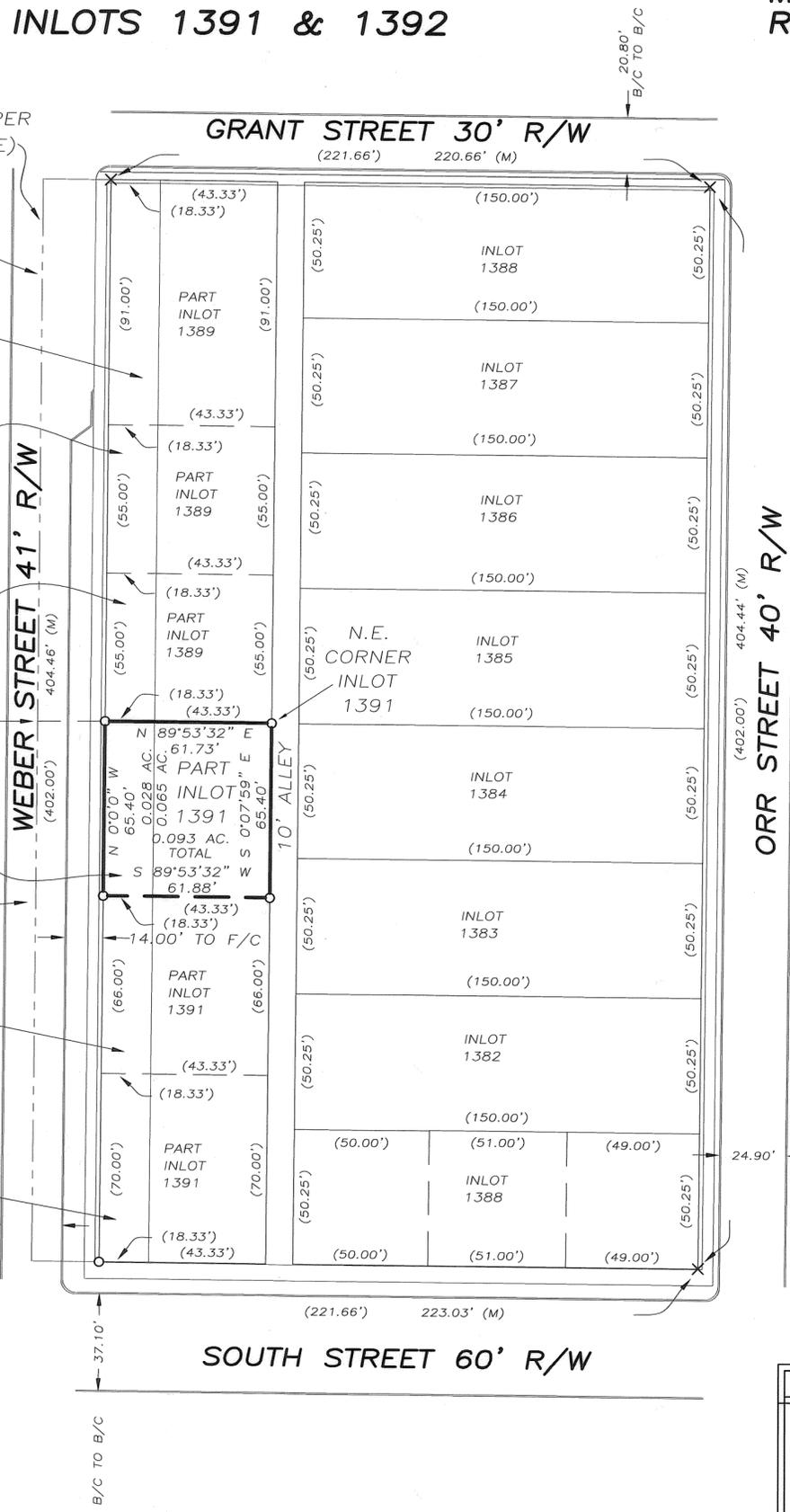
PROPERTY LINE PER DEEDS (SEE NOTE)

ORIGINALLY PLATTED NW CORNER INLOT 1392

PLATTED WEST LINE INLOT 1392. 25' STRIP DEEDED TO CITY OF PIQUA IN DEED BOOK 86, PAGE 577

NOTE:  
WEBER STREET BETWEEN SOUTH STREET AND YOUNG STREET WAS ORIGINALLY DECLARED AS A NECESSITY TO EXIST AND IMPROVE BETWEEN SOUTH STREET AND YOUNG STREET TO A WIDTH OF 50 FEET BY ORDINANCE IN MINUTE BOOK 3, PAGE 516 DATED FEBRUARY 4, 1889. AN ORDINANCE FILED IN MINUTE BOOK 5, PAGE 560 WAS LATER ADOPTED ON JUNE 3, 1907 TO VACATE A 9 FOOT STRIP OFF THE WEST SIDE OF WEBER STREET BETWEEN SOUTH STREET AND YOUNG STREET, THUS REDUCING THE RIGHT OF WAY WIDTH TO 41 FEET.  
A 25 FOOT STRIP OFF THE WEST SIDE OF INLOT 1392 WAS DEEDED TO THE CITY OF PIQUA IN DEED BOOK 86, PAGE 577 ON MARCH 19, 1889 AND WAS SUBSEQUENTLY USED FOR STREET PURPOSES. CURRENT DEEDS FOR THE THREE PORTIONS OF INLOT 1390 IMMEDIATELY NORTH MAKE NO REFERENCE TO A SIMILAR 25 FOOT STRIP EVER BEING ACQUIRED BY THE CITY.  
ALL MEASURED AND PLATTED DIMENSIONS AROUND THE BLOCK ARE AS SHOWN AND HAVE BEEN PRORATED FOR THIS SURVEY OF THE NORTHERN PORTIONS OF PARTS OF INLOT 1391 AND INLOT 1392.

CROSS NOTCH FOUND PER LOT SURVEY 4-177



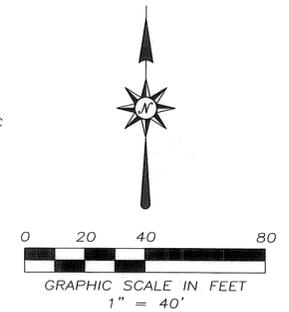
LEGEND  
O CAPPED IRON PIN SET  
X CROSS NOTCH SET  
IN CONCRETE  
(50.25) PLATTED DISTANCE  
(M) MEASURED DISTANCE

REFERENCES  
MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
VOLUME 2, PAGE 20  
VOLUME 4, PAGE 177  
VOLUME 15, PAGE 35  
VOLUME 21, PAGE 107  
VOLUME 23, PAGE 68

MIAMI COUNTY RECORDER'S PLAT RECORDS:  
BOOK 1, PAGE 162

MIAMI COUNTY RECORDER'S RECORDS OF DEEDS:  
BOOK 498, PAGE 604  
BOOK 615, PAGE 816  
BOOK 691, PAGE 893  
BOOK 745, PAGE 51

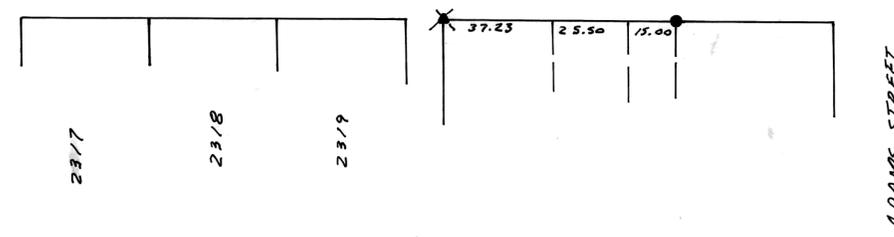
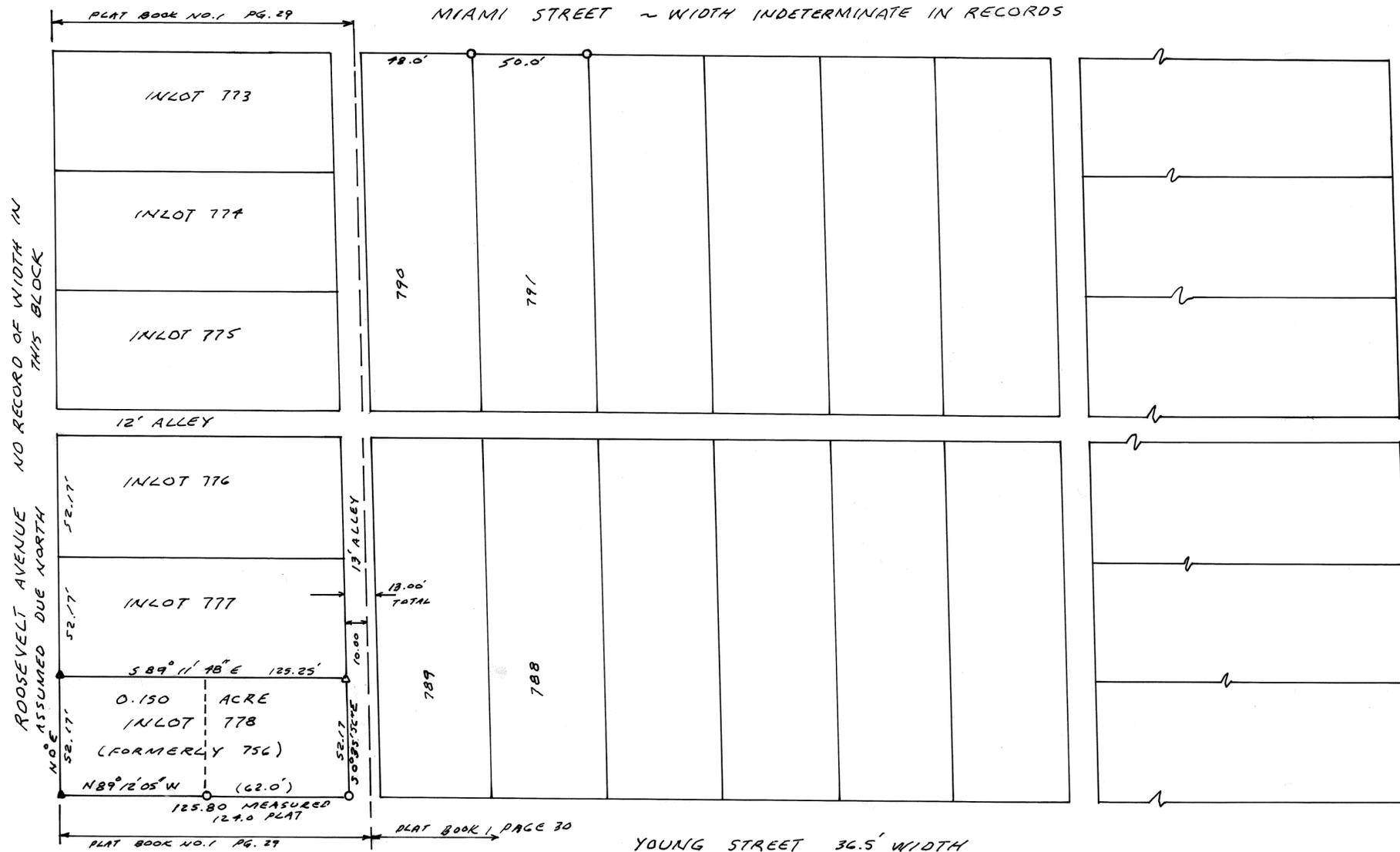
OFFICIAL RECORDS:  
O.R. BOOK 66, PAGE 824  
O.R. BOOK 289, PAGE 650



SURVEY FOR BRETT ANDERSON  
IN MIAMI COUNTY, OHIO ~ OCTOBER 24, 2012

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

SCALE: 1" = 40 FEET



REFERENCES

DEED BOOK NO. 770	PAGE 223
RECORD PLAT BOOK 1	PAGE 29
" " " 1	" 30
LOT SURVEY BOOK 29	PLAT 113
" " " 14	" 63
" " " 20	" 53
" " " 22	" 74
" " " 23	" 93

NOTE: WIDTH OF ROOSEVELT AVENUE NEVER SHOWS UP IN RECORDS IN THIS BLOCK. IMPROVEMENTS (WALKS, FENCES, ETC.) SEEM TO INDICATE 55' AS IT IS TO THE NORTH. MIAMI STREET SHOWS VARIOUS WIDTHS IN SEVERAL RECORDS.

- LEGEND
- 5/8" IRON PIN FOUND
  - △ P.K. NAIL FOUND
  - 1/2" IRON PIPE FOUND
  - ▲ P.K. NAIL SET IN CONCRETE WALK
  - ◇ 1" MONUMENT SPIKE SET

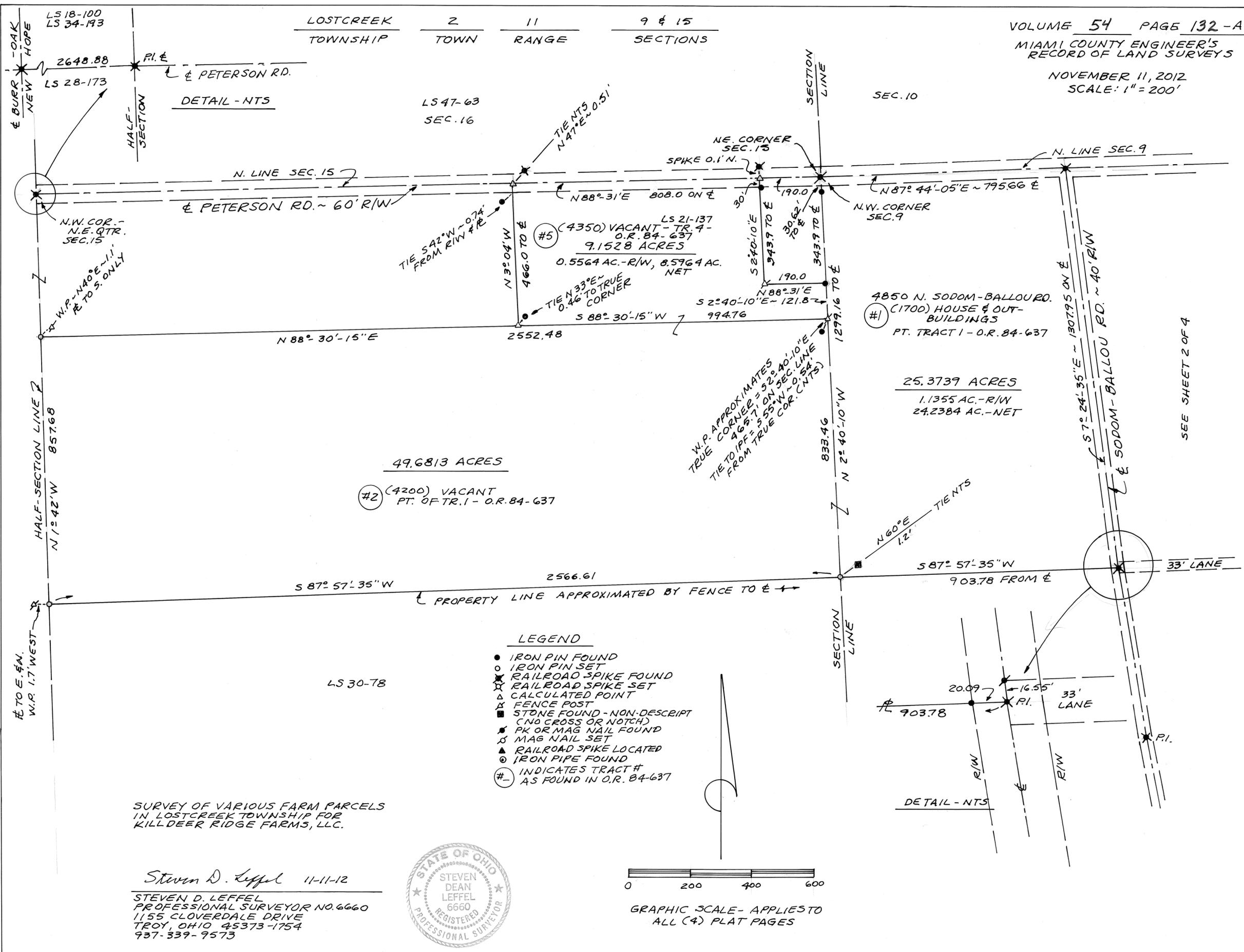


SURVEY OF  
INLOT 778 FOR  
RANDALL CASERTA

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

*Michael H. Treon*  
REGISTERED SURVEYOR NO. 5621

LOSTCREEK TOWNSHIP TOWN 2 RANGE 11 SECTIONS 9 & 15



SEE SHEET 2 OF 4

LEGEND

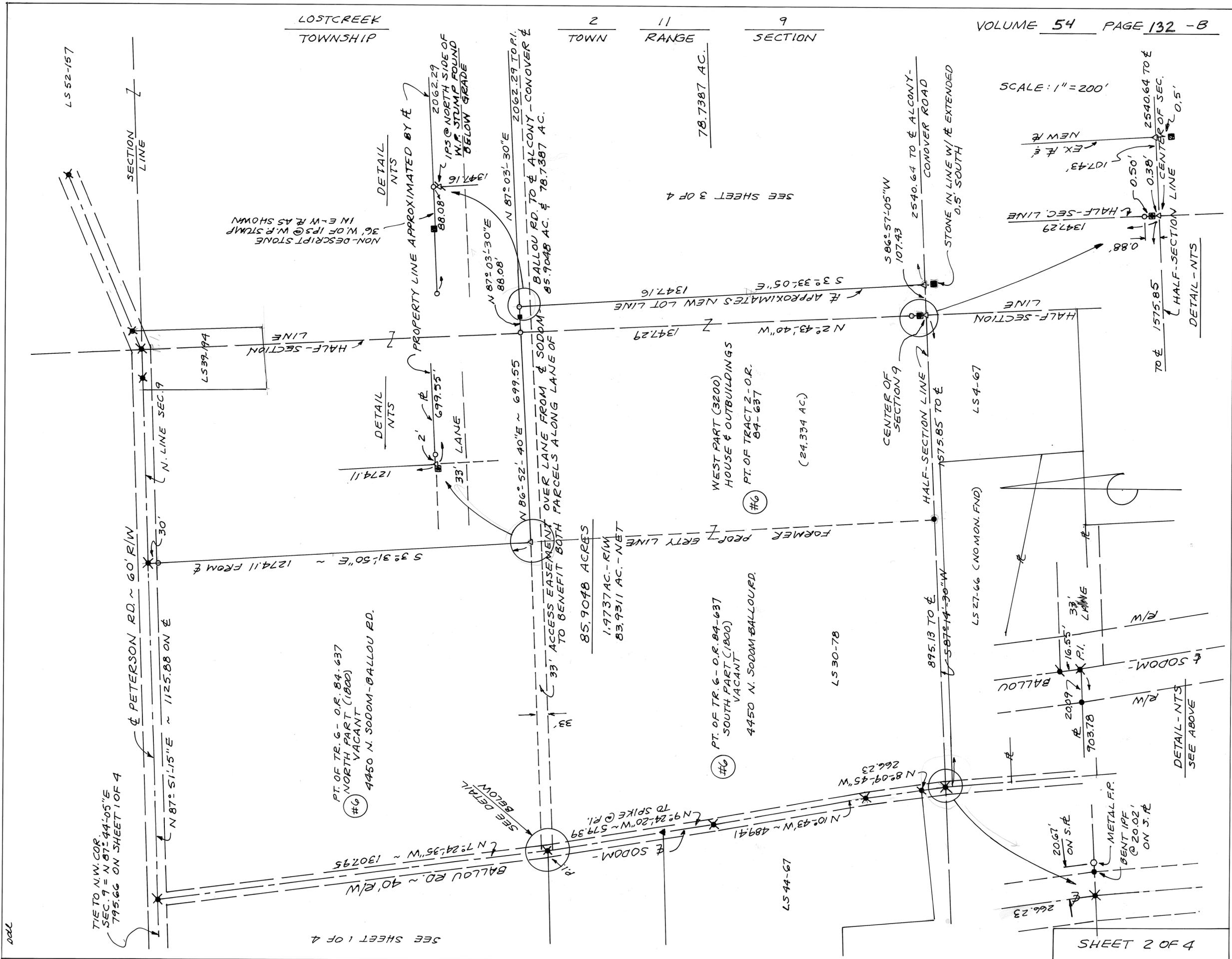
- IRON PIN FOUND
- IRON PIN SET
- ⊠ RAILROAD SPIKE FOUND
- ⊡ RAILROAD SPIKE SET
- △ CALCULATED POINT
- ⊕ FENCE POST
- STONE FOUND - NON-DESCRIPT (NO CROSS OR NOTCH)
- ⊙ PK OR MAG NAIL FOUND
- ⊗ MAG NAIL SET
- ▲ RAILROAD SPIKE LOCATED
- ⊙ IRON PIPE FOUND
- #- INDICATES TRACT # AS FOUND IN O.R. 84-637

SURVEY OF VARIOUS FARM PARCELS IN LOSTCREEK TOWNSHIP FOR KILLDEER RIDGE FARMS, LLC.

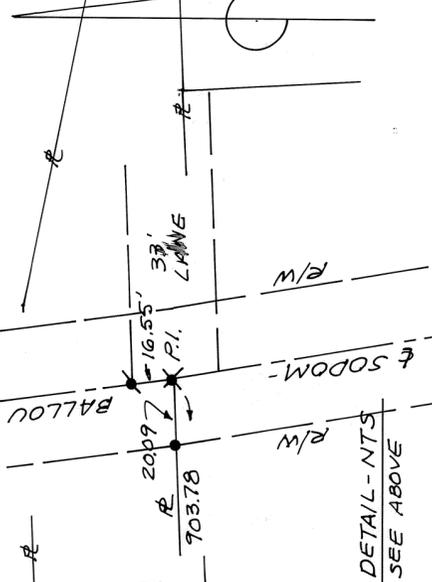
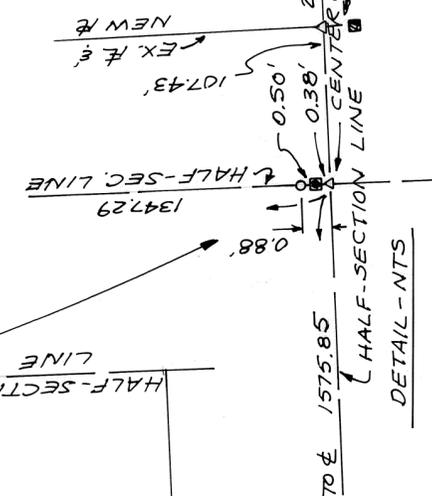
Steven D. Leffel 11-11-12  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373-1754  
937-339-9573



GRAPHIC SCALE - APPLIES TO ALL (4) PLAT PAGES



SCALE: 1" = 200'



TIE TO N.W. COR.  
SEC. 9 = N 87° 44' 05" E  
795.66 ON SHEET 1 OF 4

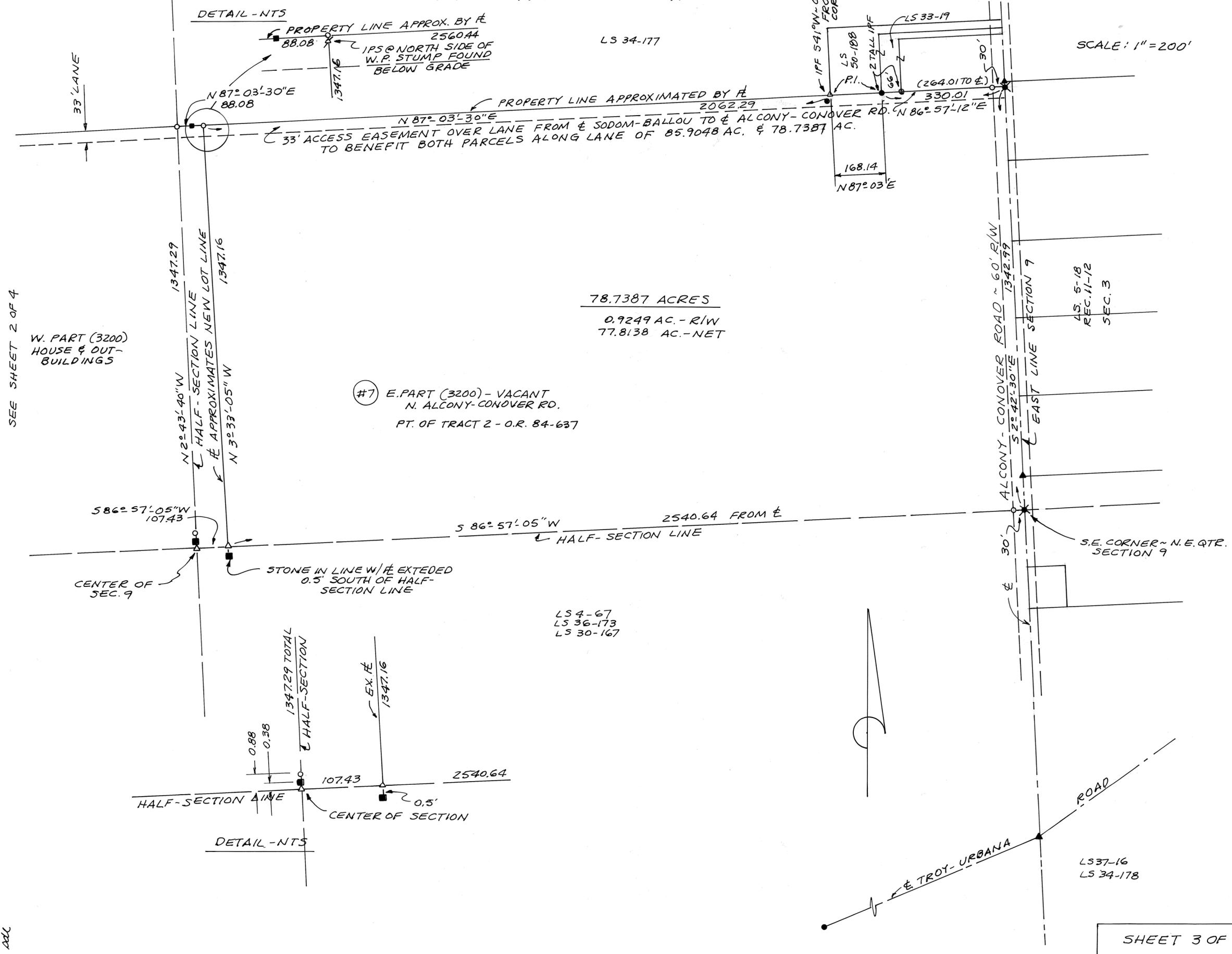
SEE SHEET 1 OF 4

SEE SHEET 3 OF 4

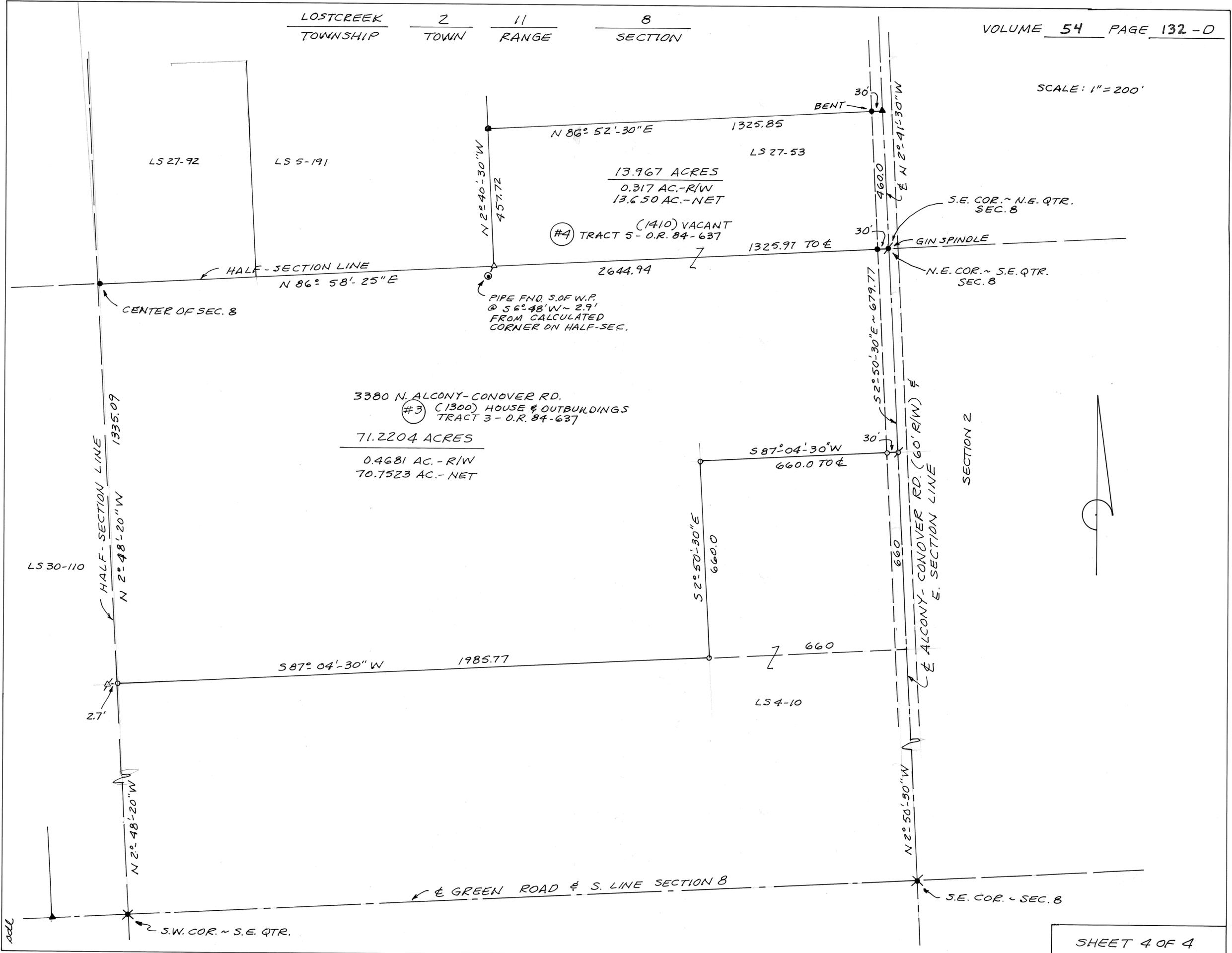
4 OF 2 SHEETS

add

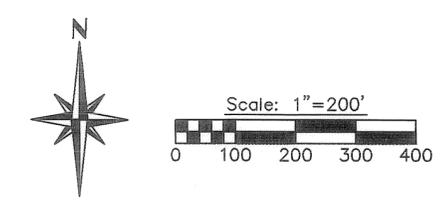
SCALE: 1" = 200'



SCALE: 1" = 200'







- Legend**
- PK nail found
  - Iron pin found
  - 5/8" dia. capped iron pin set (Cozatt, S6001)
  - △ Wood fence post
  - Stone found

- References**
- Vol. 17, Pg. 181
  - Vol. 43, Pg. 71
  - Vol. 47, Pg. 159
  - Vol. 52, Pg. 132
  - Vol. 53, Pg. 36
- } Miami County Engineer's Record of Land Surveys

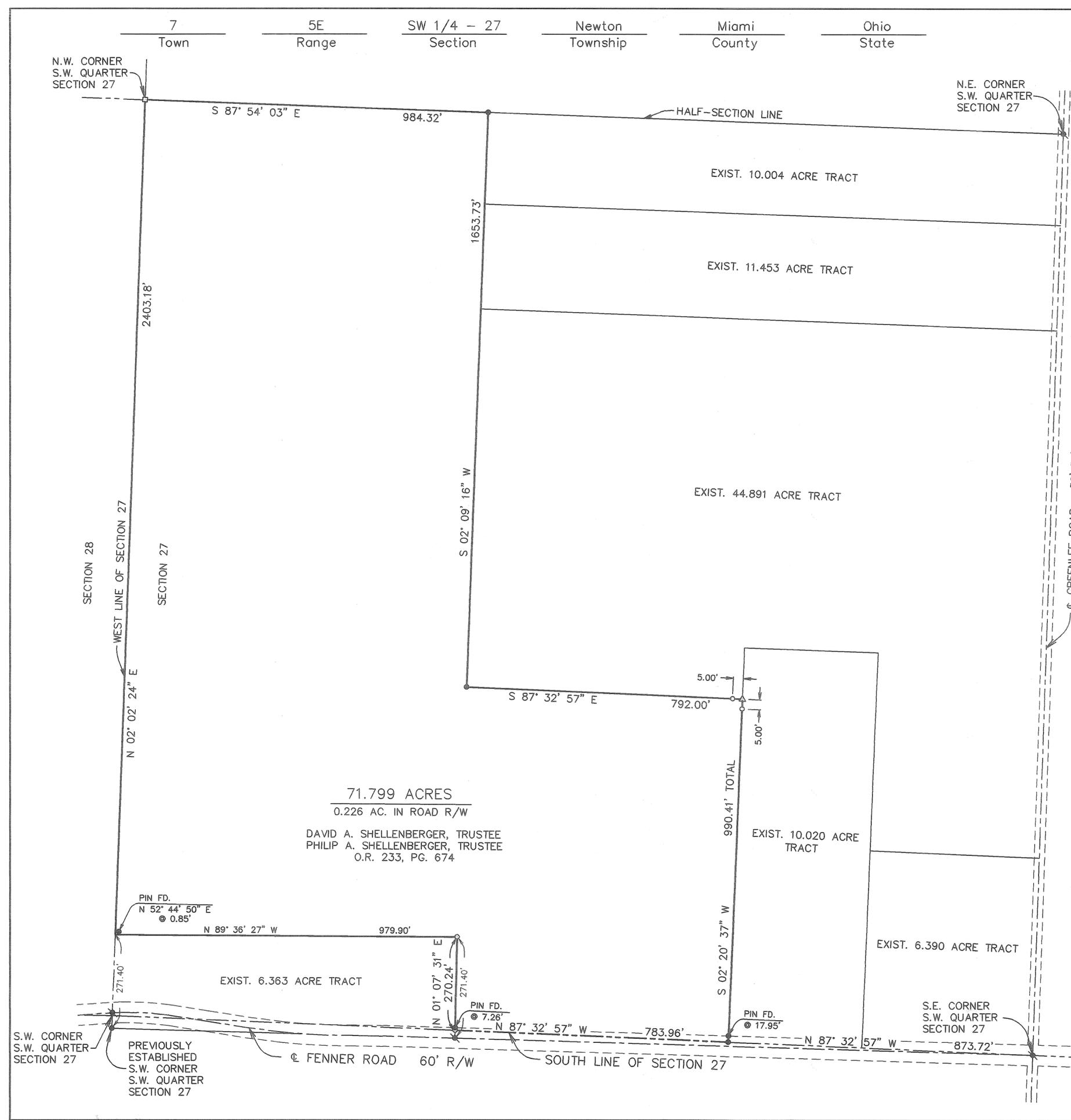
- SURVEY NOTE:**
1. The true southeast corner of the southeast quarter of Section 28 was previously established by Land Survey Volume 43, Page 71 by Michael Cozatt on November 20, 1977. Richard Klockner had previously established the same corner in a different location and monumented the corner in Land Survey Volume 17, Page 181 on November 08, 1965. The Klockner pin was subsequently used by McConnell in 1968 and Brookhart in 1986.
  2. However, Land Survey Volume 05, Page 28 by C. C. Carpenter in August, 1933, shows a stone found at the northeast corner of the northeast quarter of Section 33, the section south of Fenner Road. His distance south to the southeast corner of said quarter is 2655.8 ft. The sum of the above said Brookhart survey, Land Survey Volume 34, Page 119, and the adjoining south survey by Klockner, Land Survey Volume 31, Page 54 dated September 30, 1980, equals 2619.48 ft.
  3. Since the Brookhart prior deed calls his line to be 833.3 ft. and his survey shows the same line to be 796.15 ft., I call the section corner to match C. C. Carpenter and it lies 36.43 ft. north of the original Klockner pin.
  4. Also, the road record of the establishment of Fenner Road (called Miles and Iddings Road in 1835) as filed in Road Record Volume 02, Page 150 was laid out west to east and follows the section line to a point in our south line where it angles southwardly and then back north to the section line at the Greenlee Road intersection.
  5. The south line established by my Survey Volume 43, Page 71 generally follows the pavement east from Johnson Road. Klockner in Volume 17, Page 181 generally follows the pavement west from Greenlee Road. Yielding the 36.43 ft. variance at the section corner location.

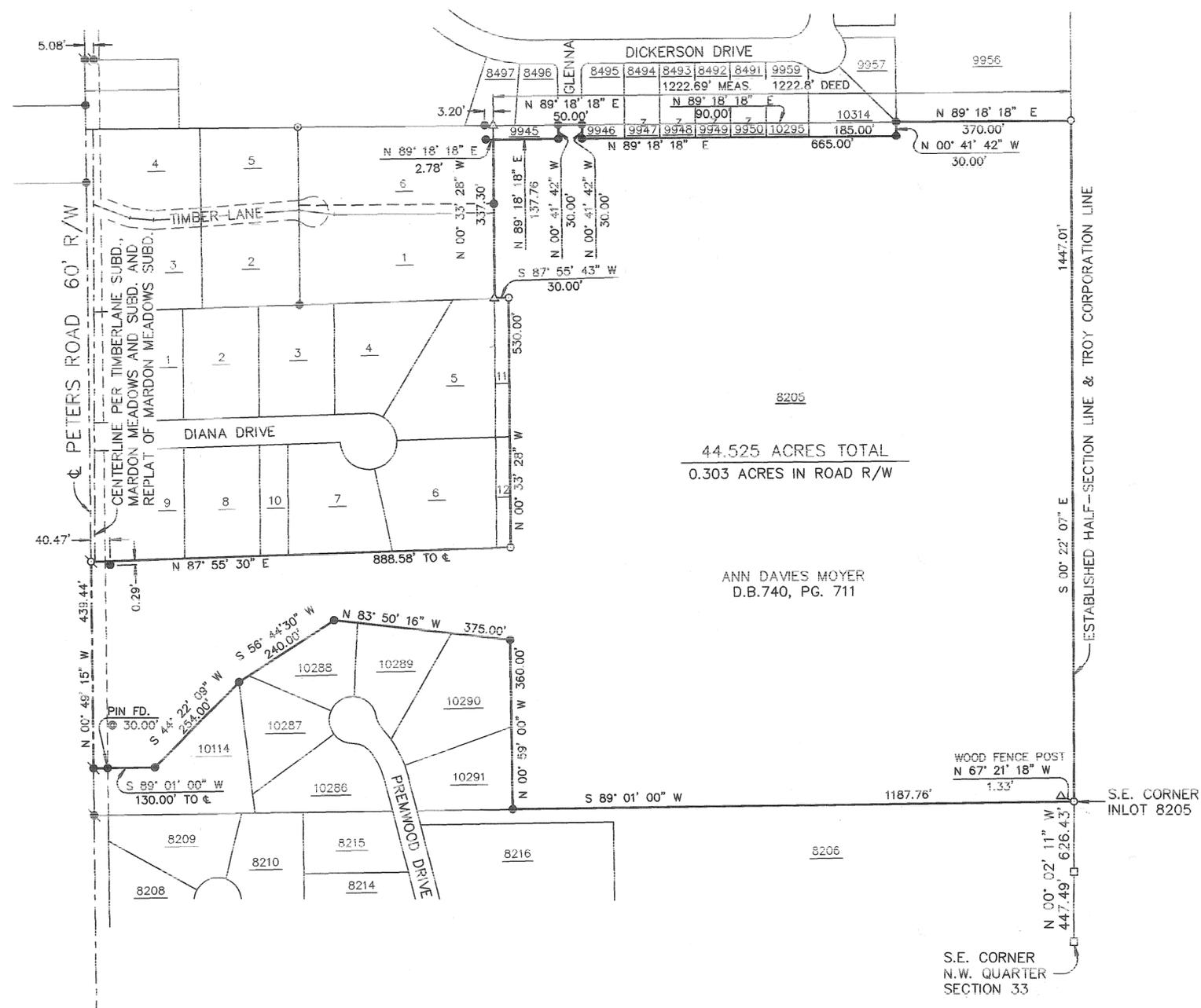
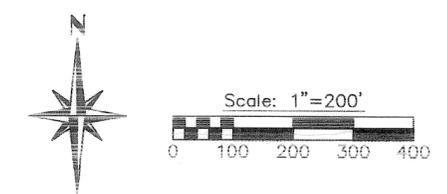
SURVEY OF 71.799 ACRES FOR  
DAVID A. SHELLENBERGER, TRUSTEE  
PHILIP A. SHELLENBERGER, TRUSTEE



*Michael W. Cozatt* 11/16/12  
Michael W. Cozatt, P.E. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 17612 Ph. (937) 339-2921





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

- References**
- P.B. 04, Pg. 41
  - P.B. 06, Pg. 52
  - P.B. 08, Pg. 74
  - P.B. 17, Pg. 77
  - P.B. 17, Pg. 80
  - P.B. 17, Pg. 92
  - P.B. 17, Pg. 145
  - P.B. 19, Pg. 104
  - P.B. 21, Pg. 58
  - P.B. 21, Pg. 120
  - P.B. 22, Pg. 94
  - P.B. 23, Pg. 07
  - P.B. 23, Pg. 12
- Miami County Recorder's Plat Records
- Vol. 27, Pg. 166
  - Vol. 41, Pg. 60
- Miami County Engineer's Record of Land Surveys
- Vol. 21, Pg. 185
- Miami County Engineer's Record of Lot Surveys

Survey of 44.525 acres for Tom & Ann Moyer.



*Michael W. Cozatt* 9/21/12  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 15212 Ph. (937) 339-2921

**SURVEY NOTE:**  
WHEN TIMBERLANE SUBDIVISION (P.B. 04, PG. 41), MARDON MEADOWS SUBDIVISION (P.B. 06, PG. 52), AND THE REPLAT OF MARDON MEADOWS SUBDIVISION (P.B. 08, PG. 74) WERE PLATTED, IT APPEARS WHAT WAS THOUGHT TO BE THE CENTERLINE OF PETERS ROAD WAS IN ERROR. DUE TO A LACK OF INFORMATION AS TO HOW THE CENTERLINE USED ON THE ORIGINAL PLATS WAS ESTABLISHED, ( NO MONUMENTS WERE CALLED FOR NORTH OR SOUTH OF THE PLATS), THE EAST LINE OF TIMBERLANE SUBDIVISION AND THE EAST AND SOUTH LINES OF THE REPLAT OF MARDON MEADOWS SUBDIVISION WAS ESTABLISHED USING D.B. 492, PG. 755, EXISTING MONUMENTATION, AND EXISTING FIELD CONDITIONS.

HALF-SECTION LINE

# SURVEY PLAT

## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, INLOTS 354, 355, 356, 532, 533, 357 & PART OF INLOTS 352, 353 & 169

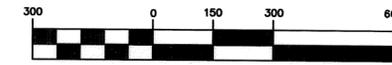
VOLUME 54 PAGE 136

MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS



NORTH

GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

### BASIS OF BEARINGS

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

### REFERENCES

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

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 91    P.B. 23, PG. 11    P.B. 23, PG. 44  
P.B. 22, PG. 80    P.B. 22, PG. 25    P.B. 23, PG. 54  
P.B. 22, PG. 89    P.B. 23, PG. 70  
P.B. 23, PG. 28    P.B. 23, PG. 27

### LEGEND

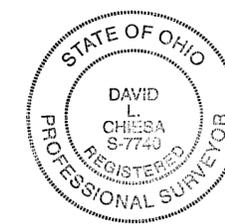
- ⊙ IRON PIN FOUND
  - ⊠ O.D.O.T. MONUMENT
  - IRON PIN FOUND SET PREVIOUSLY BY "M-E COMPANIES"
  - RRF RAILROAD SPIKE FOUND
  - MAG NAIL FOUND
  - ⊙ FENCE POST FOUND
  - ⊙ RAILROAD SPIKE SET
  - ⊙ REBAR FOUND
  - ⊙ CONCRETE FENCE POST FOUND
  - ⊙ STONE FOUND
  - MAG NAIL SET
- OCCUPATION = TREE & FENCE ROWS

### CERTIFICATION

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

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

M-E COMPANIES, INC.  
CIVIL ENGINEERING GROUP



BY *David L. Chiesa* 11/20/12  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

SURVEY FOR  
DEC LAND CO. I LLC  
6375 RIVERSIDE DRIVE SUITE 220  
DUBLIN, OHIO 43017

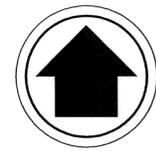


635 Brookside Boulevard  
Westerville, OH 43081  
Contact: DAVE CHIESA  
614-818-4900  
Fax 818-4902



# SURVEY PLAT

STATE OF OHIO, COUNTY OF MIAMI,  
CITY OF HUBER HEIGHTS  
INLOTS 354, 355, 356, 532, 533, 357 &  
PART OF INLOTS 352, 353 & 169



NORTH

GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

### LEGEND

- RRF RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- ⊙ FENCE POST FOUND
- ⊙ RAILROAD SPIKE SET
- ⊙ REBAR FOUND
- CONCRETE FENCE POST FOUND
- ⊗ STONE FOUND
- MAG NAIL SET
- ⊙ IRON PIN FOUND
- O.D.O.T. MONUMENT
- ⊙ IRON PIN FOUND SET PREVIOUSLY BY "M-E COMPANIES"

ESTHER M. LAVY TRUSTEE  
D.B. 658, PG. 168  
O.R. 99, PG. 671  
95 ACRES

PLACE OF BEGINNING  
121.042 ACRES

CARRIAGE TRAILS  
INLOT 352  
P.B. 22, PG. 25

ESTHER M. LAVY, TRUSTEE  
O.R. 99, PG. 671  
D.B. 658, PG. 160  
24.940 ACRES

RAYMOND E. & KRIST T. HAREN  
D.B. 616, PG. 414  
26.697 ACRES

KERRY J. &  
KERRY L. PAHAL  
O.R. 191, PG. 527  
10.140 ACRES

JOSEPH P. GRUSENMEYER  
D.B. 747, PG. 3  
5.000 ACRES

PT. IL 160  
LND. 49-76  
D.B. 765-014  
0.3406 AC.

MARK & DONNA  
GRUSENMEYER  
D.B. 682, PG. 588  
5.274 ACRES

STATE ROUTE 201, LLC  
D.B. 741, PG. 449  
15.324 ACRES  
SUR 24/114  
PT. INLOT 161

STATE ROUTE 201, LLC  
D.B. 741, PG. 449  
9.966 ACRES  
SUR 24/114  
PT. INLOT 161

INLOT 354  
1.915 ACRES  
P.B. 22, PG. 25  
P.N. 48-000947

PAUL AND JEAN GRUSENMEYER  
DEED 95-0736 E01  
76.3 ACRES

THE CITY OF HUBER HEIGHTS  
THE CITY OF HUBER HEIGHTS  
DEED 90-0029 C05  
10.637 ACRES

HERBERT C. HUBER PLAT No. 60  
P.B. 105, PG. 53A  
SECTION 5

HERBERT C. HUBER PLAT No. 60  
P.B. 105, PG. 54A  
SECTION 6

HERBERT C. HUBER PLAT No. 60  
SECTION 9

HERBERT C. HUBER PLAT No. 60  
P.B. 105, PG. 34  
SECTION 10

CARRIAGE TRAILS  
INLOT 353  
P.B. 22, PG. 25  
310.646 ACRES

237.652 ACRES  
REMAINDER INLOT 353  
P.B. 22, PG. 25

INLOT 356  
P.B. 22, PG. 37-37A  
89.216 ACRES  
P.N. P48-000951

PLACE OF BEGINNING  
239.801 ACRES

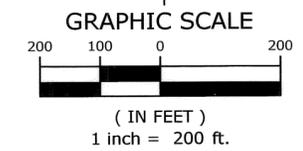
INLOT 355  
9.780 ACRES  
P.N. P48-000949

SOUTHEAST CORNER OF THE SOUTHWEST  
QUARTER OF SECTION 13

# SURVEY PLAT

## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, PART INLOT 353

VOLUME 54 PAGE 137  
MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS



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

**REFERENCES:**  
MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219 & VOL. 201, PG. 771  
MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG. 25 P.B. 23, PG. 44  
P.B. 22, PG. 80 P.B. 23, PG. 54  
P.B. 23, PG. 27 P.B. 22, PG. 37  
P.B. 22, PG. 91  
P.B. 23, PG. 11

**CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM  
AN ACTUAL SURVEY OF THE PREMISES AND IS CORRECT TO  
THE BEST OF MY KNOWLEDGE.  
THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS  
WILL BE SET AS SHOWN.

M-E COMPANIES, INC.  
CIVIL ENGINEERING GROUP

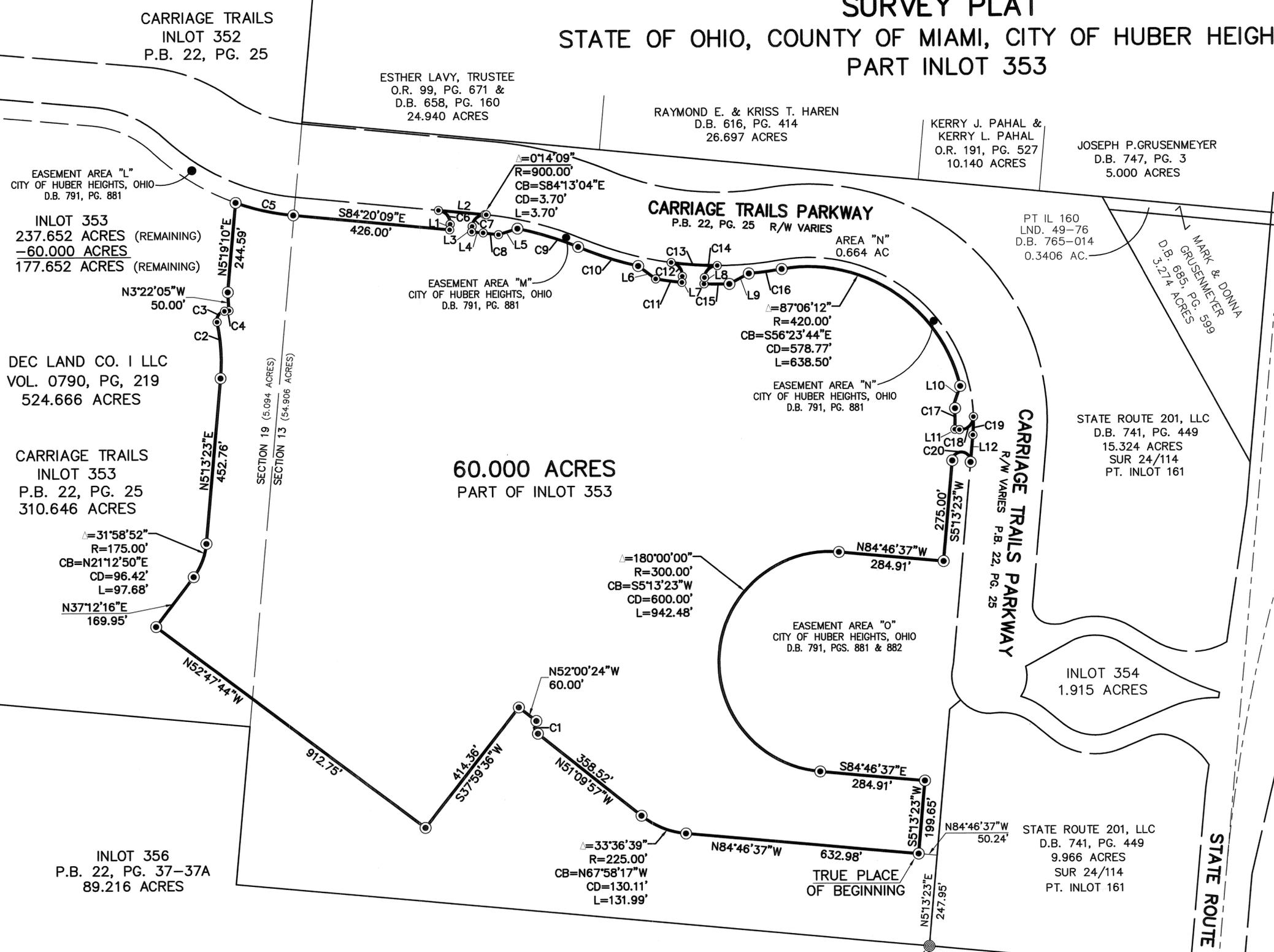


By *David L. Chiesa* 11/20/12  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

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

SURVEY FOR  
**DEC LAND CO. I LLC**  
6375 RIVERSIDE DRIVE SUITE 220  
DUBLIN, OHIO 43017

**M-E COMPANIES**  
635 Brookside Boulevard  
Westerville, OH 43081  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 614-818-4902  
www.mecompanies.com



**Line Table**

Line #	Length	Direction
L1	15.27'	N05°13'23"E
L2	126.45'	S84°20'09"E
L3	14.72'	S05°13'23"W
L4	31.33'	S84°20'09"E
L5	54.22'	N72°37'07"E
L6	59.04'	S53°32'44"E
L7	16.54'	N04°18'31"E
L8	16.83'	S04°18'30"W
L9	59.77'	N62°09'38"E
L10	51.37'	S19°23'16"W
L11	12.55'	S84°46'37"E
L12	73.78'	S05°13'23"W

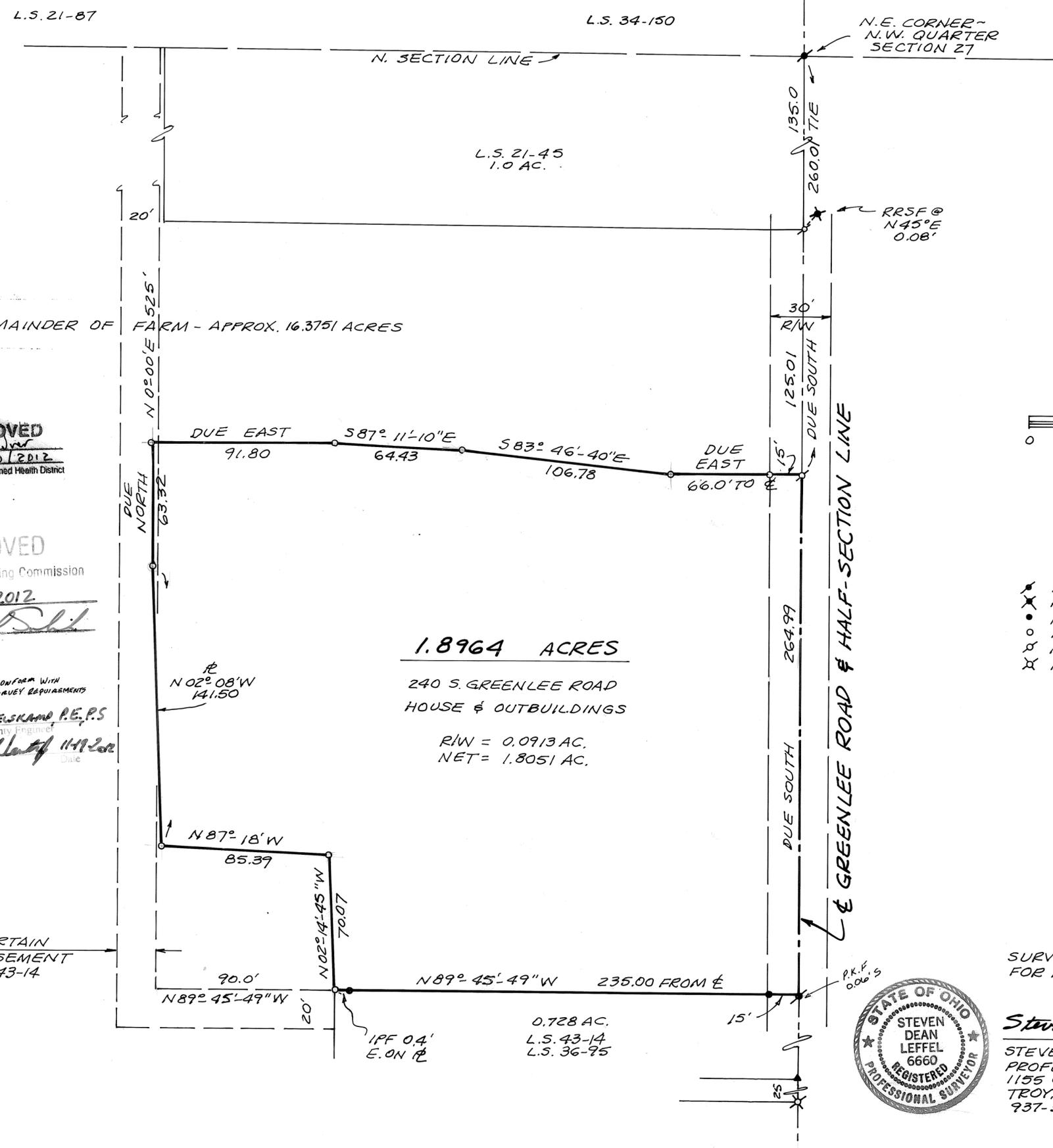
**Curve Table**

Curve #	Length	Radius	Delta	C.B.	CHORD
C1	38.90'	25.00'	89°09'33"	N06°35'11"W	35.09'
C2	154.26'	525.00'	16°50'07"	N03°11'40"W	153.71'
C3	40.39'	25.00'	92°34'42"	N34°40'37"E	36.14'
C4	12.36'	125.00'	5°39'57"	N83°47'57"E	12.36'
C5	160.47'	650.00'	14°08'41"	S77°15'48"E	160.06'
C6	54.71'	35.00'	89°33'33"	N39°33'23"W	49.31'
C7	55.39'	35.00'	90°40'36"	S50°33'42"W	49.79'
C8	41.52'	850.00'	2°47'57"	S82°56'10"E	41.52'
C9	172.26'	875.00'	11°16'47"	S72°41'59"E	171.98'
C10	170.78'	980.00'	9°59'05"	S72°03'07"E	170.56'

**Curve Table**

Curve #	Length	Radius	Delta	C.B.	CHORD
C11	71.58'	1005.00'	4°04'50"	S82°10'22"E	71.56'
C12	52.82'	35.00'	86°28'10"	N38°55'42"W	47.95'
C13	125.50'	955.00'	7°31'45"	S85°55'39"E	125.41'
C14	52.54'	35.00'	86°00'05"	S47°18'26"W	47.74'
C15	68.79'	1005.00'	3°55'19"	S89°35'43"E	68.78'
C16	89.90'	980.00'	5°15'22"	N82°40'52"E	89.87'
C17	69.79'	395.00'	10°07'25"	S01°27'58"E	69.70'
C18	58.93'	35.00'	96°28'22"	N46°59'13"E	52.21'
C19	50.27'	445.00'	6°28'22"	S01°59'13"W	50.24'
C20	78.54'	25.00'	180°00'00"	N84°46'37"W	50.00'

J:\1212-019\dwg\SURVEY\12019-60ACBND.dwg by: DChiesa on 11/20/2012 @ 09:01:11 am ~ © M-E Companies, Inc.



**APPROVED**  
By *[Signature]*  
Date 11/20/2012  
Miami County Combined Health District

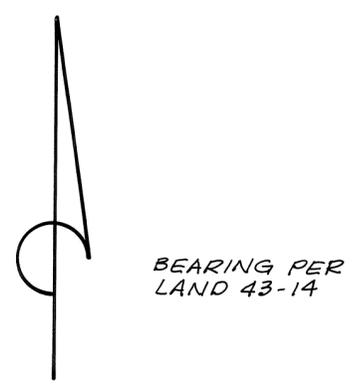
**APPROVED**  
Miami County Planning Commission  
Date 11/21/2012  
Secretary *[Signature]*

Certified To Conform With  
MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Hueskamp P.E., P.S.  
*[Signature]* 11/19/2012  
Deputy Date

**NOTE:**  
EX. 20' CURTAIN  
DRAIN EASEMENT  
PER LAND 43-14

**1.8964 ACRES**  
240 S. GREENLEE ROAD  
HOUSE & OUTBUILDINGS  
R/W = 0.0913 AC.  
NET = 1.8051 AC.

0.728 AC.  
L.S. 43-14  
L.S. 36-75



BEARING PER  
LAND 43-14

- LEGEND**
- ✱ PK OR MAG FOUND
  - ✕ RAILROAD SPIKE FOUND
  - IRON PIN FOUND
  - IRON PIN SET
  - ⊗ MAG NAIL SET
  - ✕ RAILROAD SPIKE SET

SURVEY OF 240 S. GREENLEE RD.  
FOR RON JACKSON.



*Steven D Leffel* 8/1/12 REV. 10/18/12  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373-1754  
937-339-9573

add

NEWTON TOWNSHIP 27 SECTION

7 TOWN 5 RANGE

- LEGEND**
- MAG OR PK NAILS FOUND
  - IRON PIN FOUND
  - IRON PIN SET
  - ▲ SPIKE LOCATED

BEARING PER LS 43-14



LS 21-87  
LS 34-150

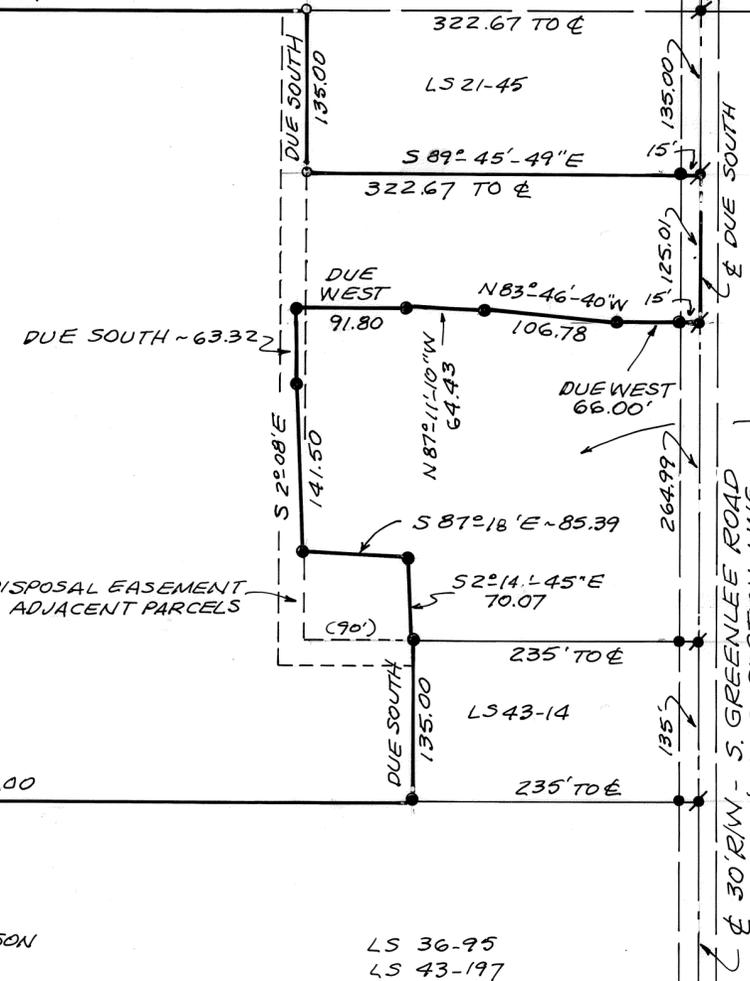
⊥ OFFSET 6.6' 1.4' N

N. LINE SECTION 27  
S 89° 45' 49" E 997.33

N.E. CORNER ~ N.W. QUARTER SEC. 27

DUE NORTH 660.00

16.3751 ACRES TOTAL  
0.0430 AC. - R/W  
16.3321 AC. - NET



240 S. GREENLEE ROAD  
LS 54 - 138

EX. 20' W ON-SITE DISPOSAL EASEMENT TO BENEFIT ALL ADJACENT PARCELS

TRUE LOC. IPF 04/29/12

N 89° 45' 49" W 1085.00

N 6° 20' E ~ 0.9'

LS 36-95  
LS 43-197



SURVEY OF 16.3751 ACRES ON S. GREENLEE ROAD FOR RON JACKSON

*Steven D. Leffel 11-17-12*

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

2012

NEWTON TOWNSHIP

7 TOWN

5 E RANGE

9 SW 1/4 SECTION

VOLUME 54 PAGE 140  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

TRUSTEES OF THE GERMAN BAPTIST CHURCH OF COVINGTON, OHIO  
& TRUSTEES OF THE GERMAN BAPTIST CHURCH OF NEWTON TWP, MIAMI COUNTY, OHIO  
CO-TRUSTEES OF JOHN MILLER TRUST (PROBATE CASE 10441)  
DEED BOOK 89 PAGE 56 (QC DEED, PROBATE CASE 8324)  
SURVEY VOL. 3 PAGE 221  
80.78 ACRES

SUGAR GROVE ROAD (40' R/W)

ONE-HALF SECTION LINE

N 89°22'30" E  
1328.40' TO C

N 89°22'30" E  
1331.70' TO C

4" ROUND WOOD FENCE  
POST FOUND  
N 00° 26' 05" E 0.45'  
FROM IRON PIN SET

NORTHEAST CORNER  
SOUTHWEST QUARTER OF  
SECTION 9  
TOWN 7 RANGE 5 E.

NORTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 9

JANET LONGENECKER  
DEED BOOK 726 PAGE 729  
SURVEY VOL. 3 PAGE 221  
40.25 ACRES

THIS SURVEY  
34.084 ACRES

CLINTON E. & OPAL L. ANGLE, TRUSTEES  
DEED BOOK 683 PAGES 140, 144  
34.0 ACRES

SHIRLEY A. BRINING &  
PAUL P. GUTMANN, CO-TRUSTEES  
DEED BOOK 752 PAGE 576  
SURVEY VOL. 3 PAGE 221  
42.437 ACRES

SAMUEL & DOROTHY HOEFELICK  
DEED BOOK 563 PAGE 388  
SURVEY VOL. 3 PAGE 221  
40.25 ACRES

SOUTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 9

SOUTH LINE SECTION 9  
NORTH LINE SECTION 16

N 00°20'24" E 3966.68'  
EAST LINE SECTION 8  
WEST LINE SECTION 9

N 00°26'05" E  
1117.17'

(1116.72')  
S 00°39'26" W  
1116.72'

[30.01']

S 00°39'26" W 2656.50'

1327.37' TO C  
S 89°21'08" W

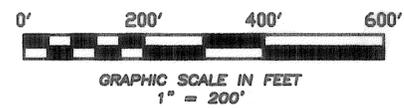
HITTLE ROAD  
(NO RECORD OF WIDTH)

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

SOUTHEAST CORNER  
SOUTHWEST QUARTER  
SECTION 9

- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
  - 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
  - ✂ P.K. NAIL FOUND
  - ⊘ MAG NAIL SET
  - ✕ RAILROAD SPIKE FOUND
  - △ 3/4" IRON PIPE FOUND
  - ◆ CUT LIME STONE FOUND
  - + CALCULATED POINT (POINT NOT SET)

- REFERENCES**
- LAND SURVEYS:**
- VOLUME 3, PAGE 221
  - VOLUME 24, PAGE 142
  - VOLUME 26, PAGE 57
  - VOLUME 34, PAGE 20
  - VOLUME 45, PAGE 151
  - VOLUME 45, PAGE 193
  - VOLUME 47, PAGE 25
- DEED BOOKS:**
- AS REFERENCED HEREON



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

*Philip C. Brumbaugh*  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057  
11/27/12 BES JOB# 276.12

BOUNDARY RETRACEMENT SURVEY OF THE 34.0 ACRE TRACT IN DEED BOOK 683 PAGE 140, 144 FOR KENNY ANGLE IN MIAMI COUNTY ~ NOVEMBER 27, 2012



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



7  
Town

4E  
Range

SW 1/4 - 2  
Section  
Pt. 7  
Outlot

Union  
Township  
Laura  
Village

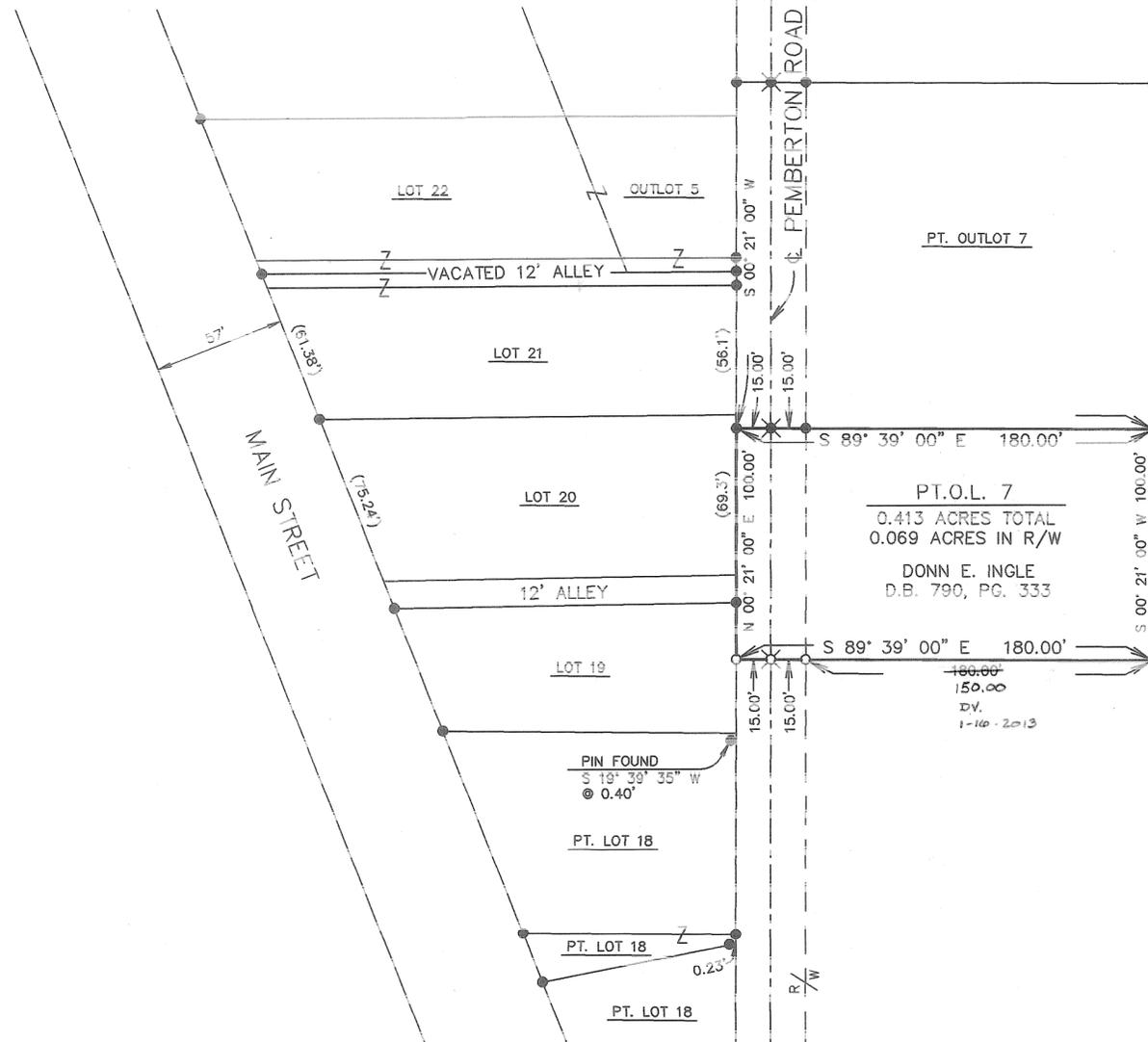
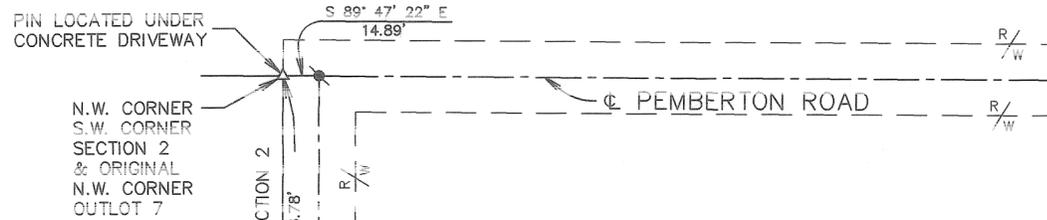
Miami  
County

Ohio  
State

Volume 54 Page 142  
Miami County Engineer's  
Record of Land Surveys



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



PT. OUTLOT 7  
DONN E. INGLE  
D.B. 790, PG. 333  
8.756 ACRES REMAINING

PT.O.L. 7  
0.413 ACRES TOTAL  
0.069 ACRES IN R/W  
DONN E. INGLE  
D.B. 790, PG. 333

### Legend

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

### References

- P.B. 01, Page 13
  - P.B. 02, Page 131
  - P.B. 10, Page 14
  - P.B. 13, Page 44
- } Miami County Recorder's  
Plat Records
- Vol. 12, Page 182
  - Vol. 15, Page 81
  - Vol. 22, Page 18
  - Vol. 22, Page 129
- } Miami County Engineer's  
Record of Lot Surveys

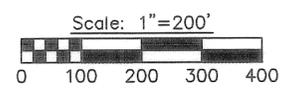
Survey of Pt. O.L. 7 in Laura, Ohio for the Estate of Donn Ingle.



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

Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
2784 S. County Road 25A Troy, Ohio  
Job No. 16512 Ph. (937) 339-2921



**Legend**

- ⊗ Mag nail set over existing monument
- Iron pin found
- ⊗ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- Stone found
- △ Large nail in wood fence post
- ✕ RAILROAD SPIKE FOUND

**References**

- Vol. 17, Pg. 181
  - Vol. 19, Pg. 64
  - Vol. 20, Pg. 70
  - Vol. 21, Pg. 68
  - Vol. 21, Pg. 153
  - Vol. 25, Pg. 126
  - Vol. 26, Pg. 07
  - Vol. 32, Pg. 14
  - Vol. 43, Pg. 71
- } Miami County Engineer's Record of Land Surveys

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

Devin Venturi      12-6-2012  
DEPUTY      DATE

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

NOTICE IS GIVEN TO ALL:  
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.

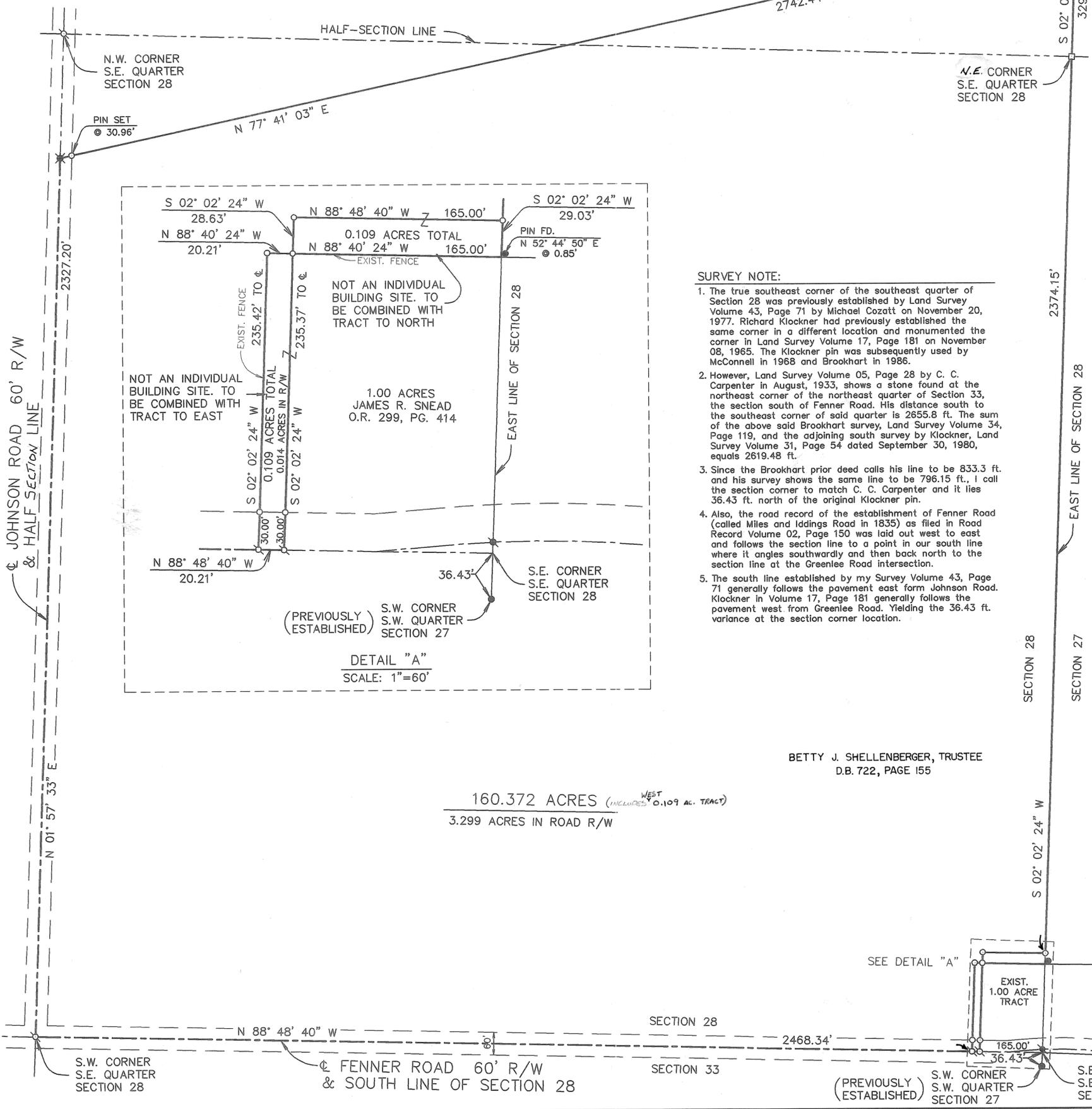
Di. Bill      12/6/2012  
SECRETARY      DATE

Survey of 3 tracts for David Shellenberger.



Michael W. Cozatt      10/24/12  
Michael W. Cozatt, P.S. #6001      Date

Cozatt Engineering Company  
Civil Engineering      Land Surveyor  
2784 S. County Road 25A      Troy, Ohio  
Job No. 16912      Ph. (937) 339-2921

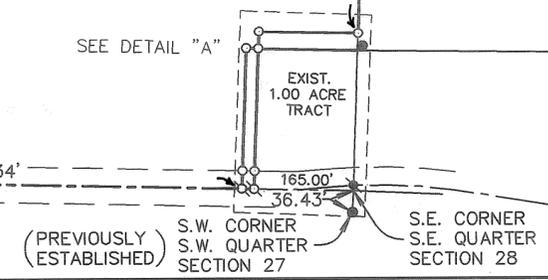


**SURVEY NOTE:**

1. The true southeast corner of the southeast quarter of Section 28 was previously established by Land Survey Volume 43, Page 71 by Michael Cozatt on November 20, 1977. Richard Klockner had previously established the same corner in a different location and monumented the corner in Land Survey Volume 17, Page 181 on November 08, 1965. The Klockner pin was subsequently used by McConnell in 1968 and Brookhart in 1986.
2. However, Land Survey Volume 05, Page 28 by C. C. Carpenter in August, 1933, shows a stone found at the northeast corner of the northeast quarter of Section 33, the section south of Fenner Road. His distance south to the southeast corner of said quarter is 2655.8 ft. The sum of the above said Brookhart survey, Land Survey Volume 34, Page 119, and the adjoining south survey by Klockner, Land Survey Volume 31, Page 54 dated September 30, 1980, equals 2619.48 ft.
3. Since the Brookhart prior deed calls his line to be 833.3 ft. and his survey shows the same line to be 796.15 ft., I call the section corner to match C. C. Carpenter and it lies 36.43 ft. north of the original Klockner pin.
4. Also, the road record of the establishment of Fenner Road (called Miles and Idings Road in 1835) as filed in Road Record Volume 02, Page 150 was laid out west to east and follows the section line to a point in our south line where it angles southwardly and then back north to the section line at the Greenlee Road intersection.
5. The south line established by my Survey Volume 43, Page 71 generally follows the pavement east from Johnson Road. Klockner in Volume 17, Page 181 generally follows the pavement west from Greenlee Road. Yielding the 36.43 ft. variance at the section corner location.

BETTY J. SHELLENBERGER, TRUSTEE  
D.B. 722, PAGE 155

SEE DETAIL "A"



7  
TOWN

5  
RANGE

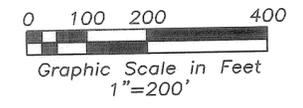
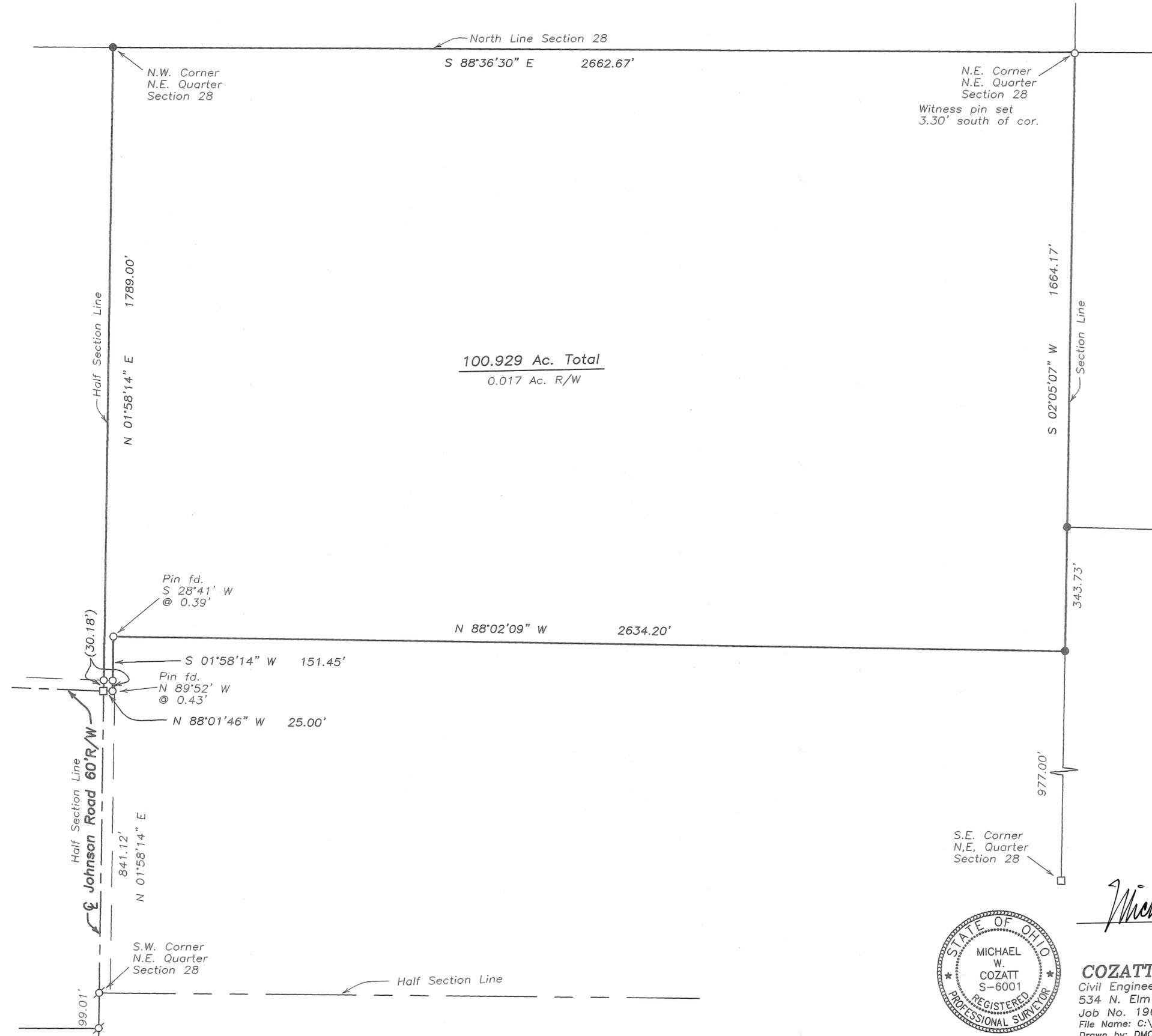
28 NE 1/4  
SECTION

NEWTON  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 144  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

- Miami County Engineer's  
Record of Land Surveys  
Volume 3, Page 14  
Volume 21, Page 87  
Volume 25, Page 126  
Volume 36, Page 95  
Volume 40, Page 182

Survey of 100.929 Ac.  
for U.S. Bank, Trustee  
Adkins Trust



*Michael W. Cozatt* 12/03/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 19612 (937) 339-2921  
File Name: C:\JOBS\2012\19612.dwg  
Drawn by: DMC ~ Checked by: MWC

UNION  
TOWNSHIP

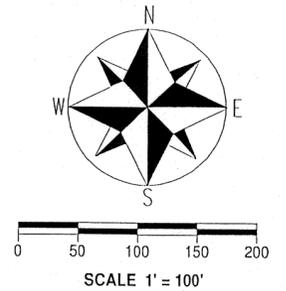
12 SW QTR.  
SECTION

7  
TOWN

4 EAST  
RANGE

VOLUME 54 PAGE 145

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

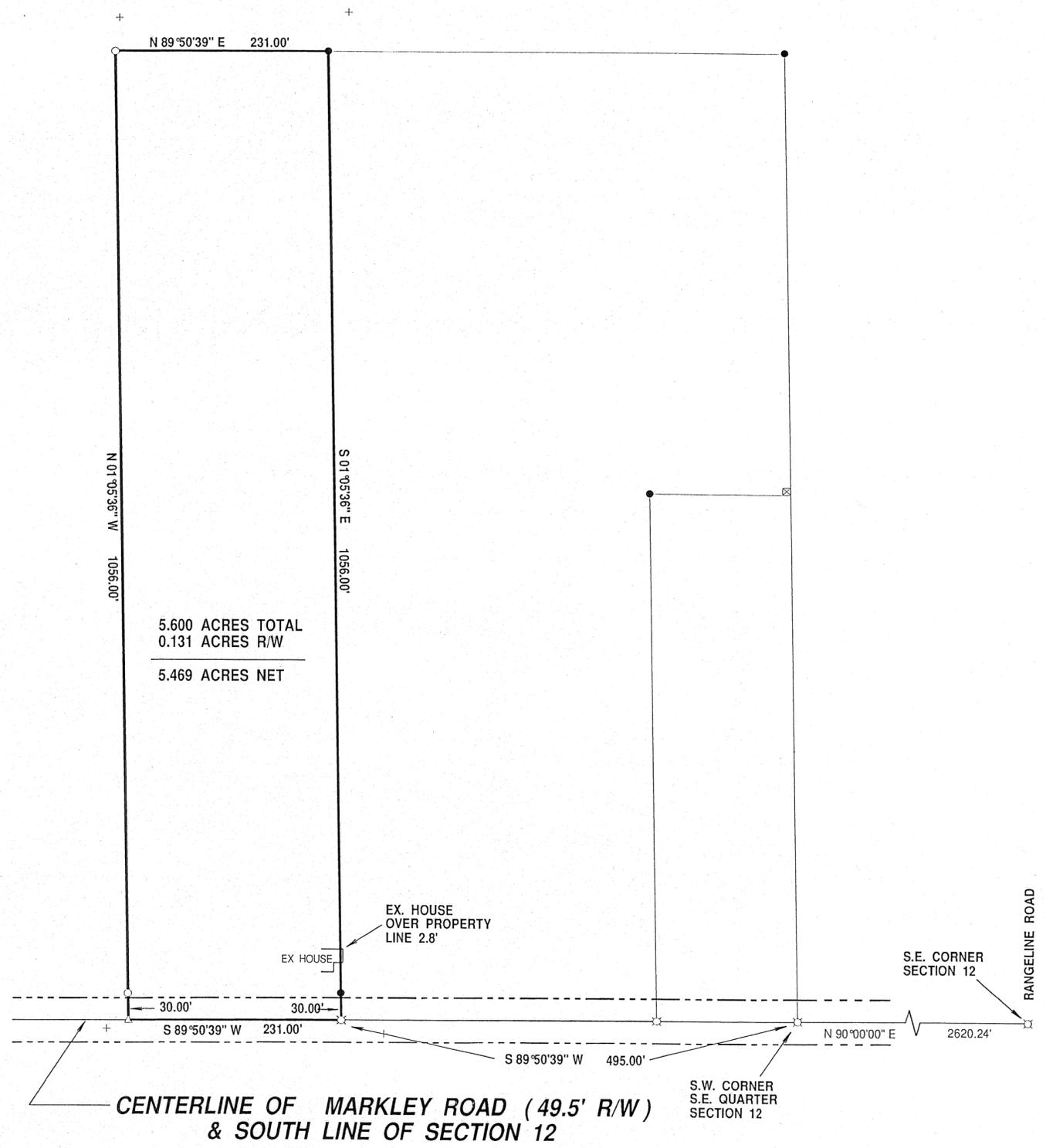


BASIS OF BEARING:  
MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 47, PAGE 162

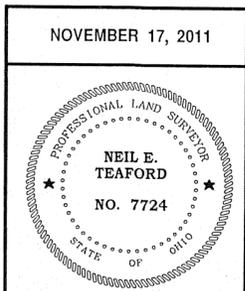
LEGEND			
⊗	PK NAIL FOUND	⊗	RRS FOUND
△	STONE FOUND	⊕	
○	IRON PIN FOUND	⊕	
+	TRAVERSE PT.	⊕	
⊗	GIN SPINDLE FND	⊕	
⊕		⊕	CONC. POST FND.
⊕		⊕	
⊕		⊕	
▲	PK NAIL SET	⊕	
●	IRON PIN SET	⊕	
◆	RRS SET	⊕	

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS  
VOLUME 47, PAGE 162  
VOLUME 53, PAGE 199  
VOLUME 46, PAGE 81  
VOLUME 37, PAGE 116  
VOLUME 26, PAGE 28  
VOLUME 4, PAGE 333  
VOLUME 1, PAGE 157

DEED REFERENCE:  
DEED BK. VOL. 796, PAGE 894  
DEED BK. VOL. 741, PAGE 565  
DEED BK. VOL. 682, PAGE 188



CENTERLINE OF MARKLEY ROAD (49.5' R/W)  
& SOUTH LINE OF SECTION 12



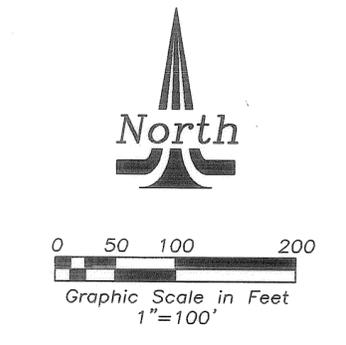
NOVEMBER 17, 2011

SURVEY OF AN EXISTING 5.600 ACRE TRACT FOR  
FOR RUSSELL HAGER IN UNION TOWNSHIP

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

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

OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724



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

- References**
- Miami County Engineer's Record of Land Surveys Volume 7, Page 177
  - Volume 12, Page 196
  - Volume 48, Page 13

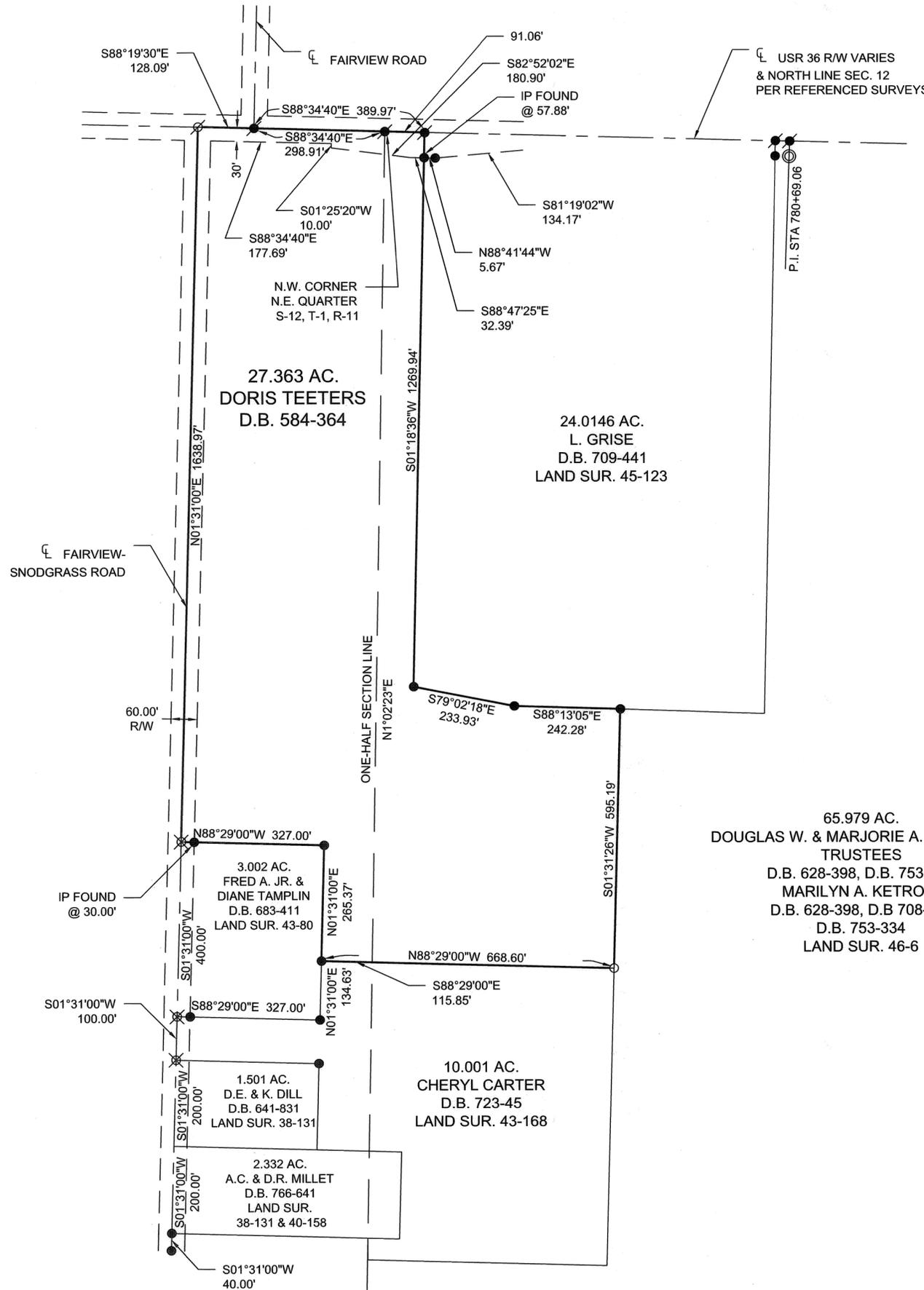
Survey of 2 tracts for Dan Heberling



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

**COZATT ENGINEERING COMPANY**  
Civil Engineer      Land Surveyor  
534 N. Elm St. Suite C      Troy, OH 45373  
Job No. 20312      (937) 339-2921  
File Name: C:\JOBS\2012\20312.dwg  
Drawn by: DMC ~ Checked by: MWC



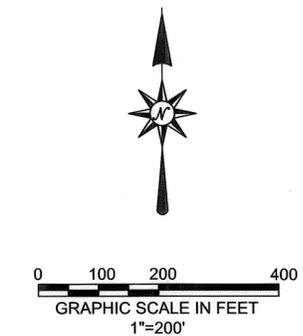


REFERENCES

- LAND SURVEY VOL. 34, PG. 48
- LAND SURVEY VOL. 36, PG. 6
- LAND SURVEY VOL. 38, PG. 131
- LAND SURVEY VOL. 40, PG. 159
- LAND SURVEY VOL. 43, PG. 80
- LAND SURVEY VOL. 43, PG. 168
- LAND SURVEY VOL. 45, PG. 123
- ODOT RIGHT OF WAY PLANS R.S.128
- DEED BOOK 584, PG. 364

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊗ MAG NAIL SET OVER RR SPIKE
- ⊙ MAG NAIL FOUND
- ⊘ MAG NAIL SET
- ⊕ CONCRETE HIGHWAY MONUMENT



SURVEY FOR DORIS TEETERS IN  
 MIAMI COUNTY, OHIO - DECEMBER 15, 2012

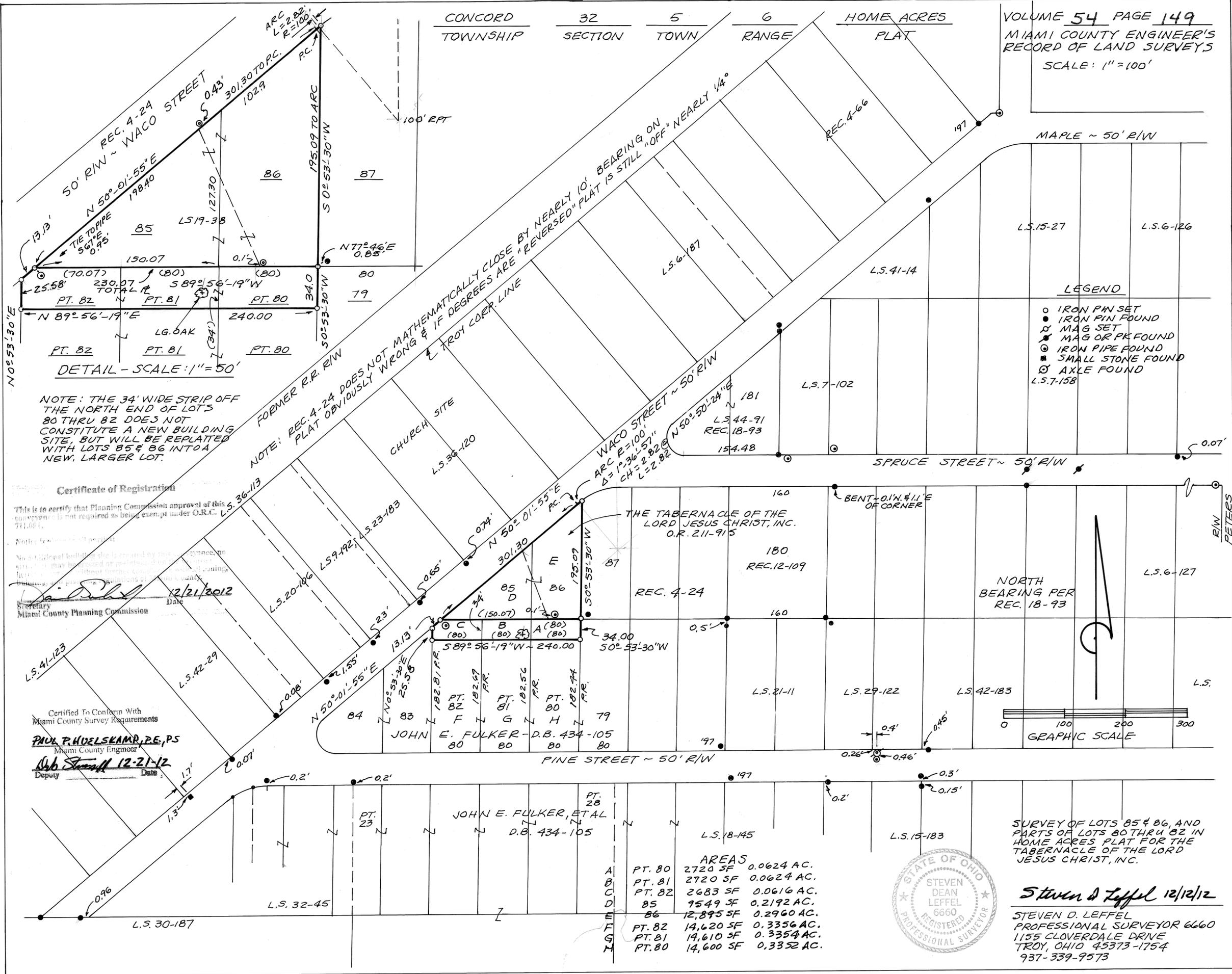
STATE OF OHIO

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



DETAIL - SCALE: 1" = 50'

NOTE: THE 34' WIDE STRIP OFF THE NORTH END OF LOTS 80 THRU 82 DOES NOT CONSTITUTE A NEW BUILDING SITE, BUT WILL BE REPLATED WITH LOTS 85 & 86 INTO A NEW, LARGER LOT.

NOTE: REC. 4-24 DOES NOT MATHEMATICALLY CLOSE BY NEARLY 10' BEARING ON "OFF" NEARLY 1/4° PLAT OBVIOUSLY WRONG & IF DEGREES ARE "REVERSED" PLAT IS STILL "OFF" NEARLY 1/4°

**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.  
 Secretary  
 Miami County Planning Commission  
 Date: 12/21/2012

Certified To Conform With Miami County Survey Requirements  
**PAUL PHUELSKAMP, P.E., P.S.**  
 Miami County Engineer  
 Date: 12-21-12  
 Deputy

Point	Area (SF)	Area (AC)
A PT. 80	2720 SF	0.0624 AC.
B PT. 81	2720 SF	0.0624 AC.
C PT. 82	2683 SF	0.0616 AC.
D 85	9549 SF	0.2192 AC.
E 86	12,895 SF	0.2960 AC.
F PT. 82	14,620 SF	0.3356 AC.
G PT. 81	14,610 SF	0.3354 AC.
H PT. 80	14,600 SF	0.3352 AC.



SURVEY OF LOTS 85 & 86, AND PARTS OF LOTS 80 THRU 82 IN HOME ACRES PLAT FOR THE TABERNACLE OF THE LORD JESUS CHRIST, INC.  
**Steven D Leffel 12/12/12**  
 STEVEN D. LEFFEL  
 PROFESSIONAL SURVEYOR 6660  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45373-1754  
 937-339-9573

8N  
Town

4E  
Range

10 SW 1/4  
Section

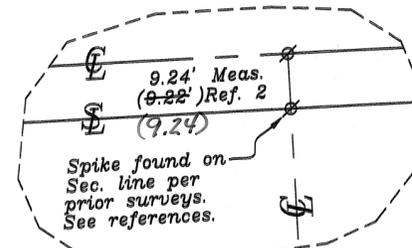
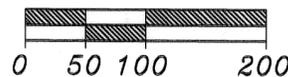
NEWTON  
Township

VOLUME 54 PLAT 150  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

MIAMI  
County

OHIO  
State

SCALE: 1" = 100'



Darko County  
Miami County  
STATE ROUTE 721

NW Cor. of SW 1/4  
Spike fd. per prior surveys

NE Cor. of SW 1/4  
Spike fd. 0.31' North  
of corner. Origin  
unknown. Set PK Nail.

See Ref. 2

(Ex. 60' R/W)  
STATE ROUTE 721

Sec. Line

N86°42'55" E 2414.60'

198.00'

Spikes fd.  
on line  
25.79'  
(25.85') Ref. 4

132.00'

240.00'  
(240')

24.36'

198.65'  
S86°42'55" W

23.9'

251.46'

251.46'

N03°34'57" W

23.34' (23.42') Ref. 3

201.30'

201.30'

N86°42'55" E

Witness Steel Post fd.  
S33°59'26" W 0.6'

Angle Iron  
Post fd. at  
corner

Witness Steel Post fd.  
N26°19'35" W 0.5'

173.33'

132.0'

198.0'

S86°42'55" W

330.00'

S86°42'55" W

330.00'

S03°33'00" E

Diane M. Soury  
DRV 705, Pg. 737  
(2.50 AC.)  
See Ref. 4

Betty J. Smith  
D.B. 397 Pg. 256

Deed Line  
(240')

240.00'

S86°42'55" W

240.00'

CAROLYN G. CLEM  
D.B. 730, Pg. 824  
(11 1/2 AC.)  
Except (1 AC.)  
THIS SURVEY  
10.703 AC.

Merlin K. &  
Kathy J. Baker  
O.R. 286, PG. 778  
(10 AC.)

SE 1/4  
Sec. 10  
SW 1/4  
Sec. 10

1/4 Sec. Line  
Not determined  
by this survey

Wooded Area

Witness I. pin set  
N86°42'41" E 9.34'

Witness Wood Post fd.  
N37°44'03" E 4.2'

(566.50')  
N86°42'41" E 568.37'

S86°42'41" W 487.95' (486.08')

Mary Ellen Keller  
D.B. 446, Pg. 324  
(38.784 AC.)

LEGEND

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

Note: Called distances are enclosed by parentheses.

Survey References:

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



Surveyed by: *James F. Stayton* Date *8-20-12*  
James F. Stayton  
Reg. Surveyor #6739

PLAT OF SURVEY

CAROLYN CLEM  
2450 State Route 721  
Bradford, OH 45308

J.F. STAYTON  
& ASSOCIATES

ELDORADO, OHIO PH. 273-4341

Date: 8-20-12  
 Drawn By: KMS  
 Checked: JFS  
 Dwg. No. 3204

6  
TOWN

5  
RANGE

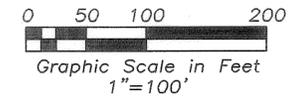
13 NW 1/4  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 151  
Miami County Engineer's  
Record of Land Surveys

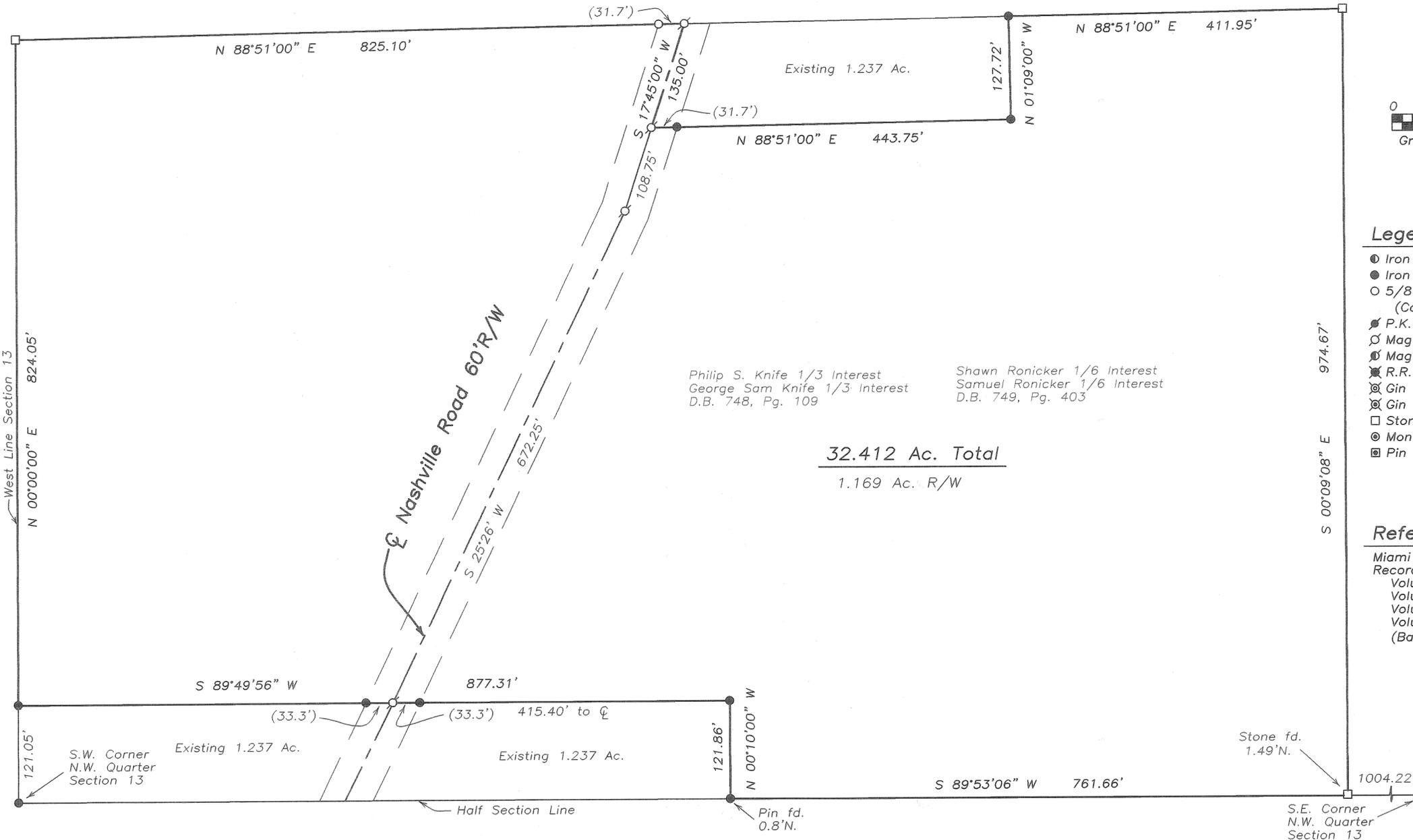


**Legend**

- 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 Set
- ⊙ R.R. Spike Found
- ⊙ Gin Spindle Set
- ⊙ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- ⊙ Pin in Monument Box

**References**

- Miami County Engineer's  
Record of Land Surveys  
Volume 22, Page 2  
Volume 25, Page 107  
Volume 24, Page 33  
Volume 29, Page 18  
(Basis of Bearings)



Survey of 32.412 Ac.  
for Knife and Ronicker

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



**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 21312 (937) 339-2921  
File Name: C:\JOBS\2012\21312.dwg  
Drawn by: DMC ~ Checked by: MWC

7  
Town

4E  
Range

SE 1/4 &  
SW 1/4-1  
Section

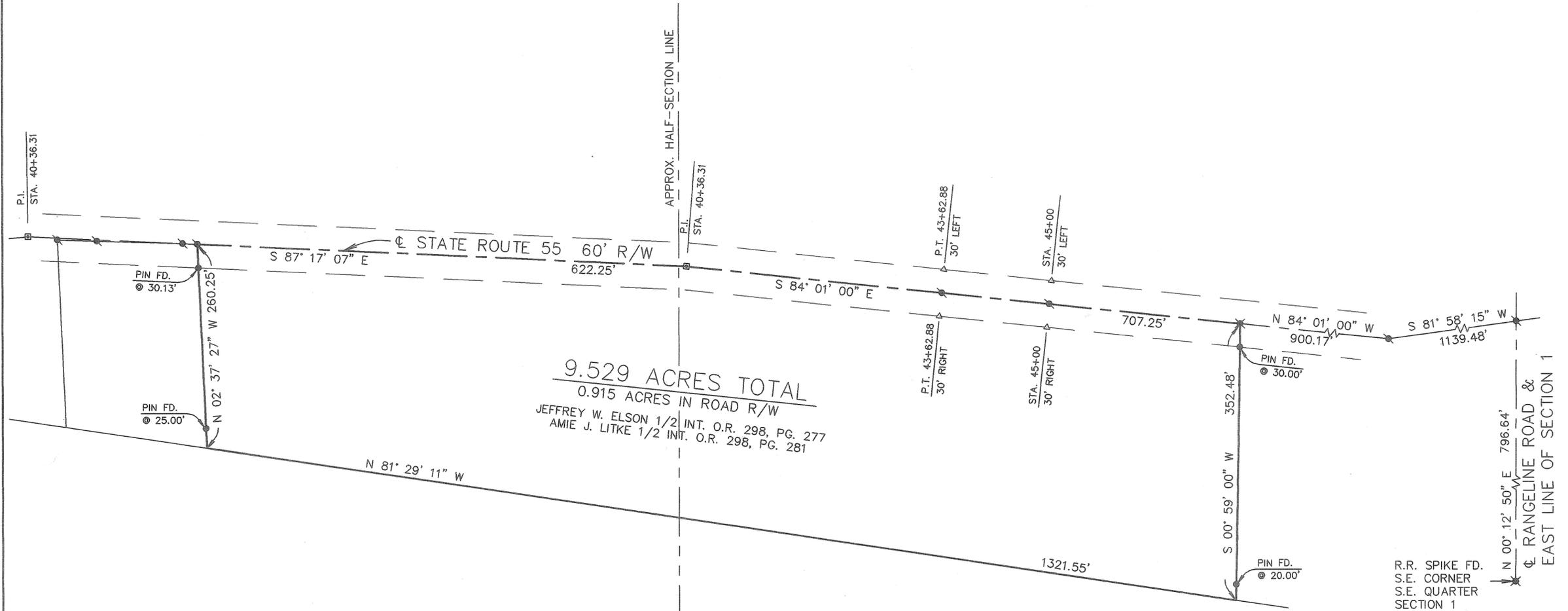
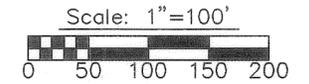
Union  
Township

Miami  
County

Ohio  
State

Volume 54 Page 152

Miami County Engineer's  
Record of Land Surveys



Survey of 9.529 acres for Jeff Elson and Amie Litke.



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

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C, Troy, Ohio  
Job No. 18412 Ph. (937) 339-2921

References

- Vol. 11, Pg. 200
- Vol. 14, Pg. 133
- Vol. 25, Pg. 147
- Vol. 33, Pg. 80
- Vol. 34, Pg. 17
- Vol. 35, Pg. 92
- Vol. 42, Pg. 14
- Vol. 50, Pg. 185

Miami County Engineer's  
Record of Land Surveys

Legend

- Iron pin Found
- ⊗ Gin spindle found
- ⊗ Mag Nail found
- Iron pin in monument box found

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
PAUL P. HUGLSKAMP, COUNTY ENGINEER

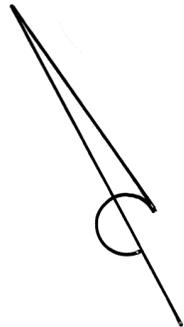
*DEB STUMPF*, DV 12-24-12  
DEPUTY DATE

APPROVED BY MIAMI COUNTY  
PLANNING DEPARTMENT; NO PLAT  
REQUIRED FOR AGRICULTURAL AND  
PERSONAL RECREATIONAL USE  
ONLY.

*D. B. [Signature]* 12/27/12  
SECRETARY DATE

OCTOBER 31, 2012  
SCALE: 1" = 20'

66' R/W ~ EAST CANAL STREET



NORTH BEARING PER LOT 21-7



NOTE A - 1PF UNDER WESTERN SIDE OF WOOD FENCE LINE

LEGEND

- IRON PIN FOUND
- 3/8" Ø X 30" PIN SET W/CAP
- 3" STEEL FENCE POST

LOT 3-92

LOT 21-7  
LOT 6-190  
LOT 17-161

PARTS IN LOT 670

PT. IL 671

LOT 4-152

672

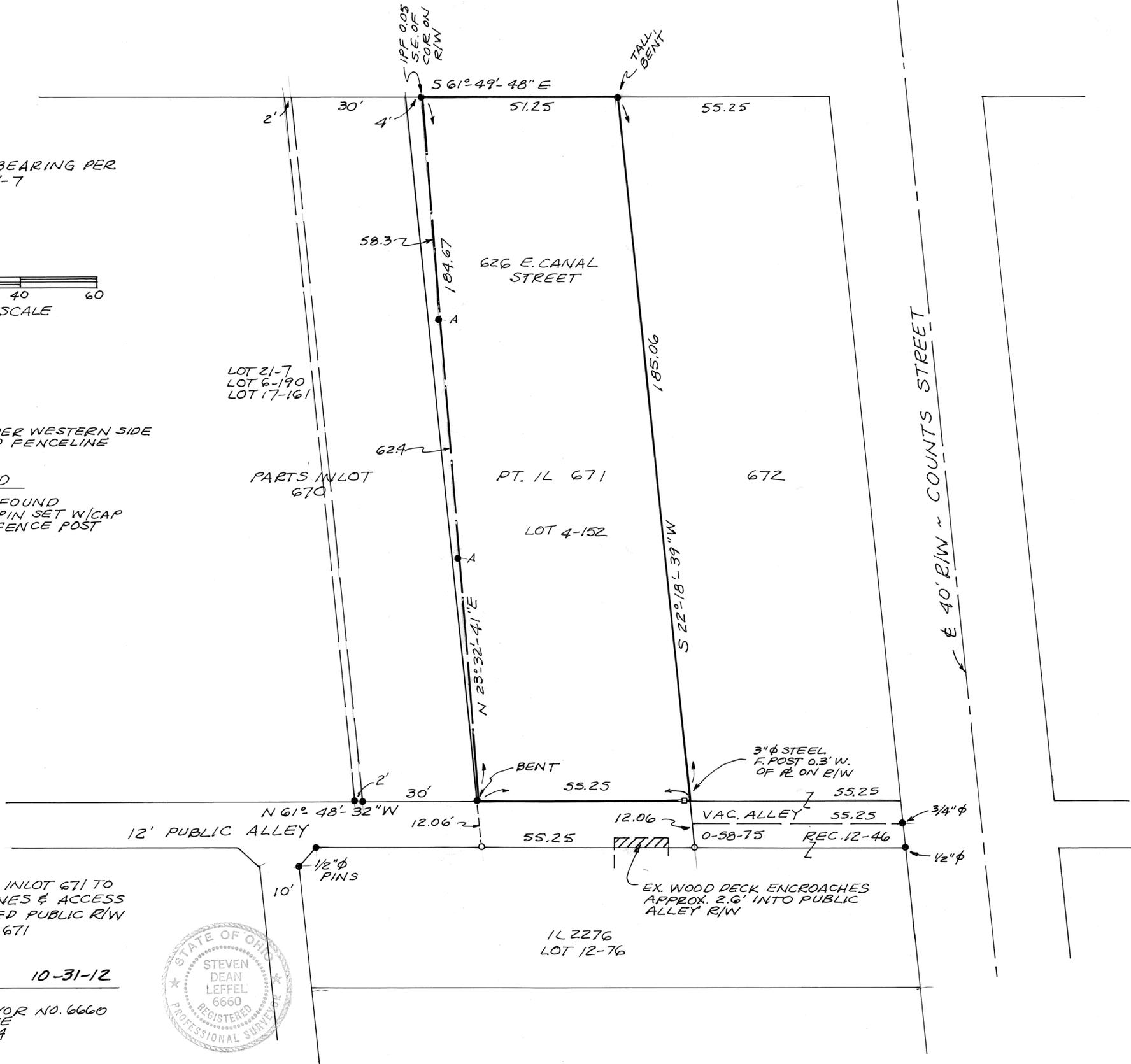
40' R/W ~ COUNTS STREET

RESURVEY OF PART OF INLOT 671 TO IDENTIFY PROPERTY LINES & ACCESS THROUGH NON-VACATED PUBLIC R/W ACCESS AT REAR OF IL 671

Steven D. Leffel 10-31-12  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373-1754  
937-339-9573

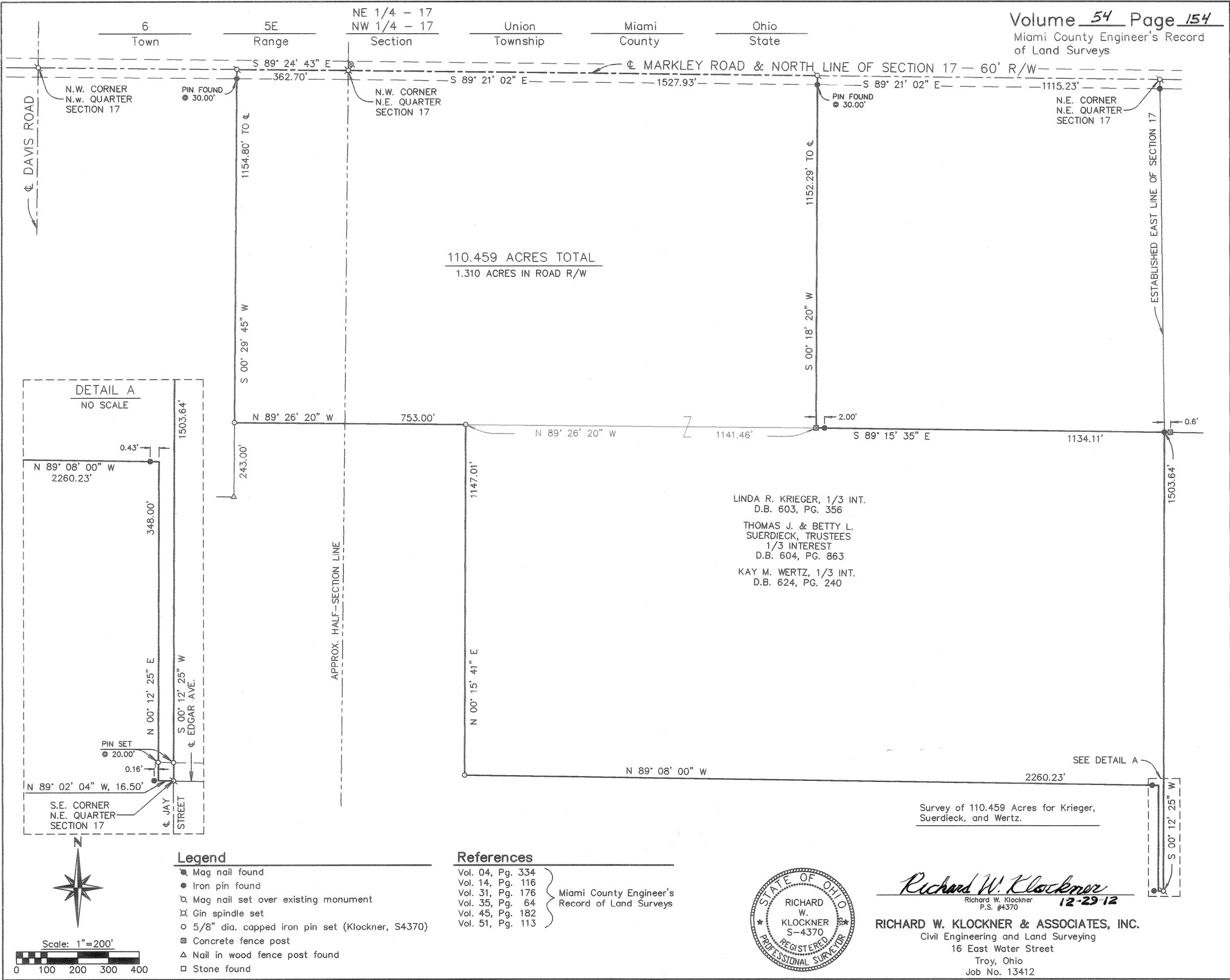


1L 2276  
LOT 12-76



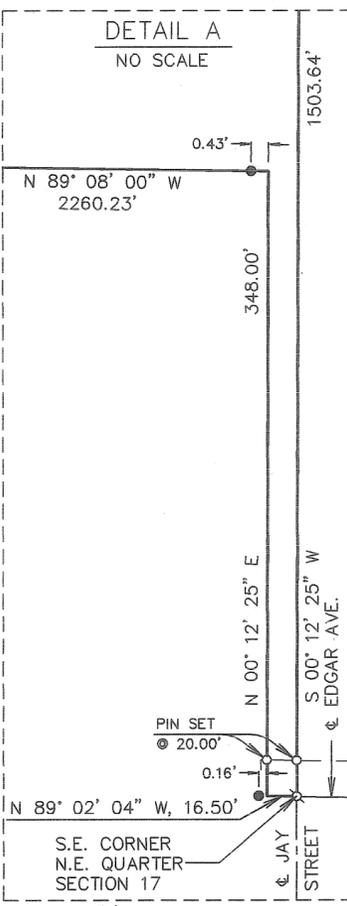
201

NE 1/4 - 17  
 NW 1/4 - 17  
 Union Township  
 Miami County  
 Ohio State



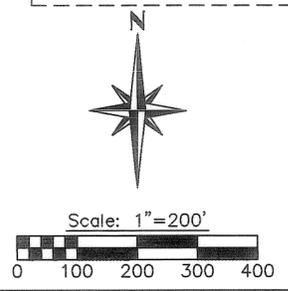
110.459 ACRES TOTAL  
 1.310 ACRES IN ROAD R/W

LINDA R. KRIEGER, 1/3 INT.  
 D.B. 603, PG. 356  
 THOMAS J. & BETTY L. SUERDIECK, TRUSTEES  
 1/3 INTEREST  
 D.B. 604, PG. 863  
 KAY M. WERTZ, 1/3 INT.  
 D.B. 624, PG. 240



- Legend**
- Mag nail found
  - Iron pin found
  - ⊗ Mag nail set over existing monument
  - ⊗ Gin spindle set
  - 5/8" dia. capped iron pin set (Klockner, S4370)
  - Concrete fence post
  - △ Nail in wood fence post found
  - Stone found

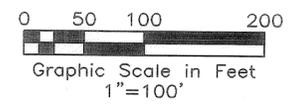
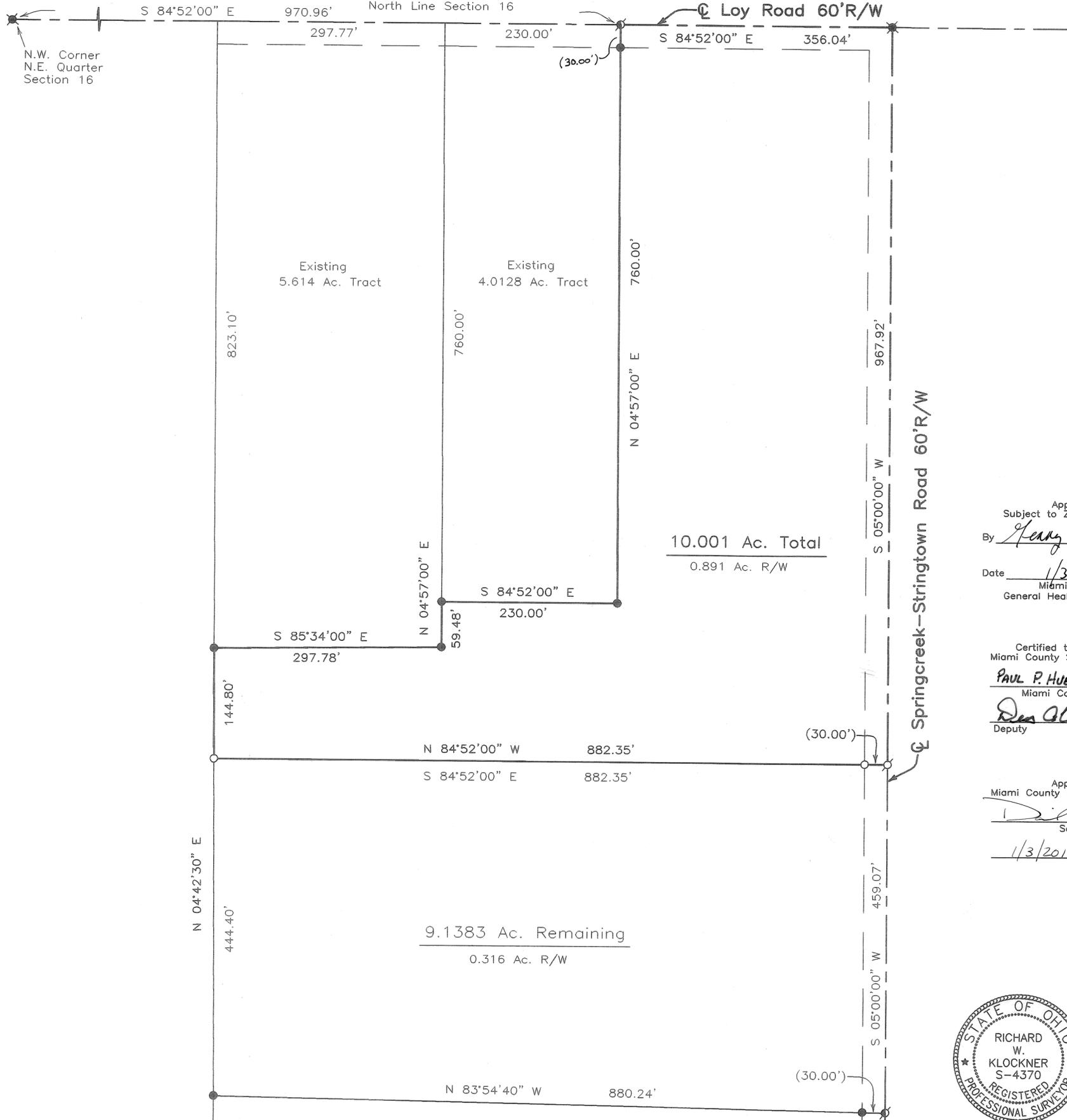
- References**
- Vol. 04, Pg. 334
  - Vol. 14, Pg. 116
  - Vol. 31, Pg. 176
  - Vol. 35, Pg. 64
  - Vol. 45, Pg. 182
  - Vol. 51, Pg. 113
- Miami County Engineer's  
 Record of Land Surveys



*Richard W. Klockner*  
 Richard W. Klockner  
 P.S. #4370  
**12-29-12**  
**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
 Civil Engineering and Land Surveying  
 16 East Water Street  
 Troy, Ohio  
 Job No. 13412

Survey of 110.459 Acres for Krieger,  
 Suerdieck, and Wertz.





**Legend**

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

**References**

Miami County Engineer's Record of Land Surveys  
Volume 29, Page 9  
Volume 44, Page 179  
(Basis of Bearings)  
Volume 48, Page 59

Approved Subject to Zoning Approval  
By Henry Lita, R.S.  
Date 1/3/13  
Miami County General Health Department

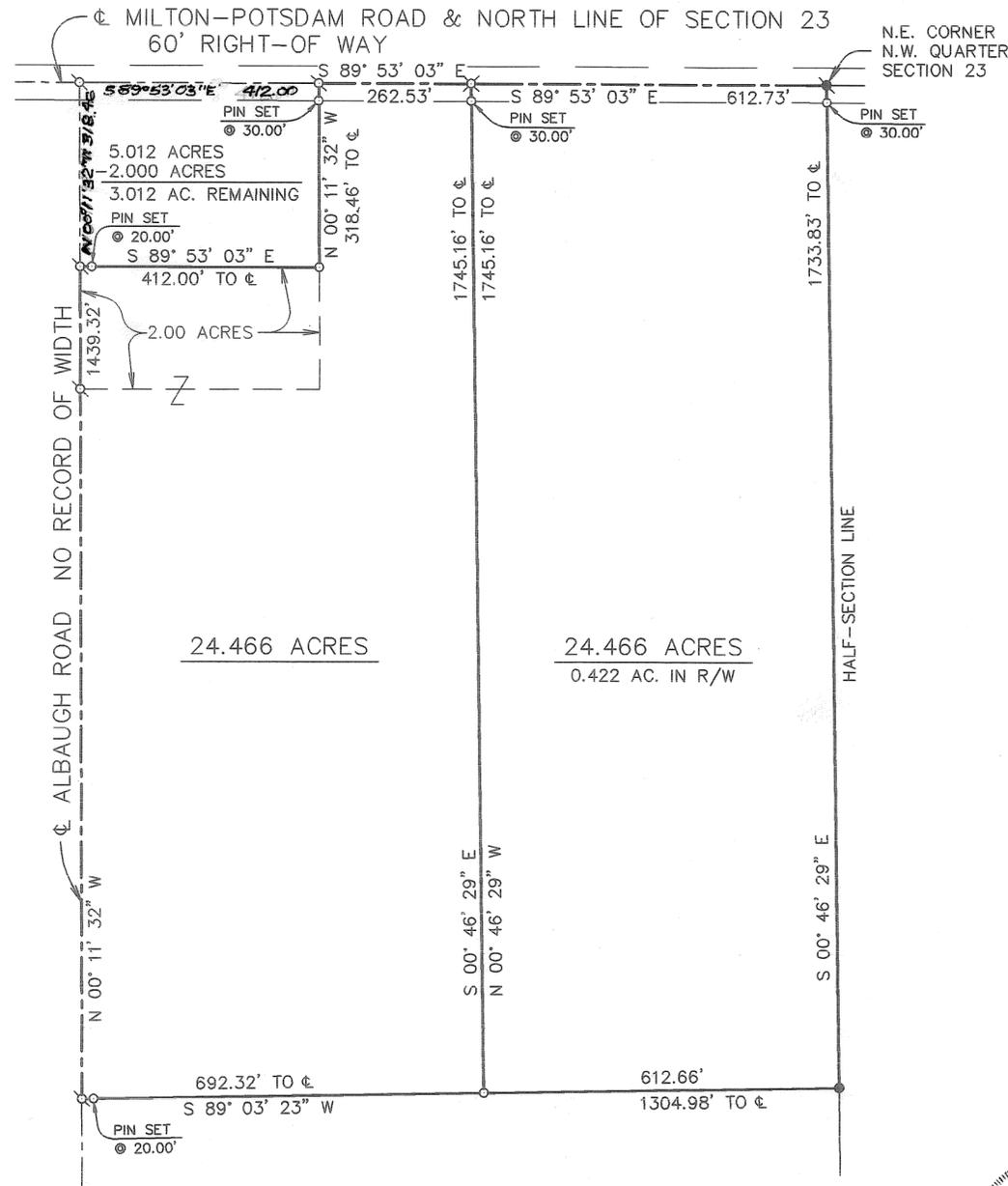
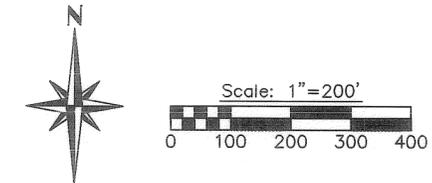
Certified to conform with Miami County Survey Requirements  
PAUL P. HUBERKAMP, P.E., P.S.  
Miami County Engineer  
Don G. Utz 1-3-2013  
Deputy Date

Approved by Miami County Planning Commission  
Richard W. Klockner  
Secretary  
1/3/2013  
Date

Survey of 10.001 Ac. for John Teeters



Richard W. Klockner  
Richard W. Klockner  
P.S. #4370  
**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio (937) 339-5331  
File Name: C:\Surveys\2012\20712.dwg  
Drawn by: DMC ~ Checked by: RWK



**Legend**

- Mag nail found
- Iron pin found
- ⊗ Mag nail set
- ⊗ Mag nail set over existing monument
- 5/8" dia. capped iron pin set

**References**

- Vol. 03, Pg. 136
  - Vol. 20, Pg. 26
  - Vol. 37, Pg. 45
  - Vol. 42, Pg. 22
  - Vol. 51, Pg. 162
- } Miami County Engineer's  
Record of Land Surveys

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Hueiskamp P.E., R.S.  
MIAMI COUNTY ENGINEER  
Deane Altsch DEPUTY      1-2-2013 DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
D. S. K. SECRETARY      1/3/2013 DATE

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY: Henry Egan, R.S.  
DATE: 1/3/2013  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of 2 tracts for Wayne Wertz.



Richard W. Klockner  
Richard W. Klockner      12-21-12  
P.S. #4370

**RICHARD W. KLOCKNER & ASSOCIATES, INC.**  
Civil Engineering and Land Surveying  
16 East Water Street  
Troy, Ohio  
Job No. 12212

7  
TOWN

5  
RANGE

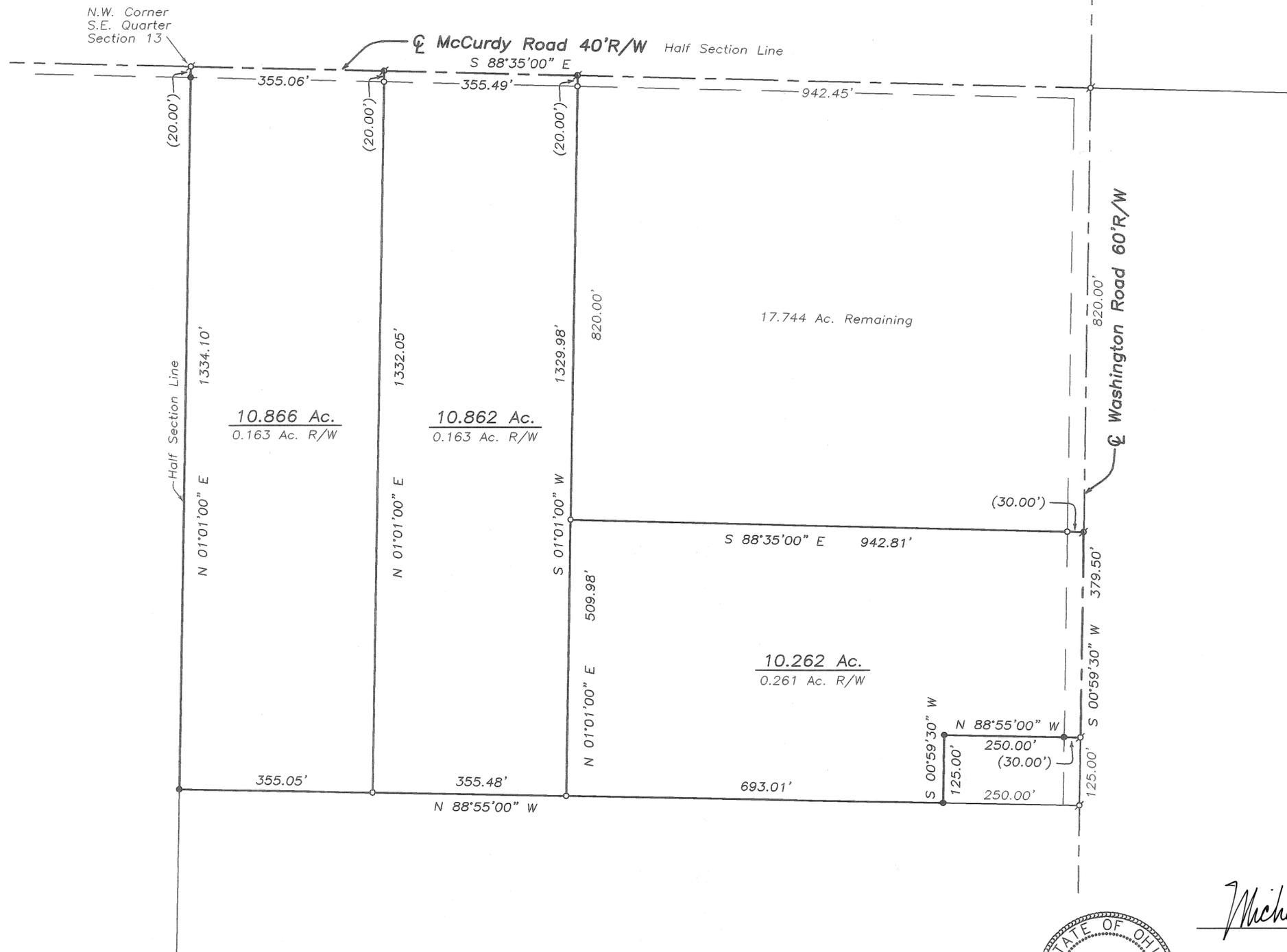
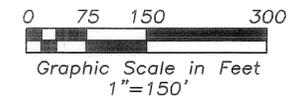
13 SE 1/4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 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 Set
- ⊙ 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 25, Page 84  
(Basis of Bearings)

Survey split of 49.734 Ac.  
for Bart Denlinger  
3GenD,LLC



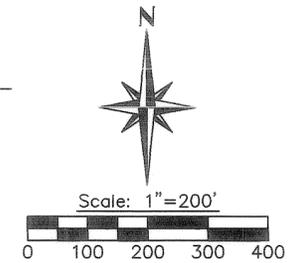
*Michael W. Cozatt*  
MICHAEL W. COZATT  
P.S. #6001

12/17/12

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 20512 (937) 339-2921  
File Name: C:\JOBS\2012\20512.dwg  
Drawn by: DMC ~ Checked by: MWC

9 Town  
4E Range  
NE 1/4 & NW 1/4 - 11 Section  
Newberry Township  
Miami County  
Ohio State

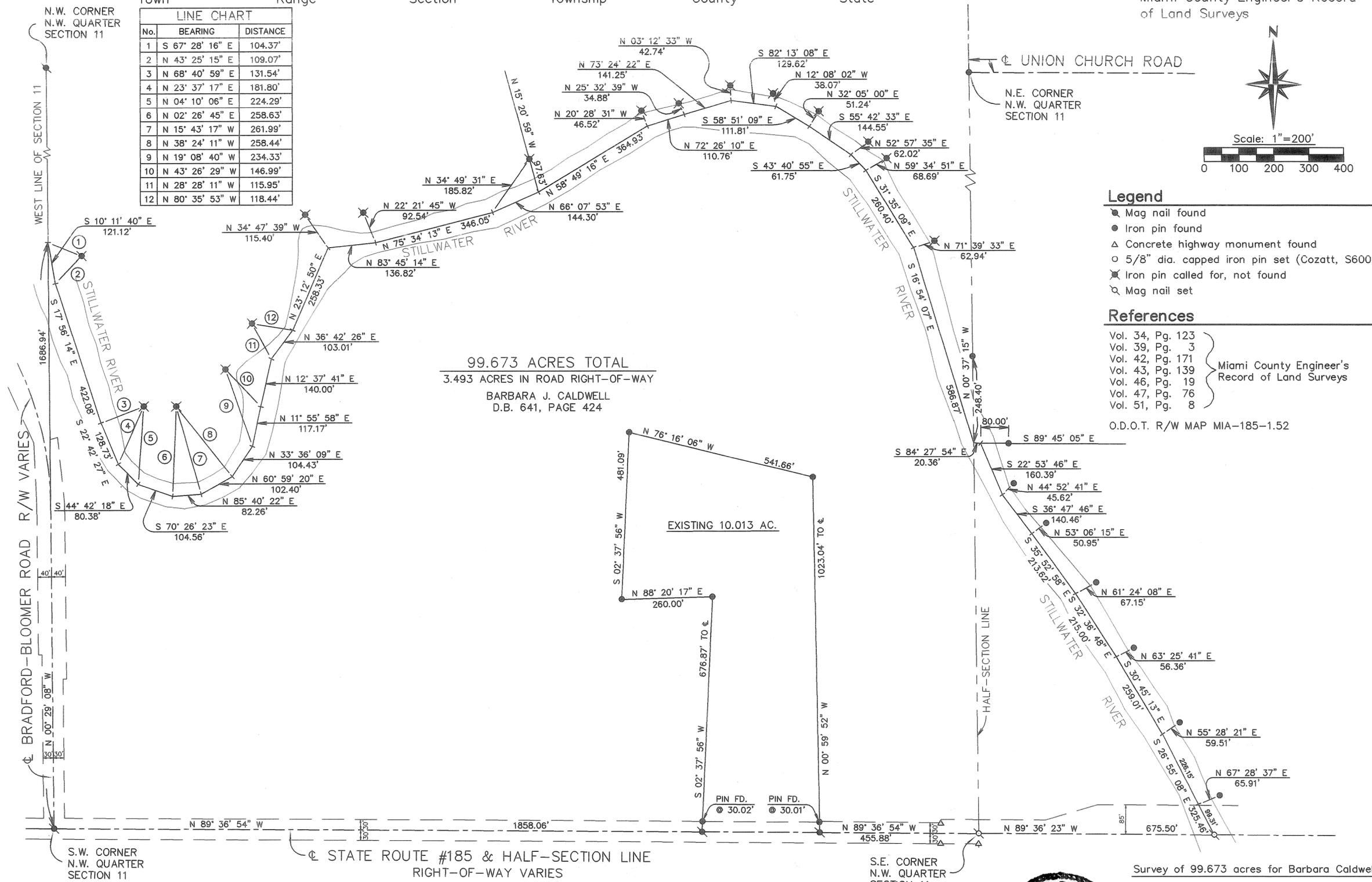
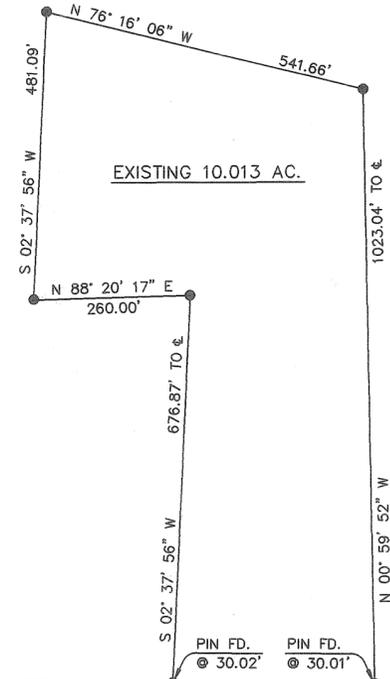
No.	BEARING	DISTANCE
1	S 67° 28' 16" E	104.37'
2	N 43° 25' 15" E	109.07'
3	N 68° 40' 59" E	131.54'
4	N 23° 37' 17" E	181.80'
5	N 04° 10' 06" E	224.29'
6	N 02° 26' 45" E	258.63'
7	N 15° 43' 17" W	261.99'
8	N 38° 24' 11" W	258.44'
9	N 19° 08' 40" W	234.33'
10	N 43° 26' 29" W	146.99'
11	N 28° 28' 11" W	115.95'
12	N 80° 35' 53" W	118.44'



- Legend**
- Mag nail found
  - Iron pin found
  - △ Concrete highway monument found
  - 5/8" dia. capped iron pin set (Cozatt, S6001)
  - ⊗ Iron pin called for, not found
  - ⊕ Mag nail set

- References**
- Vol. 34, Pg. 123
  - Vol. 39, Pg. 3
  - Vol. 42, Pg. 171
  - Vol. 43, Pg. 139
  - Vol. 46, Pg. 19
  - Vol. 47, Pg. 76
  - Vol. 51, Pg. 8
- Miami County Engineer's Record of Land Surveys
- O.D.O.T. R/W MAP MIA-185-1.52

99.673 ACRES TOTAL  
3.493 ACRES IN ROAD RIGHT-OF-WAY  
BARBARA J. CALDWELL  
D.B. 641, PAGE 424

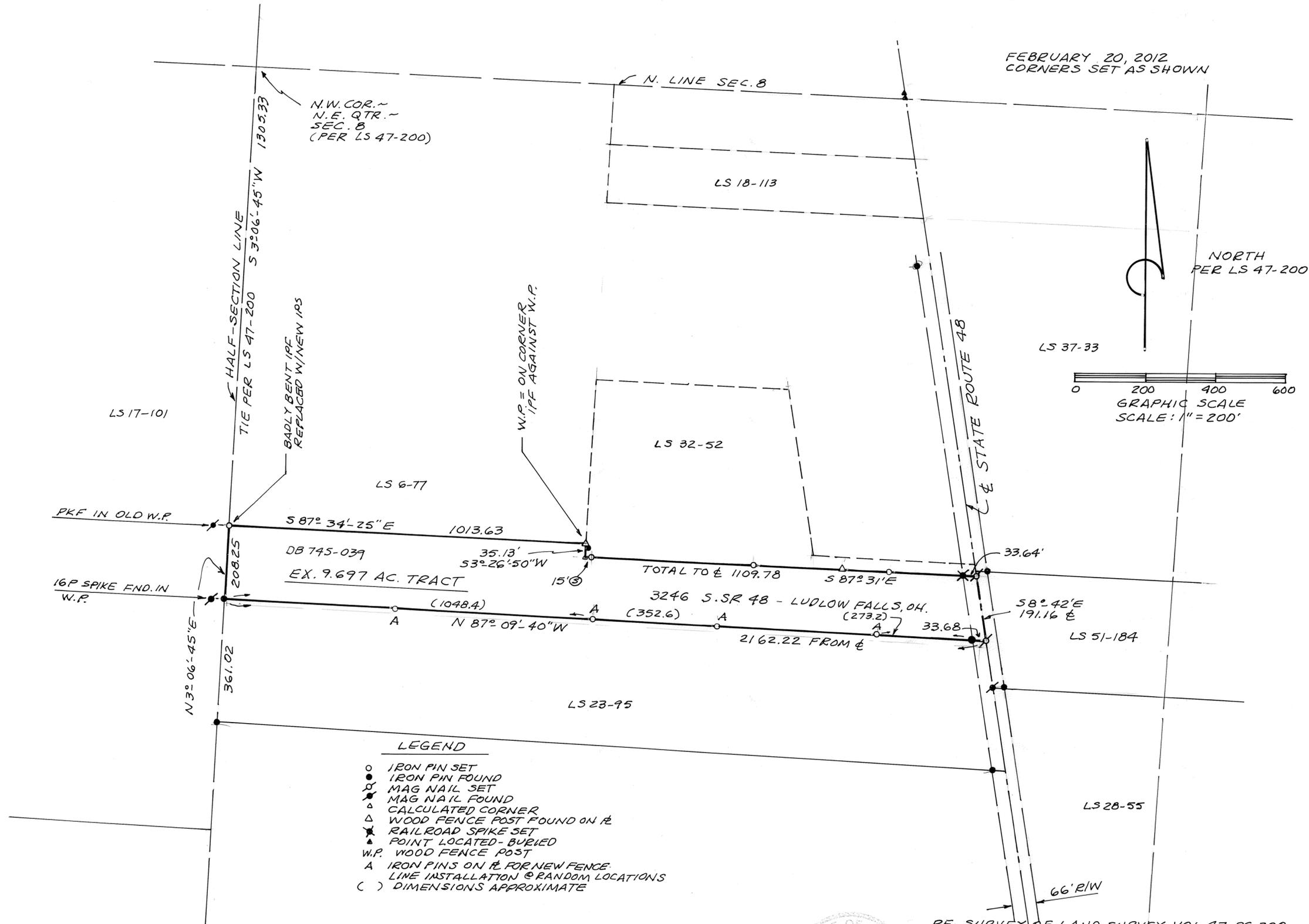


Survey of 99.673 acres for Barbara Caldwell.

*Michael W. Cozatt* 1/02/13  
Michael W. Cozatt, P.S. #0001 Date

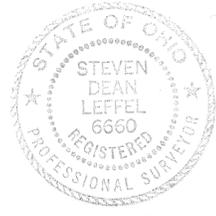
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 21212 Ph. (937) 339-2921

FEBRUARY 20, 2012  
 CORNERS SET AS SHOWN



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- ⊗ MAG NAIL FOUND
- △ CALCULATED CORNER
- △ WOOD FENCE POST FOUND ON PL
- ⊗ RAILROAD SPIKE SET
- ▲ POINT LOCATED - BURIED
- W.P. WOOD FENCE POST
- A IRON PINS ON PL FOR NEW FENCE LINE INSTALLATION @ RANDOM LOCATIONS
- ( ) DIMENSIONS APPROXIMATE



RE-SURVEY OF LAND SURVEY VOL 47, PG. 200  
 FOR GORDON WOOLEY FOR INSTALLATION  
 OF REPLACEMENT FENCE LINES  
 Steven D. Leffel 3-4-12  
 STEVEN D. LEFFEL  
 PROFESSIONAL SURVEYOR NO. 6660  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45373-1754  
 937-339-9573

dal

WASHINGTON  
TOWNSHIP

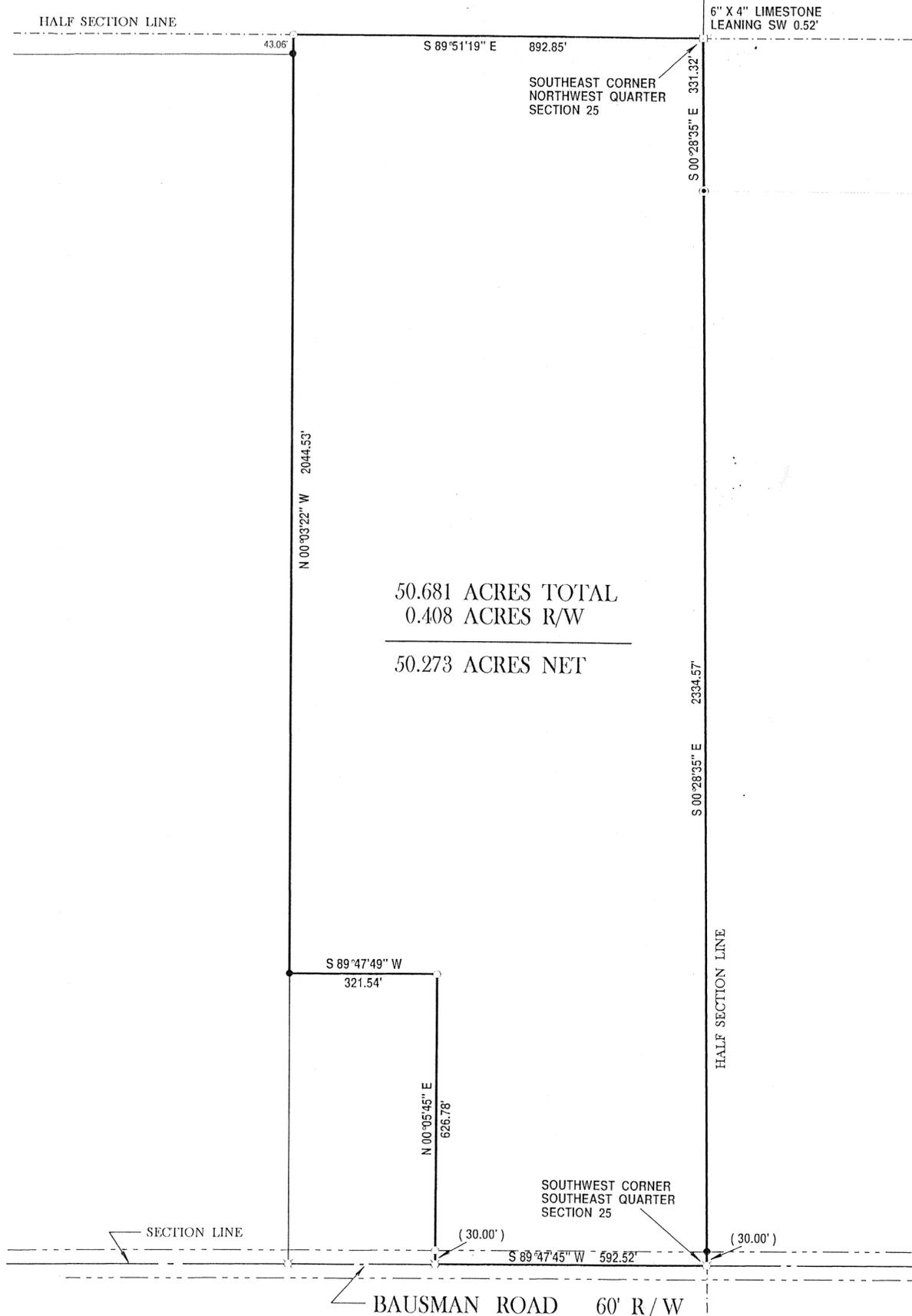
25 (SW QTR.)  
SECTION

8  
TOWN

5  
RANGE

VOLUME 54 PAGE 161

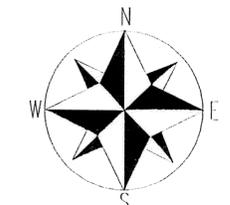
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



50.681 ACRES TOTAL  
0.408 ACRES R/W  

---

50.273 ACRES NET



0 100 200 300 400  
SCALE 1" = 200'

BASIS OF BEARING:  
MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 48, PAGE 154

LEGEND

⊗	PK NAIL FOUND	⊗	RRS FOUND
△	STONE FOUND	⊕	
□	IRON PIN FOUND	⊖	
○		⊙	
+		⊚	
⊕	GIN SPINDLE FND	⊛	
⊖	2" PIPE FND	⊜	
⊗		⊝	
⊘		⊞	
⊙	PK NAIL SET	⊟	
⊚		⊠	
⊛	IRON PIN SET	⊡	
⊜	RRS SET	⊢	

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS  
VOLUME 29, PAGE 125  
VOLUME 48, PAGE 154  
VOLUME 30, PAGE 163  
VOLUME 16, PAGE 35  
VOLUME 10, PAGE 164  
VOLUME 38, PAGE 8  
VOLUME 18, PAGE 198  
  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
VOLUME 6, PAGE 123

JANUARY 3, 2013	SURVEY OF A 50.681 ACRE TRACT FOR FOR SHOUP FAMILY IN WASHINGTON TOWNSHIP
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p><b>NEIL E. TEAFORD</b> 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com</p> <p><b>OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</b></p>



2 10 SW 1/4 ~ 1. ELIZABETH AND 2 9 NW 1/4 & NE 1/4 ~ 6 BETHEL  
TOWN RANGE SECTION TOWNSHIP TOWN RANGE SECTION TOWNSHIP

VOLUME 54, PAGE 162  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

**SURVEY REFERENCES:**

- MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
- VOL. 39, PG. 47
- VOL. 50, PG. 189
- VOL. 52, PG. 62
- VOL. 40, PG. 177
- VOL. 41, PG. 75
- VOL. 28, PG. 63
- VOL. 23, PG. 103
- VOL. 13, PG. 39
- VOL. 34, PG. 11
- VOL. 33, PG. 74
- VOL. 32, PG. 156
- VOL. 13, PG. 190
- VOL. 10, PG. 87
- VOL. 47, PG. 138
- VOL. 54, PG. 90
- VOL. 4, PG. 378 (SURVEY VOL.)



BEARINGS BASED UPON STATE PLANE COORDINATES  
NAD 83, OHIO SOUTH ZONE

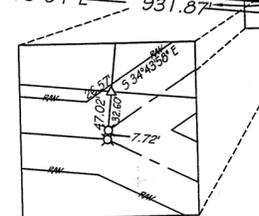
SCALE 1"=300'



**SURVEY FOR:**  
CIDER MILL PLACE LLC

~APPROVALS~  
THIS PLAT IS CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP, P.E. P.S. 1-9-2013  
MIAMI COUNTY ENGINEER DATE  
by: Andy Smith, DEPUTY



Randall J. Magoto 11-23-12  
RANDALL J. MAGOTO DATE  
OHIO PROFESSIONAL SURVEYOR #7768  
2723 Loy Road, Ft. Lorame, Ohio 45845  
Phone #937-295-2958

8  
TOWN

5E  
RANGE

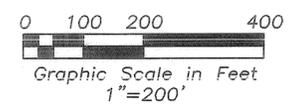
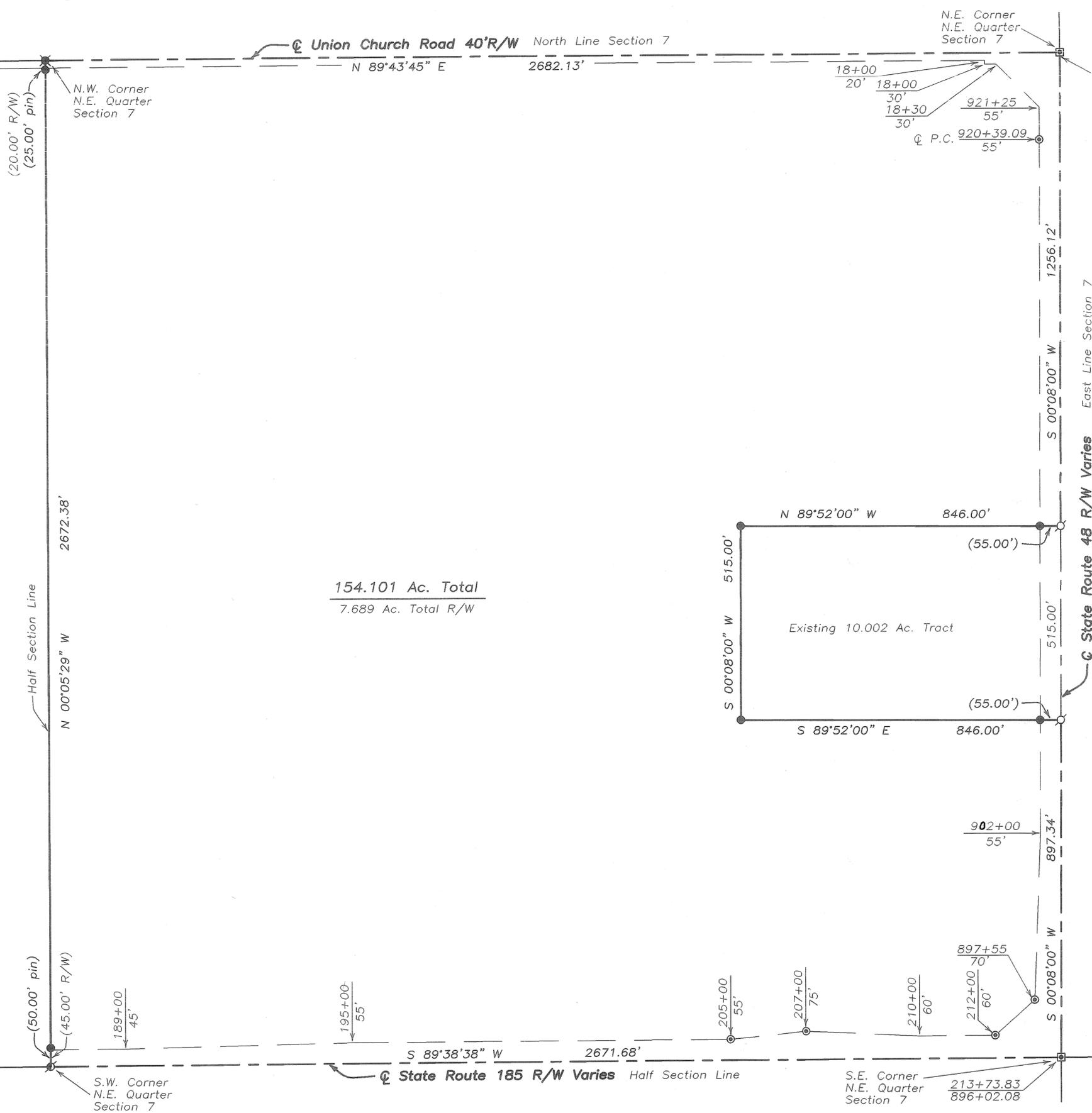
7 NE 1/4  
SECTION

NEWBERRY  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 163  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 14, Page 130  
Volume 25, Page 173  
Volume 25, Page 89  
Volume 46, Page 65  
Volume 49, Page 133

O.D.O.T. R/W Maps  
St.Rt. 48 & St.Rt. 185  
(Basis of Bearings)

Survey of 154.101 Ac.  
for Barbara Caldwell



*Michael W. Cozatt* 1/09/13  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 21112 (937) 339-2921  
File Name: C:\JOBS\2012\21112.dwg  
Drawn by: DMC ~ Checked by: MWC

TROY  
CORPORATION

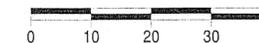
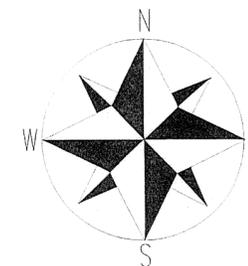
S.W.  
SECTION

9402  
INLOT

OHIO  
STATE

VOLUME 54 PAGE 164

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



SCALE 1" = 20'

BASIS OF BEARING  
AND REFERENCE:

MIAMI CO. RECORDER'S  
RECORD OF PLATS  
VOLUME 20, PAGE 3, 3-A

LEGEND

⊗	PK NAIL FOUND
⊙	RRS FOUND
⊠	STONE FOUND
⊚	IRON PIN SET
+	CHISEL CROSS
⊕	GIN SPINDLE FND.
⊛	CONC. POST FND.
▲	PK NAIL SET
■	IRON PIN FOUND
◆	RRS SET

REFERENCES:

MIAMI COUNTY RECORDER'S RECORD OF  
PLATS:  
RECORD PLAT 20, PAGE 2  
RECORD PLAT 20, PAGE 3  
RECORD PLAT 18, PAGE 140

THIS LOT DIVISION WAS REVIEWED  
AND APPROVED BY:

*Deborah J. Swan*

DEBORAH J. SWAN, PE  
CITY ENGINEER OF TROY, OHIO

1-16-2013

DATE



JANUARY 14, 2011	LOT SPLIT OF IN LOT 9402
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p><b>NEIL E. TEAFORD, P. S.</b> CITY OF TROY, OHIO ENGINEERING DIVISION 100 SOUTH MARKET STREET TROY, OHIO 45373</p> <p>OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

2  
TOWN

10 BTMRS  
RANGE

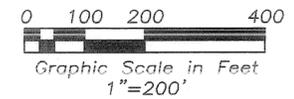
SE 1/4  
22 SW 1/4  
SECTION

ELIZABETH  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 165  
Miami County Engineer's  
Record of Land Surveys



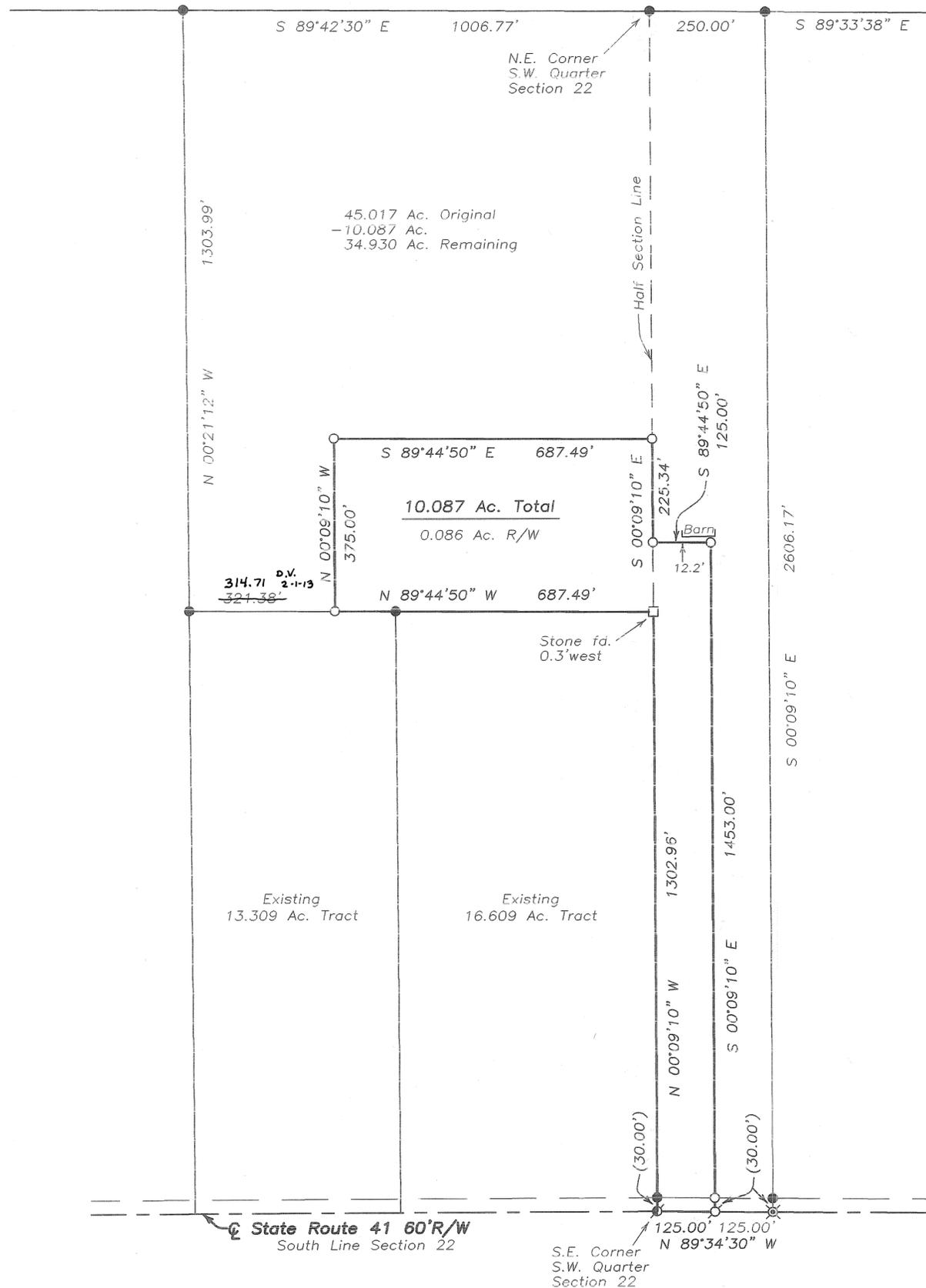
**Legend**

- 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
- Iron pins not set at owners request

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 50, Page 14  
(Basis of Bearings)

Survey of 10.087 Ac.  
for Kari Lampe



Revised January 22, 2013



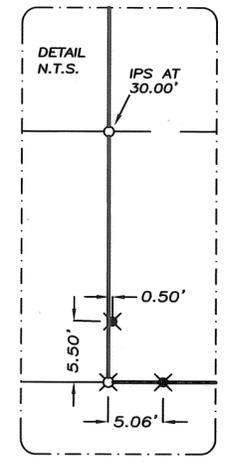
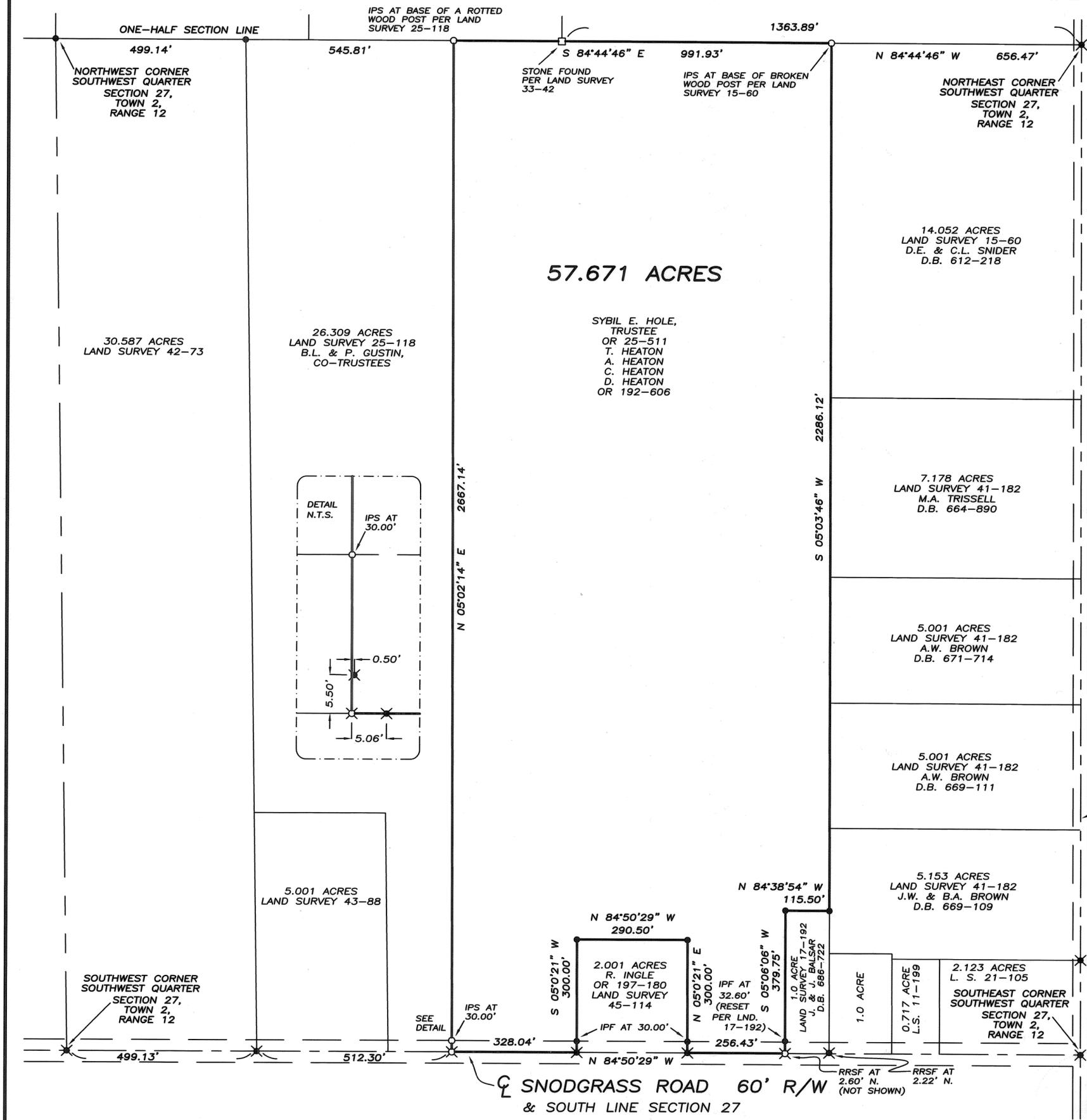
*Michael W. Cozatt*  
MICHAEL W. COZATT  
P.S. #6001

1/22/13

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 00413 (937) 339-2921  
File Name: C:\Surveys\2013\00413.dwg  
Drawn by: DMC ~ Checked by: MWC

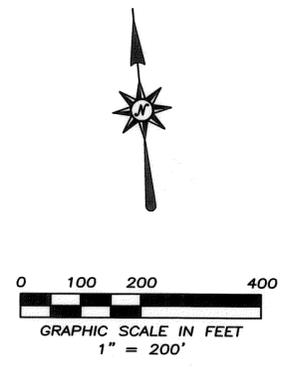
**BROWN TOWNSHIP**  
**27 SW 1/4 SECTION**  
**2 TOWN**  
**12 RANGE**

VOLUME 54 PAGE 166  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



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

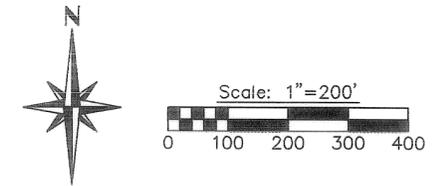
- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 11, PAGE 199
  - VOLUME 15, PAGE 60
  - VOLUME 17, PAGE 192
  - VOLUME 21, PAGE 105
  - VOLUME 25, PAGE 118
  - VOLUME 33, PAGE 42
  - VOLUME 41, PAGE 182
  - VOLUME 42, PAGE 73
  - VOLUME 43, PAGE 88
  - VOLUME 45, PAGE 114
  - VOLUME 50, PAGE 103
- MIAMI COUNTY RECORDER'S RECORDS OF DEEDS:
- OR VOLUME 25, PAGE 511
  - OR VOLUME 192, PAGE 606



SURVEY FOR THE HEATON ESTATE  
 IN MIAMI COUNTY, OHIO ~ JANUARY 10, 2013

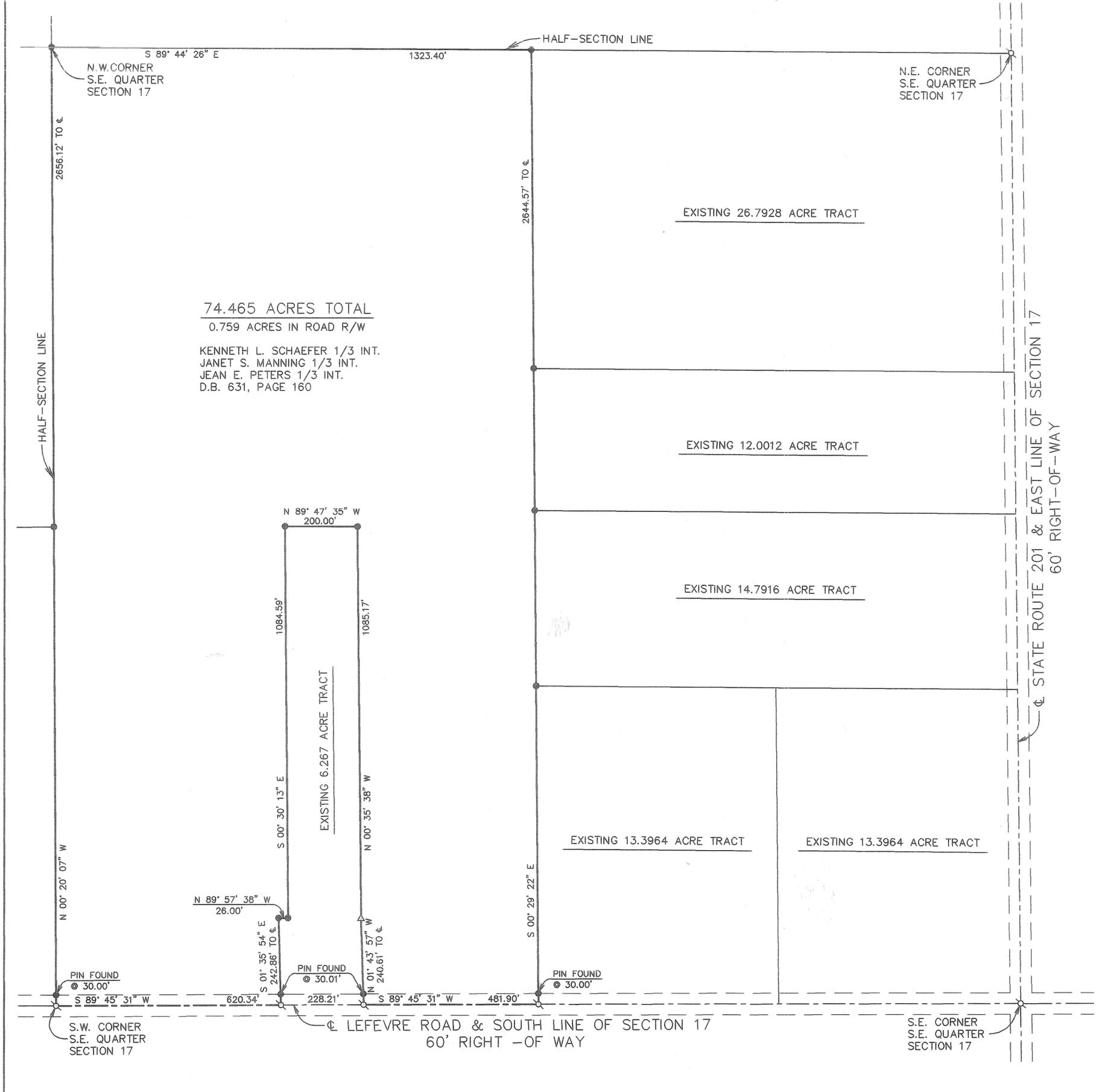
THOMAS R. ZECHMAN  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #7077

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



- Legend**
- Mag nail set over existing monument
  - Iron pin found
  - △ Wood fence post

- References**
- Vol. 36, Pg. 85
  - Vol. 39, Pg. 7
  - Vol. 39, Pg. 31
  - Vol. 42, Pg. 170
  - Vol. 51, Pg. 194
  - Vol. 54, Pg. 9
- Miami County Engineer's Record of Land Surveys



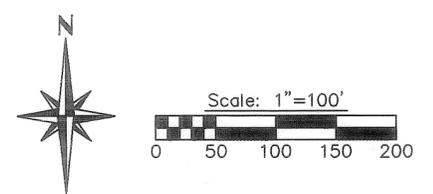
Survey of 74.465 acres for the Schaefer Heirs.



*Michael W. Cozatt* 1/15/13  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C, Troy, Ohio  
Job No. 00713 Ph. (937) 339-2921

2 Town 12BTMRS Range SE 1/4 - 1 Section Brown Township Miami County Ohio State  
 2, 3, & 4 Outlots 28, 29 & 30 Lots Lena Unincorporated Village

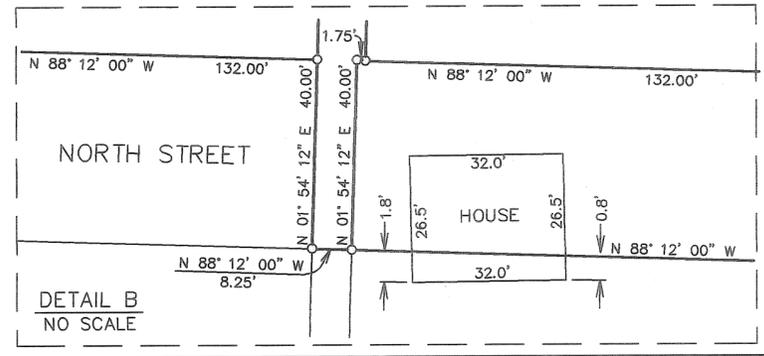
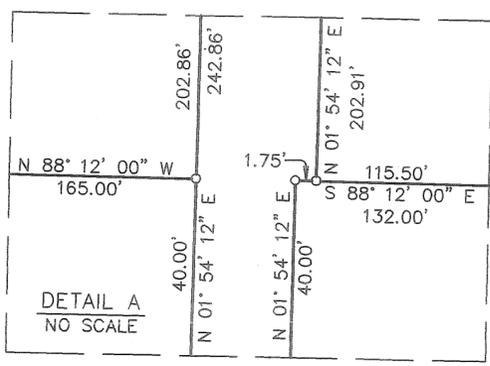
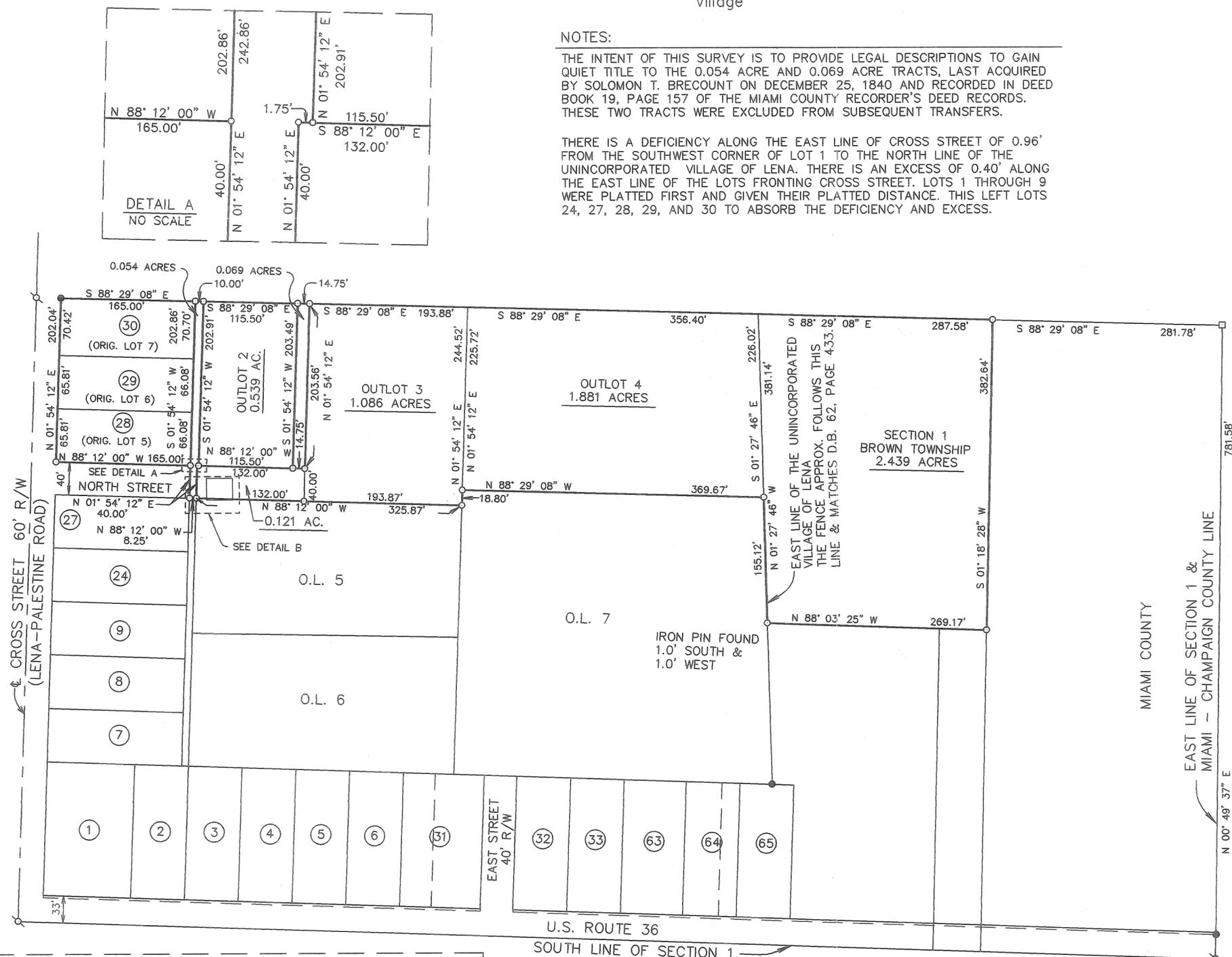


**NOTES:**  
 THE INTENT OF THIS SURVEY IS TO PROVIDE LEGAL DESCRIPTIONS TO GAIN QUIET TITLE TO THE 0.054 ACRE AND 0.069 ACRE TRACTS, LAST ACQUIRED BY SOLOMON T. BRECOUNT ON DECEMBER 25, 1840 AND RECORDED IN DEED BOOK 19, PAGE 157 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. THESE TWO TRACTS WERE EXCLUDED FROM SUBSEQUENT TRANSFERS.

THERE IS A DEFICIENCY ALONG THE EAST LINE OF CROSS STREET OF 0.96' FROM THE SOUTHWEST CORNER OF LOT 1 TO THE NORTH LINE OF THE UNINCORPORATED VILLAGE OF LENA. THERE IS AN EXCESS OF 0.40' ALONG THE EAST LINE OF THE LOTS FRONTING CROSS STREET. LOTS 1 THROUGH 9 WERE PLATTED FIRST AND GIVEN THEIR PLATTED DISTANCE. THIS LEFT LOTS 24, 27, 28, 29, AND 30 TO ABSORB THE DEFICIENCY AND EXCESS.

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

- References**
- Vol. 11, Pg. 35 } Miami County Engineer's
  - Vol. 15, Pg. 48 } Record of Lot Surveys
  - Vol. 19, Pg. 108 } Miami County Engineer's
  - Vol. 39, Pg. 28 } Record of Land Surveys
  - Vol. 40, Pg. 67 }
  - P.B. 02, Pg. 21 } Miami County Recorder's
  - Plat Records
  - D.B. 09, Pg. 15 } Miami County Recorder's
  - D.B. 18, Pg. 20 } Deed Records
  - D.B. 24, Pg. 409 }
  - D.B. 788, Pg. 052 }
  - O.R. 176, Pg. 809 }

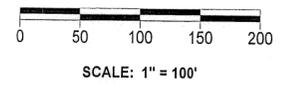


Survey of multiple tracts for Gayle Carson.



*Michael W. Cozatt* 1/31/13  
 Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 534 N. Elm Street, Suite C, Troy, Ohio  
 Job No. 24707A Ph. (937) 339-2921



**LEGEND**

POB Point of Beginning

- Iron Pin Set
- ▲ Reference Trees
- Iron Pin Found
- ⊙ Iron Pin Found set in Concrete
- Found Stone
- ▲ Mag Nail Set
- ⚡ Found Axle
- ⊠ Record Stone Not Found
- - - Boundary of Parent Tract or Adjoiners
- Fence Line
- Centerline of County Road 25-A South
- Section Lines for Public Land Surveys

REFERENCES:

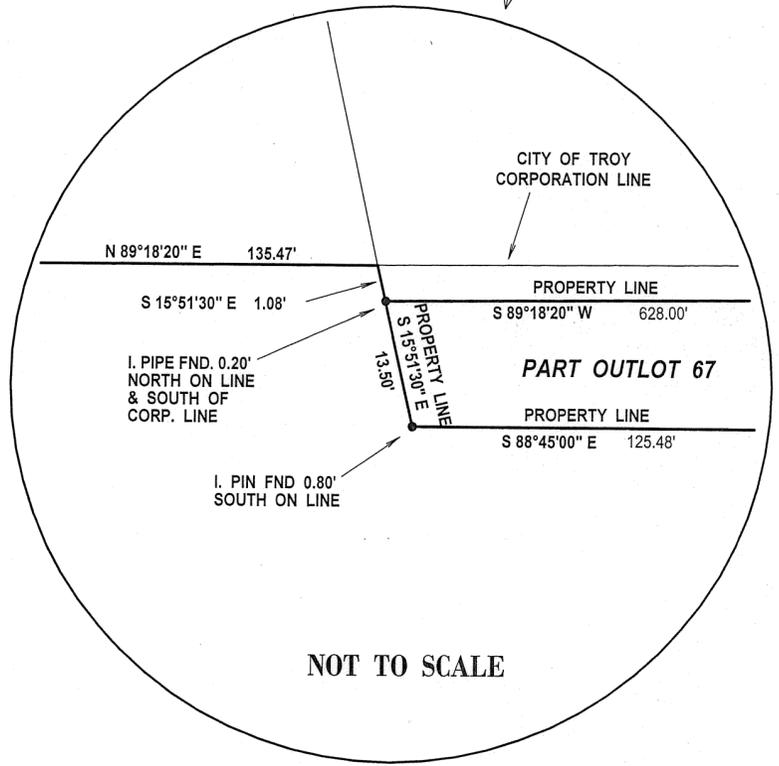
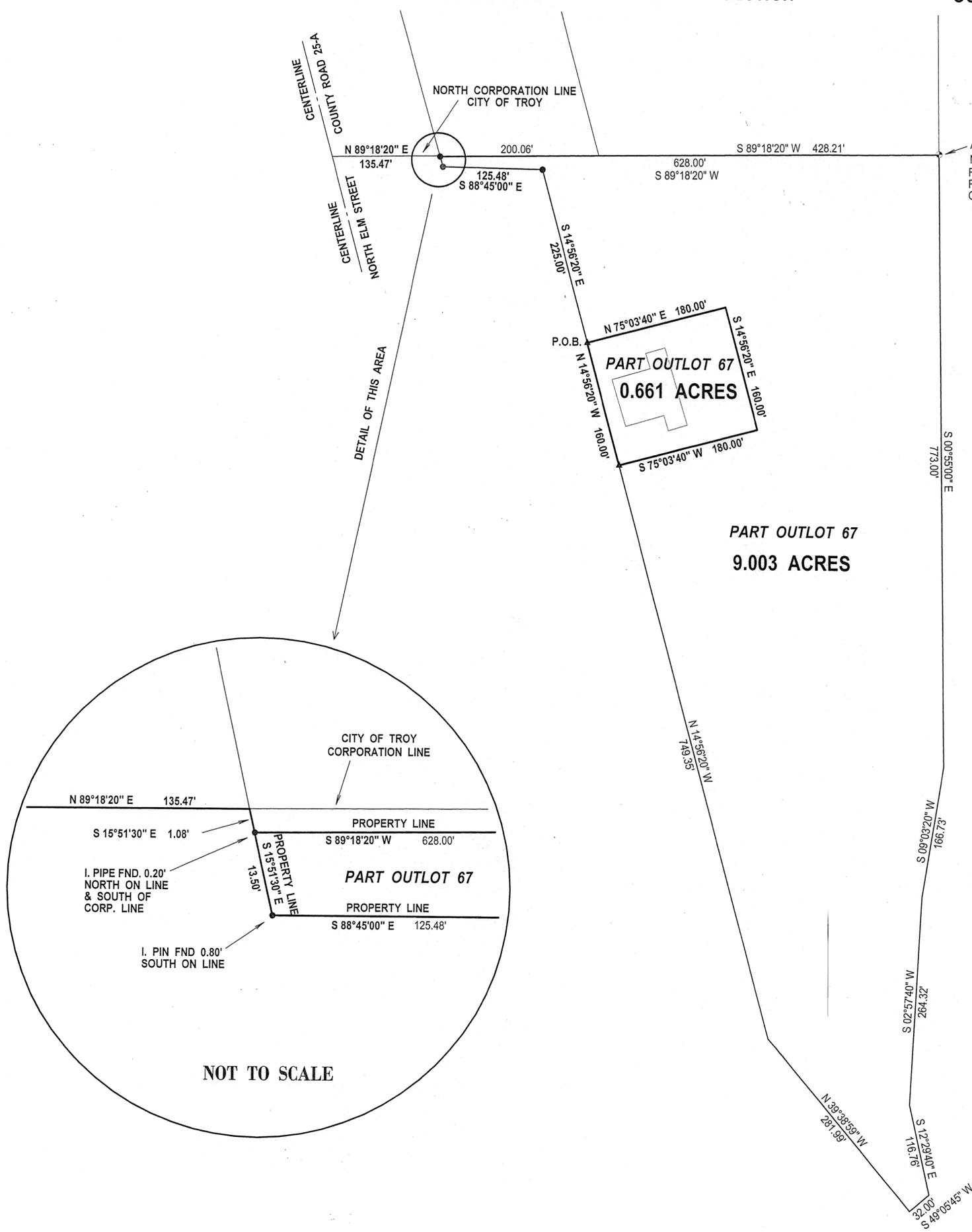
MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS: 12-156 & 6-165

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS: 11-70, 11-71, 26-12 & 54-41

MIAMI RECORDER'S RECORD OF DEEDS: DEED BOOK 509, PAGE 851 OR VOLUME 270, PAGE 125 PLAT BOOK 4, PAGE 33

THIS LOT DIVISION WAS REVIEWED AND APPROVED BY:

*Deborah J. Swan*  
 DEBORAH J. SWAN, PE  
 CITY ENGINEER OF TROY, OHIO  
 2-4-2013  
 DATE



JANUARY 28, 2013	LAND SURVEY OF A PART OF OUTLOT 67 FOR THE CITY OF TROY
	<p><i>Neil E. Teaford, P.S. #7724</i>  <b>NEIL E. TEAFORD</b>                  CITY OF TROY, OHIO                  ENGINEERING DIVISION                  100 SOUTH MARKET STREET                  TROY, OHIO 45373                  OHIO REGISTERED                  PROFESSIONAL SURVEYOR # 7724</p>

UNION  
TOWNSHIP

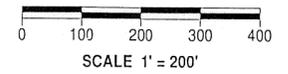
3  
SECTION

6  
TOWN

5  
RANGE

VOLUME 54 PAGE 170

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



BASIS OF BEARING:  
MIAMI CO. ENGINEER'S  
RECORD OF LAND SURVEY  
VOLUME 24, PAGE 57

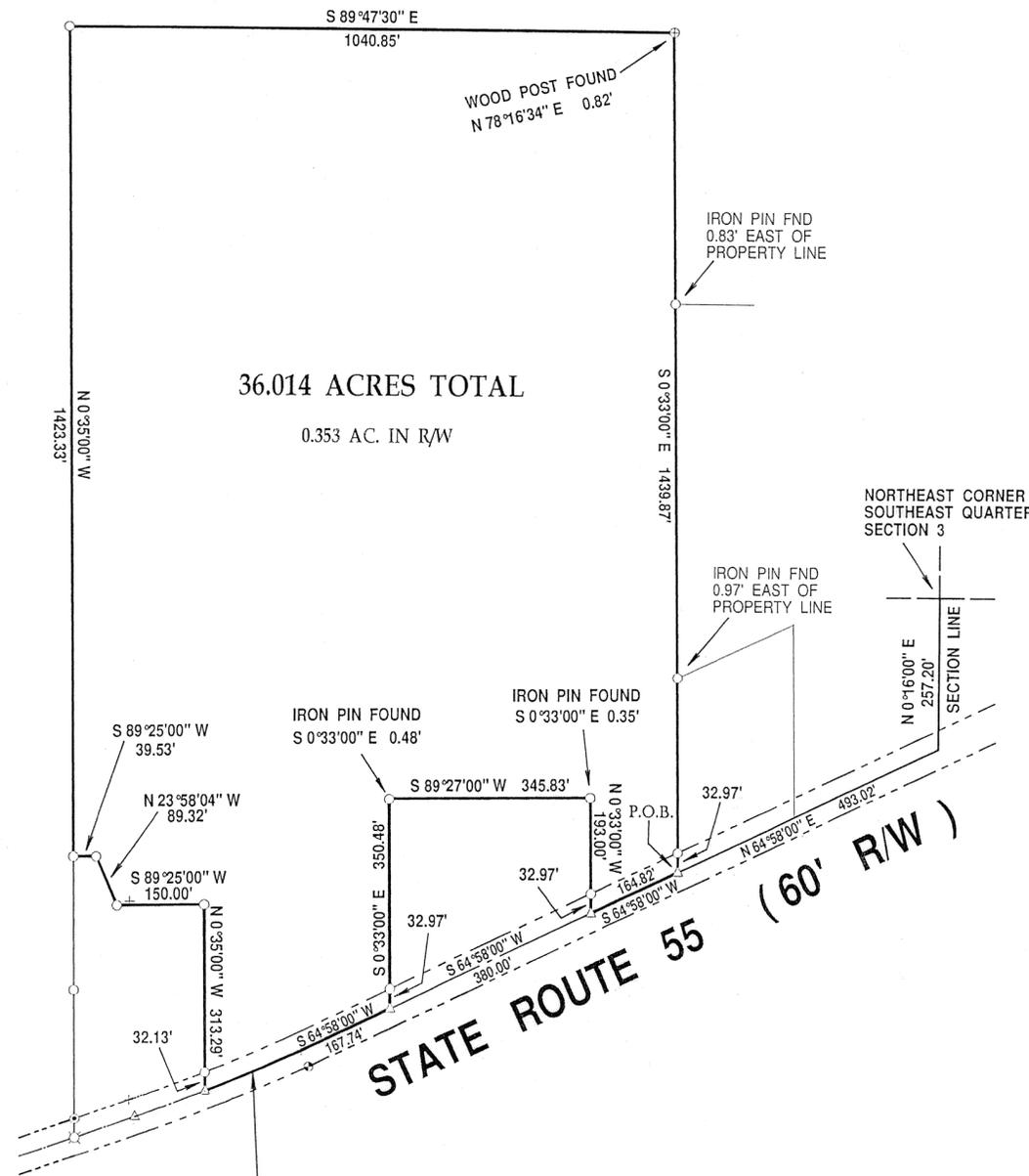
LEGEND

⊗	⊗	
△	⊗	RRS FOUND
□	+	
○	⊗	IRON PIN FOUND
•	⊗	
+	⊗	
⊗	⊗	
⊗	+	3" PIPE FOUND
⊗	+	WOOD POST
⊗	+	HIGHWAY MON.
▲	⊗	PK NAIL SET
■	⊗	
●	⊗	IRON PIN SET
◆	⊗	RRS SET

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS

VOLUME 24, PAGE 57  
VOLUME 15, PAGE 102  
VOLUME 49, PAGE 83  
VOLUME 37, PAGE 181  
VOLUME 33, PAGE 165  
VOLUME 54, PAGE 68

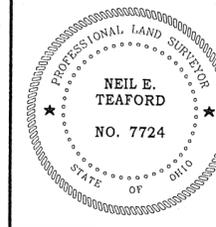
MIAMI RECORDER'S  
RECORD OF DEEDS  
BOOK 210, PAGE 514



CURVE DATA:  
Radius = 2849.48 feet  
Delta = 03 degrees 37 minutes 25 seconds  
Length of Curve = 180.21'  
Chord Bearing = South 66 degrees 45 minutes 27 seconds West  
Chord Length = 180.18 feet

FEBRUARY 4, 2012

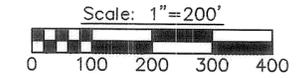
RE-SURVEY OF A 36.014 ACRE TRACT FOR  
FOR THE JACKSON FAMILY IN UNION TOWNSHIP



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

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

OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724

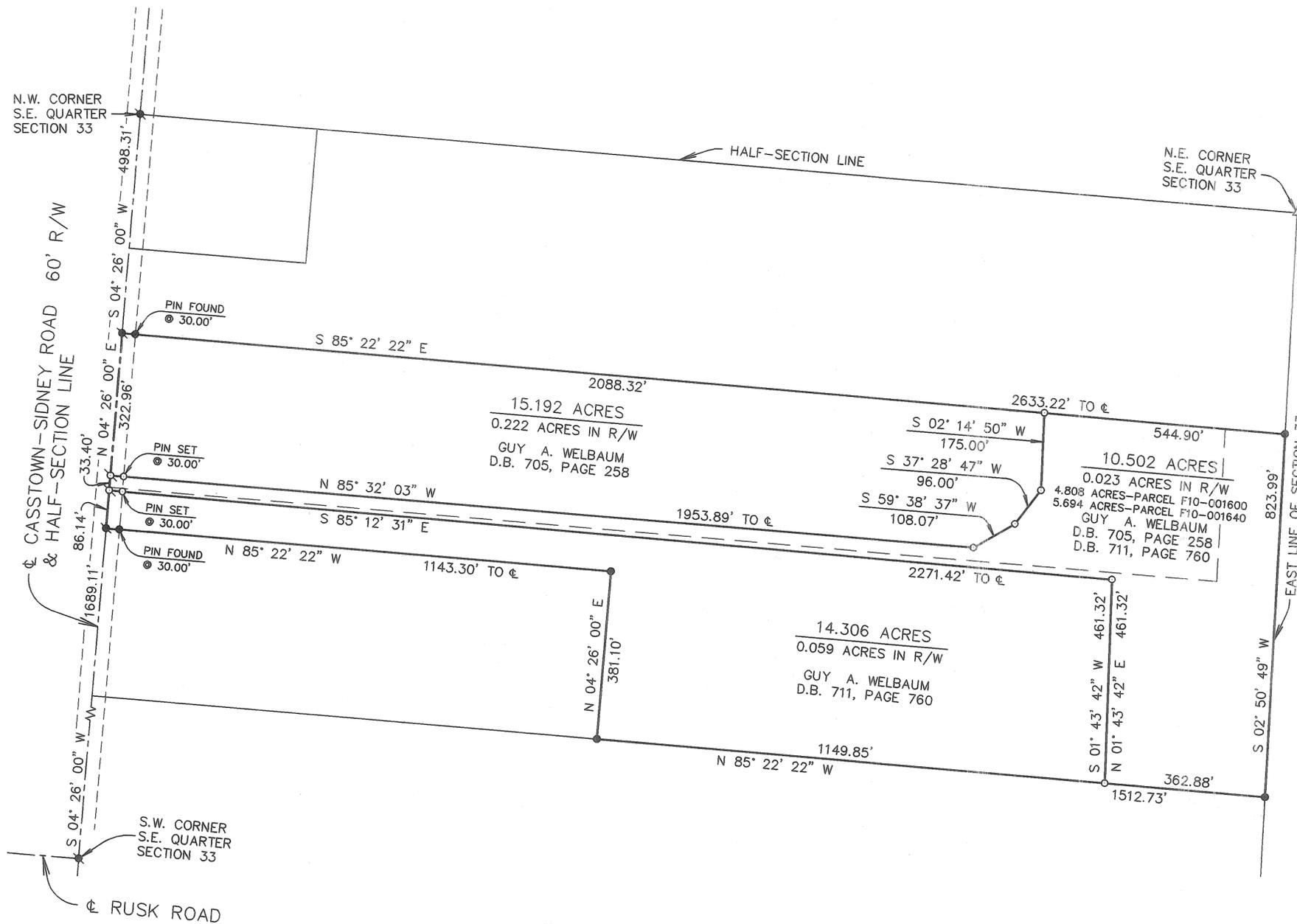


**Legend**

- Mag nail set over existing monument
- Iron pin found
- ⊗ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- △ 2 1/2" ⌀ Steel pipe post

**References**

Vol. 28, Pg. 41 { Miami County Engineer's  
Vol. 45, Pg. 31 { Record of Land Surveys



Survey of 3 tracts for Guy Welbaum.



*Michael W. Cozatt* 2/05/13  
Michael W. Cozatt, P.S.#6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C, Troy, Ohio  
Job No. 01313 Ph. (937) 339-2921

6  
TOWN

5  
RANGE

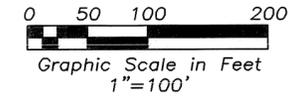
13 NW 1/4  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 172  
Miami County Engineer's  
Record of Land Surveys

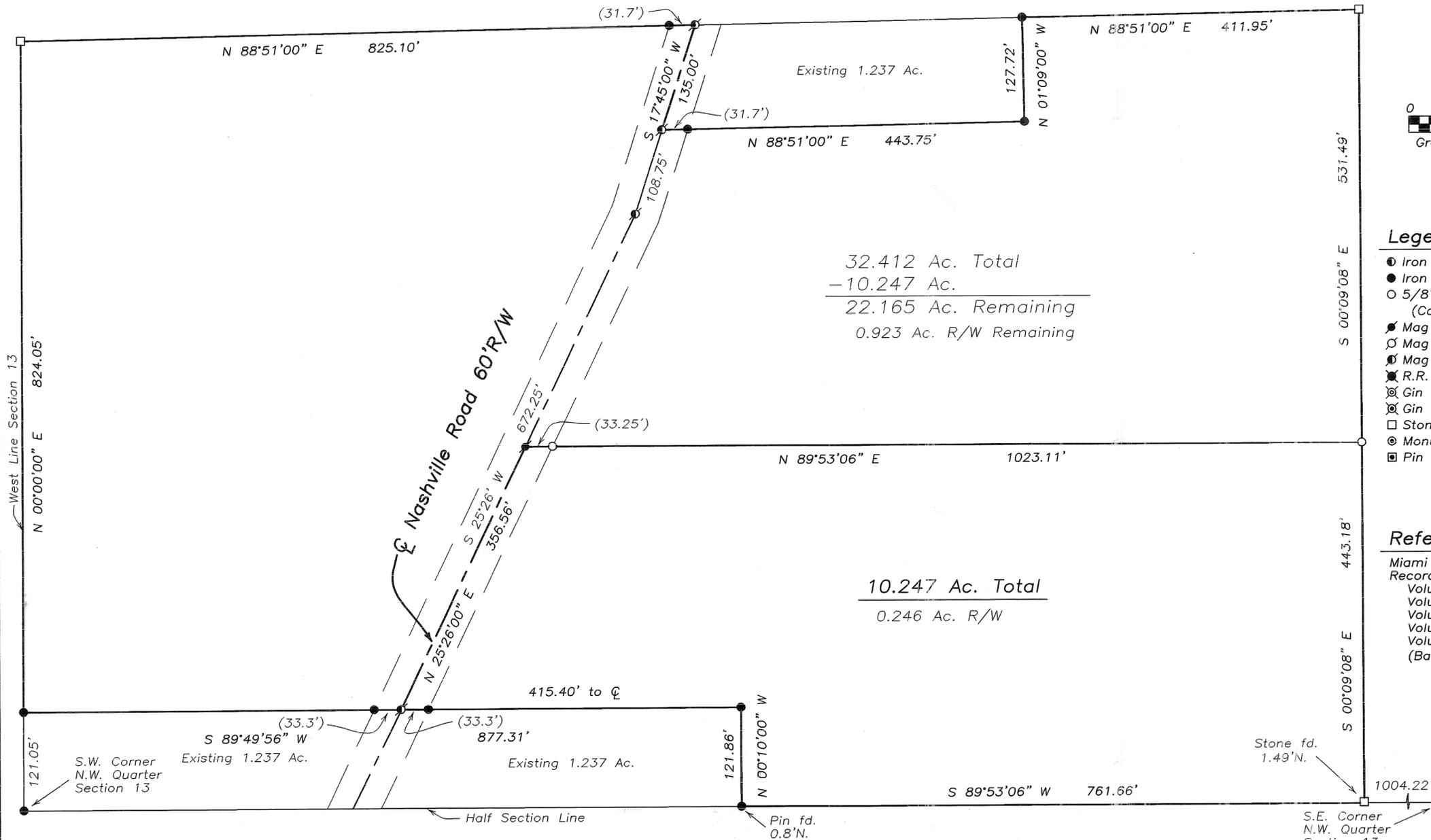


**Legend**

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

**References**

- Miami County Engineer's  
Record of Land Surveys  
Volume 22, Page 2  
Volume 25, Page 107  
Volume 24, Page 33  
Volume 29, Page 18  
Volume 54, Page 151  
(Basis of Bearings)



32.412 Ac. Total  
 - 10.247 Ac.  
 -----  
 22.165 Ac. Remaining  
 0.923 Ac. R/W Remaining

10.247 Ac. Total  
 0.246 Ac. R/W

Survey of 10.247 Ac.  
 for Knife and Ronicker



*Michael W. Cozatt* 2/14/13  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 534 N. Elm St. Suite C Troy, OH 45373  
 Job No. 21312 (937) 339-2921  
 File Name: C:\JOBS\2012\21312a.dwg  
 Drawn by: DMC ~ Checked by: MWC

2  
TOWN

12 BTMRS  
RANGE

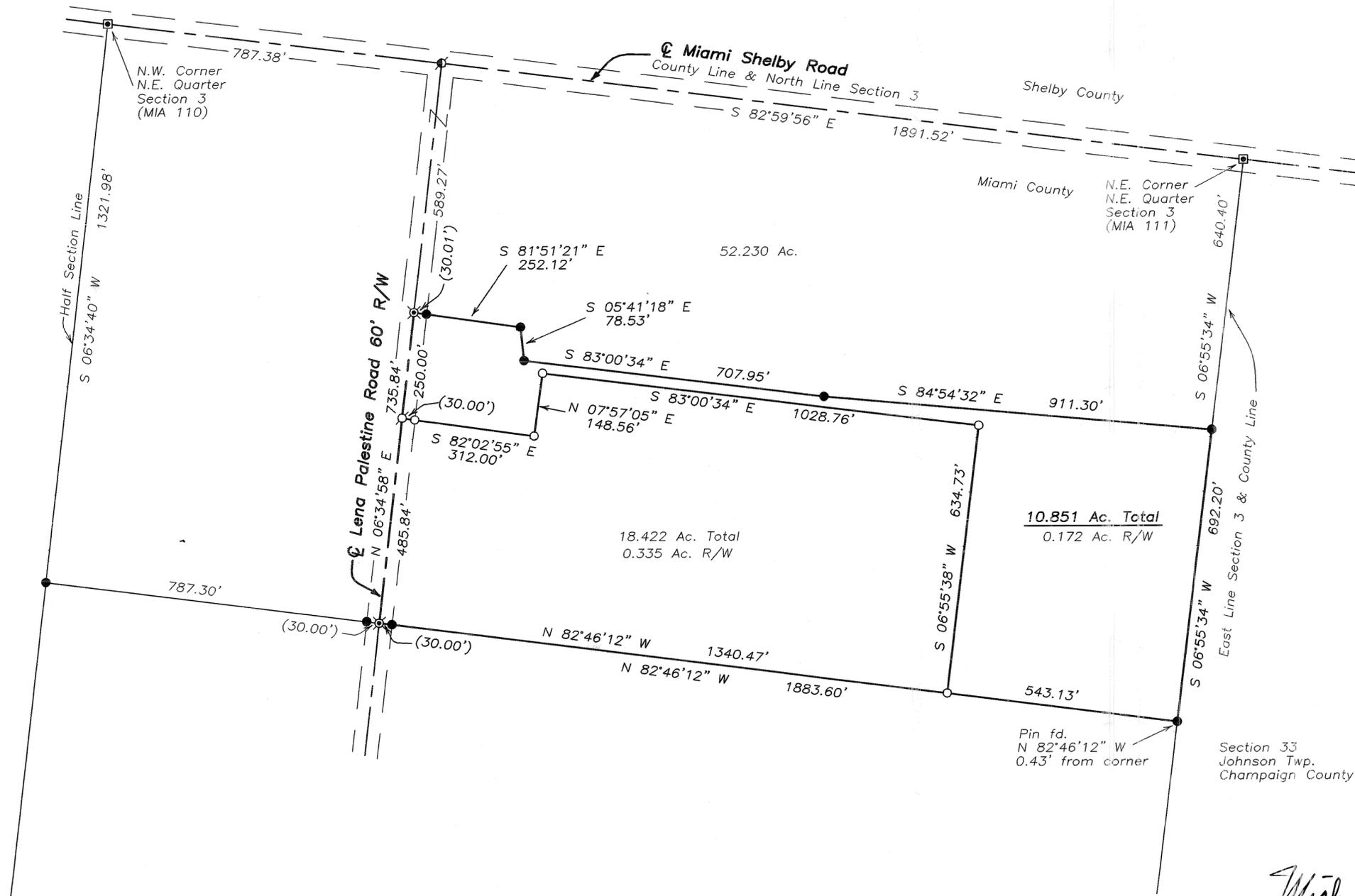
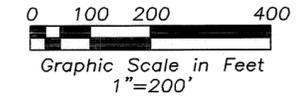
3 NE 1/4  
SECTION

BROWN  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 54 Page 173  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

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

Survey split of 10.851 Ac.  
for Fred Lichtenberg

Section 33  
Johnson Twp.  
Champaign County



*Michael W. Cozatt* 2/12/13  
MICHAEL W. COZATT  
P.S. #6001

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

35  
SECTION

4  
TOWN

6 EAST  
RANGE

MONROE  
TOWNSHIP

MIAMI  
COUNTY

VOLUME 54 PLAT 174  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

N



1" = 100'

BEARINGS WERE MADE TO AGREE WITH THE BEARING OF THE CENTERLINE OF GINGHAMSBURG ROAD AS SHOWN ON VOLUME 47, PLAT 3 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

**LEGEND**

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

**SURVEY REFERENCES**

DEED BOOK 787, PAGE 869  
O.R. BOOK 48, PAGE 209  
O.R. BOOK 48, PAGE 214  
MIAMI COUNTY DEED RECORDS

VOLUME 21 PLAT 96  
VOLUME 47 PLAT 3  
VOLUME 52 PLAT 58  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

**OCCUPATION**

OCCUPATION APPEARS TO AGREE WITH OWNERSHIP.

**OWNERS**

JAMES C. & DEENA M. WEILER  
DEED BOOK 787, PAGE 869

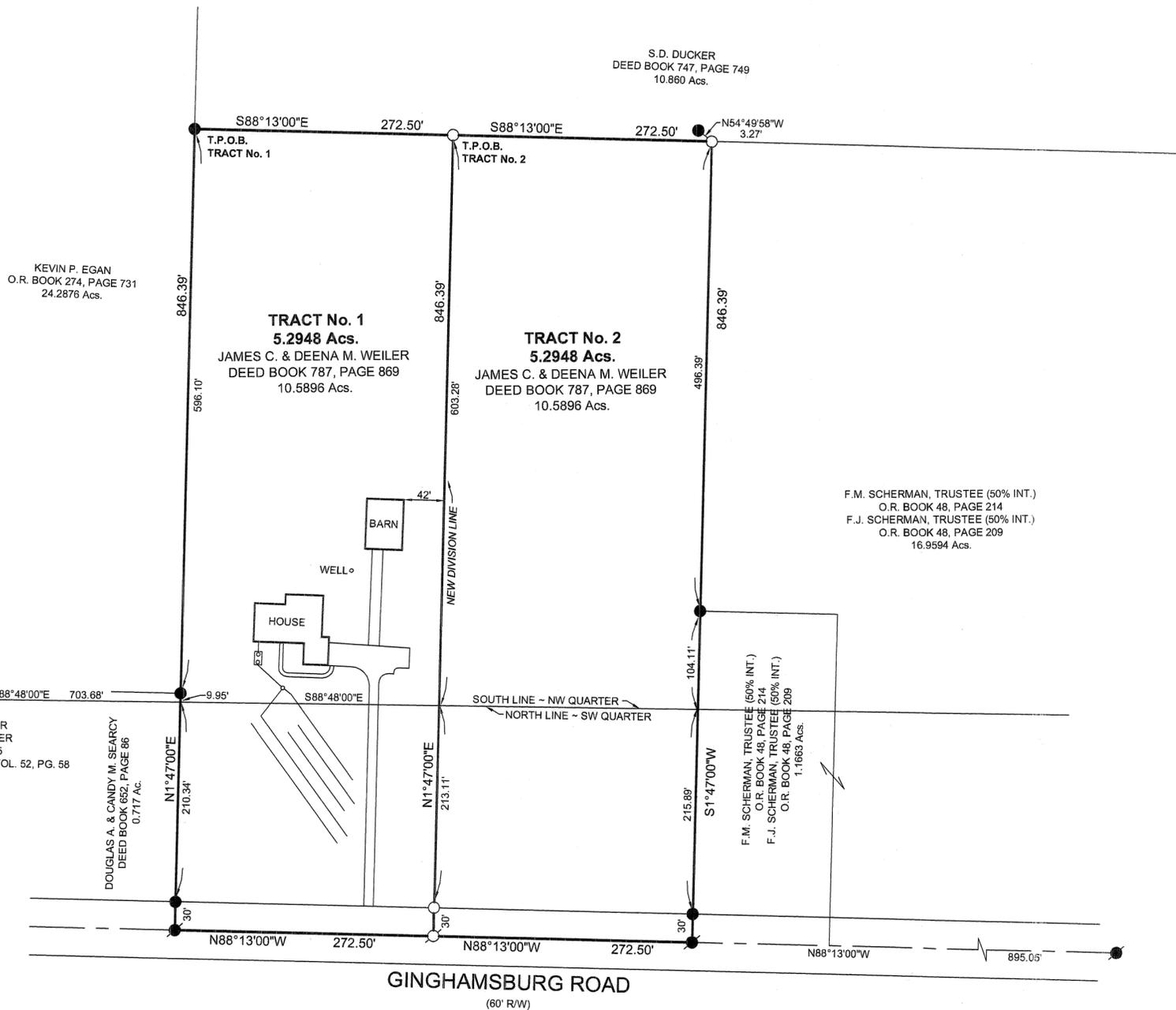
CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS FOUND OR SET AS SHOWN.

**THOMAS WINEMILLER & ASSOCIATES, INC**

*David R. Winemiller*

DAVID R. WINEMILLER  
OHIO REGISTERED LAND SURVEYOR No. 7197

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



**APPROVED**

By *David R. Winemiller*  
Date *2/15/13*  
Miami County Combined Health District

Certified To Conform With  
Miami County Survey Requirements  
**PAUL P. WUELSKAMP**  
Miami County Engineer

*DeB Stumpff-DV* 2-15-13  
Deputy Date

**APPROVED**

MIAMI COUNTY PLANNING COMMISSION

*David Stuhl*  
SECRETARY

*2/15/2013*  
DATE



**PLAT OF SURVEY**

~FOR~

**JAMES C. & DEENA M. WEILER**

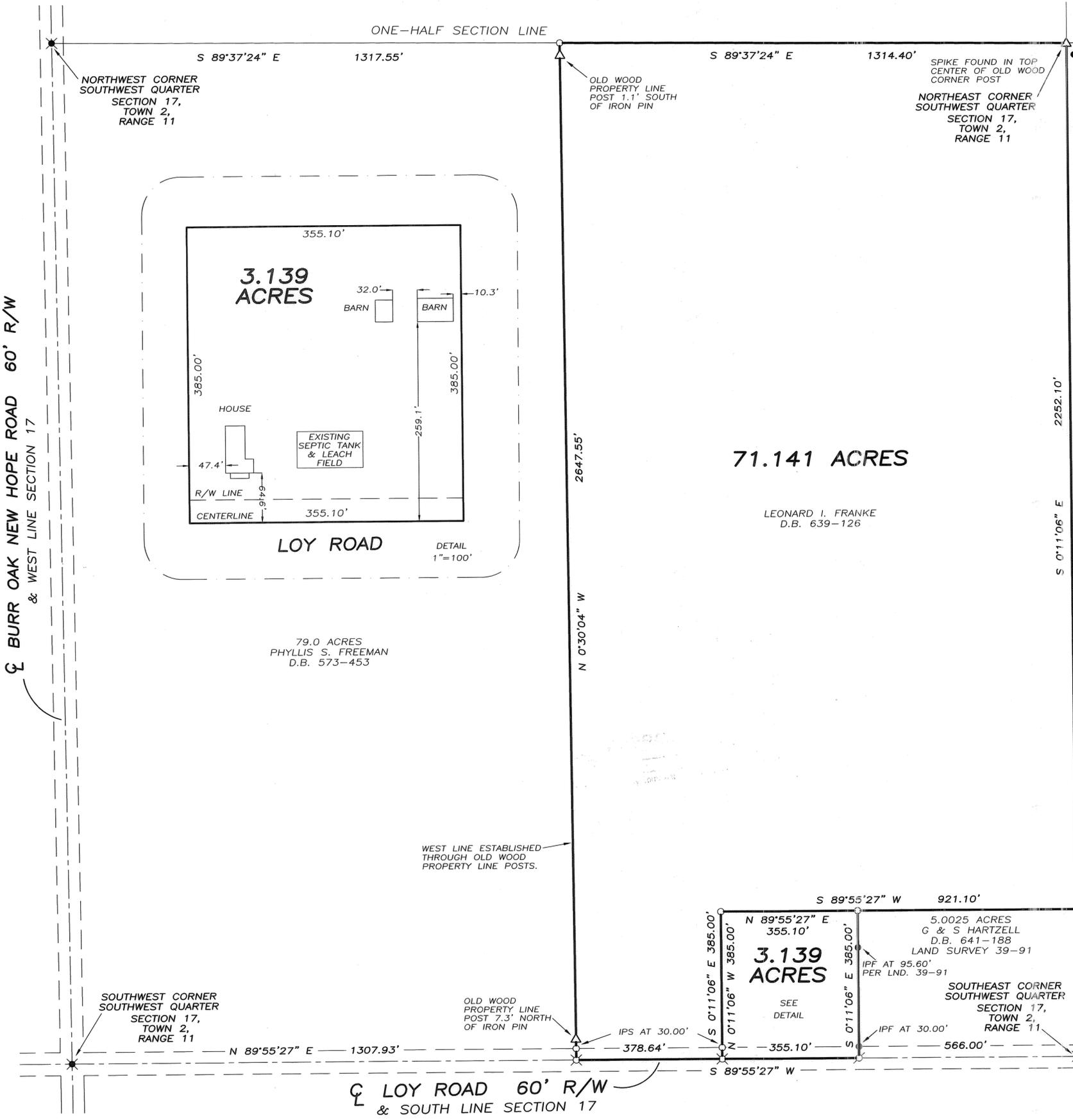
NOVEMBER 16, 2012

DATE OF FIELD WORK: NOVEMBER 15, 2012

**TRACT No. 1 - 5.2948 Acs.**

**TRACT No. 2 - 5.2948 Acs.**

**10.5896 Acs. TOTAL**



- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - ⊕ MAG NAIL SET
  - ⊗ RAILROAD SPIKE SET
  - ⊗ RAILROAD SPIKE FOUND
  - △ WOOD POST

**REFERENCES**

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 21, PAGE 119  
VOLUME 36, PAGE 116  
VOLUME 39, PAGE 91  
VOLUME 45, PAGE 183

MIAMI COUNTY RECORDER'S RECORDS OF DEEDS:

D.B. VOLUME 573, PAGE 453  
D.B. VOLUME 639, PAGE 126

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

*Deputy Signature*  
DEPUTY DATE 12-14-2012

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

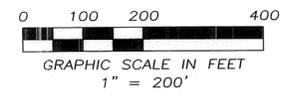
2/15/2013  
DATE

*Secretary Signature*  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL

BY *Anna T. ... P.S.*  
DATE 2/15/13

MIAMI COUNTY  
GENERAL HEALTH DEPT.



SURVEY FOR THE ESTATE OF LEONARD FRANKE IN MIAMI COUNTY, OHIO ~ DECEMBER 6, 2012

STATE OF OHIO  
THOMAS R. ZECHMAN  
REGISTERED PROFESSIONAL SURVEYOR  
7077

*Thomas R. Zechman Signature*

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

8  
TOWN

5E  
RANGE

SE 1/4-6  
SECTION

NEWBERRY  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

VOLUME 54 PAGE 176  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

Robert W. Homan,  
Gary C. Homan &  
Connie J. Fulmer  
D.B. 634, Pg. 329

Gary T. & Jennifer L. Green - Trustees  
O.R. 281, Pg. 971  
42.259 AC. REMAIN  
ADDED 8-6-2013  
D. VENTURA, DEP. ENG. PER R. CRON

Gary M. & Dawn R. Green  
D.B. 716, Pg. 76  
10.001 Ac.

4.202 Ac.  
0.046 Ac. in R/W

Karen L. Rosengarten  
D.B. 707, Pg. 827  
3.086 Ac.

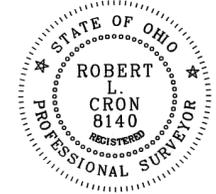
CEMETERY  
D.B. 15, Pg. 340  
1.044 Ac.

**SURVEY OF A 4.202 ACRE TRACT OF LAND  
IN SECTION 6 NEWBERRY TOWNSHIP  
FOR GARY & JENNIFER GREEN**

FEBRUARY 13, 2013

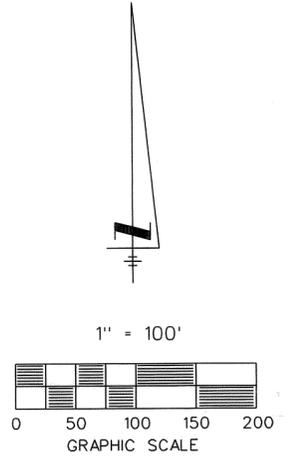
- LEGEND -
- MONUMENT BOX FOUND
  - STEEL POST FOUND
  - STONE FOUND
  - \* WOOD POST FOUND
  - IRON PIN FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ⊕ MAG NAIL SET
  - 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

\* WOOD FENCE POST AT CORNER  
MATCHES EXISTING LINES OF  
OCCUPATION AS ESTABLISHED  
BY OLD FENCE LINES AND  
EVIDENCE OF USE BY CEMETERY.



*Robert L. Cron* FEB 15, 2013  
ROBERT L. CRON, P.S. #8140 DATE

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



**Certificate of Registration**

This is to certify that Planning Commission approval of this conveyance is not required as being exempt under O.R.C. 711.011.

Notice is given to all parties:  
As a result of the approval of this conveyance, no state or local government action is required for the purpose of this conveyance without further compliance with all zoning, building, and planning regulations of Miami County.

*D. B. ...* 2/19/13  
Secretary  
Miami County Planning Commission

**REFERENCES:**

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

VOL. 25, PG. 89  
VOL. 43, PG. 185  
VOL. 27, PG. 88

Certified To Conform With  
Miami County Survey Requirements

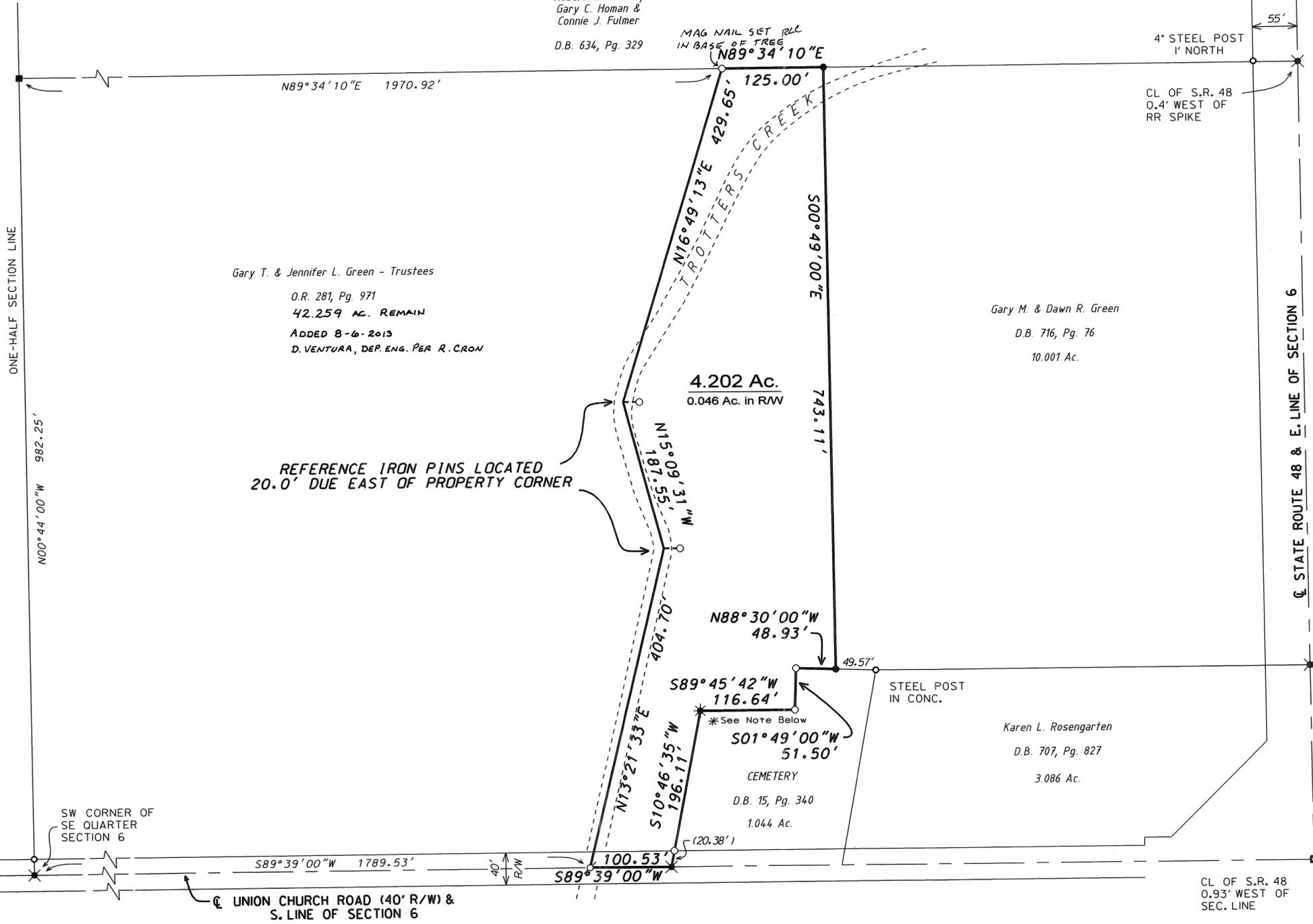
*Paul P. Hyskamp, P.E., P.S.*  
Miami County Engineer  
*Dwight ...* 2-19-2013  
Deputy Date

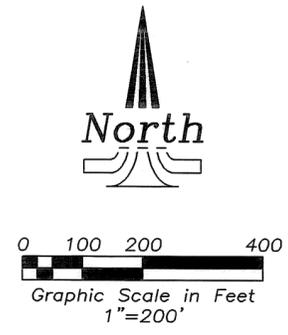
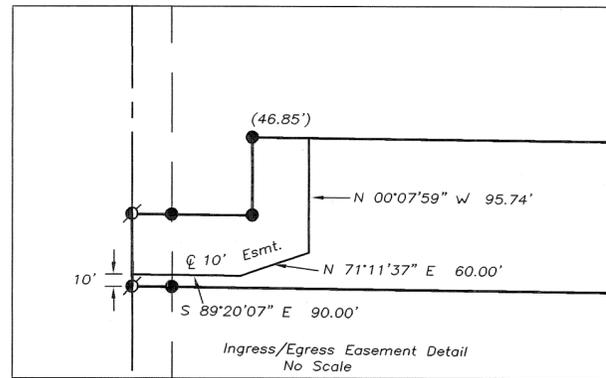
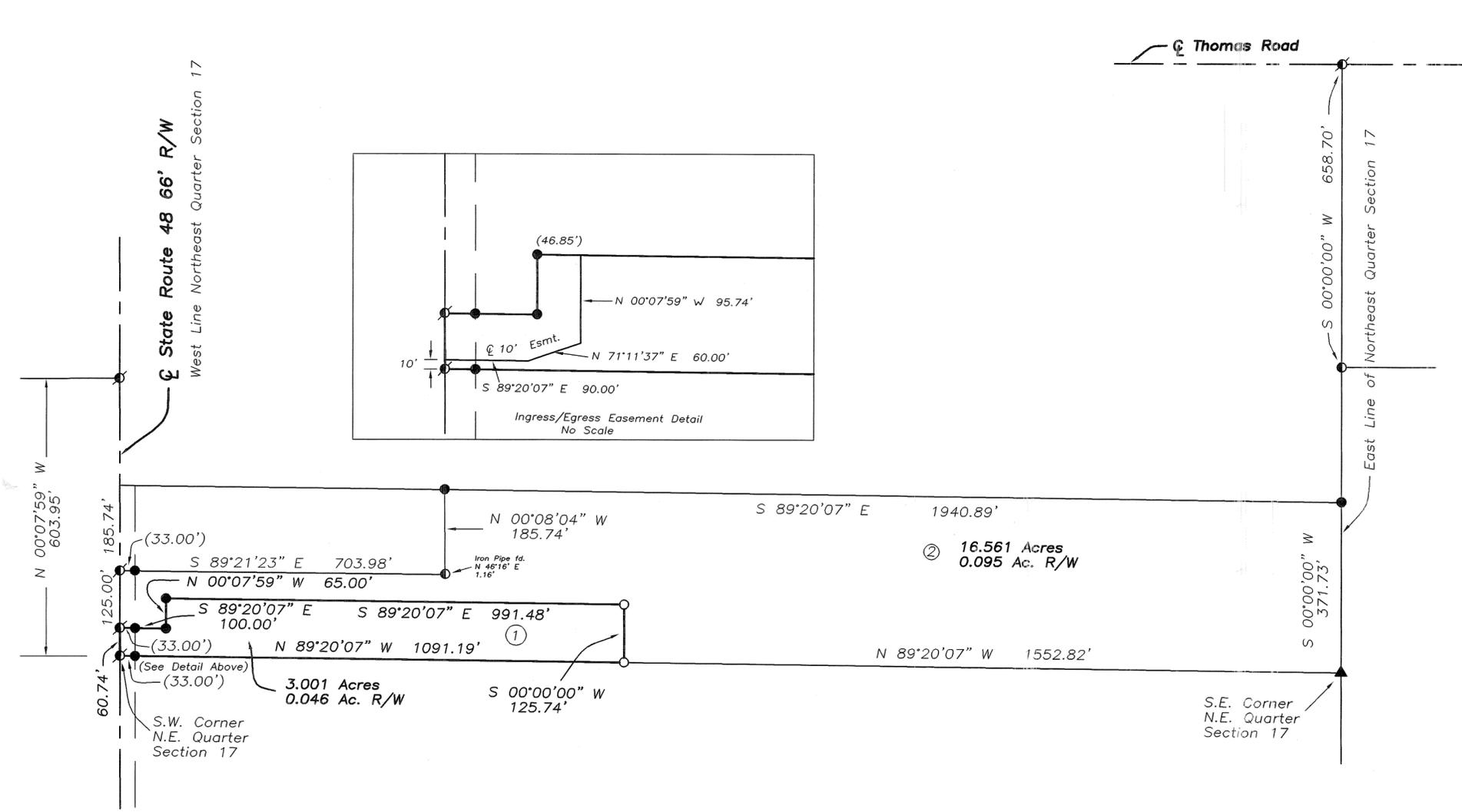
SE CORNER  
SECTION 6  
IRON PIN IN MON. BOX

CL OF S.R. 48  
0.93' WEST OF  
SEC. LINE

CL STATE ROUTE 48 & E. LINE OF SECTION 6

4" STEEL POST  
1' NORTH  
CL OF S.R. 48  
0.4' WEST OF  
RR SPIKE





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

**References**  
Miami County Engineer's Record of Land Surveys Volume 50, Page 2 (Basis of Bearings)

Note:  
This survey supercedes Land Sur.Vol.50, Pg.2

Survey split for Darrin Rismiller

Certified to conform with Miami County Survey Requirements  
Paul R. Hulsekamp, P.E., P.S.  
Miami County Engineer  
Darrin Rismiller 2/19/2013  
Deputy Date

Approved by Miami County Planning Commission  
D. J. [Signature]  
Secretary  
2/19/2013  
Date

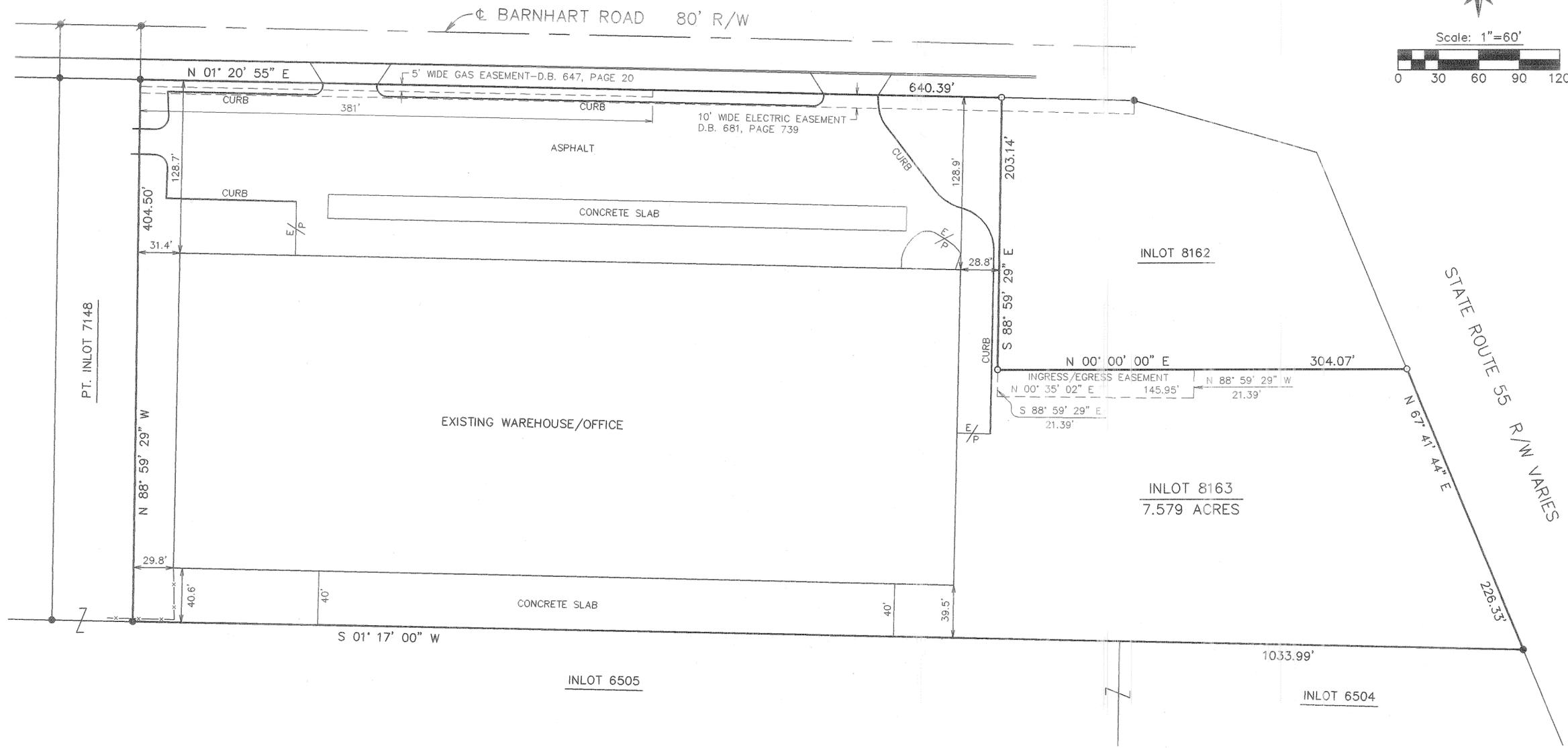
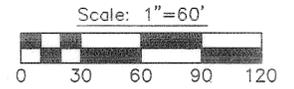
Approved Subject to Zoning Approval  
By Henry Tipton, R.S.  
Date 2/19/13  
Miami County General Health Department



Michael W. Cozatt 5/02/12  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
2784 S. Co. Rd. 25-A Troy, OH 45373  
Job No. 06512 (937) 339-2921  
File Name: C:\Surveys\2012\06512.dwg  
Drawn by: DIMC ~ Checked by: MWC





Survey of Inlot 8163 in Troy, Ohio for Nittsu Shoji USA, Inc.



*Michael W. Cozatt* 2/26/13  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C, Troy, Ohio  
Job No. 02113 Ph. (937) 339-2921

- Legend**
- Iron pin found
  - ⊙ Mag nail found
  - 5/8" dia. capped iron pin set (Cozatt, S6001)
  - x—x— 6' Chain link fence

- References**
- Vol. 18, Pg. 26 } Miami County Engineer's Record of Lot Surveys
  - Vol. 18, Pg. 111 } Miami County Engineer's Record of Lot Surveys
  - Vol. 50, Pg. 09 } Miami County Engineer's Record of Land Surveys
  - P.B. 17, Pg. 33 } Miami County Recorder's Plat Records
  - P.B. 17, Pg. 70 }
  - P.B. 17, Pg. 71 }





NORTHWEST CORNER  
SOUTHEAST QUARTER  
SECTION 23

UNION  
TOWNSHIP

23 SE 1/4, 26 NE 1/4

SECTION

6  
TOWN

5  
RANGE

VOLUME 54 PAGE 182  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

N 89°58'36" E  
417.54'

N 89°58'36" E  
1695.47'  
(1896.65')

S 89°58'36" W  
557.53'

(417.50')  
TODD A. HOOVER  
DR 170-530  
2.402 ACRES  
SURV. VOL. 7 PAGE 90

☉ SHEARER ROAD (60' ROW)  
AND 1/2 SECTION LINE

N 00°15'16" E  
328.46' TO ☉  
(328.80')

(415.11')  
414.82'  
N 65°01'45" W

(329.00')  
329.13'  
S 89°56'31" W

LINDA DIEPERINK  
D.R. 327-919  
42.394 ACRE  
SURVEY VOL 26 PG 11

JOHN C & REBECCA E.  
HOFFMAN  
DB 687 PG 173  
15.579 ACRES  
SURV. VOL. 15 PAGE 99

JOHN C & REBECCA E.  
HOFFMAN  
DB 645 PG 193  
10.500 ACRES  
SURV. VOL. 39 PAGE 132

APPROVED

By 3/4/13  
Date 3/4/13  
Miami County Combined Health District

DONALD R. & JULIA M.  
DRUMHELLER  
DB 534 PG 701  
8.800 ACRES  
SURV. VOL. 20 PAGE 124

Certified To Conform With  
Miami County Survey Requirements

Paul P. Huelskamp, P.E. P.S.  
Miami County Engineer  
Andy Smith (PER D.V.)  
Deputy  
Date 3-1-2013

JOHN T. & DEBORAH A.  
QMAN  
DB 721 PG 732  
8.907 ACRES  
SURV. VOL. 22 PAGE 131

APPROVED

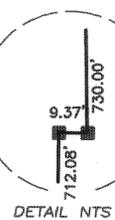
Miami County Planning Commission

Date 3/4/2013

Secretary [Signature]

ROSCOE B. BLACK  
DB 455 PG 466  
15.210 ACRES

S 89°20'53" E 1196.36'



DETAIL NTS

SOUTH LINE SECTION 23  
NORTH LINE SECTION 26

JILL SMEDLEY  
DB 732 PG 665  
4.390 ACRES  
SURV. VOL. 29 PAGE 179  
OLD NORTH R/W  
NORTH R/W LINE

TRACT 5  
PROPOSED LOT SPLIT  
1.916 ACRES

SOUTH R/W LINE WHELOCK RD.  
☉ WHELOCK ROAD (30' ROW)

TRACT 1  
42.357 ACRES

TRACT 6  
15.223 ACRES

TRACT 2  
19.274 ACRES

TRACT 4  
18.137 ACRES TOTAL  
13.715 ACRES SECTION 23  
4.422 ACRES SECTION 26

TRACT 3  
PROPOSED LOT SPLIT  
1.010 ACRES

SOUTHEAST CORNER  
SOUTHEAST QUARTER  
SECTION 23  
TRIP TRACTS 2 & 4  
PEC TRACTS 1, 3, 5, & 6  
☉ KESSLER -  
FREDERICK ROAD  
& EAST LINE  
SECTION 26

SURVEYOR'S NOTES:

- 1) ALL MONUMENTS FOUND ARE IN GOOD CONDITION, UNLESS OTHERWISE NOTED.
- 2) FENCE LINES GENERALLY AGREE WITH PROPERTY LINES, UNLESS OTHERWISE NOTED.
- 3) NO BUILDINGS OR MAJOR IMPROVEMENTS WERE LOCATED DURING THIS SURVEY, UNLESS OTHERWISE SHOWN HEREON.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

OCCUPATION STATEMENT:

OCCUPATION IN GENERAL FITS THE SURVEYED LINES UNLESS OTHERWISE NOTED.

REFERENCES

- MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:
- VOLUME 3, PAGES 200 & 201
  - VOLUME 4, PAGE 432
  - VOLUME 5, PAGE 158
  - VOLUME 22, PAGE 131
  - VOLUME 25, PAGE 194
  - VOLUME 26, PAGE 11
  - VOLUME 29, PAGE 179
  - VOLUME 29, PAGE 199
  - VOLUME 32, PAGE 125
  - VOLUME 48, PAGE 101

MIAMI COUNTY RECORDER'S  
RECORDED PLATS:  
PLAT VOL. 11 PAGE 1  
PLAT VOL. 9 PAGE 137

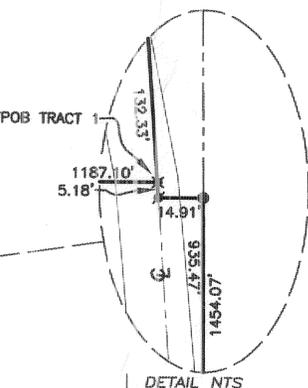
ROAD VOLUME 6 PAGE 287  
ROAD VOLUME 8 PAGE 176

AND AS REFERENCED HEREON

LEGEND

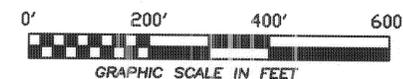
- 5/8" x 30" CAPPED IRON PIN SET STAMPED BRUMBAUGH E&S
- 5/8" IRON PIN FOUND
- STONE FOUND
- ✕ RAILROAD SPIKE FOUND
- ⊕ MAG NAIL SET
- ⊖ PK NAIL FOUND
- ⊙ 1" IRON PIPE FOUND

(244.00') BEARING / DISTANCE  
OF RECORD



DETAIL NTS

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



TRACT 3  
PROPOSED LOT SPLIT  
1.010 ACRES

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

2/27/13 BES JOB# 207.12

BOUNDARY RETRACEMENT SURVEY OF THE LINDA DIEPERINK TRUSTEE OF A 42.394 ACRE TRACT IN O.R. 327-919 AND 14.95 ACRES IN DEED BOOK 745 PAGE 9, AND A LOT SPLIT OF 20 ACRES IN DEED BOOK 745 PAGE 9 INTO A 1.010 ACRE TRACT AND A 19.274 ACRE TRACT AND A LOT SPLIT OF A 19.32 ACRES IN DEED BOOK 745 PAGE 9 INTO A 1.916 ACRE TRACT AND A 18.137 ACRE TRACT IN UNION TOWNSHIP IN MIAMI COUNTY ~ FEBRUARY 26, 2013



BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC

1105 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PH (937) 698-3000  
FAX (937) 698-3928

2  
TOWN

11  
RANGE

NE1/4-31  
SECTION

LOST CREEK  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

VOLUME 54 PAGE 183  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

Constantine & Armenia Pereyma  
D.B. 476, Pg. 269  
O.R. 301, Pg. 535  
99.533 Ac.

STONE FOUND  
NW CORNER OF  
NE QUARTER

ONE HALF SECTION LINE

N00°59'12"E 568.19'

N00°59'12"E 879.98'

J.A. & R.C. Ritchey  
D.B. 618, Pg. 241  
6.8258 Ac.

414.01'

N54°47'53"W

TRACT 2  
10.178 Ac.  
0.442 Ac. in R/W

TRACT 1  
10.178 Ac.  
0.610 Ac. in R/W

562.52'  
562.52'  
S89°58'19"E  
N89°58'19"W

480.18'  
S89°58'19"E  
NORTH LINE SECTION 31

Gary L. & Anita L. Brown  
D.B. 559, Pg. 170  
2.040 Ac.

378.51'  
S61°58'57"W

N88°23'37"W  
16.93'

(30.52')

S10°32'25"E 323.90'

S00°48'40"E 561.51'

(30.0')

S10°32'25"E 639.96'

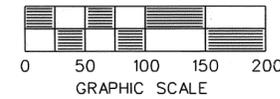
Q CASSTOWN-SIDNEY RD. (60' R/W)

Certified To Conform With  
Miami County Survey Requirements

PAUL P. HUELSAMP, P.E., P.S.  
Miami County Engineer  
Date 3-8-2013  
Deputy



1" = 100'



- LEGEND -

- STONE FOUND
- IRON PIN FOUND
- ⊙ PK NAIL FOUND
- ⊙ PK NAIL SET
- 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

**SURVEY OF TWO 10.178 ACRE TRACTS  
IN SECTION 31 LOST CREEK TOWNSHIP  
FOR ROBERT RAY JONES**

**Large Lot Development**

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

*[Signature]* 3/8/2013  
Secretary Date  
Miami County Planning Commission

REFERENCES

- VOL. 44, PG. 82
- VOL. 31, PG. 145
- VOL. 52, PG. 168
- VOL. 42, PG. 141
- VOL. 31, PG. 165
- VOL. 30, PG. 142

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



*[Signature]* MAR 8, 2013  
ROBERT L. CRON, P.S. #8140 DATE

**ROBERT CRON & ASSOCIATES, LLC**  
PROFESSIONAL SURVEYING

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

VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO  
PART OUTLOT 6

VOLUME 54 PAGE 184  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- STONE FOUND
- ⊗ GIN SPINDLE FOUND
- ⊗ RAILROAD SPIKE SET
- ♂ P.K. NAIL SET

REFERENCES

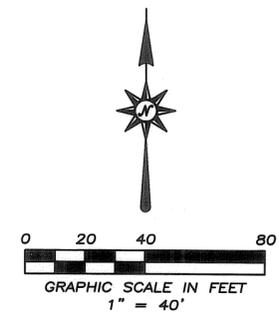
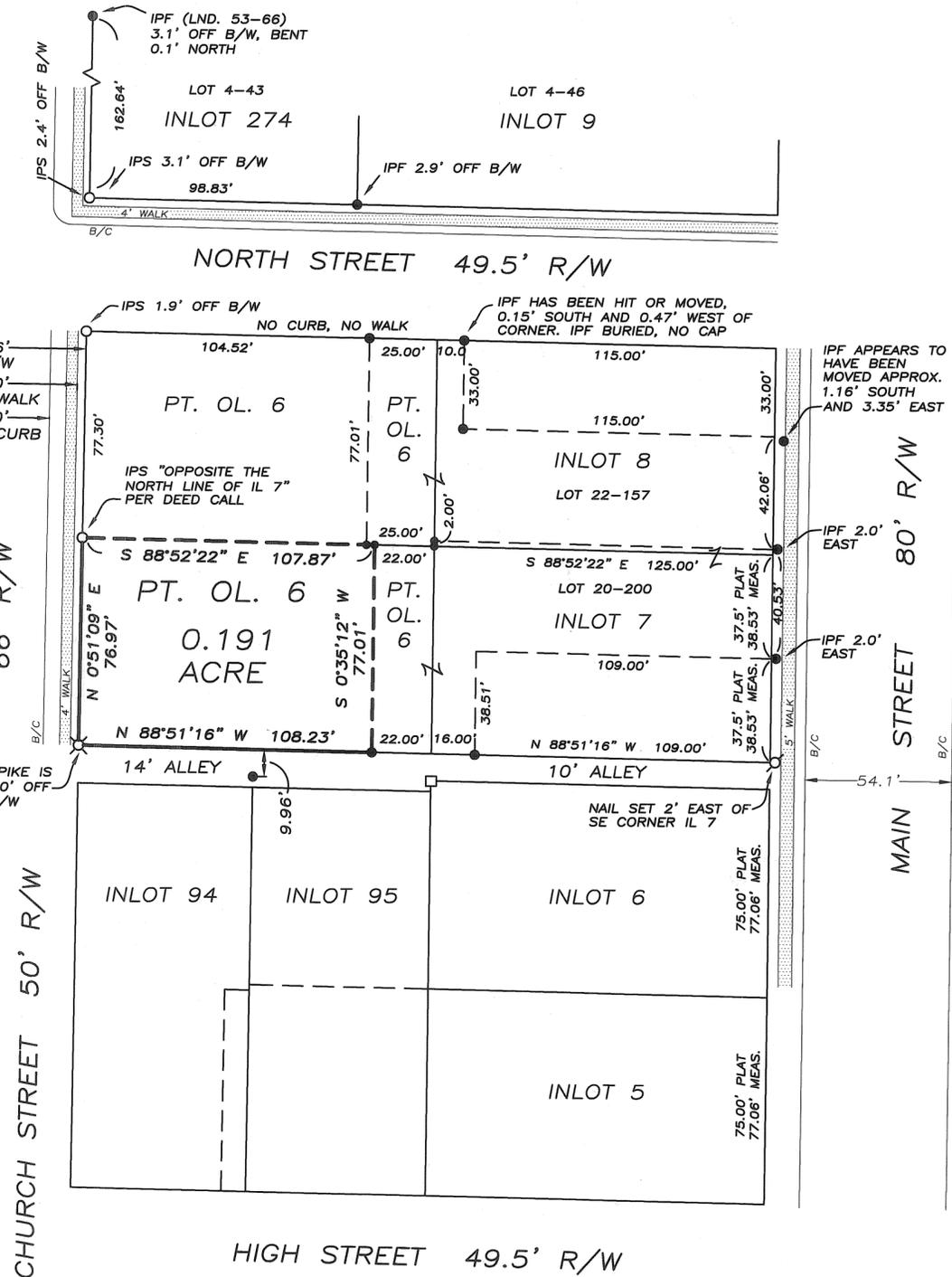
MIAMI COUNTY ENGINEER'S  
RECORDS OF LOT SURVEYS:  
VOLUME 4, PAGE 43  
VOLUME 4, PAGE 46  
VOLUME 12, PAGE 171  
VOLUME 20, PAGE 200  
VOLUME 22, PAGE 157

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 53, PAGE 66  
VOLUME 54, PAGE 78

MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 1, PAGE 131  
PLAT BOOK 1, PAGE 392  
DEED BOOK 20, PAGE 551  
DEED BOOK 41, PAGE 491  
DEED BOOK 69, PAGE 240  
DEED BOOK 77, PAGE 537-544  
DEED BOOK 87, PAGE 468  
OFFICIAL RECORD 312, PAGE 134  
OFFICIAL RECORD 330, PAGE 895

CHURCH STREET RECONSTRUCTION PLANS  
DATED DECEMBER 2010

NOTE  
IRON PINS FOUND FROM LOT SURVEY 20,  
PAGE 200 AND 22, PAGE 157 ALONG WITH  
NOTES SHOWN ON SAID PLATS WERE HONORED  
FOR THIS SURVEY. THE PIN FORMERLY CALLED  
FOR AS SET IN LEWIS LOT SURVEY 4, PAGE  
43 AND SUBSEQUENTLY REFERENCED IN  
OTHER SURVEYS AT THE NORTHEAST CORNER  
OF CHURCH AND NORTH STREETS WAS TORN  
OUT DURING THE CHURCH STREET  
RECONSTRUCTION IN 2011. IT HAS BEEN  
RESET BY DOUBLE MEASURING FROM THE  
ORIGINAL LEWIS PIN TO THE EAST AND  
HOLDING A DISTANCE AS MEASURED BY LOUIS  
BERGMAN FROM HIS PIN RECOVERED TO THE  
NORTH. THIS APPEARS TO BE THE LINE USED  
AS THE EAST R/W LINE FOR CHURCH STREET  
BY FANNING-HOWEY FOR THE  
RECONSTRUCTION PROJECT. BERGMAN'S LINE  
WAS PUSHED SOUTH TO SET A PIN AT THE  
NORTHWEST CORNER OF MY BLOCK AND  
AGAIN, APPEARS TO BE CONSISTENT WITH THE  
STREET RECONSTRUCTION PLANS. THE  
FANNING-HOWEY PLANS DO NOT HAVE THE  
STREET CENTERED IN THE 66' R/W NOR DOES  
THE STREET RUN PARALLEL TO THE R/W  
LINES. THE PIN SET AT THIS NORTHWEST  
BLOCK CORNER IS 1.9' BEHIND THE BACK OF  
WALK AND THE SPIKE SET AT MY SOUTHWEST  
CORNER IS 1.0' OFF THE WALK AND WAS SET  
BY PUSHING THE NORTH ALLEY LINE FROM  
SURVEY 20, PAGE 200 WEST TO CHURCH  
STREET. THIS EAST LINE OF CHURCH STREET  
IS CONSISTENT WITH THE STREET  
RECONSTRUCTION PLANS. THE NORTHWEST  
CORNER PIN WAS SET PER THE DEED CALL  
AS BEING OPPOSITE THE NORTH LINE OF  
INLOT 7.



SURVEY OF EXISTING TRACT FOR US BANK, NA  
IN MIAMI COUNTY, OHIO ~ MARCH 2, 2013

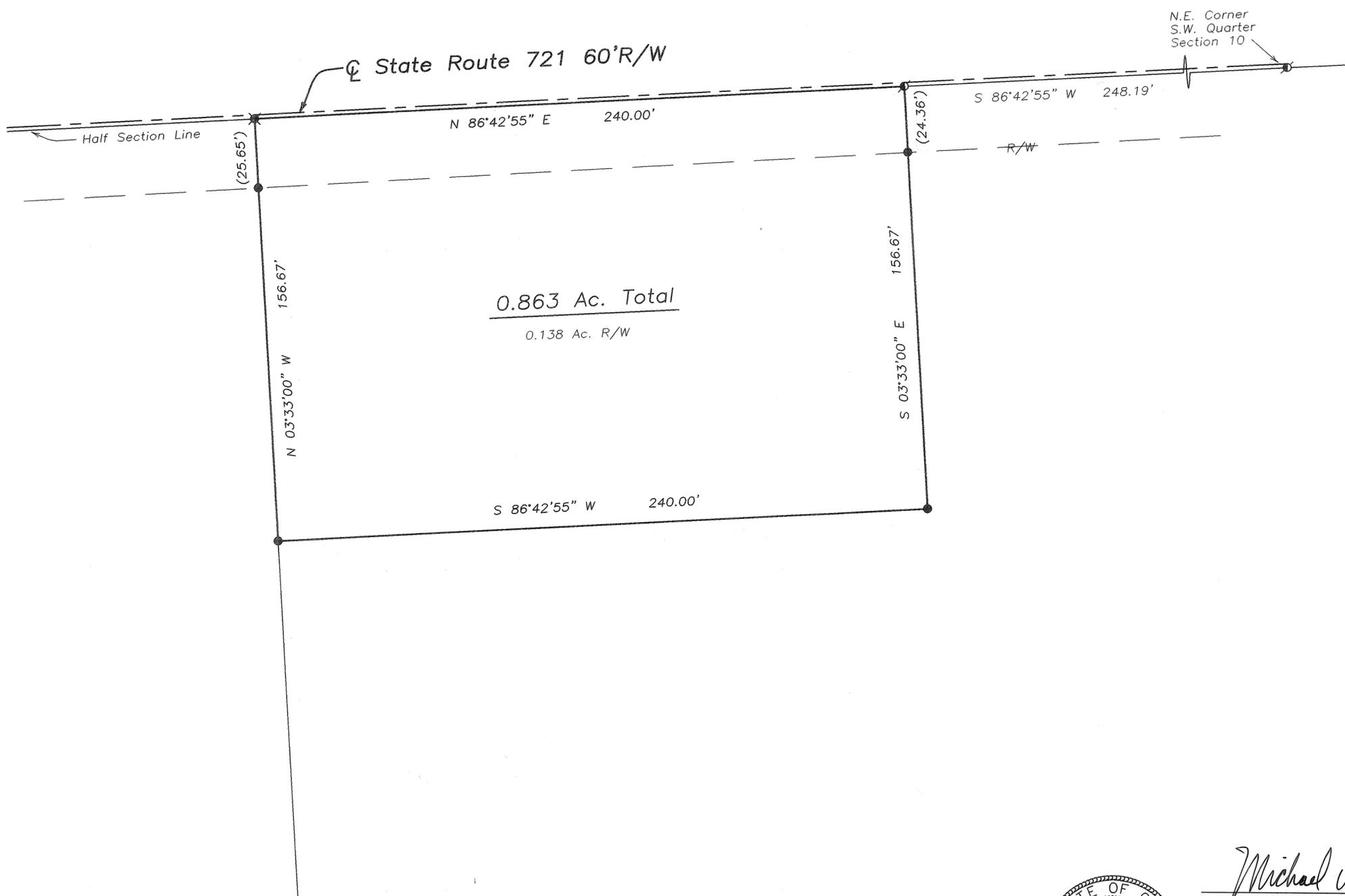
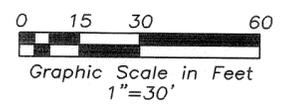
STATE OF OHIO  
GREGG S.  
BROOKHART  
6348  
REGISTERED  
PROFESSIONAL SURVEYOR

*Gregg S. Brookhart*

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







- 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

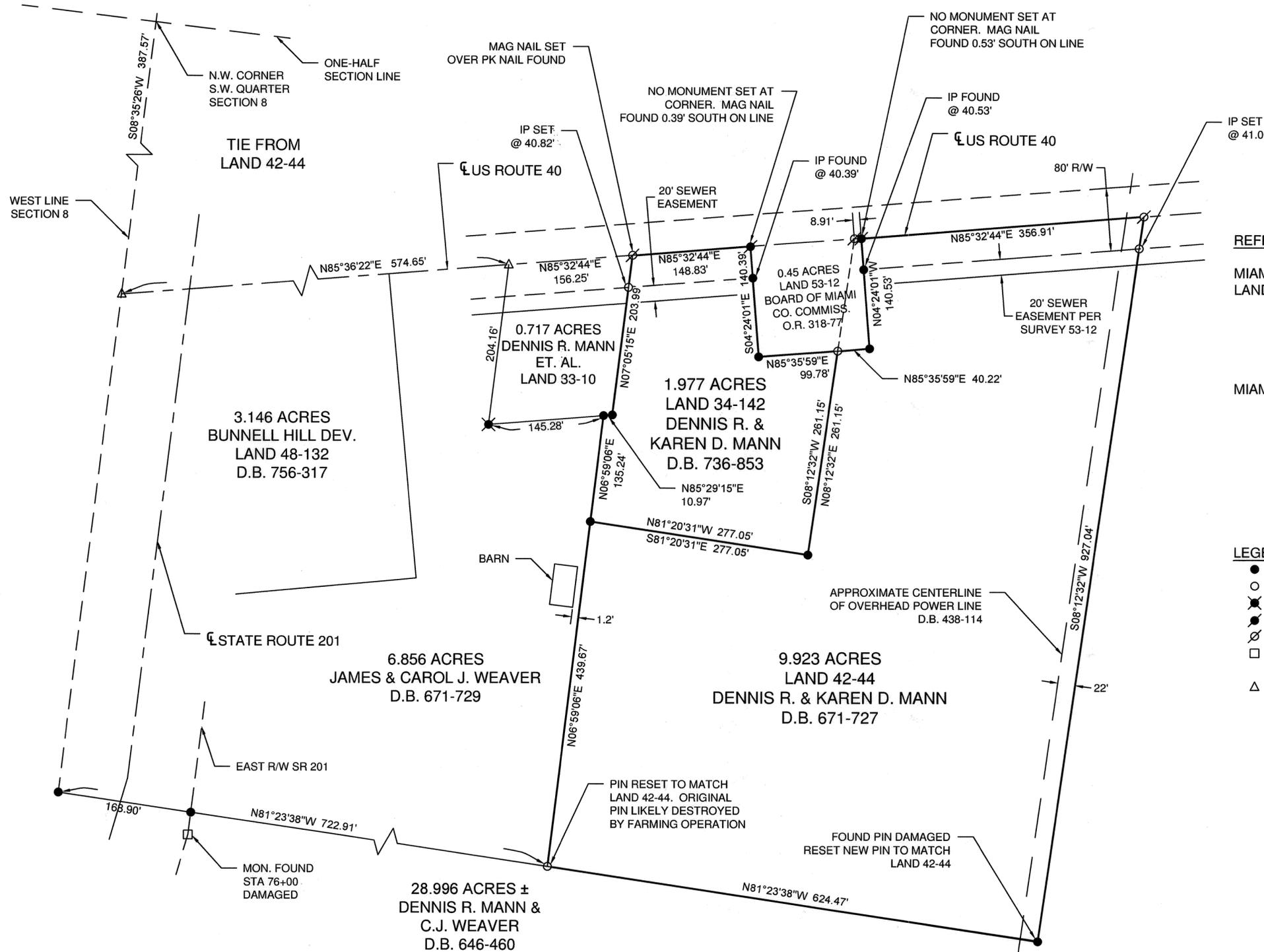
- References**
- Miami County Engineer's Record of Land Surveys Volume 54, Page 150 (Basis of Bearings)
  - Volume 43, Page 2

Survey of 0.863 Ac. for Steve Smith, Trustee



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

**COZATT ENGINEERING COMPANY**  
 Civil Engineer 534 N. Elm St. Suite C Land Surveyor Troy, OH 45373  
 Job No. 04413 (937) 339-2921  
 File Name: C:\Jobs\2013\04413.dwg  
 Drawn by: DMC ~ Checked by: MWC



REFERENCES

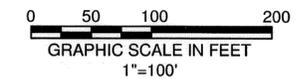
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS  
 SURVEY VOL. 33, PG. 10  
 SURVEY VOL. 34, PG. 142  
 SURVEY VOL. 42, PG. 44 (BEARING BASE)  
 SURVEY VOL. 53, PG. 12

MIAMI COUNTY RECORDER'S RECORDS

DEED BOOK 671-727  
 DEED BOOK 671-729  
 DEED BOOK 736-853  
 DEED BOOK 764-703  
 O.R. BOOK 318-77  
 O.R. BOOK 172-857  
 O.R. BOOK 172-862  
 O.R. BOOK 172-867

LEGEND

- 5/8" IRON PIN FOUND
- 5/8" x 30" CAPPED IRON PIN SET
- ✱ RR SPIKE FOUND
- MAG NAIL FOUND
- MAG NAIL SET
- CONCRETE HIGHWAY MONUMENT FOUND BADLY DAMAGED
- △ P.K. SET IN LAND SUR. 42, PAGE 44 NOT RECOVERED FOR THIS SURVEY



NOTE:

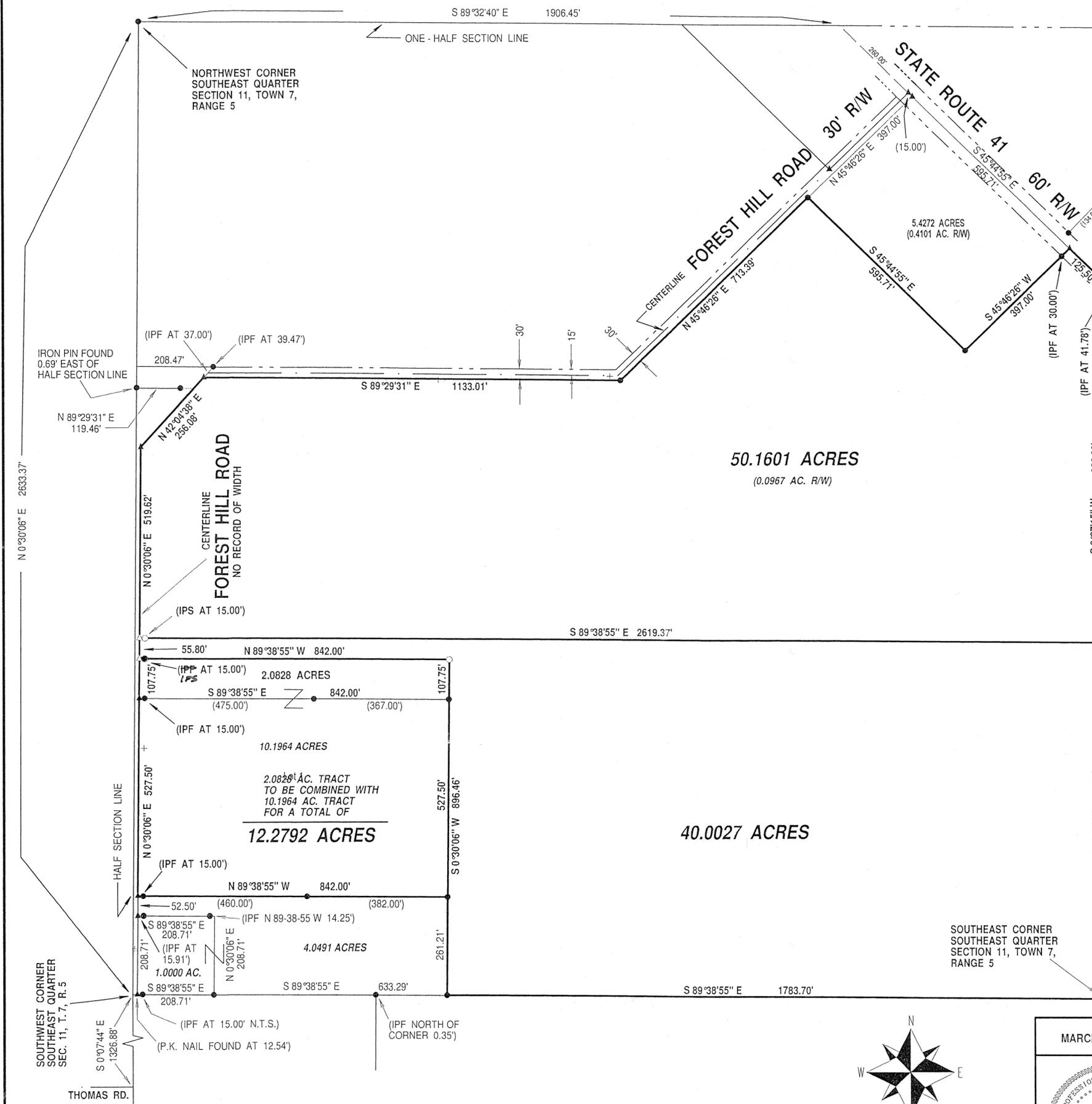
LAND SURVEY VOLUME 34-142 (2.351 AC.), LAND SURVEY VOLUME 42-44 (10.002 AC.) AND LAND SURVEY 53-12(0.45 AC. SPLIT OFF 2.351 AND 10.002 AC. TRACTS) ALL USED A DIFFERENT BEARING BASE AND SHOW CONFLICTING DIMENSIONS AS WELL. THE PURPOSE OF THIS SURVEY WAS TO RECOVER AND TIE IN EXISTING MONUMENTS, REPLACE THOSE DESTROYED DURING RECENT UTILITY CONSTRUCTION, AND PROVIDE LEGAL DESCRIPTIONS FOR TRANSFER OF THE 9.923 ACRE AND 1.977 ACRE REMAINING TRACTS.

SURVEY FOR DENNIS R. & KAREN D. MANN IN  
MIAMI COUNTY, OHIO - MARCH 16, 2013

GREGG S. BROOKHART  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR  
#6348

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

CONCORD TOWNSHIP  
 SECTION 11, TOWN 7, RANGE 5



LEGEND

⊗	PK NAIL SET	⊗	RRS FOUND
⊕	IRON PIN SET	⊕	
⊙	3" PIPE FOUND	⊙	
⊗	WOOD POST	⊗	
⊕	PK NAIL FOUND	⊕	HIGHWAY MON.
⊙	IRON PIN FOUND	⊙	
⊗	RRS SET	⊗	

MIAMI COUNTY ENGINEER'S  
 RECORDS OF LAND SURVEYS

- VOLUME 3, PAGE 19
- VOLUME 3, PAGE 28
- VOLUME 6, PAGE 174
- VOLUME 8, PAGE 60
- VOLUME 9, PAGE 121
- VOLUME 10, PAGE 98
- VOLUME 18, PAGE 191
- VOLUME 23, PAGE 24
- VOLUME 25, PAGE 23
- VOLUME 27, PAGE 46
- VOLUME 27, PAGE 158
- VOLUME 28, PAGE 30
- VOLUME 43, PAGE 28
- VOLUME 45, PAGE 50
- VOLUME 45, PAGE 124
- VOLUME 52, PAGE 24

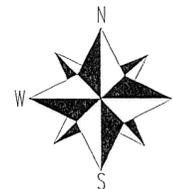
MIAMI COUNTY ENGINEER'S  
 ROAD RECORDS:

- VOLUME 5, PAGE 262
- VOLUME 6, PAGE 53 - 55

MIAMI RECORDER'S  
 RECORD OF DEEDS

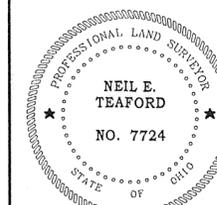
- VOLUME 27, PAGE 606
- VOLUME 40, PAGE 52
- VOLUME 311, PAGE 559
- VOLUME 494, PAGE 689
- VOLUME 518, PAGE 176
- VOLUME 540, PAGE 152
- VOLUME 672, PAGE 611
- VOLUME 686, PAGES 135, 223
- VOLUME 697, PAGES 863, 865
- VOLUME 758, PAGE 880
- VOLUME 770, PAGE 136
- VOLUME 781, PAGE 445
- VOLUME 794, PAGE 375
- O.R. 174, PAGE 298

BASIS OF BEARING:  
 EAST LINE SECTION 11,  
 PER LAND SURVEY 25-127



SCALE 1" = 200'

MARCH 25, 2013



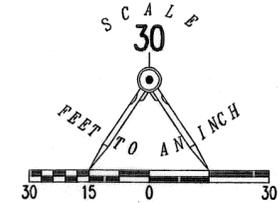
SURVEY FOR THE LIGHTNER FAMILY  
 40.0027 ACRES IN MIAMI COUNTY, OHIO

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

NEIL E. TEAFORD, P. S.

CITY OF TROY, OHIO  
 ENGINEERING DIVISION  
 100 SOUTH MARKET STREET  
 TROY, OHIO 45373

OHIO REGISTERED  
 PROFESSIONAL SURVEYOR # 7724



LEGEND

- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
- 5/8 INCH IRON ROD ROD FOUND
- ⊙ MAG NAIL SET

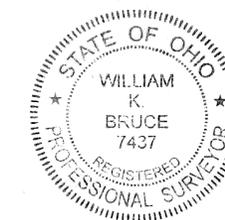
APPROVED BY THE VILLAGE OF PLEASANT HILL.

*Larry Johnston* 4/01/13  
 MAYOR DATE

SURVEY OF A 1.828 ACRE AND  
 0.021 ACRE TRACTS OUT OF THE  
 DOUGLAS J. POWELL AND LARRY A. POWELL  
 ORIGINAL 7.164 ACRE TRACT  
 OFFICIAL RECORD 59, PAGE 235 TRACT II  
 SECTION 20, TOWN 7, RANGE 5  
 NEWTON TOWNSHIP  
 MIAMI COUNTY, OHIO  
 VILLAGE OF PLEASANT HILL INLOT # 598

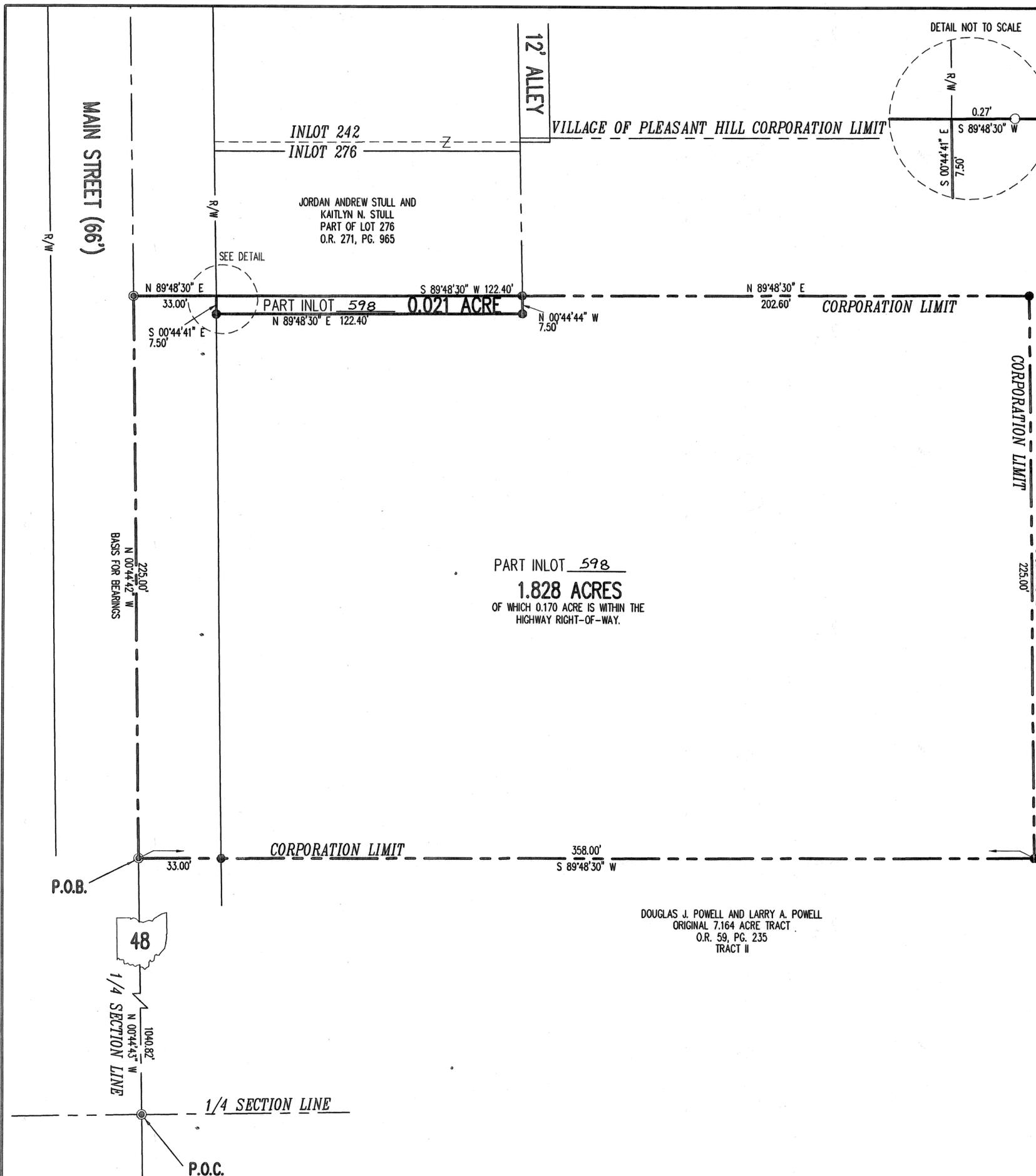
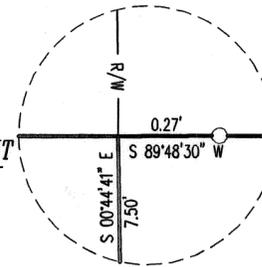
SURVEYED BY:

*William K. Bruce*  
 WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 JUNE 26, 2012  
 REVISED JANUARY 11, 2013



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 LEE SURVEYING & MAPPING CO., INC.  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LSMINC.US  
 surveys@lsminc.us  
 ADW D0612 53490612R L-5349-2

DETAIL NOT TO SCALE



PART INLOT 598  
**1.828 ACRES**  
 OF WHICH 0.170 ACRE IS WITHIN THE  
 HIGHWAY RIGHT-OF-WAY.

DOUGLAS J. POWELL AND LARRY A. POWELL  
 ORIGINAL 7.164 ACRE TRACT  
 O.R. 59, PG. 235  
 TRACT II

BASIS FOR BEARINGS

P.O.B.



1/4 SECTION LINE

1/4 SECTION LINE

P.O.C.

2 WORKING DAYS  
 BEFORE YOU DIG  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

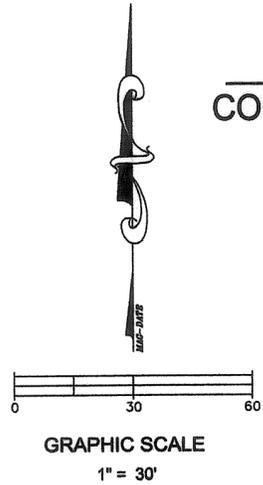
TROY CORPORATION

2 WARD

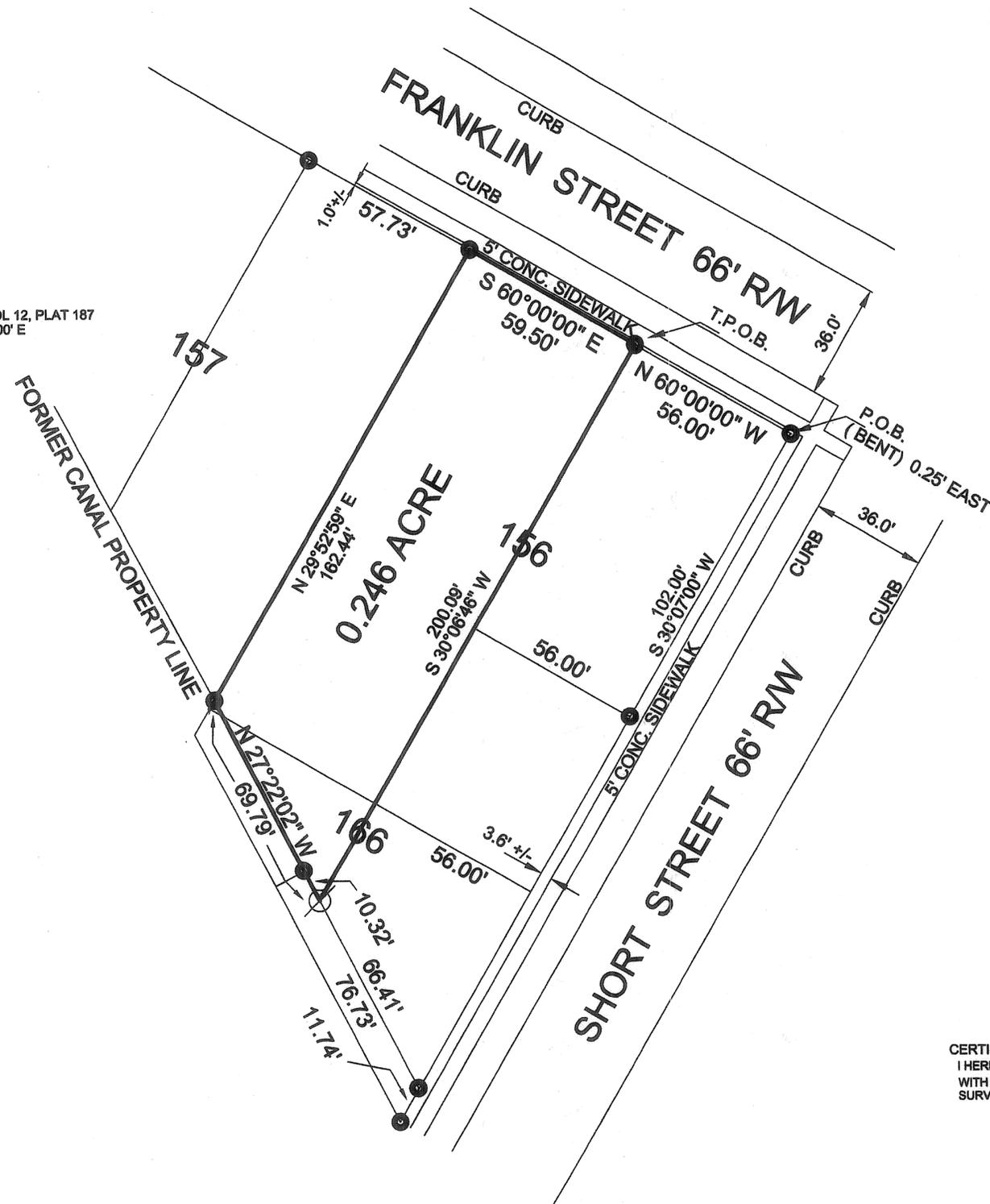
B PRECINCT

PT. #156 & PT. #166 INLOTS

VOL. NO. 54 PLAT NO. 191  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LOT SURVEYS  
 SCALE: 1" = 30' MARCH 29, 2013



BASIS OF BEARINGS:  
 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS, VOL. 12, PLAT 187  
 THE SOUTH RIGHT OF WAY OF FRANKLIN STREET, S 60°00'00" E



LEGEND:

- 5/8" REBAR SET ( CAPPED TOEDTMAN 7937 )
- 5/8" REBAR FOUND ( NO CAP )
- 1/2" PIPE FOUND
- 1" IRON PIN
- MAG NAIL SET
- CONCRETE FENCE POST

SURVEY REFERENCES:

- MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS ;
- VOL. 4 PLAT 26
- VOL. 8 PLAT 86
- VOL. 12 PLAT 187
- VOL. 12 PLAT 197
- VOL. 14 PLAT 148
- VOL. 17 PLAT 199
- MIAMI COUNTY TAX MAP ;
- TROY SW SECTION, PLAT #10

THIS SURVEY IS BASED UPON A FIELD SURVEY  
 CONDUCTED UNDER THE SUPERVISION OF HENRY L.  
 TOEDTMAN, REGISTERED SURVEYOR #7937  
 IN GENERAL, OCCUPANCY FITS SURVEY AS SHOWN.

3/29/2013  
 HENRY L. TOEDTMAN DATE  
 REGISTERED SURVEYOR  
 OHIO LICENSE NO. 7937

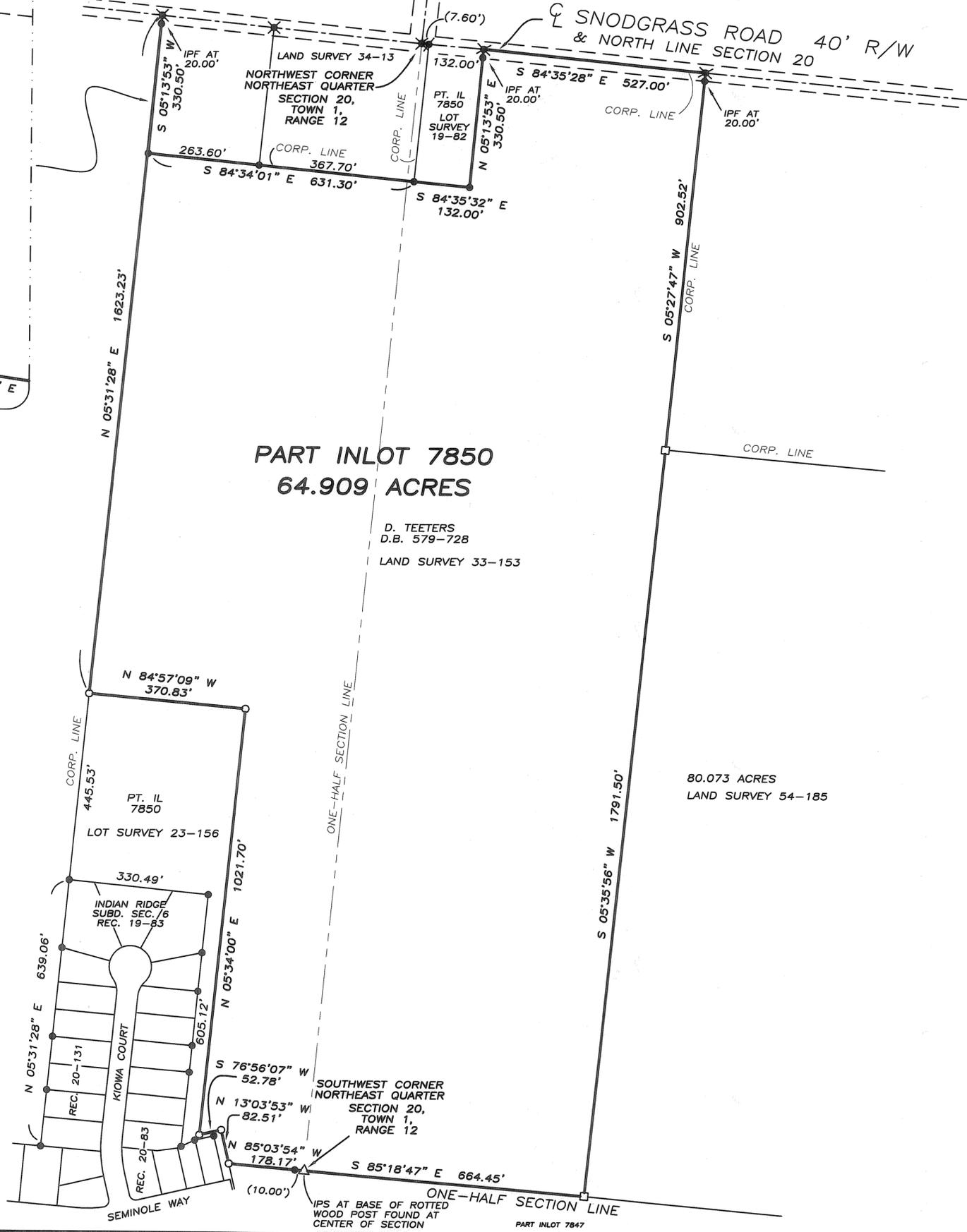
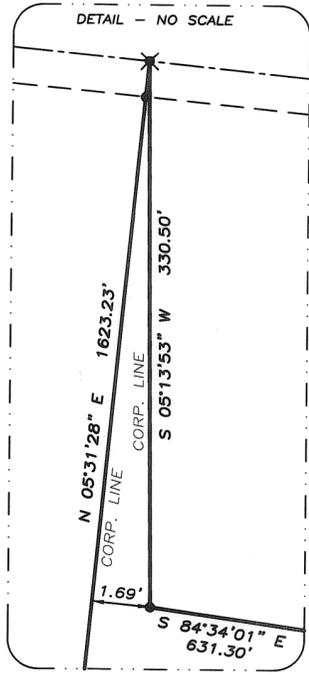


CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE  
 WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY  
 SURVEYS AND MONUMENTS ARE SET AS SHOWN.

5606 BUNNELL HILL ROAD, LEBANON OHIO, 45036 937-885-7676			
SCALE	1" = 30'	DRAWN	HLT.
DATE	03/29/2013	CKD. BY	H.L.T.
		JOB NO.	13-02-010

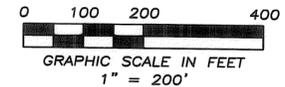
CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART INLOT 7850

VOLUME 54 PAGE 192  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - ⊕ MAG NAIL SET
  - ⊗ MAG NAIL FOUND
  - ⊠ RAILROAD SPIKE FOUND
  - STONE FOUND
  - △ WOOD POST

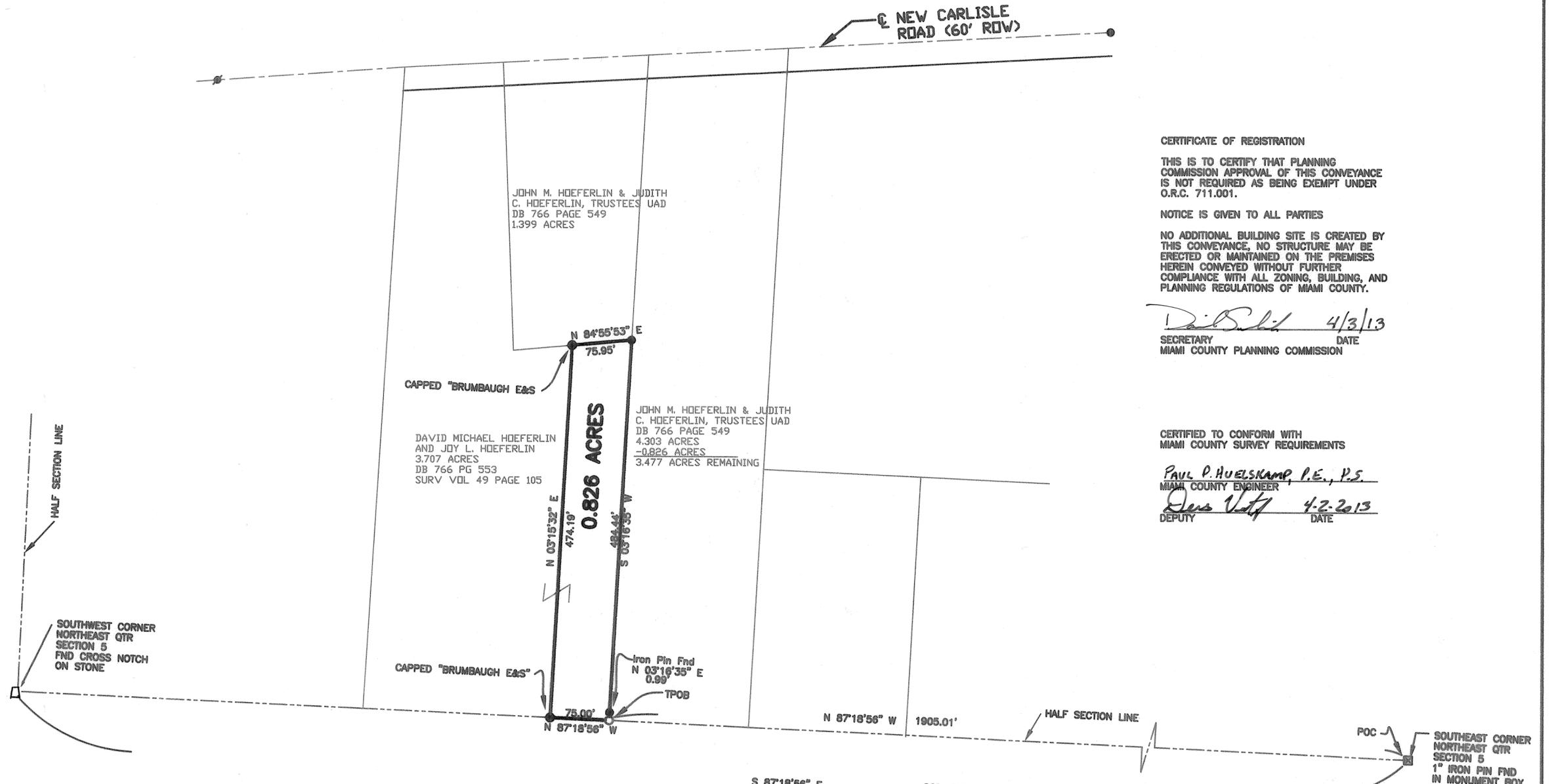
- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 12, PAGE 151
  - VOLUME 27, PAGE 146
  - VOLUME 33, PAGE 153
  - VOLUME 34, PAGE 13
  - VOLUME 54, PAGE 185
- MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
- VOLUME 19, PAGE 82
  - VOLUME 23, PAGE 156
- MIAMI COUNTY RECORDER'S RECORDS:
- DEED BOOK 579, PAGE 728
  - PLAT BOOK 19, PAGE 83
  - PLAT BOOK 19, PAGE 124
  - PLAT BOOK 20, PAGE 83
  - PLAT BOOK 20, PAGE 131



SURVEY FOR DORWIN TEETERS  
IN MIAMI COUNTY, OHIO ~ MARCH 25, 2013

*Gregg S. Brookhart*

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



CERTIFICATE OF REGISTRATION

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

NOTICE IS GIVEN TO ALL PARTIES

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

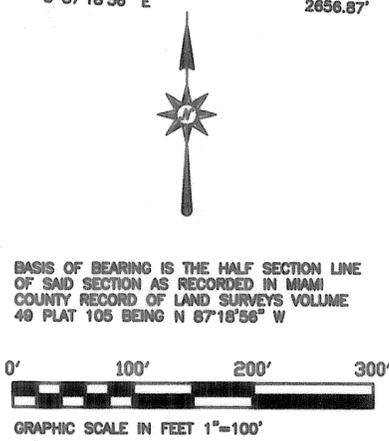
*Paul P. Huelskamp* 4/3/13  
SECRETARY DATE  
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huelskamp, P.E., P.S.*  
MIAMI COUNTY ENGINEER  
*Gene Voth* 4-2-2013  
DEPUTY DATE

- LEGEND**
- 5/8" x 30" CAPPED IRON PIN SET STAMPED BRUMBAUGH E&S
  - IRON PIN FOUND
  - ⊠ MONUMENT BOX (244.00') BEARING / DISTANCE OF RECORD
  - △ STONE FOUND

- REFERENCES**
- RECORD OF LAND SURVEYS:  
VOL 9 PLAT 151  
VOL 21 PLAT NO 48  
VOL 25 PLAT 181  
VOL 44 PAGE 125  
VOL 49 PAGE 105
- DEEDS: AS REFERENCED HEREON

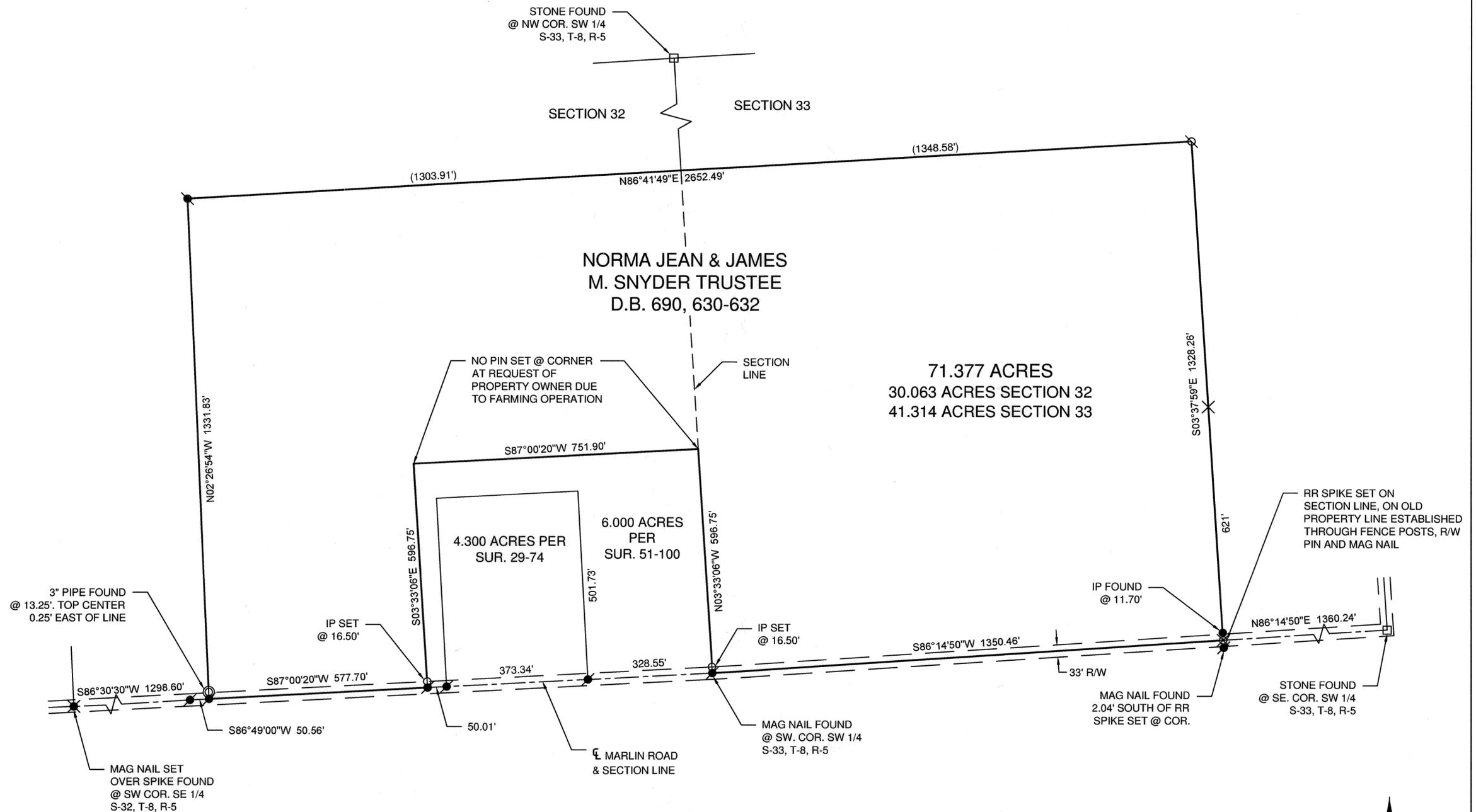


*Philip C. Brumbaugh*  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057  
3/27/13

LOT SPLIT FOR DAVE HOEFERLIN FROM DEED BOOK 766 PAGE 549, BEING 0.826 ACRES IN MIAMI COUNTY ~ MARCH 25, 2013

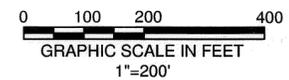
**BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC**

1105 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000



- REFERENCES**
- SURVEY VOL. 2, PG. 73
  - SURVEY VOL. 18, PG. 75
  - SURVEY VOL. 22, PG. 138
  - SURVEY VOL. 39, PG. 110
  - SURVEY VOL. 45, PG. 16
  - SURVEY VOL. 51, PG. 100
  - DEED BOOK 688-714
  - DEED BOOK 689-673
  - DEED BOOK 690-630
  - DEED BOOK 690-632

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ✕ RR SPIKE FOUND
  - ✕ RR SPIKE SET
  - MAG NAIL FOUND
  - STONE FOUND
  - ⊙ 3" IRON PIPE FOUND
  - ✕ FENCE POST
  - STEEL CORNER POST
  - ⊙ 3" STEEL POST IN CONC.



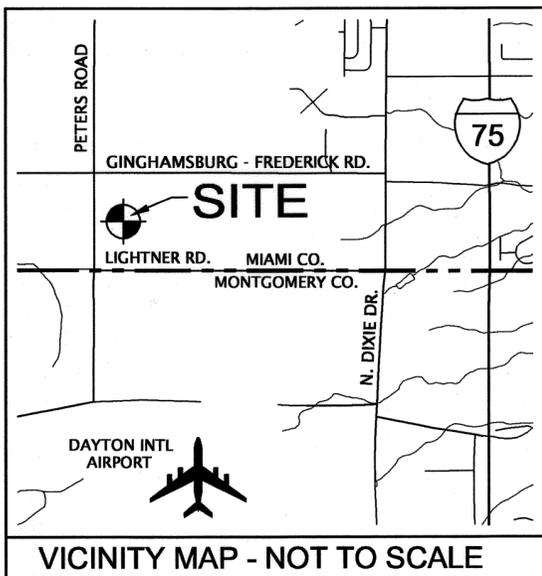
SURVEY FOR REYNOLD ANGLE IN MIAMI COUNTY, OHIO  
- APRIL 1, 2013

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

**PLAT OF SURVEY**  
**SECTION 32, TOWN 4, RANGE 6 E**  
**MONROE TOWNSHIP, MIAMI COUNTY, OHIO**  
**CONTAINS 16.966 ACRES**

VOLUME 54, PAGE 195  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



28.128 Ac.  
 City of Dayton, Ohio  
 D.B. 636-876-878  
 Sur. Vol. 27, Pg. 48

20.514 Ac.  
 City of Dayton, Ohio  
 D.B. 636-876-878  
 Sur. Vol. 34, Pg. 189

S 01°38'13" W  
 366.66'

1/4" Rebars  
 Set on Line  
 (TYP)

Tract "B"  
 4.810 Ac.  
 Sur. Vol. 22, Pg. 32

Paul & Linda Bentley  
 D.B. 478-583

Paul & Linda Bentley  
 D.B. 538-178

Richard L. Kaplan  
 D.B. 590-79  
 Sur. Vol. 11, Pg. 9

16.966 Acres

Chad & Courtney  
 Snyder  
 (16.90 Ac. - Deed)  
 D.B. 766, Pg. 502  
 Sur. Vol. 11, Pg. 9

22.128 Ac.  
 Stanley E. Manuel &  
 Deborah M. Manuel  
 D.B. 777-004  
 Sur. Vol. 36, Pg. 79

10.615 Ac.  
 Lasarus L. Manuel  
 D.B. 730-424  
 Lnd. 42-186

Liquidations Property, Inc.  
 D.B. 782, Pg. 326

Sylvandale Subdivision  
 P.B. 9, Pg. 56

Lot 5  
 0.717 Ac.

Lot 4  
 0.717 Ac.

Lot 3  
 0.911 Ac.

Lot 2  
 0.717 Ac.

Lot 1  
 0.717 Ac.

N 01°00'00" E  
 Peters Road  
 (40' R/W)

T.P.O.B.

N. Mont. Co.  
 Line Rd. E.

RR Spk. Found SW Corner  
 SE Quarter Sec. 32

Miami Co.  
 Montgomery Co.  
 Lightner Road

**REFERENCES:**

- 1) LAND SURVEY VOL. 2, PG. 58
- 2) LAND SURVEY VOL. 11, PG. 9
- 3) LAND SURVEY VOL. 22, PG. 32
- 4) LAND SURVEY VOL. 27, PG. 48
- 5) LAND SURVEY VOL. 34, PG. 189
- 6) LAND SURVEY VOL. 36, PG. 79
- 7) RECORD PLAT VOL. 9, PG. 56

**CERTIFICATION:**

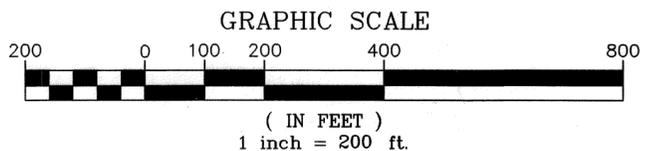
I hereby certify that this plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys and is an accurate representation of an actual field survey performed by our company surveyors under my supervision in August, 2006. All monumentation is or to be set as shown.

*Randy H. Norfleet* 4/04/13  
 Randy H. Norfleet, P.S.  
 Ohio License No. 6834

**LEGEND**

- .....Indicates Mag Nail Set
- .....Indicates 5/8" x 30" Iron Pin Set Capped "NBP"
- .....Indicates PK Nail Found
- .....Indicates 5/8" Rebar Found
- .....Indicates Rail Road Spike Found
- .....Indicates 2" Iron Pipe Found

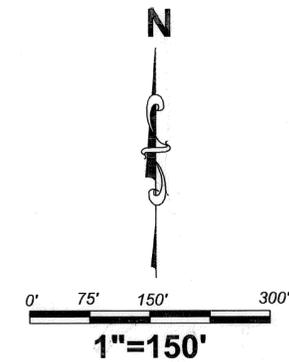
Occupation in general fits the surveyed lines.  
 All monumentation found or set is in good condition unless otherwise shown.



**NORFLEET, BROWN & PETKEWICZ INC.**  
 Civil Engineers & Surveyors  
 228 Byers Road, Suite 204  
 Miamisburg, Ohio 45342  
 Ph (937)847-2313 Fax (937)847-2303

SCALE: 1"=200'	DRAWN: J.L.N.	CHK'D:
DATE: April 03, 2013	JOB No.:	2006-6065

17:1s (LMS Tech) R:\2006 jobs (6834) \2006-6065 Boundary 7605 Peters Rd\dwg\06-6065 Peters Rd - Miami Co POS.dwg Plot of Survey Apr 04, 2013 - 11:43:04am



BEARINGS MADE TO AGREE WITH THE BEARINGS FOR THE CENTERLINE OF PENNY ROAD (S 89°28'30"W) AS SHOWN BY SURVEY FILED IN VOLUME 42 PAGE 38.

**LEGEND**

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

ALL PINS SET ARE CAPPED AND MARKED "WINEMILLER ASSOCIATES"

**SURVEY REFERENCES**

VOLUME 42, PAGE 38  
VOLUME 25, PAGE 88  
VOLUME 8, PAGE 88  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

OFFICIAL RECORD 268, PAGE 54  
DEED BOOK 791, PAGE 312  
MIAMI COUNTY RECORDER'S DEED RECORDS

**OWNER**

KAROLYN R. VIA  
DEED BOOK 791, PAGE 322  
57.252 Ac.

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

**THOMAS WINEMILLER & ASSOCIATES, INC.**

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

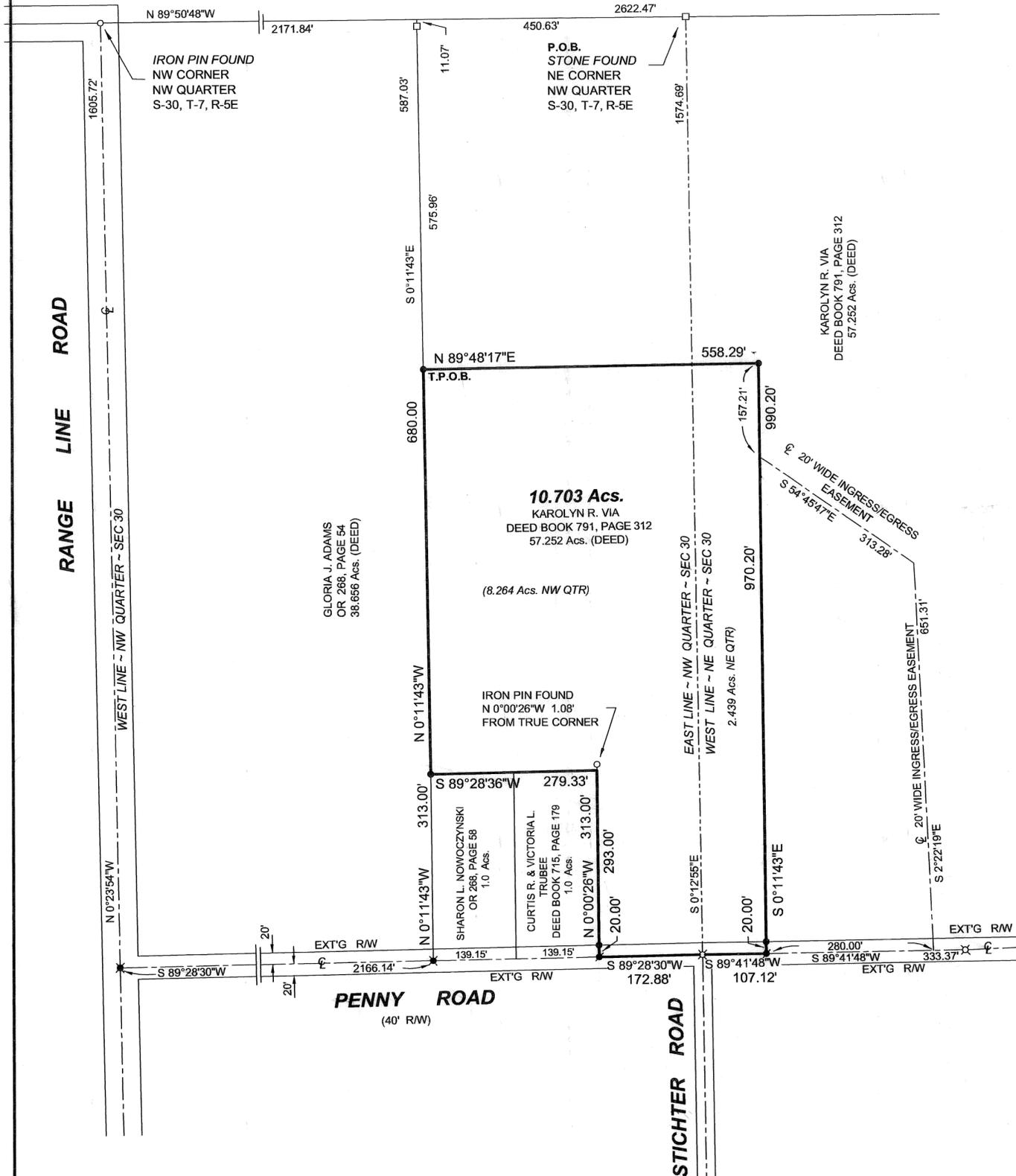


**PLAT OF SURVEY**

-FOR-  
**HARLOW BUILDERS, INC.**

MARCH 22, 2013

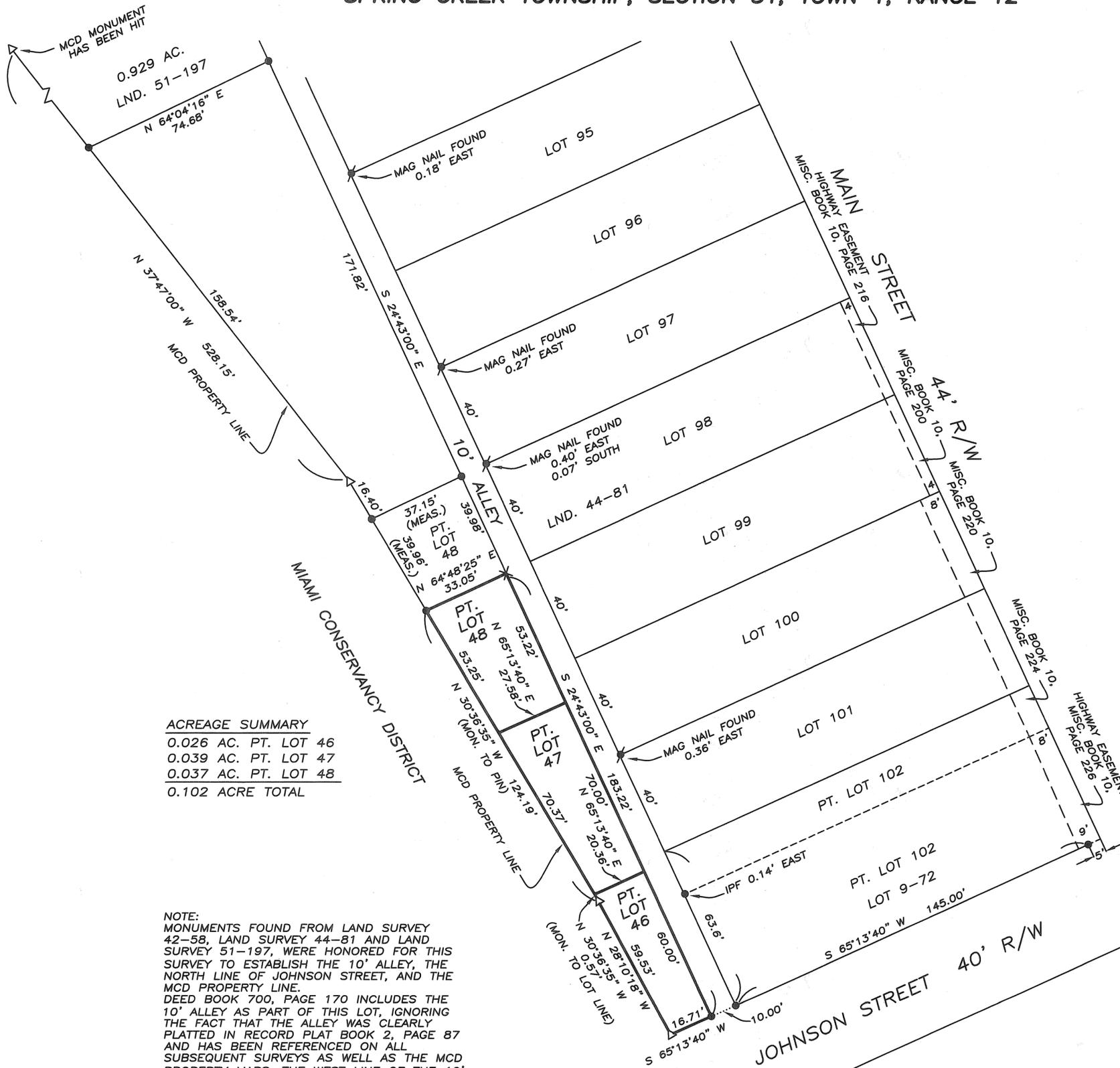
**THOMAS WINEMILLER & ASSOCIATES, INC.**  
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
34 EAST NATIONAL ROAD  
VANDALIA, OHIO 45377  
(937)-898-5862 FAX: 898-5716  
WWW.WINEMILLERENGINEERING.COM





VILLAGE OF ROSSVILLE (UNINCORPORATED)  
 MIAMI COUNTY, OHIO  
 SPRING CREEK TOWNSHIP, SECTION 31, TOWN 1, RANGE 12

VOLUME 54 PAGE 198  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



**ACREAGE SUMMARY**

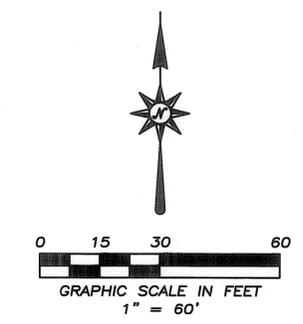
0.026 AC.	PT. LOT 46
0.039 AC.	PT. LOT 47
0.037 AC.	PT. LOT 48
<b>0.102 ACRE TOTAL</b>	

**NOTE:**  
 MONUMENTS FOUND FROM LAND SURVEY 42-58, LAND SURVEY 44-81 AND LAND SURVEY 51-197, WERE HONORED FOR THIS SURVEY TO ESTABLISH THE 10' ALLEY, THE NORTH LINE OF JOHNSON STREET, AND THE MCD PROPERTY LINE. DEED BOOK 700, PAGE 170 INCLUDES THE 10' ALLEY AS PART OF THIS LOT, IGNORING THE FACT THAT THE ALLEY WAS CLEARLY PLATTED IN RECORD PLAT BOOK 2, PAGE 87 AND HAS BEEN REFERENCED ON ALL SUBSEQUENT SURVEYS AS WELL AS THE MCD PROPERTY MAPS. THE WEST LINE OF THE 10' ALLEY WAS THUS USED AS THE EAST PROPERTY LINE FOR THIS TRACT.

- LEGEND**
- IRON PIN FOUND
  - △ MCD MONUMENT FOUND
  - ⊕ MAG NAIL FOUND
  - ⊗ CROSS NOTCH SET IN CONCRETE

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
 VOLUME 42, PAGE 58  
 VOLUME 44, PAGE 81  
 VOLUME 51, PAGE 197
- MIAMI COUNTY RECORDER'S RECORDS:  
 PLAT BOOK 1, PAGE 33  
 PLAT BOOK 2, PAGE 82  
 MISC. BOOK 10, PAGE 224, 216, 200, 220, 226  
 DEED BOOK 700, PAGE 170

MCD PROPERTY MAPS



SURVEY FOR THE ESTATE OF RONALD STEINKE  
 IN MIAMI COUNTY, OHIO ~ MARCH 31, 2013

*Gregg S. Brookhart*

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

SPRINGCREEK  
TOWNSHIP

18 - NW/4  
SECTION

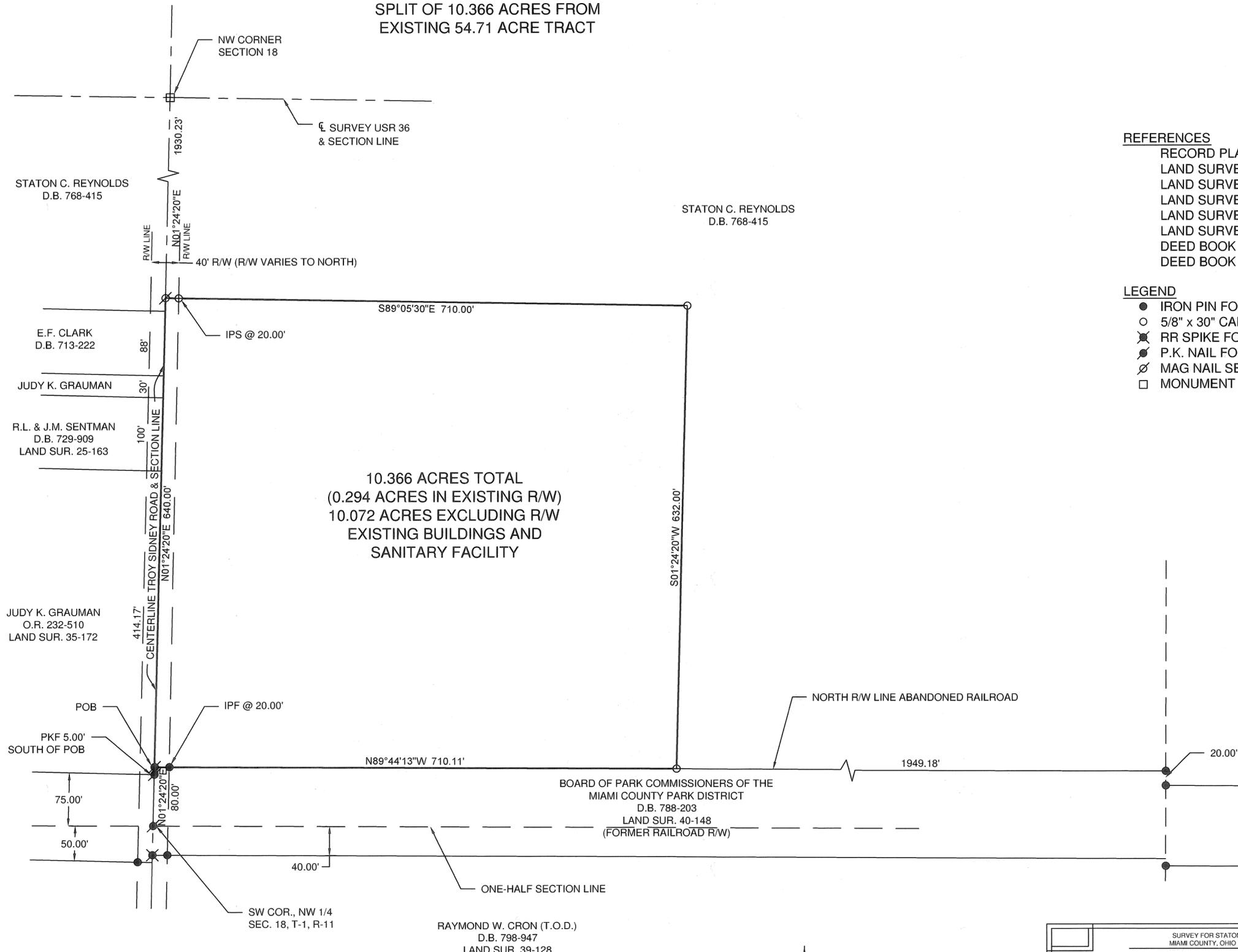
1  
TOWN

11  
RANGE

VOLUME 54 PAGE 199

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

SPLIT OF 10.366 ACRES FROM  
EXISTING 54.71 ACRE TRACT

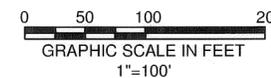


REFERENCES

- RECORD PLAT BOOK 22, PLAT 23
- LAND SURVEY VOL. 35, PG. 172
- LAND SURVEY VOL. 36, PG. 189
- LAND SURVEY VOL. 39, PG. 128
- LAND SURVEY VOL. 40, PG. 148
- LAND SURVEY VOL. 50, PG. 200
- DEED BOOK 768-415
- DEED BOOK 788-203

LEGEND

- IRON PIN FOUND
- 5/8" x 30" CAPPED IRON PIN SET
- ⊗ RR SPIKE FOUND
- ⊙ P.K. NAIL FOUND
- ⊘ MAG NAIL SET
- MONUMENT BOX



SURVEY FOR STATON C. REYNOLDS IN  
MIAMI COUNTY, OHIO - MARCH 31, 2013

STATE OF OHIO  
GREGG S. BROOKHART  
6348  
REGISTERED PROFESSIONAL SURVEYOR

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

CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART INLOT 7847

VOLUME 54 PAGE 200  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

REFERENCES

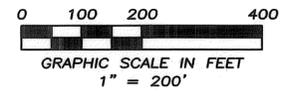
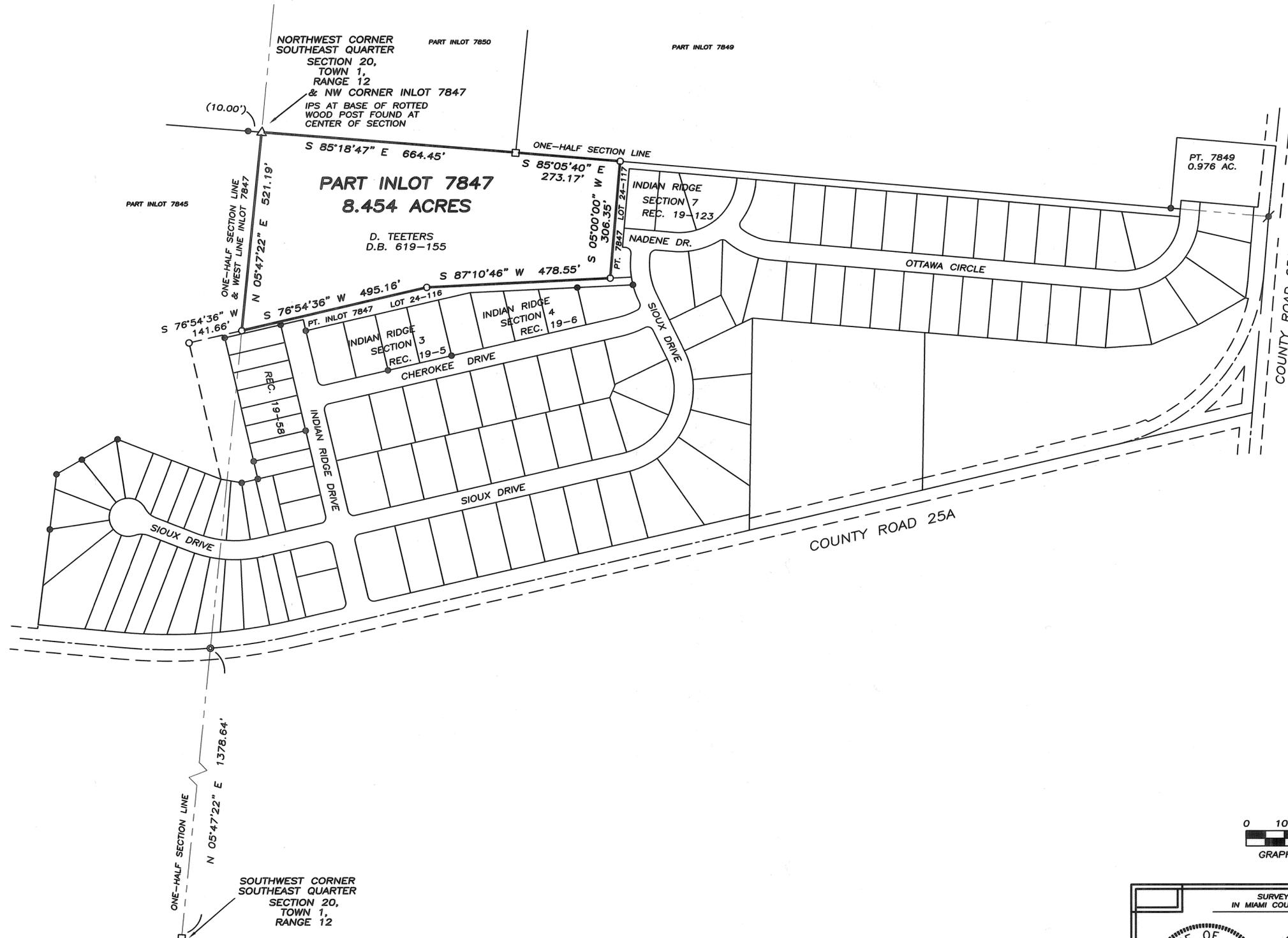
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 18, PAGE 74  
VOLUME 30, PAGE 117  
VOLUME 33, PAGE 153  
VOLUME 36, PAGE 88  
VOLUME 51, PAGE 42  
VOLUME 54, PAGE 185  
VOLUME 54, PAGE ---

MIAMI COUNTY ENGINEER'S  
RECORDS OF LOT SURVEYS:  
VOLUME 19, PAGE 145  
VOLUME 21, PAGE 87  
VOLUME 23, PAGE 59  
VOLUME 24, PAGE 6  
VOLUME 24, PAGE 116  
VOLUME 24, PAGE 117

MIAMI COUNTY RECORDER'S  
RECORDS:  
DEED BOOK 619, PAGE 155  
PLAT BOOK 15, PAGE 113  
PLAT BOOK 17, PAGE 26  
PLAT BOOK 18, PAGE 57  
PLAT BOOK 18, PAGE 58  
PLAT BOOK 19, PAGE 5  
PLAT BOOK 19, PAGE 6  
PLAT BOOK 19, PAGE 58  
PLAT BOOK 19, PAGE 123

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG NAIL FOUND
- ⊙ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- STONE FOUND
- △ WOOD POST



SURVEY FOR DORWIN TEETERS  
IN MIAMI COUNTY, OHIO ~ APRIL 7, 2013

STATE OF OHIO

GREGG  
S.  
BROOKHART  
6348

REGISTERED  
PROFESSIONAL SURVEYOR

*Gregg S. Brookhart*

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