SECTIONS 21 & 22
TOWN 4
RANGE 6

CITY OF TIPP CITY
MIAMI COUNTY, OHIO

PARCEL ID NUMBER
G15-_____

PLAT NW 45

ANNEXATION
REC. 13-79
LOTS 2135-2148

TIPP CITY INTERSTATE PARK
REC. 17-7
LOTS 3083-3087

REPLAT OF LOT 3084
REC. 17-65
LOTS 3241-3243

REPLAT OF LOT 3085
REC. 17-94
LOTS 3266-3268

REPLAT OF LOT 3266
REC. 19-143
LOT 3607

REPLAT OF 3607
REC. 20-6
LOT 3626

TIPP COMMERCE PARK
REC. 17-52
LOTS 3233-3239

MENARDS COMMERCIAL PARK
REC. 22-14
LOTS 4050-4055

200 100 0 200
1"=200'

℄ KERR ROAD 30'

DEDICATED: REC. 6-94

4046 G15-024222 REC. 21-116 REC. 6-94
4047 G15-024224 REC. 21-116 REC. 6-94
CAPTOR CORPORATION D.B. 446-488
4048 G15-024226 REC. 21-116 REC. 6-94
4028 G15-024194 REC. 21-61 REC. 6-94
VISTA PROPERTIES MANAGEMENT, LLC. D.B. 799-685

COUNTY ROAD 25-A

PT. 3233 G15-250105 LOT 21-93 CITY OF TIPP CITY D.B. 668-88
PT. 2143 G15-250030 LOT 17-137
CITY OF TIPP CITY D.B. 591-247
PT. 3233 G15-022678
REC. 17-52 LND. 29-44 LOT 20-185
3264 G15-022680
REC. 17-91
G & A ALLEN REAL ESTATE, LLC. D.B. 799-680
SCHROEDER TENNIS CENTER, LTD. D.B. 671-661

4105 G15-024318
REC. 23-8 REC. 22-14 LND. 51-27 LOT 24-18
PAUL D. & KATHY LEE D.B. 786-494 726-317
4104 G15-024232
REC. 23-8 REC. 22-14 LOT 24-18

KINNA DRIVE 60'

HARMONY DRIVE 60'

3238 G15-022688 REC. 17-52 NEW CARLISLE FEDERAL SAVINGS BANK D.B. 701-317
4133 G15-024336 REC. 23-95
4134 G15-019810 REC. 23-95 GERY L. & JANE A. MONNIN D.B. 659-769
PT. 2144* G15-019800 LND. 29-31
FIFTH THIRD BANK OF WESTERN OHIO D.B. 631-763 612-472 590-474
FORREST CAMPBELL, TRUSTEE D.B. 787-482 636-116
PT. 3216 G15-022636 REC. 17-30

3239 G15-022690 REC. 17-52 LOT 21-37
TIPP CITY PROFESSIONAL BUILDING CONDOMINIUM CONDO BK. 1, PG. 57
3236 G15-022684 REC. 17-52 LND. 29-44
AMOS PRESS, INC. D.B. 705-298
2142 G15-019780 LND. 30-31
QS MIRROR RE, LLC. 2017OR-02604

4139 G15-022686 REC. 24-23 REC. 25-13 LOT 21-37
4140 G15-024338 REC. 24-23 REC. 25-13 LOT 21-37
3441 G15-023074 REC. 18-104 REC. 17-91
3442 G15-250157 REC. 18-104 REC. 17-91
COMMUNITY BIBLE CHURCH OR 327-272
PT. 2141 G15-250203 LND. 19-78
GOSPEL LIGHTHOUSE CHURCH, INC. D.B. 500-135
PT. 2140 G15-250202 LND. 15-120
PT. 2139 G15-019750 LND. 9-129
PAUL D. & KATHY LEE D.B. 726-317
4102 G15-024230
REC. 23-8 REC. 22-14 LOT 24-18

4053 G15-024236
REC. 22-14
MENARD, INC. D.B. 786-491
4052 G15-024234
REC. 22-14 REC. 17-65 REC. 17-7
MENARD, INC. D.B. 786-491
4055 G15-250201
REC. 22-14 LND. 30-195 LND. 30-182
TIPP CITY CHURCH OF THE NAZARENE, INC. D.B. 550-866
2137 G15-019730 LND. 30-195

4152 G15-024346
REC. 25-13 REC. 22-14
MENARD, INC. D.B. 786-491

WELLER DRIVE 60'

4151 G15-024238
REC. 25-13 REC. 22-14
KHN-OID TIPP CITY REAL ESTATE, LLC. 2015OR-01941
4053 G15-024236
REC. 22-14
3268 G15-022742 REC. 17-94 REC. 17-7
MENARD, INC. D.B. 786-491
3267 G15-022740 REC. 17-94 REC. 17-7 INDIAN CREEK PROPERTIES, LLC. D.B. 770-20
3626 G15-022738 REC. 20-6 REC. 19-143 REC. 17-94 REC. 17-7
COLE BE PORTFOLIO I, LLC. 2017OR-06003
3086 G15-022384 REC. 17-7
NATIONAL RETAIL PROPERTIES, LP. 2015OR-10631
3242 G15-022696 REC. 17-65 REC. 17-7 B.V.M. TRI-DEVA, INC. D.B. 686-773
3241 G15-022694 REC. 17-65, 17-7 PRIME TIPP PROP, LLC. OR 143-367
3083 G15-022378 REC. 17-7 ENTERPRISE INVESTMENTS LIMITED PARTNERSHIP D.B. 780-321
3087 G15-022386 REC. 17-7
SPEEDWAY SUPERAMERICA, LLC D.B. 688-528
PT. 2135 PT. 4.986 AC. REC. 17-7 SEE COURT CASE 36357
D.C. WRIGHT D.B. 652-764

HIGHWAY EASEMENT REC. 22-14

(PROPERTY LINE & HALF SECTION LINE)
(EXCEPTIONS SHOWN-SEE R.S. 40 PT. 2 FOR DETAILS)

℄ I-75 200' R/W

℄ STATE ROUTE 571

R.S.-59

PT. 2135 HIGHWAY R/W PT. 4.986 AC. COURT CASE 36357

LA R/W

[1] DOMDEB, LTD. OR 292-364
[2] MUSS VENTURES, LLC. OR 485-29
[3] DLA REAL ESTATE INVESTMENTS, LLC. 2017OR-08945
[4] LARRY R. & DIANE L. MCCOPPIN D.B. 699-531
[5] PT. 2140, 2141 G15-250031 LND. 19-78 LND. 15-120 COMMUNITY BIBLE CHURCH OR 87-311
[6] HARRY M. & LOIS N. DESKINS D.B. 682-570
[7] WINTERS NATIONAL BANK & TRUST COMPANY D.B. 551-198

Ⓐ - CENTERLINE PLAT: REC. 21-5
R/W ACQUIRED (FEE): LND. 48-170
Ⓑ - R/W DEDICATED: REC. 22-70
Ⓒ - R/W ANNEXED: REC. 22-76
Ⓓ - R/W ANNEXED: REC. 21-116
Ⓔ - R/W ANNEXED: REC. 21-61
Ⓕ - R/W ANNEXED: REC. 17-30
Ⓖ - R/W ANNEXED: REC. 13-79

*-NEEDS EXCEPTION

ABBREVIATION LEGEND

2014OR-07759 OR 406-509	= RECORDER'S DOCUMENT NUMBER = OFFICIAL RECORD 406 PAGE 509
D.B. 613-172	= DEED BOOK 613, PAGE 172
REC. 15-72	= RECORDER'S PLAT BOOK 15, PAGE 72
LND. 33-15	= LAND SURVEY VOLUME 33, PAGE 15
LOT 19-12	= LOT SURVEY VOLUME 19, PAGE 12
R.R. 8-29	= ROAD RECORD VOLUME 8, PAGE 29
R/W	= RIGHT OF WAY
℄	= CENTERLINE
AC.	= ACRES
TWP.	= TOWNSHIP
TR.	= TRACT
IL	= INLOT

LINE LEGEND

- Blow-up Boundary
- Property Line
- Lot Split Line
- Section Line
- Centerline
- Right-of-Way Line
- Corporation Line

SURVEY INDEX

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REC. 17-52	REC. 23-95	LND. 29-44
REC. 17-65	REC. 24-23	LND. 30-31
REC. 17-91	REC. 25-13	LND. 30-182
REC. 17-94		LND. 30-195
REC. 18-104		LND. 48-170
REC. 19-143		LND. 51-27
REC. 20-6	LOT 17-137	
REC. 21-5	LOT 20-185	CONDO 1-57
REC. 21-61	LOT 21-37	
REC. 21-116	LOT 21-93	R.S. 40
REC. 22-14	LOT 24-18	R.S. 59

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
PAUL P. HUELSKAMP, P.E., P.S., COUNTY ENGINEER
DATE: MARCH 5, 2018 MDB
REVISED: March 5, 2018 MBALL