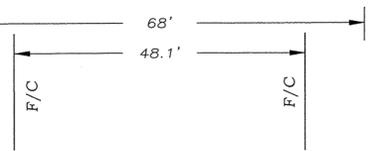
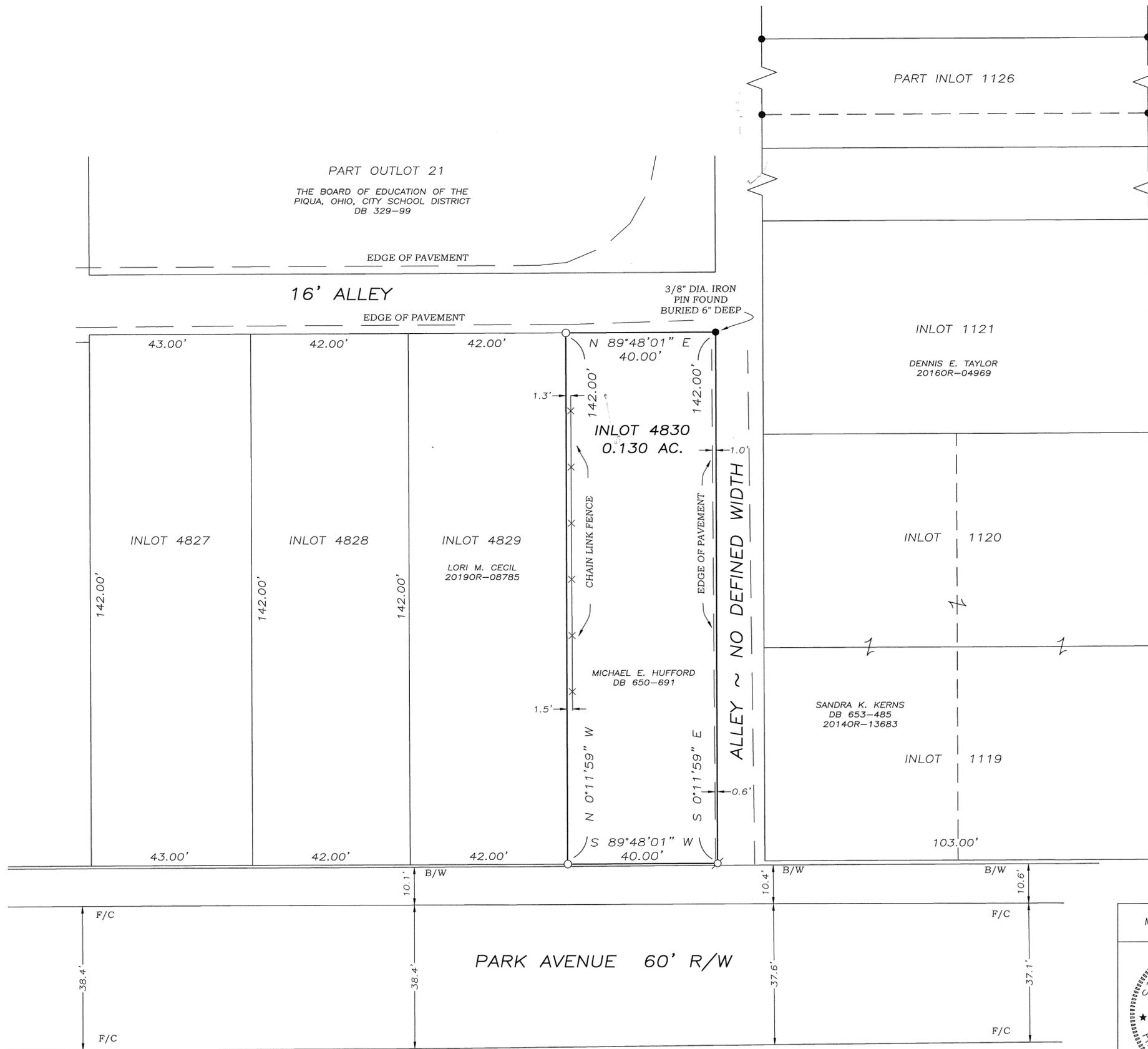




CITY OF PIQUA, MIAMI COUNTY, OHIO  
INLOT 4830

VOLUME 62 PAGE 2  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

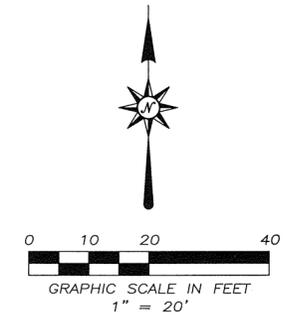


**LEGEND**  
 ○ 5/8" CAPPED IRON PIN SET  
 ● IRON PIN FOUND  
 ∅ MAG NAIL SET

**REFERENCES**  
 MIAMI COUNTY RECORDER'S RECORDS:  
 PLAT BOOK 1, PAGE 63  
 PLAT BOOK 2, PAGE 9  
 PLAT BOOK 2, PAGE 37  
 PLAT BOOK 3, PAGE 34  
 PLAT BOOK 3, PAGE 112  
 PLAT BOOK 11, PAGE 25  
 DEEDS AS SHOWN HEREON  
 MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
 VOLUME 12, PAGE 112  
 VOLUME 12, PAGE 114  
 VOLUME 14, PAGE 111  
 VOLUME 14, PAGE 176  
 MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
 VOLUME 61, PAGE 129

**BASIS OF BEARING:**  
 BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.

- NOTES:**
- CURB SPLITS ON PARK AVENUE AND NICKLIN AVENUE AND PLATTED LOTS INDICATE THE CALCULATED WIDTH OF ALLEY ON THE EAST SIDE OF INLOT 4830 IS 12.6 FEET.
  - IRON PINS FOUND ON THE NORTH LINE OF PARK AVENUE PER LOT SURVEY 12-114 WERE FOUND IN THE FIELD, AND VERIFIED, BUT NOT SHOWN ON THIS SURVEY.



NICKLIN AVENUE 68' R/W  
 LOT SURVEY 14, PAGE 176

MARCH 26, 2023	SURVEY FOR MICHAEL HUFFORD AT 710 PARK AVE. IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i>                  NEIL E. TEAFORD                  5260 TROY-URBANA ROAD                  CASSTOWN, OHIO 45312                  OHIO REGISTERED                  PROFESSIONAL SURVEYOR # 7724</p>

**PLAT OF SURVEY**  
**LOT SPLIT**  
**LOTS 11549 & 11550**  
**CITY OF TROY, MIAMI COUNTY, OHIO**

VOLUME **62** PAGE **3**  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

**THE CITY OF TROY ENGINEER**  
 THIS PLAT WAS INSPECTED AND APPROVED BY US THIS  
**12<sup>TH</sup>** DAY OF **APRIL**, 2023.

*Jillian R. Rhodes, PE*  
 JILLIAN RHODES, PE

**SURVEYORS NOTES:**

1. NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO IN SEPTEMBER OF 2022. SCALED TO GROUND AT A LAT. N40°00'51.28096", LONG. W84°15'34.75168" AT A PROJECT HEIGHT OF 798.426 FEET AND A SCALE FACTOR OF 1.00004189878668.
2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MIAMI COUNTY RECORDERS OFFICE LOCATED IN TROY, OHIO, UNLESS NOTED OTHERWISE.
3. SURVEY PREPARED FROM FIELDWORK PERFORMED IN SEPTEMBER OF 2022. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

**LEGEND**

- ⊙ MONUMENT FOUND AS NOTED
  - 5/8" x 30" IRON PIN WITH "CESO" CAP SET
  - MAG NAIL SET
  - FENCE POST FOUND
  - STONE FOUND
  - MAG NAIL FOUND
- 
- PROPERTY BOUNDARY
  - - - ADJOINER LINE
  - - - SECTION LINE
  - x - x - FENCE LINE
  - - - RIGHT-OF-WAY LINE

STATE OF OHIO  
 SEAN BROOKS  
 PS-8828  
 REGISTERED PROFESSIONAL SURVEYOR

GRAPHIC SCALE  
 200 0 100 200 400  
 SCALE: 1" = 200'

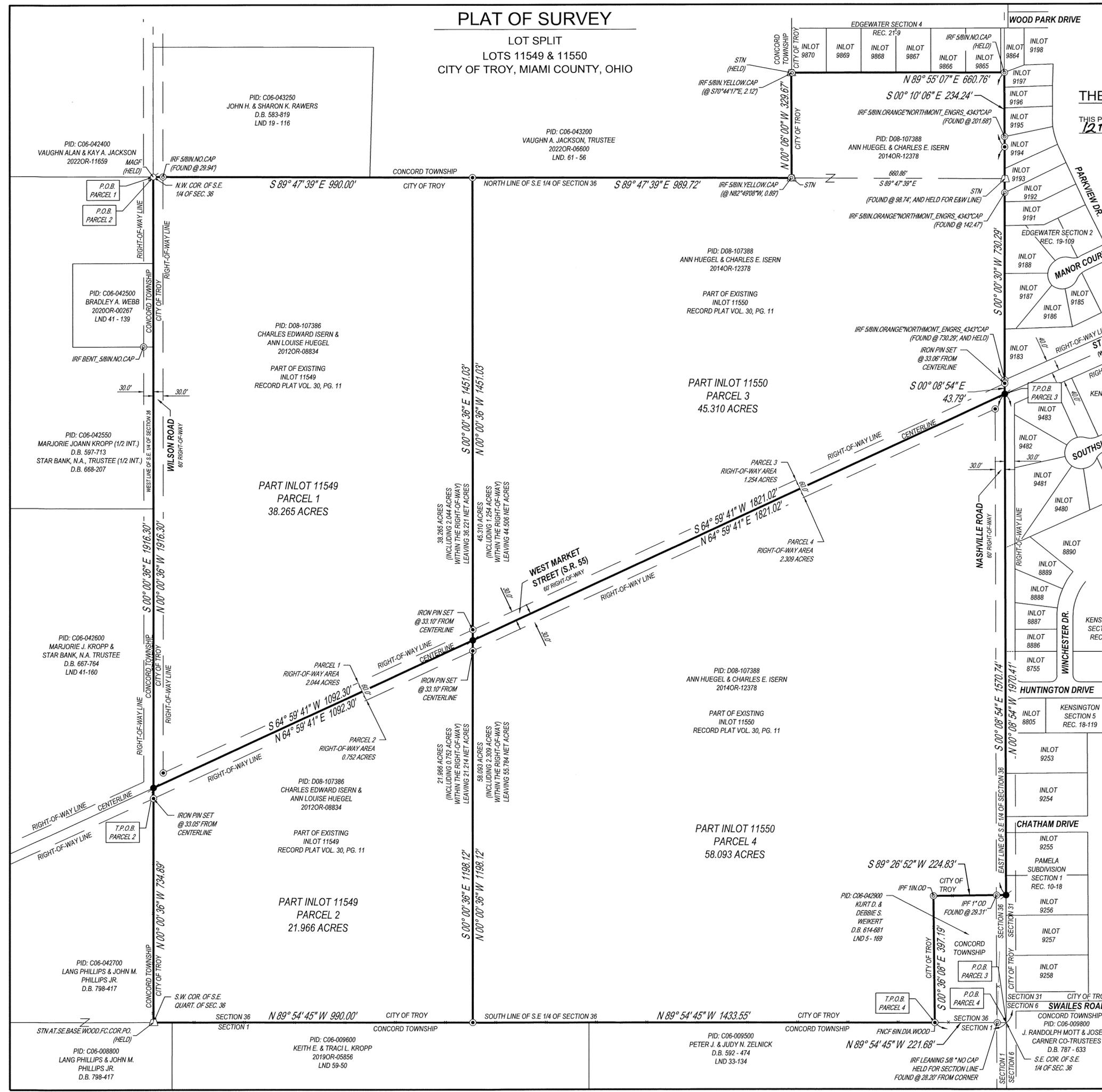
**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN SEPTEMBER OF 2022, AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS, O.A.C. 4733-37.

DATE OF PLAT OR MAP: 3/9/2023

*Sean Brooks* **4-10-2023**  
 SEAN BROOKS, P.S. DATE  
 OHIO PROFESSIONAL SURVEYOR # 8828

<b>PLAT OF SURVEY</b>		
<b>LANDS OF HUEGEL AND ISERN</b>		
3054 & 3435 S.R. 55 CITY OF TROY	SEC. 36 T7, R5E MIAMI COUNTY, OHIO	
SCALE: 1" = 200'	DATE: 3/30/2023	
DESIGN: N/A	PREPARED BY: <b>CESO</b>	JOB NO.: 751487
DRAWN: RSL	<b>WWW.CESOINC.COM</b>	SHEET NO.: 1 OF 1
CHECKED: JKH		



LEGEND

- R/W RIGHT-OF-WAY MARKER FOUND
IRON PIN FOUND
5/8" IRON PIN SET WITH ID CAP

SURVEY DATA:

HORIZONTAL DATUM - BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

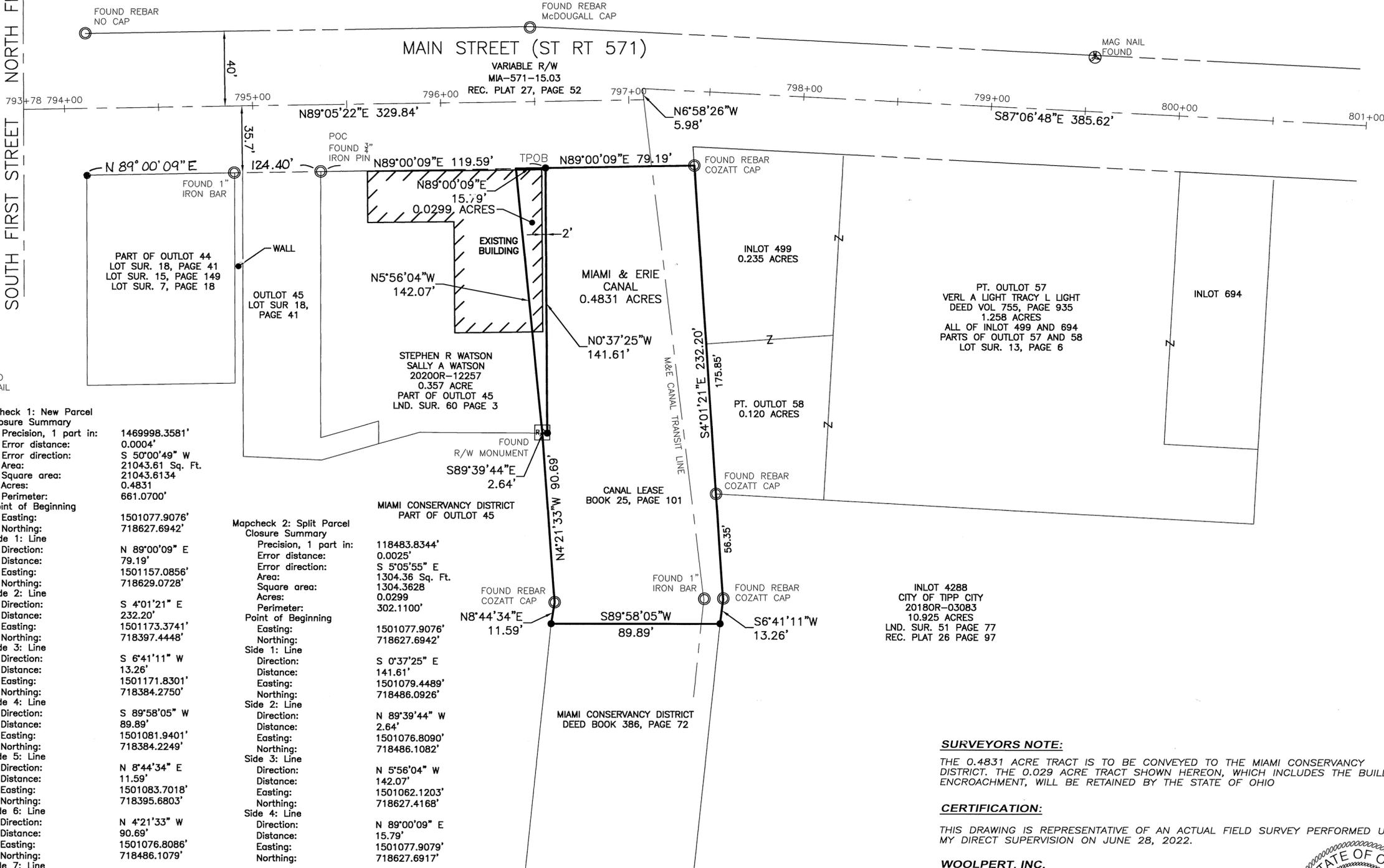
APPROVALS

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 18 DAY OF April 2023

CITY ENGINEER signature

CITY PLANNER signature

NORTH FIRST STREET
SOUTH FIRST STREET



FOUND PK NAIL

Mapcheck 1: New Parcel Closure Summary

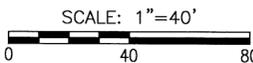
Precision, 1 part in: 1469998.3581'
Error distance: 0.0004'
Error direction: S 50°00'49" W
Area: 21043.61 Sq. Ft.
Square area: 21043.6134
Acres: 0.4831
Perimeter: 661.0700'

Mapcheck 2: Split Parcel Closure Summary

Precision, 1 part in: 118483.8344'
Error distance: 0.0025'
Error direction: S 5°05'55" E
Area: 1304.36 Sq. Ft.
Square area: 1304.3628
Acres: 0.0299
Perimeter: 302.1100'

REFERENCE DOCUMENTS:

REFERENCE DOCUMENTS AS NOTED



SURVEYORS NOTE:

THE 0.4831 ACRE TRACT IS TO BE CONVEYED TO THE MIAMI CONSERVANCY DISTRICT. THE 0.029 ACRE TRACT SHOWN HEREON, WHICH INCLUDES THE BUILDING ENCROACHMENT, WILL BE RETAINED BY THE STATE OF OHIO

CERTIFICATION:

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON JUNE 28, 2022.

WOOLPERT, INC.

Signature of Michael Jay Wilson, dated 3/7/2023. OHIO REGISTERED SURVEYOR NO. 8281



Table with columns: No., DATE, REVISION. Includes project info: PROJECT No: 83269-11, DATE 3/7/2023, SCALE 1"=40', DES. DR. RS, CKD. MW

1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300
FAX: 937.461.0743
WOOLPERT

BOUNDARY SURVEY
MIAMI CONSERVANCY DISTRICT
TIPP CITY, MIAMI COUNTY, STATE OF OHIO
ABANDONED MIAMI AND ERIE CANAL LANDS

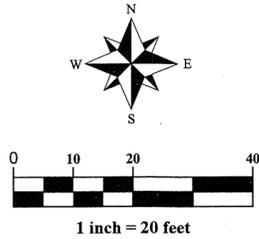
SHEET NO. 1 OF 1

# Plat of Survey

## Guider Winkle Partners, Inc.

STATE OF OHIO, MIAMI COUNTY, CITY OF PIQUA AND  
 BEING PART OF LOTS 406 & 407

PIQUA S.E. 406 & 407  
 CORPORATION SECTION LOT

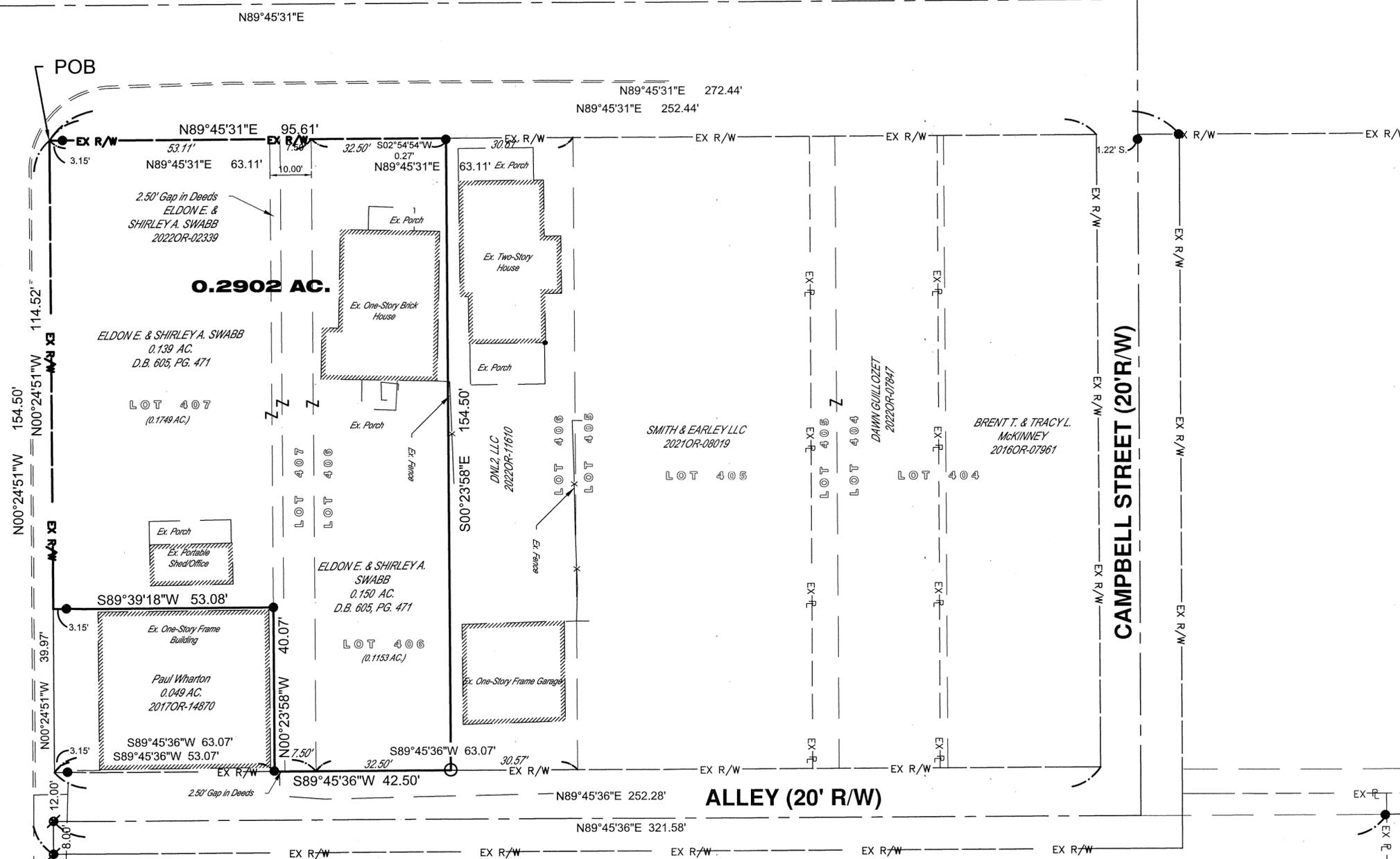


W. WATER STREET (66'R/W)

ROOSEVELT AVENUE (33'R/W)

CAMPBELL STREET (20'R/W)

ALLEY (20' R/W)



**Legend**

- - 5/8" Iron pin found
- ⊙ - MAG nail found
- - 5/8" Iron pin set with cap marked "Guider S 7752"

**Survey References**

Deed Book 19, Pg. 401  
 Lot Survey Vol. 17, Pg. 136  
 Lot Survey Vol. 18, Pg. 126  
 Land Survey Vol. 56, Pg. 2  
 Recorded Plat Vol. 25, Pg. 22

**Flood Hazard Information**

Based on Firm 39159C0335D  
 Effective 12/16/08, is in Flood Zone in  
 Flood Zone "X".

**Basis of Bearing**

State Plane Coordinate System Ohio  
 South Zone, NAD83

**Survey Notes**

Original Lot and associated Deed  
 dimensions have been prorated as shown  
 on Lot Survey Vol. 17, Pg. 136 and  
 Recorded Plat Vol. 25, Pg. 22.

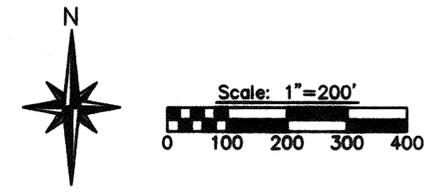
**Surveyor's Certification:**

I hereby certify that this plat is an accurate representation of a field  
 survey made by me and is correct to the best of my knowledge.

Prepared by: Timothy L. Guider R.S. #7752 Date: 02/17/2023

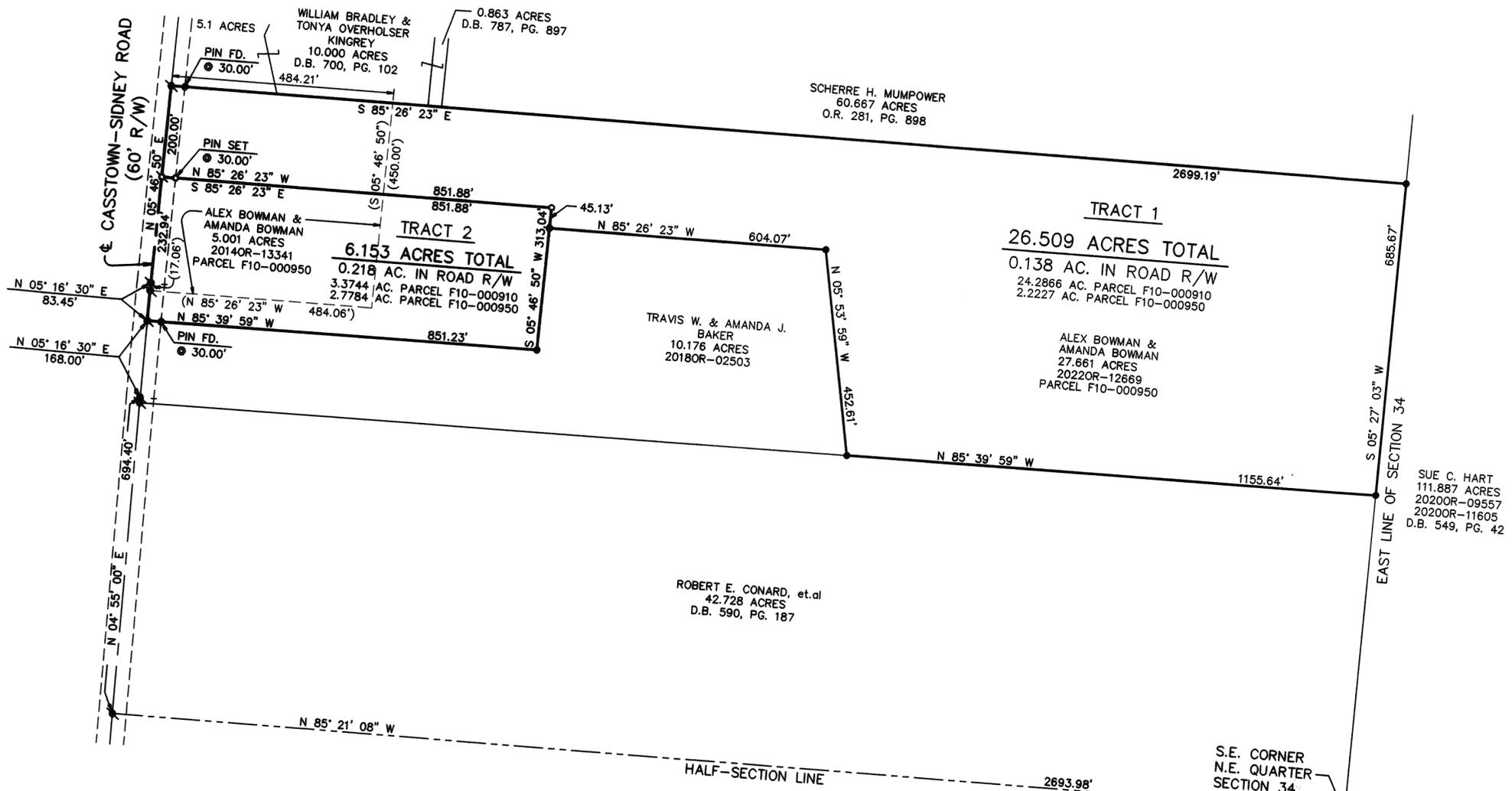
Guider Winkle Partners, Inc.  
 19541 Delaware County Line Road  
 Marysville, OH 43040  
 (740) 666-8902





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

- References**
- Vol. 03, Pg. 409
  - Vol. 24, Pg. 136
  - Vol. 28, Pg. 11
  - Vol. 28, Pg. 43
  - Vol. 32, Pg. 44
  - Vol. 33, Pg. 89
  - Vol. 50, Pg. 173
  - Vol. 56, Pg. 40
  - Vol. 58, Pg. 86
- Miami County Engineer's Record of Land Surveys



**Basis of Bearings**  
The bearings are based on the half-section line, bearing N 85° 21' 08" W, as found in Land Survey Vol. 58, Pg. 86 of the Miami County Engineer's Record of Land Surveys.

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

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

Reconfiguration of 2 tracts for Alex and Amanda Bowman.

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

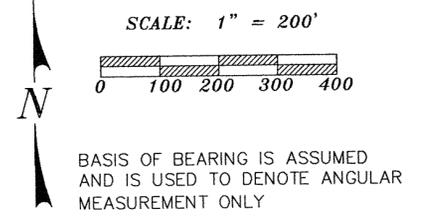
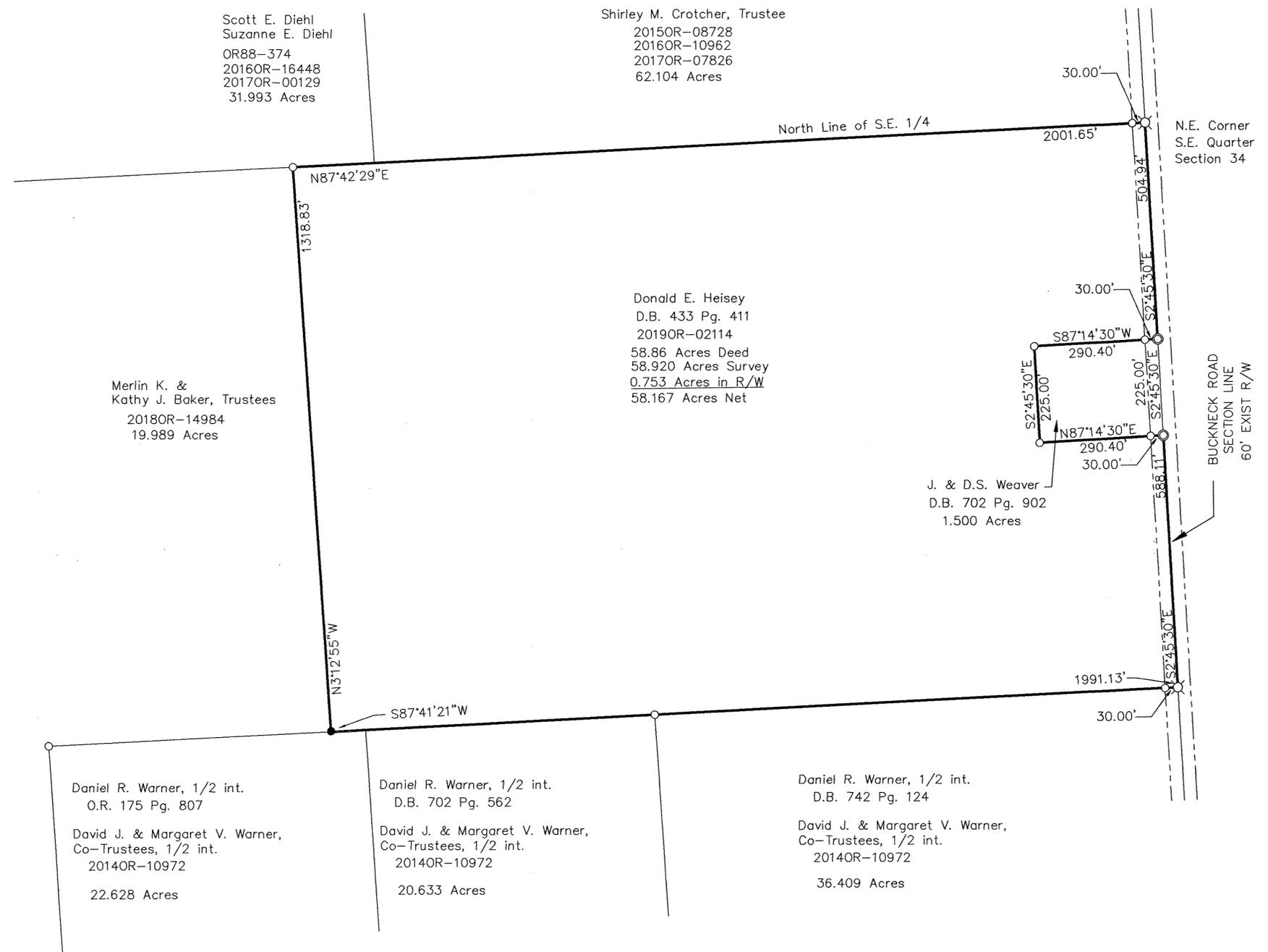
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	
Paul P. Huelkamp, P.E., P.S. MIAMI COUNTY ENGINEER	
David Casquerra	5-2-23
DEPUTY	DATE
APPROVED MIAMI COUNTY PLANNING COMMISSION	
[Signature]	5/5/23
SECRETARY	DATE
APPROVED SUBJECT TO ZONING APPROVAL	
BY: [Signature]	REHS
DATE: 5/4/23	
MIAMI COUNTY GENERAL HEALTH DEPARTMENT	



Michael W. Cozatt, P.S. #6001      5/2/23  
Date

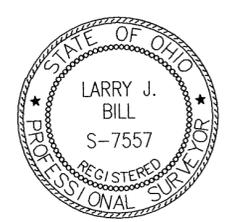
**Cozatt Engineering Company**  
Civil Engineer      Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 12622      Ph. (937) 339-2921





- LEGEND**
- STONE FOUND
  - ⊗ MAG NAIL OR PK NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - REBAR OR PIN FOUND
  - ⊗ GIN SPINDLE FOUND
  - MAG NAIL SET
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
  - ✕ FENCE LINE
- ALL MONUMENTS IN GOOD CONDITION  
UNLESS NOTED OTHERWISE.

- SURVEY REFERENCES**
- Miami County Engineer's Record of Land Surveys
- Survey Volume 30 Page 36
  - Survey Volume 31 Page 107
  - Survey Volume 34 Page 78
  - Survey Volume 41 Page 67
  - Survey Volume 56 Page 113



*Larry J. Bill* May 5, 2023  
LARRY J. BILL, P.S. #7557 DATE

SURVEY FOR THE HEISEY FAMILY

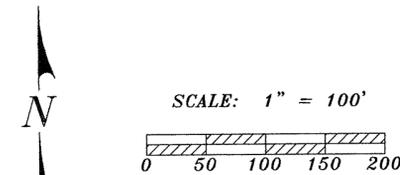
**Larry J. Bill**  
Professional Surveyor  
9826 New Harrison-Bradford Road  
Bradford, Ohio 45308  
Phone (937) 448-6320

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
 PAUL P. HUELSKAMP, PE, PS  
 MIAMI COUNTY ENGINEER  
 DEPUTY DATE 5-3-2023

APPROVED  
 MIAMI COUNTY PLANNING COMMISSION  
 SECRETARY DATE 5/4/2023

APPROVED  
 SUBJECT TO ZONING APPROVAL  
 BY: MIAMI COUNTY GENERAL HEALTH DEPARTMENT  
 DATE: 5/4/23

Elaine S. Iddings  
 D.B. 730 Pg. 48  
 D.B. 737 Pg. 634  
 19.1682 Acres



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

**LEGEND**

- ☐ WOOD FENCE POST FOUND
- ☒ IRON PIN IN MONUMENT BOX
- ⊗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ IRON PIPE FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

Miami County Engineer's Record of Land Surveys  
 Survey Volume 47 Page 25  
 Survey Volume 48 Page 25



Branden & Meagan Walters  
 2022OR-09672  
 13.555 Acres  
 less 3.012 Acres  
 10.543 Acres Remain



*Larry J. Bill*  
 LARRY J. BILL, P.S. #7557  
 DATE May 2, 2023

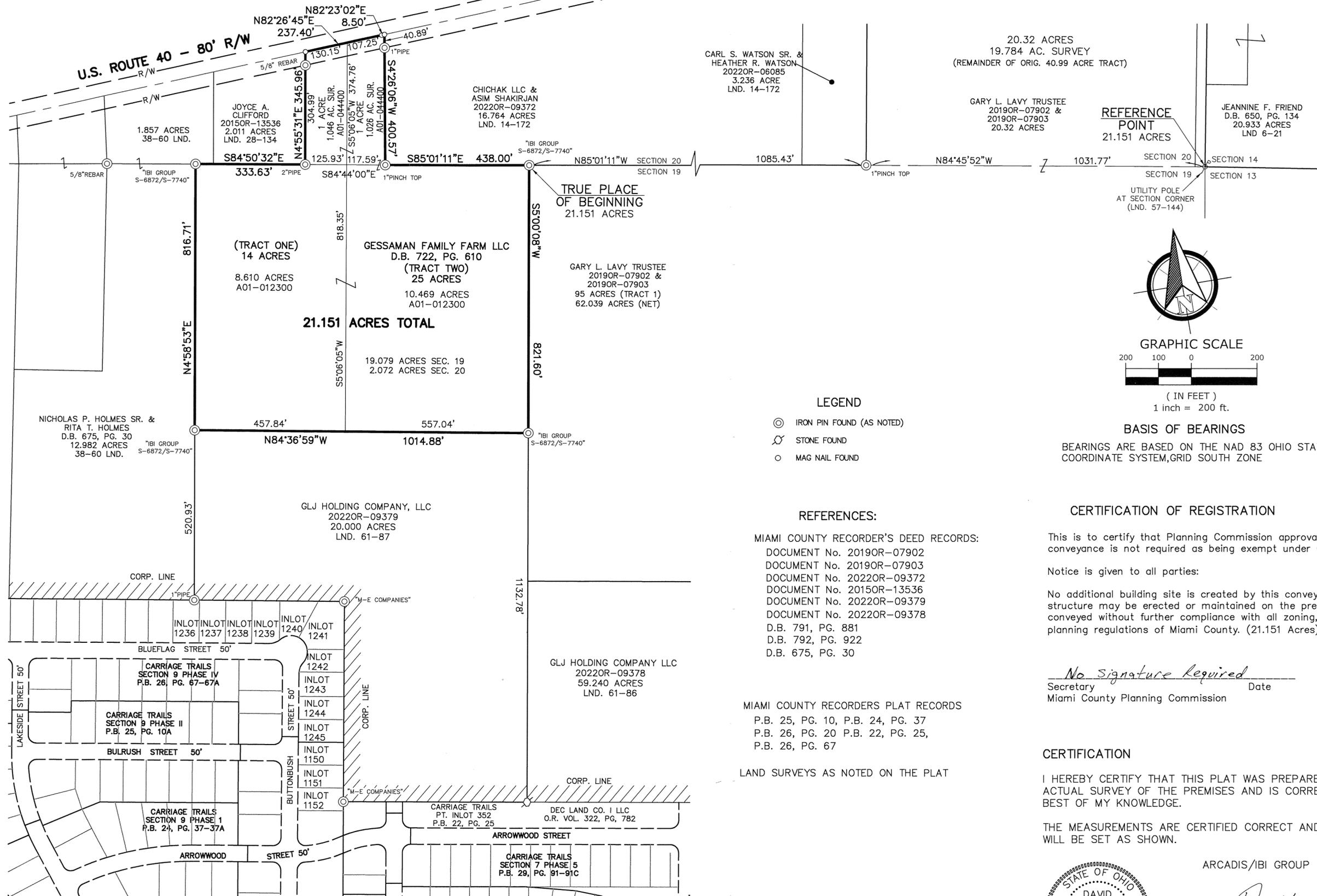
**Larry J. Bill**  
 Professional Surveyor  
 9826 New Harrison-Bradford Road  
 Bradford, Ohio 45308  
 Phone (937) 448-6320

# PLAT OF SURVEY

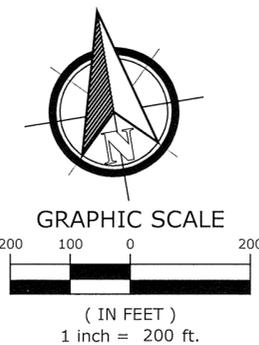
## STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL SECTIONS 19 & 20 TOWN 2, RANGE 9, MRS

VOLUME 62 PAGE 10

MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS



**REFERENCE POINT**  
21.151 ACRES



- LEGEND**
- ⊙ IRON PIN FOUND (AS NOTED)
  - ⊗ STONE FOUND
  - MAG NAIL FOUND

**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:**
- DOCUMENT No. 20190R-07902
  - DOCUMENT No. 20190R-07903
  - DOCUMENT No. 20220R-09372
  - DOCUMENT No. 20150R-13536
  - DOCUMENT No. 20220R-09379
  - DOCUMENT No. 20220R-09378
  - D.B. 791, PG. 881
  - D.B. 792, PG. 922
  - D.B. 675, PG. 30
- MIAMI COUNTY RECORDERS PLAT RECORDS**
- P.B. 25, PG. 10, P.B. 24, PG. 37
  - P.B. 26, PG. 20 P.B. 22, PG. 25,
  - P.B. 26, PG. 67

**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. (21.151 Acres)

*No Signature Required*  
Secretary \_\_\_\_\_ Date \_\_\_\_\_  
Miami County Planning Commission

LAND SURVEYS AS NOTED ON THE PLAT

**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.



ARCADIS/IBI GROUP  
BY *David L. Chiesa* 04/17/23  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

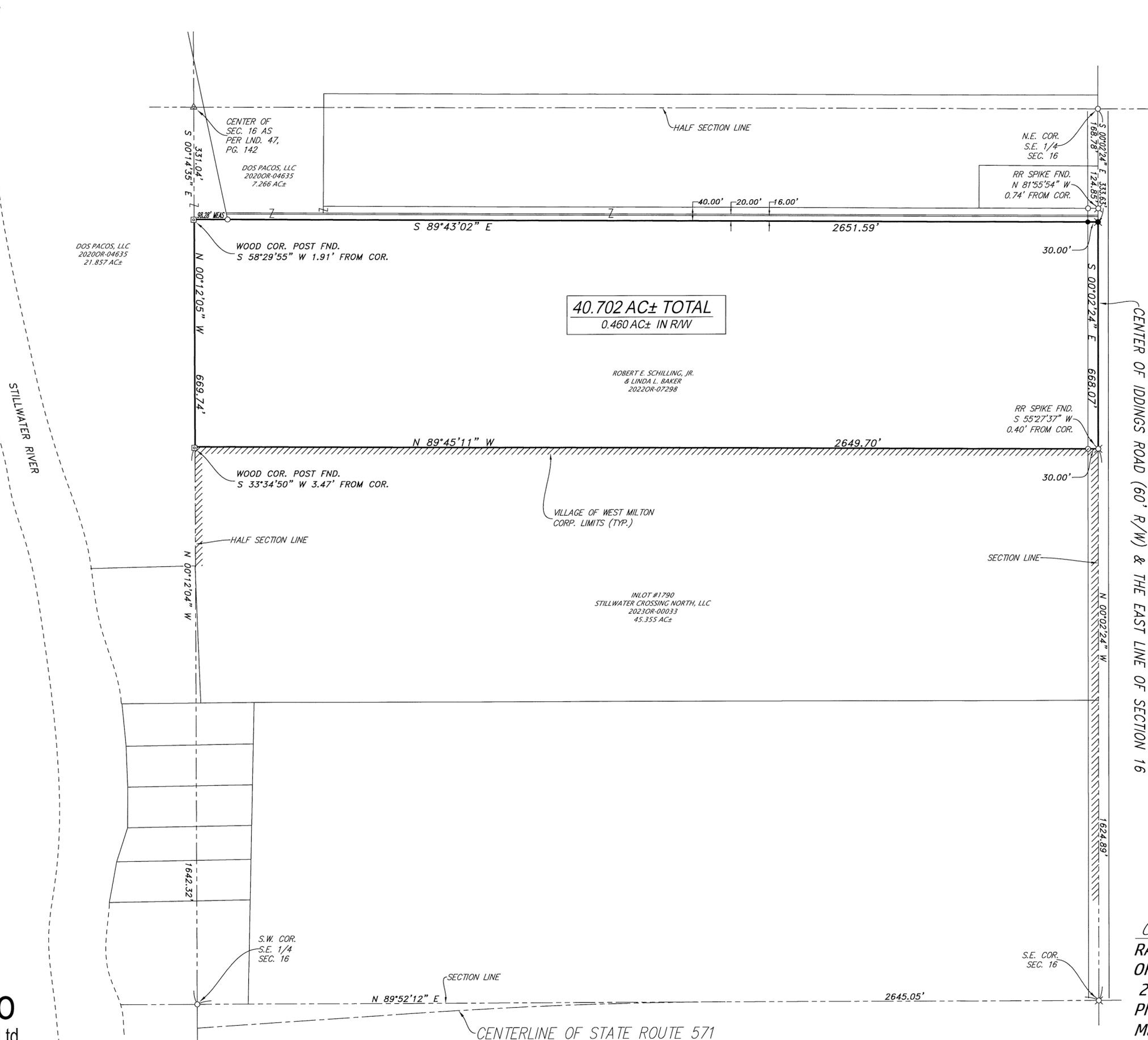
**ARCADIS**  
ARCADIS/IBI GROUP  
8101 N. High Street  
Columbus, OH 43235 USA  
tel 614 818 4900 fax 614 818 4901  
ibigroup.com  
Contact: DAVE CHIESA



SURVEY OF 40.702 ACRES FOR ROBERT E. SCHILLING, JR. & LINDA L. BAKER

6N TOWN 5E RANGE SE 1/4 ~16 SECTION UNION TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME 62, PAGE 12  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



**LEGEND**

- --5/8" X 30" REBAR WITH CAP SET
- --IRON PIN FOUND
- ✱ --GIN SPINDLE SET
- ⊗ --RAILROAD SPIKE FOUND
- △ --STONE FOUND
- ⊠ --WOOD COR. POST FOUND

BEARINGS BASED UPON STATE PLANE  
COORDINATES NAD 83, GEOID 12b,  
OHIO SOUTH ZONE

SCALE 1"=200'

THIS PLAT IS CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

- SURVEY REFERENCES:**
- MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
  - VOL. 5, PG. 21
  - VOL. 5, PG. 77
  - VOL. 10, PG. 1
  - VOL. 19, PG. 53
  - VOL. 32, PG. 2
  - VOL. 47, PG. 142
  - VOL. 49, PG. 74
  - MIAMI COUNTY RECORDER'S PLATS
  - VOL. 9, PG. 16
  - VOL. 28, PG. 93
  - ODOT CENTERLINE PLAT MIA-571-6.41

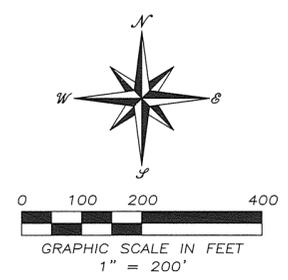
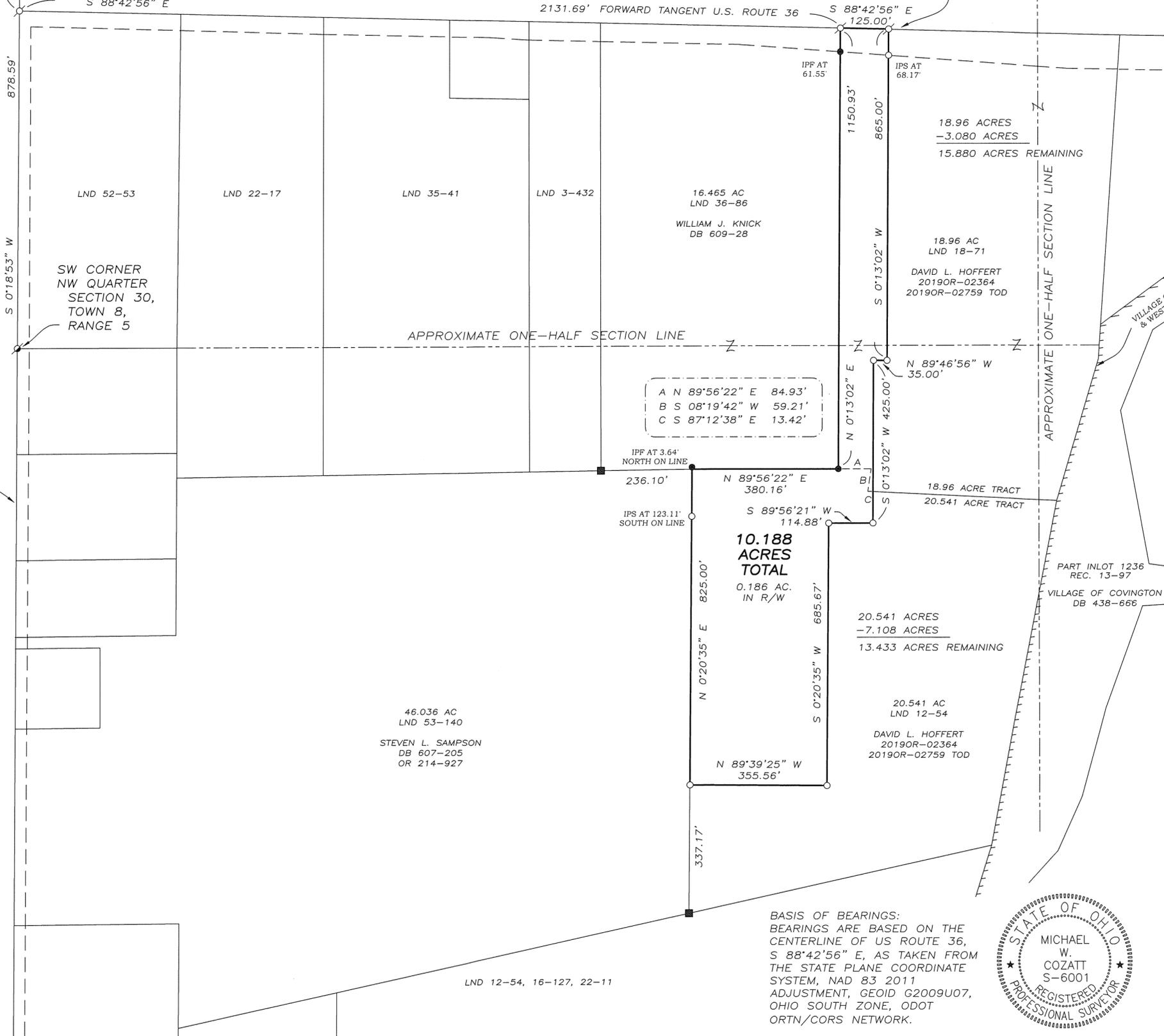


*Randall J. Magoto* 5/3/23  
**RANDALL J. MAGOTO** DATE  
 OHIO PROFESSIONAL SURVEYOR #7768  
 2723 Loy Road, Ft. Loramie, Ohio 45845  
 Phone #937-418-7783  
 MagotoSurvey@gmail.com

PREPARED BY:

**Magoto**  
Land Surveying, Ltd.

60' R/W  
& WEST LINE SECTION 30



BASIS OF BEARINGS:  
BEARINGS ARE BASED ON THE CENTERLINE OF US ROUTE 36, S 88°42'56" E, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD 83 2011 ADJUSTMENT, GEOID G2009U07, OHIO SOUTH ZONE, ODOT ORTN/CORS NETWORK.



SURVEY OF 10.188 ACRES FOR DAVID HOFFERT IN SECTION 30, NEWBERRY TOWNSHIP

Michael W. Cozatt 5/10/23  
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER 1100 WAYNE ST. SUITE 1140 TROY, OH 45373  
JOB NO. 00123 (937) 339-2921  
APRIL 30, 2023

2  
Town

10 BTMRS  
Range

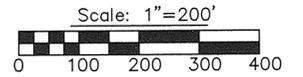
NW 1/4 &  
SW 1/4-35  
Section

Elizabeth  
Township

Miami  
County

Ohio  
State

Volume 62 Page 14  
Miami County Engineer's Record  
of Land Surveys



**Legend**

- Iron pin found
- Stone found
- \* 4" X 4" Monument found
- △ 2"Ø Steel post found
- ⊗ Mag nail set over existing monument
- 5/8" dia. capped iron pin set (Cozatt, S6001)

**References**

- Vol. 05, Pg. 195
  - Vol. 08, Pg. 81
  - Vol. 10, Pg. 64
  - Vol. 21, Pg. 62
  - Vol. 35, Pg. 167
  - Vol. 59, Pg. 62
  - Vol. 59, Pg. 195
- Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**

The bearings are based on the centerline of Lefevre Road, bearing N 80° 15' 09" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

Survey of multiple tracts for Judith Hess and Dale Miller.

**Surveyor's Certification**

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



*Michael W. Cozatt* s/Cozatt  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 11522 Ph. (937) 339-2921

THOMAS J. TWEED (1/2 INT.)  
20210R-01610  
THOMAS J. AND MAUREEN  
TWEED (1/2 INT.)  
20230R-00555  
63.906 ACRES

GEORGE E. HARNER  
39.478 ACRES  
D.B. 742, PG. 474

MARK AND LAURA BECKER  
48.00 ACRES  
20200R-15853

JUDITH A. HESS AND  
LARRY R. HESS  
D.B. 732, PG. 480  
50.986 ACRES  
(50.10 AC. PER DEED)

NEIL AND SARA PATON  
35.344 ACRES  
OR 437, PG. 722

N.W. CORNER  
S.W. QUARTER  
SECTION 35

N.E. CORNER  
S.W. QUARTER  
SECTION 35  
CENTER OF  
SECTION FALLS  
IN LOST CREEK

LARRY BURNS  
20.087 ACRES  
D.B. 795, PG. 805

KIRK AND KRISTIN WOLF  
16.157 ACRES  
20210R-06085

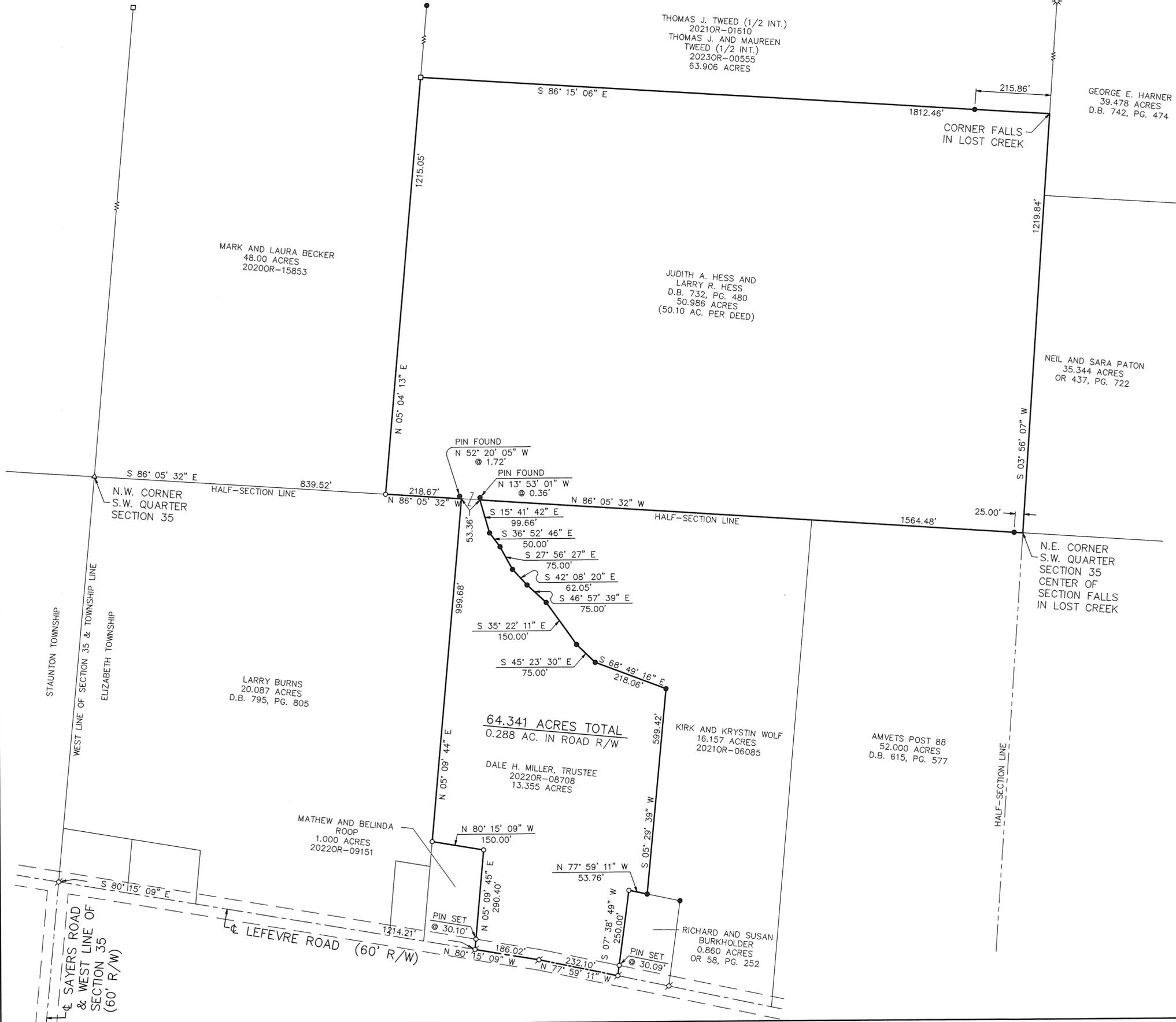
AMVETS POST 88  
52.000 ACRES  
D.B. 615, PG. 577

64.341 ACRES TOTAL  
0.288 AC. IN ROAD R/W

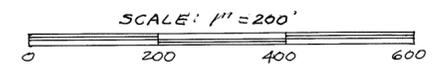
DALE H. MILLER, TRUSTEE  
20220R-08708  
13.355 ACRES

MATHEW AND BELINDA  
ROOP  
1.000 ACRES  
20220R-09151

RICHARD AND SUSAN  
BURKHOLDER  
0.860 ACRES  
OR 58, PG. 252



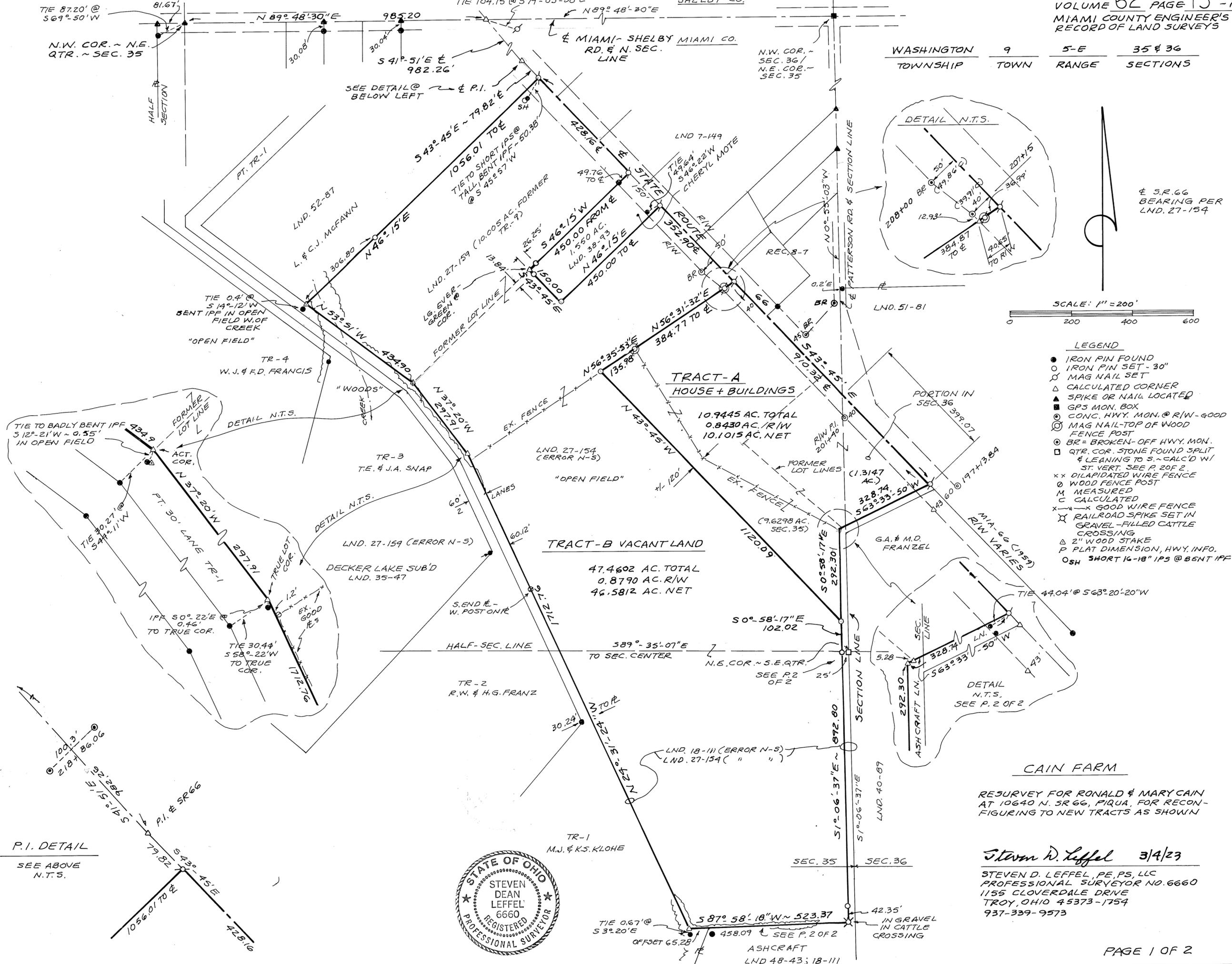
WASHINGTON TOWNSHIP	9 TOWN	5-E RANGE	35 & 36 SECTIONS
---------------------	--------	-----------	------------------



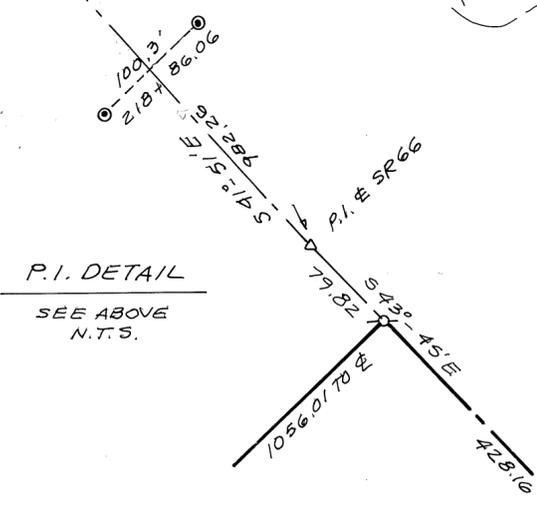
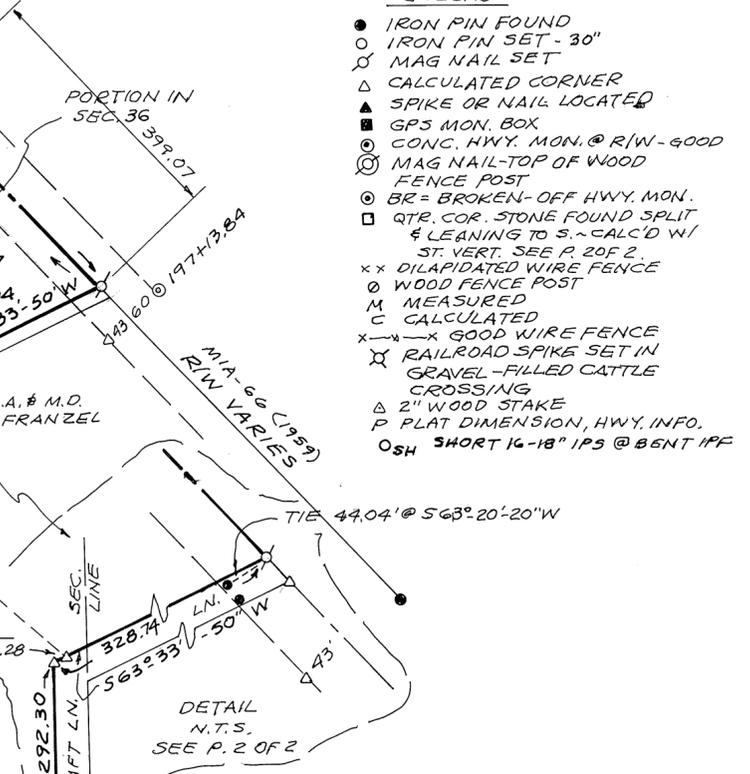
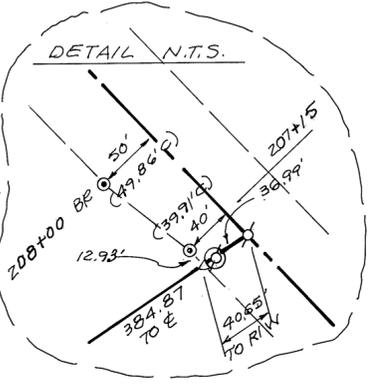
- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET - 30"
  - MAG NAIL SET
  - △ CALCULATED CORNER
  - ▲ SPIKE OR NAIL LOCATED
  - GPS MON. BOX
  - ⊙ CONC. HWY. MON. @ R/W - 4000
  - ⊙ MAG NAIL-TOP OF WOOD FENCE POST
  - BR = BROKEN-OFF HWY. MON.
  - QTR. COR. STONE FOUND SPLIT & LEANING TO S. - CALC'D W/ ST. VERT. SEE P. 2 OF 2.
  - xx DILAPIDATED WIRE FENCE
  - WOOD FENCE POST
  - M MEASURED
  - C CALCULATED
  - x GOOD WIRE FENCE
  - ⊗ RAILROAD SPIKE SET IN GRAVEL-FILLED CATTLE CROSSING
  - △ 2" WOOD STAKE
  - P PLAT DIMENSION, HWY. INFO.
  - OSH SHORT 16-18" IPS @ BENT IFF

**CAIN FARM**  
 RESURVEY FOR RONALD & MARY CAIN  
 AT 10640 N. SR 66, PIQUA, FOR RECON-  
 FIGURING TO NEW TRACTS AS SHOWN

*Steven D. Leffel* 3/4/23  
 STEVEN D. LEFFEL, PE, PS, LLC  
 PROFESSIONAL SURVEYOR NO. 6660  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45373-1754  
 937-339-9573



**P.I. DETAIL**  
 SEE ABOVE  
 N.T.S.

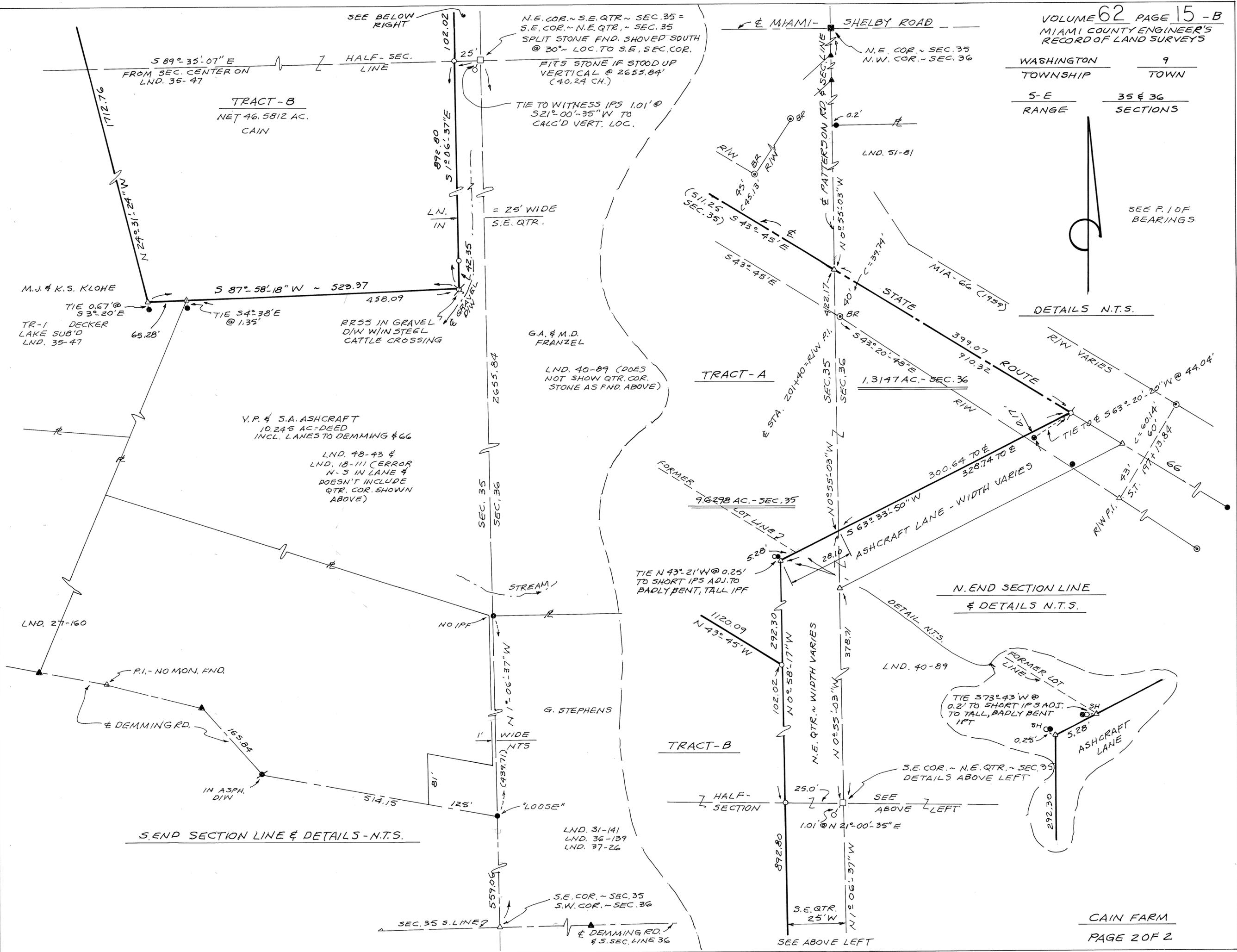


WASHINGTON	9
TOWNSHIP	TOWN
5-E	35 & 36
RANGE	SECTIONS

SEE P. 1 OF BEARINGS

DETAILS N.T.S.

N. END SECTION LINE  
 & DETAILS N.T.S.



SEE BELOW RIGHT

N.E. COR. ~ S.E. QTR. ~ SEC. 35 =  
 S.E. COR. ~ N.E. QTR. ~ SEC. 35  
 SPLIT STONE FND. SHOVED SOUTH  
 @ 30° ~ LOC. TO S.E. SEC. COR.  
 FITS STONE IF STOOD UP  
 VERTICAL @ 2655.84'  
 (40.24 CH.)

TIE TO WITNESS IPS 1.01' @  
 S21° 00' 35" W TO  
 CALC'D VERT. LOC.

= 25' WIDE  
 S.E. QTR.

G.A. & M.D.  
 FRANZEL

LND. 40-89 (DOES  
 NOT SHOW QTR. COR.  
 STONE AS FND. ABOVE)

V.P. & S.A. ASHCRAFT  
 10.246 AC. DEED  
 INCL. LANES TO DEMMING # 66

LND. 48-43 &  
 LND. 18-111 (ERROR  
 N-S IN LANE &  
 DOESN'T INCLUDE  
 QTR. COR. SHOWN  
 ABOVE)

G. STEPHENS

LND. 31-141  
 LND. 36-139  
 LND. 37-26

S.E. COR. ~ SEC. 35  
 S.W. COR. ~ SEC. 36

DEMMING RD.  
 & S. SEC. LINE 36

LND. 51-81

STATE  
 ROUTE

1.3147 AC. - SEC. 36

TRACT-A

FORMER  
 LOT LINE 2

TRACT-B

HALF-  
 SECTION

LND. 40-89

S.E. COR. ~ N.E. QTR. ~ SEC. 35  
 DETAILS ABOVE LEFT

SEE  
 ABOVE LEFT

SEE ABOVE LEFT

DETAIL N.T.S.

FORMER LOT  
 LINE

TIE S73° 43' W @  
 0.2' TO SHORT IPS ADJ.  
 TO TALL, BADLY BENT  
 1 FT

ASHCRAFT LANE

S.E. COR. ~ N.E. QTR. ~ SEC. 35  
 DETAILS ABOVE LEFT

SEE  
 ABOVE LEFT

SEE ABOVE LEFT

S. END SECTION LINE & DETAILS - N.T.S.

TRACT-B  
 NET 46.5812 AC.  
 CAIN

M.J. & K.S. KLOHE

TR-1 DECKER  
 LAKE SUB'D  
 LND. 35-47

V.P. & S.A. ASHCRAFT  
 10.246 AC. DEED  
 INCL. LANES TO DEMMING # 66

LND. 48-43 &  
 LND. 18-111 (ERROR  
 N-S IN LANE &  
 DOESN'T INCLUDE  
 QTR. COR. SHOWN  
 ABOVE)

G. STEPHENS

LND. 31-141  
 LND. 36-139  
 LND. 37-26

S.E. COR. ~ SEC. 35  
 S.W. COR. ~ SEC. 36

DEMMING RD.  
 & S. SEC. LINE 36

LND. 51-81

STATE  
 ROUTE

1.3147 AC. - SEC. 36

TRACT-A

FORMER  
 LOT LINE 2

TRACT-B

HALF-  
 SECTION

LND. 40-89

S.E. COR. ~ N.E. QTR. ~ SEC. 35  
 DETAILS ABOVE LEFT

SEE  
 ABOVE LEFT

SEE ABOVE LEFT

DETAIL N.T.S.

FORMER LOT  
 LINE

TIE S73° 43' W @  
 0.2' TO SHORT IPS ADJ.  
 TO TALL, BADLY BENT  
 1 FT

ASHCRAFT LANE

S.E. COR. ~ N.E. QTR. ~ SEC. 35  
 DETAILS ABOVE LEFT

SEE  
 ABOVE LEFT

SEE ABOVE LEFT

S. END SECTION LINE & DETAILS - N.T.S.

TRACT-B  
 NET 46.5812 AC.  
 CAIN

M.J. & K.S. KLOHE

TR-1 DECKER  
 LAKE SUB'D  
 LND. 35-47

V.P. & S.A. ASHCRAFT  
 10.246 AC. DEED  
 INCL. LANES TO DEMMING # 66

LND. 48-43 &  
 LND. 18-111 (ERROR  
 N-S IN LANE &  
 DOESN'T INCLUDE  
 QTR. COR. SHOWN  
 ABOVE)

G. STEPHENS

LND. 31-141  
 LND. 36-139  
 LND. 37-26

S.E. COR. ~ SEC. 35  
 S.W. COR. ~ SEC. 36

DEMMING RD.  
 & S. SEC. LINE 36

LND. 51-81

STATE  
 ROUTE

1.3147 AC. - SEC. 36

TRACT-A

FORMER  
 LOT LINE 2

TRACT-B

HALF-  
 SECTION

LND. 40-89

S.E. COR. ~ N.E. QTR. ~ SEC. 35  
 DETAILS ABOVE LEFT

SEE  
 ABOVE LEFT

SEE ABOVE LEFT

DETAIL N.T.S.

FORMER LOT  
 LINE

TIE S73° 43' W @  
 0.2' TO SHORT IPS ADJ.  
 TO TALL, BADLY BENT  
 1 FT

ASHCRAFT LANE

S.E. COR. ~ N.E. QTR. ~ SEC. 35  
 DETAILS ABOVE LEFT

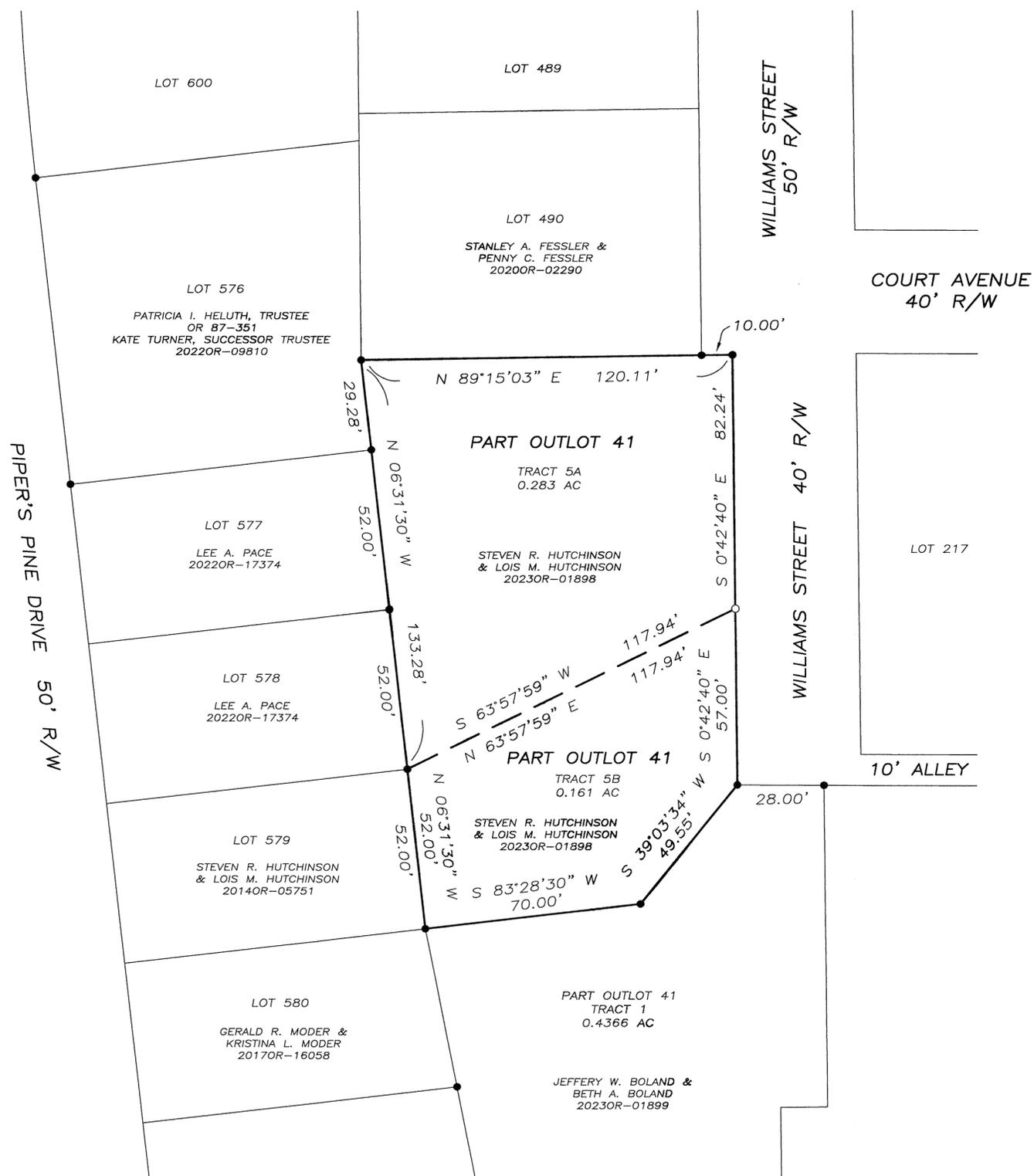
SEE  
 ABOVE LEFT

SEE ABOVE LEFT



VILLAGE OF PLEASANT HILL  
MIAMI COUNTY, OHIO  
PARTS OUTLOT 41

VOLUME 62 PAGE 17  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



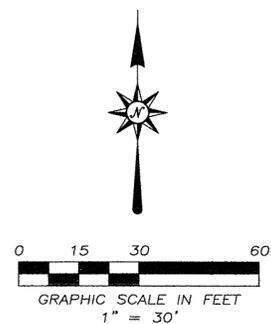
LEGEND  
○ 5/8" CAPPED IRON PIN SET  
● IRON PIN FOUND

REFERENCES  
MIAMI COUNTY ENGINEER'S  
RECORDS OF SURVEYS:  
LAND SURVEY 61, PAGE 122  
BASIS OF BEARINGS  
MIAMI COUNTY RECORDER'S  
RECORDS:  
PLAT BOOK 21, PAGE 10  
PLAT BOOK 28, PAGE 50

APPROVED THIS 8 DAY OF May, 2023  
BY THE VILLAGE OF PLEASANT HILL MAYOR.

*Judith J. Banga*

NOTE: TRACT 5A TO BE TRANSFERRED  
TO LEE A. PACE, TRACT 5B TO BE  
RETAINED BY STEVEN & LOIS  
HUTCHINSON, NO NEW BUILDING SITES  
ARE CREATED BY THIS SURVEY.



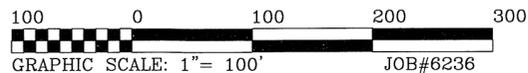
APRIL 20, 2023	LOT SPLIT OF PART OUTLOT 41 FOR LEE ANN PACE IN MIAMI COUNTY, OHIO
	<i>Neil E. Teaford, P.S. #7724</i> <b>NEIL E. TEAFORD</b> 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724



BEARINGS BASED ON THE WEST LINE OF A 4.141 ACRE PARCEL (S 24°41'40"E) AS RECORDED ON LAND SURVEY VOLUME 47, PLAT 85 OF THE SURVEY RECORDS OF MIAMI COUNTY, OHIO

26 SECTION 1 TOWN 12 RANGE SPRING CREEK TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME 62 PLAT 18  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



**Monument Legend**

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

**REFERENCES:**

DEED: BLESSED DIRECTIONS, INC O.R. 402, PAGE 669.  
1.0 ACRE - BLESSED DIRECTIONS, INC - D.B. 739, PAGE 753.

**SURVEY NOTES:**

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

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

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

McDougall - Marsh Land Surveyors

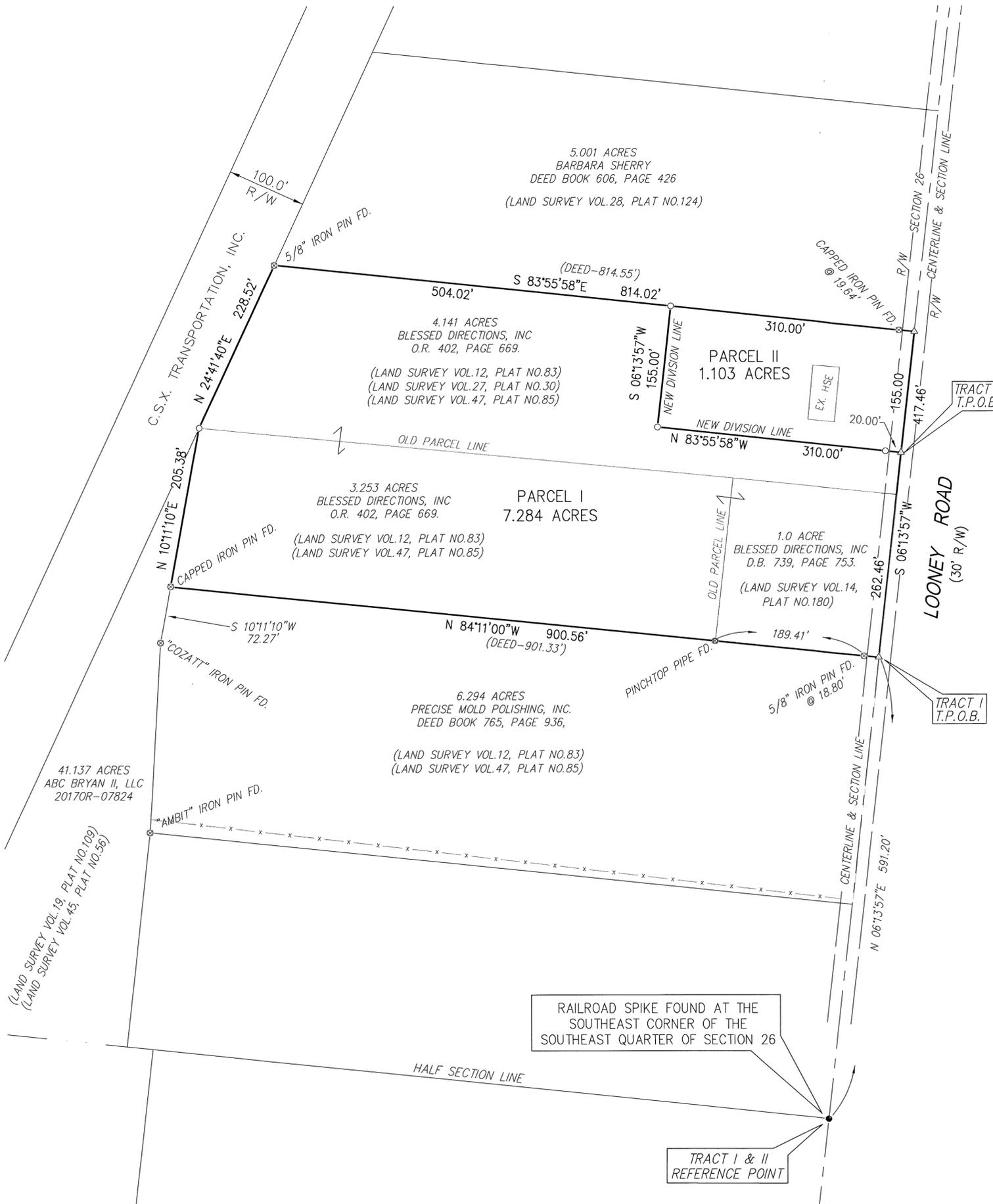
BY: Thomas K. Marsh  
THOMAS K. MARSH, P.S. No.7735  
5/16/23



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp, PE, PS  
MIAMI COUNTY ENGINEER

David Jacquemin 5/22/2023  
DEPUTY DATE



MIAMI COUNTY PLANNING COMMISSION

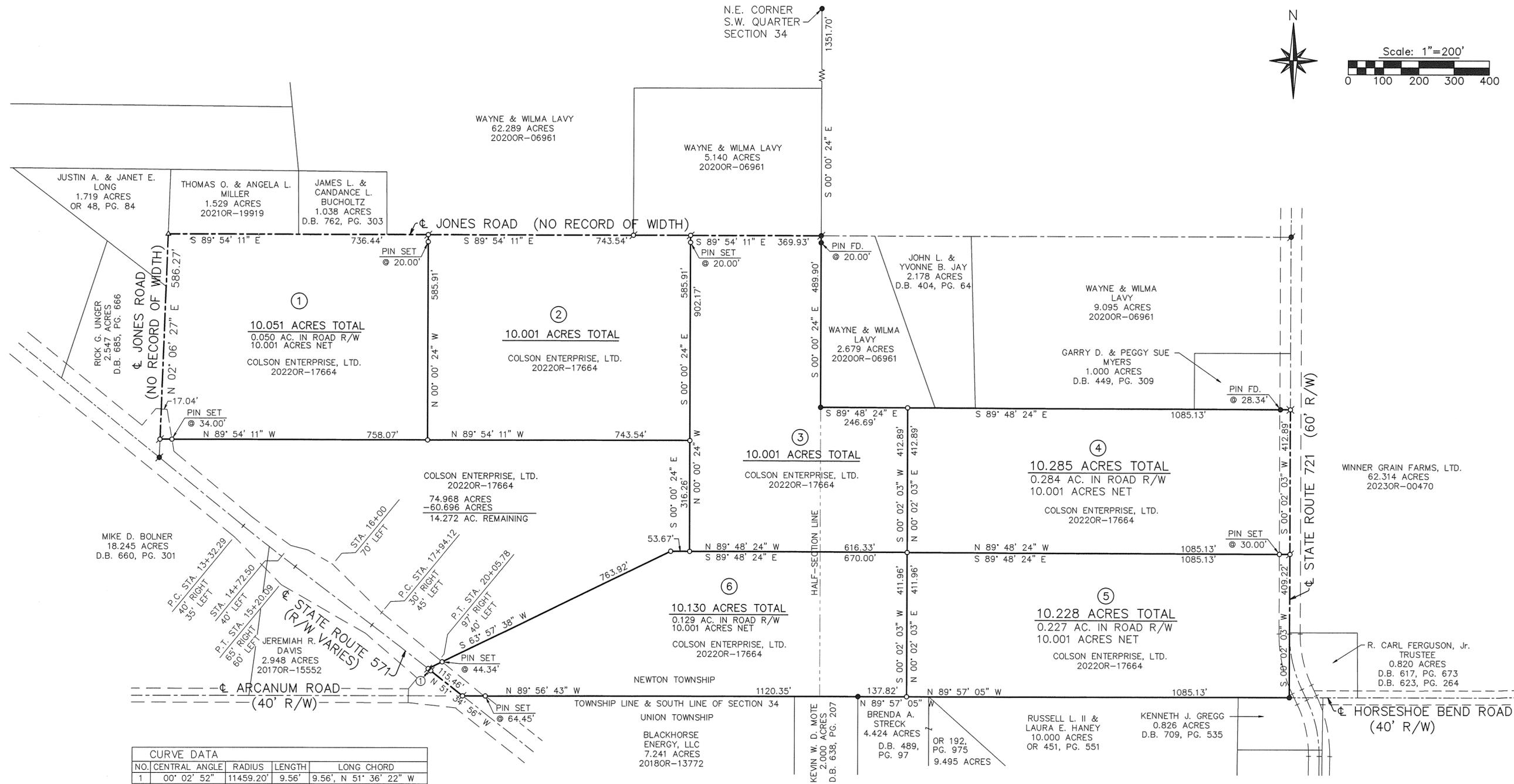
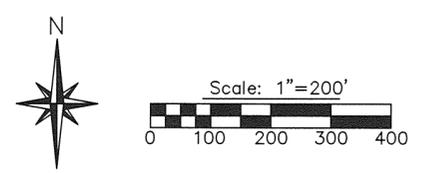
D. J. [Signature] 5/23/23  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

[Signature] REHS  
BY  
5/22/2023  
DATE

MIAMI COUNTY GENERAL HEALTH DEPARTMENT

S:\Data\6000\6236 8550 LOONEY RD\6236 SURVEY.dwg SURVEY May 16, 2023 - 9:24:07am Kevin



CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	00° 02' 52"	11459.20'	9.56'	9.56', N 51° 36' 22" W

**Basis of Bearings**

The bearings are based on the south line of Section 34 bearing S 89° 54' 11" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

**Legend**

- Iron pin found
- ▲ 1/2" Ø Iron pipe found
- Mag nail found
- ⊗ Mag nail set over existing monument
- ⊗ Mag nail set
- 5/8" Ø capped iron pin found (COZATT, S6001)

**References**

- Vol. 18, Pg. 153
- Vol. 19, Pg. 52
- Vol. 19, Pg. 196
- Vol. 21, Pg. 70
- Vol. 22, Pg. 159
- Vol. 23, Pg. 196
- Vol. 24, Pg. 100
- Vol. 32, Pg. 139
- Vol. 39, Pg. 46
- Vol. 58, Pg. 181
- Vol. 59, Pg. 174
- Vol. 61, Pg. 141

O.D.O.T. R/W MAPS  
S.R. 571 MIAMI COUNTY S.H. 209 SEC. B  
S.R. 721 MIAMI COUNTY MIA 721 6.18

Split of 6 tracts for D.A. Bowman Construction.

**Surveyor's Certification**

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



*Michael W. Cozatt* 5/23/28  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 20022V3 Ph. (937) 339-2921

5  
TOWN

6  
RANGE

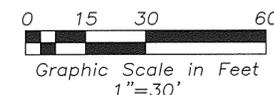
21  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 62 Page 20  
Miami County Engineer's  
Record of Land Surveys



**Legend**

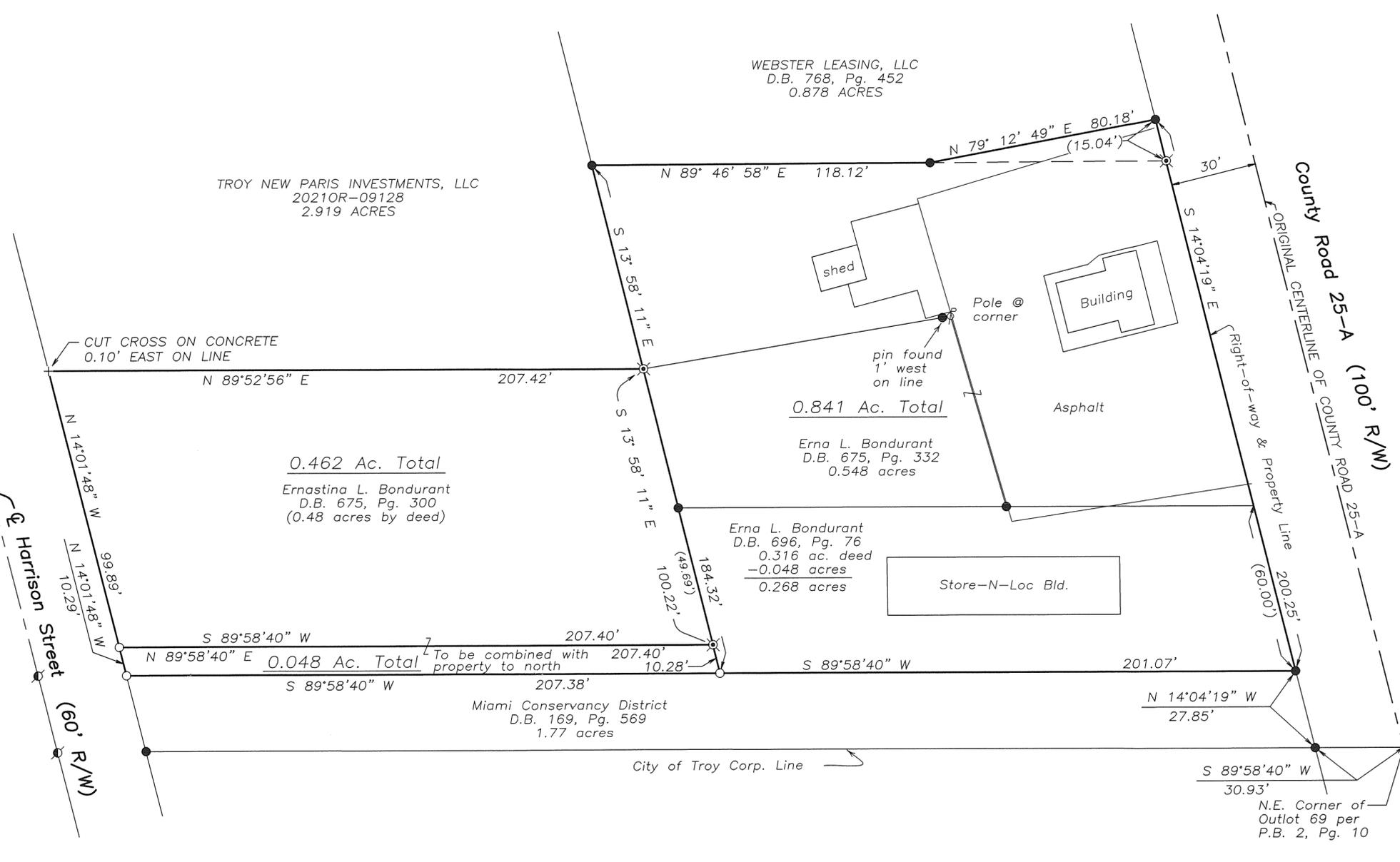
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Axle Found
- Stone Found
- Monument Found
- Pin in Monument Box

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 5, Page 65  
Volume 7, Page 174  
Volume 26, Page 160  
Volume 29, Page 10  
Volume 30, Page 30  
Volume 40, Page 162  
Volume 57, Page 64  
Volume 59, Page 32

Miami County Engineer's  
Record of Lot Surveys  
Volume 12, Page 133

Survey of three tracts for  
Ernestina Bondurant



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

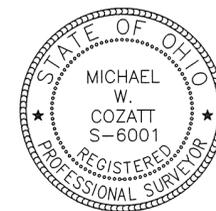
**Certification of Registration**  
This is to certify that Planning Commission Approval of this  
conveyance is not required, as being exempt under O.R.C. 711.001  
Notice is given to all parties:  
No additional building site is created by this conveyance; no  
structure may be erected or maintained on the premises herein  
conveyed without further compliance with all Zoning, Building, and  
Planning Regulations of Miami County. **0.048 Ac. Total**

*D. J. ...* 5/24/23  
Secretary  
Miami County Planning Commission

Certified to conform with  
Miami County Survey Requirements

*Paul P. Huelskamp, PE, PS*  
Paul P. Huelskamp, PE, PS  
Miami County Engineer

*Austin ...* 5-24-23  
Deputy Date



*Michael W. Cozatt* 5/24/23  
MICHAEL W. COZATT  
P.S. #6001

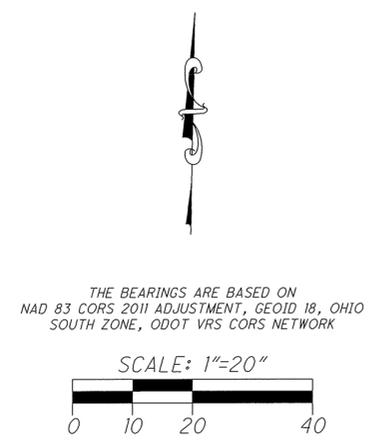
**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 16622 (937) 339-2921  
File Name: C:\DRAWING FILES\16622.dwg  
Drawn by: DMC ~ Checked by: MWC

# JANE L. SELLMAN SURVEY

PART 20 & 21 COVINGTON MIAMI, OHIO  
 INLOT VILLAGE COUNTY

MAIN STREET  
 Ex. 49.5' R/W

HIGH STREET  
 Ex. 57.75' R/W



THE BEARINGS ARE BASED ON  
 NAD 83 CORS 2011 ADJUSTMENT, GEOID 18, OHIO  
 SOUTH ZONE, ODOT VRS CORS NETWORK

- SURVEY REFERENCE**
- REC. 12, PG. 91
  - REC. 21, PG. 31
  - REC. 28, PG. 24
  - LND 56, PG.151
  - LND 57, PG. 91
  - LOT 9, PG. 104
  - LOT 18, PG. 190
  - LOT 19, PG. 111
  - LOT 21, PG. 174
  - LOT 24, PG. 165

## SURVEY CERTIFICATION

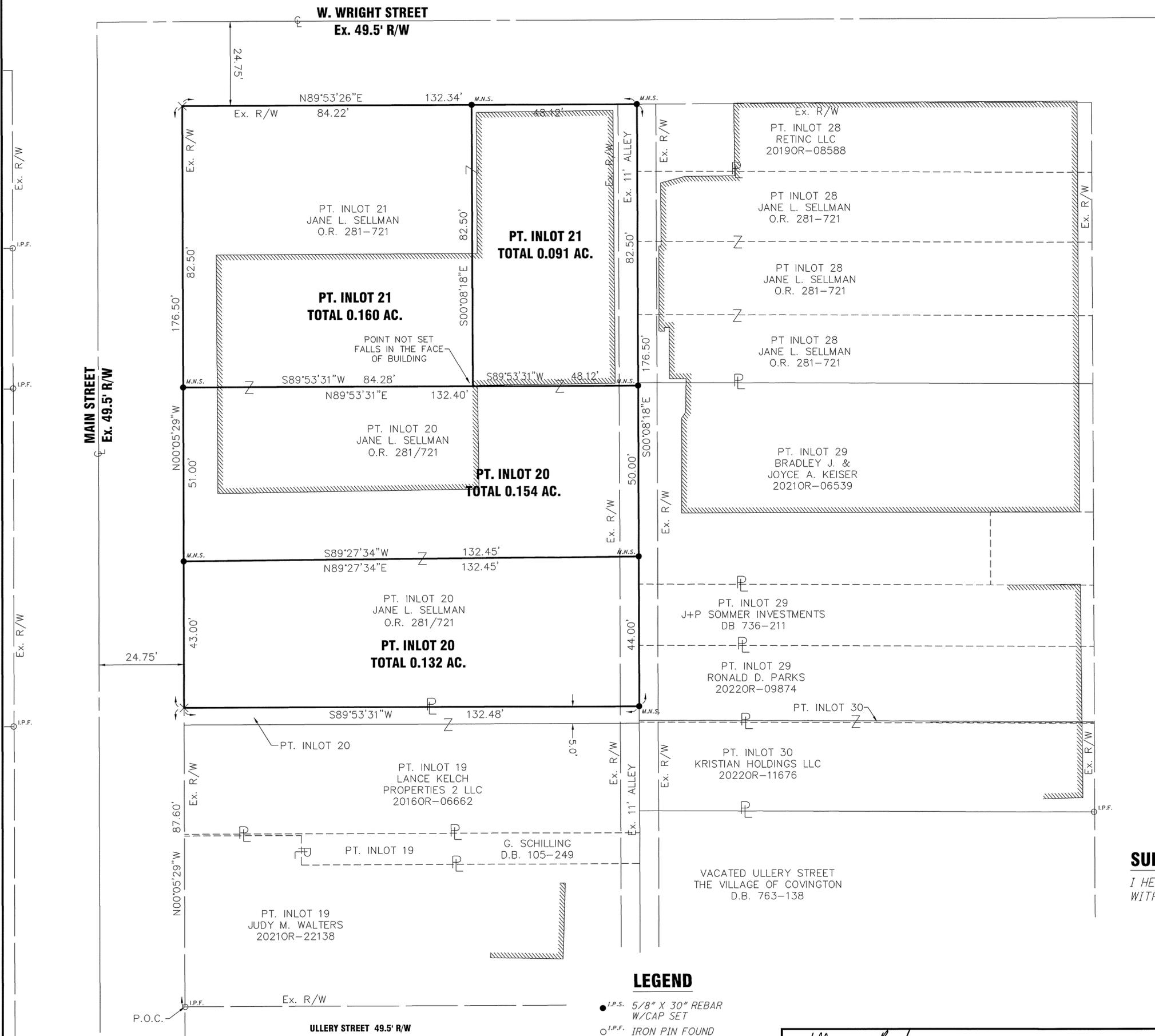
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

	PREPARED BY:	DATE:
	<b>ChoiceOne</b> Engineering	05-24-2023
	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554	DRAWN BY: RMF
	www.CHOICEONEENGINEERING.com	JOB NUMBER: MIACOV2301
		SHEET NUMBER 1 OF 1

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

5-25-2023  
 DATE

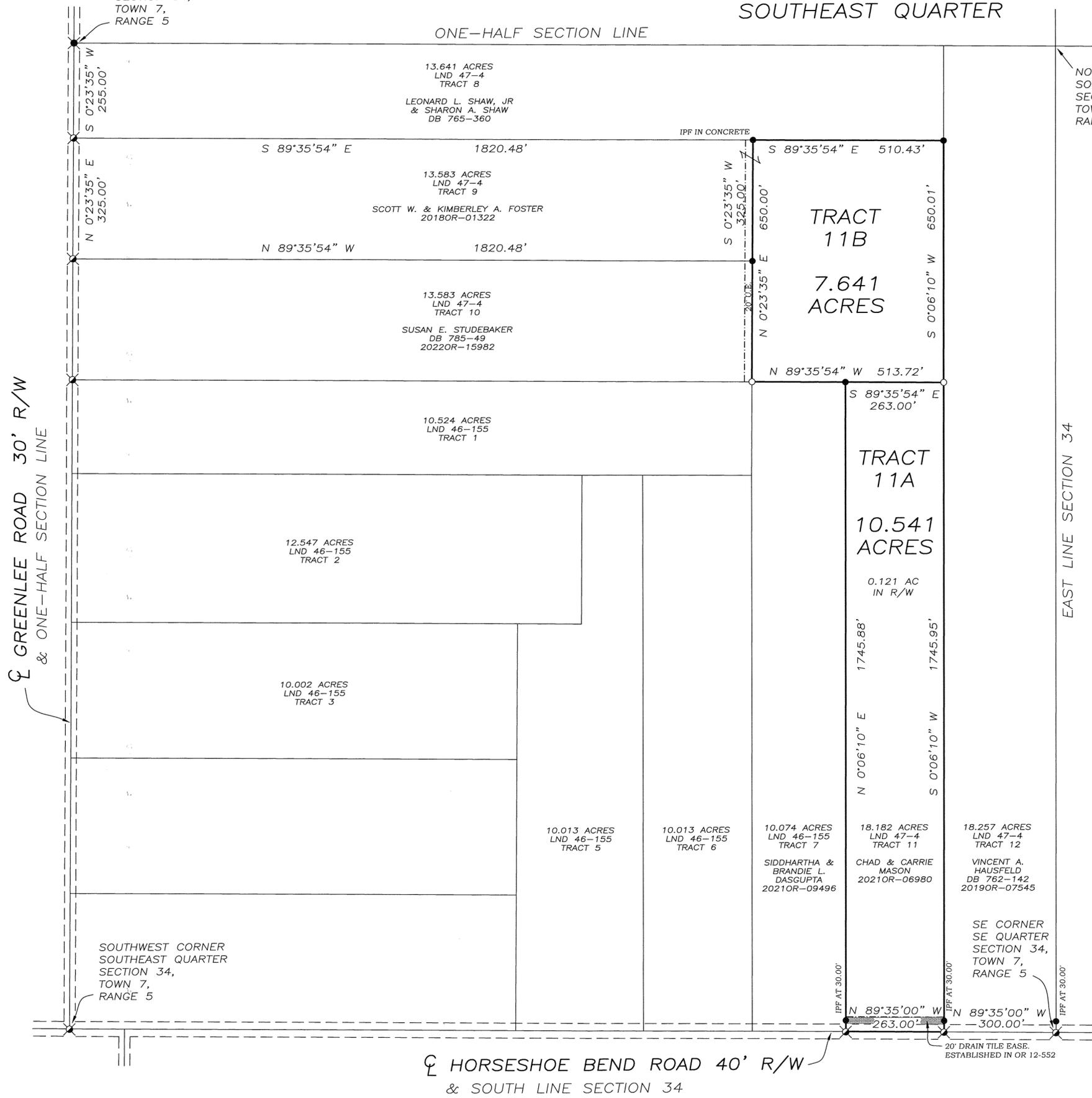
- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - ✕ CUT "X" SET IN CONCRETE
  - ▨ FACE OF BUILDING



Ullery Street 49.5' R/W

NEWTON TOWNSHIP MIAMI COUNTY, OHIO  
SECTION 34, TOWN 7, RANGE 5  
SOUTHEAST QUARTER

VOLUME 62 PAGE 22  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



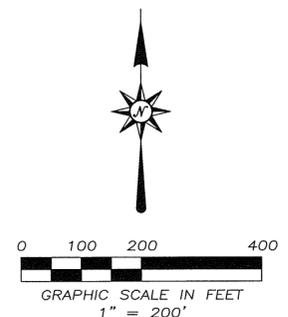
- LEGEND**
- 5/8" DIA. CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊗ GIN SPINDLE FOUND
  - ⊗ RAILROAD SPIKE FOUND

**REFERENCES**  
RECORDS USED TO PREPARE SURVEY:  
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 46, PAGE 155  
VOLUME 47, PAGE 4  
BASIS OF BEARINGS  
MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON

NOTE: TRACT 11B TO BE TRANSFERRED TO SCOTT & KIMBERLEY FOSTER, NO NEW BUILDING SITE CREATED BY THIS SURVEY.

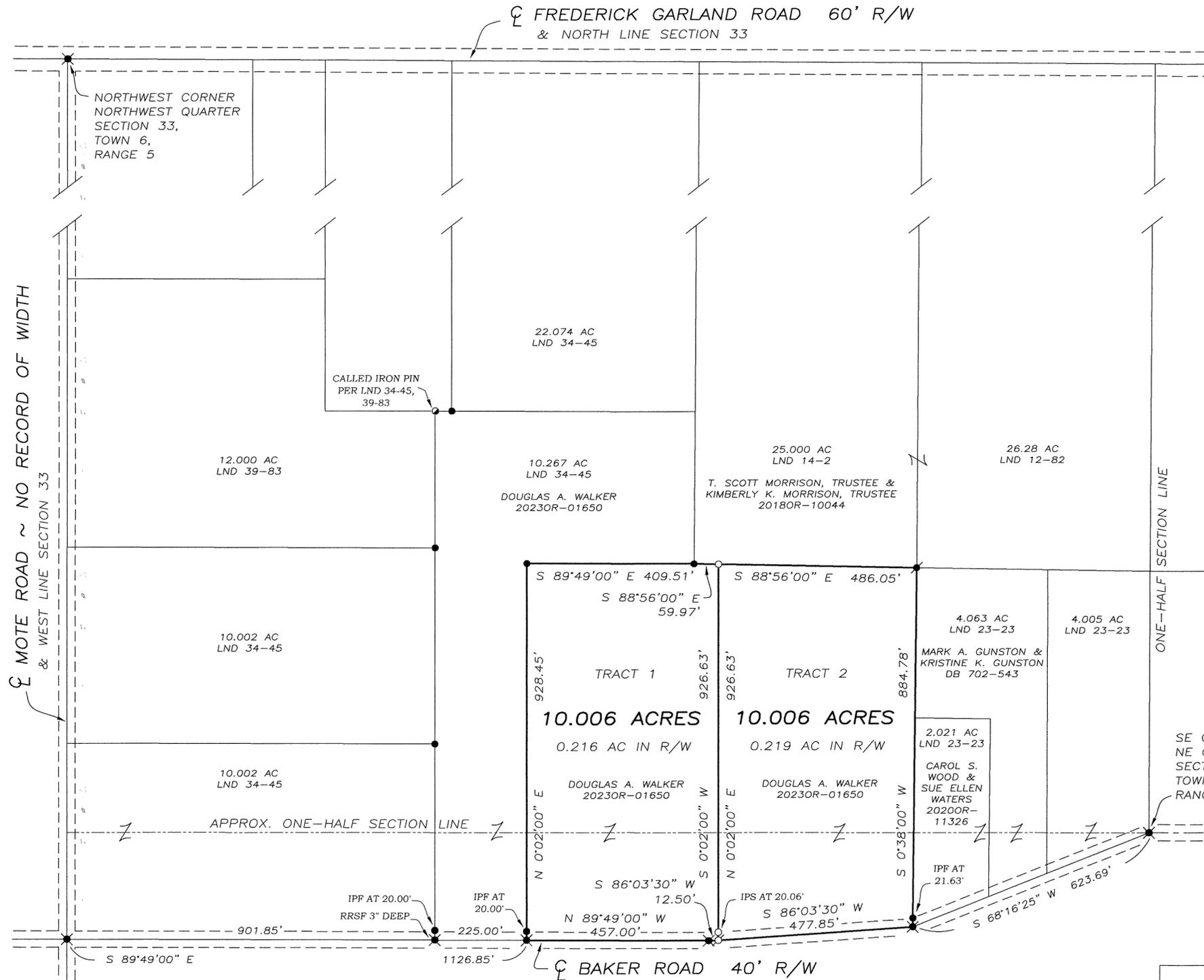
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp PE, PS**  
MIAMI COUNTY ENGINEER  
*David Jacquemin* 5-26-2023  
DEPUTY DATE

CERTIFICATION OF REGISTRATION  
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001  
NOTICE IS GIVEN TO ALL PARTIES:  
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERRECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.  
*D. J. R. H.* 5/30/2023 7.641 AC  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION



MAY 11, 2023	SURVEY FOR THE MASON FAMILY IN MIAMI COUNTY, OHIO
	<i>Neil E. Teaford, P.S. #7724</i> <b>NEIL E. TEAFORD</b> 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

UNION TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 33, TOWN 6, RANGE 5  
NORTHWEST & SOUTHWEST QUARTERS



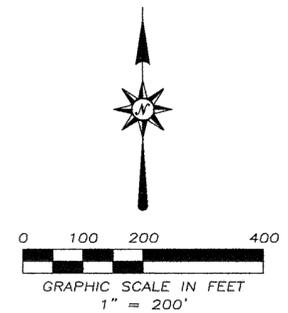
LEGEND

- CAPPED IRON PIN SET
- ♁ MAG NAIL SET
- IRON PIN FOUND
- PIPE FOUND
- ✕ RAILROAD SPIKE FOUND
- NAIL FOUND IN CONCRETE

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 12, PAGE 82  
VOLUME 14, PAGE 2  
VOLUME 23, PAGE 23  
VOLUME 34, PAGE 45  
BASIS OF BEARING  
VOLUME 39, PAGE 83  
VOLUME 42, PAGE 167

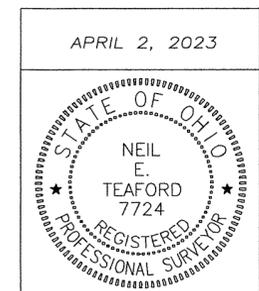
MIAMI COUNTY RECORDER'S  
RECORDS:  
DEEDS AS SHOWN HEREON



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huebskamp PE, PS**  
MIAMI COUNTY ENGINEER  
*Paul P. Huebskamp*  
DEPUTY DATE 5-30-23

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY *Henry L. Rehs*, REHS  
DATE 5/31/2023  
MIAMI COUNTY  
HEALTH DISTRICT

LARGE LOT DEVELOPMENT  
APPROVED BY MIAMI COUNTY  
PLANNING DEPARTMENT;  
NO PLAT REQUIRED  
*D. D. Sell* 6/1/2023  
DIRECTOR DATE  
MIAMI COUNTY PLANNING COMMISSION



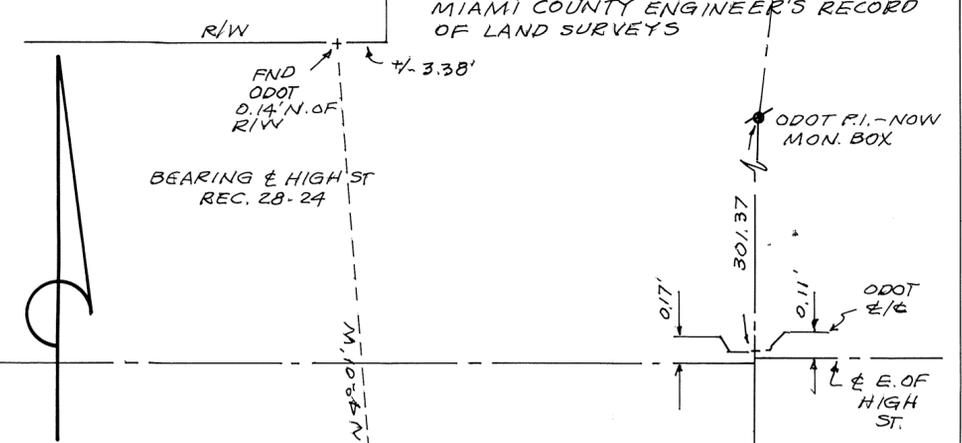
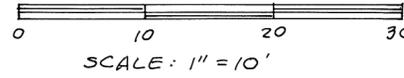
APRIL 2, 2023 SURVEY OF 2 TRACTS FOR THE WALKER FAMILY  
IN MIAMI COUNTY, OHIO  
*Neil E. Teaford, P.S. # 7724*  
NEIL E. TEAFORD  
5260 TROY-URBANA ROAD  
CASSTOWN, OHIO 45312  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724

SURVEY OF PARTS OF IL 28 FOR JANE SELLMAN TO DIVIDE BUILDINGS

Steven D. Leffel REV. 5-31-23 5-1-2023 STEVEN D. LEFFEL PROFESSIONAL SURVEYOR NO. 6660 1155 CLOVERDALE DRIVE TROY, OHIO 45373 937-339-9573

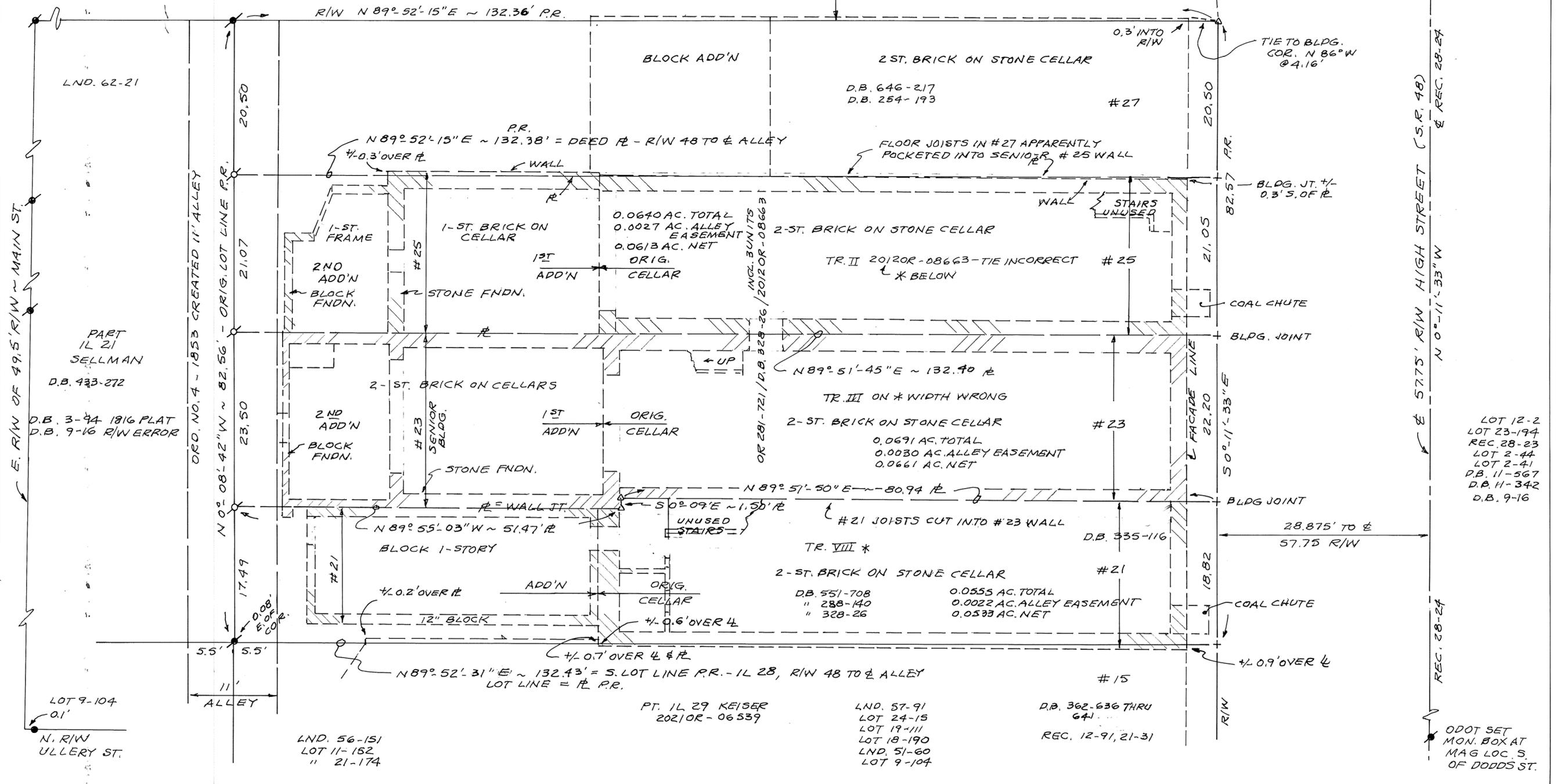


- LEGEND: MAG NAIL FOUND, MAG NAIL SET, CALC'D POINT, CROSS CUT IN CONC. P.R. PRO-RATED



LOT 9-92, 8-40, 19-85, 23-73, 24-165

R/W N 89°-52'-15" E ~ 132.36' P.R.



LOT 12-2 LOT 23-194 REC. 28-23 LOT 2-44 LOT 2-41 P.B. 11-567 D.B. 11-342 D.B. 9-16

PT. IL 29 KEISER 2021OR-06539 LND. 57-91 LOT 24-15 LOT 19-111 LOT 18-190 LND. 51-60 LOT 9-104

D.B. 362-636 THRU 641 REC. 12-91, 21-31

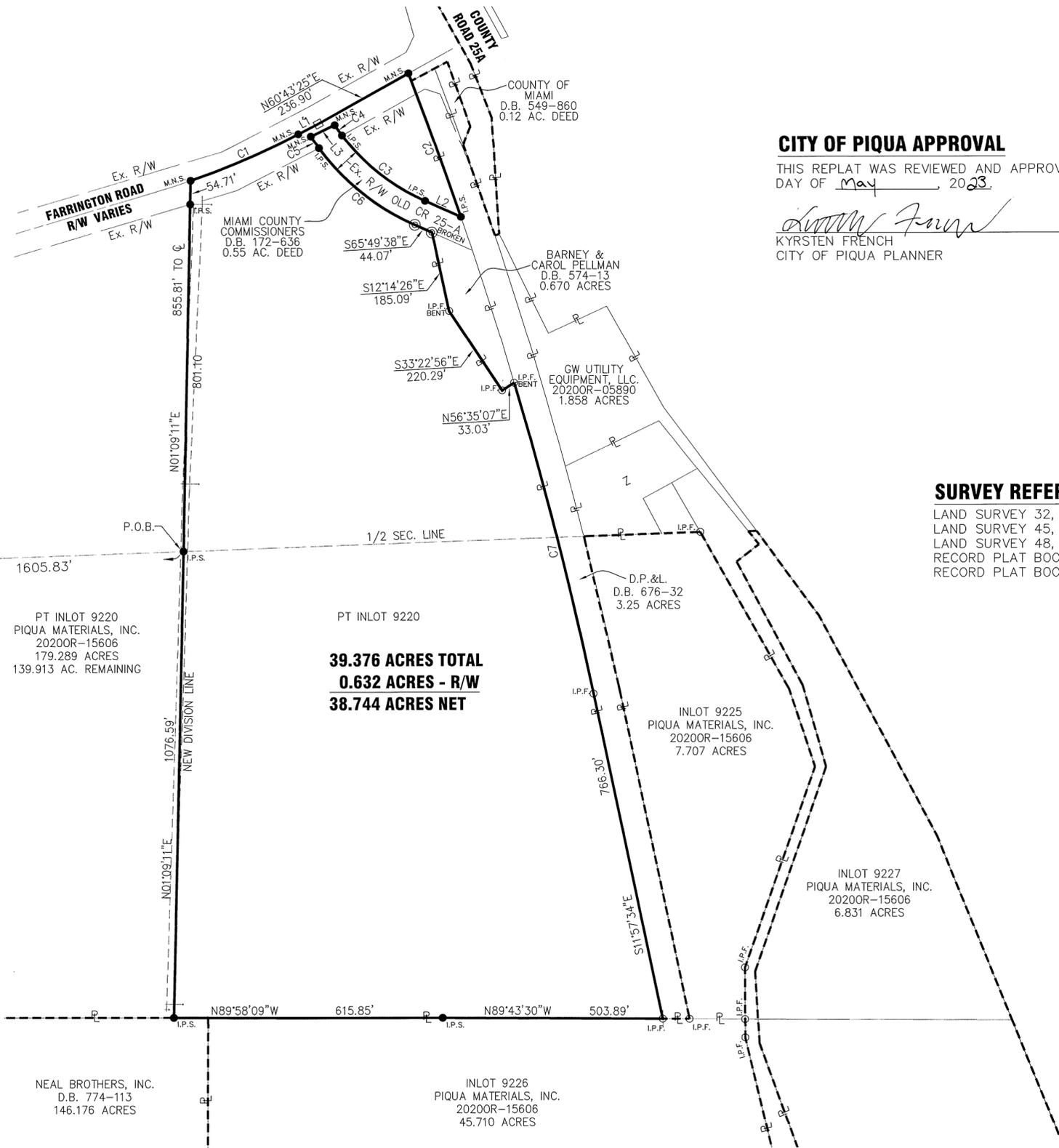
LND. 56-151 LOT 11-152 " 21-174

ODOT SET MON. BOX AT MAG LOC. S. OF DODDS ST.

# PIQUA MATERIALS, INC.

PT 9220 INLOT 6 N 6 E FRAC. 32 PIQUA MIAMI, OHIO  
TOWN RANGE SECTION CITY COUNTY

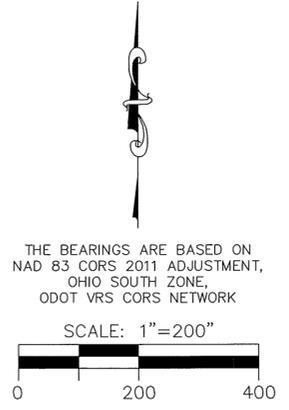
VOLUME 62 PAGE 25  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
JUNE 8, 2023



### CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 5th DAY OF May, 2023.

*Kyrsten French*  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER



### SURVEY REFERENCES

- LAND SURVEY 32, PAGE 31
- LAND SURVEY 45, PAGE 156
- LAND SURVEY 48, PAGE 86-86E
- RECORD PLAT BOOK 22, PAGE 71
- RECORD PLAT BOOK 29, PAGE 90

### LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊠ MONUMENT BOX W/IP FOUND
- CORPORATION LIMIT

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.86'	N62°36'12"E
L2	90.02'	N65°49'38"W
L3	60.45'	S63°54'41"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	1909.86'	268.84'	08°03'55"	268.62'	N66°38'10"E
C2	9519.30'	352.26'	02°07'13"	352.24'	S19°53'30"E
C3	488.12'	245.71'	28°50'30"	243.12'	N51°24'24"W
C4	488.12'	29.60'	03°28'28"	29.60'	N35°14'55"W
C5	548.12'	32.09'	03°21'17"	32.09'	S34°22'21"E
C6	548.12'	284.87'	29°46'39"	281.67'	S50°56'19"E
C7	9519.30'	740.31'	04°27'21"	740.12'	S14°11'15"E
C8	9519.30'	18.50'	00°06'41"	18.50'	S20°53'46"E

### SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

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

4-27-2023  
DATE

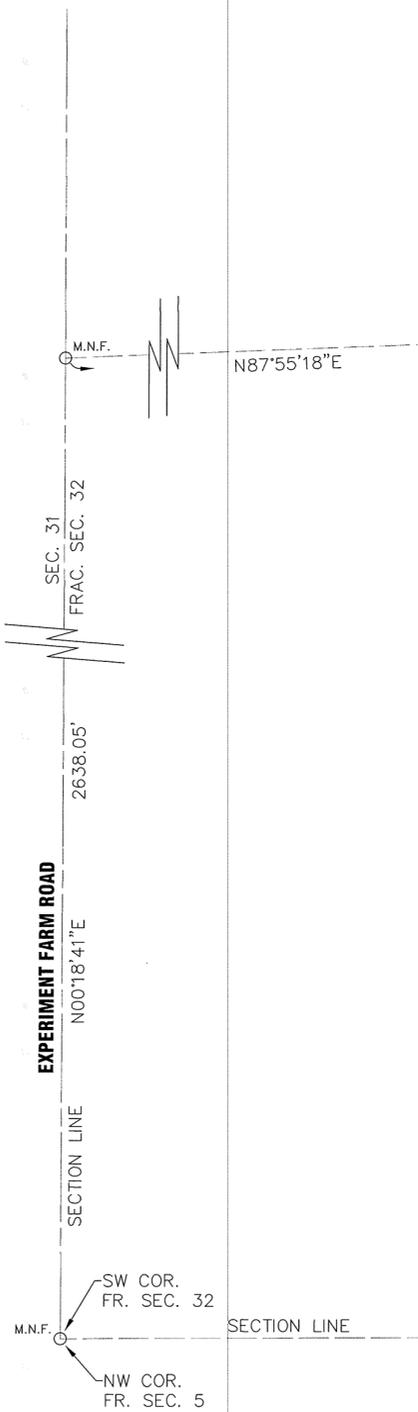


PREPARED BY:

**ChoiceOne** Engineering

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

DATE: 04-12-2023  
DRAWN BY: MPL  
JOB NUMBER: MIAPIQ2203  
SHEET NUMBER: 1 OF 1



# PIQUA MATERIALS, INC. - PT INLOT 9228

VOLUME 62 PAGE 26  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
JUNE 8, 2023

6 N  
5 N  
TOWN

6 E  
RANGE

FR. 32  
FR. 5  
SECTION

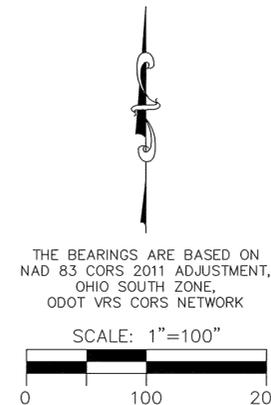
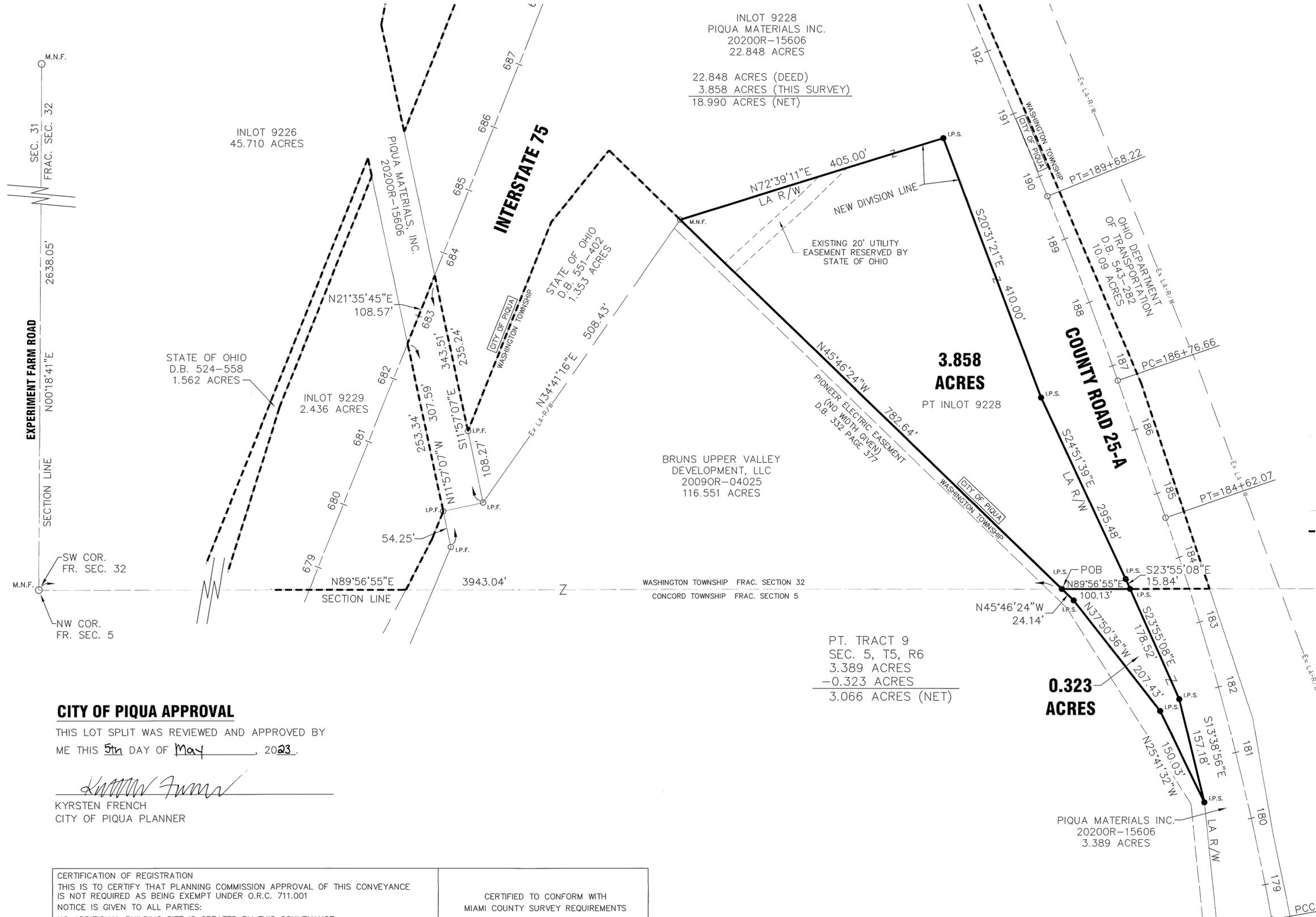
CONCORD  
TOWNSHIP

PIQUA  
CITY

MIAMI, OHIO  
COUNTY

INLOT 9228  
 PIQUA MATERIALS INC.  
 20200R-15606  
 22.848 ACRES

22.848 ACRES (DEED)  
 3.858 ACRES (THIS SURVEY)  
 18.990 ACRES (NET)



### LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- M.N.F. MAG NAIL FOUND
- I.P.F. IRON PIN FOUND
- SECTION LINE
- - - CORPORATION LIMIT

### SURVEY REFERENCES

LAND SURVEY 45, PAGE 156  
 LAND SURVEY 48, PAGE 86-86E  
 REC. P.B. 29, PG. 90-90C  
 O.R. VOL. 276, PAGE 955

### CITY OF PIQUA APPROVAL

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY  
 ME THIS 5th DAY OF May, 2023.

*Kyrsten French*  
 KYRSTEN FRENCH  
 CITY OF PIQUA PLANNER

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. (FOR 0.323 AC.)

*Dianna Dill* 6/8/2023  
 SECRETARY, DATE  
 MIAMI COUNTY PLANNING COMMISSION

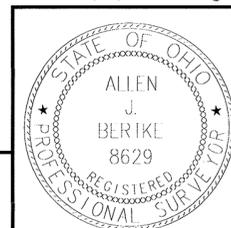
CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Hvetskamp, P.E., P.S.*  
 PAUL P. HVELSKAMP, P.E., P.S.  
 MIAMI COUNTY ENGINEER  
*Andy Smith* 6-7-2023  
 DEPUTY DATE

### SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO  
 ADMINISTRATIVE CODE CHAPTER 4733-37.

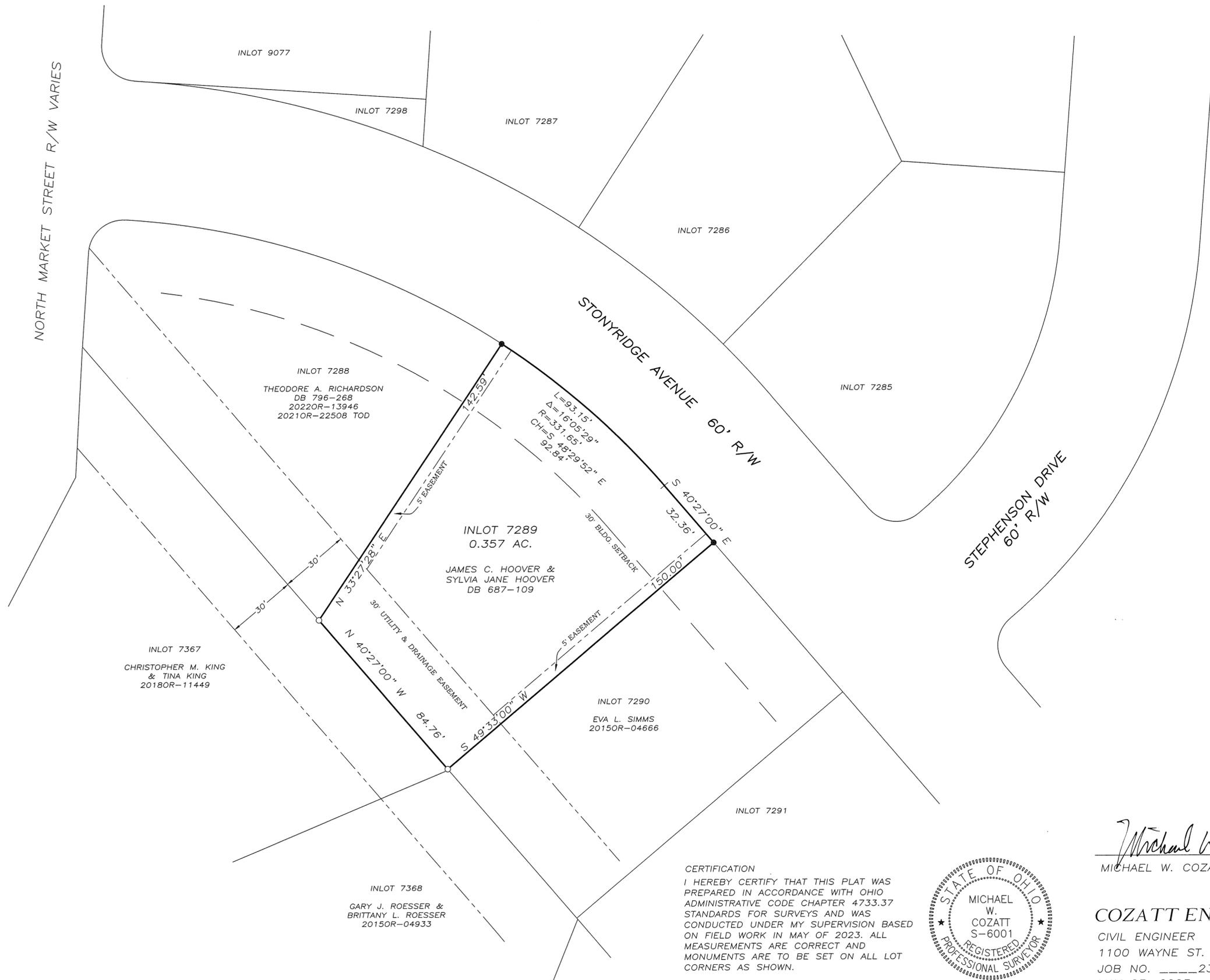
*Allen J. Bertke* 6-13-2023  
 ALLEN J. BERTKE, P.S. #8629 DATE



PREPARED BY:	DATE:
<b>ChoiceOne</b> Engineering	04-12-2023
SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554	DRAWN BY:
www.CHOICEONEENGINEERING.com	MPL
	JOB NUMBER:
	MIAPIQ2203
	SHEET NUMBER
	1 OF 1

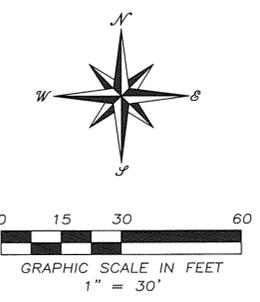
CITY OF TROY, MIAMI COUNTY, OHIO  
INLOT 7289

VOLUME 62 PAGE 27  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



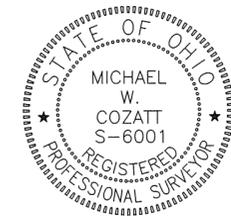
**LEGEND**  
○ 5/8" CAPPED IRON PIN SET  
● IRON PIN FOUND

**REFERENCES**  
MIAMI COUNTY RECORDER'S  
RECORDS:  
PLAT BOOK 14, PAGE 138  
BASIS OF BEARINGS  
PLAT BOOK 15, PAGE 4  
DEEDS AS SHOWN HEREON



SURVEY OF INLOT 7289 FOR  
JAMES & SYLVIA HOOVER

**CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAT WAS  
PREPARED IN ACCORDANCE WITH OHIO  
ADMINISTRATIVE CODE CHAPTER 4733.37  
STANDARDS FOR SURVEYS AND WAS  
CONDUCTED UNDER MY SUPERVISION BASED  
ON FIELD WORK IN MAY OF 2023. ALL  
MEASUREMENTS ARE CORRECT AND  
MONUMENTS ARE TO BE SET ON ALL LOT  
CORNERS AS SHOWN.



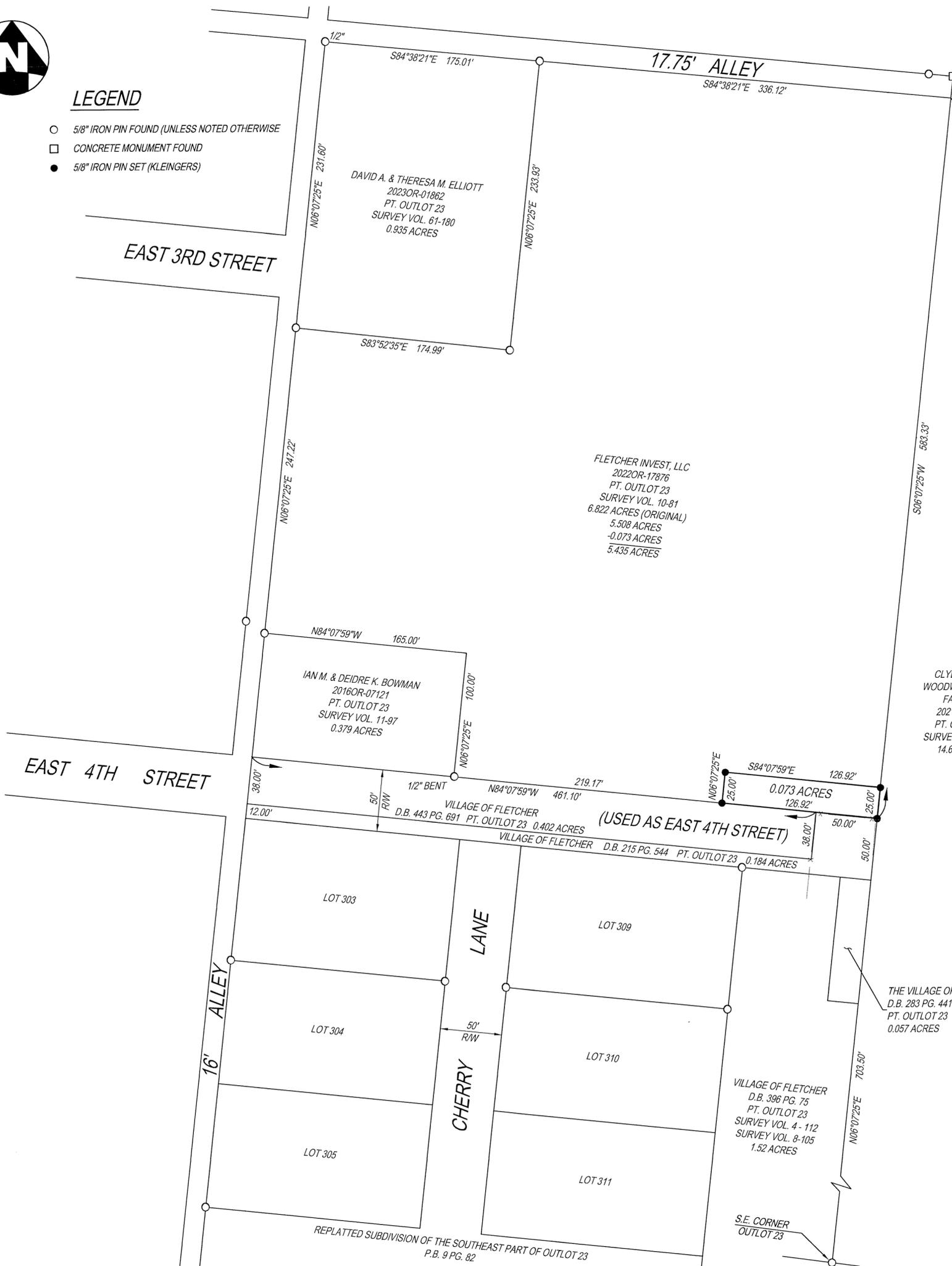
*Michael W. Cozatt* 6/12/23  
MICHAEL W. COZATT, P.S. #6001 DATE

**COZATT ENGINEERING COMPANY**  
CIVIL ENGINEER LAND SURVEYOR  
1100 WAYNE ST. SUITE 1140 TROY, OH 45373  
JOB NO. \_\_\_\_\_23 (937) 339-2921  
MAY 23, 2023



**LEGEND**

- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- CONCRETE MONUMENT FOUND
- 5/8" IRON PIN SET (KLEINGERS)



Approvals:

THIS LOT SPLIT WAS REVIEWED AND APPROVED BY THE VILLAGE OF FLETCHER.

MAYOR: *[Signature]* DATE: 6-13-23

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
5. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1' = 1200/3937 METERS, OR APPROXIMATELY 1' = 0.30480061 METERS).
6. BEARINGS ARE BASED ON THE EAST LINE OF THE PARENT 6.822 ACRE PARCEL BEING S06°07'25"W AS PER THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD '83 (2011) AND SHOWN ON SURVEY VOLUME 61 PAGE 180.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTATION HAS BEEN SET AS SHOWN.

*[Signature]* 5-18-23  
 DAVID L. COX DATE  
 OHIO PROFESSIONAL SURVEYOR NO. 7101



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
 www.kleingers.com  
 6219 Centre Park Dr. West Chester, OH 45069 513.779.7851

SEAL:

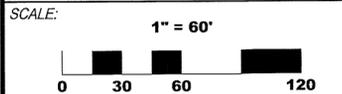


NO.	DATE	DESCRIPTION
1	05/05/23	LOT SPLIT - DLC
2	05/15/23	COUNTY COMMENTS
3	05/17/23	COUNTY COMMENTS

**BOUNDARY SURVEY**  
**0.073 ACRES**  
 PART OUTLOT 23  
 VILLAGE OF FLETCHER  
 SECTION 30, T2E, R11N BTM  
 MIAMI COUNTY, OHIO

PROJECT NO: 230284VSD000

DATE: 05/05/2023

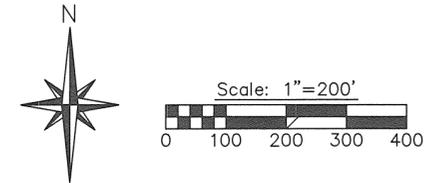


SHEET NAME:

**FLETCHER WATER TOWER**

SHEET NO.

**1 OF 1**



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

- References**
- Vol. 15, Pg. 19
  - Vol. 18, Pg. 52
  - Vol. 22, Pg. 196
  - Vol. 27, Pg. 78
  - Vol. 37, Pg. 43
  - Vol. 55, Pg. 146
  - Vol. 60, Pg. 46
- Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**  
 The bearings are based on the west line of Section 23 and the centerline of Rudy Road, bearing N 04° 51' 23" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

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

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

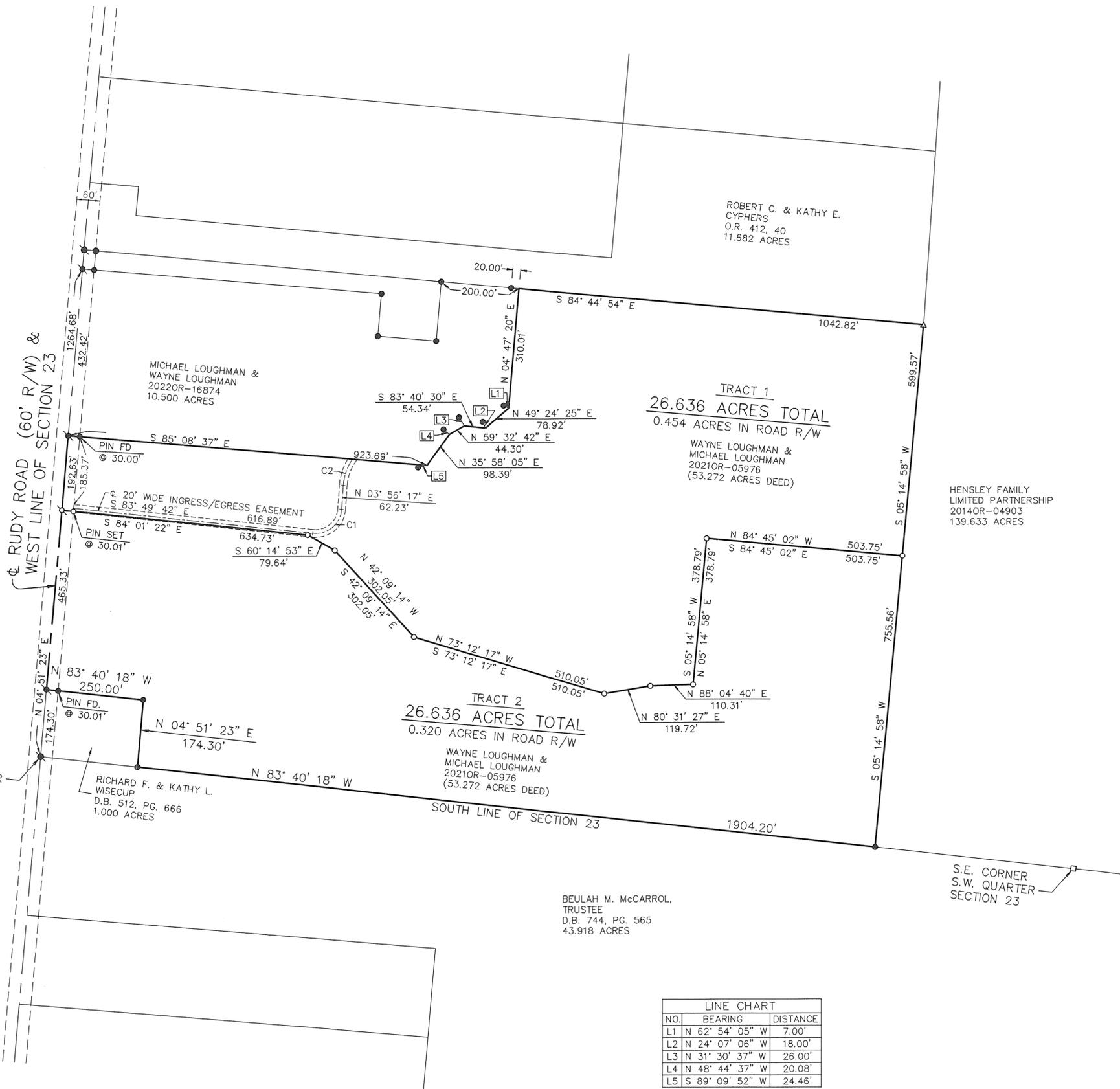
Survey of 2 tracts for Wayne Loughman.

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



*Michael W. Cozatt*      6/15/23  
 Michael W. Cozatt, P.S. #6001      Date

**Cozatt Engineering Company**  
 Civil Engineer      Land Surveyor  
 534 N. Elm Street, Suite C      Troy, Ohio  
 Job No. 09521      Ph. (937) 339-2921



**LINE CHART**

NO.	BEARING	DISTANCE
L1	N 62° 54' 05" W	7.00'
L2	N 24° 07' 06" W	18.00'
L3	N 31° 30' 37" W	26.00'
L4	N 48° 44' 37" W	20.08'
L5	S 89° 09' 52" W	24.46'

**CENTERLINE EASEMENT CURVE CHART**

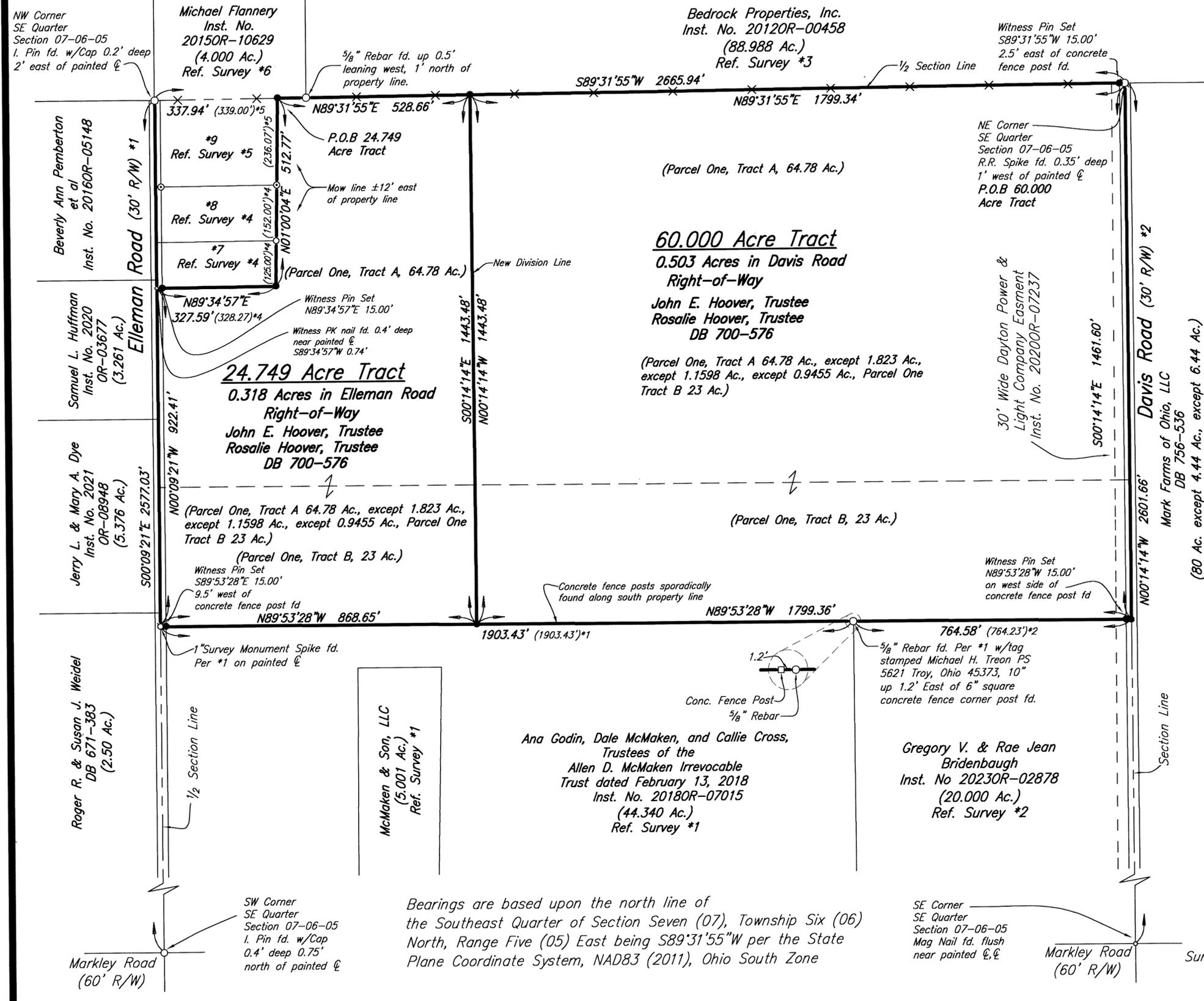
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
C1	92° 14' 01"	67.00'	107.86'	96.58', N 50° 03' 18" E
C2	30° 42' 59"	135.00'	72.37'	71.51', N 19° 17' 46" E

S.W. CORNER  
S.W. QUARTER  
SECTION 23

S.E. CORNER  
S.W. QUARTER  
SECTION 23

BEULAH M. McCARROL,  
TRUSTEE  
D.B. 744, PG. 565  
43.918 ACRES

07 Section 06N Township 05E Range Union Township Miami County Ohio State

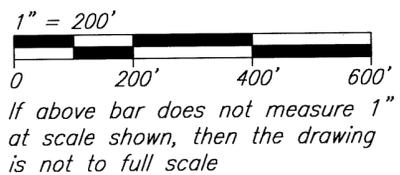


**Deeds & Survey References**

- \*1 ~ Survey by Michael H. Treon Professional Surveyor #5621 Dated: December, 2006 Miami County Engineer's Record of Surveys Volume 50, Page 127
- \*2 ~ Survey by Robert C. Henry Professional Surveyor #6266 Dated: June 14, 1978 Miami County Engineer's Record of Surveys Volume 29, Page 76
- \*3 ~ Survey by Gordon H. Hill Professional Surveyor December, 1959 Miami County Engineer's Record of Surveys Volume 13, Page 81
- \*4 ~ Survey by Ralph T. Snider Professional Surveyor #470 Dated: January 8, 1962 Miami County Engineer's Record of Surveys Volume 14, Page 121
- \*5 ~ Survey by Gordon H. Hill Professional Surveyor Dated: August, 1960 Miami County Engineer's Record of Surveys Volume 13, Page 148
- \*6 ~ Survey by C.C. Carpenter Professional Surveyor #120 Dated: May, 1950 Miami County Engineer's Record of Surveys Volume 8, Page 1
- \*7 ~ Casey A. & Alexis N. Morgan Inst. No. 20160R-01324 (0.9455 Ac.)
- \*8 ~ Jason G. Moore Inst. No. 20210R-08177 (1.1598 Ac.)
- \*9 ~ Darrin P. Reed Inst. No. 20180R-09180 (1.823 Ac.)

- Legend**
- ⊙ = Centerline
  - = Iron Pin Found
  - ⊖ = R.R. Spike Found
  - ⊕ = 1" Survey Monument Found
  - ⊗ = Iron Pipe Found
  - ⊙ = Wood Corner Post Found
  - = P.K. Nail Found
  - = Iron Pin Set \*
  - = Mag Nail Set

\*=5/8" x 30" reinforcing rod with aluminum Cap stamped "Kramer Eaton, Richmond"  
 Note: Record information is enclosed in parentheses



**Surveyor's Certification**

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

Surveyed By: Douglas E. Kramer Date: 05/06/23

Douglas E. Kramer  
 Professional Surveyor #6329  
 Copyright © 2023 Kramer & Associates, LLC All rights reserved

Project No.	23-004
Date	05/06/23
Drawn By	MPT/ERN
Checked By	CSC
Drawing No.	C-1715



**KRAMER & ASSOCIATES, LLC**  
 Surveyors, Engineers, & Design Consultants  
 101 N. Barron St., Eaton, Ohio 43009  
 (937) 456-1332 FAX (937) 456-6912  
 2009 Chester Blvd., Richmond, Indiana 47374  
 (765) 935-2696

Plat of Survey for  
 Barrett Paving Materials, Inc. &  
 John E. & Rosalie Hoover

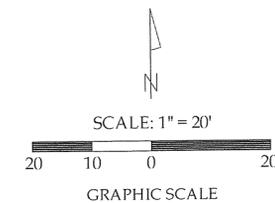
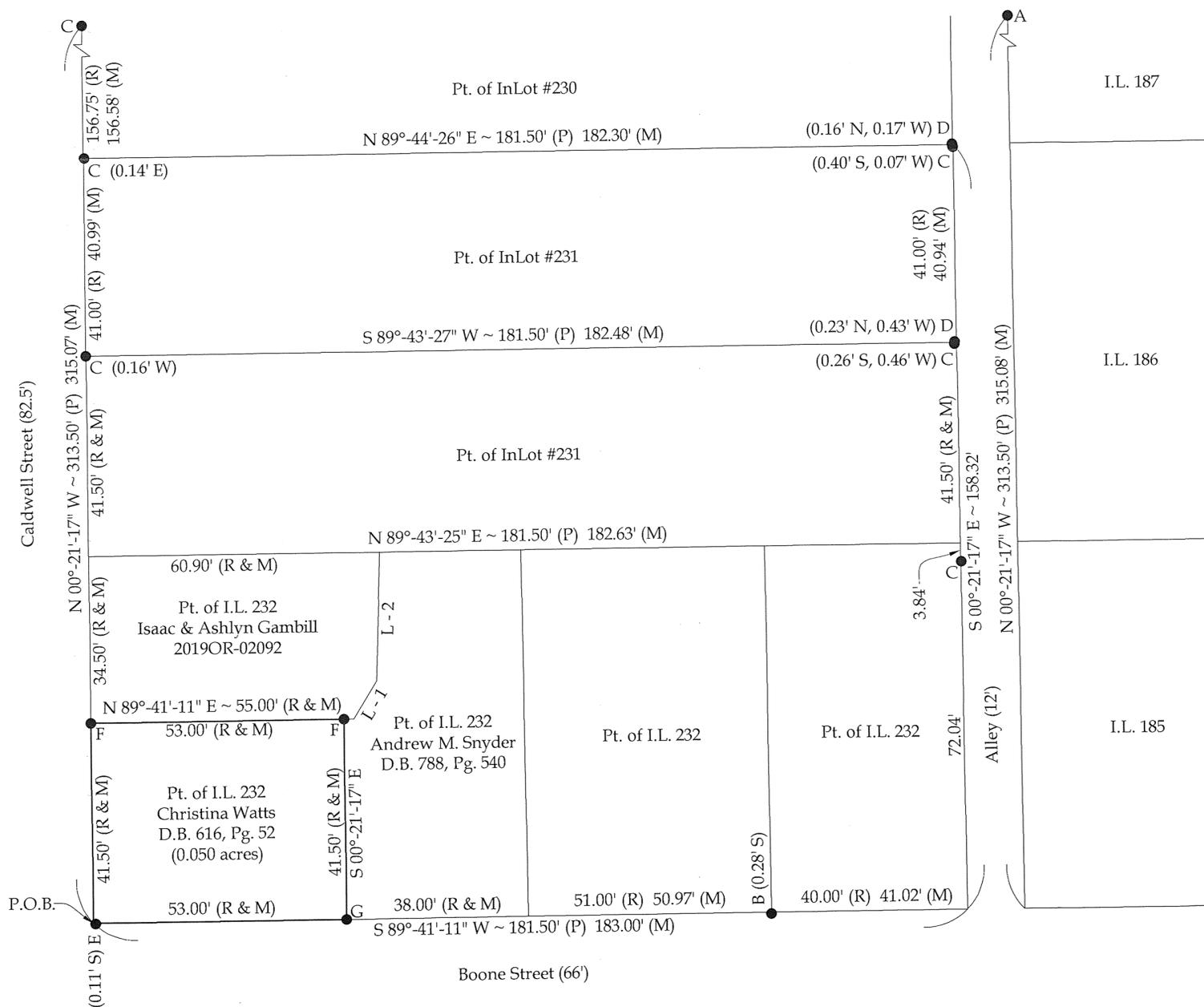
No.	Date	Per Miami County Review	Revision	By
1	06/08/23	Per Miami County Review		CSC



Z:\23004 Barrett Ludlow\Barrett-Ludlow-Hoover.dwg, Layout1, 6/14/2023 2:38:59 PM, Tim Davis, NPI#9401A (HP-Designer) T35000as).pc3

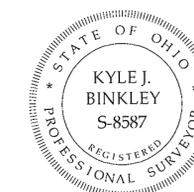
Survey of Parcel #N44-005090 and being a part of Inlot #232 in  
the City of Piqua, Miami County, Ohio.  
(Prior Deed Referenced in D.B. 616, Pg. 52)

Volume 62 Page 31  
Miami County Engineer's  
Record of Land Surveys



Legend

- A = Existing 1" Iron Pipe at the NW corner of Inlot #188
- B = Existing 1/2" Iron Pipe
- C = Existing #5 Rebar
- D = Existing Mag Nail
- E = Existing 1" Iron Pipe
- F = Set #5 Rebar
- G = Set Mag Nail



This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on May 30, 2023.

*Kyle J. Binkley*  
Kyle J. Binkley, P.S. #8587

**Binkley**  
LAND SURVEYING, LLC  
24 W. Augloize Street  
Wapakoneta, Ohio 45895  
(419) 236-3768

CLIENT: Christina Watts

SURVEYED BY: T.J.S./M.A.B.	DATE: 05-30-2023	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 20'		PAGE OF PAGES: 1 OF 2	

Line Data

- L - 1 = N 32°-54'-43" E ~ 9.20' (R & M)
- L - 2 = N 01°-27'-59" E ~ 26.78' (R & M)

Referenced Lot Surveys

- Vol. 7, Pg. 128
- Vol. 9, Pg. 59
- Vol. 20, Pg. 127
- Vol. 20, Pg. 184

Deeds as shown hereon.

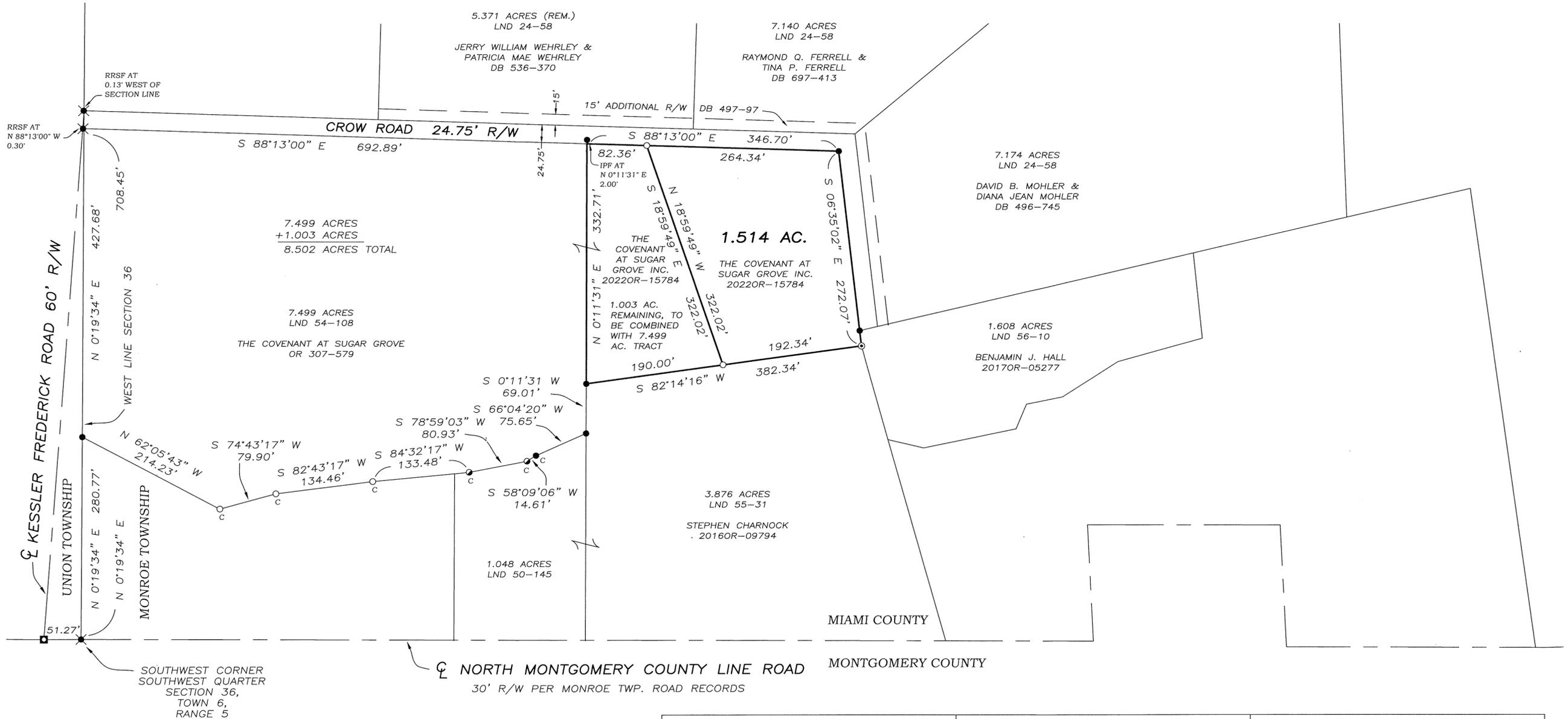
**Surveyor's Note:** Prior surveys, such as Vol. 9, Pg. 59, in this area called out existing monumentation as being offset from the property lines. In this survey the monumentation in this block and on the opposite side of the streets were located, not all shown, as well as the physical location of the existing streets in order to get the best representation of the occupation of the full block, which gives an overage in the block versus what was platted. The interior angle of Inlot #229 as referenced from Survey Vol. 20, Pg. 127 was utilized to establish the E line of Caldwell Street, which fits well with the monumentation found. The North Line of Inlot #232 was established by holding the record distances along Caldwell Street and the Alley from the found monumentation, as shown. No proration was done between Lot #232 and 231 due to evidence of occupation and the owner of the S 1/2 of Inlot #231 has their full weight. The alley was established by creating a best fit line from the found monumentation on the West side for alignment and holding the found 1" Iron Pipe at the NW corner of Inlot #188.

**NOTE:** All distances on this plat are measured unless otherwise noted.

**BASIS OF BEARINGS:** The system of bearings for this plat and legal description is based on the Ohio State Plane - South Coordinate System NAD83 (2011).

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

VOLUME 62 PAGE 32  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

- CAPPED IRON PIN SET
- IRON PIN FOUND
- IRON PIPE FOUND
- ROUND WOOD FENCE POST FOUND IN CONCRETE
- ✕ RAILROAD SPIKE FOUND
- IRON PIN IN MONUMENT BOX FOUND
- C MONUMENT CALLED PER DEED

NOTE: THE OBJECT OF THIS SURVEY IS TO SPLIT OFF THE HOUSE AND BUILDINGS INTO A 1.514 ACRE TRACT, THEN COMBINE THE REMAINING 1.003 ACRES WITH THE EXISTING 7.499 ACRES FOR THE COVENANT AT SUGAR GROVE, INC., OWNER. BEARINGS AND DISTANCES FOR THE 7.499 ACRE TRACT ARE SHOWN FOR THE PURPOSE OF COMBINING THE 2 TRACTS.

REFERENCES

- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 15, PAGE 33
  - VOLUME 24, PAGE 58
  - VOLUME 50, PAGE 145
  - VOLUME 54, PAGE 108
  - VOLUME 55, PAGE 31
  - VOLUME 56, PAGE 10
  - VOLUME 61, PAGE 136

BASIS OF BEARING:

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER, SECTION 36, N 0°19'34" E PER THE STATE PLANE COORDINATE SYSTEM, NAD83, OHIO SOUTH ZONE.

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp, PE, PS  
MIAMI COUNTY ENGINEER  
Mark J. Stone 6.21.23  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
6/23/2023  
DATE  
D. Dill  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY REHS  
DATE 6/23/23  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

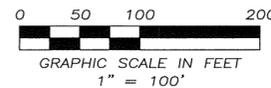
CERTIFICATION OF REGISTRATION

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

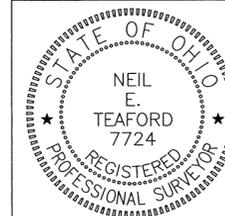
NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY. (1.003 ACRE TRACT)

D. Dill  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION



JUNE 3, 2023



SURVEY FOR THE COVENANT AT SUGAR GROVE INC. IN MIAMI COUNTY, OHIO

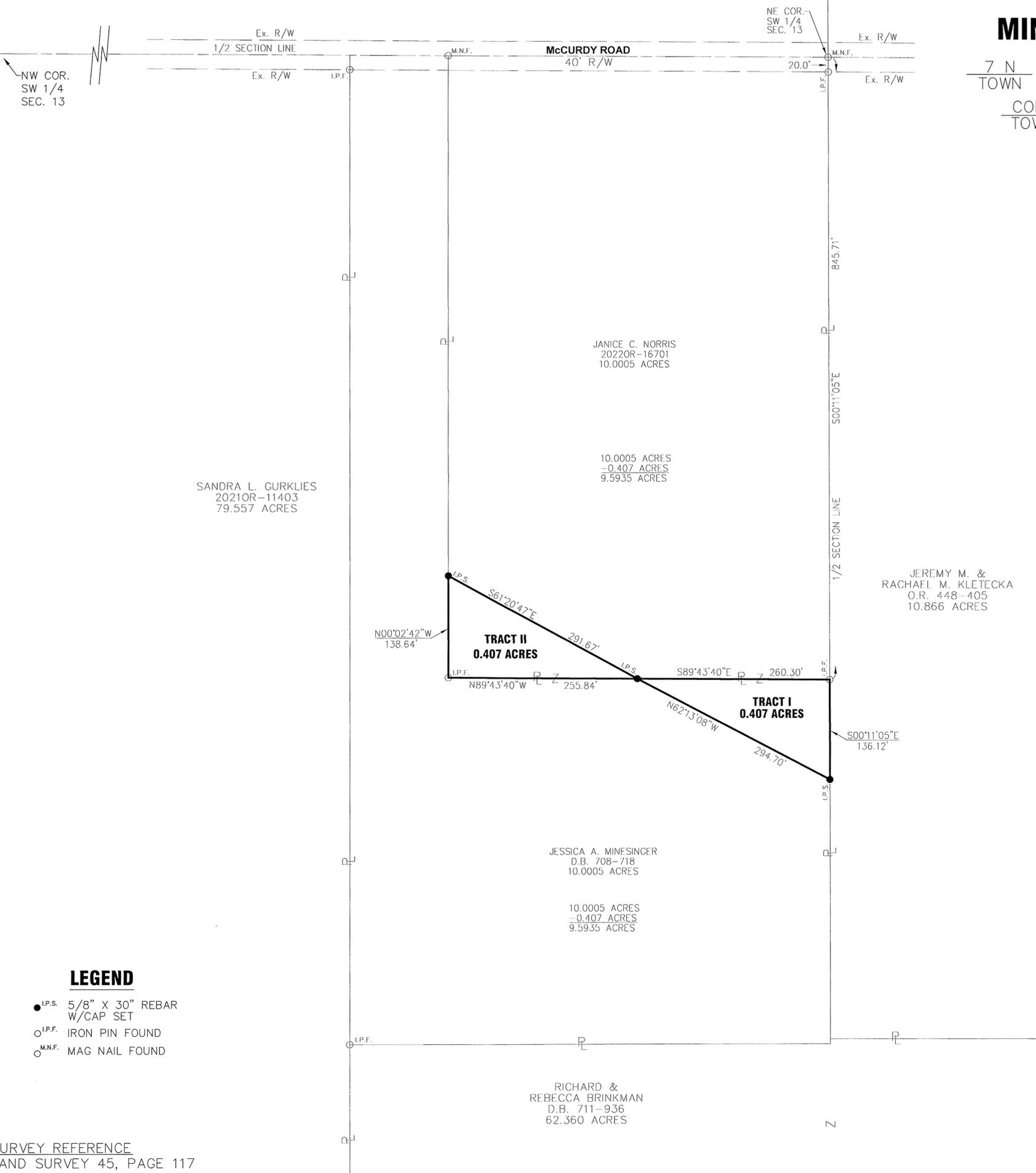
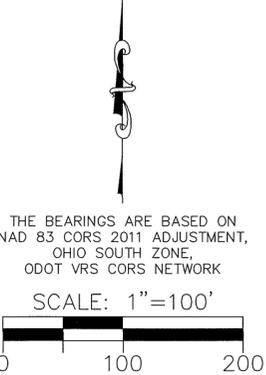
Neil E. Teaford, P.S. #7724  
NEIL E. TEAFORD  
5260 TROY-URBANA ROAD  
CASSTOWN, OHIO 45312  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724



# MINESINGER SURVEY

VOLUME 62 PAGE 34  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
June 26<sup>th</sup>, 2023

7 N 5 E 13  
 TOWN RANGE SECTION  
 CONCORD MIAMI, OHIO  
 TOWNSHIP COUNTY



APPROVED  
 CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp, P.E., P.S.  
 MIAMI COUNTY ENGINEER  
Mark S. Hanna 6.26.23  
 DEPUTY DATE

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

NOTICE IS GIVEN TO ALL PARTIES:  
 NO ADDITIONAL BUILDING SITE IS CREATED BY THIS  
 CONVEYANCE; NO STRUCTURE MAY BE ERRECTED OR  
 MAINTAINED ON THE PREMISES HEREIN CONVEYED  
 WITHOUT FURTHER COMPLIANCE WITH ALL ZONING,  
 BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.  
 (TRACT I-0.407 AC. & TRACT II-0.407 AC.)

Allen J. Bertke 6/26/2023  
 NAME DATE

**SURVEY CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN  
 ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

**LEGEND**

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

SURVEY REFERENCE  
 LAND SURVEY 45, PAGE 117  
 LAND SURVEY 45, PAGE 121

	PREPARED BY:	DATE:
	<b>ChoiceOne</b> Engineering	RMF
	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554	JOB NUMBER: MIACON2203
	www.CHOICEONEENGINEERING.com	SHEET NUMBER: 1 OF 1

Allen J. Bertke 12  
 ALLEN J. BERTKE, P.S. #8629 5-2023  
 DATE

RICHARD &  
 REBECCA BRINKMAN  
 D.B. 711-936  
 62.360 ACRES

JESSICA A. MINESINGER  
 D.B. 708-718  
 10.0005 ACRES  
 10.0005 ACRES  
 -0.407 ACRES  
 9.5935 ACRES

JEREMY M. &  
 RACHAEL M. KLETECKA  
 O.R. 448-405  
 10.866 ACRES

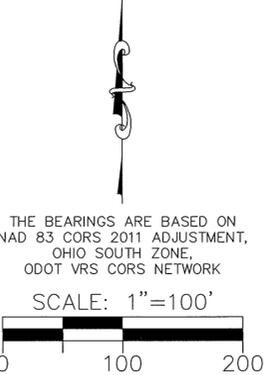
JANICE C. NORRIS  
 2022OR-16701  
 10.0005 ACRES  
 10.0005 ACRES  
 -0.407 ACRES  
 9.5935 ACRES

SANDRA L. GURKLIAS  
 2021OR-11403  
 79.557 ACRES

# MINESINGER SURVEY

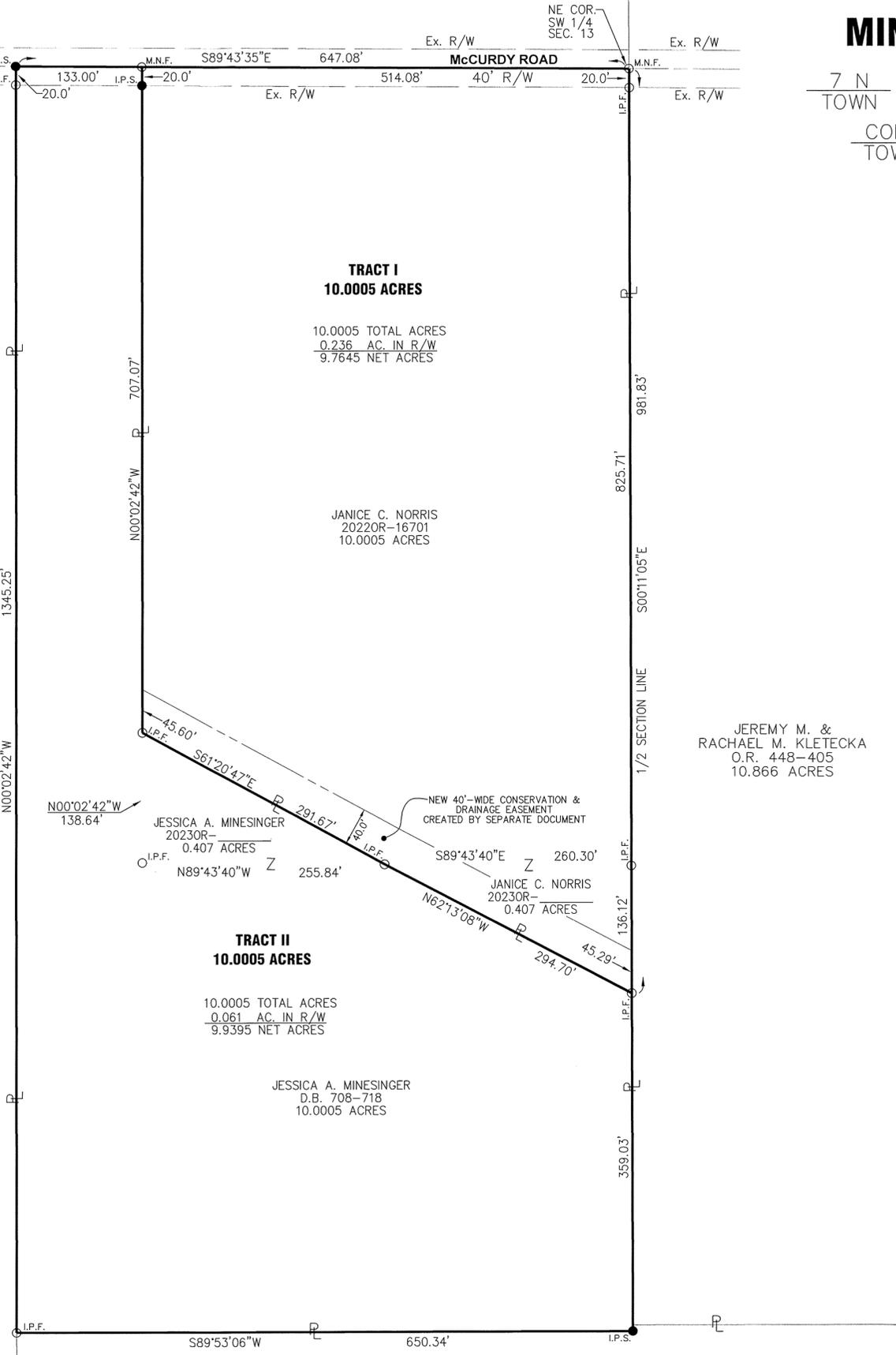
VOLUME 62 PAGE 35  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 June 26<sup>th</sup>, 2023

7 N TOWN 5 E RANGE 13 SECTION  
 CONCORD TOWNSHIP MIAMI, OHIO COUNTY



### LEGEND

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



SANDRA L. GURKLIES  
 20210R-11403  
 79.557 ACRES

JEREMY M. &  
 RACHAEL M. KLETECKA  
 O.R. 448-405  
 10.866 ACRES

JESSICA A. MINESINGER  
 20230R-0.407 ACRES  
 N89°43'40"W Z 255.84'

JANICE C. NORRIS  
 20230R-0.407 ACRES  
 S89°43'40"E Z 260.30'

### TRACT II 10.0005 ACRES

10.0005 TOTAL ACRES  
 0.061 AC. IN R/W  
 9.9395 NET ACRES

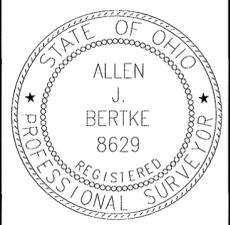
JESSICA A. MINESINGER  
 D.B. 708-718  
 10.0005 ACRES

RICHARD &  
 REBECCA BRINKMAN  
 D.B. 711-936  
 62.360 ACRES

SURVEY REFERENCE  
 LAND SURVEY 45, PAGE 117  
 LAND SURVEY 45, PAGE 121  
 LAND SURVEY 62, PAGE 34

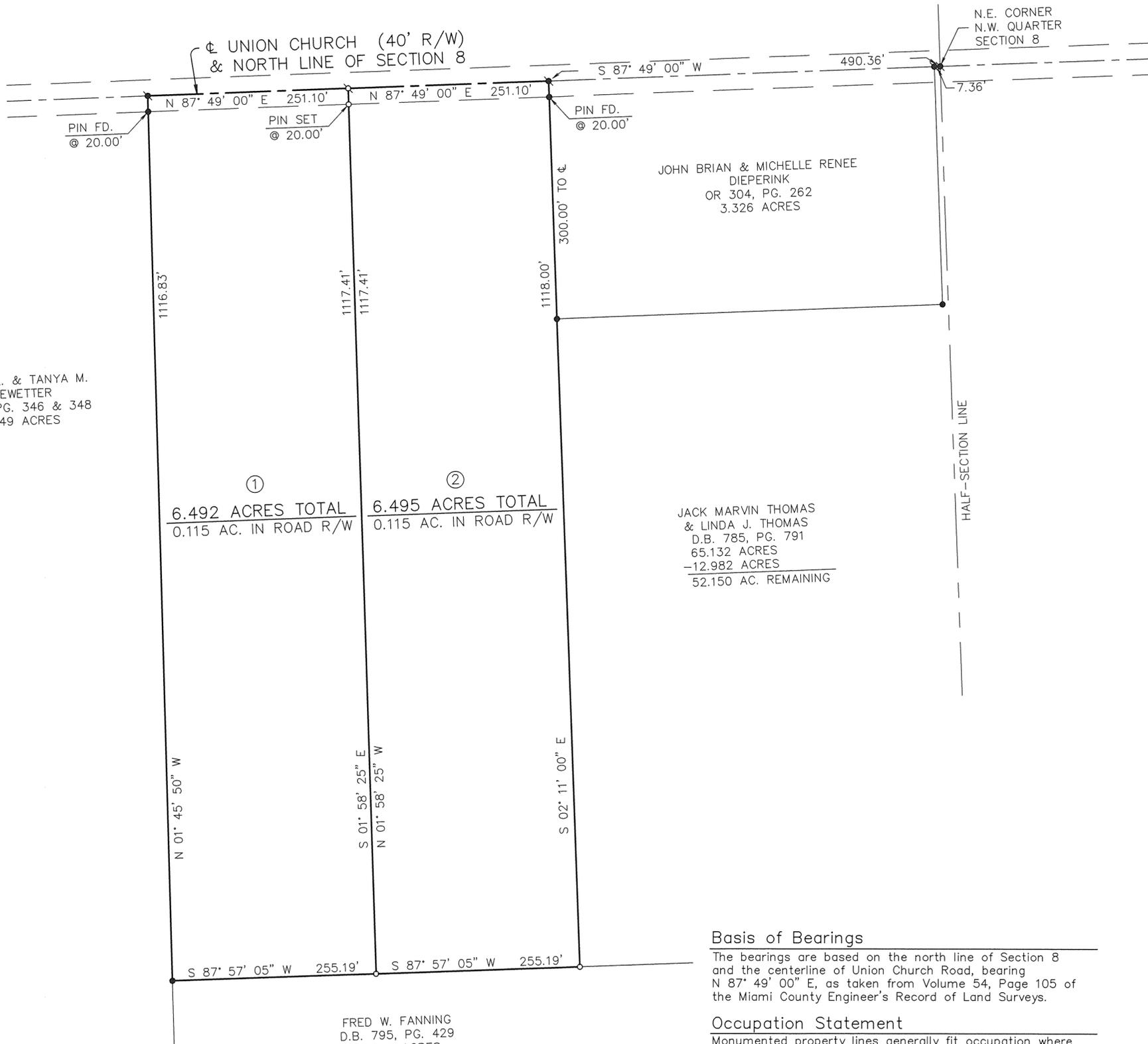
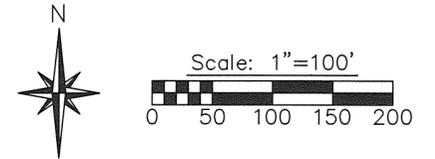
*Allen J. Bertke*  
 ALLEN J. BERTKE, P.S. #8629

5-12-2023  
 DATE



PREPARED BY:  
**ChoiceOne** Engineering  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

DATE:	05-03-2023
DRAWN BY:	RMF
JOB NUMBER:	MIACON2203
SHEET NUMBER:	1 OF 1



**Legend**

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

**References**

Vol. 32, Pg. 200 } Miami County Engineer's  
Vol. 54, Pg. 105 } Record of Land Surveys

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp, PE, PS  
MIAMI COUNTY ENGINEER

Austin Kalm 6-12-23  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

[Signature] 6/23/2023  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

BY: [Signature] REHS  
DATE: 6/20/2023  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Survey of 2 tracts for Jack & Linda Thomas.

**Surveyor's Certification**

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



Michael W. Cozatt 6/12/23  
Michael W. Cozatt, P.E. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 20422 Ph. (937) 339-2921

**Basis of Bearings**

The bearings are based on the north line of Section 8 and the centerline of Union Church Road, bearing N 87° 49' 00" E, as taken from Volume 54, Page 105 of the Miami County Engineer's Record of Land Surveys.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

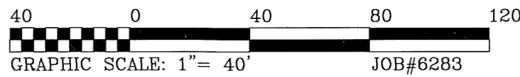
**Monumentation Statement**

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



BEARINGS BASED ON THE EAST RIGHT OF WAY LINE OF PARK AVENUE (N 00°00'00"E) AS RECORDED IN SURVEY VOLUME 28, PAGE 73 OF THE LOT SURVEY 2-42 OF MIAMI COUNTY, OHIO

178 TROY MIAMI  
PART OUTLOT CORPORATION COUNTY



REFERENCES:  
DEED: 1.599 ACRES (BEFORE EXCEPTION BY DEED) & 1.186 ACRES (BY DEED) - JEFFERY G. SHEPARD, 1/3 INT., MARK B. SHEPARD 1/3 INT. AND LOUISA J. SHEPARD, 1/3 INT. - 20230R-01131

Monument Legend

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



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP PE, PS  
MIAMI COUNTY ENGINEER

Devo Jacquemin 6-28-2023  
DEPUTY DATE

SURVEY NOTES:

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



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

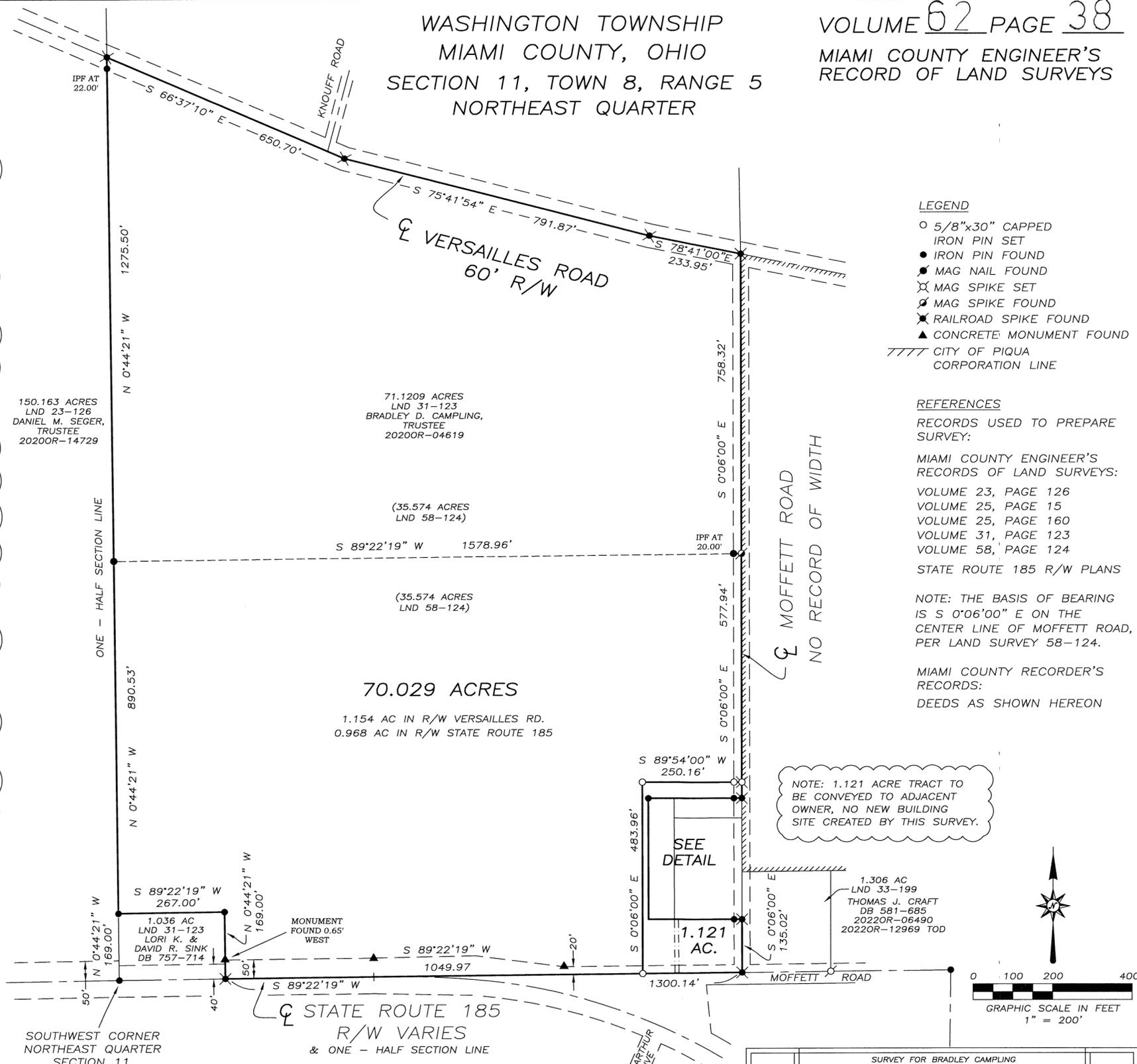
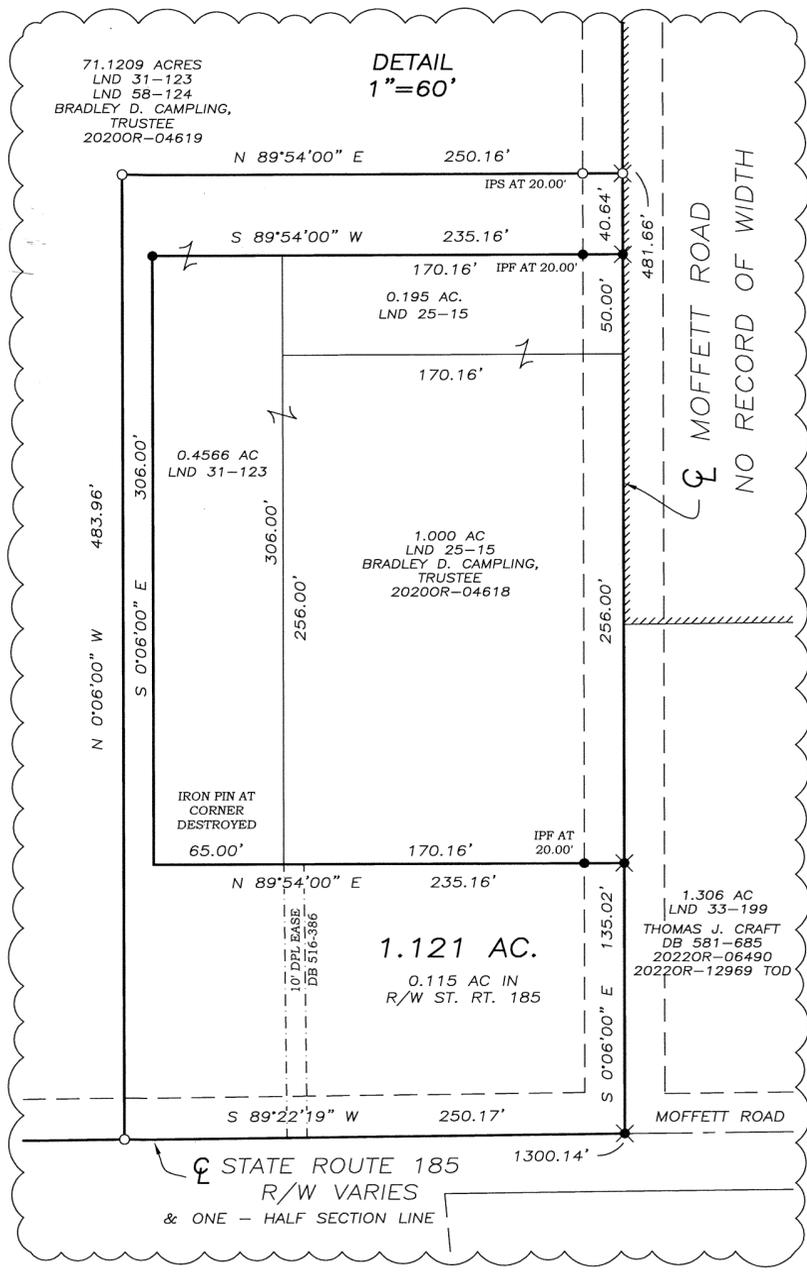
I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors

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



WASHINGTON TOWNSHIP  
MIAMI COUNTY, OHIO  
SECTION 11, TOWN 8, RANGE 5  
NORTHEAST QUARTER

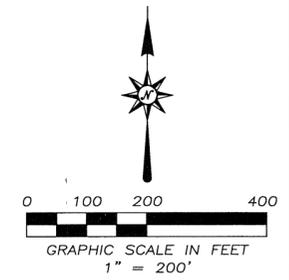


- LEGEND**
- 5/8"x30" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - MAG NAIL FOUND
  - ⊗ MAG SPIKE SET
  - ⊗ MAG SPIKE FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ▲ CONCRETE MONUMENT FOUND
  - ||||| CITY OF PIQUA CORPORATION LINE

- REFERENCES**
- RECORDS USED TO PREPARE SURVEY:
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 23, PAGE 126
  - VOLUME 25, PAGE 15
  - VOLUME 25, PAGE 160
  - VOLUME 31, PAGE 123
  - VOLUME 58, PAGE 124
- STATE ROUTE 185 R/W PLANS
- NOTE: THE BASIS OF BEARING IS S 0°06'00" E ON THE CENTER LINE OF MOFFETT ROAD, PER LAND SURVEY 58-124.
- MIAMI COUNTY RECORDER'S RECORDS: DEEDS AS SHOWN HEREON

- NOTES**
1. A SPLIT LINE, SHOWN AS A DASHED LINE HEREIN, PREVIOUSLY ESTABLISHED TWO SEPARATE TRACTS IN 2018, PER SURVEY 58-124. HOWEVER, THE TWO DISTINCT TRACTS WERE NEVER TRANSFERRED INDIVIDUALLY BY DEED. THE PURPOSE OF THIS SURVEY IS TO RECOMBINE THE TWO TRACTS INTO ONE, LEAVING A TOTAL OF 70.000 ACRES, AFTER SUBTRACTING THE PREVIOUS CUTOUTS IN THE SOUTHWEST CORNER OF THE FARM, AND ALSO SUBTRACTING THE 1.121 ACRES PER THIS SURVEY, WHICH IS TO BE COMBINED WITH THE TRACTS TO THE EAST PREVIOUSLY CUT OUT.
  2. ALL MONUMENTS SHOWN AS FOUND ARE AS PER SURVEY 58-124.
  3. THERE IS NO MONUMENT AT THE SOUTHWEST CORNER OF THE 0.4566 ACRE TRACT. AN IRON PIN WAS SET AT THAT CORNER IN 2018. IT HAS SUBSEQUENTLY BEEN REMOVED BY THE FARMING OPERATION. IT CURRENTLY IS IN THE MIDST OF THE FARMING OPERATION. FURTHERMORE, IT WILL NO LONGER BE A CORNER OF ANY PROPERTY AFTER THIS SURVEY AND SUBSEQUENT PROPERTY TRANSFER IS COMPLETED. THEREFORE, NO MONUMENT WAS RESET AT THAT CORNER.

NOTE: 1.121 ACRE TRACT TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED BY THIS SURVEY.



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp PE, PS  
MIAMI COUNTY ENGINEER  
Deane Cassel DEPUTY  
06/30/2023 DATE

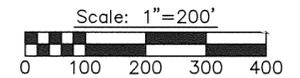
CERTIFICATION OF REGISTRATION  
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001  
NOTICE IS GIVEN TO ALL PARTIES:  
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION  
6/30/2023  
1.121 AC

SURVEY FOR BRADLEY CAMPLING  
IN MIAMI COUNTY, OHIO ~ JUNE 13, 2023

STATE OF OHIO  
THOMAS R. ZECHMAN  
7077  
REGISTERED PROFESSIONAL SURVEYOR

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

2 Town 9 BTMRS Range SE & SW 1/4 - 10 Section Bethel Township Miami County Ohio State



**Legend**

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

**References**

- Vol. 22, Pg. 39
  - Vol. 26, Pg. 63
  - Vol. 46, Pg. 131
  - Vol. 57, Pg. 141
  - Vol. 61, Pg. 26
- Miami County Engineer's Record of Land Surveys
- P.B. 07, Pg. 122
  - P.B. 07, Pg. 127
  - P.B. 12, Pg. 107
  - P.B. 16, Pg. 97
  - P.B. 26, Pg. 52
  - P.B. 27, Pg. 08
  - P.B. 30, Pg. 28
- Miami County Recorder's Plat Records

**Basis of Bearings**

The bearings are based on the south line of Section 10 and the centerline of Agenbrood Road, bearing N 84° 56' 16" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

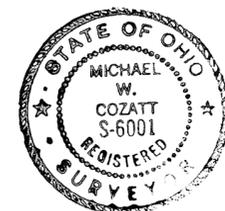
**Monumentation Statement**

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

Survey of 4 tracts for OTIC, LLC.

**Surveyor's Certification**

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



*Michael W. Cozatt* 2/05/23  
Michael W. Cozatt, P.S. #6001 Date

Prepared by:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 01022-20AC Ph. (937) 339-2921



CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	12° 22' 25"	788.51'	170.29'	169.96', N 64° 46' 35" W
2	45° 06' 48"	313.95'	247.20'	240.86', N 27° 00' 31" E

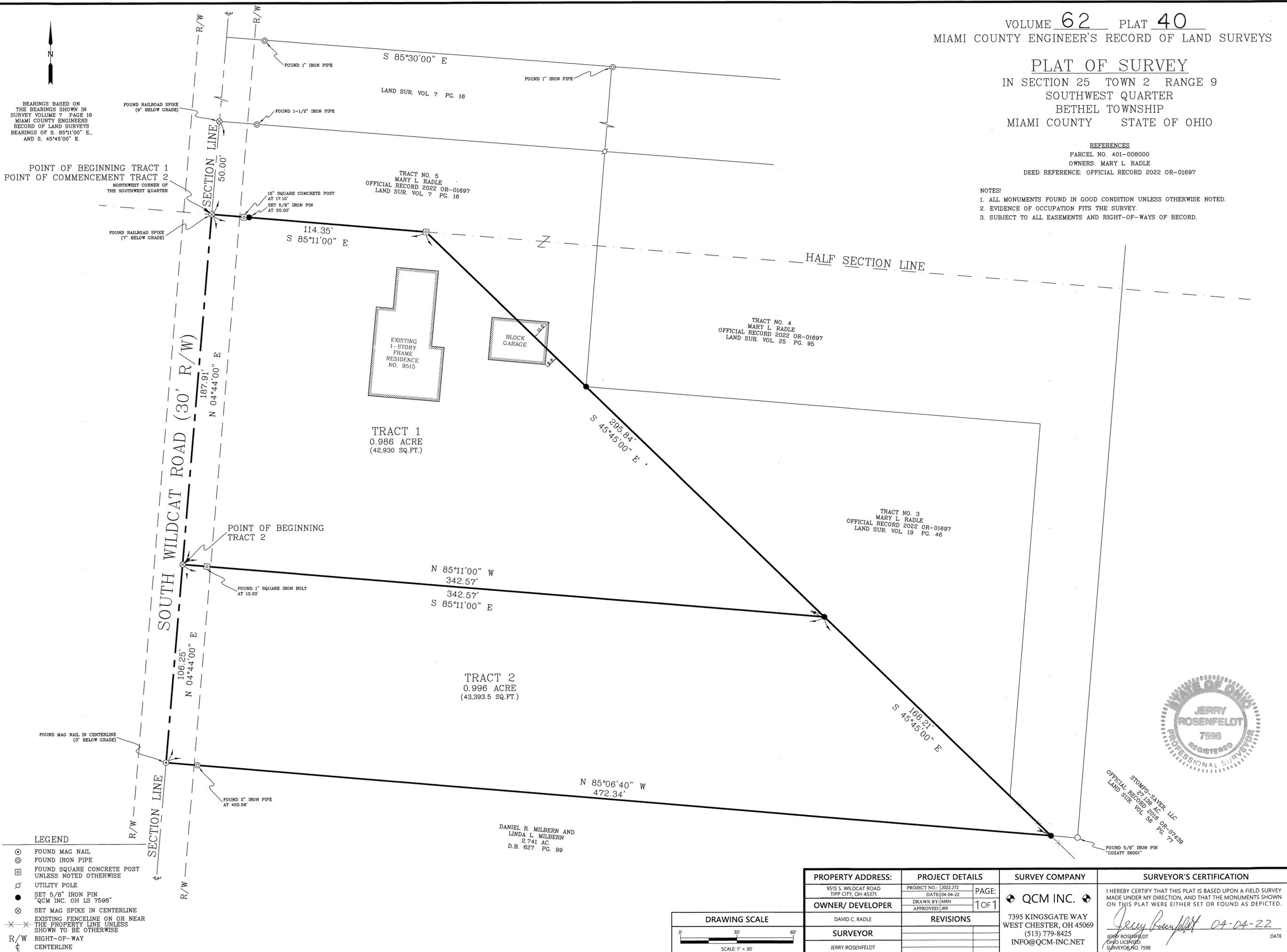
PLAT OF SURVEY  
 IN SECTION 25 TOWN 2 RANGE 9  
 SOUTHWEST QUARTER  
 BETHEL TOWNSHIP  
 MIAMI COUNTY STATE OF OHIO

REFERENCES  
 PARCEL NO. 401-008000  
 OWNERS: MARY L. RADLE  
 DEED REFERENCE: OFFICIAL RECORD 2022 OR-01697

- NOTES:  
 1. ALL MONUMENTS FOUND IN GOOD CONDITION UNLESS OTHERWISE NOTED.  
 2. EVIDENCE OF OCCUPATION FITS THE SURVEY.  
 3. SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

BEARINGS BASED ON  
 THE BEARINGS SHOWN IN  
 SURVEY VOLUME 7 PAGE 16  
 MIAMI COUNTY ENGINEERS  
 RECORD OF LAND SURVEYS  
 BEARINGS OF S. 85°11'00" E.  
 AND S. 45°45'00" E.

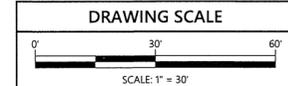
POINT OF BEGINNING TRACT 1  
 POINT OF COMMENCEMENT TRACT 2  
 NORTHWEST CORNER OF  
 THE SOUTHWEST QUARTER



STONPS-SILVER, LLC  
 OFFICIAL RECORD 2019 OR-07439  
 LAND SUR. VOL. 56 PG. 77  
 FOUND 5/8" IRON PIN  
 "COZATT 86001"

DANIEL R. MILBERN AND  
 LINDA L. MILBERN  
 2.741 AC.  
 D.B. 627 PG. 99

- LEGEND
- FOUND MAG NAIL
  - ⊙ FOUND IRON PIPE
  - ⊠ FOUND SQUARE CONCRETE POST UNLESS NOTED OTHERWISE
  - UTILITY POLE
  - ⊙ SET 5/8" IRON PIN "QCM INC. OH LS 7598"
  - ⊙ SET MAG SPIKE IN CENTERLINE
  - - - EXISTING FENCELINE ON OR NEAR THE PROPERTY LINE UNLESS SHOWN TO BE OTHERWISE
  - R/W RIGHT-OF-WAY
  - ⊥ CENTERLINE



PROPERTY ADDRESS:	PROJECT DETAILS	SURVEY COMPANY	SURVEYOR'S CERTIFICATION
9515 S. WILDCAT ROAD TIPP CITY, OH 45371	PROJECT NO.: 2022.272 DATE: 04-04-22	QCM INC. 7395 KINGSGATE WAY WEST CHESTER, OH 45069 (513) 779-8425 INFO@QCM-INC.NET	I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN ON THIS PLAT WERE EITHER SET OR FOUND AS DEPICTED.  <i>Jerry Rosenfeldt</i> 04-04-22 JERRY ROSENFELDT OHIO LICENSED SURVEYOR NO. 7598
OWNER/ DEVELOPER DAVID C. RADLE	DRAWN BY: MRN APPROVED: JRR		
SURVEYOR JERRY ROSENFELDT	REVISIONS		

17 & 20  
SECTION

6 N  
TOWNSHIP

5 E  
RANGE

WEST MILTON  
VILLAGE

MIAMI  
COUNTY

VOLUME 62 PAGE 41  
MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS

TO MILTON UNION SCHOOLS:

I HEREBY CERTIFY THAT THE 24.697 ACRE TRACT & 1.447 ACRE TRACT SHOWN HEREIN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY-PANEL NUMBER 39109C0230E OF THE FLOOD INSURANCE RATE MAP OF MIAMI COUNTY, OHIO DATED AUGUST 1, 2011 AND NOTED AS ZONE X, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 8, 9, 10, 11A, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 20TH, 2023.

CURRENT ZONING R1-B RESIDENTIAL

MINIMUM LOT AREA: 12,000 SQ. FT.  
MINIMUM LOT WIDTH: 100'  
MINIMUM FRONT YARD SETBACK: 30'  
MINIMUM SIDE YARD SETBACK: 10'  
MINIMUM REAR YARD SETBACK: 45'  
MAXIMUM HEIGHT: 40'  
FLOOR AREA: 1400 SQ. FT.

REFERENCES

- 1) LAND SURVEY 44-126
- 2) RECORD PLAT 18-72
- 3) RECORD PLAT 18-126
- 4) RECORD PLAT 19-1
- 5) RECORD PLAT 19-1A
- 6) RECORD PLAT 19-1B
- 7) RECORD PLAT 20-10
- 8) LAND SURVEY 33-148
- 7) LAND SURVEY 40-183

LEGEND

- IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP
- ⊙ IRON SPIKE SET
- ⊗ MAG NAIL SET
- ⊠ CROSS NOTCH SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ IRON SPIKE FOUND
- ⊗ MAG NAIL FOUND
- CORNER POST FD.
- △ CORNER STONE FD.
- P.P. POWER POLE
- S.D. STORM DRAIN
- C.B. CATCH BASIN
- EX. R/W
- PROPERTY LINE OF TRACT BEING SURVEYED
- ( ) CALLED DIMENSION

CURVE DATA

RADIUS	CENTRAL ANGLE	ARC	CHORD
1) 20.00'	95°22'07"	33.29'	N83°39'09"W 29.58'
2) 330.00'	11°46'30"	67.82'	N41°29'13"W 67.70'

SUBJECT PROPERTY INFORMATION

NO CURRENT ADDRESS  
PARCEL #  
L39-013126  
L39-013212

ERIC & ABIGAIL MCCLELLAN  
O.R. 503 PG. 439

TOTAL AREA = 1.447 ACRES  
THE BOARD OF EDUCATION  
OF THE MILTON-UNION  
EXEMPTED VILLAGE SCHOOL DISTRICT  
2023OR-06978

BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).

C. KENT & MARY BETH FURLONG  
D.B. 564 PG. 928

ROBERT VOLK  
2017OR-04735

PT. IL 1599  
TOTAL AREA = 24.697 ACRES

THE BOARD OF EDUCATION  
OF THE MILTON-UNION  
EXEMPTED VILLAGE SCHOOL DISTRICT  
2023OR-06978

COATE BURIAL VAULT INC.  
D.B. 696 496

N

SCALE 1" = 120'

Mote & Associates, Inc.  
ENGINEERING, LAND SURVEYING  
214 WEST 4th STREET GREENVILLE, OHIO 45331  
E-MAIL: info@moteassociates.com  
PHONE: (937) 548-7511  
FAX: (937) 548-7484

ALTA SURVEY FOR MILTON UNION SCHOOLS  
OHIO  
DARKE COUNTY

REVISIONS:

DATE: 7-06-23

DRAWN: JDS

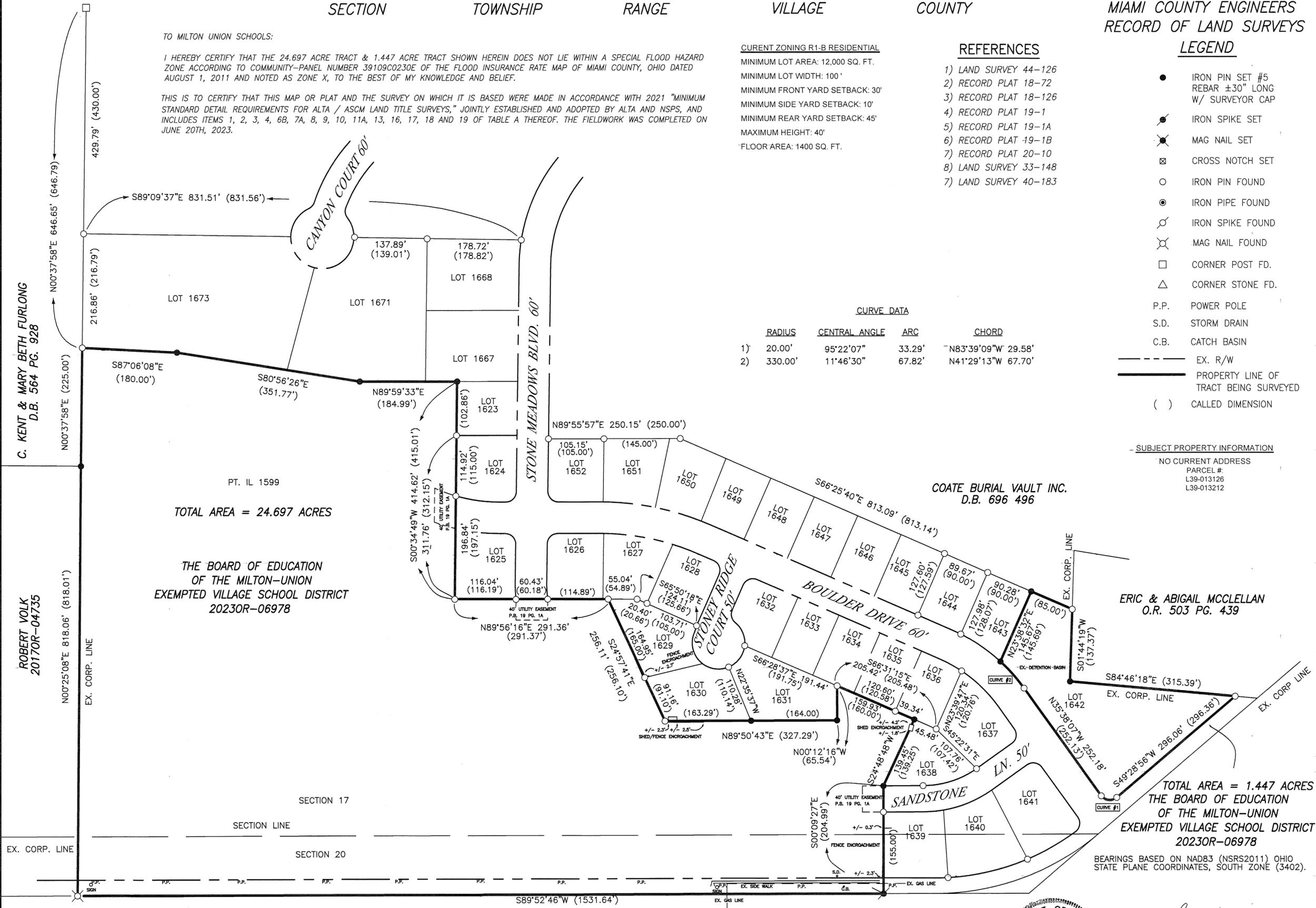
CHECKED: LJB

JOB NO.  
WM15051123

DRAWING NO.  
1C2846



PREPARED BY: *Louis J. Bergman*  
LOUIS J. BERGMAN  
REG. SURVEYOR #7177  
DATE: 7-6-23



# FIRST TROY CORP SURVEY

11357  
INI OT

TROY  
CITY

MIAMI, OHIO  
COUNTY

VOLUME 62 PAGE 42  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
JULY 13<sup>TH</sup>, 2023

23.532 ACRES

23.532 TOTAL ACRES  
0.715 AC. IN R/W  
22.817 NET ACRES

ANNEXATION TO THE  
CITY OF TROY  
REC. P.B. 28-32

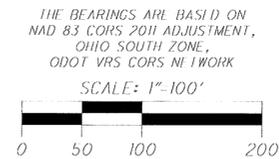
INLOT 11357  
FIRST TROY CORP  
OR I-374  
55.800 ACRES  
32.268 ACRES REMAINING

PATRICIA L. ATKINSON, TRUSTEE 50% INTEREST  
AND ANNA MAE SCHLECHTY, 50% INTEREST  
DB 673-683  
DB 730-178  
2014OR-06136

## CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY  
US THIS 12<sup>TH</sup> DAY OF July, 2023

*[Signature]*  
JIM IAN A. RHODES, P.E.



## LEGEND

- SURVEY REFERENCE**  
LAND SURVEY 17, PAGE 81  
LAND SURVEY 22, PAGE 180  
LAND SURVEY 24, PAGE 151  
LAND SURVEY 25, PAGE 62  
LAND SURVEY 28, PAGE 179  
REC. P.B. 12, PG. 144  
REC. P.B. 28, PAGE 32
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - M.N.S. MAG NAIL SET
  - M.N.F. MAG NAIL FOUND
  - ⊠ STONE FOUND
  - EXISTING CORP. LIMITS

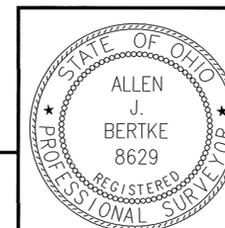
BEING A SUBDIVISION OF INLOT 11357 AND BEING OWNED BY  
FIRST TROY CORPORATION AS CONVEYED IN OFFICIAL RECORD 1,  
PAGE 374.

### SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE  
WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-31.

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

7-7-2023  
DATE



PREPARED BY:

**ChoiceOne** Engineering

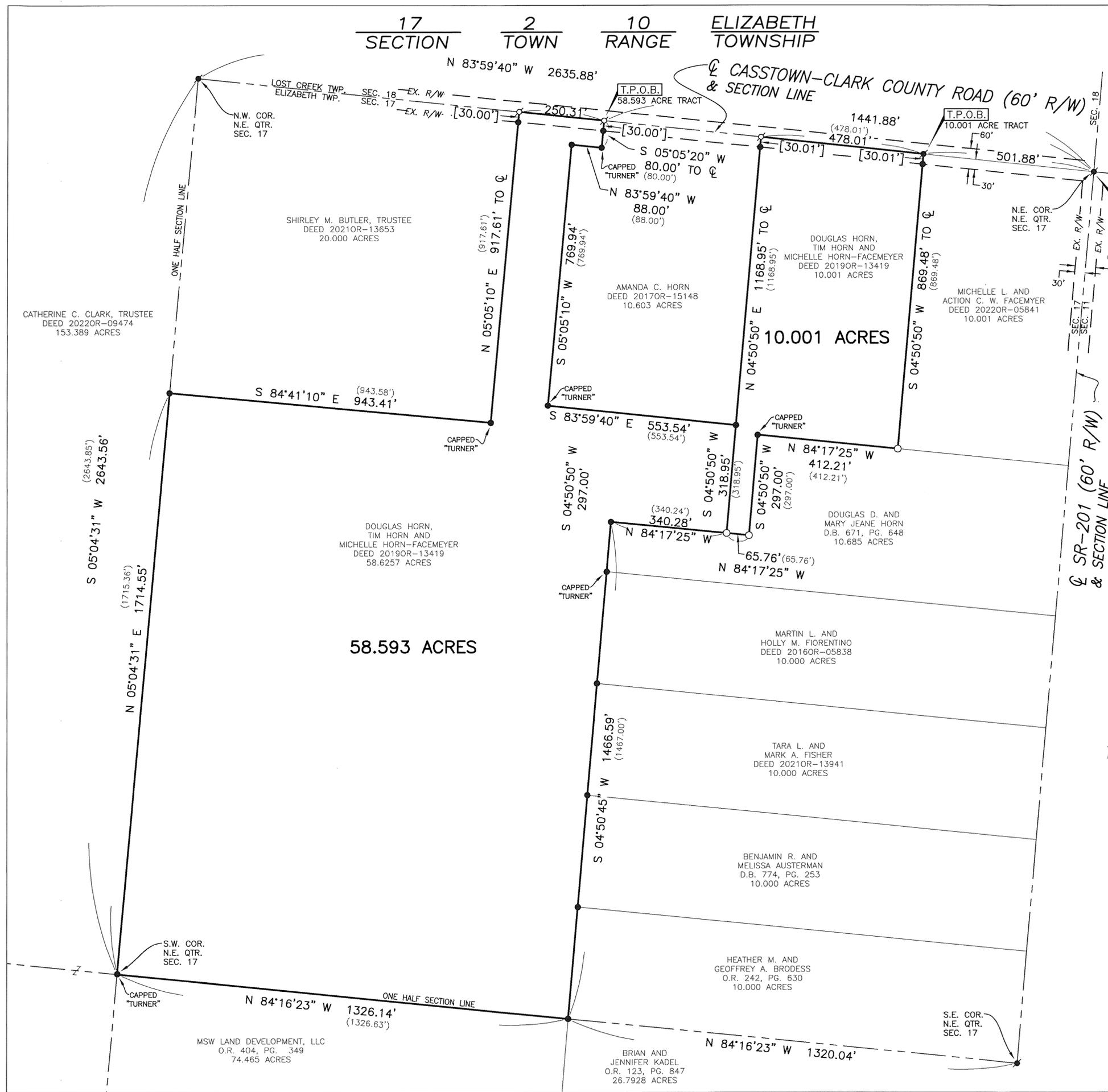
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
06-29-2023

DRAWN BY:  
RMI

JOB NUMBER:  
MIATRO2105

SHEET NUMBER  
1 OF 1



**LEGEND:**

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

**REFERENCES:**

**LAND SURVEYS:**

- VOLUME 56, PAGE 30
- VOLUME 51, PAGE 105
- VOLUME 45, PAGE 51
- VOLUME 43, PAGE 182
- VOLUME 42, PAGE 17
- VOLUME 41, PAGE 175
- VOLUME 36, PAGE 85
- AND AS SHOWN HEREON

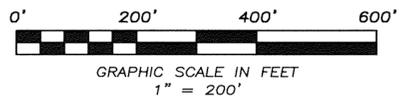
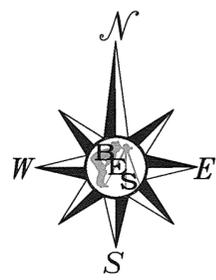
**DEEDS:**

AS SHOWN HEREON

**ROAD RIGHT OF WAY PLANS:**

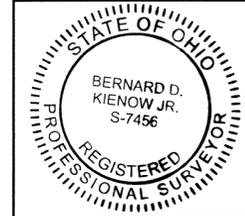
MIA-201-9.35  
AND AS SHOWN HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF CASSTOWN-CLARK COUNTY ROAD BEING N 83°59'40" W



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

SURVEY OF A 58.593 ACRE TRACT AND OF A 10.001 ACRE TRACT  
DEED 2019OR-13419 FOR DOUGLAS HORN  
DATE 07/12/2023



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

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS  
MIAMI COUNTY ENGINEER

7/13/2023  
DEPUTY DATE

APPROVED BY  
MIAMI COUNTY PLANNING COMMISSION

SECRETARY  
7/13/2023  
DATE

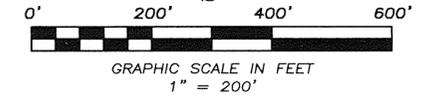
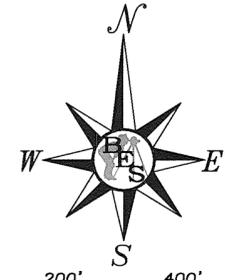
APPROVED  
SUBJECT TO ZONING APPROVAL  
BY  
DATE  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

12 SECTION 6 TOWN 5 RANGE MONROE TOWNSHIP

VOLUME 62 PAGE 44  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND:

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



REFERENCES:

LAND SURVEYS:

VOLUME 58, PAGE 173  
VOLUME 47, PAGE 100  
VOLUME 43, PAGE 160  
VOLUME 45, PAGE 64  
AND AS SHOWN HEREON

DEEDS:

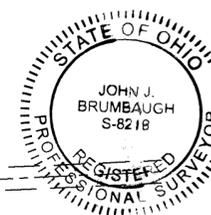
AS SHOWN HEREON

BASIS OF BEARING:

BASIS OF BEARING IS THE CENTERLINE OF NASHVILLE ROAD BEARING S 32°21'30" W, AS RECORDED IN SURVEY VOL. 43, PAGE 160.

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.



7-10-2023

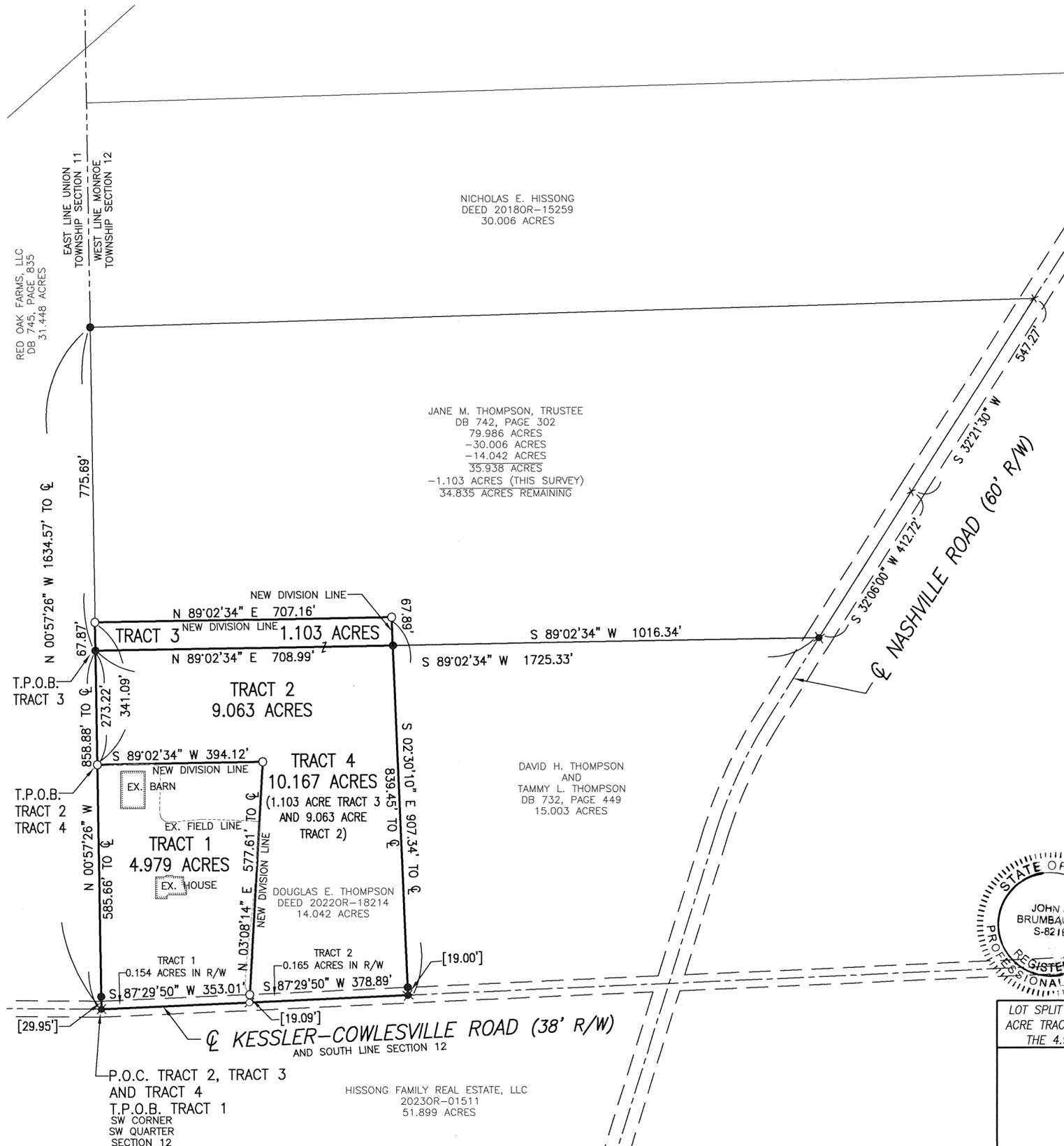
JOHN J. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #8218

LOT SPLIT OF ALL OF THE 14.042 ACRE TRACT AND OF PART OF THE 35.938 ACRE TRACT TO CREATE TWO NEW TRACTS BEING THE 10.167 ACRE TRACT AND THE 4.979 ACRE TRACT FOR DOUGLAS E. THOMPSON ~ JULY 10, 2023

BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC

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

BES JOB #378.23 DRAWN BY: SES CHECKED BY: JJB

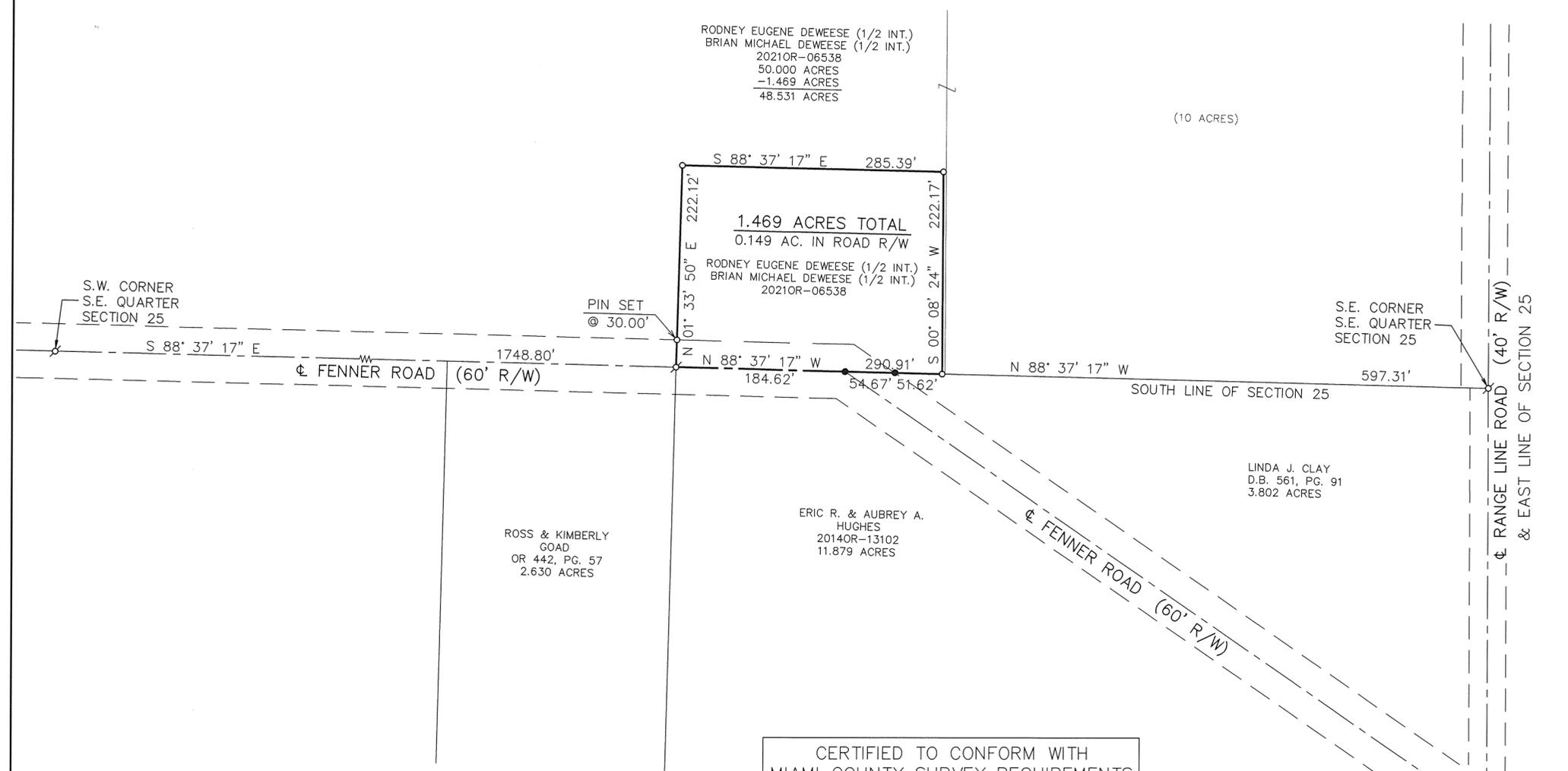
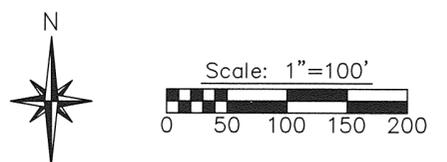


NOTE:  
TRACT 3 TO BE TRANSFERRED TO ADJACENT PROPERTY OWNER, NO NEW BUILDING SITE CREATED.

CERTIFICATION OF REGISTRATION  
THIS IS TO CERTIFY THAT PLANNING COMMISSIONS APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED, AS BEING EXEMPT UNDER O.R.C. 711.001. NOTICE IS GIVEN TO ALL PARTIES:

NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERCTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING AND PLANNING REGULATIONS OF MIAMI COUNTY. 1.103 ACRES TOTAL BEING CONVEYED.

SECRETARY, MIAMI COUNTY PLANNING COMMISSION  
7/13/2023



**Legend**

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

**References**

- Vol. 10, Pg. 36
  - Vol. 26, Pg. 29
  - Vol. 27, Pg. 184
  - Vol. 41, Pg. 110
  - Vol. 45, Pg. 150
  - Vol. 53, Pg. 39
- Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**

The bearings are based on the south line of Section 25 and the centerline of Fenner Road, bearing N 88° 37' 17" W as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

Survey of 1.469 acres for Rodney Deweese and Brian Deweese.

**Surveyor's Certification**

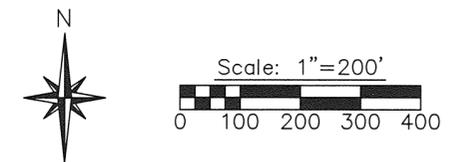
I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	
<u>Paul P. Huelskamp PE, PS</u> MIAMI COUNTY ENGINEER	
<u>David Squinzi</u> DEPUTY	7-17-23 DATE
APPROVED MIAMI COUNTY PLANNING COMMISSION	
<u>Loelhaeds</u> SECRETARY	7-17-23 DATE
APPROVED SUBJECT TO ZONING APPROVAL	
BY: <u>Kim L. Sten, REAS</u>	
DATE: <u>7/17/23</u>	
MIAMI COUNTY GENERAL HEALTH DEPARTMENT	



Michael W. Cozatt 7/17/23  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 01123 Ph. (937) 339-2921



**Legend**

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

**References**

- Vol. 10, Pg. 36
  - Vol. 26, Pg. 29
  - Vol. 27, Pg. 184
  - Vol. 41, Pg. 110
  - Vol. 45, Pg. 150
  - Vol. 53, Pg. 39
- Miami County Engineer's Record of Land Surveys

**Basis of Bearings**

The bearings are based on the south line of Section 25 and the centerline of Fenner Road, bearing N 88° 37' 17" W as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

Survey of 87.889 acres for Rodney Deweese and Brian Deweese

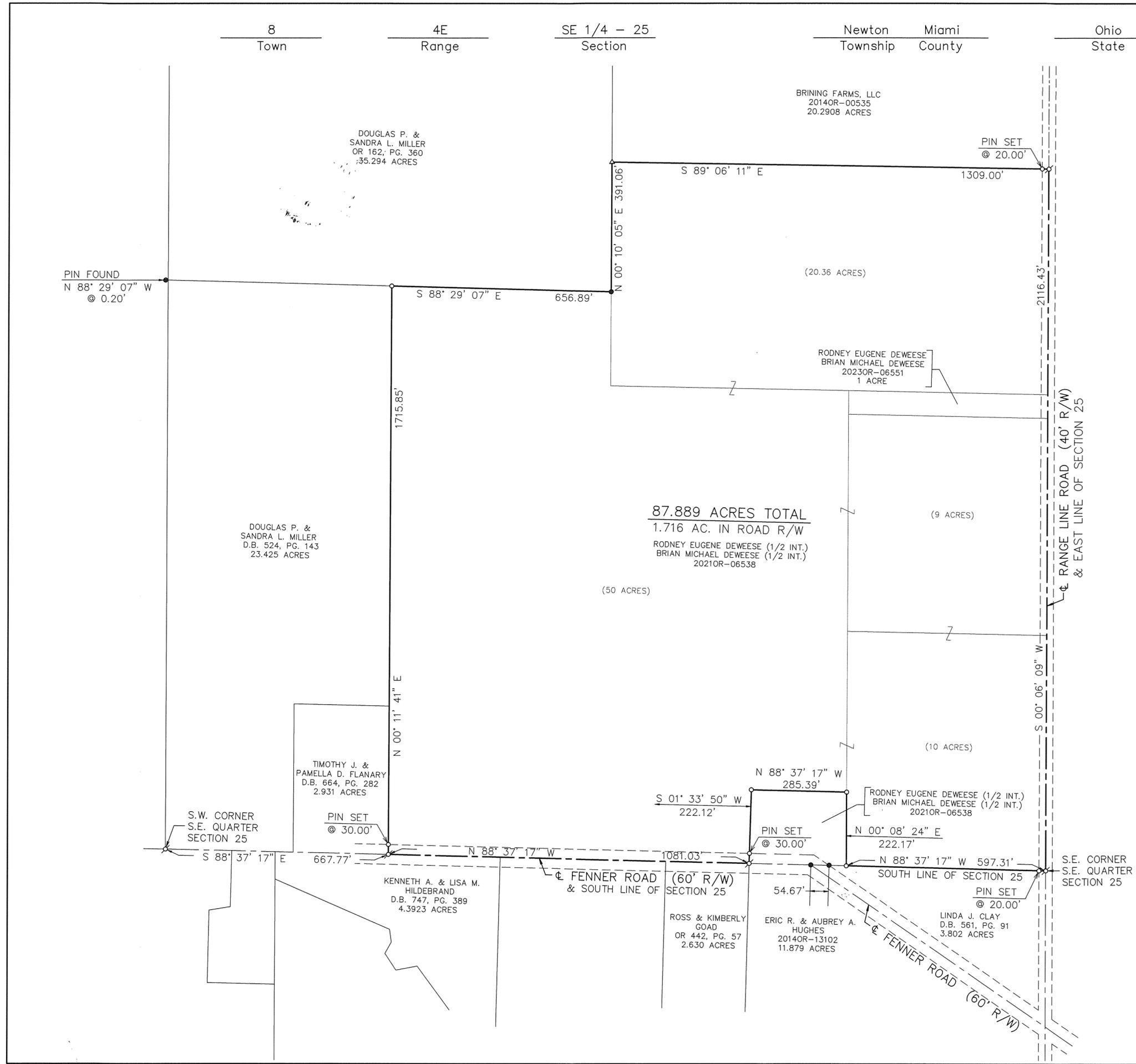
**Surveyor's Certification**

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



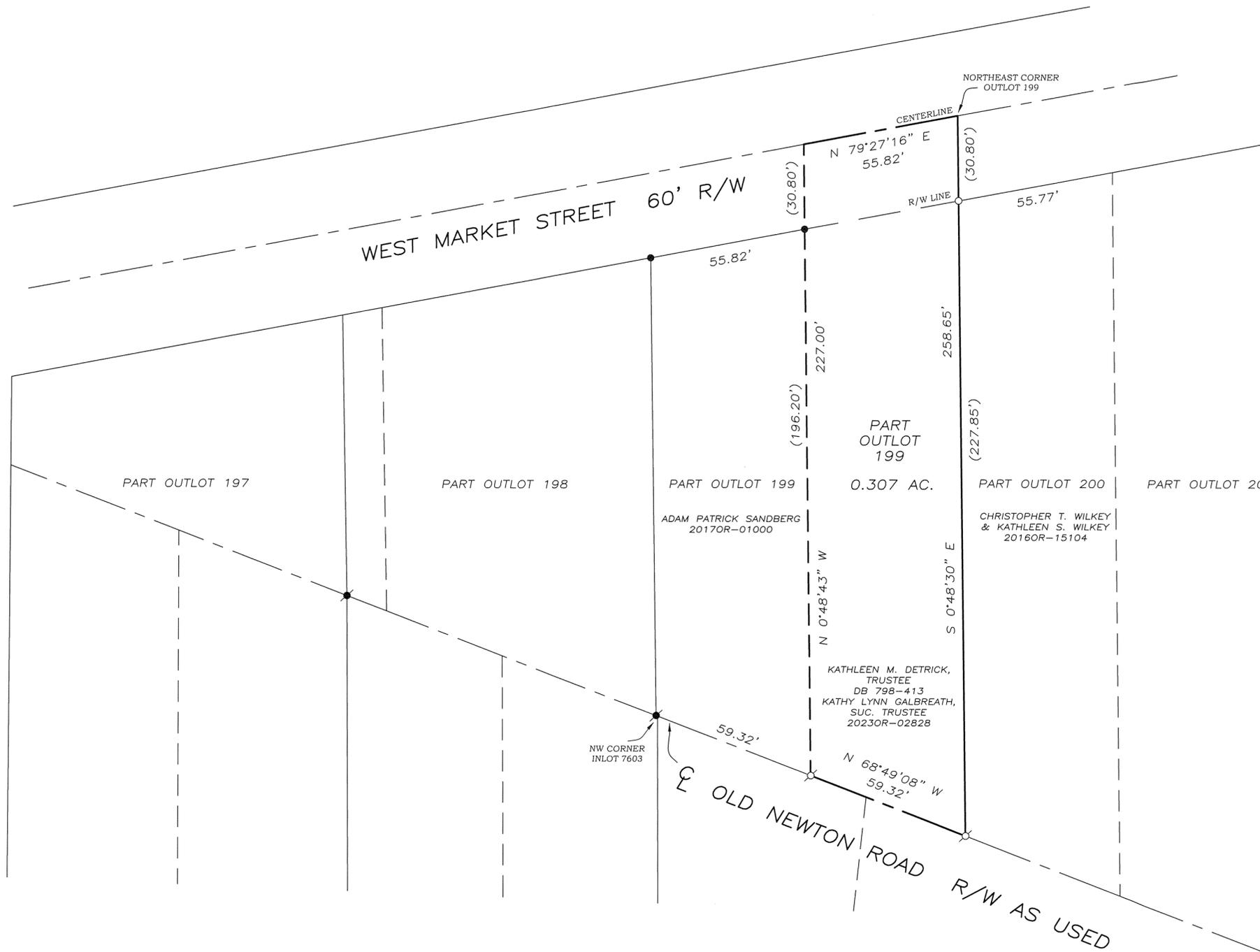
*Michael W. Cozatt* 1/17/23  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 01123A Ph. (937) 339-2921



CITY OF TROY, MIAMI COUNTY, OHIO  
PART OUTLOT 199

VOLUME 62 PAGE 47  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



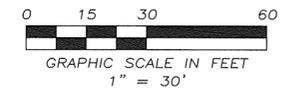
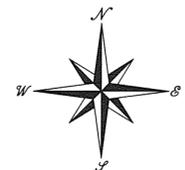
LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊘ MAG NAIL SET OVER EXISTING MONUMENT
- PK NAIL FOUND

REFERENCES

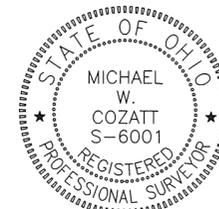
- MIAMI COUNTY RECORDER'S RECORDS:  
 PLAT BOOK 4, PAGE 21  
 PLAT BOOK 16, PAGE 35  
 PLAT BOOK 21, PAGE 114  
 PLAT BOOK 21, PAGE 135  
 DEEDS AS SHOWN HEREON
- MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
 VOLUME 3, PAGE 157  
 VOLUME 6, PAGE 186  
 VOLUME 12, PAGE 72  
 VOLUME 13, PAGE 95  
 VOLUME 20, PAGE 76  
 VOLUME 20, PAGE 168  
 VOLUME 21, PAGE 15  
 VOLUME 21, PAGE 30  
 VOLUME 23, PAGE 150

BASIS OF BEARINGS:  
 BEARINGS ARE BASED ON THE CENTERLINE OF OLD NEWTON ROAD, BEARING N 68°49'08" W, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD 83 2011 ADJUSTMENT, GEOID G2009U07, OHIO SOUTH ZONE, ODOT ORTN/CORS NETWORK.



SURVEY OF PART OUTLOT 199 FOR THE KATHLEEN DETRICK ESTATE

CERTIFICATION  
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND WAS CONDUCTED UNDER MY SUPERVISION BASED ON FIELD WORK IN JUNE OF 2023. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET ON ALL LOT CORNERS AS SHOWN.



*Michael W. Cozatt* 7/18/23  
 MICHAEL W. COZATT, P.S. #6001 DATE

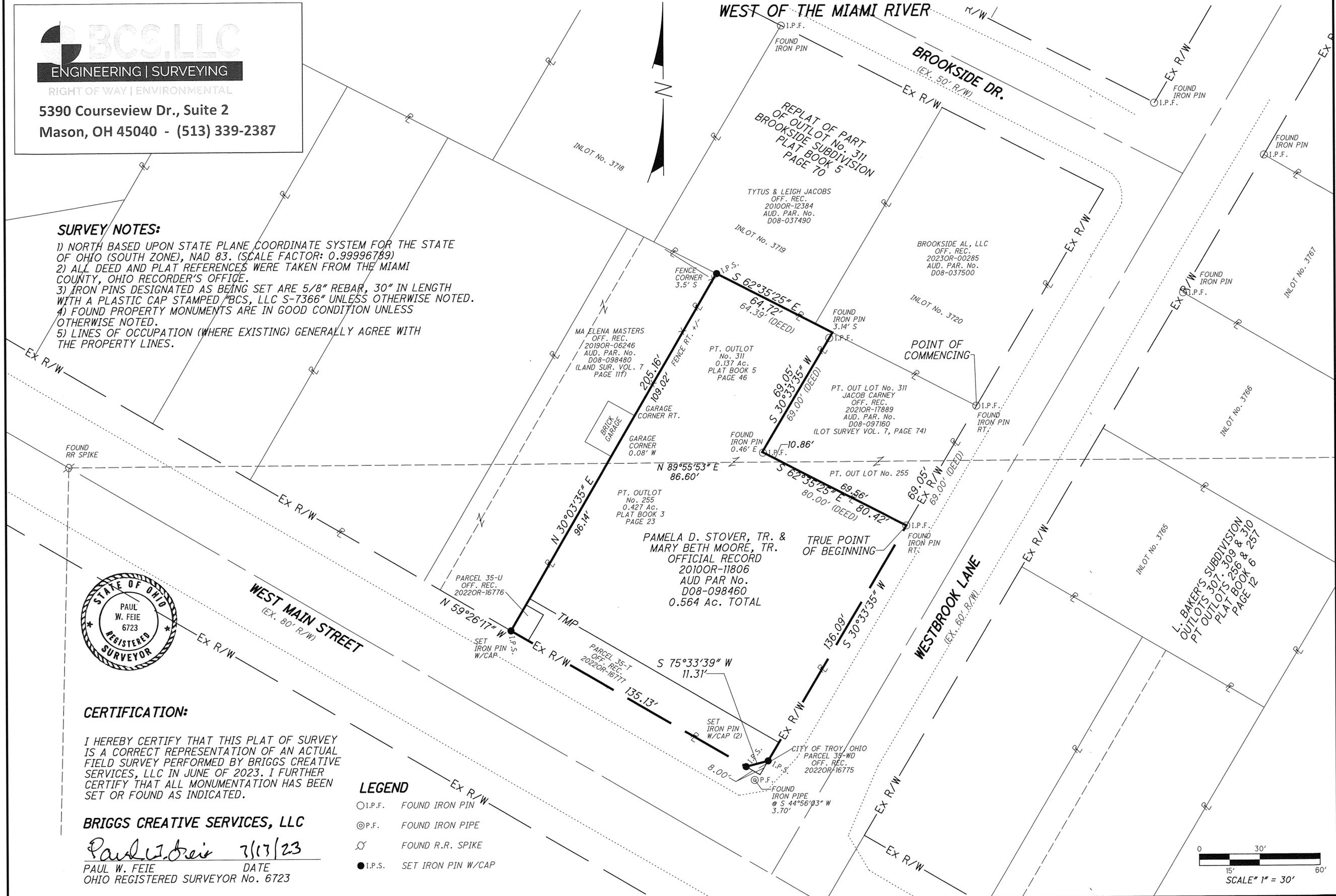
COZATT ENGINEERING COMPANY  
 CIVIL ENGINEER 1100 WAYNE ST. SUITE 1140 LAND SURVEYOR TROY, OH 45373  
 JOB NO. 05023 (937) 339-2921  
 MARCH 24, 2023



RIGHT OF WAY | ENVIRONMENTAL  
5390 Courseview Dr., Suite 2  
Mason, OH 45040 - (513) 339-2387

**SURVEY NOTES:**

- 1) NORTH BASED UPON STATE PLANE COORDINATE SYSTEM FOR THE STATE OF OHIO (SOUTH ZONE), NAD 83. (SCALE FACTOR: 0.99996789)
- 2) ALL DEED AND PLAT REFERENCES WERE TAKEN FROM THE MIAMI COUNTY, OHIO RECORDER'S OFFICE.
- 3) IRON PINS DESIGNATED AS BEING SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC CAP STAMPED "BCS, LLC S-7366" UNLESS OTHERWISE NOTED.
- 4) FOUND PROPERTY MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 5) LINES OF OCCUPATION (WHERE EXISTING) GENERALLY AGREE WITH THE PROPERTY LINES.



**CERTIFICATION:**

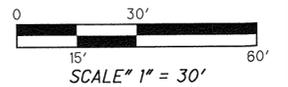
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION OF AN ACTUAL FIELD SURVEY PERFORMED BY BRIGGS CREATIVE SERVICES, LLC IN JUNE OF 2023. I FURTHER CERTIFY THAT ALL MONUMENTATION HAS BEEN SET OR FOUND AS INDICATED.

**BRIGGS CREATIVE SERVICES, LLC**

*Paul W. Feie* 3/13/23  
PAUL W. FEIE DATE  
OHIO REGISTERED SURVEYOR No. 6723

**LEGEND**

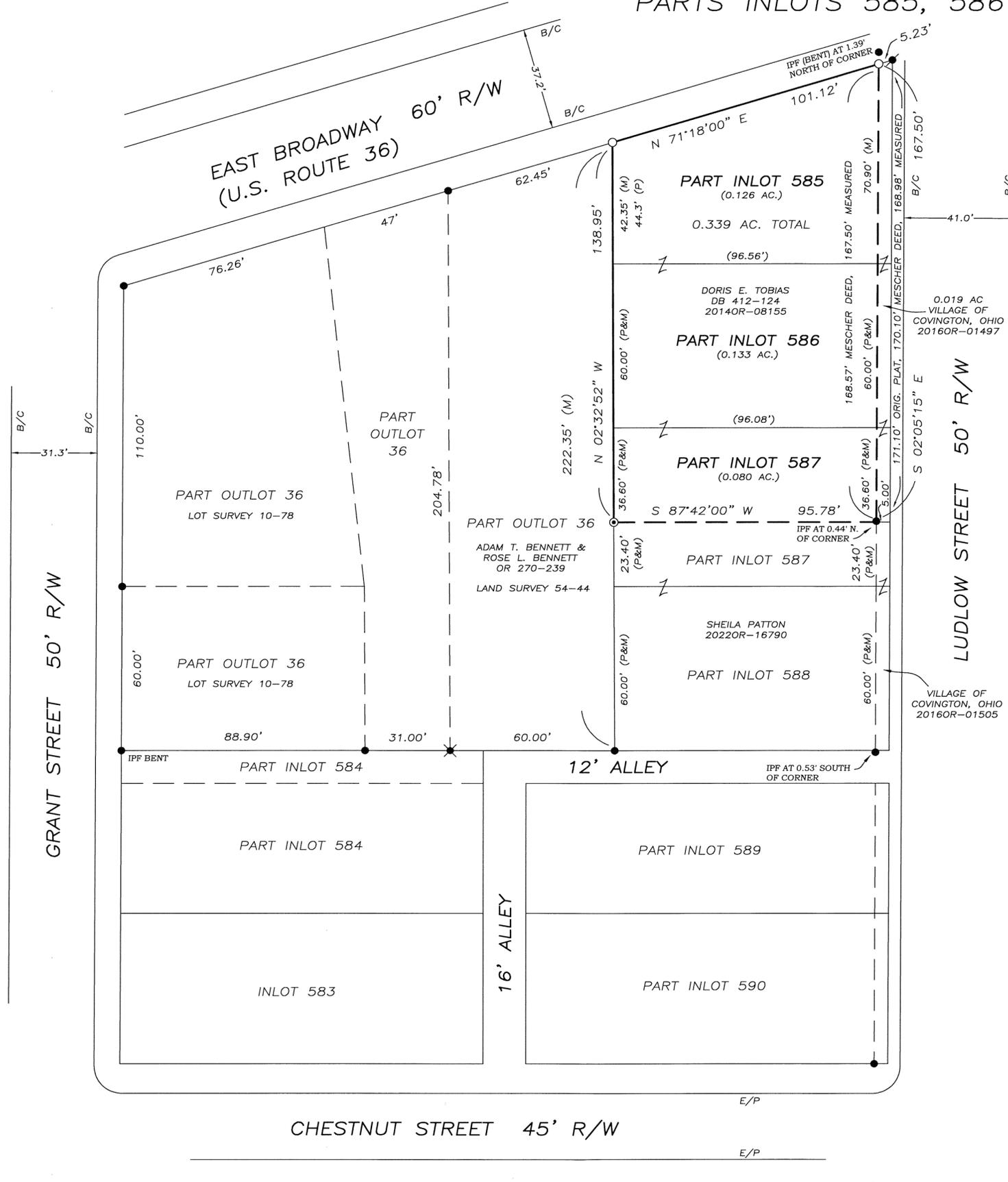
- I.P.F. FOUND IRON PIN
- ⊙ P.F. FOUND IRON PIPE
- ⊗ FOUND R.R. SPIKE
- I.P.S. SET IRON PIN W/CAP





VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO  
PARTS INLOTS 585, 586 & 587

VOLUME 62 PAGE 50  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



**LEGEND**

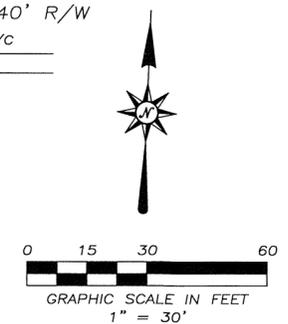
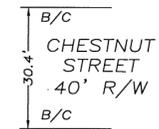
- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ✕ MONUMENT SPIKE FOUND
- MAG NAIL FOUND
- ⊙ PIPE FOUND
- (P) PLATTED OR DEEDED DISTANCE
- (M) MEASURED DISTANCE

**REFERENCES**

- MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 2, PAGE 43  
PLAT BOOK 25, PAGE 37  
DEEDS AS SHOWN HEREON
- MIAMI COUNTY ENGINEER'S SURVEY RECORDS:  
LOT SURVEY 5, PAGE 172  
LOT SURVEY 10, PAGE 78  
LOT SURVEY 16, PAGE 158  
LAND SURVEY 54, PAGE 44

**NOTES:**

1. THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY LINES OF THE COMBINED TRACT COMPRISED OF INLOT 585, INLOT 586 AND ALL OF INLOT 587 EXCEPT 23.4 FEET OFF OF THE SOUTH END OF INLOT 587.
2. THE PURPOSE OF THIS SURVEY WAS ALSO TO UPDATE THE SURVEY AND LEGAL DESCRIPTION SINCE A 5' STRIP ON THE EAST SIDE OF THE LOTS WAS DEEDED TO THE CITY FOR STREET IMPROVEMENTS, FROM A 2015 RECORD PLAT 25-37 (MESCHER). THE INTENT OF RECORD PLAT 25-37 WAS TO CONVEY 5' OFF OF THE EAST SIDE OF ALL LOTS IN THE BLOCK.
  - a. THE PINS DOCUMENTED IN RECORD PLAT 25-37, ON THE WEST SIDE OF THE 5' STRIP, WERE USED TO ESTABLISH THE EAST LINE OF THE TRACT SURVEYED HEREIN.
  - b. AN APPARENT DISCREPANCY BETWEEN THE DEED DISTANCE USED IN RECORD PLAT 25-37 FROM AN IRON PIN ON LUDLOW STREET AT THE ALLEY WAS ALSO FOUND, AND DOCUMENTED ON THIS SURVEY PLAT.
  - c. THERE WAS DIFFICULTY CLEARLY ESTABLISHING THE RELATIONSHIP BETWEEN THIS SURVEY AND RECORD PLAT 25-37 BECAUSE THE P.O.B. WAS AN IRON PIN AT THE INTERSECTION OF LUDLOW AND CHESTNUT STREETS, AND IT HAS BEEN REMOVED.
3. THIS SURVEY WAS ALSO INTENDED TO REMEDY A DISCREPANCY IN THE NORTH-SOUTH DIMENSIONS OF INLOT 585 BETWEEN THE ORIGINAL SUBDIVISION PLAT AND LONG-STANDING MONUMENTS. ALL SHORTAGE IN THE BLOCK WAS ABSORBED IN INLOT 585.
4. THE BOUNDARY LINES WERE RE-ESTABLISHED AS FOLLOWS:
  - a. THE NORTH LINE OF THE BLOCK, INCLUDING INLOT 585, WAS ESTABLISHED FROM CURB SPLITS ON US ROUTE 36, ALSO CALLED EAST BROADWAY.
    - i. THE CURB SPLITS ALSO MATCHED THE NORTH LINE AS PREVIOUSLY ESTABLISHED BY LOT SURVEY 10-78 (TURNER) AND ALSO LAND SURVEY 54-44 (TREON).
    - ii. NOTE, THE NORTH LINE AS SHOWN IN LOT SURVEY 5-172 (LONGENECKER) IS APPROXIMATELY 2 FEET NORTH OF THE NORTH LINE ESTABLISHED BY RECENT SURVEYS, AND ALSO SUPPORTED BY CURB SPLITS USED HEREIN. SURVEY 5-172 CALLS FOR CROSS NOTCHES IN THE SIDEWALK, AND THIS SURVEY USES IRON PINS SET APPROXIMATELY 1.5' SOUTH OF THE WALK.
  - b. THE EAST LINE OF THE BLOCK WAS ESTABLISHED FROM CURB SPLITS ON LUDLOW STREET, TAKING INTO ACCOUNT THE ORIGINALLY PLATTED 50' RIGHT-OF-WAY, PLUS THE ADDITIONAL 5' OF RIGHT-OF-WAY ON THE WEST SIDE OF THE STREET ONLY, THAT WAS DEEDED TO THE CITY. THIS ALSO MATCHES THE NORTH-SOUTH LINE ESTABLISHED IN RECORD PLAT 25-37 (MESCHER). SEE NOTE 2a ABOVE.
  - c. THE NORTH SIDE OF THE 12 FOOT ALLEY WAS ESTABLISHED BY A LINE THROUGH THE TWO IRON PINS AND THE RAILROAD SPIKE SHOWN IN SURVEY 54-44, FROM 2012, AND ALSO THE PIN FOUND AT THE WEST END OF THE ALLEY, FROM SURVEY 10-78. THE SOUTH SIDE OF THE TRACT SURVEYED HEREIN WAS ESTABLISHED 83.4 FEET NORTH OF THE ALLEY LINE.
  - d. THE WEST SIDE OF THE TRACT WAS ESTABLISHED ON A LINE FROM THE IRON PIN FOUND AT THE SOUTHWEST CORNER OF INLOT 588 THROUGH AN IRON PIN SET 62.45 FEET EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 36 FROM AN IRON PIN FOUND. THE PIPE FOUND AT THE SOUTHWEST CORNER OF THE TRACT SURVEYED HEREIN IS ALSO ON THAT LINE.
5. THE BASIS OF BEARING IS NORTH 71 DEGREES 18 MINUTES 00 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. ROUTE 36, AS PER LAND SURVEY 54-44, AND OTHER SURVEYS OF RECORD.

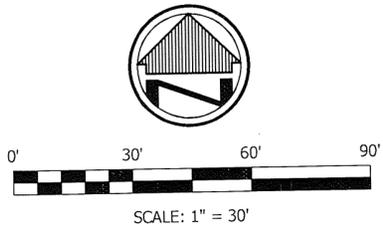


SURVEY FOR THE ESTATE OF DORIS TOBIAS  
IN MIAMI COUNTY, OHIO ~ JULY 8, 2023

**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

**STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF UNION, VILLAGE OF LAURA**  
 BEING PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7, RANGE 4-E,  
 BEING PART OF OUTLOT 26 IN THE VILLAGE OF LAURA, PLAT BOOK 2, PAGE 141



**BASIS OF BEARINGS**

THE BASIS FOR BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011).

**OWNERSHIP INFORMATION**

**OWNER A**

DEANNA ROE  
 DOC. #20220R-13466  
 PN: L36-002580

**OWNER B**

LYDIA COPPOCK HARSHBARGER  
 D.B. 226, PG. 143

PER AUDITOR'S NOTE ON  
 PLAT NO. 6 OF THE VILLAGE OF LAURA.  
 "HISTORICALLY INCLUDED WITH SOUTH PART  
 OF THE LOT (OUTLOT 26), UP TO AND  
 INCLUDING D.B. 226-143"

**OWNER C**

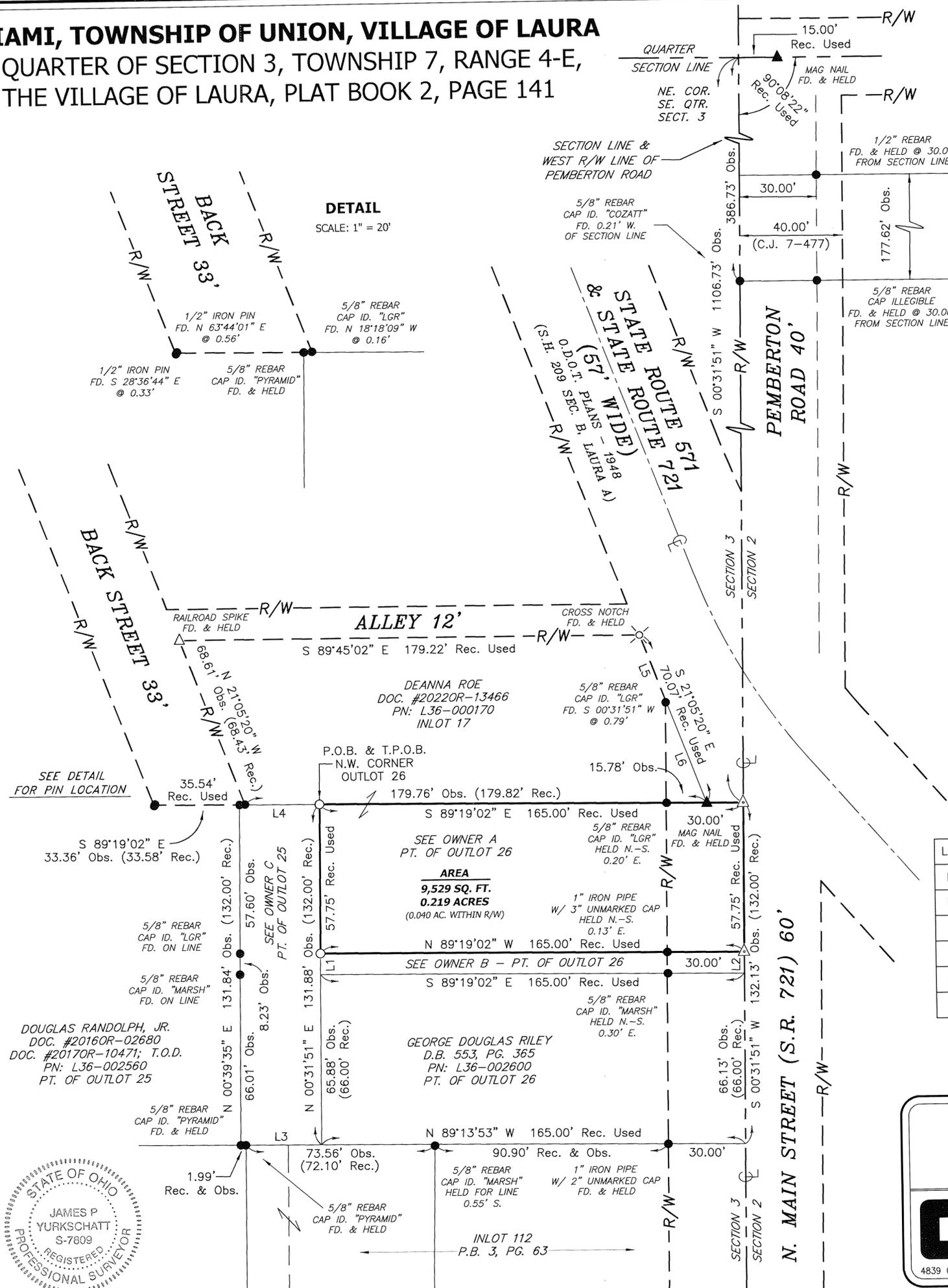
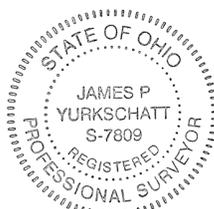
UNKNOWN OWNERSHIP PER AUDITOR'S NOTE ON  
 PLAT NO. 6 OF THE VILLAGE OF LAURA.  
 "NOT CLAIMED BY CURRENT DEEDS"

**REFERENCES**

- MIAMI COUNTY AUDITOR/GIS
- MIAMI COUNTY DEEDS REFERENCED HEREON
- MIAMI COUNTY TAX MAP - LAURA PLAT 6
- O.D.O.T. PLANS REFERENCED HEREON
- DEED BOOK 84, PAGE 566 (DESCRIPTION OF WHAT IS NOW KNOWN AS OUTLOT 26).
- PLATS OF LAURA
  - PLAT BOOK 2, PAGE 131
  - PLAT BOOK 2, PAGE 141
- MIAMI COUNTY RECORD OF SURVEYS:
  - LOT SURVEY VOLUME 15, PAGE 81
  - LOT SURVEY VOLUME 22, PAGE 129
  - LAND SURVEY VOLUME 24, PAGE 128
  - LAND SURVEY VOLUME 27, PAGE 84
  - LAND SURVEY VOLUME 54, PAGE 142
  - LAND SURVEY VOLUME 59, PAGE 90
  - LAND SURVEY VOLUME 61, PAGE 64

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

*[Signature]*  
 JAMES P. YURKSCHATT  
 CAMPBELL & ASSOCIATES, INC. REG. NO. 7809 DATE 7/11/2023



**LEGEND**

- Rec. - RECORD DISTANCE
- Obs. - OBSERVED DISTANCE
- P.O.B. - PLACE OF BEGINNING
- T.P.O.B. - TRUE PLACE OF BEGINNING
- (XX.XX') - RECORD DISTANCE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30" IN LENGTH IN LENGTH, WITH I.D. CAP "CAMPBELL & ASSOC." SET
- ⊗ - CROSS NOTCH FOUND
- △ - RAILROAD SPIKE FOUND
- ▲ - MAG NAIL FOUND
- △ - MAG NAIL SET
- - MONUMENT BOX FOUND
- R/W - RIGHT-OF-WAY
- ⊕ - ROADWAY CENTERLINE

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°31'51" E	8.25' Rec. Used
L2	S 00°31'51" W	8.25' Rec. & Obs.
L3	N 89°13'53" W	31.45' Obs.
L4	S 89°19'02" E	31.15' Obs.
L5	S 21°05'20" E	27.24' Obs. (28.00' Rec.)
L6	S 21°05'20" E	42.83' Obs. (42.07' Rec.)

**BOUNDARY SURVEY**  
 VACANT LOT, N. MAIN STREET (S.R. 721)  
 LAURA, OHIO 45337

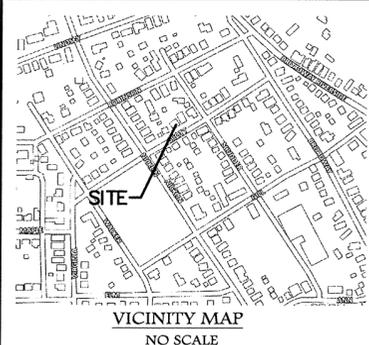
CAMPBELL & ASSOCIATES, INC.  
 Land Surveying  
 (513) 939-2111  
 www.campbellsurvey.com  
 Fairfield, Ohio 45014

Date: 07/11/2023  
 By: RJY  
 Scale: 1" = 30'  
 Job: 20230107  
 Sheet 1 of 1

4839 Old Tower Court







**OWNERSHIP TABLE :**

- ① JOHN H. PORTER, "TR." & JERRI D. PORTER, "TR."  
2022OR-15734
- ② JEFFREY N. BALTA  
VOL. 718 PG. 37, DEED RECORDS
- ③ JAMES W. STEINKE & SHARON A. CURTIS-STEINKE  
VOL. 23 PG. 178, OFFICIAL RECORDS
- ④ PATRICIA K. YOUNG  
VOL. 220 PG. 562, OFFICIAL RECORDS
- ⑤ DYLAN MICHAEL HECKMAN  
2021OR-16946

Plat of Survey

**606 SCOTT STREET**

Being Parts of InLots 2644 & 2645 of the  
"Scott-Slauson Plat (Corrected)", Rec. Plat Book 2 Page 224  
City of Piqua,  
Miami County, Ohio  
0.090 Acre & 0.006 Acre

CITY OF PIQUA APPROVAL :  
(For 0.006 Acre Tract)

*Kyrsten French* 7-27-23  
KYRSTEN FRENCH DATE  
CITY PLANNER

VOLUME **62** PAGE **54**  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



SCALE 1 INCH = 30 FEET  
0 15 30 45 60

ACKNOWLEDGEMENT :  
(For 0.006 Acre Tract)

*Jeffrey N. Balta* 7/27/23  
JEFFREY N. BALTA DATE  
OWNER

**BASIS OF BEARINGS :**

BEARINGS ARE BASED ON OHIO STATE  
PLANE COORDINATES, SOUTH ZONE,  
NAD 83 (2011) WITH THE NORTH LINE  
OF SCOTT STREET BEING N 59°56'43" E.

**MONUMENT LEGEND :**

- I.P.S. IRON PIN SET W/ID CAP (5/8" X 30" CAPPED "EAM GEODATA 7984")
- I.P.F. IRON PIN FOUND (SIZE NOTED)
- ⊙ I.P.F. IRON PIN FOUND W/ID CAP (SIZE NOTED)
- ⊙ P.F. IRON PIPE FOUND (SIZE NOTED)
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- RAILROAD SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- × CROSS CUT SET
- × CROSS CUT FOUND
- ⊞ MONUMENT BOX FOUND

**SURVEY REFERENCES :**

- LOT SURVEY VOL. 1 PG. 95
- LOT SURVEY VOL. 12 PG. 139
- LAND SURVEY VOL. 51 PG. 102
- PLAT BK. 2 PG. 190
- PLAT BK. 2 PG. 224

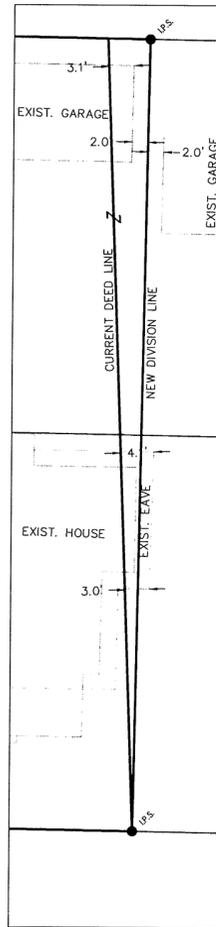
**SURVEY NOTES :**

1. OCCUPATION IN GENERAL FITS SURVEY, UNLESS OTHERWISE NOTED.
2. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
3. SCOTT STREET IMPROVEMENTS ARE NOT CENTERED WITHIN THE 50' RIGHT OF WAY, AS VERIFIED BY RECORDED DIMENSIONS OF LOTS AND CURB SPLITS GOING SOUTH TO GILL STREET. LOTS IN PLAT BOOK 2 PAGE 224 ARE BUILT FROM THE NORTH RIGHT OF WAY LINE OF SCOTT STREET.
4. DUE TO LACK OF ORIGINAL MONUMENTATION, LOTS WERE PRO-RATED BASED ON EXCESS OR DEFICIENCY AS FOUND BY MEASURING EXISTING STREET IMPROVEMENTS.

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37, STANDARDS FOR BOUNDARY SURVEYS AND PERFORMED UNDER MY DIRECT SUPERVISION IN MAY, 2023 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

*Eric A. Moody*  
ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984  
DATE OF SURVEY : 05/01/2023



DETAIL OF ENCROACHMENTS  
SCALE 1" = 15"

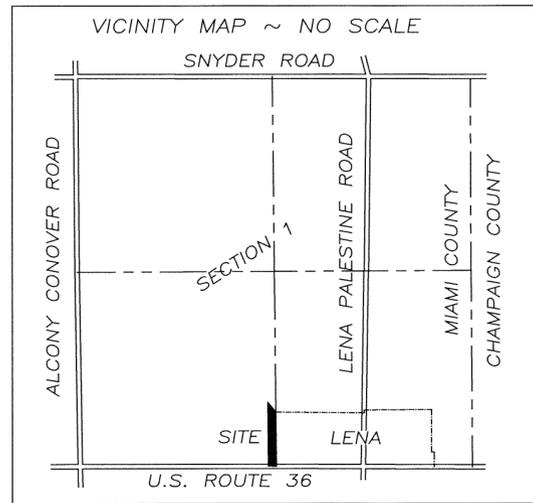


NOTE: LOCATED 25' FROM CENTERLINE OF SCOTT ST. IMPROVEMENTS, NOT THE CENTERLINE OF RIGHT OF WAY.



BROWN TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 1, TOWN 2, RANGE 12  
SOUTHWEST QUARTER

VOLUME 62 PAGE 56  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



CL ALCONY CONOVER ROAD 60' R/W  
& WEST LINE SECTION 1

NOTES:

- THERE IS SOME DISCREPANCY ON EXISTING DOCUMENTS OF RECORD REGARDING WHETHER OR NOT THE CENTER LINE OF U.S. ROUTE 36 IS ALSO THE SAME AS THE SECTION LINE. FOR THIS SURVEY IT WAS ASSUMED THAT THE SECTION LINE AND THE CENTER LINE ARE THE SAME. THE REASON FOR THIS ASSUMPTION IS AS FOLLOWS:
  - THIS SURVEY IS A RETRACEMENT OF A PORTION OF LAND SURVEY 47-161 FROM 2003. THAT SURVEY ESTABLISHED THREE OF THE FOUR CORNERS OF THIS TRACT.
  - LAND SURVEY 47-161 SHOWS AN ARROW TO THE SOUTH PROPERTY LINE WITH THESE WORDS: "CENTER LINE U.S. ROUTE 36 & ESTABLISHED SECTION LINE. (SECTION LINE ESTABLISHED BY SURVEYS ON SOUTH SIDE OF ROAD)"
- THIS SURVEY SHOWS THE FRONTAGE OF THE TRACT IMMEDIATELY EAST OF THIS PROPERTY AS BEING 104.52' IN ACCORDANCE WITH LAND SURVEY 52-71 FROM 2009. HOWEVER, IT SHOULD BE NOTED THAT LOT SURVEY 4-91 FROM 1951 SHOWS 104.0' FOR THAT SAME COURSE.
- BASIS OF BEARING IS NORTH 89 DEGREES 05 MINUTES 25 SECONDS WEST ON THE CENTER LINE OF U.S. ROUTE 36 PER LAND SURVEY 47-161.

153.0547 AC  
LND 47-161  
FIEBIGER PROPERTIES, LLC  
OR 465-124

22.442 AC  
LND 60-174  
LONG LAND, LLC  
2022OR-04239

NORTHEAST CORNER  
SOUTHWEST QUARTER  
SECTION 1,  
TOWN 2,  
RANGE 12

C/L CREEK  
IPF AT  
35.00'

2.012  
ACRES  
0.075 AC  
IN R/W

PART  
OUTLOT 1  
LOT 4-91

ALLEN L. CECIL  
2022OR-16009

GARY A.  
HUFFGARDEN &  
LINDA S.  
HUFFGARDEN  
OR 187-186

1.527 AC  
LND 21-128

LOT 23 LOT 22 LOT 21

534+99.11  
30' RT

IPF AT  
30.00'

IPF AT  
30.00'

108.81'

104.52'

156.47'

SE CORNER,  
SW QUARTER  
SECTION 1,  
TOWN 2,  
RANGE 12

539+86.45  
30' LT

CL U.S. ROUTE 36 ~ 60' R/W  
& SOUTH LINE SECTION 1

LEGEND

- 5/8" DIA. CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG SPIKE SET
- ⊗ MAG NAIL SET OVER
- ⊗ MAG NAIL FOUND
- ▲ CONCRETE R/W MONUMENT FOUND

UNINCORPORATED VILLAGE  
OF LENA LIMITS

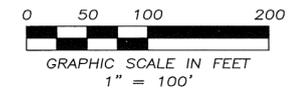
REFERENCES

MIAMI COUNTY ENGINEER'S  
SURVEY RECORDS:

- LOT SURVEY 4, PAGE 91
- LAND SURVEY 21, PAGE 128
- LAND SURVEY 27, PAGE 122
- LAND SURVEY 33, PAGE 120
- LAND SURVEY 47, PAGE 161
- LAND SURVEY 52, PAGE 71
- LAND SURVEY 55, PAGE 133
- LAND SURVEY 60, PAGE 174

ODOT R/W PLANS MIA-36-(11.39-17.83)

MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON



SURVEY FOR THE ESTATE OF MARILYN CECIL  
IN MIAMI COUNTY, OHIO ~ JULY 24, 2023

STATE OF OHIO  
THOMAS R. ZECHMAN  
7077  
REGISTERED  
PROFESSIONAL SURVEYOR

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

BROWN TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 21, TOWN 2, RANGE 12  
SOUTHEAST QUARTER

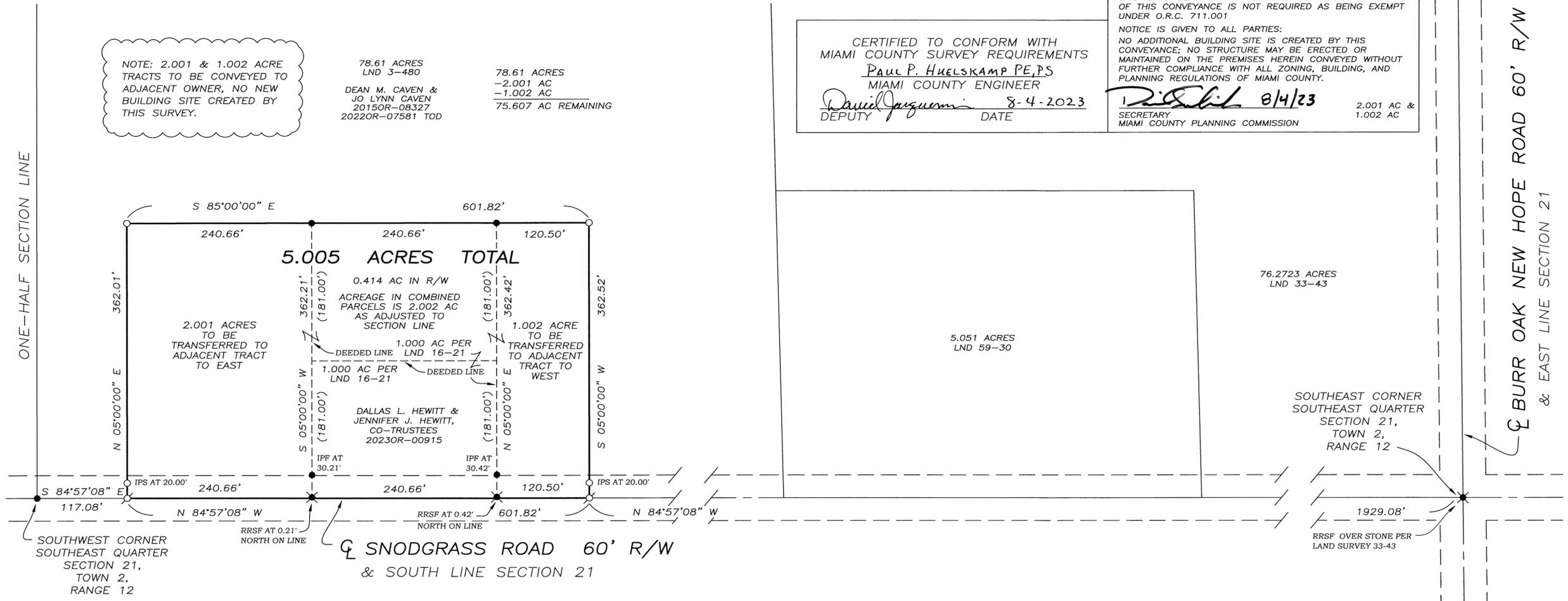
NOTE: 2.001 & 1.002 ACRE TRACTS TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED BY THIS SURVEY.

78.61 ACRES  
LND 3-480  
DEAN M. CAVEN &  
JO LYNN CAVEN  
2015OR-08327  
2022OR-07581 TOD

78.61 ACRES  
-2.001 AC  
-1.002 AC  
75.607 AC REMAINING

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp PE, PS**  
MIAMI COUNTY ENGINEER  
*David J. ...* 8-4-2023  
DEPUTY DATE

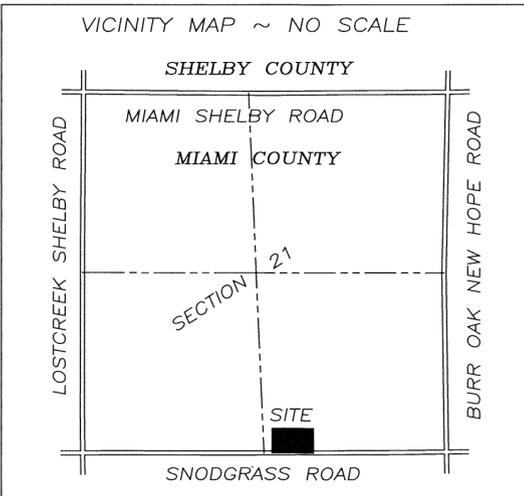
CERTIFICATION OF REGISTRATION  
THIS IS TO CERTIFY THAT PLANNING COMMISSION APPROVAL OF THIS CONVEYANCE IS NOT REQUIRED AS BEING EXEMPT UNDER O.R.C. 711.001  
NOTICE IS GIVEN TO ALL PARTIES:  
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.  
*David ...* 8/4/23  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION  
2.001 AC &  
1.002 AC



- NOTES:
- THE PURPOSE OF THIS SURVEY WAS TO ADD PROPERTY TO EACH SIDE OF THE EXISTING 2.000 ACRE TRACT ESTABLISHED PER LAND SURVEY 16-21. SAID EXISTING TRACT HAS AN EXISTING HOUSE AND OUT BUILDINGS.
    - THE NEW TRACT TO THE WEST IS TO BE APPROXIMATELY 2 ACRES.
    - THE NEW TRACT TO THE EAST IS TO BE APPROXIMATELY 1 ACRE.
    - EACH NEW PARCEL IS TO BE COMBINED WITH THE EXISTING PARCEL AS A "SALE OR EXCHANGE BETWEEN ADJACENT PROPERTY OWNERS," WITH NO NEW BUILDING SITES BEING CREATED.
    - AFTER THE TRACTS ARE TRANSFERRED AND COMBINED WITH THE EXISTING TRACT, THE NEWLY CREATED TRACT WILL BE 5.005 ACRES.
  - LAND SURVEY 16-21 SHOWS THE CENTER LINE OF SNODGRASS ROAD BEING ON THE SOUTH LINE OF SECTION 21. HOWEVER, THERE IS NO EVIDENCE THAT LAND SURVEY 16-21 RAN THE ENTIRE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 ALL THE WAY TO THE QUARTER CORNERS.
    - FOR THIS SURVEY, THE IRON PIN FOUND MARKING THE SOUTHWEST QUARTER CORNER WAS HONORED, AS PER SURROUNDING SURVEYS. THE ABOVE REFERENCED LINE WAS RUN ALL THE WAY THROUGH FROM QUARTER CORNER TO QUARTER CORNER.
    - THE EXISTING RAILROAD SPIKES SHOWN ON LAND SURVEY 16-21 WERE FOUND TO BE 0.21 AND 0.42 FEET NORTH OF THE ACTUAL SECTION LINE, AS SHOWN.

- LEGEND
- 5/8" DIA. CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊕ MAG SPIKE SET
  - ✕ RAILROAD SPIKE FOUND
- (181.00') DIMENSION PER PREVIOUS SURVEY & DEED

- REFERENCES
- RECORDS USED TO PREPARE SURVEY:
- MIAMI COUNTY ENGINEER'S SURVEY RECORDS:  
LAND SURVEY 16, PAGE 21  
LAND SURVEY 33, PAGE 43  
LAND SURVEY 59, PAGE 30
- MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON



GRAPHIC SCALE IN FEET  
1" = 100'

0 50 100 200

STATE OF OHIO  
GREGG S. BROOKHART  
6348  
REGISTERED PROFESSIONAL SURVEYOR

SURVEY FOR DALLAS HEWITT  
IN MIAMI COUNTY, OHIO ~ JULY 30, 2023

*Gregg S. Brookhart*

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

- LND. 36-44
- " 57-92
- " 23-9
- " 31-79
- " 56-54
- " 56-191

W. MCGREGOR DIXON, JR.  
TR.-4 REMAINDER

EX. TRACT-6 3,300 ACRES TO BE  
COMBINED WITH 0.2101 ACRE  
TRACT-8 FROM R. MYERS

**NEW TRACT-10 COMBINATION**

TOTAL 3.5101 AC.  
R/W 0.2561 AC.  
NET 3.254 AC.

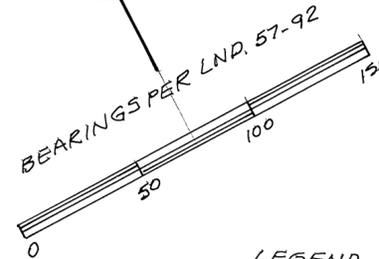
CALEB W. & AMY L. FRITZ

LND 61-163

**TRACT-7**  
# 1640 OWENS RD.

BETHANY L. WEAVER-  
CULPEPPER & JAMES  
W. BLAIR, JR.

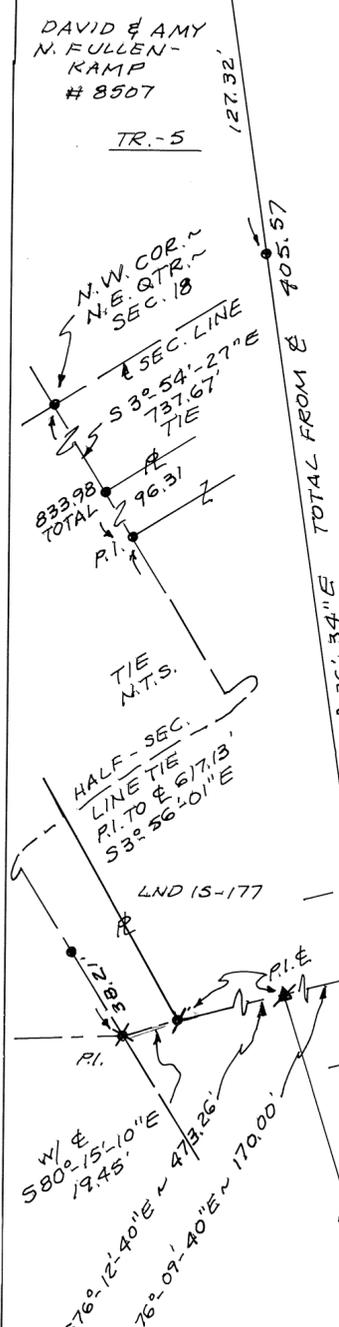
LND 61-163



**LEGEND**

- IRON PIN FOUND
- 30"X 5/8" IRON PIN SET
- ⊗ MAG SET
- ⊙ MAG FOUND
- ⊛ BURIED RRSF/LOCATED
- ⊙ IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND

- REC. 26-26
- LND. 45-122
- " 5-29
- " 52-35
- " 25-19
- " 47-109



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

*[Signature]* 0.2101 ACRE TRACT  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

NEW TRACT-8 TO BE TRANSFERRED TO FRITZ FROM MYERS - NOT A BUILDING SITE - CONTAINS:  
TOTAL 0.2101 AC.  
R/W 0.1686 AC.  
NET 0.0415 AC

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**PAUL P. HUELSKAMP PE, PS**  
MIAMI COUNTY ENGINEER  
*[Signature]* 8-7-23  
DEPUTY DATE



SURVEY OF 8383 LAUVER ROAD FOR TRANSFER FROM MYERS TO FRITZ  
*Steven D. Leffel 7/28/2023*  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DRIVE  
TROY, OH 10 45373-1754  
937-339-9573

NEWTON TOWNSHIP MIAMI COUNTY, OHIO  
 SECTION 8, TOWN 7, RANGE 5 SOUTHEAST QUARTER &  
 SECTION 17, TOWN 7, RANGE 5 NORTHEAST QUARTER

- LEGEND**
- CAPPED IRON PIN SET
  - ♂ MAG NAIL SET
  - IRON PIN FOUND
  - STONE FOUND
  - ⊙ IRON PIPE FOUND
  - ⚡ P.K. NAIL FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ▲ CONCRETE FENCE POST FOUND

**REFERENCES**

MIAMI COUNTY ENGINEER'S  
 RECORDS OF LAND SURVEYS:  
 VOLUME 15, PAGE 18  
 VOLUME 35, PAGE 194  
 VOLUME 45, PAGE 151  
 VOLUME 57, PAGE 75  
 VOLUME 60, PAGE 97

BEARINGS CORRESPOND  
 TO LAND SURVEY 57-75

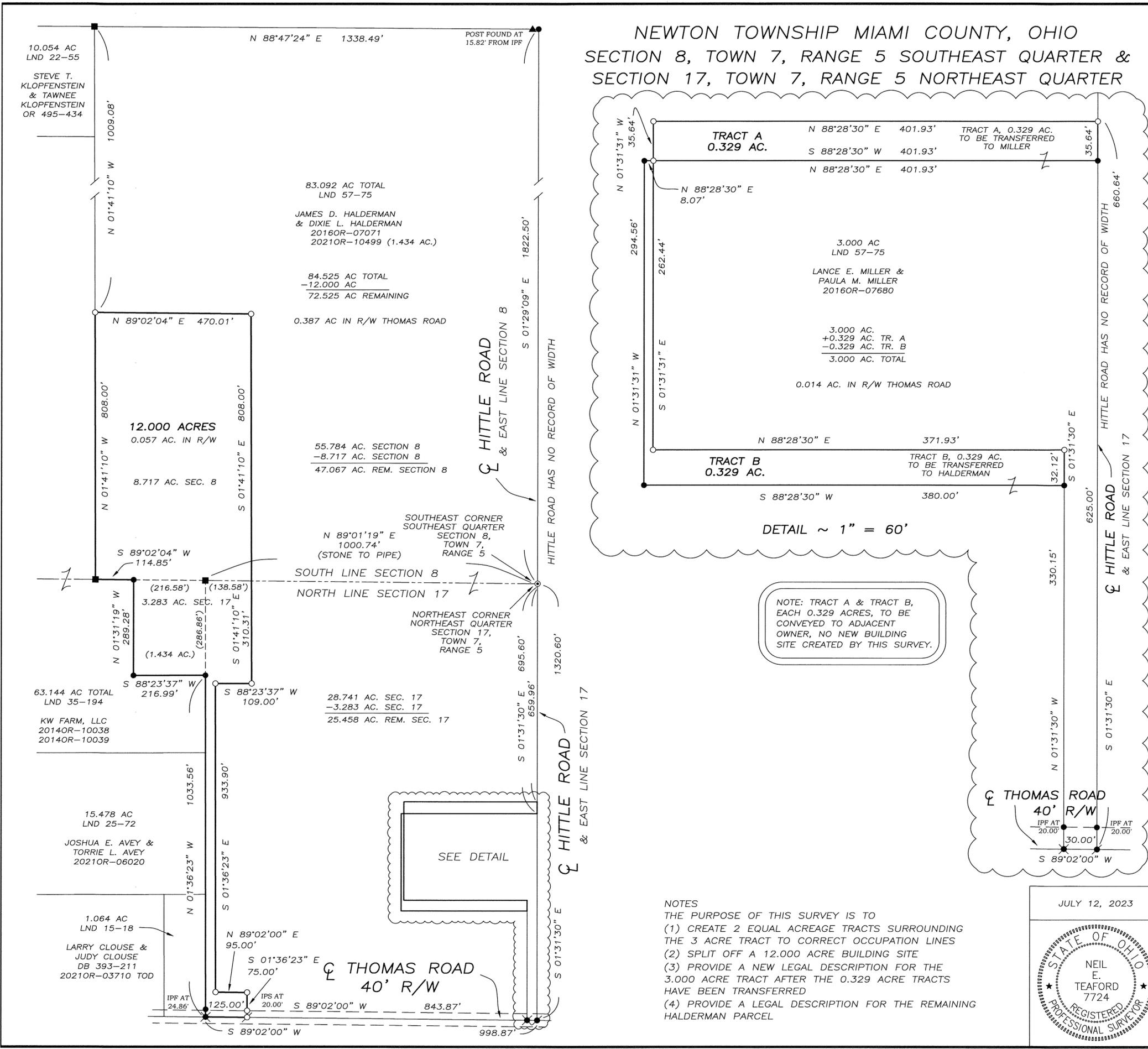
MIAMI COUNTY RECORDER'S RECORDS:  
 DEEDS AS SHOWN HEREON

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelkamp P.E., P.S.**  
 MIAMI COUNTY ENGINEER  
*David Jacquemin* 8/9/2023  
 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.

*D. J. Teaford* 8/9/2023 TRACT A, 0.329 AC.  
 SECRETARY TRACT B, 0.329 AC.  
 MIAMI COUNTY PLANNING COMMISSION



**NOTES**

THE PURPOSE OF THIS SURVEY IS TO

- (1) CREATE 2 EQUAL ACREAGE TRACTS SURROUNDING THE 3 ACRE TRACT TO CORRECT OCCUPATION LINES
- (2) SPLIT OFF A 12.000 ACRE BUILDING SITE
- (3) PROVIDE A NEW LEGAL DESCRIPTION FOR THE 3.000 ACRE TRACT AFTER THE 0.329 ACRE TRACTS HAVE BEEN TRANSFERRED
- (4) PROVIDE A LEGAL DESCRIPTION FOR THE REMAINING HALDERMAN PARCEL

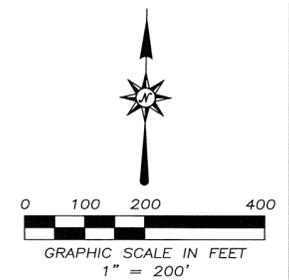
JULY 12, 2023

STATE OF OHIO  
 NEIL E. TEAFORD 7724  
 REGISTERED PROFESSIONAL SURVEYOR

SURVEY FOR THE HALDERMAN & MILLER FAMILIES  
 IN MIAMI COUNTY, OHIO

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

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



LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 19, TOWN 2, RANGE 11, SOUTHWEST QUARTER  
SECTION 24, TOWN 2, RANGE 10, NORTHWEST QUARTER

LEGEND

- CAPPED IRON PIN SET
- ♂ MAG NAIL SET
- IRON PIN FOUND
- ♂ MAG NAIL FOUND
- STONE FOUND

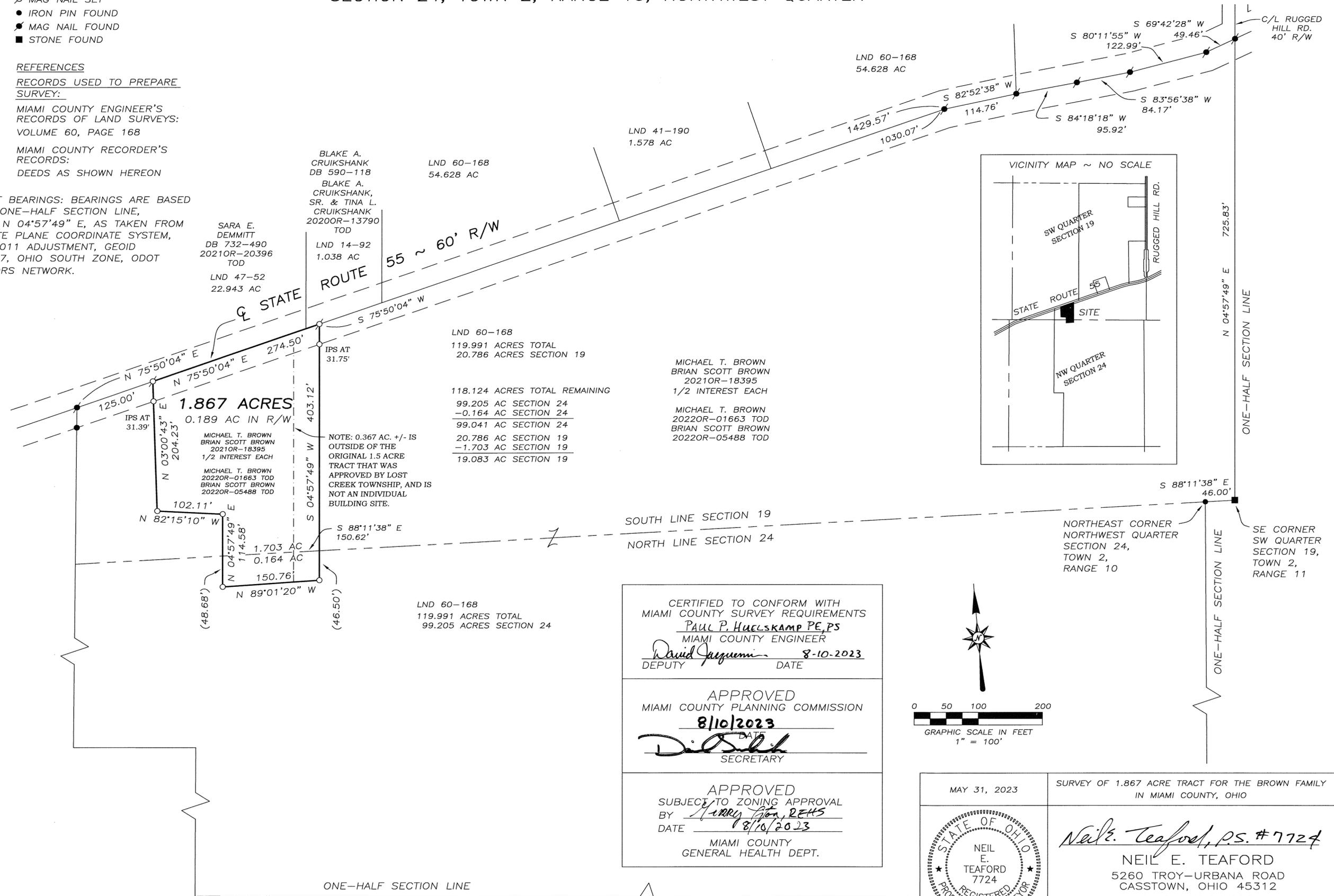
REFERENCES

RECORDS USED TO PREPARE SURVEY:

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS: VOLUME 60, PAGE 168

MIAMI COUNTY RECORDER'S RECORDS: DEEDS AS SHOWN HEREON

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ONE-HALF SECTION LINE, BEARING N 04°57'49" E, AS TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT, GEOID G2009U07, OHIO SOUTH ZONE, ODOT ORTN/CORS NETWORK.



**1.867 ACRES**  
0.189 AC IN R/W

MICHAEL T. BROWN  
BRIAN SCOTT BROWN  
2021OR-18395  
1/2 INTEREST EACH

MICHAEL T. BROWN  
2022OR-01663 TOD  
BRIAN SCOTT BROWN  
2022OR-05488 TOD

NOTE: 0.367 AC. +/- IS OUTSIDE OF THE ORIGINAL 1.5 ACRE TRACT THAT WAS APPROVED BY LOST CREEK TOWNSHIP, AND IS NOT AN INDIVIDUAL BUILDING SITE.

LND 60-168  
119.991 ACRES TOTAL  
20.786 ACRES SECTION 19

118.124 ACRES TOTAL REMAINING  
99.205 AC SECTION 24  
-0.164 AC SECTION 24  
99.041 AC SECTION 24  
20.786 AC SECTION 19  
-1.703 AC SECTION 19  
19.083 AC SECTION 19

MICHAEL T. BROWN  
BRIAN SCOTT BROWN  
2021OR-18395  
1/2 INTEREST EACH

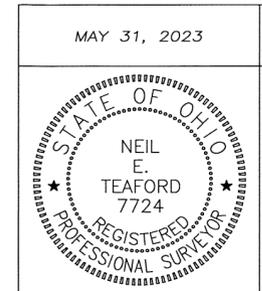
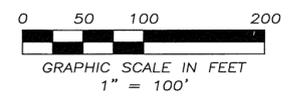
MICHAEL T. BROWN  
2022OR-01663 TOD  
BRIAN SCOTT BROWN  
2022OR-05488 TOD

LND 60-168  
119.991 ACRES TOTAL  
99.205 ACRES SECTION 24

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp PE, PS  
MIAMI COUNTY ENGINEER  
David Jacquini 8-10-2023  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
8/10/2023  
DATE  
David S. [Signature]  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY Mary Ann Rehs  
DATE 8/10/2023  
MIAMI COUNTY  
GENERAL HEALTH DEPT.



MAY 31, 2023  
SURVEY OF 1.867 ACRE TRACT FOR THE BROWN FAMILY  
IN MIAMI COUNTY, OHIO  
Neil E. Teaford, P.S. #7724  
NEIL E. TEAFORD  
5260 TROY-URBANA ROAD  
CASSTOWN, OHIO 45312  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724

# RETRACEMENT SURVEY INLOT 6956 & 6957

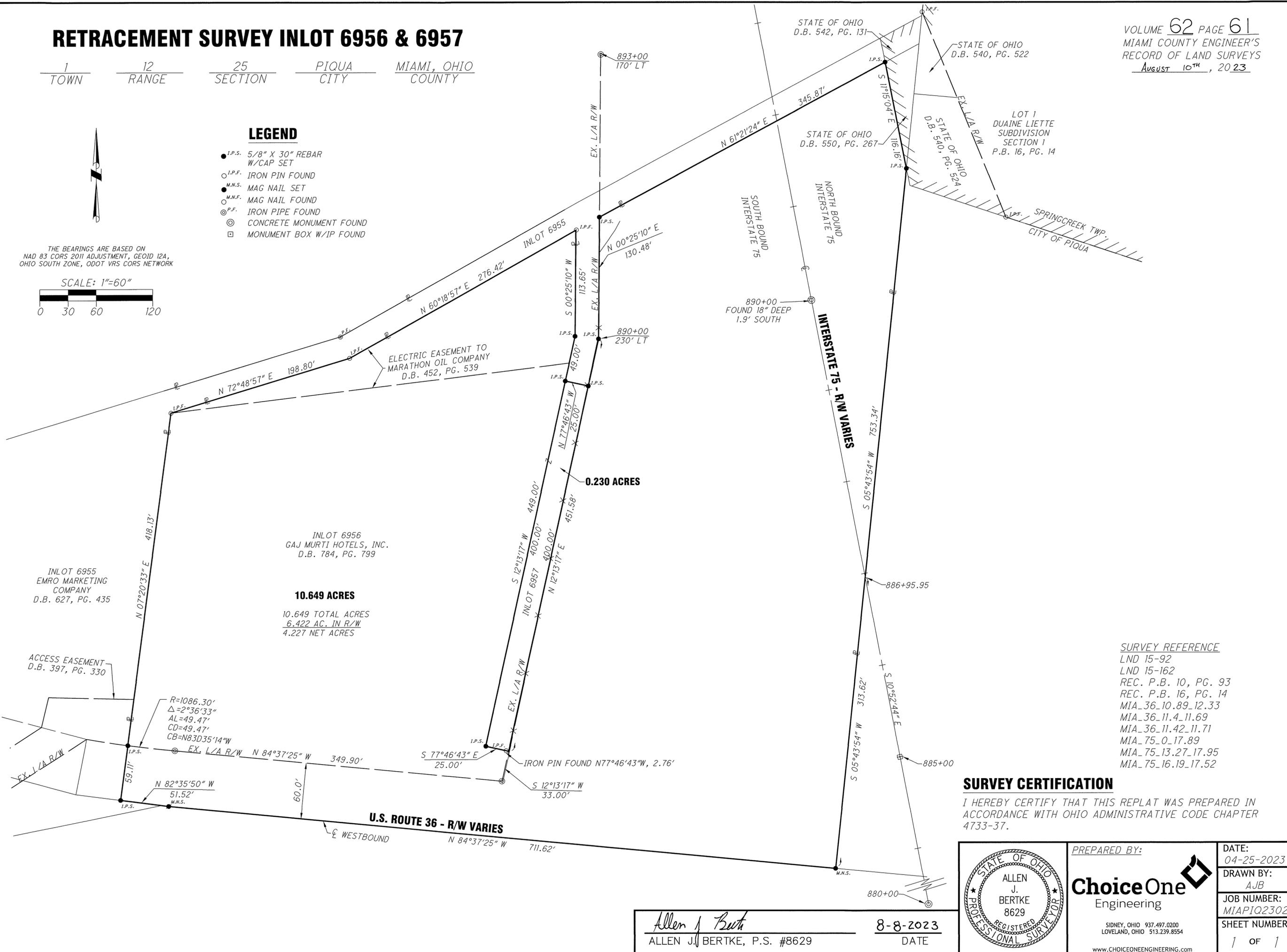
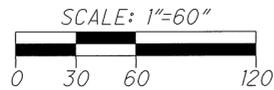
1 TOWN 12 RANGE 25 SECTION PIQUA CITY MIAMI, OHIO COUNTY

VOLUME 62 PAGE 61  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
August 10<sup>TH</sup>, 2023

## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊙ I.P.F. IRON PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- MONUMENT BOX W/IP FOUND

THE BEARINGS ARE BASED ON  
NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A,  
OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



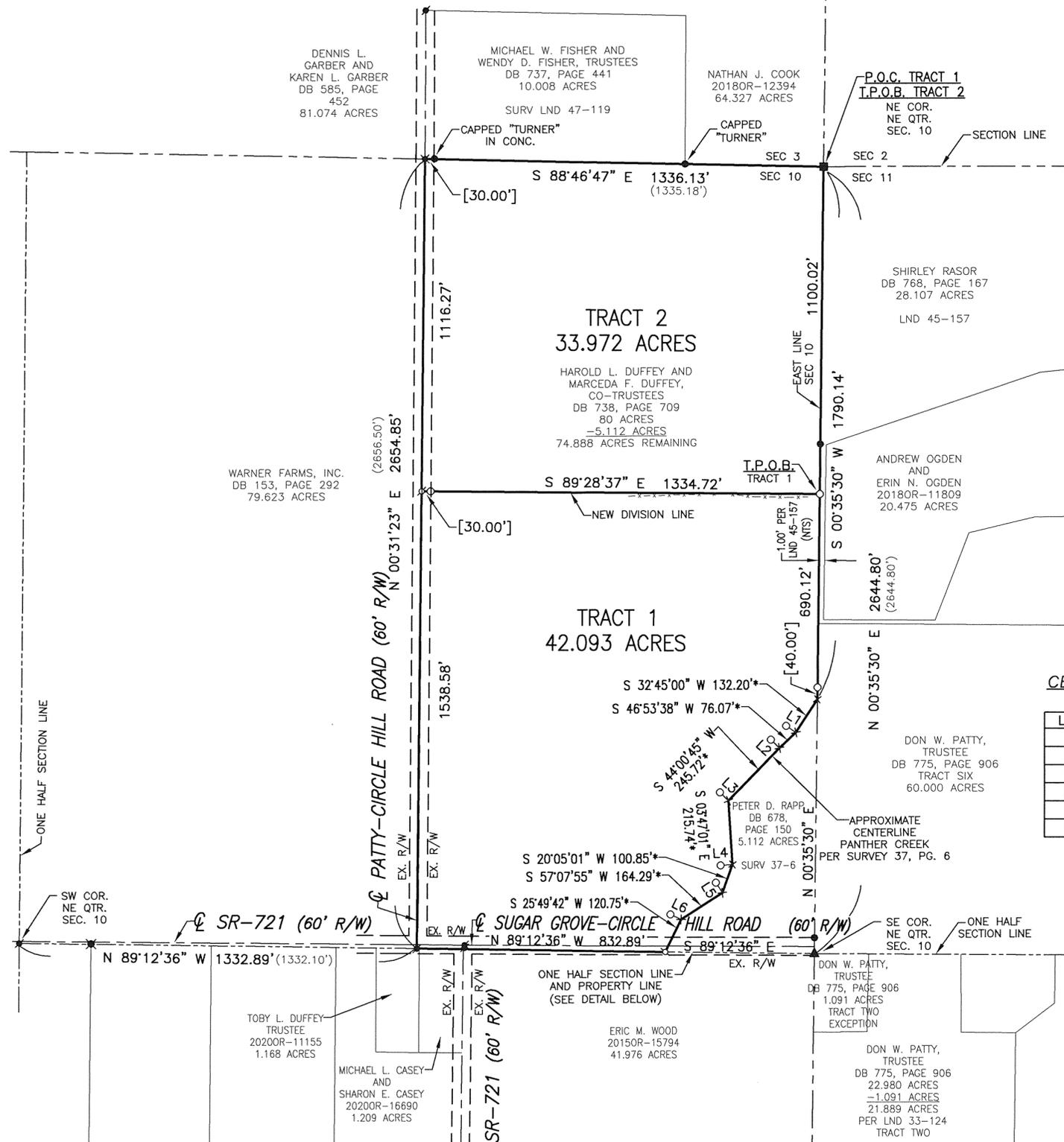
- SURVEY REFERENCE**
- LND 15-92
  - LND 15-162
  - REC. P.B. 10, PG. 93
  - REC. P.B. 16, PG. 14
  - MIA\_36\_10.89\_12.33
  - MIA\_36\_11.4\_11.69
  - MIA\_36\_11.42\_11.71
  - MIA\_75\_0\_17.89
  - MIA\_75\_13.27\_17.95
  - MIA\_75\_16.19\_17.52

## SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

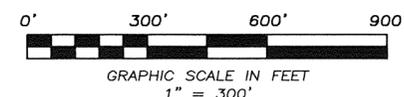
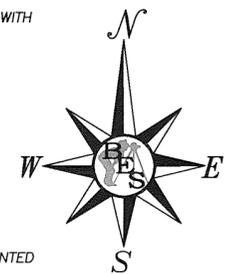
	PREPARED BY:	DATE:
	<b>ChoiceOne</b> Engineering	04-25-2023
	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554	DRAWN BY: AJB
	www.CHOICEONEENGINEERING.com	JOB NUMBER: MIAPIQ2302
		SHEET NUMBER: 1 OF 1

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629  
8-8-2023  
DATE



LEGEND:

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- ♁ MAG NAIL SET
- ♁ MAG NAIL FOUND
- 6"X6" CONCRETE POST FOUND
- ▲ STONE FOUND
- × CALCULATED POINT, NOT MONUMENTED
- x-x-x- EXISTING FENCE LINE
- ( ) REFERENCED DISTANCE OF RECORD
- \* DISTANCE MEASURED MATCHES REFERENCED DISTANCE OF RECORD



REFERENCES:

LAND SURVEYS:

- VOLUME 56, PAGE 195
- VOLUME 47, PAGE 119
- VOLUME 45, PAGE 157
- VOLUME 37, PAGE 6
- VOLUME 24, PAGE 170
- VOLUME 3, PAGE 70
- AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

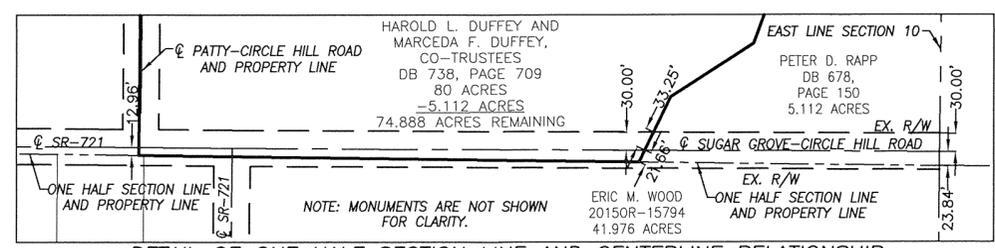
BASIS OF BEARING:

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE ONE HALF SECTION LINE OF SAID SECTION 10 BEING N 89°12'36" W.

CERTIFICATION:

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

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



DETAIL OF ONE HALF SECTION LINE AND CENTERLINE RELATIONSHIP (SHOWN NTS)

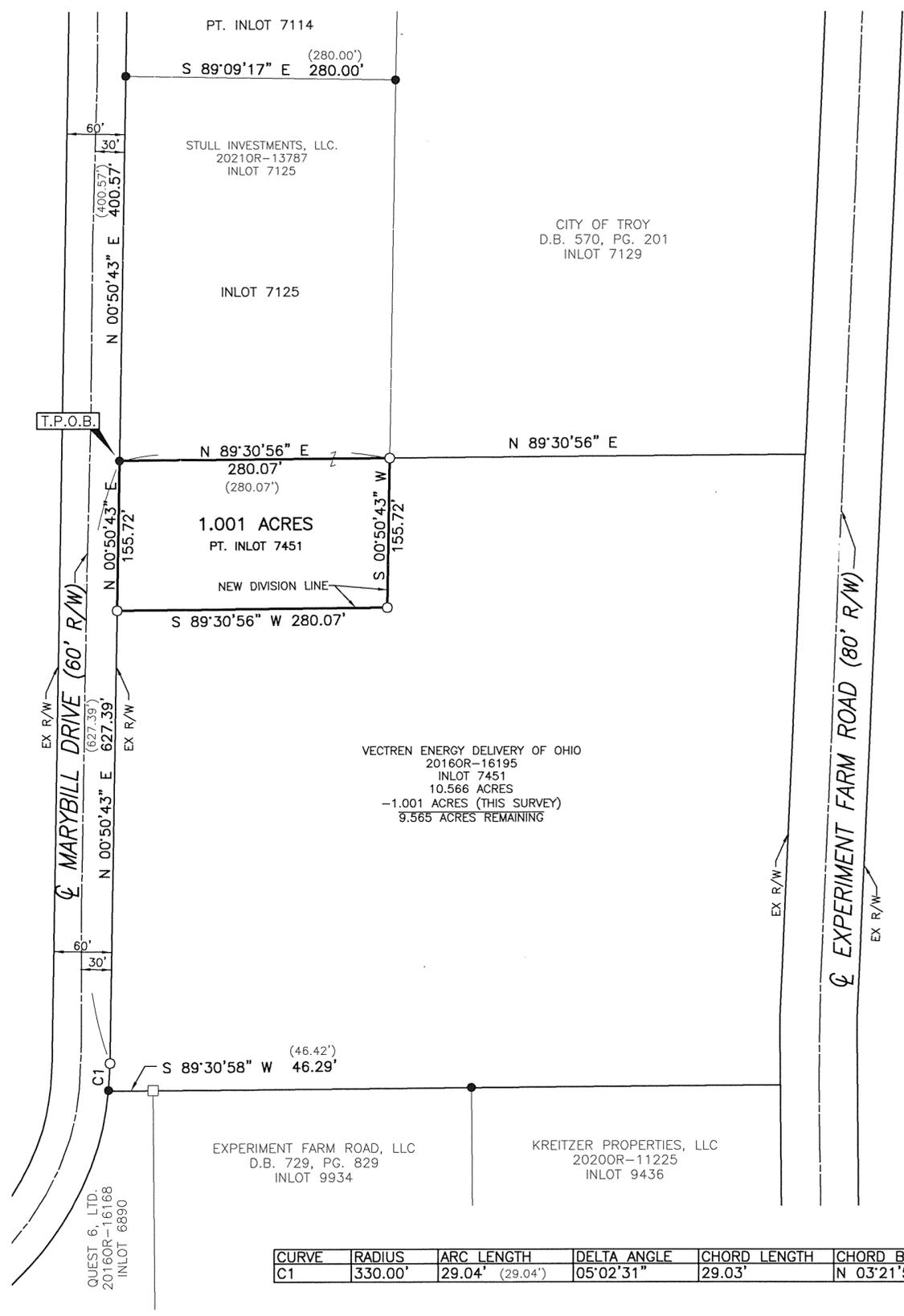
LOT SPLIT SURVEY OF 74.888 ACRES REMAINING LANDS  
D.B. 738, PAGE 709 FOR: TOBY DUFFEY  
LOCATED IN NEWTON TWP, MIAMI COUNTY ~ DATE 8/9/2023

**BRUMBAUGH ENGINEERING & SURVEYING, LLC**

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

BES JOB #224.23 DRAWN BY: SES CHECKED BY: JJB





CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	330.00'	29.04' (29.04')	05°02'31"	29.03'	N 03°21'58" E

CITY OF TROY:

THIS SURVEY AND LOT SPLIT REVIEWED AND APPROVED THIS 23<sup>RD</sup> DAY OF AUGUST, 2023.  
CITY ENGINEER: JILLIAN RHODES PE

LEGEND:

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- ( ) REFERENCED DISTANCE OF RECORD

REFERENCES:

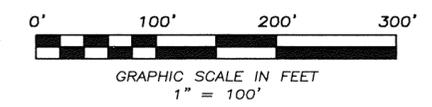
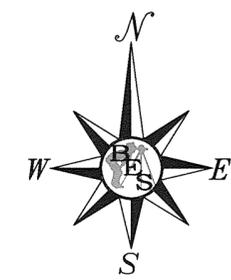
LOT SURVEYS:  
VOLUME 16, PAGE 176  
VOLUME 17, PAGE 19  
AND AS SHOWN HEREON

RECORD PLATS:

VOLUME 14, PAGE 20  
VOLUME 15, PAGE 76  
VOLUME 20, PAGE 15  
VOLUME 21, PAGE 42  
AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON



BASIS OF BEARING:

BASIS OF BEARING IS THE OHIO STATE PLAN COORDINATE SYSTEM, OHIO SOUTH ZONE, NAVD83 (2011) WITH THE EAST RIGHT OF WAY LINE OF MARYBILL DRIVE BEARING N 00°50'43" E

CERTIFICATION:

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

*John J. Brumbaugh* 8-23-2023

JOHN J. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #8218

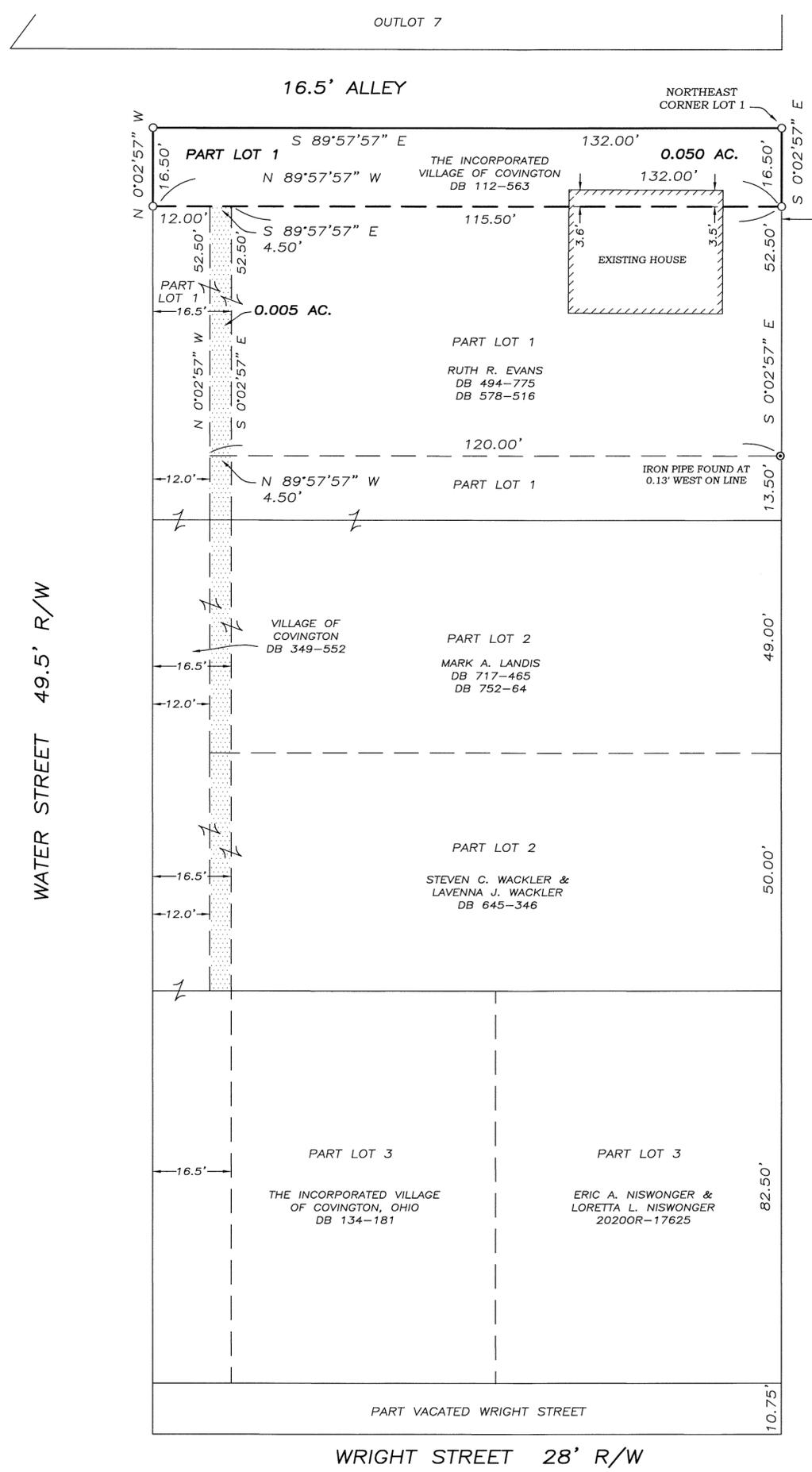
LOT SPLIT OF PART OF CITY OF TROY INLOT 7451 FOR BRIAN STULL~ AUGUST 23, 2023

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

BES JOB #517.23 DRAWN BY: BBH CHECKED BY: JJB



VILLAGE OF COVINGTON  
 MIAMI COUNTY, OHIO  
 PART LOT 1



**LEGEND**

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊙ PIPE FOUND

**REFERENCES**

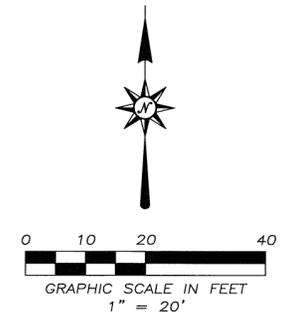
MIAMI COUNTY RECORDER'S  
 RECORDS:  
 DEED BOOK 3, PAGE 94  
 DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S  
 RECORDS OF LOT SURVEYS:  
 VOLUME 8, PAGE 40  
 VOLUME 9, PAGE 92  
 VOLUME 12, PAGE 8  
 VOLUME 19, PAGE 85

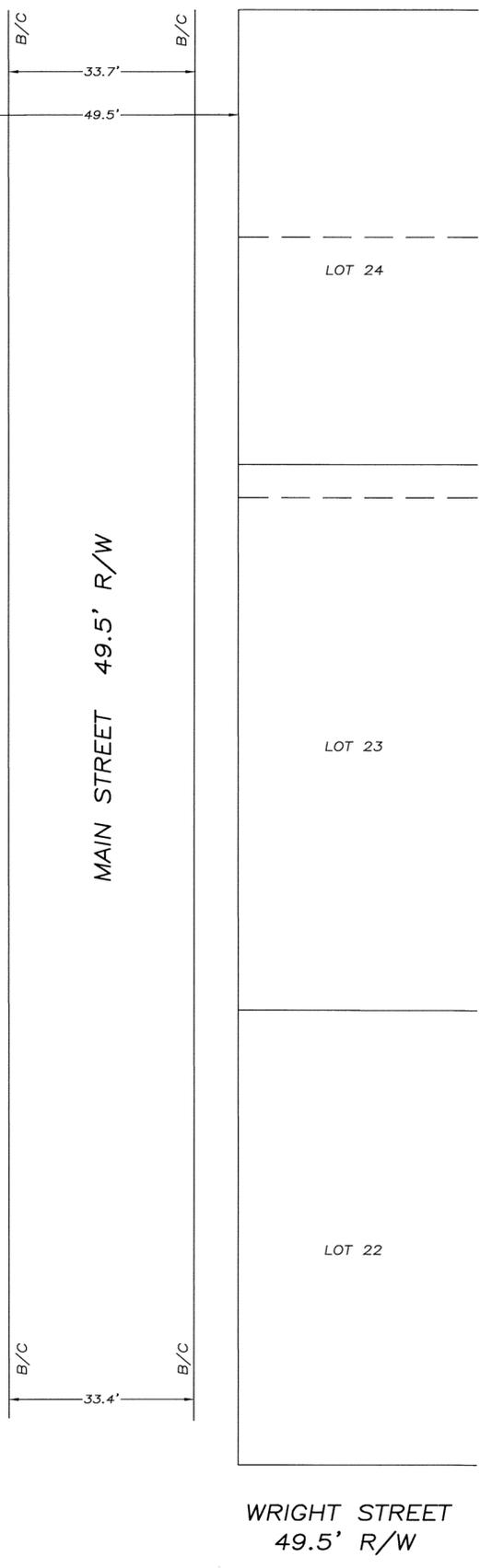
**BASIS OF BEARING:**  
 BEARINGS ARE BASED ON THE  
 OHIO DEPARTMENT OF  
 TRANSPORTATION V.R.S. NAD 83  
 (2011 ADJ.) OHIO STATE PLANE  
 SOUTH ZONE 3402

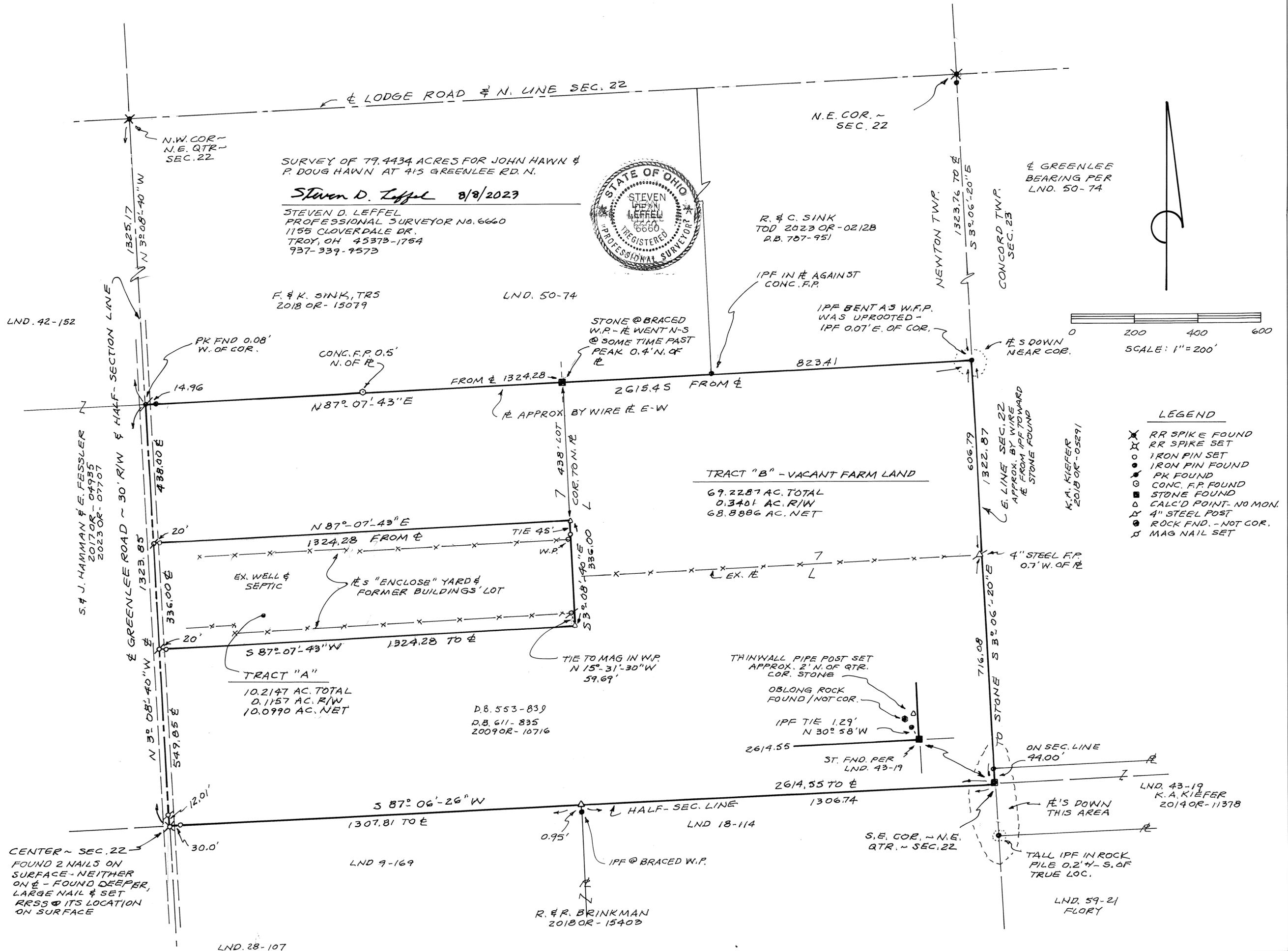
AREA OF OVERLAP IN CURRENT DEEDS

**NOTE:**  
 4.5 FOOT STRIP INCLUDED IN CURRENT  
 DEEDS OF THE VILLAGE OF COVINGTON,  
 EVANS, LANDIS & WACKLER. THIS SURVEY  
 WILL INCLUDE A DESCRIPTION OF THE 4.5  
 FOOT STRIP TO BE CONVEYED FROM THE  
 VILLAGE OF COVINGTON TO EVANS TO  
 REMOVE AN OVERLAP IN DEEDS.

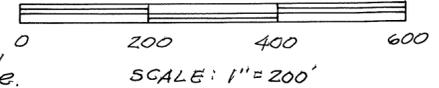


AUGUST 21, 2023	SURVEY FOR THE EVANS FAMILY AT 121 N. MAIN STREET IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO
	<p style="text-align: center;"><i>Neil E. Teaford, P.S. # 7724</i></p> <p style="text-align: center;">NEIL E. TEAFORD                  5260 TROY-URBANA ROAD                  CASSTOWN, OHIO 45312                  OHIO REGISTERED                  PROFESSIONAL SURVEYOR # 7724</p>





SURVEY OF 79.4434 ACRES FOR JOHN HAWN & P. DOUG HAWN AT 415 GREENLEE RD. N.  
**Steven D. Leffel** 8/9/2023  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
1155 CLOVERDALE DR.  
TROY, OH 45379-1754  
937-339-9573



- LEGEND**
- ✕ RR SPIKE FOUND
  - ✕ RR SPIKE SET
  - IRON PIN SET
  - IRON PIN FOUND
  - PK FOUND
  - CONC. F.P. FOUND
  - STONE FOUND
  - CALC'D POINT- NO MON.
  - ⊕ 4\"/>

K.A. KIEFER  
2019 OR-05291

S. & J. HAMMAN & E. FESSLER  
2017 OR-04985  
2023 OR-07707

CENTER ~ SEC. 22  
FOUND 2 NAILS ON SURFACE - NEITHER ON & - FOUND DEEPER, LARGE NAIL & SET RRSS @ ITS LOCATION ON SURFACE

LND. 28-107

R. & R. BRINKMAN  
2018 OR-15403

LND. 59-21  
FLORY

LND. 43-19  
K.A. KIEFER  
2014 OR-11378

D.B. 553-839  
D.B. 611-835  
2009 OR-10716

R. & C. SINK  
TOD 2023 OR-02128  
D.B. 767-951

F. & K. SINK, TRS  
2018 OR-15079

TRACT "B" - VACANT FARM LAND  
69.2287 AC. TOTAL  
0.3401 AC. R/W  
68.8886 AC. NET

TRACT "A"  
10.2147 AC. TOTAL  
0.1157 AC. R/W  
10.0990 AC. NET

MONROE TOWNSHIP MIAMI COUNTY, OHIO  
SECTION 36, TOWN 6, RANGE 5  
NEAL PEARSON ROAD  
50' R/W  
NORTHWEST QUARTER

VOLUME 62 PAGE 67  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

TRACT A, B, C, D  
DETAILS ~ NO SCALE

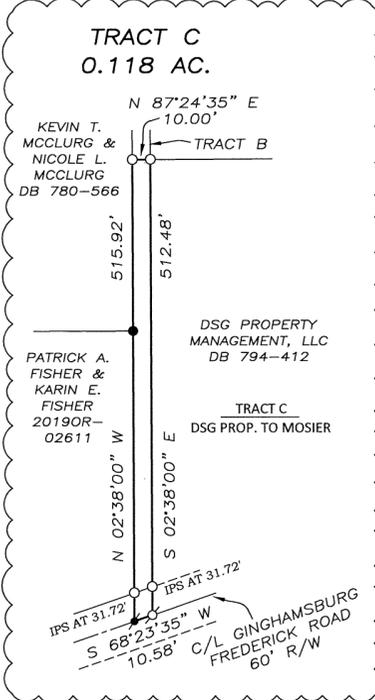
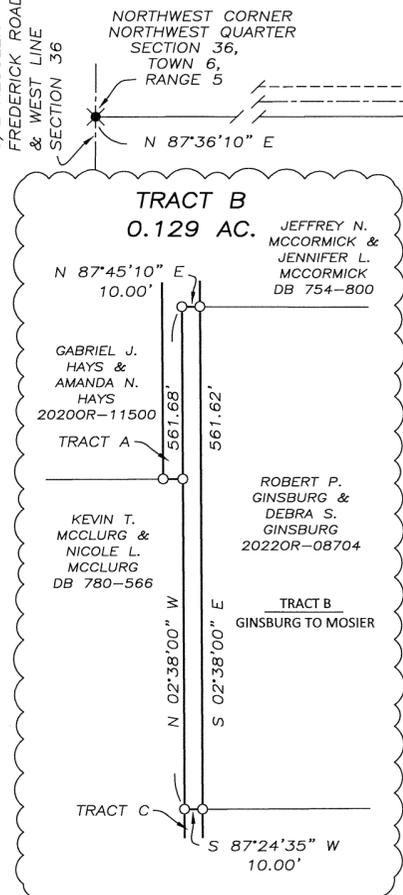
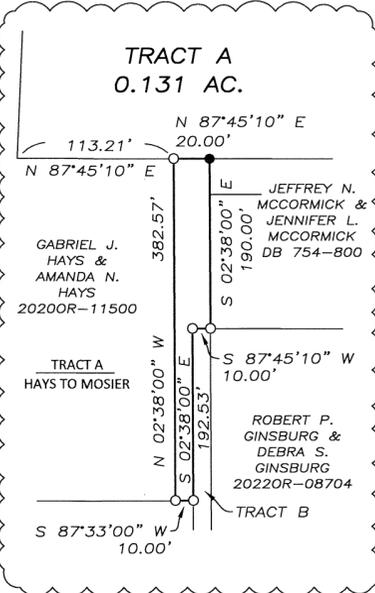
- LEGEND**
- CAPPED IRON PIN SET
  - ⊘ MAG NAIL SET
  - IRON PIN FOUND
  - ⊙ MAG NAIL OR PK NAIL FOUND
  - ✕ RAILROAD SPIKE FOUND

**REFERENCES**

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 8, PAGE 33  
VOLUME 30, PAGE 96  
VOLUME 40, PAGE 119  
VOLUME 40, PAGE 150  
VOLUME 44, PAGE 48  
VOLUME 50, PAGE 65

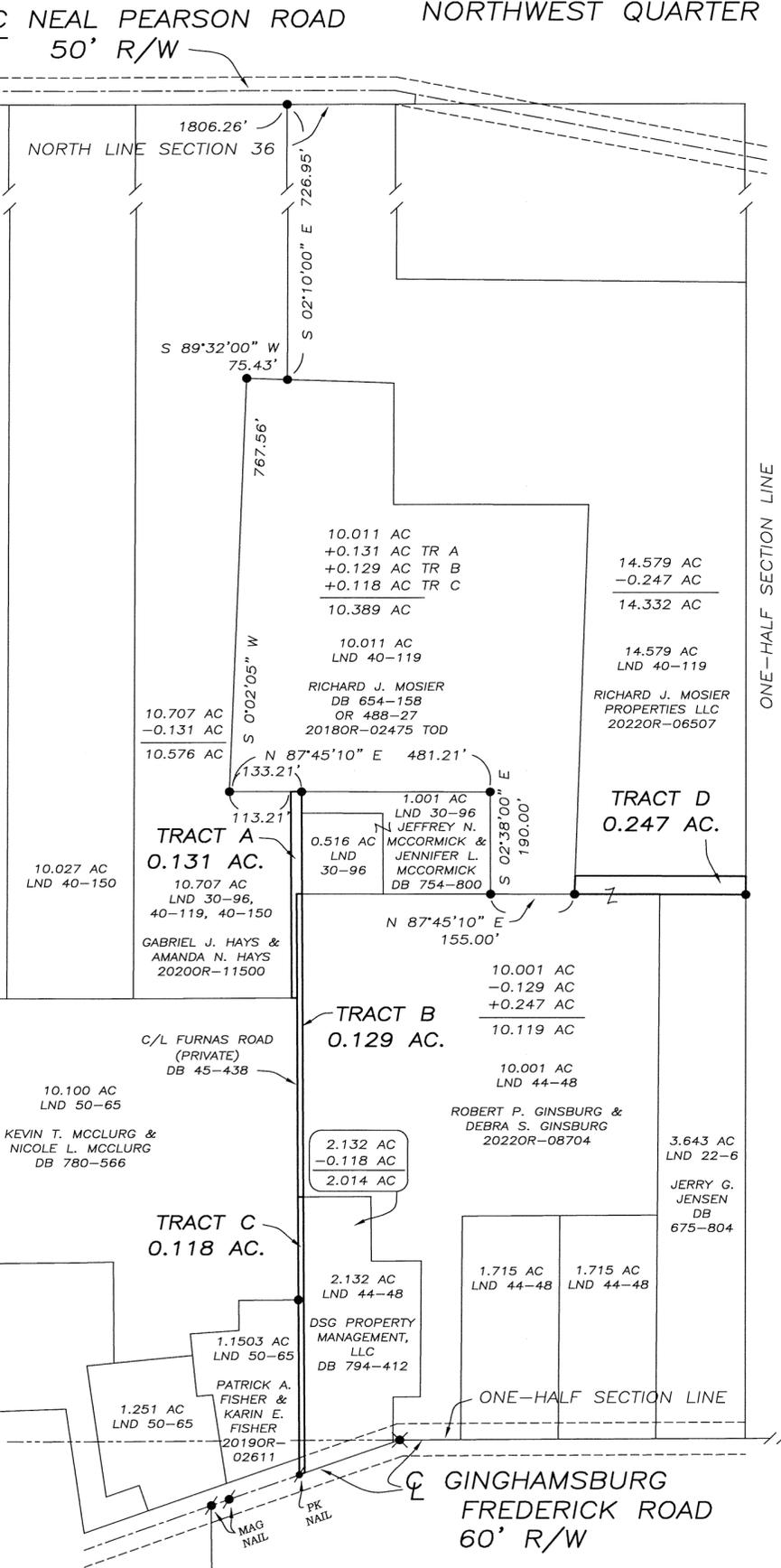
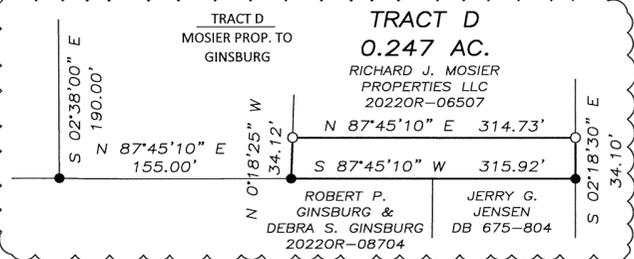
BEARINGS CORRESPOND  
TO LAND SURVEY 40-119

MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 24, PAGE 14  
DEEDS AS SHOWN HEREON



NOTE: TRACT A, B, AND C TO BE TRANSFERRED TO RICHARD MOSIER AND COMBINED WITH 10.011 ACRE TRACT. SAID TRACTS CONTAIN A PRIVATE DRIVE, ESTABLISHED AS FURNAS ROAD, IN DEED BOOK 45, PAGE 438. ALL RIGHTS TO USE THE PRIVATE DRIVE WILL REMAIN IN PLACE AS CONVEYED TO ADJACENT OWNERS.

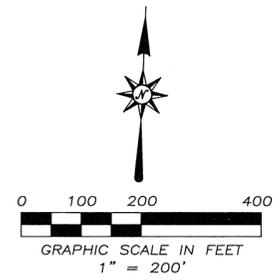
NOTE: TRACT D TO BE TRANSFERRED TO ROBERT AND DEBRA GINSBURG TO RETAIN OVER 10 ACRES.



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Hueltskamp PE, PS  
MIAMI COUNTY ENGINEER  
David Jacquemin 8/30/23  
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.

David Jacquemin 8/30/23 TRACT A, 0.131 AC.  
SECRETARY TRACT B, 0.129 AC.  
MIAMI COUNTY PLANNING COMMISSION TRACT C, 0.118 AC.  
TRACT D, 0.247 AC.



AUGUST 15, 2023

SURVEY FOR RICHARD MOSIER  
IN MIAMI COUNTY, OHIO



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

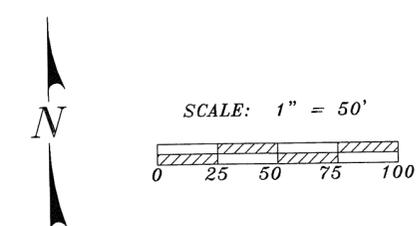
7 NW 1/4 SECTION 8N TOWN 5E RANGE NEWBERRY TOWNSHIP MIAMI COUNTY OHIO STATE

CORRECTIVE PLAT TO SUPERSEDE LAND SURVEY 61 PAGE 33

VOLUME NO. 62 PLAT NO. 68  
 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS  
 DATE: AUGUST 2023

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
 PAUL P. HUELSKAMP PE, PS  
 MIAMI COUNTY ENGINEER  
 David Jacquemin DEPUTY 8-31-23 DATE

A.E.F. Enterprises, LLC  
 D.B. 765 Pg. 290  
 101.904 Acres



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

LEGEND

- WOOD FENCE POST FOUND
- ◻ CONCRETE CORNER FENCE POST
- ⊗ MAG NAIL OR PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ T-BAR FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"

----- PROPERTY LINE TO BE VACATED

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

- Miami County Engineer's Record of Land Surveys
- Survey Volume 7 Page 139
  - Survey Volume 25 Page 173
  - Survey Volume 34 Page 114
  - Survey Volume 57 Page 145
  - Survey Volume 61 Page 33

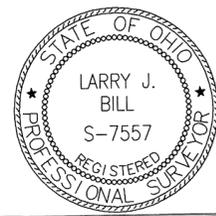
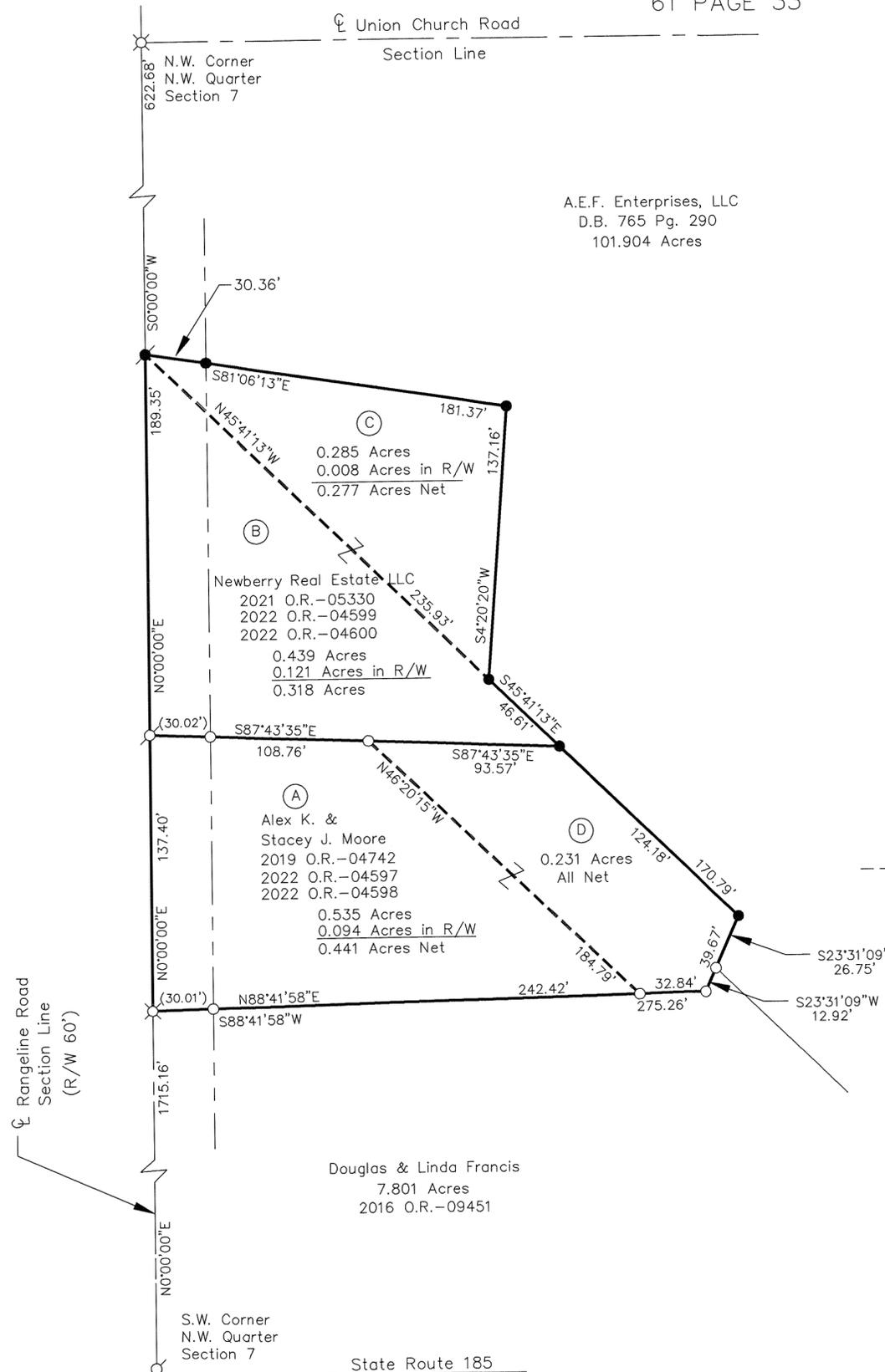
NOTE: Tract D is an Add-on to Tract A and is being taken from tract B. Tract C is an add-on to Tract B

Revised Moore Tract

0.766 Acres  
 0.094 Acres in R/W  
 0.672 Acres Net

Revised Newberry Real Estate Tract

0.724 Acres  
 0.129 Acres in R/W  
 0.595 Acres Net



Larry J. Bill Aug 30, 2023  
 LARRY J. BILL, P.S. #7557 DATE

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

CITY OF PIQUA  
MIAMI COUNTY, OHIO  
PART INLOT 32

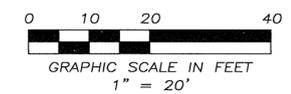
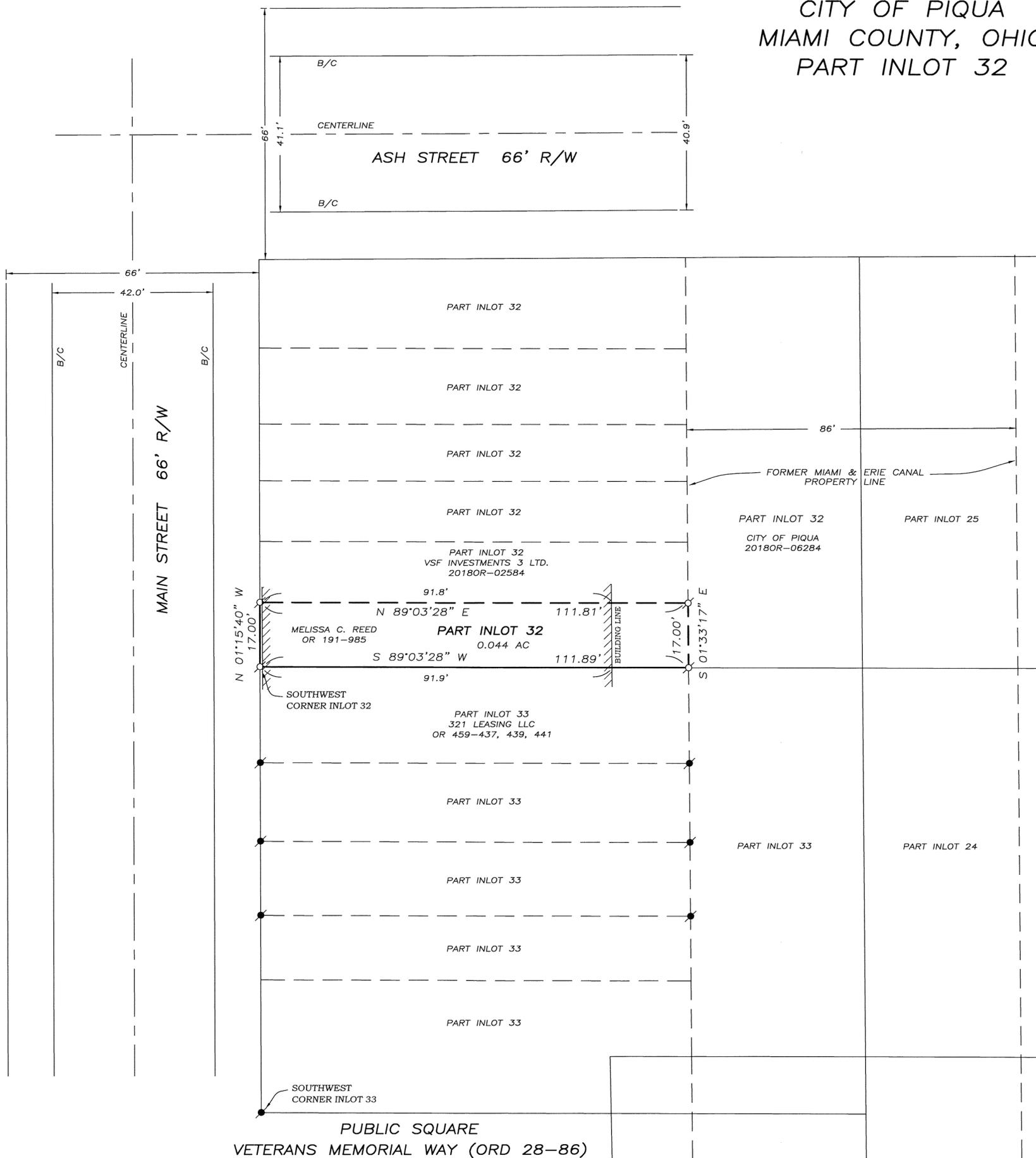
VOLUME 62 PAGE 69  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

- ⊘ MAG NAIL SET
- MAG NAIL FOUND

REFERENCES

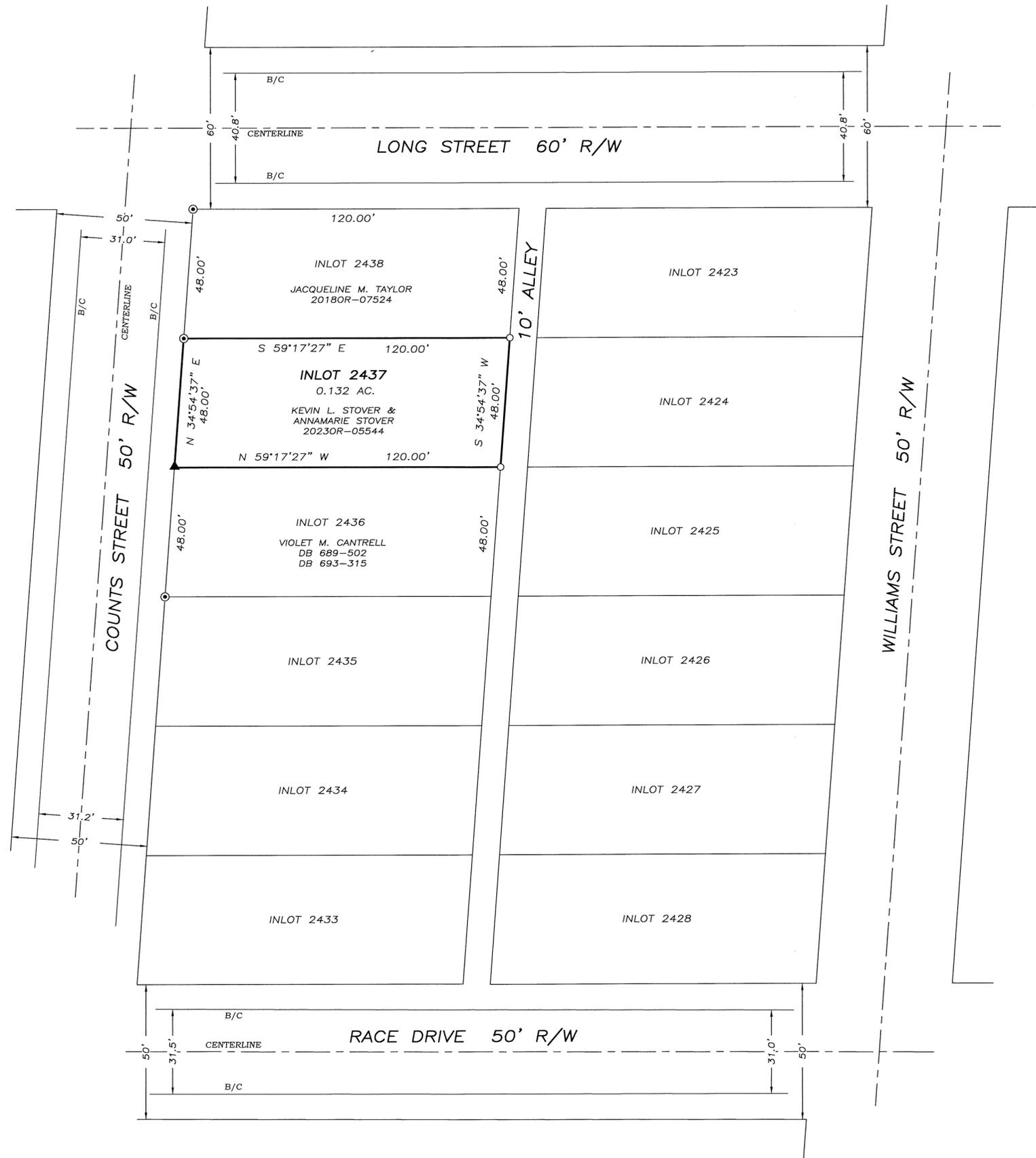
MIAMI COUNTY ENGINEER'S  
RECORDS OF SURVEYS:  
LOT SURVEY 5, PAGE 7  
LOT SURVEY 24, PAGE 141  
BASIS OF BEARING  
LAND SURVEY 61, PAGE 98  
1915 MIAMI & ERIE CANAL SURVEY  
MIAMI COUNTY RECORDER'S  
RECORDS:  
DEED BOOK 1, PAGES 1 & 2  
DEEDS AS SHOWN HEREON



AUGUST 28, 2023	SURVEY OF PART INLOT 32 FOR MELISSA REED IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S.#7724</i> <b>NEIL E. TEAFORD</b> 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

CITY OF TROY, MIAMI COUNTY, OHIO  
INLOT 2437

VOLUME 62 PAGE 70  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

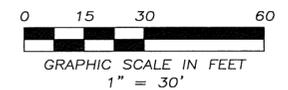


LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ▲ FENCE POST FOUND

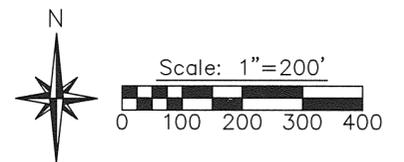
REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF SURVEYS:  
LOT SURVEY 12, PAGE 175  
MIAMI COUNTY RECORDER'S  
RECORDS:  
PLAT BOOK 3, PAGES 81  
DEEDS AS SHOWN HEREON



AUGUST 29, 2023	SURVEY OF INLOT 2437 FOR THE STOVER FAMILY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p><b>NEIL E. TEAFORD</b> 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

JAMES L. WHELOCK  
48.483 ACRES  
20200R-10450



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

**References**

- P.B. 15, PG. 145
  - P.B. 19, PG. 71
  - P.B. 20, PG. 120
  - P.B. 28, PG. 57
- Plat Records
- Vol. 03, Pg. 381
  - Vol. 11, Pg. 158
  - Vol. 25, Pg. 175
  - Vol. 40, Pg. 110
  - Vol. 57, Pg. 08
  - Vol. 57, Pg. 13
  - Vol. 57, Pg. 26
- Miami County Engineer's Record of Land Surveys
- MCD Field Notes LL29436 and LL 35775

**Basis of Bearings**

The bearings are based on the centerline of Karns Road, bearing S 13° 36' 10" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

Survey of 144.325 in Union Township for Ken Wheelock.

**Surveyor's Certification**

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



*Michael W. Cozatt* 9/05/23  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 02723 Ph. (937) 339-2921  
Sheet 1/2

144.325 ACRES TOTAL  
4.209 AC. IN SECTION 34  
140.116 AC. IN SECTION 35  
6.229 ACRES IN ROAD R/W

KENNETH WHELOCK-1/2 INT.  
144.071 ACRES  
20230R-00711

SHIRLEY A. WHELOCK-1/2 INT.  
D.B. 684, PG. 904  
20160R-16453

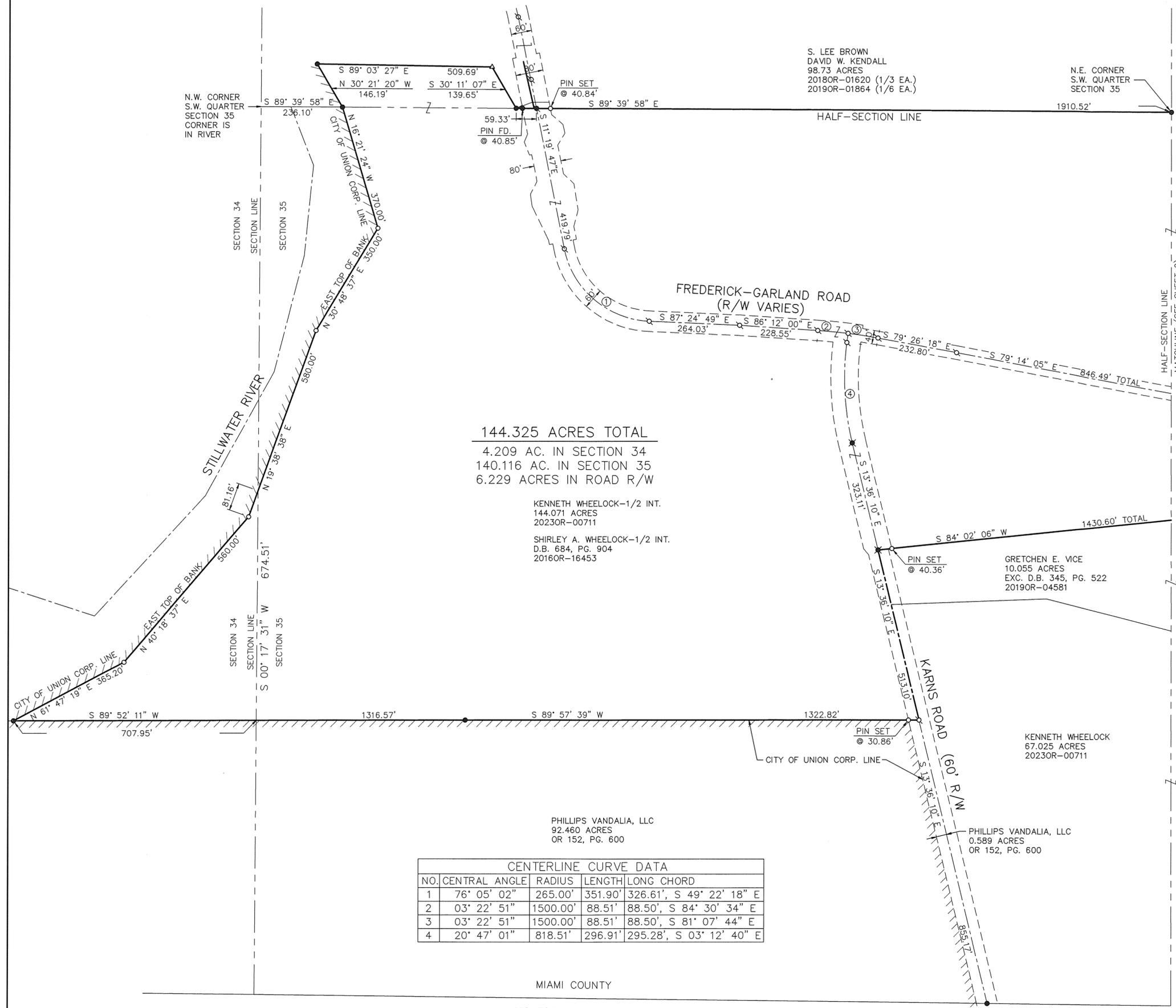
PHILLIPS VANDALIA, LLC  
92.460 ACRES  
OR 152, PG. 600

KENNETH WHELOCK  
67.025 ACRES  
20230R-00711

PHILLIPS VANDALIA, LLC  
0.589 ACRES  
OR 152, PG. 600

CENTERLINE CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	76° 05' 02"	265.00'	351.90'	326.61', S 49° 22' 18" E
2	03° 22' 51"	1500.00'	88.51'	88.50', S 84° 30' 34" E
3	03° 22' 51"	1500.00'	88.51'	88.50', S 81° 07' 44" E
4	20° 47' 01"	818.51'	296.91'	295.28', S 03° 12' 40" E

MIAMI COUNTY  
MONTGOMERY COUNTY



JAMES L. WHELOCK  
48.483 ACRES  
20200R-10450

6  
Town

5E  
Range

SE 1/4-34  
SW & SE 1/4-35  
Section

Union  
Township

Miami  
County

Ohio  
State

Volume 62 Page 71A  
Miami County Engineer's  
Record of Land Surveys

N.W. CORNER  
S.E. QUARTER  
SECTION 35

HALF-SECTION LINE

S 89° 41' 27" E

1325.56'

S 89° 46' 49" E  
292.30'

1289.35'

JUDY A. AND  
TERRY A. CRUSE  
5,294 ACRES  
20220R-16788

144.325 ACRES TOTAL  
4.209 AC. IN SECTION 34  
140.116 AC. IN SECTION 35  
6.229 ACRES IN ROAD R/W

KENNETH WHELOCK-1/2 INT.  
144.071 ACRES DEED  
20230R-00711

SHIRLEY A. WHELOCK-1/2 INT.  
D.B. 684, PAGE 904  
20160R-16453

TERRY A. AND  
JUDY A. CRUSE  
2,1056 ACRES  
D.B. 738, PG. 599

HALF-SECTION LINE  
MATCHLINE (SEE SHEET 1)

S 79° 14' 05" E  
846.49' TOTAL

S 53° 57' 26" E  
466.57'

S 84° 02' 06" W 1430.60' TOTAL

PIN SET  
@ 20.59'

N 81° 50' 30" W  
194.70'

GRETCHEN E. VICE  
10.055 ACRES  
EXC. D.B. 345, PG. 522  
20190R-04581

FREDERICK-GARLAND ROAD (R/W VARIES)

PIN SET  
@ 20.24'

KENNETH WHELOCK  
67.025 ACRES  
20230R-00711

MIAMI COUNTY

MONTGOMERY COUNTY



Scale: 1"=200'  
0 100 200 300 400

### Legend

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

### References

P.B. 15, PG. 145  
P.B. 19, PG. 71  
P.B. 20, PG. 120  
P.B. 28, PG. 57

Miami County Recorder's  
Plat Records

Vol. 03, Pg. 381  
Vol. 11, Pg. 158  
Vol. 25, Pg. 175  
Vol. 40, Pg. 110  
Vol. 57, Pg. 08  
Vol. 57, Pg. 13  
Vol. 57, Pg. 26

Miami County Engineer's  
Record of Land Surveys

MCD Field Notes LL29436 and LL 35775

### Basis of Bearings

The bearings are based on the centerline of Karns Road, bearing S 13° 36' 10" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

### Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

### Monumentation Statement

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

Survey of 144.325 in Union Township for Ken Wheelock.

### Surveyor's Certification

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



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

9/05/23  
Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 02723 Ph. (937) 339-2921  
Sheet 2/2

STAUNTON	1	1	10 MRS
TOWNSHIP	SECTION	TOWN	RANGE
ELIZABETH	31	2	10 MRS
TOWNSHIP	SECTION	TOWN	RANGE
BETHEL	6	1	9 MRS
TOWNSHIP	SECTION	TOWN	RANGE
BETHEL	36	2	9 MRS
TOWNSHIP	SECTION	TOWN	RANGE

PLAT OF SURVEY  
SPLIT OF 2.3991 AC. FROM TRACT 2  
OF THE GRUSENMEYER LAND, LLC,  
SURVEY VOLUME 61, PAGE 159

VOLUME 62, PAGE 72  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE FILED 9-12-2023

JUNE 22, 2023

PREPARED BY:

**WE**  
VANATTAENGINEERINGINC  
570 Congress Park Dr • Dayton, OH 45459  
Phone: 937.438.5650  
Fax: 937.438.5645

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

Andy Smith 9-12-23  
DEPUTY DATE

**SURVEY REFERENCES:**

- SUR. 28/157
- SUR. 37/69
- SUR. 38/194
- SUR. 47/65
- SUR. 47/108
- SUR. 57/193
- SUR. 61/75
- D.B. 636, PG. 514
- D.B. 733, PG. 211
- D.B. 737, PG. 411
- D.B. 744, PG. 469
- D.B. 758, PG. 789
- 2017OR-06949
- 2017OR-06950
- 2022OR -- -08815
- ROAD RECORD 8, PG. 106
- RECORDER'S BOOK 16, PG. 9
- REC. 20-84

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.

Andy Smith 9/12/23  
SECRETARY DATE  
MIAMI COUNTY PLANNING COMMISSION  
(2.3991 ACRE TRACT)

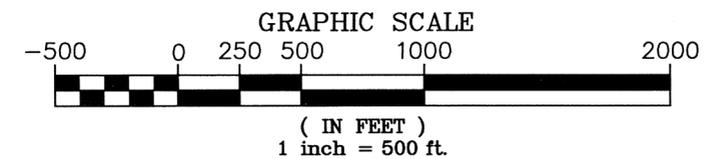
**LEGEND:**

- 5/8" IRON PIN FOUND
- 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- × PK NAIL FOUND
- STONE CALLED FOR
- IRON PIN TO BE SET (5/8" DIA, 30" LONG)
- × PK NAIL TO BE SET
- ▲ WITNESS PIN TO BE SET
- △ WITNESS PIN FOUND

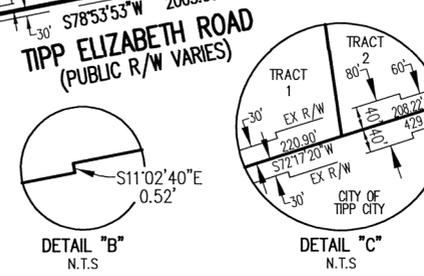
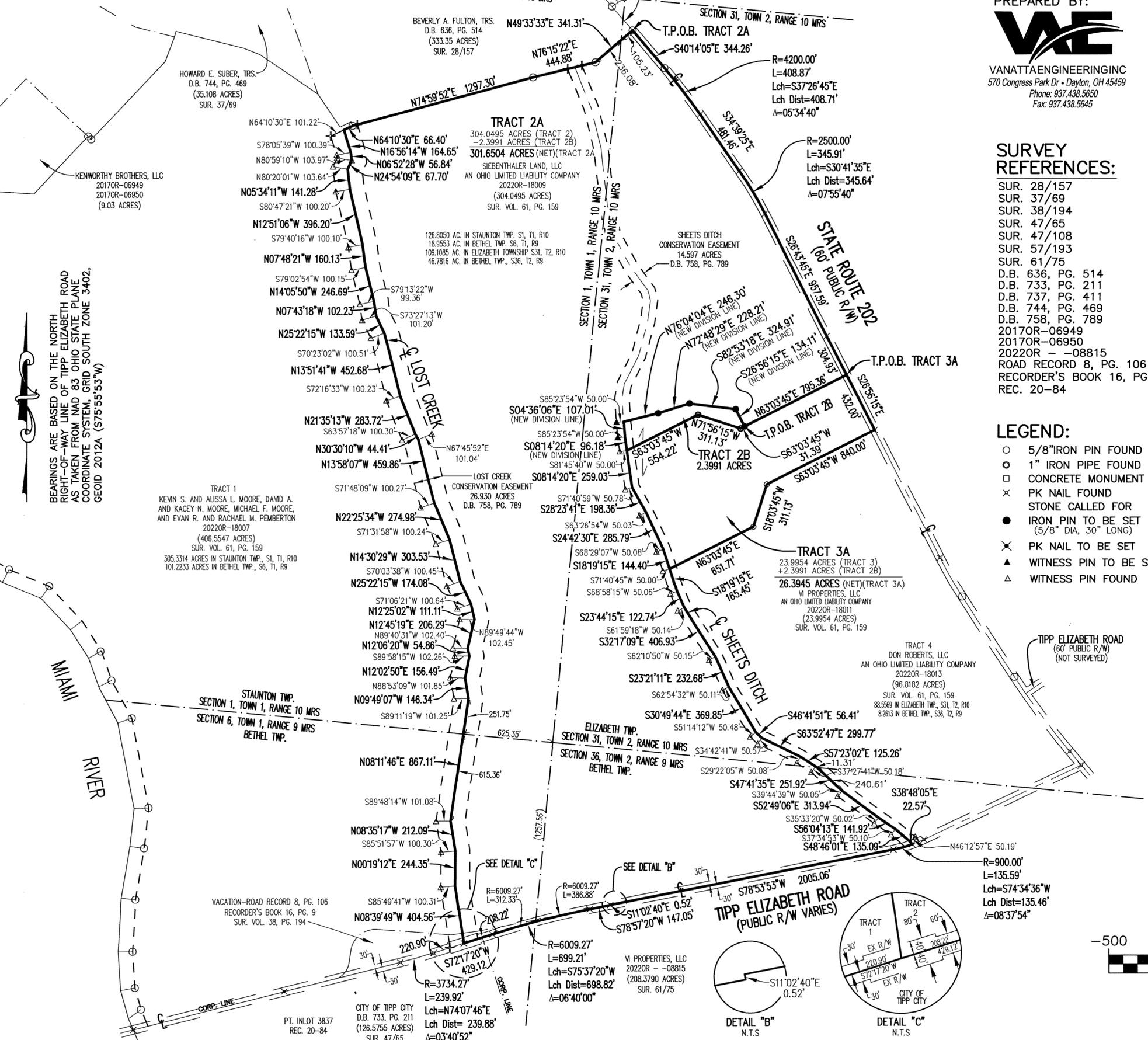
**CERTIFICATION:**

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE  
WITH CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE.  
I CERTIFY THAT THIS PLAT OF SURVEY WAS MADE UNDER MY  
DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD  
SURVEY DATED MAY, 2023

Jeffrey A. Van Atta 6/20/2023  
JEFFREY A. VAN ATTA DATE  
PROFESSIONAL OHIO REGISTERED  
SURVEYOR #7354



H:\CADD\Projects\Grusenmeyer Farm PS-2.3691AC.DWG, JUN 22, 2023 - 09:05:06



VACATION-ROAD RECORD 8, PG. 106  
RECORDER'S BOOK 16, PG. 9  
SUR. VOL. 38, PG. 194

PT. INLOT 3837  
REC. 20-84

CITY OF TIPP CITY  
D.B. 733, PG. 211  
(126.5755 ACRES)  
SUR. 47/65

VI PROPERTIES, LLC  
2022OR -- -08815  
(208.3790 ACRES)  
SUR. 61/75

VI PROPERTIES, LLC  
2022OR -- -08815  
(23.9954 ACRES)  
SUR. VOL. 61, PG. 159

VI PROPERTIES, LLC  
2022OR-18013  
(96.8182 ACRES)  
SUR. VOL. 61, PG. 159  
88.5589 IN ELIZABETH TWP., S31, T2, R10  
8.2613 IN BETHEL TWP., S36, T2, R9

VI PROPERTIES, LLC  
2022OR-18011  
(23.9954 ACRES)  
SUR. VOL. 61, PG. 159

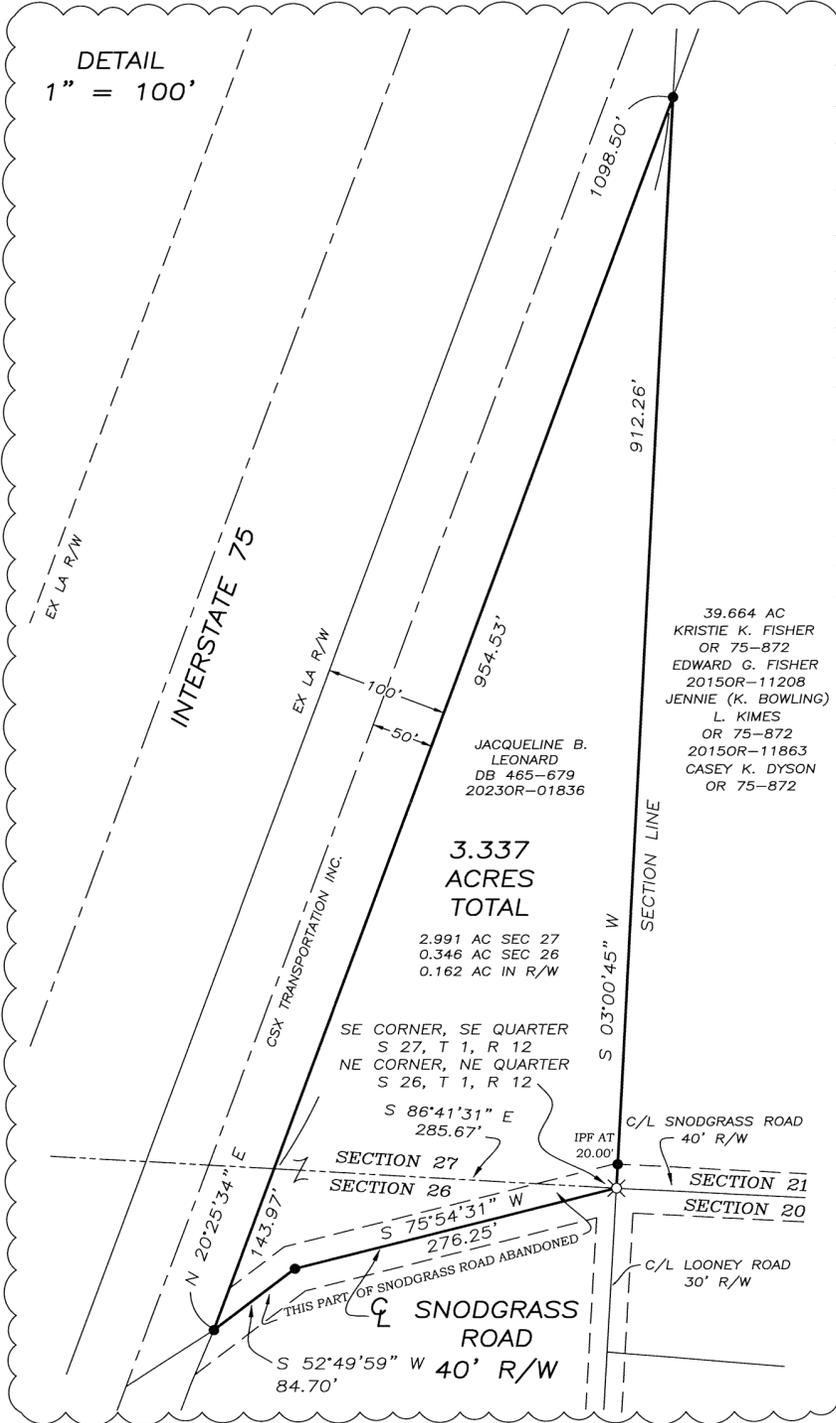
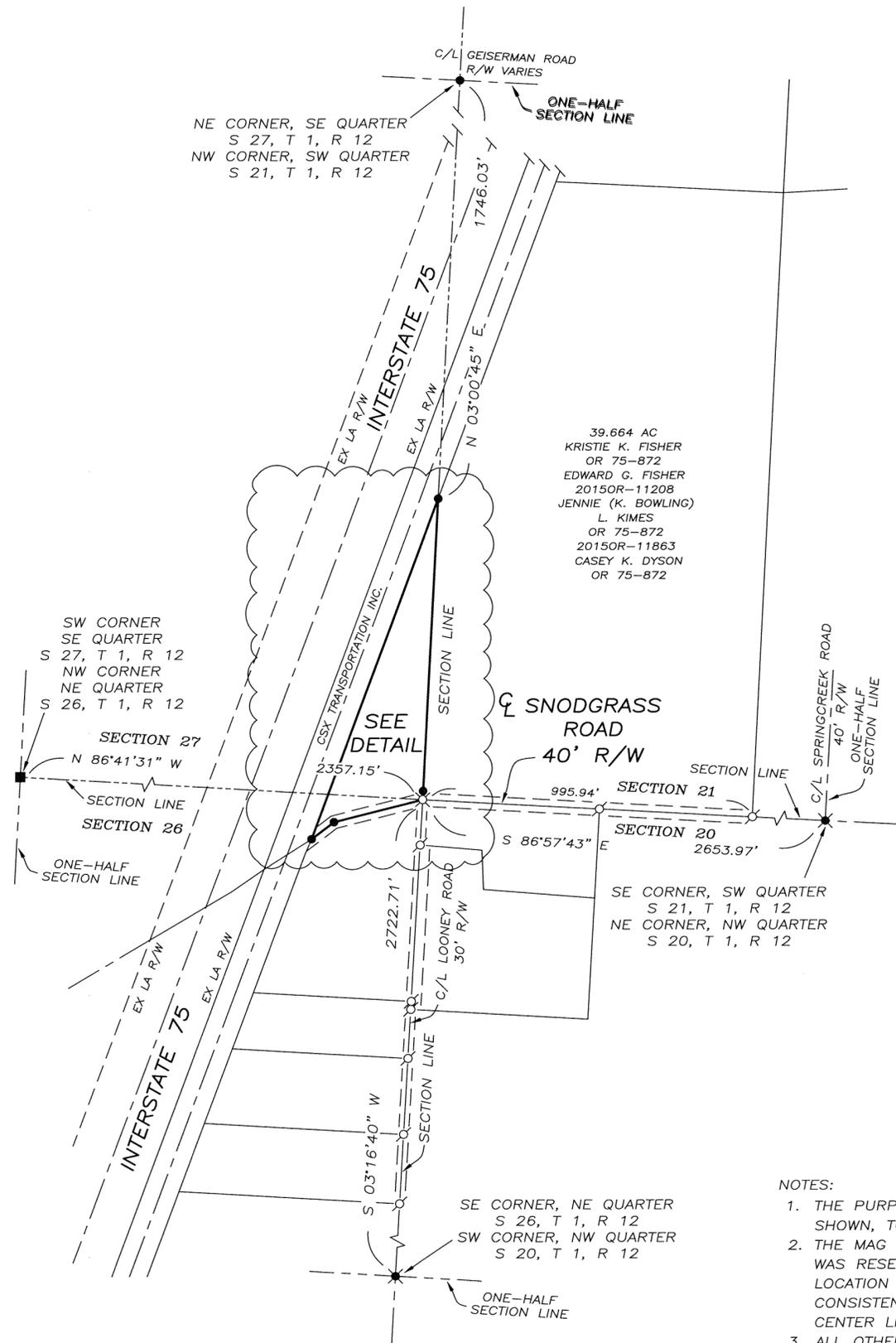
VI PROPERTIES, LLC  
2022OR-18013  
(96.8182 ACRES)  
SUR. VOL. 61, PG. 159  
88.5589 IN ELIZABETH TWP., S31, T2, R10  
8.2613 IN BETHEL TWP., S36, T2, R9

VI PROPERTIES, LLC  
2022OR-18013  
(96.8182 ACRES)  
SUR. VOL. 61, PG. 159  
88.5589 IN ELIZABETH TWP., S31, T2, R10  
8.2613 IN BETHEL TWP., S36, T2, R9

VI PROPERTIES, LLC  
2022OR-18013  
(96.8182 ACRES)  
SUR. VOL. 61, PG. 159  
88.5589 IN ELIZABETH TWP., S31, T2, R10  
8.2613 IN BETHEL TWP., S36, T2, R9

BEARINGS ARE BASED ON THE NORTH  
RIGHT-OF-WAY LINE OF TIPP ELIZABETH ROAD  
AS TAKEN FROM NAD 83 OHIO STATE PLANE  
COORDINATE SYSTEM, GRID SOUTH ZONE 3402,  
GEOID 2012A (S75°55'53"W)

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
 SECTION 26, TOWN 1, RANGE 12, NORTHEAST QUARTER  
 SECTION 27, TOWN 1, RANGE 12, SOUTHEAST QUARTER

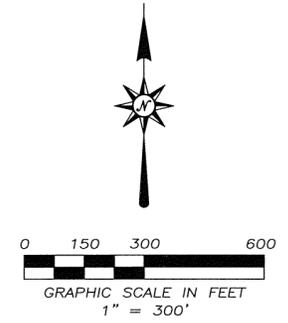


- LEGEND**
- IRON PIN FOUND
  - ⊕ MAG NAIL SET OVER
  - ⊗ RAILROAD SPIKE FOUND
  - ⊗ MAG SPIKE SET
  - ⊗ RAILROAD SPIKE FOUND
  - STONE FOUND

**REFERENCES**  
 RECORDS USED TO PREPARE SURVEY:

- MIAMI COUNTY ENGINEER'S SURVEY RECORDS:
- LAND SURVEY 12, PAGE 83
  - LAND SURVEY 15, PAGE 11
  - LAND SURVEY 18, PAGE 121
  - LAND SURVEY 20, PAGE 129
  - LAND SURVEY 20, PAGE 188
  - LAND SURVEY 28, PAGE 124
  - LAND SURVEY 30, PAGE 75
  - LAND SURVEY 33, PAGE 153
  - LAND SURVEY 38, PAGE 171
  - LAND SURVEY 39, PAGE 24
  - LAND SURVEY 41, PAGE 49
  - LAND SURVEY 44, PAGE 156
  - LAND SURVEY 46, PAGE 12
  - LAND SURVEY 47, PAGE 85
  - LAND SURVEY 51, PAGE 42
  - LAND SURVEY 56, PAGE 82
  - LAND SURVEY 57, PAGE 122
  - LAND SURVEY 59, PAGE 106
  - LAND SURVEY 60, PAGE 145
  - LAND SURVEY 60, PAGE 154
- RAILROAD RIGHT OF WAY MAPS

- MIAMI COUNTY RECORDER'S RECORDS:
- PLAT BOOK 18, PAGE 114
  - PLAT BOOK 19, PAGE 7
  - PLAT BOOK 19, PAGE 46
  - DEEDS AS SHOWN HEREON



- NOTES:**
1. THE PURPOSE OF THIS PROJECT WAS TO RESURVEY THE 3.337 ACRE "TRIANGULAR" TRACT AS SHOWN, TO PREPARE A MODERN LEGAL DESCRIPTION FOR TRANSFER
  2. THE MAG SPIKE RESET AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27 WAS RESET ACCORDING TO LAND SURVEY 30-75 FROM ADJACENT MONUMENTS FOUND. THIS LOCATION WAS ALSO CONSISTENT WITH MONUMENTS FOUND PER LAND SURVEY 15-11, AND ALSO CONSISTENT WITH THE SECTION LINE ESTABLISHED FROM SURVEYS SOUTH OF THIS TRACT ON THE CENTER LINE OF LOONEY ROAD.
  3. ALL OTHER CORNERS SHOWN WERE IRON PINS FOUND FROM PREVIOUS SURVEYS.
  4. THE BASIS OF BEARING IS N 03°00'45" E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27 PER LAND SURVEY 30-75.

SURVEY OF EXISTING TRACT FOR DAVID CRUMPLER  
 IN MIAMI COUNTY, OHIO -- SEPTEMBER 5, 2023

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





BEARINGS BASED ON THE CENTERLINE OF BUCKNECK ROAD  
(N 01°54'30"W) AS RECORDED LAND SURVEY 52-140 OF  
THE SURVEY RECORDS OF MIAMI COUNTY, OHIO



**MONUMENT LEGEND**

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

**REFERENCES:**

DEED: 20.357 ACRES - LUKE & MELANIE TODD - O.R. 86, PAGE 984  
9.889 ACRES - LUKE & MELANIE TODD - 2023OR-04738

**SURVEY NOTES:**

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

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELD SURVEY IN SEPTEMBER 2023. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors

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

DATE: 9-26-2023



APPROVED  
SUBJECT TO ZONING APPROVAL

By: [Signature] SEAS

DATE: 10/2/23

MIAMI COUNTY GENERAL HEALTH DEPARTMENT

**CERTIFICATION OF REGISTRATION**

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

NOTICE IS GIVEN TO ALL PARTIES:

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

SECRETARY [Signature] DATE: 10/2/2023

MIAMI COUNTY PLANNING COMMISSION  
(7.178 ACRE REMAINING)

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS  
MIAMI COUNTY ENGINEER

Drake Crowl DATE: 10/02/2023  
DEPUTY DATE

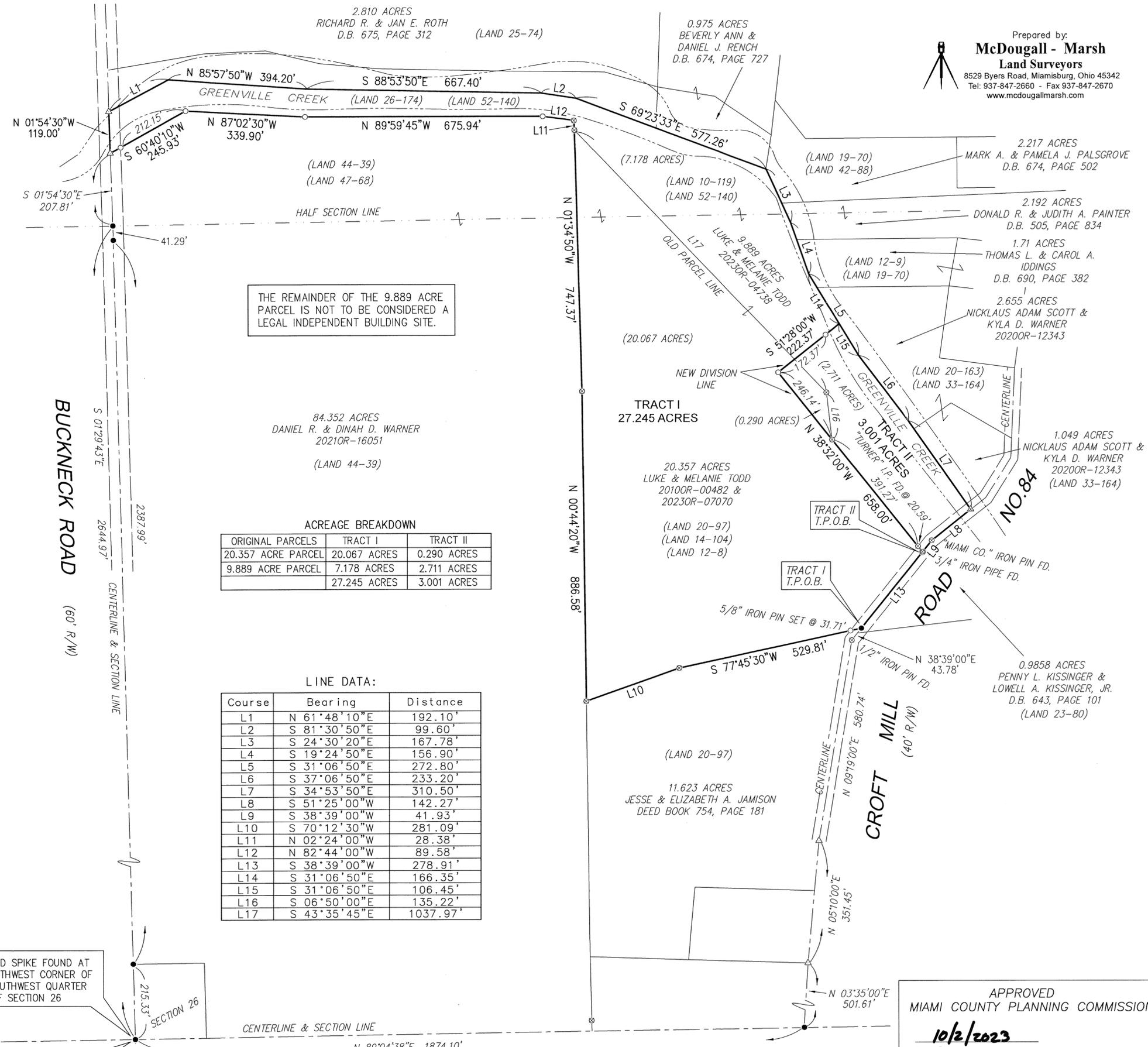
RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26

TRACT I & II REF. PT.

26 SECTION 9 TOWN 4 RANGE NEWBERRY TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME 62 PLAT 75  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

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



THE REMAINDER OF THE 9.889 ACRE PARCEL IS NOT TO BE CONSIDERED A LEGAL INDEPENDENT BUILDING SITE.

ACREAGE BREAKDOWN

ORIGINAL PARCELS	TRACT I	TRACT II
20.357 ACRE PARCEL	20.067 ACRES	0.290 ACRES
9.889 ACRE PARCEL	7.178 ACRES	2.711 ACRES
	27.245 ACRES	3.001 ACRES

LINE DATA:

Course	Bearing	Distance
L1	N 61°48'10"E	192.10'
L2	S 81°30'50"E	99.60'
L3	S 24°30'20"E	167.78'
L4	S 19°24'50"E	156.90'
L5	S 31°06'50"E	272.80'
L6	S 37°06'50"E	233.20'
L7	S 34°53'50"E	310.50'
L8	S 51°25'00"W	142.27'
L9	S 38°39'00"W	41.93'
L10	S 70°12'30"W	281.09'
L11	N 02°24'00"W	28.38'
L12	N 82°44'00"W	89.58'
L13	S 38°39'00"W	278.91'
L14	S 31°06'50"E	166.35'
L15	S 31°06'50"E	106.45'
L16	S 06°50'00"E	135.22'
L17	S 43°35'45"E	1037.97'

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
10/2/2023  
DATE  
[Signature]  
SECRETARY

S:\Jobs\6000\6331\Luke Todd\6331\_Luke Todd.dwg SURVEY Sep 26, 2023 - 10:51:58am Kevin

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS  
MIAMI COUNTY ENGINEER

Michelle S. Sterns  
DEPUTY

10.3.23  
DATE

2  
Town

10BTMRS  
Range

SE 1/4 - 12  
Section

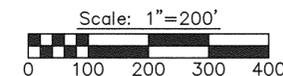
Lost Creek  
Township

Miami  
County

Ohio  
State

Volume 62 Page 76

Miami County Engineer's Record  
of Land Surveys



Legend

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

References

- Vol. 04, Pg. 178
  - Vol. 05, Pg. 20
  - Vol. 23, Pg. 168
  - Vol. 25, Pg. 108
  - Vol. 44, Pg. 134
  - Vol. 49, Pg. 55
- } Miami County Engineer's  
Record of Land Surveys
- P.B.11, Pg. 43 { Miami County Recorder's  
Plat Records

Basis of Bearings

The bearings are based on the south line of Section 12 and the centerline of Casstown-Clark County Road, bearing N 85° 06' 12" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 12.397 acres for Tina Hunter.

Surveyor's Certification

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



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

10/02/23  
Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 10822A Ph. (937) 339-2921



12.397 ACRES TOTAL  
0.413 AC. IN ROAD R/W

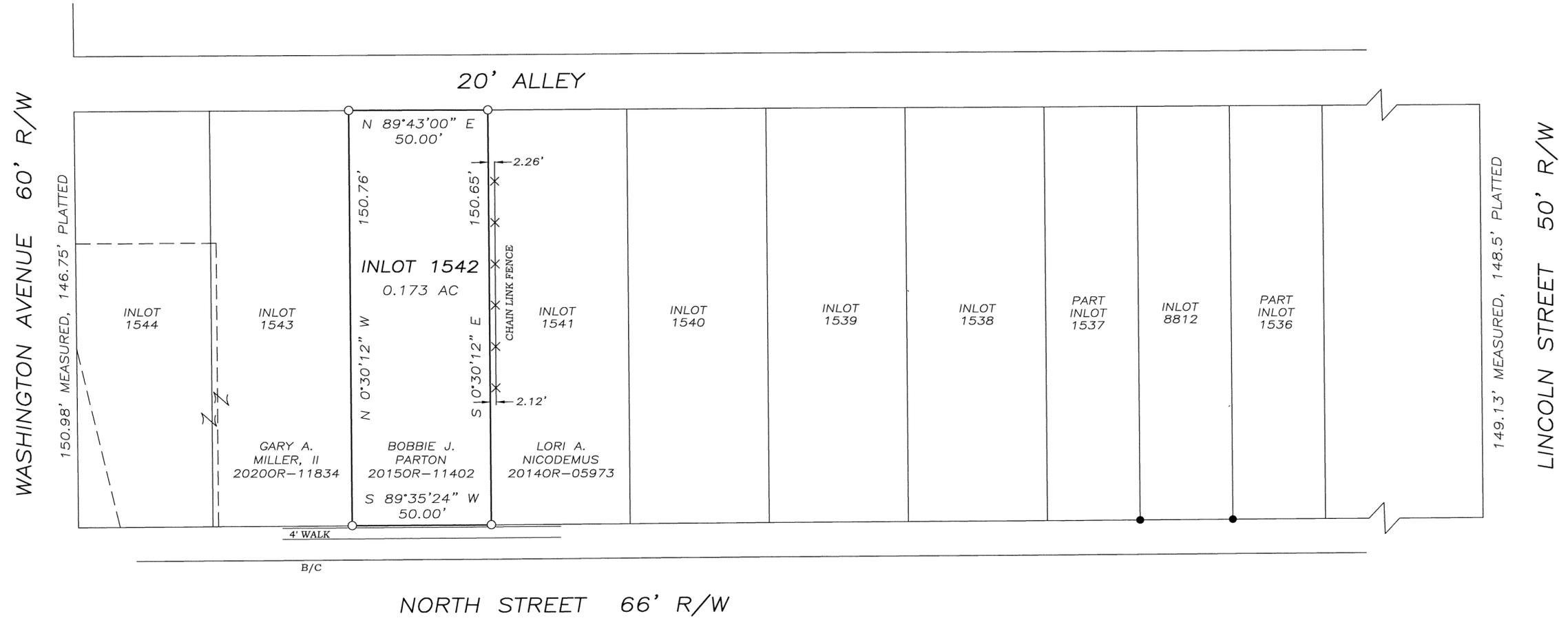
TINA Y. HUNTER, TRUSTEE  
2015OR-14427  
51.47 ACRES  
-12.397 ACRES  
39.073 AC. REMAINING

STONEHALL ESTATES  
P.B. 11, PG. 43

MICHAEL A. & ALEXANDRA A. SPILIZEWski  
D.B. 536, PG. 610  
2017OR-03684, T.O.D.  
5.018 ACRES

CITY OF PIQUA, MIAMI COUNTY, OHIO  
INLOT 1542

VOLUME 62 PAGE 77  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



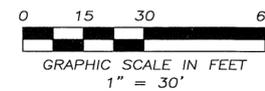
LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 2, PAGE 29  
PLAT BOOK 2, PAGE 241  
PLAT BOOK 20, PAGE 129  
DEEDS AS SHOWN HEREON

BASIS OF BEARING:  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.



SEPTEMBER 29, 2023	SURVEY FOR BOBBIE PARTON AT 1068 NORTH STREET IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

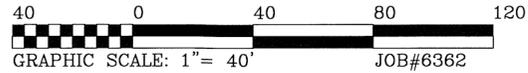




BEARINGS BASED ON THE WEST LINE OF INLOT 10905 OF HERITAGE AT TROY COUNTRY CLUB RECORDED IN PLAT BOOK 27, PAGES 66 & 66A. (N 00°21'34"E)

PART 10905 INLOT TROY CITY MIAMI COUNTY OHIO STATE

VOLUME 62 PLAT 79  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



**MONUMENT LEGEND**

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

**REFERENCES:**

DEED: INLOT 10903 - WARREN WERSCHIN, JR. - 2022OR-01243  
INLOT 10905 - JULIE DILLARD - 2020OR-01879

PLAT RECORDS: THE HERITAGE AT TROY COUNTRY CLUB - PLAT BOOK 27, PAGES 66 & 66A

**SURVEY NOTES:**

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

CITY OF TROY ENGINEER

THE PLAT WAS INSPECTED AND APPROVED BY US THIS 10TH DAY OF OCTOBER, 2023

*Jill Ryan Rhoades*  
JILL RYAN RHOADES, P.E.

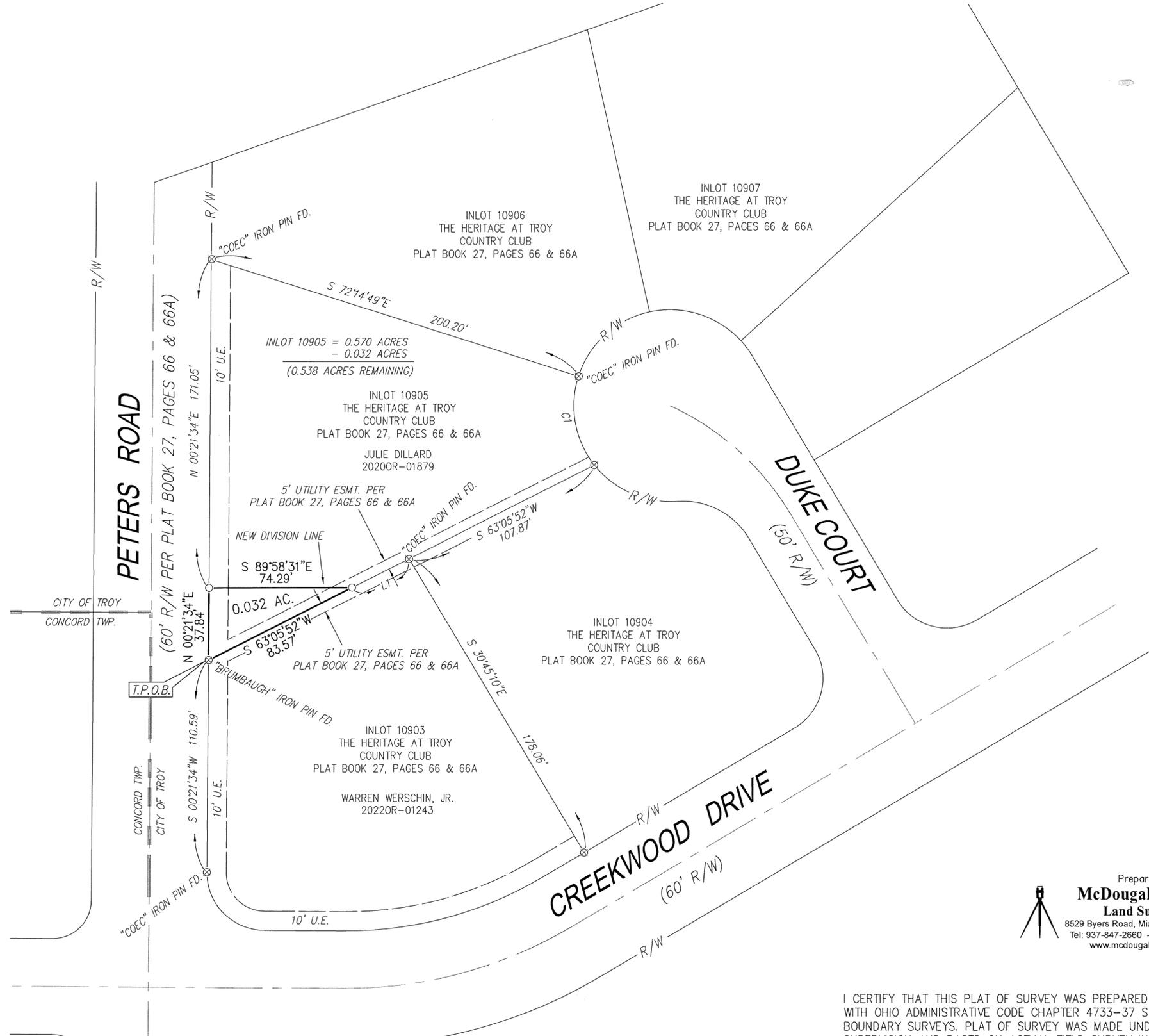
10/6/2023  
DATE

**NOTE:**  
THE 0.0323 ACRE PARCEL IS TO BE ATTACHED TO THE ADJACENT INLOT 10903 OF THE HERITAGE AT TROY COUNTRY CLUB AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT UNTIL IT COMPLIES WITH ALL APPLICABLE ZONING REGULATIONS AND BUILDING CODES.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP PE, PS  
MIAMI COUNTY ENGINEER

*Dave Jacquini* 10-10-2023  
DEPUTY DATE



LINE DATA:

Course	Bearing	Distance
L1	N 63°05'52" E	33.20'

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	50.00'	48.87'	56°00'01"	46.95'	S 10°14'49"E

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

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELD SURVEY IN SEPTEMBER 2023. 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: OCT 4, 2023



UNION TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 3, TOWN 7, RANGE 4  
NORTHEAST QUARTER

VOLUME 62 PAGE 80

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

- 5/8" DIA. CAPPED IRON PIN SET
- IRON PIN FOUND
- <sup>c</sup> CAPPED IRON PIN FOUND
- ⊕ MAG NAIL SET OVER IRON PIN FOUND
- MAG NAIL FOUND
- ✱ RAILROAD SPIKE FOUND

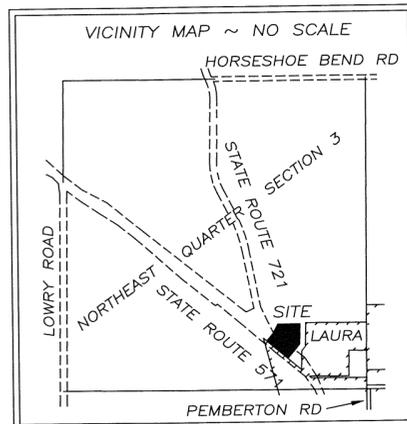
7777 VILLAGE OF LAURA CORPORATION LINE

REFERENCES

RECORDS USED TO PREPARE SURVEY:

MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:  
 LOT SURVEY 5, PAGE 112  
 LAND SURVEY 16, PAGE 182  
 LAND SURVEY 42, PAGE 11  
 LAND SURVEY 45, PAGE 98  
 LAND SURVEY 48, PAGE 183  
 LAND SURVEY 59, PAGE 141

MIAMI COUNTY RECORDER'S RECORDS:  
 PLAT BOOK 27, PAGE 84  
 DEEDS AS SHOWN HEREON



40.825 ACRES (DEEDED)  
LND 45-98

DIANA JEAN BUCHOLTZ  
DB 718-915

40.825 AC LND 45-98  
 -0.726 AC LND 48-183  
 -4.214 AC LND 59-141  
 -0.217 AC THIS SURVEY  
 35.668 AC REMAINING

4.214 AC  
LND 59-141  
THOMAS E. BACHER  
20230R-05584

0.726 AC  
LND 48-183

WAGNER PAVING  
PROPERTIES, LLC  
20230R-05763

(1.094 AC  
LND 16-182  
DEEDED)  
1.105 AC  
LND 45-98  
WAGNER PAVING  
PROPERTIES, LLC  
20230R-05763

VILLAGE OF LAURA  
LOT 182

N 89°48'36" W 562.94'

VILLAGE OF LAURA  
LOT 183

VILLAGE OF LAURA  
LOT 184

0.952 AC  
LND 42-11

SE CORNER  
NE QUARTER  
SECTION 3,  
TOWN 7,  
RANGE 4

DRILL HOLE NOT FOUND  
FROM REC 27-84, MAG NAIL  
SET IN CONCRETE DRIVE

STATE ROUTE 721  
60' R/W

STATE ROUTE 721  
60' R/W

STATE ROUTE 571  
R/W VARIES

EAST LINE SECTION 3

EASEMENT DEED  
20200R-00645

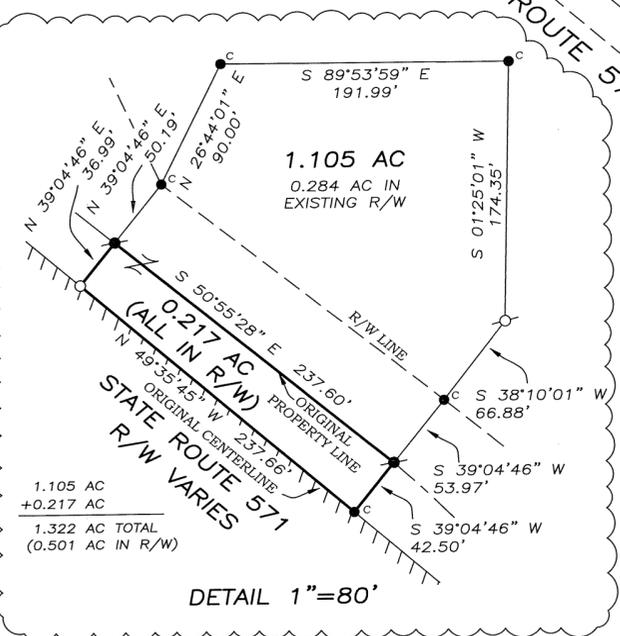
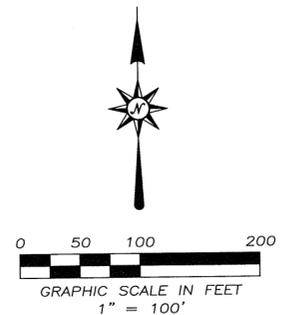
335.76'  
N 01°18'26" E

NOTE: 0.217 ACRE TRACT TO BE  
CONVEYED TO WAGNER PAVING  
PROPERTIES, LLC, ADJACENT TO THE  
NORTH, NO NEW BUILDING SITE  
CREATED BY THIS SURVEY.

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelckamp PE, PS  
MIAMI COUNTY ENGINEER  
Mark S. Steen 10-13-23  
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.  
Lockman B. K. 10-16-23 0.217 AC  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

BASIS OF BEARING:  
BEARINGS ARE BASED ON THE OHIO  
DEPARTMENT OF TRANSPORTATION  
V.R.S., NAD 1983 (2011 ADJ.)  
OHIO STATE PLANE SOUTH ZONE.



OCTOBER 5, 2023	SURVEY FOR WAGNER PAVING IN MIAMI COUNTY, OHIO
	<p><u>Neil E. Teaford, P.S. #7724</u>                  NEIL E. TEAFORD                  5260 TROY-URBANA ROAD                  CASSTOWN, OHIO 45312                  OHIO REGISTERED                  PROFESSIONAL SURVEYOR # 7724</p>

18  
SECTION

6  
TOWN

6E  
RANGE

PIQUA  
CITY

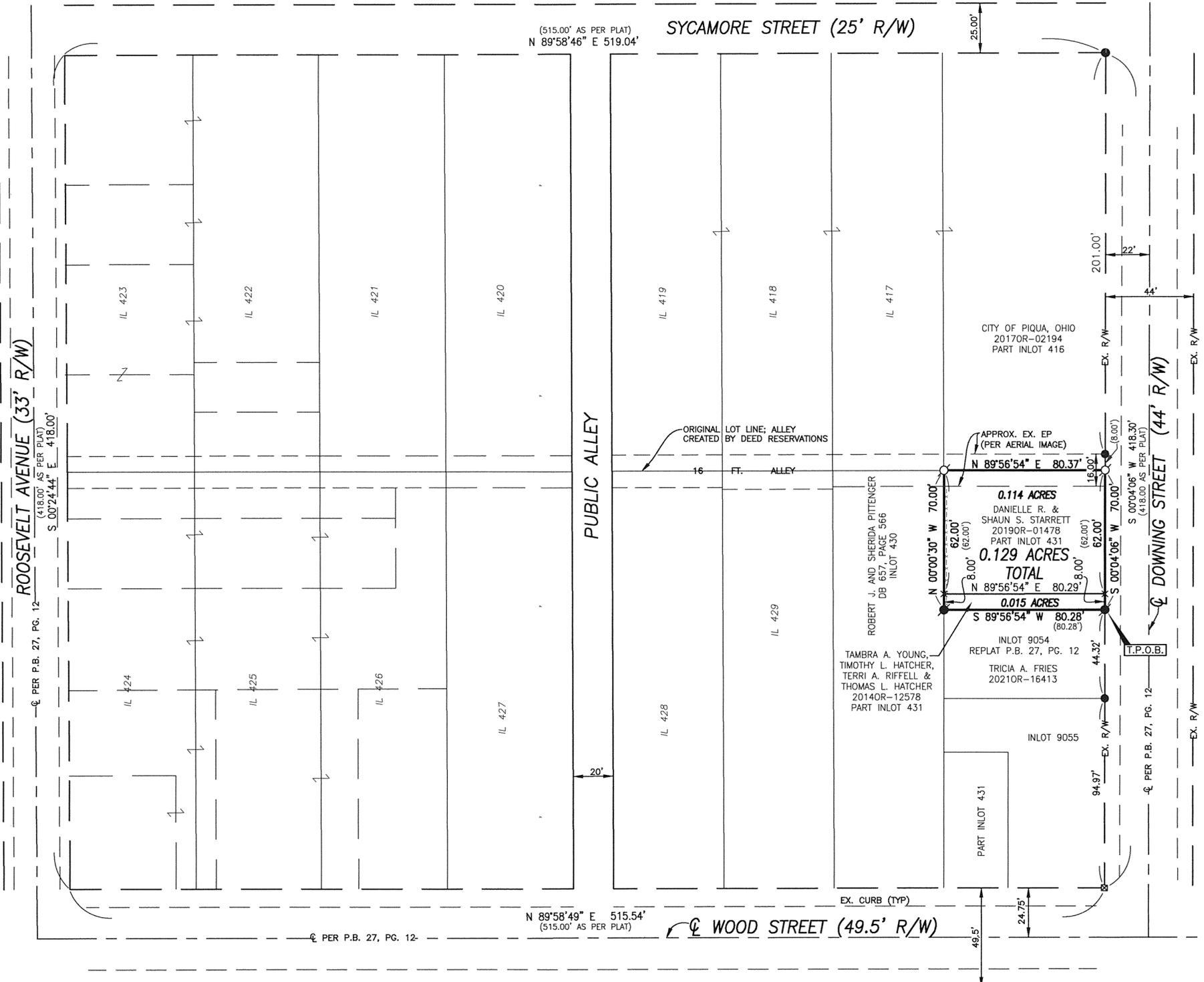
MIAMI  
COUNTY

VOLUME 62 PAGE 81  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

NORTH HALF OF SYCAMORE STREET VACATED DEC. 17, 1894 BY ORD. A-1047-V4, AND DUPLICATED APRIL 4, 1912 BY ORD. A-1594-V6

(515.00' AS PER PLAT)  
N 89°58'46" E 519.04'

SYCAMORE STREET (25' R/W)



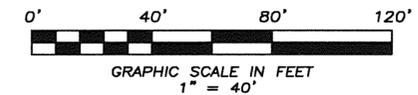
LEGEND

- ⊙ MAG NAIL SET
- IRON PIN FOUND
- ⊙ PK NAIL FOUND
- ⊠ CROSS NOTCH FOUND
- - - - EXISTING FENCE LINE
- × POINT NOT MONUMENTED
- ( ) REFERENCED DISTANCE OF RECORD

REFERENCES

- LAND SURVEYS:  
AS REFERENCED HEREON
- DEED RECORDS:  
DEED VOLUME 19, PAGE 401  
AND AS REFERENCED HEREON
- RECORD PLATS:  
PLAT BOOK 27, PAGE 12  
AND AS REFERENCED HEREON
- LOT SURVEYS:  
VOLUME 15, PAGE 33  
VOLUME 19, PAGE 84  
VOLUME 24, PAGE 191  
AND AS REFERENCED HEREON

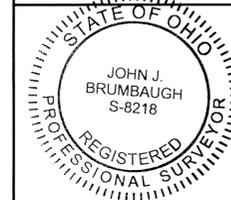
BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH THE CENTERLINE OF DOWNING STREET BEING S 00°04'06" W.



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

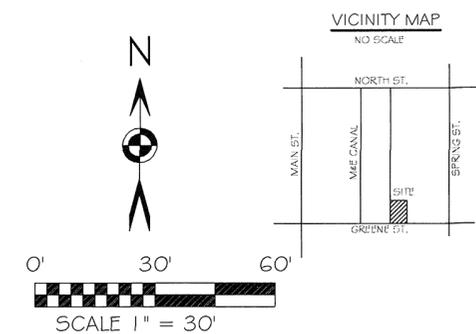
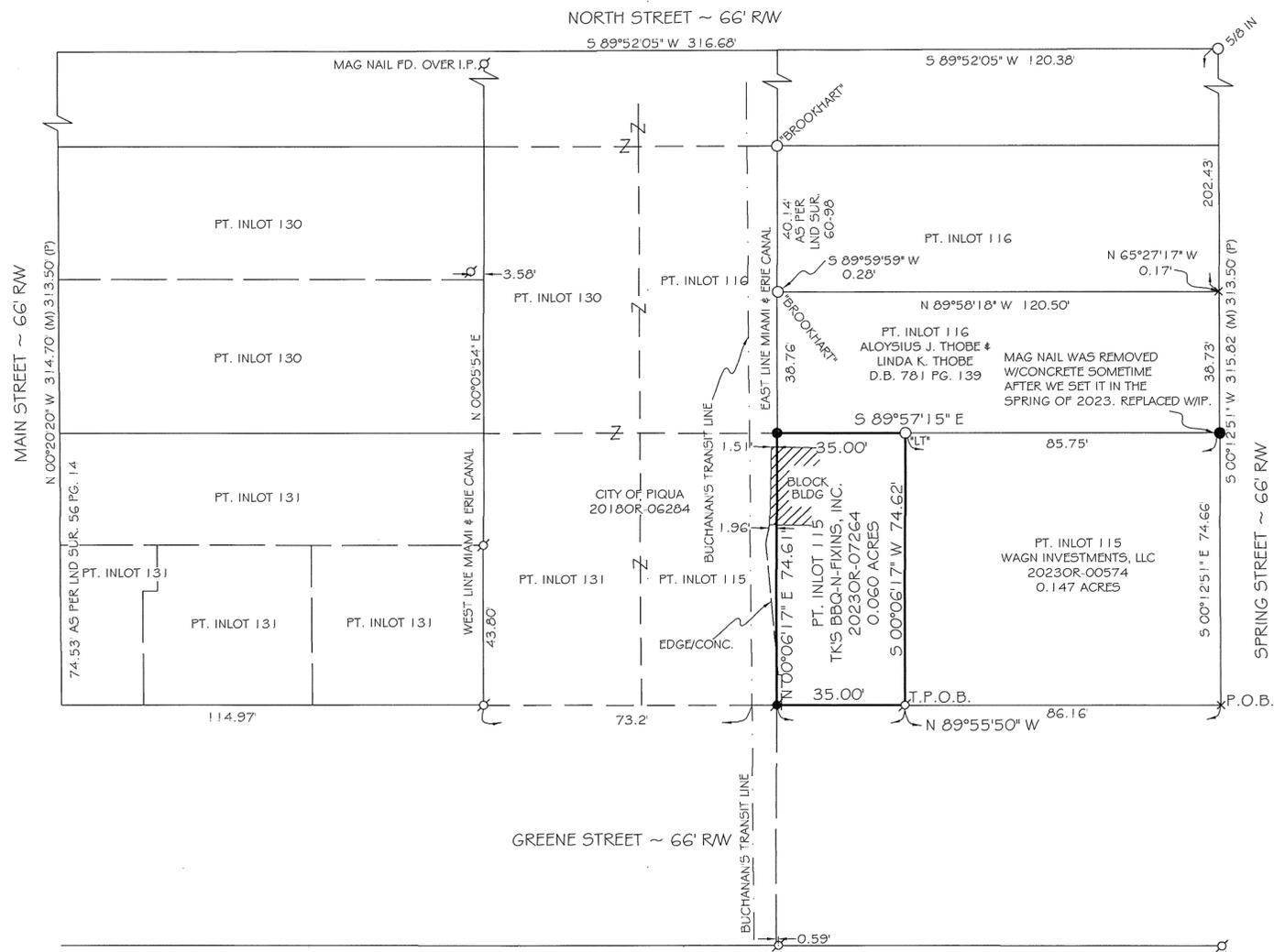
*John J. Brumbaugh*  
10/20/2023  
JOHN J. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #8218

BOUNDARY SURVEY PART INLOT 431 FOR SHAUN AND DANIELLE STARRETT LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY  
DATE: 10/20/2023



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

TK'S BBB-N-FIXINS, INC.  
 PT. LOT 115, NORTH ADDITION  
 CITY OF PIQUA  
 MIAMI COUNTY, OHIO



BASIS OF BEARING: BEARINGS ARE BASED STATE OF OHIO V.R.S. NAD 83 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402.

LEGEND

- MAG SPIKE (SET)
- IRON PIN (SET)
- ⊕ MAG SPIKE (FOUND)
- IRON PIN (FOUND)
- "LT" LOCK TWO CAP
- (X) CUT CROSS (FOUND)
- (P) PLATTED DIMENSIONS
- (M) MEASURED DIMENSIONS

SURVEY REFERENCES

- MIAMI COUNTY RECORDER'S RECORDS:  
 DEED BK. 3 PG. 71  
 DEED BK. 91 PG. 172  
 PLAT BK. 27 PG. 2
- MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS:  
 VOL. 3 PG. 138  
 VOL. 13 PG. 149  
 VOL. 16 PG. 116  
 VOL. 23 PG. 47  
 VOL. 23 PG. 82  
 VOL. 23 PG. 98
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
 VOL. 54 PG. 64  
 VOL. 56 PG. 14  
 VOL. 57 PG. 83  
 VOL. 60 PG. 98  
 VOL. 61 PG. 198
- MIAMI & ERIE CANAL SURVEY MAP NO. 5 PG. 173



*Christopher S. Harmon*  
 CHRISTOPHER S. HARMON P.S. #7988  
 DATE 10/27/23

SURVEY NOTE:  
 I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY AS PERFORMED BY MYSELF IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS. ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN SEPTEMBER, 2023 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

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

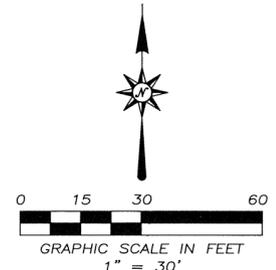
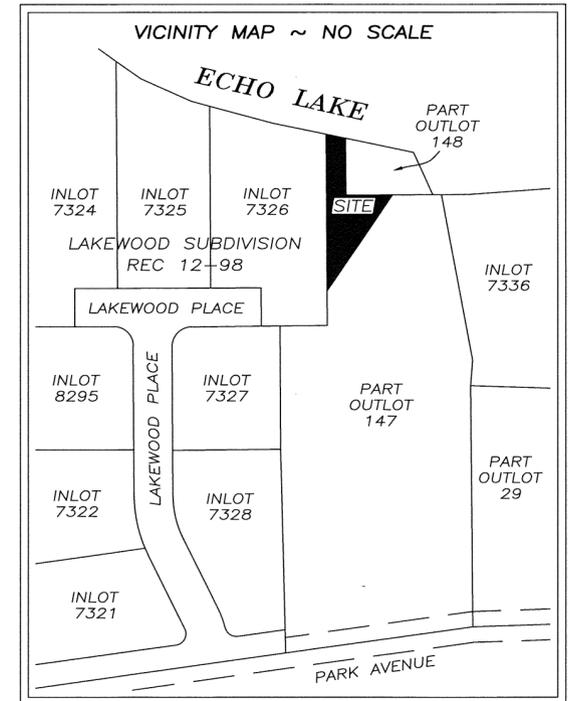
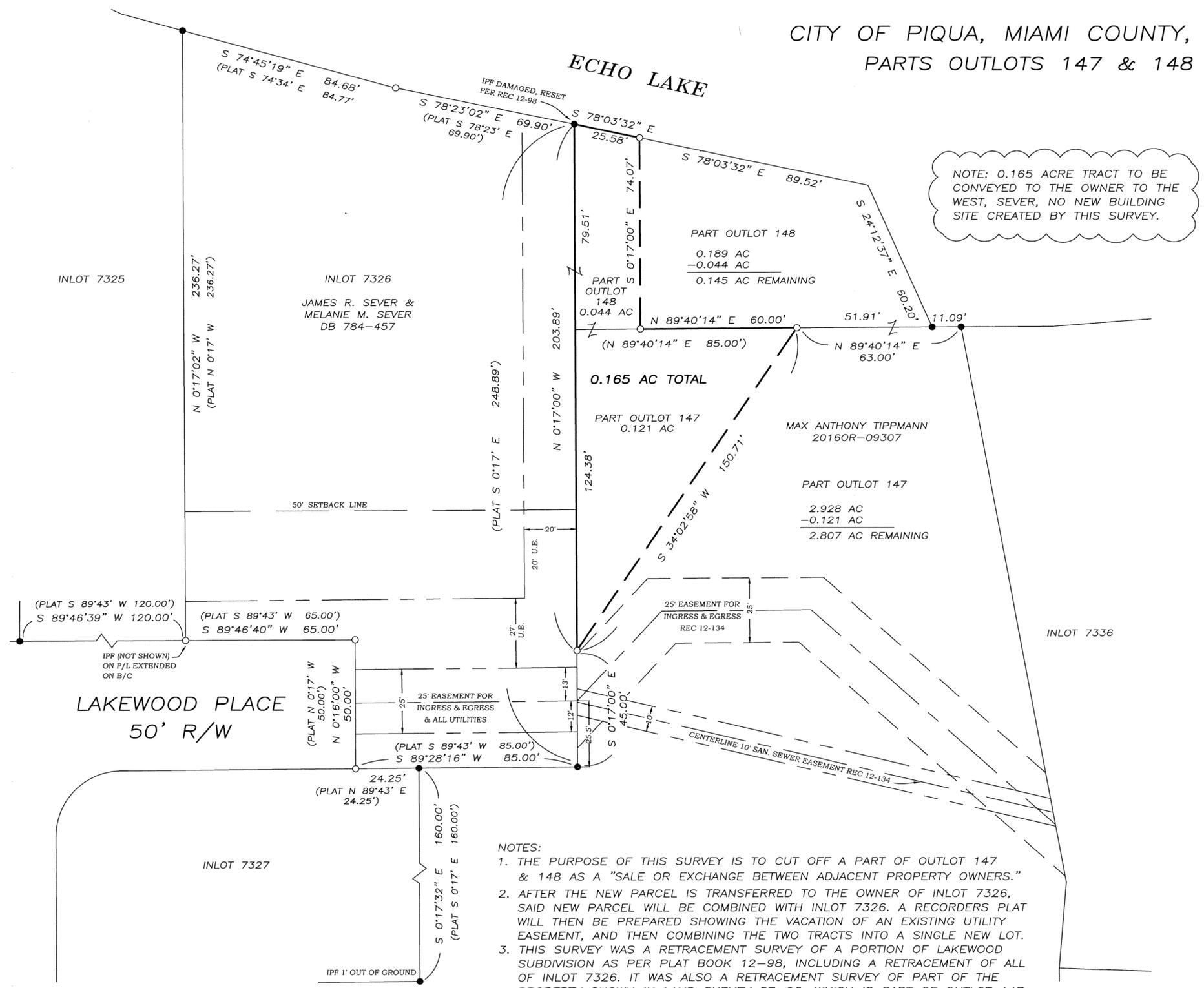
#23058

CITY OF PIQUA, MIAMI COUNTY, OHIO  
PARTS OUTLOTS 147 & 148

VOLUME 62 PAGE 83  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND  
○ 5/8"x30" DIA. CAPPED IRON PIN SET  
● IRON PIN FOUND

REFERENCES  
RECORDS USED TO PREPARE SURVEY:  
MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:  
LOT SURVEY 6, PAGE 15, 15A  
LAND SURVEY 57, PAGE 96  
MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 12, PAGE 98  
PLAT BOOK 12, PAGE 134  
DEEDS AS SHOWN HEREON



- NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO CUT OFF A PART OF OUTLOT 147 & 148 AS A "SALE OR EXCHANGE BETWEEN ADJACENT PROPERTY OWNERS."
  2. AFTER THE NEW PARCEL IS TRANSFERRED TO THE OWNER OF INLOT 7326, SAID NEW PARCEL WILL BE COMBINED WITH INLOT 7326. A RECORDERS PLAT WILL THEN BE PREPARED SHOWING THE VACATION OF AN EXISTING UTILITY EASEMENT, AND THEN COMBINING THE TWO TRACTS INTO A SINGLE NEW LOT.
  3. THIS SURVEY WAS A RETRACEMENT SURVEY OF A PORTION OF LAKEWOOD SUBDIVISION AS PER PLAT BOOK 12-98, INCLUDING A RETRACEMENT OF ALL OF INLOT 7326. IT WAS ALSO A RETRACEMENT SURVEY OF PART OF THE PROPERTY SHOWN IN LAND SURVEY 57-96, WHICH IS PART OF OUTLOT 147 & 148.
  4. SOME MINOR DISCREPANCIES WERE FOUND WITH THIS SURVEY:
    - a. THE COMMON LINE RUNNING NORTH AND SOUTH BETWEEN THE TWO SURVEYS IS SHOWN S 0°17' E 248.89' ON PLAT BOOK 12-98, AND N 0°17'00" WEST 249.02' ON LAND SURVEY 57-96. THE PIN AT THE NORTH END OF THIS LINE WAS FOUND DAMAGED AND WAS RESET IN ACCORDANCE WITH PLAT BOOK 12-98.
    - b. THAT LINE WAS ESTABLISHED WITH A BEARING OF S 0°17'00" E AS THE REFERENCE BEARING.
    - c. OTHER DISCREPANCIES SHOWN WERE A FUNCTION OF THE BEARINGS ON PLAT BOOK 12-98 BEING MEASURED TO DEGREES AND MINUTES ONLY, OR MONUMENTS FOUND SLIGHTLY DIFFERENT FROM THE BEARINGS OR DISTANCES SHOWN ON THE OLD RECORDER'S PLAT.

CITY OF PIQUA APPROVAL  
THIS PLAT WAS REVIEWED AND APPROVED BY  
ME THIS 30<sup>TH</sup> DAY OF OCTOBER, 2023.

CHAD HENRY  
CITY OF PIQUA PLANNER

SURVEY FOR JIM SEVER  
IN MIAMI COUNTY, OHIO ~ OCTOBER 12, 2023

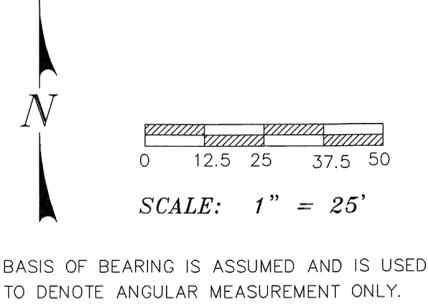
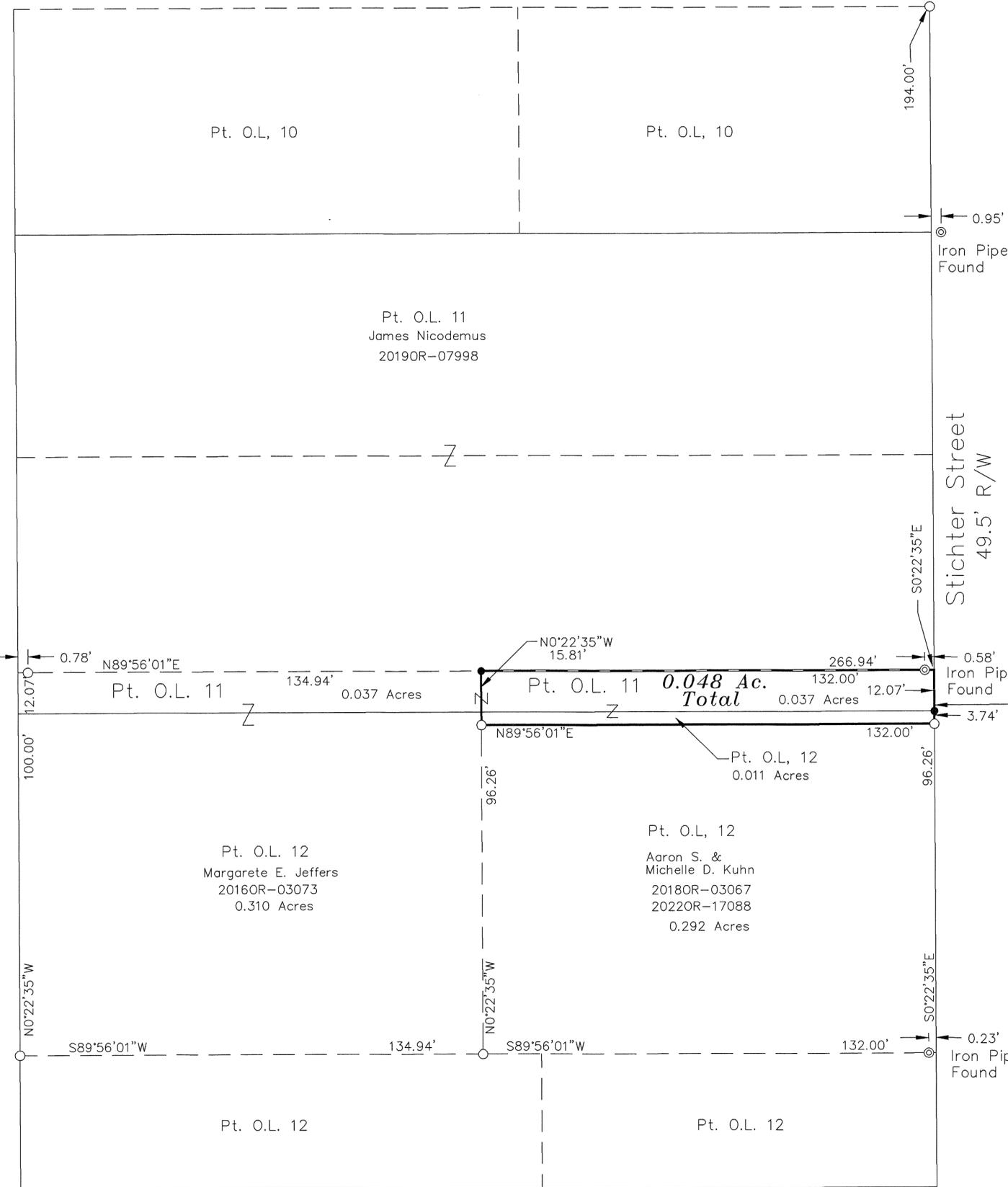
THOMAS R. ZECHMAN  
7077  
REGISTERED PROFESSIONAL SURVEYOR

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



Survey Plat for Margarete E. Jeffers

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE: SEPTEMBER 2023



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

LEGEND

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

ALL PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE

SURVEY REFERENCES

- Miami County Recorder's Record Plat Book
  - Plat Book 1 Page 177
  - Plat Book 1 Page 178
- Miami County Engineer's Record of Lot Surveys
  - Survey Volume 12 Page 158
  - Survey Volume 19 Page 42
  - Survey Volume 19 Page 143
  - Survey Volume 22 Page 106

ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF BRADFORD, OHIO THIS 19<sup>TH</sup> DAY OF OCTOBER, 2023.

*Don W. Stumpf*  
CHAIRMAN



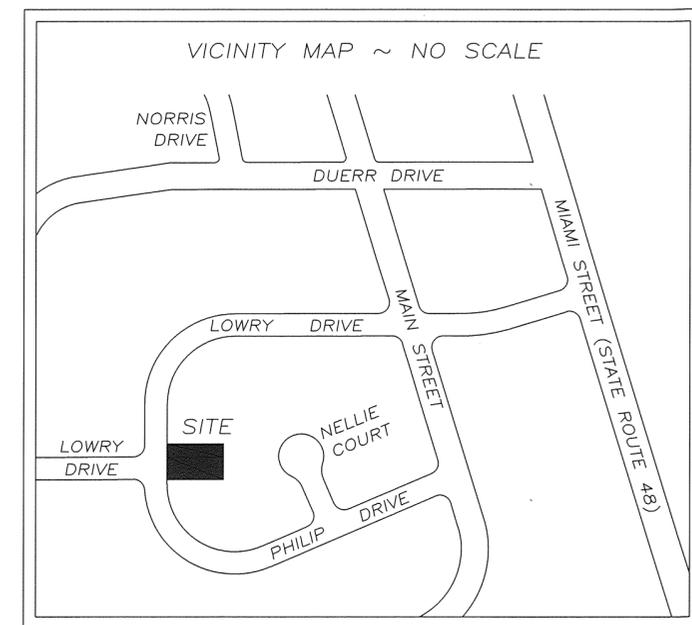
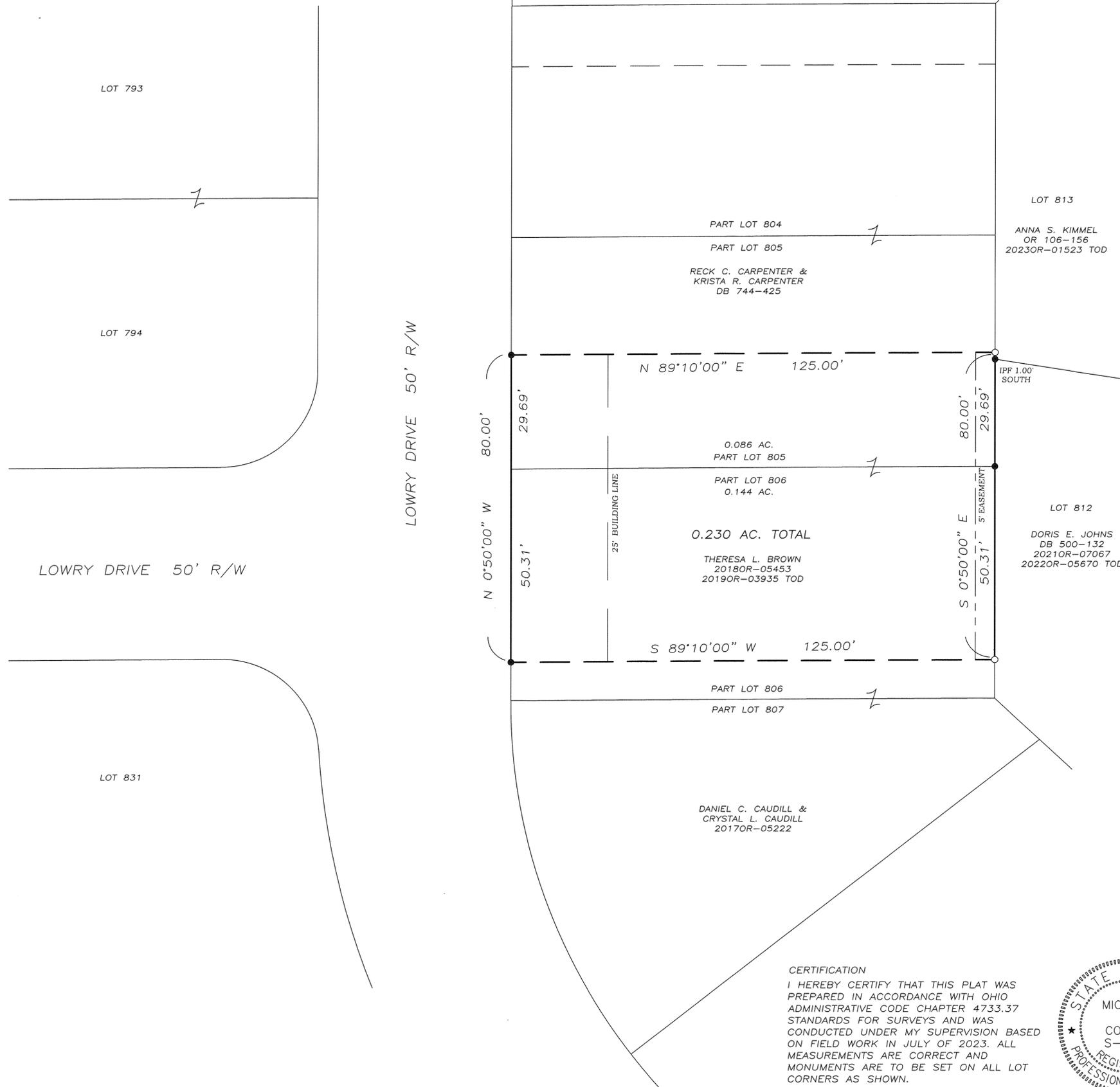
*Larry J. Bill*  
LARRY J. BILL, P.S. #7557

Oct 2, 2023  
DATE

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

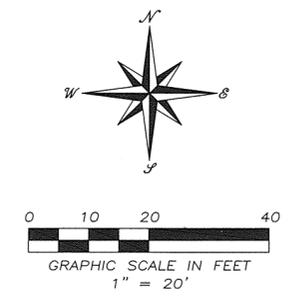
VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO  
PART LOTS 805 & 806

VOLUME 62 PAGE 86  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



**LEGEND**  
 ○ 5/8" CAPPED IRON PIN SET  
 ● IRON PIN FOUND

**REFERENCES**  
 MIAMI COUNTY RECORDER'S RECORDS:  
 PLAT BOOK 5, PAGE 88  
 BASIS OF BEARINGS  
 PLAT BOOK 6, PAGE 72  
 DEEDS AS SHOWN HEREON



SURVEY FOR THERESA BROWN

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND WAS CONDUCTED UNDER MY SUPERVISION BASED ON FIELD WORK IN JULY OF 2023. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET ON ALL LOT CORNERS AS SHOWN.



*Michael W. Cozatt* 11/03/23  
 MICHAEL W. COZATT, P.S. #6001 DATE

**COZATT ENGINEERING COMPANY**  
 CIVIL ENGINEER 1100 WAYNE ST. SUITE 1140  
 LAND SURVEYOR TROY, OH 45373  
 JOB NO. 10123 (937) 339-2921  
 JULY 19, 2023

6  
TOWN

5E  
RANGE

33 NE 1/4  
SECTION

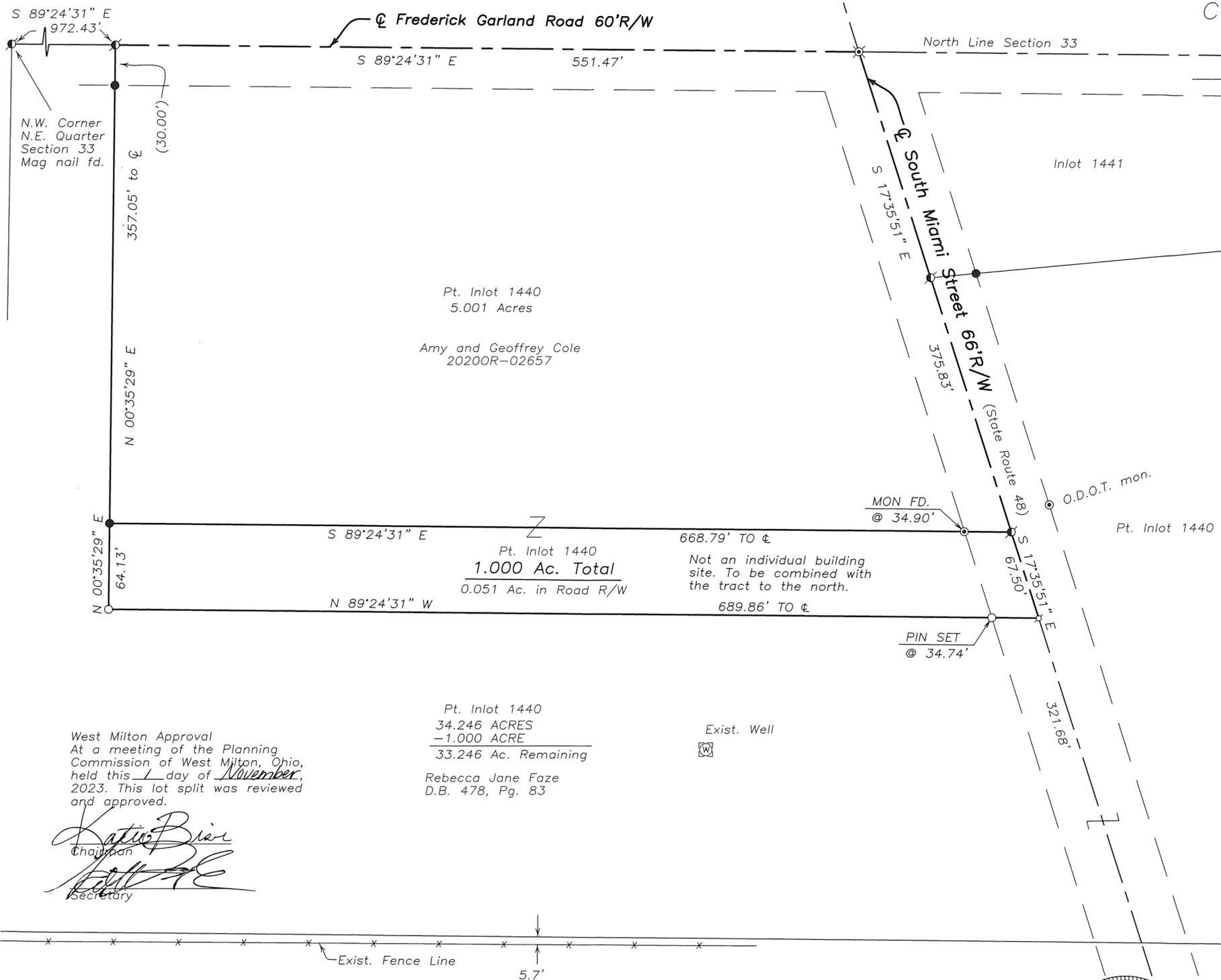
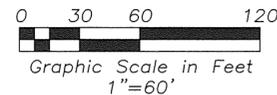
UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 62 Page 87  
Miami County Engineer's  
Record of Land Surveys

WEST MILTON  
CORPORATION



Legend

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

References

- Miami County Engineer's Record of Land Surveys
  - Volume 21, Page 187
  - Volume 22, Page 90
  - Volume 29, Page 133
  - Volume 50, Page 115
  - Volume 59, Page 151
- Miami County Engineer's Record of Lot Surveys
  - Volume 21, Page 26
- Miami County Recorder's Plat Records
  - Volume 16, Page 26
  - Volume 22, Page 38
- Miami County Recorder's Deed Records
  - Volume 478, Page 83
  - Volume 630, Page 684

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

Survey split of Inlot 1440  
for Rebecca Faze

West Milton Approval  
At a meeting of the Planning  
Commission of West Milton, Ohio,  
held this 1 day of November,  
2023. This lot split was reviewed  
and approved.

*Rebecca Jane Faze*  
Chairman  
*Michael W. Cozatt*  
Secretary

Pt. Inlot 1440  
34.246 ACRES  
- 1.000 ACRE  
33.246 Ac. Remaining  
Rebecca Jane Faze  
D.B. 478, Pg. 83

Exist. Well  
⊗

Inlot 1455  
Judith M. Fogle  
2016OR-11973  
27.492 Ac.

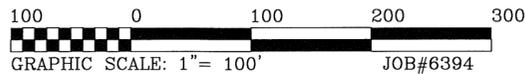


*Michael W. Cozatt* 9/25/23  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer  
534 N. Elm St. Suite C  
Job No. 25619  
File NO. 12423  
Land Surveyor  
Troy, OH 45373  
(937) 339-2921  
Drawn by: DMC ~ Checked by: MWC



BEARINGS BASED ON THE CENTERLINE OF GREENLEE ROAD  
(S 01°36'00"W) AS RECORDED LAND SURVEY 43-159 OF  
THE SURVEY RECORDS OF MIAMI COUNTY, OHIO



REFERENCES:  
DEED: 15.1328 ACRES (BY DEED) - GARY P. GETTER / DEED BOOK 709, PAGE 551  
11.2353 ACRES (BY DEED) - GARY P. GETTER / DEED BOOK 709, PAGE 551

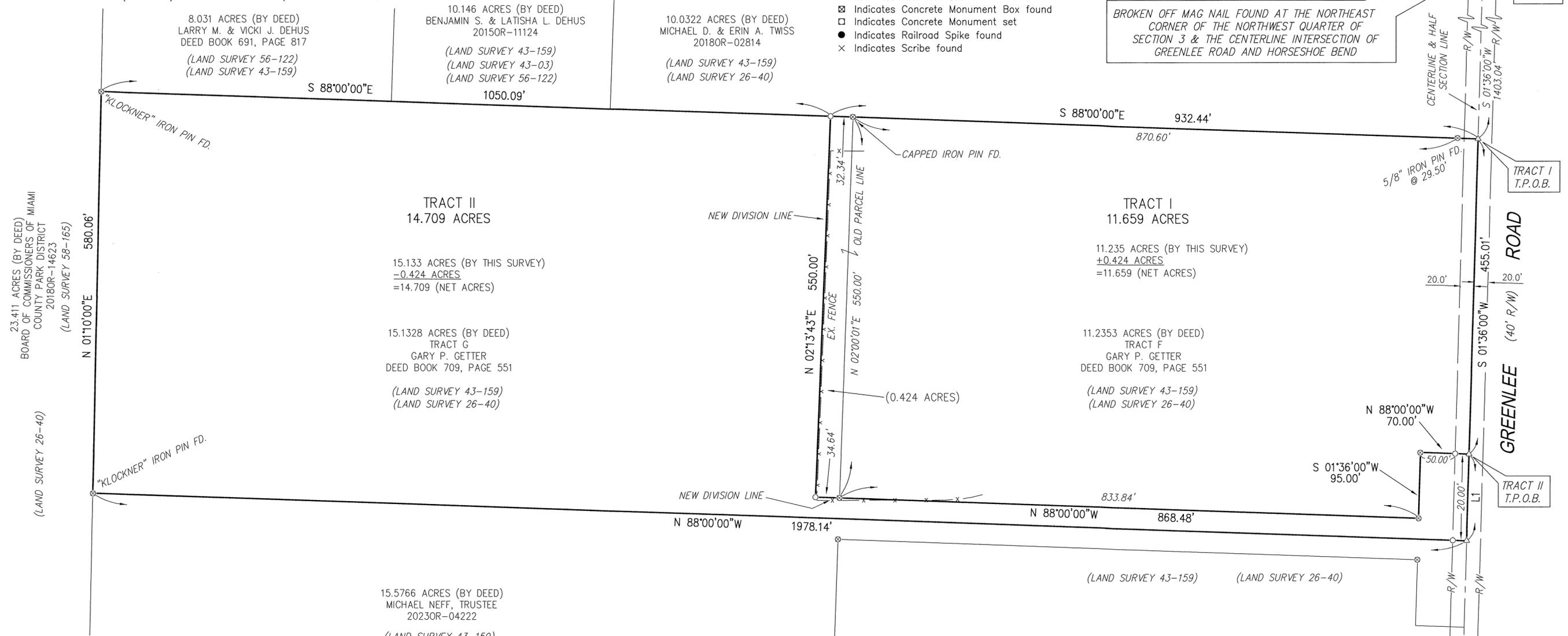
SECTION 3 TOWN 6 RANGE 5 UNION MIAMI OHIO  
TOWNSHIP COUNTY STATE

VOLUME 62 PLAT 88  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

MONUMENT LEGEND

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

HORSESHOE BEND ROAD (40' R/W)



BROKEN OFF MAG NAIL FOUND AT THE NORTHEAST  
CORNER OF THE NORTHWEST QUARTER OF  
SECTION 3 & THE CENTERLINE INTERSECTION OF  
GREENLEE ROAD AND HORSESHOE BEND

LINE DATA:

Course	Bearing	Distance
L1	S 01°36'00" W	125.00'

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

NOTICE IS GIVEN TO ALL PARTIES:  
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE;  
NO STRUCTURE MAY BE ERECTED OR MAINTAINED ON THE  
PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE  
WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF  
MIAMI COUNTY. (0.424 ACRES BEING ADDED TO TRACT I.)

*J. DeL...* 11/13/23  
SECRETARY DATE  
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

*Mike S. Stone* 10.27.23  
DEPUTY DATE

15.5766 ACRES (BY DEED)  
MICHAEL NEFF, TRUSTEE  
2023OR-04222  
(LAND SURVEY 43-159)  
(LAND SURVEY 26-40)

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH  
OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY  
SURVEYS. PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND  
BASED ON ACTUAL FIELD SURVEY IN OCTOBER 2023. ALL MONUMENTATION IS  
OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors

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

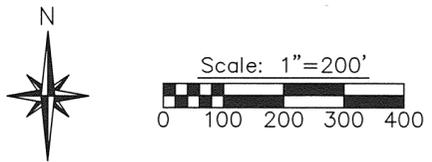
DATE: *OCT 25, 2023*



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 "MARSH 7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.



**Legend**

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

**References**

- Vol. 45, Pg. 65
  - Vol. 45, Pg. 92
  - Vol. 56, Pg. 193
  - Vol. 58, Pg. 174
  - Vol. 62, Pg. 55
- Miami County Engineer's  
Record of Land Surveys
- P.B. 29, Pg. 18 } Miami County Recorder's  
Plat Records

**Basis of Bearings**

The bearings are based on the west line of Section 2 and the centerline of Palmer Road, bearing N 04° 59' 50" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. VRS/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

Survey of 2 tracts for Carolyn Haman.

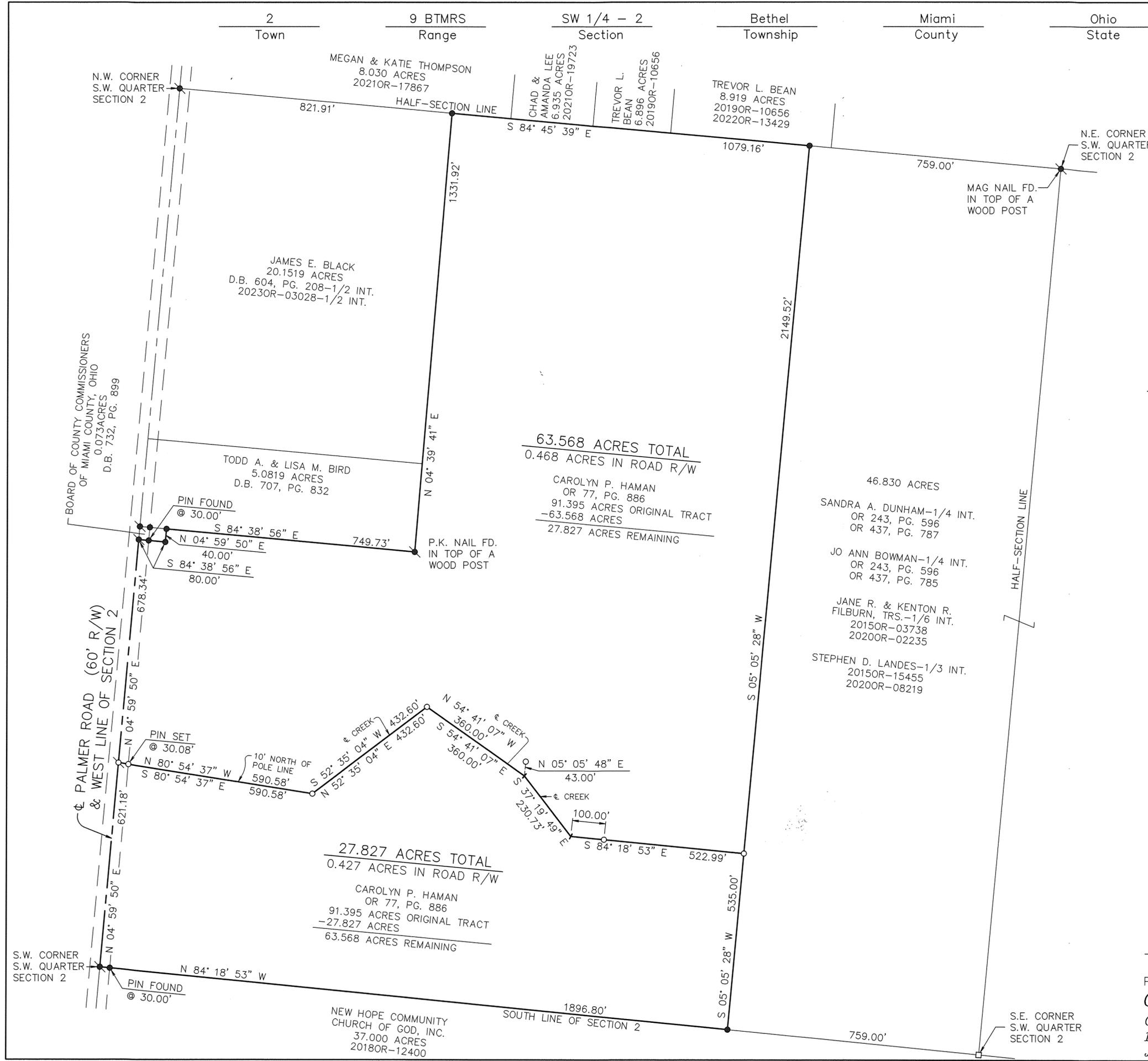
**Surveyor's Certification**

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



*Michael W. Cozatt* 11/15/23  
Michael W. Cozatt, P.S. #6001 Date

Prepared By:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 14123 Ph. (937) 339-2921

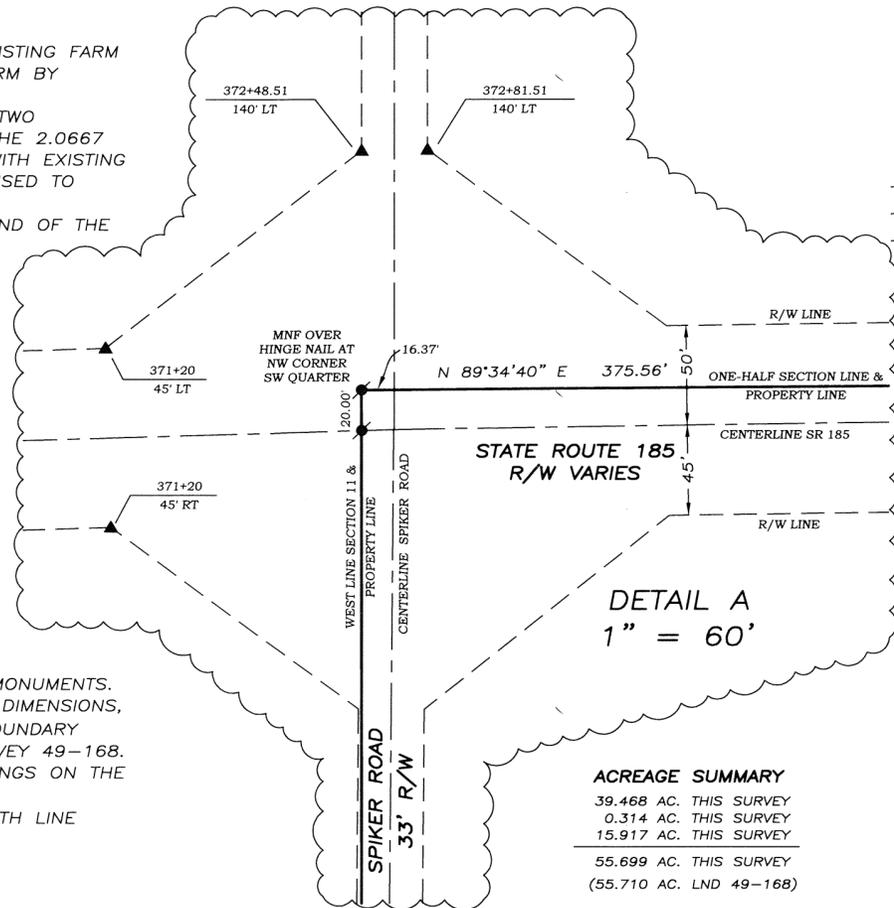


WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 11, TOWN 8, RANGE 5, SOUTHWEST QUARTER

VOLUME 62 PAGE 90  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

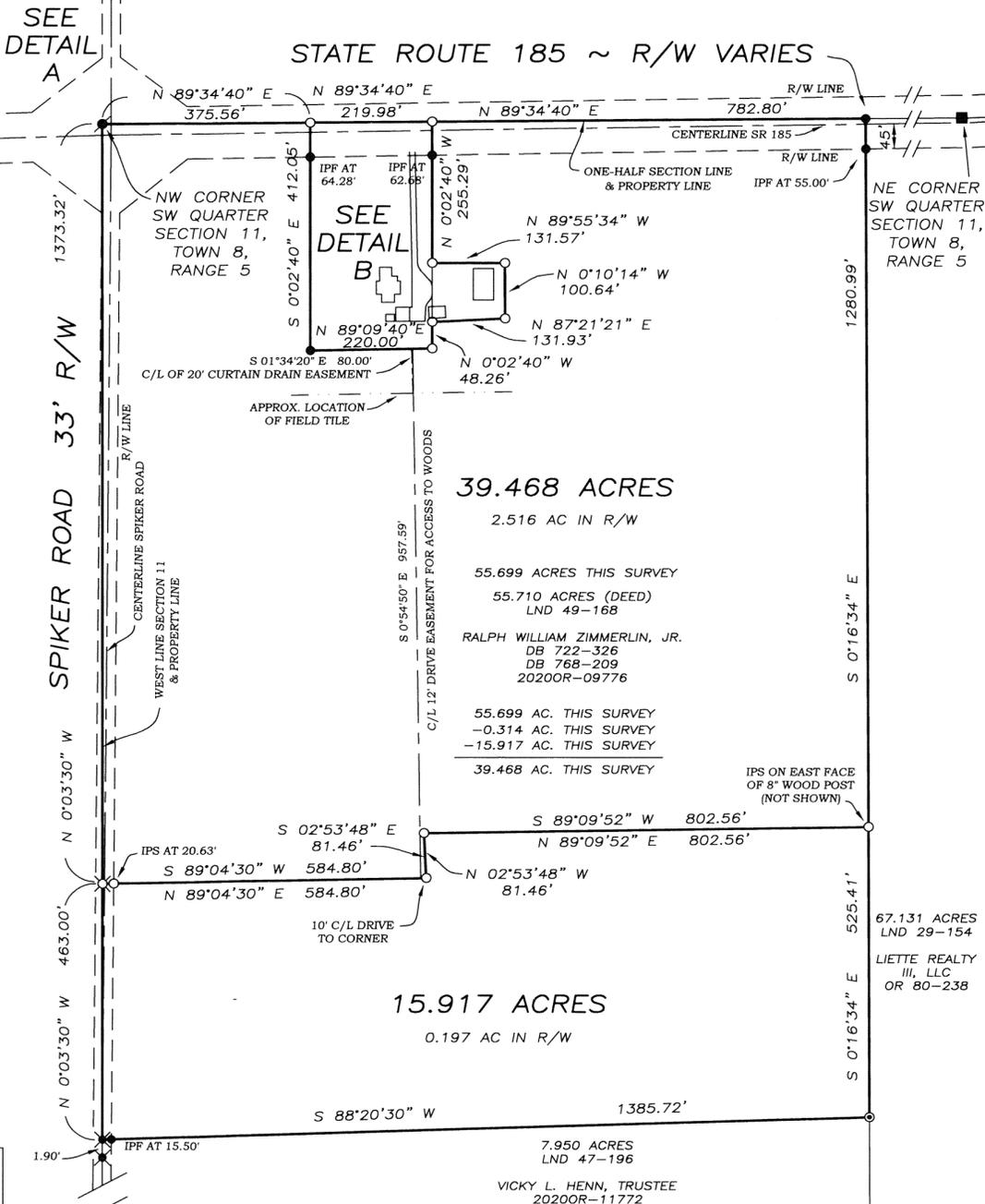
NOTES:

- THE PURPOSE OF THIS SURVEY WAS TO RETRACE AN EXISTING FARM PER SURVEY, 49-168, AND THEN TO SUBDIVIDE THE FARM BY CUTTING OFF TWO TRACTS.
  - TRACT 1 IS A SMALL PARCEL ON WHICH THERE ARE TWO EXISTING BARN. THIS PARCEL IS TO BE ADDED TO THE 2.0667 ACRE CURRENT TRACT SHOWN ON SURVEY 49-168 WITH EXISTING HOUSE AND BUILDINGS. THE ACREAGE HAS BEEN REVISED TO 2.077 ACRES PER THIS SURVEY, SEE NOTE 2 BELOW.
  - TRACT 2 IS A 15.917 ACRE WOODS AT THE SOUTH END OF THE PROPERTY.
- TWO DISCREPANCIES WERE UNCOVERED IN THIS RETRACEMENT SURVEY.
  - THE EAST-WEST HALF-SECTION LINE OF SECTION 11, AND PROPERTY LINE, IS NOT ON THE CENTERLINE OF STATE ROUTE 185. IT IS NORTH OF THE CENTERLINE BY VARYING DISTANCES, BEGINNING WITH 20.00 FEET ON THE WEST LINE OF SECTION 11 AND TAPERING DOWN TO ZERO GOING EASTWARD TO THE POINT AT THE NE CORNER OF THE SW QUARTER OF SECTION 11. IN ADDITION, THE WEST LINE OF SECTION 11 AND WEST PROPERTY LINE IS NOT ON THE CENTER LINE OF SPIKER ROAD, AS SHOWN IN THE INTERSECTION DETAIL. BASED UPON EXISTING MONUMENTS FOUND, THE EAST AND WEST LINES OF THE 2.0667 ACRE CUTOUT (NOW 2.077 ACRES) MEASURED APPROXIMATELY 2.0 FEET LONGER THAN REPORTED IN LAND 42-146. THE OLD MONUMENTED CORNERS AND RIGHT-OF-WAY PINS FOUND WERE HONORED, AND THE DISTANCES CORRECTED.
  - GPS EQUIPMENT WAS USED TO TIE-IN ALL EXISTING MONUMENTS. WITH THE EXCEPTION OF THE NORTH-SOUTH CUTOUT DIMENSIONS, DESCRIBED IN NOTE (A.) ABOVE, ALL OTHER FARM BOUNDARY DIMENSIONS CHECKED WITH THOSE SHOWN LAND SURVEY 49-168. THERE WERE SLIGHT VARIATIONS FOUND IN THE BEARINGS ON THE EAST AND WEST LINES.
- THE BASIS OF BEARING IS N 89°34'40" E ON THE NORTH LINE OF SECTION 11 AS PER SURVEY 49-168.



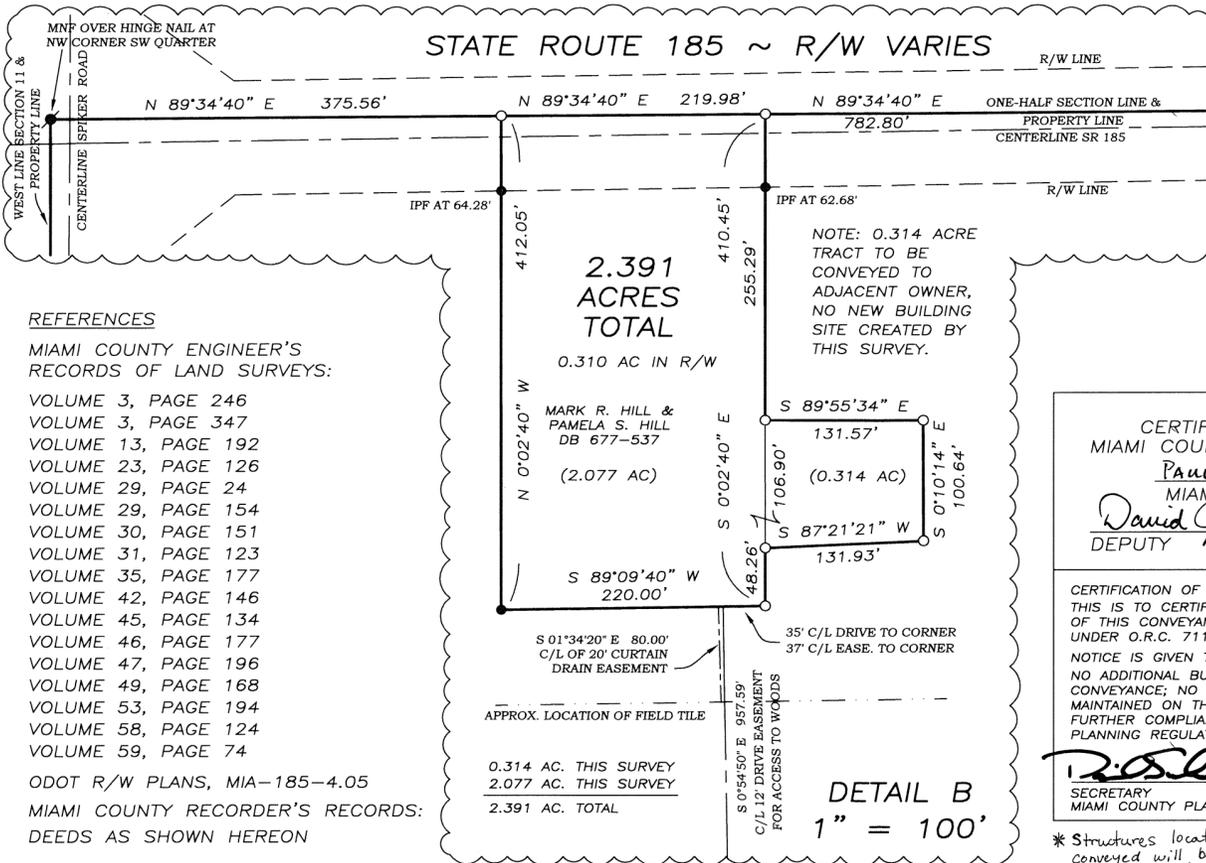
**ACREAGE SUMMARY**

39.468 AC. THIS SURVEY
0.314 AC. THIS SURVEY
15.917 AC. THIS SURVEY
55.699 AC. THIS SURVEY
(55.710 AC. LND 49-168)



39.468 ACRES  
2.516 AC IN R/W

55.699 ACRES THIS SURVEY  
55.710 ACRES (DEED)  
LND 49-168  
RALPH WILLIAM ZIMMERLIN, JR.  
DB 722-326  
DB 768-209  
2020OR-09776  
55.699 AC. THIS SURVEY  
-0.314 AC. THIS SURVEY  
-15.917 AC. THIS SURVEY  
39.468 AC. THIS SURVEY



2.391 ACRES TOTAL

0.310 AC IN R/W

MARK R. HILL & PAMELA S. HILL  
DB 677-537  
(2.077 AC)

NOTE: 0.314 ACRE TRACT TO BE CONVEYED TO ADJACENT OWNER, NO NEW BUILDING SITE CREATED BY THIS SURVEY.

0.314 AC. THIS SURVEY  
2.077 AC. THIS SURVEY  
2.391 AC. TOTAL

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊙ 1-1/4" DIA. PIPE FOUND
- ⊕ MAG NAIL SET OVER MONUMENT FOUND
- ⊖ MAG NAIL FOUND
- ⊗ MAG SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- ▲ ODOT R/W MONUMENT
- IRON PIN FOUND IN MONUMENT BOX

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelkamp PE, PS**  
MIAMI COUNTY ENGINEER  
*David Jaczumi* 11-16-23  
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.

*R. S. Bell* 11/16/23  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

\* Structures located on the 0.314 acres to be conveyed will be non-conforming and cannot be rebuilt in the event of a natural disaster without further zoning compliance.

REFERENCES

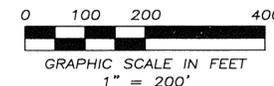
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

- VOLUME 3, PAGE 246
- VOLUME 3, PAGE 347
- VOLUME 13, PAGE 192
- VOLUME 23, PAGE 126
- VOLUME 29, PAGE 24
- VOLUME 29, PAGE 154
- VOLUME 30, PAGE 151
- VOLUME 31, PAGE 123
- VOLUME 35, PAGE 177
- VOLUME 42, PAGE 146
- VOLUME 45, PAGE 134
- VOLUME 46, PAGE 177
- VOLUME 47, PAGE 196
- VOLUME 49, PAGE 168
- VOLUME 53, PAGE 194
- VOLUME 58, PAGE 124
- VOLUME 59, PAGE 74

ODOT R/W PLANS, MIA-185-4.05

MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON

SW CORNER SW QUARTER SECTION 11, TOWN 8, RANGE 5



SURVEY FOR PAM HILL  
IN MIAMI COUNTY, OHIO ~ OCTOBER 30, 2023

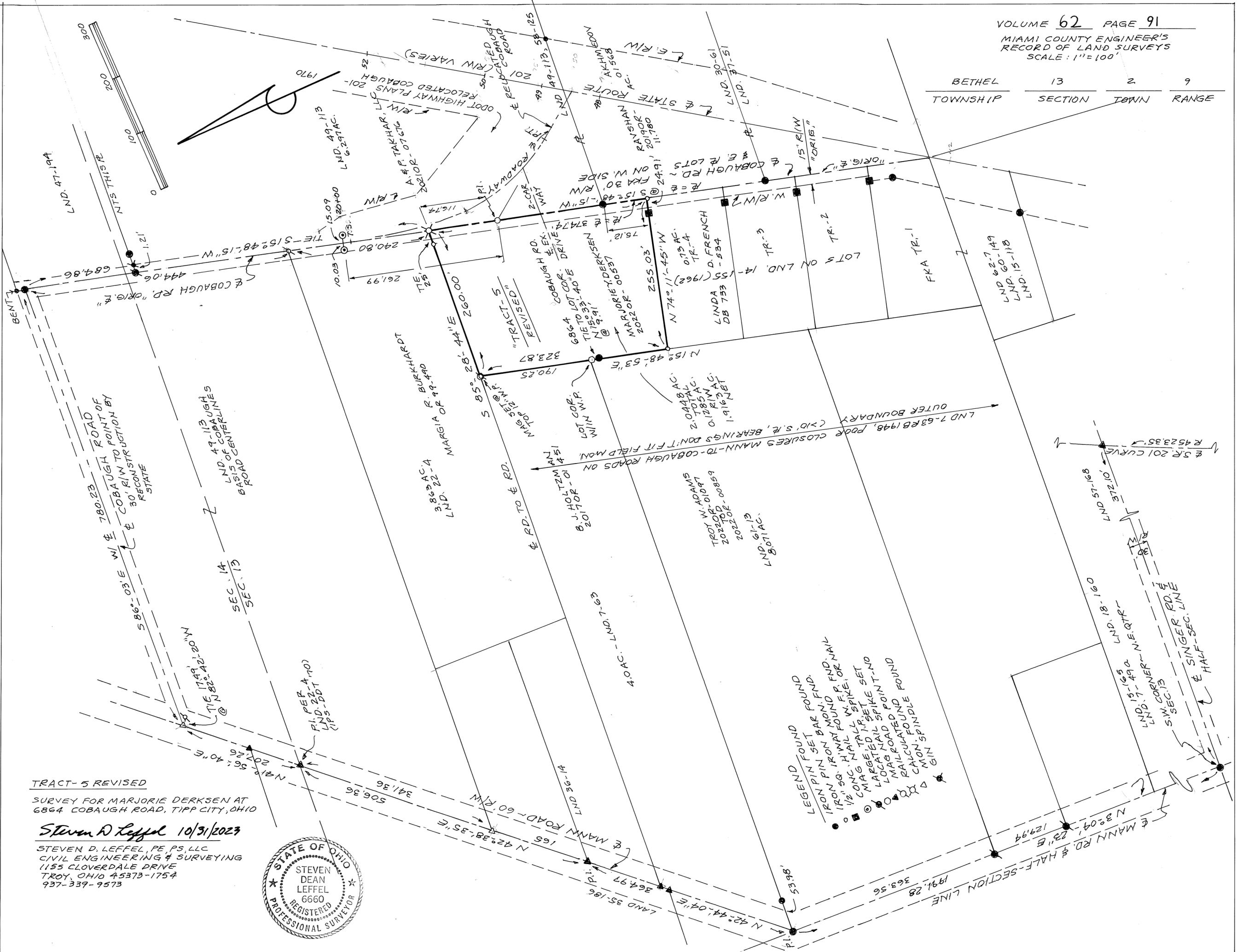
STATE OF OHIO  
GREGG S. BROOKHART  
6348  
REGISTERED PROFESSIONAL SURVEYOR

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

67.131 ACRES LND 29-154  
LIETTE REALTY III, LLC OR 80-238

7.950 ACRES LND 47-196  
VICKY L. HENN, TRUSTEE  
2020OR-11772

BETHEL	13	2	9
TOWNSHIP	SECTION	TOWN	RANGE



**TRACT-5 REVISED**

SURVEY FOR MARJORIE DERKSEN AT  
6864 COBAUGH ROAD, TIPP CITY, OHIO

**Steven D Leffel 10/31/2023**

STEVEN D. LEFFEL, PE, PS, LLC  
CIVIL ENGINEERING & SURVEYING  
1155 CLOVERDALE DRIVE  
TROY, OHIO 45373-1754  
937-339-9573



- LEGEND FOUND**
- IRON PIN SET FOUND
  - IRON PIN FOUND
  - IRON NAIL FOUND
  - 1/2" CONC. NAIL SPIKE SET
  - MAG. TALL SET
  - LARGED TALL SET
  - LOG NAIL SPIKE SET
  - CALCULATED POINT
  - MALKEAD FOUND
  - CALCU FOUND
  - CON SPINDLE FOUND
  - GIN

61  
LOT

18  
TAX PLAT

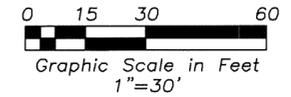
CASSTOWN  
VILLAGE

MIAMI  
COUNTY

OHIO  
STATE

Volume 62 Page 92  
Miami County Engineer's  
Record of Land Surveys

Knight & Green Addition



Legend

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

References

- Miami County Engineer's Record of Lot Surveys Volume 3, Page 38 Volume 14, Page 46
- Miami County Engineer's Record of Land Surveys Volume 48, Page 185
- Miami County Recorder's Deed Records Volume 21, Page 71 Volume 22, Page 405

Occupation as shown.

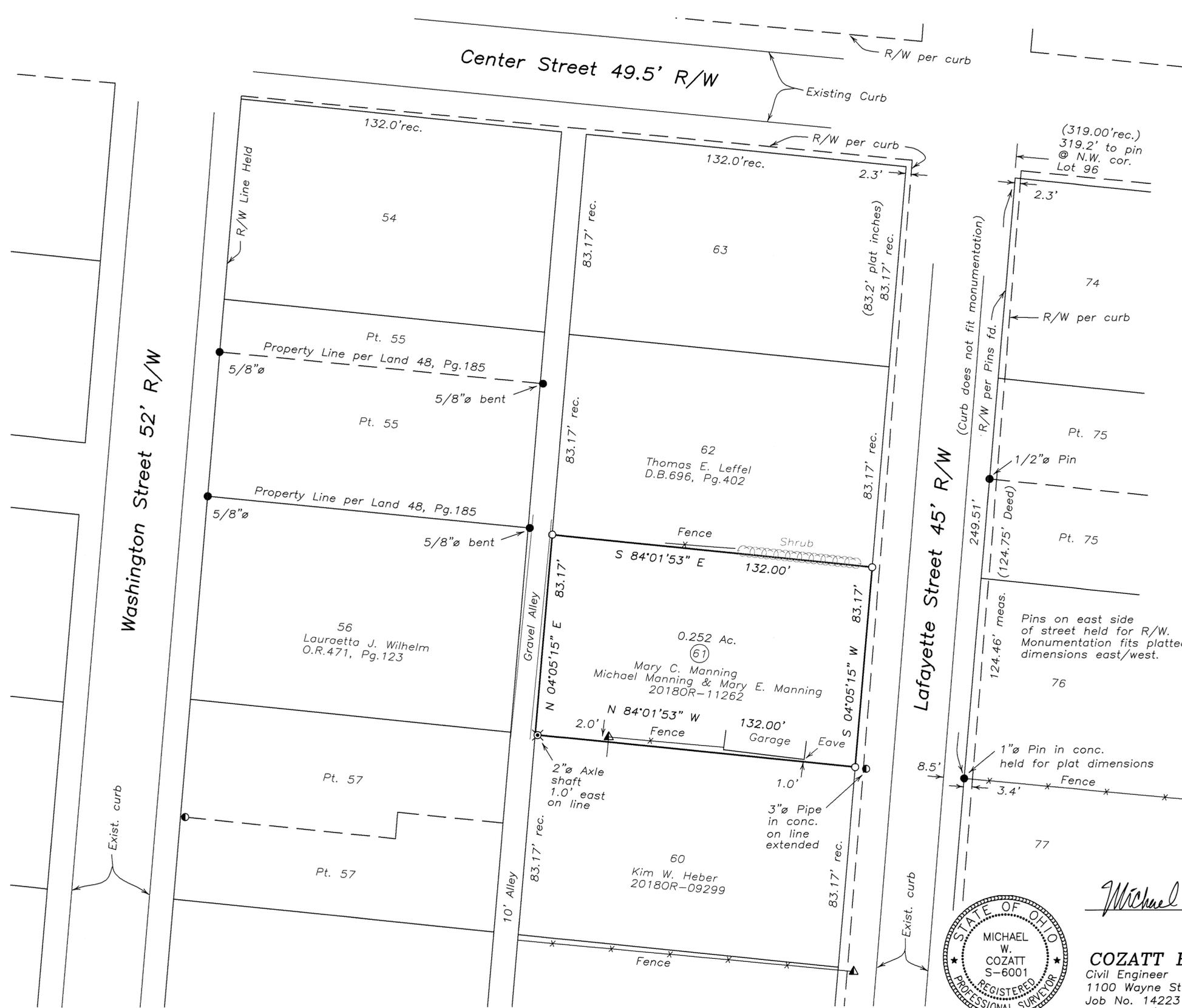
Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

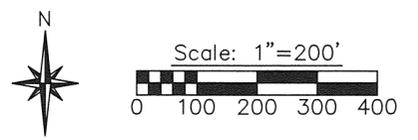
Survey of Lot 61 for Mary Manning

*Michael W. Cozatt* 11/17/23

MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 14223 (937) 339-2921  
File Name: C:\Jobs\2023\14223.dwg  
Drawn by: DMC ~ Checked by: MWC





- Legend**
- Iron pin found
  - ⊗ Mag nail found
  - △ Wood fence post
  - ⊠ Monument box assembly
  - ⊗ R.R. spike found
  - ⊗ Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 04, Pg. 25
  - Vol. 10, Pg. 08
  - Vol. 10, Pg. 124
  - Vol. 13, Pg. 164
  - Vol. 14, Pg. 90
  - Vol. 16, Pg. 95
  - Vol. 20, Pg. 05
  - Vol. 20, Pg. 35
  - Vol. 32, Pg. 65
  - Vol. 46, Pg. 76
  - Vol. 47, Pg. 24
  - Vol. 52, Pg. 33
  - Vol. 58, Pg. 184
  - Vol. 61, Pg. 134
- Miami County Engineer's  
Record of Land Surveys
- DEEDS AS SHOWN HEREON

**Basis of Bearings**  
 The bearings are based on the east line of Section 10 and the centerline of Union-Shelby Road, bearing N 05° 01' 19" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

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

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

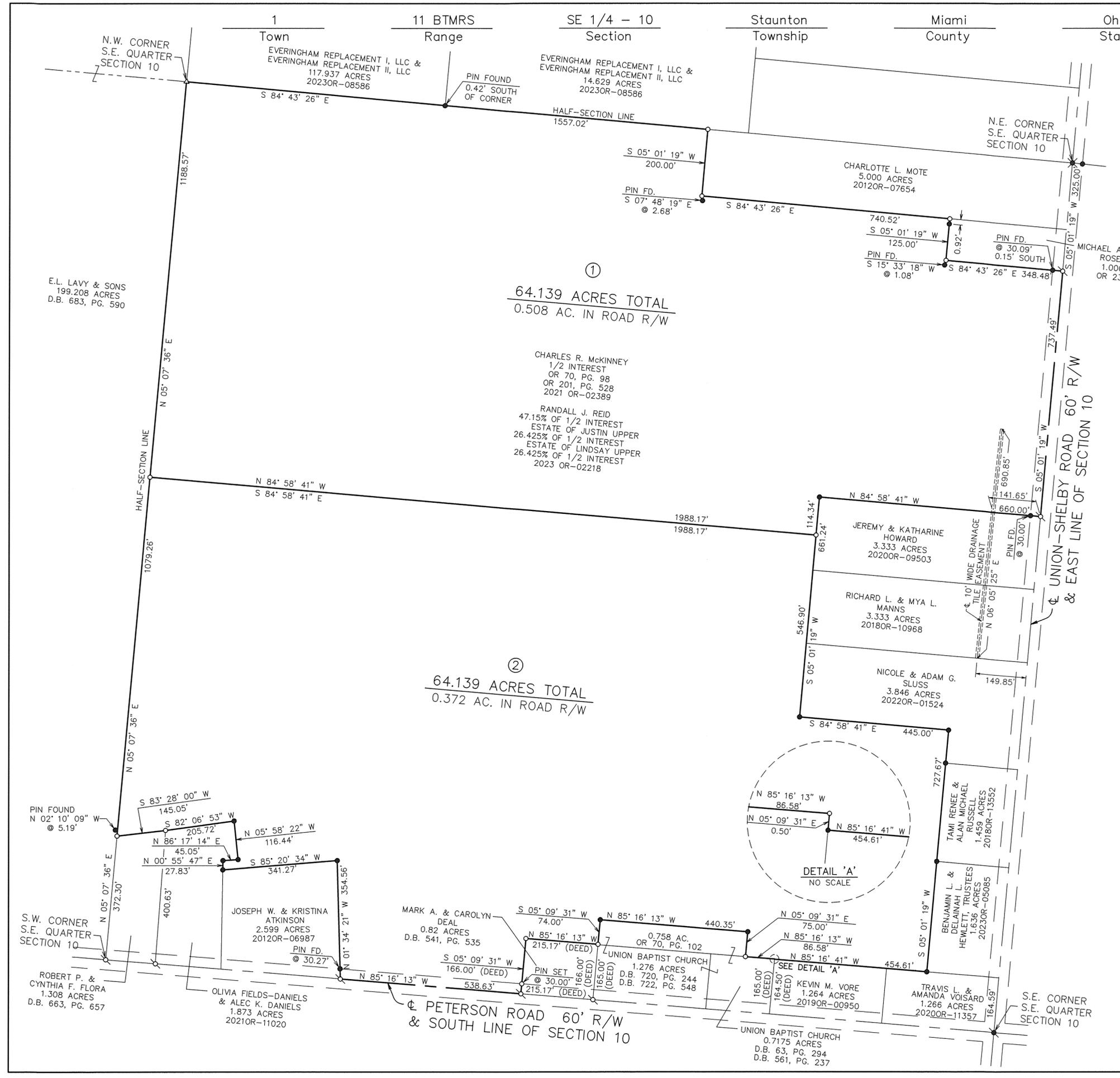
Survey of 2 tracts for Megan Chalfant, et.al.

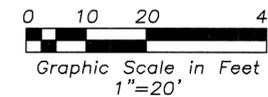
**Surveyor's Certification**  
 I hereby certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.



*Michael W. Cozatt* ul17/23  
 Michael W. Cozatt, P.E. #6001 Date

Prepared By:  
**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 1100 Wayne Street, Ste. 1140 Troy, Ohio  
 Job No. 13923 Ph. (937) 339-2921





Legend

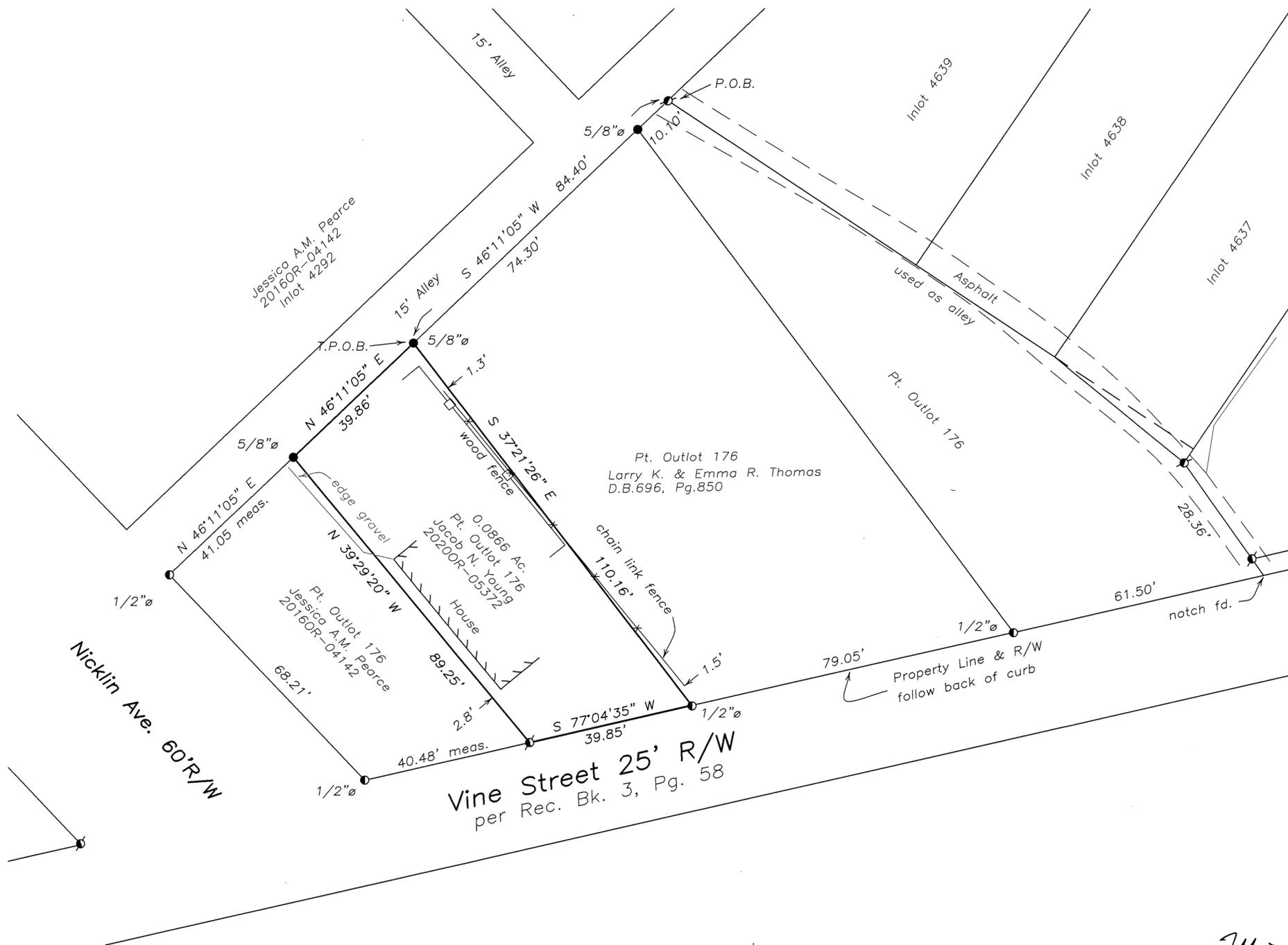
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box

References

- Miami County Recorder's Plat Records Plat Book 3, Page 58
- Miami County Engineer's Record of Lot Surveys Volume 14, Page 113
- Miami County Engineer's Record of Land Surveys Volume 57, Page 47
- Miami County Recorder's Deed Records Volume 345, Page 543

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

Survey of Part Outlot 176  
for Republic Title Agency



*Michael W. Cozatt* 11/15/23  
MICHAEL W. COZATT  
P.S. #6001

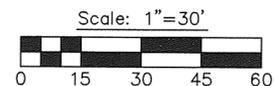
**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Ste.1140 Troy, OH 45373  
Job No. 15223 (937) 339-2921  
File Name: C:\JOBS\2023\15223\15223survey.dwg  
Drawn by: DMC ~ Checked by: MWC

Piqua Corporation

Pt. 888 Inlot

Miami County

Ohio State



Legend

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

References

Vol. 03, Pg. 160 }  
 Vol. 16, Pg. 86 } Miami County Engineer's  
 Vol. 16, Pg. 189 } Record of Lot Surveys

P.B. 01, PG. 46 }  
 } Miami County Recorder's  
 } Plat Records

Basis of Bearings

The bearings are based on the west line of Inlot 888 and the east line of College Street, bearing N 00° 35' 36" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Survey Note

D.B. 663, Page 703 calls for the north-south distance to be 32 ft., which appears to be in error. The deed also calls for the intended north line of the tract to be conveyed to be the centerline of the sidewalk between the house being sold and the house adjacent to the north. The centerline of the sidewalk was held as the intended split line.

Survey of part Inlot 888, Piqua, Ohio for Mark Wogoman.

Surveyor's Certification

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



*Michael W. Cozatt*

Michael W. Cozatt, P.S. #6001

11/20/23

Date

PREPARED BY:

**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 1100 Wayne Street, Ste. 1140 Troy, Ohio  
 Job No. 14323 Ph. (937) 339-2921

ASH STREET

COLLEGE STREET

WALNUT STREET

16' ALLEY

HIGH STREET

PT. INLOT 888

PT. INLOT 888  
 SUE ANN PENROD,  
 TRUST  
 D.B. 633, PG. 317

PT. INLOT 888  
 0.039 ACRES  
 DAWN KINDELL  
 D.B. 663, PG. 703

PT. INLOT 889  
 ROBERT L. & HEATHER  
 PHILLIPS  
 20210R-18298

PT. INLOT 890

PT. INLOT 891

PT. INLOT 892

PT. INLOT 892

PT. INLOT 887

PT. INLOT 887

PT. INLOT 887

PT. INLOT 886

PT. INLOT 886

PT. INLOT 885

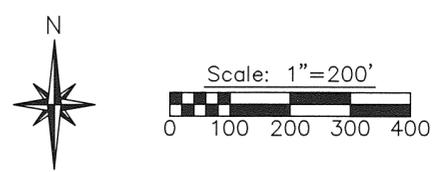
PT. INLOT 885

INLOT 884

INLOT 883

2' WIDE SIDEWALK  
 N 89° 25' 29" E 60.41'  
 N 00° 35' 36" W 28.13'  
 S 89° 41' 15" W 60.40'  
 S 00° 34' 40" E 28.41'

0.43'



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

- References**
- Vol. 18, Pg. 177
  - Vol. 31, Pg. 51
  - Vol. 34, Pg. 102
  - Vol. 37, Pg. 114
  - Vol. 38, Pg. 113
  - Vol. 40, Pg. 200
  - Vol. 53, Pg. 176
  - Vol. 55, Pg. 55
- Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**  
The bearings are based on the west line of Section 3 and the centerline of Palmer Road, bearing N 00° 00' 00" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

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

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

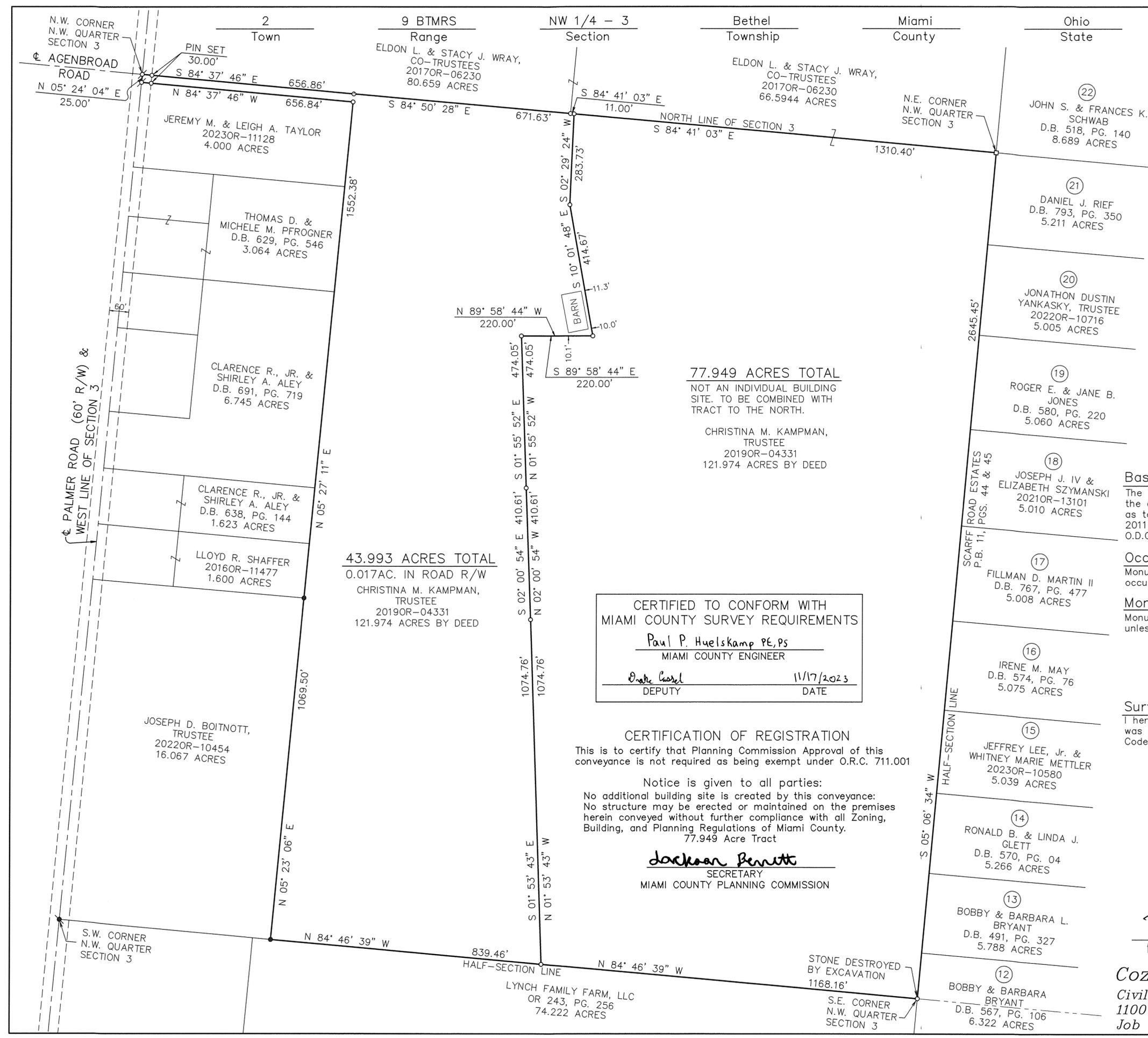
Survey of 2 tracts for Eldon Wray.

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



*Michael W. Cozatt* 11/15/23  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 10723 Ph. (937) 339-2921



**77.949 ACRES TOTAL**  
NOT AN INDIVIDUAL BUILDING SITE, TO BE COMBINED WITH TRACT TO THE NORTH.  
CHRISTINA M. KAMPMAN, TRUSTEE  
2019OR-04331  
121.974 ACRES BY DEED

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
*Paul P. Huelskamp PE, PS*  
MIAMI COUNTY ENGINEER  
*Orake Cozatt* 11/17/2023  
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.  
77.949 Acre Tract  
*Jackie Bennett*  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

**43.993 ACRES TOTAL**  
0.017AC. IN ROAD R/W  
CHRISTINA M. KAMPMAN, TRUSTEE  
2019OR-04331  
121.974 ACRES BY DEED

JOSEPH D. BOITNOTT, TRUSTEE  
2022OR-10454  
16.067 ACRES

JEREMY M. & LEIGH A. TAYLOR  
2023OR-11128  
4.000 ACRES

THOMAS D. & MICHELE M. PFRONGNER  
D.B. 629, PG. 546  
3.064 ACRES

CLARENCE R., JR. & SHIRLEY A. ALEY  
D.B. 691, PG. 719  
6.745 ACRES

CLARENCE R., JR. & SHIRLEY A. ALEY  
D.B. 638, PG. 144  
1.623 ACRES

LLOYD R. SHAFFER  
2016OR-11477  
1.600 ACRES

LYNCH FAMILY FARM, LLC  
OR 243, PG. 256  
74.222 ACRES

STONE DESTROYED BY EXCAVATION  
1168.16'

BOBBY & BARBARA BRYANT  
D.B. 567, PG. 106  
6.322 ACRES

RONALD B. & LINDA J. GLETT  
D.B. 570, PG. 04  
5.266 ACRES

BOBBY & BARBARA L. BRYANT  
D.B. 491, PG. 327  
5.788 ACRES

IRENE M. MAY  
D.B. 574, PG. 76  
5.075 ACRES

FILLMAN D. MARTIN II  
D.B. 767, PG. 477  
5.008 ACRES

JOSEPH J. IV & ELIZABETH SZYMANSKI  
2021OR-13101  
5.010 ACRES

ROGER E. & JANE B. JONES  
D.B. 580, PG. 220  
5.060 ACRES

JONATHON DUSTIN YANKASKY, TRUSTEE  
2022OR-10716  
5.005 ACRES

DANIEL J. RIEF  
D.B. 793, PG. 350  
5.211 ACRES

JOHN S. & FRANCES K. SCHWAB  
D.B. 518, PG. 140  
8.689 ACRES

ELDON L. & STACY J. WRAY, CO-TRUSTEES  
2017OR-06230  
66.5944 ACRES

ELDON L. & STACY J. WRAY, CO-TRUSTEES  
2017OR-06230  
80.659 ACRES

N.W. CORNER N.W. QUARTER SECTION 3  
AGENBROAD ROAD  
N 05° 24' 04" E 25.00'

60' R/W & WEST LINE OF SECTION 3  
PALMER ROAD

S.W. CORNER N.W. QUARTER SECTION 3

HALF-SECTION LINE  
N 84° 46' 39" W 839.46'

HALF-SECTION LINE  
S 05° 06' 34" W

HALF-SECTION LINE

SCARFF ROAD ESTATES P.B. 11, PGS. 44 & 45

N.E. CORNER N.W. QUARTER SECTION 3

NORTH LINE OF SECTION 3  
S 84° 41' 03" E 1310.40'

BARN  
N 89° 58' 44" W 220.00'

S 89° 58' 44" E 220.00'

S 10° 01' 48" E 414.67'

S 10° 01' 48" E 414.67'

S 02° 00' 54" E 410.61'

N 02° 00' 54" W 410.61'

S 01° 53' 43" E 1074.76'

N 01° 53' 43" W 1074.76'

S 02° 00' 54" E 410.61'

N 01° 55' 52" W 474.05'

S 01° 55' 52" E 474.05'

N 05° 27' 11" E 1069.50'

N 05° 23' 06" E 1074.76'

N 05° 23' 06" E 1074.76'

S 84° 37' 46" E 656.86'

N 84° 37' 46" W 656.84'

S 84° 50' 28" E 671.63'

S 84° 41' 03" E 11.00'

COVINGTON VILLAGE 541 INLOT 58 TAX PLAT MIAMI COUNTY OHIO STATE

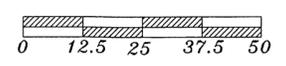
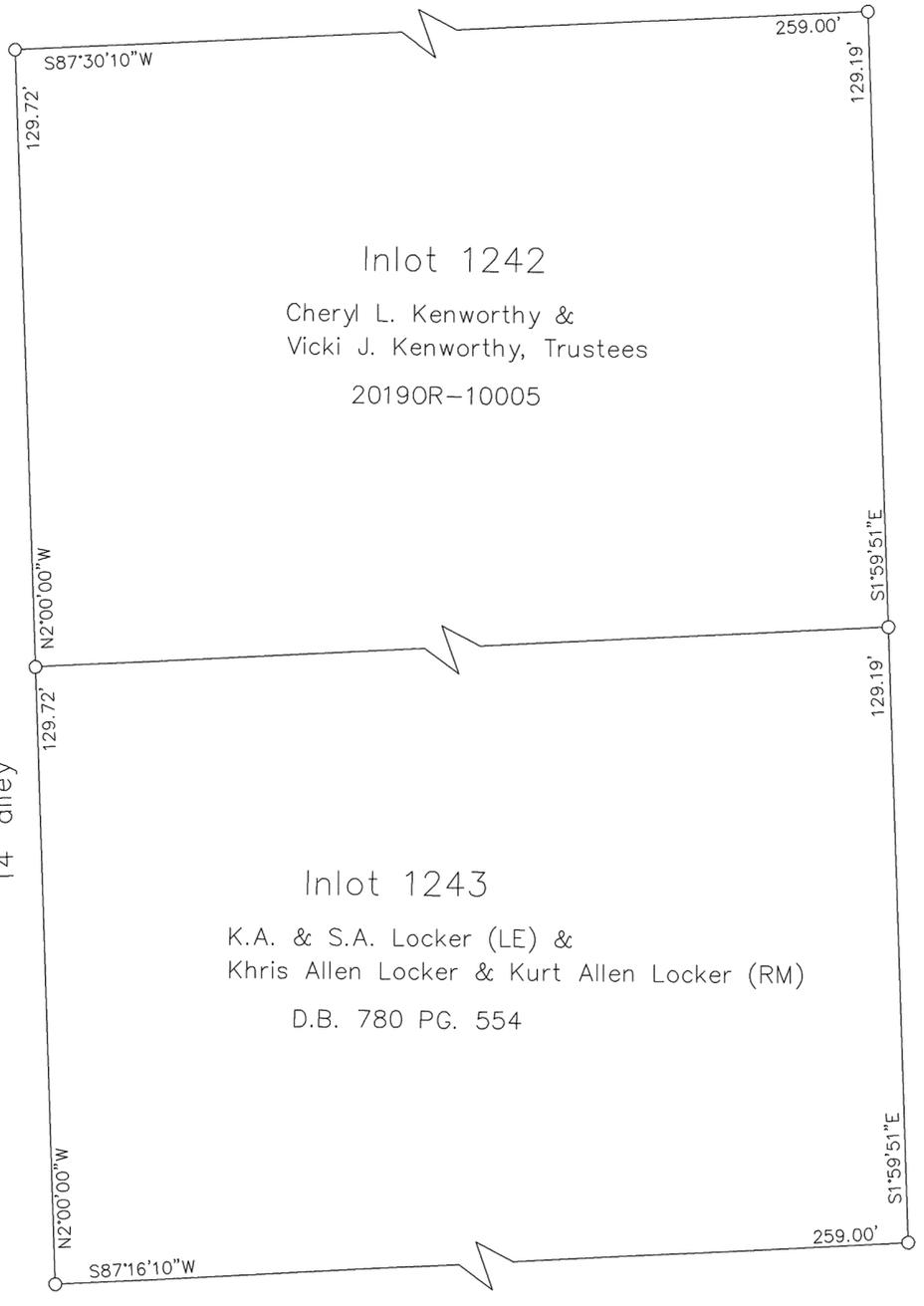
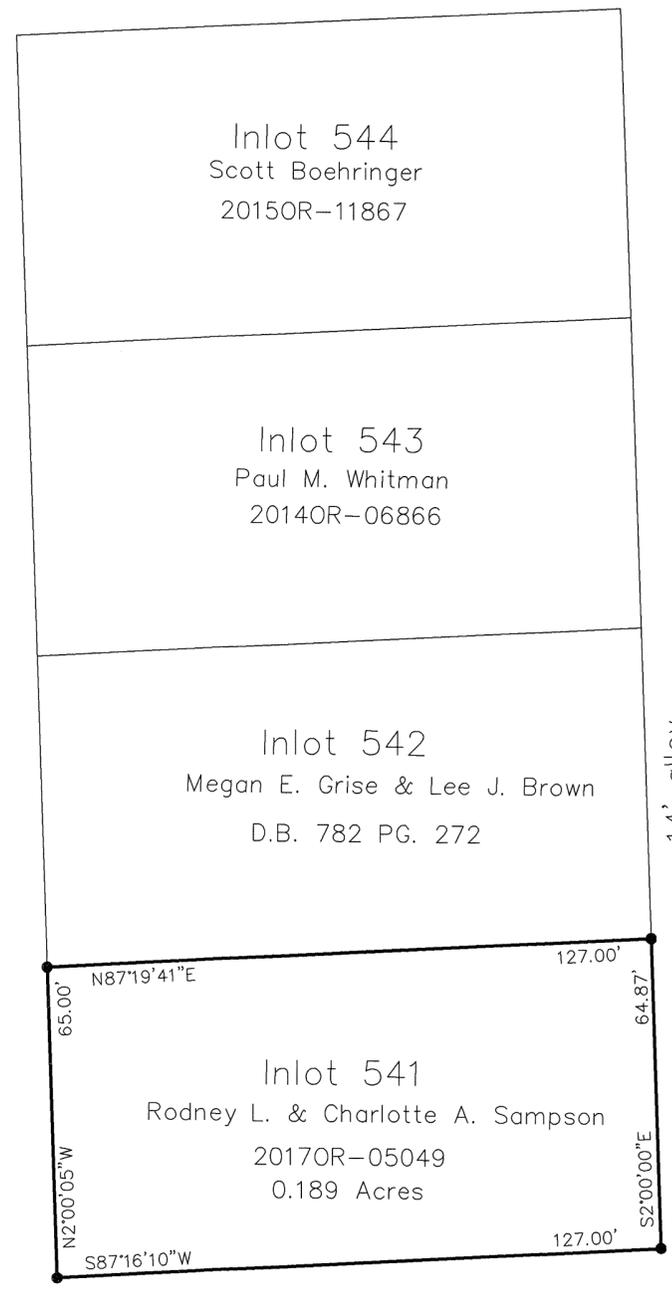
RESURVEY INLOT 541

VOLUME NO. 62 PLAT NO. 97  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE: NOVEMBER 2023

PEARL STREET  
 EXIST R/W 49.5'

FOUNTAIN STREET  
 EXIST R/W 49.5'

PARK STREET  
 EXIST R/W 49.5'



SCALE: 1" = 25'

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

LEGEND

- CONCRETE POST 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"

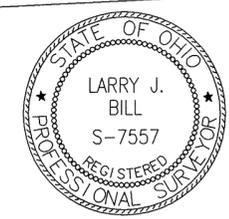
ALL MONUMENTS IN GOOD CONDITION  
 UNLESS NOTED OTHERWISE.

SURVEY REFERENCES

Miami County Engineer's Record of Lot Surveys  
 Survey Volume 12 Page 179  
 Miami County Recorder's Plat Records  
 P.B. 2 Pg. 36  
 P.B. 15 Pg. 81

SURVEY FOR RODNEY SAMPSON

*Larry J. Bill* Dec 5, 2023  
 LARRY J. BILL, P.S. #7557 DATE



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

6  
TOWN

5E  
RANGE

33 NE 1/4  
SECTION

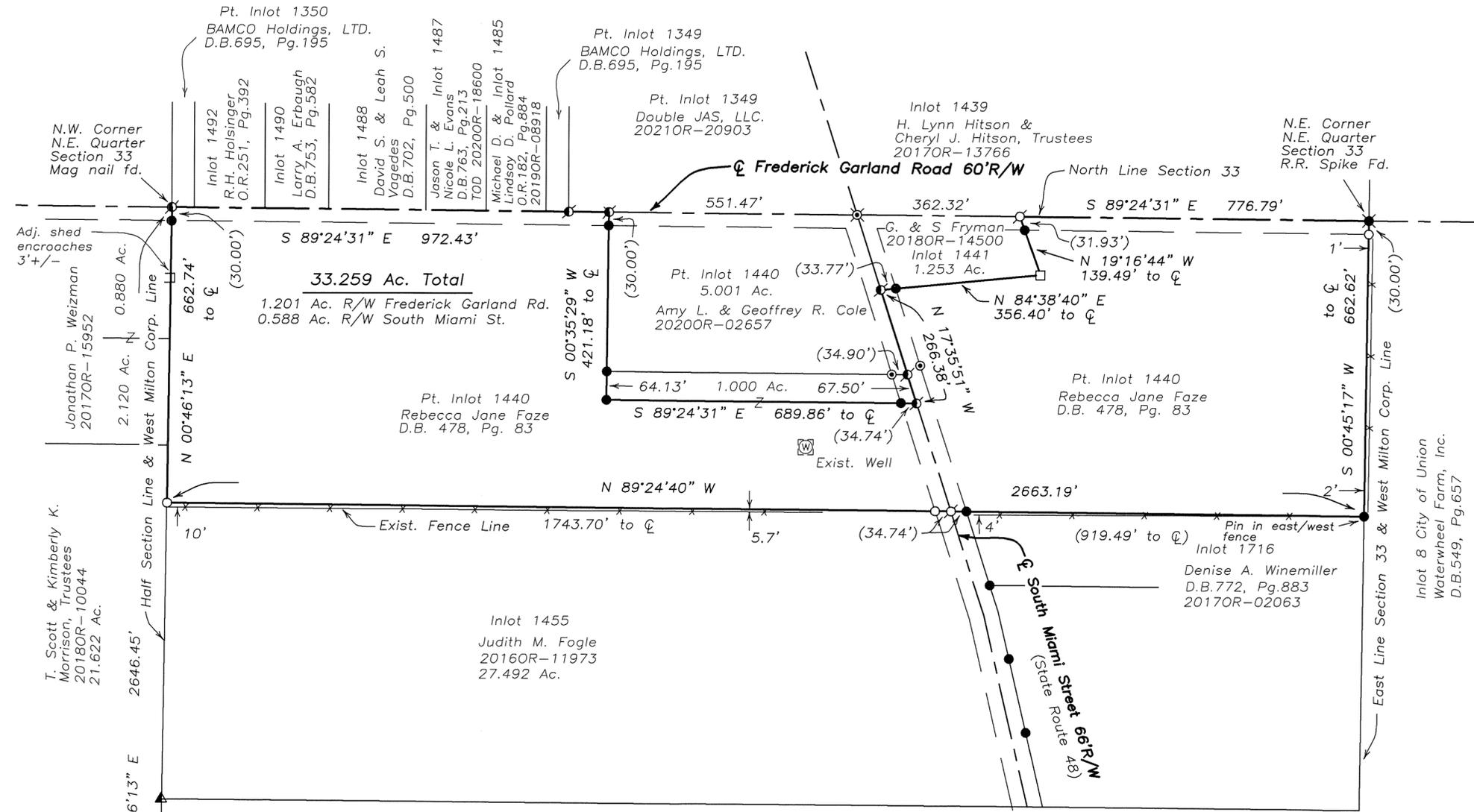
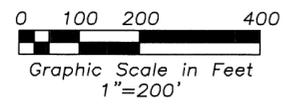
UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

WEST MILTON  
CORPORATION

Pt. 1440  
INLOT



Legend

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

References

- Miami County Engineer's Record of Land Surveys Volume 21, Page 187
- Volume 22, Page 90
- Volume 29, Page 133
- Volume 50, Page 115
- Volume 59, Page 151
- Volume 62, Page 87
- Miami County Engineer's Record of Lot Surveys Volume 21, Page 26
- Miami County Recorder's Plat Records Volume 16, Page 26
- Volume 22, Page 38
- Miami County Recorder's Deed Records Volume 478, Page 83
- Volume 630, Page 684

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

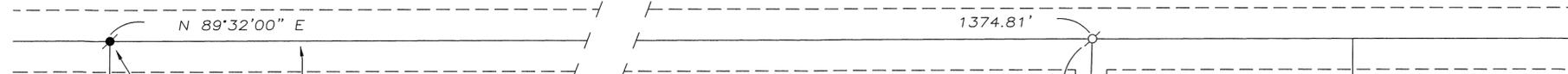
Survey remainder of Inlot 1440  
for Rebecca Faze

Note:  
The 1.0 acre tract is to be added to  
Cole's 5.001 Ac. Tract, which has not  
been transferred at the time of this survey.

*Michael W. Cozatt* 12/04/23  
MICHAEL W. COZATT  
P.S. #6001

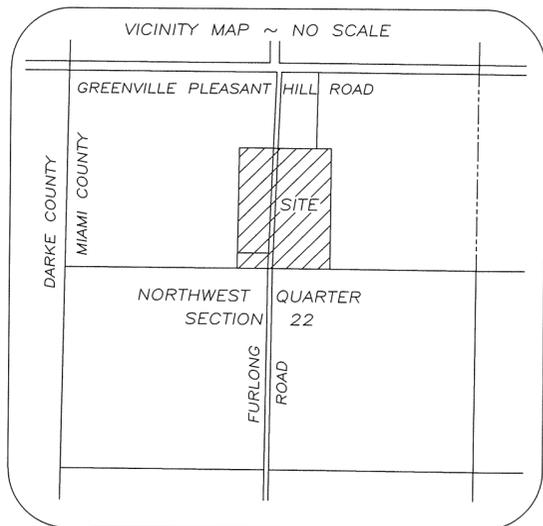


**COZATT ENGINEERING COMPANY**  
Civil Engineer  
1100 Wayne St. Suite 1140  
Job No. 15023  
File Name: C:\Jobs\2023\15023.dwg  
Drawn by: DMC ~ Checked by: MWC  
Land Surveyor  
Troy, OH 45373  
(937) 339-2921



NORTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 22,  
TOWN 8,  
RANGE 4

GREENVILLE PLEASANT HILL ROAD 60' R/W  
& NORTH LINE SECTION 22



36.878 AC  
LND. 27-23  
WACKLER FARMS, INC.  
DB 763-493

3.125 AC  
LND 49-85  
RICK L. WACKLER &  
TERRI R. WACKLER  
DB 763-490  
OR 303-584 TOD

68.04 AC  
LARRY D. MCKIBBEN  
OR 80-321  
OR 89-777 TOD

LEGEND

- CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊗ GIN SPINDLE FOUND
- STONE POST FOUND

REFERENCES

RECORDS USED TO PREPARE SURVEY

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:

VOLUME 9, PAGE 15  
VOLUME 35, PAGE 123  
VOLUME 49, PAGE 85  
BEARINGS AGREE WITH  
LAND SURVEY 35-123

MIAMI COUNTY RECORDER'S  
RECORDS:  
DEEDS AS SHOWN HEREON

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
DATE 12/11/23  
*David Jayummi*  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY DATE  
*Michael W. Cozatt*, R.E.H.S.  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

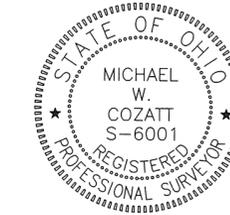
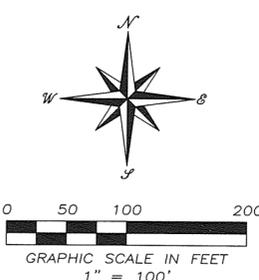
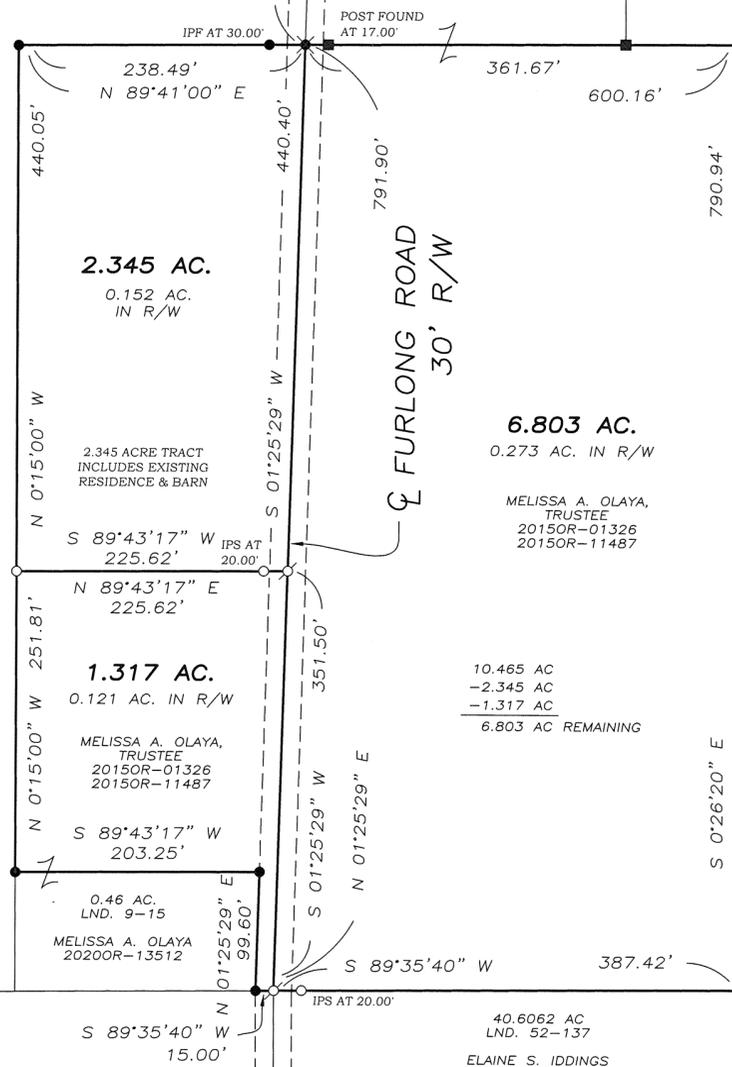
CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
PAUL P. HUELSKAMP PE, PS  
MIAMI COUNTY ENGINEER  
*David Jayummi* 12-11-2023  
DEPUTY DATE

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 Jayummi* 1.317 ACRES  
SECRETARY 6.803 ACRES  
MIAMI COUNTY PLANNING COMMISSION

NOTE: 1.317 ACRE TRACT AND  
6.803 ACRE TRACT TO BE  
CONVEYED TO ADJACENT OWNERS,  
NO NEW BUILDING SITES  
CREATED BY THIS SURVEY.



SURVEY FOR MELISSA OLAYA  
IN SECTION 22, NEWTON TOWNSHIP

*Michael W. Cozatt* 12/11/23  
MICHAEL W. COZATT, P.E. #6001 DATE

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER 1100 WAYNE ST. SUITE 1140 TROY, OH 45373  
JOB NO. \_\_\_\_\_ (937) 339-2921  
JULY 9, 2023, REV: OCT. 19, 2023, DEC. 8, 2023

40.49 AC  
LND. 3-89  
WARNER FARMS, INC.  
DB 500-382

40.6062 AC  
LND. 52-137  
ELAINE S. IDINGS  
OR 118-239  
OR 128-661 TOD

MELISSA A. OLAYA,  
TRUSTEE  
2015OR-01326  
2015OR-11487

10.465 AC  
-2.345 AC  
-1.317 AC  
6.803 AC REMAINING

Plat of Survey

# 297 NORTH JAY STREET

Being Part of Outlot 87 and Part of Outlot 88  
of the "1900 Assessors Plat of Milton", Plat Book 2 Page 174  
Village of West Milton,  
Miami County, Ohio  
0.442 Acre



SCALE 1 INCH = 50 FEET  
0 25 50 75 100

VOLUME 62 PAGE 100  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

**BASIS OF BEARINGS :**

BEARINGS ARE BASED ON OHIO STATE  
PLANE COORDINATES, SOUTH ZONE,  
NAD 83 (2011) WITH THE WEST  
RIGHT OF WAY LINE OF JAY STREET  
BEING S 00°12'49" W.

VICINITY MAP  
NO SCALE

**MONUMENT LEGEND :**

- I.P.S. IRON PIN SET W/ID CAP (5/8" X 30" CAPPED "EAM GEODATA 7984")
- I.P.F. IRON PIN FOUND (SIZE NOTED)
- ⊙ I.P.F. IRON PIN FOUND W/ID CAP (SIZE NOTED)
- I.P.F. IRON PIPE FOUND (SIZE NOTED)
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ✦ RAILROAD SPIKE SET
- ✧ RAILROAD SPIKE FOUND
- × CROSS CUT SET
- × CROSS CUT FOUND
- ⊕ STEEL POST FOUND

**SURVEY REFERENCES :**

LOT SURVEY VOL. 5 PG. 146  
LOT SURVEY VOL. 7 PG. 85  
LOT SURVEY VOL. 10 PG. 140  
LOT SURVEY VOL. 23 PG. 155  
PLAT BK. 2 PG. 174

**SURVEY NOTES :**

1. OCCUPATION IN GENERAL FITS SURVEY, UNLESS OTHERWISE NOTED.
2. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

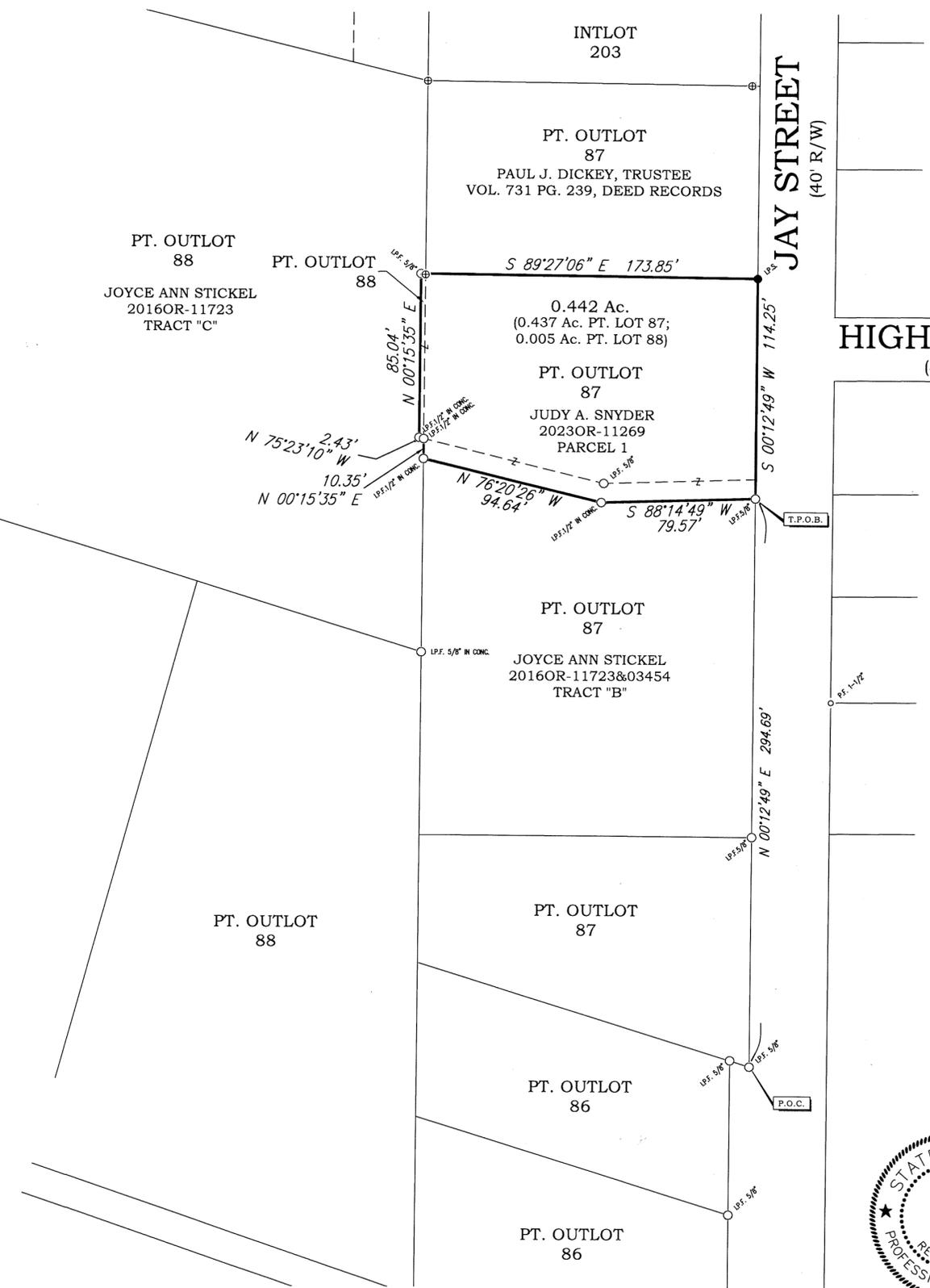
**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37, STANDARDS FOR BOUNDARY SURVEYS AND PERFORMED UNDER MY DIRECT SUPERVISION IN DECEMBER, 2023 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.



ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984  
DATE OF SURVEY : 12/21/2023

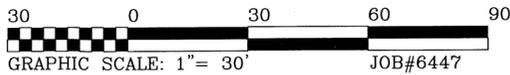
**EAM** GEODATA  
SOLUTIONS  
EAMGEODATA.COM 937.369.0811







BEARINGS BASED HI-CAL COMMONS CONDOMINIUM (N 89°39'00"E)  
(N 89°57'00"W) AS RECORDED IN CONDOMINIUM PLAT BOOK 1,  
PAGE 4 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO



PT. LOT 338 & PT. LOT 339  
INLOTS

PIQUA  
CORPORATION

MONUMENT LEGEND

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- △ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- "X" Indicates Cross Notch set
- × Indicates Cross Notch found

REFERENCES:

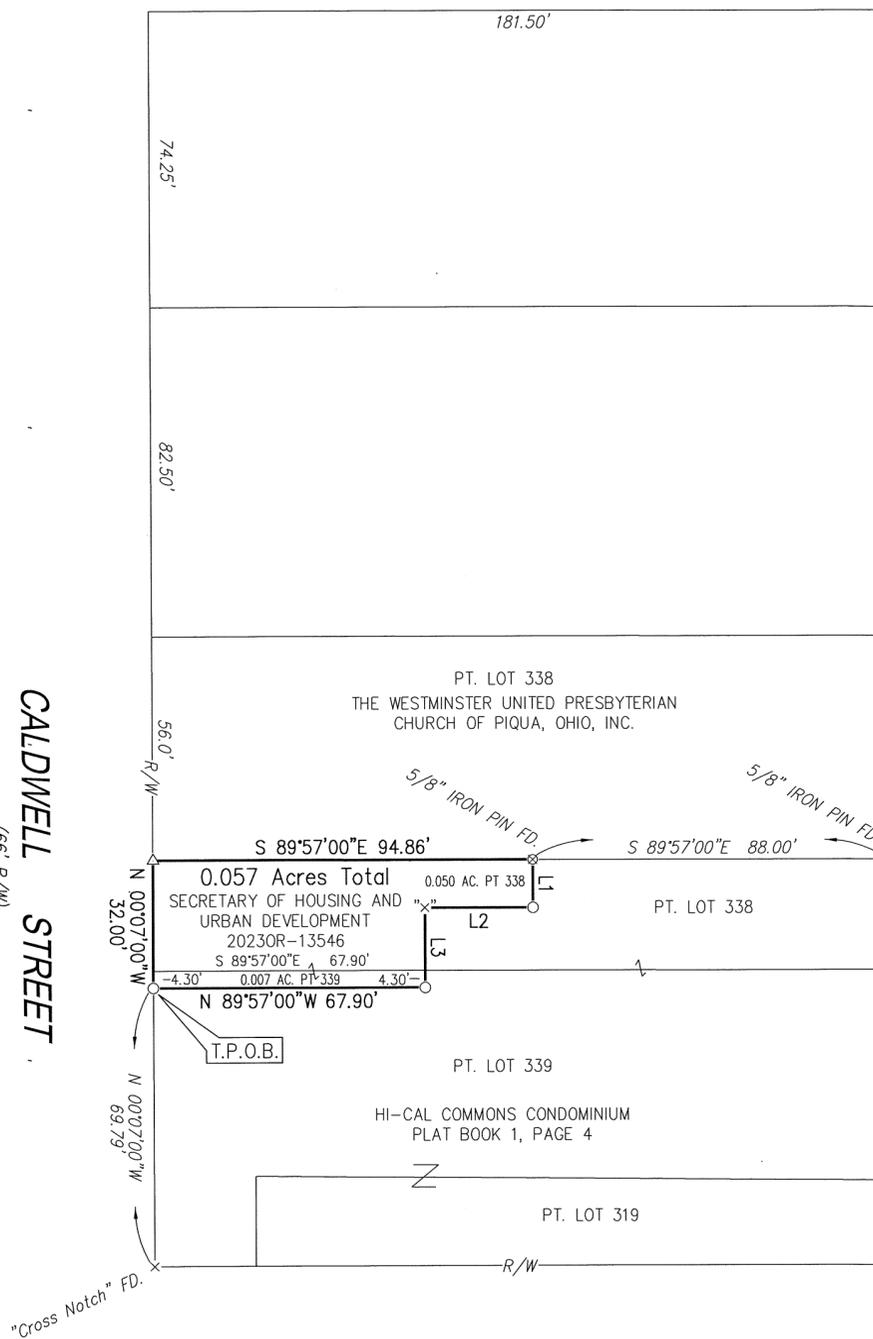
Deed: SECRETARY OF HOUSING AND URBAN DEVELOPMENT - 2023OR-13546  
Surveys: Lot BK. 14, PG. 146  
Condominium Plats: BK 1, PG. 4



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

ACREAGE BREAKDOWN  
PT. LOT 338 = 0.050 AC.  
PT. LOT 339 = 0.007 AC.  
0.057 AC. TOTAL

CALDWELL STREET  
(66' R/W)



12" ALLEY

LINE DATA:

Course	Bearing	Distance
L1	S 00°07'00"E	12.00'
L2	N 89°57'00"W	26.96'
L3	S 00°07'00"E	20.00'

WEST HIGH STREET  
(66' R/W)

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELD SURVEY IN AUGUST 2023. 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: January 16, 2024



SURVEY NOTES:

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

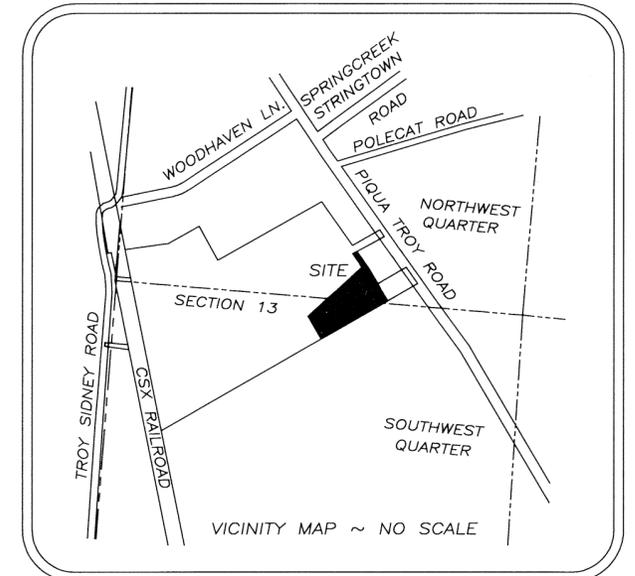
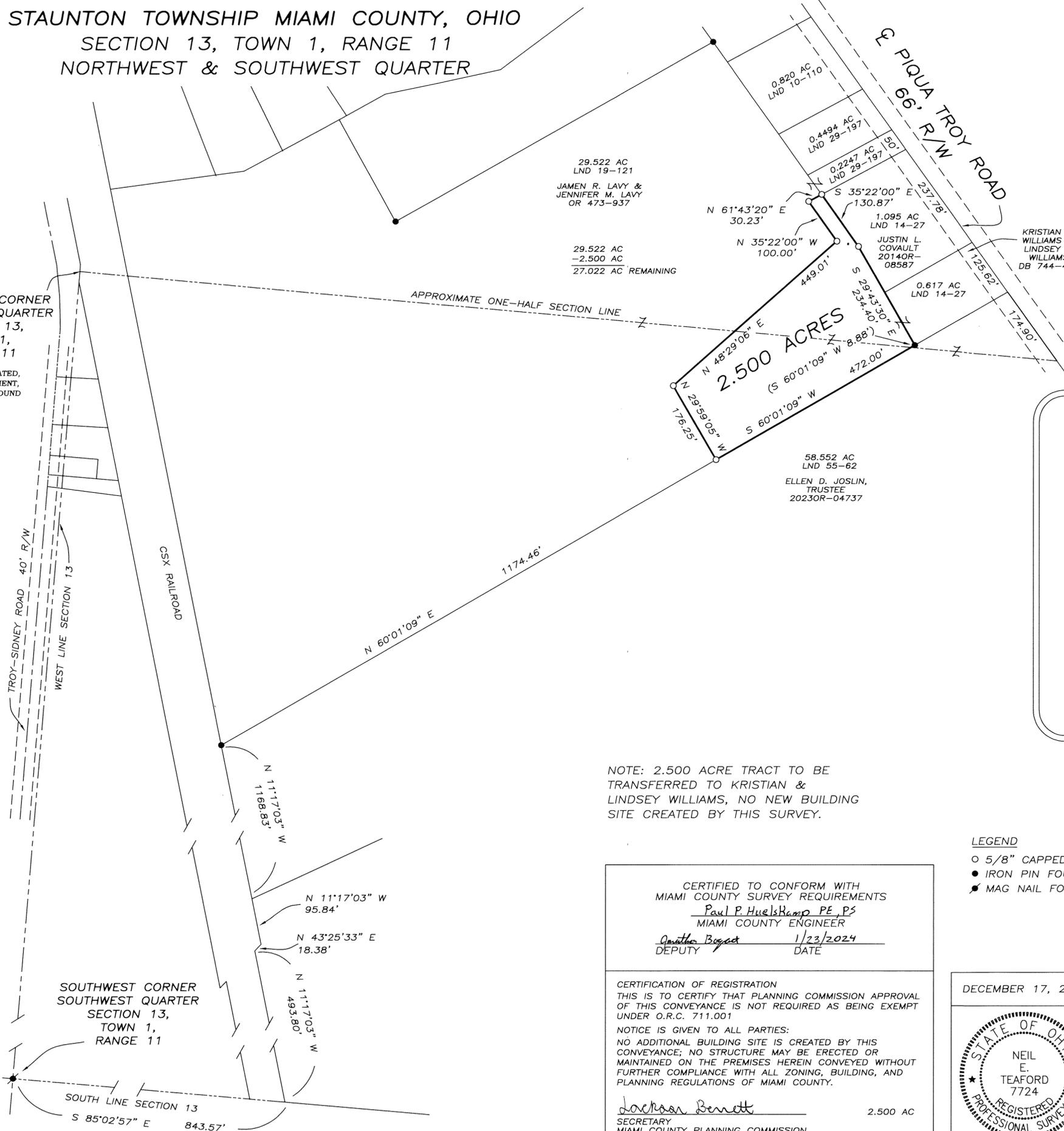
STAUNTON TOWNSHIP MIAMI COUNTY, OHIO  
SECTION 13, TOWN 1, RANGE 11  
NORTHWEST & SOUTHWEST QUARTER

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 10, PAGE 68  
VOLUME 10, PAGE 110  
VOLUME 14, PAGE 27  
VOLUME 19, PAGE 121  
VOLUME 29, PAGE 197  
VOLUME 45, PAGE 12  
VOLUME 45, PAGE 142  
VOLUME 55, PAGE 62  
BASIS OF BEARINGS  
MIAMI COUNTY RECORDER'S  
RECORDS:  
DEEDS AS SHOWN HEREON

NORTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 13,  
TOWN 1,  
RANGE 11

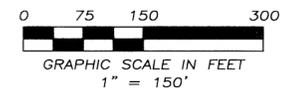
POINT IS CALCULATED,  
DUG FOR MONUMENT,  
NO MONUMENT FOUND



NOTE: 2.500 ACRE TRACT TO BE  
TRANSFERRED TO KRISTIAN &  
LINDSEY WILLIAMS, NO NEW BUILDING  
SITE CREATED BY THIS SURVEY.

LEGEND

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



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS <u>Paul P. Huelskamp PE, PS</u> MIAMI COUNTY ENGINEER <u>Quentin Boyce</u> 1/23/2024 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.	
<u>LaKean Bennett</u> SECRETARY MIAMI COUNTY PLANNING COMMISSION	2.500 AC

DECEMBER 17, 2023	SURVEY FOR THE WILLIAMS FAMILY IN MIAMI COUNTY, OHIO
	<u>Neil E. Teaford, P.S. # 7724</u> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

BROWN TOWNSHIP MIAMI COUNTY, OHIO  
SECTION 12, TOWN 2, RANGE 11, NORTHEAST QUARTER

VOLUME 62 PAGE 104  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

☒ US ROUTE 36 ~ 60' R/W  
& NORTH LINE SECTION 12

NORTHEAST CORNER  
NORTHEAST QUARTER  
SECTION 12,  
TOWN 2,  
RANGE 11

1774.17'

☒ ALCONY CONOVER ROAD 60' R/W  
& EAST LINE SECTION 12

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ✱ MAG NAIL FOUND
- ▲ WOOD POST FOUND

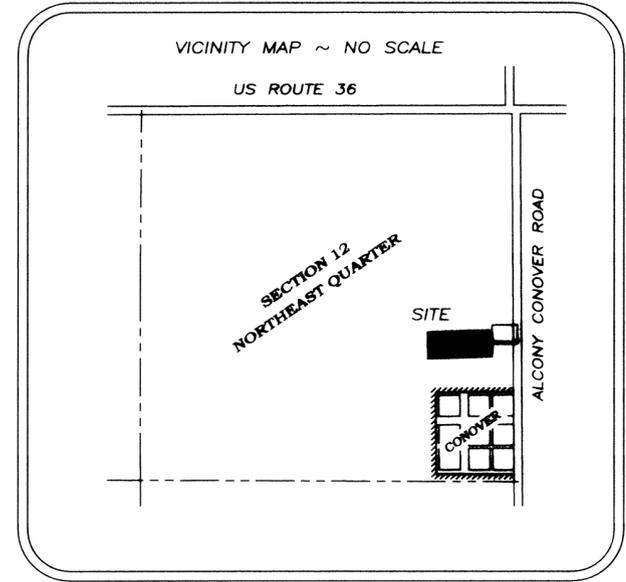
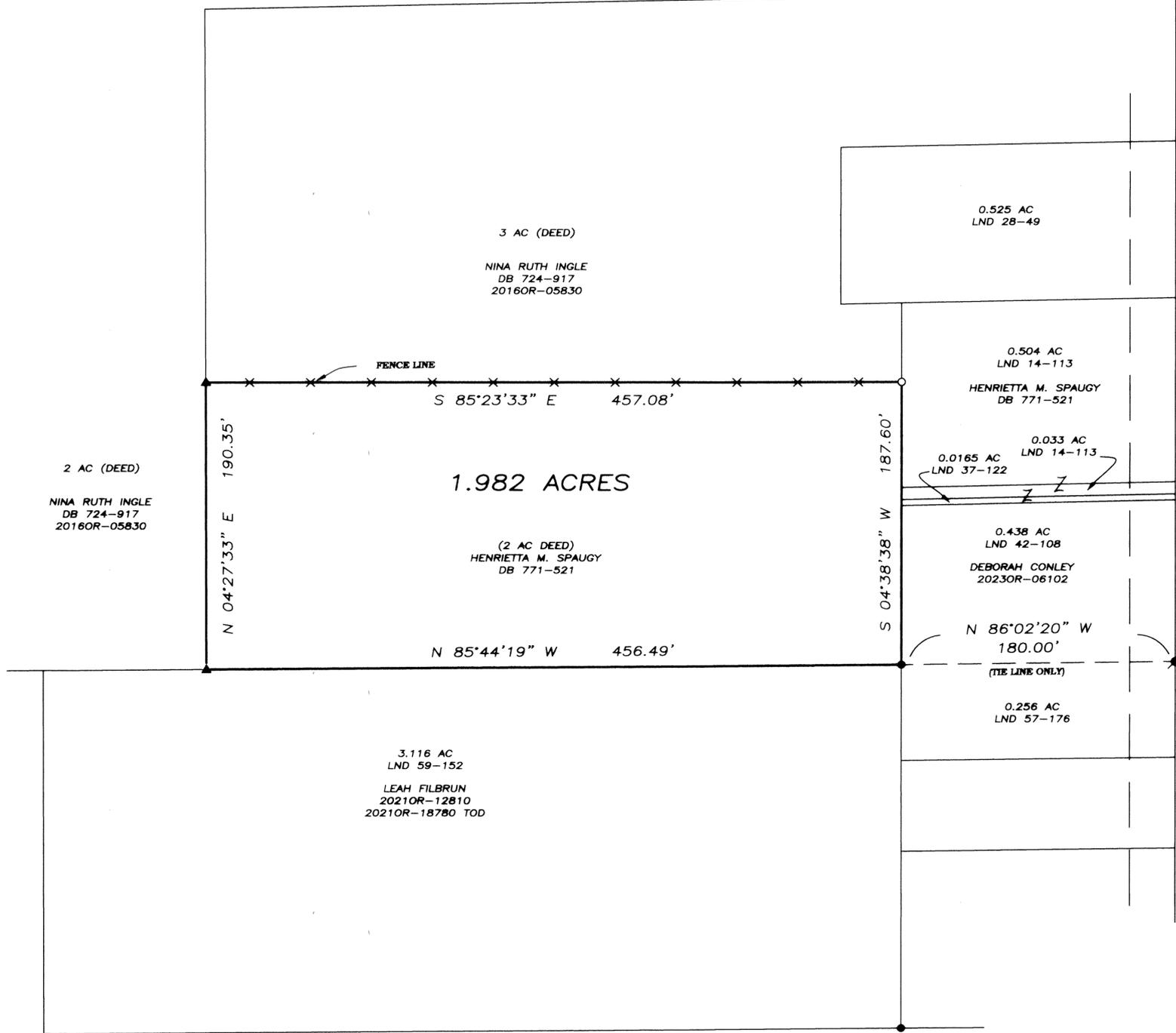
REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 14, PAGE 113  
VOLUME 17, PAGE 53  
VOLUME 19, PAGE 90  
VOLUME 28, PAGE 49  
VOLUME 29, PAGE 130  
VOLUME 37, PAGE 122  
VOLUME 42, PAGE 108  
VOLUME 57, PAGE 176  
VOLUME 59, PAGE 152

MIAMI COUNTY RECORDER'S  
RECORDS:  
DEEDS AS SHOWN HEREON

BASIS OF BEARING:

GPS STATE PLANE COORDINATE  
SYSTEM, NAD 1983 (2011 ADJ.),  
GEOID 12A, OHIO STATE PLANE SOUTH  
ZONE, ODOT VRS/CORS NETWORK.



2 AC (DEED)  
NINA RUTH INGLE  
DB 724-917  
2016OR-05830

3 AC (DEED)  
NINA RUTH INGLE  
DB 724-917  
2016OR-05830

3.116 AC  
LND 59-152  
LEAH FILBRUN  
2021OR-12810  
2021OR-18780 TOD

(2 AC DEED)  
HENRIETTA M. SPAUGY  
DB 771-521

0.525 AC  
LND 28-49

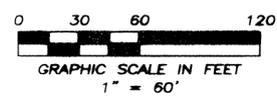
0.504 AC  
LND 14-113  
HENRIETTA M. SPAUGY  
DB 771-521

0.033 AC  
LND 14-113  
0.0165 AC  
LND 37-122

0.438 AC  
LND 42-108  
DEBORAH CONLEY  
2023OR-06102

N 86°02'20" W  
180.00'  
(TIE LINE ONLY)

0.256 AC  
LND 57-176



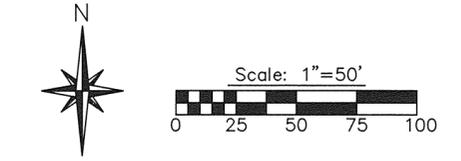
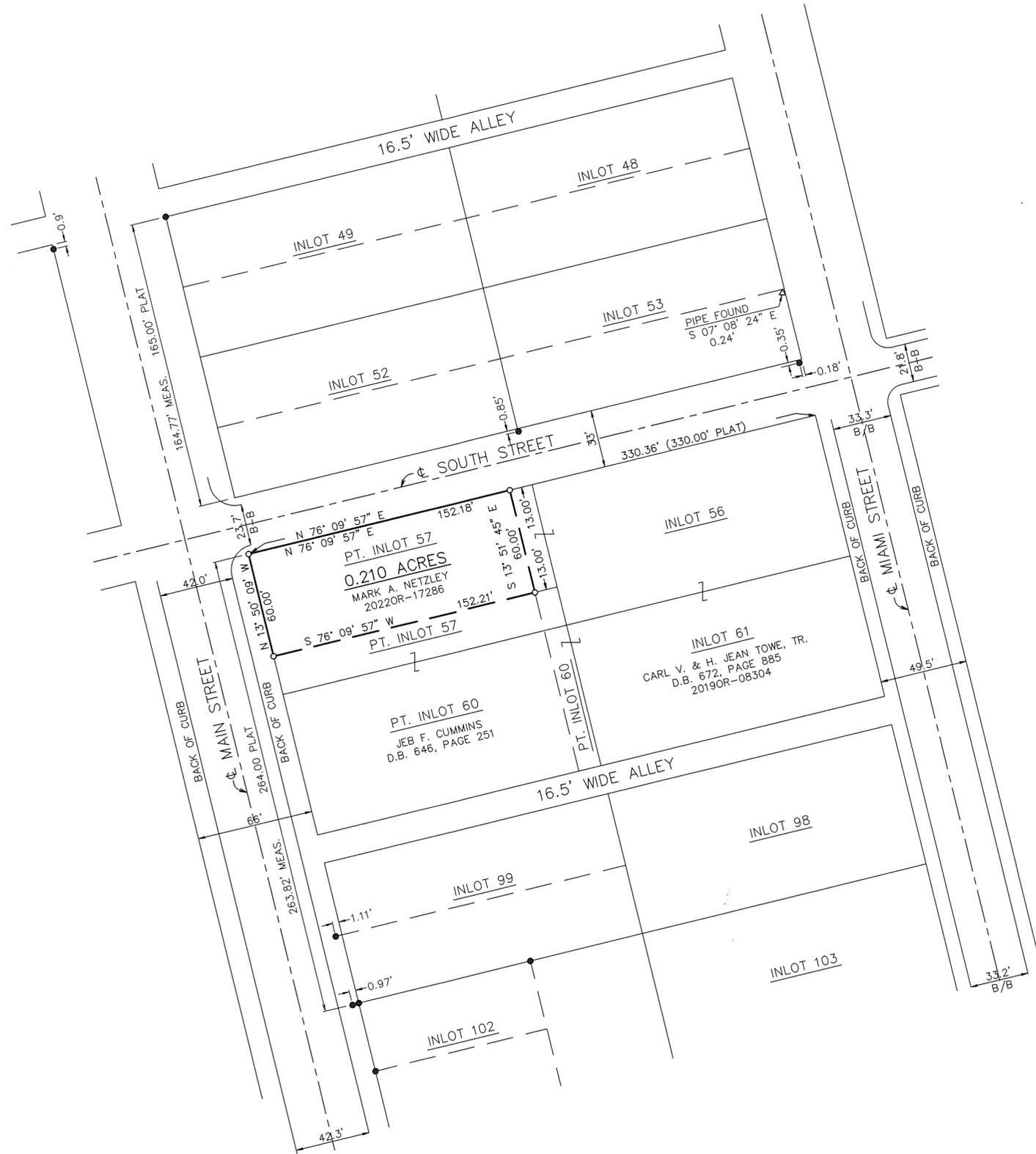
JANUARY 11, 2024

SURVEY OF EXISTING TRACT FOR THE SPAUGY FAMILY  
IN MIAMI COUNTY, OHIO



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





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

- References**
- Vol. 03, Pg. 81
  - Vol. 03, Pg. 98
  - Vol. 04, Pg. 24
  - Vol. 06, Pg. 13
  - Vol. 09, Pg. 157
  - Vol. 15, Pg. 60
  - Vol. 15, Pg. 67
  - Vol. 49, Pg. 82
  - Vol. 51, Pg. 91
  - Vol. 51, Pg. 142
  - P.B.01, Pg. 161
  - DB. 11, Pg. 58
- Miami County Engineer's Record of Lot Surveys
- Miami County Engineer's Record of Land Surveys
- Miami County Recorder's Plat Records
- Miami County Recorder's Deed Records

**Basis of Bearings**  
The bearings are based on the south line of South Street, bearing N 76° 09' 57" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

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

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

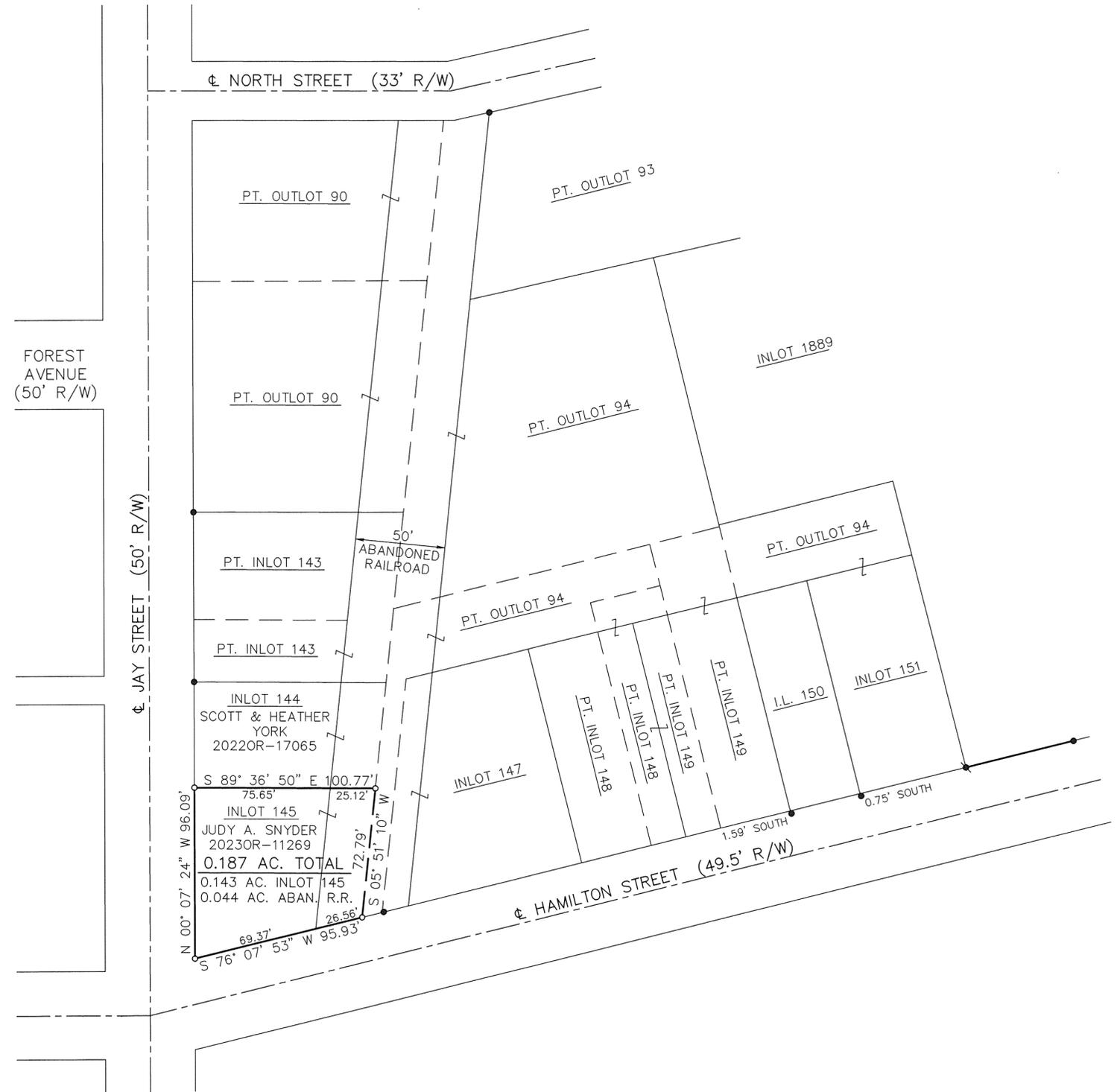
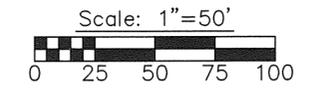
Survey of part Inlot 57 in West Milton, Ohio for Mark Netzley.

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



*Michael W. Cozatt*      1/26/24  
Michael W. Cozatt, P.S. #6001      Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer      Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 17023      Ph. (937) 339-2921



Legend

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

References

- Vol. 09, Pg. 71 } Miami County Engineer's Record of Lot Surveys
- Vol. 11, Pg. 135 }
- Vol. 13, Pg. 61 }
- Vol. 22, Pg. 25 }
- Vol. 56, Pg. 46 } Miami County Engineer's Record of Land Surveys
- Vol. 56, Pg. 47 }
- Vol. 02, Pg. 147 } Miami County Recorder's Plat Records
- Vol. 30, Pg. 18 }

Basis of Bearings

The bearings are based on the east line of Jay Street bearing N 00° 07' 24" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of Inlot 145 and part abandoned railroad in West Milton for Kent Snyder.

Surveyor's Certification

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



*Michael W. Cozatt*  
 Michael W. Cozatt, P.S. #6001  
 Date 1/20/24

PREPARED BY:  
**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 1100 Wayne Street, Ste. 1140 Troy, Ohio  
 Job No. 00724 Ph. (937) 339-2921

NORTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 30,  
TOWN 8,  
RANGE 5

S 0°18'53" W  
1765.19'

S 88°42'56" E

2131.69' FORWARD TANGENT U.S. ROUTE 36

US ROUTE 36 ~ R/W VARIES

S 88°42'56" E  
125.00'

IPF AT  
61.55'

IPF AT  
68.17'

1150.93'

865.00'

8.962 AC  
LND 25-120  
ALICIA M. FIELDS  
2019OR-09528

LND 52-53

LND 22-17

LND 35-41

LND 3-432

16.465 AC  
LND 36-86  
WILLIAM J. KNICK  
DB 609-28

18.96 AC (DEED)  
15.880 AC REMAINING  
LND 18-71

DAVID L. HOFFERT  
2019OR-02364  
2019OR-02759 TOD

SW CORNER  
NW QUARTER  
SECTION 30,  
TOWN 8,  
RANGE 5

APPROXIMATE ONE-HALF SECTION LINE

APPROXIMATE ONE-HALF SECTION LINE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- MAG NAIL FOUND
- STONE FOUND

REFERENCES

SURVEYS USED TO PREPARE SURVEY

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:

- VOLUME 3, PAGE 432
- VOLUME 4, PAGE 211
- VOLUME 12, PAGE 54
- VOLUME 18, PAGE 71
- VOLUME 25, PAGE 120
- VOLUME 36, PAGE 86
- VOLUME 52, PAGE 53
- VOLUME 53, PAGE 140
- VOLUME 62, PAGE 13

MIAMI COUNTY RECORDER'S  
RECORDS:

PLAT BOOK 13, PAGE 97  
DEEDS AS SHOWN HEREON

NOTE: 1.400 ACRES TO BE  
CONVEYED TO ADJACENT  
OWNER, NO NEW BUILDING  
SITE CREATED BY THIS SURVEY.

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

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

Debra Cassel  
DEPUTY

01/26/2024  
DATE

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

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

1/29/24 1.400 ACRES  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

IPF AT 3.64'  
NORTH ON LINE

236.10'

IPF AT 123.11'  
SOUTH ON LINE

N 89°56'22" E  
380.16'

S 89°56'21" W  
114.88'

DEEDED LINE  
ORIGINAL 20.541 ACRE TRACT  
(13.433 ACRES REMAINING)

210.00'

174.29'

S 89°39'25" E

175.07'

N 89°39'25" W

349.12'

S 0°13'02" W

349.13'

N 0°20'35" E

349.13'

S 0°20'35" W

175.07'

N 89°39'25" W

349.12'

13.433 ACRES  
-1.400 ACRES

12.033 ACRES REMAINING

337.17'

825.00'

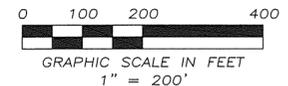
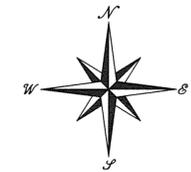
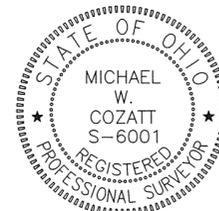
N 0°20'35" E

825.00'

N 89°39'25" W

355.56'

BASIS OF BEARINGS:  
BEARINGS ARE BASED ON THE  
CENTERLINE OF US ROUTE 36,  
S 88°42'56" E, AS TAKEN FROM  
THE STATE PLANE COORDINATE  
SYSTEM, NAD 83 2011  
ADJUSTMENT, GEOID G2009U07,  
OHIO SOUTH ZONE, ODOT  
ORTN/CORS NETWORK.



SURVEY OF 1.400 ACRES FOR DAVID HOFFERT  
IN SECTION 30, NEWBERRY TOWNSHIP

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

1/22/24  
DATE

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER  
1100 WAYNE ST. SUITE 1140  
JOB NO. 15823  
JANUARY 15, 2024

LAND SURVEYOR  
TROY, OH 45373  
(937) 339-2921

RANGE LINE ROAD 60' R/W  
& WEST LINE SECTION 30

S 0°18'53" W

878.59'

LND 12-54, 16-127, 22-11

7  
TOWN

5E  
RANGE

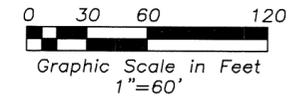
24 NW 1/4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 62 Page 109  
Miami County Engineer's  
Record of Land Surveys



United Church of Christ  
2022OR-13688

79.171 Ac. Total  
3.032 Ac. Split  
76.139 Ac. Remaining

Certified to conform with  
Miami County Survey Requirements

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

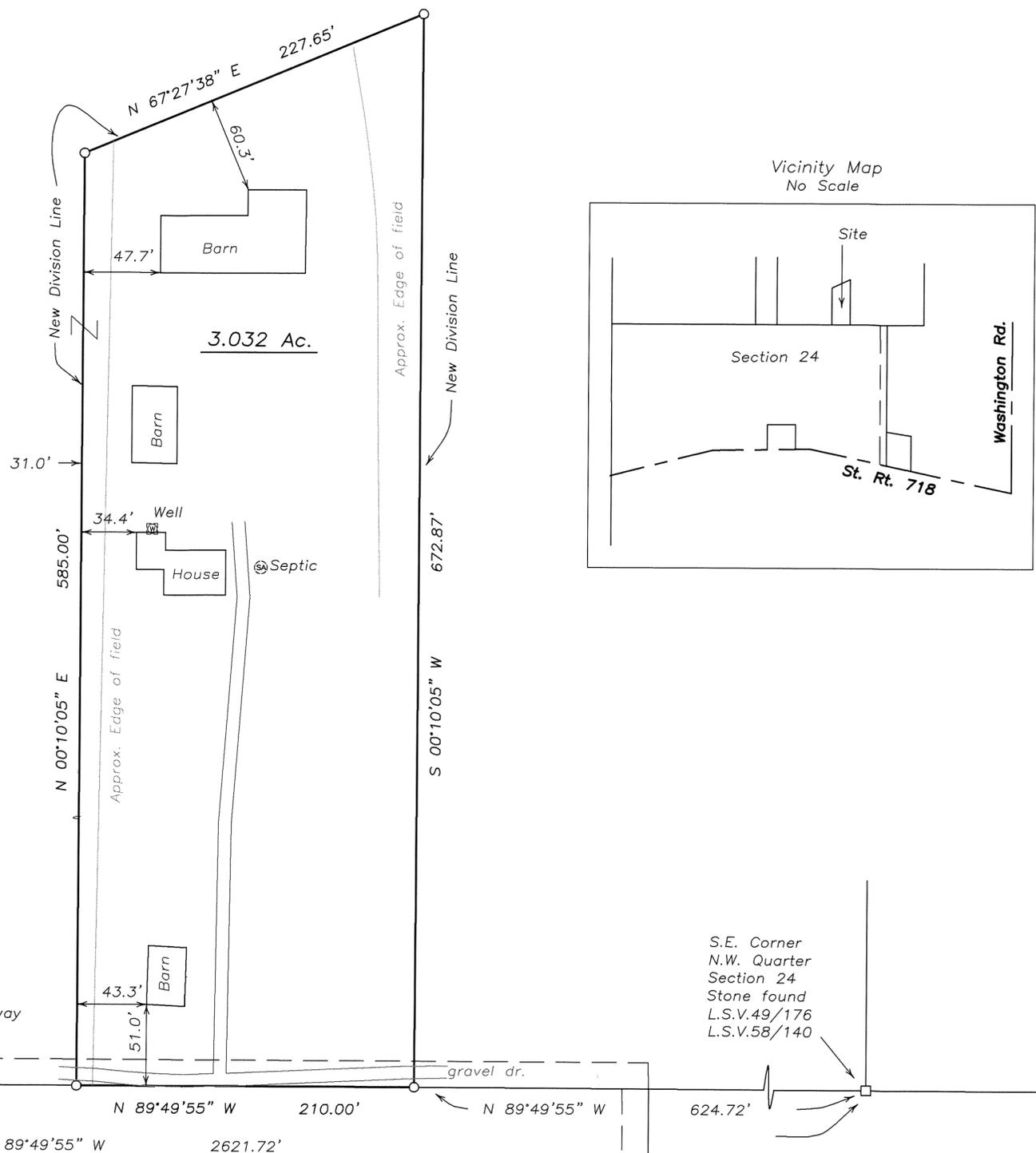
David Jacquemont 1-26-24  
Deputy Date

Approved by  
Miami County Planning Commission

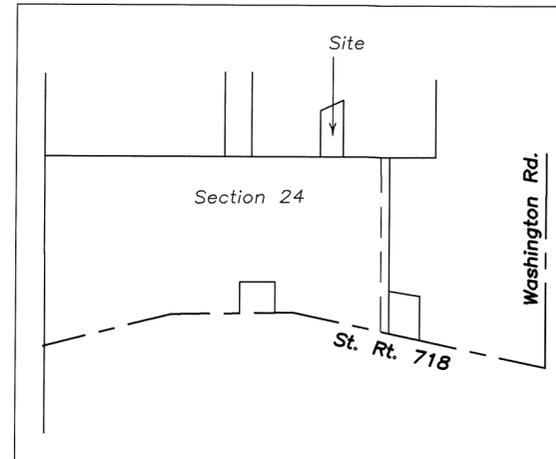
D. B. Bell  
Secretary  
1/29/2024  
Date

Approved  
Subject to Zoning Approval  
By *[Signature]* REHS 347D

Date 1/26/24  
Miami County  
General Health Department



Vicinity Map  
No Scale



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 58, Page 140

Basis of Bearings:  
GPS State Plane Coordinate  
System, NAD83 Adjustment,  
Geoid18, Ohio South Zone,  
O.D.O.T. VRS/CORS Network.

Survey split of 3.032 Ac.  
for United Church of Christ

S.W. Corner  
N.W. Quarter  
Section 24  
Pin found 5/8" ø  
L.S.V.49/176  
L.S.V.58/140

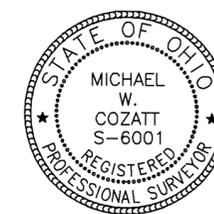
16.5' Common Right-of-way  
(D.B.43, Pg.493)

Half Section Line

Beech Farms Limited  
D.B.642, Pg.552  
54.4 Ac.

16.5' Common Right-of-way  
(D.B.40, Pg.439)  
(Land Sur.Vol.49,Pg.176/LandSur.Vol.58,Pg.140)

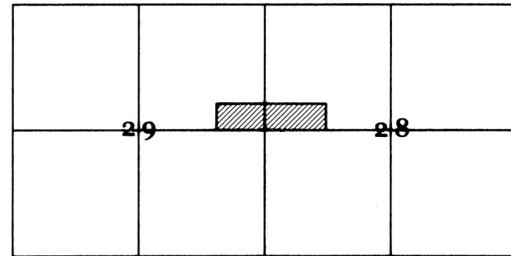
S.E. Corner  
N.W. Quarter  
Section 24  
Stone found  
L.S.V.49/176  
L.S.V.58/140



*Michael W. Cozatt* 1/17/24  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer  
1100 Wayne St. Suite 1140  
Job No. 16823  
File Name: C:\Jobs\2023\16823\16823.dwg  
Drawn by: DMC ~ Checked by: MWC  
Land Surveyor  
Troy, OH 45373  
(937) 339-2921

LOCATION SKETCH



NEWBERRY TOWNSHIP

NEWBERRY  
TOWNSHIP

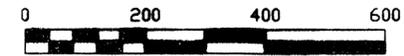
N.W. 1/4 28 &  
N.E. 1/4 29  
SECTIONS

8  
TOWN

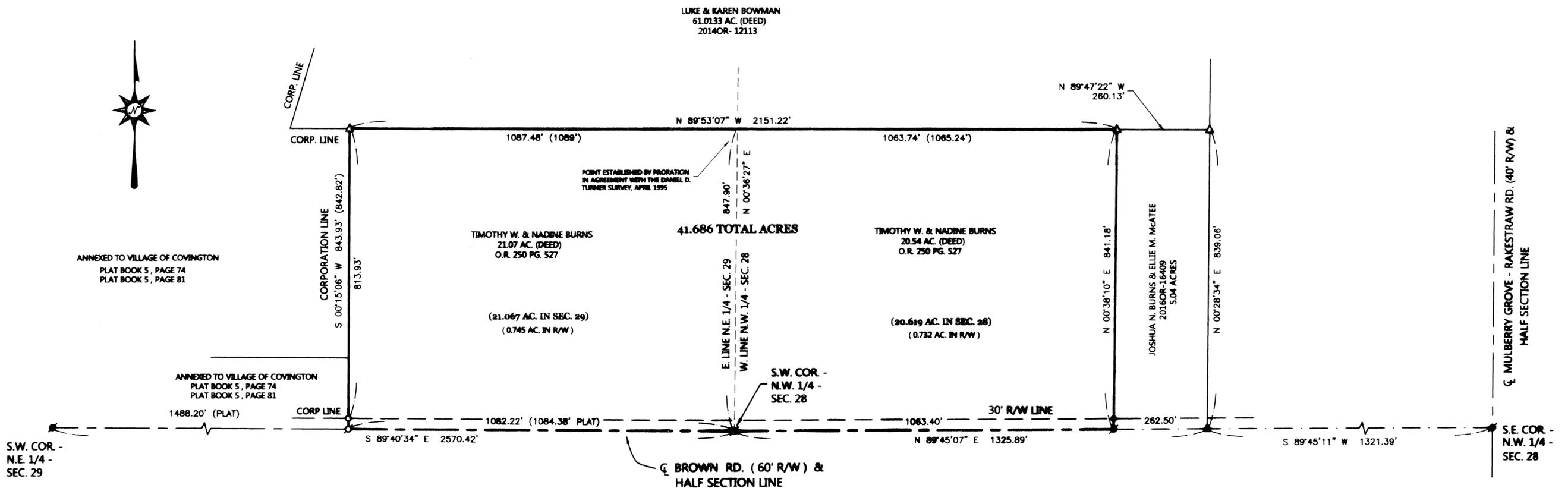
5  
RANGE

VOLUME 62 PAGE 110

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



1" = 200'



SURVEY OF 41.686 ACRE PARCEL FOR TIMOTHY AND NADINE BURNS  
IN MIAMI COUNTY, OHIO.

SURVEY REFERENCES:

- 1) J.W. DOWLER SURVEY, JAN. 26 & 28, 1899, SURVEY VOL. 3, PG. 309.
- 2) SURVEY BY D. TURNER, P.S. 4807, APRIL 1995, LND 41-48.
- 3) SCHWARTZ SURVEY BY T. ZECHMAN, P.S. 7077, 12/7/04, LND 48-156.

LEGEND

- △ = CORNER STONE FOUND.
- ▲ = R.R. SPIKE FOUND.
- = 5/8 INCH IRON BAR FOUND.
- ⊙ = MAG NAIL FOUND.
- ⊘ = MAG SPIKE SET.
- = 5/8 INCH IRON BAR SET.

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED  
UNDER MY SUPERVISION DATED JANUARY 16, 2024.

*James W. Geeslin*

ATTEST: JAMES W. GEESLIN  
PROFESSIONAL SURVEYOR 7764

NOTE: THE BEARINGS CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS  
USING O.D.O.T. CORNS NETWORK STATIONS, CONVERTED TO THE OHIO  
STATE PLANE SOUTH ZONE, HORIZONTAL DATUM NAD83 (2011).

GEESLIN SURVEYING

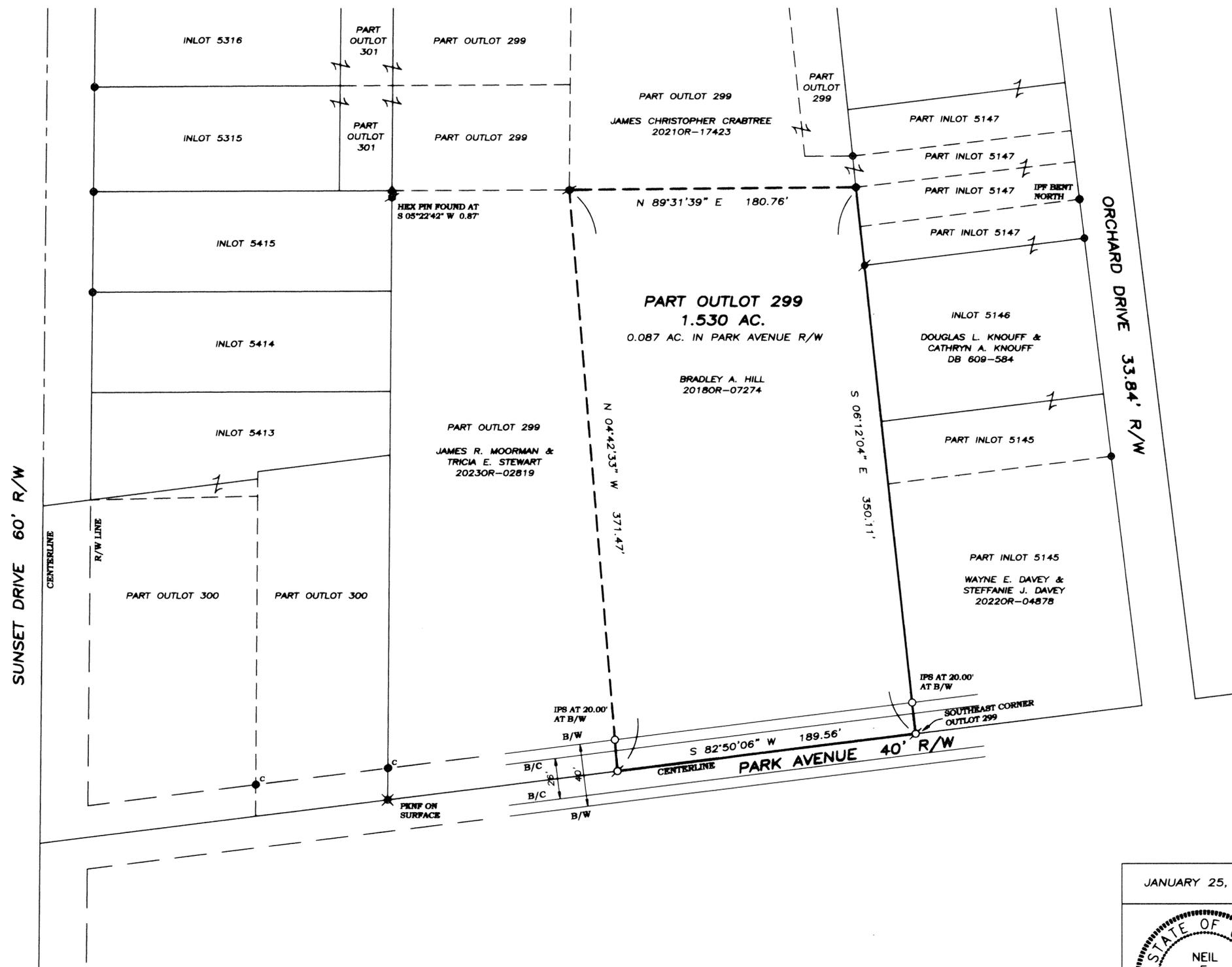
525 S. SECOND ST.  
COLDWATER, OHIO 45828

Phone: (419) 678 - 7233  
Phone: (419) 678 - 7232 (cell)  
Email: jwgeeslinsurveyor@gmail.com



CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART OUTLOT 299

VOLUME 62 PAGE 111  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ◐ CAPPED IRON PIN FOUND
- ⊘ MAG NAIL SET
- ✦ NAIL SPIKE FOUND
- ✖ PK NAIL FOUND
- ⬢ HEX PIN FOUND
- PIPE FOUND
- ▲ 6 INCH DIAMETER CONCRETE MONUMENT FOUND

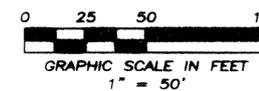
REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 3, PAGE 38  
PLAT BOOK 4, PAGE 15  
PLAT BOOK 5, PAGE 58  
PLAT BOOK 5, PAGE 85  
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
VOLUME 8, PAGE 117  
VOLUME 11, PAGE 93  
VOLUME 15, PAGE 90  
VOLUME 22, PAGE 130  
VOLUME 23, PAGE 187  
VOLUME 24, PAGE 68

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 52, PAGE 89

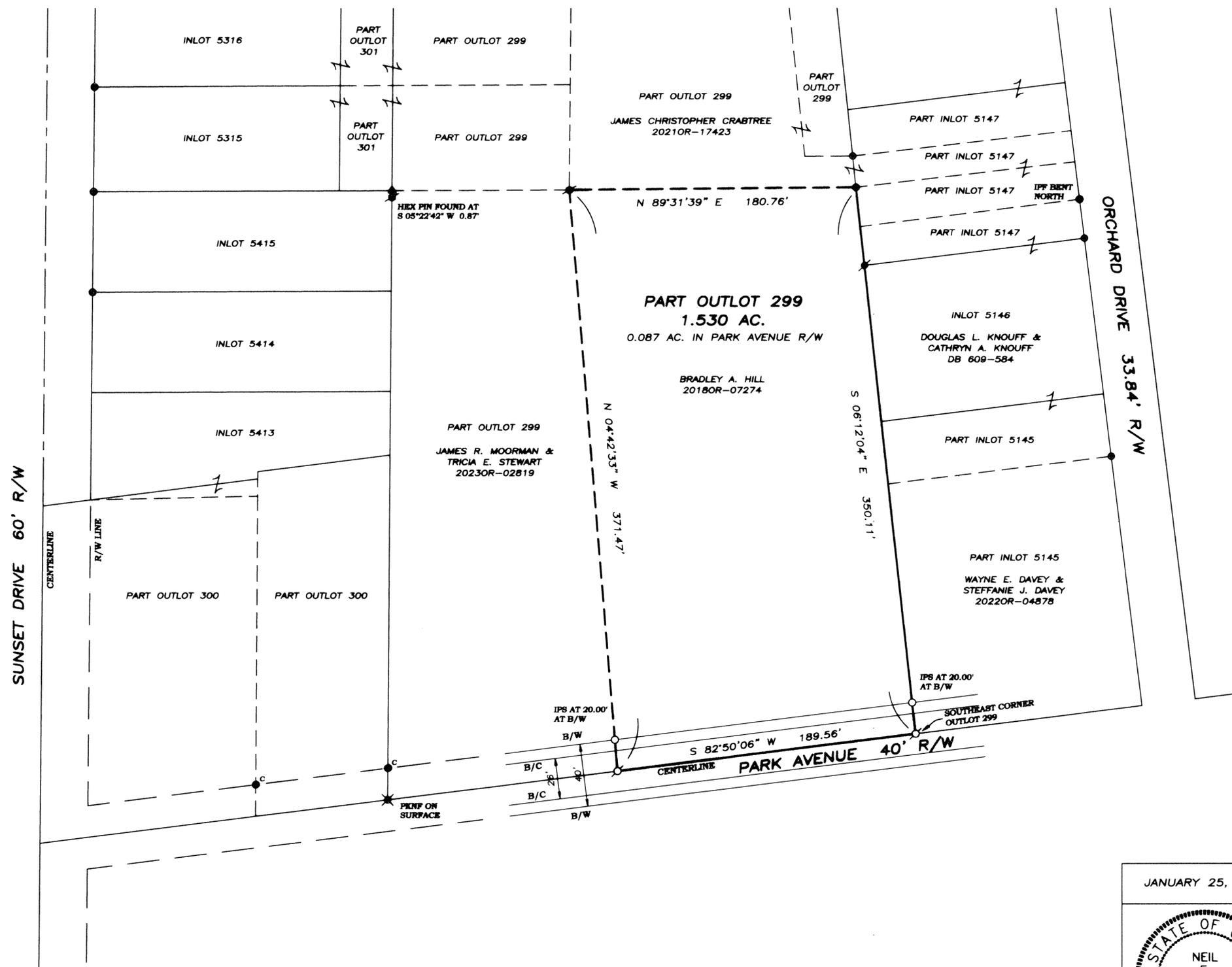
BASIS OF BEARING:  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.



JANUARY 25, 2024	SURVEY FOR BRADLEY HILL AT 1362 PARK AVE. IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART OUTLOT 299

VOLUME 62 PAGE 111  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ◐ CAPPED IRON PIN FOUND
- ⊘ MAG NAIL SET
- ⚡ NAIL SPIKE FOUND
- ✕ PK NAIL FOUND
- ⬠ HEX PIN FOUND
- PIPE FOUND
- ▲ 6 INCH DIAMETER CONCRETE MONUMENT FOUND

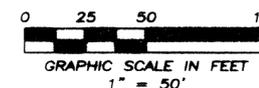
REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 3, PAGE 38  
PLAT BOOK 4, PAGE 15  
PLAT BOOK 5, PAGE 58  
PLAT BOOK 5, PAGE 85  
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
VOLUME 8, PAGE 117  
VOLUME 11, PAGE 93  
VOLUME 15, PAGE 90  
VOLUME 22, PAGE 130  
VOLUME 23, PAGE 187  
VOLUME 24, PAGE 68

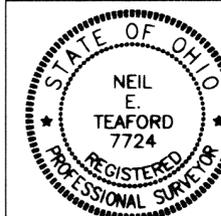
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 52, PAGE 89

BASIS OF BEARING:  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.



JANUARY 25, 2024

SURVEY FOR BRADLEY HILL AT 1362 PARK AVE.  
IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

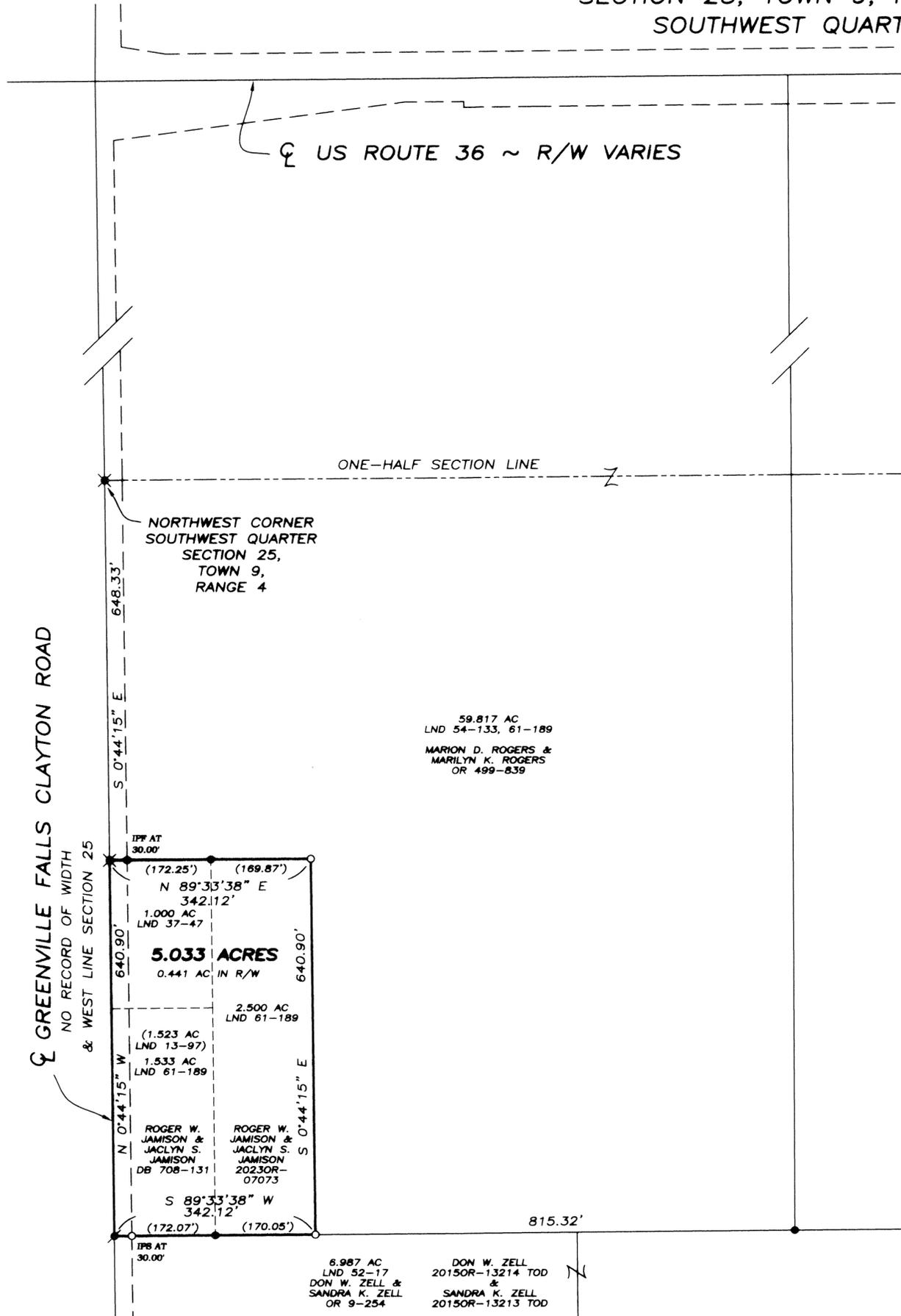


*Neil E. Teaford, P.S. #7724*

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

NEWBERRY TOWNSHIP MIAMI COUNTY, OHIO  
SECTION 25, TOWN 9, RANGE 4  
SOUTHWEST QUARTER

VOLUME 62 PAGE 112  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



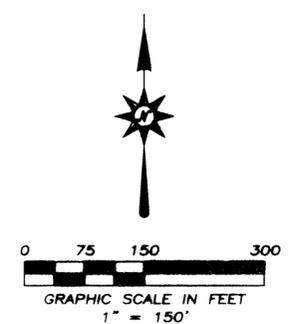
LEGEND

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

REFERENCES

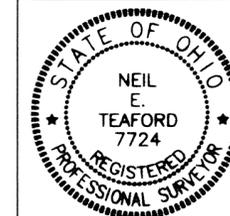
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 13, PAGE 97  
VOLUME 37, PAGE 47  
VOLUME 52, PAGE 17  
VOLUME 54, PAGE 133  
VOLUME 61, PAGE 189  
BASIS OF BEARINGS

MIAMI COUNTY RECORDER'S  
RECORDS:  
DEEDS AS SHOWN HEREON



MAY 18, 2023  
REVISED: FEB. 6, 2024

SURVEY FOR ROGER JAMISON  
IN MIAMI COUNTY, OHIO

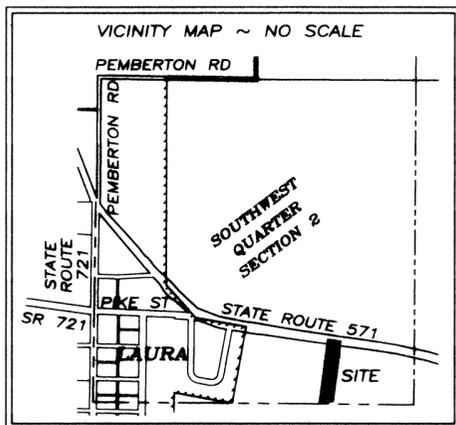
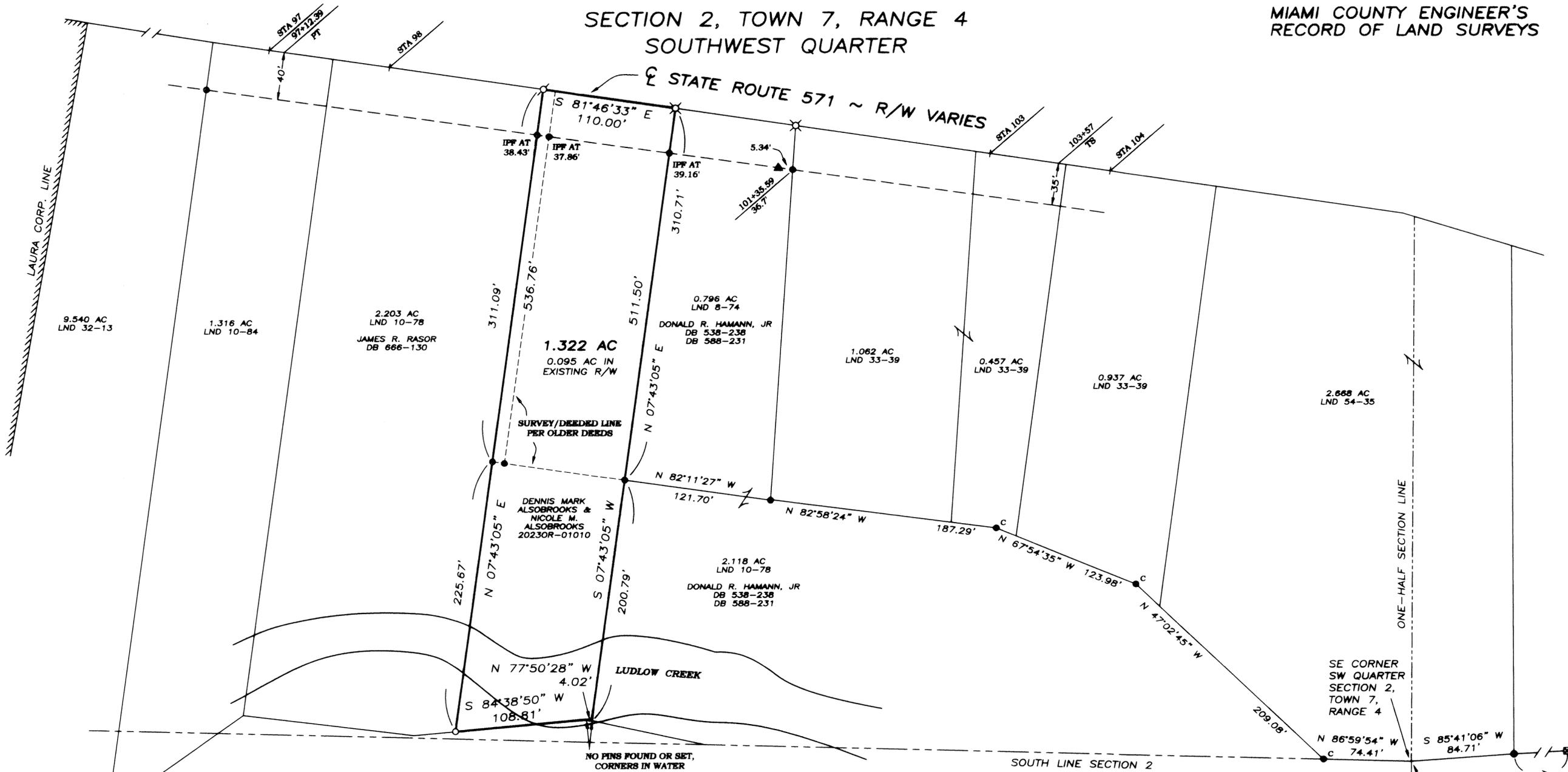


*Neil E. Teaford, P.S. #7724*

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

UNION TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 2, TOWN 7, RANGE 4  
SOUTHWEST QUARTER

VOLUME 62 PAGE 113  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



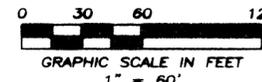
LEGEND

- 5/8" DIA. CAPPED IRON PIN SET
  - IRON PIN FOUND
  - CAPPED IRON PIN FOUND
  - 1/2" DIA. PIPE FOUND
  - ⊗ MAG NAIL SET OVER MONUMENT FOUND
  - ⊗ WOOD CORNER POST FOUND
  - ⊗ MAG NAIL SET
  - ▲ HIGHWAY MONUMENT FOUND
- ~~~~~ VILLAGE OF LAURA CORPORATION LINE

REFERENCES

RECORDS USED TO PREPARE SURVEY:  
MIAMI COUNTY ENGINEER'S RECORDS OF SURVEYS:  
LAND SURVEY 3, PAGE 410  
LAND SURVEY 4, PAGE 261  
LAND SURVEY 8, PAGE 74  
LAND SURVEY 10, PAGE 78  
LAND SURVEY 10, PAGE 84  
LAND SURVEY 15, PAGE 149  
LAND SURVEY 24, PAGE 12  
LAND SURVEY 33, PAGE 24  
LAND SURVEY 33, PAGE 39  
LAND SURVEY 54, PAGE 35  
1948 ODOT R/W PLANS  
MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON

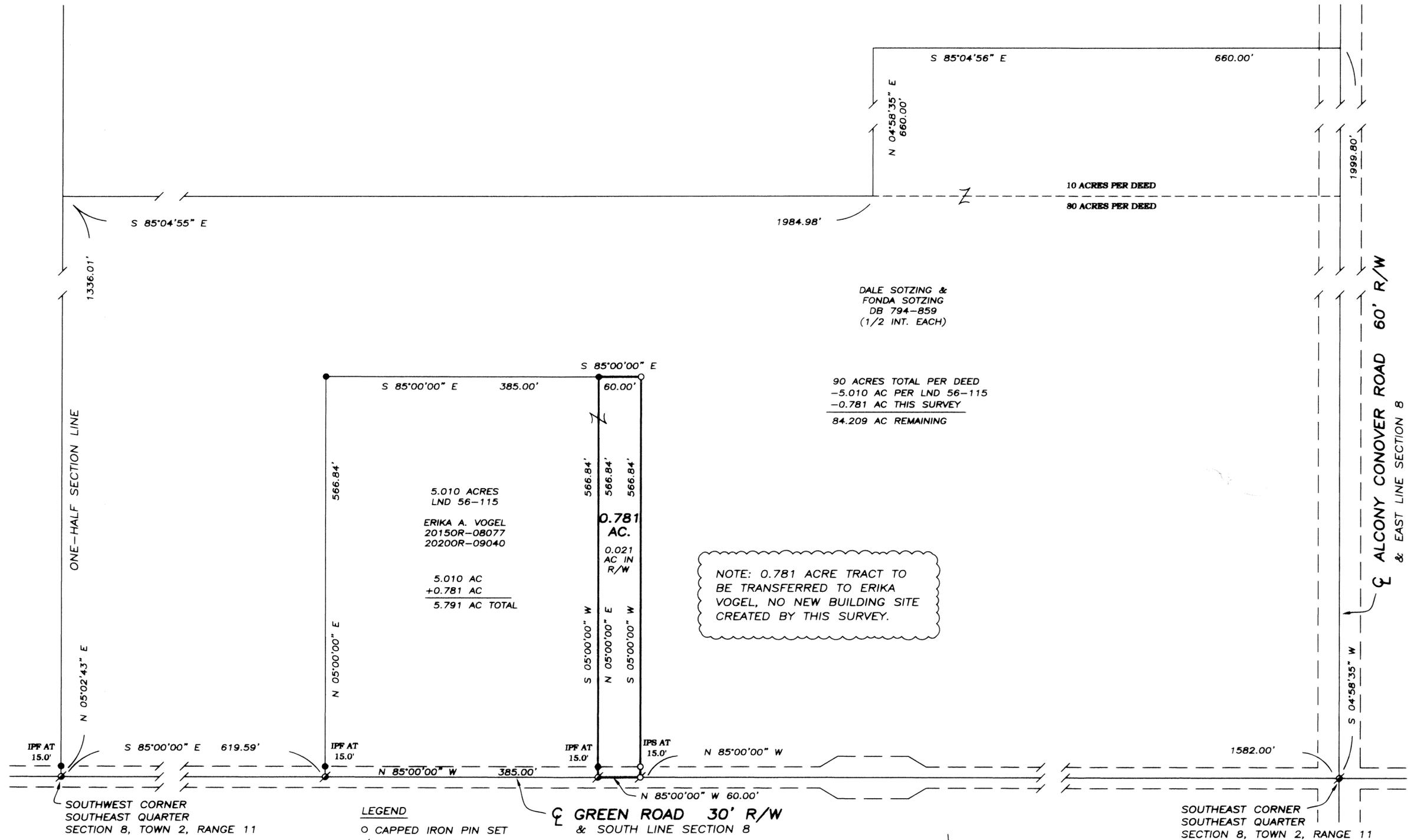
BASIS OF BEARING:  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.



JANUARY 29, 2024	SURVEY OF EXISTING TRACT FOR THE ALSOBROOKS FAMILY, IN MIAMI COUNTY, OHIO
NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724	

LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 8, TOWN 2, RANGE 11, SOUTHEAST QUARTER

VOLUME 62 PAGE 114  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

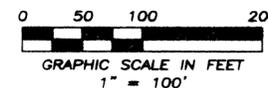


LEGEND

- CAPPED IRON PIN SET
- ♂ MAG NAIL SET
- ♂ MAG NAIL SET OVER RAILROAD SPIKE FOUND
- IRON PIN FOUND

REFERENCES

RECORDS USED TO PREPARE SURVEY:  
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 56, PAGE 115  
BASIS OF BEARINGS  
MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 24, PAGE 86  
DEEDS AS SHOWN HEREON



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

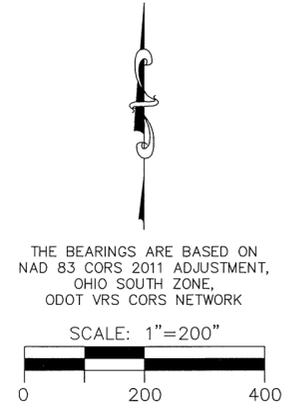
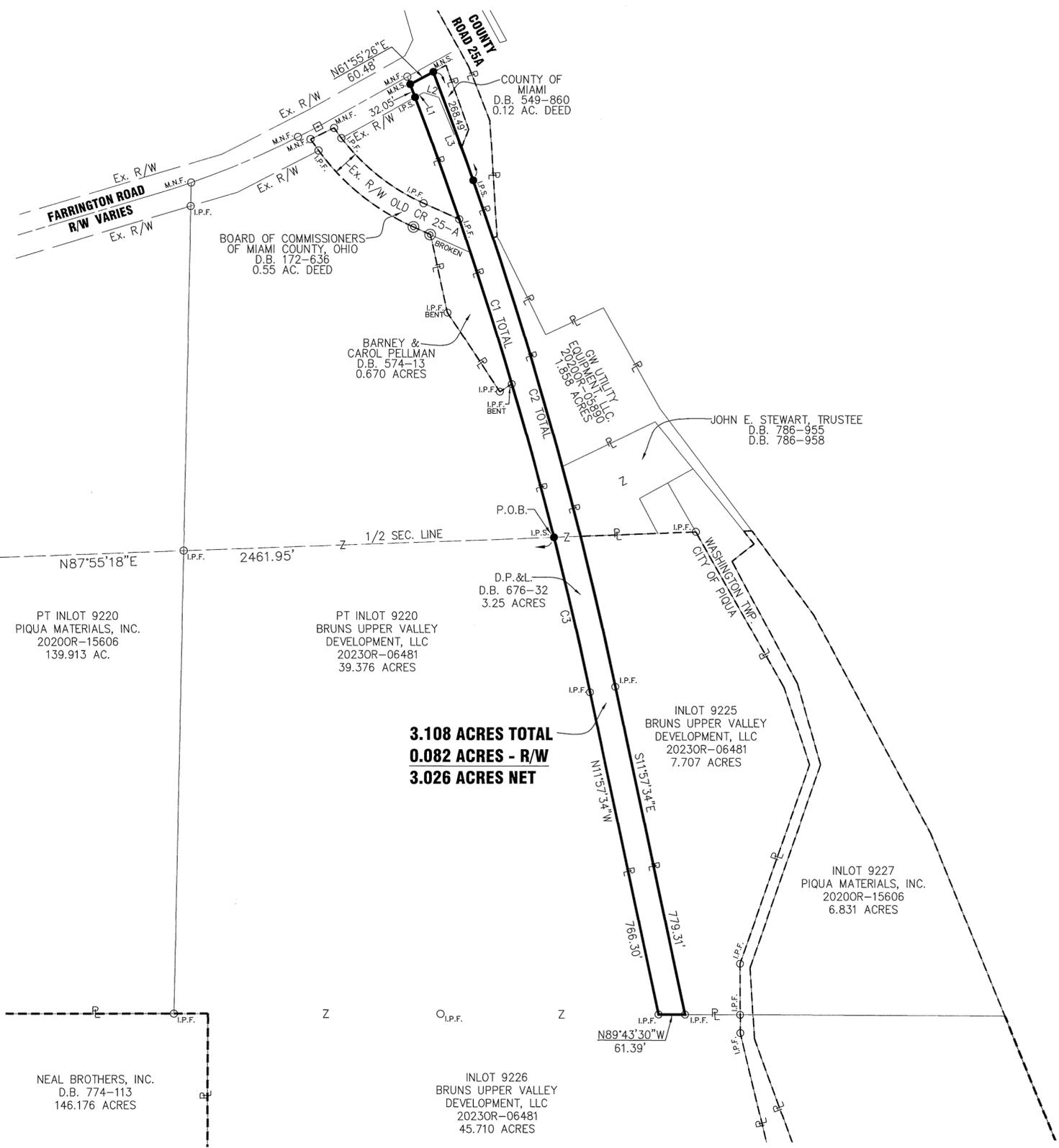
NOTICE IS GIVEN TO ALL PARTIES:  
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS CONVEYANCE; NO STRUCTURE MAY BE ERRECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND PLANNING REGULATIONS OF MIAMI COUNTY.

*Jackson Bennett* 02/13/2024 0.781 AC  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huelskamp PE, PS*  
MIAMI COUNTY ENGINEER  
*David Jacquemin* 2-13-24  
DEPUTY DATE

FEBRUARY 2, 2024	SURVEY OF 0.781 ACRE TRACT FOR ERIKA VOGEL IN MIAMI COUNTY, OHIO
	<i>Neil E. Teaford, P.S. #7724</i> <b>NEIL E. TEAFORD</b> 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724



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

**3.108 ACRES TOTAL**  
**0.082 ACRES - R/W**  
**3.026 ACRES NET**

**LEGEND**

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊠ MONUMENT BOX W/IP FOUND
- CORPORATION LIMIT

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.14'	N60°43'25"E
L2	37.06'	S72°09'26"E
L3	208.96'	S22°23'49"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	9519.30'	1105.38'	06°39'11"	1104.76'	N17°30'50"W
C2	9579.30'	1492.41'	08°55'35"	1490.90'	S16°25'22"E
C3	9519.30'	370.12'	02°13'40"	370.09'	N13°04'24"W

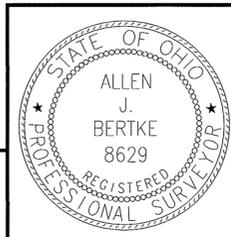
**SURVEY REFERENCES**

- LAND SURVEY 32, PAGE 31
- LAND SURVEY 45, PAGE 156
- LAND SURVEY 48, PAGE 86-86E
- LAND SURVEY 62, PAGE 25
- RECORD PLAT BOOK 22, PAGE 71
- RECORD PLAT BOOK 29, PAGE 90

**SURVEY CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

*Allen J Bertke*  
ALLEN J BERTKE, P.S. #8629  
2-15-2024  
DATE



PREPARED BY:

**ChoiceOne** Engineering

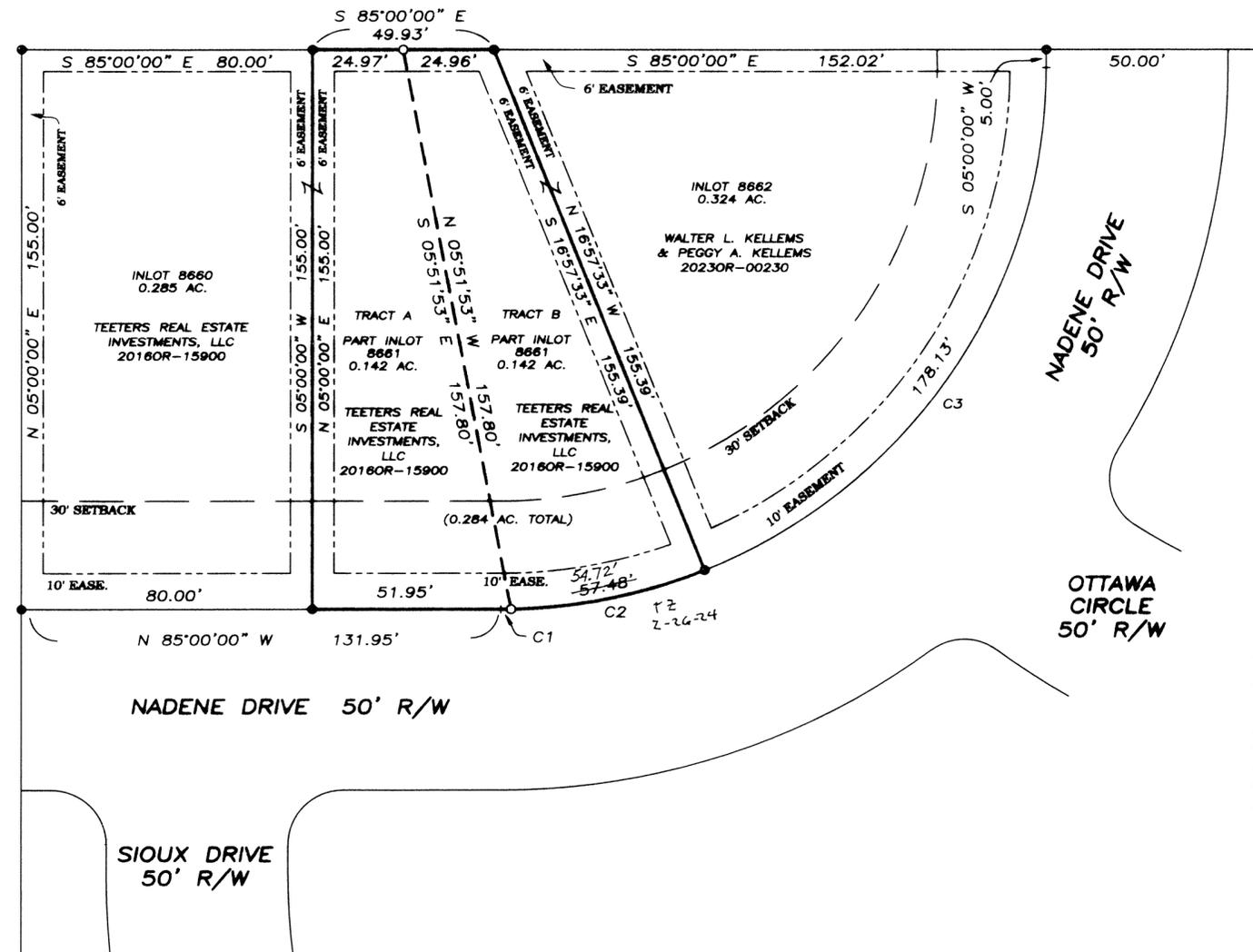
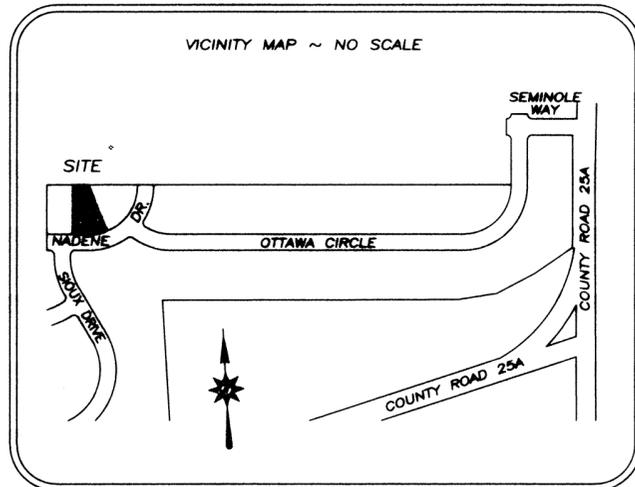
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 02-01-2024  
DRAWN BY: RMF  
JOB NUMBER: MIAWAS2401  
SHEET NUMBER: 1 OF 1

SW COR. FR. SEC. 32  
SECTION LINE FRAC. SEC. 32 CONCORD TWP.  
NW COR. FR. SEC. 5 CONCORD TWP.

CITY OF PIQUA, MIAMI COUNTY, OHIO  
 LOT SPLIT OF INLOT 8661

VOLUME 62 PAGE 116  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



C1  
 L=2.76'  
 $\Delta=01^{\circ}03'22''$   
 R=150.00'  
 CH=N 85°31'51" W  
 2.76'

C2  
 L=54.72'  
 $\Delta=20^{\circ}54'05''$   
 R=150.00'  
 CH=S 83°29'26" W  
 54.42'

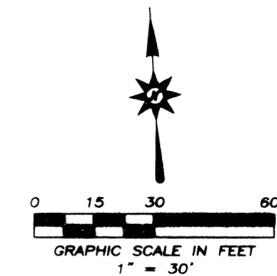
C3  
 L=178.13  
 $\Delta=68^{\circ}02'30''$   
 R=150.00'  
 CH=S 39°01'19" W  
 167.85'

LEGEND

- 5/8"x30" DIA. CAPPED IRON PIN SET
- IRON PIN FOUND

REFERENCES

RECORDS USED TO PREPARE SURVEY:  
 MIAMI COUNTY RECORDER'S RECORDS:  
 PLAT BOOK 19, PAGE 123, 123A  
 PLAT BOOK 27, PAGE 16  
 DEEDS AS SHOWN HEREON



CITY OF PIQUA APPROVAL  
 THIS PLAT WAS REVIEWED AND APPROVED BY  
 ME THIS 17<sup>TH</sup> DAY OF FEBRUARY, 2024.  
 CHAD HENRY  
 CITY OF PIQUA PLANNER

NOTE: THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 8661 INTO TWO TRACTS. NO NEW BUILDING SITES ARE CREATED BY THIS SURVEY. THIS SURVEY IS TO ACCOMMODATE AN ENSUING REPLAT COMBINING THE EAST PART, TRACT B, OF LOT 8661 WITH ALL OF LOT 8662, AND COMBINING THE WEST PART, TRACT A, OF LOT 8661 WITH ALL OF LOT 8660. THE CURRENT OWNER OF LOT 8661 ALSO OWNS LOT 8660. WHEN THIS SURVEY IS FILED, THE EAST PART OF LOT 8661 WILL BE SOLD TO THE OWNER OF LOT 8662. AT THAT TIME A REPLAT WILL BE PREPARED TO ESTABLISH THE TWO NEW LOTS REFERENCED ABOVE. THE REPLAT WILL INCLUDE THE VACATION AND OR/DEDICATION OF EASEMENTS IF NECESSARY, ACCORDING TO CITY OF PIQUA REGULATIONS.

SURVEY FOR TEETERS REAL ESTATE INVESTMENTS, LLC  
 IN MIAMI COUNTY, OHIO ~ FEBRUARY 3, 2024

STATE OF OHIO  
 THOMAS R. ZECHMAN  
 7077  
 REGISTERED SURVEYOR

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

2  
TOWN

12  
RANGE

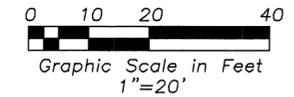
33 SE 1/4  
SECTION

BROWN  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 62 Page 117  
Miami County Engineer's  
Record of Land Surveys



**Legend**

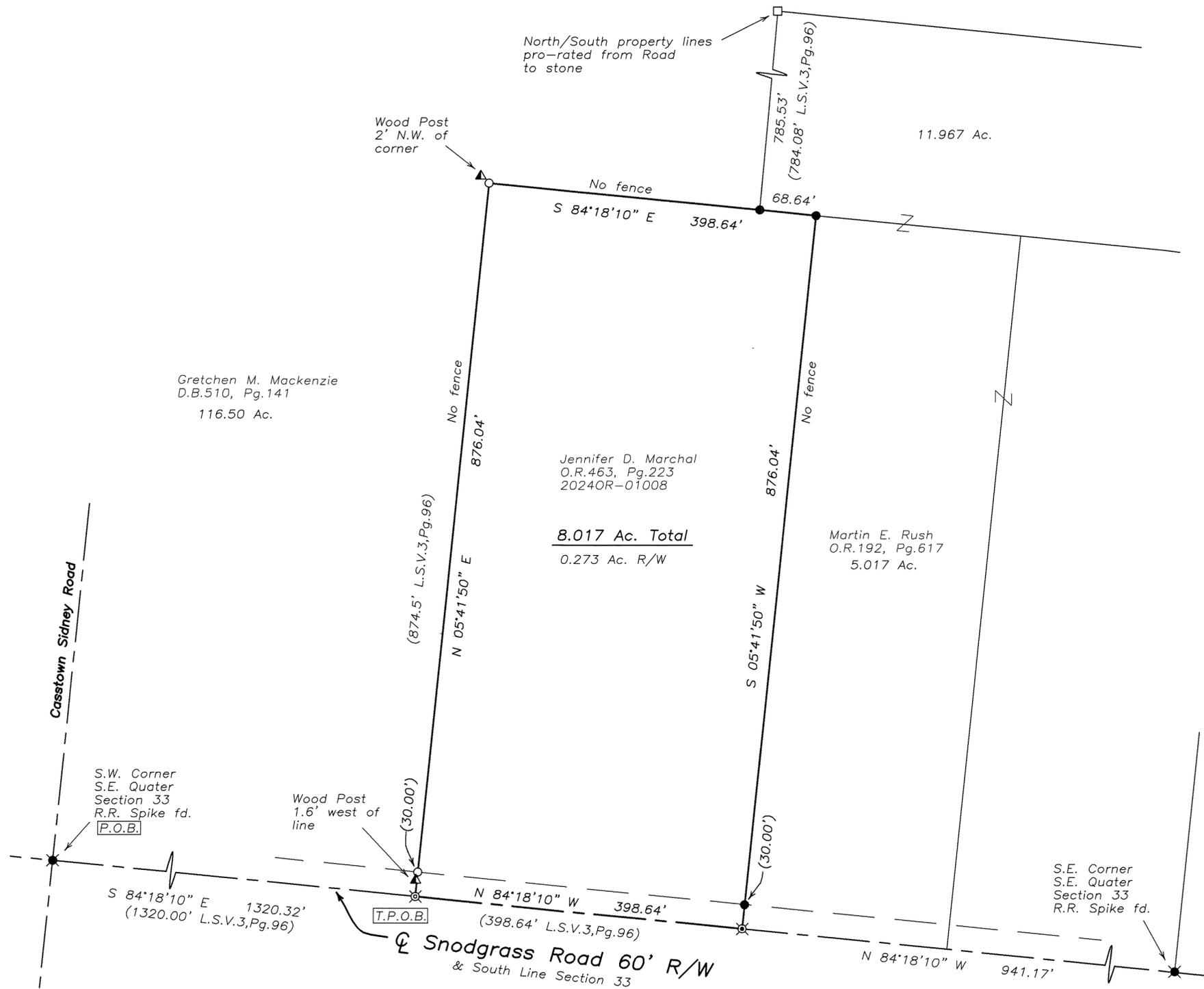
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Mag Spike Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box
- ▲ Wood Fence Post

**References**

Miami County Engineer's  
Record of Land Surveys  
Volume 3, Page 96  
Volume 53, Page 7

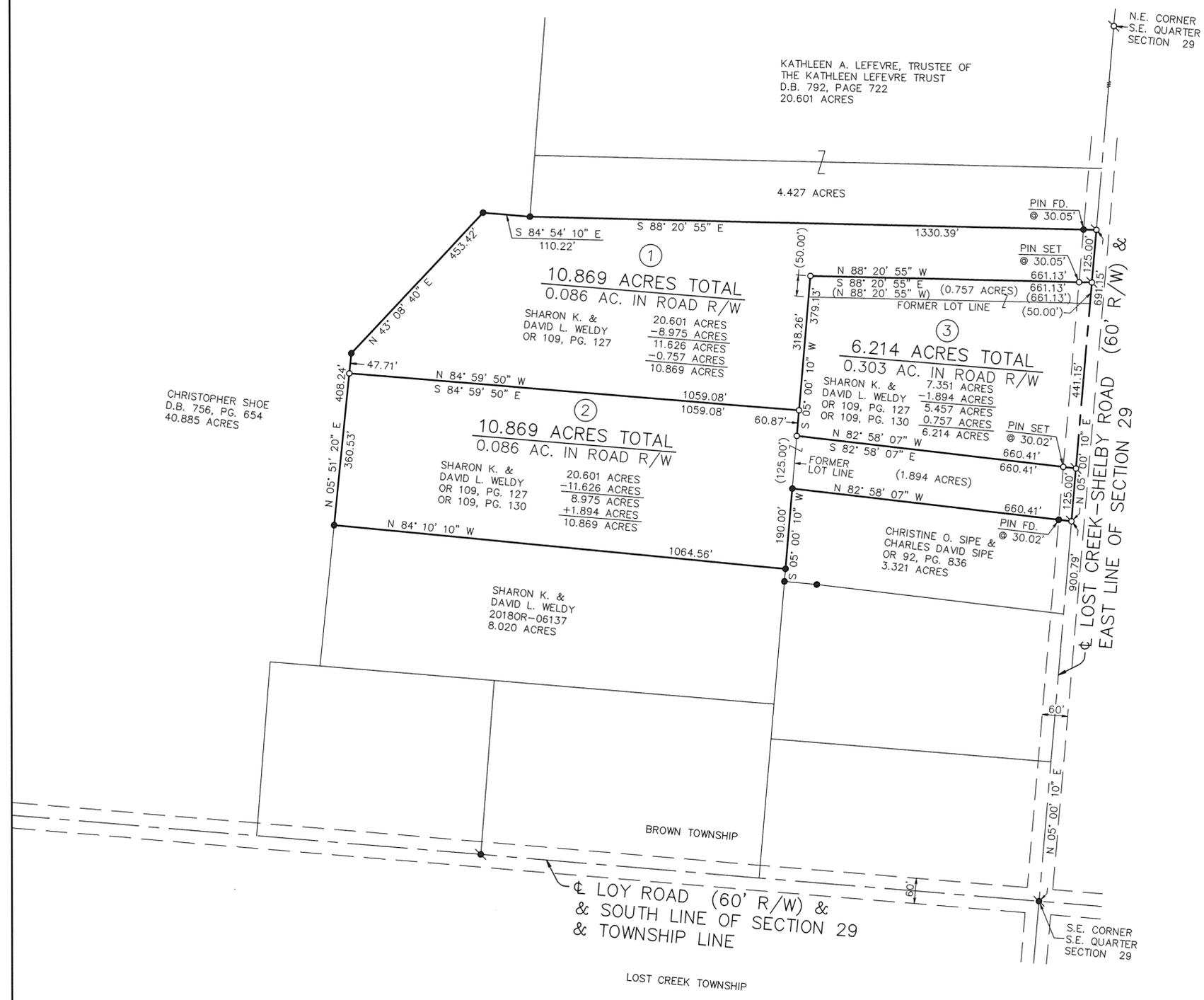
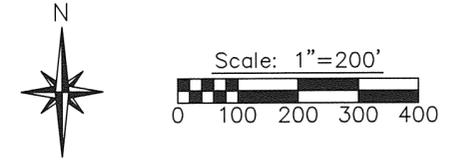
Basis of Bearings:  
GPS State Plane Coordinate  
System, NAD83(2011) Adjustment,  
Geoid12a, Ohio South Zone,  
O.D.O.T. RTN/CORS Network.

Survey of 8.017 Ac.  
for Ken Everett



*Michael W. Cozatt* 2/16/24  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 02224 (937) 339-2921  
File Name: C:\Jobs\2024\02224\02224.dwg  
Drawn by: DMC ~ Checked by: MWC



**Legend**

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

**References**

- Vol. 35, Pg. 49
  - Vol. 38, Pg. 27
  - Vol. 49, Pg. 146
  - Vol. 58, Pg. 63
  - Vol. 58, Pg. 121
- Miami County Engineer's Record of Land Surveys

**Basis of Bearings**

The bearings are based on the east line of Section 29 and the centerline of Lost Creek-Shelby Road, bearing N 05° 00' 10" E, as found on Land Survey Volume 49, Page 146 of the Miami County Engineer's Record of Land Surveys.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

Survey of 3 tracts for David & Sherry Weldy.

**Surveyor's Certification**

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



*Michael W. Cozatt* 2/12/24  
Michael W. Cozatt, P.S. #6001 Date

Prepared By:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 00424 Ph. (937) 339-2921

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

Notice is given to all parties:  
No additional building site is created by this conveyance:  
No structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Zoning Regulations of Miami County.  
1.894 Acre Tract & 0.757 ACRE TRACT  
*D. D. [Signature]* 2/22/2024  
MIAMI COUNTY PLANNER

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Hueckamp PE, PS**  
MIAMI COUNTY ENGINEER  
*Dave [Signature]* 2-14-24  
DEPUTY DATE

Pt. 142  
OUTLOT

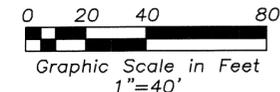
N.W.  
SECTION

PIQUA  
CORPORATION

MIAMI  
COUNTY

OHIO  
STATE

Volume 62 Page 119  
Miami County Engineer's  
Record of Land Surveys



**Legend**

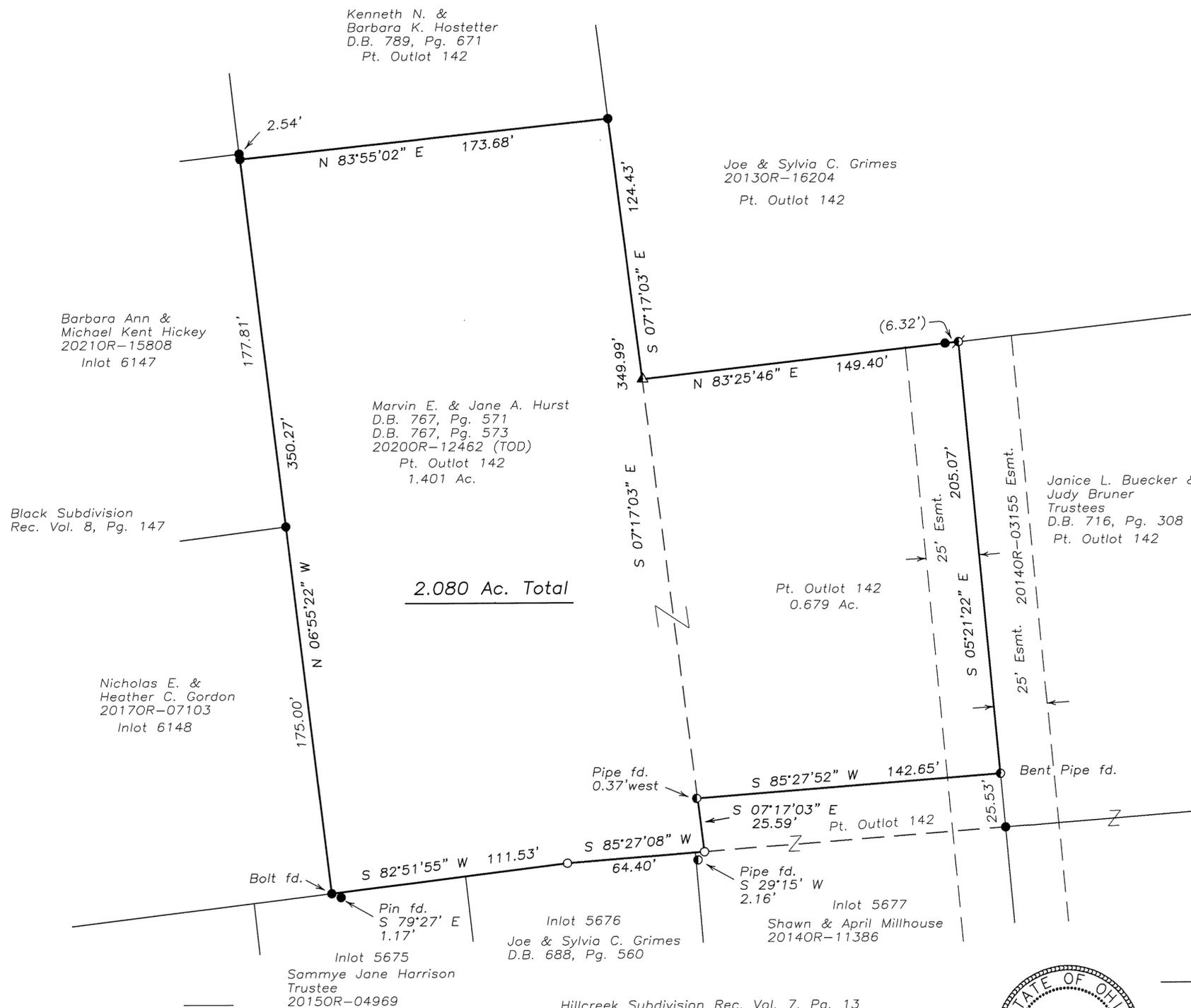
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- ▲ Wood Fence Post

**References**

- Miami County Engineer's Record of Land Surveys Volume 49, Page 125
- Miami County Engineer's Record of Lot Surveys Volume 7, Page 89
- Volume 19, Page 174
- Volume 23, Page 159

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

Survey combination Pt. Outlot 142 for Marvin Hurst



*Michael W. Cozatt*  
MICHAEL W. COZATT  
P.S. #6001  
Date 2/20/24

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 01124 (937) 339-2921  
File Name: C:\Jobs\2024\01124.dwg  
Drawn by: DMC ~ Checked by: MWC

6  
TOWN

5E  
RANGE

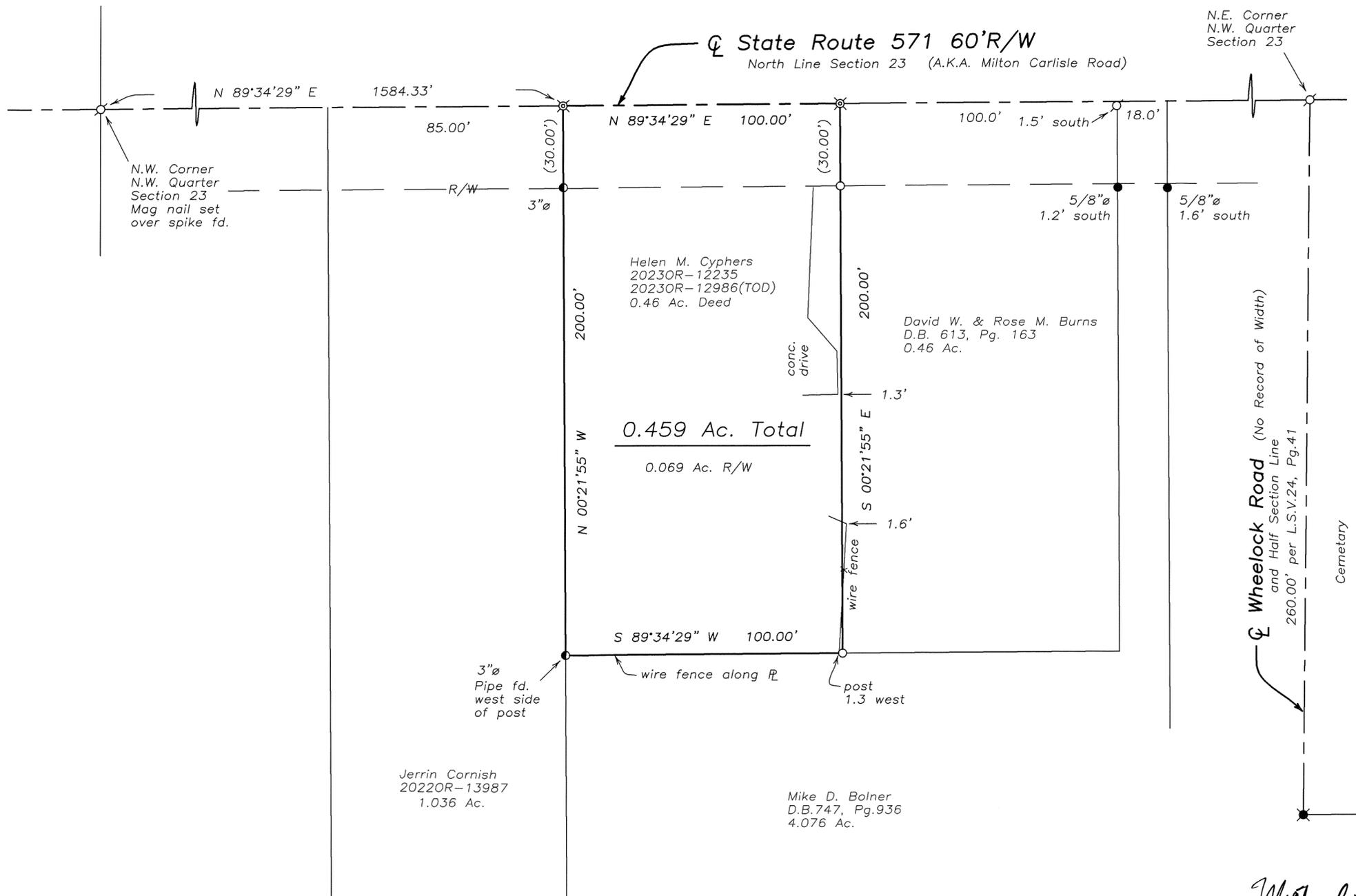
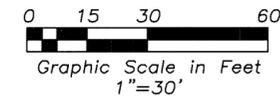
23 NW 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 62 Page 120  
Miami County Engineer's  
Record of Land Surveys



**Legend**

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

**References**

- Miami County Engineer's Record of Land Surveys Volume 15, Page 195
- Volume 21, Page 28
- Volume 24, Page 41
- Volume 29, Page 109

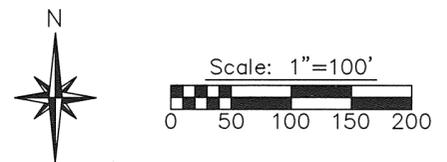
Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid12a, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey of existing tract for Larry Null

*Michael W. Cozatt* 2/22/24  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer 1100 Wayne St. Suite 1140 Troy, OH 45373  
Land Surveyor (937) 339-2921  
Job No. 03124  
File Name: C:\Jobs\2024\03124\03124survey.dwg  
Drawn by: DMC ~ Checked by: MWC



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

**References**  
Vol. 08, Pg. 72 } Miami County Engineer's  
Vol. 48, Pg. 147 } Record of Land Surveys  
Vol. 61, Pg. 47 }

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp, PE, PS  
MIAMI COUNTY ENGINEER  
Austin Edman 2-23-2024  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
Jackson Bennett 2/23/24  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY: Quinn Blum, REAS  
DATE: 2/23/2024  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

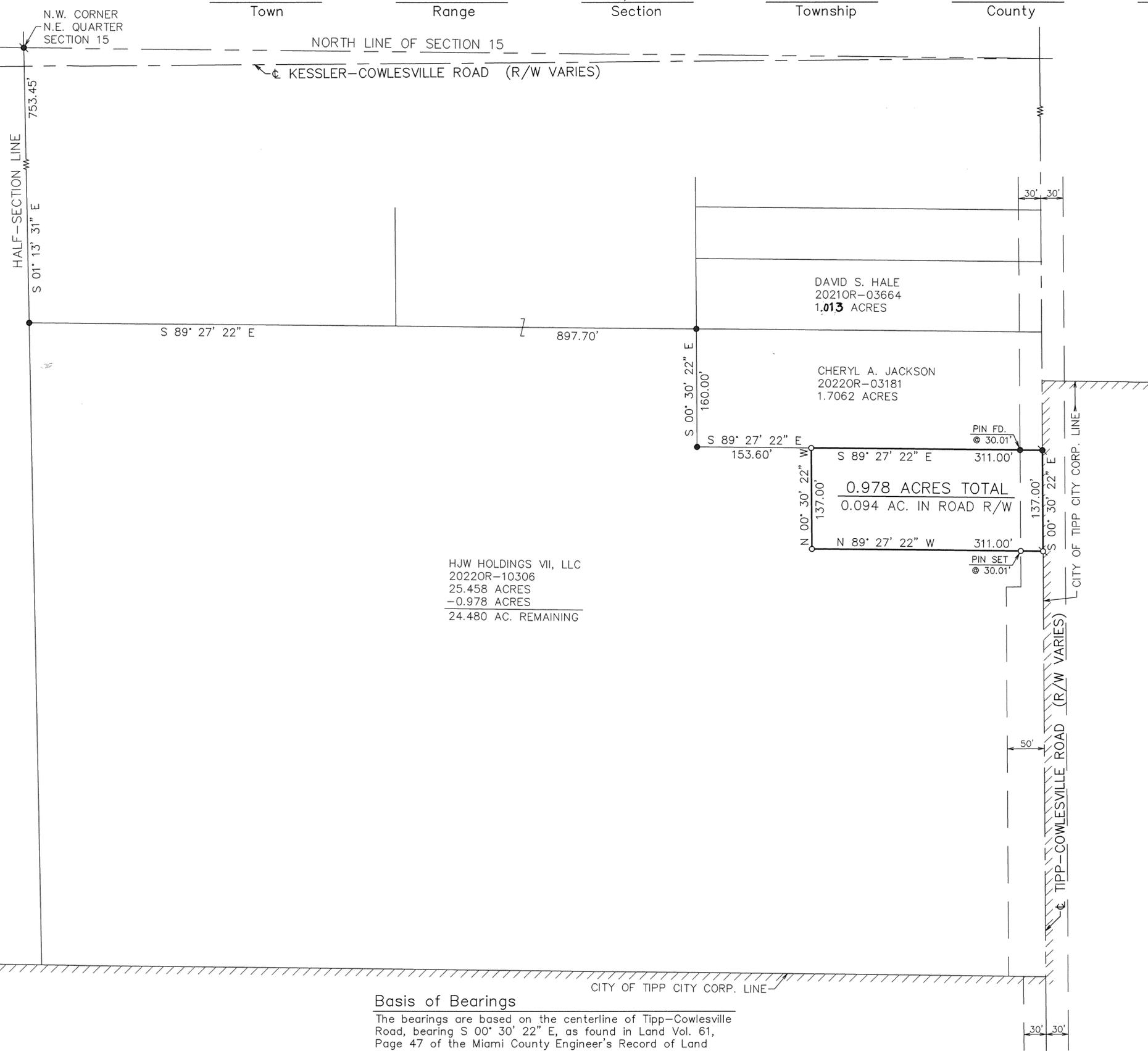
Survey of 0.978 acres for HJW Holdings, LLC.

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



Michael W. Cozatt 2/22/24  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 16923 Ph. (937) 339-2921



**Basis of Bearings**  
The bearings are based on the centerline of Tipp-Cowlesville Road, bearing S 00° 30' 22" E, as found in Land Vol. 61, Page 47 of the Miami County Engineer's Record of Land Surveys.

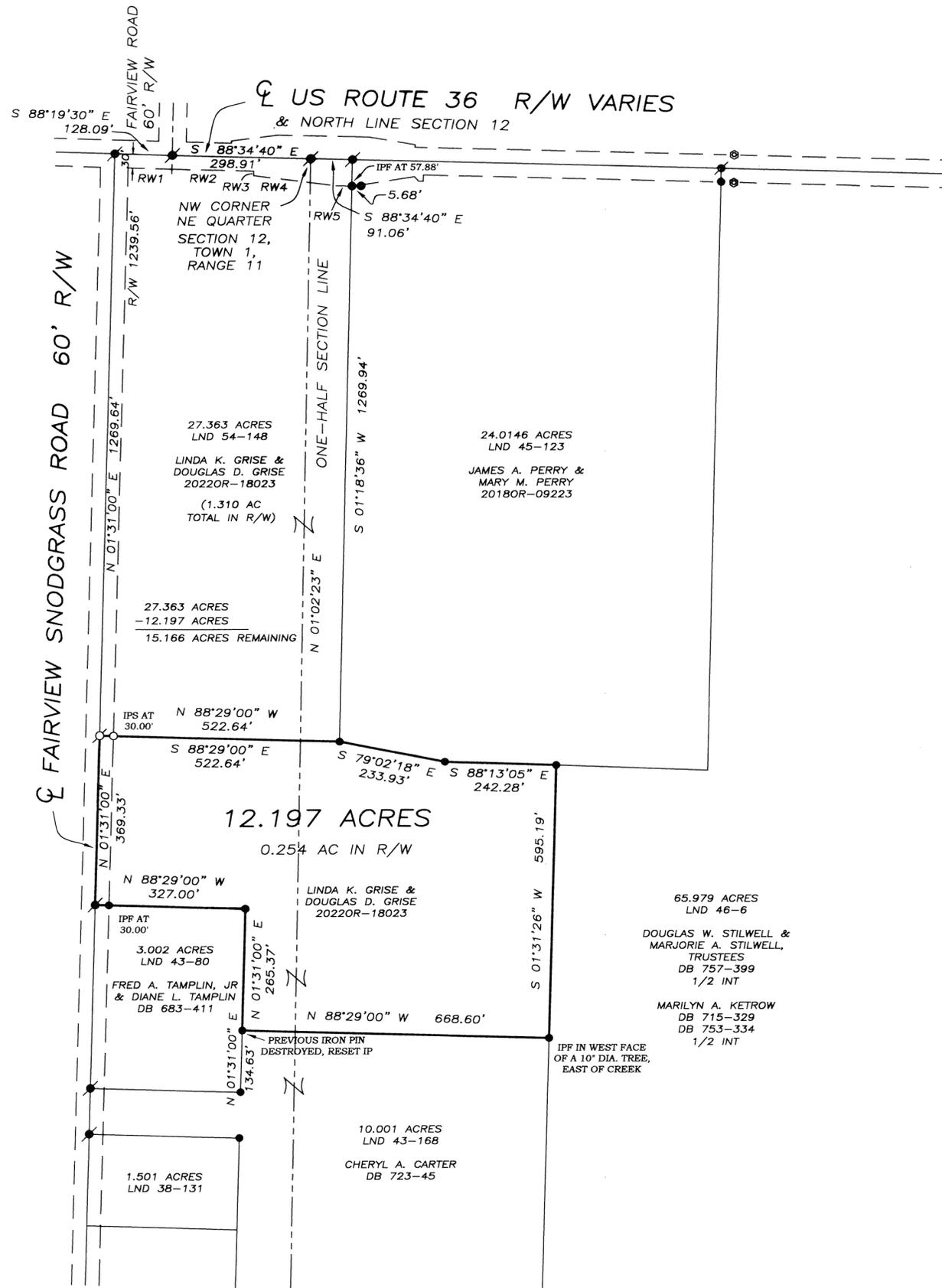
**Occupation Statement**  
Monumented property lines generally fit occupation where occupation exists.

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

CITY OF TIPP CITY CORP. LINE

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 12, TOWN 1, RANGE 11  
NORTHWEST & NORTHEAST QUARTER

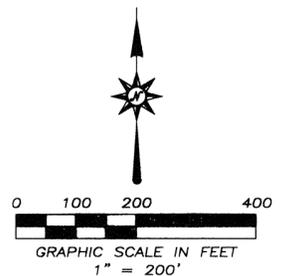
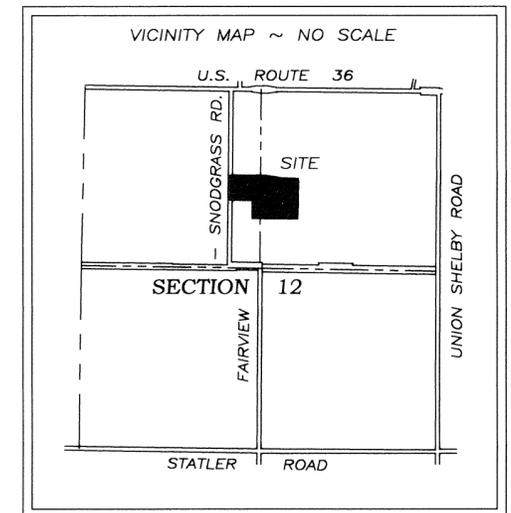
RIGHT OF WAY LINE TABLE	
RW1	N 88°19'30" W 98.07'
RW2	N 88°34'40" W 177.75'
RW3	N 01°22'35" E 10.00'
RW4	N 82°53'04" W 180.89'
RW5	N 88°41'34" W 32.40'



- LEGEND**
- 5/8" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊘ MAG SPIKE SET
  - MAG NAIL FOUND
  - ⊙ RIGHT OF WAY MONUMENT FOUND

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 34, PAGE 48
  - VOLUME 38, PAGE 131
  - VOLUME 43, PAGE 80
  - VOLUME 43, PAGE 168
  - VOLUME 45, PAGE 123
  - VOLUME 46, PAGE 6
  - VOLUME 54, PAGE 148

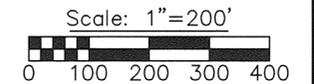
MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON



SURVEY OF FOR MICHAEL & MEGAN DENISE  
IN MIAMI COUNTY, OHIO ~ FEBRUARY 9, 2024

*Gregg S. Brookhart*

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



Legend

- Iron pin found
- ⊗ Mag nail found
- △ Iron pipe found
- ✱ DP&L copper monument found
- ✕ R.R. spike found
- ⊗ Axle found
- ⊗ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 05, Pg. 56
  - Vol. 08, Pg. 107
  - Vol. 19, Pg. 84
  - Vol. 25, Pg. 48
  - Vol. 25, Pg. 92
  - Vol. 28, Pg. 94
  - Vol. 29, Pg. 110
  - Vol. 32, Pg. 191
  - Vol. 36, Pg. 137
  - Vol. 38, Pg. 30
  - Vol. 47, Pg. 130
  - Vol. 50, Pg. 10
  - Vol. 53, Pg. 176
  - Vol. 55, Pg. 78
  - Vol. 57, Pg. 135
  - Vol. 61, Pg. 195
- Miami County Engineer's Record of Land Surveys

Basis of Bearings

The bearings are based on the west line of Section 2 and the centerline of Palmer Road, bearing N 04° 54' 17" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 2.000 acres for Steven & Elizabeth Brannan.

Surveyor's Certification

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

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelkamp PE, PS  
MIAMI COUNTY ENGINEER

Derek Cozatt DEPUTY      02/22/2024 DATE



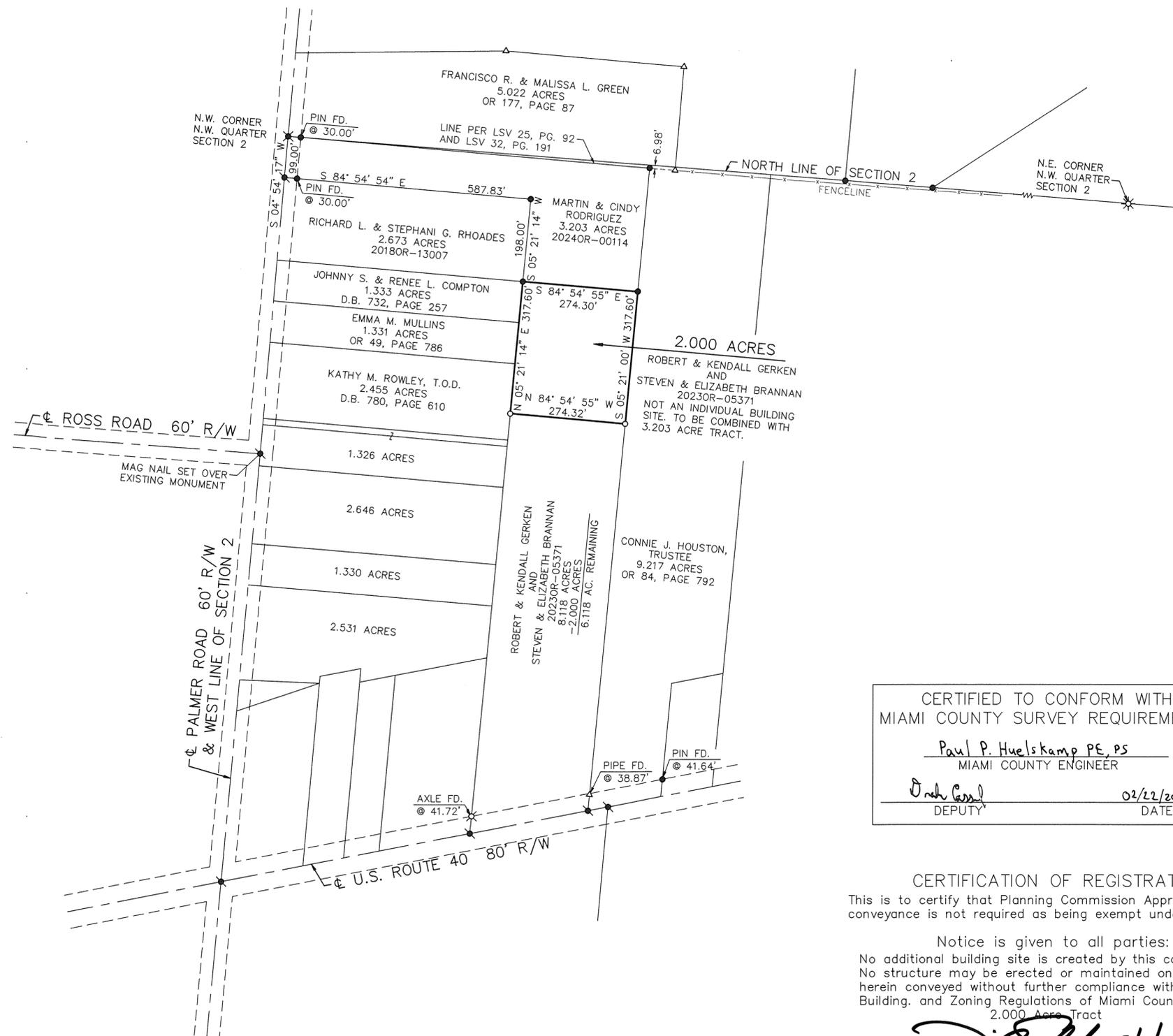
Michael W. Cozatt 2/20/24  
Michael W. Cozatt, P.S. #6001      Date

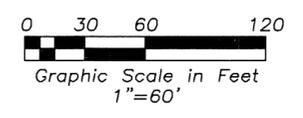
Cozatt Engineering Company  
Civil Engineer      Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 02824      Ph. (937) 339-2921

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

Notice is given to all parties:  
No additional building site is created by this conveyance;  
No structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Zoning Regulations of Miami County.  
2.000 Acre Tract

D. J. [Signature] 3/1/2024  
MIAMI COUNTY PLANNER





**Legend**

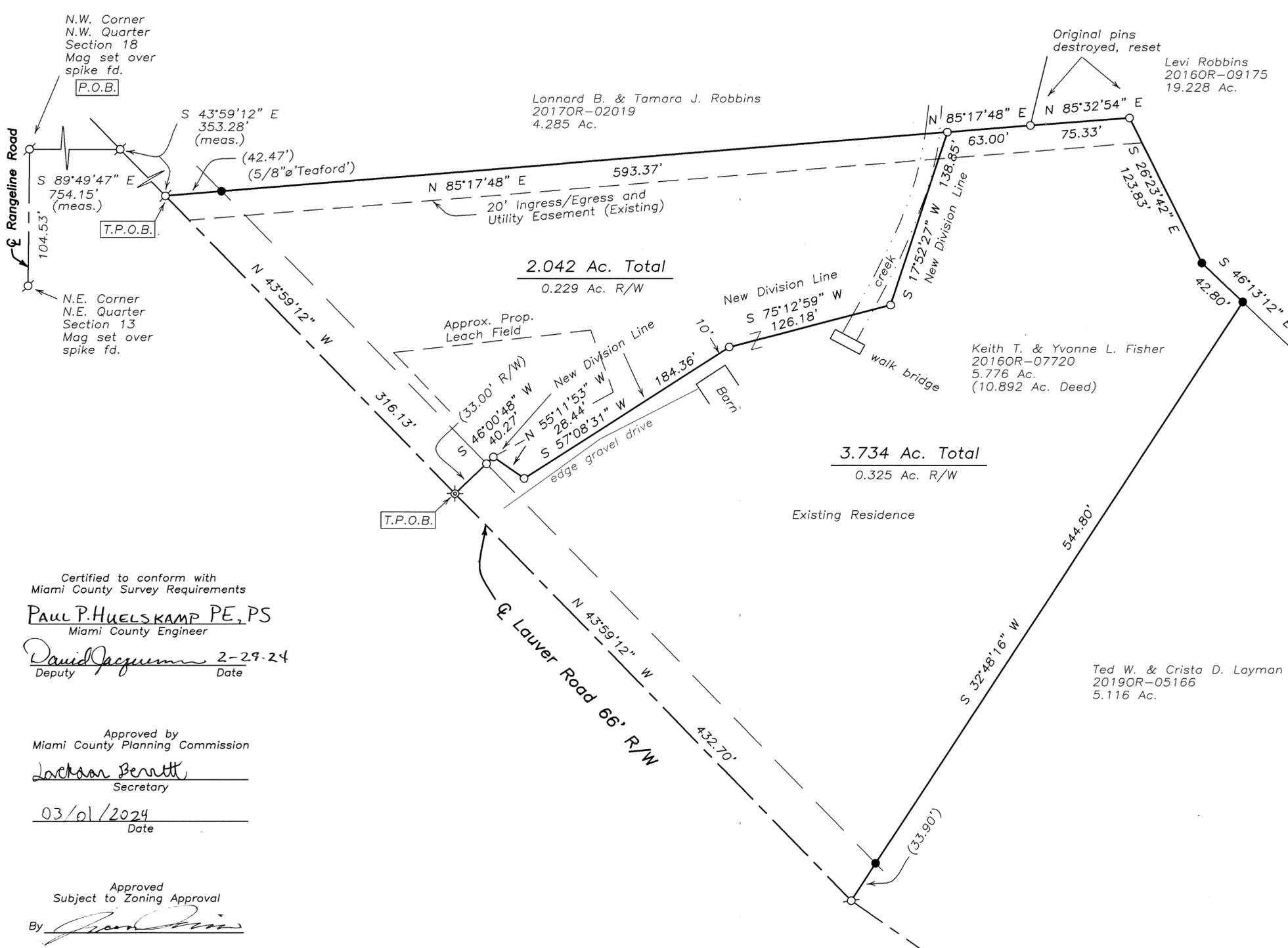
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set over spike fd.
- Mag Nail Found
- R.R. Spike Found
- ⊗ Mag Spike Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

**References**

Miami County Engineer's Record of Land Surveys  
Volume 57, Page 76  
Volume 59, Page 16

Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey split of 5.776 Ac. for Keith Fisher



Certified to conform with Miami County Survey Requirements  
**Paul P. Huelskamp PE, PS**  
Miami County Engineer

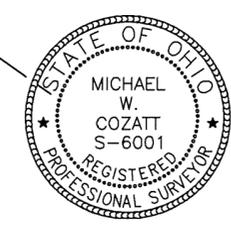
*David Jacquem* 2-29-24  
Deputy Date

Approved by Miami County Planning Commission  
*Lachlan Bennett*  
Secretary

03/01/2024  
Date

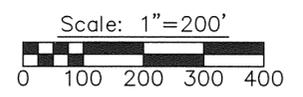
Approved Subject to Zoning Approval  
By *[Signature]*

Date 2/29/24  
Miami County General Health Department



*Michael W. Cozatt* 2/29/24  
MICHAEL W. COZATT P.S. #6001 Date

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 03224 (937) 339-2921  
File Name: C:\Jobs\2024\03224\03224survey.dwg  
Drawn by: DMC ~ Checked by: MWC



**Legend**

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

**References**

- Vol. 19, Pg. 143
  - Vol. 22, Pg. 199
  - Vol. 27, Pg. 68
  - Vol. 33, Pg. 98
  - Vol. 60, Pg. 80
- Miami County Engineer's Record of Land Surveys
- P.B. 25, Pg. 39
- Miami County Recorder's Plat Records
- O.D.O.T. R/W MAP MIA. 36-(11.39-17.83)  
SHEET 13 OF 22

**Basis of Bearings**

The bearings are based on the north line of Section 36 and the centerline of U.S. Route 36, bearing S 84° 40' 41" E, as taken from the State Plane Coordinate System, NAD83, 2011 Adjustment, Geoid 18, Ohio South Zone. O.D.O.T. ORTN/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

Survey of 3 tracts for Alex and Amanda Bowman.

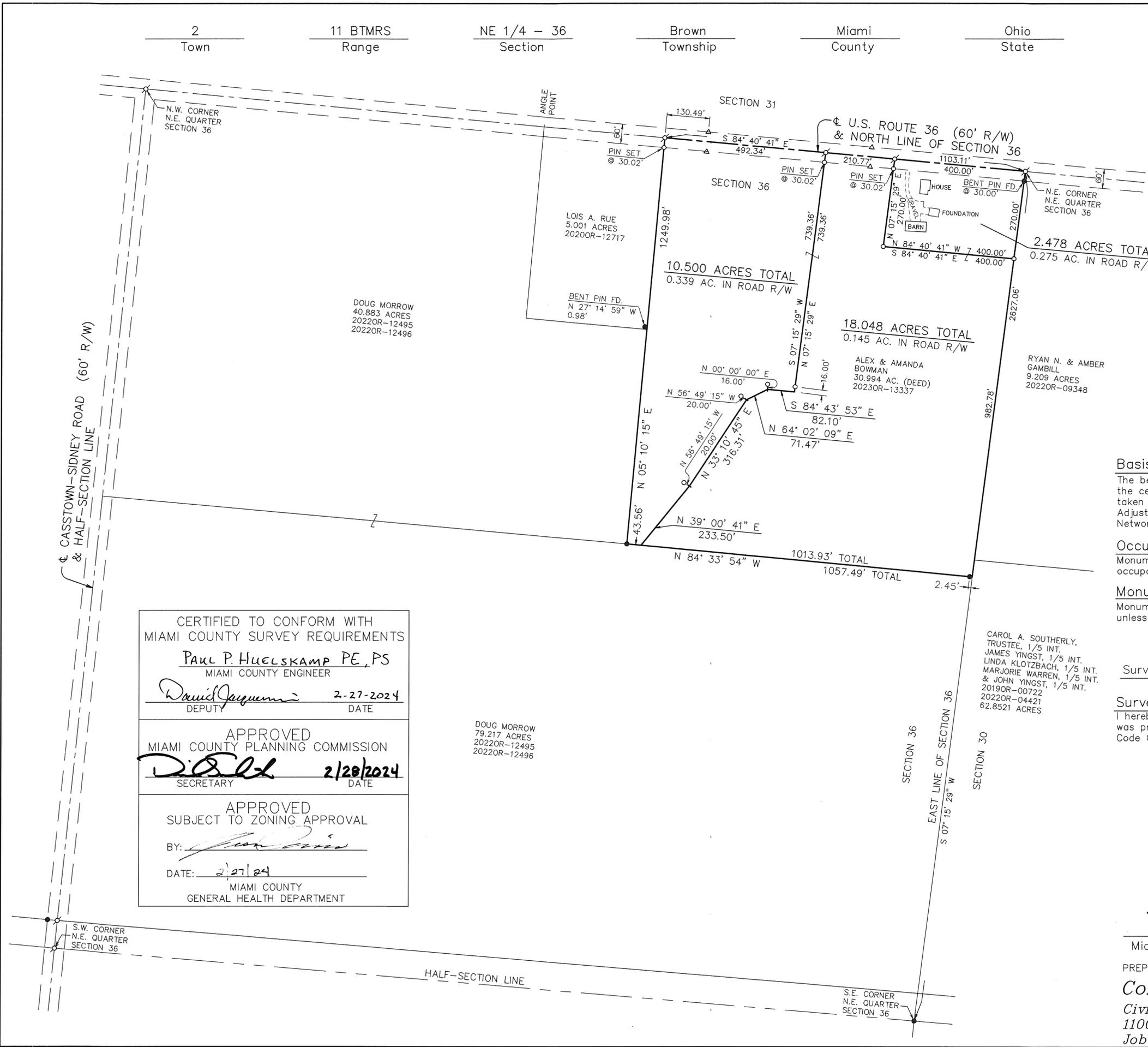
**Surveyor's Certification**

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



*Michael W. Cozatt* 2/26/24  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 01424 Ph. (937) 339-2921



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

**PAUL P. HUELSKAMP PE, PS**  
MIAMI COUNTY ENGINEER

*David Jacquemin* 2-27-2024  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

*D. A. L.* 2/20/2024  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

BY: *[Signature]*  
DATE: 2/27/24  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

DOUG MORROW  
79.217 ACRES  
2022OR-12495  
2022OR-12496

CAROL A. SOUTHERLY,  
TRUSTEE, 1/5 INT.  
JAMES YINGST, 1/5 INT.  
LINDA KLOTZBACH, 1/5 INT.  
MARJORIE WARREN, 1/5 INT.  
& JOHN YINGST, 1/5 INT.  
2019OR-00722  
2022OR-04421  
62.8521 ACRES

STAUNTON TOWNSHIP MIAMI COUNTY, OHIO  
SECTION 13, TOWN 1, RANGE 11  
NORTHWEST & SOUTHWEST QUARTER

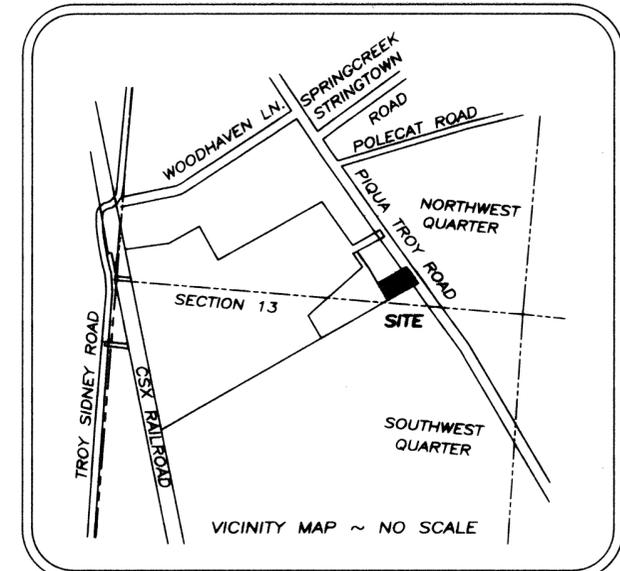
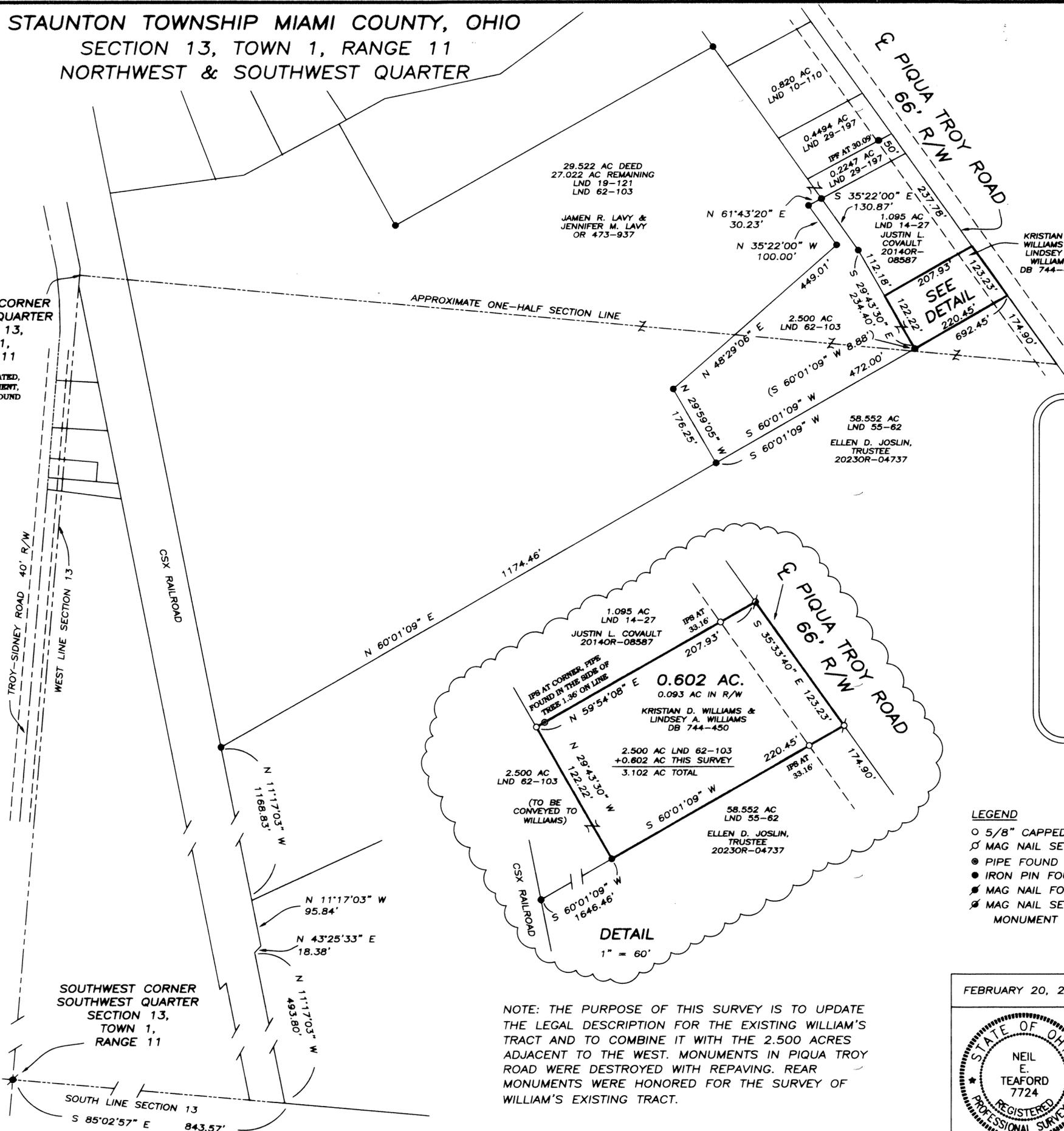
VOLUME 62 PAGE 126  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 10, PAGE 68  
VOLUME 10, PAGE 110  
VOLUME 14, PAGE 27  
VOLUME 19, PAGE 121  
VOLUME 29, PAGE 197  
VOLUME 45, PAGE 12  
VOLUME 45, PAGE 142  
VOLUME 55, PAGE 62  
VOLUME 62, PAGE 103  
BASIS OF BEARINGS  
MIAMI COUNTY RECORDER'S  
RECORDS:  
DEEDS AS SHOWN HEREON

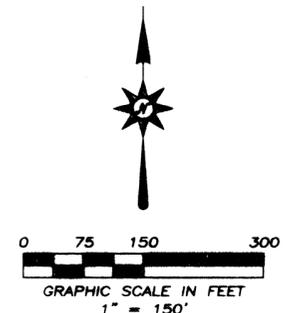
NORTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 13,  
TOWN 1,  
RANGE 11

POINT IS CALCULATED,  
DUG FOR MONUMENT,  
NO MONUMENT FOUND



LEGEND

- 5/8" CAPPED IRON PIN SET
- ∅ MAG NAIL SET
- PIPE FOUND
- IRON PIN FOUND
- MAG NAIL FOUND
- ∅ MAG NAIL SET OVER MONUMENT FOUND



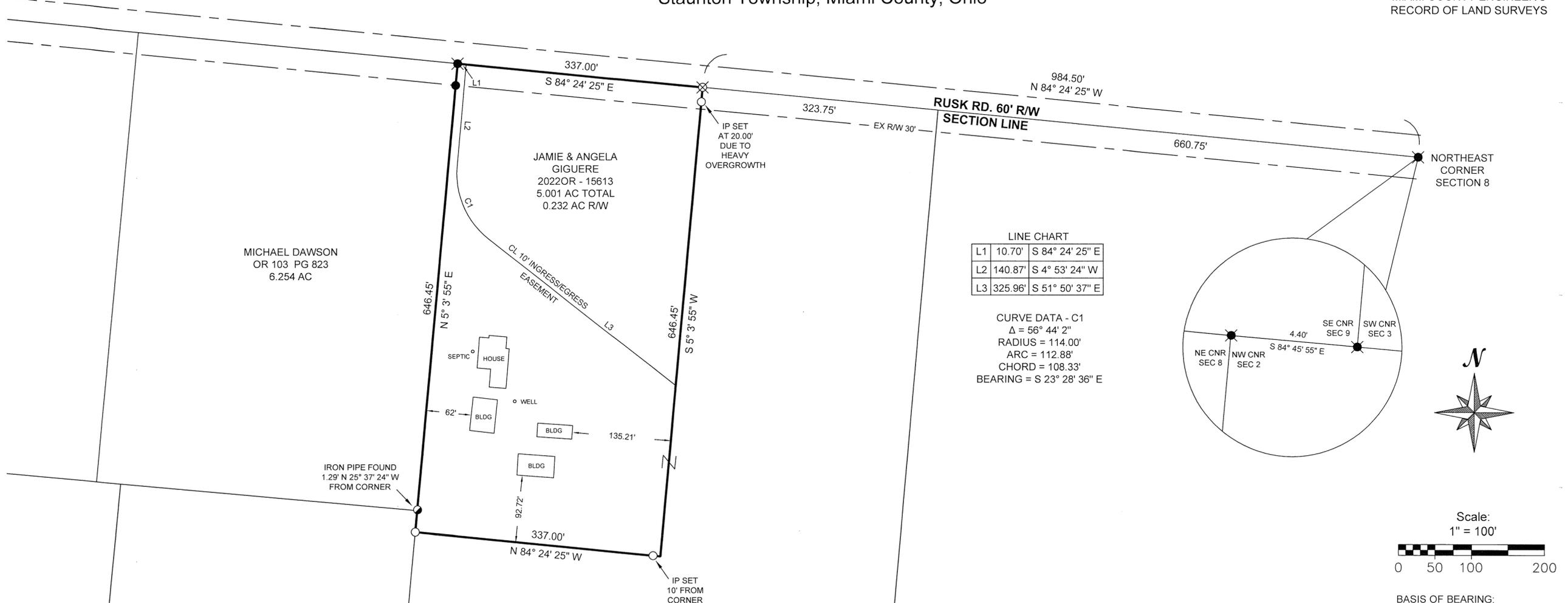
NOTE: THE PURPOSE OF THIS SURVEY IS TO UPDATE THE LEGAL DESCRIPTION FOR THE EXISTING WILLIAM'S TRACT AND TO COMBINE IT WITH THE 2.500 ACRES ADJACENT TO THE WEST. MONUMENTS IN PIQUA TROY ROAD WERE DESTROYED WITH REPAVING. REAR MONUMENTS WERE HONORED FOR THE SURVEY OF WILLIAM'S EXISTING TRACT.

FEBRUARY 20, 2024	SURVEY OF EXISTING TRACT FOR THE WILLIAMS FAMILY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

# Giguere Survey

Northeast Quarter Section 8, T. 1, R. 11, M.R.S.,  
Staunton Township, Miami County, Ohio

VOLUME 62, PAGE 127  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



MICHAEL DAWSON  
OR 103 PG 823  
6.254 AC

JAMIE & ANGELA  
GIGUERE  
2022OR - 15613  
5.001 AC TOTAL  
0.232 AC R/W

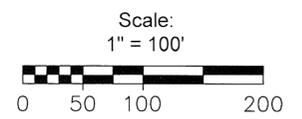
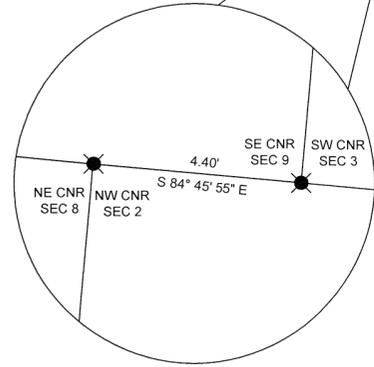
JAMIE & ANGELA  
GIGUERE  
2022OR - 15613  
30.286 AC DEED  
25.285 AC REMAINING

LAWRENCE ULLERY  
DB 703 PG 406  
DB 791 PG 620  
23.660 AC

LINE CHART

L1	10.70'	S 84° 24' 25" E
L2	140.87'	S 4° 53' 24" W
L3	325.96'	S 51° 50' 37" E

CURVE DATA - C1  
Δ = 56° 44' 2"  
RADIUS = 114.00'  
ARC = 112.88'  
CHORD = 108.33'  
BEARING = S 23° 28' 36" E



BASIS OF BEARING:  
STATE PLANE COORDINATES,  
OHIO SOUTH, NAD 83 (2011)  
(DISTANCES SHOWN IN GRID)

LARGE LOT DEVELOPMENT

APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION;  
NO PLAT REQUIRED AS PER ORC 711.133

*David Giguere* 3/7/2024 (5.001 ACRE TRACT)  
SECRETARY DATE  
MIAMI COUNTY PLANNING COMMISSION

---

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelckamp PE, PS  
MIAMI COUNTY ENGINEER

*David Giguere* 2-23-24  
DEPUTY DATE

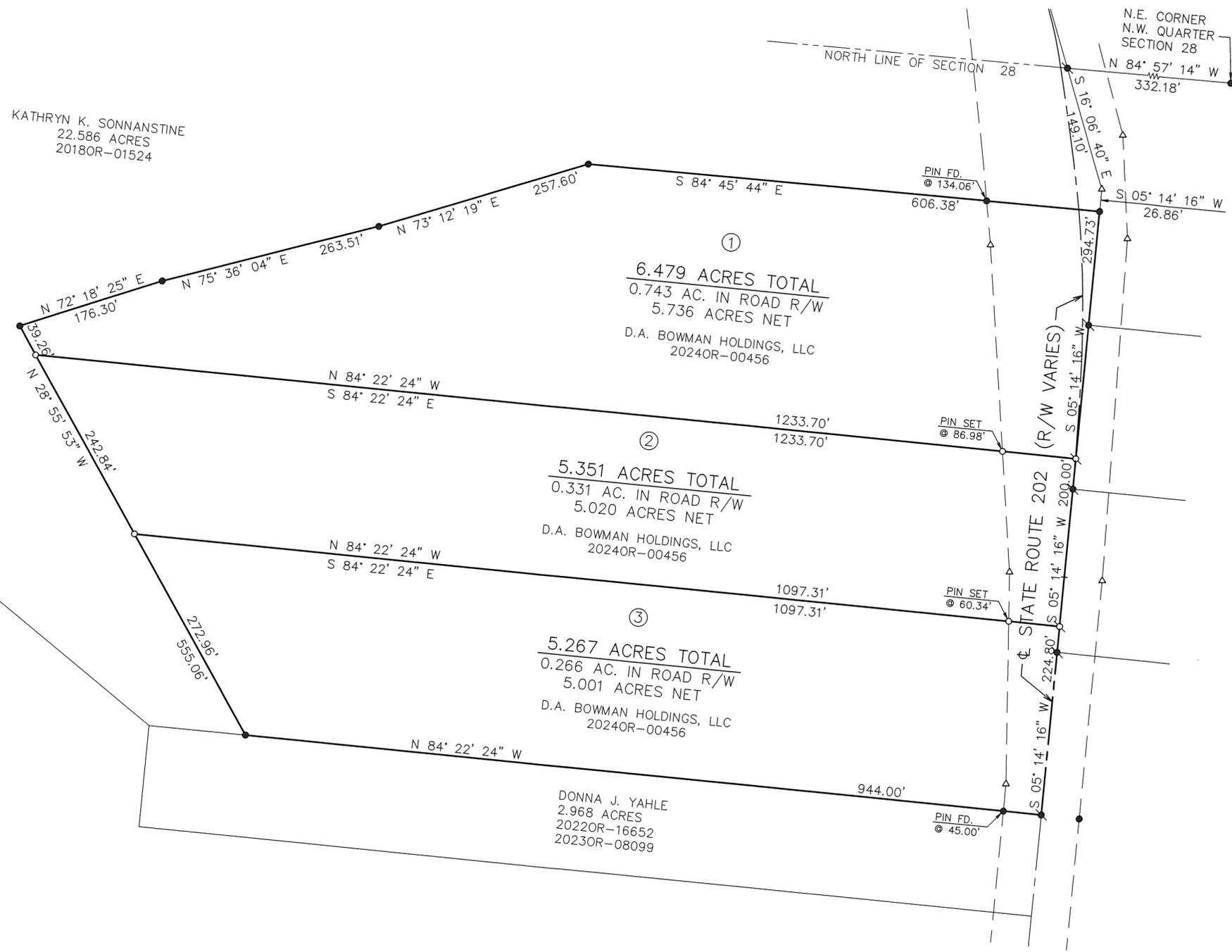
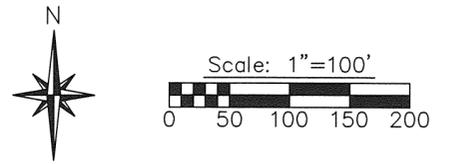
- Legend
- ⊗ Railroad Spike Found
  - Iron Pin Found
  - Iron Pipe Found
  - Iron Pin Set
  - ⊗ MAG Spike Set

SURVEY REFERENCES:  
LAND SURVEY 27, PAGE 101  
LAND SURVEY 35, PAGE 159  
LAND SURVEY 46, PAGE 94  
LAND SURVEY 58, PAGE 98  
LAND SURVEY 53, PAGE 45  
LAND SURVEY 27, PAGE 172

**APPROVED**  
Subject to Zoning Approval  
By *Kim G. REHS*  
Date *3/7/2024*  
Miami County Health District

SURVEYING CERTIFICATION:  
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE  
WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

*Nick L. Miller* 2/13/2024  
NICK L. MILLER P.S. #8384 DATE  
2201 PATTERSON HALPIN RD.  
PIQUA, OHIO 45356



- Legend**
- Iron pin found
  - ▲ Concrete highway monument found
  - ⊙ Mag nail found
  - ⊗ Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

**References**

Vol. 58, Page 148 } Miami County Engineer's  
Vol. 59, Page 34 } Record of Land Surveys

**Basis of Bearings**

The bearings are based on the north line of Section 28, bearing N 84° 57' 14" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

Survey of 3 tracts for D.A. Bowman Construction.

**Surveyor's Certification**

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



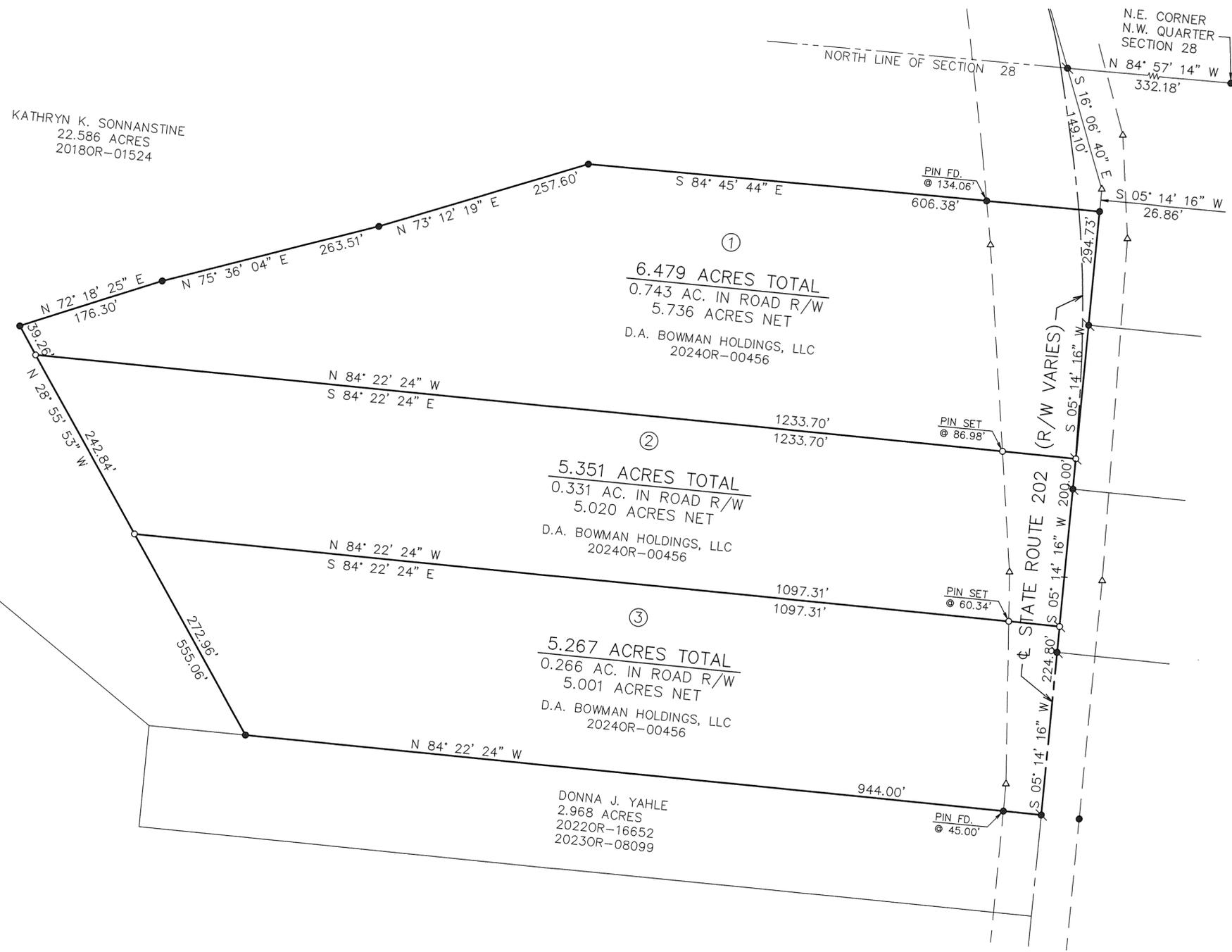
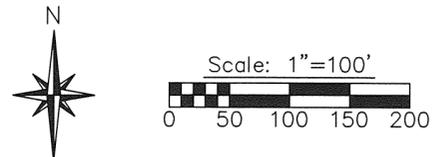
*Michael W. Cozatt* 2/20/24  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 14823 Ph. (937) 339-2921

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
*Paul P. Huelskamp* PE, PS  
MIAMI COUNTY ENGINEER  
*Jonathan Bayart* 3-6-24  
DEPUTY DATE

APPROVED MIAMI COUNTY PLANNING COMMISSION  
*Lachlan Bennett* 3/6/2024  
SECRETARY DATE

APPROVED SUBJECT TO ZONING APPROVAL  
BY: *Henry Forni, REHS*  
DATE: 3/6/2024  
MIAMI COUNTY GENERAL HEALTH DEPARTMENT



- Legend**
- Iron pin found
  - ▲ Concrete highway monument found
  - ⊙ Mag nail found
  - ⊗ Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

**References**  
Vol. 58, Page 148 } Miami County Engineer's  
Vol. 59, Page 34 } Record of Land Surveys

**Basis of Bearings**  
The bearings are based on the north line of Section 28, bearing N 84° 57' 14" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

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

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

Survey of 3 tracts for D.A. Bowman Construction.

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



*Michael W. Cozatt* 2/20/24  
Michael W. Cozatt, P.S. #6001 Date

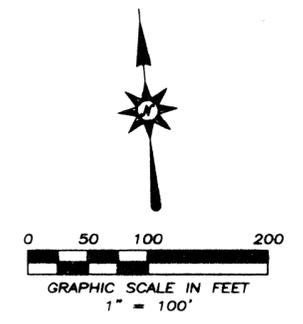
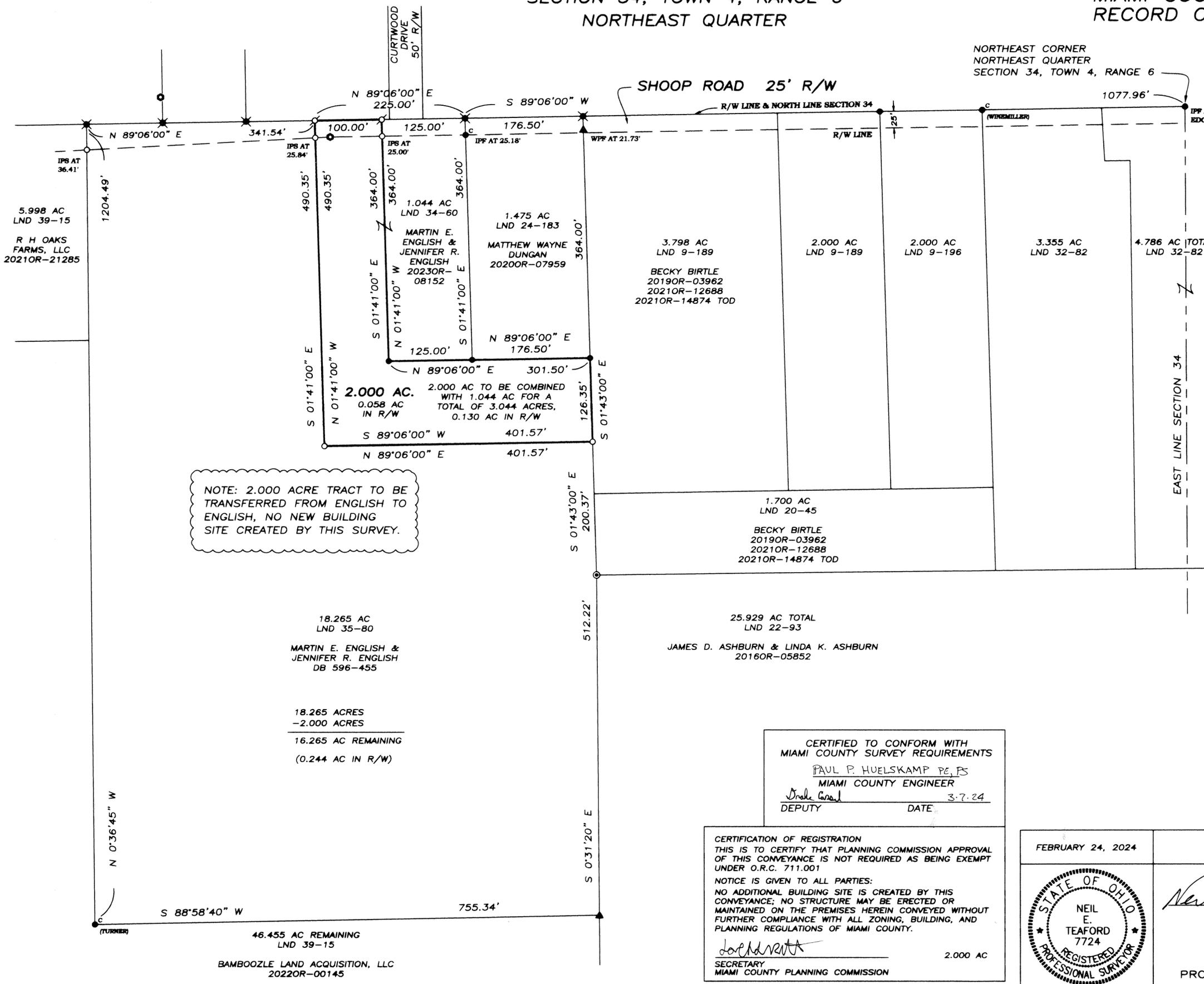
PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 14823 Ph. (937) 339-2921

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
*Paul P. Huelskamp* PE, PS  
MIAMI COUNTY ENGINEER  
*Jonathan Bayart* 3-6-24  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
*Lochlan Bennett* 3/6/2024  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY: *Henry F. Smith, REHS*  
DATE: 3/6/2024  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 34, TOWN 4, RANGE 6  
NORTHEAST QUARTER



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
 PAUL P. HUELSKAMP, P.E., P.S.  
MIAMI COUNTY ENGINEER  
*Drake Conrad*  
DEPUTY DATE 3-7-24

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.  
*Joel H. ...*  
 SECRETARY MIAMI COUNTY PLANNING COMMISSION 2.000 AC

FEBRUARY 24, 2024	SURVEY FOR MARTIN ENGLISH IN MIAMI COUNTY, OHIO
	<i>Neil E. Teaford, P.S. #7724</i> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

18.265 AC  
LND 35-80  
 MARTIN E. ENGLISH &  
 JENNIFER R. ENGLISH  
 DB 596-455  
 18.265 ACRES  
 -2.000 ACRES  
 16.265 AC REMAINING  
 (0.244 AC IN R/W)

25.929 AC TOTAL  
LND 22-93  
 JAMES D. ASHBURN & LINDA K. ASHBURN  
 20160R-05852

46.455 AC REMAINING  
LND 39-15  
 BAMBOOZLE LAND ACQUISITION, LLC  
 20220R-00145

6  
TOWN

5E  
RANGE

33 NE 1/4  
SECTION

UNION  
TOWNSHIP

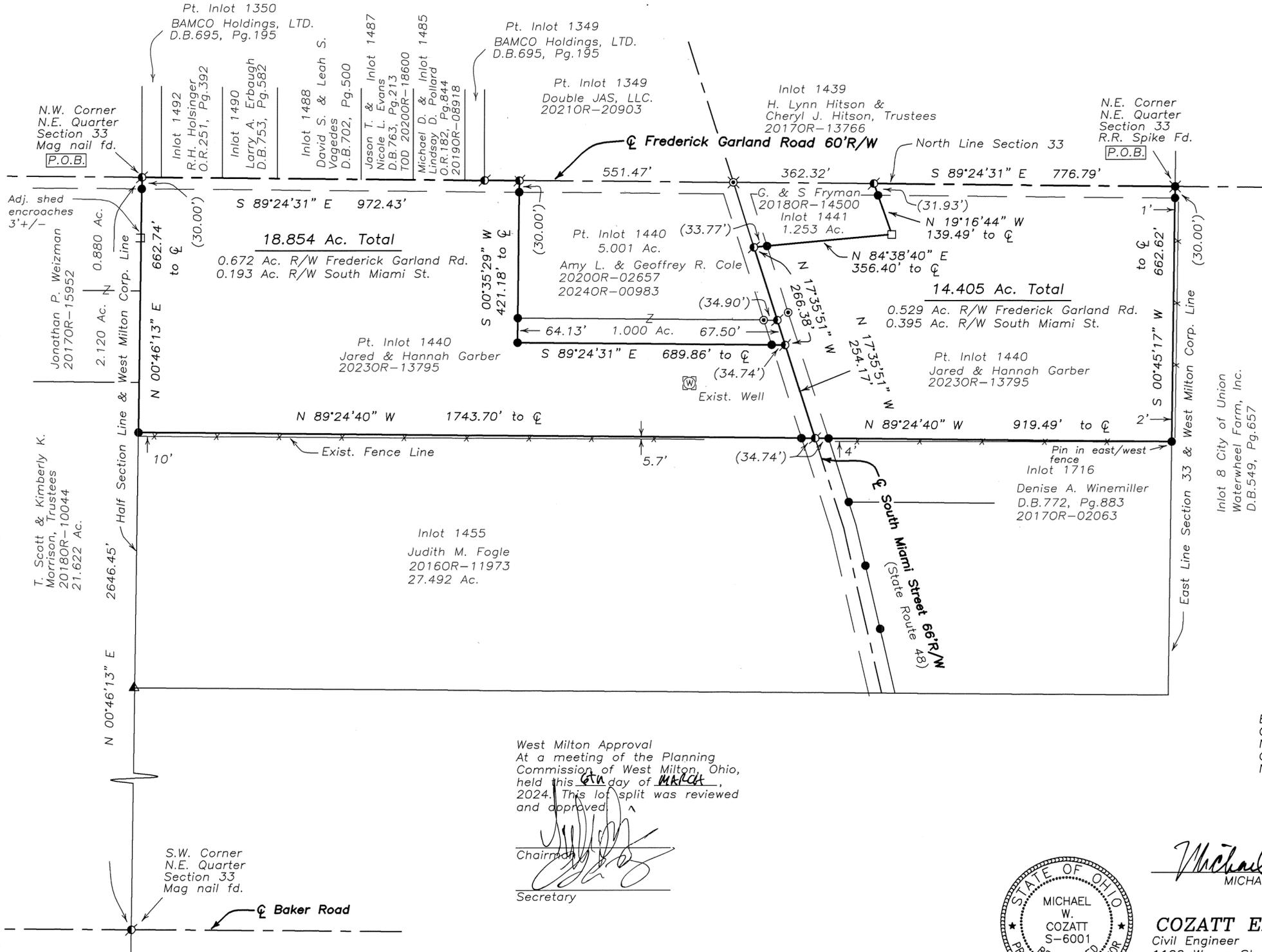
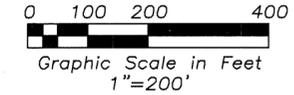
MIAMI  
COUNTY

OHIO  
STATE

Volume 62 Page 130  
Miami County Engineer's  
Record of Land Surveys

WEST MILTON  
CORPORATION

Pt. 1440  
INLOT



Legend

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

References

- Miami County Engineer's Record of Land Surveys
  - Volume 21, Page 187
  - Volume 22, Page 90
  - Volume 29, Page 133
  - Volume 50, Page 115
  - Volume 59, Page 151
  - Volume 62, Page 87
  - Volume 62, Page 98
- Miami County Engineer's Record of Lot Surveys
  - Volume 21, Page 26
- Miami County Recorder's Plat Records
  - Volume 16, Page 26
  - Volume 22, Page 38
- Miami County Recorder's Deed Records
  - Volume 478, Page 83
  - Volume 630, Page 684

Basis of Bearings:  
GPS State Plane Coordinate System,  
NAD83(2011) Adjustment, Geoid 18,  
Ohio South Zone, O.D.O.T. ORTN/CORS  
Network.

Survey split of Part Inlot 1440  
for Garber

West Milton Approval  
At a meeting of the Planning  
Commission of West Milton, Ohio,  
held this 15th day of March,  
2024. This lot split was reviewed  
and approved.

*[Signature]*  
Chairman  
*[Signature]*  
Secretary



*Michael W. Cozatt* 2/15/25  
MICHAEL W. COZATT Date  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 02124 (937) 339-2921  
File Name: C:\Jobs\2024\02124.dwg  
Drawn by: DMC ~ Checked by: MWC

S.W. Corner  
N.E. Quarter  
Section 33  
Mag nail fd.

☉ Baker Road

T. Scott & Kimberly K.  
Morrison, Trustees  
20180R-10044  
21.622 Ac.

Jonathan P. Weizman  
20170R-15952  
2.120 Ac.

N.W. Corner  
N.E. Quarter  
Section 33  
Mag nail fd.  
[P.O.B.]

Pt. Inlot 1350  
BAMCO Holdings, LTD.  
D.B.695, Pg.195

Inlot 1492  
R.H. Holsinger  
O.R.251, Pg.392

Inlot 1490  
Larry A. Erbaugh  
D.B.753, Pg.582

Inlot 1488  
David S. & Leah S.  
Vagedes  
D.B.702, Pg.500

Jason T. & Inlot 1487  
Nicole L. Evans  
D.B.763, Pg.213

Michael D. & Inlot 1485  
Lindsay D. Pollard  
O.R.182, Pg.844  
20190R-08918

Pt. Inlot 1349  
BAMCO Holdings, LTD.  
D.B.695, Pg.195

Pt. Inlot 1349  
Double JAS, LLC.  
20210R-20903

Inlot 1439  
H. Lynn Hitson &  
Cheryl J. Hitson, Trustees  
20170R-13766

N.E. Corner  
N.E. Quarter  
Section 33  
R.R. Spike Fd.  
[P.O.B.]

18.854 Ac. Total

0.672 Ac. R/W Frederick Garland Rd.  
0.193 Ac. R/W South Miami St.

Pt. Inlot 1440  
5.001 Ac.  
Amy L. & Geoffrey R. Cole  
20200R-02657  
20240R-00983

14.405 Ac. Total

0.529 Ac. R/W Frederick Garland Rd.  
0.395 Ac. R/W South Miami St.

Pt. Inlot 1440  
Jared & Hannah Garber  
20230R-13795

Pt. Inlot 1440  
Jared & Hannah Garber  
20230R-13795

Inlot 1455  
Judith M. Fogle  
20160R-11973  
27.492 Ac.

Denise A. Winemiller  
D.B.772, Pg.883  
20170R-02063

Inlot 8 City of Union  
Waterwheel Farm, Inc.  
D.B.549, Pg.657

N 00°46'13" E

N 00°46'13" E

N 89°24'40" W

N 89°24'40" W

S 00°45'17" W

S 00°35'29" W

421.18' to ☉

(30.00')

64.13'

S 89°24'31" E

689.86' to ☉

(34.74')

1.000 Ac.

67.50'

(34.90')

N 17°35'51" W

266.38'

N 17°35'51" W

254.17'

(34.74')

N 89°24'31" E

776.79'

S 89°24'31" E

972.43'

(30.00')

662.74'

to ☉

(30.00')

662.62'

to ☉

(30.00')

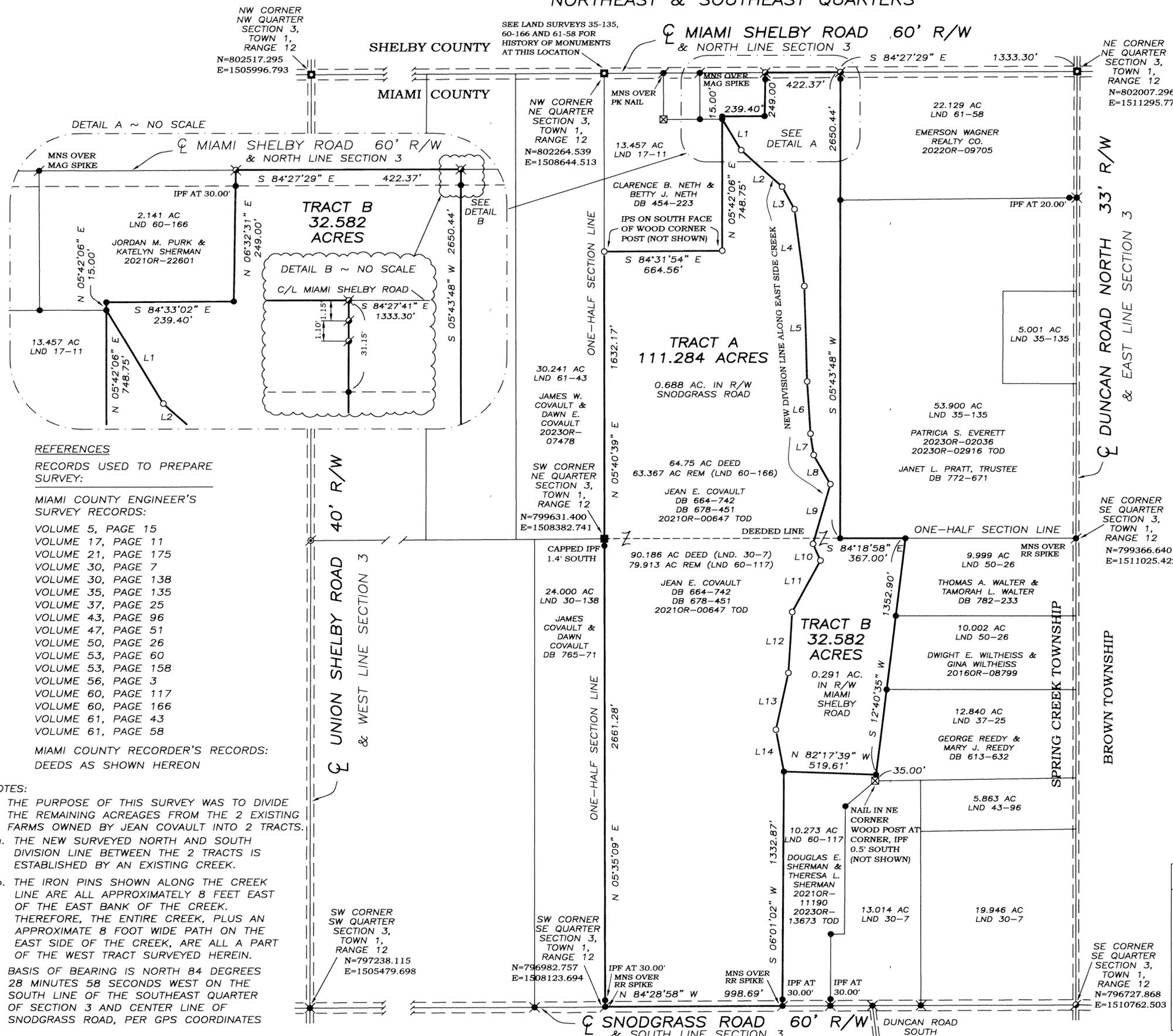
662.62'

to ☉

(30.00')

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 3, TOWN 1, RANGE 12  
NORTHEAST & SOUTHEAST QUARTERS

VOLUME 62 PAGE 131  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



- LEGEND**
- CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊗ MAG NAIL FOUND
  - ⊗ HINGE NAIL FOUND
  - ⊗ MAG SPIKE FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ⊗ MAG NAIL SET OVER MONUMENT FOUND
  - IRON PIN IN MONUMENT BOX FOUND
  - STONE FOUND
  - ⊗ WOOD POST FOUND

SECTION CORNER STATE PLANE COORDINATES SHOWN AS SUCH:  
N 802007.296  
E 1511295.775

**LINE TABLE**

L1	S 25°22'15" E	206.96'
L2	S 42°14'59" E	310.71'
L3	S 22°53'05" E	145.61'
L4	S 01°32'27" E	441.46'
L5	S 04°05'35" W	542.13'
L6	S 02°05'06" W	297.65'
L7	S 02°50'03" E	122.39'
L8	S 23°41'57" E	190.41'
L9	S 21°41'05" W	352.76'
L10	S 17°57'20" E	103.13'
L11	S 34°11'58" W	332.47'
L12	S 09°17'38" W	346.43'
L13	S 17°53'21" W	331.13'
L14	S 05°04'22" E	240.82'

**REFERENCES**

RECORDS USED TO PREPARE SURVEY:

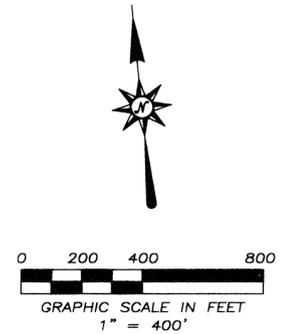
MIAMI COUNTY ENGINEER'S SURVEY RECORDS:

- VOLUME 5, PAGE 15
- VOLUME 17, PAGE 11
- VOLUME 21, PAGE 175
- VOLUME 30, PAGE 7
- VOLUME 30, PAGE 138
- VOLUME 35, PAGE 135
- VOLUME 37, PAGE 25
- VOLUME 43, PAGE 96
- VOLUME 47, PAGE 51
- VOLUME 50, PAGE 26
- VOLUME 53, PAGE 60
- VOLUME 53, PAGE 158
- VOLUME 56, PAGE 3
- VOLUME 60, PAGE 117
- VOLUME 60, PAGE 166
- VOLUME 61, PAGE 43
- VOLUME 61, PAGE 58

MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON

**NOTES:**

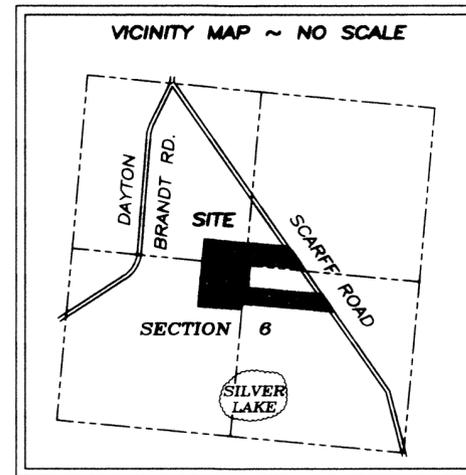
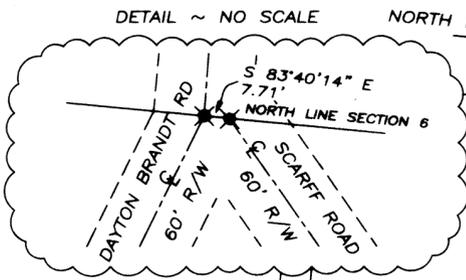
1. THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE REMAINING ACREAGES FROM THE 2 EXISTING FARMS OWNED BY JEAN COVAULT INTO 2 TRACTS.
  - a. THE NEW SURVEYED NORTH AND SOUTH DIVISION LINE BETWEEN THE 2 TRACTS IS ESTABLISHED BY AN EXISTING CREEK.
  - b. THE IRON PINS SHOWN ALONG THE CREEK LINE ARE ALL APPROXIMATELY 8 FEET EAST OF THE EAST BANK OF THE CREEK. THEREFORE, THE ENTIRE CREEK, PLUS AN APPROXIMATE 8 FOOT WIDE PATH ON THE EAST SIDE OF THE CREEK, ARE ALL A PART OF THE WEST TRACT SURVEYED HEREIN.
2. BASIS OF BEARING IS NORTH 84 DEGREES 28 MINUTES 58 SECONDS WEST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3 AND CENTER LINE OF SNOODGRASS ROAD, PER GPS COORDINATES



SURVEY OF TWO TRACTS FOR JEAN COVAULT  
IN MIAMI COUNTY, OHIO ~ FEBRUARY 25, 2024

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

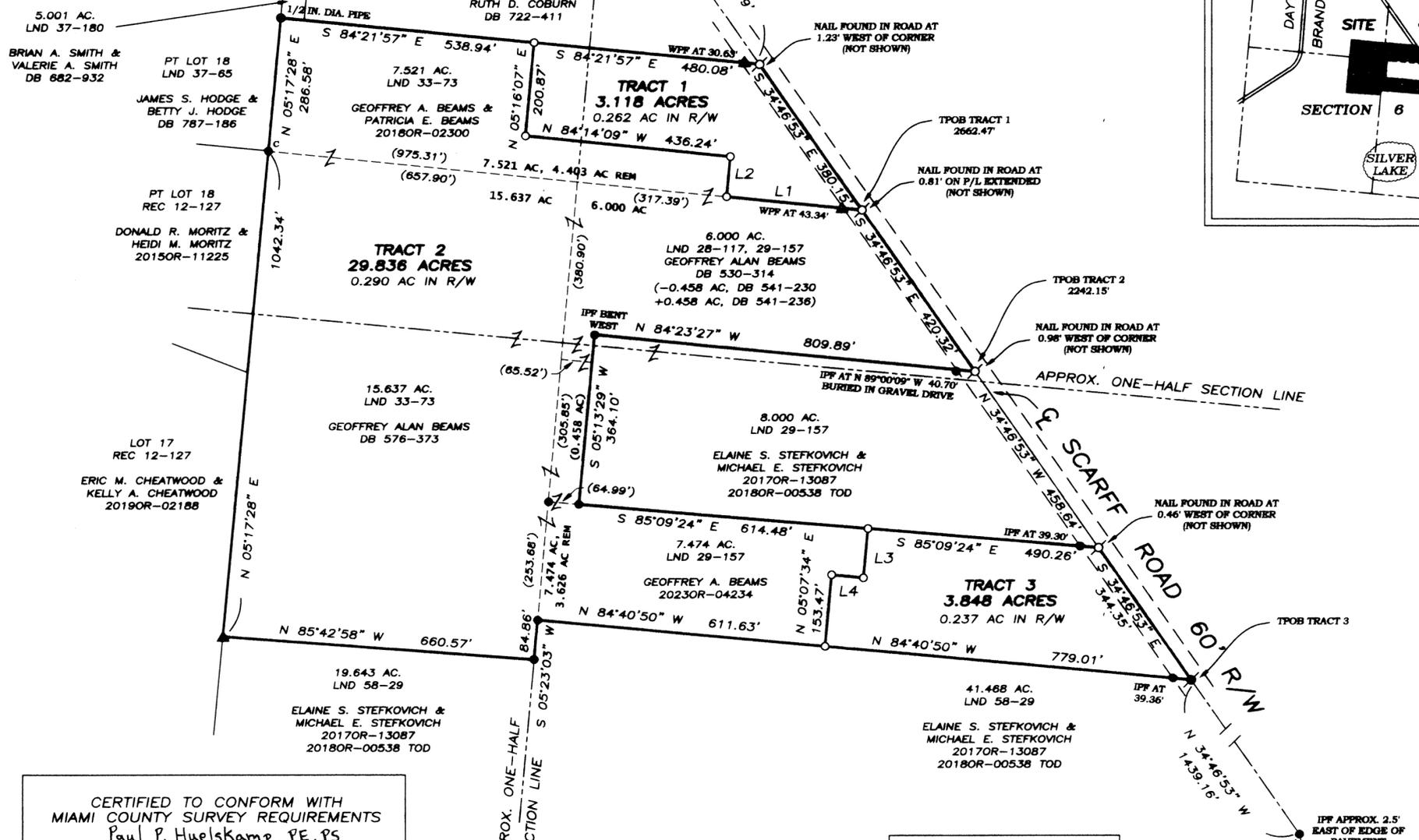
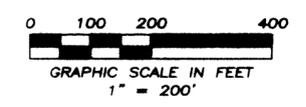
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 6, TOWN 2, RANGE 9  
NE, NW, SW, SE QUARTERS



- LEGEND**
- 5/8" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - <sup>c</sup> CAPPED IRON PIN FOUND
  - PIPE FOUND
  - ⊗ MAG NAIL SET
  - ⊗ MAG NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ▲ WOOD FENCE CORNER POST FOUND
  - IRON PIN IN MONUMENT BOX FOUND
- DEEDED/SURVEYED PROPERTY LINE

- REFERENCES**
- RECORDS USED TO PREPARE SURVEY:**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 28, PAGE 117
  - VOLUME 29, PAGE 157
  - VOLUME 33, PAGE 73
  - VOLUME 35, PAGE 85
  - VOLUME 37, PAGE 65
  - VOLUME 37, PAGE 180
  - VOLUME 42, PAGE 64
  - VOLUME 45, PAGE 127
  - VOLUME 47, PAGE 138
  - VOLUME 54, PAGE 162
  - VOLUME 55, PAGE 178
  - VOLUME 57, PAGE 107
  - VOLUME 58, PAGE 29
  - VOLUME 59, PAGE 122
- MIAMI COUNTY RECORDER'S RECORDS:
- PLAT BOOK 12, PAGE 127
  - DEEDS AS SHOWN HEREON

**BASIS OF BEARINGS**  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE 3402.



**ACREAGE SUMMARY**

<b>TRACT 1</b>	3.118 AC, 2018OR-02300
<b>TRACT 2</b>	29.836 AC 4.403 AC, 2018OR-02300 6.000 AC, (INCLUDES 0.458 AC) DB 530-314 DB 541-230 DB 541-236 15.637 AC, DB 576-373 3.626 AC, 2023OR-04234
<b>TRACT 3</b>	3.848 AC, 2023OR-04234

**LINE TABLE**

L1	N 84°14'09" W 288.47'
L2	N 05°16'07" E 86.93'
L3	N 05°07'34" E 106.07'
L4	S 84°29'48" E 67.84'

SOUTHEAST CORNER  
SOUTHEAST QUARTER  
SECTION 6, TOWN 2, RANGE 9

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp, PE, PS  
MIAMI COUNTY ENGINEER  
Austin Palm 3/14/2024  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
3/14/2024  
DATE  
Lorel Korbett  
SECRETARY

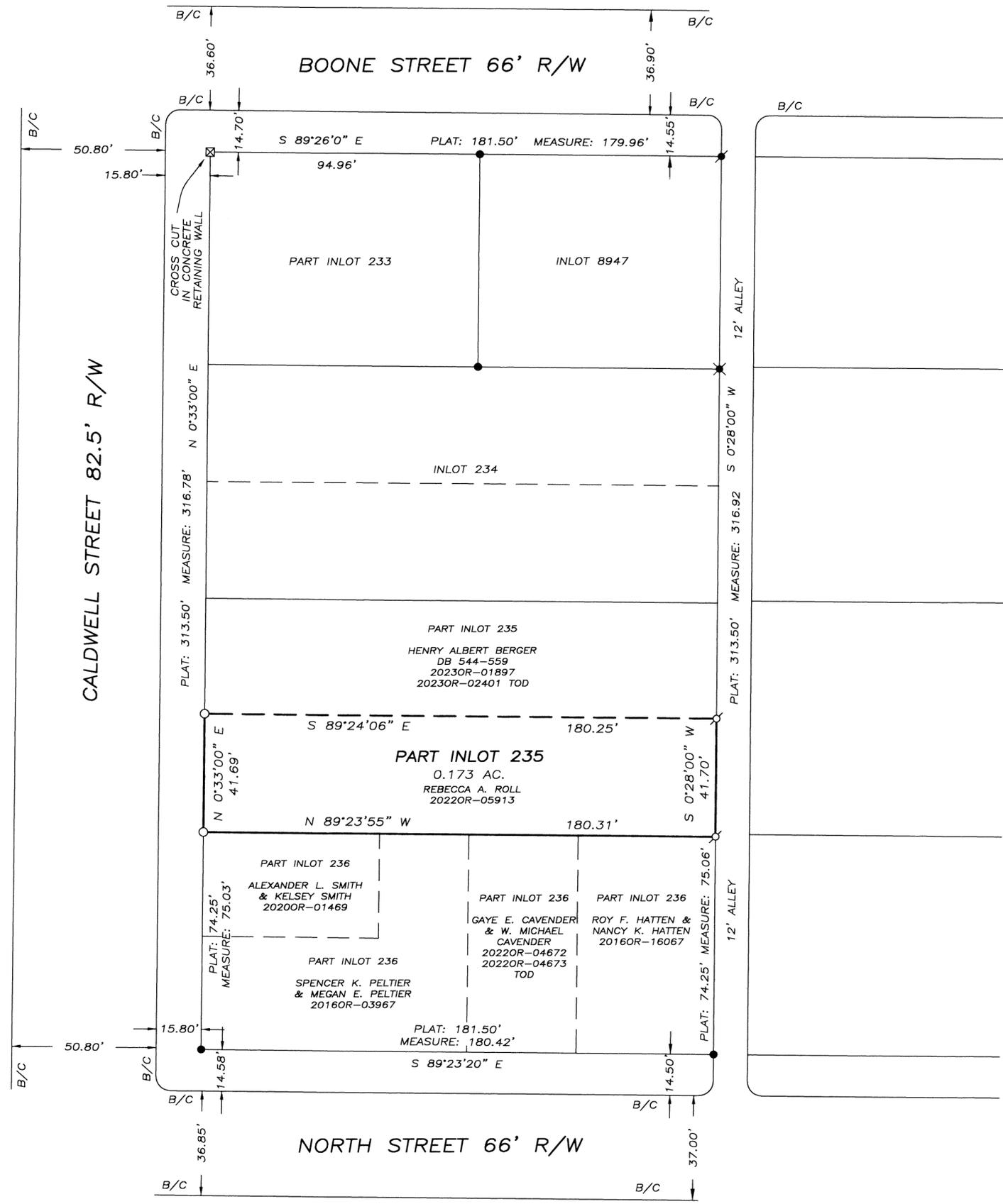
APPROVED  
SUBJECT TO ZONING APPROVAL  
BY Lorel Korbett REHS  
DATE 3/16/2024  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

FEBRUARY 11, 2024



SURVEY FOR GEOFFREY BEAMS  
IN MIAMI COUNTY, OHIO  
Neil E. Teaford, P.S. #7724  
NEIL E. TEAFORD  
5260 TROY-URBANA ROAD  
CASSTOWN, OHIO 45312  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724

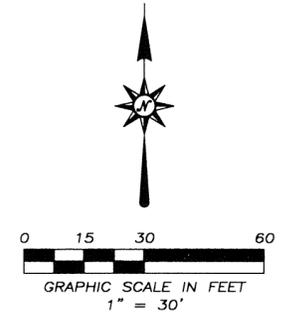
CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART INLOT 235



- LEGEND**
- 5/8" DIA. CAPPED IRON PIN SET
  - 5/8" DIA. IRON PIN FOUND
  - ⊗ CROSS CUT IN CONCRETE
  - ⊘ MAG SPIKE SET
  - PK NAIL FOUND
  - ✱ RAILROAD SPIKE FOUND

- REFERENCES**
- MIAMI COUNTY RECORDER'S RECORDS:  
DEED BOOK 16, PAGE 358  
PLAT BOOK 23, PAGE 1  
DOCUMENT 2022OR-05913
- MIAMI COUNTY ENGINEER'S SURVEY RECORDS:  
LOT SURVEY 7, PAGE 8  
LOT SURVEY 9, PAGE 59

- NOTES:**
1. THE PURPOSE OF THIS SURVEY WAS TO RESURVEY THE SOUTH HALF OF INLOT 235.
  2. OVERAGES OR SHORTAGES WERE FOUND WHEN MEASURING BOTH NORTH-SOUTH AND ALSO EAST-WEST DIMENSIONS OF THE BLOCK BOUND BY NORTH STREET, CALDWELL STREET, BOONE STREET, AND THE ALLEY RUNNING PARALLEL TO AND BETWEEN CALDWELL AND DOWNING STREETS. ALL OVERAGES AND SHORTAGES WERE PRORATED, AS SHOWN.
  3. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00 DEGREES 33 MINUTES 00 SECONDS EAST ON THE EAST RIGHT-OF-WAY LINE OF CALDWELL STREET.



SURVEY OF EXISTING TRACT FOR REBECCA ROLL  
IN MIAMI COUNTY, OHIO ~ MARCH 7, 2024

STATE OF OHIO

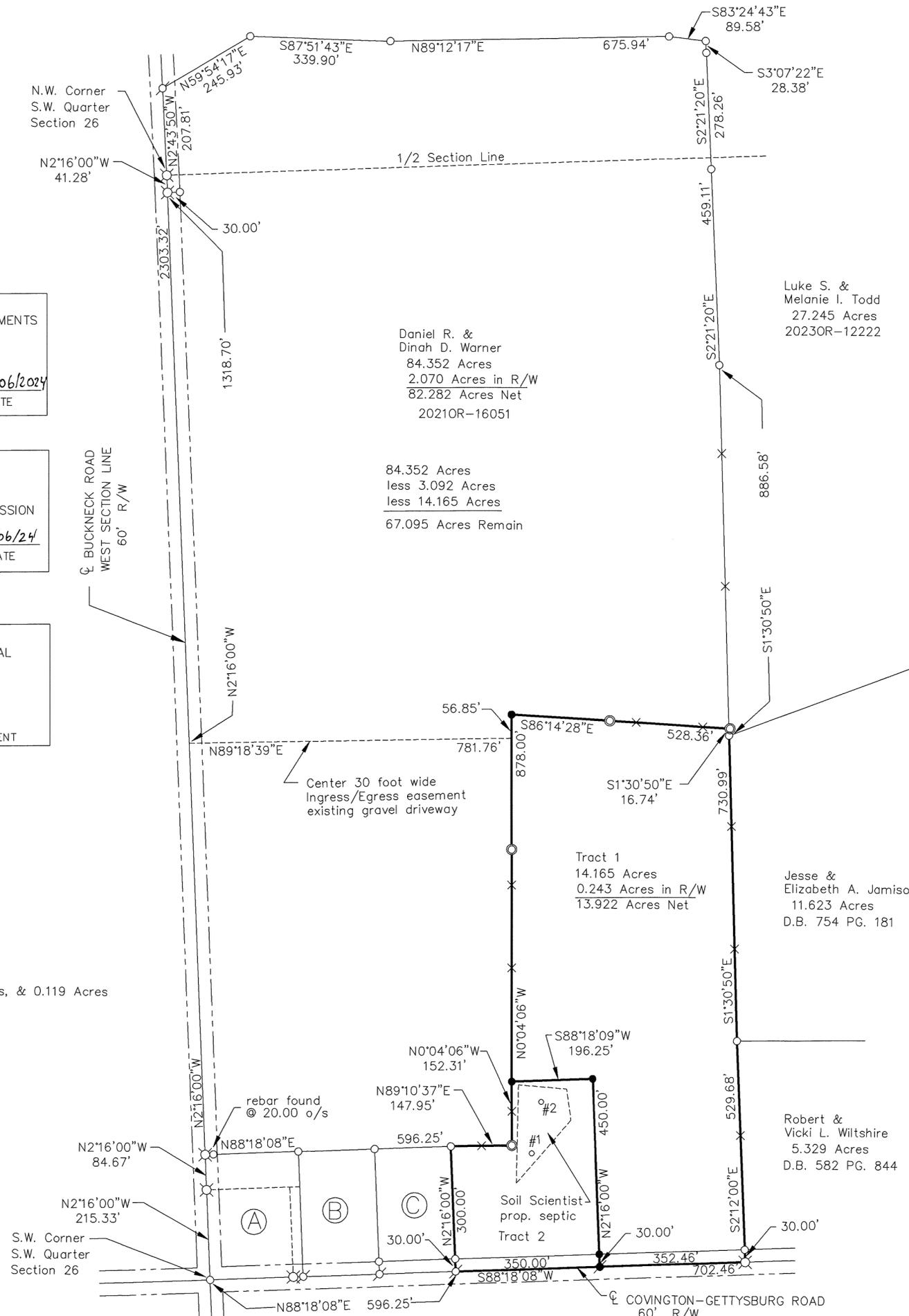
GREGG S. BROOKHART

6348

REGISTERED PROFESSIONAL SURVEYOR

*Gregg S. Brookhart*

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



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp P.E., P.S.**  
MIAMI COUNTY ENGINEER  
*Paul P. Huelskamp* 03/06/2024  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
*Jackson Smith* 3/06/24  
SECRETARY DATE

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY: *Melvin F. R. EHS*  
DATE: 3/11/2024  
MIAMI COUNTY  
GENERAL HEALTH DEPARTMENT

Tract 2  
3.092 Acres  
0.241 Acres in R/W  
2.851 Acres Net

- (A) Eric C. Grilliot  
1.000 Acres, 0.44 Acres, & 0.119 Acres  
2015OR -02419
- (B) S.D. & J. Gettinger  
1.274 Acres  
2018OR -01712
- (C) C.A. Dankworth  
1.274 Acres  
D.B. 747 PG. 187

Daniel R. & Dinah D. Warner  
84.352 Acres  
2.070 Acres in R/W  
82.282 Acres Net  
2021OR-16051

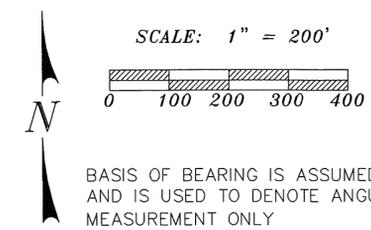
84.352 Acres  
less 3.092 Acres  
less 14.165 Acres  
67.095 Acres Remain

Tract 1  
14.165 Acres  
0.243 Acres in R/W  
13.922 Acres Net

Luke S. & Melanie I. Todd  
27.245 Acres  
2023OR-12222

Jesse & Elizabeth A. Jamison  
11.623 Acres  
D.B. 754 PG. 181

Robert & Vicki L. Wiltshire  
5.329 Acres  
D.B. 582 PG. 844



**LEGEND**

- MIAMI COUNTY MON. BOX w/ IRON PIN
- STONE FOUND
- ⊗ MAG NAIL OR PK NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ CONCRETE POST FOUND
- MAG NAIL SET
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- X— FENCE LINE

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

- Miami County Engineer's Record of Land Surveys
- Survey Volume 17 Page 121
  - Survey Volume 20 Page 97
  - Survey Volume 44 Page 39
  - Survey Volume 45 Page 46
  - Survey Volume 47 Page 68
  - Survey Volume 62 Page 75



*Larry J. Bill* Mar. 6, 2024  
LARRY J. BILL, P.S. #7557 DATE

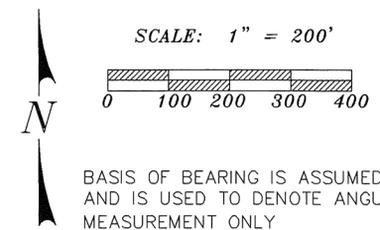
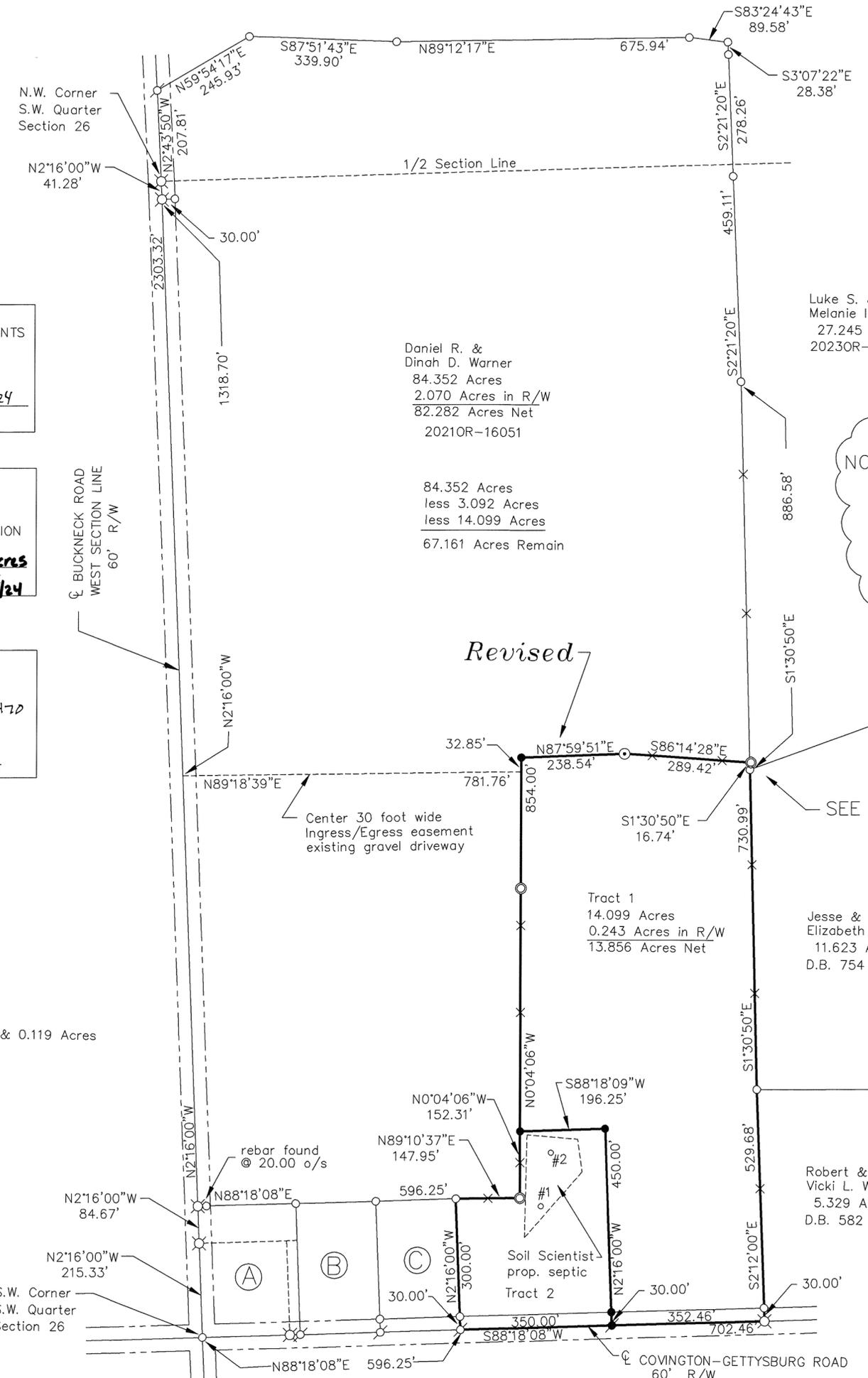
SURVEY FOR DAN WARNER

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

Revised

26 SECTION 9N TOWN 4E RANGE NEWBERRY TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME NO. 62 PLAT NO. 134 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

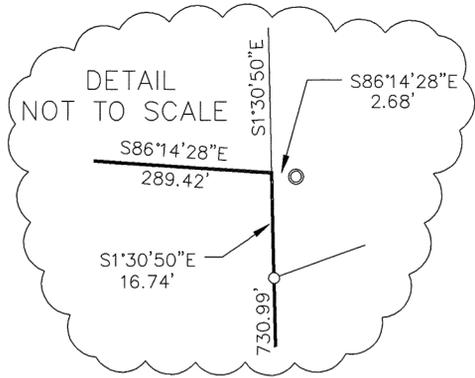


BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY

LEGEND

- MIAMI COUNTY MON. BOX w/ IRON PIN
STONE FOUND
MAG NAIL OR PK NAIL FOUND
RAILROAD SPIKE FOUND
REBAR OR PIN FOUND
CONCRETE POST FOUND
WOOD POST FOUND
MAG NAIL SET
5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
FENCE LINE

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
Paul P. Huelskamp PE, PS
MIAMI COUNTY ENGINEER
06/11/2024

APPROVED MIAMI COUNTY PLANNING COMMISSION
N/A Resurvey of 3.092 Acres
DATE 4/24/24

APPROVED SUBJECT TO ZONING APPROVAL
MIAMI COUNTY GENERAL HEALTH DEPARTMENT
DATE 6/17/24

Tract 2
3.092 Acres
0.241 Acres in R/W
2.851 Acres Net

A Eric C. Grilliot
1.000 Acres, 0.44 Acres, & 0.119 Acres
2015OR -02419

B S.D. & J. Gettinger
1.274 Acres
2018OR -01712

C C.A. Dankworth
1.274 Acres
D.B. 747 PG. 187

Daniel R. & Dinah D. Warner
84.352 Acres
2.070 Acres in R/W
82.282 Acres Net
2021OR-16051

84.352 Acres less 3.092 Acres less 14.099 Acres
67.161 Acres Remain

Tract 1
14.099 Acres
0.243 Acres in R/W
13.856 Acres Net

Jesse & Elizabeth A. Jamison
11.623 Acres
D.B. 754 PG. 181

Robert & Vicki L. Wiltshire
5.329 Acres
D.B. 582 PG. 844

SURVEY REFERENCES

- Miami County Engineer's Record of Land Surveys
Survey Volume 17 Page 121
Survey Volume 20 Page 97
Survey Volume 44 Page 39
Survey Volume 45 Page 46
Survey Volume 47 Page 68
Survey Volume 62 Page 75

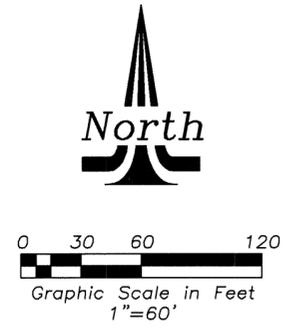


Larry J. Bill June 10, 2024
LARRY J. BILL, P.S. #7557 DATE

SURVEY FOR DAN WARNER

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

6  
 TOWN  
 6E  
 RANGE  
 31 SW 1/4 NW 1/4  
 SECTION  
 WASHINGTON  
 TOWNSHIP  
 MIAMI  
 COUNTY  
 OHIO  
 STATE



**Legend**

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

**References**

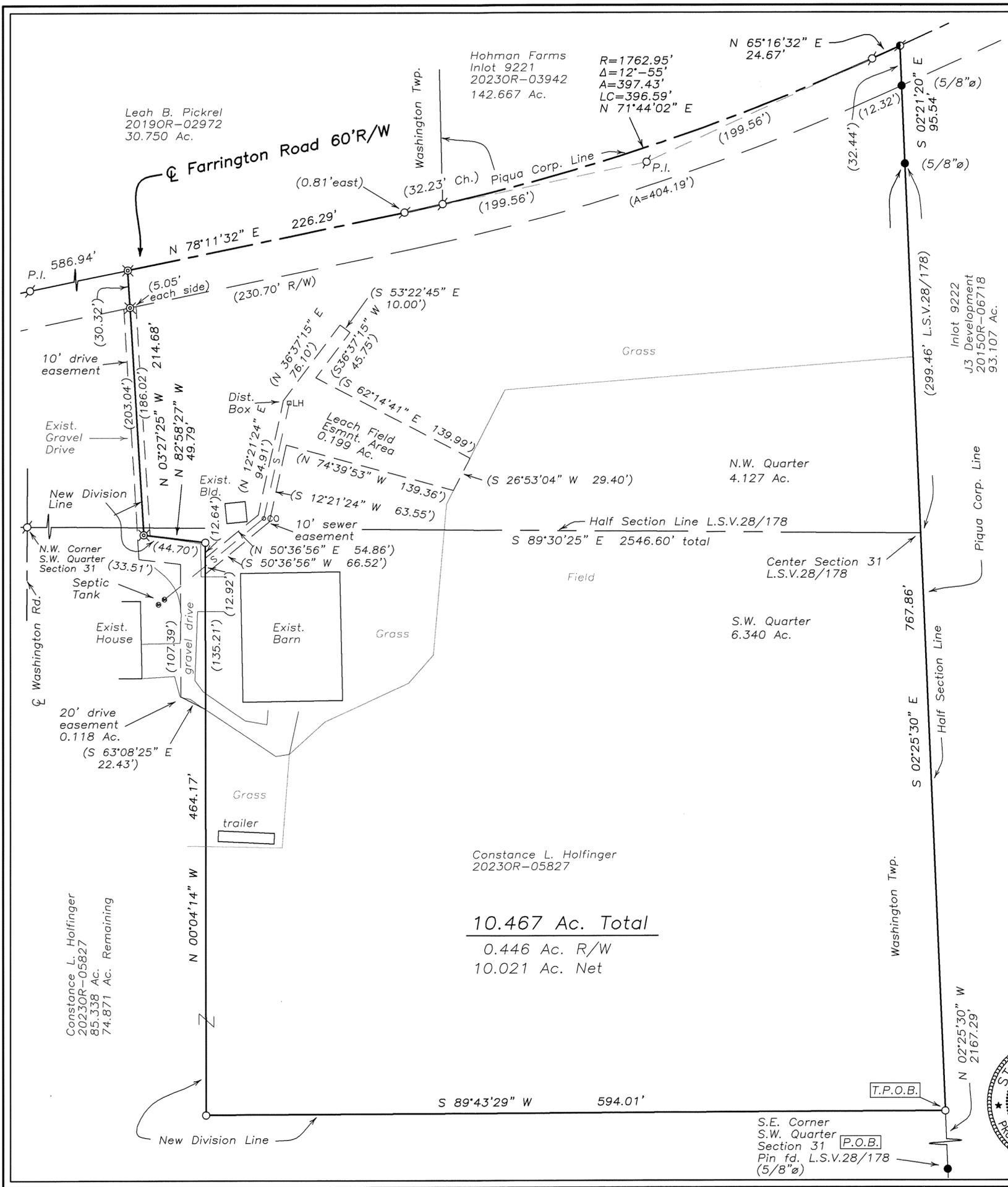
- Miami County Engineer's Record of Land Surveys  
 Volume 25, Page 28  
 Volume 28, Page 178  
 Volume 34, Page 159  
 Volume 56, Page 98  
 Volume 59, Page 73
- Miami County Recorder's Plat Records  
 Volume 29, Page 90

Basis of Bearings:  
 GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey split of 10+ acres of Holfinger property

*Michael W. Cozatt* 3/1/24  
 MICHAEL W. COZATT Date  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 1100 Wayne St. Suite 1140 Troy, OH 45373  
 Job No. 03824 (937) 339-2921  
 File Name: C:\Jobs\2024\03824\03824survey.dwg  
 Drawn by: DMC ~ Checked by: MWC



10.467 Ac. Total  
 0.446 Ac. R/W  
 10.021 Ac. Net

S.E. Corner  
 S.W. Quarter  
 Section 31  
 Pin fd. L.S.V.28/178  
 (5/8" ø)

Constance L. Holfinger  
 20230R-05827  
 85.338 Ac.  
 74.871 Ac. Remaining

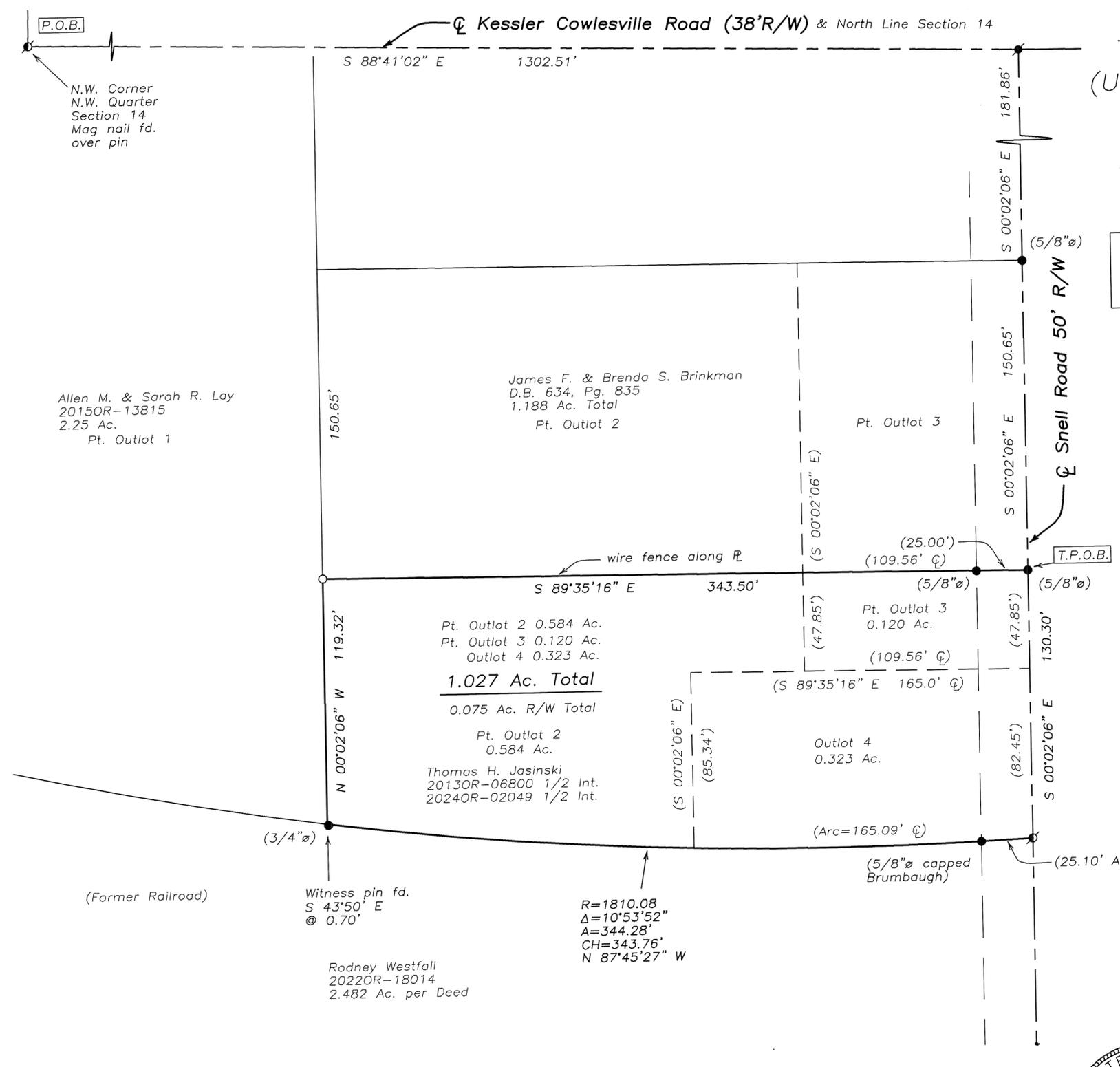
Constance L. Holfinger  
 20230R-05827

Leah B. Pickrel  
 20190R-02972  
 30.750 Ac.

Hohman Farms  
 Inlot 9221  
 20230R-03942  
 142.667 Ac.

Inlot 9222  
 J3 Development  
 20150R-06718  
 93.107 Ac.

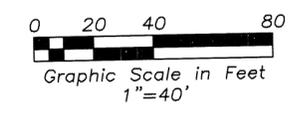
6 TOWN      5E RANGE      14 NW 1/4 SECTION      UNION TOWNSHIP      MIAMI COUNTY      OHIO STATE



KESSLER VILLAGE (UNINCORPORATED)

Pt. 2-3 & 4  
 OUTLOT

Plat of Survey  
 Existing Tract



**Legend**

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

**References**

- Miami County Engineer's Record of Land Surveys  
 Volume 10, Page 56  
 Volume 35, Page 9  
 Volume 39, Page 125  
 Volume 43, Page 60
- Miami County Recorder's Plat Records  
 Volume 2, Page 104

Basis of Bearings:  
 GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey of 1.027 Ac. tract for Rodney Westfall



*Michael W. Cozatt* 3/14/24  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer      Land Surveyor  
 534 N. Elm St. Suite C      Troy, OH 45373  
 Job No. 05024      (937) 339-2921  
 File Name: C:\Jobs\2024\05024\05024survey.dwg  
 Drawn by: DMC ~ Checked by: MWC

Allen M. & Sarah R. Lay  
 2015OR-13815  
 2.25 Ac.  
 Pt. Outlot 1

James F. & Brenda S. Brinkman  
 D.B. 634, Pg. 835  
 1.188 Ac. Total  
 Pt. Outlot 2

Pt. Outlot 2 0.584 Ac.  
 Pt. Outlot 3 0.120 Ac.  
 Outlot 4 0.323 Ac.  
**1.027 Ac. Total**  
 0.075 Ac. R/W Total

Pt. Outlot 2  
 0.584 Ac.  
 Thomas H. Jasinski  
 2013OR-06800 1/2 Int.  
 2024OR-02049 1/2 Int.

Witness pin fd.  
 S 43°50' E  
 @ 0.70'

Rodney Westfall  
 2022OR-18014  
 2.482 Ac. per Deed

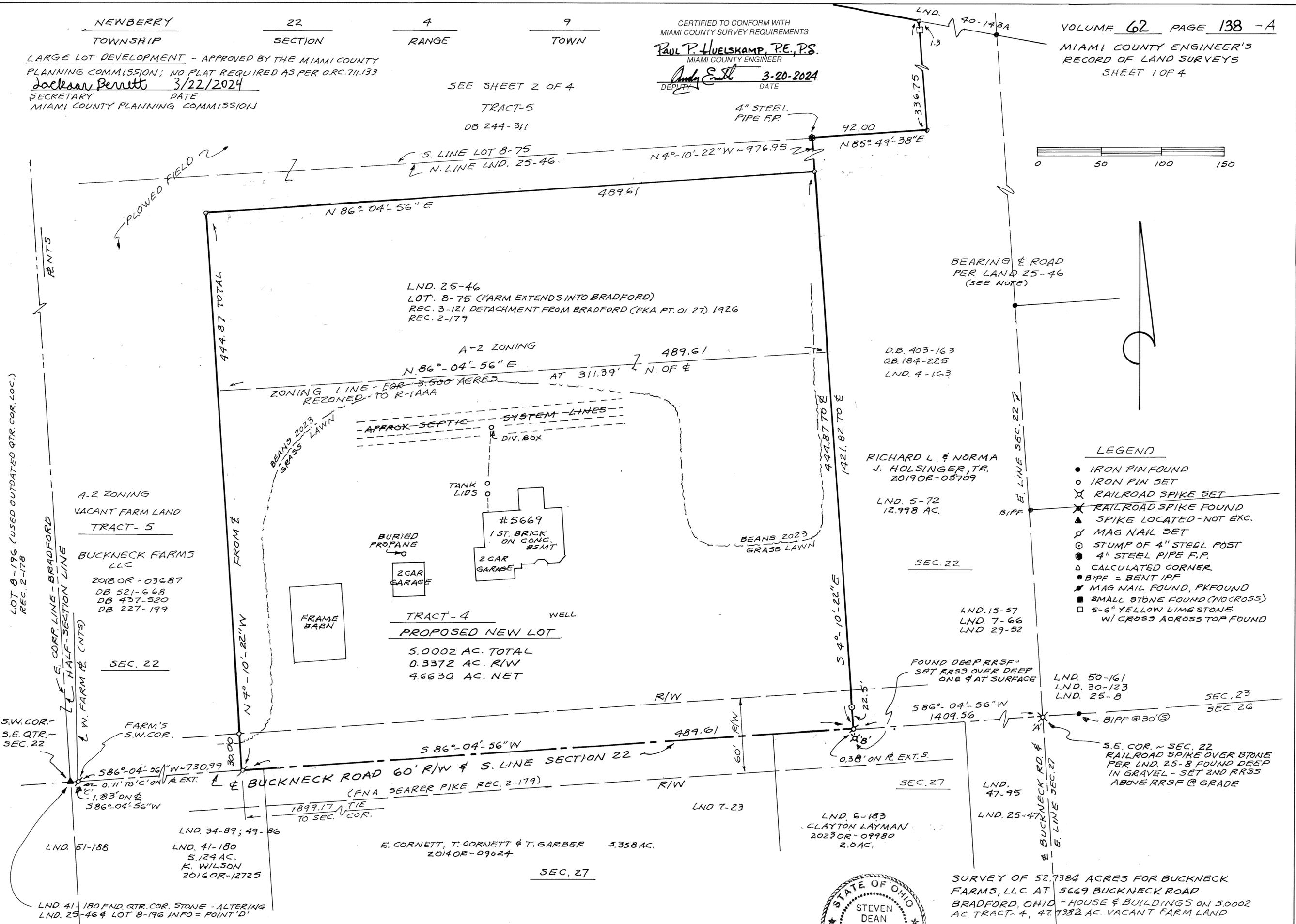
R=1810.08  
 Δ=10°53'52"  
 A=344.28'  
 CH=343.76'  
 N 87°45'27" W



CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
**PAUL P. HUELSKAMP, P.E., P.S.**  
 MIAMI COUNTY ENGINEER  
 DEPUTY *Andy Smith* 3-20-2024 DATE

LARGE LOT DEVELOPMENT - APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION; NO PLAT REQUIRED AS PER O.R.C. 711.133  
 Jackson Bennett 3/22/2024  
 SECRETARY DATE  
 MIAMI COUNTY PLANNING COMMISSION

SEE SHEET 2 OF 4  
 TRACT-5  
 DB 244-311



- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ✕ RAILROAD SPIKE SET
  - ✕ RAILROAD SPIKE FOUND
  - ▲ SPIKE LOCATED - NOT EXC.
  - ♂ MAG NAIL SET
  - ⊙ STUMP OF 4" STEEL POST
  - 4" STEEL PIPE F.P.
  - △ CALCULATED CORNER
  - BIPF = BENT I.P.F.
  - ✕ MAG NAIL FOUND, PK FOUND
  - SMALL STONE FOUND (NO CROSS)
  - 5-6" YELLOW LIMESTONE
  - WI CROSS ACROSS TOP FOUND



APPROVED SUBJECT TO ZONING APPROVAL  
 BY: *[Signature]* #3470  
 DATE: 3/22/24  
 MIAMI COUNTY GENERAL HEALTH DEPARTMENT

NOTE: LINE 'A'-'B'-'C' N 86°-04' E BRG. FROM LND. 25-46 (1973) "ORIG. E" CHANGED BY STONE FOUND @ 'D' IN LAND 41-180 & USED IN LAND 51-188 REVISED SECTION & ROAD E / S. LINE SECTION 22 TO 586°-04'-56" W AS USED ABOVE.  
 'B' RRSS OVER DEEP RRSS @ S.E. COR. LND 25-46  
 'C' LOC. OF SPIKE ON 1963 LOT 8-196

SURVEY OF 52.9384 ACRES FOR BUCKNECK FARMS, LLC AT 5669 BUCKNECK ROAD BRADFORD, OHIO - HOUSE & BUILDINGS ON 5.0002 AC. TRACT-4, 47.9382 AC. VACANT FARM LAND  
*Steven D Luffel* 1-28-2024  
 STEVEN D. LEFFEL  
 PROFESSIONAL SURVEYOR NO. 6660  
 1155 CLOVERDALE DRIVE  
 TROY, OH 45373 937-339-9573

PEARL ST. - NKA HESS ST.

N.E. D.B. 241-291 ET AL  
S. R/W PEARL ST  
579°05'18"E

REC. 1-374  
OL 27  
DETAIL - NTS - SEE SHT. 4 OF 4

D.B. 124-306 (1904)  
OL 26

R.V. RECK

FORMER RR R/W

S 79°42'26"E

FORMER RR R/W 944.11

LND. 40-98

MIAMI COUNTY PARK DISTRICT  
FKA OL 35- REC. 2-179

2024 OR - 02522  
23.916 AC. TO GREENVILLE FALLS - CLAYTON RD.  
LND. 40-143

1 1/2" TIE 26.01'  
576°59'E  
(PIPE 123'S  
OF RR R/W)

GT 336.75 TO R/W

FKA PT. OL 27

LOT 8-75

S. LINE LOT 8-75  
N. LINE LND 25-46

PLowed FIELD

4" IRON PIPE F.P. W/ BRACE

PINCH PIPE FOUND  
FLAT ON SURFACE -  
SET NEW IRON PIN

92.00

54°10'22"E

976.95

1421.82 GT TO E

54°10'22"E

444.87

489.61

5 86°04'56" W

444.87 FROM E

300' 54°10'22"E

730.99

ON E/SEC.  
LINE UPDATED

LND. 41-180  
5.124 AC.  
K.H. WILSON

TIE 1899.17

LND. 7-23, 34-89  
EDDIE CORNETT, TIMOTHY CORNETT,  
& TAMMY GARBER

5.358 AC.

BUCKNECK ROAD - 60' R/W &  
S. LINE SECTION 22 AS  
SHOWN ON LND. 49-86 & 41-180

1220.60 TOT. E FRONTAGE

40961 E

R/W

4" PIPE POST STUMP

5 86°04'56" W

FOUND DEEP RR SF PER LND. 25-46  
SET RR SF OVER DEEP ONE @ SURFACE

2.0 AC.

LND. 6-183  
LAYMAN

0.38' ON R/W EXT.S.

FORMER LINE BETWEEN OL 27 & OL 29  
BRADFORD 1926 REC. 3-121  
DETACHED FROM

RICHARD L. & NORMA J.  
HOLSINGER, TRUSTEES

FKA OL 29 - REC. 2-179  
DETACHED REC. 3-121

LND 4-163  
LND 6-72  
12.928 AC.

LND 13-57

LND 29-52

LEGEND ON SHEET 1 OF 4.

SCALE: 1" = 100'

0 100 200 300

SEC. 22  
(SEE SHT. 1 OF 4)  
S.B. COR. - SEC. 22

LND. 7-66

TOTAL 1409.36'

TO SEC. COR.

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
SHEET 2 OF 4

LND 47-95  
LND 25-47

SEC. 27

30' 0" 40'

BIFF

LND 30-123,  
25-8,  
50-161

SEC. 23

SEE PAGE 1 OF 4

TRACT-4

BUCKNECK FARMS, LLC  
2018 OR - 03687

FKA OL 27 - REC. 2-179  
DETACHED REC. 3-121 (1926)  
FROM BRADFORD

TRACT-5

LND 25-46

LOT 8-75

FORMER RR R/W

MIAMI COUNTY PARK DISTRICT

NEWBERRY TOWNSHIP

22 SECTION

4 RANGE

9 TOWN

VOLUME 62 PAGE 138 - B

PEARL ST. - NKA HESS ST.

N.E. D.B. 241-291 ET AL

S. R/W PEARL ST

REC. 1-374

OL 27

DETAIL - NTS - SEE SHT. 4 OF 4

D.B. 124-306 (1904)

OL 26

R.V. RECK

FORMER RR R/W

S 79°42'26"E

FORMER RR R/W 944.11

LND. 40-98

MIAMI COUNTY PARK DISTRICT

FKA OL 35- REC. 2-179

2024 OR - 02522

23.916 AC. TO GREENVILLE FALLS - CLAYTON RD.

LND. 40-143

1 1/2" TIE 26.01'

576°59'E

(PIPE 123'S

OF RR R/W)

GT 336.75 TO R/W

FKA PT. OL 27

LOT 8-75

S. LINE LOT 8-75

N. LINE LND 25-46

PLowed FIELD

4" IRON PIPE F.P. W/ BRACE

92.00

54°10'22"E

976.95

1421.82 GT TO E

54°10'22"E

444.87

489.61

5 86°04'56" W

444.87 FROM E

300' 54°10'22"E

730.99

ON E/SEC.  
LINE UPDATED

LND. 41-180

5.124 AC.

K.H. WILSON

TIE 1899.17

LND. 7-23, 34-89

EDDIE CORNETT, TIMOTHY CORNETT,  
& TAMMY GARBER

5.358 AC.

BUCKNECK ROAD - 60' R/W &

S. LINE SECTION 22 AS

SHOWN ON LND. 49-86 & 41-180

1220.60 TOT. E FRONTAGE

40961 E

R/W

4" PIPE POST STUMP

5 86°04'56" W

FOUND DEEP RR SF PER LND. 25-46

SET RR SF OVER DEEP ONE @ SURFACE

2.0 AC.

LND. 6-183

LAYMAN

0.38' ON R/W EXT.S.

FORMER LINE BETWEEN OL 27 & OL 29

BRADFORD 1926 REC. 3-121

DETACHED FROM

RICHARD L. & NORMA J.

HOLSINGER, TRUSTEES

FKA OL 29 - REC. 2-179

DETACHED REC. 3-121

LND 4-163

LND 6-72

12.928 AC.

LND 13-57

LND 29-52

LEGEND ON SHEET 1 OF 4.

SCALE: 1" = 100'

0 100 200 300

SEC. 22

(SEE SHT. 1 OF 4)

S.B. COR. - SEC. 22

LND. 7-66

TOTAL 1409.36'

TO SEC. COR.

MIAMI COUNTY ENGINEER'S

RECORD OF LAND SURVEYS

SHEET 2 OF 4

LND 47-95

LND 25-47

SEC. 27

30' 0" 40'

BIFF

LND 30-123,

25-8,

50-161

SEC. 23

SEE PAGE 1 OF 4

TRACT-4

BUCKNECK FARMS, LLC

2018 OR - 03687

FKA OL 27 - REC. 2-179

DETACHED REC. 3-121 (1926)

FROM BRADFORD

TRACT-5

LND 25-46

LOT 8-75

FORMER RR R/W

MIAMI COUNTY PARK DISTRICT

NEWBERRY TOWNSHIP

22 SECTION

4 RANGE

9 TOWN

VOLUME 62 PAGE 138 - B

PEARL ST. - NKA HESS ST.

N.E. D.B. 241-291 ET AL

S. R/W PEARL ST

REC. 1-374

OL 27

DETAIL - NTS - SEE SHT. 4 OF 4

D.B. 124-306 (1904)

OL 26

R.V. RECK

FORMER RR R/W

S 79°42'26"E

FORMER RR R/W 944.11

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MIAMI COUNTY PARK DISTRICT

FKA OL 35- REC. 2-179

2024 OR - 02522

23.916 AC. TO GREENVILLE FALLS - CLAYTON RD.

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576°59'E

(PIPE 123'S

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GT 336.75 TO R/W

FKA PT. OL 27

LOT 8-75

S. LINE LOT 8-75

N. LINE LND 25-46

PLowed FIELD

4" IRON PIPE F.P. W/ BRACE

92.00

54°10'22"E

976.95

1421.82 GT TO E

54°10'22"E

444.87

489.61

5 86°04'56" W

444.87 FROM E

300' 54°10'22"E

730.99

ON E/SEC.  
LINE UPDATED

LND. 41-180

5.124 AC.

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TIE 1899.17

LND. 7-23, 34-89

EDDIE CORNETT, TIMOTHY CORNETT,  
& TAMMY GARBER

5.358 AC.

BUCKNECK ROAD - 60' R/W &

S. LINE SECTION 22 AS

SHOWN ON LND. 49-86 & 41-180

1220.60 TOT. E FRONTAGE

40961 E

R/W

4" PIPE POST STUMP

5 86°04'56" W

FOUND DEEP RR SF PER LND. 25-46

SET RR SF OVER DEEP ONE @ SURFACE

2.0 AC.

LND. 6-183

LAYMAN

0.38' ON R/W EXT.S.

FORMER LINE BETWEEN OL 27 & OL 29

BRADFORD 1926 REC. 3-121

DETACHED FROM

RICHARD L. & NORMA J.

HOLSINGER, TRUSTEES

FKA OL 29 - REC. 2-179

DETACHED REC. 3-121

LND 4-163

LND 6-72

12.928 AC.

LND 13-57

LND 29-52

LEGEND ON SHEET 1 OF 4.

SCALE: 1" = 100'

0 100 200 300

SEC. 22

(SEE SHT. 1 OF 4)

S.B. COR. - SEC. 22

LND. 7-66

TOTAL 1409.36'

TO SEC. COR.

MIAMI COUNTY ENGINEER'S

RECORD OF LAND SURVEYS

SHEET 2 OF 4

LND 47-95

LND 25-47

SEC. 27

30' 0" 40'

BIFF

LND 30-123,

25-8,

50-161

SEC. 23

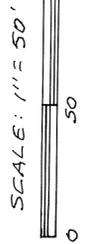
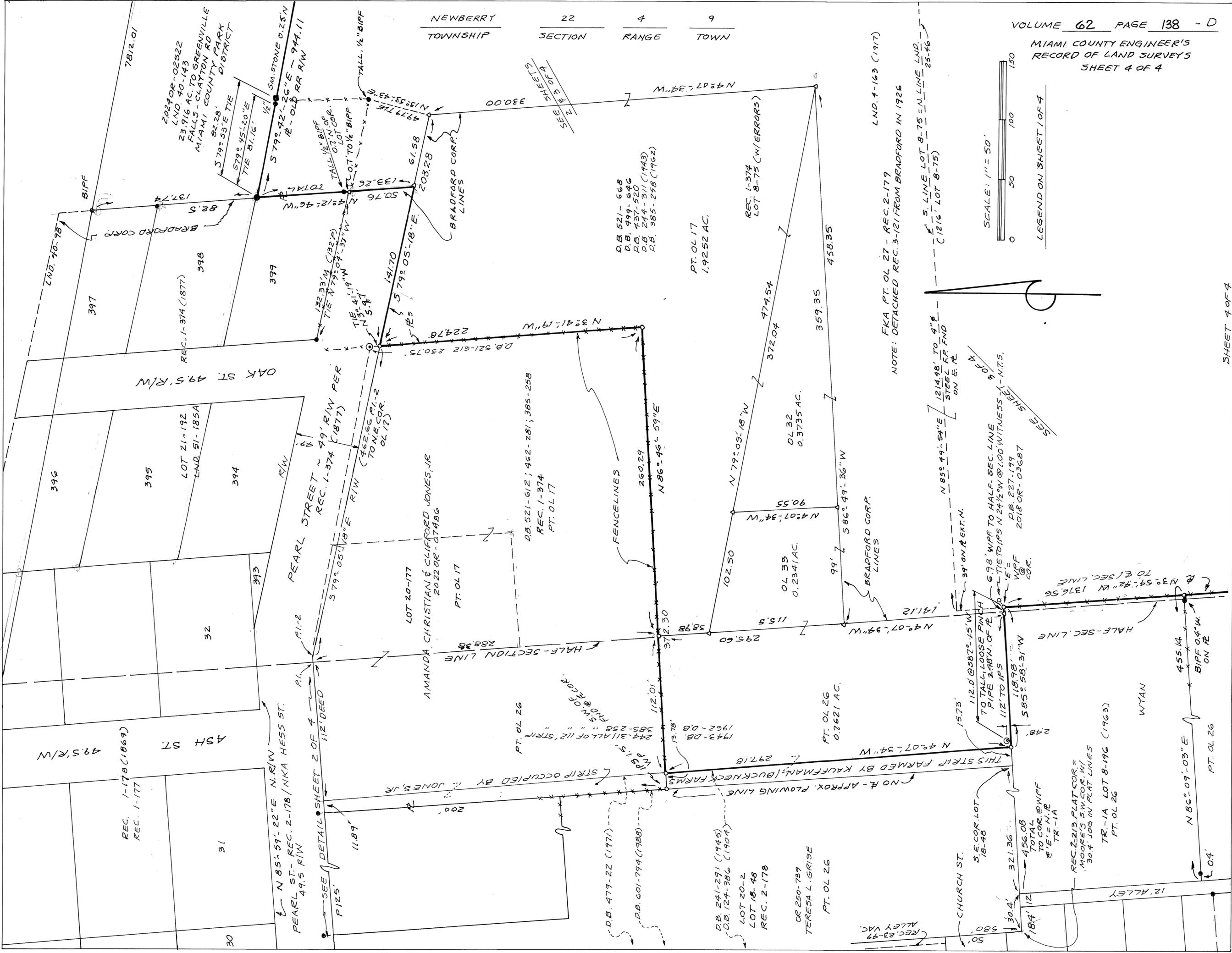
SEE PAGE 1 OF 4

TRACT-4

BUCKNECK FARMS, LLC

2018 OR - 03687





LEGEND ON SHEET 1 OF 4

NOTE: DETACHED REC. 3-121 FROM BRADFORD IN 1926

REC. 1-177  
REC. 1-178 (1869)

ASH ST.  
49.5' R/W

PEARL ST. - REC. 2-178 / NKA HESS ST.  
49.5' R/W

SEE DETAIL SHEET 2 OF 4  
PIZS'

STRIP OCCUPIED BY JONES, JR.  
W.P.S. 112' DEED

PT. OL 26  
1943-D.B. 385-258  
244-311 ALL OF 112' STRIP  
END @ R.COR.

D.B. 479-22 (1977)  
D.B. 601-794 (1988)

D.B. 241-291 (1945)  
D.B. 124-386 (1904)  
LOT 20-2  
LOT 18-48  
REC. 2-178

OR 250-759  
TERESA L. GRISSE  
PT. OL 26

REC. 23-49  
ALLEY VAC.

CHURCH ST.  
S.E. COR. LOT 18-48  
TOTAL 456.08  
TO COR. @ WFF @ 'E' = N.R. TR.-1A

REC. 2213 PLAT COR. = MOORE'S SW. COR. W/ 30.4' JOG IN PLAT LINES @ 'E' = N.R. TR.-1A

TR.-1A LOT 8-196 (1963)  
PT. OL 26

WTAN

N 86° 09' 03" E  
BIFF 04' W. ON R.  
PT. OL 26

D.B. 521-612; 462-281; 385-258  
REC. 1-374  
PT. OL 17

AMANDA CHRISTIAN & CLIFFORD JONES, JR.  
2022 OR - 07486  
PT. OL 17

PEARL STREET ~ 49' R/W PER REC. 1-374 (1877)

OAK ST 49.5' R/W

LOT 21-192  
LND 51-185A

395

394

396

397

398

399

D.B. 521-668  
D.B. 499-646  
D.B. 437-520  
D.B. 244-311 (1943)  
D.B. 385-258 (1962)

PT. OL 17  
1,925.2 AC.

REC. 1-374  
LOT 8-75 (W/ERRORS)

OL 32  
0.3735 AC.

OL 33  
0.2341 AC.

PT. OL 26  
0.7621 AC.

BRADFORD CORP.  
LINES

LND. 4-163 (1917)

1214.98' TO 4" STEEL PIPE END ON E. R.

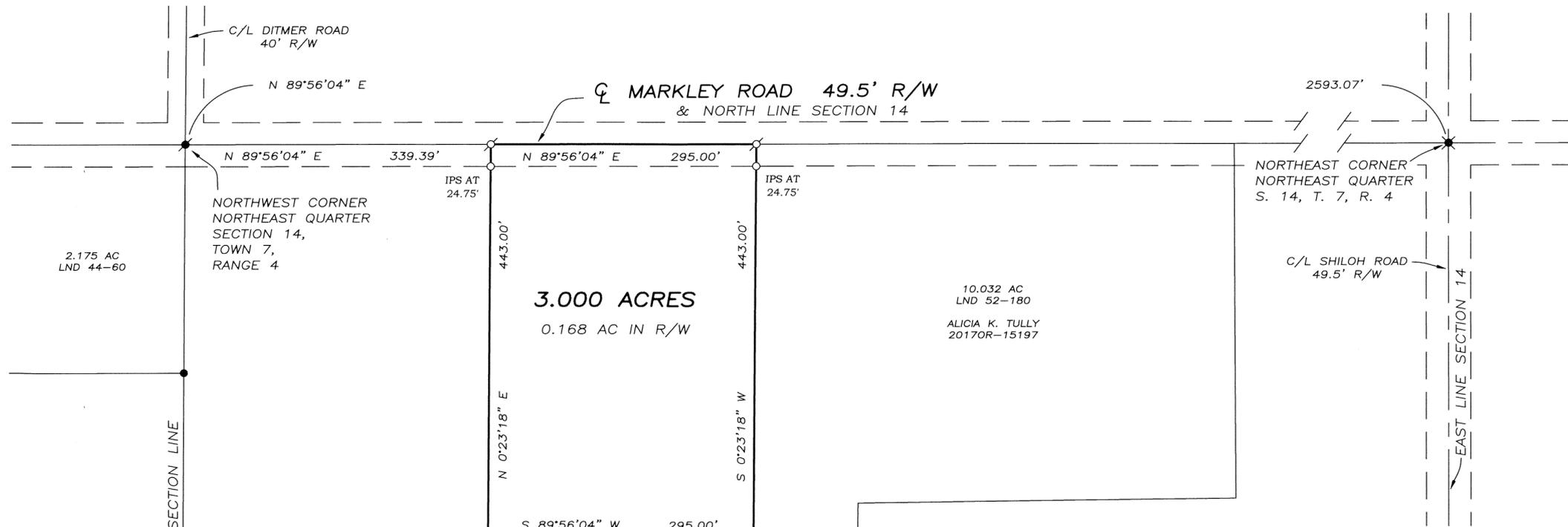
6.98' W/PF TO HALF-SEC. LINE TIE TO IPS N 24 1/2' W @ 1.00 WITNESS 1 - N.T.S. WFF D.B. 227-199 2018 OR - 03697 COR.

N 3° 59' 42" W 1376.56 TO E 1/2 SEC. LINE

12' ALLEY

UNION TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 14, TOWN 7, RANGE 4  
NORTHEAST QUARTER

VOLUME 62 PAGE 139  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



**REFERENCES**  
**RECORDS USED TO PREPARE SURVEY:**  
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 20, PAGE 191  
VOLUME 20, PAGE 192  
VOLUME 44, PAGE 60  
VOLUME 50, PAGE 187  
VOLUME 52, PAGE 180  
MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON

**BASIS OF BEARING:**  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.

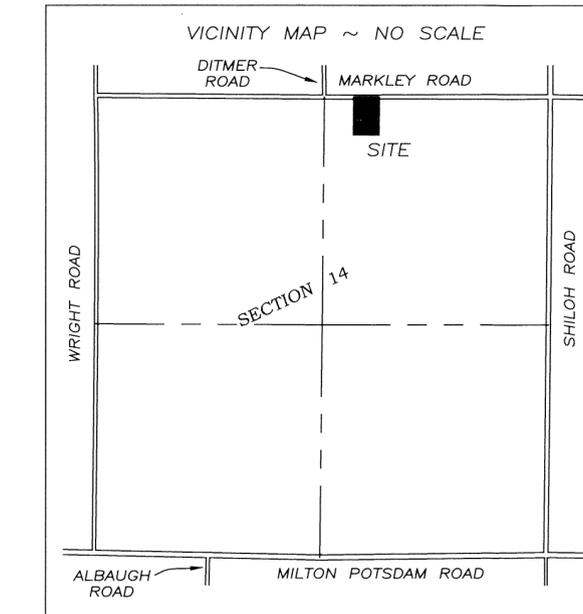
38.433 AC TOTAL  
- 3.000 AC  
35.433 AC REMAINING

38.433 AC  
LND 20-191

DONNA L. EVANS  
2022OR-14571  
2022OR-17082 TOD

JAMES S. HOUSE  
2022OR-14571  
2022OR-17084 TOD

JOSEPH A. HOUSE  
2022OR-14571  
2022OR-17083 TOD

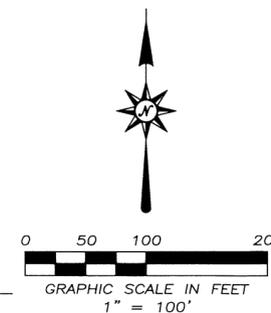


CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelshamp PE, PS  
MIAMI COUNTY ENGINEER  
Deke Casal 02/27/2024  
DEPUTY DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
3/22/2024  
DATE  
Jacques Bennett  
SECRETARY

APPROVED  
SUBJECT TO ZONING APPROVAL  
BY [Signature] #3470  
DATE 2/27/24  
MIAMI COUNTY  
GENERAL HEALTH DEPT.

- LEGEND**
- CAPPED IRON PIN SET
  - ∅ MAG NAIL SET
  - IRON PIN FOUND
  - ⊗ MAG NAIL FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ▲ CONCRETE POST FOUND



CONCRETE POST IS  
1.5' NORTH OF IPP

DECEMBER 28, 2023 SURVEY OF 3.000 ACRES FOR THE HOUSE & EVANS FAMILIES IN MIAMI COUNTY, OHIO

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



BROWN TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 33, TOWN 2, RANGE 12  
NORTHEAST QUARTER

VOLUME 62 PAGE 141  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

MIAMI SHELBY ROAD 60' R/W  
& NORTH LINE SECTION 33  
SHELBY COUNTY

MIAMI COUNTY

NORTHWEST CORNER  
NORTHEAST QUARTER  
SECTION 33,  
TOWN 2,  
RANGE 12

1.229 AC  
LND 26-97

NORTHEAST CORNER  
NORTHEAST QUARTER  
SECTION 33,  
TOWN 2,  
RANGE 12

6.107 AC  
LND 37-18

73.269 AC  
LND 50-195  
RCS REAL ESTATE, LLC  
2015OR-15755

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- PIPE FOUND
- ⊘ MAG NAIL SET
- ⊘ MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- IRON PIN IN MONUMENT BOX FOUND

REFERENCES

RECORDS USED TO PREPARE  
SURVEY:

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 12, PAGE 152  
VOLUME 14, PAGE 84  
VOLUME 27, PAGE 192  
VOLUME 33, PAGE 42  
VOLUME 50, PAGE 103  
VOLUME 50, PAGE 195  
VOLUME 52, PAGE 40  
VOLUME 61, PAGE 59

MIAMI COUNTY RECORDER'S  
RECORDS:

DEED BOOK 581, PAGE 224  
DEED BOOK 629, PAGE 779  
DEEDS AS SHOWN HEREON

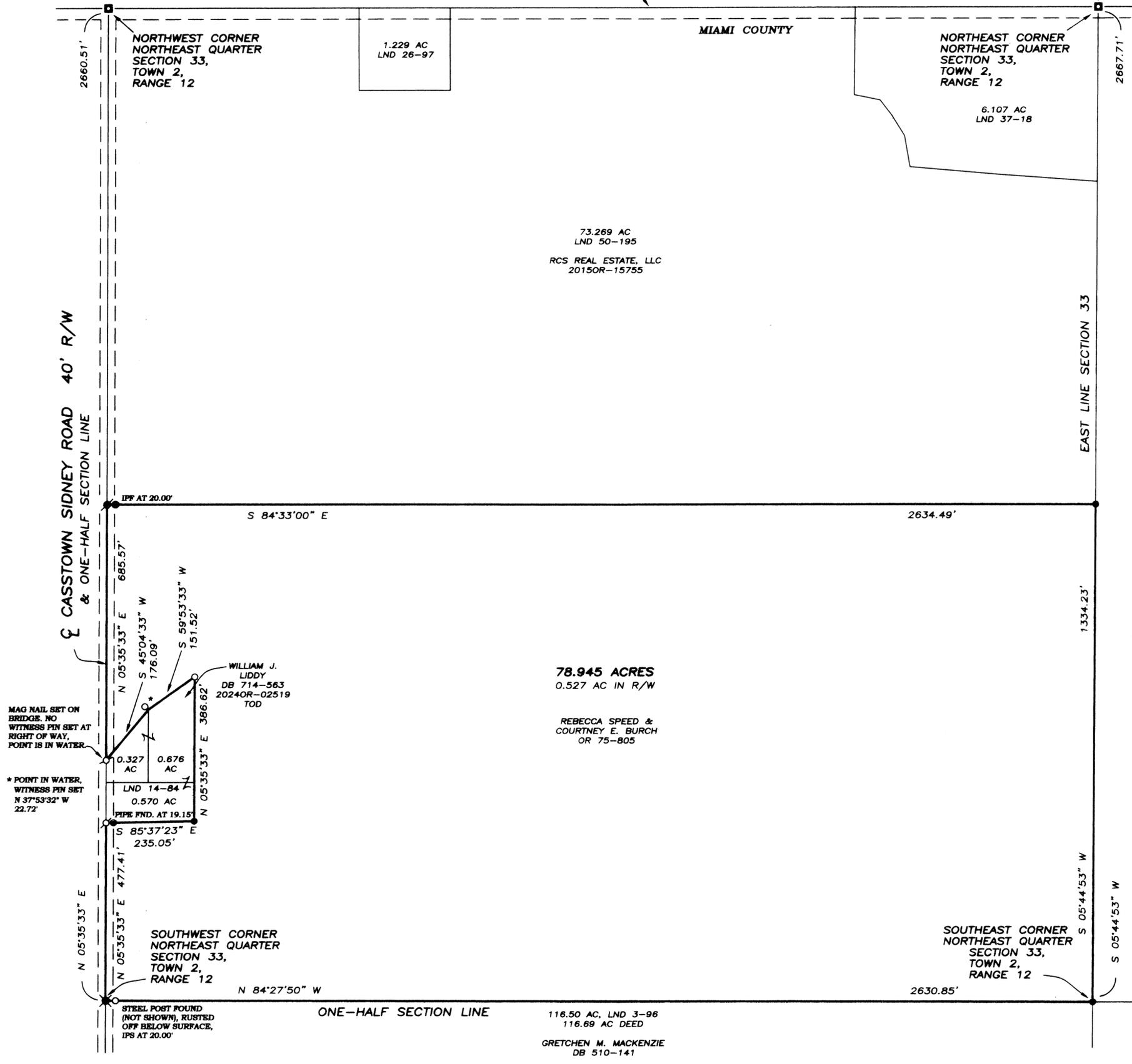
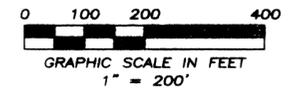
BASIS OF BEARINGS  
BEARINGS ARE BASED ON THE OHIO  
DEPARTMENT OF TRANSPORTATION  
V.R.S., NAD 1983 (2011 ADJ.) OHIO  
STATE PLANE SOUTH ZONE 3402.

33.2412 AC  
LND 50-103  
MDV FARMS, LLC  
2022OR-11130

78.945 ACRES  
0.527 AC IN R/W

REBECCA SPEED &  
COURTNEY E. BURCH  
OR 75-805

WILLIAM J.  
LIDDY  
DB 714-563  
2024OR-02519  
TOD



MARCH 26, 2024	SURVEY FOR THE SPEED FAMILY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

LND. 34-5  
LND. 30-88  
LND. 26-165

QUADA GRAY  
2.929 AC.

HARVEST LAND  
CO-OP INC.  
1.512 AC.  
LND. 26-165  
LND. 20-108

STAUNTON  
TOWNSHIP  
1  
TOWN  
11  
RANGE  
13, 19, 20  
SECTIONS

VOLUME 62 PAGE 142 - A  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
SHEET 1 OF 5

ELDEAN ROAD - ORIG. 40' R/W

SEE DETAIL BELOW  
MATCH &

DANIEL L. DALTON  
3.972 AC. TOTAL

LND. 8-40

LND. 7-1 - SEC. LINE LOCATION  
ERROR (1947)

W. END SEC. LINE ESTABLISHED  
PER ELDEAN RELOCATION & QTR. COR. LOC.  
REC. 8-121 (ROAD 8-60)

LND. 7-1 (SEC. LINE LOC.  
IN ERROR)

PART TRACT C  
SEC. 20  
TOTAL 6.8670 AC.  
R/W 0.2530 AC.  
NET 6.6140 AC.

WEST FIELD  
SEE AREAS ON  
SHEET 4 OF 5

LND. 19-67  
LND. 33-150

HARTZELL, ETAL

BIPE N 11 1/2° W  
@ 0.2'  
FROM TRUE COR.

LND. 31-122  
LND. 44-72

D. F.V.  
STAGER

LND. 34-5, 30-88

STAGER, ETAL

FARVER ROAD - 40' R/W

D. APPLE, TR.

LND. 33-150

ELDEAN ROAD  
& RELOCATED  
ROAD 8-60/REC. 8-131

S. APPLE, TR.  
LND. 33-150

SEC. LINE @ E PER LND. 19-67 (CALC'D)

SECTION LINE

SEC. 19

DETAIL  
SCALE: 1" = 200'

SEC. 20

N 84° 12' 56" W TO N.E. SEC. COR. SEC. 19 / S.E. COR. SEC. 20

SHEET 1 OF 5

1362.95

187.83

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SCALE: 1" = 100'



LEGEND ON SHEET 3 OF 5

SECTION  
LINE

10447

1390.31

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STAUNTON  
TOWNSHIP

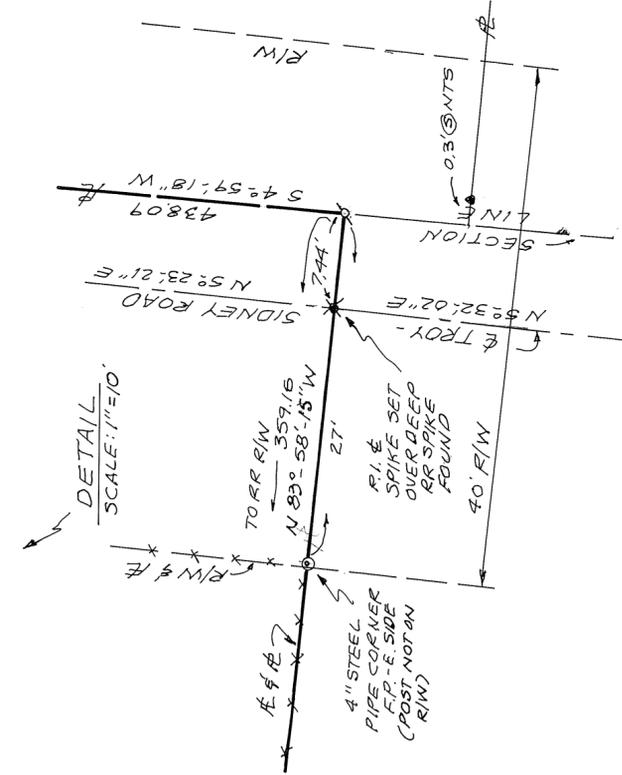
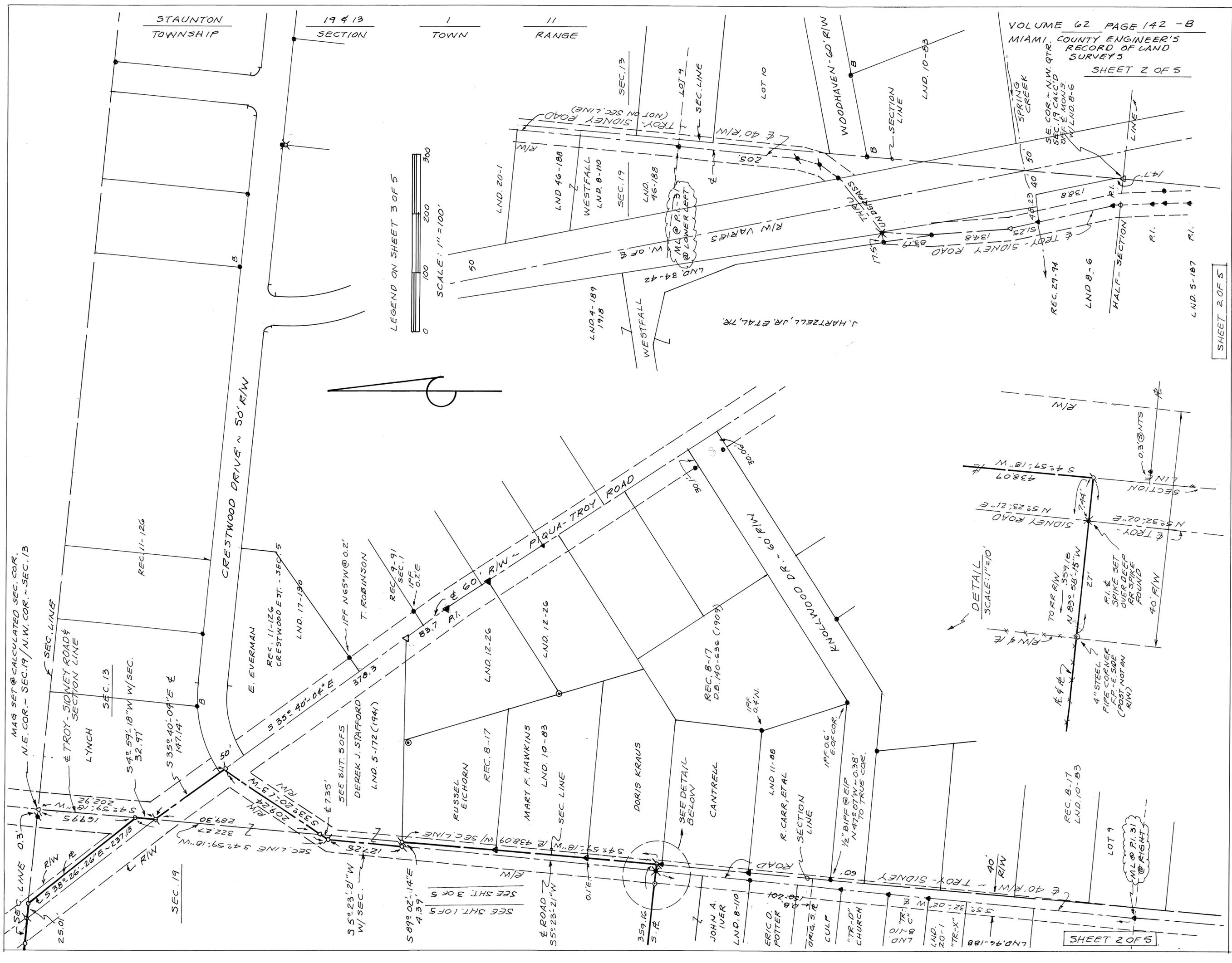
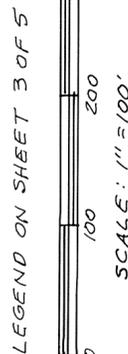
19 & 13  
SECTION

TOWN RANGE

VOLUME 62 PAGE 142 - B

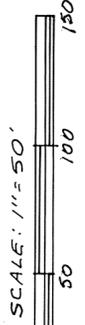
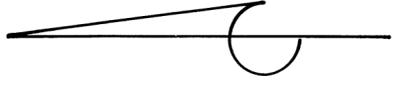
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND  
SURVEYS

SHEET 2 OF 5



SHEET 2 OF 5

SHEET 2 OF 5



LEGEND ON SHEET 3 OF 5

MAG SET AT CALCD SEC. CORNER  
S.E. COR. ~ SEC. 20, T-1, R-11 (FRAC.)  
N.E. COR. ~ SEC. 19, T-1, R-11 (FRAC.)  
N.W. COR. ~ SEC. 13, T-1, R-11

SEC. LINE  
N. R. CRESTWOOD EST. - SEC. 5

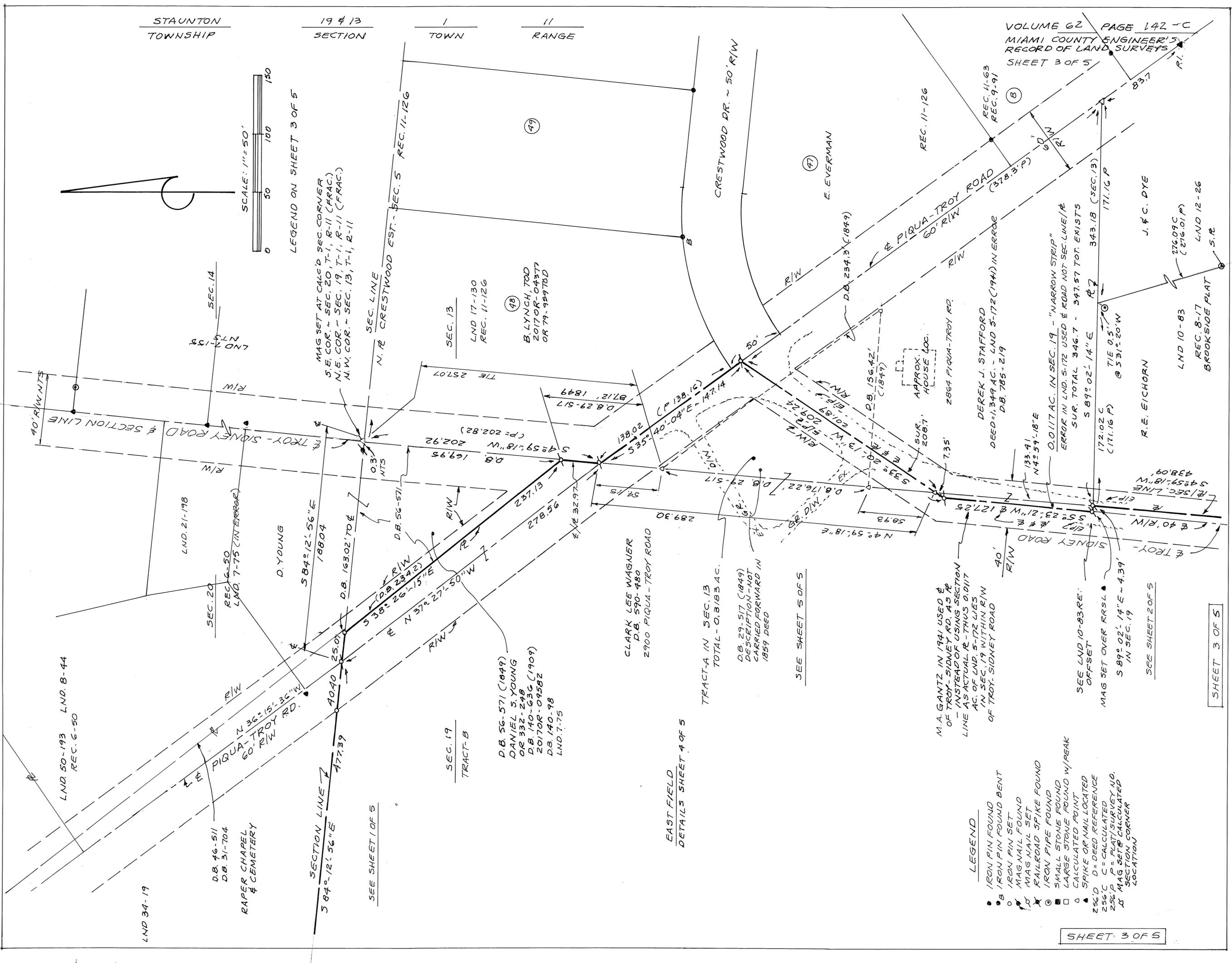
SEC. 19  
TRACT-B

EAST FIELD  
DETAILS SHEET 4 OF 5

SEE SHEET 5 OF 5

LEGEND

- IRON PIN FOUND
- IRON PIN FOUND BENT
- ⊙ MAG NAIL FOUND
- ⊙ MAG NAIL SET
- ⊙ RAILROAD SPIKE FOUND
- ⊙ IRON PIPE FOUND
- ⊙ SMALL STONE FOUND
- ⊙ LARGE STONE FOUND W/PEAK
- ⊙ CALCULATED POINT
- SPIKE OR NAIL LOCATED
- 256'D D = DEED REFERENCE
- 256'C C = CALCULATED
- 256'P P = PLAT SURVEY NO.
- ⊙ MAG SET CALCULATED LOCATION CORNER



LND 34-19

LND 50-193 REC. 6-50  
LND 8-44 REC. 6-50

D.B. 46-511  
D.B. 31-704

RAPER CHAPEL  
& CEMETERY

SECTION LINE  
S 84° 12' 56" E

SEE SHEET 1 OF 5

LND 21-198

SEC. 20  
REC. 6-50  
LND 7-75 (INTERR)

D. YOUNG

S 84° 12' 56" E  
1880.4

D.B. 163.02 TO E

D.B. 56-571

D.B. 234.2

D.B. 27-517

D.B. 176.22

D.B. 29-517

D.B. 156.42

D.B. 234.2

CLARK LEE WAGNER  
2900 PIQUA-TROY ROAD

TRACT-A IN SEC. 13  
TOTAL - 0.3183 AC.

D.B. 29-517 (1849)  
DESCRIPTION - NOT  
CARRIED FORWARD IN  
1859 DEED

D.B. 56-571 (1849)  
DANIEL S. YOUNG  
OR 332-248  
D.B. 140-656 (1909)  
2017OR-09582  
D.B. 140-98  
LND. 7-75

M.A. GANTZ IN 1941 USED E  
OF TROY-SIDNEY RD. AS R  
- INSTEAD OF USING SECTION  
LINE AS ACTUAL R - THUS 0.0117  
AC. OF LND. 5-172 LIES  
IN SEC. 19 WITHIN R/W  
OF TROY-SIDNEY ROAD

SEE LND 10-83 RE.  
OFFSET  
MAG SET OVER RRSL  
S 89° 02' 14" E ~ 4.39'  
IN SEC. 19  
SEE SHEET 2 OF 5

SEE SHEET 2 OF 5

SEC. 13

LND 17-130  
REC. 11-126

(48)

B. LYNCH TODD  
2017OR-04377  
OR 79-99970D

SEC. LINE  
N. R. CRESTWOOD EST. - SEC. 5

REC. 11-126

CRESTWOOD DR. ~ 50' R/W

E. EVERMAN

REC. 11-126

REC. 11-126

REC. 11-126

REC. 11-126

REC. 11-126

REC. 11-126

DEREK J. STAFFORD  
DEED=1,349 AC. - LND 5-172 (1941) IN ERROR  
D.B. 785-219

0.0117 AC. IN SEC. 19 - "NARROW STRIP"  
ERROR IN LND. 5-172 USED & ROAD NOT SEC. LINE/R  
SUR. TOTAL 346.7 - 347.57 TOT. EXISTS  
S 89° 02' 14" E 343.18 (SEC. 13)  
172.02 C (171.16 P) TIE 0.5' @ 531° 20' W

R.E. EICHORN

LND 10-83  
REC. 8-17  
BROOKSIDE PLAT

LND 12-26  
S.R.

J. F. C. DYE

276.09 C  
(276.01 P)

171.16 P

171.16 P

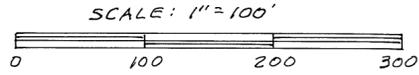
5438.09  
54859.18' W

STAUNTON TOWNSHIP

1 TOWN

19,13 SECTION  
11 RANGE

DALTON  
LND. 8-40  
LND. 7-1 SEC. LINE  
ERROR  
BIPF N 11 1/2° W @ 0.2'  
FROM TRUE CORNER

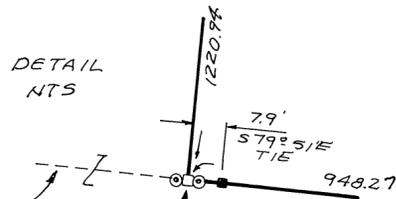


LEGEND ON SHEET 3 OF 5

DEEDS - WAGNER FARM

- D.B. 590-480 (1986) OTTIS WAGNER TO CLARK WAGNER SAME BASK DESCRIPTION SINCE 18
- D.B. 364-399 (1959) NINA WAGNER (DEC'D) TO OTTIS WAGNER
- D.B. 228-109 (1939) HAZEL BEAVERS WINTERS & HARRY WINTERS TO NINA WAGNER
- D.B. 249-50 (1936) MERTIE BEAVERS TO DAUGHTERS EDITH OAKES & HAZEL L. BEAVERS WINTER
- D.B. 249-49 (1936) FRED. BEAVERS TO WIFE MERTIE & TWO DAUGHTERS
- D.B. 160-509 (1918) MARY J. STEWART TO FREDERICK BEAVERS (ASSUMED MARY WAS WIDOW OR DAUG.)
- D.B. 36-178 (1859) CLARK E. STEWART & HANNAH, WIFE TO JOSIAH R. STEWART DESCRIPTION DID NOT INCLUDE 0.3183 AC. IN D.B. 29-517 MCCLUNG TO CLARK STEWART IN SECTION 13. 1856 HARDENBROOK ROAD EXTENSION (NKA TROY - SIDNEY ROAD) SURVEYED - ROUTED EAST OF WAGNERS' HOUSE, S. OF PIQUA-TROY ROAD, TO TROY - CASSTOWN PIKE AT ROSEHILL CEMETERY, ALSO NOT MENTIONED IN THIS DEED, NOR SINCE.

DETAIL NTS



FOUND CORNER STONE BURIED - PLACED LOOSE ROCKS OVER STONE - PLACED STEEL PIPE F.P. 0.3' E. OF STONE ON PL. & 2ND STEEL PIPE F.P. SET W. OF STONE

TIE TO SMALL STONE 7.9' @ 579° 51' E FROM COR. STONE LND. 4-189

TOTALS WEST FIELD - TRACT C

GRAND TOTAL AREA	29.8588 AC. TO &
SEC. 19	22.9918 AC.
SEC. 20	6.8670 AC.
R/W	0.2530 AC.
NET AREA	29.6058 AC.

WEST OF RR

GRAND TOTALS - WHOLE FARM

SEC. 13	0.3183 AC.	TRACT-A
SEC. 19	12.1669 AC.	TRACT-B
SEC. 19	22.9918 AC.	PT. TR-C
SEC. 20	6.8670 AC.	PT. TR-C
TOTAL	42.3440 AC.	
R/W SEC. 20	- 0.2530 AC.	
R/W SEC. 13 & 19	- 0.8303 AC.	
NET	41.2607 AC.	TOTAL

CLARK LEE WAGNER  
D.B. 590-480 (1986)

PT. TRACT C  
SEC. 19 - 22.9918 AC.

SEE SHEET 1 OF 5  
D.B. 31-704  
TIE N 84° 12' 56" W ON SEC. LINE  
VOLUME 62 PAGE 142 - 0  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS SHEET 4 OF 5

EAST FIELD - TRACT B  
SEC. 19 - 12.1669 AC.

TRACT-A  
SEC. 13  
0.3183 ACRE

12.4852 AC. TOTAL  
EAST FARM - TRACT-D  
COMBINED TRACTS A + B

E. OF RR R/W, SEC. 13 & 19  
FIELD, HOUSE, OUTBUILDINGS  
SEC. 19 - 12.1669 AC.  
SEC. 13 - 0.3183 AC.  
R/W - 0.8303 (SEC. 13 & 19)  
NET AREA - 11.6549 AC.  
EAST OF RR R/W

DEREK J. STAFFORD

BROOKSIDE PLAT  
RUSSEL E. EICHORN

MARY F. HAWKINS  
REC. B-17  
LND. 10-83

DORIS KRAUS

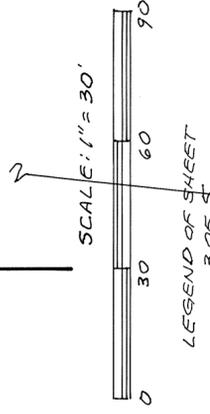
CANTRELL  
SEE SHEET 2 OF 5

R. CARR, ET AL  
LND. 11-88

KNOLLWOOD DR. - 60' R/W

D.B. 29-361 (1854)  
BROWN TO D&M

HARTZELL, ET AL  
LND. 4-189

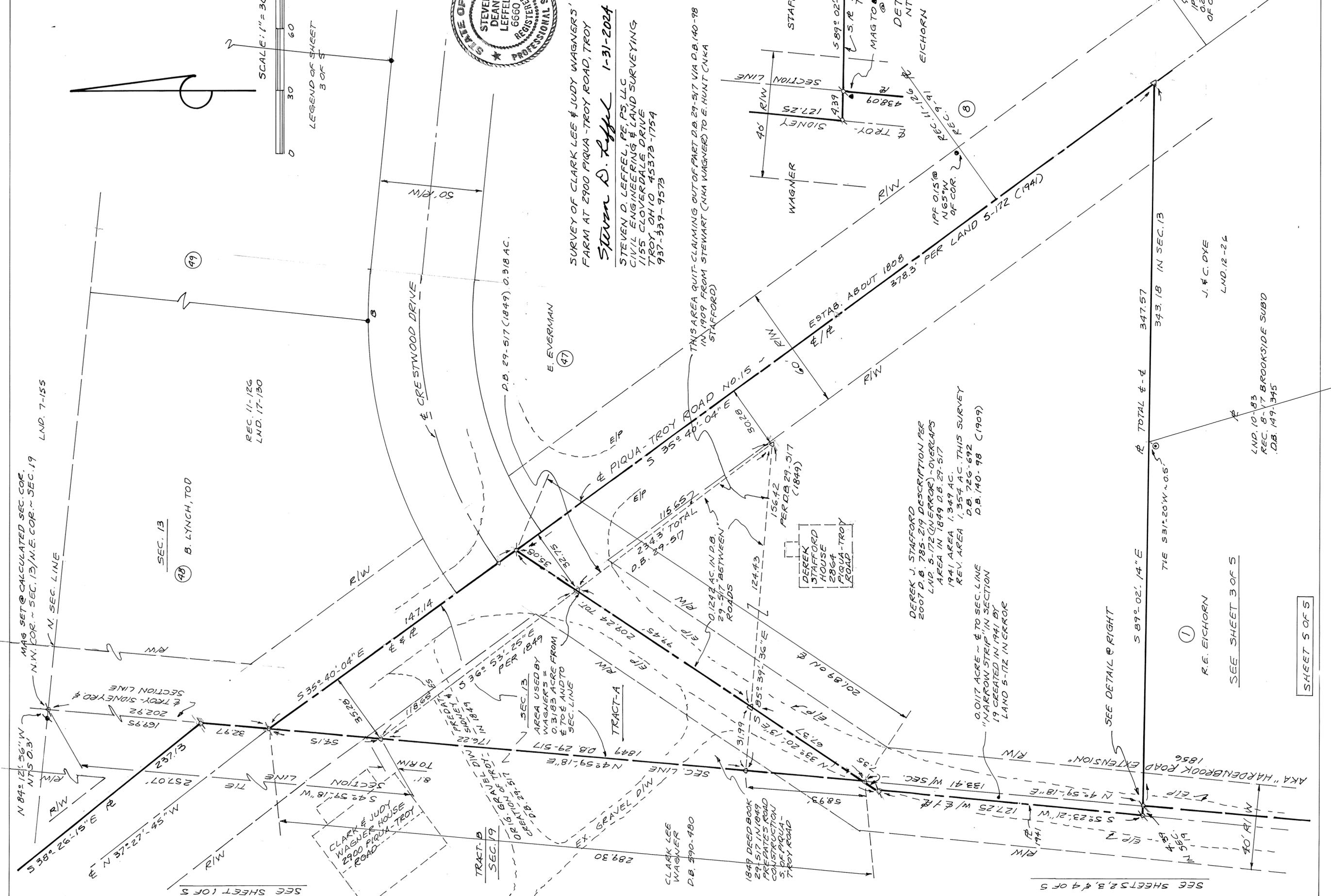


SURVEY OF CLARK LEE & JUDY WAGNERS' FARM AT 2900 PIQUA-TROY ROAD, TROY

Steven D. Lyffle 1-31-2024

STEVEN D. LEFFEL, PE, PS, LLC  
 CIVIL ENGINEERING & LAND SURVEYING  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45378-1754  
 937-339-9579

THIS AREA QUIT-CLAIMING OUT OF PART D.B. 29-517 VIA D.B. 140-78 IN 1909 FROM STEWART (NIKA WAGNER) TO E. HUNT (NIKA STAFFORD)



SEC. 13

(48) B. LYNCH, TOD

REC. 11-126  
 LND. 17-130

LND. 7-155

(47) E. EVERMAN

D.B. 29-517 (1849) 0.318 AC.

DEREK STAFFORD HOUSE  
 2864 PIQUA-TROY ROAD

DEREK J. STAFFORD  
 2007 D.B. 785-219 DESCRIPTION PER LMP 5-172 (N.E. ERROR) - OVERLAPS AREA IN 1849 D.B. 29-517  
 1941 AREA 1.349 AC.  
 REV. AREA 1.354 AC. THIS SURVEY D.B. 726-692 (1909)  
 D.B. 140-78 (1909)

0.017 ACRE ~ E TO SEC. LINE  
 "NARROW STRIP" IN SECTION 19 CREATED IN 1941 BY LAND 5-172 IN ERROR

SEE DETAIL @ RIGHT

(1) R.E. EICHORN

SEE SHEET 3 OF 5

SHEET 5 OF 5

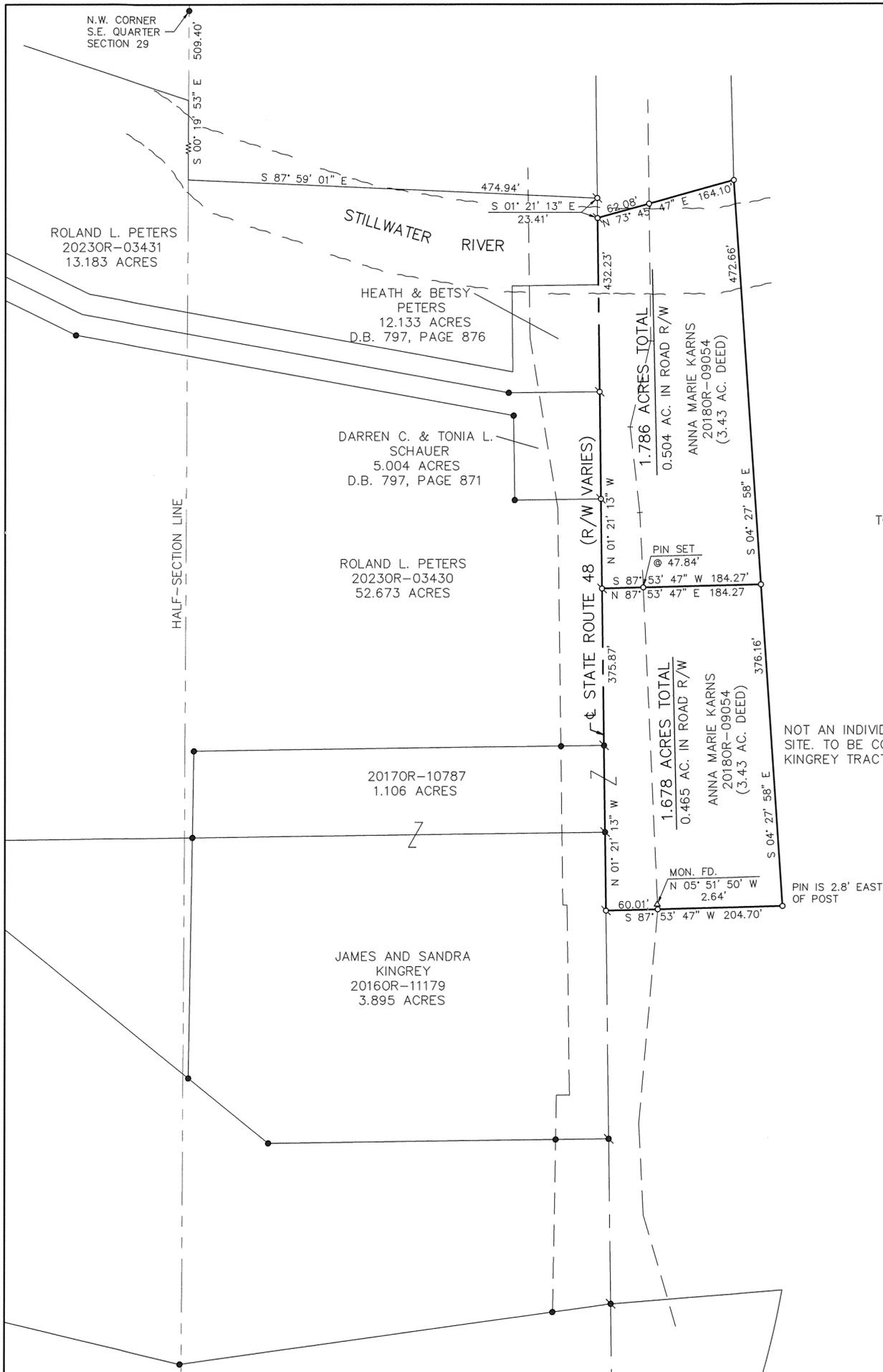
J. & C. DYE  
 LND. 12-26

LND. 10-83  
 REC. 8-7 BROOKSIDE SUBD  
 D.B. 149-345

TOTAL E-W 347.57  
 343.18 IN SEC. 13  
 THE 331° 20' W ~ 0.5' @

SEE SHEET 1 OF 5

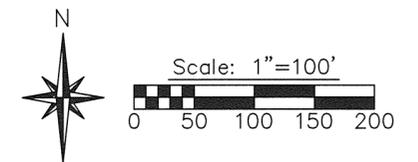
SEE SHEETS 2, 3, & 4 OF 5



7  
Town  
SE 1/4 - 29  
Section  
Miami  
County

5E  
Range  
Newton  
Township  
Ohio  
State

Volume 62 Page 143  
Miami County Engineer's  
Record of Land Surveys



- Legend**
- Iron pin found
  - ▲ Concrete highway monument found
  - ✕ Mag nail found
  - ⊗ Mag nail set
  - 5/8" ⌀ scapped iron pin set (COZATT, S6001)

- References**
- Vol. 05, PG. 93
  - Vol. 27, PG. 155
  - Vol. 39, PG. 153
  - Vol. 40, PG. 77
  - Vol. 41, PG. 102
  - Vol. 42, PG. 144
  - Vol. 49, PG. 155
  - Vol. 49, PG. 175
  - Vol. 51, PG. 65
  - Vol. 51, PG. 173
  - Vol. 55, PG. 134
  - Vol. 61, PG. 142
- Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**  
The bearings are based on the centerline of State Route 48, bearing, N 01° 21' 13" W, as found on Land Survey Volume 39, Page 153 of the Miami County Engineer's Record of Land Surveys.

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

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

Survey of 2 tracts for James Kingrey.

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

TOM WAGNER FAMILY LLC  
D.B. 763, PAGE 595  
276.321 ACRES

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

PIN IS 2.8' EAST OF POST

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

Notice is given to all parties:  
No additional building site is created by this conveyance:  
No structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Zoning Regulations of Miami County.  
1.678 Acre Tract

MIAMI COUNTY PLANNER  
CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp PE, PS  
MIAMI COUNTY ENGINEER  
Deputy: \_\_\_\_\_ DATE: 04/09/2024

APPROVED  
MIAMI COUNTY PLANNING COMMISSION  
Secretary: \_\_\_\_\_ DATE: 4/10/24

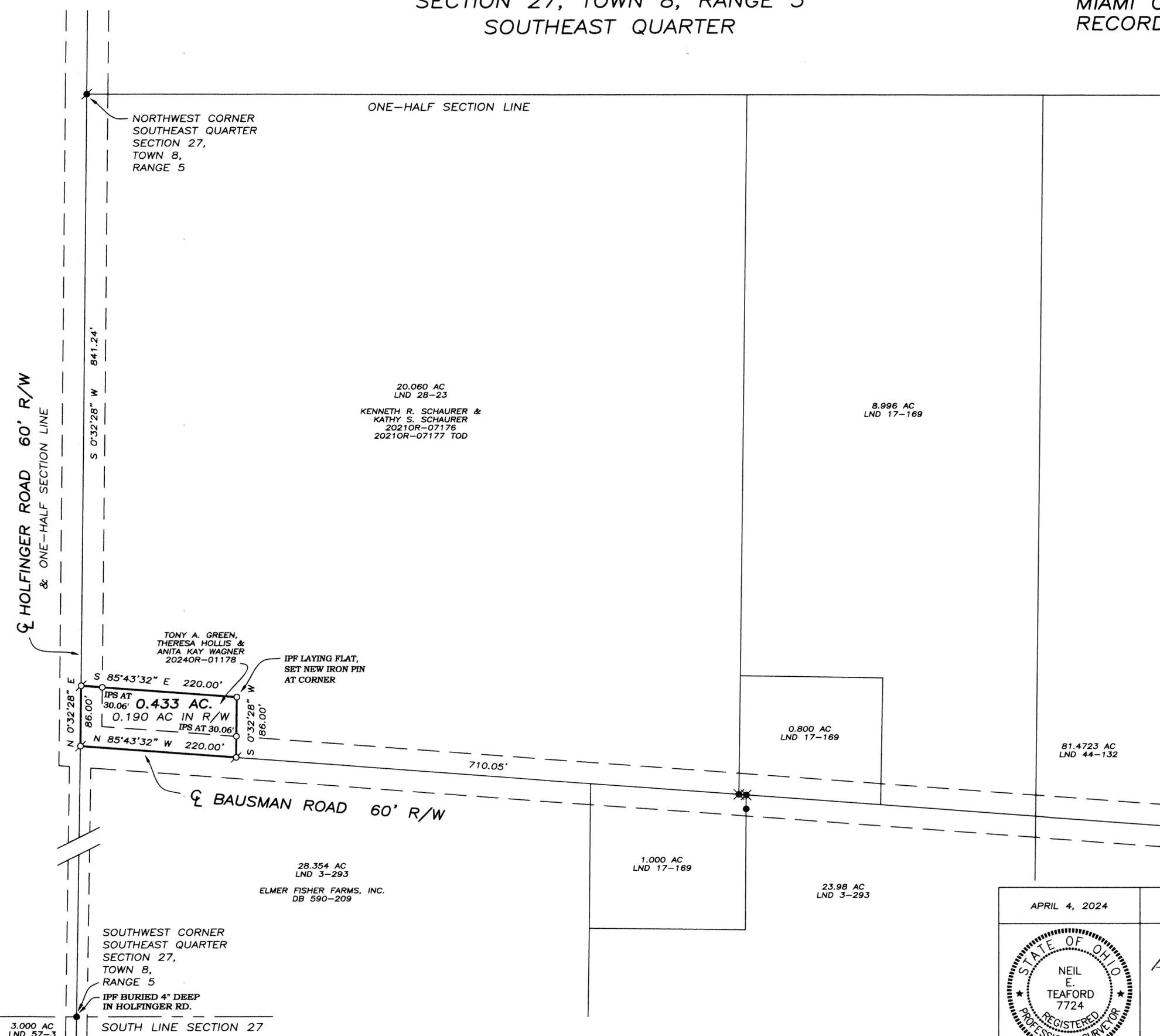


Michael W. Cozatt  
Michael W. Cozatt, P.S. #6001  
4/09/24  
Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 15423 Ph. (937) 339-2921

WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 27, TOWN 8, RANGE 5  
SOUTHEAST QUARTER

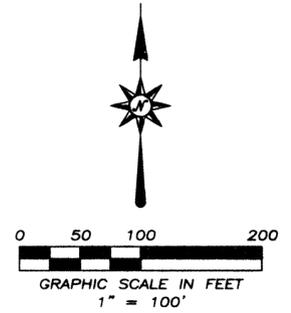
VOLUME 62 PAGE 144  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



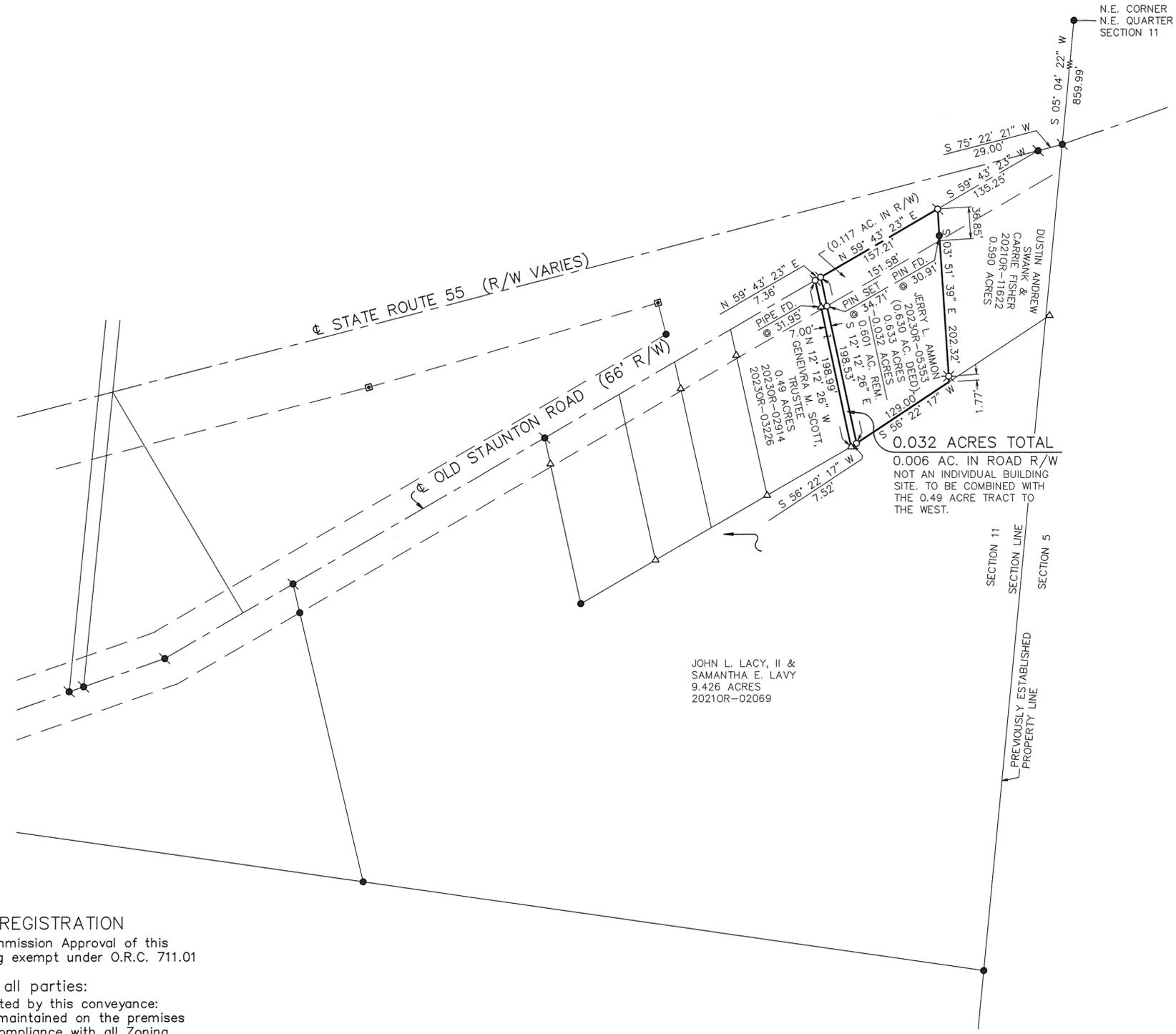
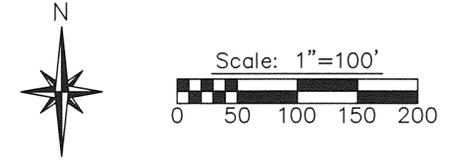
- LEGEND**
- CAPPED IRON PIN SET
  - ⊗ MAG NAIL SET OVER
  - ✱ RAILROAD SPIKE FOUND
  - IRON PIN FOUND
  - ⊗ MAG NAIL FOUND
  - ✱ RAILROAD SPIKE FOUND

**REFERENCES**  
RECORDS USED TO PREPARE SURVEY:  
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 17, PAGE 169  
VOLUME 28, PAGE 83  
VOLUME 44, PAGE 132  
VOLUME 45, PAGE 67  
VOLUME 57, PAGE 3  
MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON

**BASIS OF BEARING:**  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.



APRIL 4, 2024	SURVEY OF EXISTING TRACT FOR TONY GREEN IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. # 7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>



- Legend**
- Iron pin found
  - ⊙ Mag nail found
  - Concrete highway monument found
  - △ Iron pipe found
  - ⊗ Angle iron post found
  - ⊕ Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)
- References**
- Vol. 08, PG. 19
  - Vol. 29, PG. 177
  - Vol. 41, PG. 62
  - Vol. 41, PG. 118
  - Vol. 49, PG. 196
  - Vol. 56, PG. 156
  - Vol. 58, PG. 79
- Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**

The bearings are based on the centerline of Old Staunton N 59° 43' 23" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

Survey of 2 tracts for Geneivra Scott and Jerry Ammon.

**Surveyor's Certification**

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



*Michael W. Cozatt*      4/12/24  
Michael W. Cozatt, P.S. #6001      Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer      Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 03724      Ph. (937) 339-2921

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

Notice is given to all parties:  
No additional building site is created by this conveyance:  
No structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Zoning Regulations of Miami County.  
0.032 Acre Tract

*Darshan Bennett*  
MIAMI COUNTY PLANNER

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huelskamp PE, PS*  
MIAMI COUNTY ENGINEER

*Derek Lenz*      04/12/2024  
DEPUTY      DATE

**NOTE:**  
DUE TO BAD MATHEMATICAL CLOSURE OF THE 5 LOT EXCEPTION TO THE TARCEA TRACT, L.S.V. 8, PAGE 19 AND A LACK OF OTHER SUBSTANTIAL EVIDENCE FROM THE ORIGINAL SPLIT AND CONSIDERING THE EXISTING OCCUPATION LINES, THE EXISTING IRON PIPES AND PINS WERE HONORED TO CREATE THE PROPERTY LINES.

1  
Town

11 BTMRS  
Range

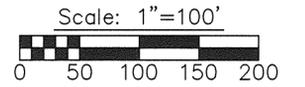
N.E. 1/4-  
Frac. 27  
Section

Staunton  
Township

Miami  
County

Ohio  
State

Volume 62 Page 146  
Miami County Engineer's  
Record of Land Surveys



Legend

- Iron pin found
- ✕ R.R. spike found
- Iron pin in monument box found
- ♣ Mag nail found
- △ Iron pipe found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 07, Pg. 48
  - Vol. 25, Pg. 75
  - Vol. 25, Pg. 157
  - Vol. 27, Pg. 109
  - Vol. 34, Pg. 117
  - Vol. 38, Pg. 127
  - Vol. 43, Pg. 34
  - Vol. 52, Pg. 130
  - Vol. 53, Pg. 165
  - Vol. 58, Pg. 105
- MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

Basis of Bearings

The bearings are based on the north line of Section 27 and the centerline of Peterson Road, bearing S 85° 18' 11" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, ODOT ORTN/CORS Network.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of 1.000 ac. for Donald & Raejean Hicks.

Surveyor's Certification

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

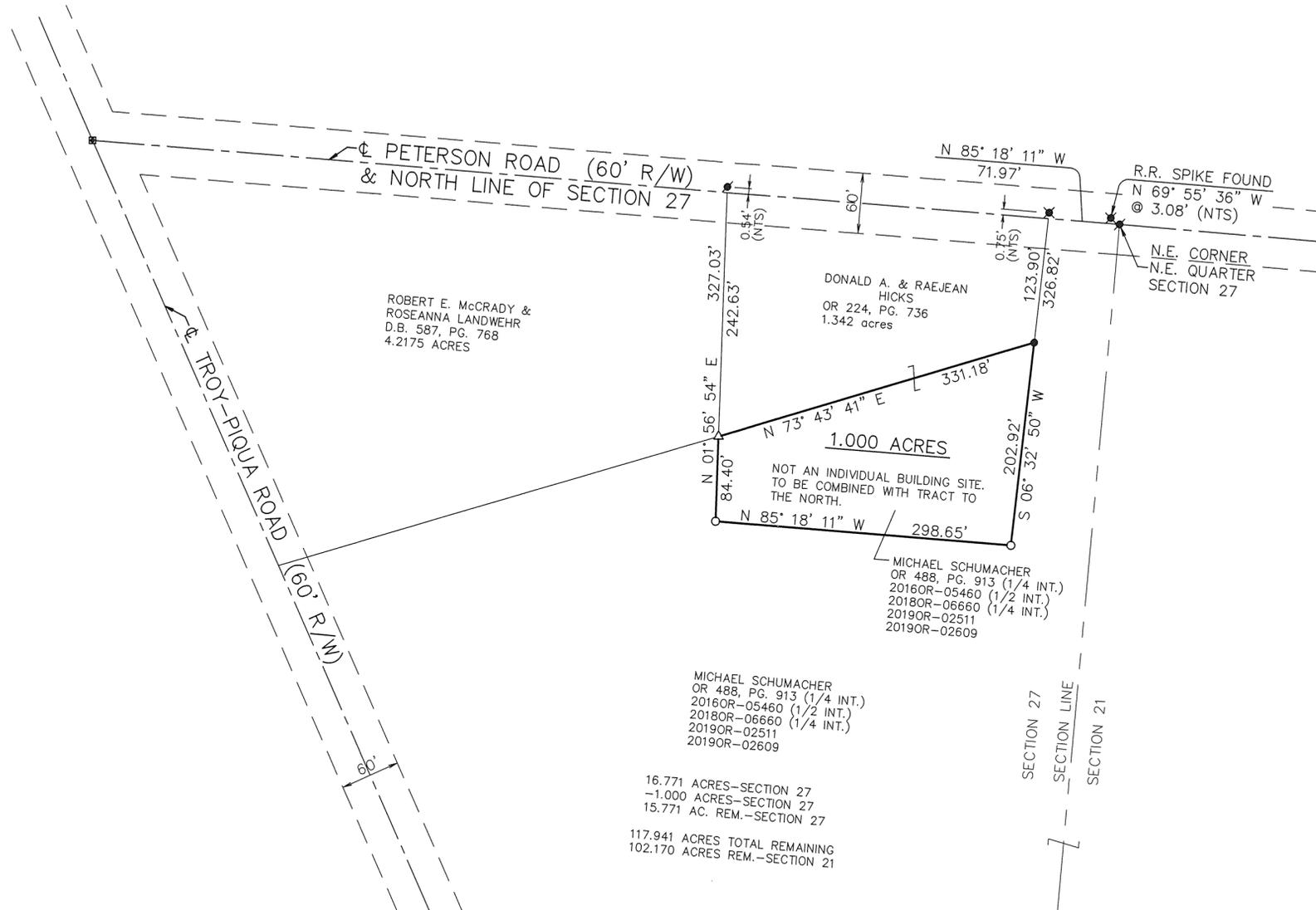


*Michael W. Cozatt*  
Michael W. Cozatt, P.S. #6001

*4/10/24*  
Date

PREPARED BY:

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 05824 Ph. (937) 339-2921



CERTIFICATION OF REGISTRATION

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

Notice is given to all parties:

No additional building site is created by this conveyance:  
No structure may be erected or maintained on the premises herein conveyed without further compliance with all Planning, Building and Zoning Regulations of Miami County.  
1.000 Acre Tract

*Jackson Bennett*  
MIAMI COUNTY PLANNER

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

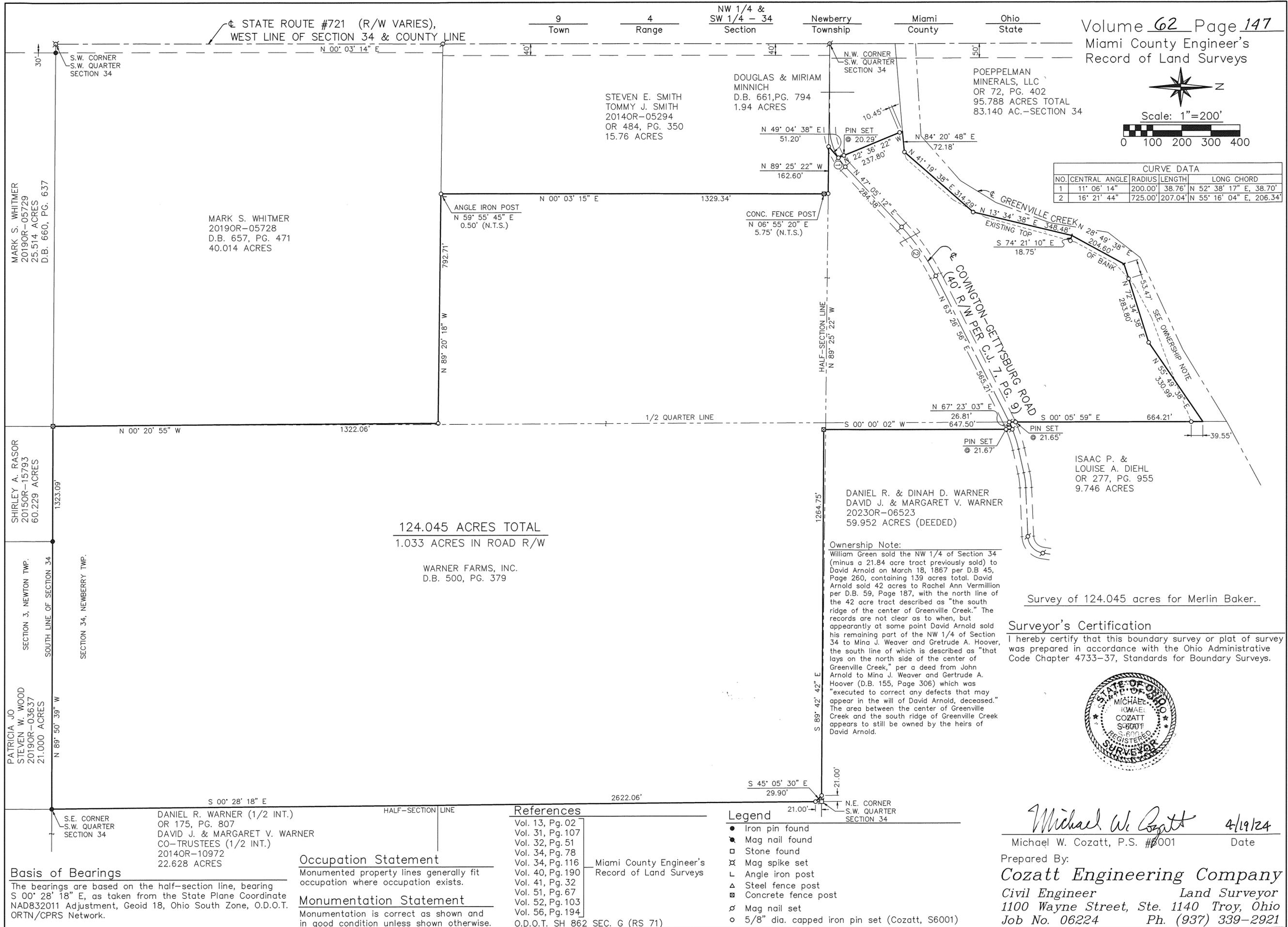
*Paul P. Huelskamp* PE, PS  
MIAMI COUNTY ENGINEER

*Drake Cozatt* DEPUTY  
*04/12/2024* DATE



Scale: 1"=200'  
0 100 200 300 400

CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	11° 06' 14"	200.00'	38.76'	N 52° 38' 17" E, 38.70'
2	16° 21' 44"	725.00'	207.04'	N 55° 16' 04" E, 206.34'



124.045 ACRES TOTAL  
1.033 ACRES IN ROAD R/W

WARNER FARMS, INC.  
D.B. 500, PG. 379

**Ownership Note:**  
William Green sold the NW 1/4 of Section 34 (minus a 21.84 acre tract previously sold) to David Arnold on March 18, 1867 per D.B. 45, Page 260, containing 139 acres total. David Arnold sold 42 acres to Rachel Ann Vermillion per D.B. 59, Page 187, with the north line of the 42 acre tract described as "the south ridge of the center of Greenville Creek." The records are not clear as to when, but apparently at some point David Arnold sold his remaining part of the NW 1/4 of Section 34 to Mina J. Weaver and Gertrude A. Hoover, the south line of which is described as "that lays on the north side of the center of Greenville Creek," per a deed from John Arnold to Mina J. Weaver and Gertrude A. Hoover (D.B. 155, Page 306) which was "executed to correct any defects that may appear in the will of David Arnold, deceased." The area between the center of Greenville Creek and the south ridge of Greenville Creek appears to still be owned by the heirs of David Arnold.

Survey of 124.045 acres for Merlin Baker.

**Surveyor's Certification**

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



*Michael W. Cozatt* 4/19/24  
Michael W. Cozatt, P.S. #6001 Date

Prepared By:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 06224 Ph. (937) 339-2921

**References**

- Vol. 13, Pg. 02
  - Vol. 31, Pg. 107
  - Vol. 32, Pg. 51
  - Vol. 34, Pg. 78
  - Vol. 34, Pg. 116
  - Vol. 40, Pg. 190
  - Vol. 41, Pg. 32
  - Vol. 51, Pg. 67
  - Vol. 52, Pg. 103
  - Vol. 56, Pg. 194
- Miami County Engineer's  
Record of Land Surveys  
O.D.O.T. SH 862 SEC. G (RS 71)

**Legend**

- Iron pin found
- Mag nail found
- Stone found
- ⊗ Mag spike set
- L Angle iron post
- ▲ Steel fence post
- ▣ Concrete fence post
- ⊘ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

**Basis of Bearings**

The bearings are based on the half-section line, bearing S 00° 28' 18" E, as taken from the State Plane Coordinate NAD832011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CPRS Network.

DANIEL R. WARNER (1/2 INT.)  
OR 175, PG. 807  
DAVID J. & MARGARET V. WARNER  
CO-TRUSTEES (1/2 INT.)  
2014OR-10972  
22.628 ACRES

CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART INLOT 1362

VOLUME 62 PAGE 148  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND

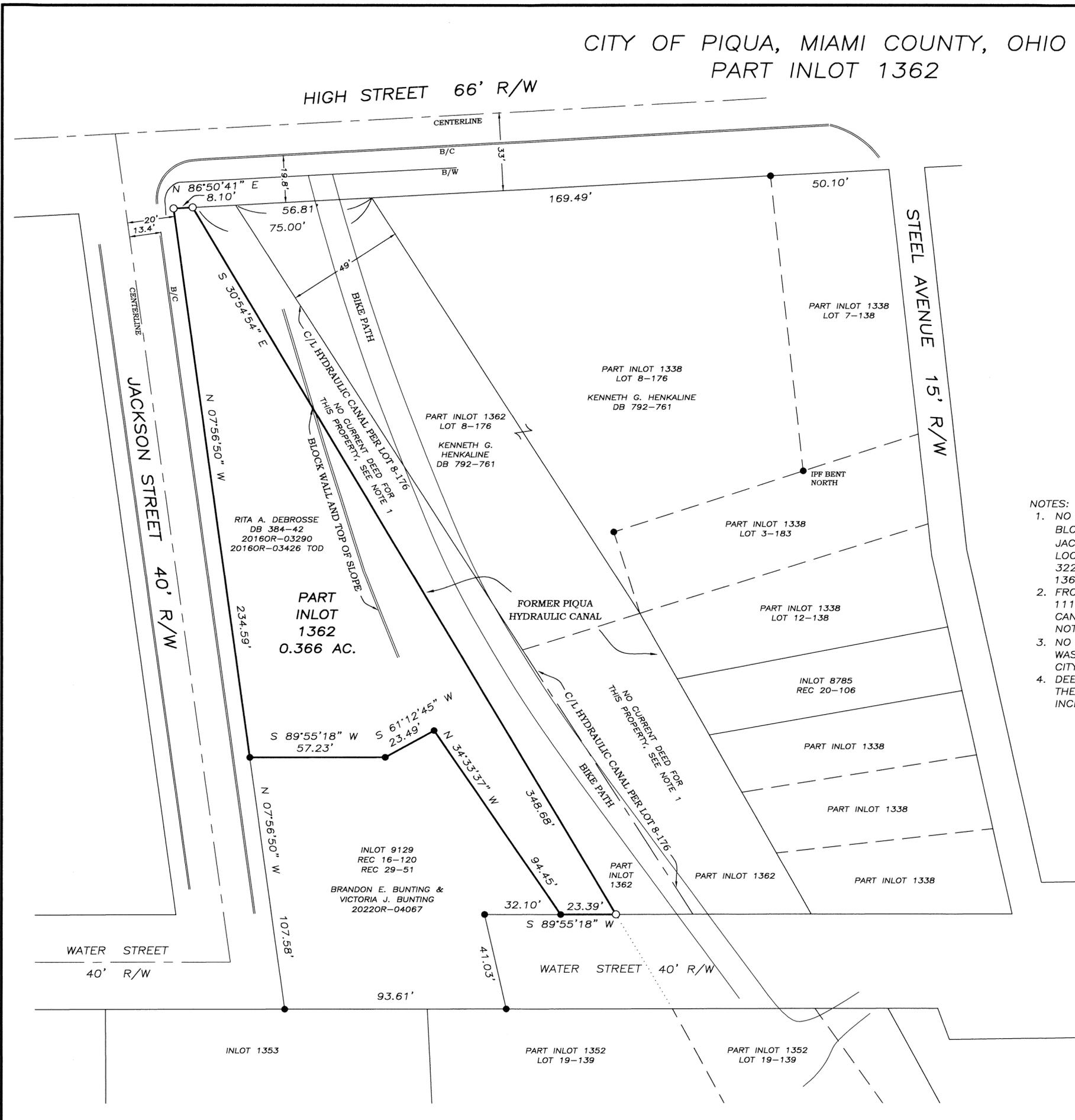
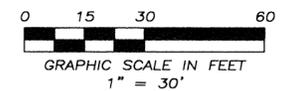
REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 1, PAGE 127, 128  
PLAT BOOK 1, PAGE 321, 322  
PLAT BOOK 10, PAGE 111, 112  
PLAT BOOK 16, PAGE 120  
PLAT BOOK 20, PAGE 106  
PLAT BOOK 29, PAGE 51  
DEED BOOK 40, PAGE 415  
DEED BOOK 72, PAGE 636  
DEED BOOK 245, PAGE 593  
DEED BOOK 450, PAGE 465  
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
VOLUME 3, PAGE 183  
VOLUME 7, PAGE 138  
VOLUME 8, PAGE 176  
VOLUME 12, PAGE 138  
VOLUME 19, PAGE 139  
  
BASIS OF BEARING:  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.

NOTES:

1. NO DEED WAS FOUND FOR THE AREA OF THE PIQUA HYDRAULIC CANAL IN THIS BLOCK. PLAT BOOK 1, PAGES 127 & 128, JOHNSON'S (AKA JOHNSTON'S) AND JACKSON'S WEST ADDITION, DATED JANUARY 1866, SHOWED A CREEK NEAR THAT LOCATION. IN A REPLAT OF LOTS TO THE EAST, PLAT BOOK 1, PAGES 321 & 322, DATED MAY 1874, SHOWED AN AREA OCCUPIED BY THE CANAL ON INLOT 1362, NO DIMENSIONS OR CANAL INFORMATION GIVEN ON THAT PLAT.
2. FRONTAGES ON HIGH STREET MEASURED AS SHOWN ON RECORD PLAT 10, PAGES 111 & 112. LOT SURVEY 8, PAGE 176 INDICATED THE CENTERLINE OF THE CANAL AS SHOWN ON THIS SURVEY. THE BLOCK FROM WEST TO EAST COULD NOT SUPPORT THE CANAL TO BE 98 FEET WIDE.
3. NO RECORDS OF THE CANAL WERE FOUND. IN THE EARLY 2000'S A BIKE PATH WAS LAID OUT ON THE FORMER CANAL LAND, AS SHOWN ON THIS SURVEY. THE CITY OF PIQUA HAD NO INFORMATION AVAILABLE FOR THIS AREA.
4. DEED BOOK 72, PAGE 636, DATED MARCH 1872, DEEDED TO THE CITY OF PIQUA THE LAND HELD BY THE PIQUA HYDRAULIC COMPANY. THE DESCRIPTION DID NOT INCLUDE THE LAND SHOWN ON THIS SURVEY.

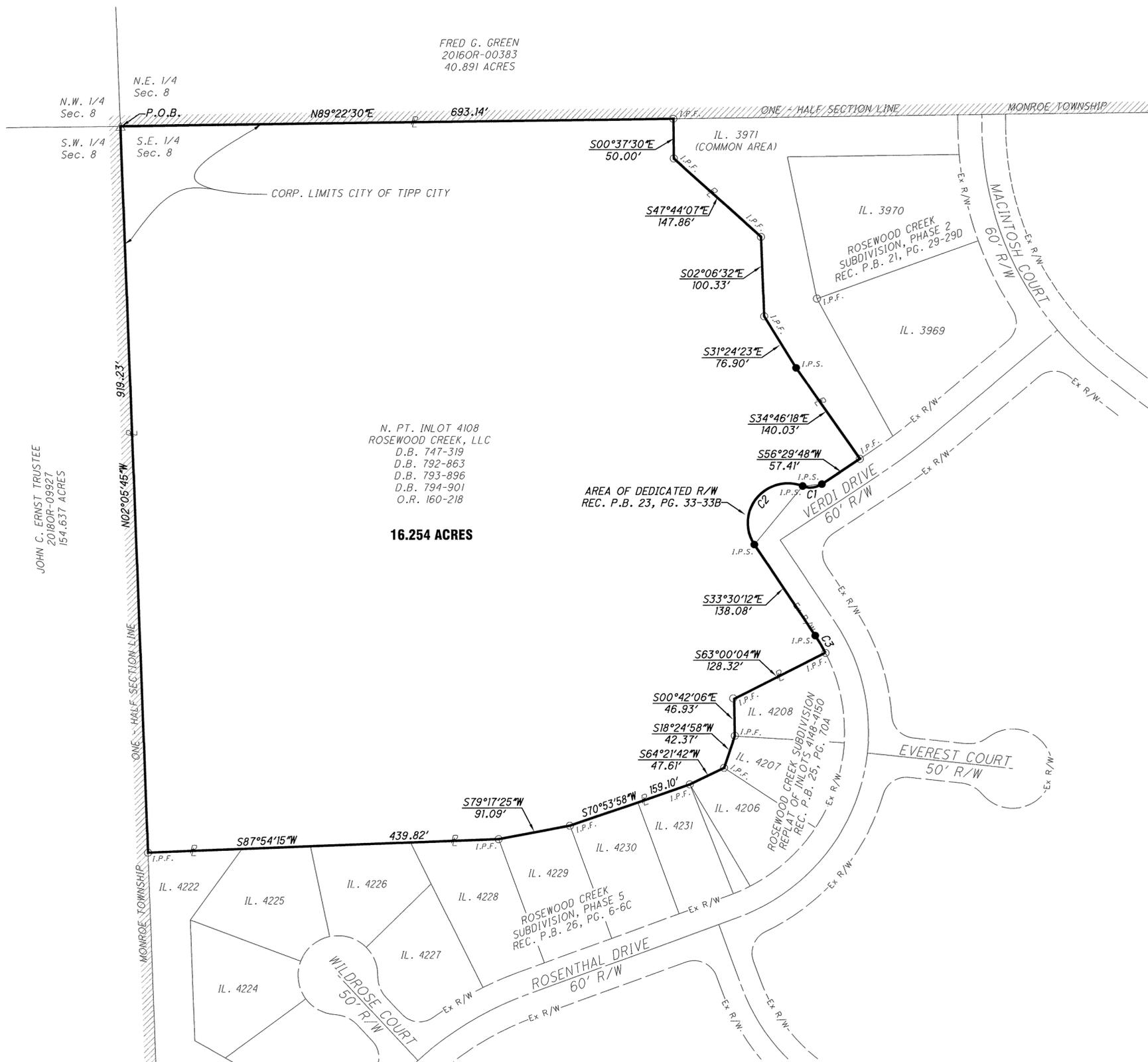


APRIL 15, 2024	SURVEY FOR THE DEBROSSE FAMILY AT 1101 HIGH ST. IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

# ROSEWOOD CREEK LLC SURVEY

4N TOWN 6E RANGE 8 SECTION TIPP CITY CITY MIAMI, OHIO COUNTY

VOLUME 62 PAGE 149  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
April 22, 2024

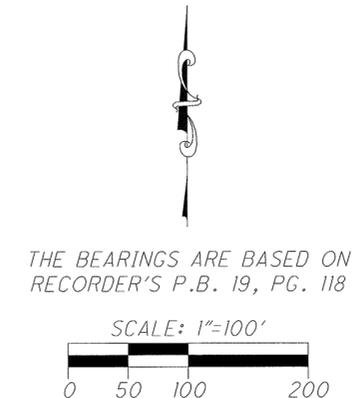


N. PT. INLOT 4108  
ROSEWOOD CREEK, LLC  
D.B. 747-319  
D.B. 792-863  
D.B. 793-896  
D.B. 794-901  
O.R. 160-218

16.254 ACRES

JOHN C. ERNST TRUSTEE  
20160R-09927  
154.637 ACRES

FRED G. GREEN  
20160R-00383  
40.891 ACRES



THE BEARINGS ARE BASED ON  
RECORDER'S P.B. 19, PG. 118

### LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- △ POST FOUND

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelstkamp PE, PS  
MIAMI COUNTY ENGINEER  
Debra Goss DEPUTY 04/22/2024 DATE

### CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	26.00'	55°32'34"	25.20'	24.23'	S84°16'06"W
C2	50.00'	145°32'34"	127.01'	95.51'	S39°16'06"W
C3	220.00'	06°30'15"	24.97'	24.96'	S30°15'04"E

SURVEY REFERENCE  
REC. P.B. 21, PG. 29-29D  
REC. P.B. 23, PG. 33-33B  
REC. P.B. 25, PG. 3-3A  
REC. P.B. 25, PG. 70-70A  
REC. P.B. 26, PG. 6-6C

Allen J. Bertke  
ALLEN J. BERTKE, P.S. #8629  
4-19-2024  
DATE

	PREPARED BY:	DATE:
	<b>ChoiceOne</b> Engineering	03-27-2024
	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554	DRAWN BY: MBK
	www.CHOICEONEENGINEERING.com	JOB NUMBER: MIA-TCI-2407
		SHEET NUMBER 1 OF 1



# FDH INVESTMENTS LLC - SURVEY

1 TOWN 11 BTMRs RANGE NE 1/4 - 15 SECTION STAUTON TOWNSHIP MIAMI, OHIO COUNTY

VOLUME 62 PAGE 151  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 April 24, 2024



**APPROVED**  
 MIAMI COUNTY PLANNING COMMISSION  
 DATE 4/24/2024  
 SECRETARY [Signature]

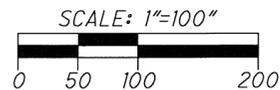
CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
Paul P. Huelskamp PE, PS  
 MIAMI COUNTY ENGINEER  
Debra Cassel 01/17/2024  
 DEPUTY DATE

**APPROVED**  
 SUBJECT TO ZONING APPROVAL  
 BY Henry Spivey, REHS  
 DATE 4/23/2024  
 MIAMI COUNTY HEALTH DISTRICT

**LEGEND**

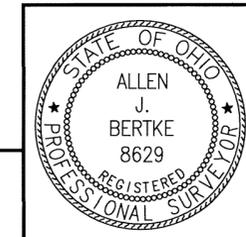
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⚡ RAILROAD SPIKE FOUND

THE BEARINGS ARE BASED ON  
 NAD 83 CORS 2011 ADJUSTMENT, GEOID 18,  
 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



**SURVEY REFERENCE**  
 LAND SURVEY 22, PAGE 127  
 LAND SURVEY 23, PAGE 109  
 LAND SURVEY 27, PAGE 118  
 LAND SURVEY 47, PAGE 1  
 LAND SURVEY 59, PAGE 71

Allen J. Bertke  
 ALLEN J. BERTKE, P.S. #8629 1-17-2024  
 DATE



PREPARED BY:  
**ChoiceOne** Engineering  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

DATE: 01-08-2023  
 DRAWN BY: MBK  
 JOB NUMBER: MIA-STA-2301  
 SHEET NUMBER: 1 OF 1

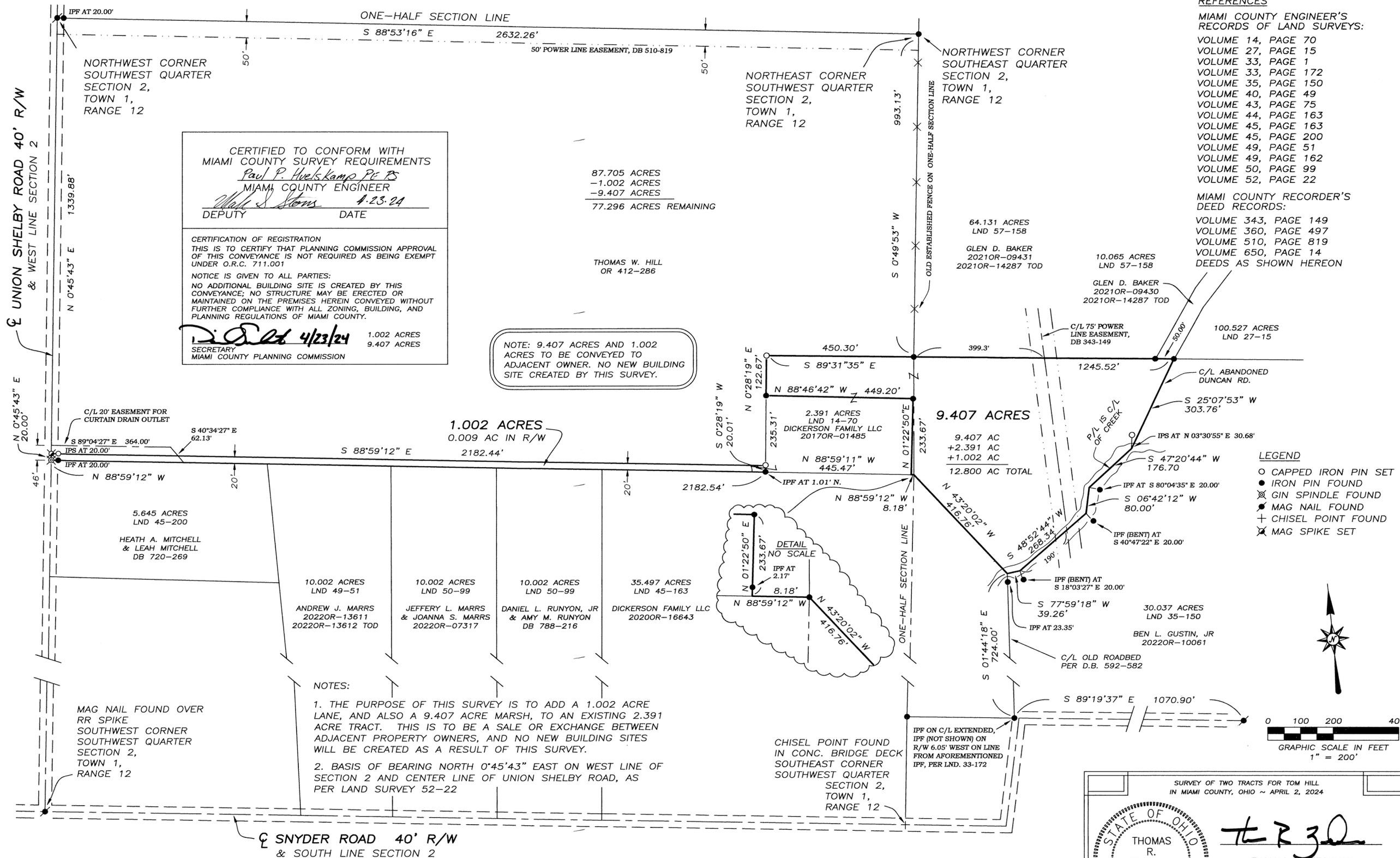
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 2, TOWN 1, RANGE 12  
SOUTHWEST & SOUTHEAST QUARTERS

VOLUME 62 PAGE 152  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 14, PAGE 70  
VOLUME 27, PAGE 15  
VOLUME 33, PAGE 1  
VOLUME 33, PAGE 172  
VOLUME 35, PAGE 150  
VOLUME 40, PAGE 49  
VOLUME 43, PAGE 75  
VOLUME 44, PAGE 163  
VOLUME 45, PAGE 163  
VOLUME 45, PAGE 200  
VOLUME 49, PAGE 51  
VOLUME 49, PAGE 162  
VOLUME 50, PAGE 99  
VOLUME 52, PAGE 22

MIAMI COUNTY RECORDER'S  
DEED RECORDS:  
VOLUME 343, PAGE 149  
VOLUME 360, PAGE 497  
VOLUME 510, PAGE 819  
VOLUME 650, PAGE 14  
DEEDS AS SHOWN HEREON



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
*Paul P. Huelkamp P.E. BS*  
MIAMI COUNTY ENGINEER  
*Walt J. Starns* 4-23-24  
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

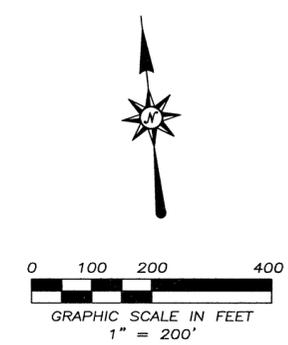
NOTICE IS GIVEN TO ALL PARTIES:  
NO ADDITIONAL BUILDING SITE IS CREATED BY THIS  
CONVEYANCE; NO STRUCTURE MAY BE ERECTED OR  
MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT  
FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND  
PLANNING REGULATIONS OF MIAMI COUNTY.

*Walt J. Starns* 4/23/24 1.002 ACRES  
SECRETARY 9.407 ACRES  
MIAMI COUNTY PLANNING COMMISSION

NOTE: 9.407 ACRES AND 1.002  
ACRES TO BE CONVEYED TO  
ADJACENT OWNER. NO NEW BUILDING  
SITE CREATED BY THIS SURVEY.

NOTES:  
1. THE PURPOSE OF THIS SURVEY IS TO ADD A 1.002 ACRE  
LANE, AND ALSO A 9.407 ACRE MARSH, TO AN EXISTING 2.391  
ACRE TRACT. THIS IS TO BE A SALE OR EXCHANGE BETWEEN  
ADJACENT PROPERTY OWNERS, AND NO NEW BUILDING SITES  
WILL BE CREATED AS A RESULT OF THIS SURVEY.  
2. BASIS OF BEARING NORTH 0°45'43" EAST ON WEST LINE OF  
SECTION 2 AND CENTER LINE OF UNION SHELBY ROAD, AS  
PER LAND SURVEY 52-22

- LEGEND
- CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊗ GIN SPINDLE FOUND
  - MAG NAIL FOUND
  - ⊕ CHISEL POINT FOUND
  - ⊗ MAG SPIKE SET



SURVEY OF TWO TRACTS FOR TOM HILL  
IN MIAMI COUNTY, OHIO ~ APRIL 2, 2024

STATE OF OHIO  
THOMAS R. ZECHMAN  
7077  
REGISTERED PROFESSIONAL SURVEYOR

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

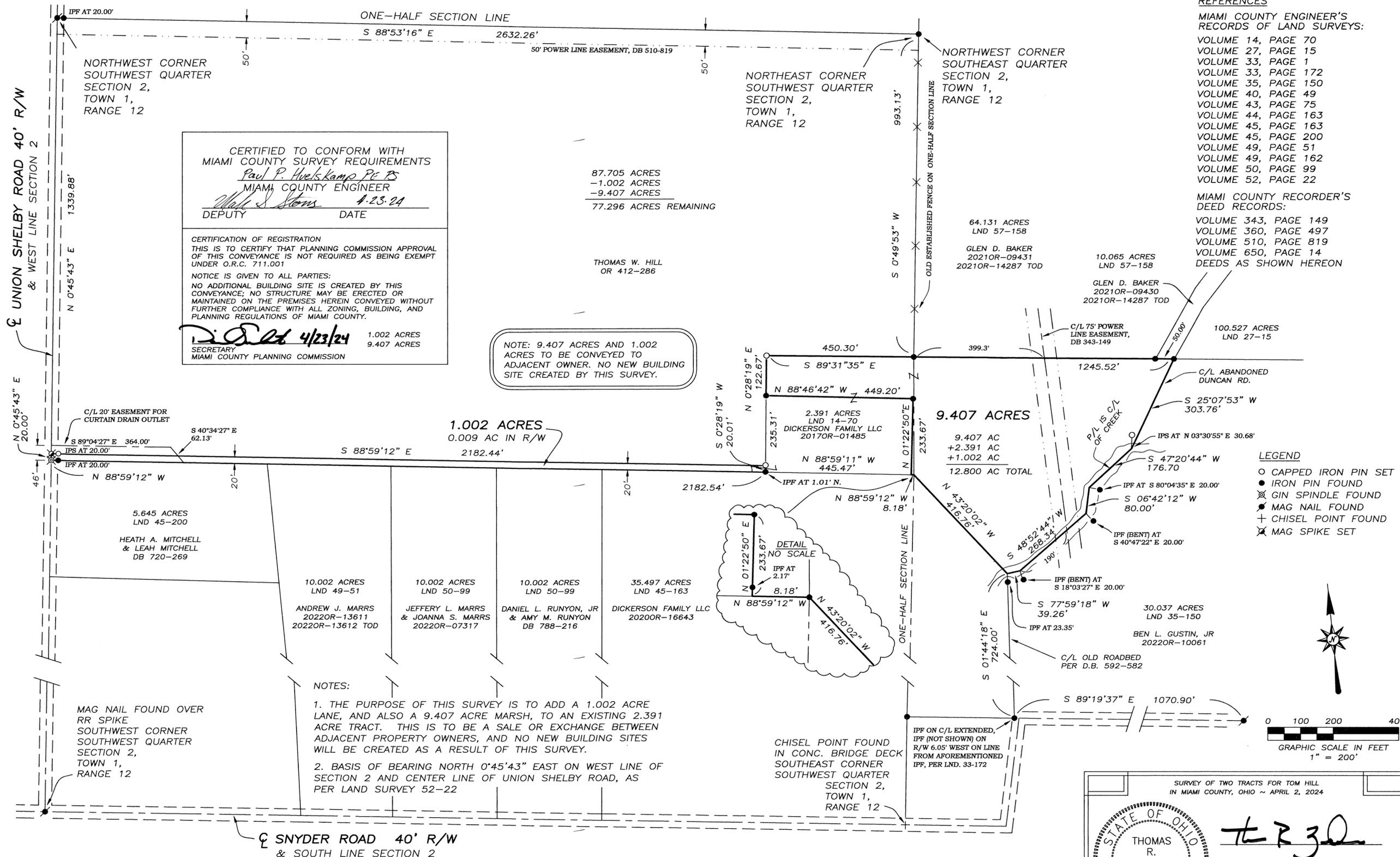
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 2, TOWN 1, RANGE 12  
SOUTHWEST & SOUTHEAST QUARTERS

VOLUME 62 PAGE 152  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

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MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 14, PAGE 70  
VOLUME 27, PAGE 15  
VOLUME 33, PAGE 1  
VOLUME 33, PAGE 172  
VOLUME 35, PAGE 150  
VOLUME 40, PAGE 49  
VOLUME 43, PAGE 75  
VOLUME 44, PAGE 163  
VOLUME 45, PAGE 163  
VOLUME 45, PAGE 200  
VOLUME 49, PAGE 51  
VOLUME 49, PAGE 162  
VOLUME 50, PAGE 99  
VOLUME 52, PAGE 22

MIAMI COUNTY RECORDER'S  
DEED RECORDS:  
VOLUME 343, PAGE 149  
VOLUME 360, PAGE 497  
VOLUME 510, PAGE 819  
VOLUME 650, PAGE 14  
DEEDS AS SHOWN HEREON



CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS  
*Paul P. Huelkamp P.E. BS*  
MIAMI COUNTY ENGINEER  
*Walt J. Starns* 4-23-24  
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  
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MAINTAINED ON THE PREMISES HEREIN CONVEYED WITHOUT  
FURTHER COMPLIANCE WITH ALL ZONING, BUILDING, AND  
PLANNING REGULATIONS OF MIAMI COUNTY.

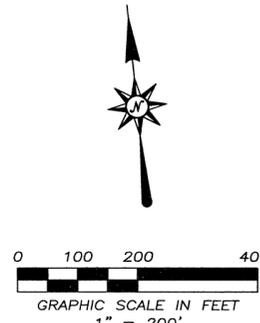
*Walt J. Starns* 4/23/24 1.002 ACRES  
SECRETARY 9.407 ACRES  
MIAMI COUNTY PLANNING COMMISSION

NOTE: 9.407 ACRES AND 1.002  
ACRES TO BE CONVEYED TO  
ADJACENT OWNER. NO NEW BUILDING  
SITE CREATED BY THIS SURVEY.

9.407 ACRES  
9.407 AC  
+2.391 AC  
+1.002 AC  
12.800 AC TOTAL

NOTES:  
1. THE PURPOSE OF THIS SURVEY IS TO ADD A 1.002 ACRE  
LANE, AND ALSO A 9.407 ACRE MARSH, TO AN EXISTING 2.391  
ACRE TRACT. THIS IS TO BE A SALE OR EXCHANGE BETWEEN  
ADJACENT PROPERTY OWNERS, AND NO NEW BUILDING SITES  
WILL BE CREATED AS A RESULT OF THIS SURVEY.  
2. BASIS OF BEARING NORTH 0°45'43" EAST ON WEST LINE OF  
SECTION 2 AND CENTER LINE OF UNION SHELBY ROAD, AS  
PER LAND SURVEY 52-22

- LEGEND
- CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊗ GIN SPINDLE FOUND
  - MAG NAIL FOUND
  - ⊕ CHISEL POINT FOUND
  - ⊗ MAG SPIKE SET



SURVEY OF TWO TRACTS FOR TOM HILL  
IN MIAMI COUNTY, OHIO ~ APRIL 2, 2024

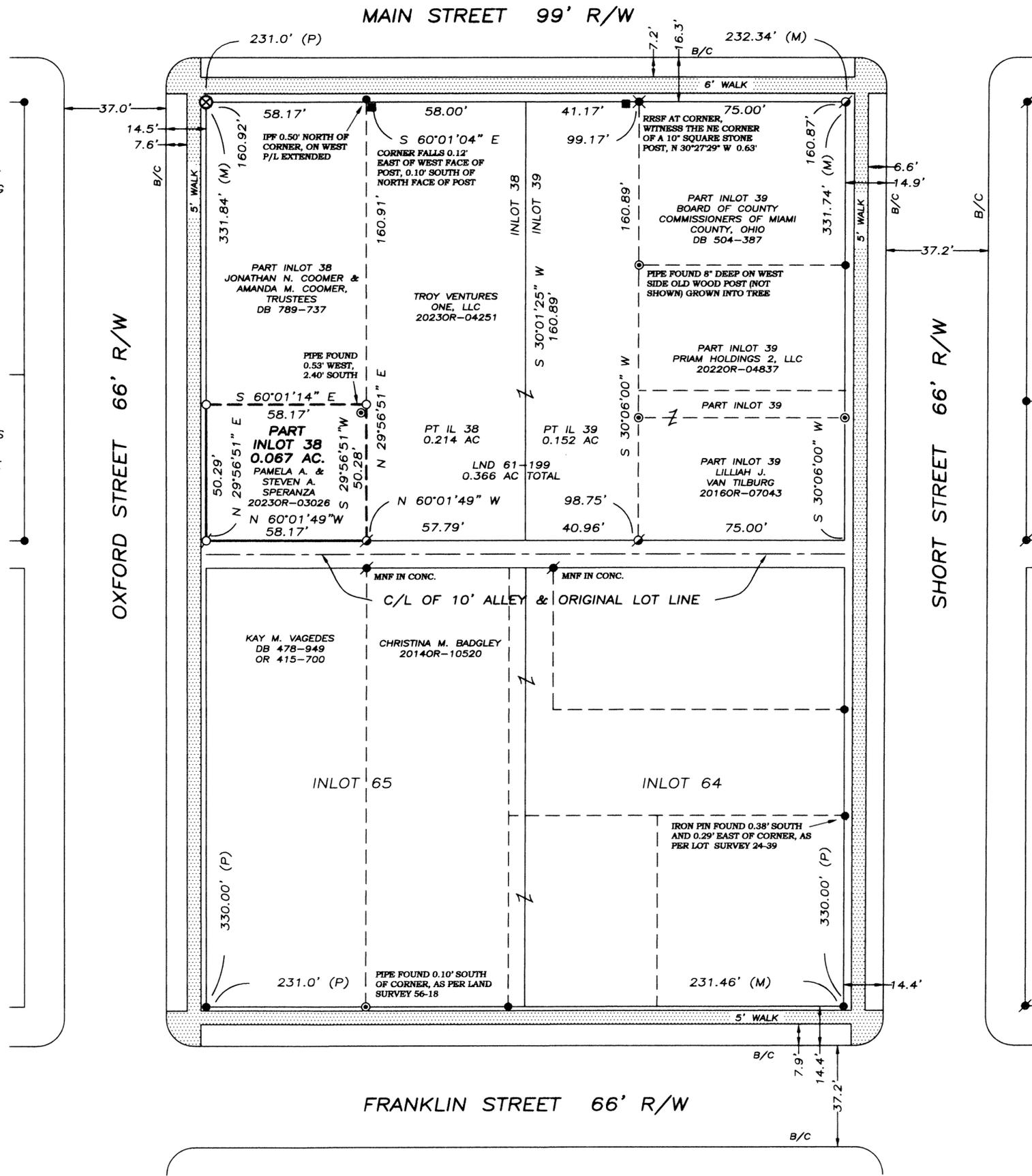
STATE OF OHIO  
THOMAS R. ZECHMAN  
7077  
REGISTERED PROFESSIONAL SURVEYOR

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

CITY OF TROY, MIAMI COUNTY, OHIO  
PART INLOT 38

NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH A LONG-STANDING TRACT THAT IS COMPRISED OF A PORTION OF LOT 38, IN THE SOUTHWEST CORNER OF THE LOT.
2. RECENT SURVEYS IN THE BLOCK WERE HONORED TO RE-DEFINE THIS TRACT.
3. SEE NOTES ON LAND SURVEY 61-199 REGARDING THE ENTIRE BLOCK, AS THEY APPLY TO THIS SURVEY.
4. THERE IS AN OVERAGE ON THE FRONTAGE OF OXFORD STREET THAT HAS BEEN PRORATED INTO THE TWO LOTS NORTH OF THE ALLEY AS SHOWN.
5. REFERENCE BEARING USED FOR THIS SURVEY IS NORTH 29 DEGREES 56 MINUTES 51 SECONDS EAST ON THE EAST RIGHT-OF-WAY LINE OF OXFORD STREET, AS SHOWN ON LAND SURVEY 61-199.

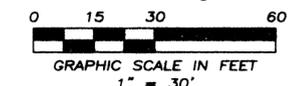


LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG SPIKE SET
- ⊗ MAG SPIKE FOUND
- ✕ RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- ⊗ CROSS NOTCH FOUND IN CONCRETE
- ⊙ PIPE FOUND
- 10"x10" ORNAMENTAL POST FOUND
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE

REFERENCES

- MIAMI COUNTY RECORDER'S RECORDS:  
DEED BOOK 1, PAGES 9-11  
DEED BOOK 18, PAGE 483  
PLAT BOOK 27, PAGE 95  
DEEDS AS SHOWN HEREON
- MIAMI COUNTY ENGINEER'S SURVEY RECORDS:  
LOT SURVEY 1, PAGE 92  
LOT SURVEY 2, PAGE 96  
LOT SURVEY 4, PAGE 4  
LOT SURVEY 6, PAGE 56  
LOT SURVEY 12, PAGE 45  
LOT SURVEY 12, PAGE 55  
LOT SURVEY 13, PAGE 172  
LOT SURVEY 14, PAGE 70  
LOT SURVEY 15, PAGE 185  
LOT SURVEY 24, PAGE 39  
LAND SURVEY 53, PAGE 157  
LAND SURVEY 53, PAGE 170  
LAND SURVEY 56, PAGE 18  
LAND SURVEY 61, PAGE 199



SURVEY OF EXISTING TRACT FOR STEVE SPERANZA  
IN MIAMI COUNTY, OHIO ~ APRIL 15, 2024

STATE OF OHIO

GREGG S. BROOKHART

6348

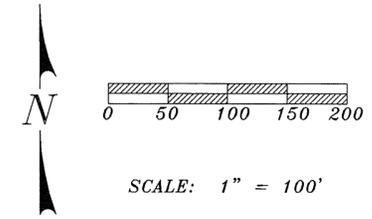
REGISTERED PROFESSIONAL SURVEYOR

*Gregg S. Brookhart*

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

PLAT OF SURVEY FOR JOEY SMITH

VOLUME NO. 62 PLAT NO. 154  
 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS  
 DATE: MARCH 2024



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

**LEGEND**

- IRON PIPE FOUND
- ⊙ PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"
- STONE FOUND
- × × FENCE

**SURVEY REFERENCES**

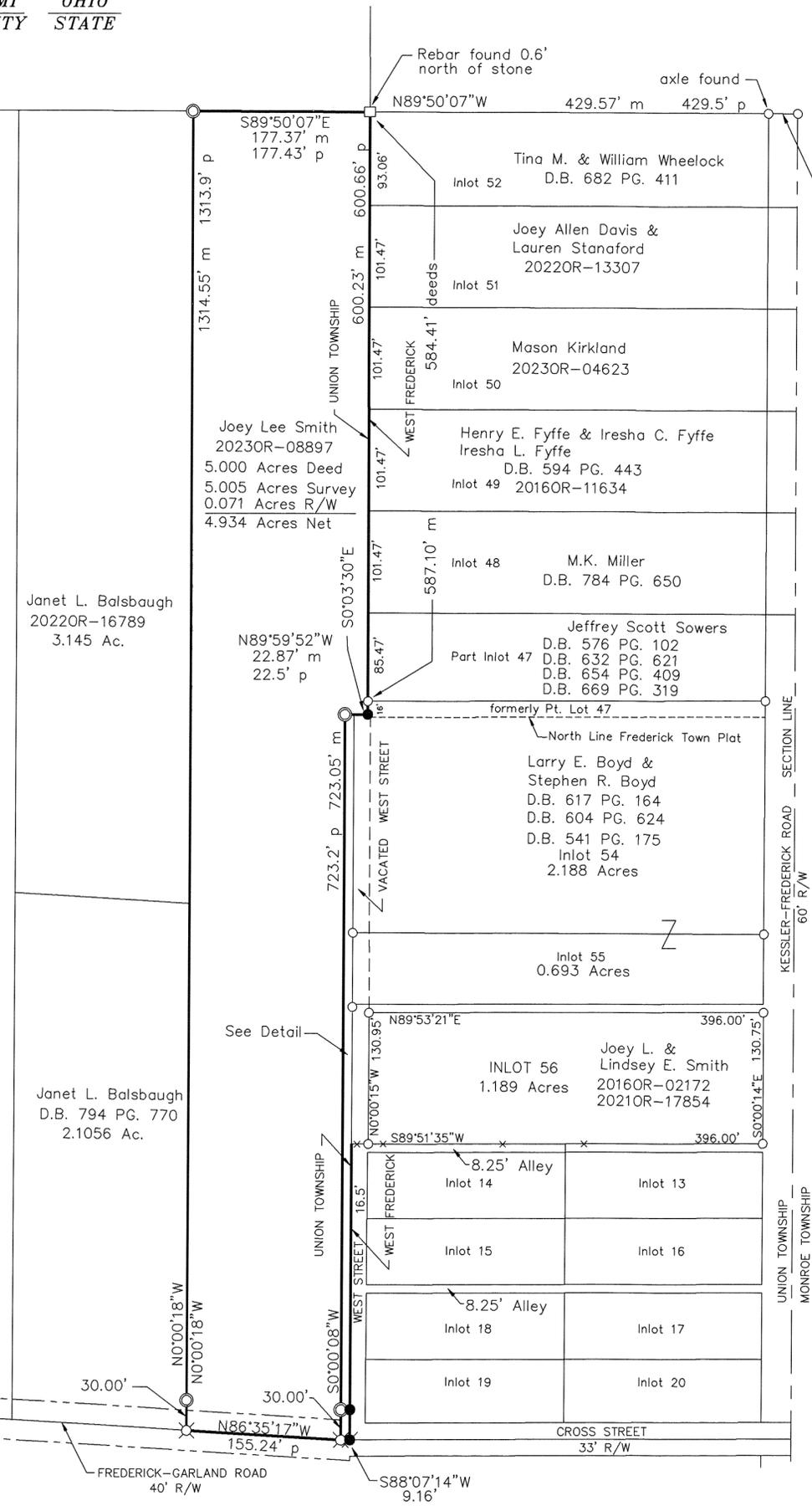
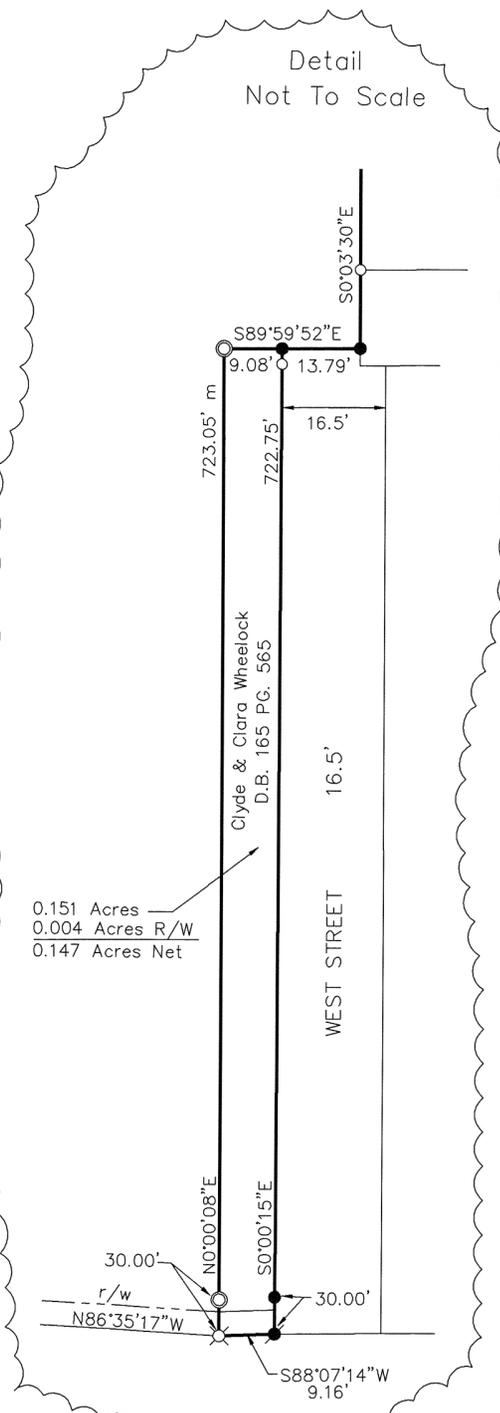
Miami County Engineer's Record of Land Surveys  
 Survey Volume 5 Page 192  
 Survey Volume 28 Page 46  
 Survey Volume 41 Page 50  
 Survey Volume 41 Page 142  
 Survey Volume 46 Page 98  
 Survey Volume 57 Page 26

Miami County Recorder's Record Plat Book  
 Plat Book 1 Page 388  
 Plat Book 17 Page 28  
 Plat Book 18 Page 67  
 Plat Book 28 Page 96  
 Miami County Deeds  
 Volume 7 Page 14



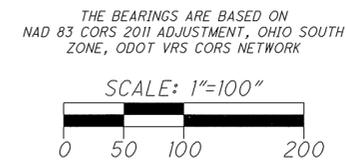
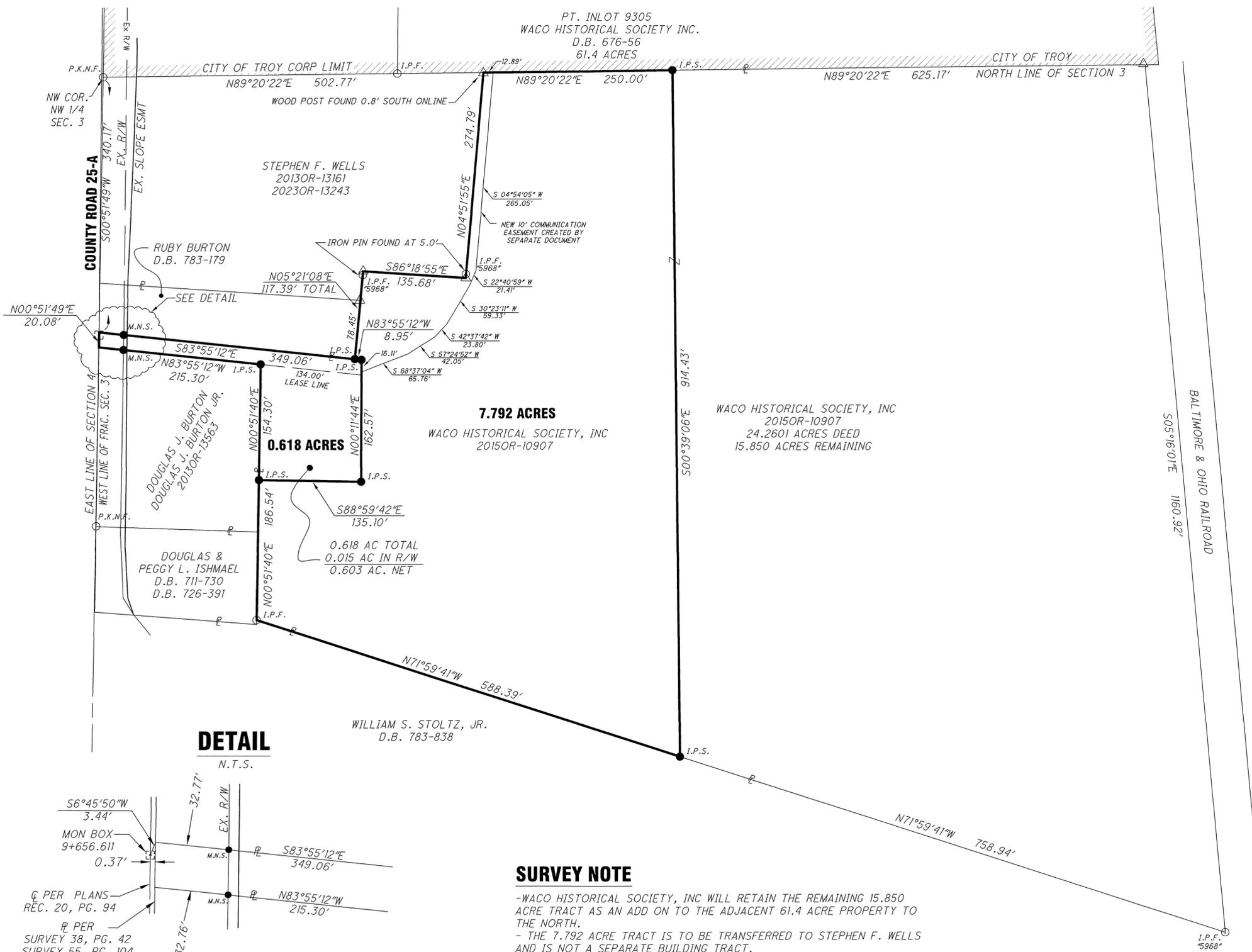
**Larry J. Bill**  
 Professional Surveyor  
 9826 New Harrison-Bradford Road  
 Bradford, Ohio 45308  
 Phone (937) 448-6320

*Larry J. Bill* April 26, 2024  
 LARRY J. BILL, P.S. #7557 DATE

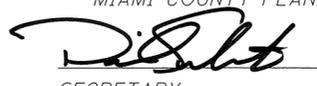


Northeast Corner of Southeast Quarter Section 35

SECTION LINE  
 KESSLER-FREDERICK ROAD  
 60' R/W  
 UNION TOWNSHIP  
 MONROE TOWNSHIP



- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - M.N.S. MAG NAIL SET
  - M.N.F. MAG NAIL FOUND
  - P.K.N.F. P.K. NAIL FOUND
  - △ POST FOUND
  - MONUMENT BOX W/IP FOUND
  - ▨ EX. CORPORATION LIMIT

APPROVED  
 MIAMI COUNTY PLANNING COMMISSION  
  
 SECRETARY  
 4/24/24  
 DATE

**SURVEY REFERENCE**  
 LAND SURVEY 38, PAGE 42  
 LAND SURVEY 47, PAGE 137  
 LAND SURVEY 50, PAGE 181  
 LAND SURVEY 53, PAGE 139  
 LAND SURVEY 55, PAGE 104  
 REC. P.B. 20, PG. 94 CC  
 REC. P.B. 20, PG. 94 DD

**SURVEY NOTE**

-WACO HISTORICAL SOCIETY, INC WILL RETAIN THE REMAINING 15.850 ACRE TRACT AS AN ADD ON TO THE ADJACENT 61.4 ACRE PROPERTY TO THE NORTH.  
 - THE 7.792 ACRE TRACT IS TO BE TRANSFERRED TO STEPHEN F. WELLS AND IS NOT A SEPARATE BUILDING TRACT.

**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 FOR BOTH THE 15.850 ACRE AND 7.792 ACRE TRACT  
 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.

  
 SECRETARY,  
 MIAMI COUNTY PLANNING COMMISSION  
 4/24/24  
 DATE

CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS

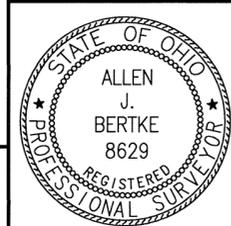
Paul P. Huelskamp PE, PS  
 MIAMI COUNTY ENGINEER

  
 DEPUTY  
 02/16/2024  
 DATE

**SURVEY CERTIFICATION**

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

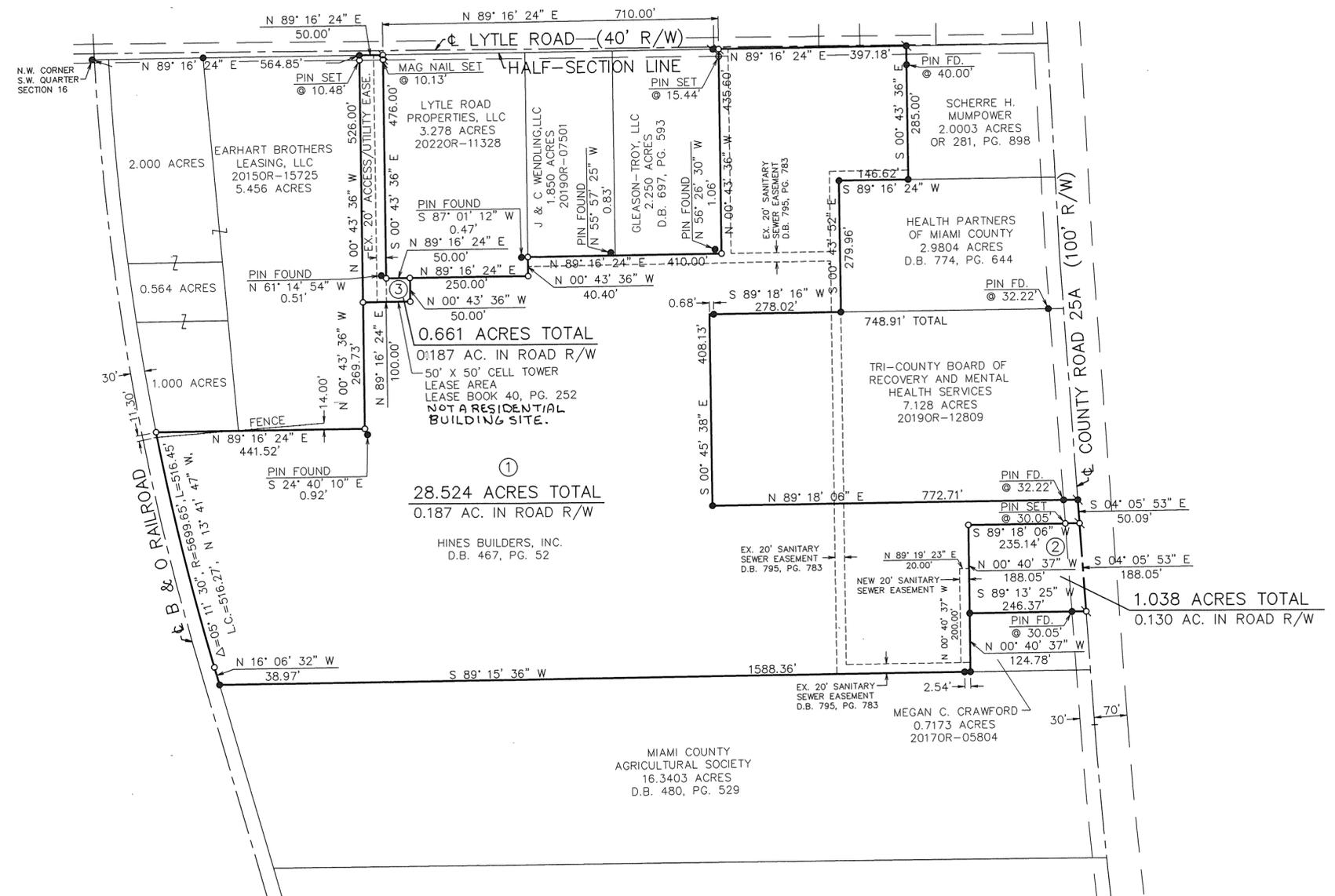
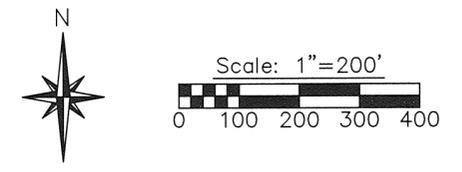
  
 ALLEN J. BERTKE, P.S. #8629  
 2-15-2024  
 DATE



PREPARED BY:

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

DATE: 02-05-2024  
 DRAWN BY: AJB  
 JOB NUMBER: MIATRO2003  
 SHEET NUMBER: 1 OF 1



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

- References**
- Vol. 21, Pg. 97
  - Vol. 22, Pg. 162
  - Vol. 31, Pg. 61
  - Vol. 31, Pg. 83
  - Vol. 37, Pg. 02
  - Vol. 38, Pg. 22
  - Vol. 38, Pg. 96
  - Vol. 38, Pg. 137
  - Vol. 47, Pg. 140
  - Vol. 49, Pg. 163
  - Vol. 50, Pg. 61
  - Vol. 55, Pg. 82
  - Vol. 57, Pg. 123
  - Vol. 58, Pg. 183
- Miami County Engineer's Record of Land Surveys

**Basis of Bearings**  
The bearings are based on the half-section line, bearing N 89° 16' 24" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

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

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

Survey of 3 tracts for Brett Yingst.

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

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

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

Drake Cecil DEPUTY      01/26/2024 DATE

APPROVED  
MIAMI COUNTY PLANNING COMMISSION

Dorcas Smith SECRETARY      5/3/24 DATE

APPROVED  
SUBJECT TO ZONING APPROVAL

BY: Paul P. Hvetskamp

DATE: 5/1/2024  
MIAMI COUNTY  
SANITARY ENGINEER



Michael W. Cozatt 1/26/24  
Michael W. Cozatt, P.S. #6001      Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer      Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 16723      Ph. (937) 339-2921

6  
TOWN

5E  
RANGE

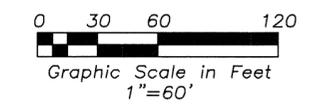
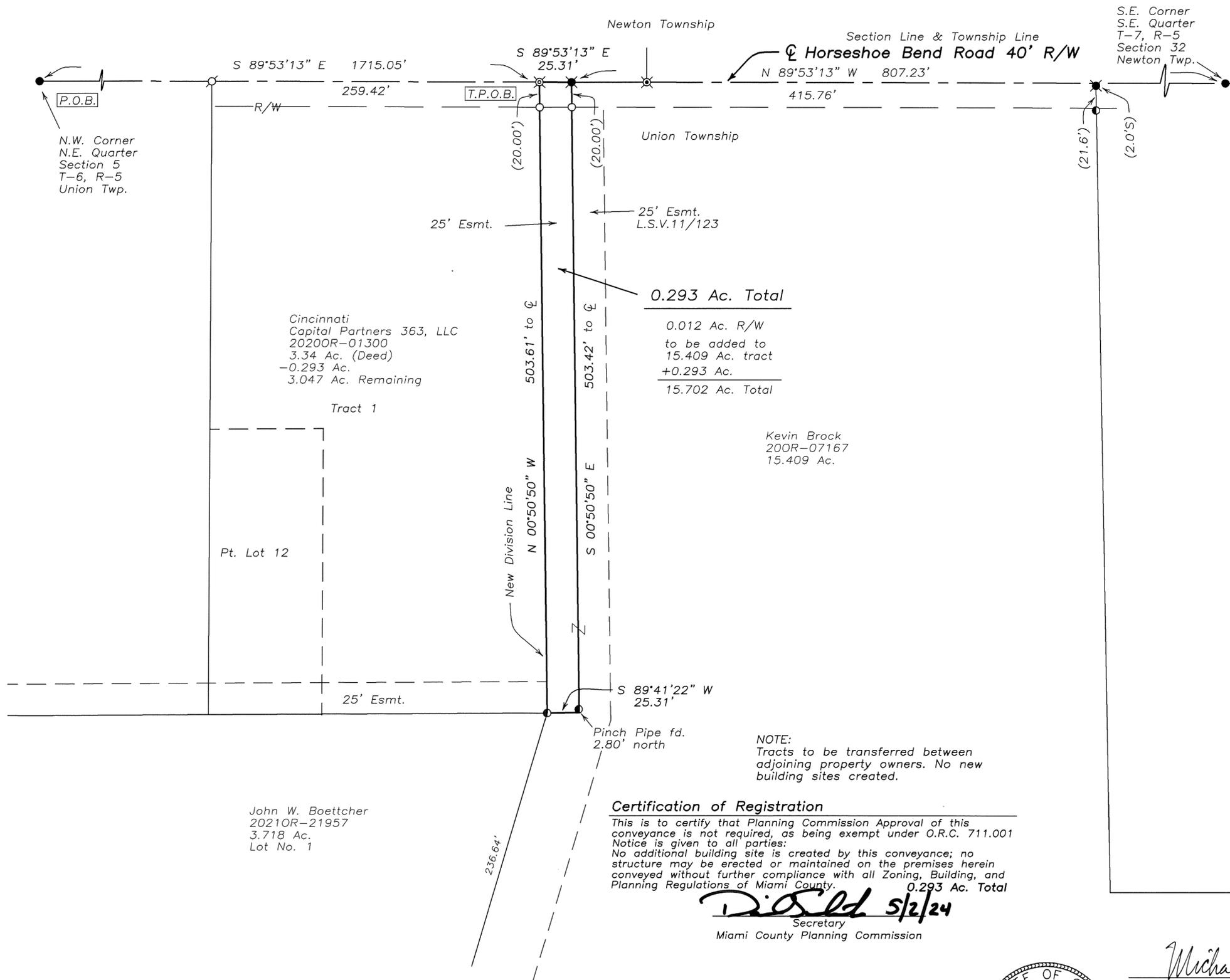
5 NE 1/4  
SECTION

UNION  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

Volume 62 Page 157  
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
  - ⊗ Mag Spike Set
  - ⊗ Gin Spindle Found
  - Stone Found
  - ⊙ Monument Found
  - Pin in Monument Box

- References**
- Miami County Engineer's Record of Land Surveys
  - Volume 5, Page 146
  - Volume 11, Page 123
  - Volume 34, Page 147
  - Volume 35, Page 76
  - Volume 42, Page 176

Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Survey split of 0.293 Ac. for Kevin Brock

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

**Certification of Registration**  
This is to certify that Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001 Notice is given to all parties:  
No additional building site is created by this conveyance; no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning Regulations of Miami County. **0.293 Ac. Total**

*[Signature]* 5/2/24  
Secretary  
Miami County Planning Commission

Cincinnati Capital Partners 363, LLC  
20200R-01300  
3.34 Ac. (Deed)  
-0.293 Ac.  
3.047 Ac. Remaining

**0.293 Ac. Total**  
0.012 Ac. R/W  
to be added to  
15.409 Ac. tract  
+0.293 Ac.  
**15.702 Ac. Total**

Kevin Brock  
200R-07167  
15.409 Ac.

John W. Boettcher  
20210R-21957  
3.718 Ac.  
Lot No. 1

Certified to conform with  
Miami County Survey Requirements

*Paul P. Huelskamp* PE, PS  
Miami County Engineer

*Gemma Boyart* 5-3-24  
Deputy Date

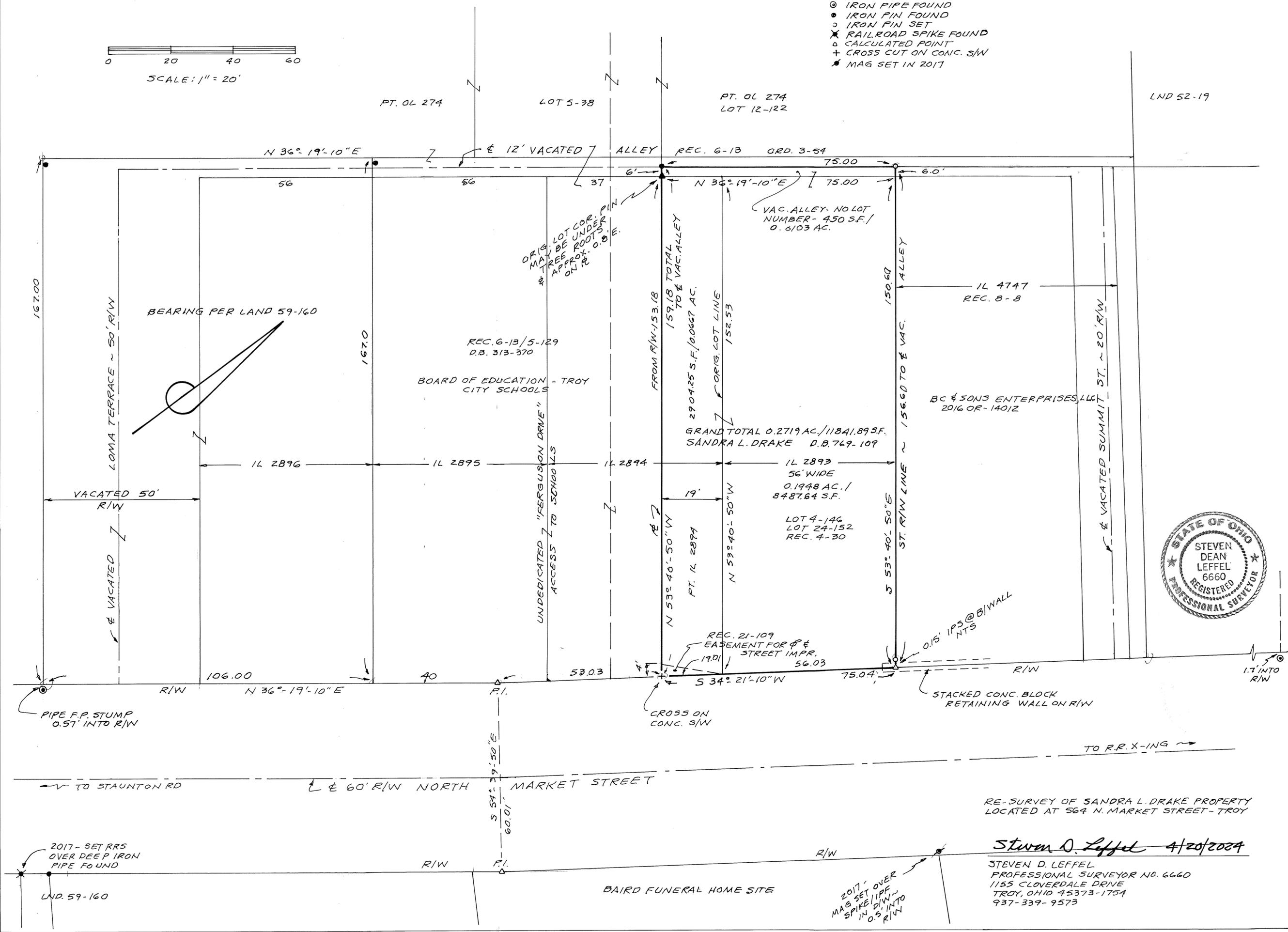
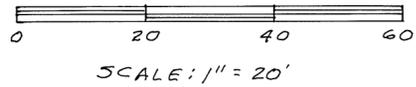


*Michael W. Cozatt* 4/23/24  
MICHAEL W. COZATT DATE  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 06924 (937) 339-2921  
File Name: C:\Jobs\2024\06924\06924survey.dwg  
Drawn by: DMC ~ Checked by: MWC

LEGEND

- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- ✕ RAILROAD SPIKE FOUND
- △ CALCULATED POINT
- + CROSS CUT ON CONC. S/W
- ★ MAG SET IN 2017



RE-SURVEY OF SANDRA L. DRAKE PROPERTY  
 LOCATED AT 564 N. MARKET STREET - TROY

*Steven D. Leffel* 4/20/2024  
 STEVEN D. LEFFEL  
 PROFESSIONAL SURVEYOR NO. 6660  
 1155 CLOVERDALE DRIVE  
 TROY, OHIO 45373-1754  
 937-339-9573

2017 - SET OVER  
 MAG SET OVER  
 SPIKE IN DIV. INTO  
 0.5' R/W

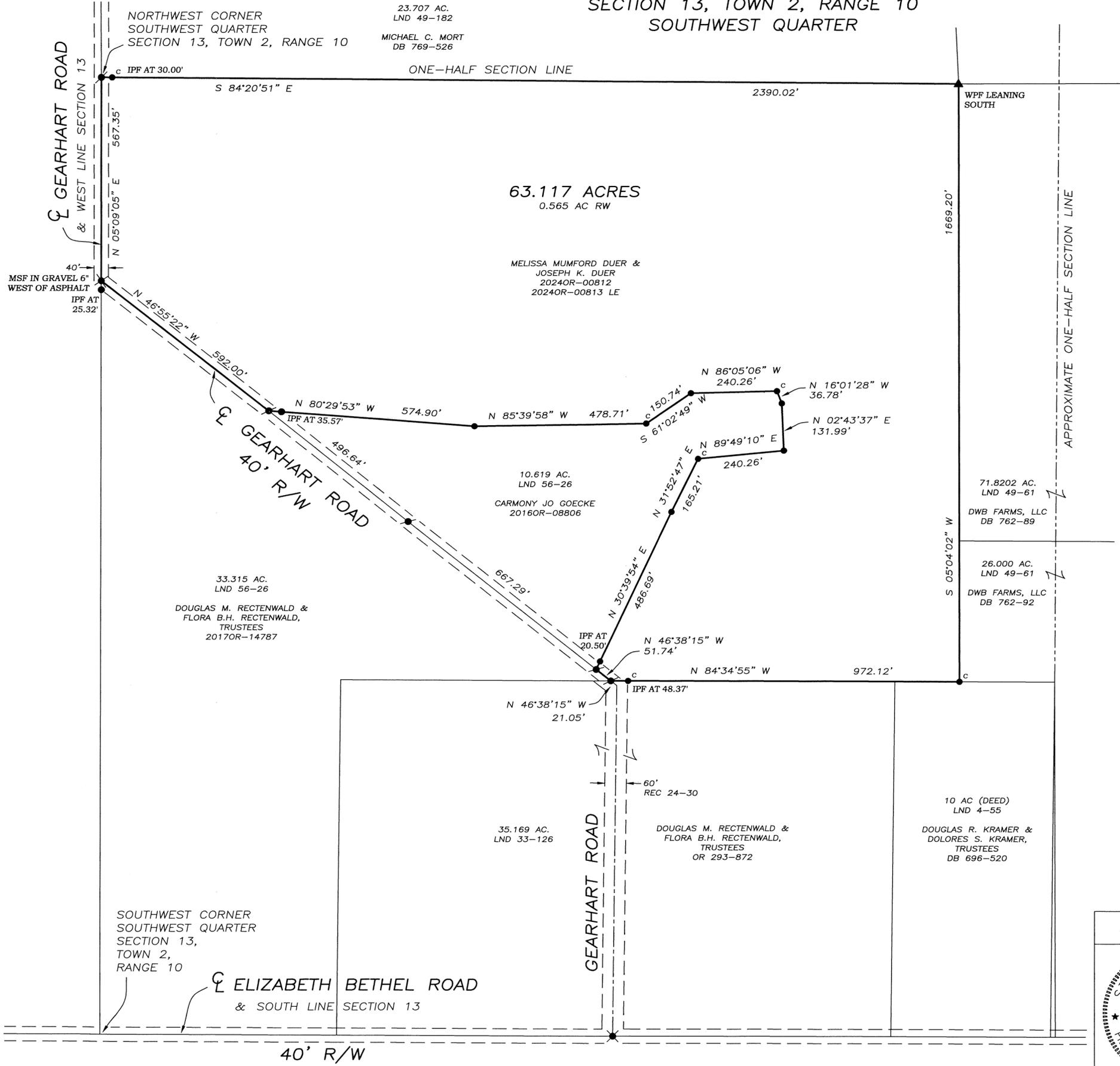
BAIRD FUNERAL HOME SITE

2017 - SET RRS  
 OVER DEEP IRON  
 PIPE FOUND

LND. 59-160

ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 13, TOWN 2, RANGE 10  
SOUTHWEST QUARTER

VOLUME 62 PAGE 159  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

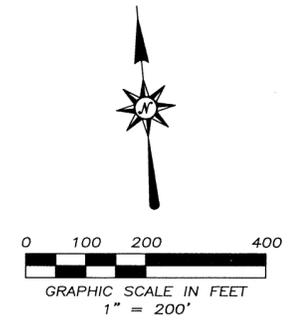


- LEGEND**
- 5/8" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - CAPPED IRON PIN FOUND
  - MAG NAIL SET OVER
  - BURIED MONUMENT FOUND
  - ✕ MAG SPIKE FOUND
  - ▲ WOOD POST FOUND

**REFERENCES**  
RECORDS USED TO PREPARE SURVEY:  
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 33, PAGE 126  
VOLUME 48, PAGE 176  
VOLUME 49, PAGE 7  
VOLUME 49, PAGE 19  
VOLUME 49, PAGE 61  
VOLUME 49, PAGE 182  
VOLUME 56, PAGE 26

MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 24, PAGE 30  
DEEDS AS SHOWN HEREON

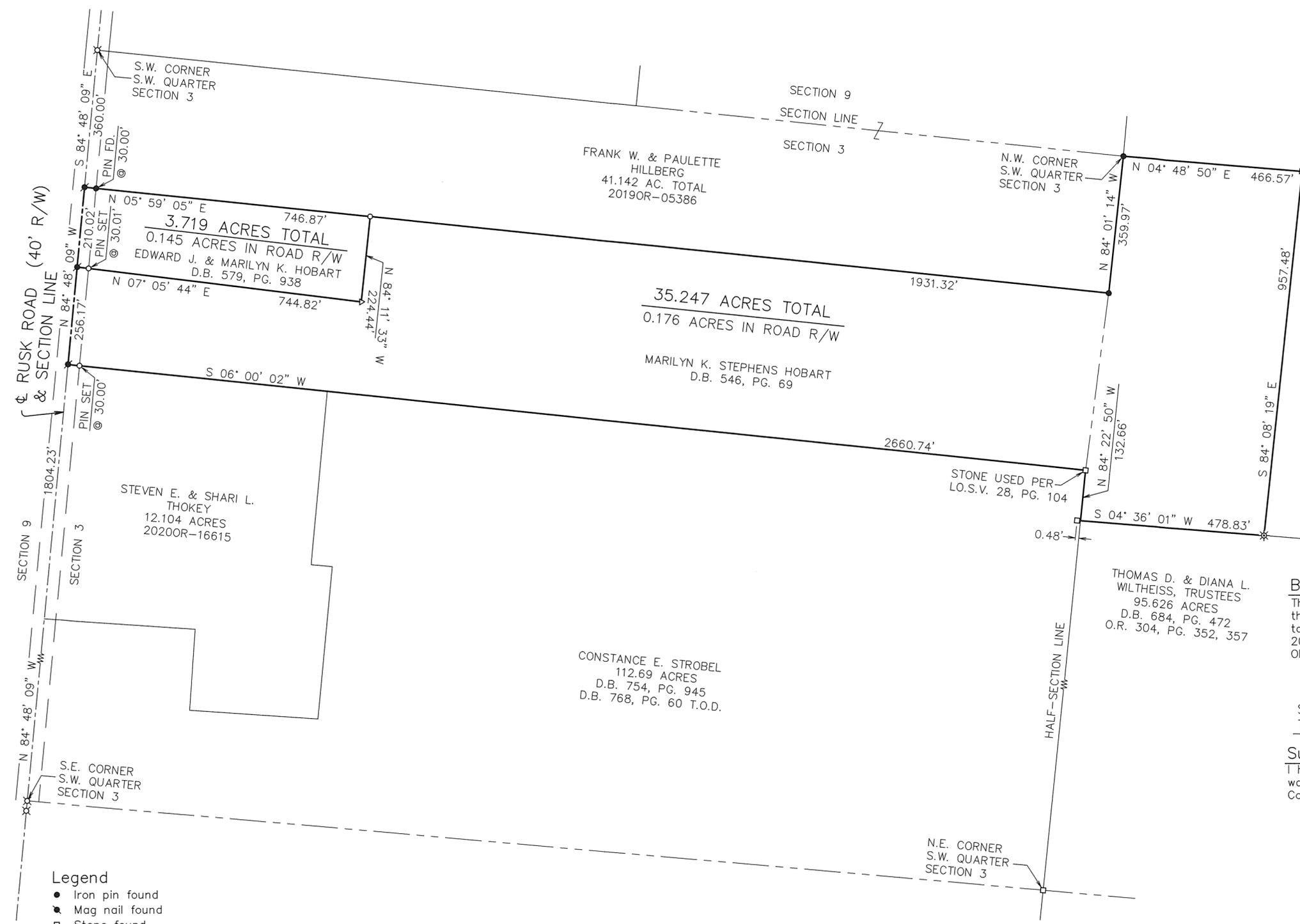
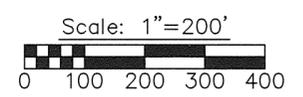
**BASIS OF BEARINGS**  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.



APRIL 29, 2024	SURVEY OF EXISTING TRACT FOR THE DUER FAMILY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. # 7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>







**Basis of Bearings**  
The bearings are based on the south line of Section 3 and the centerline of Rusk Road, bearing N 84° 48' 09" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

Survey of 2 tracts in Section 3, Staunton Township for the Estate of E.J. Hobart

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



*Michael W. Cozatt*  
Michael W. Cozatt, P.S. #6001  
5/15/24  
Date

Prepared By:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 07224 Ph. (937) 339-2921

- Legend**
- Iron pin found
  - Mag nail found
  - Stone found
  - \* Wood fence post
  - x Mag spike found
  - △ Iron pipe found
  - Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 02, Pg. 20
  - Vol. 10, Pg. 92
  - Vol. 13, Pg. 06
  - Vol. 19, Pg. 126
  - Vol. 27, Pg. 172
  - Vol. 28, Pg. 104
  - Vol. 33, Pg. 117
  - Vol. 34, Pg. 131
  - Vol. 46, Pg. 99
  - Vol. 59, Pg. 52
  - Vol. 60, Pg. 30
- Miami County Engineer's  
Record of Land Surveys

**Survey Note**  
There is a discrepancy in the location of the northwest corner of the southwest quarter of Section 3. The existing iron pin used as the quarter corner was set by Harold R. McClure (L.S.V. 27, Pg. 172) in September, 1976, calls a distance of 466.31 ft. south of a stone found to the quarter corner. A survey by William Giffen in 1845 (L.S.V. 2, Pg. 20) calls for the distance from the stone south to the quarter corner to be 7.24 chains (477.84). The iron pin set by McClure was held as good as it has been used as the quarter corner in surveys performed after 1976.

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

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



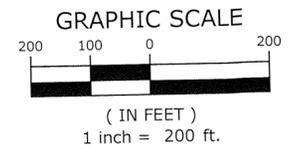
# PLAT OF SURVEY

## STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL

### SECTIONS 13, 19 & 20, TOWN 2, RANGE 9, MRS

VOLUME 62 PAGE 164

MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS



#### LEGEND

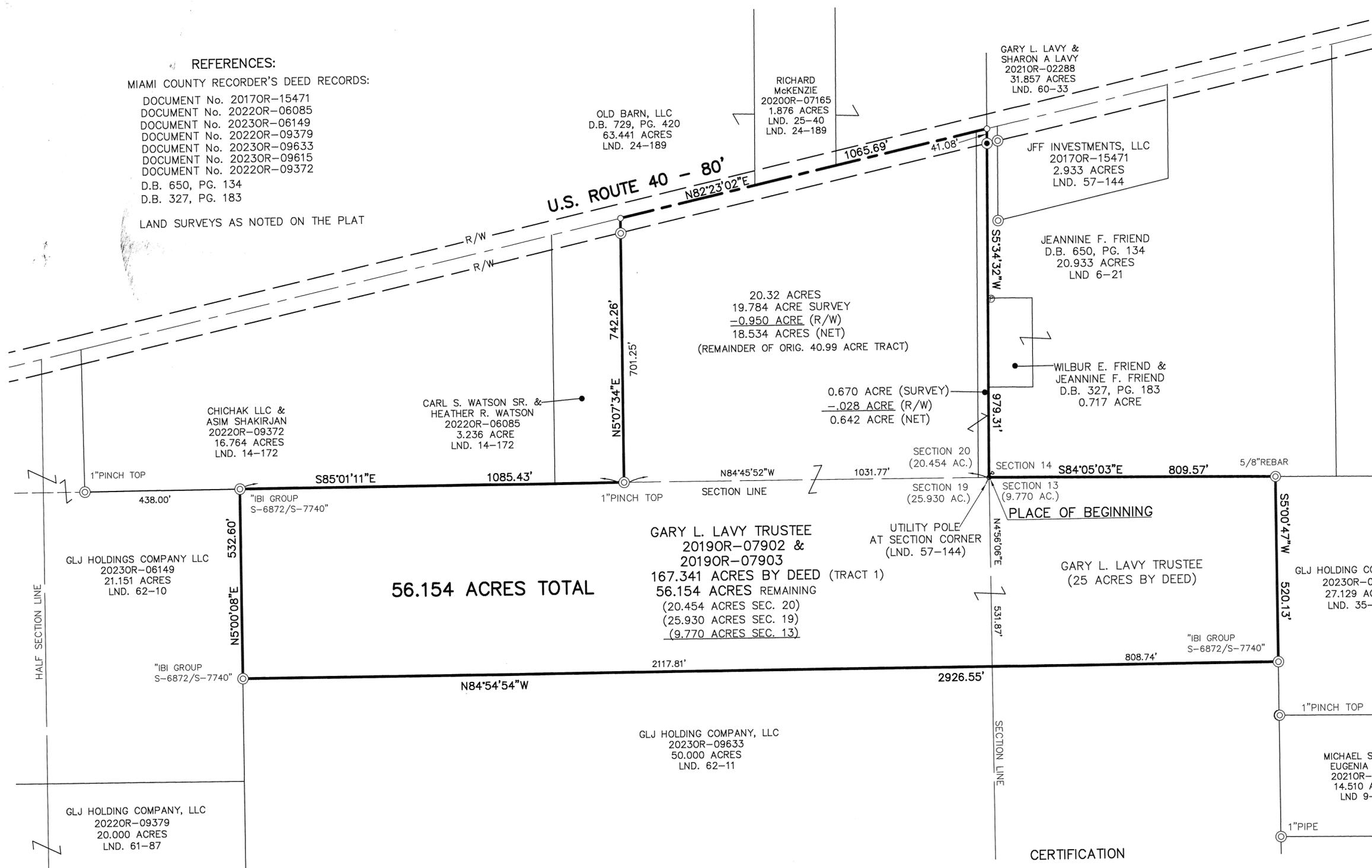
- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET (5/8" REBAR, 30" LONG W/PLASTIC CAP "IBI GROUP/S-6872/S-7740")
- MAG NAIL SET

#### REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:

- DOCUMENT No. 2017OR-15471
- DOCUMENT No. 2022OR-06085
- DOCUMENT No. 2023OR-06149
- DOCUMENT No. 2022OR-09379
- DOCUMENT No. 2023OR-09633
- DOCUMENT No. 2023OR-09615
- DOCUMENT No. 2022OR-09372
- D.B. 650, PG. 134
- D.B. 327, PG. 183

LAND SURVEYS AS NOTED ON THE PLAT



56.154 ACRES TOTAL

GARY L. LAVY TRUSTEE  
2019OR-07902 &  
2019OR-07903  
167.341 ACRES BY DEED (TRACT 1)  
56.154 ACRES REMAINING  
(20.454 ACRES SEC. 20)  
(25.930 ACRES SEC. 19)  
(9.770 ACRES SEC. 13)

#### BASIS OF BEARINGS

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

#### CERTIFICATION

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

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

ARCADIS/IBI GROUP

BY *David L. Chiesa* 05/15/24  
David L. Chiesa P.S.  
Registered Surveyor No. 7740



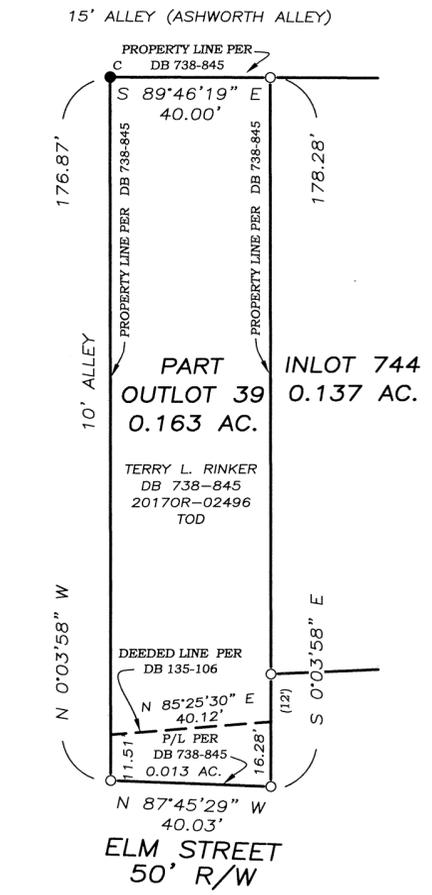
IBI GROUP

IBI GROUP  
8101 N. High Street  
Columbus, OH 43235 USA  
tel 614 818 4900 fax 614 818 4901  
ibigroup.com  
Contact: DAVE CHIESA

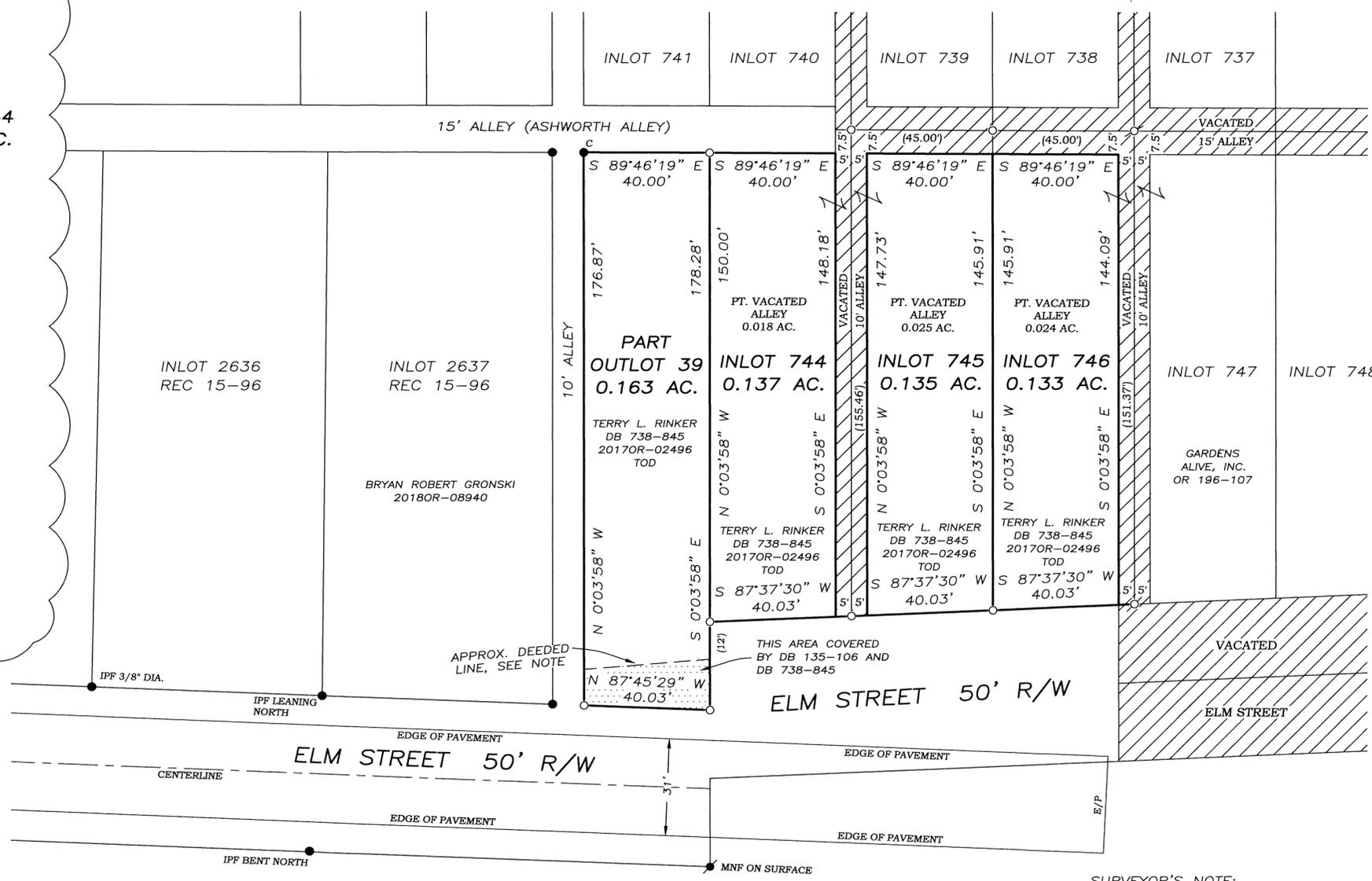
CITY OF TIPP CITY, MIAMI COUNTY, OHIO  
 PART OUTLOT 39, INLOTS 744, 745, 746  
 VACATED ALLEYS

VOLUME 62 PAGE 165  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

DETAIL OF DEEDED PROPERTY LINES



NOTE:  
 THE DEEDED LINE FROM DB 135-106  
 WAS CALCULATED FROM DESCRIPTION IN  
 DEED AND EXISTING ESTABLISHED NORTH  
 LINES OF ELM STREET.



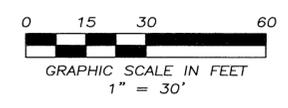
NOTE:  
 THE DEEDED LINE SHOWN ON THE SOUTH PART OF PART OUTLOT  
 39 IS APPROXIMATE, AS DESCRIBED IN DEED BOOK 135, PAGE  
 106, DEEDED FROM WILLIAM ASHWORTH TO THE VILLAGE OF  
 TIPPECANOE. THE TIE TO THE EAST END IS 12' SOUTH OF THE  
 NORTH LINE OF ELM STREET AS PLATTED IN WILLIAM ASHWORTH'S  
 ADDITION, PLAT BOOK 2, PAGE 218. THEN IT RUNS AT AN ANGLE  
 A DISTANCE OF 137' TO A POINT 24 INCHES SOUTH OF THE  
 SOUTH EAST CORNER OF WILLIAM ASHWORTH'S STABLE WALL. AT  
 THE TIME OF THIS SURVEY, THE STABLE WALL WAS NOT FOUND.  
 THE LAND DEEDED WAS TO BE USED FOR STREET PURPOSES  
 ONLY. ELM STREET WAS NOT BUILT ON THE LAND DEEDED AS  
 SHOWN ON THE SURVEY HEREON.

- LEGEND
- 5/8" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - CAPPED IRON PIN FOUND
  - ⊕ MAG NAIL SET
  - MAG NAIL FOUND

- REFERENCES
- MIAMI COUNTY ENGINEER'S  
 RECORDS OF LOT SURVEYS:  
 VOLUME 1, PAGE 178  
 VOLUME 24, PAGE 8  
 VOLUME 24, PAGE 128

- MIAMI COUNTY RECORDER'S  
 RECORDS:  
 PLAT BOOK 2, PAGE 15  
 PLAT BOOK 2, PAGE 218  
 PLAT BOOK 15, PAGE 1  
 PLAT BOOK 15, PAGE 96  
 MISC. BOOK 15, PAGE 319  
 MISC. BOOK 20, PAGE 322  
 DEED BOOK 35, PAGE 227  
 DEED BOOK 56, PAGE 413  
 DEED BOOK 135, PAGE 106  
 DEEDS AS SHOWN HEREON

BASIS OF BEARING:  
 BEARINGS ARE BASED ON THE OHIO  
 DEPARTMENT OF TRANSPORTATION  
 V.R.S., NAD 1983 (2011 ADJ.) OHIO  
 STATE PLANE SOUTH ZONE.

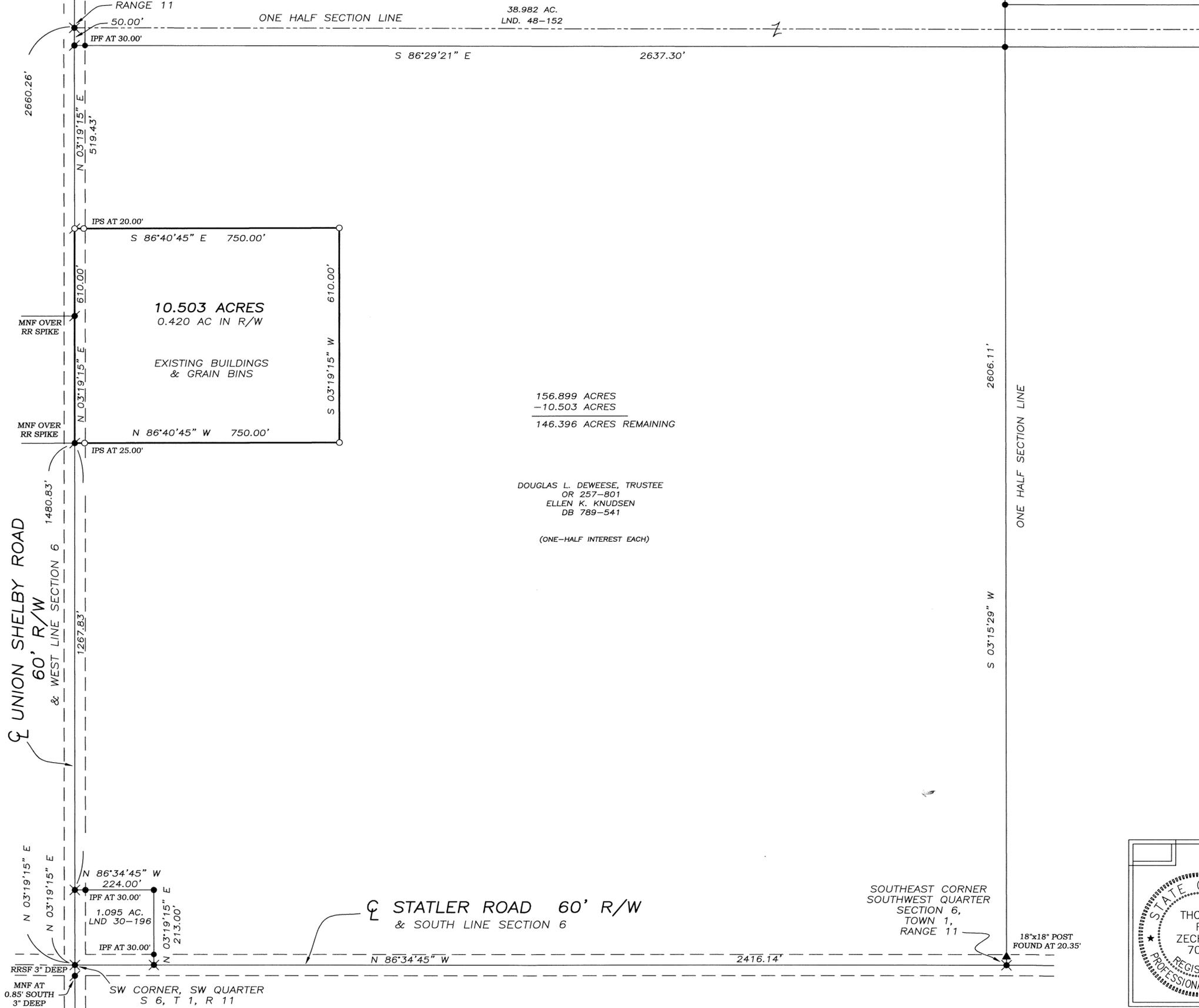


SURVEYOR'S NOTE:  
 SURVEY PREPARED FROM SURVEYS,  
 PLATS AND DEEDS REFERENCED  
 HEREON AND FIELD WORK  
 PERFORMED. SURVEY PREPARED IN  
 THE ABSENCE OF TITLE EXAM.

MAY 22, 2024	SURVEY OF 4 LOTS & VACATED ALLEYS FOR BEN MOSIER IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO
	 NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 6, TOWN 1, RANGE 11  
SOUTHWEST QUARTER

VOLUME 62 PAGE 166  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



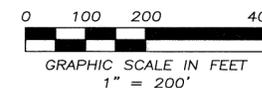
LEGEND

- CAPPED IRON PIN SET
- IRON PIN FOUND
- ∅ MAG SPIKE SET
- ✕ RAILROAD SPIKE FOUND
- ▲ CONCRETE POST FOUND
- ◆ MAG NAIL FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 11, PAGE 30  
VOLUME 30, PAGE 196  
VOLUME 34, PAGE 121  
VOLUME 35, PAGE 164  
VOLUME 41, PAGE 39  
VOLUME 41, PAGE 52  
VOLUME 48, PAGE 96  
VOLUME 48, PAGE 152  
VOLUME 49, PAGE 45

MIAMI COUNTY RECORDER'S  
DEED RECORDS:  
VOLUME 525, PAGE 430  
VOLUME 682, PAGE 380  
DEEDS AS SHOWN HEREON

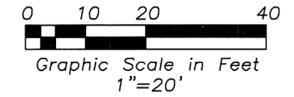


SURVEY OF 10.503 ACRES FOR BRAD DEWEESE  
IN MIAMI COUNTY, OHIO ~ MAY 13, 2024

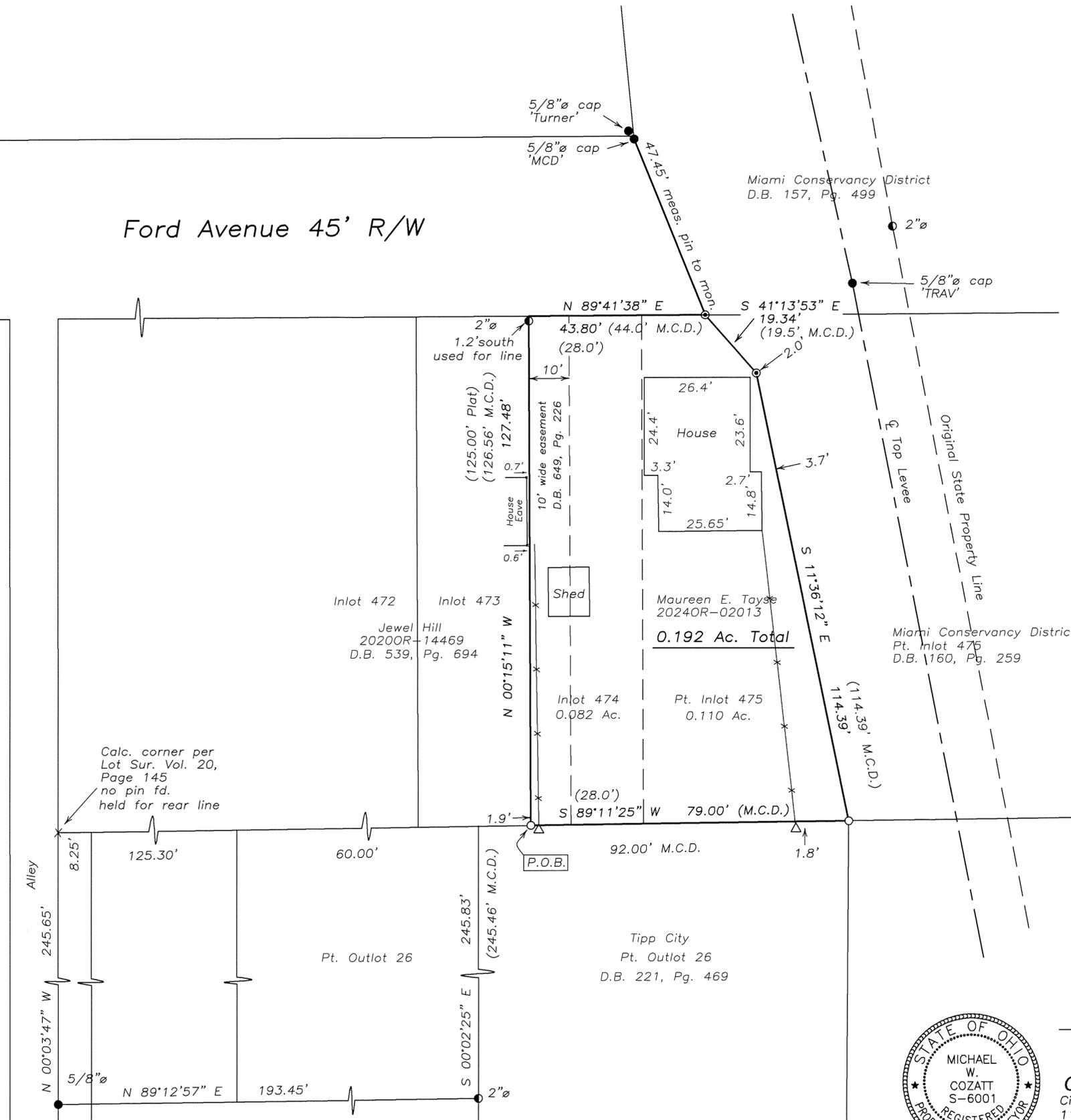
STATE OF OHIO  
THOMAS R. ZECHMAN  
7077  
REGISTERED PROFESSIONAL SURVEYOR

*TRZ*

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



Ford Avenue 45' 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
- M.C.D. Monument Found
- Pin in Monument Box
- △ Metal Fence Post

References

- Miami County Recorder's Plat Records
- Plat Book 1, Page 410
- Miami County Engineer's Record of Lot Surveys
- Volume 3, Page 100
- Volume 3, Page 127
- Volume 4, Page 137
- Volume 20, Page 145
- Miami County Engineer's Record of Land Surveys
- Volume 51, Page 119

Basis of Bearings:  
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid18a, Ohio South Zone, O.D.O.T. RTN/CORS Network.

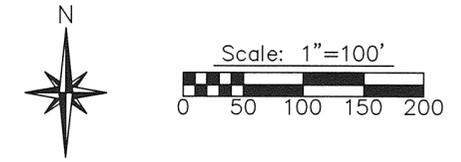
Survey of Inlot 474 & Pt. Inlot 475 for Tayse



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

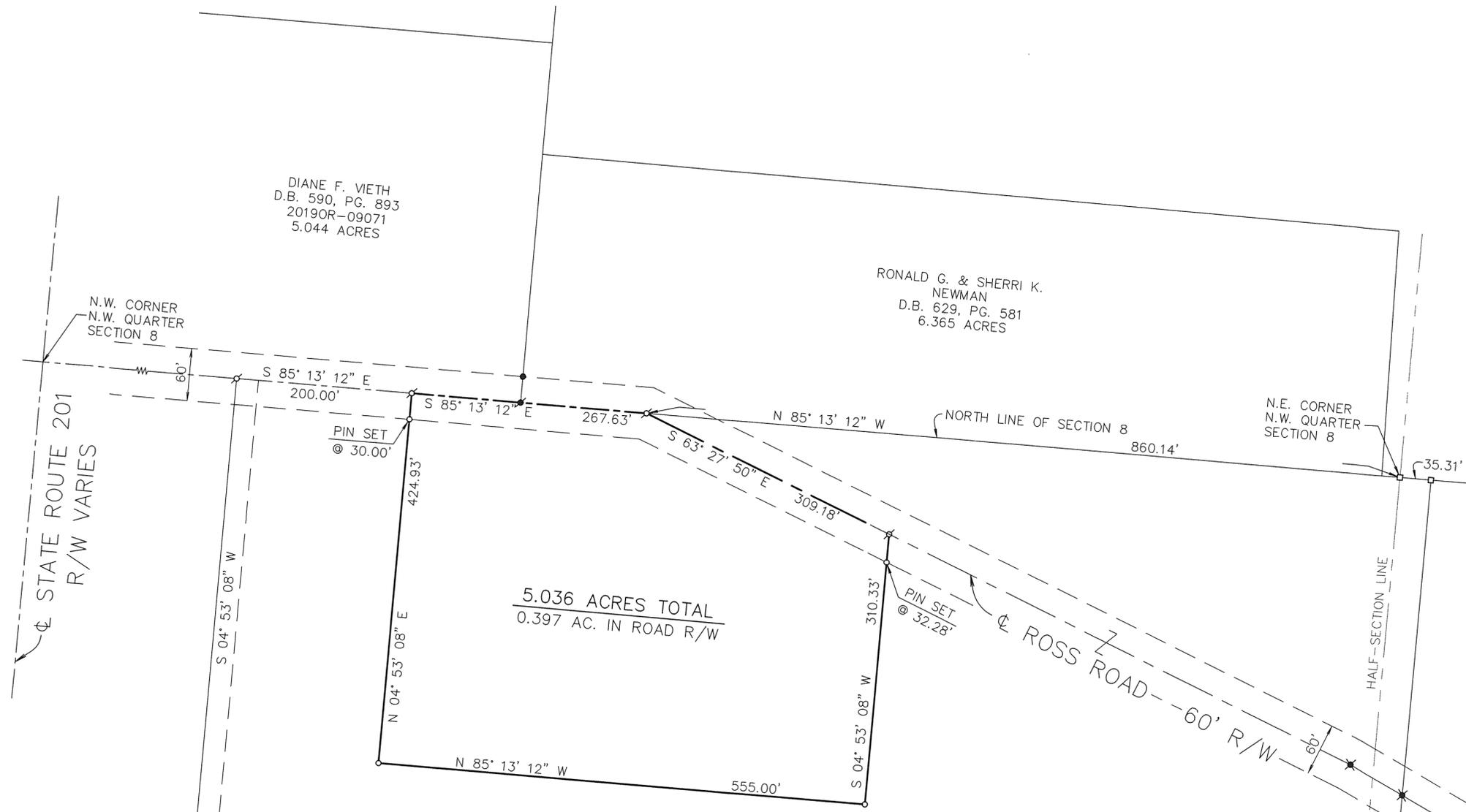
5/29/24  
DATE

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 08524 (937) 339-2921  
File Name: C:\JOBS\2024\08524\08524site.dwg  
Drawn by: DMC ~ Checked by: MWC



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

- References**
- Vol. 05, Pg. 167
  - Vol. 31, Pg. 47
  - Vol. 32, Pg. 103
  - Vol. 34, Pg. 81
  - Vol. 45, Pg. 83
  - Vol. 61, Pg. 162
- } Miami County Engineer's Record of Land Surveys



**Basis of Bearings**  
The bearings are based on the north line of Section 8 and the centerline of Ross Road, bearing S 85° 13' 12" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, GEOID G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

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

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

Survey of 5.036 acres for Christine Miller.

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



*Michael W. Cozatt* 4/30/24  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 27521 Ph. (937) 339-2921

DIANE F. VIETH  
D.B. 590, PG. 893  
2019OR-09071  
5.044 ACRES

RONALD G. & SHERRI K. NEWMAN  
D.B. 629, PG. 581  
6.365 ACRES

5.036 ACRES TOTAL  
0.397 AC. IN ROAD R/W

25' DP & L EASEMENT  
D.B. 429, PG. 490

CHRISTINE MILLER  
D.B. 586, PG. 73  
2016OR-02739  
2016OR-02740 TOD  
70.790 ACRES  
-5.036 ACRES  
65.754 AC. REMAINING

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	
<b>Paul P. Huelskamp PE, PS</b> MIAMI COUNTY ENGINEER	
<i>Paul P. Huelskamp</i>	5-16-24 DATE
APPROVED MIAMI COUNTY PLANNING COMMISSION	
<i>Lackson Bennett</i>	5/17/24 DATE
APPROVED SUBJECT TO ZONING APPROVAL	
BY: <i>Janice R. H.S.</i>	
DATE: 5/22/24	
MIAMI COUNTY GENERAL HEALTH DEPARTMENT	

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

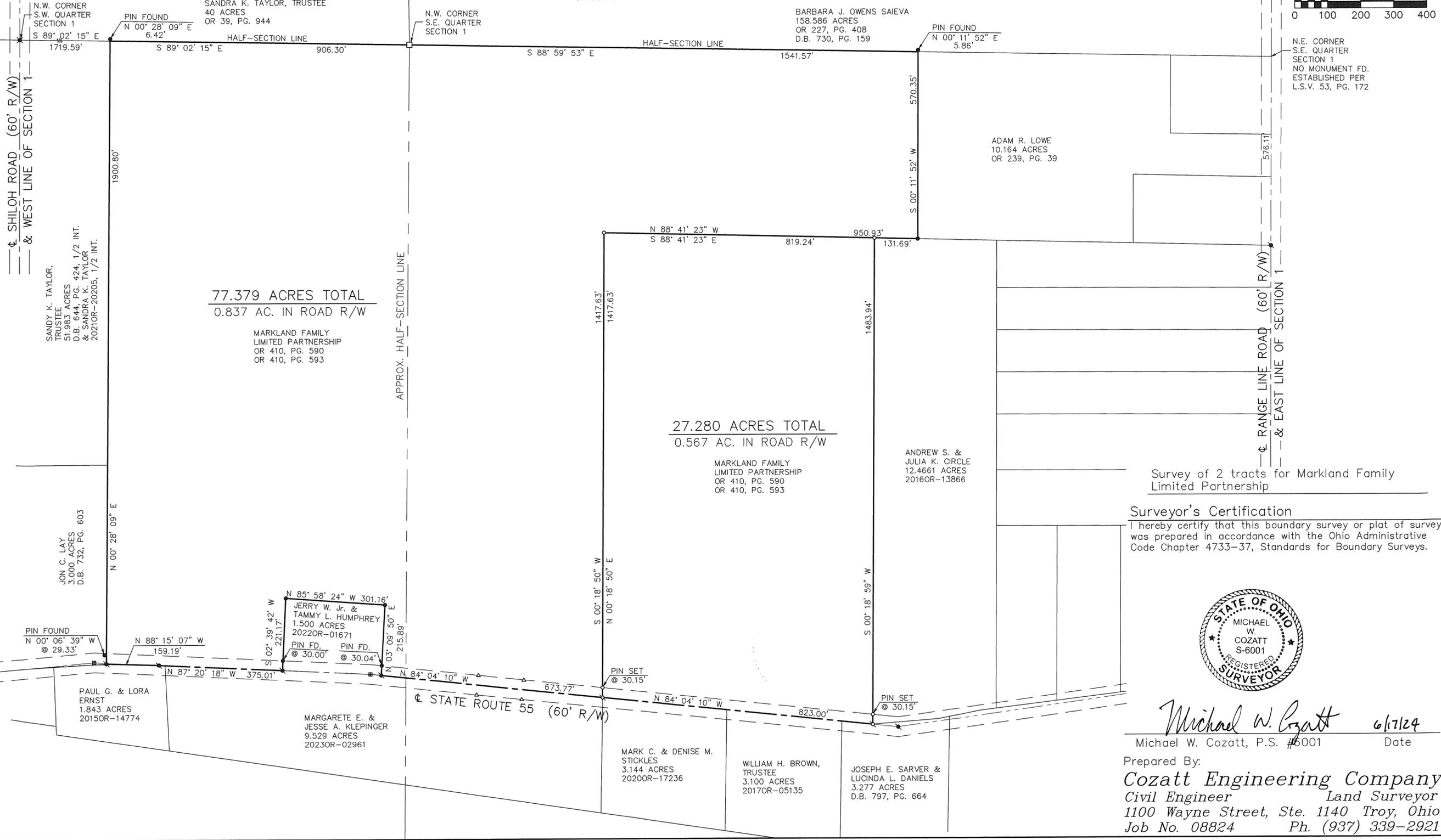
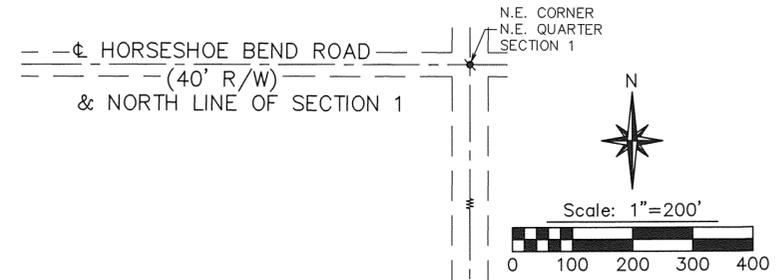
- Legend**
- Iron pin found
  - ✱ Mag nail found
  - Stone found
  - Pin in monument box found
  - ✱ R.R. spike found
  - ▲ Concrete highway monument found
  - ✱ Mag nail set
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 11, Pg. 200
  - Vol. 14, Pg. 133
  - Vol. 15, Pg. 110
  - Vol. 21, Pg. 21
  - Vol. 25, Pg. 147
  - Vol. 35, Pg. 82
  - Vol. 50, Pg. 185
  - Vol. 53, Pg. 172
  - Vol. 54, Pg. 152
  - Vol. 58, Pg. 123
- Miami County Engineer's  
Record of Land Surveys

**Basis of Bearings**  
 The bearings are based on the half-section line bearing S 88° 59' 53" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

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

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



Survey of 2 tracts for Markland Family Limited Partnership

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

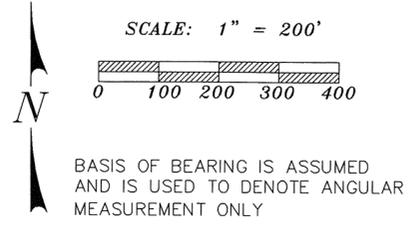
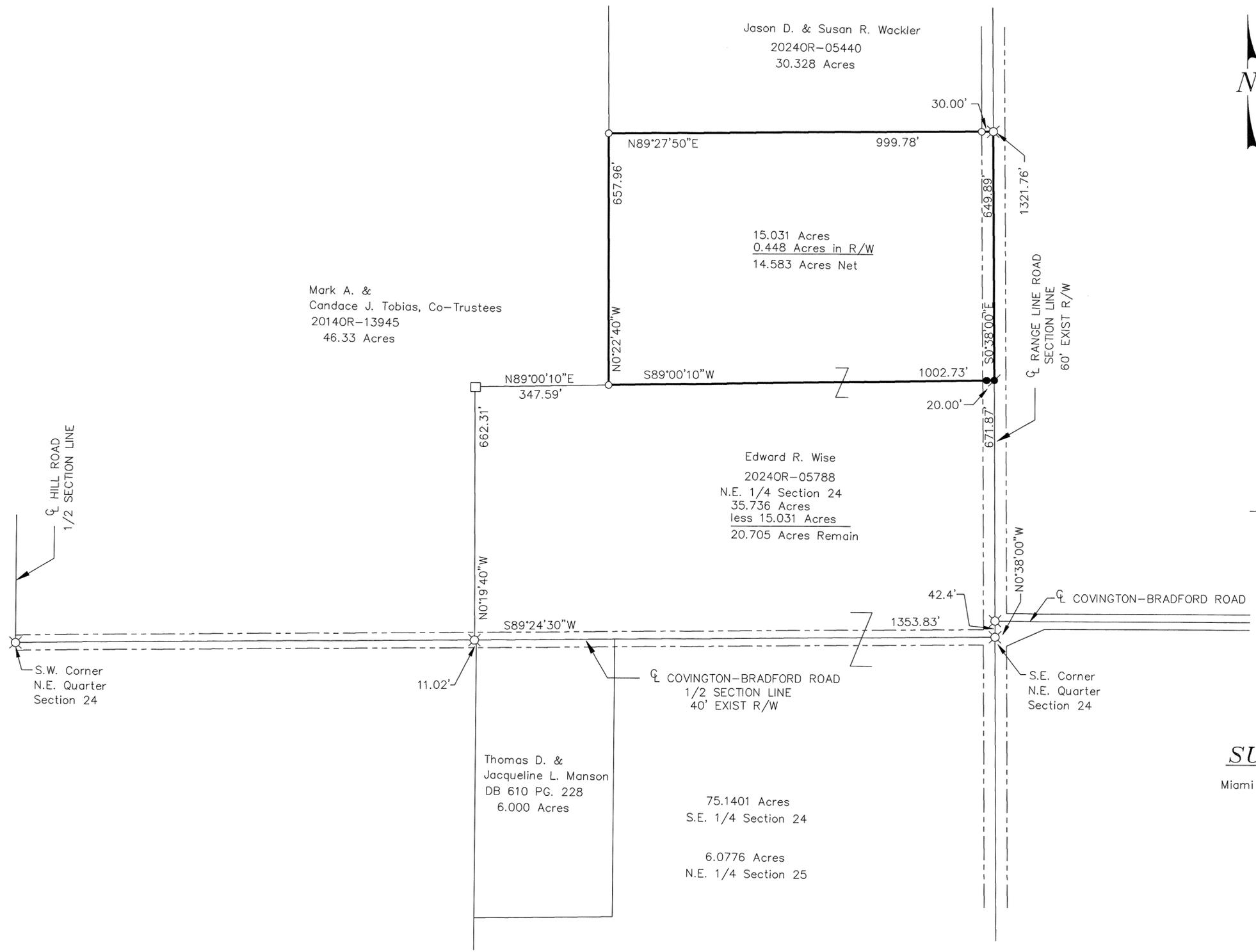


*Michael W. Cozatt* 6/17/24  
 Michael W. Cozatt, P.S. #6001 Date

Prepared By:  
**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 1100 Wayne Street, Ste. 1140 Troy, Ohio  
 Job No. 08824 Ph. (937) 339-2921

NE 1/4 24 9N 4E NEWBERRY MIAMI OHIO  
SECTION TOWN RANGE TOWNSHIP COUNTY STATE

VOLUME NO. 62 PLAT NO. 170  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

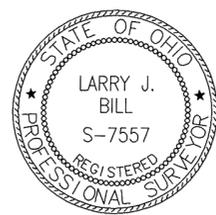


- LEGEND**
- STONE FOUND
  - ⊗ MAG NAIL OR PK NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - REBAR OR PIN FOUND
  - ⊙ GIN SPINDLE FOUND
  - MAG NAIL SET
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
  - X— FENCE LINE
- ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

Miami County Engineer's Record of Land Surveys

- Survey Volume 17 Page 160
- Survey Volume 30 Page 114
- Survey Volume 36 Page 152
- Survey Volume 39 Page 84



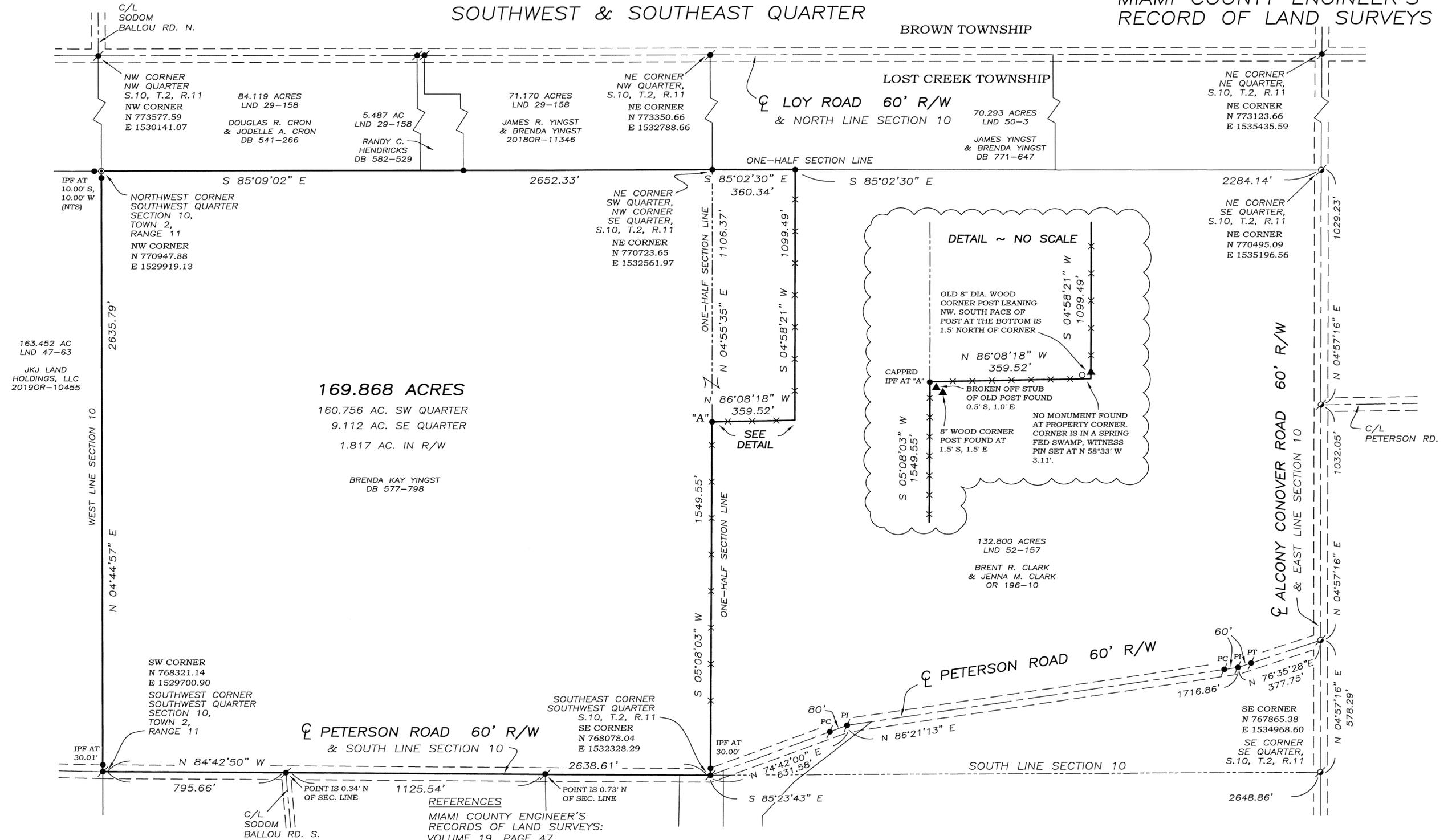
*Larry J. Bill*  
LARRY J. BILL, P.S. #7557  
DATE July 1, 2024

SURVEY FOR THE WISE FAMILY

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

LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 10, TOWN 2, RANGE 11  
SOUTHWEST & SOUTHEAST QUARTER

VOLUME 62 PAGE 171  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

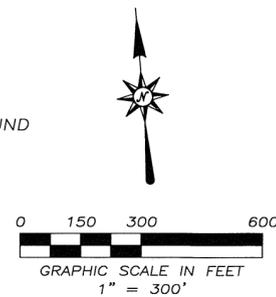


NOTES

1. THE PURPOSE OF THIS PROJECT WAS TO SURVEY THE SOUTHWEST QUARTER OF SECTION 10 PLUS THE ADJOINING 9 ACRE TRACT AT THE NORTHEAST CORNER, AND THEN PROVIDE A LEGAL DESCRIPTION ACCORDING TO MODERN EQUIPMENT PRECISION.
2. THE OLD, ESTABLISHED FENCE ON THE SOUTH END OF THE EAST SIDE OF THE QUARTER SECTION WAS HONORED AS THE PROPERTY LINE, AS ESTABLISHED IN LAND SURVEY 52-157. IT WAS ALSO LABELED AS THE "ONE-HALF SECTION LINE" ON SAID SURVEY. IN HONORING THIS AS THE ONE-HALF SECTION LINE, THERE IS A BREAK IN THE BEARING OF THE ONE-HALF SECTION LINE AT THE PIN FOUND AT "A," AND THEN RUNNING NORTH TO THE PIN FOUND AT THE CENTER OF THE SECTION.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 19, PAGE 47  
VOLUME 25, PAGE 34  
VOLUME 29, PAGE 158  
VOLUME 39, PAGE 194  
VOLUME 47, PAGE 63  
VOLUME 50, PAGE 3  
VOLUME 50, PAGE 38  
VOLUME 51, PAGE 48  
VOLUME 52, PAGE 157  
VOLUME 54, PAGE 132  
VOLUME 56, PAGE 134  
MIAMI COUNTY ENGINEER'S ROAD RECORDS:  
VOLUME 8, PAGE 97  
MIAMI COUNTY RECORDER'S RECORDS AS SHOWN HEREON



SURVEY OF EXISTING TRACT FOR BRENDA K. YINGST IN MIAMI COUNTY, OHIO ~ JUNE 19, 2024

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

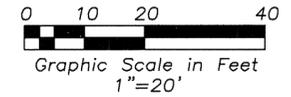
STATE OF OHIO  
GREGG S. BROOKHART  
REGISTERED PROFESSIONAL SURVEYOR  
6348

TROY  
CORPORATION

Pt. 66  
INLOT

S.W. 11  
TAX MAP

Volume 62 Page 172  
Miami County Engineer's  
Record of Land Surveys



**Legend**

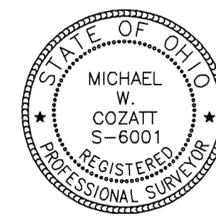
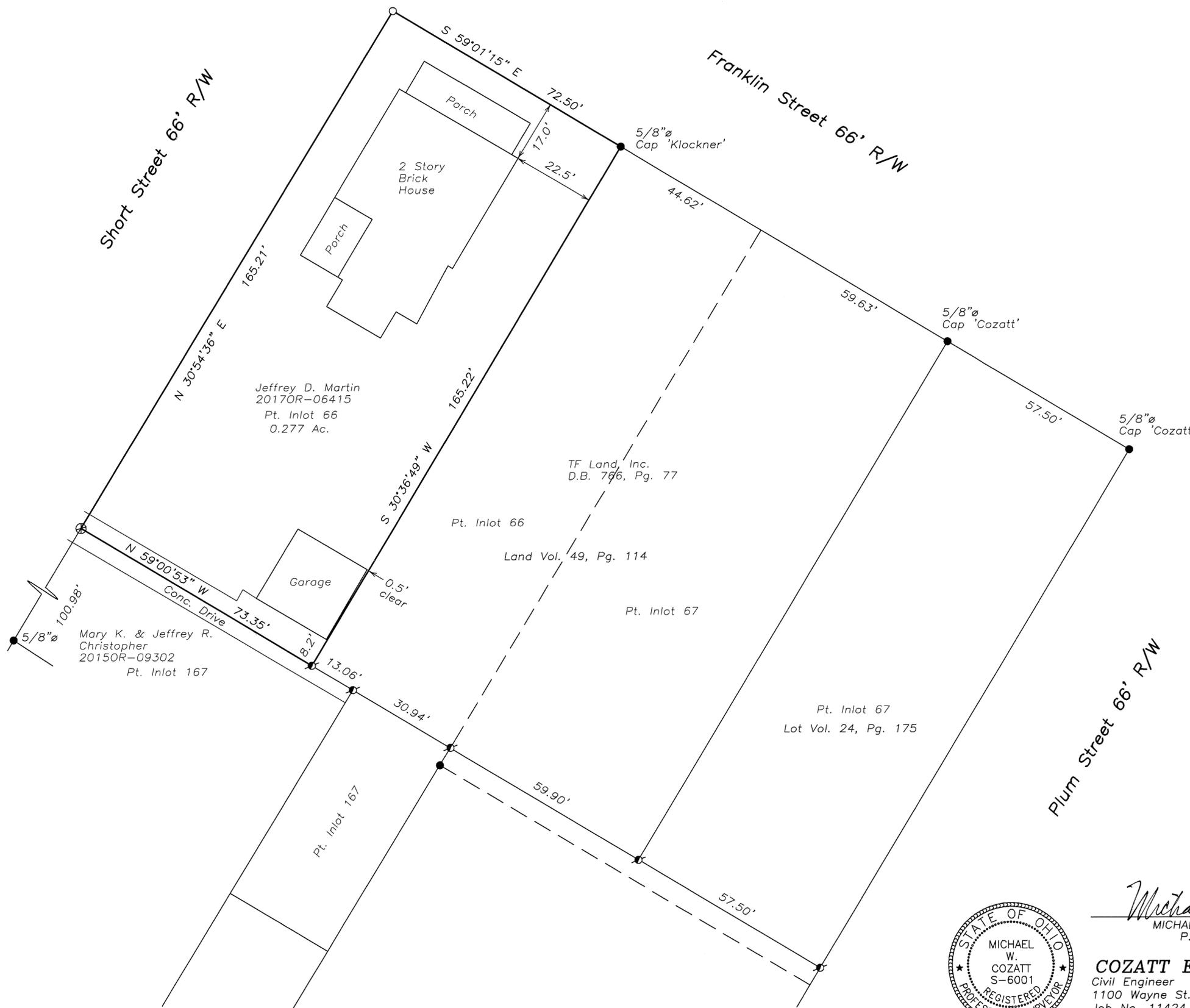
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- ⊗ Cut Cross Set

**References**

Miami County Engineer's  
Record of Lot Surveys  
Volume 10, Page 24  
Volume 19, Page 113  
Volume 24, Page 175  
Miami County Engineer's  
Record of Land Surveys  
Volume 49, Page 114

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

Survey of Part Inlot 66  
for PK Title



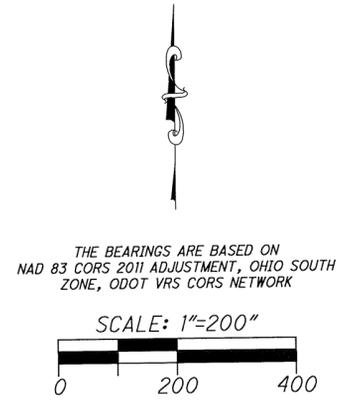
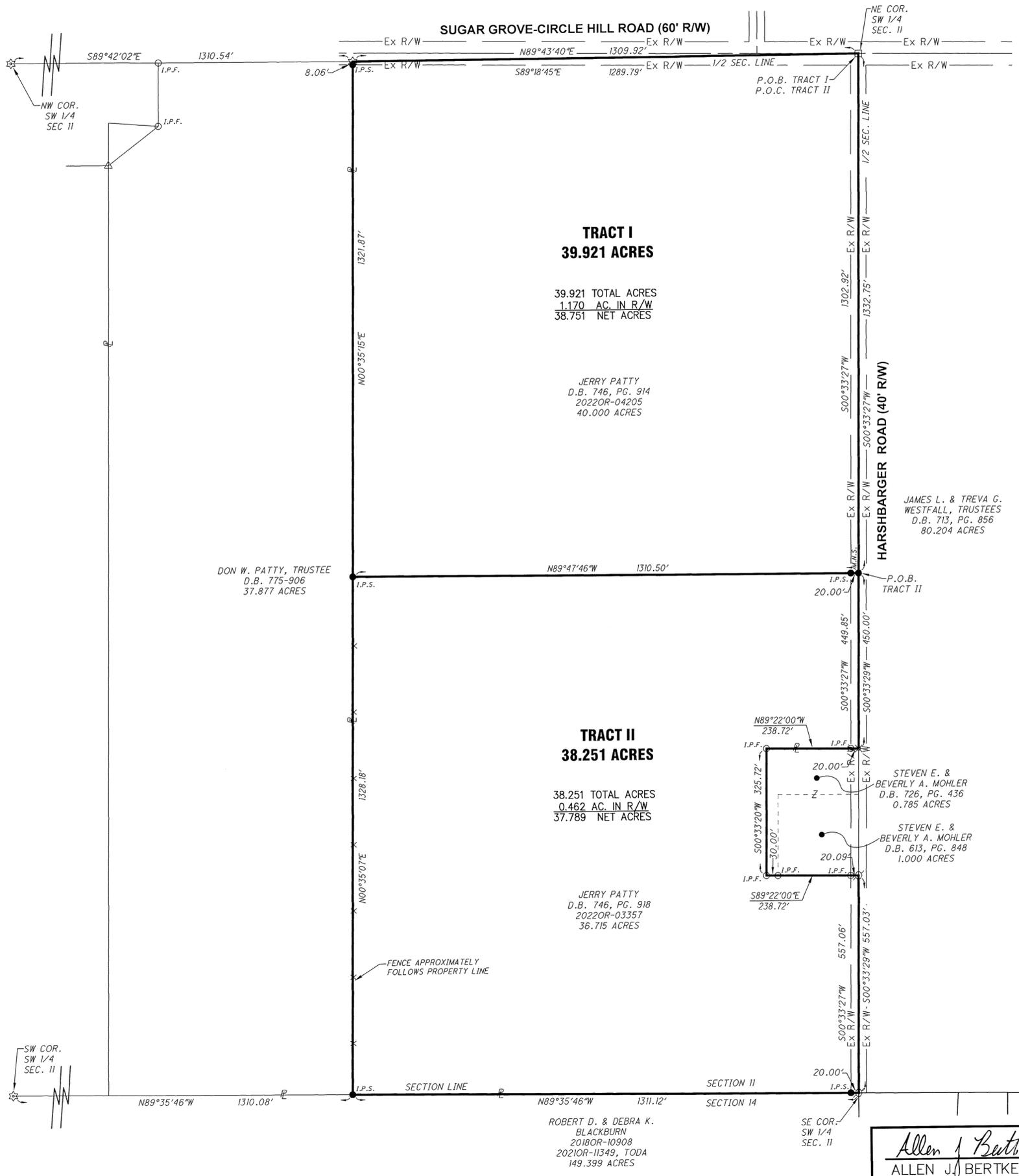
*Michael W. Cozatt* 7/05/24  
MICHAEL W. COZATT Date  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 11424 (937) 339-2921  
File Name: C:\JOBS\2024\11424\11424survey.dwg  
Drawn by: DMC ~ Checked by: MWC

# PATTY RETRACEMENT SURVEY

8 N TOWN 4 E RANGE 11 SECTION NEWTON TOWNSHIP MIAMI, OHIO COUNTY

VOLUME 62 PAGE 173  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
July 9, 2024



## LEGEND

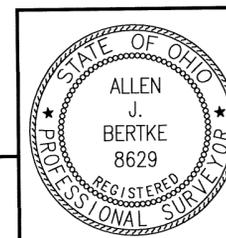
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- △ POST FOUND
- ⊠ STONE FOUND
- ⊠ MONUMENT BOX W/IP FOUND
- \* GIN SPINDLE FOUND

## SURVEY REFERENCE

LAND SURVEY 25, PAGE 61  
LAND SURVEY 29, PAGE 147  
LAND SURVEY 35, PAGE 126  
LAND SURVEY 41, PAGE 20  
LAND SURVEY 56, PAGE 36  
LAND SURVEY 58, PAGE 164

## SURVEY NOTE

THE NORTH LINE OF THE SOUTHWEST QUARTER SECTION WAS ESTABLISHED USING THE MONUMENT BOX FOUND AT THE NORTHEAST QUARTER CORNER AND HOLDING THE STONE FOUND AS SHOWN ON A SURVEY BY DOUGLAS LEE CHRISTIAN FILED IN VOLUME 29, PAGE 147 AT THE NORTHWEST CORNER OF THE 39.921 ACRE TRACT SHOWN. COUNTY ENGINEER DOES NOT HAVE NOTES ON THE MONUMENT BOX FOUND AT THE NORTHEAST QUARTER CORNER.



PREPARED BY:  
**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
06-18-2024  
DRAWN BY:  
EEN  
JOB NUMBER:  
MIANWT2401  
SHEET NUMBER  
1 OF 1

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

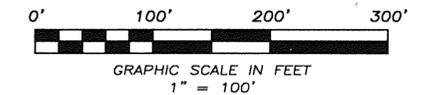
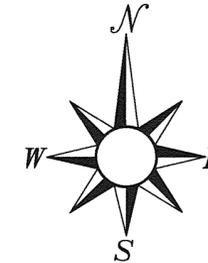
7-8-2024  
DATE



VOLUME 62 PAGE 175  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

LEGEND:

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



TROY CORPORATION PT 7446 LOT  
 MIAMI COUNTY OHIO STATE

14.987 ACRES

LIETTE REALTY I, LLC  
 OR 64, PAGE 662  
 PT. IL 7446  
 25.047 ACRES (TRACT 1)  
 SURV. VOL. 58, PG. 72

NEW CASTLE DRIVE  
 (50' R/W)

NEW CASTLE DRIVE  
 (50' R/W)

LIETTE DRIVE (50' R/W)

EXECUTIVE DRIVE (50' R/W)

CURVE DATA:

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

REFERENCES:

LAND SURVEYS:

VOLUME 58, PAGE 72  
 VOLUME 58, PAGE 37  
 AND AS SHOWN HEREON

RECORD PLATS:

PB 29, PAGE 96-96A  
 PB 29, PAGE 13-13A  
 PB 27, PAGE 97-97A  
 AND AS SHOWN HEREON

DEEDS:

AS SHOWN HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) THE WEST LINE OF SECTION 18 BEING N 00°05'48" W.

*John J. Brumbaugh* 7/3/2024

JOHN J. BRUMBAUGH  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #8218

LOT SPLIT SURVEY OF THE TRACT 1 BEING A 25.047 ACRE TRACT INTO A 10.060 ACRE AND A 14.987 ACRE TRACT FOR: HARLOW BUILDERS, INC. LOCATED IN CITY OF TROY, MIAMI COUNTY ~ DATE JULY 3, 2024

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

BES JOB #398.23A DRAWN BY: SES CHECKED BY: JJB

CITY OF TROY ENGINEER:

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 16<sup>th</sup> DAY OF July 2024.

*Christy J. Butera*  
 JILLIAN A. RHOADES, P.E.  
 Christy J. Butera, P.E.

STRAYER FARMS, INC.  
 20210R-07115  
 IL 11464  
 2.761 ACRES IN SEC. 13  
 0.370 ACRES IN SEC. 18  
 3.131 ACRES TOTAL

T.P.O.B. 10.060 ACRE TRACT  
 SW CORNER INLOT 11531

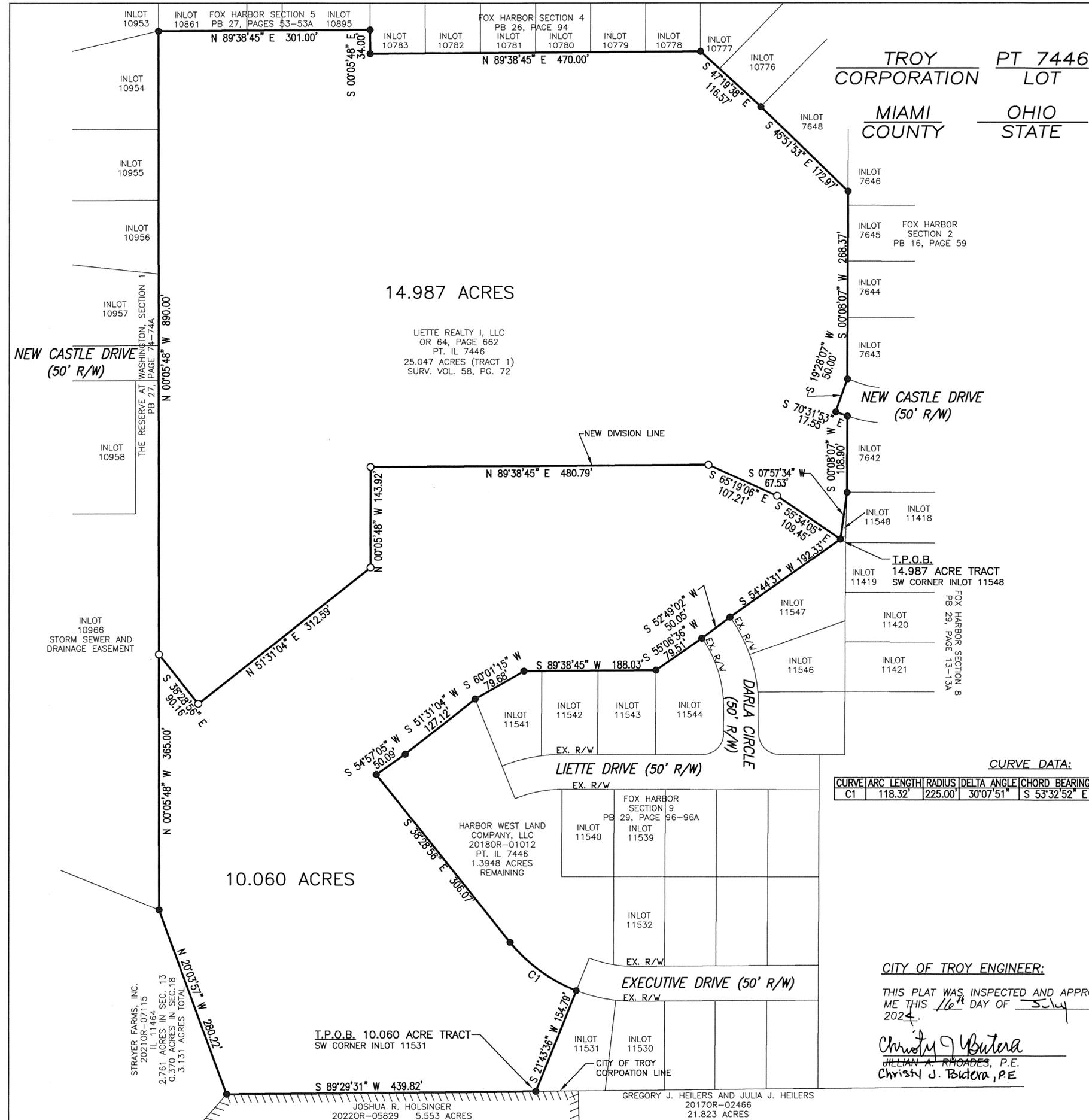
JOSHUA R. HOLSINGER  
 20220R-05829 5.553 ACRES

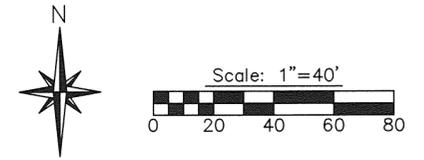
GREGORY J. HEILERS AND JULIA J. HEILERS  
 20170R-02466  
 21.823 ACRES

HARBOR WEST LAND COMPANY, LLC  
 20180R-01012  
 PT. IL 7446  
 1.3948 ACRES REMAINING

FOX HARBOR SECTION 9  
 PB 29, PAGE 96-96A  
 INLOT 11540 INLOT 11539

FOX HARBOR SECTION 8  
 PB 29, PAGE 13-13A  
 INLOT 11420 INLOT 11421





Legend

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

References

- Vol. 03, Pg. 64
  - Vol. 06, Pg. 180
  - Vol. 11, Pg. 87
  - Vol. 19, Pg. 196
  - Vol. 20, Pg. 1
  - Vol. 20, Pg. 147
  - Vol. 22, Pg. 136
  - Vol. 24, Pg. 10
- Miami County Engineer's Record of Lot Surveys
- Vol. 01, Pg. 243
  - Vol. 01, Pg. 244
- Miami County Recorder's Plat Records

Basis of Bearings

The bearings are based on the south line of Vine Street, bearing S 00° 32' 21" W, as taken from Lot Survey Vol. 24, Page 10 of the Miami County Engineer's Record of Lot Surveys.

Occupation Statement

Monumented property lines generally fit occupation where occupation exists.

Monumentation Statement

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

Survey of Inlots 322 & 323 in Bradford, Ohio for Killian Gray.

Surveyor's Certification

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

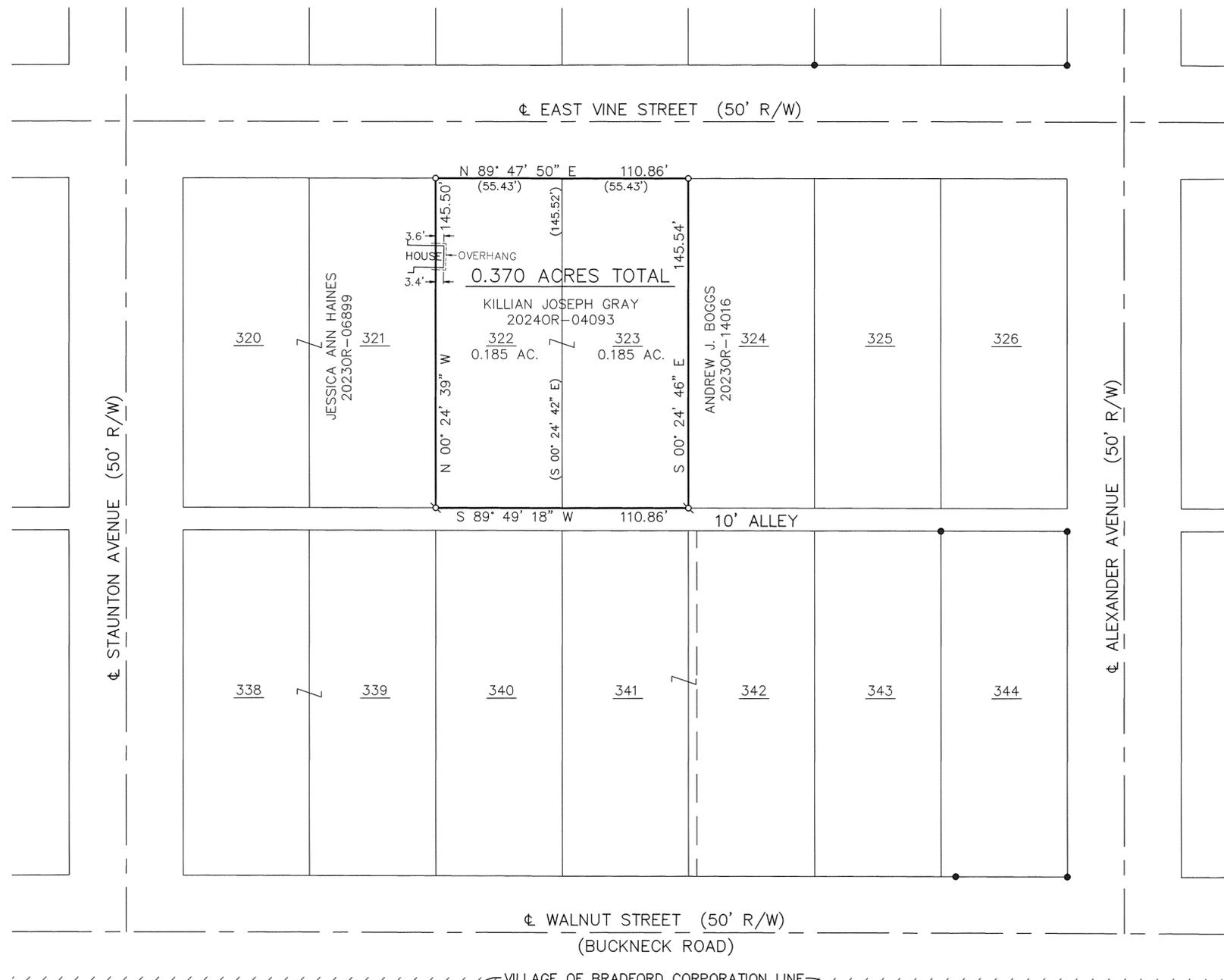


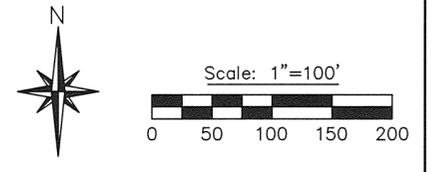
*Michael W. Cozatt*  
Michael W. Cozatt, P.E. #6001

1/23/24  
Date

PREPARED BY:

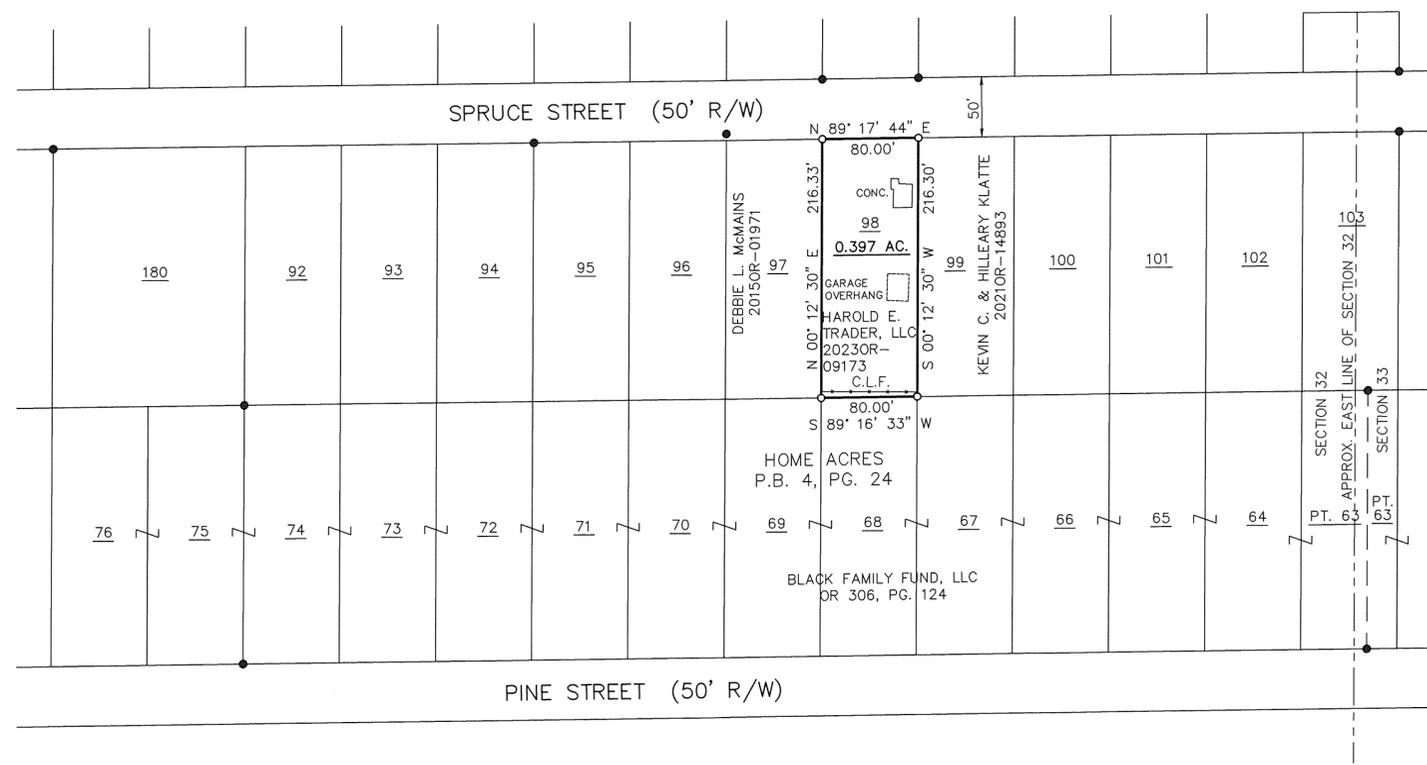
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 10824 Ph. (937) 339-2921





- Legend**
- Iron pin found
  - 5/8" dia. capped iron pin set (COZATT S6001)

- References**
- Vol. 42, Pg. 183 } Miami County Engineer's Record of Land Surveys
  - Vol. 42, Pg. 191 }
  - Vol. 44, Pg. 91 }
  - P.B. 04, Pg. 24 } Miami County Recorder's Plat Records



**Basis of Bearings**  
The bearings are based on the south line of Spruce Street, bearing N 89° 17' 44" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

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

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

Survey of Lot 98 in Home Acres Subdivision  
for Harold Trader.

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



*Michael W. Cozatt*      7/26/24  
Michael W. Cozatt, P.S. #6001      Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer      Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 12524      Ph. (937) 339-2921

8  
Town

5E  
Range

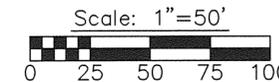
SE 1/4 - 30  
Section  
39 & 40  
Inlot

Newberry  
Township  
West Covington  
Un-Incorporated  
Village

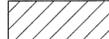
Miami  
County

Ohio  
State

Volume 62 Page 178  
Miami County Engineer's  
Record of Land Surveys



**Legend**

- Iron pin found
- ⊙ Mag nail found
- ⊙ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)
-  Vacated alley or street

**References**

- P.B. 01, Pg. 299 } Miami County Recorder's
- P.B. 01, Pg. 300 } Plat Records
- P.B. 30, Pg. 56 }
- Vol. 14, Pg. 134 } Miami County Engineer's
- Vol. 21, Pg. 88 } Record of Lot Surveys
- Vol. 54, Pg. 113 } Miami County Engineer's
- Vol. 61, Pg. 91 } Record of Land Surveys

**Basis of Bearings**

The bearings are based on the west line of Lots 39 & 40, bearing N 02° 01' 38" W, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

Survey of Lots 39 & 40 in West Covington, Ohio for Mike Langston.

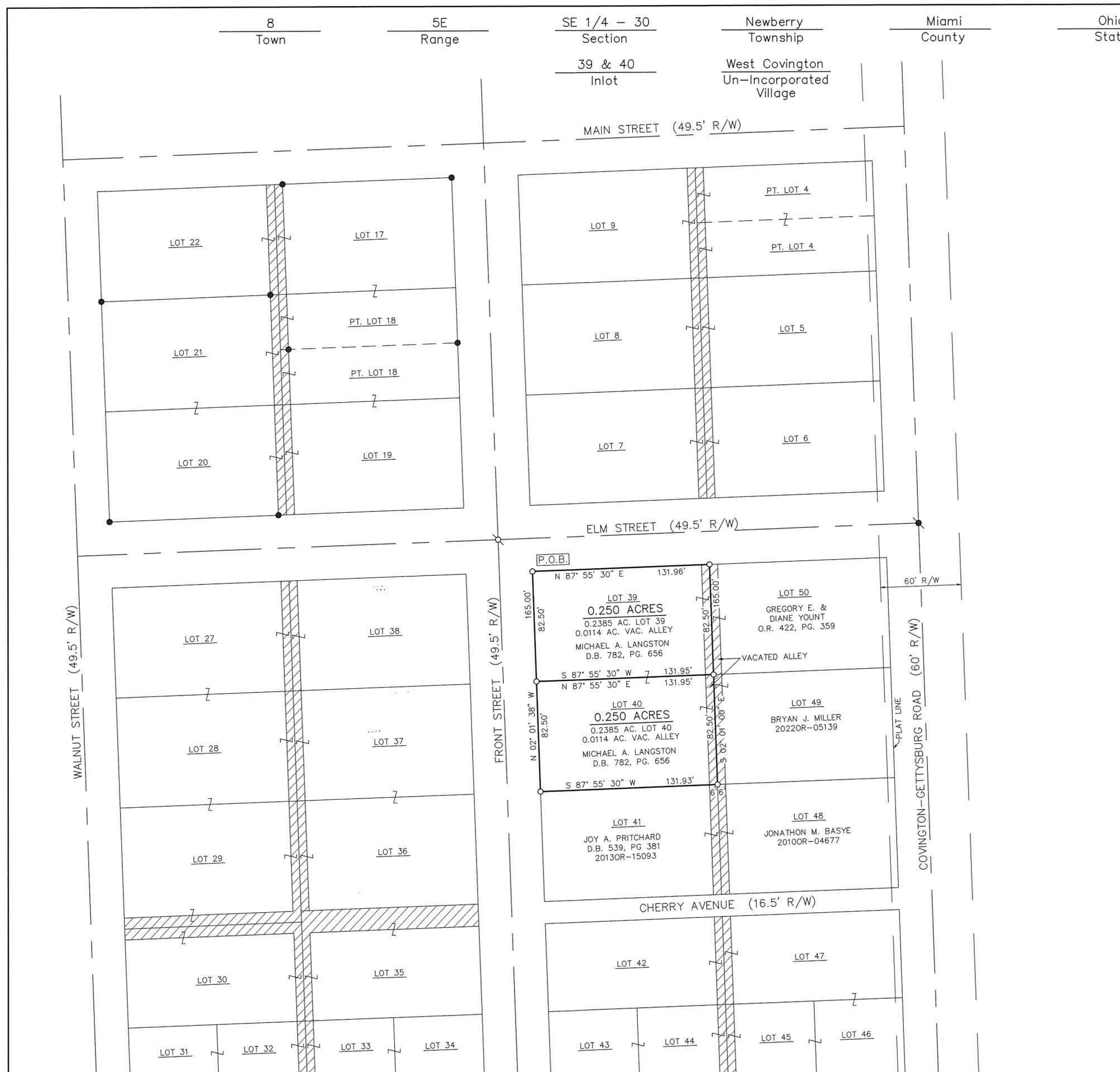
**Surveyor's Certification**

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



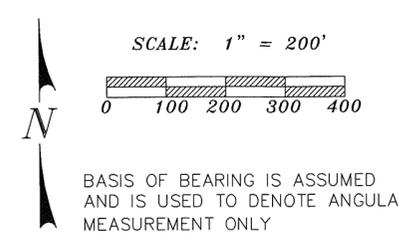
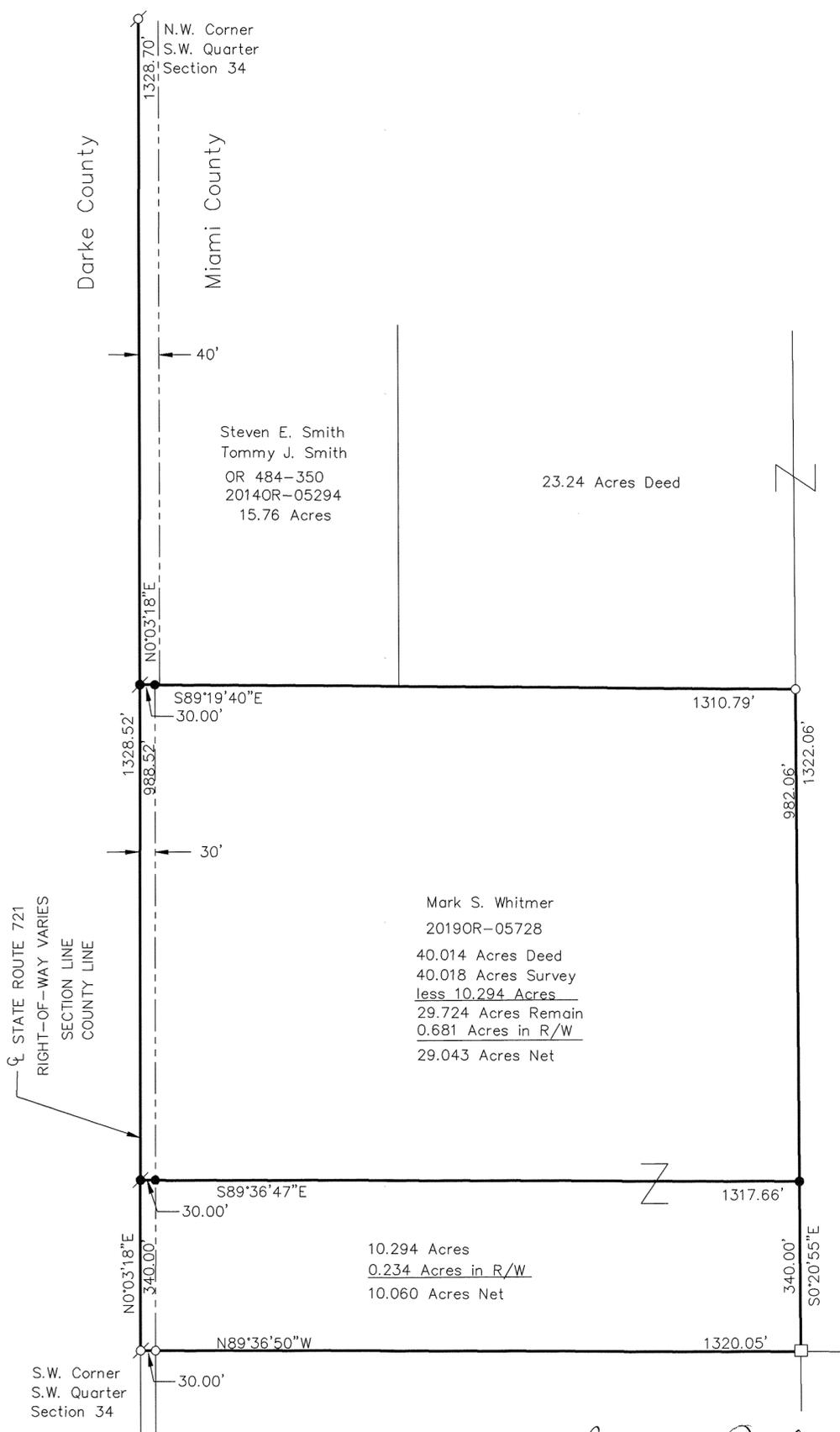
*Michael W. Cozatt* 7/16/24  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 10124 Ph. (937) 339-2921



SW 1/4 34 9N 4E NEWBERRY MIAMI OHIO  
SECTION TOWN RANGE TOWNSHIP COUNTY STATE

VOLUME NO. 62 PLAT NO. 179  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



**LEGEND**

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

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

Warner Farms Inc.  
D.B. 500 PG. 379  
80.00 Acres Deed

**SURVEY REFERENCES**

Miami County Engineer's Record of Land Surveys  
Survey Volume 40 Page 190  
Survey Volume 62 Page 147



SURVEY FOR THE STEVE WHITMER

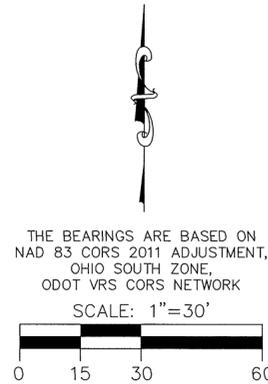
*Larry J. Bill* July 29, 2024  
LARRY J. BILL, P.S. #7557 DATE

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

# SPLIT OF LOT 9 OF EMERSON CROSSING PHASE ONE

VOLUME 62 PAGE 180  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
July 31<sup>st</sup>, 2024

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



### LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND

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

NOTICE IS GIVEN TO ALL PARTIES:

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

*[Signature]*  
SECRETARY  
MIAMI COUNTY PLANNING COMMISSION

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huelskamp* PE, PS  
MIAMI COUNTY ENGINEER

*Mark J. Adams* 7/31/24  
DEPUTY DATE

SURVEY REFERENCE  
REC. P.B. 28, PG. 83  
REC. P.B. 30, PG. 25

### MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO,  
HELD THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOT REQUIRED (SEE RIGHT)  
CHAIRMAN

NOT REQUIRED  
SECRETARY

### MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

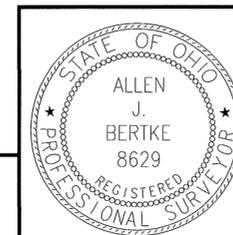
DUPLICATE (SEE RIGHT)  
MIAMI COUNTY ENGINEER

NOT REQUIRED  
DEPUTY ENGINEER

BEING A SPLIT OF LOT 9 OF EMERSON CROSSING PHASE ONE  
AND BEING OWNED BY HORIZON WEST TROY, LLC AS  
CONVEYED IN 20200R-06972.

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

11-9-2023  
DATE

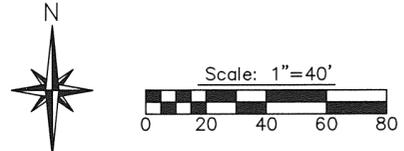
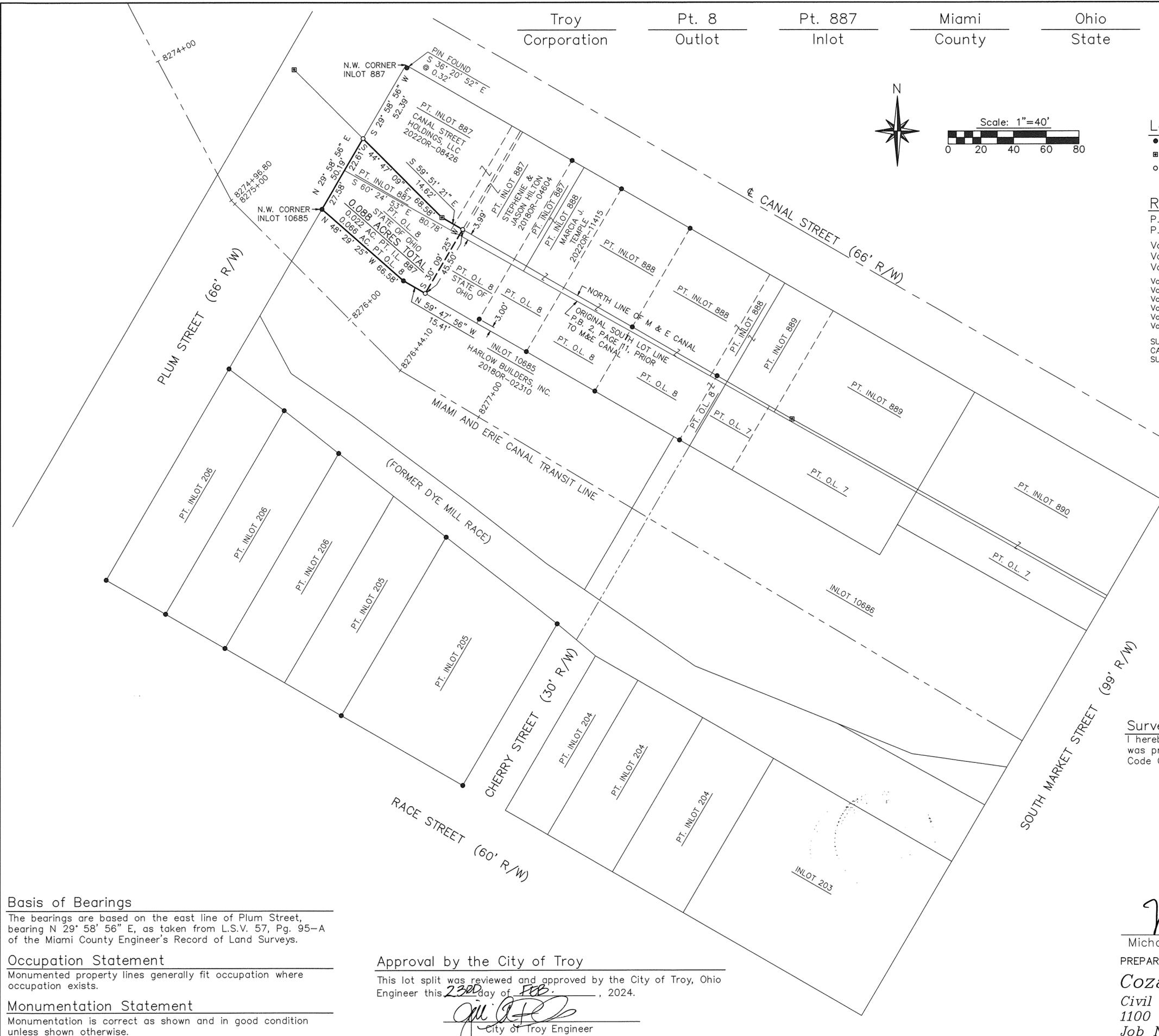


PREPARED BY:

**ChoiceOne**  
Engineering

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

DATE: 10-31-2023
DRAWN BY: RMF
JOB NUMBER: MIACON2305
SHEET NUMBER 1 OF 1



- Legend**
- Iron pin found
  - 2"Ø iron rod canal monument found
  - 5/8" dia. capped iron pin to be set (Cozatt, S6001)

- References**
- P.B. 02, Pg. 11 } Miami County Recorder's Plat Records
  - P.B. 26, Pg. 56 }
  - Vol. 16, Pg. 157 } Miami County Engineer's Record of Lot Surveys
  - Vol. 18, Pg. 112 }
  - Vol. 24, Pg. 46 }
  - Vol. 49, Pg. 44 } Miami County Engineer's Record of Land Surveys
  - Vol. 55, Pg. 68 }
  - Vol. 57, Pg. 19 }
  - Vol. 57, Pg. 71 }
  - Vol. 57, Pg. 95 }
  - Vol. 58, Pg. 06 }
- SURVEY OF DYE MILL RACE BY S.A. BUCHANAN, NOVEMBER, 1909  
CANAL MAP 12, PAGE 180 SURVEYED BY S.A. BUCHANAN, JULY 1915  
SURVEY OF DYE MILL RACE BY A.W. SUMMERS, FEBRUARY 1927

Survey of canal lands for Sam O'Neal.

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



*Michael W. Cozatt* 2/22/24  
Michael W. Cozatt, P.S. #6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
1100 Wayne Street, Ste. 1140 Troy, Ohio  
Job No. 08123 Ph. (937) 339-2921

**Basis of Bearings**  
The bearings are based on the east line of Plum Street, bearing N 29° 58' 56" E, as taken from L.S.V. 57, Pg. 95-A of the Miami County Engineer's Record of Land Surveys.

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

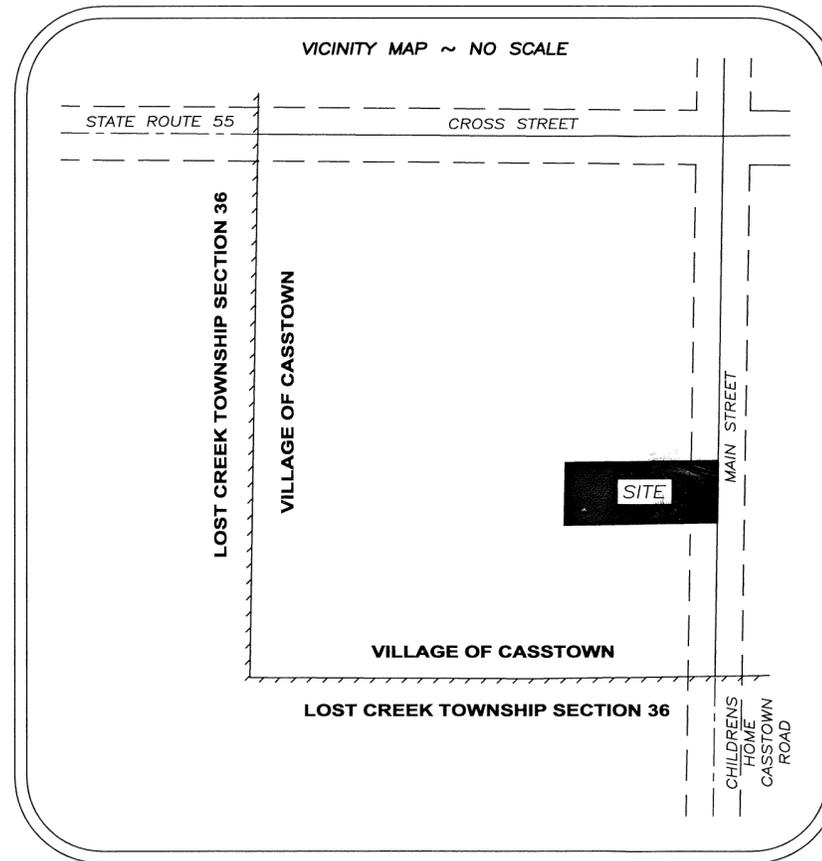
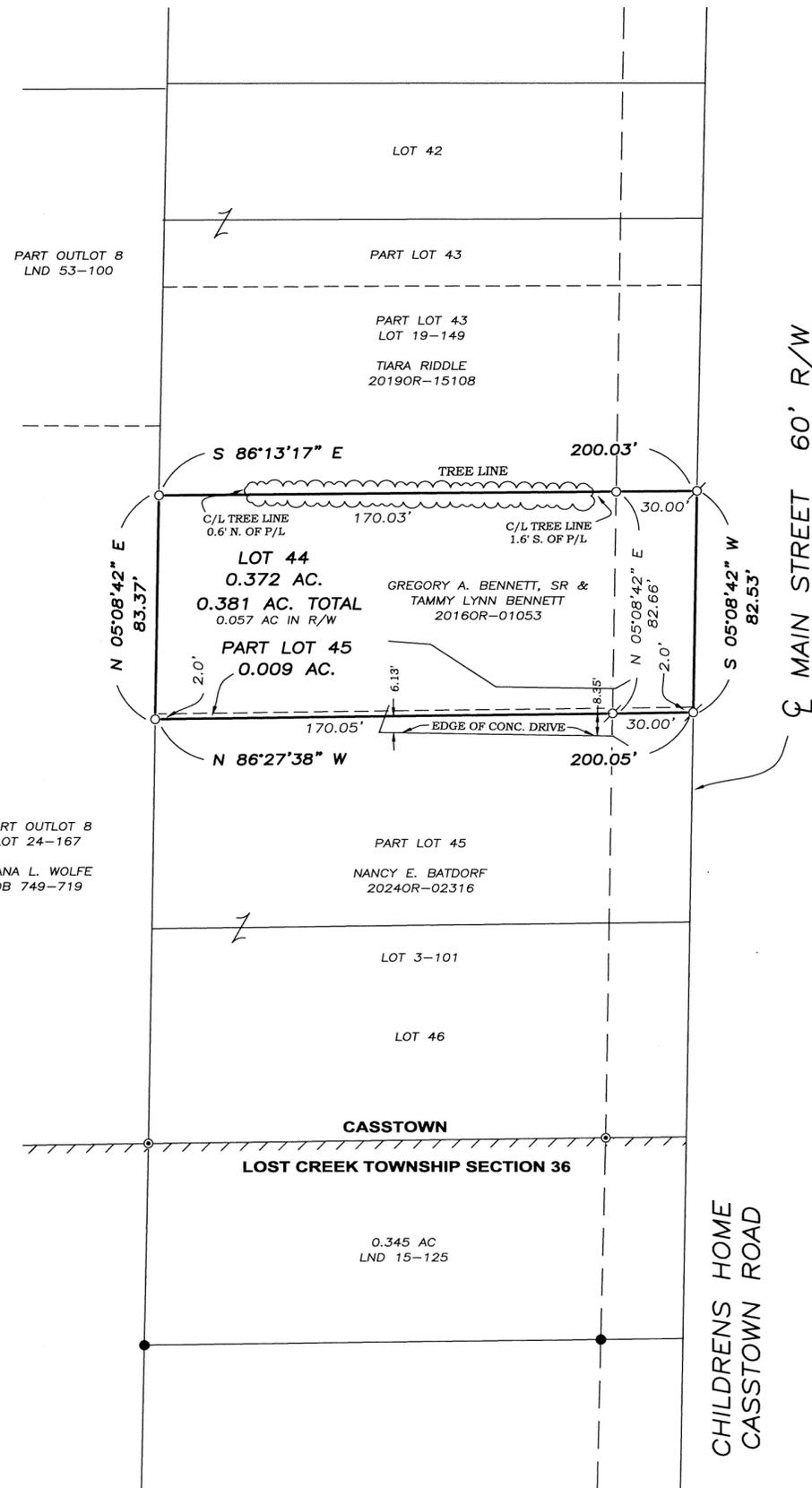
**Monumentation Statement**  
Monumentation is correct as shown and in good condition unless shown otherwise.

**Approval by the City of Troy**  
This lot split was reviewed and approved by the City of Troy, Ohio Engineer this 23rd day of Feb., 2024.  
*[Signature]*  
City of Troy Engineer

VILLAGE OF CASSTOWN, MIAMI COUNTY, OHIO  
 LOT 44, PART LOT 45

VOLUME 62 PAGE 182

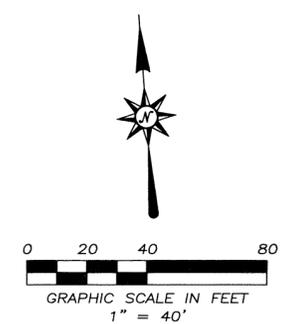
MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



- LEGEND**
- 5/8" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ∅ MAG NAIL SET
  - ⊙ PIPE FOUND

- REFERENCES**
- RECORDS USED TO PREPARE SURVEY:**
- MIAMI COUNTY ENGINEER'S RECORDS:  
 LOT SURVEY 3, PAGE 101  
 LOT SURVEY 19, PAGE 149  
 LOT SURVEY 24, PAGE 167  
 LAND SURVEY 15, PAGE 125  
 LAND SURVEY 53, PAGE 100
- MIAMI COUNTY RECORDER'S RECORDS:  
 DEED BOOK 22, PAGE 164  
 DEEDS AS SHOWN HEREON

**BASIS OF BEARING:**  
 BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.



- NOTES:**
1. THE PURPOSE OF THIS SURVEY WAS TO SET MISSING PINS ON CORNERS OF THE BENNETT TRACT.
  2. CONCRETE DRIVE EXTENDS ONTO PROPERTY TO SOUTH. NEITHER OF THE CURRENT DEEDS OF RECORD CALL FOR A SHARED DRIVE.

JULY 24, 2024	SURVEY OF EXISTING TRACT FOR THE BENNETT FAMILY IN THE VILLAGE OF CASSTOWN, MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD                  5260 TROY-URBANA ROAD                  CASSTOWN, OHIO 45312                  OHIO REGISTERED                  PROFESSIONAL SURVEYOR # 7724</p>

# SCARBROUGH SURVEY

PT. OUTLOT 12 LOT PIQUA CITY MIAMI, OHIO COUNTY

VOLUME 62 PAGE 183  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
August 23, 2024

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



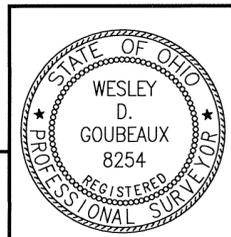
### LEGEND

- I.P.F. IRON PIN FOUND
- ⊙ P.F. IRON PIPE FOUND
- × CUT "X" FOUND
- ▨ Ex. BUILDING

SURVEY REFERENCE  
REC. P.B. 29, PG. 48  
REC. P.B. 26, PG. 55



*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254  
8/9/2024  
DATE

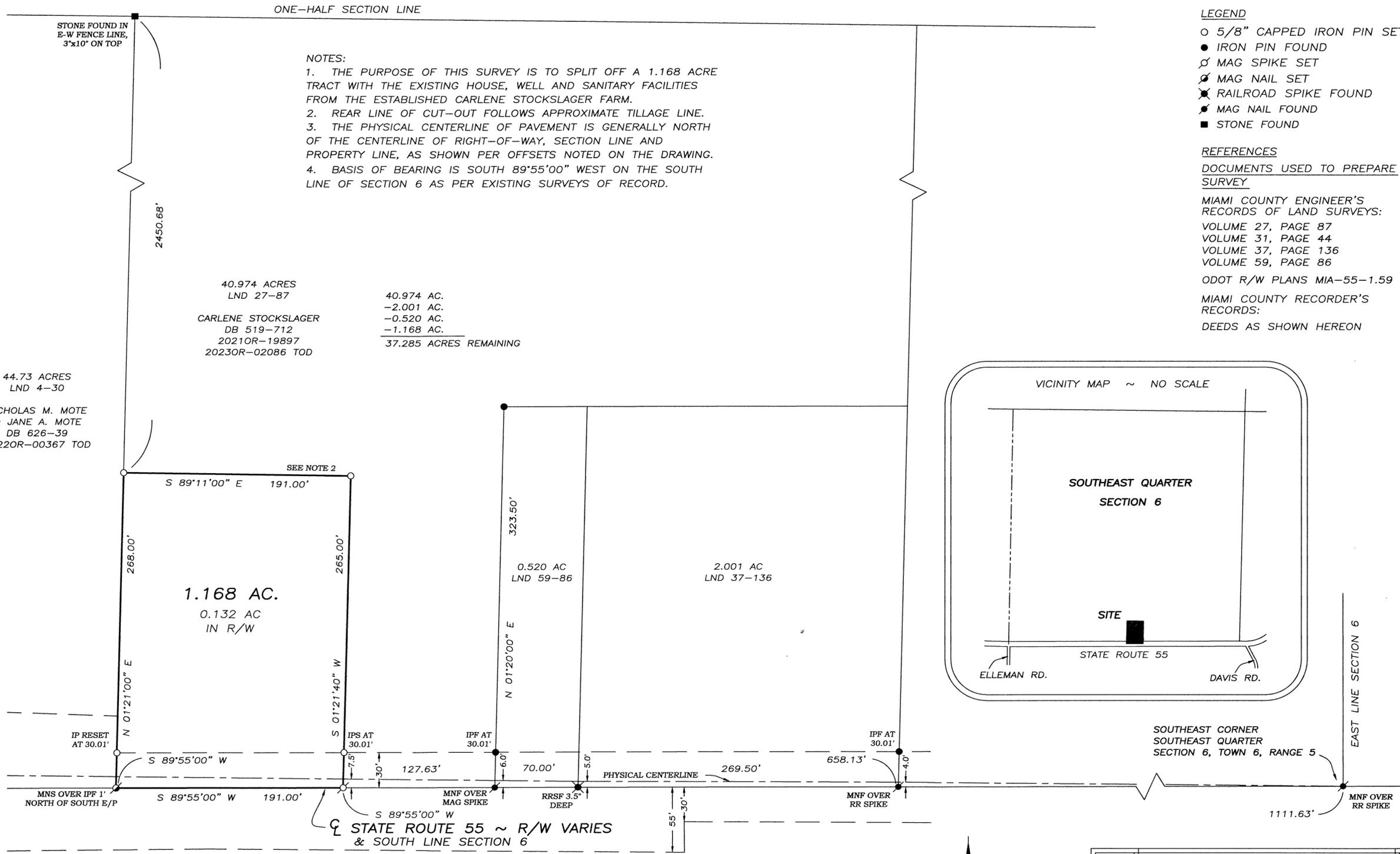


PREPARED BY:  
**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 08-09-2024  
DRAWN BY: EEN  
JOB NUMBER: MIAPIQ2422  
SHEET NUMBER: 1 OF 1

UNION TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 6, TOWN 6, RANGE 5  
SOUTHEAST QUARTER

VOLUME 62 PAGE 184  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



NOTES:  
1. THE PURPOSE OF THIS SURVEY IS TO SPLIT OFF A 1.168 ACRE TRACT WITH THE EXISTING HOUSE, WELL AND SANITARY FACILITIES FROM THE ESTABLISHED CARLENE STOCKSLAGER FARM.  
2. REAR LINE OF CUT-OUT FOLLOWS APPROXIMATE TILLAGE LINE.  
3. THE PHYSICAL CENTERLINE OF PAVEMENT IS GENERALLY NORTH OF THE CENTERLINE OF RIGHT-OF-WAY, SECTION LINE AND PROPERTY LINE, AS SHOWN PER OFFSETS NOTED ON THE DRAWING.  
4. BASIS OF BEARING IS SOUTH 89°55'00\"/>

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

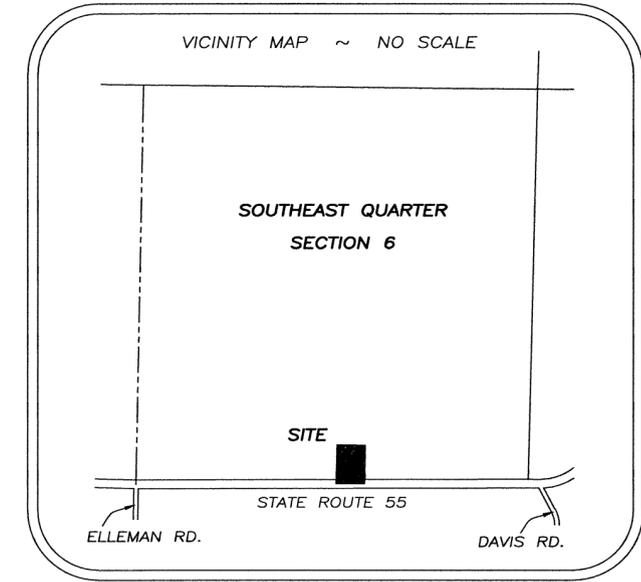
REFERENCES

DOCUMENTS USED TO PREPARE SURVEY

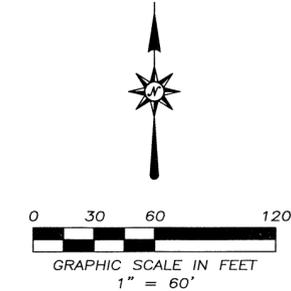
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 27, PAGE 87  
VOLUME 31, PAGE 44  
VOLUME 37, PAGE 136  
VOLUME 59, PAGE 86

ODOT R/W PLANS MIA-55-1.59

MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON



<p>CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS</p> <p><u>Paul P. Huebskamp PE, PS</u> MIAMI COUNTY ENGINEER</p> <p><u>Drak Casal</u> 08/07/2024 DEPUTY DATE</p>	<p>APPROVED MIAMI COUNTY PLANNING COMMISSION</p> <p>08/26/2024 DATE</p> <p><u>Lackan Bennett</u> SECRETARY</p>	<p>APPROVED SUBJECT TO ZONING APPROVAL</p> <p>BY <u>Mary Ann REHS</u> DATE 8/23/2024</p> <p>MIAMI COUNTY GENERAL HEALTH DEPT.</p>
--	--	---



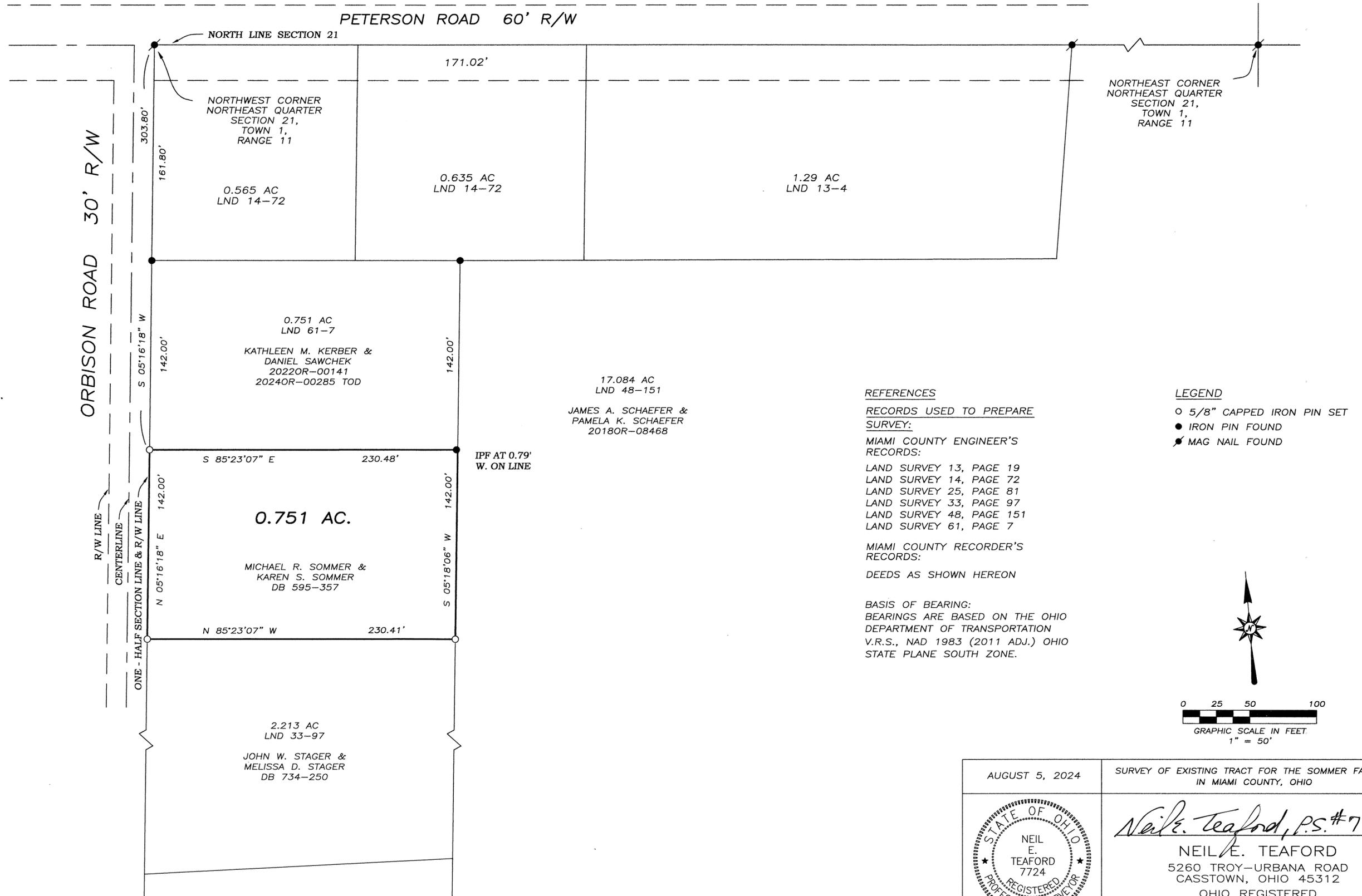
SURVEY OF 1.168 AC. FOR CARLENE STOCKSLAGER IN MIAMI COUNTY, OHIO ~ JULY 25, 2024

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

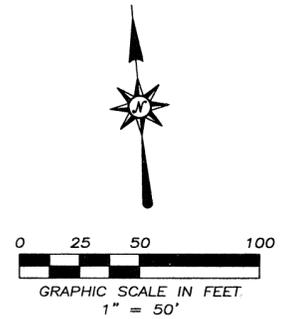
STAUNTON TOWNSHIP MIAMI COUNTY, OHIO  
SECTION 21, TOWN 1, RANGE 11  
NORTHEAST QUARTER



**REFERENCES**  
**RECORDS USED TO PREPARE SURVEY:**  
MIAMI COUNTY ENGINEER'S RECORDS:  
LAND SURVEY 13, PAGE 19  
LAND SURVEY 14, PAGE 72  
LAND SURVEY 25, PAGE 81  
LAND SURVEY 33, PAGE 97  
LAND SURVEY 48, PAGE 151  
LAND SURVEY 61, PAGE 7  
MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON

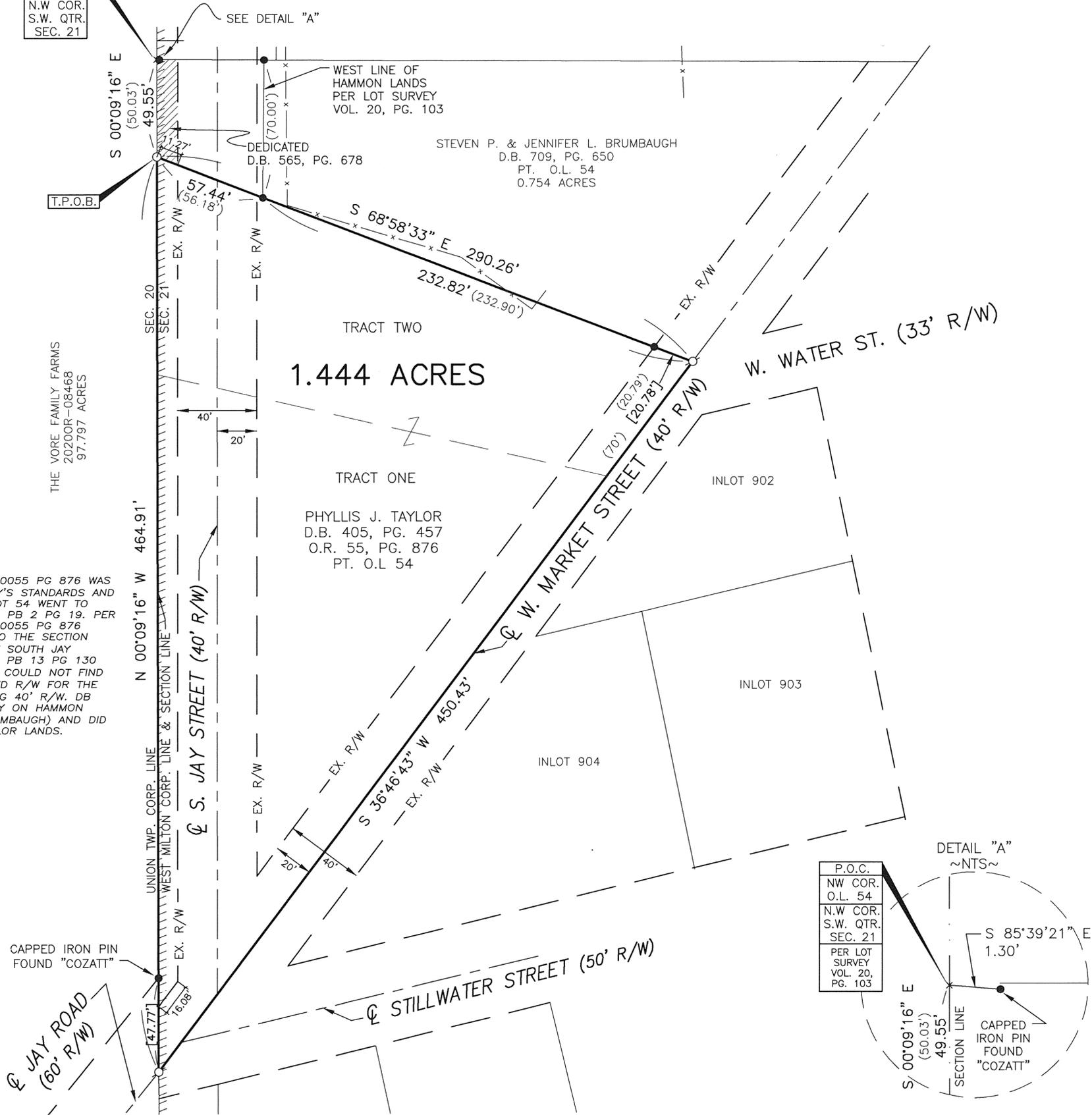
**BASIS OF BEARING:**  
BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 1983 (2011 ADJ.) OHIO STATE PLANE SOUTH ZONE.

**LEGEND**  
○ 5/8" CAPPED IRON PIN SET  
● IRON PIN FOUND  
✦ MAG NAIL FOUND



AUGUST 5, 2024	SURVEY OF EXISTING TRACT FOR THE SOMMER FAMILY IN MIAMI COUNTY, OHIO
	<p><i>Neil E. Teaford, P.S. #7724</i></p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

P.O.C.  
NW COR.  
O.L. 54  
N.W. COR.  
S.W. QTR.  
SEC. 21



THE VORE FAMILY FARMS  
20200R-08468  
97.797 ACRES

STEVEN P. & JENNIFER L. BRUMBAUGH  
D.B. 709, PG. 650  
PT. O.L. 54  
0.754 ACRES

TRACT TWO  
1.444 ACRES

TRACT ONE  
PHYLLIS J. TAYLOR  
D.B. 405, PG. 457  
O.R. 55, PG. 876  
PT. O.L. 54

INLOT 902

INLOT 903

INLOT 904

**SURVEYORS NOTE:**

OFFICIAL RECORD VOL 0055 PG 876 WAS NOT WRITTEN TO TODAY'S STANDARDS AND DID NOT CLOSE. OUTLOT 54 WENT TO THE SECTION LINE PER PB 2 PG 19. PER OFFICIAL RECORD VOL 0055 PG 876 TAYLOR LANDS WENT TO THE SECTION LINE. THE 40' R/W OF SOUTH JAY STREET IS SHOWN PER PB 13 PG 130 (KLOCKNER 1981). WE COULD NOT FIND THE EXISTING DEDICATED R/W FOR THE LAND WEST OF EXISTING 40' R/W. DB 565 PG 678 WAS ONLY ON HAMMON LAND (CURRENTLY BRUMBAUGH) AND DID NOT INCLUDE THE TAYLOR LANDS.

**LEGEND:**

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ⊙ MAG NAIL SET
- 5/8" IRON PIN FOUND
- × CALCULATED POINT NOT MONUMENTED
- - - EXISTING FENCE LINE
- ( ) REFERENCED DISTANCE OF RECORD

**REFERENCES:**

**LOT SURVEYS:**

VOLUME 20, PAGE 103  
VOLUME 19, PAGE 122  
VOLUME 6, PAGE 134  
AND AS SHOWN HEREON

**LAND SURVEYS:**

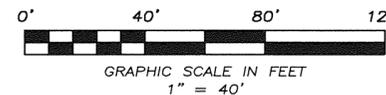
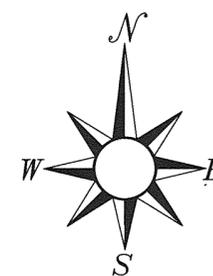
VOLUME 47, PAGE 75  
VOLUME 47, PAGE 74  
AND AS SHOWN HEREON

**PLAT BOOKS:**

VOLUME 13, PAGE 130  
VOLUME 4, PAGE 43  
VOLUME 2, PAGE 19  
AS SHOWN HEREON

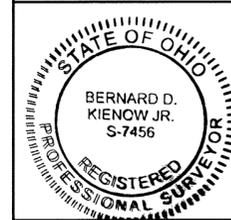
**DEEDS:**

AS SHOWN HEREON



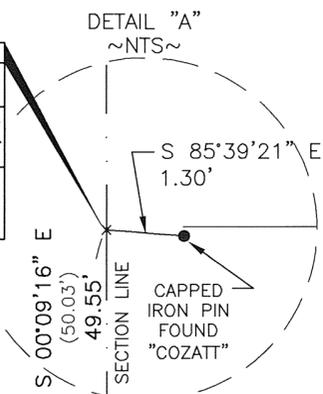
*Bernard D. Kienow Jr.*  
BERNARD D. KIENOW JR.  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #7456

SURVEY FOR THE ESTATE OF PHYLLIS J. TAYLOR - 1.444 ACRES  
LOCATED IN MIAMI COUNTY ~ 08/26/2024

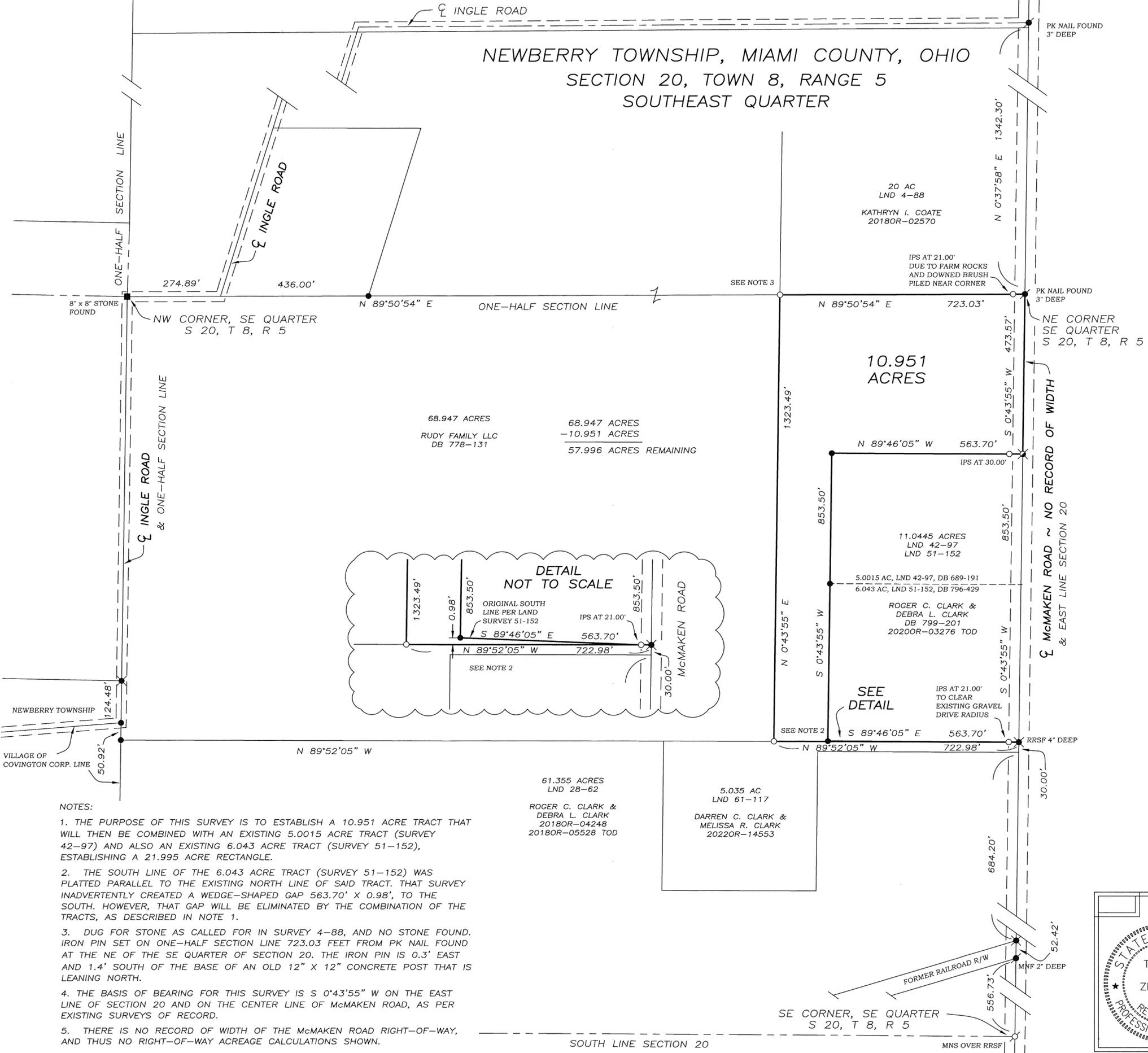


**BRUMBAUGH ENGINEERING & SURVEYING, LLC**  
2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE (937) 698-3000  
FAX (937) 698-3928  
EMAIL: John@BES-Engineer.com

P.O.C.  
NW COR.  
O.L. 54  
N.W. COR.  
S.W. QTR.  
SEC. 21  
PER LOT SURVEY  
VOL. 20,  
PG. 103

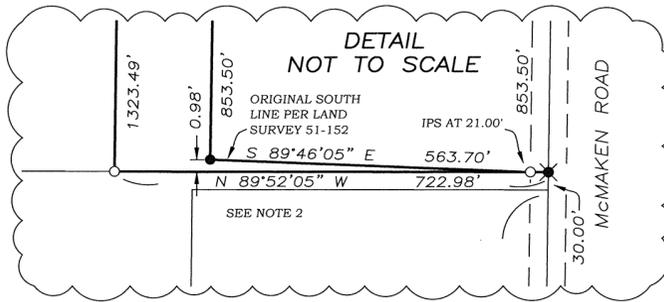


NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO  
 SECTION 20, TOWN 8, RANGE 5  
 SOUTHEAST QUARTER

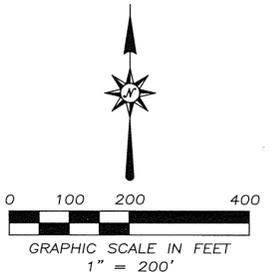


- LEGEND**
- 5/8"x30" CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊕ MAG NAIL SET
  - ⊗ MAG NAIL OR PK NAIL FOUND
  - ⊗ GIN SPINDLE FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - STONE FOUND

- REFERENCES**
- RECORDS USED TO PREPARE SURVEY:
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
- VOLUME 4, PAGE 88
  - VOLUME 28, PAGE 62
  - VOLUME 37, PAGE 140
  - VOLUME 40, PAGE 36
  - VOLUME 40, PAGE 94
  - VOLUME 40, PAGE 125
  - VOLUME 41, PAGE 3
  - VOLUME 42, PAGE 97
  - VOLUME 51, PAGE 152
  - VOLUME 57, PAGE 126
  - VOLUME 61, PAGE 117
- MIAMI COUNTY RECORDER'S RECORDS:
- DEEDS AS SHOWN HEREON



- NOTES:**
1. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH A 10.951 ACRE TRACT THAT WILL THEN BE COMBINED WITH AN EXISTING 5.0015 ACRE TRACT (SURVEY 42-97) AND ALSO AN EXISTING 6.043 ACRE TRACT (SURVEY 51-152), ESTABLISHING A 21.995 ACRE RECTANGLE.
  2. THE SOUTH LINE OF THE 6.043 ACRE TRACT (SURVEY 51-152) WAS PLATTED PARALLEL TO THE EXISTING NORTH LINE OF SAID TRACT. THAT SURVEY INADVERTENTLY CREATED A WEDGE-SHAPED GAP 563.70' X 0.98', TO THE SOUTH. HOWEVER, THAT GAP WILL BE ELIMINATED BY THE COMBINATION OF THE TRACTS, AS DESCRIBED IN NOTE 1.
  3. DUG FOR STONE AS CALLED FOR IN SURVEY 4-88, AND NO STONE FOUND. IRON PIN SET ON ONE-HALF SECTION LINE 723.03 FEET FROM PK NAIL FOUND AT THE NE OF THE SE QUARTER OF SECTION 20. THE IRON PIN IS 0.3' EAST AND 1.4' SOUTH OF THE BASE OF AN OLD 12" X 12" CONCRETE POST THAT IS LEANING NORTH.
  4. THE BASIS OF BEARING FOR THIS SURVEY IS S 0°43'55" W ON THE EAST LINE OF SECTION 20 AND ON THE CENTER LINE OF McMAKEN ROAD, AS PER EXISTING SURVEYS OF RECORD.
  5. THERE IS NO RECORD OF WIDTH OF THE McMAKEN ROAD RIGHT-OF-WAY, AND THUS NO RIGHT-OF-WAY ACREAGE CALCULATIONS SHOWN.

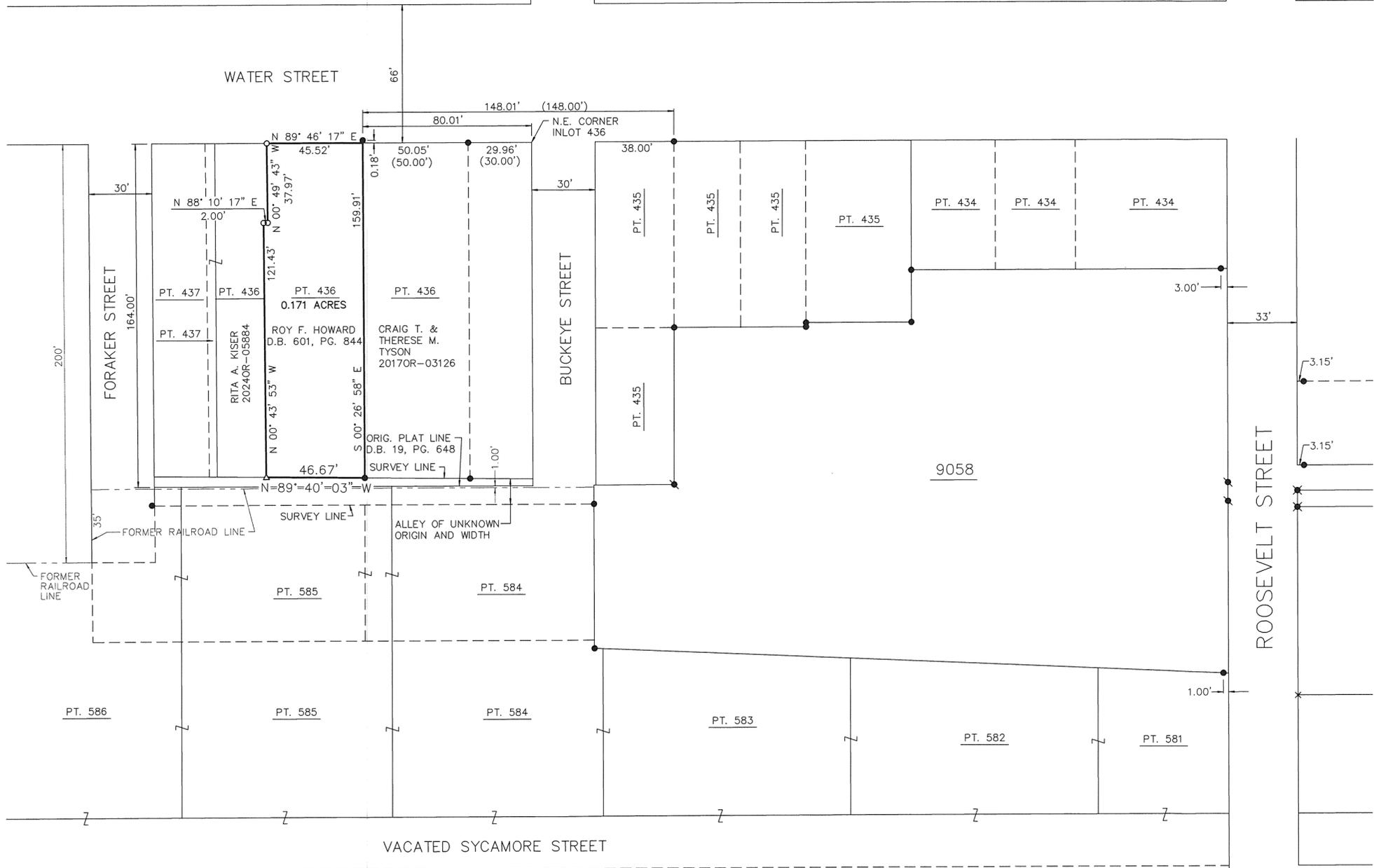
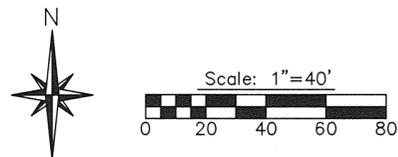


SURVEY FOR RUDY FAMILY LLC  
 IN MIAMI COUNTY, OHIO ~ AUGUST 21, 2024

STATE OF OHIO  
 THOMAS R. ZECHMAN  
 7077  
 REGISTERED PROFESSIONAL SURVEYOR

*TRZ*

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



**Legend**

- 5/8" dia. Iron pin found
- ⦿ Mag nail found
- ✱ Mag spike found
- △ 1/2" dia. iron pipe found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

**References**

- Vol. 03, Pg. 176
- Vol. 10, Pg. 136
- Vol. 12, Pg. 26
- Vol. 16, Pg. 140
- Vol. 17, Pg. 128
- Vol. 22, Pg. 173
- Vol. 23, Pg. 28
- Miami County Engineer's Record of Lot Surveys
- Vol. 56, Pg. 02
- Vol. 58, Pg. 145
- Miami County Engineer's Record of Land Surveys
- P.B. 27, Pg. 15
- Miami County Recorder's Plat Records

**Basis of Bearings**

The bearings are based on the south line of Water Street, bearing N 89° 46' 17" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

**Occupation Statement**

Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**

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

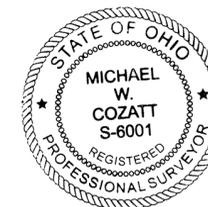
Survey of Pt. Inlot 436 in Piqua, Ohio for Roy Howard.

**Surveyor's Certification**

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

**SURVEY NOTES**

1. INLOTS 434 THROUGH 437 WERE PLATTED IN D.B. 19, PAGE 648. WATER STREET WAS CALLED TO BE 60 FT. WIDE, AND THE LOTS WERE PLATTED 150.00 FT. EAST AND WEST AND 167.00 FT. NORTH AND SOUTH. LATER SURVEYS SHOWED THE WIDTH OF WATER STREET TO BE 66 FT. STREET IMPROVEMENTS AND MONUMENTATION FOUND IN THE FIELD AGREE WITH THE 66 FT. WIDTH. THE DEPTH OF THE LOTS SOUTH OF WATER STREET (164.00 FT.) WAS ARRIVED AT USING THE 66 FT. WIDTH RATHER THAN A 60 FT. WIDTH FOR WATER STREET (3' LESS ON EACH SIDE).
2. INLOTS 466 THROUGH 469 (NOW 581 THROUGH 584) WERE PLATTED IN D.B. 25, PAGE 317. THE EAST AND WEST LOT WIDTHS VARIED WHILE THEY WERE PLATTED TO BE 157.74 FT. NORTH AND SOUTH. VACATED SYCAMORE STREET WAS RE-CREATED USING MONUMENTATION FOUND IN LAND SURVEY VOLUME 56, PAGE 2 RESULTING IN THE LOT DEPTH NORTH AND SOUTH BEING 158.27 FT.
3. THE TRACTS SURVEYED IN LOT SURVEY VOLUME 22, PAGE 173 AND VOLUME 23, PAGE 28 INDICATE THE SOUTH LINE OF INLOTS 434 THROUGH 437 TO BE 173.00 FT. SOUTH OF THE SOUTH LINE OF WATER STREET. THIS DISTANCE IS BELIEVED TO BE IN ERROR AND LEAVES A 9.00 FT. GAP BETWEEN THE SOUTH LINE OF INLOTS 434 THROUGH 437 AND THE TRACTS BEING SURVEYED.



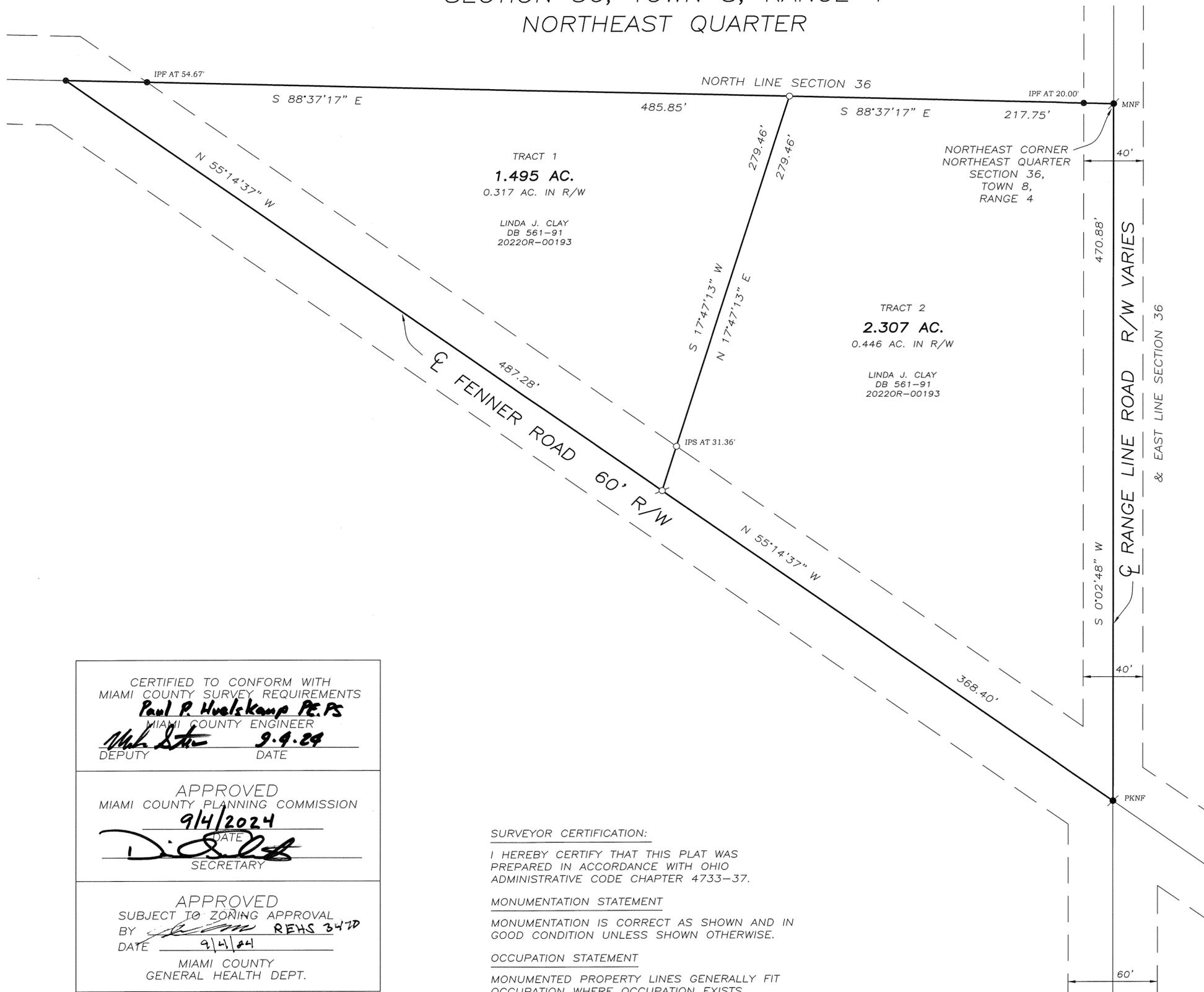
*Michael W. Cozatt* 8/20/24  
 Michael W. Cozatt, P.S.#6001 Date

PREPARED BY:  
**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 1100 Wayne Street, Ste. 1140 Troy, Ohio  
 Job No. 13824 Ph. (937) 339-2921



NEWTON TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 36, TOWN 8, RANGE 4  
NORTHEAST QUARTER

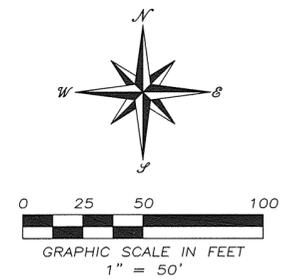
VOLUME 62 PAGE 190  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



- LEGEND**
- CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊗ MAG NAIL SET
  - MAG NAIL OR PK NAIL FOUND

**REFERENCES**  
RECORDS USED TO PREPARE SURVEY  
MIAMI COUNTY ENGINEER'S  
RECORDS OF LAND SURVEYS:  
VOLUME 26, PAGE 29  
VOLUME 46, PAGE 117  
VOLUME 62, PAGE 45  
VOLUME 62, PAGE 46  
BEARINGS AGREE WITH  
LAND SURVEY 62-46

MIAMI COUNTY RECORDER'S  
RECORDS:  
DEEDS AS SHOWN HEREON



SURVEY FOR LINDA CLAY  
IN SECTION 36, NEWTON TOWNSHIP

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS	
<b>Paul R. Hvals Kamp P.E. P.S.</b> MIAMI COUNTY ENGINEER	
<i>Mark L. Ste...</i> DEPUTY	<b>9-9-24</b> DATE
APPROVED MIAMI COUNTY PLANNING COMMISSION	
<b>9/14/2024</b> DATE	
<i>[Signature]</i> SECRETARY	
APPROVED SUBJECT TO ZONING APPROVAL	
BY <i>[Signature]</i> <b>REHS 347D</b>	
DATE <b>9/14/24</b>	
MIAMI COUNTY GENERAL HEALTH DEPT.	

**SURVEYOR CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAT WAS  
PREPARED IN ACCORDANCE WITH OHIO  
ADMINISTRATIVE CODE CHAPTER 4733-37.

**MONUMENTATION STATEMENT**  
MONUMENTATION IS CORRECT AS SHOWN AND IN  
GOOD CONDITION UNLESS SHOWN OTHERWISE.

**OCCUPATION STATEMENT**  
MONUMENTED PROPERTY LINES GENERALLY FIT  
OCCUPATION WHERE OCCUPATION EXISTS.



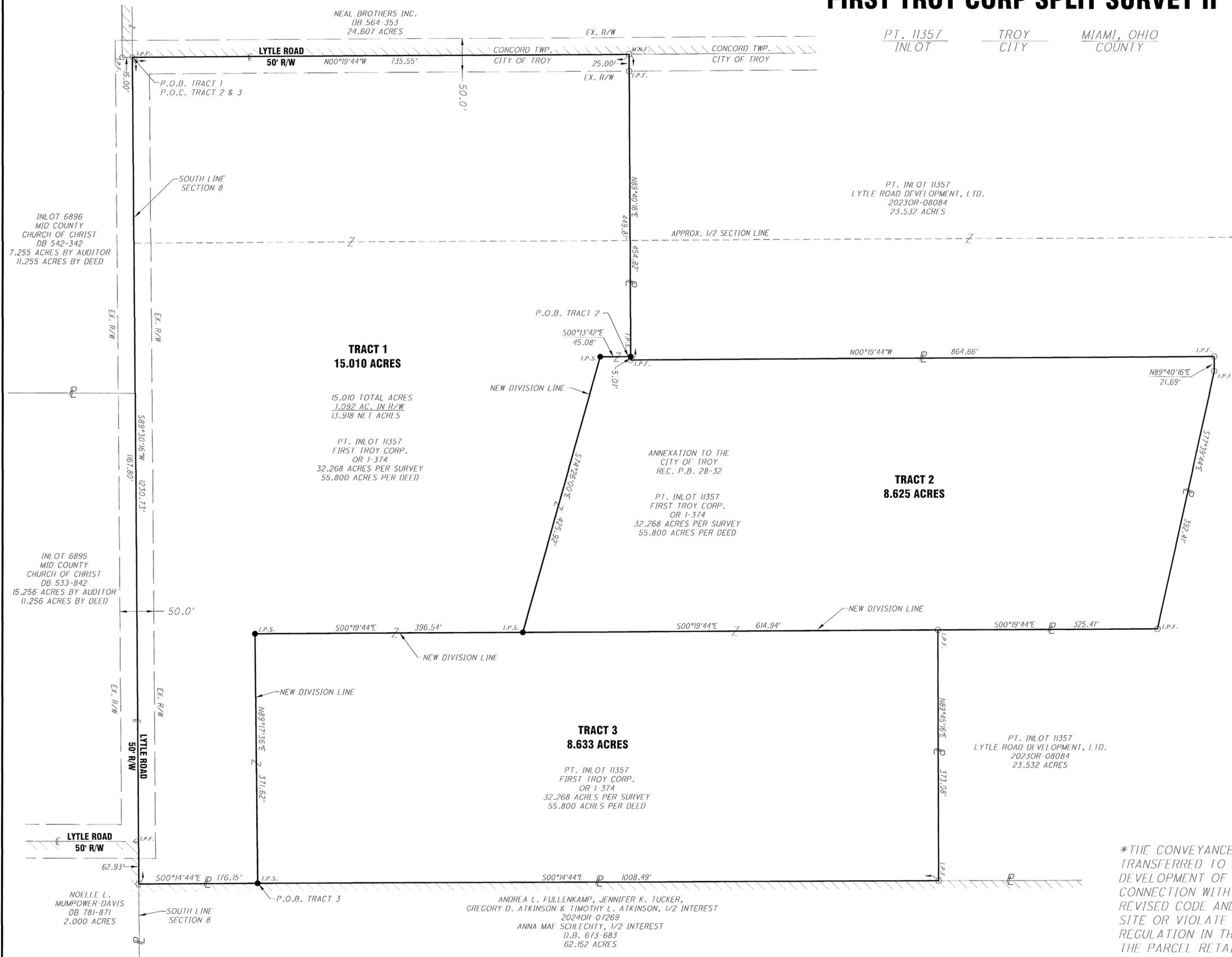
*Michael W. Cozatt* **9/04/24**  
MICHAEL W. COZATT, P.S. #6001 DATE

**COZATT ENGINEERING COMPANY**  
CIVIL ENGINEER  
1100 WAYNE ST. SUITE 1140 **EC** LAND SURVEYOR  
TROY, OH 45373  
JOB NO. 14024 (937) 339-2921  
AUGUST 6, 2024

# FIRST TROY CORP SPLIT SURVEY II

VOLUME 62 PAGE 191  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS

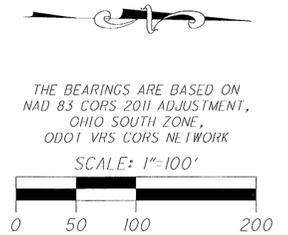
PT. 11357  
 INLOT TROY CITY MIAMI, OHIO  
 COUNTY



## CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY  
 US THIS 4th DAY OF September 2024

JILLIAN A. RHOADES, P.E.



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

## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.M.F. MAG NAIL FOUND
- ☆ STONE FOUND
- ▨ EXISTING CORP. LIMITS

\*THE CONVEYANCE OF TRACT 1, TRACT 2, AND TRACT 3 WILL BE TRANSFERRED TO LYTLE ROAD DEVELOPMENT, L.T.D. FOR THE DEVELOPMENT OF ADDISON LANDING SUBDIVISION, MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTIONS B (I) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

**SURVEY REFERENCE**  
 LAND SURVEY 17, PAGE 87  
 LAND SURVEY 22, PAGE 180  
 LAND SURVEY 24, PAGE 151  
 LAND SURVEY 25, PAGE 62  
 LAND SURVEY 28, PAGE 179  
 LAND SURVEY 62, PAGE 42  
 REC. P.B. 12, PAGE. 144  
 REC. P.B. 28, PAGE 32

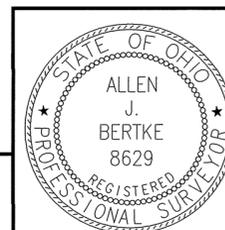
BEING A SUBDIVISION OF PART INLOT 11357 AND BEING OWNED BY FIRST TROY CORPORATION AS CONVEYED IN OFFICIAL RECORD 1, PAGE 374.

## SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

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

8-28-24  
 DATE



PREPARED BY:

**ChoiceOne**  
 Engineering

SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

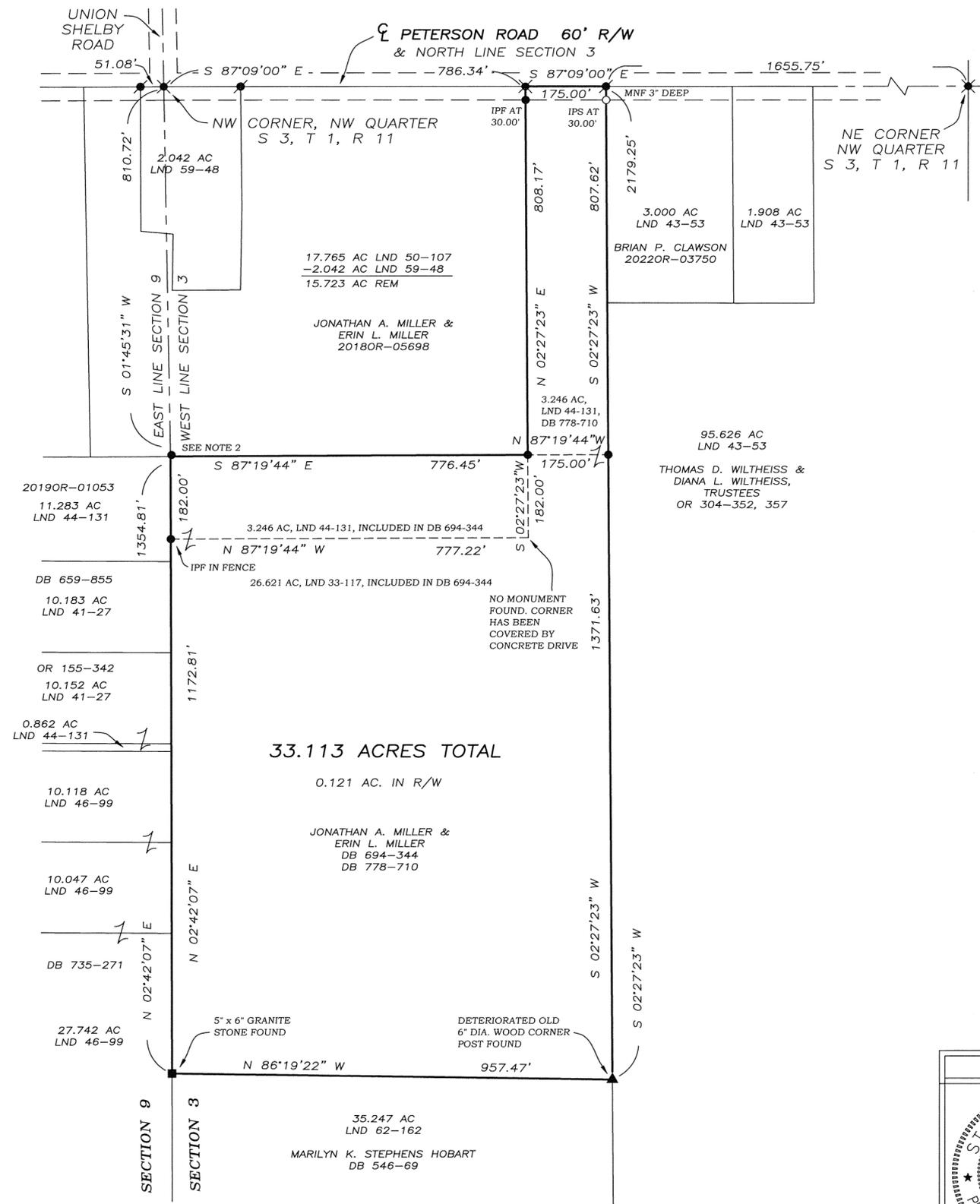
DATE: 08-28-2024  
 DRAWN BY: MBK  
 JOB NUMBER: MIA TRO2417  
 SHEET NUMBER: 1 OF 1

STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 3, TOWN 1, RANGE 11  
NORTHWEST QUARTER

VOLUME 62 PAGE 192  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DO A RETRACEMENT SURVEY OF THREE EXISTING PARCELS AND COMBINE THEM INTO ONE TRACT WITH CONSISTENT BEARINGS AND DISTANCES, CONTAINING A TOTAL OF 33.113 ACRES.
2. DISTURBED IRON PIN FOUND NORTH 25°37'00" EAST OF CORNER, 0.65'. IRON PIN IS 1.5' NORTH OF OLD 6" DIA. WOOD CORNER POST (NOT SHOWN).
3. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 87°09'00" EAST ON THE CENTER LINE OF PETERSON ROAD AND ON THE NORTH LINE OF SECTION THREE (3).

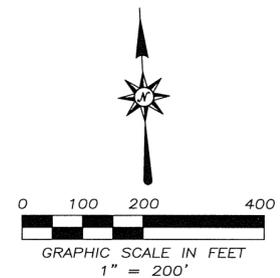


LEGEND

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

REFERENCES

RECORDS USED TO PREPARE SURVEY:  
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 33, PAGE 117  
VOLUME 38, PAGE 59  
VOLUME 41, PAGE 27  
VOLUME 43, PAGE 53  
VOLUME 44, PAGE 131  
VOLUME 46, PAGE 99  
VOLUME 50, PAGE 102  
VOLUME 50, PAGE 107  
VOLUME 59, PAGE 48  
VOLUME 61, PAGE 6  
VOLUME 62, PAGE 162  
MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON

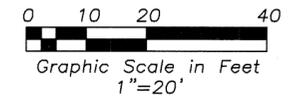
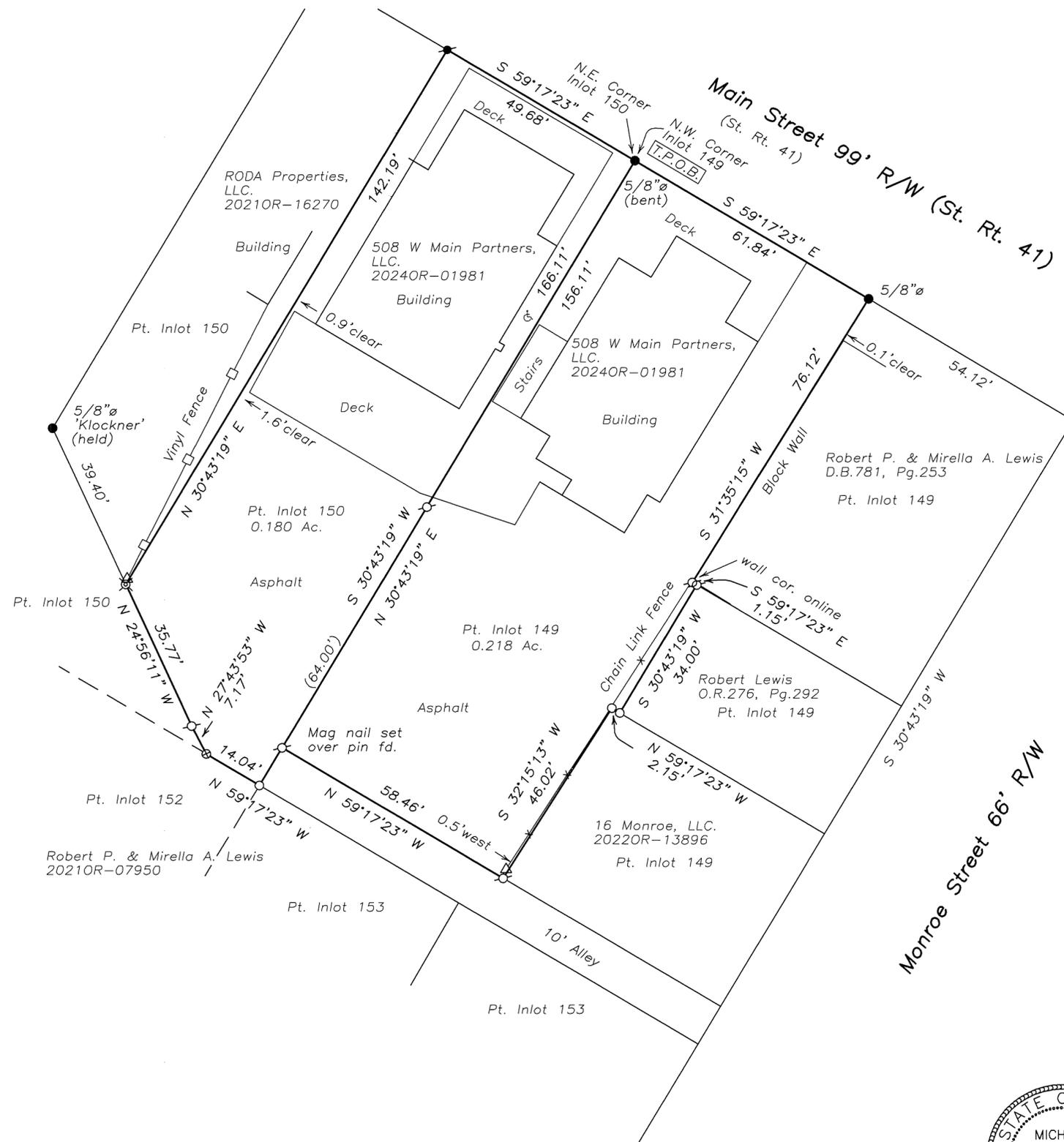


SURVEY FOR JONATHAN MILLER  
IN MIAMI COUNTY, OHIO ~ AUGUST 28, 2024

STATE OF OHIO  
THOMAS R. ZECHMAN  
7077  
REGISTERED PROFESSIONAL SURVEYOR

*TRZ*

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



**Legend**

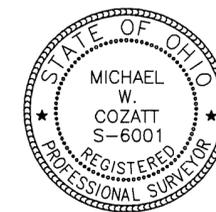
- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Mag Spike Set
- ⊗ Gin Spindle Found
- Stone Found
- ⊙ Monument Found
- Pin in Monument Box
- △ Metal Fence Post
- ⊗ Cut 'X' Set

**References**

- Miami County Engineer's Record of Lot Surveys
  - Volume 6, Page 70
  - Volume 13, Page 1
  - Volume 18, Page 136
  - Volume 19, Page 50
  - Volume 22, Page 76
- Miami County Recorder's Deed Records
  - Deed Book 1, Page 10

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

Survey of Pt. Inlots 149 & 150 for Dan Burns



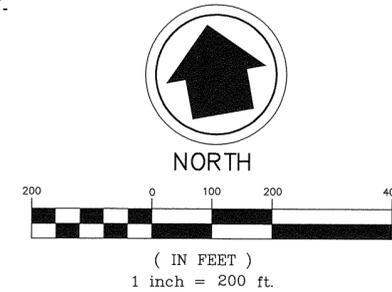
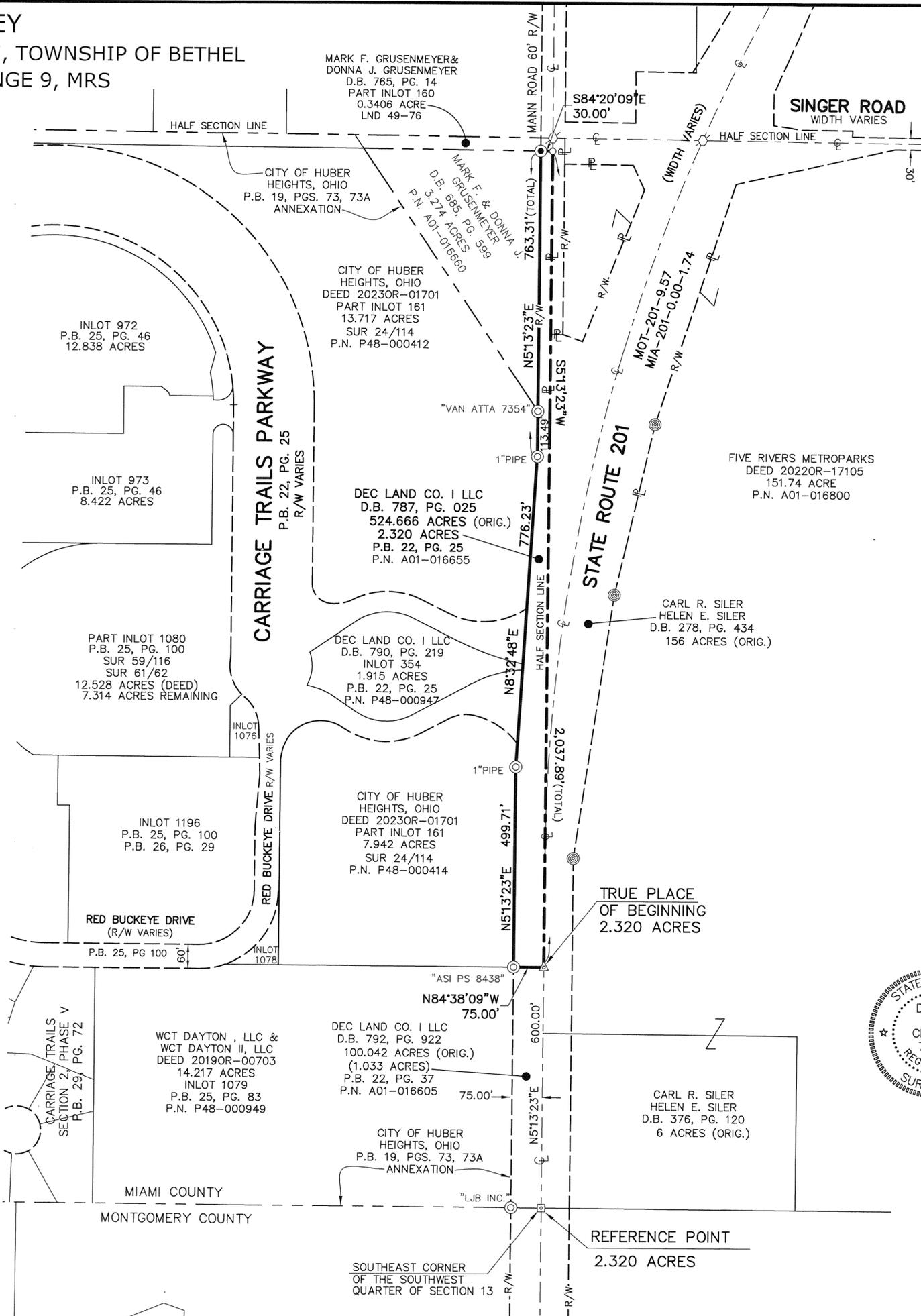
*Michael W. Cozatt* 9/16/24  
MICHAEL W. COZATT Date  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140 Troy, OH 45373  
Job No. 14524 (937) 339-2921  
File Name: C:\JOBS\2024\14524\14524survey.dwg  
Drawn by: DMC ~ Checked by: MWC

PLAT OF SURVEY  
STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL  
SECTION 13, TOWN 2, RANGE 9, MRS

VOLUME 62 PAGE 194

MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS



LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊠ MONUMENT BOX FOUND WITH 1" REBAR
- MAG NAIL SET
- IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
- ⊙ 6" DIA. CONCRETE MONUMENT FOUND
- ⊗ MAG NAIL FOUND
- ⊔ CENTERLINE OF RIGHT OF WAY
- ⊔ PROPERTY LINE
- ⊔ MAG NAIL SET OVER RAILROAD SPIKE

BASIS OF BEARINGS

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

CERTIFICATION OF REGISTRATION

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

Notice is given to all parties:

No additional building site is created by this conveyance, no structure may be erected or maintained on the premises herein conveyed without further compliance with all zoning, building, and planning regulations of Miami County. (2.320 ACRES)

*David L. Chiesa* 9/6/2024  
Secretary Date  
Miami County Planning Commission

Certified To Conform With  
Miami County Survey Requirements

*Paul P. Huelskamp, PE, PS*  
Miami County Engineer  
*Wade S. Stites* 9-9-24  
Deputy Date

CERTIFICATION

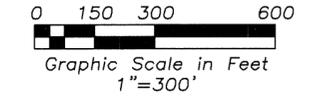
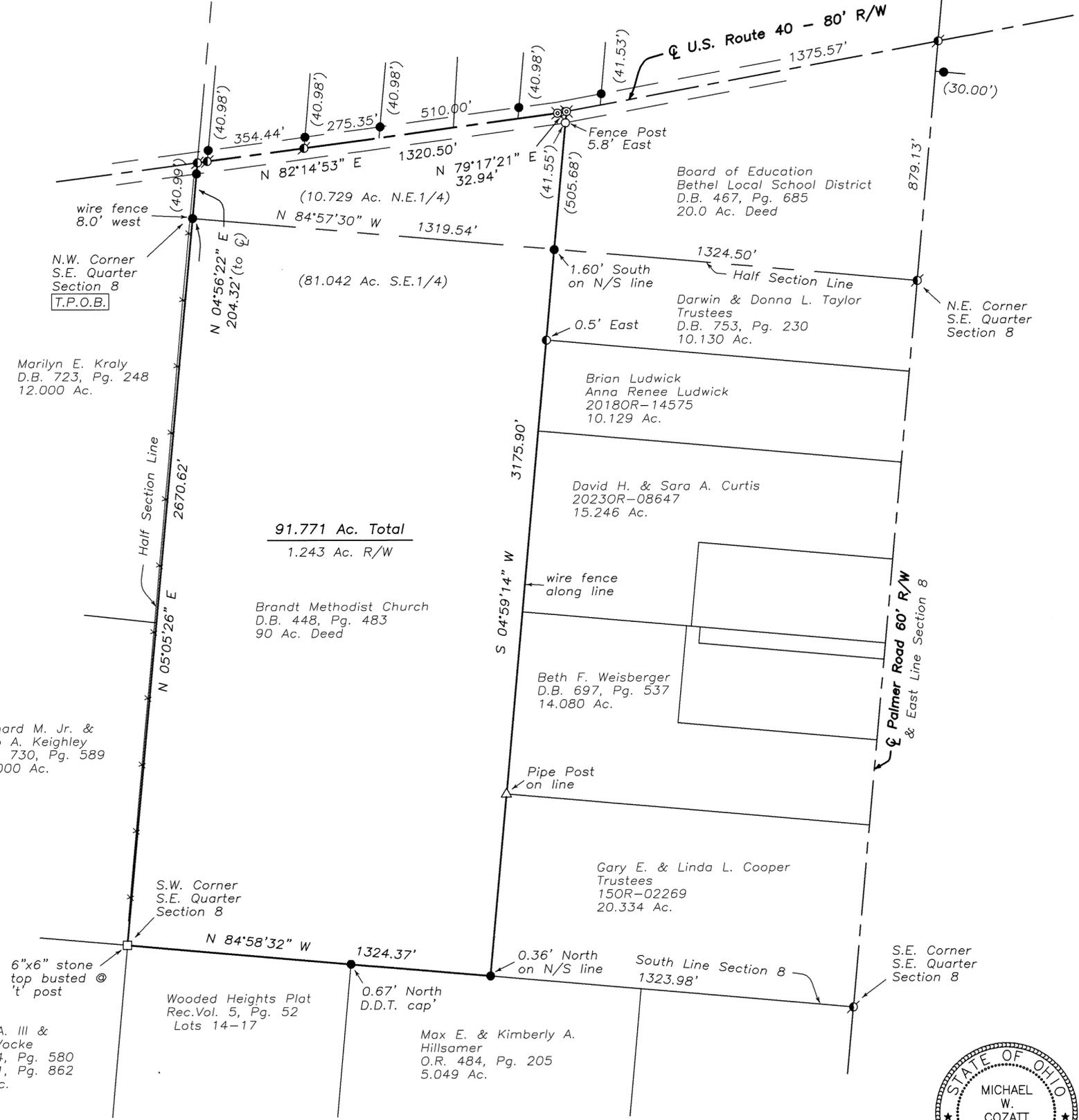
This annexation plat was prepared from a field survey along with land surveys from Miami County deed records and plat records. This plat is hereby certified to be correct in accordance with the above data.

ARCADIS SURVEY

PREPARED BY *David L. Chiesa* 07/24/24  
David L. Chiesa P.S. DATE  
Registered Surveyor No. 7740



ARCADIS  
8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 2039  
Fax: 614-818-4902  
www.ibigroup.com



**Legend**

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

**References**

- Miami County Engineer's Record of Land Surveys  
 Volume 12, Page 147  
 Volume 16, Page 190  
 Volume 23, Page 60  
 Volume 31, Page 23  
 Volume 39, Page 154  
 Volume 40, Page 178  
 Volume 46, Page 134  
 Volume 48, Page 13  
 Volume 57, Page 55  
 Volume 59, Page 3
- Miami County Recorder's Plat Records  
 Volume 5, Page 52  
 Volume 29, Page 18-A

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

Survey of 91.771 Ac. for Brandt Methodist Church

*Michael W. Cozatt* 9/10/24  
 MICHAEL W. COZATT Date  
 P.S. #6001



**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 534 N. Elm St. Suite C Troy, OH 45373  
 Job No. 15224 (937) 339-2921  
 File Name: C:\Jobs\2024\15224survey.dwg  
 Drawn by: DMC ~ Checked by: MWC

2  
TOWN

11  
RANGE

6 NW 1/4  
SECTION

BROWN  
TOWNSHIP

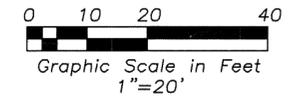
MIAMI  
COUNTY

OHIO  
STATE

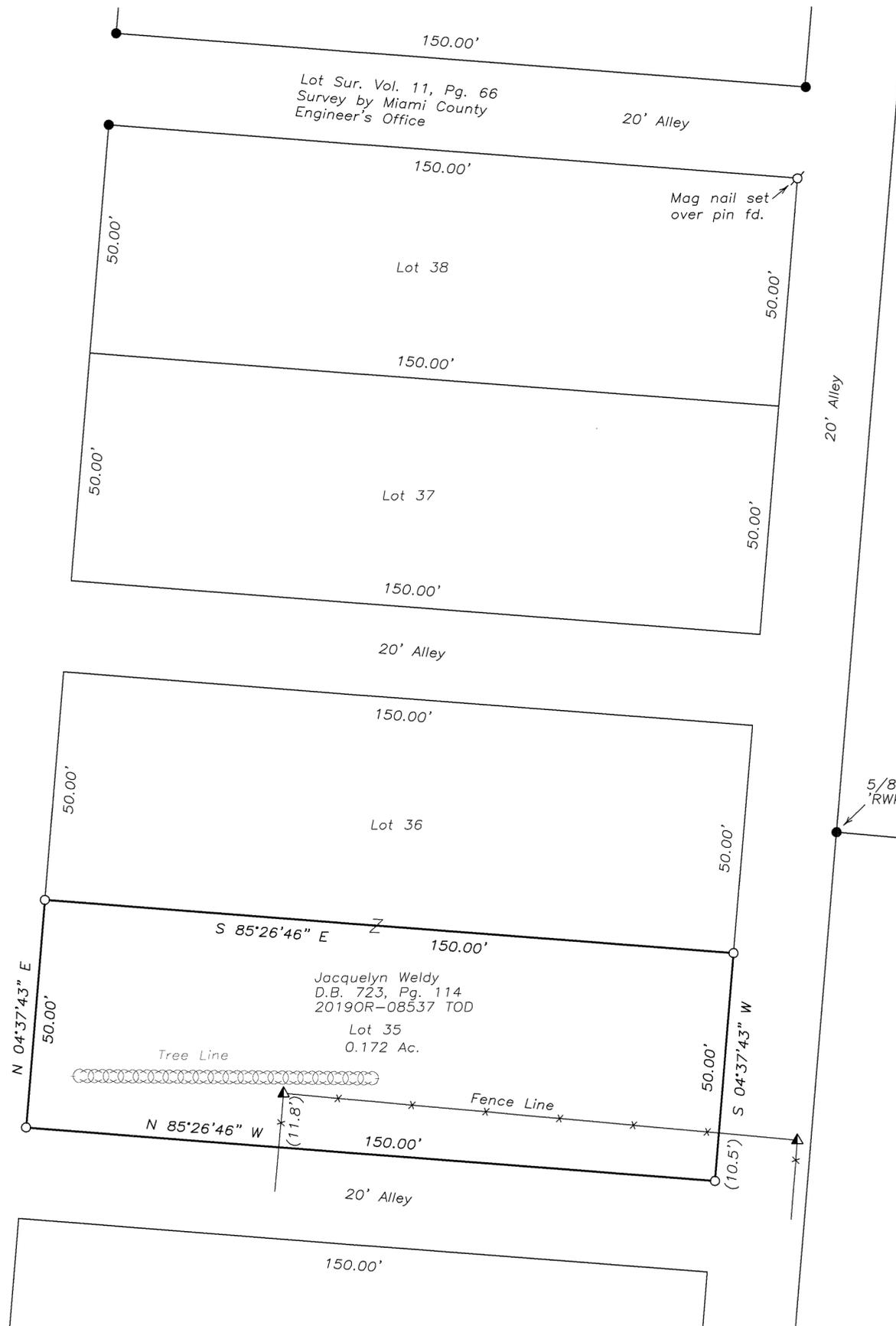
Volume 62 Page 196  
Miami County Engineer's  
Record of Land Surveys

CONOVER  
UNINCORPORATED  
VILLAGE

35  
LOT



Alcony Conover Road 60' R/W



Note:  
Property lines established by  
Lot Survey Volume 11, Pg. 66  
done by Michael Treon, of the  
Miami County Engineer's Office  
in 1970.

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 11, Page 66
- Miami County Recorder's  
Plat Records  
Volume 3, Page 55

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

Survey of Lot 35  
for Weldy



*Michael W. Cozatt* 9/10/24  
MICHAEL W. COZATT Date  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
1100 Wayne St. Suite 1140  Troy, OH 45373  
Job No. 15524 (937) 339-2921  
File Name: C:\Jobs\2024\15524\15524survey.dwg  
Drawn by: DMC ~ Checked by: MWC

# SURVEY OF ACREAGE PARCEL

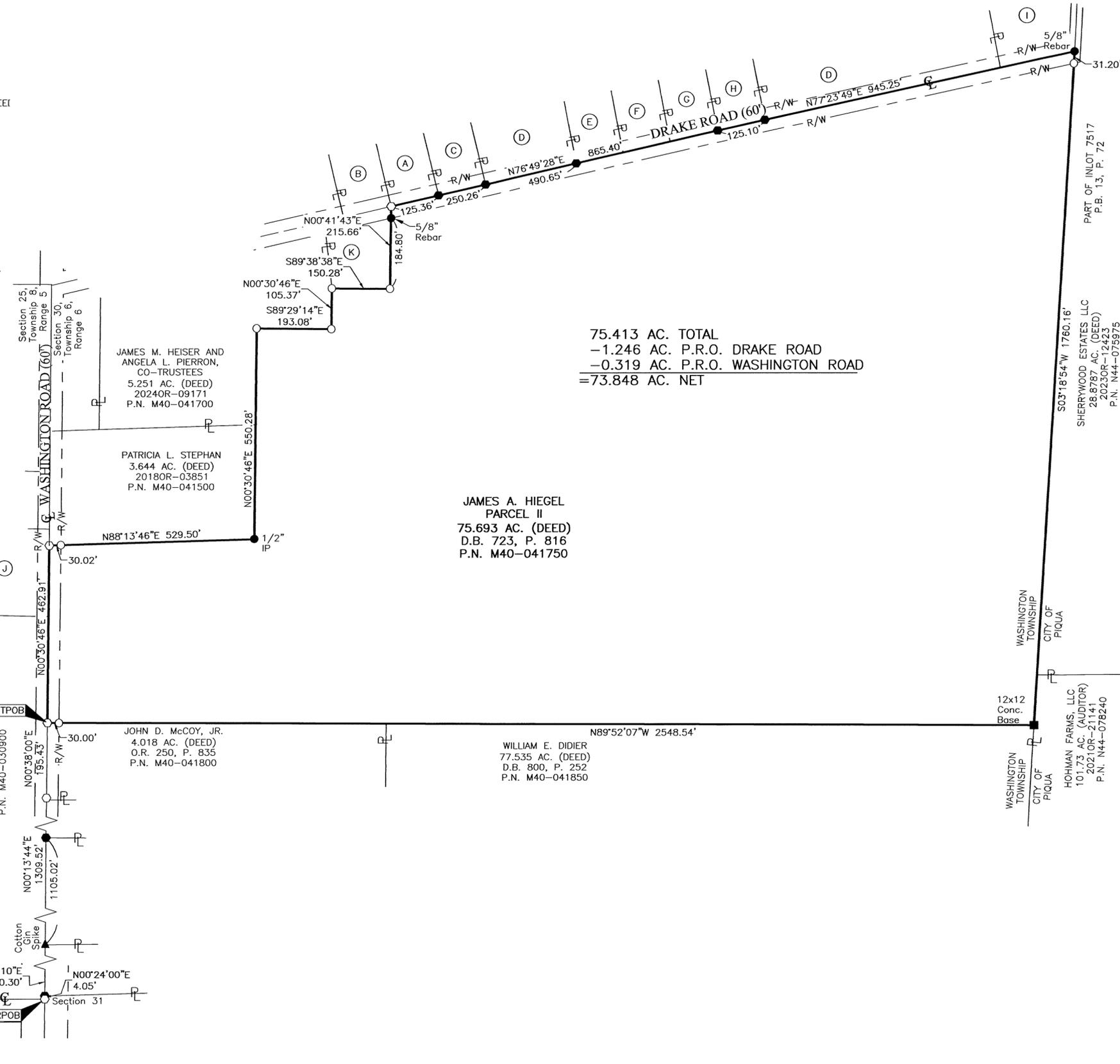
## SECTION 30, TOWNSHIP 6, RANGE 6

### MIAMI RIVER SURVEY

## TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

VOLUME 62 PAGE 197  
MIAMI COUNTY RECORD OF LAND SURVEYS

- (A) JEFFERY L. PELTIER AND DONNA J. PELTIER  
0.717 AC. (DEED)  
0.411 AC. (DEED)  
2017OR-15682  
P.N. M40-041230
- (B) MICHAEL P. POLING AND TERESA A. POLING  
0.717 AC. (DEED)  
0.383 AC. (DEED)  
D.B. 673, P. 281  
P.N. M40-041250
- (C) WILLIAM E. DIDIER, SR., TRUSTEE  
1.000 AC. (DEED)  
2020OR-10671  
P.N. M40-041260
- (D) WILLIAM E. DIDIER AND JOETTA DIDIER  
40.962 AC. (DEED)  
2017OR-13916  
P.N. M40-041200
- (E) KEVIN A. ANTHONY AND LORI E. ANTHONY  
1.435 AC. & 0.717 AC. (DEED)  
2022OR-07219  
P.N. M40-040800
- (F) GREGORY K. LANE AND DOROTHY A. LANE  
0.717 AC. (DEED)  
D.B. 521, P. 685  
P.N. M40-040900
- (G) MARK A. BROWN AND JENNIFER L. BROWN  
0.717 AC. (DEED)  
2009OR-07738  
P.N. M40-041000
- (H) FREDERICK W. LANSTON, JR. AND TAMMI L. LANGSTON  
0.717 AC. (DEED)  
D.B. 703, P. 617  
P.N. M40-041100
- (I) VINCE MCGILLVARY  
1.207 AC. (DEED)  
2009OR-17513  
P.N. M40-041220
- (J) FLOYD JR. YOUNG, II AND CARRIE A. YOUNG  
1.1306 AC. (DEED)  
2013OR-01337  
P.N. M40-040050
- (K) DANIEL PHILLIPS  
0.720 AC. (DEED)  
2021OR-01960  
M40-041600



**REFERENCES**

MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS:  
Plat Book 13, Page 72  
Plat Book 19, Page 66  
Lot Survey Volume 19, Page 197  
Land Survey Volume 12, Page 72  
Land Survey Volume 36, Page 75  
Land Survey Volume 37, Page 162  
Land Survey Volume 42, Page 112  
Land Survey Volume 50, Page 170  
Land Survey Volume 51, Page 196

MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON

**BASIS OF BEARINGS:**

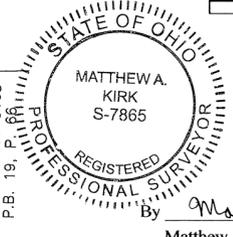
The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The bearing of North 00° 30' 46" East, assigned to the centerline of Washington Road, is designated the "basis of bearings" for this survey.

**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in August, 2024.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



By Matthew A. Kirk 12 SEP 24  
Date  
Matthew A. Kirk  
Professional Surveyor No. 7865  
mkirk@emht.com

**PREPARED BY:**

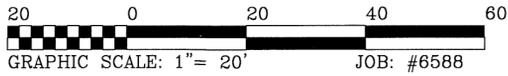
<b>EMHT</b> Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com	Date: September 12, 2024
	Scale: 1" = 200'
	Job No: 2024-0666
	Sheet: 1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION

\\20240666-DWG-CAD\SETUP\BOUNDARY\20240666-VS-BNDY-01.DWG plotted by MKRK on 9/11/2024 1:42:44 PM



BEARINGS BASED ON THE EAST RIGHT OF WAY LINE OF MAIN STREET AS SHOWN ON LOT SURVEY VOLUME 8, PAGE 160. (S 01°57'00"E)

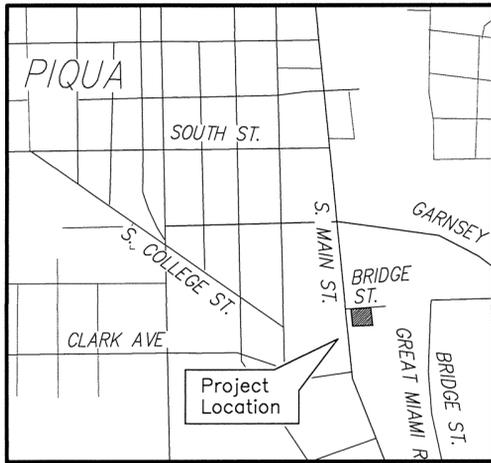


**MONUMENT LEGEND**

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

**REFERENCES:**

DEED: PART INLOT 4545 - CHAD LAWSON AND GABRIELLE LAWSON AND CHLOE MICHELLE CLARK - 20240R-04507  
 PART INLOT 4545 - CHLOE J. STEWART & ELIJAH K. STEWART - 20230R-04508  
 PART INLOT 4545 - KSR PROPERTIES, LLC - 20210R-18422



VICINITY MAP

**CITY OF PIQUA APPROVAL:**

THE PLAT WAS INSPECTED AND APPROVED BY US THIS 16<sup>th</sup> DAY OF September, 2024.

*[Signature]*  
 CHAD HENRY  
 CITY PLANNER  
 DATE: 9/16/24

**NOTE:**

THE 0.011 ACRE AND 0.026 ACRE PARCELS ARE TO BE ATTACHED TO THE ADJACENT PART LOT 4545 AS CONVEYED TO CHLOE J. STEWART & ELIJAH K. STEWART BY 20230R-04508 AND ARE NOT TO BE CONSIDERED A SEPARATE BUILDING LOTS UNTIL THEY COMPLY WITH ALL APPLICABLE ZONING REGULATIONS AND BUILDING CODES.

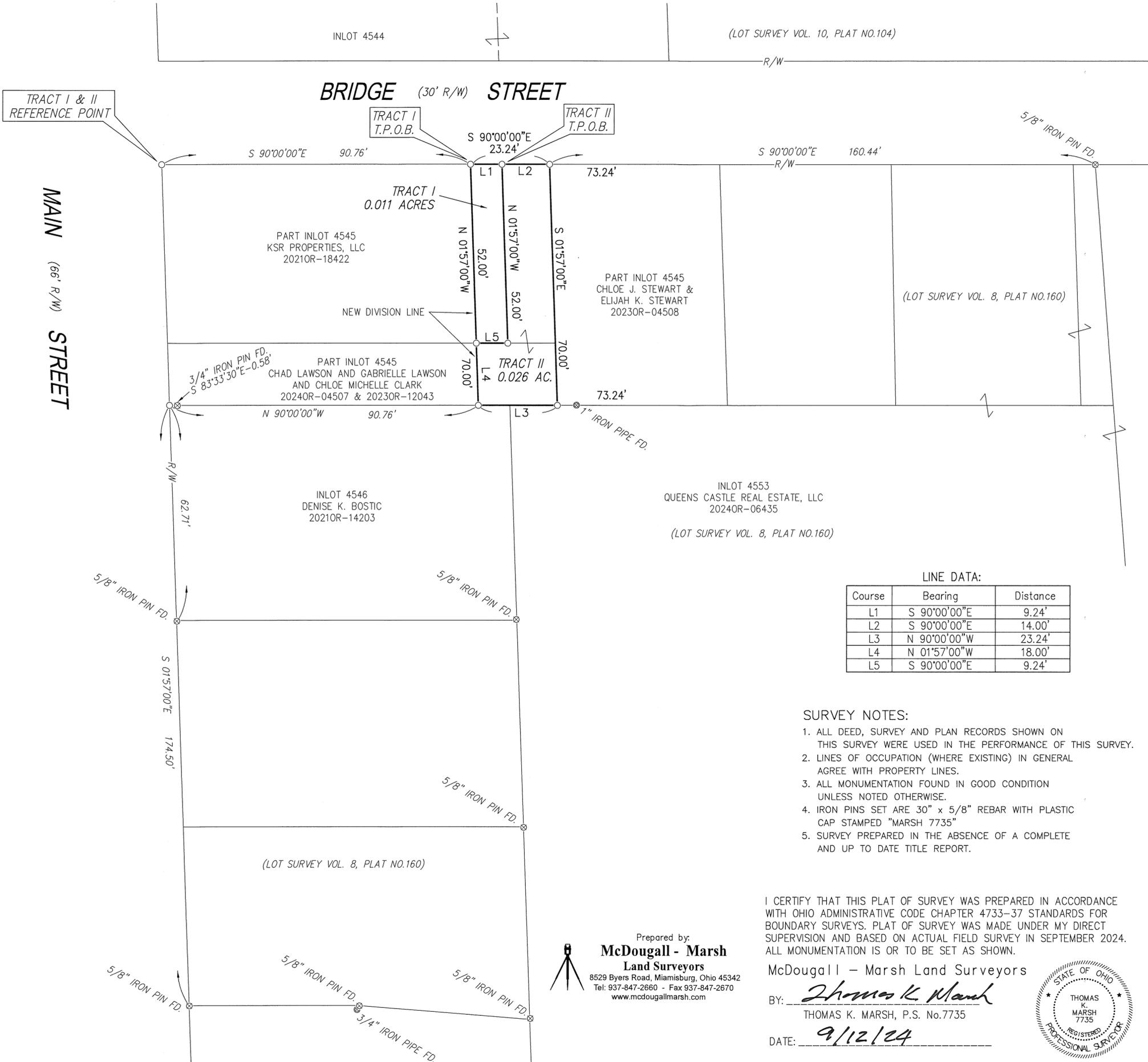
CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

**Paul P. Huelskamp PE, PS**  
 MIAMI COUNTY ENGINEER

*[Signature]*  
 DEPUTY  
 DATE: 9-17-24

4545 PART INLOT CITY PIQUA COUNTY MIAMI STATE OHIO

VOLUME 62 PLAT 198  
 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



**SURVEY NOTES:**

- ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
- LINE OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
- ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7735"
- 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. PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELD SURVEY IN SEPTEMBER 2024. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

McDougall - Marsh Land Surveyors

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

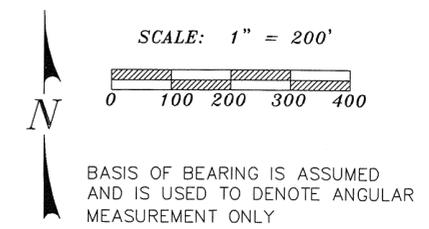
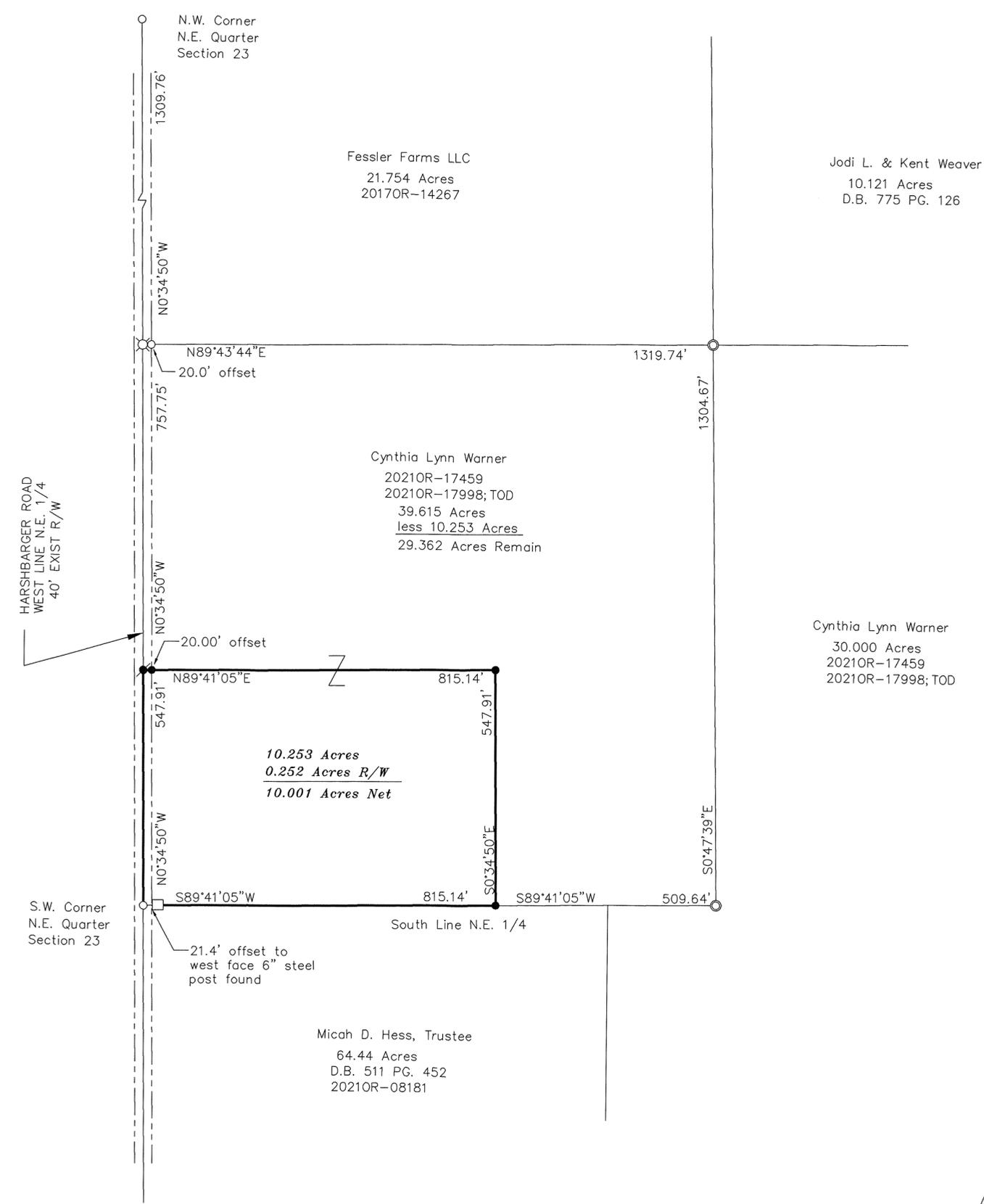
DATE: 9/12/24

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



23 SECTION 8N TOWN 4E RANGE  
 NEWTON TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME NO. 62 PLAT NO. 199  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS



**LEGEND**

- MIAMI COUNTY MON. BOX w/ IRON PIN
- STEEL POST
- ⊕ MAG NAIL OR PK NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- REBAR OR PIN FOUND
- ⊙ NAIL IN WOOD POST FOUND
- MAG NAIL SET
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- X— FENCE LINE

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

- Miami County Engineer's Record of Land Surveys
- Survey Volume 37 Page 115
  - Survey Volume 48 Page 129
  - Survey Volume 50 Page 66
  - Survey Volume 54 Page 15
  - Survey Volume 60 Page 157

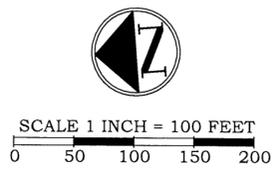


*Larry J. Bill* 9/19/24  
 LARRY J. BILL, P.S. #7557 DATE

SURVEY FOR CINDY WARNER

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

Plat of Survey  
**6345 STATE ROUTE 202**  
 Section 28, Township 2, Range 9 M.R.S  
 Bethel Township  
 Miami County, Ohio  
 3.000 Acres

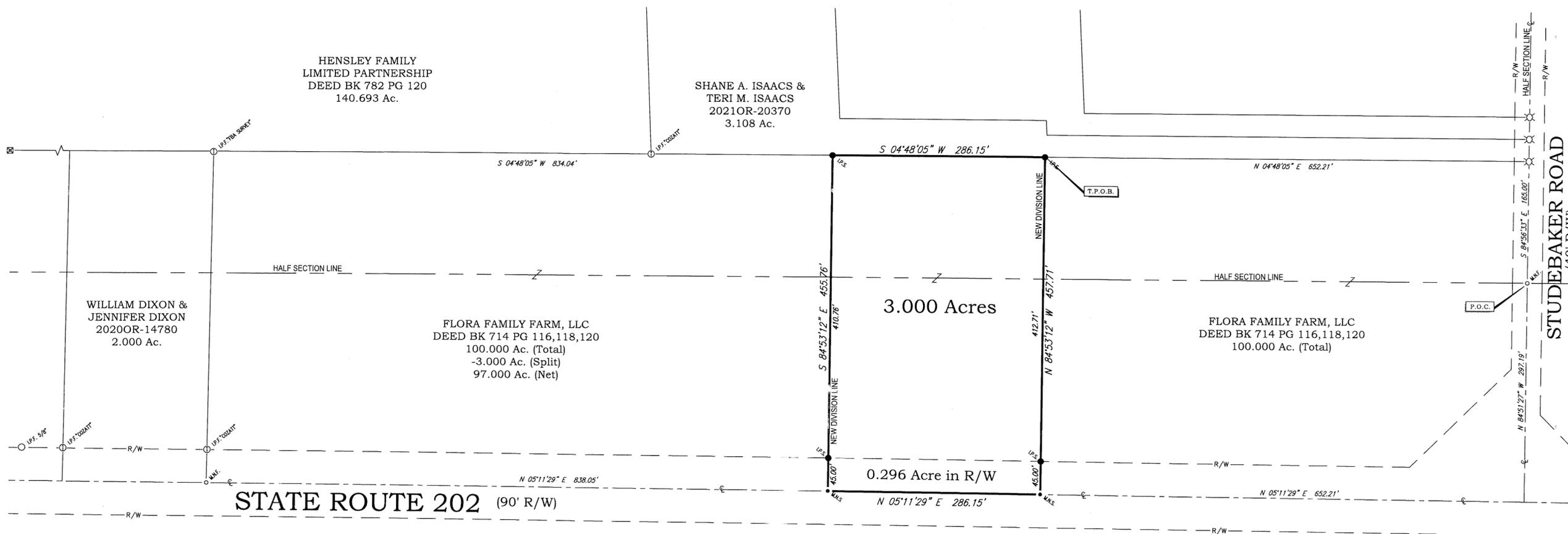


**BASIS OF BEARINGS :**  
 BEARINGS ARE BASED ON OHIO STATE  
 PLANE COORDINATES, SOUTH ZONE,  
 NAD 83 (2011) WITH THE  
 CENTERLINE OF STATE ROUTE 202  
 BEING N 05° 11' 29" E.

**SURVEY REFERENCES :**  
 LAND SUR. VOL. 12 PG. 187  
 LAND SUR. VOL. 22 PG. 133  
 LAND SUR. VOL. 46 PG. 125  
 LAND SUR. VOL. 59 PG. 34  
 LAND SUR. VOL. 62 PG. 128  
 PLAT BOOK 8 PAGE 1

**SURVEY NOTES :**  
 1. OCCUPATION IN GENERAL FITS SURVEY,  
 UNLESS OTHERWISE NOTED.  
 2. MONUMENTATION IS IN GOOD  
 CONDITION UNLESS OTHERWISE NOTED.

- MONUMENT LEGEND :**
- I.P.S. IRON PIN SET W/ID CAP (5/8" X 30" CAPPED "EAM GEODATA 7984")
  - I.P.F. IRON PIN FOUND (SIZE NOTED)
  - ⊙ I.P.F. IRON PIN FOUND W/ID CAP
  - ⊙ I.P.F. IRON PIPE FOUND (SIZE NOTED)
  - M.N.S. MAG NAIL SET
  - M.N.F. MAG NAIL FOUND
  - RAILROAD SPIKE SET
  - XX GIN SPINDLE FOUND
  - × CROSS CUT SET
  - × CROSS CUT FOUND
  - ⊠ STONE MONUMENT FOUND



**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37, STANDARDS FOR BOUNDARY SURVEYS AND PERFORMED UNDER MY DIRECT SUPERVISION IN JULY, 2024 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

*Eric A. Moody*  
 ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984  
 DATE OF SURVEY : 07/24/2024



CERTIFIED TO CONFORM WITH  
 MIAMI COUNTY SURVEY REQUIREMENTS  
**Paul P. Huelskamp PE, PS**  
 MIAMI COUNTY ENGINEER

*David Jacquem* 9-12-24  
 DEPUTY DATE

APPROVED BY  
 MIAMI COUNTY PLANNING COMMISSION  
*Jackman Bennett*  
 SECRETARY

9/20/2024  
 DATE

APPROVED BY  
 SUBJECT TO ZONING APPROVAL  
*REHS*  
 BY

9/15/2024  
 DATE  
 MIAMI COUNTY  
 GENERAL HEALTH DEPARTMENT

