

0833202007

MAIN ST.

SURVEY OF LOT 666 IN OPPENHEIM'S FIRST ADDITION TO THE VILLAGE OF COLDWATER, MERCER COUNTY, OHIO.

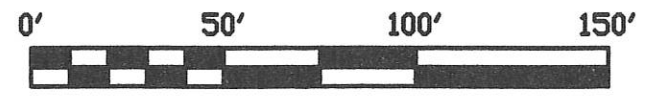
SURVEYED BY

*James W. Geeslin*

AUGUST 4, 2016

SCALE 1" = 50'

JAMES W. GEESLIN  
P.S. No. 7764

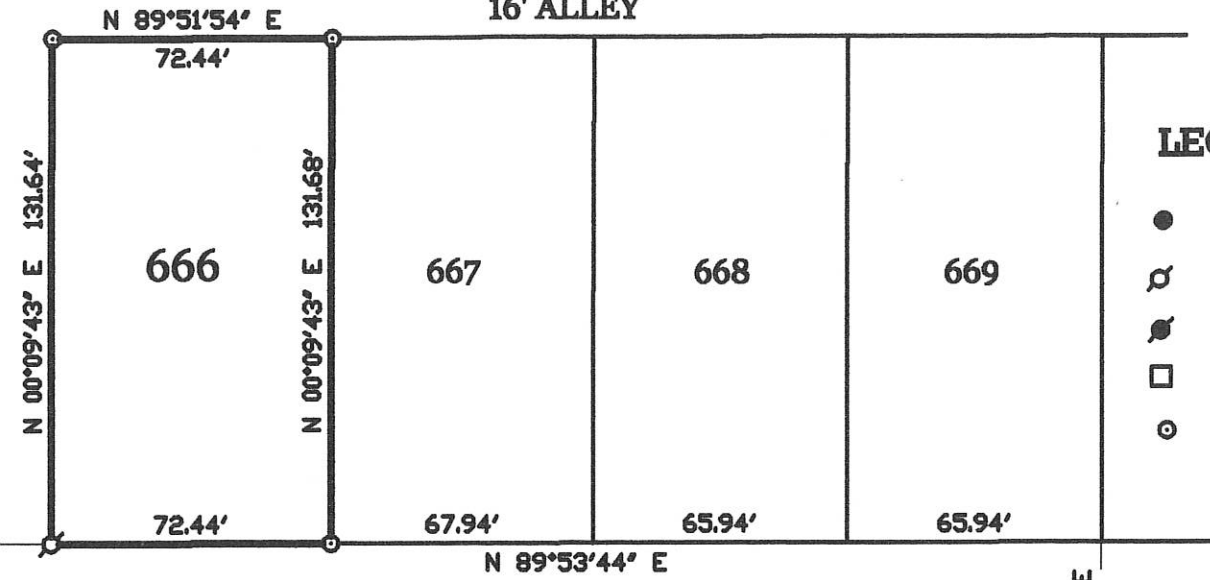


S 89°51'54" W

58.09'

CEDAR ST.

S 00°09'43" W 1337.87'



LEGEND

- = 5/8 INCH IRON BAR FOUND.
- ⊗ = IRON PIPE FOUND.
- ⊙ = P.K. NAIL FOUND.
- = IRON BAR FOUND IN MON. BOX.
- ⊙ = 5/8 INCH IRON BAR SET.

- SURVEY REFERENCES :
- 1) SURVEY OF LOT 679 BY B.R. GEBHART, 6/18/55.
  - 2) PRIOR SURVEY OF LOT 427 IN BIRKMEYER HEIGHTS ADDITION, 7/11/2003.

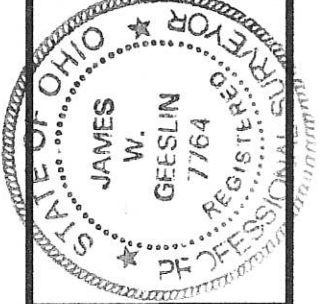


SOUTH ST. (60')

N 89°53'44" E 272.51' (PLAT 272.50')

679

PERMANENT PARCEL No.	Part of	Sec	T.	R.	Township
	Greater	Area	Retained	Acres	Acres
Board of Health					
Date					
TOWNSHIP ZONING OFFICER					
Date					
COUNTY ENGINEER					
Date					



**GEESLIN  
LAND SURVEYING**

525 S. SECOND ST.  
COLDWATER, OHIO 45828  
PHONE: (419) 678-7232

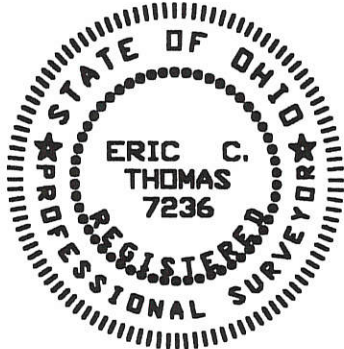
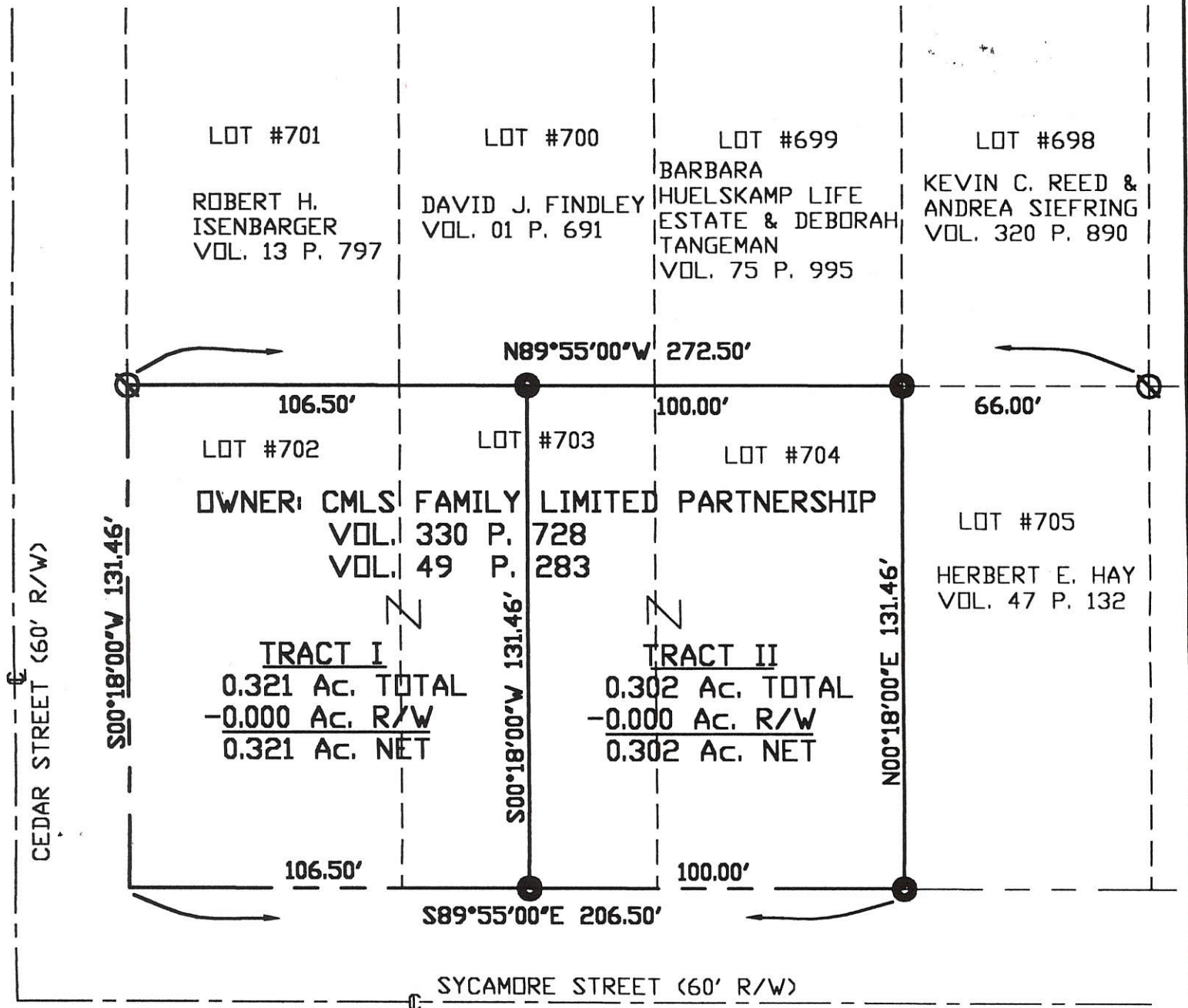
0833B

**SURVEY OF LOTS NUMBERED 702, 703, & 704 OF OPPENHEIM'S SECOND ADDITION TO THE VILLAGE OF COLDWATER**

LOCATED IN THE N.E. 1/4 OF SEC. 33, T-6-S, R-2-E,  
BUTLER TWP., VILLAGE OF COLDWATER, MERCER CO., OHIO

08-33B

0833204007-009

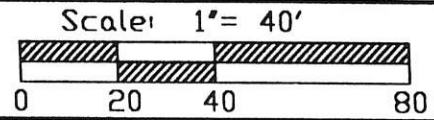


Surveyed By: *Eric C. Thomas*  
Eric C. Thomas Reg. Surveyor No. 7236  
Date: 08-31-99



- Iron Pln Set
- Iron Pipe Found

References:  
RECORDED PLAT OF OPPENHEIM'S SECOND ADDITION TO THE VILLAGE OF COLDWATER.



Part of NE 1/4 Sec. 33 T6-S R2-E BUTLER Twp., Mercer Co., OH  
Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Ac.  
Grantee: \_\_\_\_\_ Area: \_\_\_\_\_ Ac.

Approvals: Agency: Bd. of Health Date: _____	Co. San. En. _____	Co. Engineer _____	Permanent Parcel No. _____
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GRIFFITHS - VANDEN BOSCH & ASSOCIATES

08-33B

CIVIL ENGINEERS

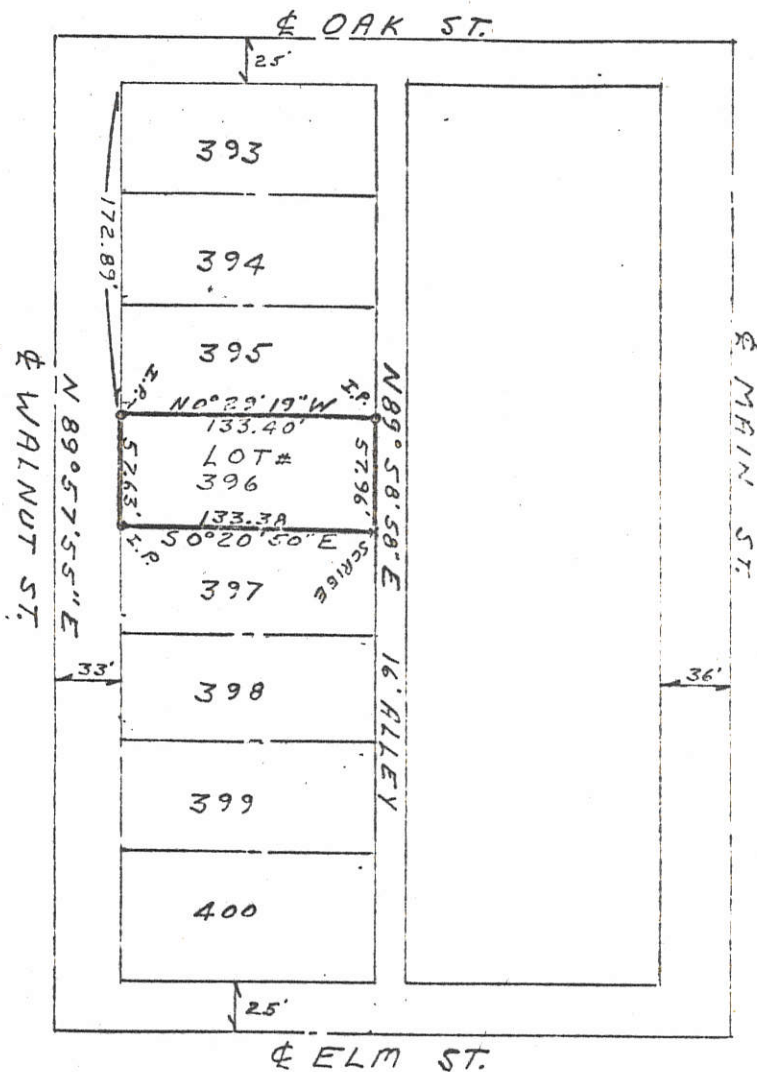
LAND SURVEYORS

12 WEST WENGER ROAD  
ENGLEWOOD, OHIO 45322  
513-836-1137

KENNETH G. GRIFFITHS, P.E., P.S.  
JAMES A. VANDEN BOSCH, P.S.

0833205012

SURVEY OF LOT 396 IN THE BIRKMEYER HEIGHTS ADDITION  
TO THE VILLAGE OF COLDWATER, OHIO.



Griffiths-Vanden Bosch & Assoc.  
Civil Engineers Land Surveyors

*James A. Vanden Bosch*  
JAMES A. VANDEN BOSCH  
REG. SURVEYOR # 8-0000

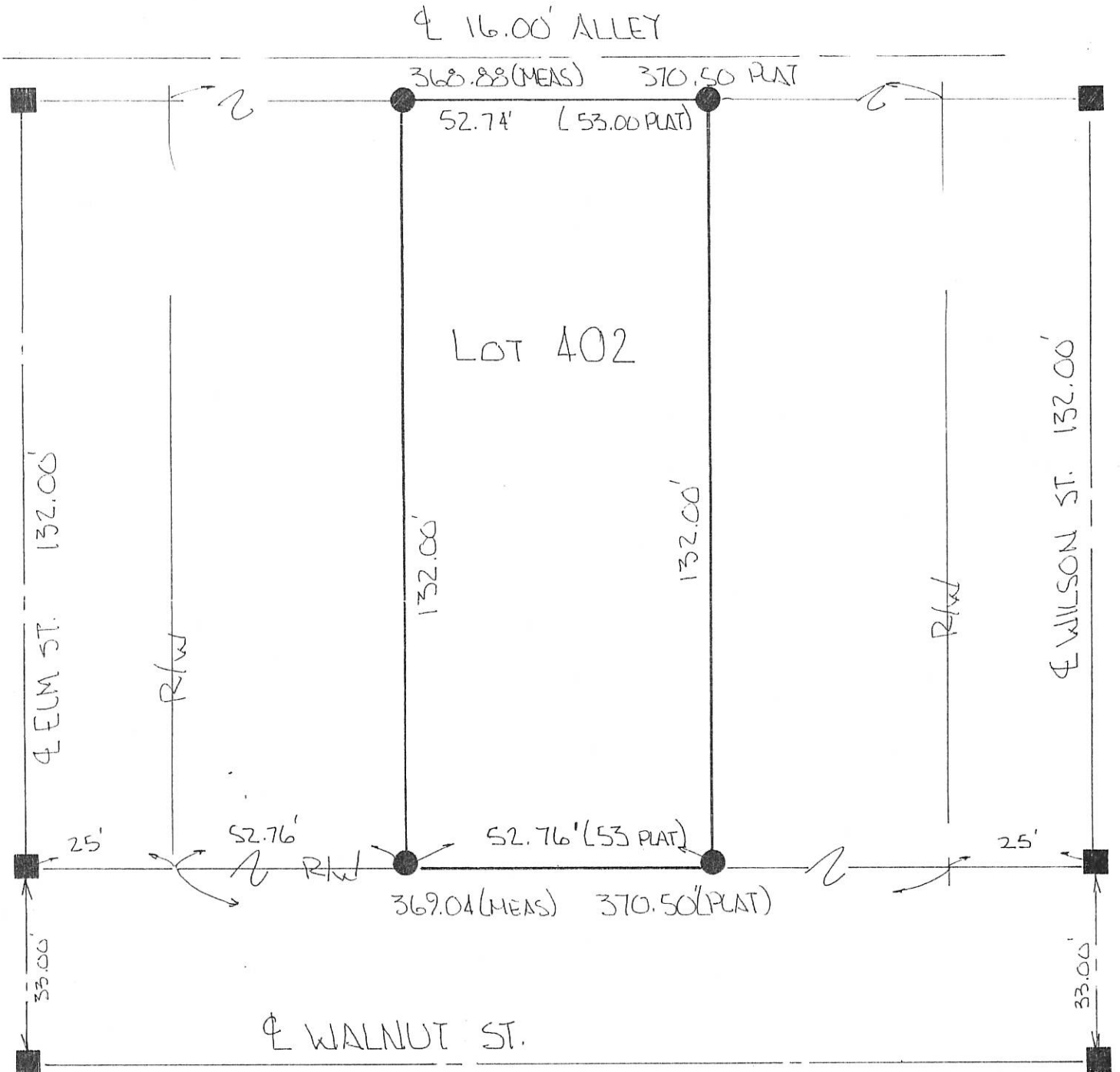
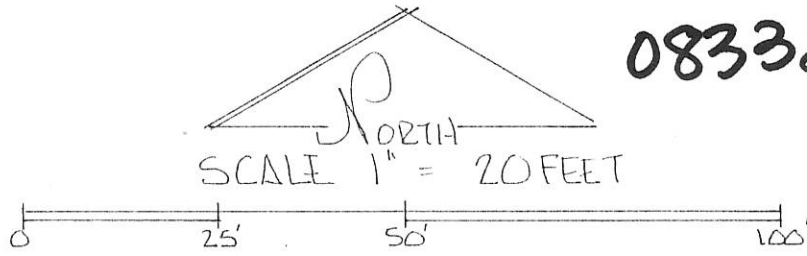
3312

18

48

HUMAN SURVEY 08-338  
 LOT 402 BIRKMEYER HEIGHTS ADDITION TO THE VILLAGE OF COLDWATER MERCER COUNTY OHIO  
 AS RECORDED IN PLAT BOOK 2 PG 86 MERCER CO. RECORDERS OFFICE

0833206006



THIS SURVEY BASED ON EXISTING  
 ☐ OF OCCUPIED ROADWAYS -

LEGEND:

- NAIL SET.
- IRON PIN SET

PLAT BY SURVEY JANUARY 1997.

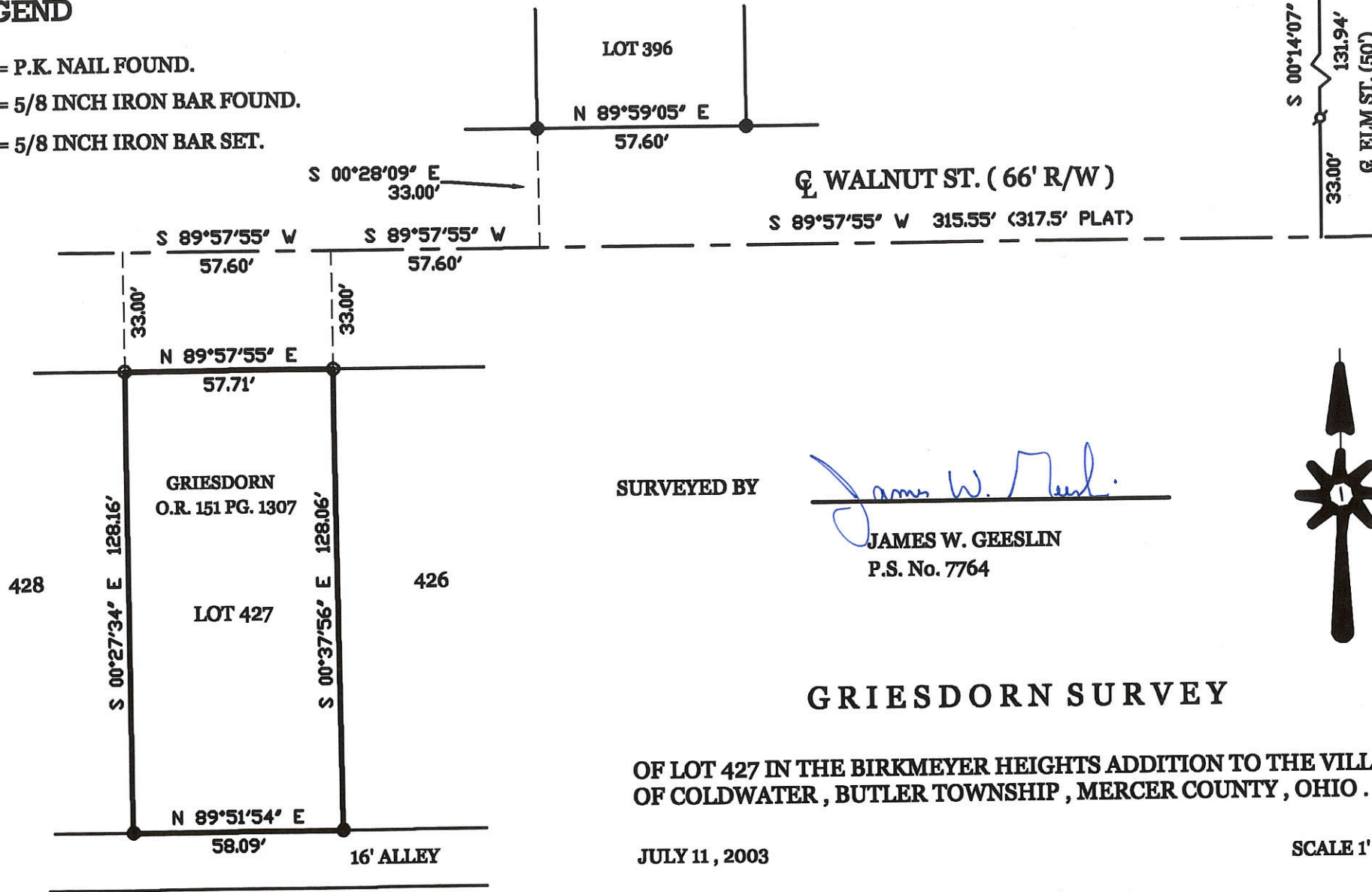
*Roy F. Thompson, Jr.*  
 ROY F. THOMPSON, JR. REG. SUR. # 5379.



08-33B  
08-33-207-002

**LEGEND**

- ⊙ = P.K. NAIL FOUND.
- = 5/8 INCH IRON BAR FOUND.
- ⊙ = 5/8 INCH IRON BAR SET.



SURVEYED BY

*James W. Geeslin*  
 JAMES W. GEESLIN  
 P.S. No. 7764

**GRIESDORN SURVEY**

OF LOT 427 IN THE BIRKMEYER HEIGHTS ADDITION TO THE VILLAGE OF COLDWATER, BUTLER TOWNSHIP, MERCER COUNTY, OHIO.

JULY 11, 2003

SCALE 1' = 40'



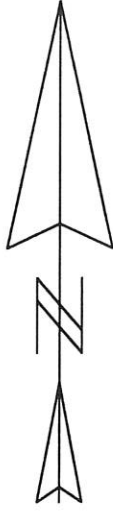
PERMANENT PARCEL No.

Part of \_\_\_\_\_ Township  
 Grantor \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres  
 Grantee \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres  
 Deed References \_\_\_\_\_

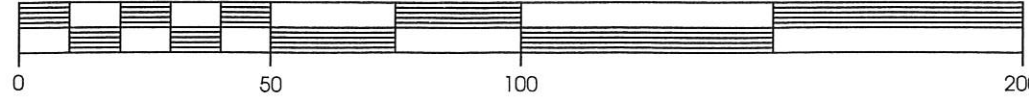
APPROVALS AGENCY \_\_\_\_\_  
 Board of Health \_\_\_\_\_  
 Township Zoning Officer \_\_\_\_\_  
 Date \_\_\_\_\_  
 Date \_\_\_\_\_  
 Date \_\_\_\_\_

**GEESLIN**  
**LAND SURVEYING**

P.O. BOX 422  
 CELINA, OHIO 45822  
 PHONE: (419) 586-6155  
 FAX: (419) 678-9332

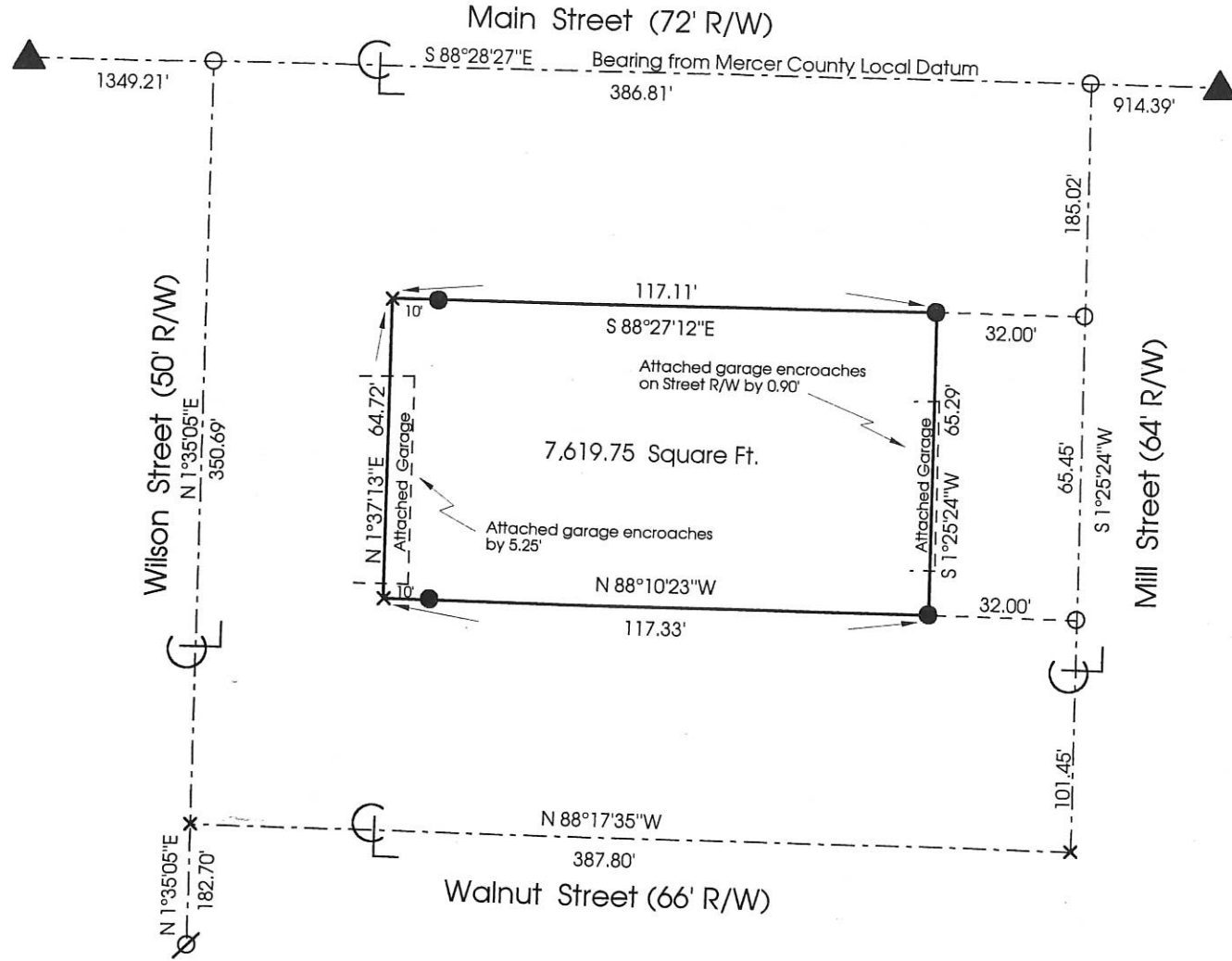


Scale: 1" = 30'



**Legend:**

- ▲ Cornerstone @ N1/4 Post Sec. 33
- ▲ Cornerstone @ NE Corner Sec. 33
- Mag Nail set
- ⊗ Mag Nail found
- 5/8" X 30" Iron Pin w/cap set
- × Calculated Corner
- Centerline of Street ( not to scale)



Note: Reference is made to prior surveys by Mote & Garrison of Wilson St. extension & Lot 365.

Plom Survey

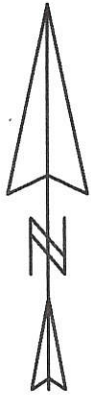
State of: Ohio County: Mercer  
 Township: Butler Sec: 33 Town: 65 Range: 2E  
 City/Village: Coldwater Subdivision: Part Outlot 48 Lot: \_\_\_\_\_  
 Deed References: Vol. 325 Pg. 474 Date Surveyed: 5-28-99  
 Approvals: \_\_\_\_\_ Date: \_\_\_\_\_  
 Agency: \_\_\_\_\_ Board of Health \_\_\_\_\_  
 County Sanitary Engineer \_\_\_\_\_ County Engineer \_\_\_\_\_



**Marbaugh Land Surveying**  
 1210 Yorkshire Court  
 Celina, Ohio 45822  
 (419) 586-4293  
*Kent B. Marbaugh*  
 Kent B. Marbaugh P.S. 7421

0833226013  
0833226011

08-33B



Scale: 1" = 30'



**Legend:**

- 5/8" X 30" Iron Pin w/cap set
- 5/8" X 30" Iron Pin w/cap set by myself in a prior survey

**Recorders Certificate:**

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2007.  
at \_\_\_\_\_ o'clock \_\_\_\_\_

Recorded in Plat Cabinet No. \_\_\_\_\_, Page \_\_\_\_\_ Fee \$ \_\_\_\_\_

\_\_\_\_\_  
Mercer County Recorder, Tamara Barger

**Auditors Certificate:**

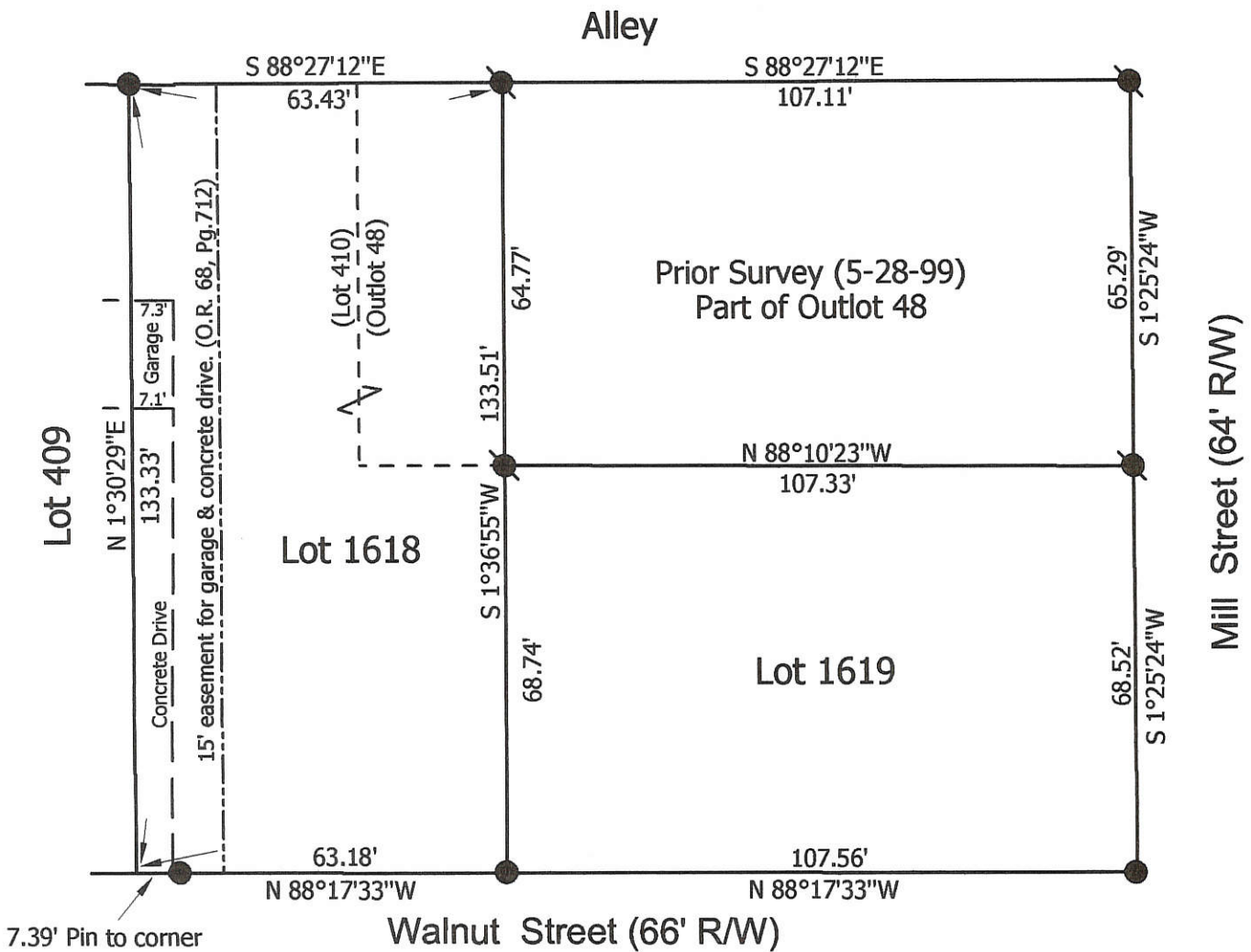
Received for transfer this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mercer County Auditor, Mark Giesige

Accepted by the zoning officer of the Village of Coldwater  
in accordance with Subdivision Ordinance Section 1113.00

\_\_\_\_\_  
Village of Coldwater Zoning Officer

- Notes: 1. Original lot number 410 & part of outlot 48 = new lot numbers 1618 & 1619  
2. Reference is made and the bearings taken from a prior survey by myself dated 5-28-99.



**Marbaugh  
Land Surveying**

1901 Carolina Ct.  
Celina, Ohio 45822  
(419) 586-4293

*Kent B. Marbaugh*  
Kent B. Marbaugh P.S. 7421



**Jackson Subdivision**

State of: Ohio County: Mercer  
Township: \_\_\_\_\_ Sec: \_\_\_\_\_ Town: \_\_\_\_\_ Range: \_\_\_\_\_  
City/Village: Coldwater Subdivision: Birkmeyer Heights Lot: 410  
Plat Ref: Book 2, Pg. 86 Date Surveyed: 10-10-07

Approvals:			
Agency:	Board of Health	Township Zoning Inspector	County Engineer
Date:			

0833 232002-001

**SURVEY OF LOTS 39 & 40 IN MUNSELL'S SOUTH ADDITION ( EAST OF THE RAILROAD RIGHT-OF-WAY ) TO THE VILLAGE OF COLDWATER , MERCER COUNTY , OHIO .**

SURVEYED BY

*James W. Geeslin*  
 JAMES W. GEESLIN  
 P.S. NO. 7764

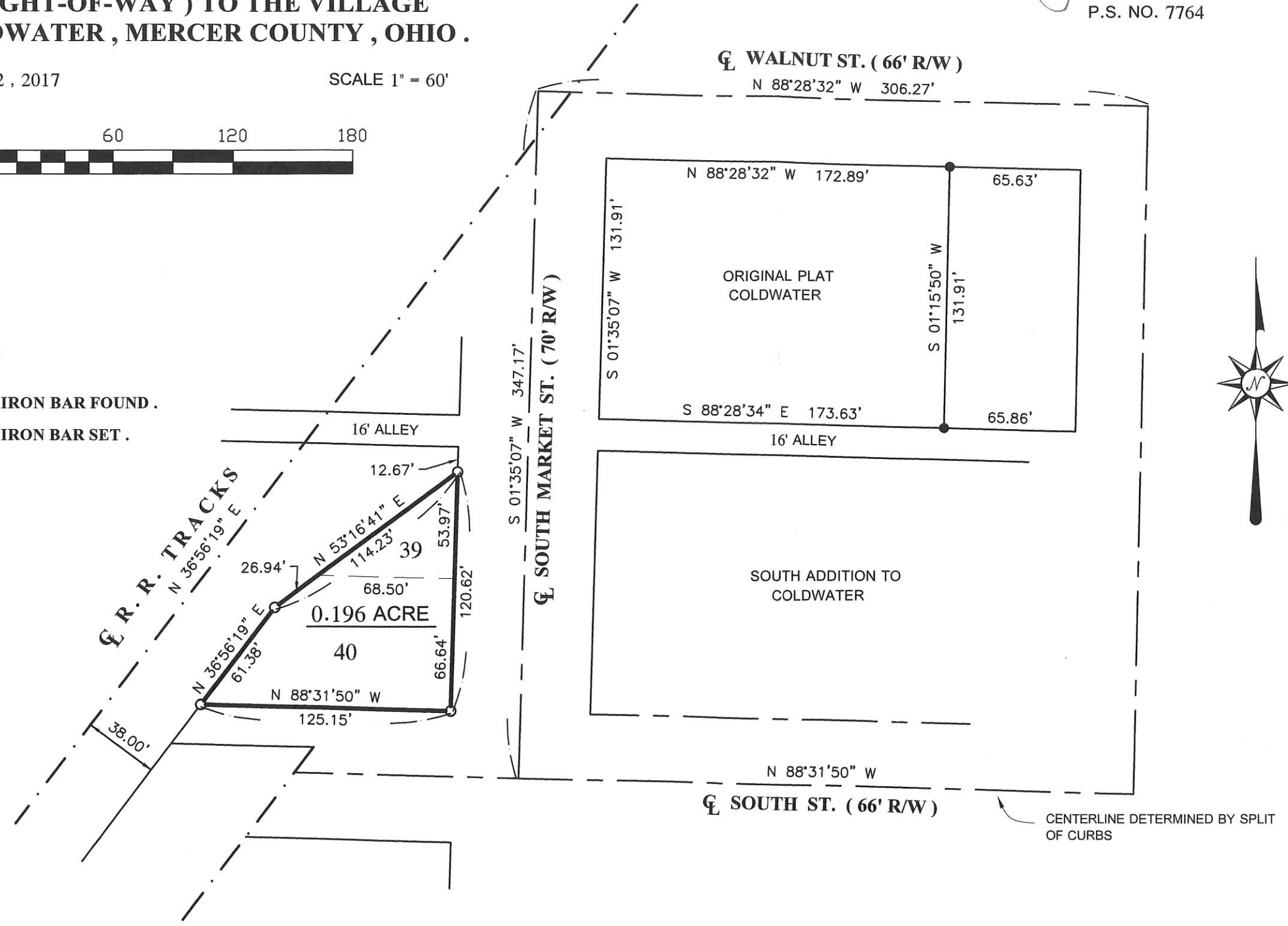
SEPTEMBER 2 , 2017

SCALE 1" = 60'

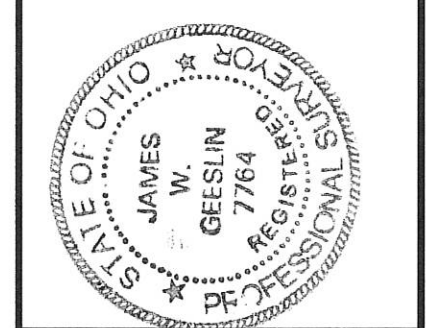


**LEGEND**

- = 5/8 INCH IRON BAR FOUND .
- = 5/8 INCH IRON BAR SET .



PERMANENT PARCEL No.	Part of: _____	Sec. _____	T. _____	R. _____	Township _____
	Grantor: _____	Area Retained: _____		Acres _____	
	Grantee: _____	Area Retained: _____		Acres _____	
	Deed References: _____				
APPROVALS:	_____				
AGENCY:	Board of Health _____				
DATE:	Township Zoning Officer _____				
	Mercer County Engineer _____				



**GEESLIN LAND SURVEYING**  
 525 S. SECOND ST.  
 COLDWATER, OHIO 45828  
 PHONE: (419)678-7233  
 geeslinsurveying@gmail.com

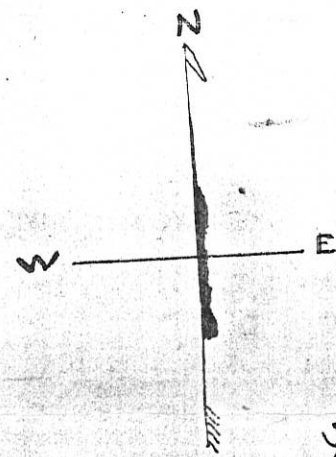
08-33B



# LUTMAN'S ADD.

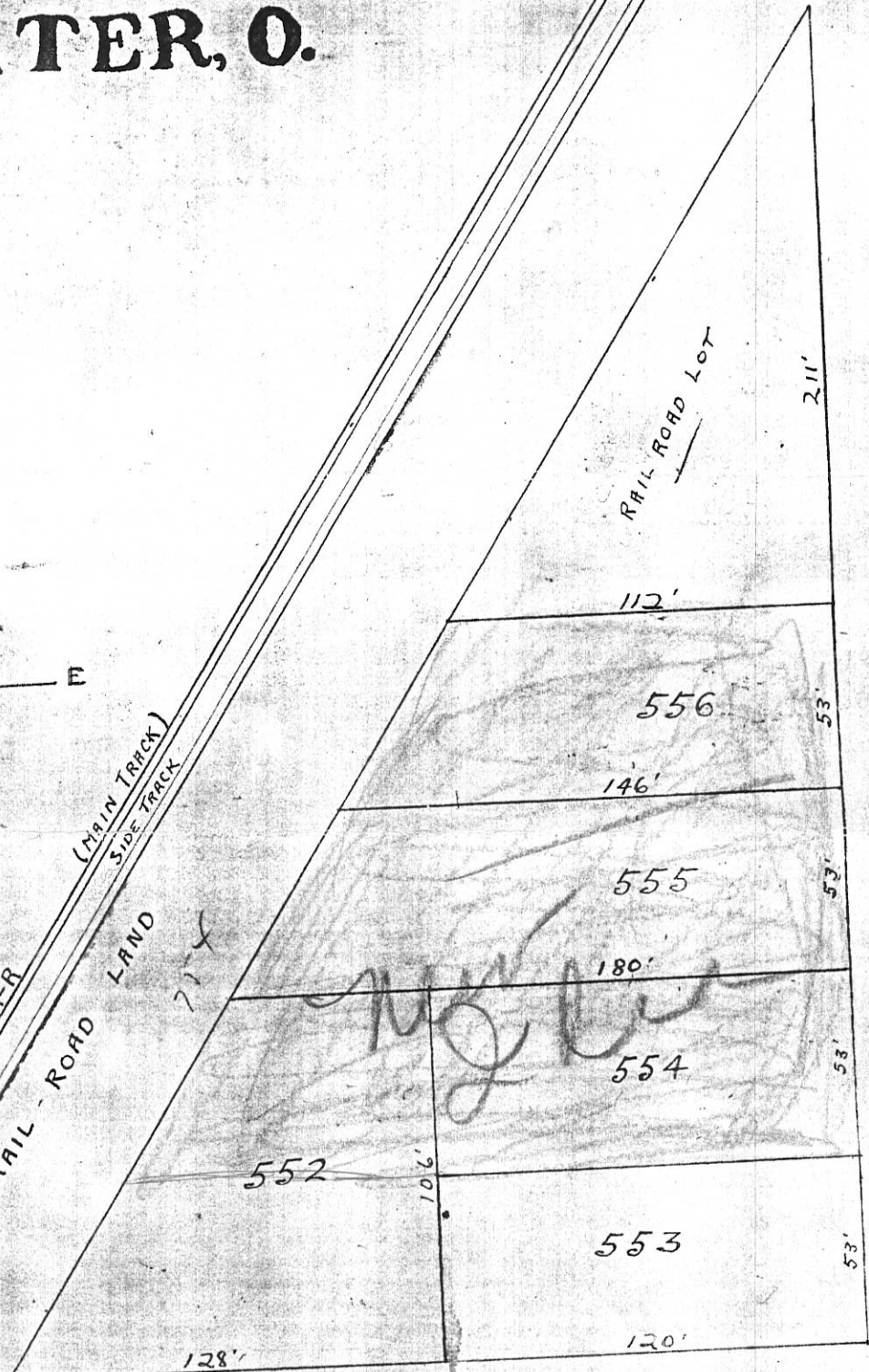
TO

## COLDWATER, O.



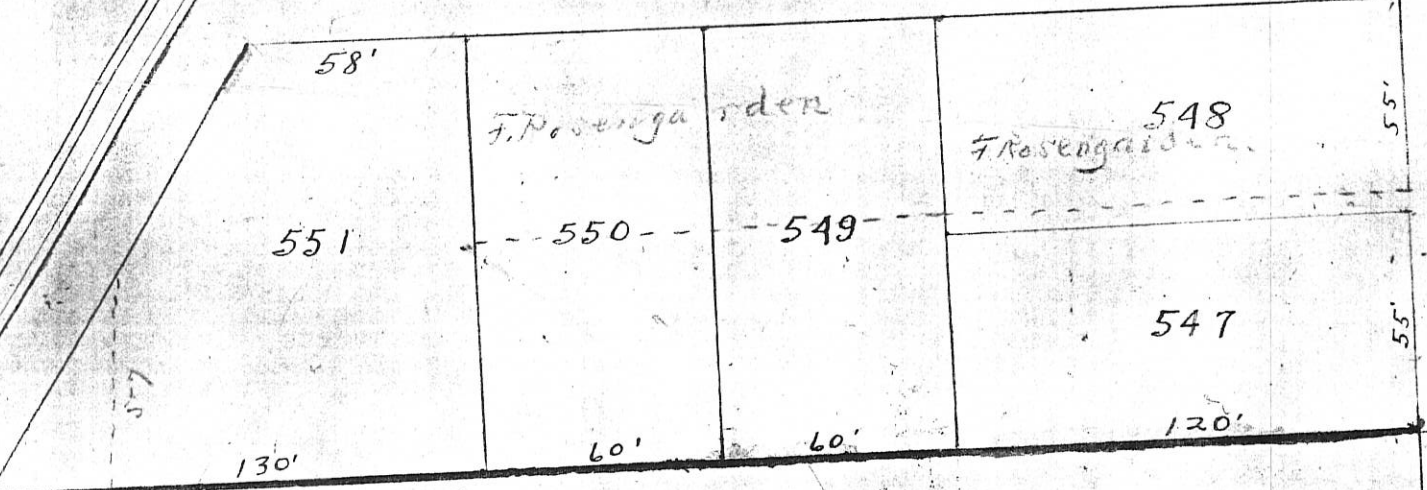
CINCINNATI  
NORTHERN R-R  
RAIL-ROAD LAND  
(MAIN TRACK)  
SIDE TRACK

RAIL ROAD LOT



PEARL STREET 39 FT.

597' 0 2 2'  
SECOND STREET



P. C. WEHMER

Plat of Pearl St. Extended Plat Cab. 1 Pg. 1

08-33B

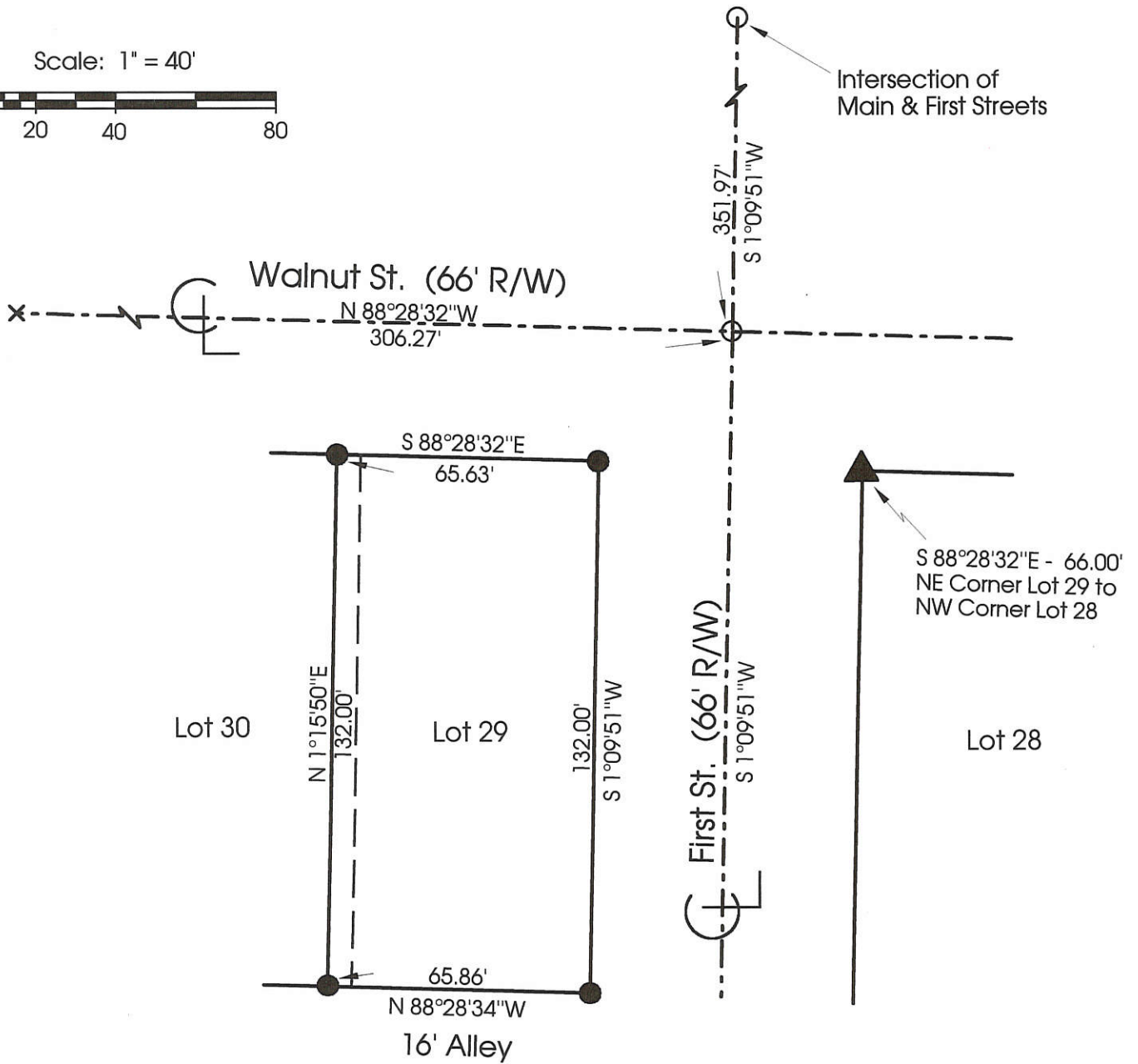
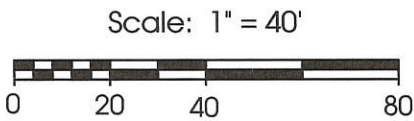
0833233004



**Legend:**

- ▲ Cornerstone @ NW Corner Lot 28
- Spike found from Mote & Garrison Survey
- × Calculated intersection of Walnut & Market Streets (Mote & Garrison Survey)
- 5/8" X 30" Iron Pin w/cap set

Lot line between Lots 29 & 30 (New parcel line is 6' west)



Note: Reference is made to a Survey by Mote & Garrison dated 7-6-84  
(Bearings were rotated to Mercer County Local Datum)

**Marbaugh  
Land Surveying**

1210 Yorkshire Court  
Celina, Ohio 45822  
(419) 586-4293

*Kent Marbaugh*  
Kent B. Marbaugh P.S.7421



**Werling Survey**

State of: Ohio County: Mercer  
 Township: \_\_\_\_\_ Sec: \_\_\_\_\_ Town: \_\_\_\_\_ Range: \_\_\_\_\_  
 City/Village: Coldwater Subdivision: \_\_\_\_\_ Org. Plat \_\_\_\_\_ Lot: 29 & 30  
 Deed Ref: Vol. 270 Pg.912 Date Surveyed: 8-31-99

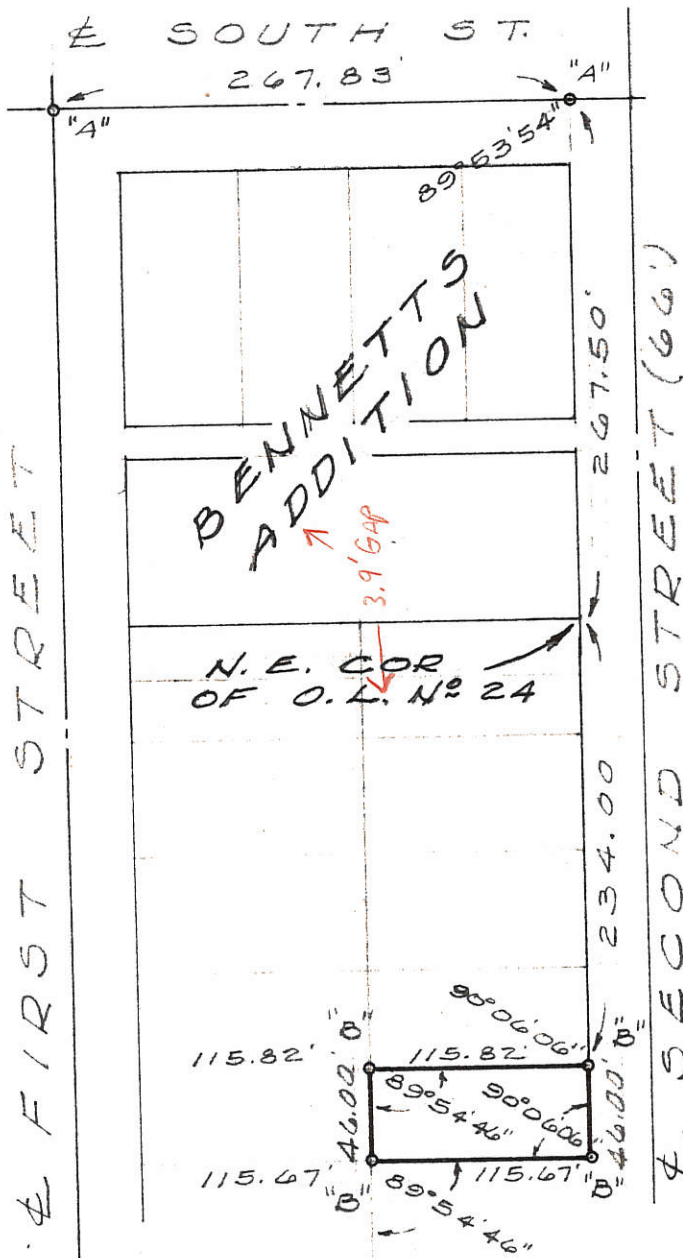
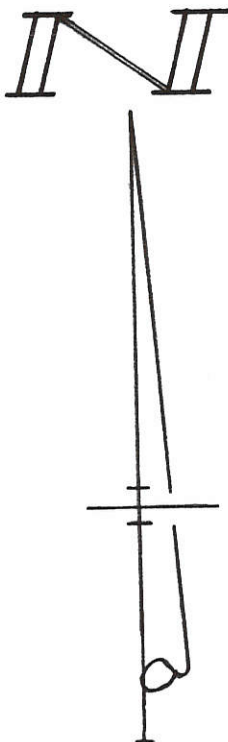
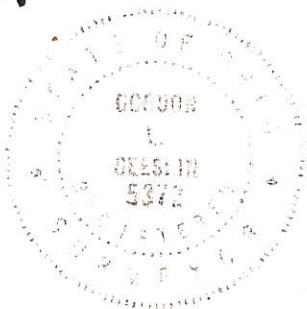
Approvals: \_\_\_\_\_  
 Agency: Board of Health \_\_\_\_\_ County Sanitary Engineer \_\_\_\_\_ County Engineer \_\_\_\_\_  
 Date: \_\_\_\_\_

LEGEND

"A" = "P.K." NAIL SET.  
"B" = 5/8 INCH IRON BAR SET.

0833239017

3311

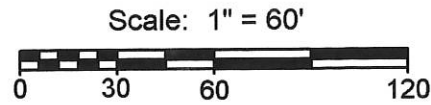


SURVEYED BY *Gordon L. Geeslin*  
 GORDON L. GEESLIN  
 REGISTERED SURVEYOR  
 NO. 5372  
 CELINA, OHIO

GATES SURVEY - PART OF THE E. 1/2 OF SECTION "D" & THE E. 1/2 OF SECTION "E" OF OUT LOT No 24, IN THE VILLAGE OF COLDWATER, MERCER COUNTY, OHIO.

JANUARY, 1980

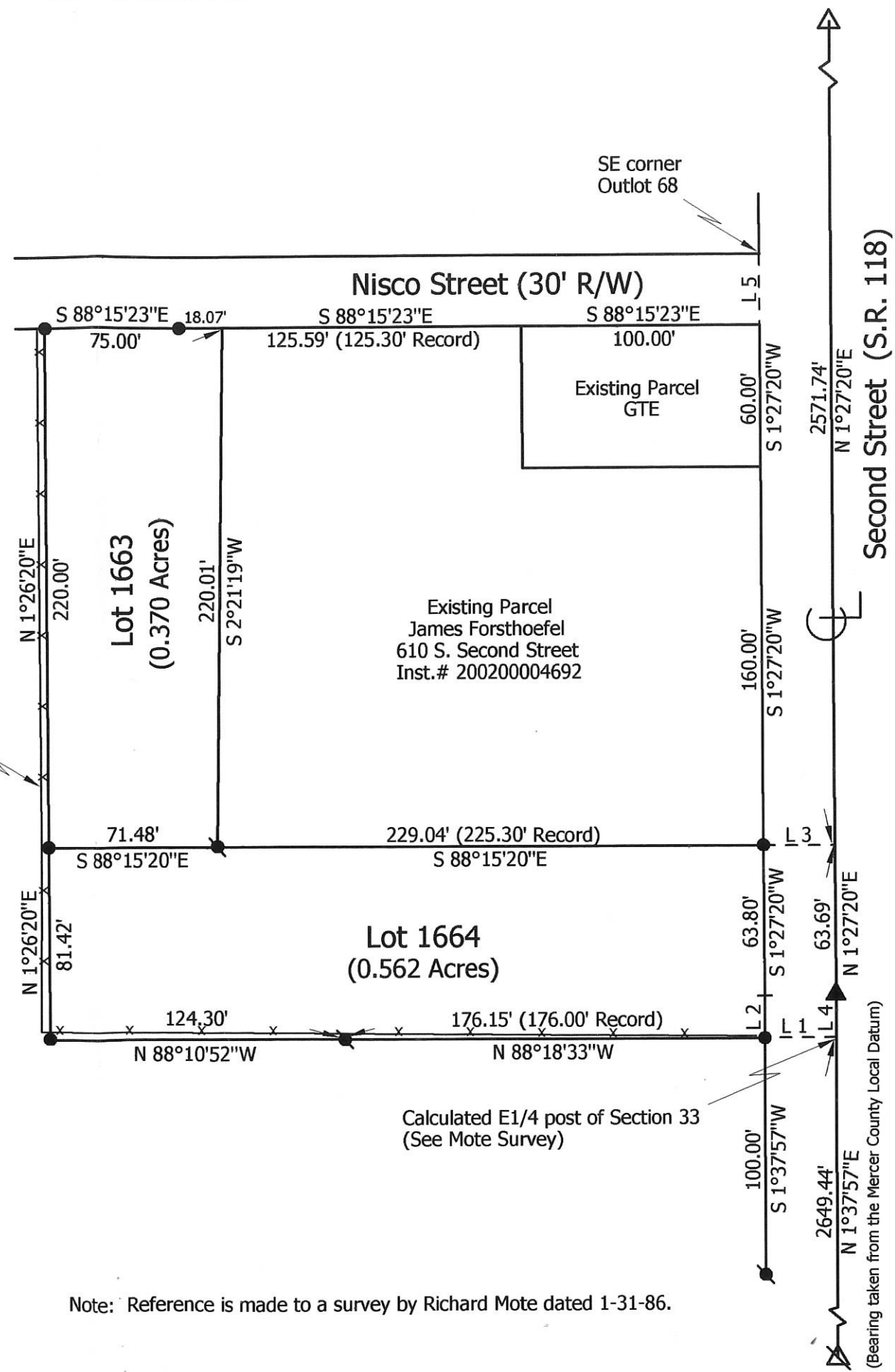
SCALE 1"=100'



**Legend:**

- ▲ RR spike @ the called E1/4 post of Section 33
- △ Monument Box @ the NE corner of Section 33
- ⊗ Mag nail @ the SE corner of Section 33
- Iron pin found
- 5/8" X 30" Iron pin w/cap set

Line	Bearing	Distance
1	N 88°18'33"W	30.00'
2	S 1°37'57"W	17.62'
3	S 88°15'21"E	30.00'
4	N 1°37'57"E	17.70'
5	S 1°27'20"W	30.00'



**Recorders Certificate:**

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2011.  
at \_\_\_\_\_ o'clock \_\_\_\_\_

Recorded in Instrument # \_\_\_\_\_ Fee \$ \_\_\_\_\_

Mercer County Recorder, Tamara Barger

**Auditors Certificate:**

Received for transfer this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Mercer County Auditor, Randy Grapner

Accepted by the zoning officer of the Village of Coldwater  
in accordance with Subdivision Ordinance Section 1113.00

Village of Coldwater Zoning Officer

Note: Reference is made to a survey by Richard Mote dated 1-31-86.

**Forsthoefel Subdivision, Lots 1663 & 1664**

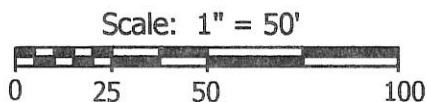
State of: Ohio County: Mercer  
 Township: Butler Sec: 33 Town: 6S Range: 2E  
 City/Village: Coldwater Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Deed References: Inst. # 200200004692 Date Surveyed: 9-13-11  
 Approvals: \_\_\_\_\_  
 Agency: Board of Health Township Zoning Inspector: \_\_\_\_\_  
 Date: \_\_\_\_\_ County Engineer: \_\_\_\_\_



**Marbaugh Land Surveying**  
 1901 Carolina Court  
 Celina, Ohio 45822  
 (419) 586-4293  
*Kent Marbaugh*  
 Kent B. Marbaugh P.S. 7421

08-330

0833251003



**Legend:**

- 5/8" X 30" Iron Pin w/cap set
- △ Cornerstone @ center of Section 33
- Monument Box @ W1/4 post of the NE1/4 of Section 33

**Recorders Certificate:**

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2008.  
at \_\_\_\_\_ o'clock \_\_\_\_\_

Recorded in Instrument # \_\_\_\_\_ Fee \$ \_\_\_\_\_

\_\_\_\_\_  
Mercer County Recorder, Tamara Barger

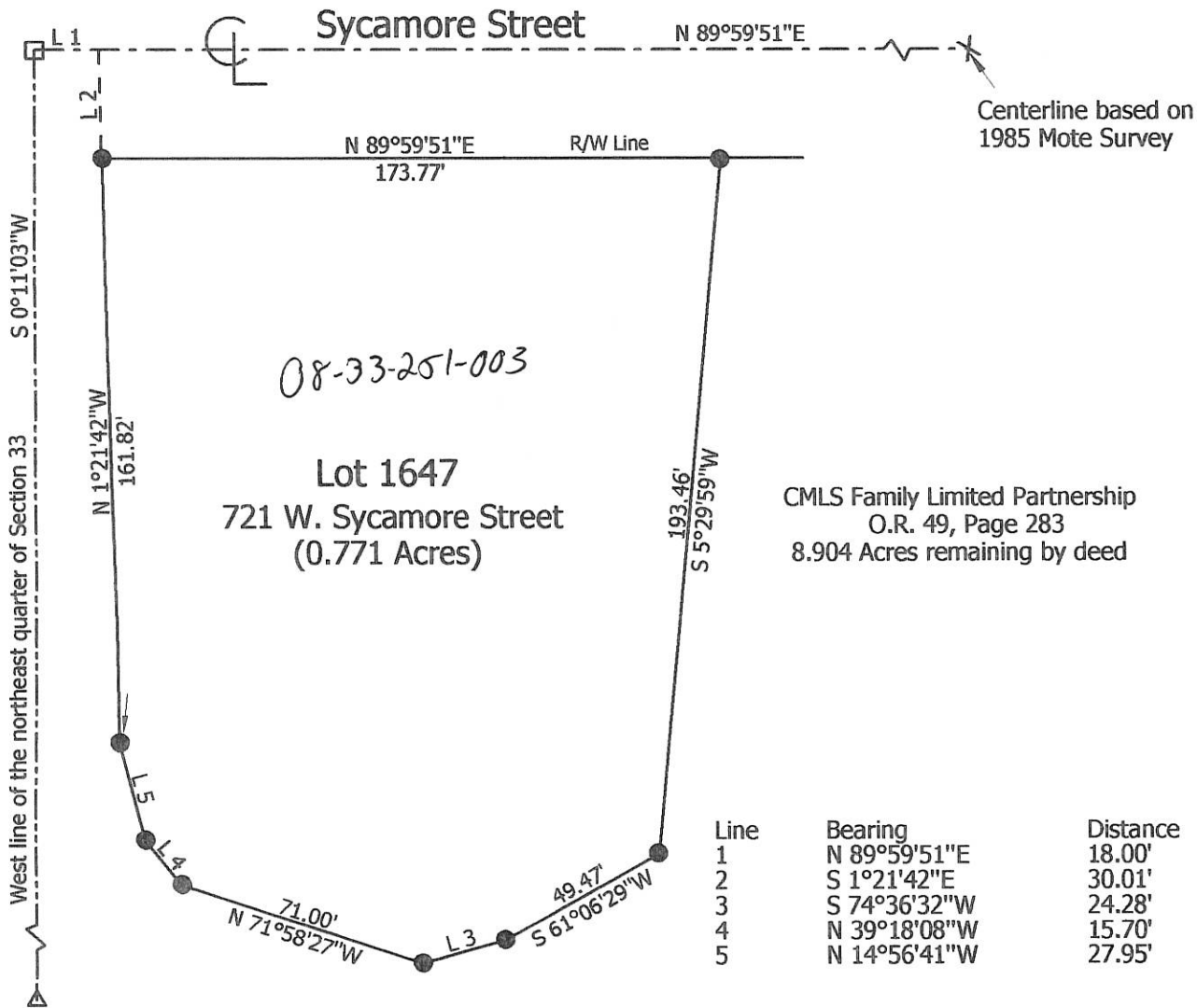
**Auditors Certificate:**

Received for transfer this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Mercer County Auditor, Mark Giesige

Accepted by the zoning officer of the Village of Coldwater  
in accordance with Subdivision Ordinance Section 1113.00

*Eric P. Thomas*  
\_\_\_\_\_  
Village of Coldwater Zoning Officer



Note: Reference is made to a survey by Richard Mote dated 9-24-85.

**Marbaugh  
Land Surveying**

1901 Carolina Ct.  
Celina, Ohio 45822  
(419) 586-4293

*Kent Marbaugh*  
\_\_\_\_\_  
Kent B. Marbaugh P.S. 7421



**CMLS Subdivision, Lot 1647**

State of: Ohio County: Mercer  
Township: Butler Sec: 33 Town: 6S Range: 2E  
City/Village: Coldwater Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
Deed Ref: O.R. 49, Pg. 283 Date Surveyed: 8-1-08

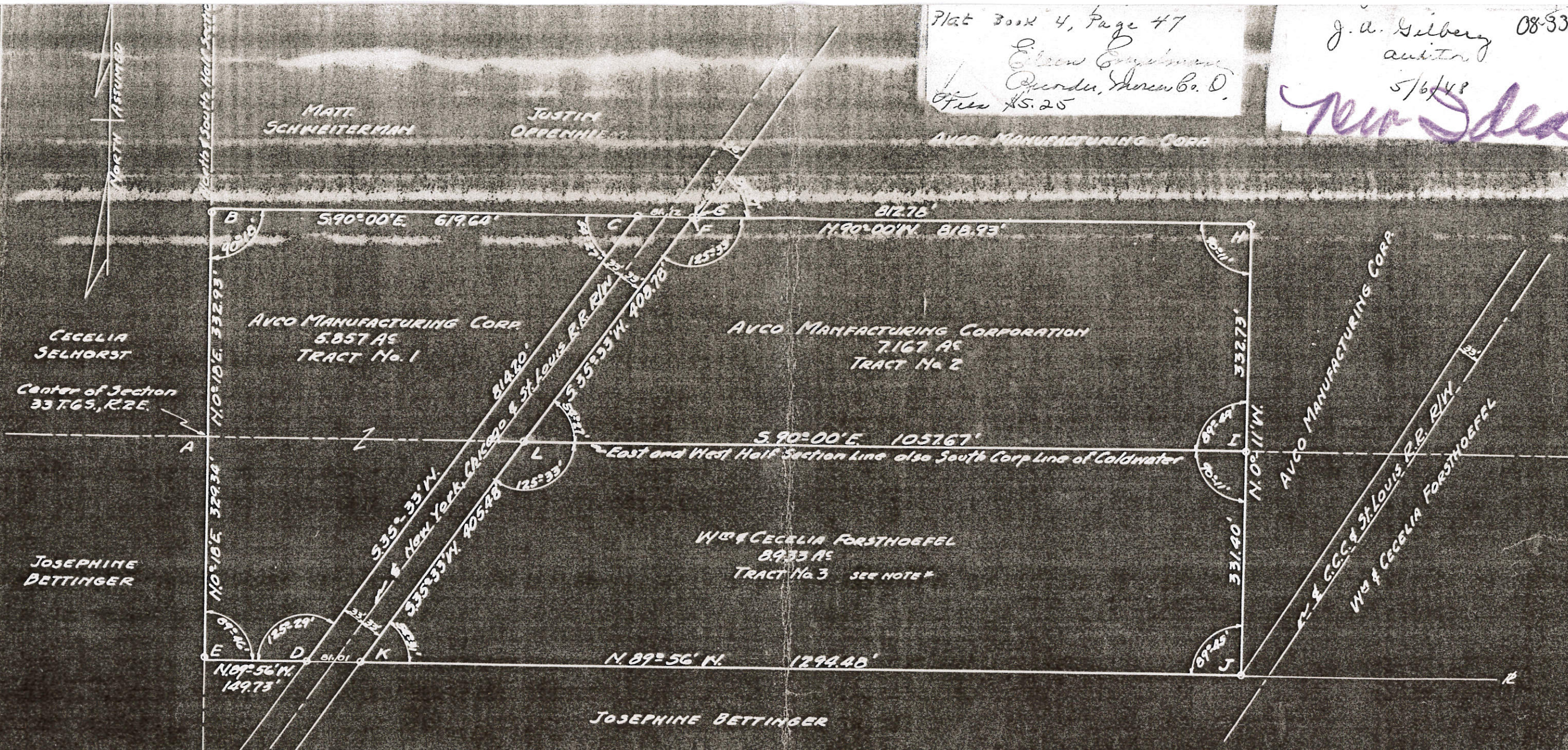
Approvals: \_\_\_\_\_  
Agency: Board of Health Township Zoning Inspector County Engineer  
Date: \_\_\_\_\_

08-33B

100927 3380

Plat Book 4, Page 47  
 Eileen Engstrom  
 Recorder, Mercer Co. O.  
 Fee \$5.25

J. A. Gilberg  
 Auditor  
 5/6/48  
*New Idea*



**CONCRETE MONUMENTS LOCATED AT ALL PROPERTY CORNERS AS FOLLOWS,**

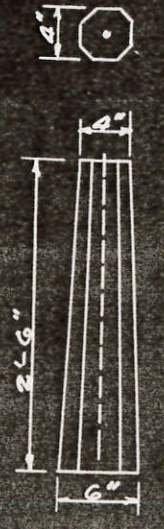
- A-CENTER OF SECTION 33 T.6S., R.2E. FOUND STONE BY FORMER SURVEY
- B-CONCRETE CORNER POST IN THE WAY, SET CONCRETE MONUMENT 4 FEET SOUTH OF N.W. CORNER OF TRACT 1 ON NORTH & SOUTH HALF SECTION LINE
- C-SET CONCRETE MONUMENT ON WEST R/W LINE OF RAILROAD AND 81.12' WEST OF F
- D-SET CONCRETE MONUMENT ON WEST R/W LINE OF RAILROAD AND 81.01' WEST OF K
- E-WOOD CORNER POST IN THE WAY, SET CONCRETE MONUMENT 4 FEET NORTH OF SOUTHWEST CORNER OF TRACT 1 ON THE N. & S. HALF SECTION LINE
- F-SET CONCRETE MONUMENT 6.15 FEET WEST OF G ON THE EAST RAILROAD R/W LINE
- G-CONCRETE MONUMENT BY A.L. PURDY 1967 RECORDED PLAT BOOK 4 PAGE 46
- H-CONCRETE MONUMENT BY A.L. PURDY 1967 RECORDED PLAT BOOK 4 PAGE 46
- I-CONCRETE MONUMENT SET AT THE INTERSECTION OF THE FORMER WEST PROPERTY LINE OF THE LAND OWNED BY THE AVCO MFG. CORP AND THE E. & W. HALF SECTION LINE
- J-CONCRETE MONUMENT SET BY A.L. PURDY 1967 AND RECORDED IN PLAT BOOK 4 PAGE 46
- K-CONCRETE MONUMENT SET AT SOUTHWEST CORNER OF LAND OF Wm & Cecelia Forsthoeffel AND ON THE EAST LINE OF THE RAILROAD R/W AND 81.01' EAST OF D
- L-CONCRETE MONUMENT SET AT INTERSECTION OF EAST HALF SECTION LINE OF SECTION 33 AND THE EAST R/W LINE OF THE NEW YORK, CHICAGO AND ST. LOUIS RAILROAD R/W

**SURVEYOR'S CERTIFICATE**

THE ABOVE SURVEY WAS MADE OF THAT PART OF THE S. SIDE 5 1/2, ME. 1/4 AND THE N. SIDE N 1/2 OF THE SE 1/4 ALL LOCATED IN SECTION 33, T.6S., R.2E., BUTLER TWP., MERCER CO., OHIO AS IS SHOWN ABOVE. THIS SURVEY WAS MADE AT THE REQUEST OF THE AVCO MANUFACTURING CORP. AND WITH THE CONSENT OF Wm & Cecelia Forsthoeffel THE FORMER OWNERS OF ALL 3 TRACTS. THE PROPERTY LINE OF EACH TRACT WAS ESTABLISHED AND MARKED AS SHOWN. THE ACREAGE OF EACH TRACT IS AS SHOWN.

I CERTIFY THE ABOVE SURVEY AND PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED-APRIL 12<sup>TH</sup> 1948 SIGNED *Joyd M. Flaker*  
 REGISTERED SURVEYOR, STATE OF OHIO



Design of concrete monuments located on this plat as shown by this symbol

Note - Tract No. 3 includes 0.0036 acres of land deeded by Wm & C. Forsthoeffel to the C.C. & St. Louis Railroad Co. and recorded in Mercer County Deed Records, Book 152 Page 386, Dated December 5, 1947

Scale 1 in. = 100 ft.

0833279001 to -007

**POST SURVEY**

PART OF THE N.E. 1/4 - SEC. 33, TOWN 6 SOUTH, RANGE 2 EAST,  
( BUTLER TOWNSHIP ), ALSO BEING PART OF OUT LOT 41 IN THE  
VILLAGE OF COLDWATER, MERCER COUNTY, OHIO.

MAY 30, 2015

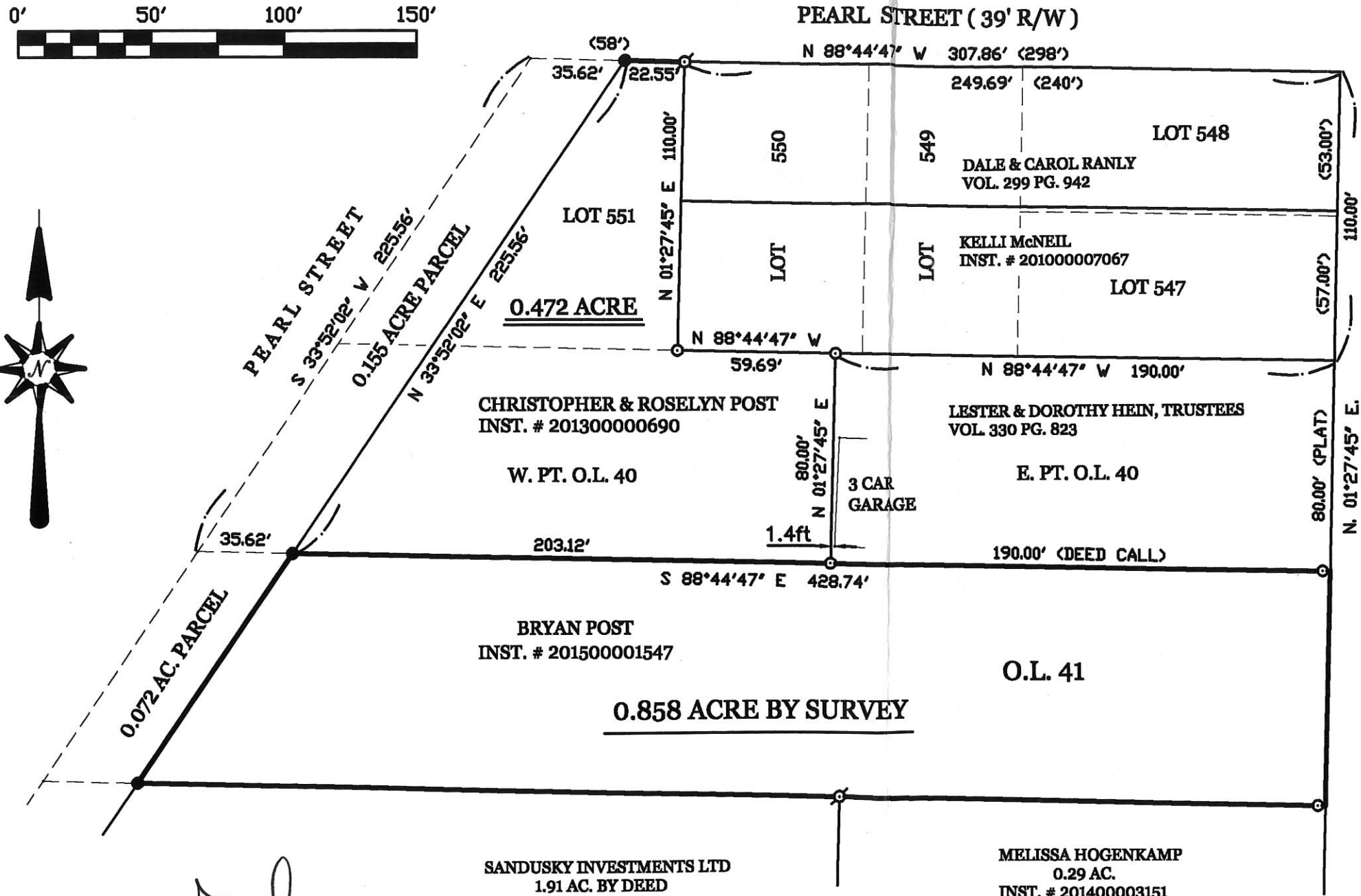
SCALE 1" = 50'

**SURVEY REFERENCES :**

- 1) SURVEY FOR VILLAGE BY LOUIS BERGMAN, P.S. 7177, 8-31-05.
- 2) GROSS SURVEY BY T. STEINKE, P.S. 5177.
- 3) PRIOR SURVEY FOR POST, 4-30-2013.

**LEGEND**

- ⊘ = 1" IRON PIPE FOUND.
- = 5/8 INCH IRON BAR FOUND.
- = 5/8 INCH IRON BAR SET.
- ( ) = CALLED DIMENSION.



SURVEYED BY

*James W. Geeslin*  
**JAMES W. GEESLIN**  
 P.S. No. 7764

SANDUSKY INVESTMENTS LTD  
 1.91 AC. BY DEED  
 O.R. 153 PG. 2364

MELISSA HOGENKAMP  
 0.29 AC.  
 INST. # 201400003151

PERMANENT PARCEL No.	Part of: _____	Sec. _____	T. _____	R. _____	Township _____
	Grantor: _____	Area Retained: _____	Acres _____		
	Grantee: _____	Area Transferred: _____	Acres _____		
	Deed References: _____				
APPROVALS:	Board of Health		Township Zoning Officer		
AGENCY:			County Engineer		
DATE:					



**GEESLIN**  
**LAND SURVEYING**  
 525 S. SECOND ST.  
 COLDWATER, OHIO 45828  
 PHONE (419) 678-7232

08-33B

0833277001

CASE NUMBER 80989

OHD-000-F57 08-338

NOTE: SOUTH SIDE OF SYCAMORE STREET SET 664.50' SOUTH OF CENTERLINE OF SOUTH STREET AND PARALLEL WITH SOUTH ST.

SEP 10 1979

TOM TIMMERMAN  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

SYCAMORE STREET (60')

Mon. Box  
@ MAIN ST.

BEGINNING POINT

LEGEND:

- A = NAIL SET
- B = 5/8" IRON BAR SET
- C = DRILL HOLE IN CONC. WALK

REFERENCE:

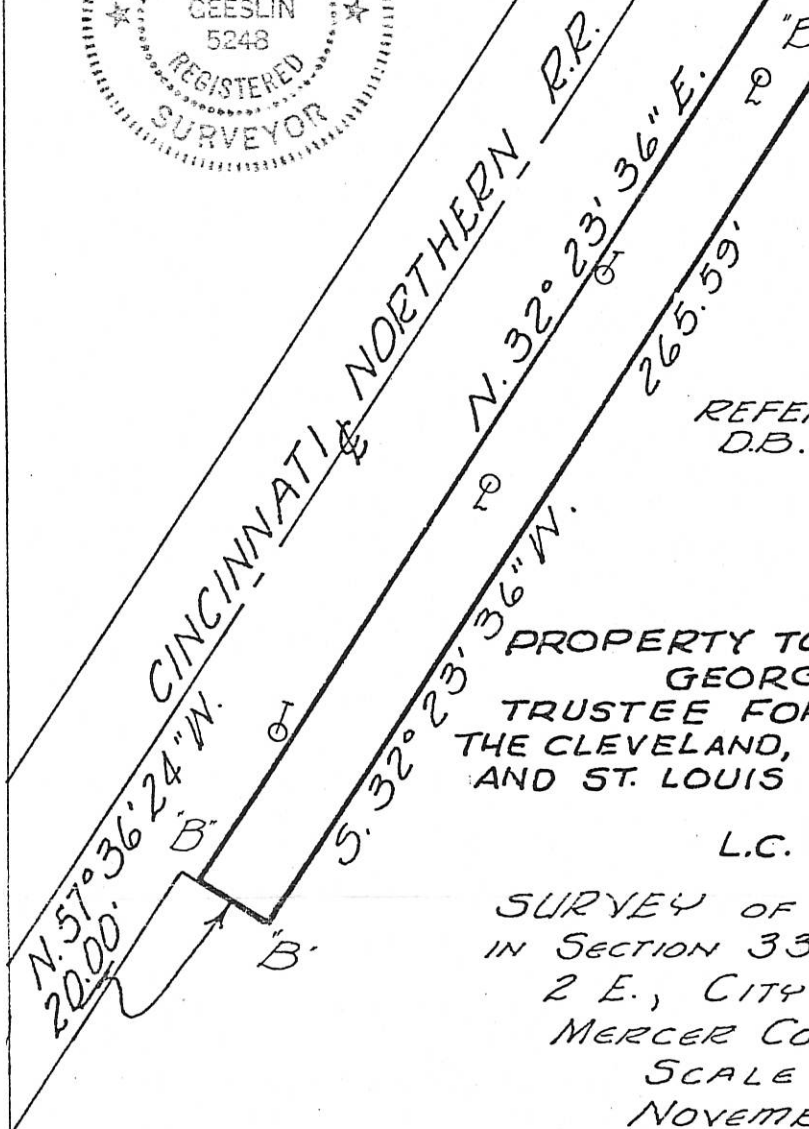
D.B. VOL. 101 PG. 126

THIS SURVEY CERTIFIED AS TO CORRECTNESS TO THE CINCINNATI, VAN WERT AND MICHIGAN RAILROAD COMPANY AND TO THE TITLE INSURANCE COMPANY INSURING THEIR INTERESTS IN THE PREMISES.



0.610 Ac.  
26,550 SQ. FT.

East Line of Section 33  
SOUTH 212.00'  
SECOND STREET (60')



REFERENCE:  
D.B. Vol. 101 Pg. 126

PROPERTY TO BE CONVEYED BY  
GEORGE W. BETZ, JR.  
TRUSTEE FOR THE PROPERTY OF  
THE CLEVELAND, CINCINNATI, CHICAGO  
AND ST. LOUIS RAILWAY COMPANY  
TO  
L.C. WERLING

SURVEY OF 0.61 ACRE TRACT  
IN SECTION 33, TOWN 6 S., RANGE  
2 E., CITY OF COLDWATER,  
MERCER COUNTY, OHIO  
SCALE 1" = 50'  
NOVEMBER, 1977

LESLIE H. GEESLIN  
RUSHSVLVANIA, OHIO



# GROSS SURVEY

08-3313

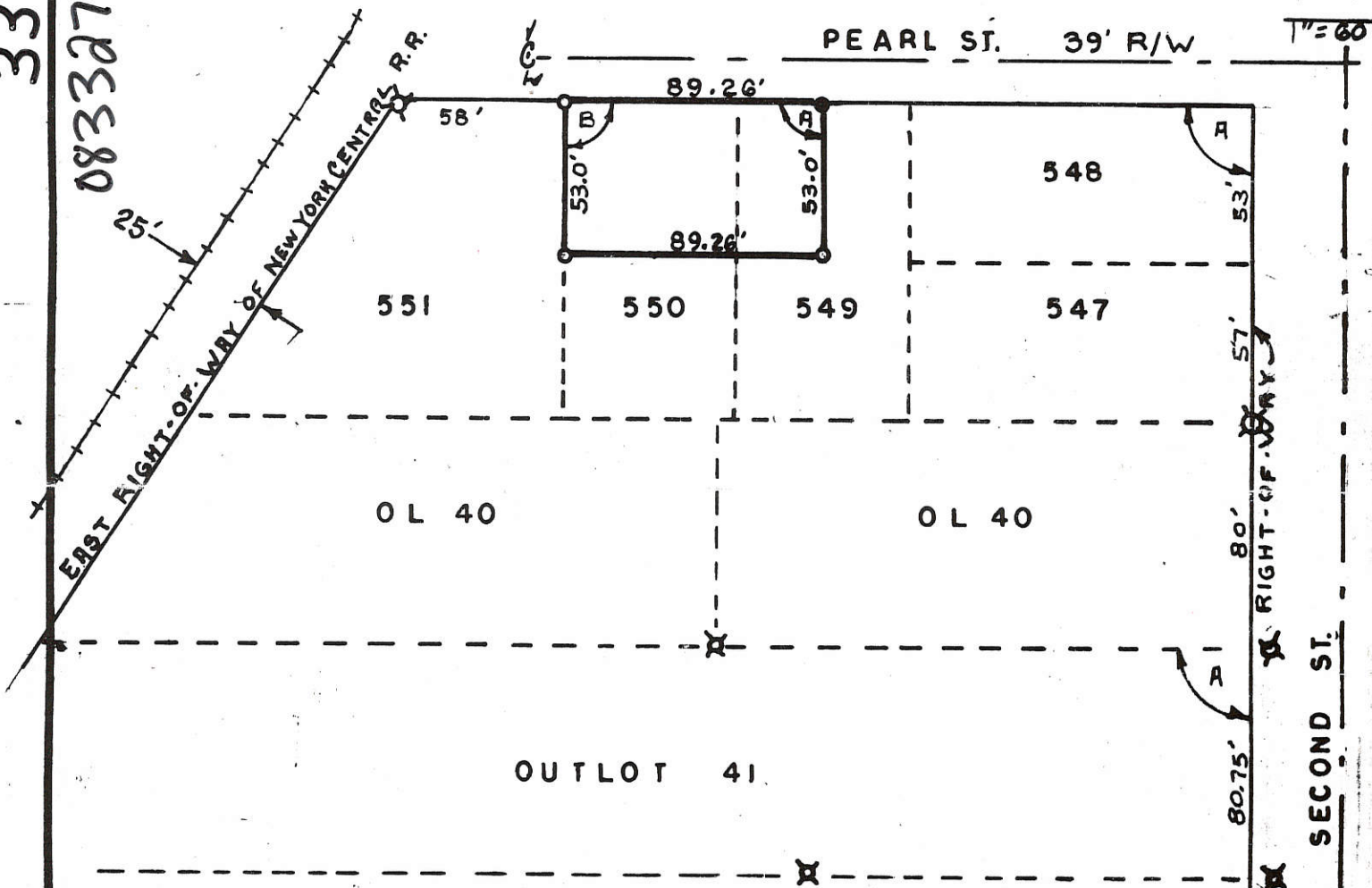
COLDWATER

OHIO

Scale: 1" = 60'

3314

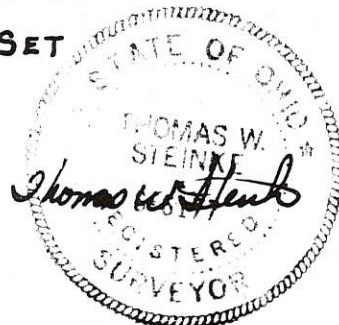
083327900a



BEING 60 FEET OFF THE NORTH END OF LOT 550 AND 29.26 FEET OFF THE NORTHWEST CORNER OF LOT 549 OF LUTHMANS ADDITION TO THE CITY OF COLDWATER, OHIO BUTLER TWP. MERCER CO.

ANGLES  
 A = 89° 50'  
 B = 90° 10'

LEGEND  
 X IRON PIPE FD.  
 O IRON PIPE SE  
 ● R.R. SPIKE SET



**SURVEY CONDUCTED BY :**  
**THOMAS W. STEINKE & ASSOC. INC.**

123 W. AUGLAIZE STREET WAPAKONETA, O. 45895 PH. 738-7421

Signature by a representative of City with 3 mile limit jurisdiction or Twp. Trustees or Village with zoning jurisdiction denotes approval of this plat. Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 for political S. D. of: \_\_\_\_\_

Signature by a representative of the County Engineer's Dept. denotes that this plat meets tax map plat requirements. Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Thomas W. Steinke & Assoc., Ltd.  
 Land Surveyors  
 123 West Auglaize St.  
 Wapakoneta, Ohio 45895

Client GROSS  
 County MERCER Twp. BUTLER Sec. \_\_\_\_\_  
 Drawn by G. MEDONALD Scale 1" = 60' Drwg. No. \_\_\_\_\_  
 Checked by T. STEINKE Date \_\_\_\_\_  
 Sheet 1 of 2

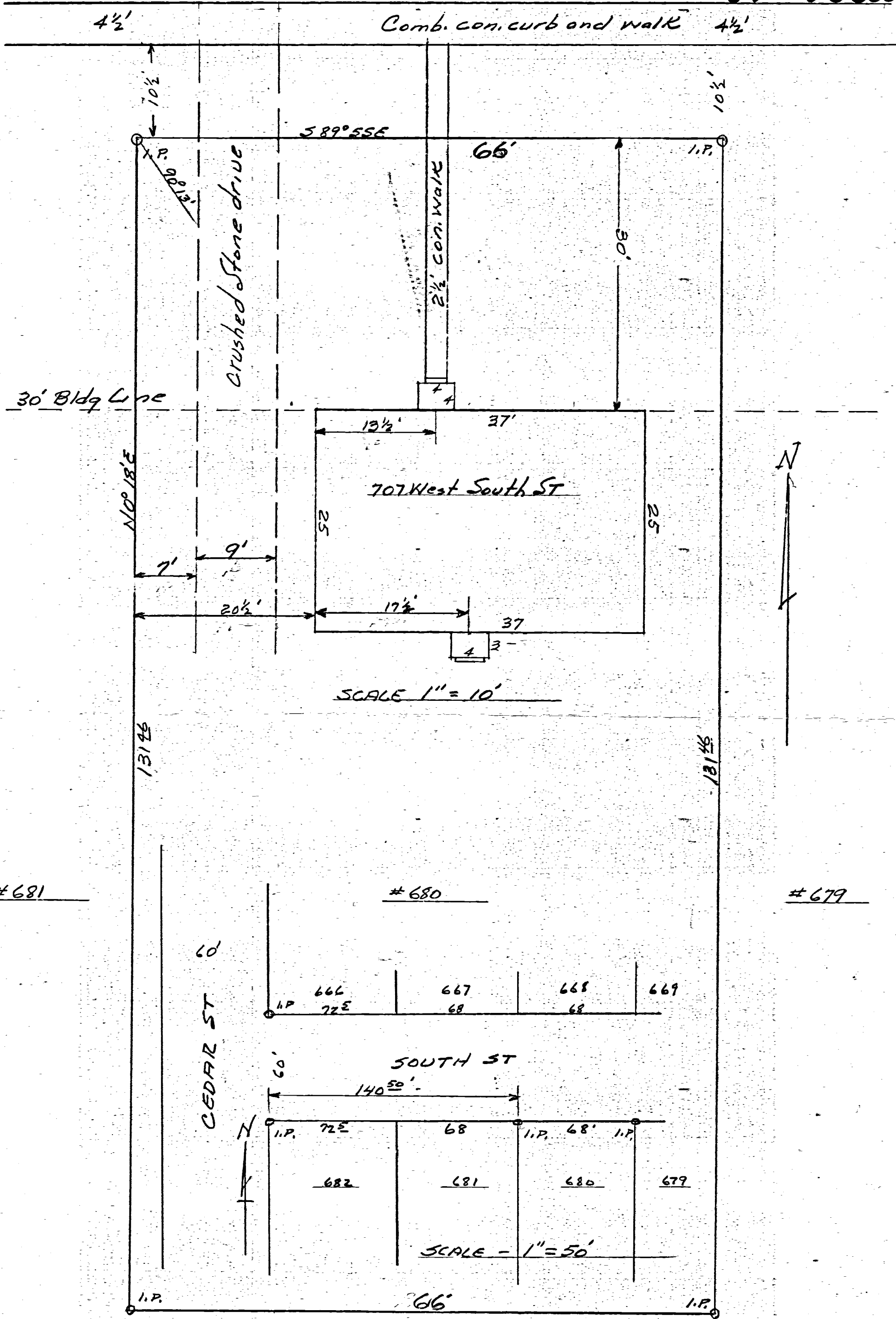
(25)

(T S; R E)

45

SOUTH ST 66'

0833203003



The above plat of Lot #680 Oppenheim's First Addition  
 Coldwater, Ohio, showing location of improvements, is correct to  
 the best of my knowledge.

6-18-55

B. R. Gebhart

3312

STONE CENTER SECT. 33

CEDAR ST

N 1/4 POST SECT. 33

08-338

SURVEY LOTS 373-372-371  
COLDWATER OHIO

1/2 SECT LINE

72

OAK ST



SECT LINE SECT. 33 SECT. 28

1764.25'

ELM ST

SURVEY AND PLAT REQUESTED BY TONY DULL AND ED WENDEL OF LOTS 371-372-373 VILLAGE OF COLDWATER SHOWING ANGLES DISTANCES, MARKERS, IS CORRECT ACCORDING TO MY KNOWLEDGE. IRON PIPE HAVE BEEN PLACED ON LOT CORNERS AS SHOWN BY SYMBOL O. SECTION STONES AND MONUMENTS WERE FOUND AS SHOWN ON PLAT  
AUG-1951

B. R. Rebhart  
REG. ST. # 3909

MILL ST

CONCRETE MONUMENT

0833205013 to 016  
0833205005 to 008



STONE CENTER SECT. 33

1/2 SECT LINE

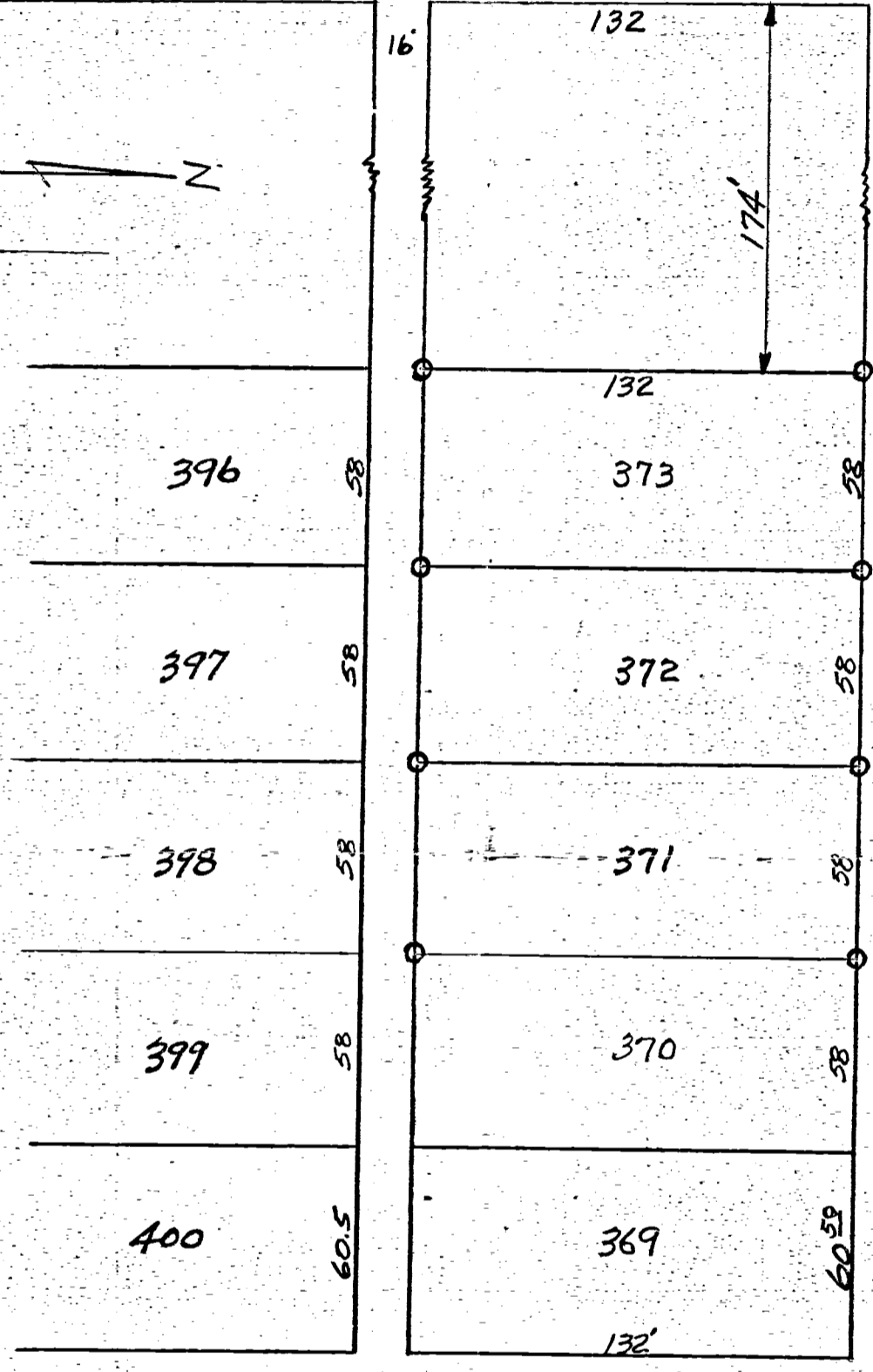
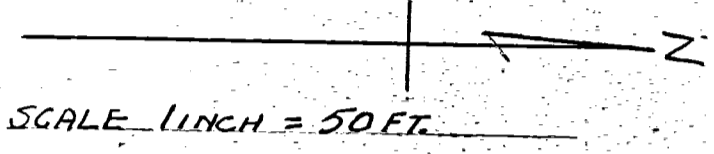
CEDRAR ST

N 1/4 POST SECT. 33

0833205004 to 008  
0833205012 to 016

SURVEY- LOTS 373-372-371  
COLDWATER-OHIO

OAK ST



ELM ST

SURVEY AND PLAT REQUESTED BY TONY DULL AND ED WENDEL OF LOTS 371-372-373 VILLAGE OF COLDWATER, SHOWING ANGLES DISTANCES, MARKERS IS CORRECT ACCORDING TO MY KNOWLEDGE. IRON PIPE HAVE BEEN PLACED ON LOT CORNERS AS SHOWN BY SYMBOL O. SECTION STONES AND MONUMENTS WERE FOUND AS SHOWN ON PLAT  
AUG-1951

B. R. Gebhart  
REGST # 3909

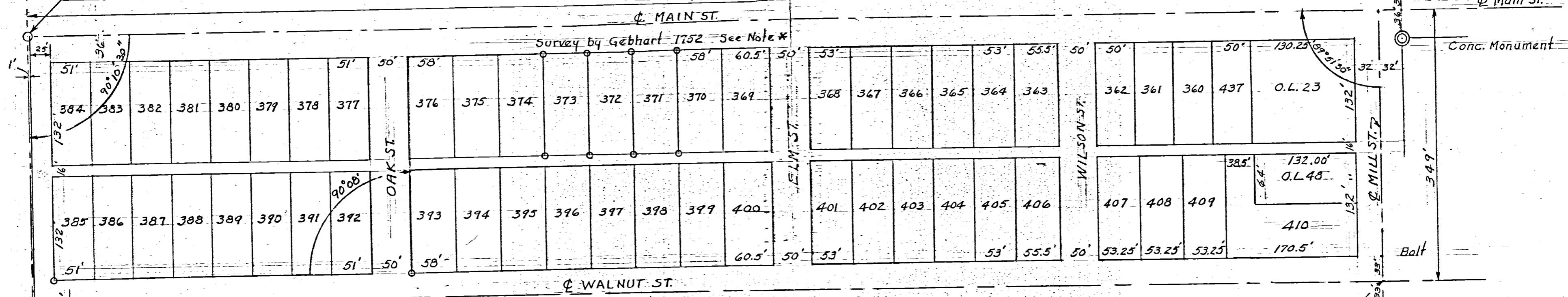
MILL ST

CONCRETE MONUMENT

0833 20511

# SURVEY OF LOT NO 394 BIRKMEYER HEIGHTS ADD. COLDWATER, OHIO

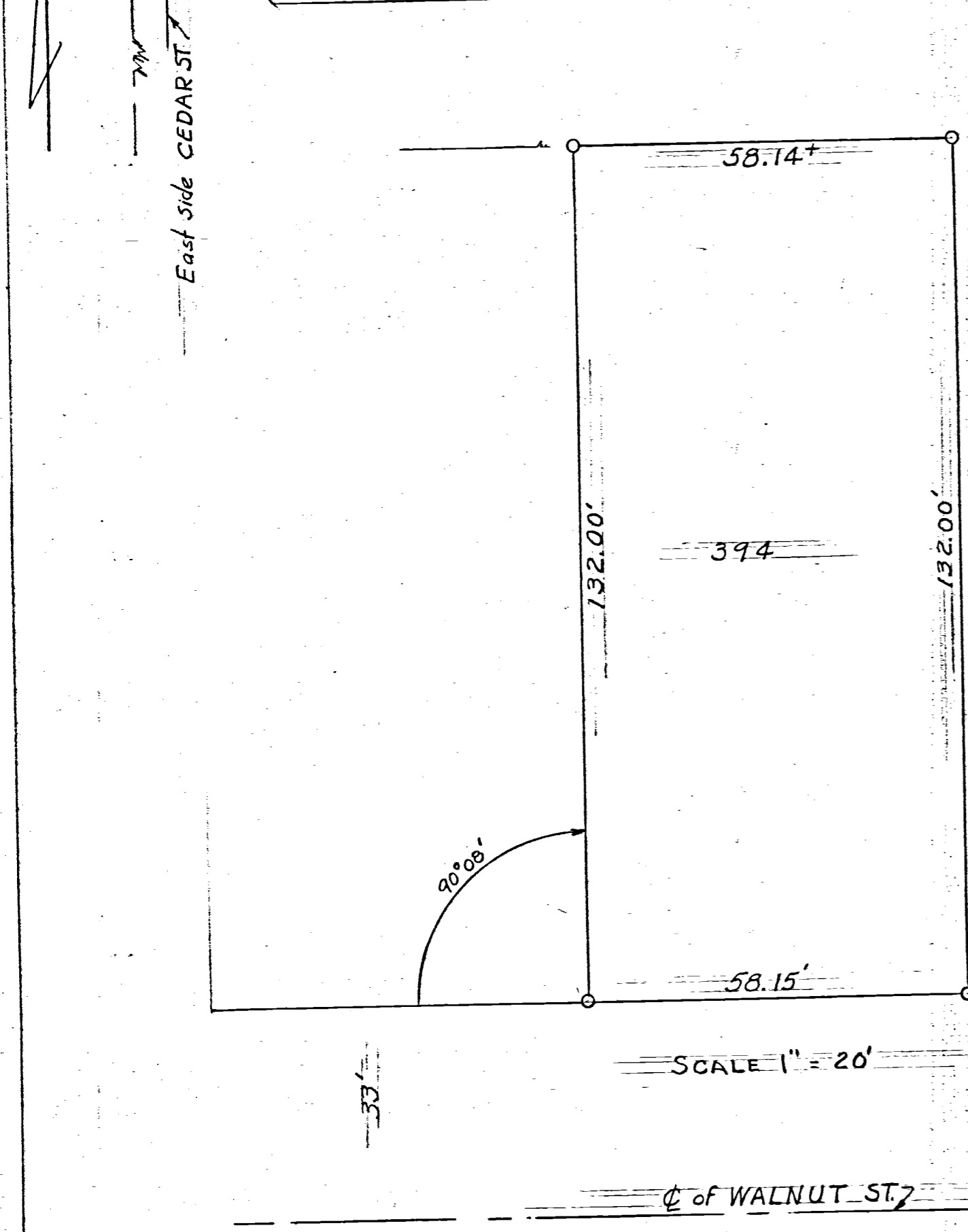
Beginning one (1) foot east of the N<sup>1</sup>/<sub>2</sub> Post of said Section 33, thence South parallel  
With half Section line 530 feet; thence East to a point 16 feet  
Sec. 33, T6S, R2E Butler Twp., Mercer Co., Ohio SEE PLAT BOOK NO. 2 Page 86 RECORDER'S OFFICE - CELINA, OHIO  
1768.80



SCALE 1" = 100'

Dimensions above are original.

SW Cor.'s Lots 385 & 393 Pipe set by VILLAGE of COLDWATER  
\* I find that they were set from Section Line.  
From Section Line to  $\phi$  MILL ST. 1737.28'



MAIN ST.

Streets	Lots	MEASURED DISTANCE
26.00 CEDAR to East side st.	51' X 8 = 408.00	1768.80
50.00 OAK	68' X 7 = 406.00	PLAT CALL - 1525.25 + 240 - 1765.25
50.00 ELM	60.50	+ 3.55
50.00 WILSON	53' X 5 = 265.00	Then $\frac{3.55}{1525.25} = .00233$
64.00 MILL	55.50	
240.00 Total	50' X 4 = 200.00	Then $51' X 8 \times .00233 + 408.00 + 50' \pm 26' = 484.95$ NW Cor. Lot # 376
		130.25
		1525.25

WALNUT ST.

Streets 240.00 MEASURED DISTANCE 1737.28  
PLAT CALL - 1525.25 + 240.00 - 32' = 1733.25  
+ 4.03  
Then  $\frac{4.03}{1525.25} = .00264$

Then  $51' X 8 \times .00264 + 408.00 + 50 = 485.08$  SW Cor. Lot 393 From Said Measurements  
 $90^\circ 08'$  East side OAK ST.  
THIS ANGLE WILL NOT BE THE SAME FOR ALL LOTS.  
Then  $58' X .00264 + 58 = 58.15$   $58' X .00233 + 58 = 58.135$  or  $58.14$  North Side Lots 376 & 375  
Then  $\frac{280}{.015} = \frac{132}{x} \quad x = .007$  North-Line of Lot 394 =  $58.15 - .007 = 58.14'$

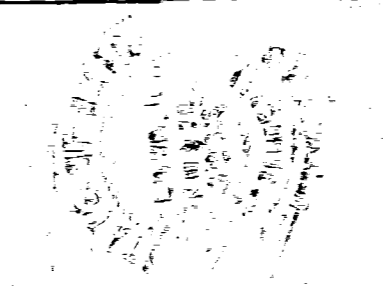
CELINA, OHIO SEPT 28, 1958

Survey made at the request of FORIN IRISH  
Survey for ORIN IRISH

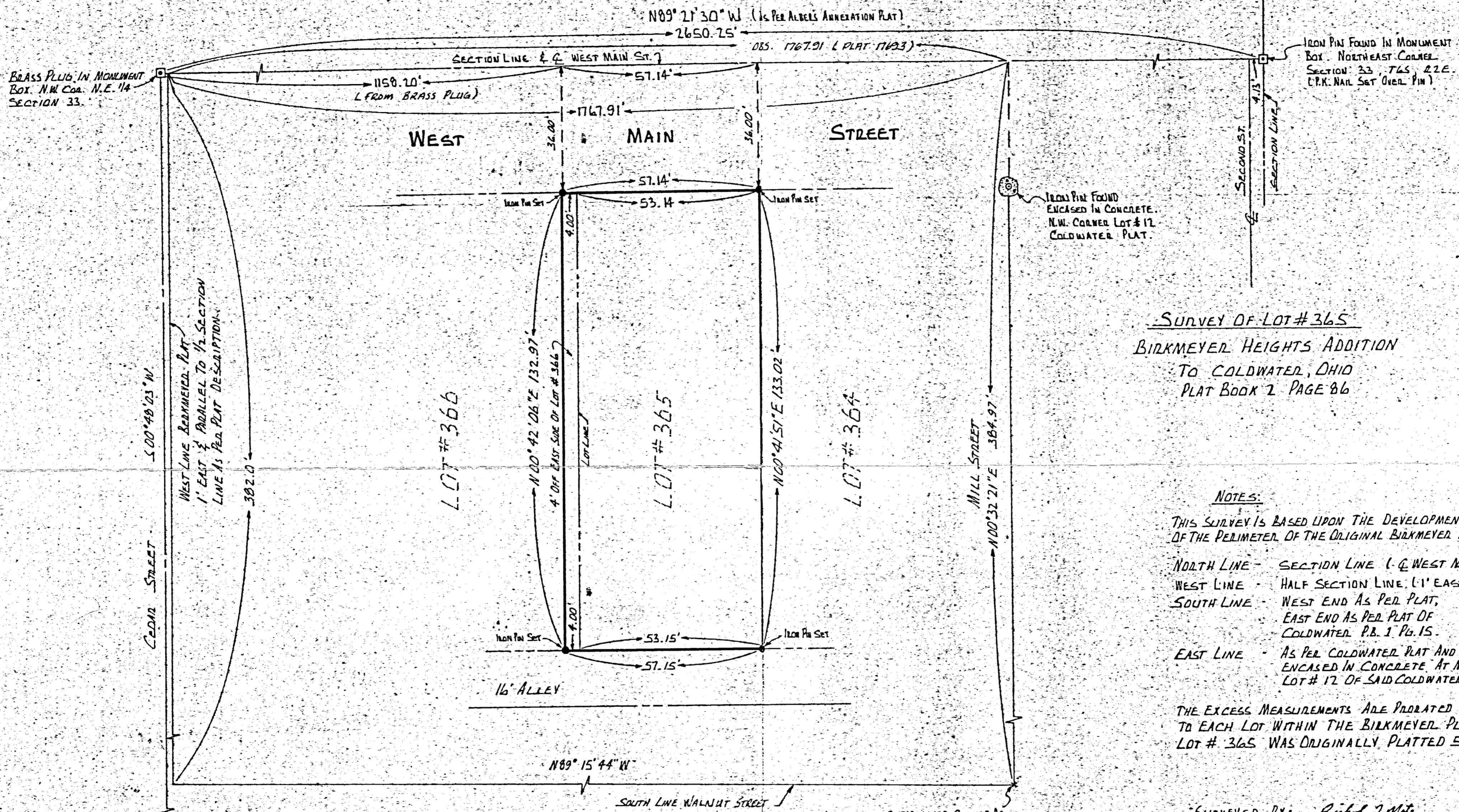
I here by certify that I have this day made a Survey of Lot # 394 BIRKMEYER HEIGHTS  
ADDITION COLDWATER, OHIO and have based my Survey on Monuments, Pins, and Angles  
as shown. I have also found that Lot lines are in question by lot owners. I believe my  
Survey to be correct to the best of my knowledge based on Existing Conditions.

*Floyd L. Kugel*  
REGISTERED SURVEYOR # 4286

Survey No 57  
Survey Field Book No 2 Page 89 & 90  
File No Ab



33 SECTION 6S TOWNSHIP 2E RANGE BUTLER CIVIL TOWNSHIP COLDWATER VILLAGE MERCER COUNTY



Survey of Lot #365  
Birkmeyer Heights Addition  
To Coldwater, Ohio  
Plat Book 2 Page 86

3312

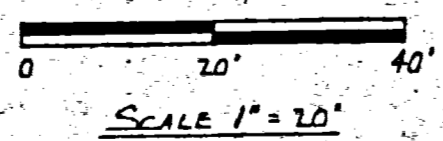
NOTES:

- THIS SURVEY IS BASED UPON THE DEVELOPMENT OF THE PERIMETER OF THE ORIGINAL BIRKMEYER PLAT.
  - NORTH LINE - SECTION LINE (1/2 WEST MAIN ST.)
  - WEST LINE - HALF SECTION LINE (1' EAST)
  - SOUTH LINE - WEST END AS PER PLAT, EAST END AS PER PLAT OF COLDWATER P.B. 3 Pg. 15.
  - EAST LINE - AS PER COLDWATER PLAT AND IRON PIN ENCASED IN CONCRETE AT N.W. CORNER LOT # 12 OF SAID COLDWATER PLAT.
- THE EXCESS MEASUREMENTS ARE PRORATED EQUALLY TO EACH LOT WITHIN THE BIRKMEYER PLAT.  
LOT # 365 WAS ORIGINALLY PLATTED 53' X 132'.

SURVEYED BY: Richard T. Mote  
RICHARD T. MOTE  
REG. SURVEYOR # 5552  
DATE: 12-10-82

ESTABLISHED CORNER AS PER COLDWATER PLAT CALLS FOR PROPORTION BASED ON STONE FOUND AT N.W. CORNER LOT # 28 FIRST & WALNUT STREETS.

CORNER STONE FOUND S.W. COR. N.E. 1/4 VISIBLE



	SURVEY FOR LOT # 365 & Pt. Of Lot # 366 BIRKMEYER ADDITION COLDWATER, OHIO.		
	FOR: <u>Jim Demaklus</u>		
	MOTE-GARRISON & ASSOCIATES, INC. GREENVILLE, OHIO		
	DATE: <u>12-10-82</u>	DRWN. BY: <u>L.J.B.</u>	DRWG. NO. <u>1C567</u>

Northwest Corner of  
Northeast Quarter, Section  
33, T6S, R2E.

589°39'00"E  $\bar{C}$  Main St.

P.K. FD.  
Called Brass  
Plug

6-S  
TOWNSHIP

BUTLER  
TOWNSHIP

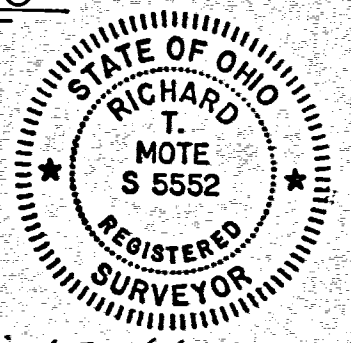
2-E  
RANGE

MERCER  
COUNTY

33  
SECTION

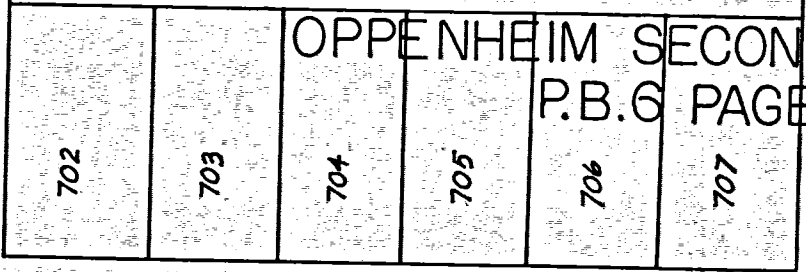


0 50' 100' 200'  
SCALE 1" = 100'



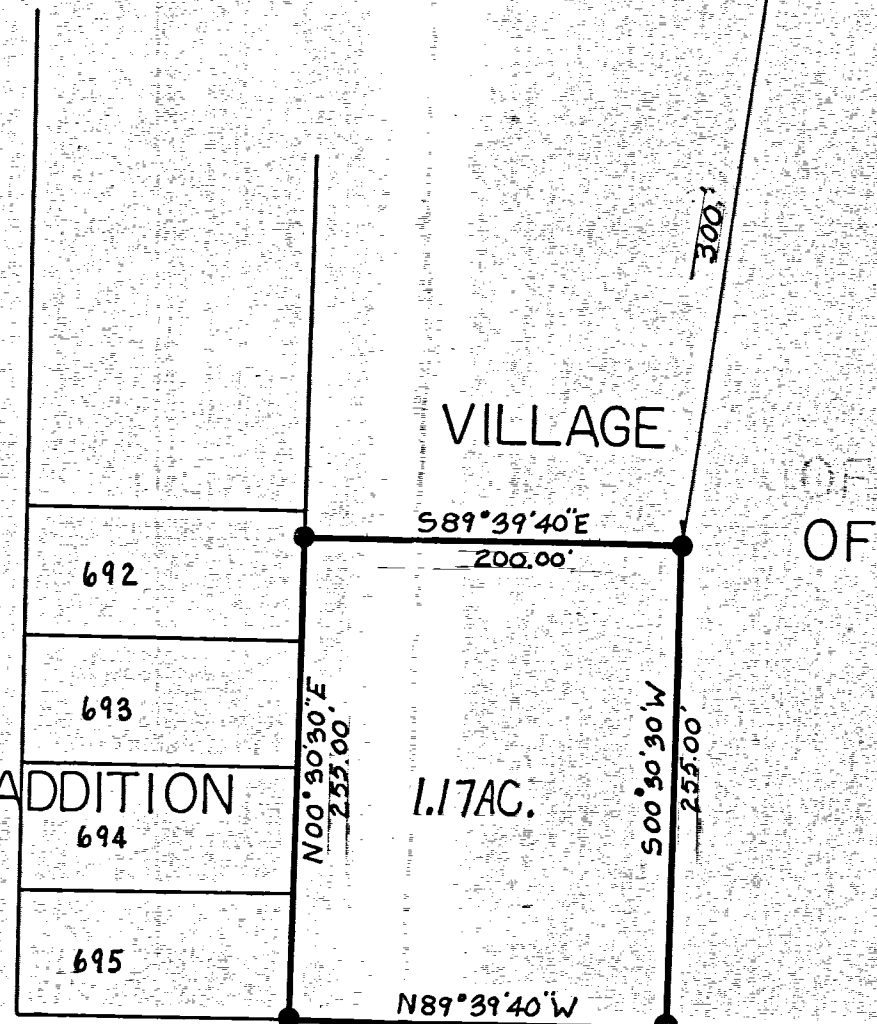
Surveyed by: *Richard T. Mote*  
Richard T. Mote  
Reg. Surveyor # 5552  
Date: 2-10-77

$\bar{C}$  Cedar St. N00°30'30"E  
1337.8'



OPPENHEIM SECOND ADDITION  
P.B. 6 PAGE 3

$\bar{C}$  OAK ST. N00°30'30"E



VILLAGE

589°39'40"E  
200.00'

N00°30'30"E  
255.00'

N89°39'40"W  
200.00'

S00°30'30"W  
255.00'

Well

100'

OF

COLDWATER  
D.B. VOL. 161 P. 184

R/W

R/W

J.P. FD.

$\bar{C}$  Sycamore St.

635.50'

N89°39'40"W

● Iron Pin Set

Brass Plug  
Fd. Marked  
Stone Corner

C.S.F. Center of  
Sect. 33, T6S, R2E

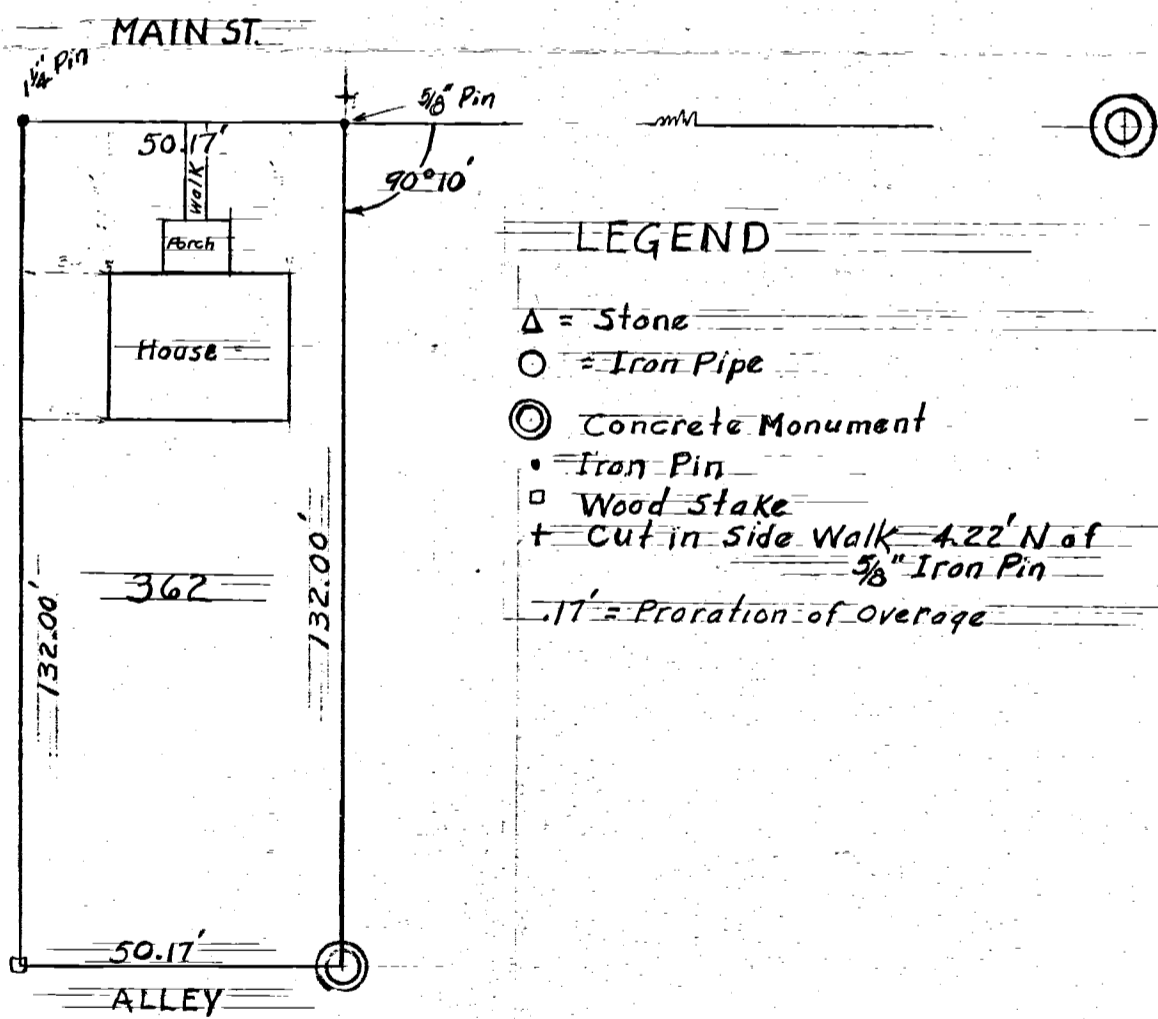
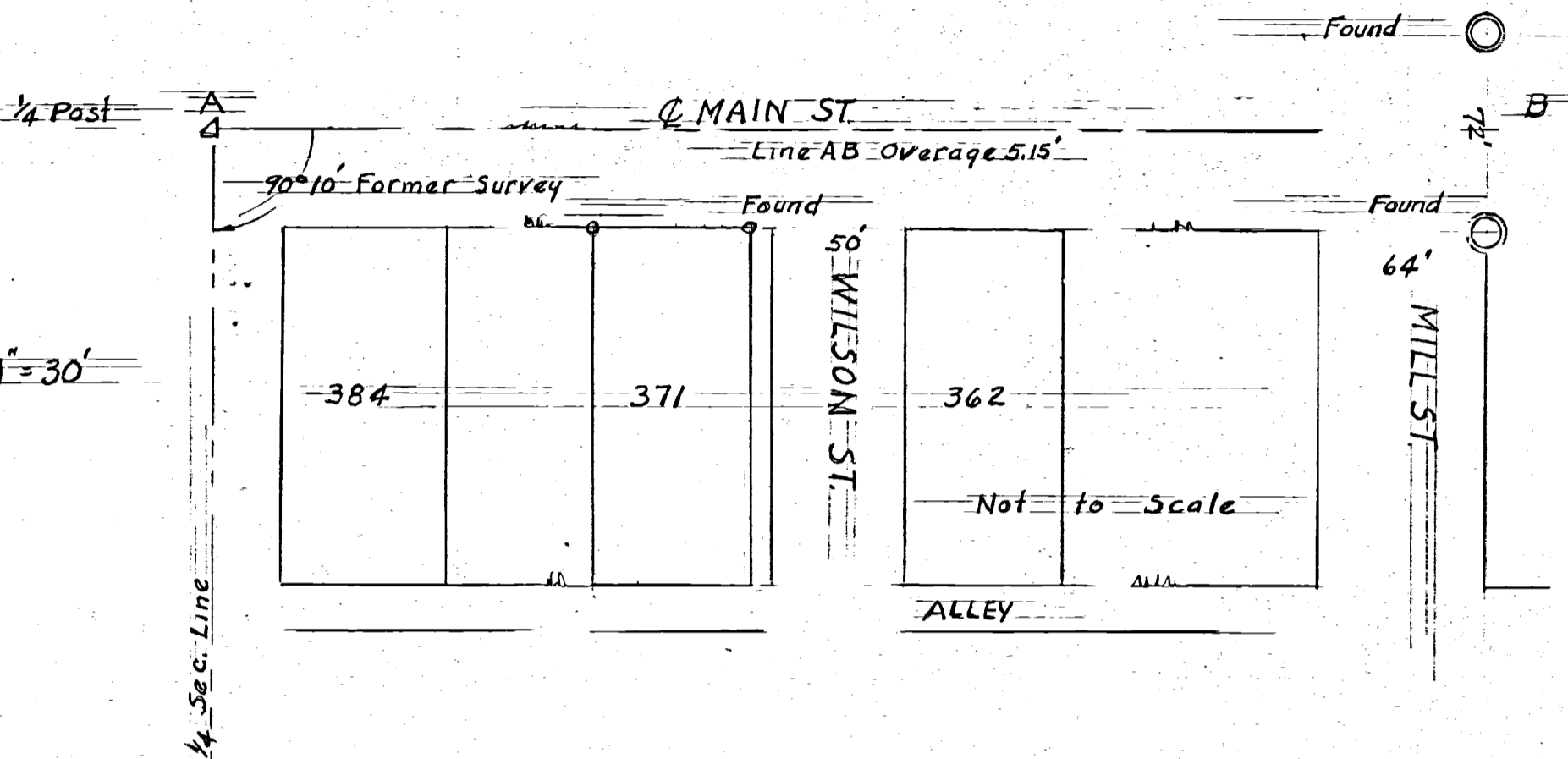
SURVEY OF A 1.17 AC. TRACT		
FOR: VILLAGE OF COLDWATER		
MOTE ENGINEERING GREENVILLE, OHIO		
DATE: 2-10-77	DRWN. BY: L.J.B.	DWG. NO. : 1B040

0833226001

SURVEY of LOT NO. 362  
BIRKMEYER HEIGHTS ADDITION  
COLDWATER, OHIO



Scale 1" = 30'



LEGEND

- △ = Stone
- = Iron Pipe
- ⊙ = Concrete Monument
- = Iron Pin
- = Wood Stake
- + = Cut in Side Walk 4.22' N of 5/8" Iron Pin
- .. = Proration of Overage

CELINA, OHIO - Feb. 22, 1957

I hereby certify that I have this day made a survey of Lot No. 362  
in BIRKMEYER HEIGHTS ADDITION to THE VILLAGE of COLDWATER, Butler TWP,  
Mercer County, Ohio.

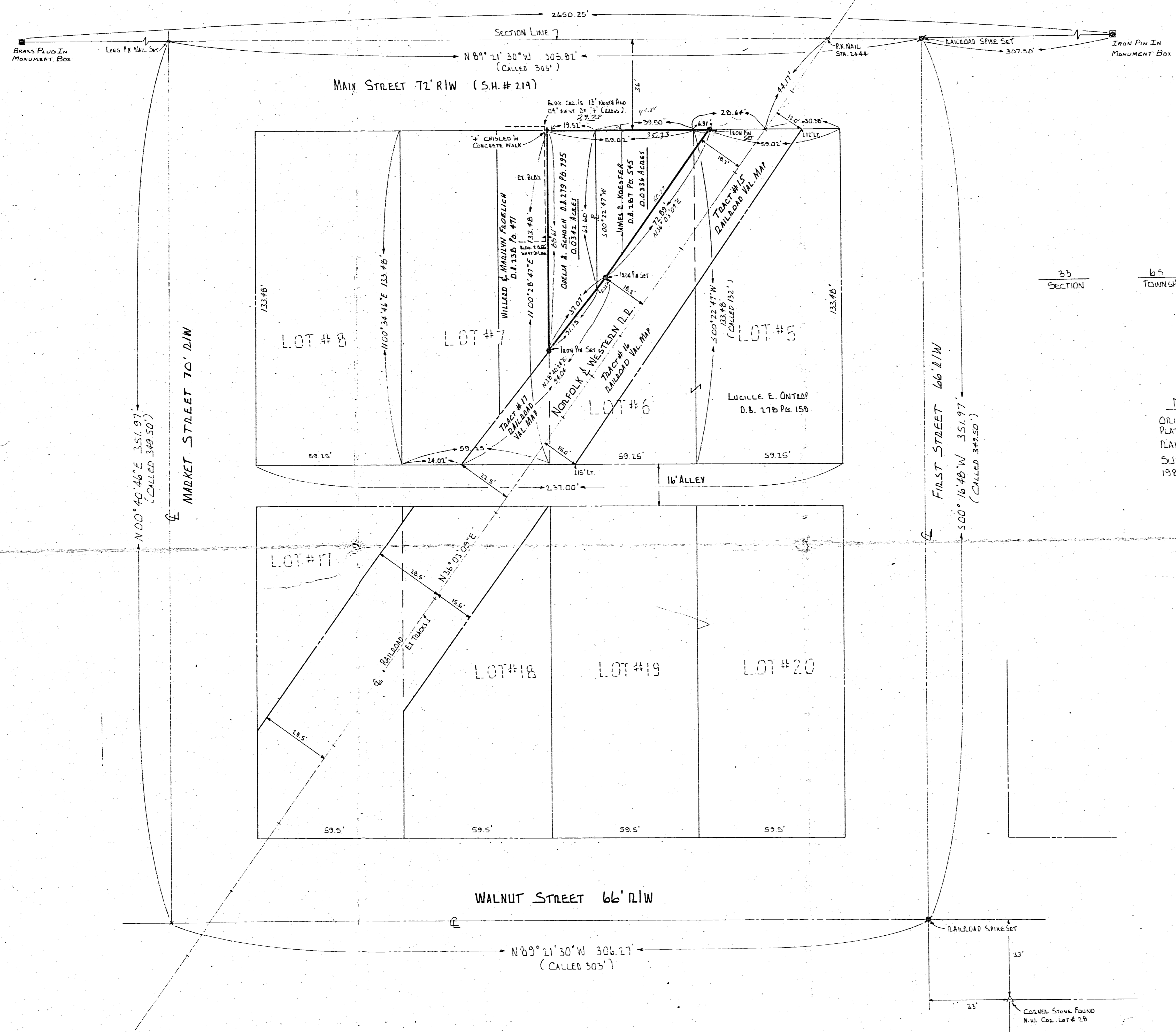
Survey made for Robert Knapke  
At the request of Robert Knapke

Floyd L. Kugel  
REGISTERED SURVEYOR No. 4286

Survey No.  
Survey Book No. 1 Pgs 72 & 73  
File No. Ab

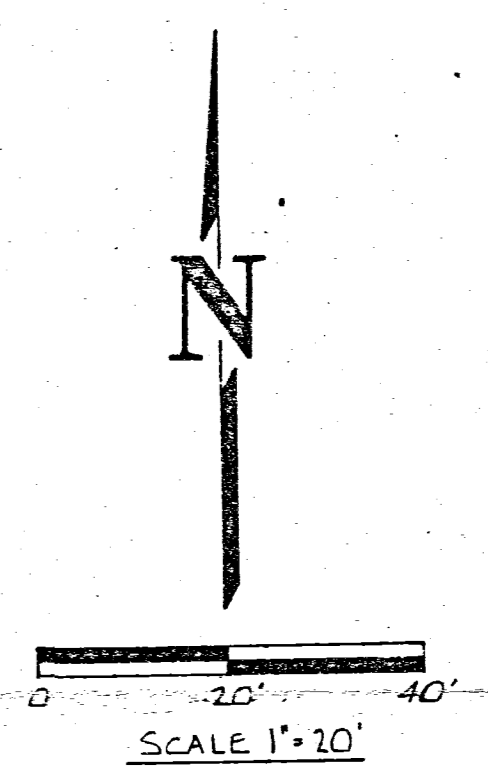


0833228006  
0833228005



33 SECTION  
65 TOWNSHIP  
2E RANGE  
BUTLER CIVIL TOWNSHIP  
COLDWATER VILLAGE  
MERCER COUNTY

REFERENCES  
ORIGINAL PLAT OF COLDWATER  
PLAT BOOK 1 PAGE 15  
RAILROAD VAL. (C.I.W.) MAPS  
SURVEY FOR REMAKLUS BY M.G.A  
1982 DRWG. # 1CS67.

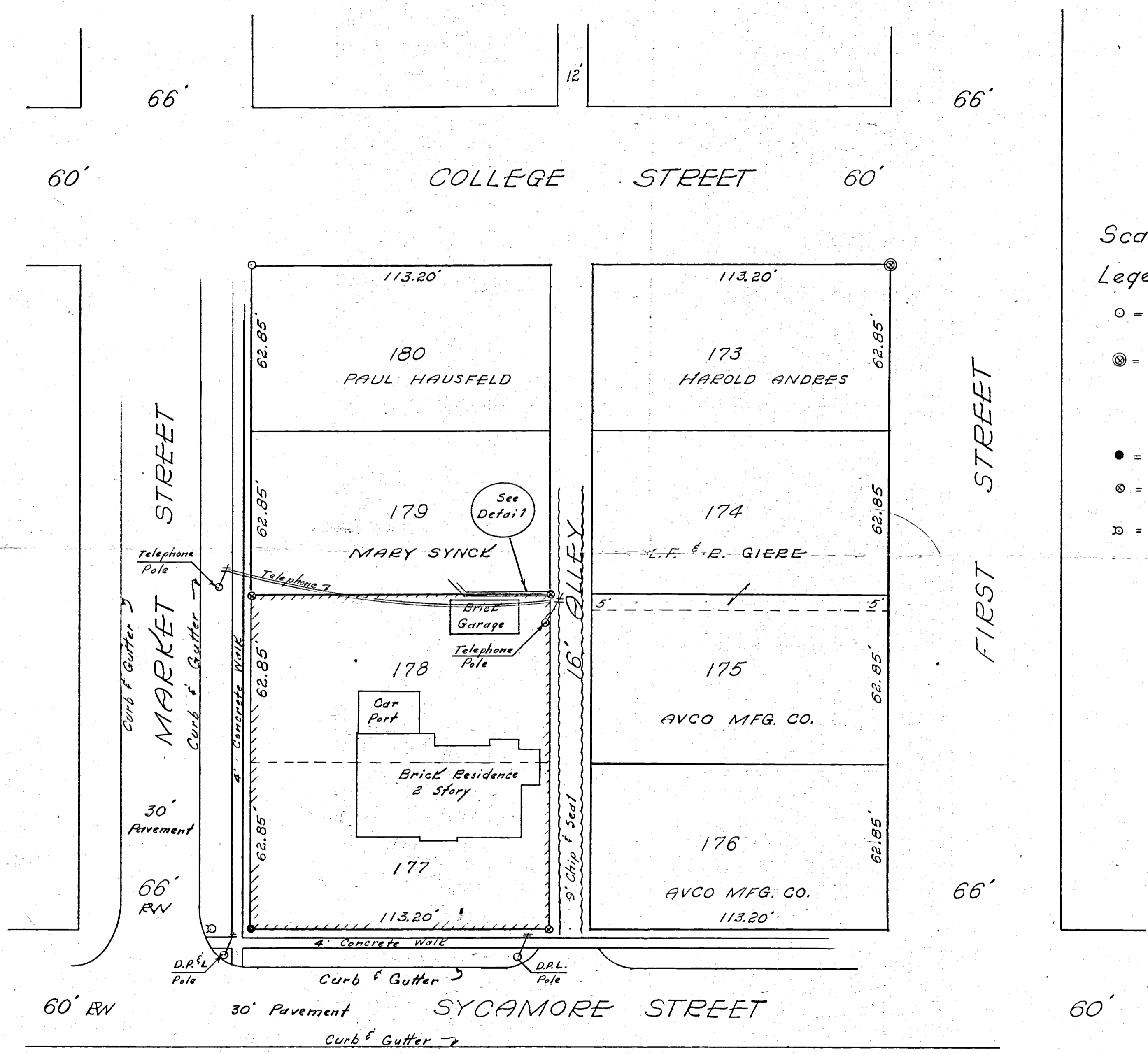


SURVEYED BY: *Richard T. Mote*  
RICHARD T. MOTE  
REG. SURVEYOR # 5552  
DATE: *7-6-84*

	RESURVEY FOR PART OF LOTS # 5 & # 6 ORIGINAL PLAT OF COLDWATER OH., MERCER CO.	
	FOR: VILLAGE OF COLDWATER	
MOTE-GARRISON & ASSOCIATES, INC. GREENVILLE, OHIO		
DATE: 7-6-84	DRWN. BY: L.J.B.	DRWG. NO. 1D1005

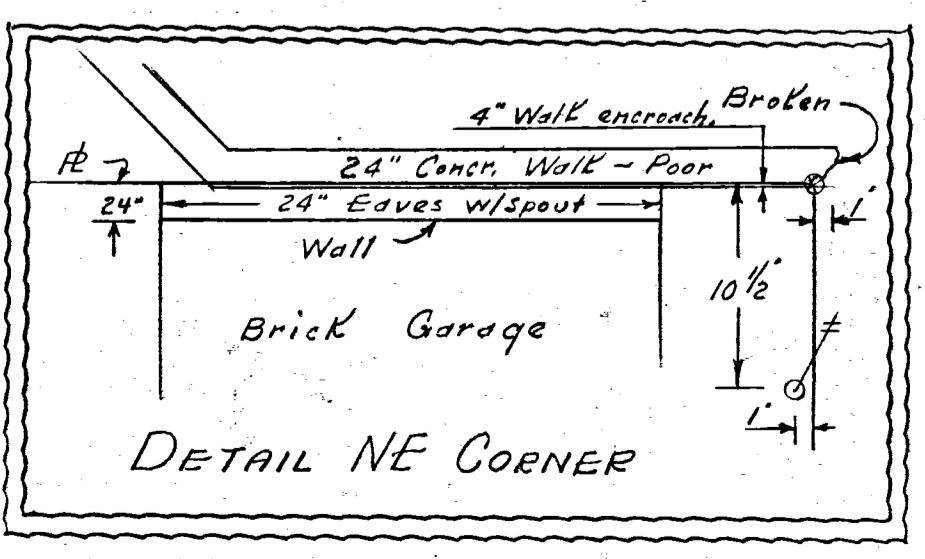
0833238004

SURVEY  
HENRY SYNCK PROPERTY  
LOTS 177 & 178 BIRKMEYER ADD.  
COLDWATER, OHIO  
MAY 4, 1967



Scale: 1" = 30'

- Legend:
- = Original corner gas pipe - found
  - ⊙ = Original corner gas pipe - found 18" deep - Placed pat. survey stake over at ground elev.
  - = Iron Rod existing
  - ⊗ = Patented iron survey stake.
  - ⊠ = Fire Plug



AVCO MFG. CO. PLANT

To all persons interested in these premises I hereby certify this survey, showing iron pipe and iron stake markers, to be correct to the best of my knowledge and belief.

5/4/67

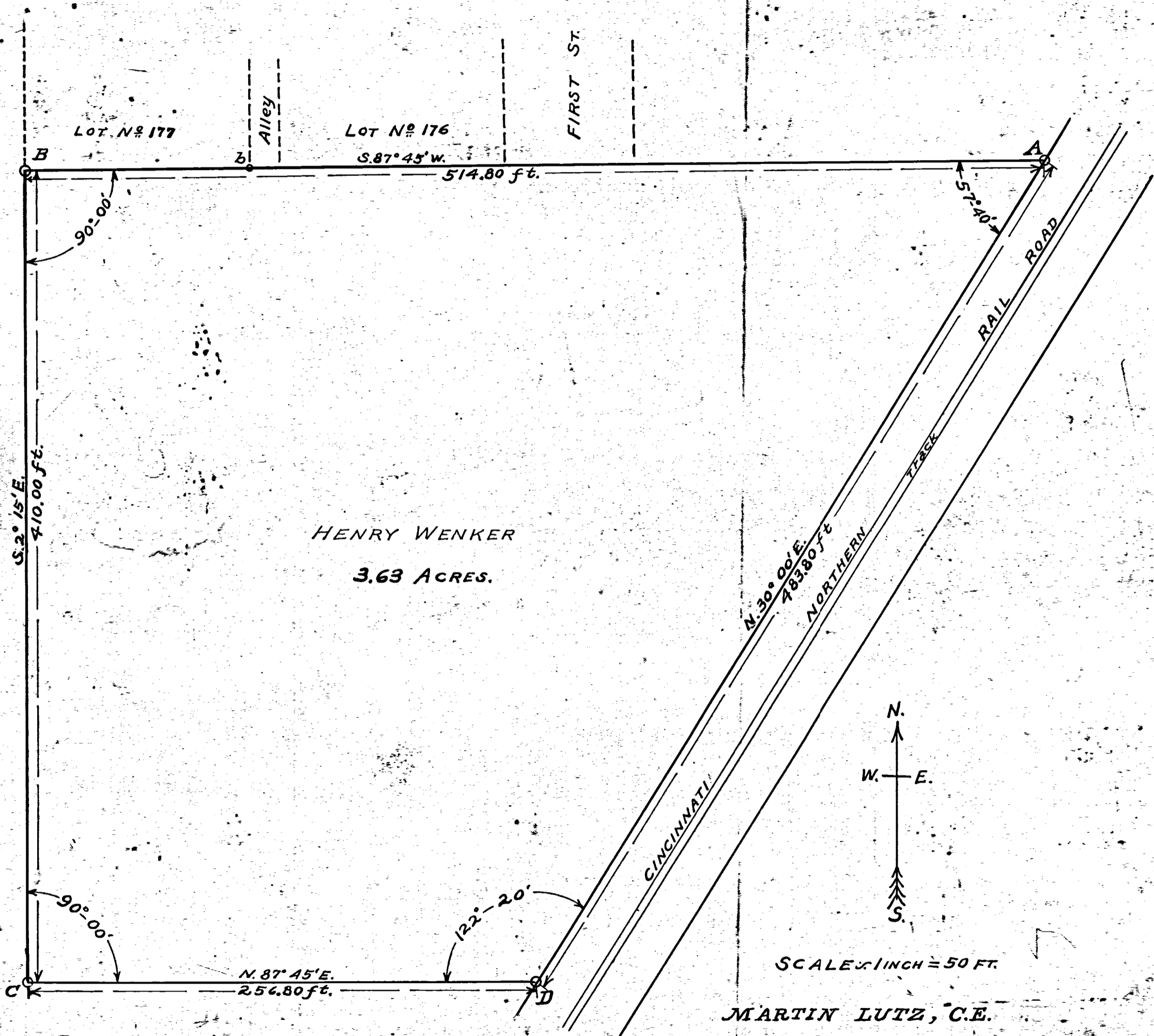
B. R. Gebhart  
B.R. GEBHART, REG. SUR. #3909

NOTES IN FLD. BOOK 66-5

08-338

0833276002

# PLAT OF HENRY WENKER'S LAND. COLDWATER, OHIO.



- Bearings are magnetic.
- "A" Stake on the west line of Right of way C.N.R.R.
  - "B" Gas pipe at the S.W. corner of lot No 177 Birkmeier's Add.
  - "C" Stake, Brick & Stone 14"x6"x6" on east line of Market Street produced.
  - "D" Stake, Brick & Lime-stone 18"x5"x4" on the west line of Right of way C.N.R.R.
  - "b" Gas pipe.

MARTIN LUTZ, C.E.  
CELINA, O.

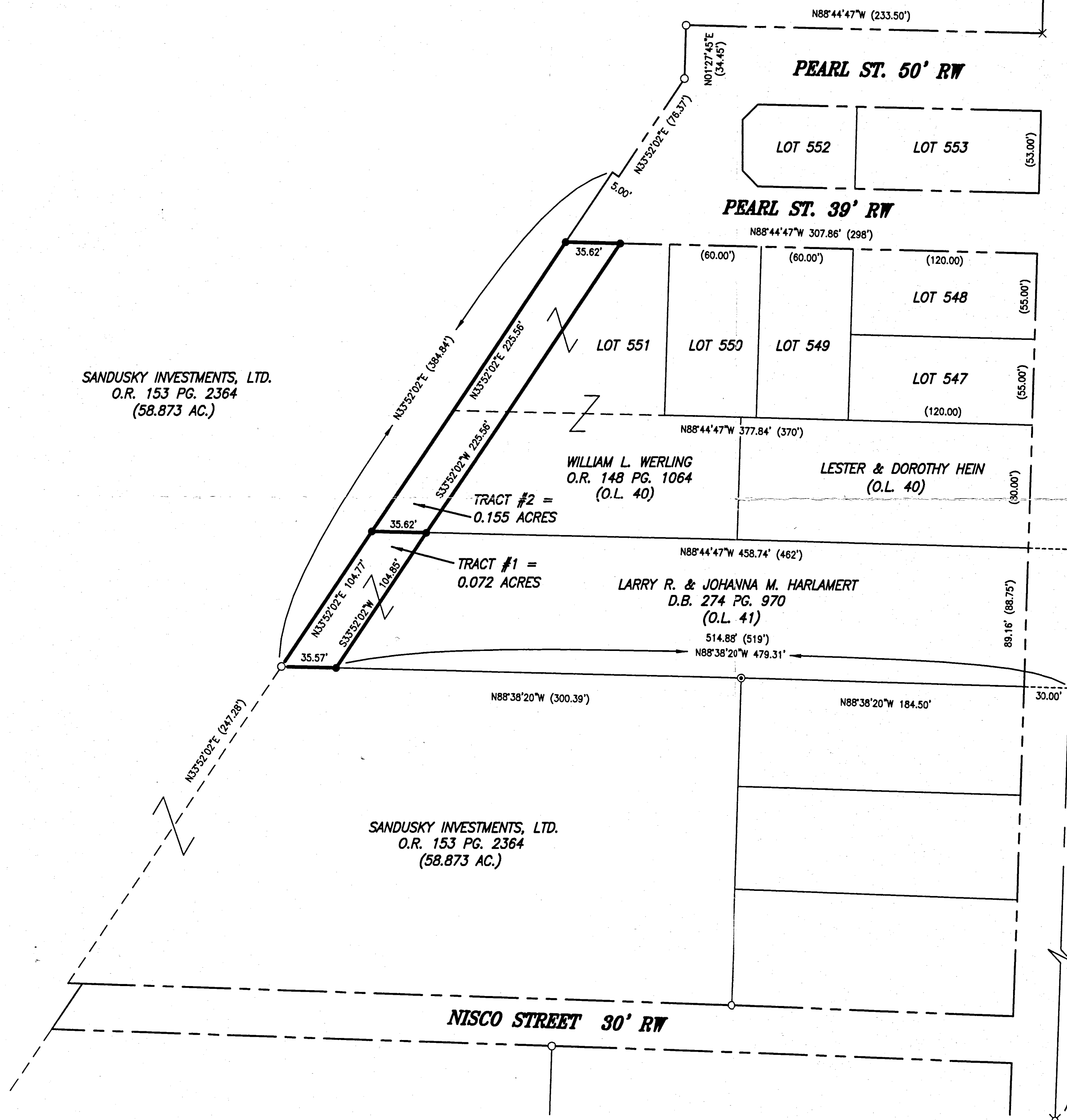
SURVEYED DEC. 13TH, 1906

331A

33 SECTION  
6-S TOWNSHIP  
2-E RANGE  
BUTLER CIVIL TOWNSHIP  
MERCER COUNTY  
COLDWATER VILLAGE

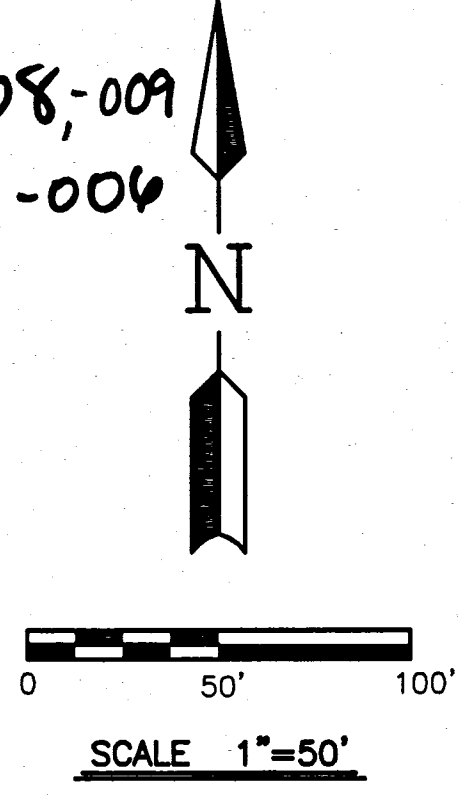
SANDUSKY INVESTMENTS, LTD.  
O.R. 153 PG. 2364  
(58.873 AC.)

SANDUSKY INVESTMENTS, LTD.  
O.R. 153 PG. 2364  
(58.873 AC.)



N.E. COR. SECTION 33.  
I.P. FD. IN MON. BOX

0833279008-009  
-006



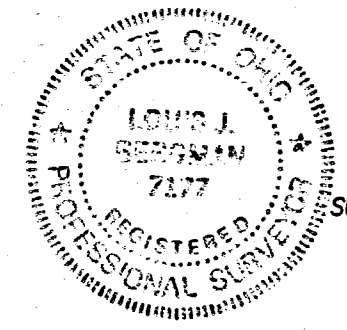
LEGEND

- IRON PIN SET #5 REBAR 30" LONG W/ SURVEYOR CAP
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- ⊗ IRON SPIKE FOUND
- × STAR DRILL HOLE FOUND
- ⊕ P.K. NAIL FOUND
- ( ) CALLED DIMENSION
- △ CORNER STONE FOUND

SURVEY REFERENCE

- 1) LUTHMAN'S ADDITION PLAT CAB. 2 PAGE 211.
- 2) PLAT OF PEARL STREET PLAT CAB. 1 PAGE 101.
- 3) SURVEY OF 4 TRACTS BY BERGMAN, 2002.
- 4) PLAT OF OUTLOTS PLAT CAB. 2 PAGE 193.

STATE ROUTE #118 / SECOND STREET 60' RW



*Elin C. Thomas*  
VILLAGE OF COLDWATER ZONING OFFICER

SURVEYED BY: *Louis J. Bergman 8-31-05*  
LOUIS J. BERGMAN  
REG. SURVEYOR #7177

S.E. COR. N.E. 1/4  
SECTION 33.  
P.K. NAIL FD.

MOTE & ASSOCIATES, INC.  
ENGINEERS - LAND SURVEYORS  
E-MAIL: info@moteandassociatesinc.com  
PHONE: (937) 548-7511  
FAX: (937) 548-7484  
214 WEST 4th STREET  
GREENVILLE, OHIO 45331

SURVEY OF TWO TRACTS  
VILLAGE OF COLDWATER

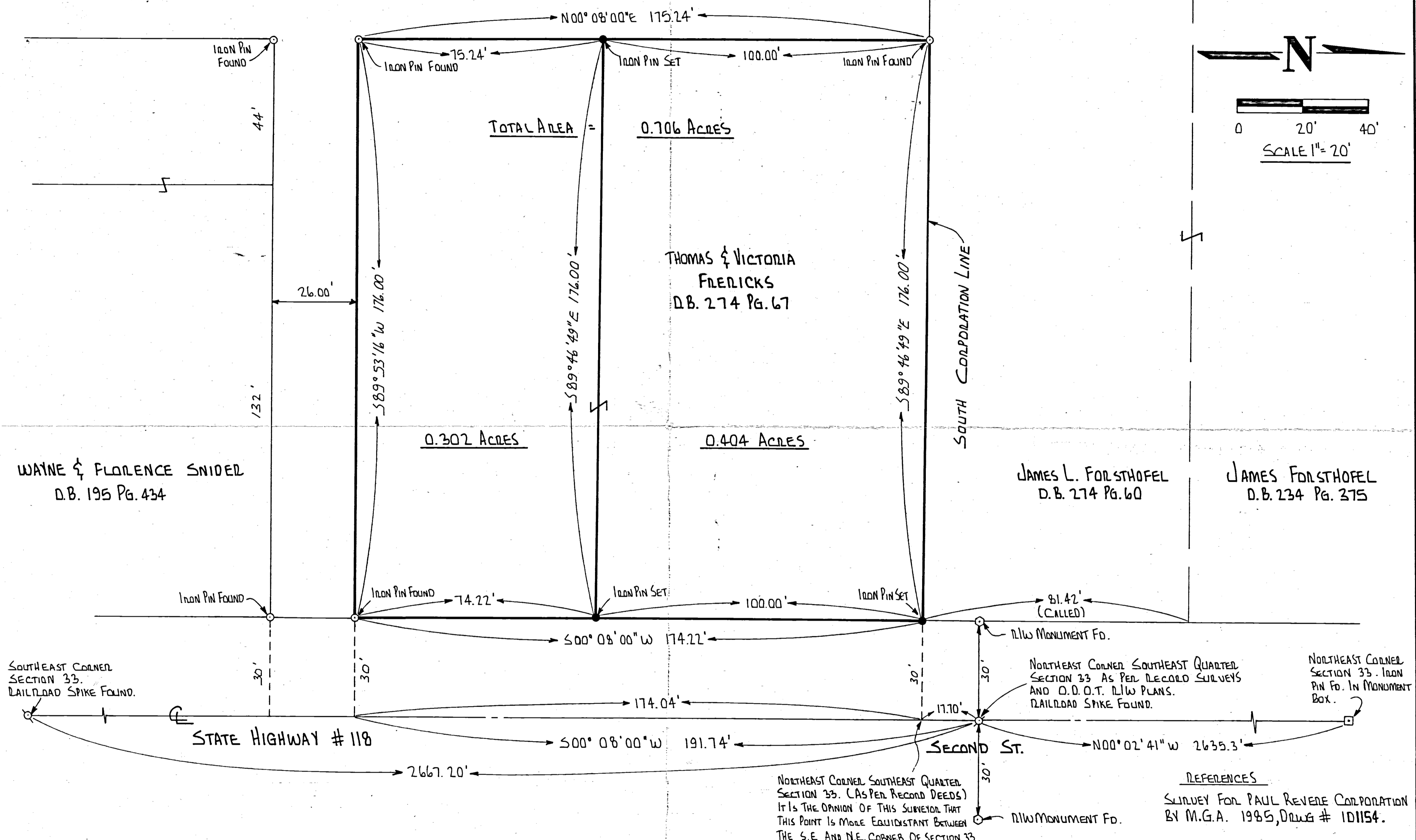
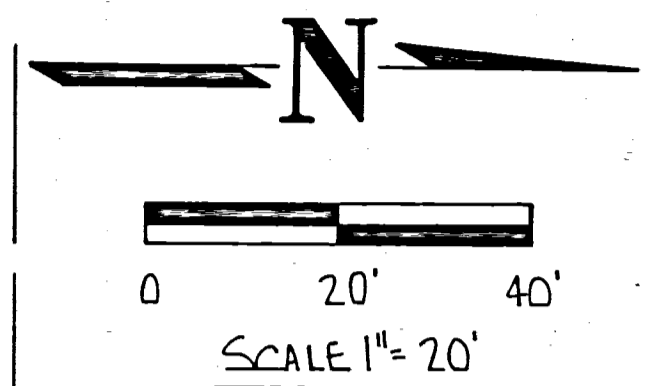
REVISIONS:
DATE: 8-31-05
DRAWN: L.J.B.
CHECKED: J.L.M.
JOB NO. C002061705
DRAWING NO. 1C2244

08-33-279008-009-006

# ANNEXATION PLAT VILLAGE OF COLDWATER FRERICKS PROPERTY

NEW IDEA CORPORATION  
D.B. 298 Pg. 181

0833426002  
0833426001



WAYNE & FLORENCE SNIDER  
D.B. 195 Pg. 434

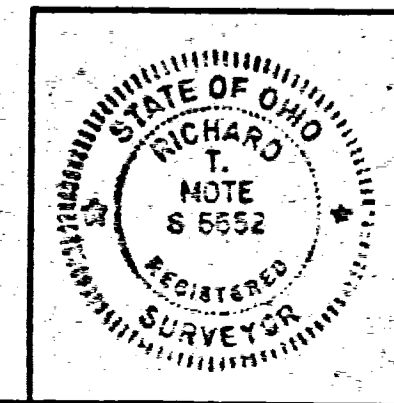
THOMAS & VICTORIA  
FREDRICKS  
D.B. 274 Pg. 67

JAMES L. FORSTHOFEL  
D.B. 274 Pg. 60

JAMES FORSTHOFEL  
D.B. 234 Pg. 375

33 SECTION      6S. TOWNSHIP      2E. RANGE      BUTLER CIVIL TOWNSHIP      MERCER COUNTY

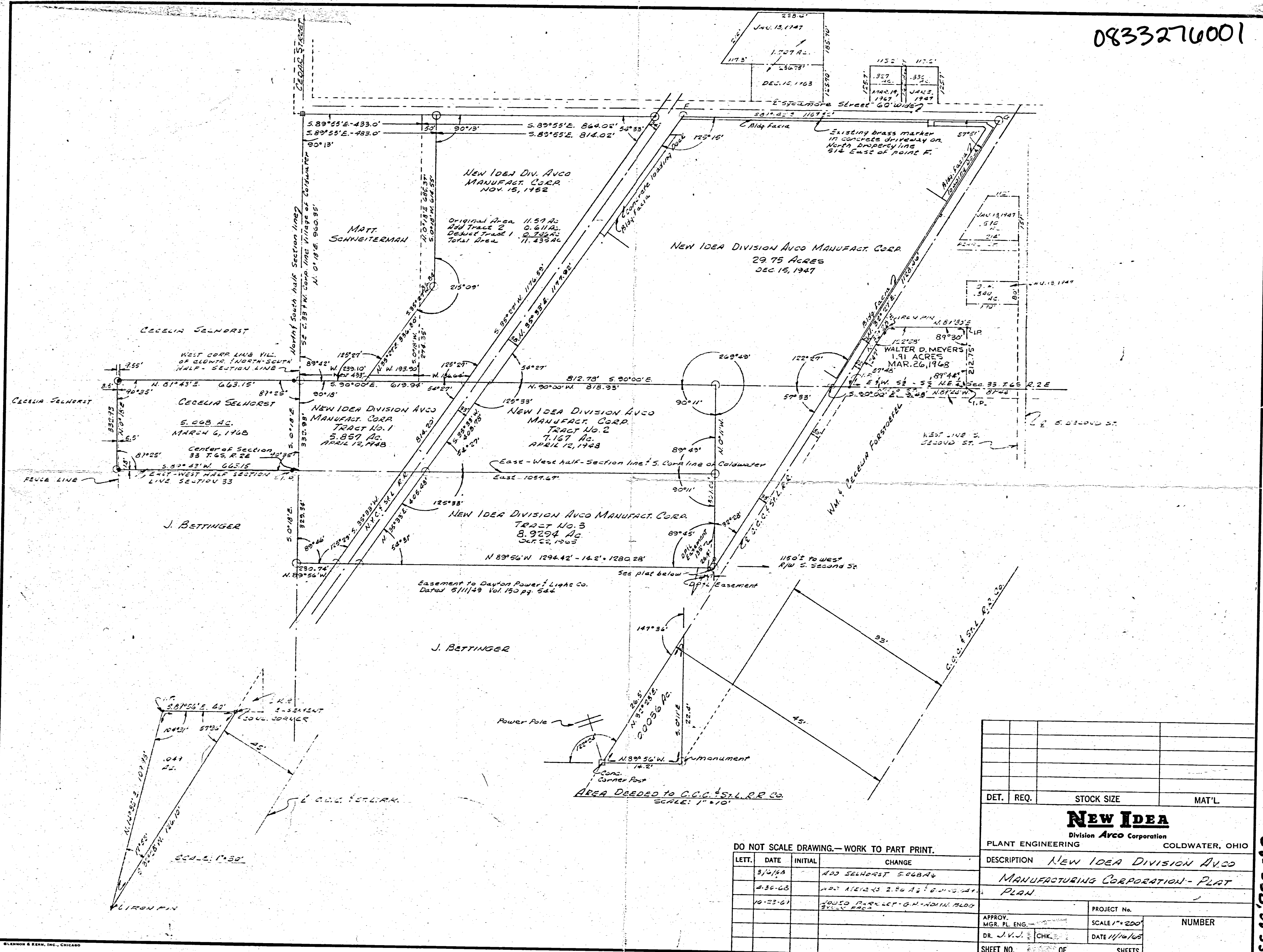
SURVEYED BY: Richard T. Mote  
RICHARD T. MOTE  
REG. SURVEYOR # 5552  
DATE: 1-3-86



REFERENCES  
SURVEY FOR PAUL REVERE CORPORATION  
BY M.G.A. 1985, DRAWG # 101154.

SURVEY OF A 0.302 AND 0.404 ACRE TRACT SECTION 33, VILLAGE OF COLDWATER		
FOR: TOM FREDRICKS		
MOTE-GARRISON & ASSOCIATES, INC. GREENVILLE, OHIO		
DATE: 1-31-86	DRWN. BY: L.J.B.	DRWG. NO. 1C201

0833276001



DET.	REQ.	STOCK SIZE	MAT'L
<b>New IDEA</b> Division <i>Arco</i> Corporation COLDWATER, OHIO			
PLANT ENGINEERING			
DESCRIPTION <i>New IDEA Division Avco</i>			
MANUFACTURING CORPORATION - PLAT			
PLAN			
APPROV. MGR. PL. ENG.		PROJECT No.	NUMBER
DR. J.V.J. CHK.		SCALE 1" = 200'	DATE 11/14/68
SHEET NO. OF SHEETS			

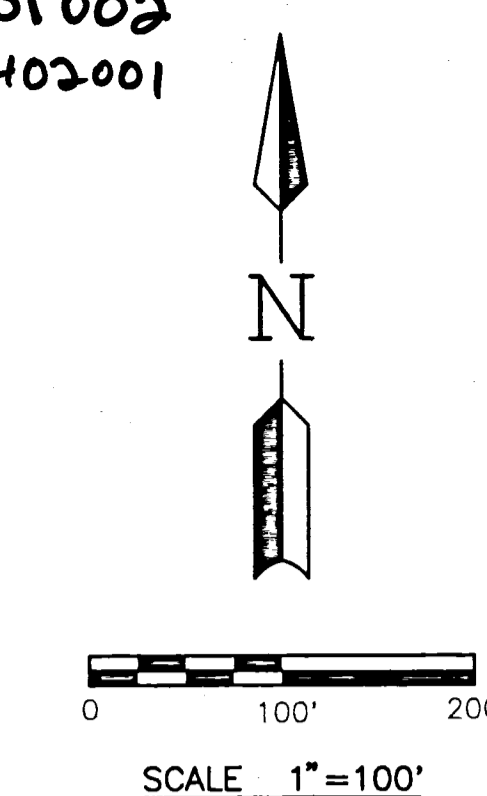
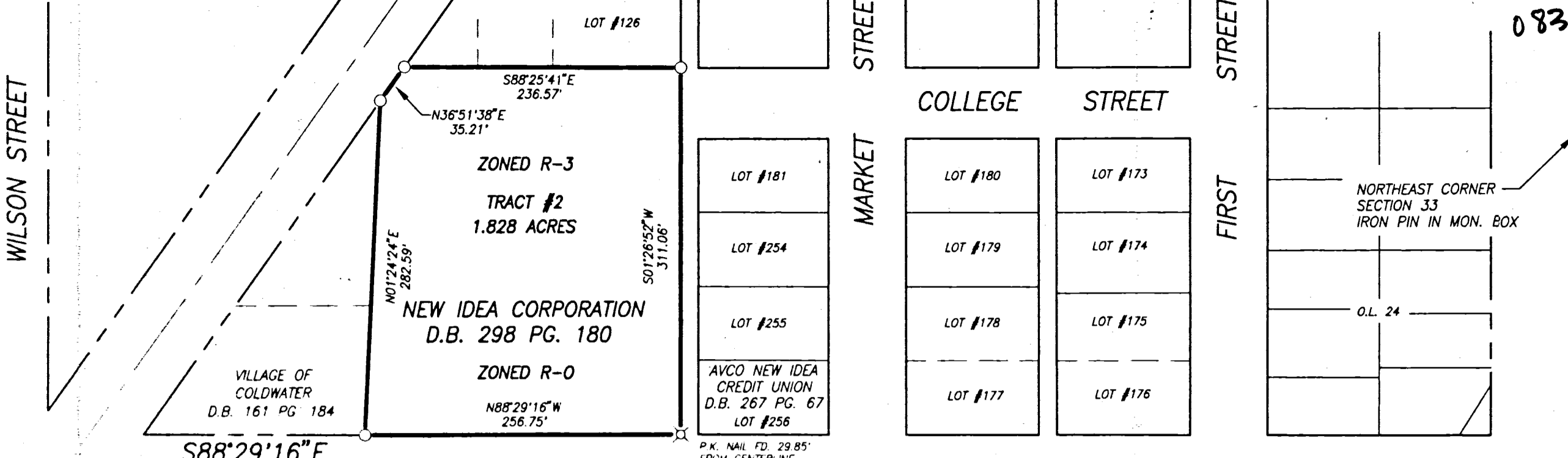
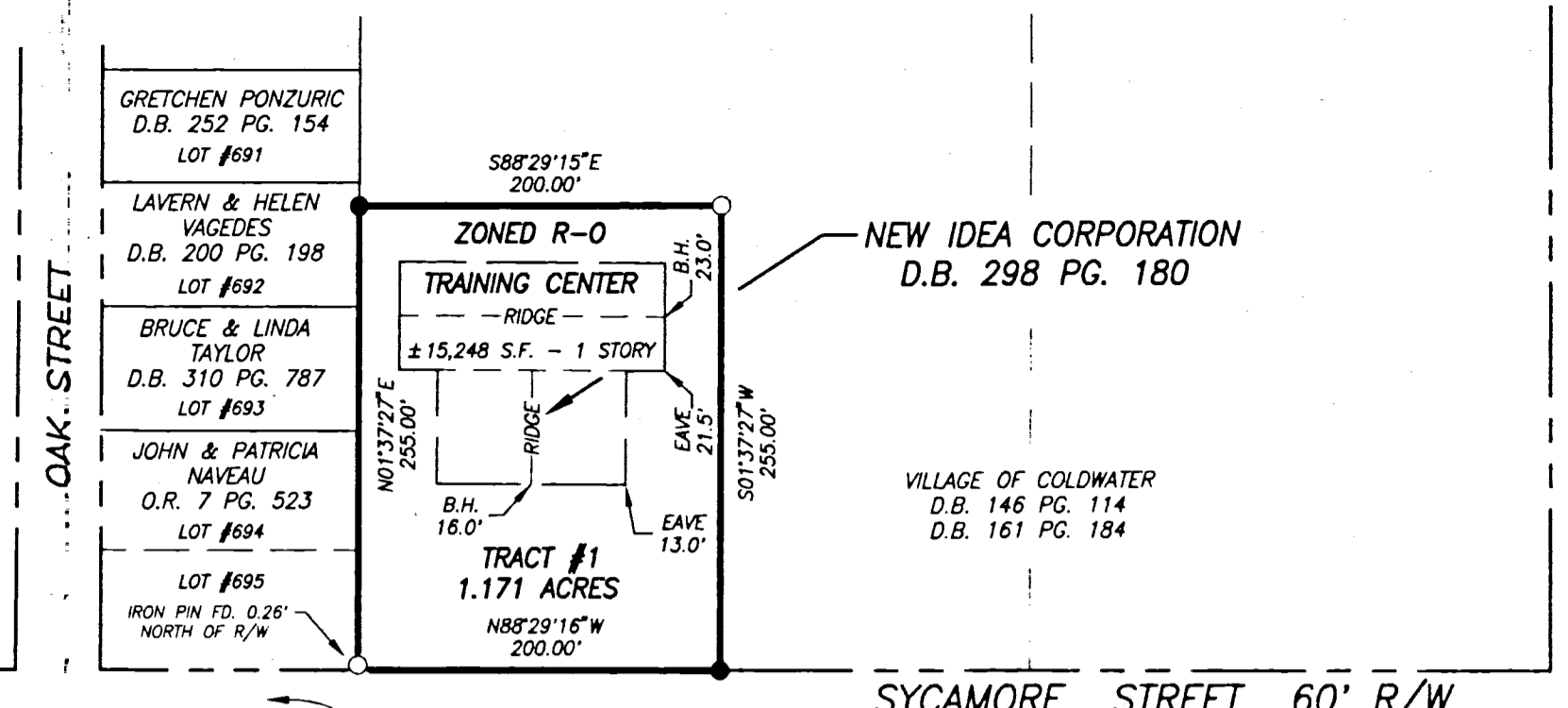
DO NOT SCALE DRAWING.—WORK TO PART PRINT.

LETT.	DATE	INITIAL	CHANGE
	9/2/68		ADD SELHORST 5.0684
	4-30-68		ADD AREA 2.94 AC TO TRACT NO. 1
	10-23-61		ADDED PARKLET-G.M. ADMIN. BLDG 372.5 AC

08-33B-0833D

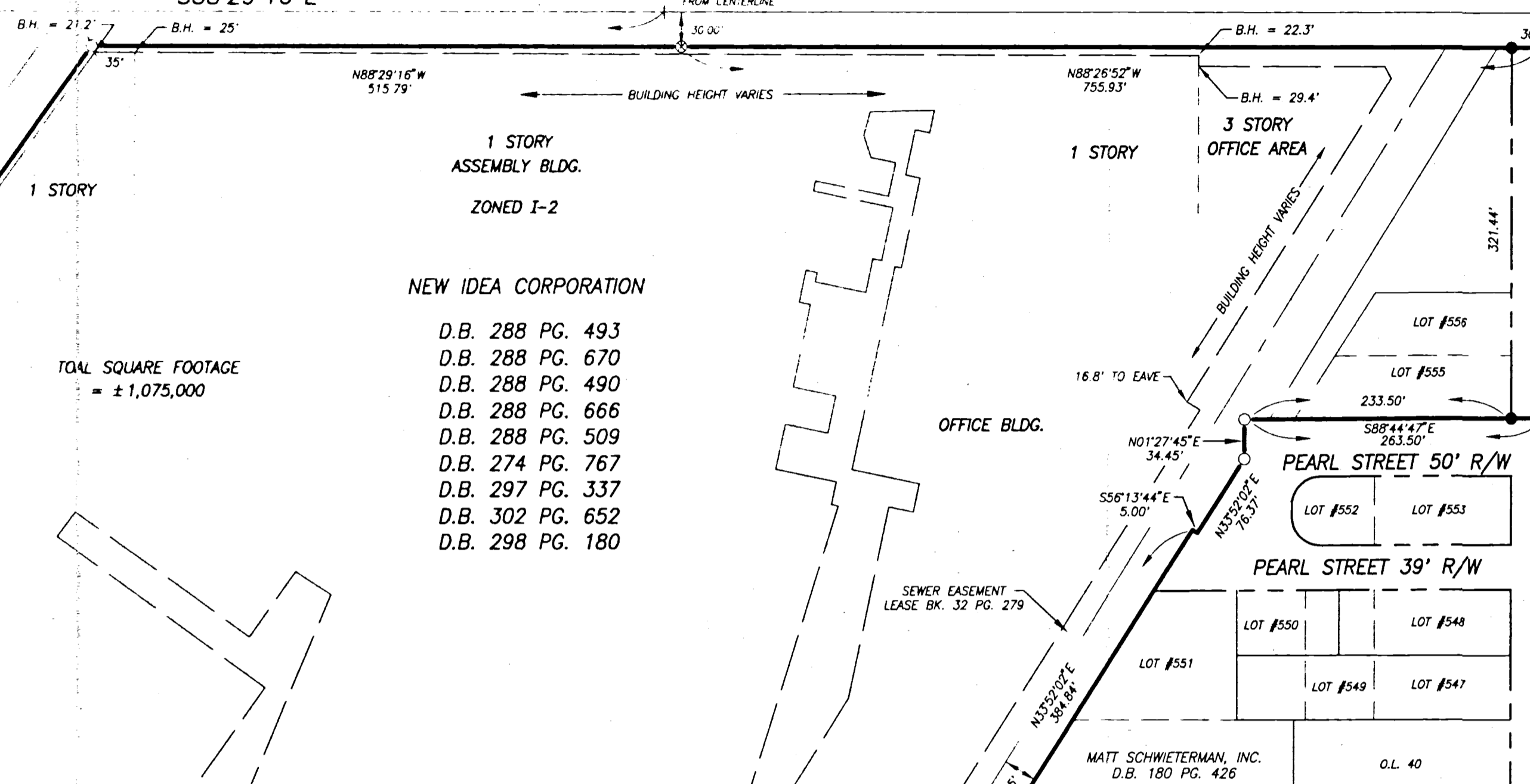
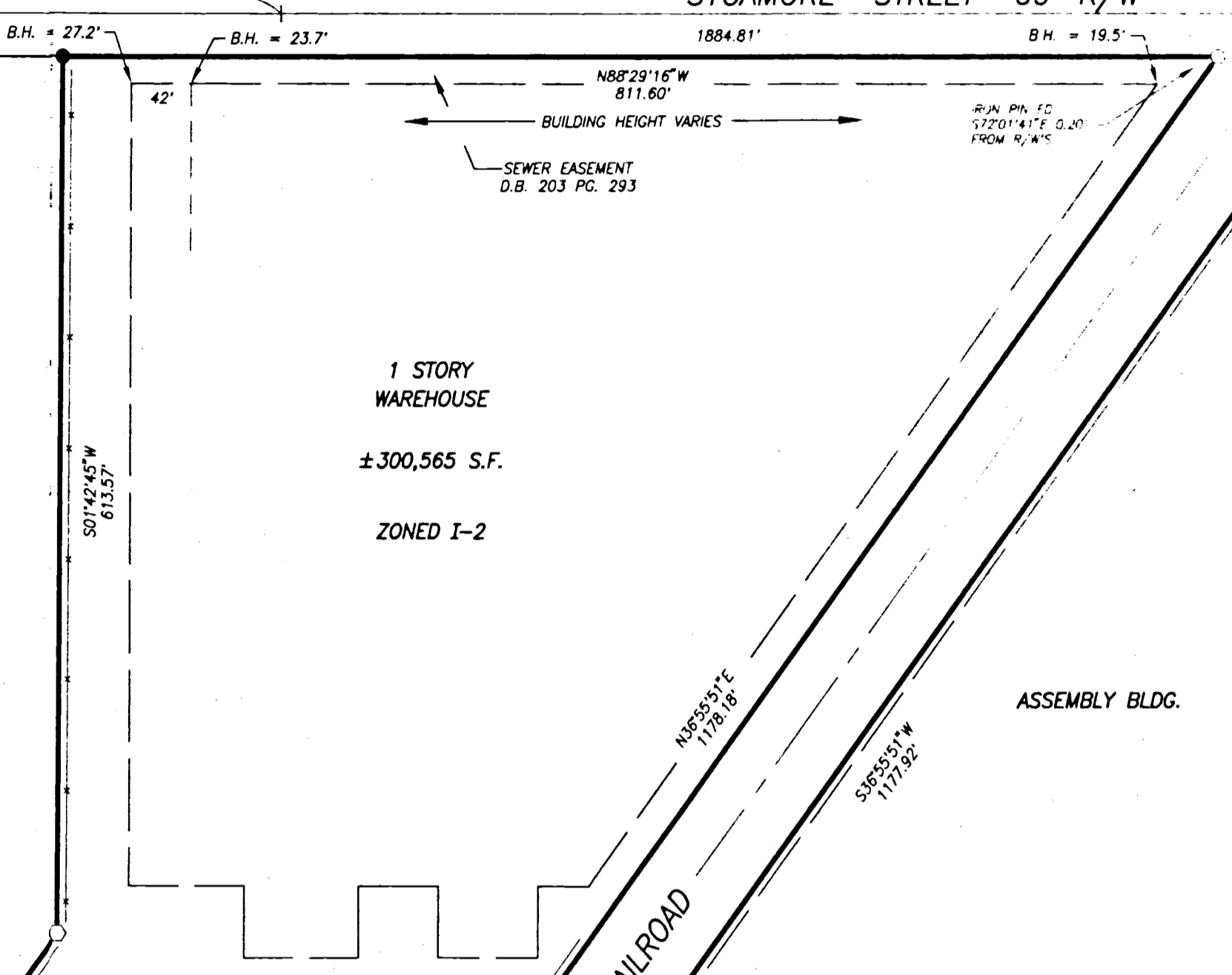
33 SECTION  
6-S TOWN  
2-E RANGE  
BUTLER CIVIL TOWNSHIP  
MERCER COUNTY  
COLDWATER VILLAGE

OPPENHEIM SECOND ADDITION  
NORTHWEST CORNER  
NORTHEAST QUARTER  
SECTION 33  
BRASS MON. IN BOX  
CEADER & MAIN ST.



- LEGEND**
- IRON PIN SET
  - IRON SPIKE SET
  - IRON PIN FOUND
  - IRON SPIKE FOUND
  - ⊗ P.K. NAIL FOUND
  - IRON PIPE FOUND
  - STEEL POST FOUND
  - CONCRETE MONUMENT FOUND
  - ( ) CALLED DIMENSION
  - △ CORNER STONE FOUND
  - ⊗ BRASS PLUG FOUND
  - FENCE LINE
  - B.H. BUILDING HEIGHT

CMLS FAMILY LIMITED PTRN INC.  
D.B. 330 PG. 728

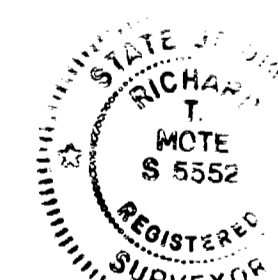


CERTIFICATION TO AGCO CORPORATION/NEW IDEA AND STEWART TITLE GUARANTY COMPANY

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLAT IS A TRUE AND CORRECT SURVEY OF THE PREMISES BRIEFLY DESCRIBED AS THAT OF SECTION 33, TOWNSHIP 6S, RANGE 2E, CIVIL TOWNSHIP BUTLER, VILLAGE OF COLDWATER, COUNTY OF MERCER, OHIO.

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY PLAT COMPLETED BY MOTE AND ASSOCIATES, INC. ON SEPTEMBER 5, 1997 FOR HOLLEB & COFF ATTORNEYS AT LAW IS IN CONFORMANCE WITH THE MINIMUM STANDARDS FOR AN "ALTA/ACSM" LAND TITLE SURVEY APPLICABLE SECTION 5 (a), (b), (c), (d) and (e) FOR CLASS "A" BOUNDARY SURVEY. THE MONUMENTS SHOWN WERE OBSERVED OR SET AND ARE IN PLACE ON THIS DATE.

*Richard J. Mote*  
RICHARD T. MOTE  
REG. SURVEYOR #5552  
DATE: 5-13-98



**TABLE**

MINIMUM YARD, AREA, HEIGHT AND LOT COVERAGE REQUIREMENTS FOR ALL BUILDINGS OTHER THAN DWELLINGS

Use	Minimum Lot Area (sq. feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Height Each Side Yard (feet)	Maximum Height (feet)	Maximum Percent of Lot Coverage (%)
R-1	150	10	5	5	30	30	20%
R-2	150	10	5	5	30	30	25%
R-3	150	10	5	5	30	30	40%
R-4	150	10	5	5	30	30	40%
R-5	150	10	5	5	30	30	40%
C-1	none	none	none	none	none	45	no restriction
C-2	none	none	none	none	none	45	no restriction
C-3	none	none	none	none	none	45	no restriction
C-4	none	none	none	none	none	45	no restriction

1. See lot review by the County Board of Health if central water and/or sewage facilities are not available.

2. Except when the existing or an adjacent building is closer to the front lot line, then that distance shall be the Minimum Front Yard Depth.

3. Except when abutting a residential district, when the side yard shall be the distance required for the residential district.

4. Percent of lot coverage shall mean the percentage of all building coverage (including all structures, garages, carports, etc.) on the total area of the lot on which such buildings are located.

**MOTE & ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
214 WEST 4th STREET  
GREENVILLE, OHIO 45331  
PHONE: (937) 548-7511  
FAX: (937) 548-7484

**NEW IDEA - ALTA SURVEY**  
OHIO  
COLDWATER

REVISIONS:  
9-12-97 REVISED BEARINGS ON TRACT #3 AND #4  
9-29-97 REVISED ONE BEARING, ONE DISTANCE  
4-17-98 ADDED ZONING, BLDG. HEIGHT, ETC.  
5-13-98 REVISED TRACT #4

DATE: 9-4-97  
DRAWN: T.J.B.  
CHECKED: R.T.M.

JOB NO.  
COO2080497  
DRAWING NO.  
1D5243



33 SECTION  
65 TOWNSHIP  
2E RANGE  
BUTLER CIVIL TOWNSHIP  
COLDWATER VILLAGE  
MERCER COUNTY

VILLAGE OF COLDWATER  
D.B. 292 Pg. 119  
D.B. 234 Pg. 498

VILLAGE OF COLDWATER  
D.B. 269 Pg. 156  
(LEASED)

PAX STEEL INC.  
D.B. 249 Pg. 267

COLETTA M. SCHWIETERMAN  
D.B. 257 Pg. 904

PAX STEEL IN.  
D.B. 249 Pg. 267

JOHN & KATHY MOEDER  
D.B. 272 Pg. 557

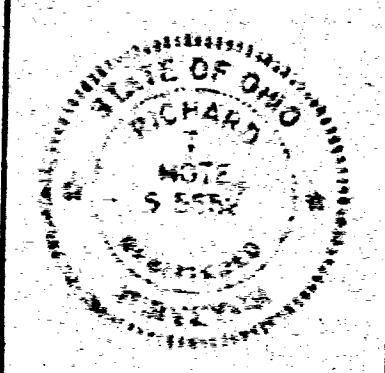
SURVEYED BY: *Richard T. Mote*  
RICHARD T. MOTE  
REG. SURVEYOR # 5552

DATE: 9-24-85  
DRAWN BY: L.J.B.  
DRAW NO: 101154

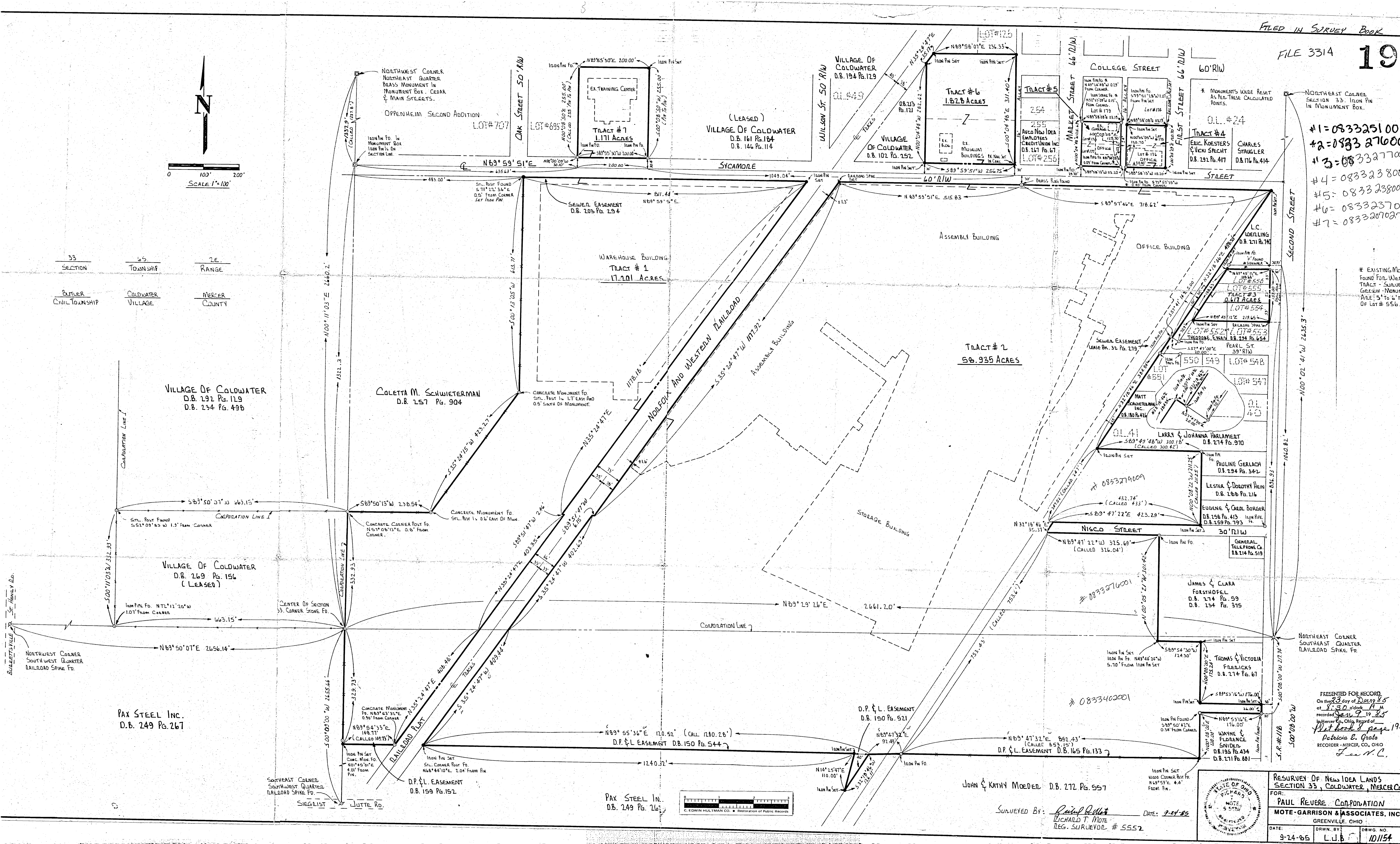
RESURVEY OF NEW IDEA LANDS  
SECTION 33, COLDWATER, MERCER CO.

FOR: PAUL REVERE CORPORATION  
MOTE-GARRISON & ASSOCIATES, INC.  
GREENVILLE, OHIO

DATE: 9-24-85

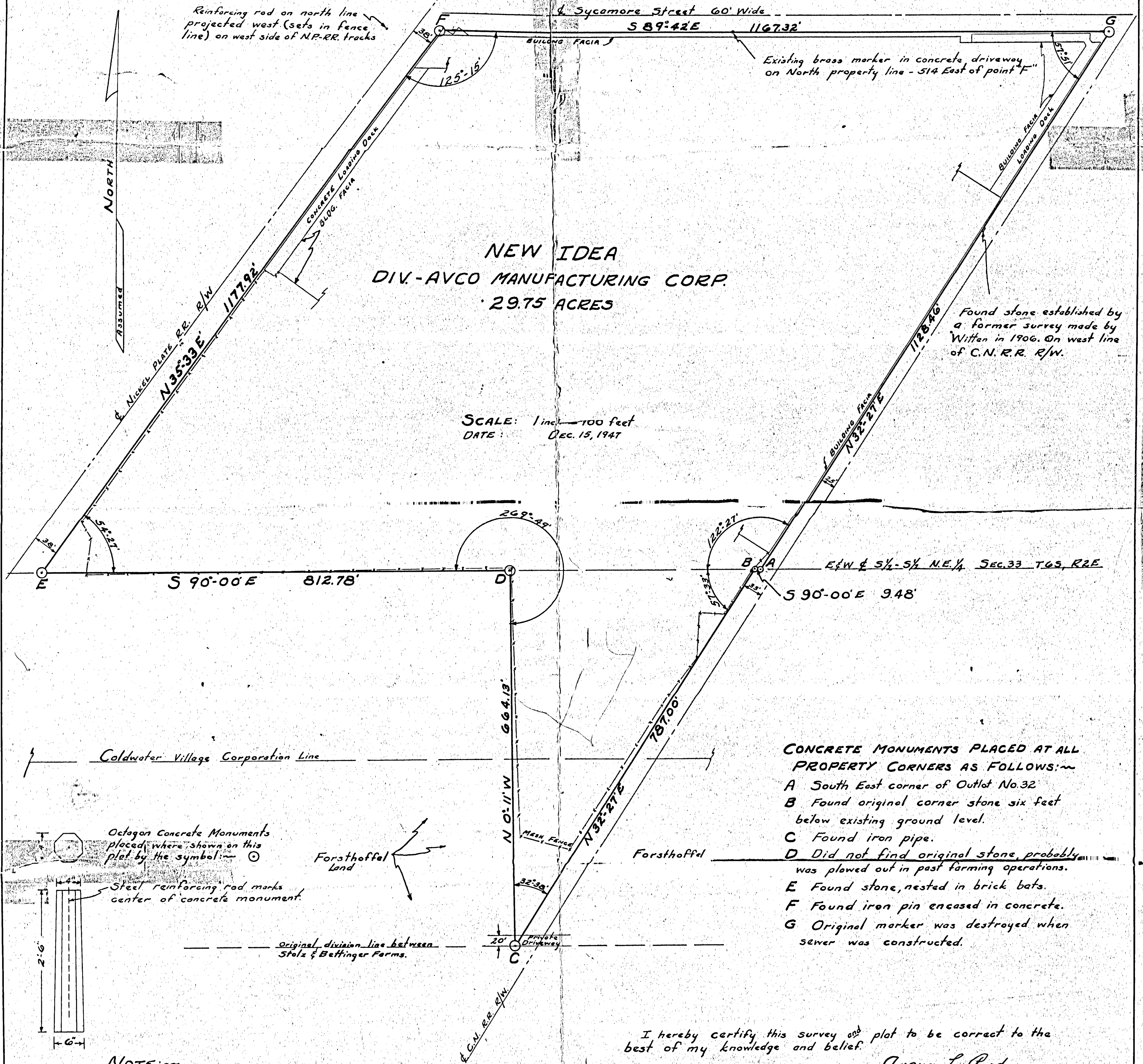


PRESENTED FOR RECORD  
On the 23 day of Dec 85  
at 8:30 o'clock A.M.  
recorded Jan 9 19 85  
in Mercer Co., Ohio, Record of  
Plat Book 8 page 19.  
Patricia B. Grady  
RECORDER - MERCER CO., OHIO  
J. W. C.





SURVEY IN THE E 1/2 OF SEC. 33, T6S, R2E.  
BUTLER TOWNSHIP - MERCER COUNTY, OHIO



Reinforcing rod on north line projected west (sets in fence line) on west side of N.P.-R.R. tracks

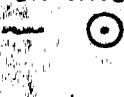
Existing brass marker in concrete driveway on North property line - 514 East of point F

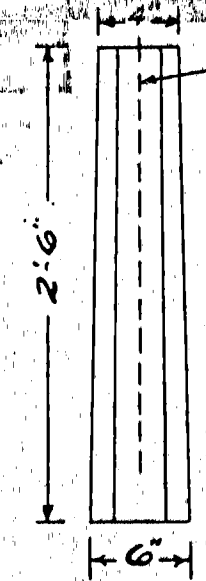
Found stone established by a former survey made by Witten in 1906. On west line of C.N. R.R. R/W.

SCALE: 1 inch = 100 feet  
DATE: Dec. 15, 1947

CONCRETE MONUMENTS PLACED AT ALL PROPERTY CORNERS AS FOLLOWS:

- A South East corner of Outlot No. 32
- B Found original corner stone six feet below existing ground level.
- C Found iron pipe.
- D Did not find original stone, probably was plowed out in past farming operations.
- E Found stone, nested in brick bats.
- F Found iron pin encased in concrete.
- G Original marker was destroyed when sewer was constructed.

Octagon Concrete Monuments placed where shown on this plat by the symbol:   
Steel reinforcing rod marks center of concrete monument.



NOTE:~  
The 16 1/2 foot alley, on & along the west side of Outlot No. 32, originally donated to the Village of Goldwater was ordered vacated by village Ordinance No. 166 on Sept. 17, 1917.

I hereby certify this survey and plat to be correct to the best of my knowledge and belief.

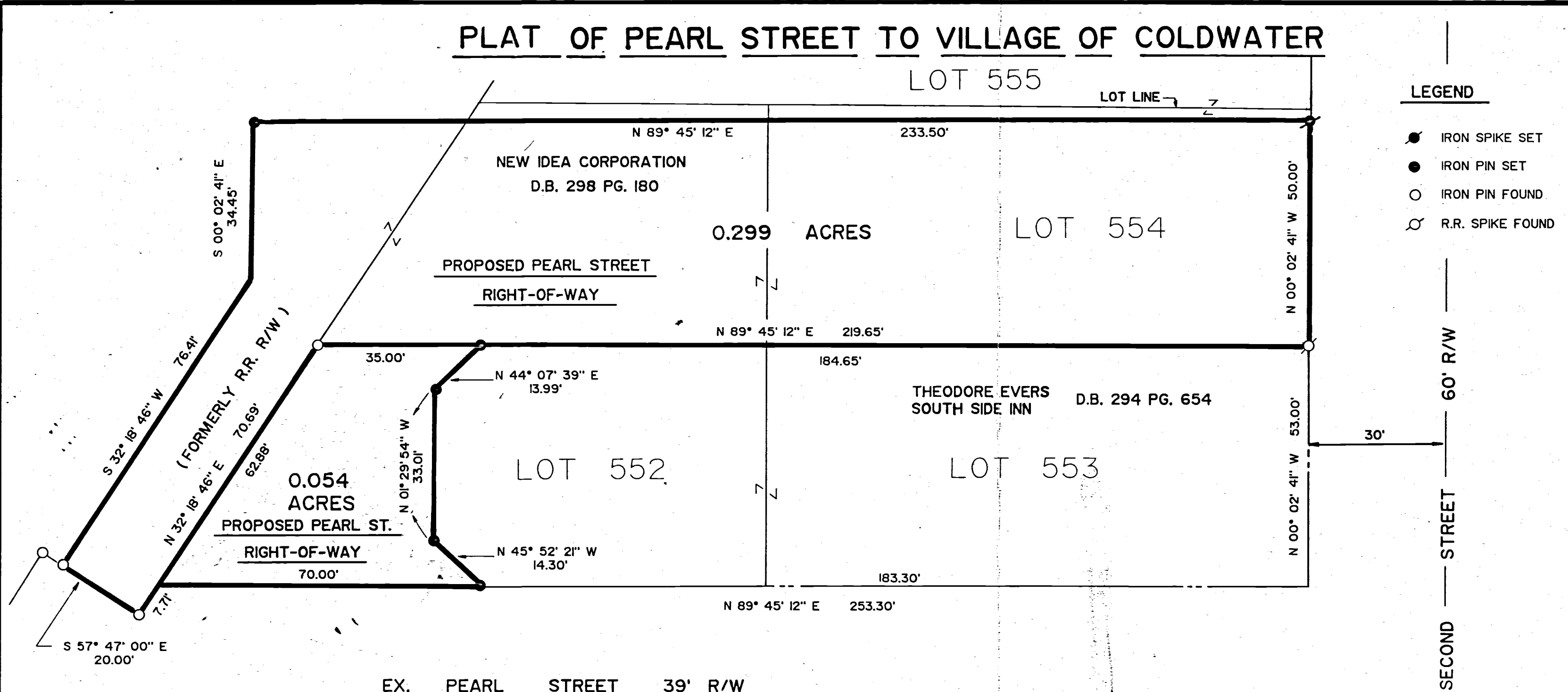
Angus L. Purdy  
Surveyors Reg. No. 3247

22 Dec 1947  
9:30  
Dec 22 1947  
Plate 46

Dec 22 1947  
Transfer Not Necessary  
J. R. Hilberg Co. Auditor

Fee \$525

PLAT OF PEARL STREET TO VILLAGE OF COLDWATER



**PERMANENT PARCEL No.**

Part of: NE 1/4 Sec. 33 T. 6-S. R. 2-E. BUTLER Township

Grantor: \_\_\_\_\_ Acres

Grantee: \_\_\_\_\_ Acres

Deed Reference: D.B. 294 PG. 654 D.B. 298 PG. 180

APPROVALS:

AGENCY: \_\_\_\_\_

DATE: \_\_\_\_\_

County Engineer: \_\_\_\_\_

County Surveyor: \_\_\_\_\_

DATE: \_\_\_\_\_

**LEGAL DESCRIPTION**

Situated in the Northeast Quarter of Section 33, Township 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio and being a part of the tract as described in Mercer County Deed Records Volume 294, Page 654 and being more particularly described as follows:

Beginning at a point at the southwest corner of Lot #552 of Lutman's Addition;

thence North 32° 18' 46" East 62.88 feet to an iron pin;

thence North 89° 45' 12" East 35.00 feet to an iron pin;

thence South 44° 07' 39" West 13.99 feet to an iron pin;

thence South 01° 29' 54" East 33.01 feet to an iron pin;

thence South 45° 52' 21" East 14.30 feet to an iron pin;

thence South 89° 45' 12" West 70.00 feet to the point of beginning containing 0.054 acres, more or less, and being subject to all easements of record.

**LEGAL DESCRIPTION**

Situated in the Northeast Quarter of Section 33, Township 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio and being a part of the tract as described in Mercer County Deed Records Volume 298, Page 180 and also being part of former railroad right-of-way along the west side of Lot #552 of Lutman's Addition and being more particularly described as follows:

Beginning at a railroad spike at the southeast corner of Lot #554 of said Lutman's Addition;

thence South 89° 45' 12" West 219.65 feet along the north line of Lot #553 and the south half of Lot #552 to an iron pin;

thence South 32° 18' 46" West 70.69 feet to an iron pin;

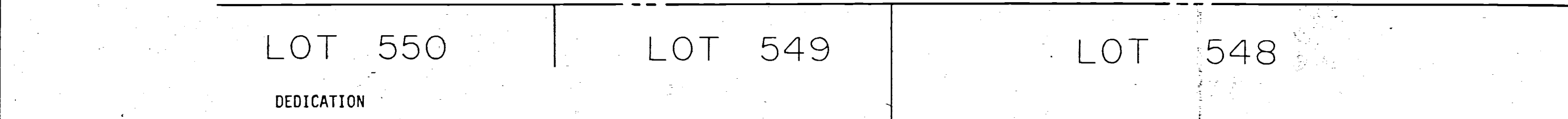
thence North 57° 47' 00" West 20.00 feet to an iron pin;

thence North 32° 18' 46" East 76.41 feet to a point;

thence North 00° 02' 41" West 34.45 feet to an iron pin;

thence North 89° 45' 12" East 233.50 feet to an iron spike on the west right-of-way line of Second Street;

thence South 00° 02' 41" East 50.00 feet to the point of beginning containing 0.299 acres, more or less, and being subject to all easements of record.



**KNOW ALL MEN BY THESE PRESENTS:**

that the owners of the above described land, namely, New Idea Corporation, and Theodore Evers, South Side Inn have caused the land encompassed by this plat to be surveyed, subdivided and platted, and to be known as Pearl Street to the Village of Coldwater, Ohio and that the easements for the construction and maintenance of utilities are granted, as shown on this plat.

The streets, as shown on this plat, are dedicated to public use. The tracts are subject to all easements and or restrictions of record.

5/1/89 Muelke Evers

5/1/89 Paul W. Holt

Date Owner

**PLANNING COMMISSION APPROVAL**

Approval recommended by the Planning Commission of the Village of Coldwater, Ohio, this 10 day of MAY, 1989.

Paul Hingfau Maurice Cron Robert J. Shinn

Members Members Members

**RECORD**

Filed for recording in the office of the Mercer County Recorder, this day of \_\_\_\_\_, 1989 at \_\_\_\_\_ M. and recorded in the Mercer County record of Plats, cabinet \_\_\_\_\_ volume \_\_\_\_\_ page \_\_\_\_\_ fee \_\_\_\_\_

\_\_\_\_\_  
Mercer County Recorder

I HEREBY CERTIFY THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON APRIL 24, 1989, AND ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION. ALL LOT CORNERS ARE MARKED BY 5/8" x 30" REINF. BAR.

Richard T. Mote  
Richard T. Mote  
Registered Surveyor #5552

**ACKNOWLEDGMENT**

Before me, a Notary Public, in and for said county and state, personally came New Idea Corporation, and Theodore Evers, South Side Inn owners of the land described hereon, who acknowledge that they did sign the foregoing instrument, and that the same is their free act and deed. In testimony whereof, I have affixed my hand and Notarial seal this 1st day of MAY, 1989.

Raymond Krenner  
Notary Public in and for said Mercer County, State of Ohio

My commission expires 10-5-89

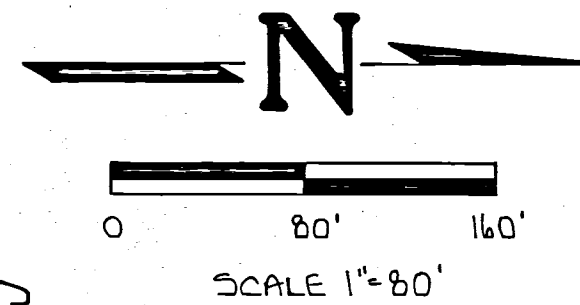
**ACCEPTANCE**

This plat of Pearl Street to the Village of Coldwater, Ohio, has been accepted by the Council of the Village of Coldwater, by Ordinance No. 1160 dated the 12th day of JUNE, 1989. Subject to all building restrictions, conditions and easements, as shown on this plat, and as recorded in the office of the Mercer County Recorder.

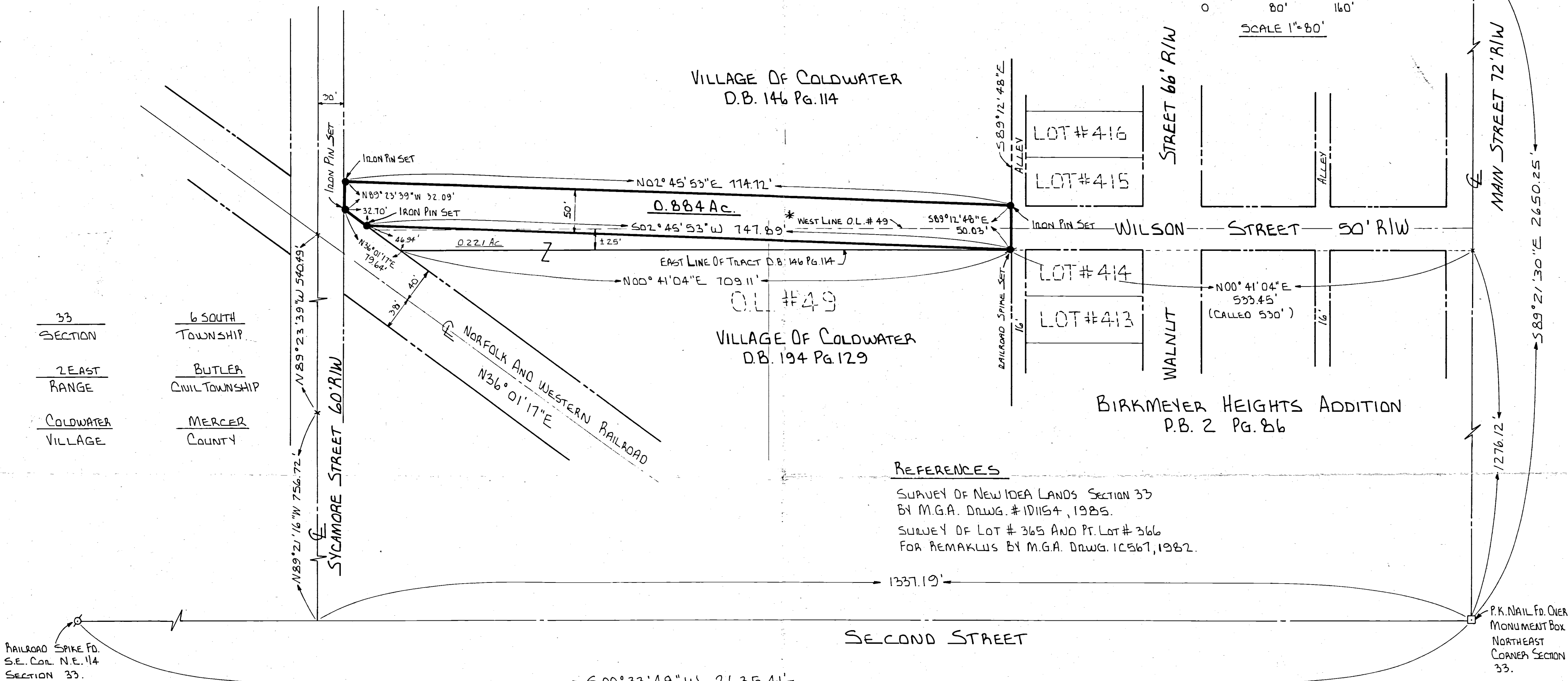
June 12, 1989 Maurice Cron Jeanette Billerman

Date Mayor Clerk

# WILSON STREET EXTENSION



BRASS PLUG FOUND IN MONUMENT BOX N.W. COR. N.E. 1/4 SECTION 33.



33 SECTION  
6 SOUTH TOWNSHIP  
2 EAST RANGE  
BUTLER CIVIL TOWNSHIP  
COLDWATER VILLAGE  
MERCER COUNTY

### REFERENCES

SURVEY OF NEW IDEA LANDS SECTION 33 BY M.G.A. DRWG. # 101154, 1985.  
SURVEY OF LOT # 365 AND PT. LOT # 366 FOR REMARKS BY M.G.A. DRWG. 10567, 1982.

### LEGAL DESCRIPTION

Situated in the Northeast Quarter of Section 33, Township 6 South, Range 2 East, Butler Township, Mercer County, Ohio and being a part of the tract as described in Mercer County Deed Records Volume 146, Page 114 and being more particularly described as follows:

Beginning at an iron pin at the northeast corner of the tract as described in Mercer County Deed Records Volume 146, Page 114, said pin also being the northwest corner of a tract of land as described in Volume 194, Page 129, sometimes referred to as Out-Lot #49;

thence North 89° 12' 48" West 50.03 feet along the north line of said tract, said line also being the south line of a 16 foot alley as shown in Birkmeyer Heights Addition, Plat Book 2, Page 86 to an iron pin;

thence South 02° 45' 53" West 774.72 feet to an iron pin on the north right-of-way of Sycamore Street;

thence South 89° 23' 39" East 32.09 feet along said north right-of-way to an iron pin on the westerly right-of-way of the Norfolk and Western Railroad;

thence North 36° 01' 17" East 32.70 feet along said westerly right-of-way to an iron pin;

thence North 02° 45' 53" East 747.89 feet to the point of beginning containing 0.884 acres, more or less, and being subject to all legal easements of record.

Owners obtained title to the premises described herein by Deed Volume 146, Page 114 of the Mercer County Deed Records.

RECORD  
Filed for recording in the office of the Mercer County Recorder, this \_\_\_\_\_ day of \_\_\_\_\_, 1987 at \_\_\_\_\_ M. and recorded in the Mercer County record of Plats, cabinet \_\_\_\_\_ volume \_\_\_\_\_ page \_\_\_\_\_ Fee \_\_\_\_\_

Mercer County Recorder

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

that the owners of the above described land, namely, Village of Coldwater have caused the land encompassed by this plat to be surveyed and platted and to be known as Wilson Street Extension to the Village of Coldwater, Ohio, and that the easements for the construction and maintenance of utilities are granted, as shown on this plat.

The street, as shown on this plat, is dedicated to public use.

Date \_\_\_\_\_

Mayor \_\_\_\_\_

### ACKNOWLEDGEMENT

Before me, a Notary Public in and for said county and state, personally came the Village of Coldwater owners of the land described hereon, who acknowledge that they did sign the foregoing instrument, and that the same is their free act and deed. In testimony whereof, I have affixed my hand and Notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

Notary Public in and for said Mercer County, State of Ohio

My commission expires \_\_\_\_\_

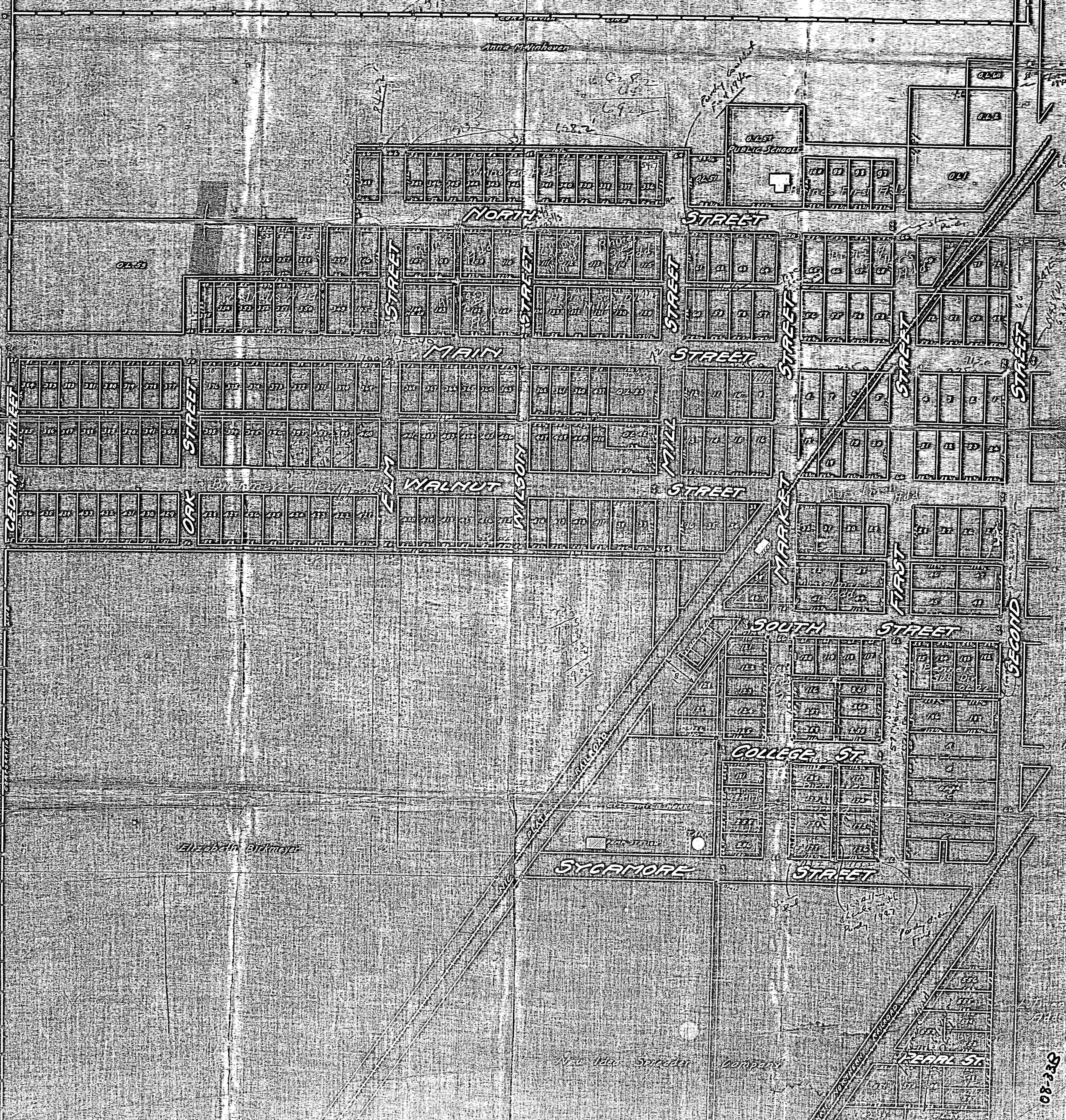
I HEREBY CERTIFY THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON JULY 30, 1987 AND ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION. ALL CORNERS ARE MARKED BY 5/8" X 30" REINF. BAR.

*Jerry R. Garrison*

JERRY R. GARRISON  
REG. SURVEYOR # 6859

SURVEY OF A 0.884 AC. TRACT FOR THE EXTENSION OF WILSON ST. COLDWATER OHIO		
FOR: VILLAGE OF COLDWATER		
MOTE-GARRISON & ASSOCIATES, INC. GREENVILLE, OHIO		
DATE: 7-30-87	DRWN. BY: L.D.B.	DRWG. NO. 10928

\*NOTE: WEST LINE OF O.L. #49 IS RELOCATED 6/26/87



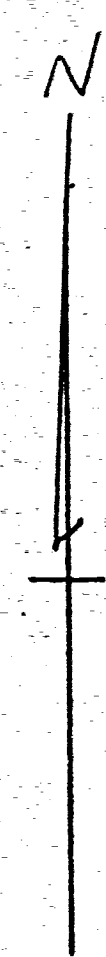
Handwritten notes in the upper central area of the map, including the number '6282' and other illegible scribbles.

Handwritten note: 'OAK ST. PUBLIC SCHOOL' with a small square symbol below it.

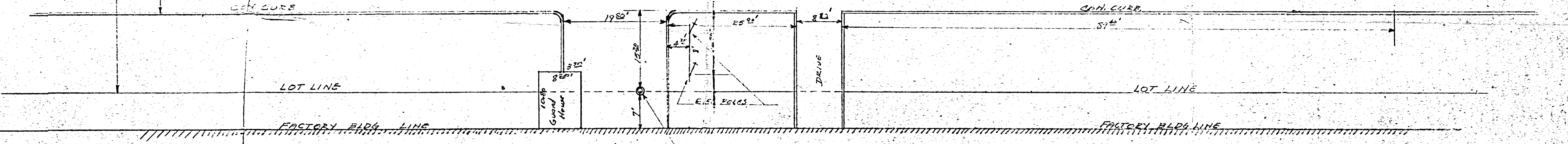
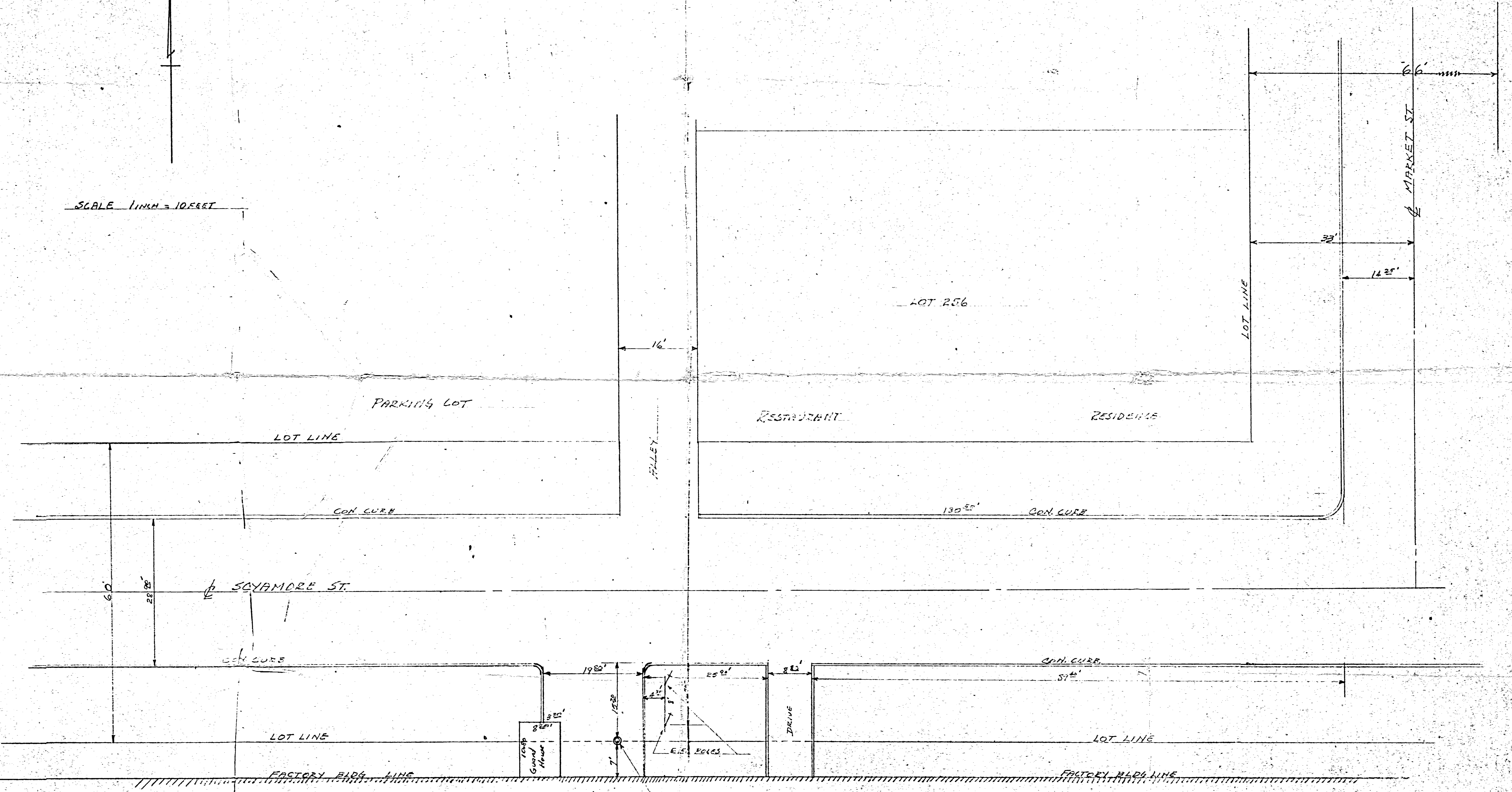
Handwritten note: 'Elizabeth Birdman'.

Handwritten note: 'New High School'.

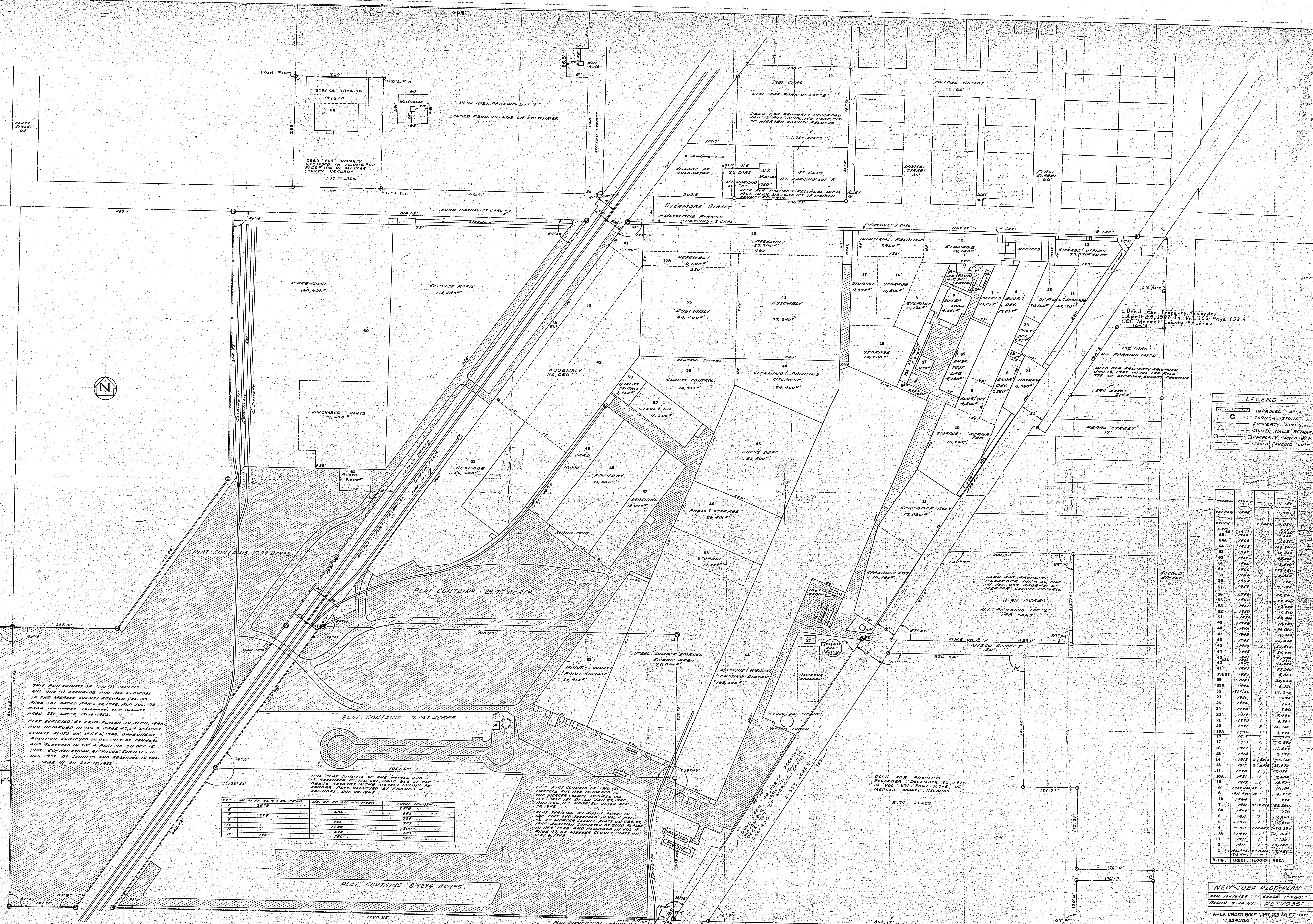
Handwritten number: '08-230'.



SCALE 1 INCH = 10 FEET



ACCIDENT SITE DETAIL SURVEY  
 COLDWATER OHIO - NEW IDEA PLANT  
 Detail shown hereon is correct to  
 best of my knowledge  
 11-14-55  
 B.R. Hubbard  
 Reg. # 3109



**LEGEND**

- IMPROVED AREA
- CORNER STONE
- - - PROPERTY LINES
- BUILD. WALLS REMOVED
- PROPERTY OWNED BY N.I.
- LEASED PARKING LOTS

NO.	YEAR	ACRES	SQ. FT.
1	1921	1.17	80,000
2	1921	1.17	80,000
3	1921	1.17	80,000
4	1921	1.17	80,000
5	1921	1.17	80,000
6	1921	1.17	80,000
7	1921	1.17	80,000
8	1921	1.17	80,000
9	1921	1.17	80,000
10	1921	1.17	80,000
11	1921	1.17	80,000
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13	1921	1.17	80,000
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21	1921	1.17	80,000
22	1921	1.17	80,000
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58	1921	1.17	80,000
59	1921	1.17	80,000
60	1921	1.17	80,000
61	1921	1.17	80,000
62	1921	1.17	80,000
63	1921	1.17	80,000
64	1921	1.17	80,000

AREA UNDER ROOF 1,461,327 SQ. FT. OR 33.547 ACRES  
 LAND OWNED 3,503,241 SQ. FT. OR 80.1 ACRES

NO.	AREA	ACRES	SQ. FT.
1	17.24	1.17	80,000
2	21.75	1.17	80,000
3	7.167	1.17	80,000
4	8.924	1.17	80,000

**NEW IDEA PLANT PLAN**  
 AREA UNDER ROOF 1,461,327 SQ. FT. OR 33.547 ACRES  
 LAND OWNED 3,503,241 SQ. FT. OR 80.1 ACRES

*Birkmeyer Heights add.*

*Description.*

Birkmeyer Heights addition to Coldwater, Ohio, is laid out in the N. 1/4 of section 33 town 6 south, range 2 east, Mercer Co. Ohio, and more particularly described as follows: Beginning 1 ft. east of the N. 1/4 post of said section 33, thence south parallel with the half section line 530 feet, thence east to a point 16 ft. south of the S. E. corner of In Lot No. 37 O. P. thence north 16 ft. to the section line, thence west on the section line to the place of beginning and contains 77 in Lots and 1 out Lot. The size and number of the lots and the widths of the streets and alleys are marked on the plat.

I certify the above plat and description to be correct.  
Martin Lutz C. E.

*Dedication.*

J. Blaine Birkmeyer and his wife Mary Birkmeyer, Jacob Willhoff and his wife Mimmie Willhoff, John N. Wanamaker and his wife Odelia Wanamaker, Elizabeth Birkmeyer and Katie Rank, owners and proprietors do hereby certify that the plat is a correct representation of the all interest of ground in the within survey and plat, and that the represented lots, streets and alleys are designated by the distances marked on the plat and we hereby dedicate the streets and alleys to the public use forever.

Given under our hands this 1<sup>st</sup> day of July A. D. 1912.

Witness  
Roman Rank  
J. M. Willhoff

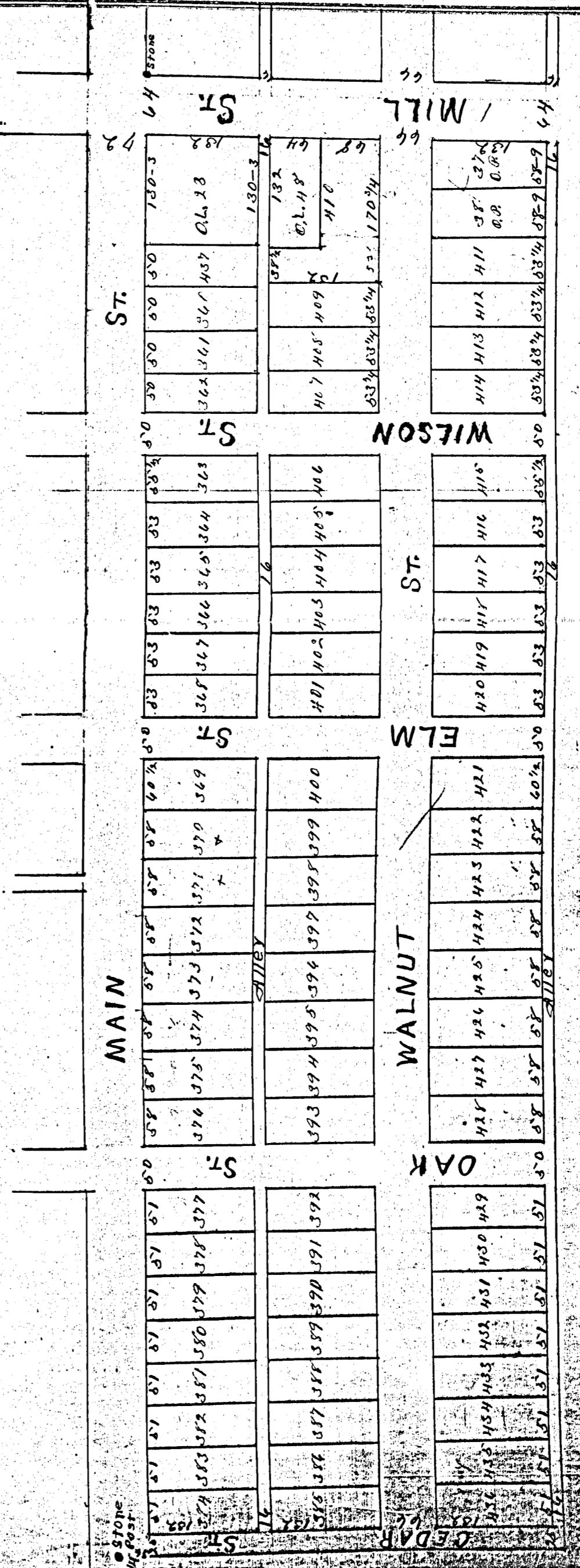
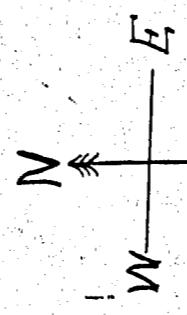
John N. Wanamaker  
Odelia Wanamaker  
Elizabeth Birkmeyer  
Katie Rank  
Blaine Birkmeyer  
Mary Birkmeyer  
Jacob Willhoff  
Mimmie Willhoff

State of Ohio, Mercer county, ss: Before me, a Notary Public in and for said county, personally appeared Blaine Birkmeyer and his wife Mary Birkmeyer, Jacob Willhoff and his wife Mimmie Willhoff, John N. Wanamaker and his wife Odelia Wanamaker, Elizabeth Birkmeyer and Katie Rank who do acknowledge the signing of the above plat to be their voluntary act for the use and purpose therein mentioned.  
In testimony whereof, I have hereunto set my hand and official seal this 1<sup>st</sup> day of July A. D. 1912.

John S. Kuhn  
Notary Public.

This is to certify that this plat has been duly accepted by the council of the incorporated village of Coldwater, Ohio.  
W. O. Roman  
Clerk.  
H. C. Fox  
Mayor

PLAT  
BIRKMEYER HEIGHTS ADD.  
TO COLDWATER OHIO

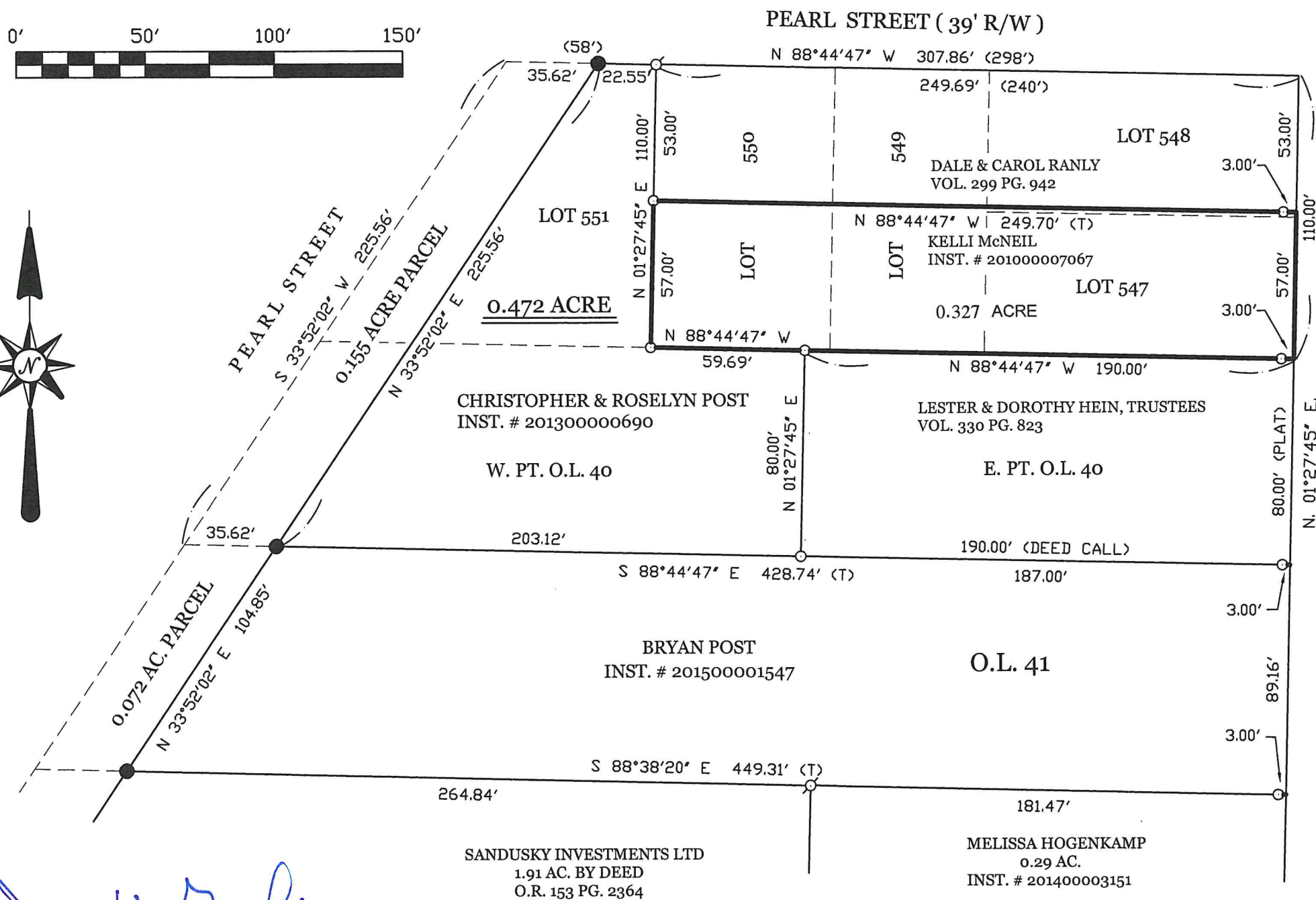
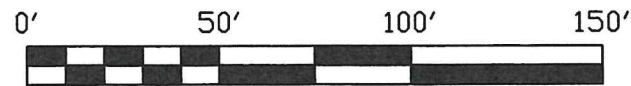


# M c NEIL SURVEY

PART OF THE N.E. 1/4 - SEC. 33, TOWN 6 SOUTH, RANGE 2 EAST, ( BUTLER TOWNSHIP ), ALSO BEING ALL OF LOT 547 AND PART OF LOTS 548, 549, AND 550 IN LUTHMANS ADDITION TO THE VILLAGE OF COLDWATER, MERCER COUNTY, OHIO.

JUNE 25, 2019

SCALE 1" = 50'



### SURVEY REFERENCES :

- 1) SURVEY FOR VILLAGE BY LOUIS BERGMAN, P.S. 7177, 8-31-05.
- 2) GROSS SURVEY BY T. STEINKE, P.S. 5177.
- 3) PRIOR SURVEY FOR POST, 4-30-2013.

### LEGEND

- ⊘ = 1" IRON PIPE FOUND.
- = 5/8 INCH IRON BAR FOUND.
- = 5/8 INCH IRON BAR SET.

08-33-279-003, -005  
08-33B

SURVEYED BY

*James W. Geeslin*  
JAMES W. GEESLIN  
P.S. No. 7764

PERMANENT  
PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Township \_\_\_\_\_  
Sec. \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_  
Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres  
Grantee: \_\_\_\_\_ Area Transferred: \_\_\_\_\_ Acres

Deed References: \_\_\_\_\_

APPROVALS:  
AGENCY: \_\_\_\_\_  
DATE: \_\_\_\_\_

Board of Health

Township Zoning Officer

County Engineer



**GEESLIN  
LAND SURVEYING**

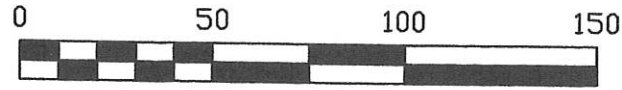
525 S. SECOND ST.  
COLDWATER, OHIO 45828  
PHONE (419) 678-7232



REPLAT OF LOT 21, ORIGINAL PLAT OF THE VILLAGE OF COLDWATER, MERCER COUNTY, OHIO.

JANUARY 16, 2019

SCALE 1" = 50'



SURVEY REFERENCES :

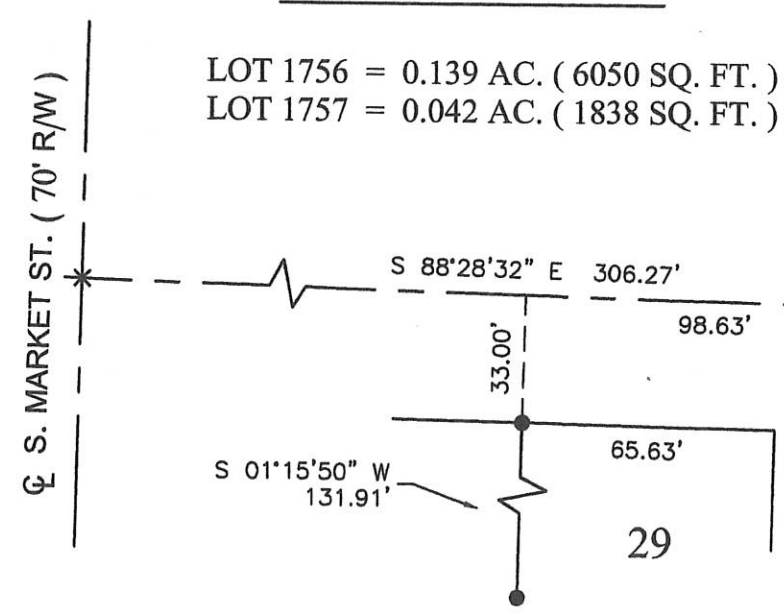
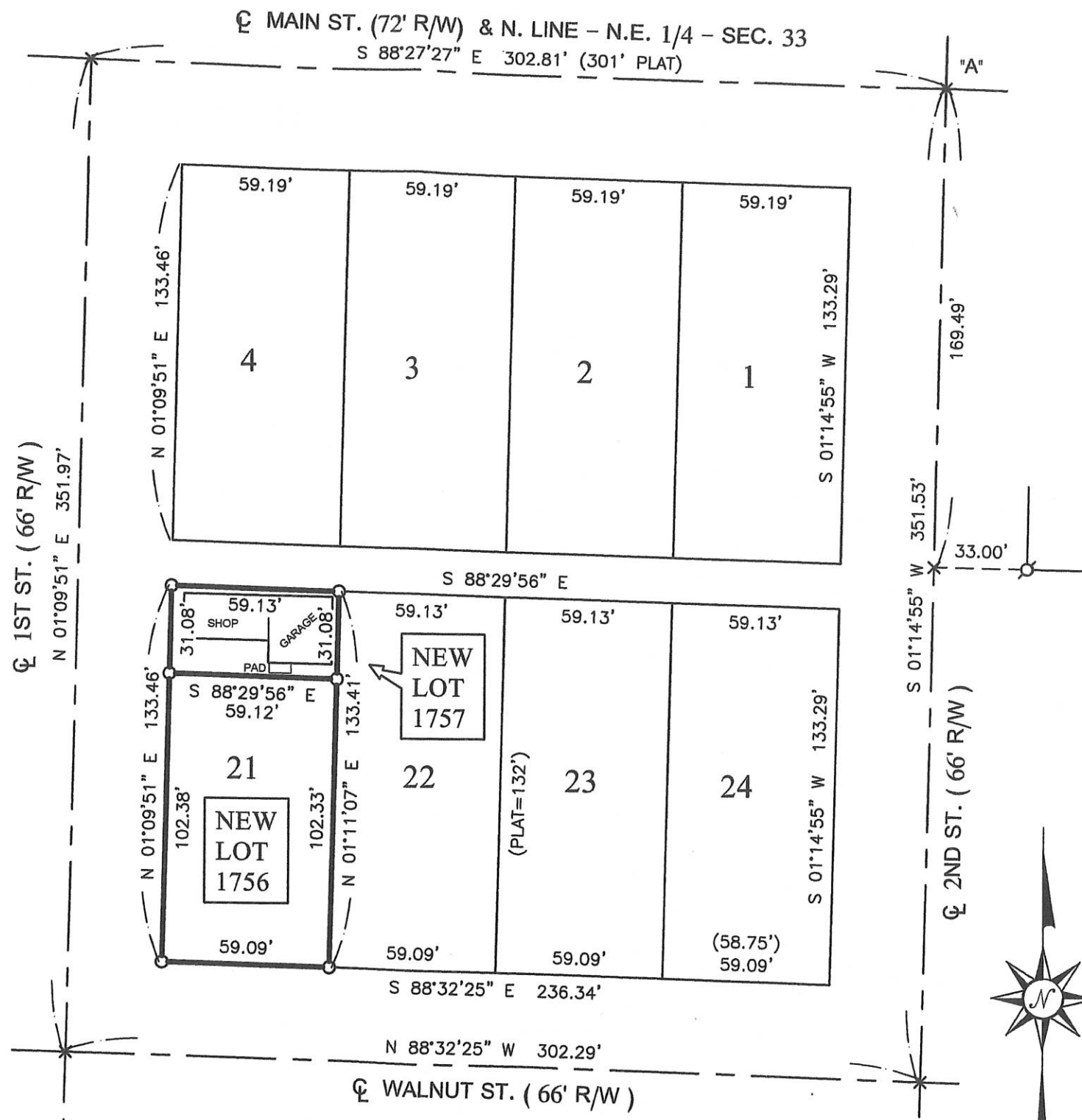
- 1) ORIGINAL PLAT OF COLDWATER, 6/19/13.
- 2) PRIOR SURVEYS DATED 7/10/03 & 9/2/17.

LEGEND

- ⊗ = MAG NAIL FOUND.
- = 5/8 INCH IRON BAR FOUND.
- = 5/8 INCH IRON BAR SET.
- "A" = FOUND MON. BOX 4.14' E. OF INTERSECTION (@ N.E. COR. SEC. 33, BUTLER TWP.).

ACREAGE DETAIL

LOT 1756 = 0.139 AC. ( 6050 SQ. FT. )  
 LOT 1757 = 0.042 AC. ( 1838 SQ. FT. )



THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION, AS DATED HEREIN.

*James W. Geeslin*  
 ATTEST: JAMES W. GEESLIN  
 PROFESSIONAL SURVEYOR 7764

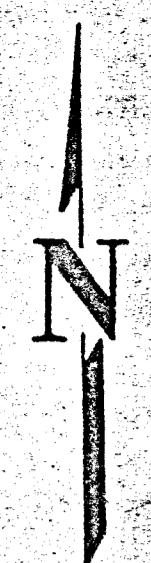
PERMANENT PARCEL No.	_____
Part of: Sec. _____ T. _____ R. _____	Township _____ Acres _____
Grantor: _____	Area Retained: _____ Acres _____
Grantee: _____	Area Retained: _____ Acres _____
Deed References: _____	_____
APPROVALS: _____	_____
AGENCY: _____	Board of Health _____
DATE: _____	Township Zoning Officer _____
	Mercer County Engineer _____



**GEESLIN LAND SURVEYING**

525 S. SECOND ST.  
 COLDWATER, OHIO 45828

PHONE: (419)678-7233  
 geeslinsurveying@gmail.com



0 100' 200'  
SCALE 1"=100'

33 SECTION  
65 TOWNSHIP  
2E RANGE  
BUTLER CIVIL TOWNSHIP  
COLDWATER VILLAGE  
MERCER COUNTY

VILLAGE OF COLDWATER  
D.B. 192 Pg. 119  
D.B. 194 Pg. 498

VILLAGE OF COLDWATER  
D.B. 269 Pg. 156  
(LEASED)

PAX STEEL INC.  
D.B. 249 Pg. 267

SOUTHWEST CORNER  
SOUTH WEST QUARTER  
RAILROAD SPIKE FO.  
SIEGLIST  
JUTTE RD.

NORTHWEST CORNER  
NORTH EAST QUARTER  
BRASS MONUMENT IN  
MONUMENT BOX. CEDAR  
& MAIN STREETS.

OPPENHEIM SECOND ADDITION  
LOT# 707

EX. TRAINING CENTER  
TRACT # 7  
1.171 ACRES

(LEASED)  
VILLAGE OF COLDWATER  
D.B. 161 Pg. 184  
D.B. 146 Pg. 114

VILLAGE OF COLDWATER  
D.B. 194 Pg. 129

TRACT # 6  
1.878 ACRES

TRACT # 5  
2.54

TRACT # 4  
ERIC KOESTERS  
& VICKI SPECHT  
D.B. 292 Pg. 417

TRACT # 4  
CHARLES STRAHLER  
D.B. 176 Pg. 414

0833239010

WAREHOUSE BUILDING  
TRACT # 1  
17.101 ACRES

TRACT # 2  
56.935 ACRES

0833276001  
0833276002  
0833402001

COLETTA M. SCHWIETERMAN  
D.B. 257 Pg. 904

CONCRETE MONUMENT FO.  
STL. POST IN 1.7' EAST AND  
0.5' SOUTH OF MONUMENT.

CONCRETE CORNER POST FO.  
N57°08'13"E 0.8' FROM  
CORNER.

CONCRETE MONUMENT FO.  
STL. POST 1.5' 0.6' EAST OF MON.

GENERAL  
TELEPHONE CO.  
D.B. 214 Pg. 519

JAMES & CLARA  
FORSHOPEL  
D.B. 274 Pg. 59  
D.B. 234 Pg. 375

THOMAS & VICTORIA  
FREDRICKS  
D.B. 274 Pg. 67

WYNNE & FLORENCE  
SNIDER  
D.B. 195 Pg. 434  
D.B. 271 Pg. 681

NORTH EAST CORNER  
SOUTH EAST QUARTER  
RAILROAD SPIKE FO.

PRESENTED FOR RECORD.  
On the 23 day of December 85  
at 8:30 o'clock A.M.  
recorded Jan 9 19 85  
Pat Book 8 page  
Patricia E. Gools  
RECORDER - MERCER, CO. OHIO  
Lee N.C.

RESURVEY OF NEW IDEA LANDS SECTION 33, COLDWATER, MERCER	
FOR: PAUL REVERE CORPORATION	
MOTTE-GARRISON & ASSOCIATES, I GREENVILLE, OHIO	
DATE: 9-24-85	DRWN. BY: L.J.B.
DATE: 10/15/84	

SURVEYED BY: *Richard T. Mote*  
RICHARD T. MOTTE  
REG. SURVEYOR # 5552  
DATE: 7-24-85

JOHN & KATHY MOEDER D.B. 272 Pg. 557

PAX STEEL INC.  
D.B. 249 Pg. 267

D.P. & L. EASEMENT  
D.B. 159 Pg. 152

D.P. & L. EASEMENT  
D.B. 150 Pg. 521

D.P. & L. EASEMENT  
D.B. 165 Pg. 133

D.P. & L. EASEMENT  
D.B. 150 Pg. 544

\* EXISTING MONUMENT  
FOUND FOR WELLS  
TRACT - CLASSIFIED BY  
GEEHIN MONUMENTS  
AND S-106 L-NORTH  
OF LOT # 556

\* MONUMENTS WERE RESET  
AS PER THESE CALCULATED  
POINTS.

O.L. # 24

083327001

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