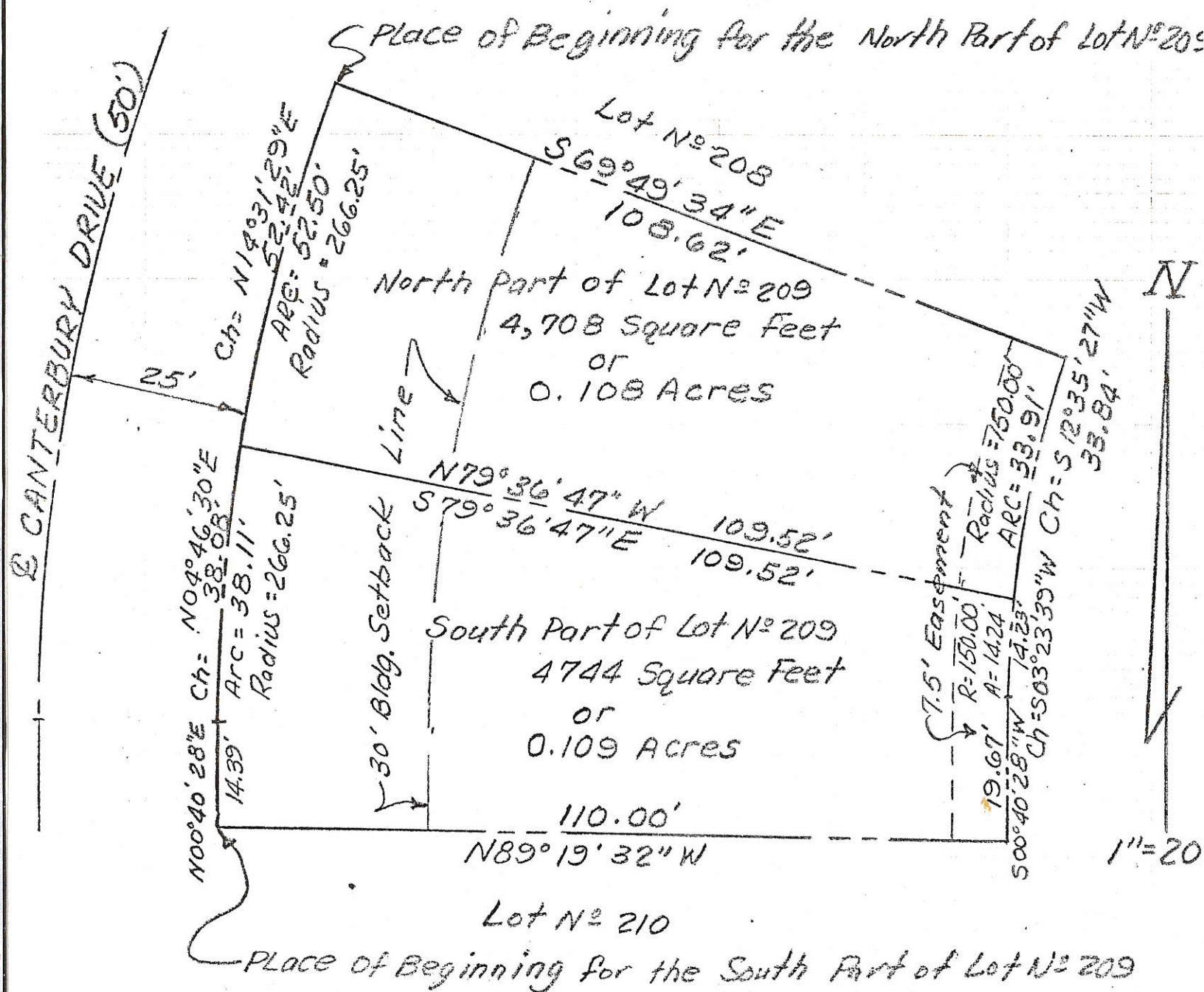




KOHLI & KALIBER ASSOCIATES, LIMITED  
CONSULTING ENGINEERS & SURVEYORS  
311 EAST MARKET, LIMA, OHIO 45801

3112

CLIENT KESSLER BUILDERS 06-31B  
COUNTY MERCER TOWNSHIP JEFFERSON  
SECTION 31 LOT NO. 209  
SUBDIVISION YORKSHIRE FIFTH ADD.  
DATE 10-8-85 COMPUTED BY TAM SURVEYED BY  
SHEET NO. 1 OF 3



FILED IN SURVEY BOOK

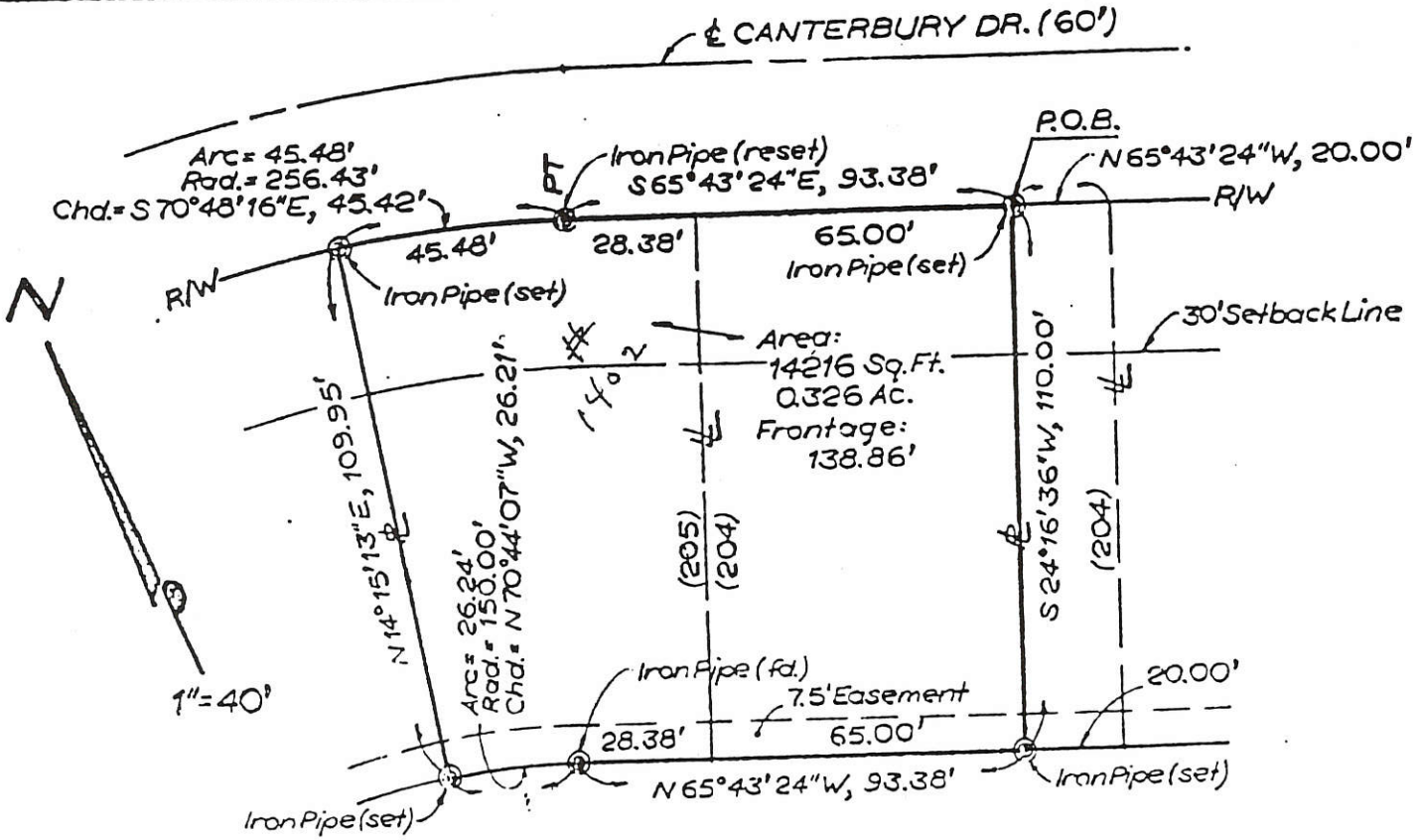
0631204001





**KOHLI & KALHER ASSOCIATES, LIMITED**  
 CONSULTING ENGINEERS & SURVEYORS  
 311 EAST MARKET, LIMA, OHIO 45801

COUNTY MERCER TOWNSHIP 06-31B  
 SECTION PTS. LOTS No. 205 & 204  
 SUBDIVISION YORKSHIRE FIFTH ADDITION  
 DATE 7-23-86 COMPUTED BY MGB SURVEYED BY MJG  
 SHEET NO. 1 OF 1



The east part of Lot 205 and the west 65.00 feet of Lot 204 in Yorkshire Fifth Addition, in Section 31, T-5-S, R-3-E, Jefferson Township, City of Celina, Mercer County, Ohio, together described as follows:

Commencing at the northeast corner of said Lot 204; thence N 65°43'24"W with the north line of said Lot (south right-of-way line of Canterbury Drive) a distance of 20.00 feet to an iron pipe (set) at the POINT OF BEGINNING; thence S 24°16'36"W through said Lot 204 and parallel to the east line of said Lot 204 a distance of 110.00 feet to an iron pipe (set) in the south line of said Lot; thence N 65°43'24"W with the south lines of said Lots a distance of 93.38 feet to an iron pipe (found) at a point of curvature in the south line of said Lot 205 (this course passes the southwest corner of Lot 204 at 65.00 feet); thence westerly (continuing with the south line of Lot 205) on a curve concave southerly an arc distance of 26.24 feet (radius is 150.00 feet; chord bears N 70°44'07"W a distance of 26.21 feet) to an iron pipe (set); thence N 14°15'13"E through said Lot 205 a distance of 109.95 feet to an iron pipe (set) in the north line of said Lot (south right-of-way line of Canterbury Drive); thence easterly with the north line of said Lot 205 on a curve concave southerly an arc distance of 45.48 feet (radius is 256.43 feet; chord bears S 70°48'16"E a distance of 45.42 feet) to an iron pipe (reset) at a point of tangency in the north line of said Lot; thence S 65°43'24"E with the north lines of said Lots a distance of 93.38 feet to the POINT OF BEGINNING (this course consists of a 28.38 foot frontage by Lot 205 and a 65.00 foot frontage by Lot 204), containing 14216 square feet (0.326 acres) subject to all legal easements or other restrictions of record. This parcel has a total of 138.86 feet fronting the south right-of-way line of Canterbury Drive.

0631204012  
 + -013

*Michael Gene Feltz*

Ohio Registered Surveyor No. 6881

08-31R

0631227001; 0631228001  
-002 -002

### YORKSHIRE LAKE ADDITION

PLAT CAB. 1 PG. 70

EX. STORM RETENTION POND

IRON PIN FOUND

S 89°27'21" E 172.00'

IRON PIN FOUND

112.15'

S 70°01'55" E 33.15'

BODE, INC.  
D.B. 312 PG. 227

6439.41 S.F.  
0.148 ACRES

### THE MEADOWS PHASE I

PLAT CAB. 1 PG. 116

IRON PINS FOUND

LOT 44

LOT 13

LOT 14

LOT 43

LOT 42

LOT 12

### THE MEADOWS PHASE II

PLAT CAB. \_\_\_ PG. \_\_\_

LOT 15

LOT 41

CHICKORY COURT  
50' R/W

YORKSHIRE FOURTH ADDITION  
PLAT CAB. 1 PG. 1

N 00°30'39" E 1022.40'

N 00°30'39" E 1000.00'

IRON PIN FOUND

SOUTHWEST CORNER  
EAST HALF  
NORTHEAST QUARTER  
SECTION 31  
MON. BOX FOUND

N 89°46'10" W 1332.29'

MYERS ROAD

SOUTHEAST CORNER  
NORTHEAST QUARTER  
SECTION 31  
MON. BOX FOUND

CELINA  
CITY

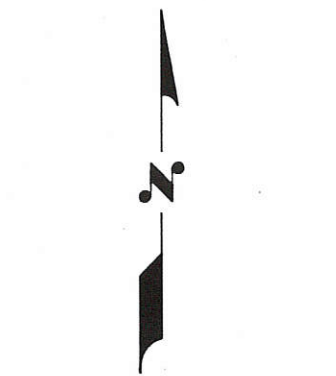
31  
SECTION

JEFFERSON  
CIVIL TWP.

5 SOUTH  
TOWN

MERCER  
COUNTY

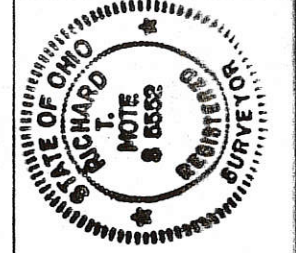
3 EAST  
RANGE



SCALE: 1" = 60'

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

SURVEY OF A 0.148 ACRE TRACT	
FOR:	BORNS/GREEN
	MOTE AND ASSOCIATES, INC.
	GREENVILLE, OHIO
DATE:	1-2-92
DRWN BY:	H.P.M.
DRWG NO.	1B779



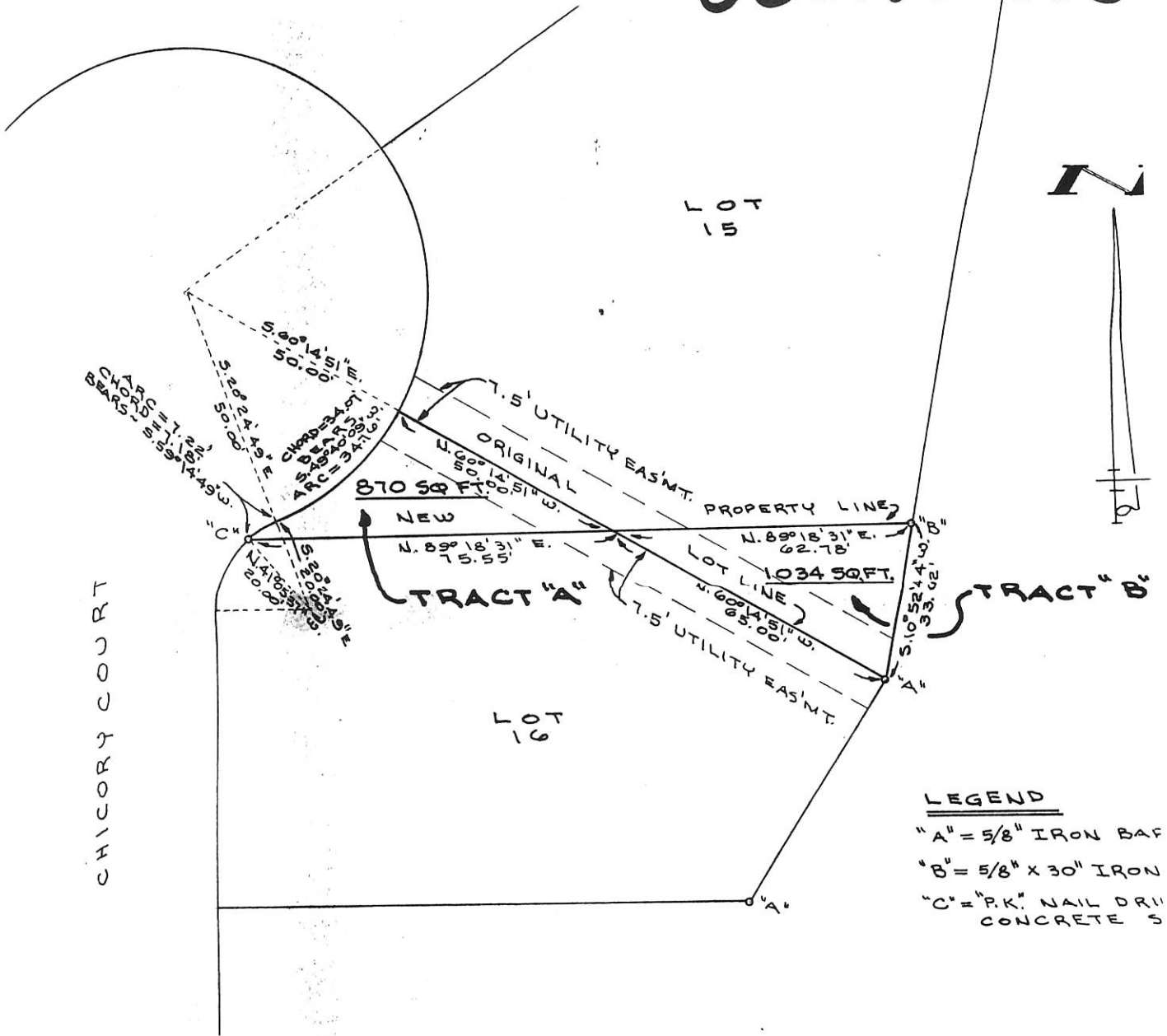
*Richard T. Mote*  
RICHARD T. MOTE, P.E., P.S.

1-2-92  
DATE

FILED IN SURVEY BOOK



0631228003



CHICORY COURT

**LEGEND**  
 "A" = 5/8" IRON BAF  
 "B" = 5/8" x 30" IRON  
 "C" = "P.K." NAIL DRILL CONCRETE S

**SURVEY OF PART OF LOTS 15 & 16  
 OF PHASE I OF THE MEADOWS ADDITION  
 TO THE CITY OF CELINA, MERCER COUNTY, OHIO.**

JUNE 4, 1992

SCALE 1"=20'

**GORDON L. GEESLIN**  
 LAND SURVEYOR  
 810 EAST MARKET STREET  
 CELINA, OHIO  
 PHONE (419) 586-6155



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



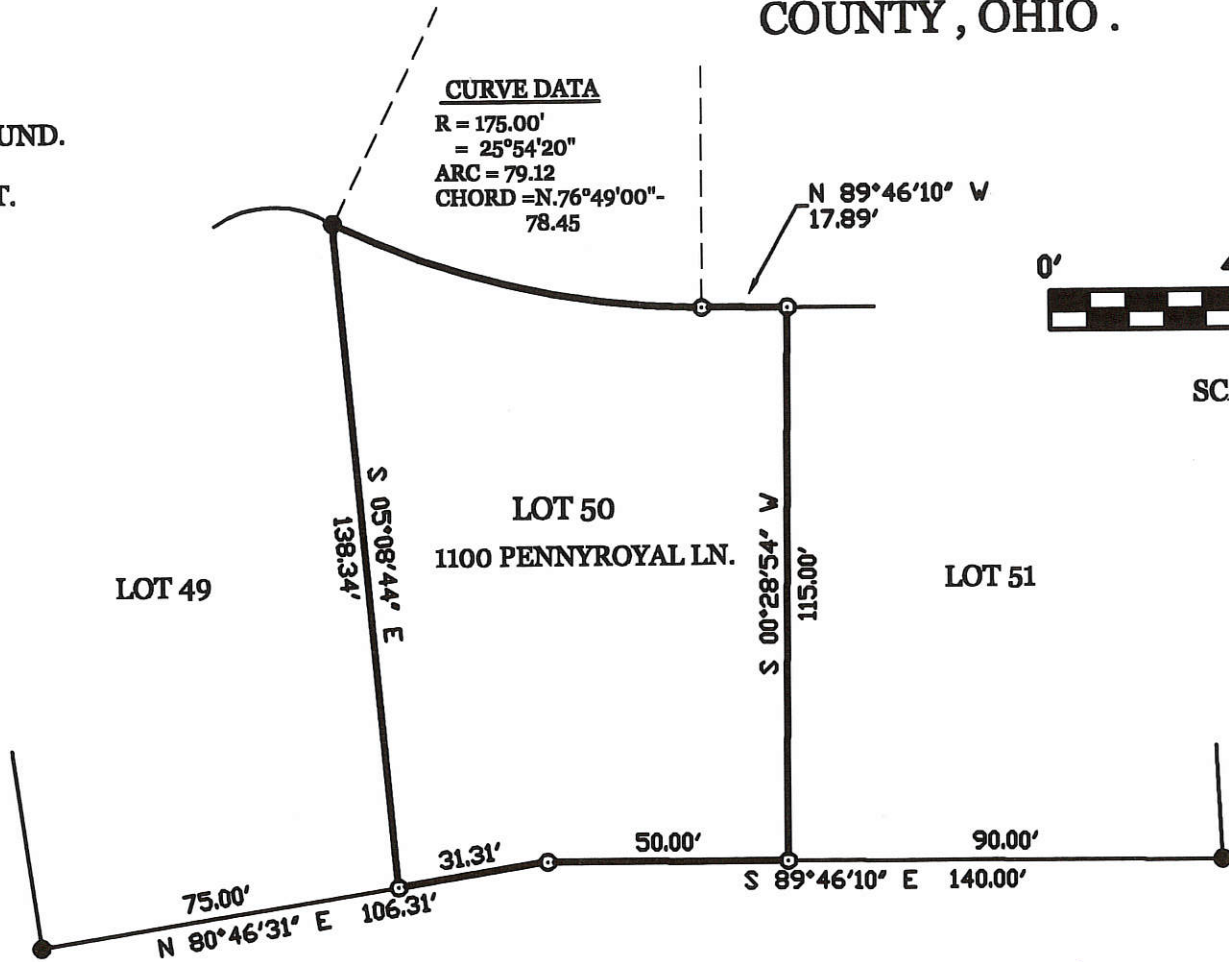
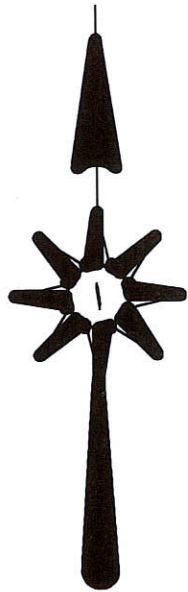
06-31-232-003

313-40-06

# SURVEY OF LOT # 50 IN THE MEADOWS PHASE 2 SUBDIVISION, IN THE CITY OF CELINA, JEFFERSON TOWNSHIP, MERCER COUNTY, OHIO.

## LEGEND

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



### CURVE DATA

R = 175.00'  
 = 25°54'20"  
 ARC = 79.12  
 CHORD = N.76°49'00"-  
 78.45



SCALE 1" = 40'

SURVEYED BY

*James W. Geeslin*

JAMES W. GEESLIN  
P.S. No. 7764

PERMANENT PARCEL No.	Part of	Sec	T	R	Township
	Grantor				Area Returned
	Grantee				Acres
	Deed References				
APPROVALS AGENCY	Board of Health	Date	Township Zoning Officer	Date	County Engineer



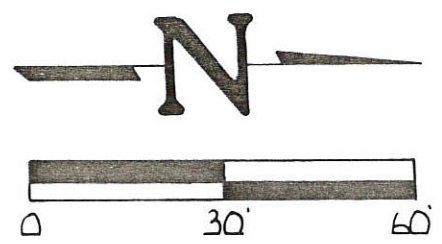
**GEESLIN  
LAND SURVEYING**

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

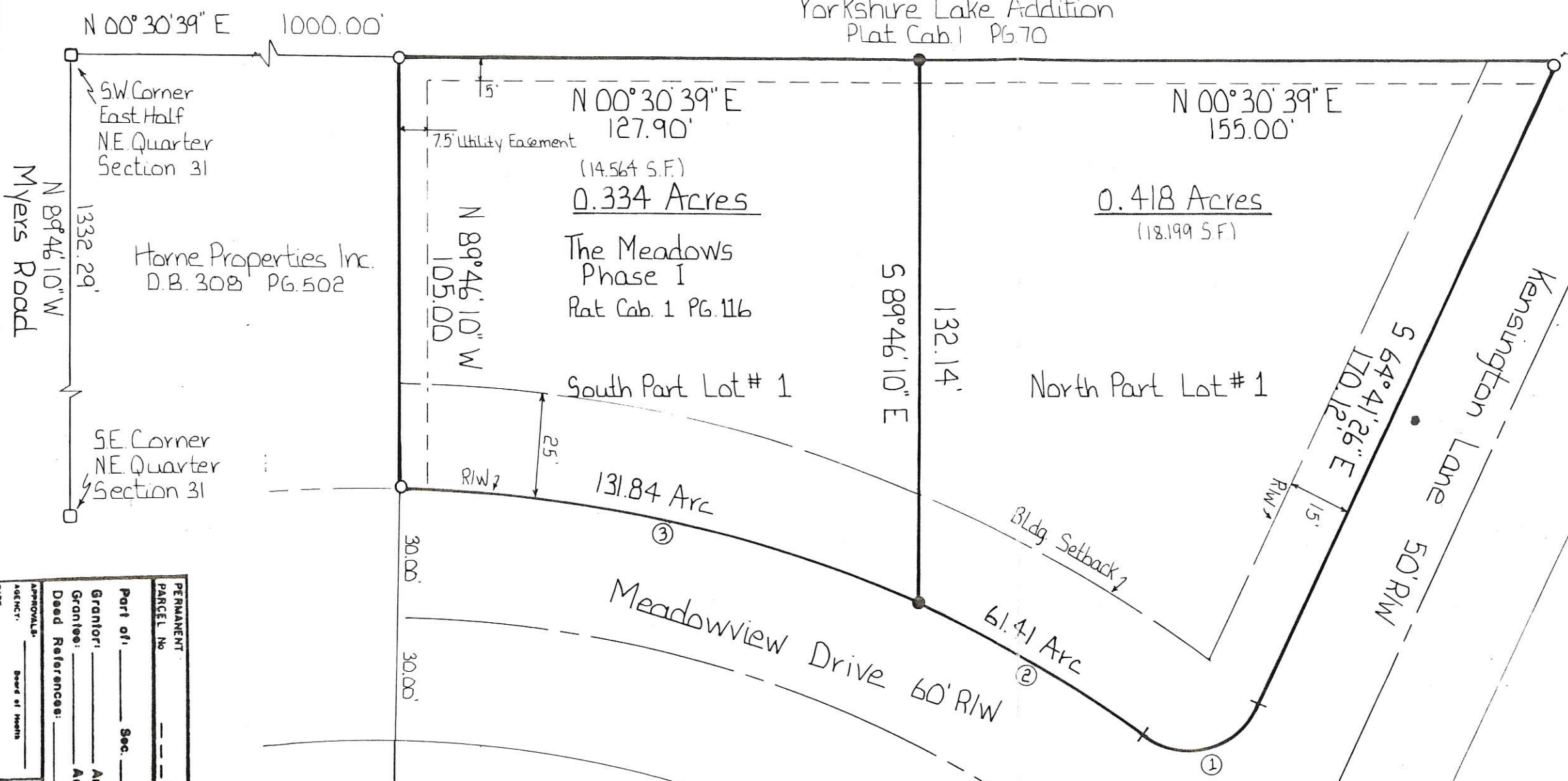
0631276001  
-002

06-31B

31 Section      5-5 Town      3-E Range      Jefferson Civil Twp.      Mercer County



Yorkshire Lake Addition  
Plat Cab. 1 PG. 70



Curve Data

Ref.	Radius	Delta Angle	Arc	Bearing	Chord	Distance
①	20.00'	100° 20' 57"	35.03'	S 14° 30' 58" E	30.72'	
②	314.79'	11° 10' 40"	61.41'	S 30° 04' 24" W	61.31'	
③	314.79'	23° 59' 48"	131.84'	S 12° 28' 51" W	130.88'	



- Legend
- Iron Pin Set
  - Iron Pin Found
  - Monument Box

*Richard T. Mote*  
Richard T. Mote  
Reg. Surveyor # 5552      Date

Subdivide Lot 1, The Meadows  
Phase I, Celina, Ohio

FOR: **Bill Mertz**

**MOTE AND ASSOCIATES, INC.**  
GREENVILLE, OHIO

DATE: 3-31-92	DRWN BY: R.D.N.	DRWG NO: 1B796
------------------	--------------------	-------------------

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

Part of: \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township \_\_\_\_\_

Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres \_\_\_\_\_

Grantee: \_\_\_\_\_ Area Transferred: \_\_\_\_\_ Acres \_\_\_\_\_

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

APPROVALS: \_\_\_\_\_

AGENT: \_\_\_\_\_ Board of Health \_\_\_\_\_ County Survey Engineer \_\_\_\_\_ County Engineer \_\_\_\_\_



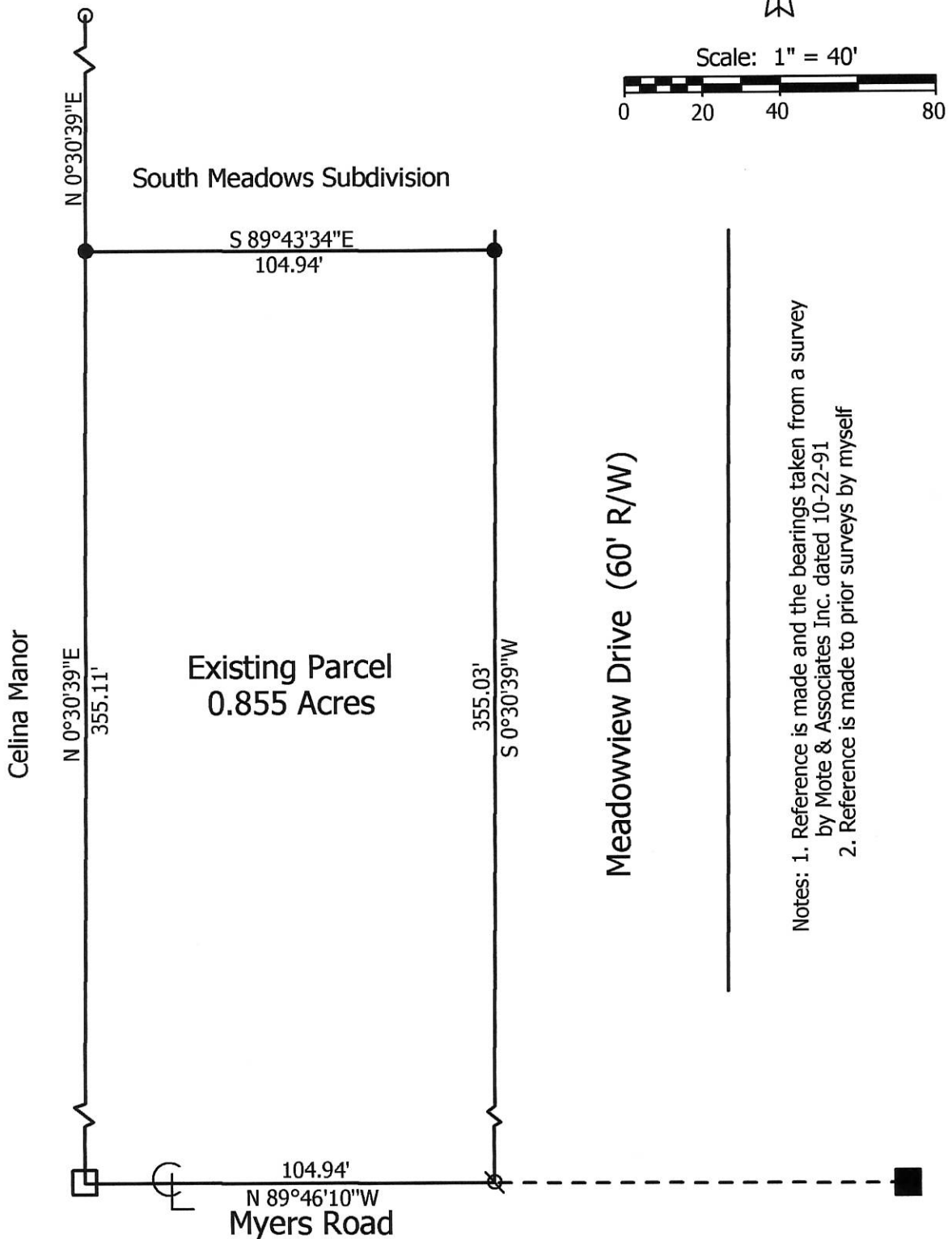
0631 276003

Legend:

- Monument box @ the E1/4 Post of Section 31
- Monument box @ the S1/4 Post of the NE 1/4 of Section 31
- Iron pin w/cap found (Mote Survey)
- 5/8" X 30" Iron pin w/cap set
- ⊗ Mag nail set



Scale: 1" = 40'



Notes: 1. Reference is made and the bearings taken from a survey by Mote & Associates Inc. dated 10-22-91  
 2. Reference is made to prior surveys by myself

Marbaugh Land Surveying

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

*Kent Marbaugh*

Kent B. Marbaugh P.S.7421



Mertz Survey

State of: Ohio County: Mercer  
 Township: Jefferson Sec: 31 Town: 5S Range: 3E  
 City/Village: Celina Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Deed Ref: Vol.330 P.747 & O.R.75 Pg.121 Date Surveyed: 3-18-14

Approvals: _____	_____	_____
Agency: Board of Health	City of Celina	County Engineer
Date: _____		

06-31B

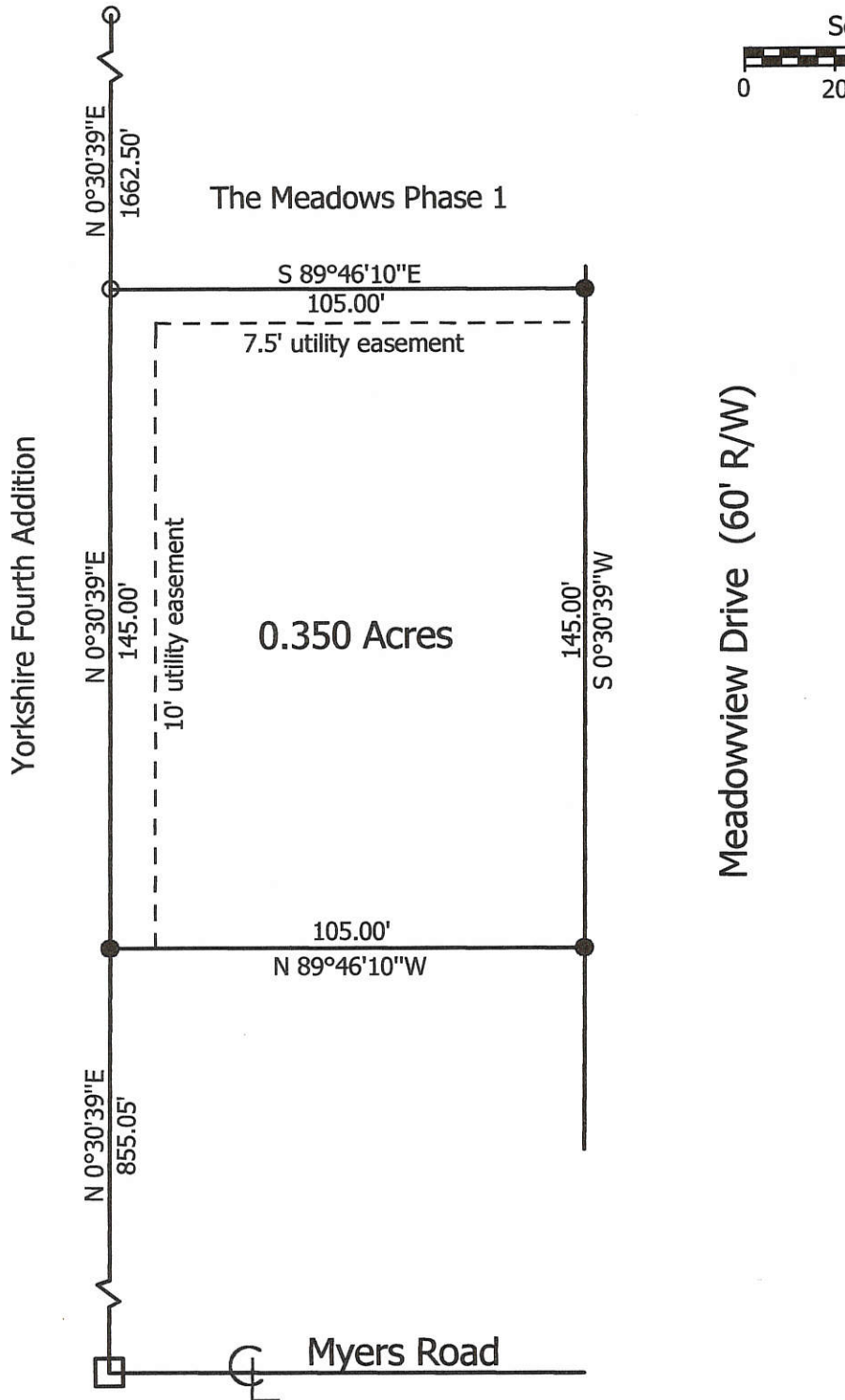
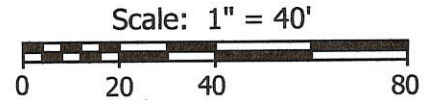
0631276004

06-31B

**Legend:**

- Monument box @ the S1\4 Post of the NE 1\4 of Section 31
- Iron pin w/cap found (Mote Survey)
- 5/8" X 30" Iron pin w/cap set

Note: Reference is made and the bearings taken from a survey by Mote & Associates Inc. dated 10-22-91



**Marbaugh Land Surveying**

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

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



**Mertz Survey**

State of: Ohio County: Mercer  
 Township: Jefferson Sec: 31 Town: 5S Range: 3E  
 City/Village: Celina Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Deed Ref: Vol.330 P.747 & O.R.75 Pg.121 Date Surveyed: 9-16-02

Approvals: _____	_____	_____
Agency: Board of Health	City of Celina	County Engineer
Date: _____		



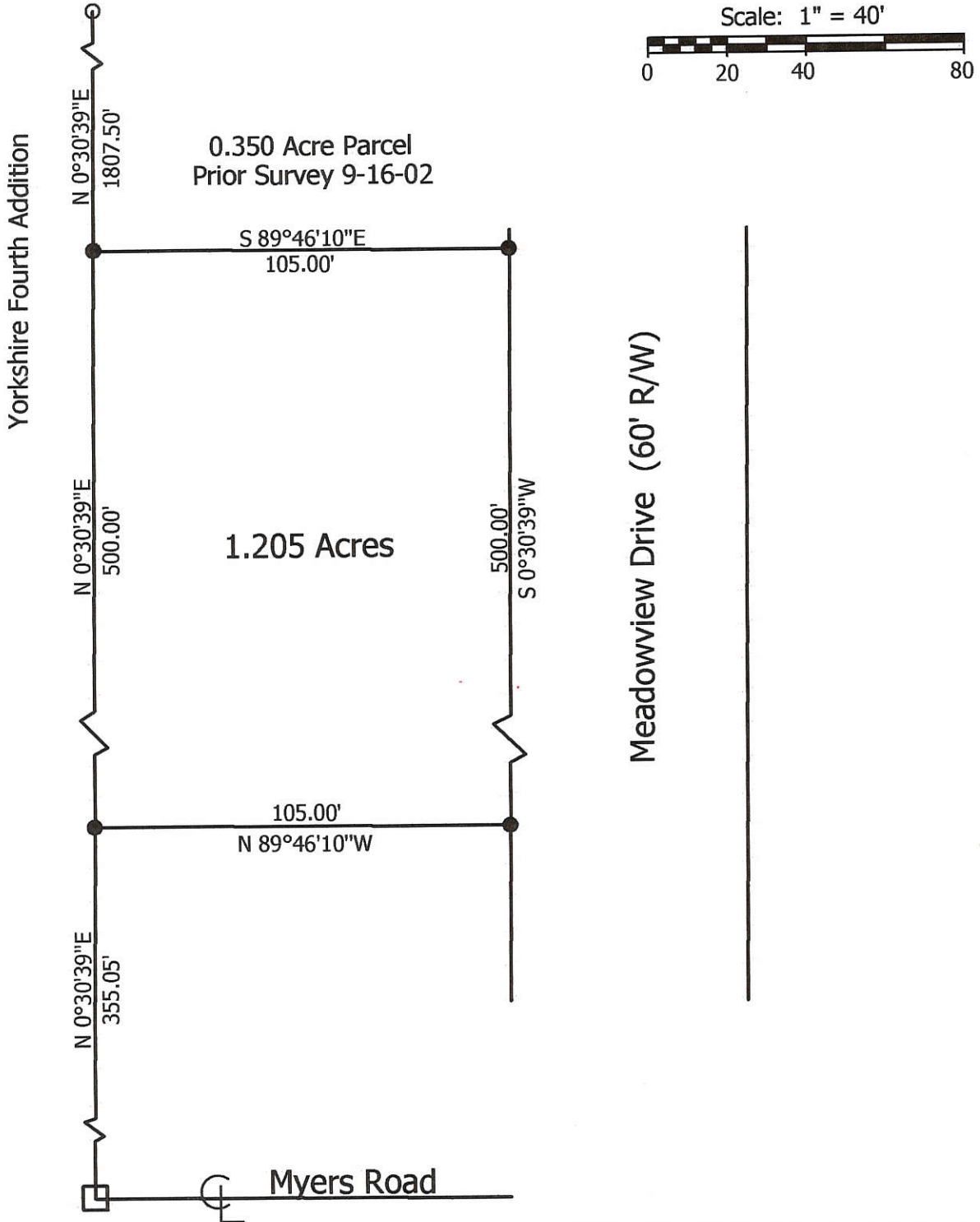
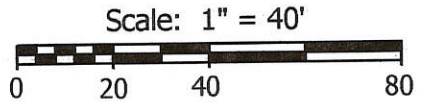
0631276013  
- 006

06-31B

**Legend:**

- Monument box @ the S1\4 Post of the NE 1\4 of Section 31
- Iron pin w/cap found (Mote Survey)
- 5/8" X 30" Iron pin w/cap set

Note: Reference is made and the bearings taken from a survey by Mote & Associates Inc. dated 10-22-91



**Marbaugh  
Land Surveying**

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

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



**Mertz Survey**

State of: Ohio County: Mercer  
 Township: Jefferson Sec: 31 Town: 5S Range: 3E  
 City/Village: Celina Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Deed Ref: Vol.330 P.747 & O.R.75 Pg.121 Date Surveyed: 2-6-04

Approvals: \_\_\_\_\_  
 Agency: Board of Health City of Celina County Engineer  
 Date: \_\_\_\_\_

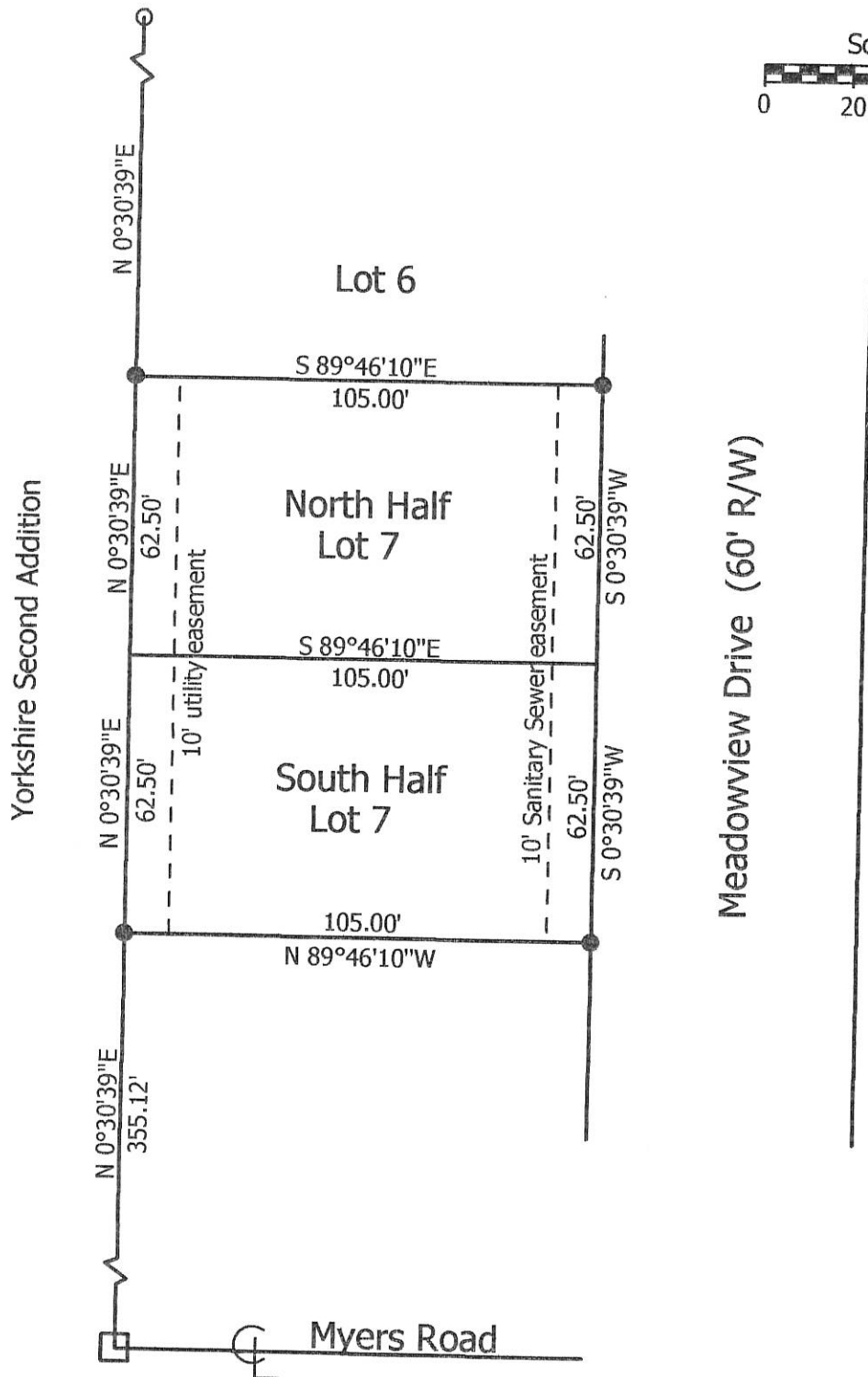
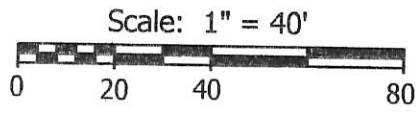
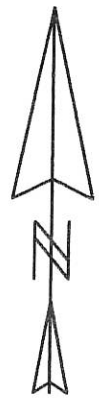
0631276012  
-013

06-6  
06-31B

**Legend:**

- Monument box @ the S1\4 Post of the NE 1\4 of Section 31
- Iron pin w/cap found (Mote Survey)
- 5/8" X 30" Iron pin w/cap set

Note: Reference is made to the plat of South Meadows Subdivision (Plat Cabinet 3, Page 63)



**Marbaugh Land Surveying**  
1518 Greenview Drive  
Celina, Ohio 45822  
(419) 586-4293

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



**South Meadows Subdivision (Lot 7 Survey)**

State of: Ohio County: Mercer  
 Township: Jefferson Sec: 31 Town: 5S Range: 3E  
 City/Village: Celina Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Deed Ref: O.R.205 Pg.179 Date Surveyed: 7-19-07

Approvals: \_\_\_\_\_  
 Agency: Board of Health City of Celina  
 Date: \_\_\_\_\_ County Engineer

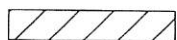


0631279002

6-31B

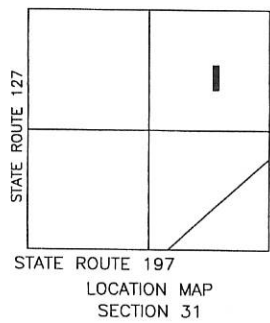
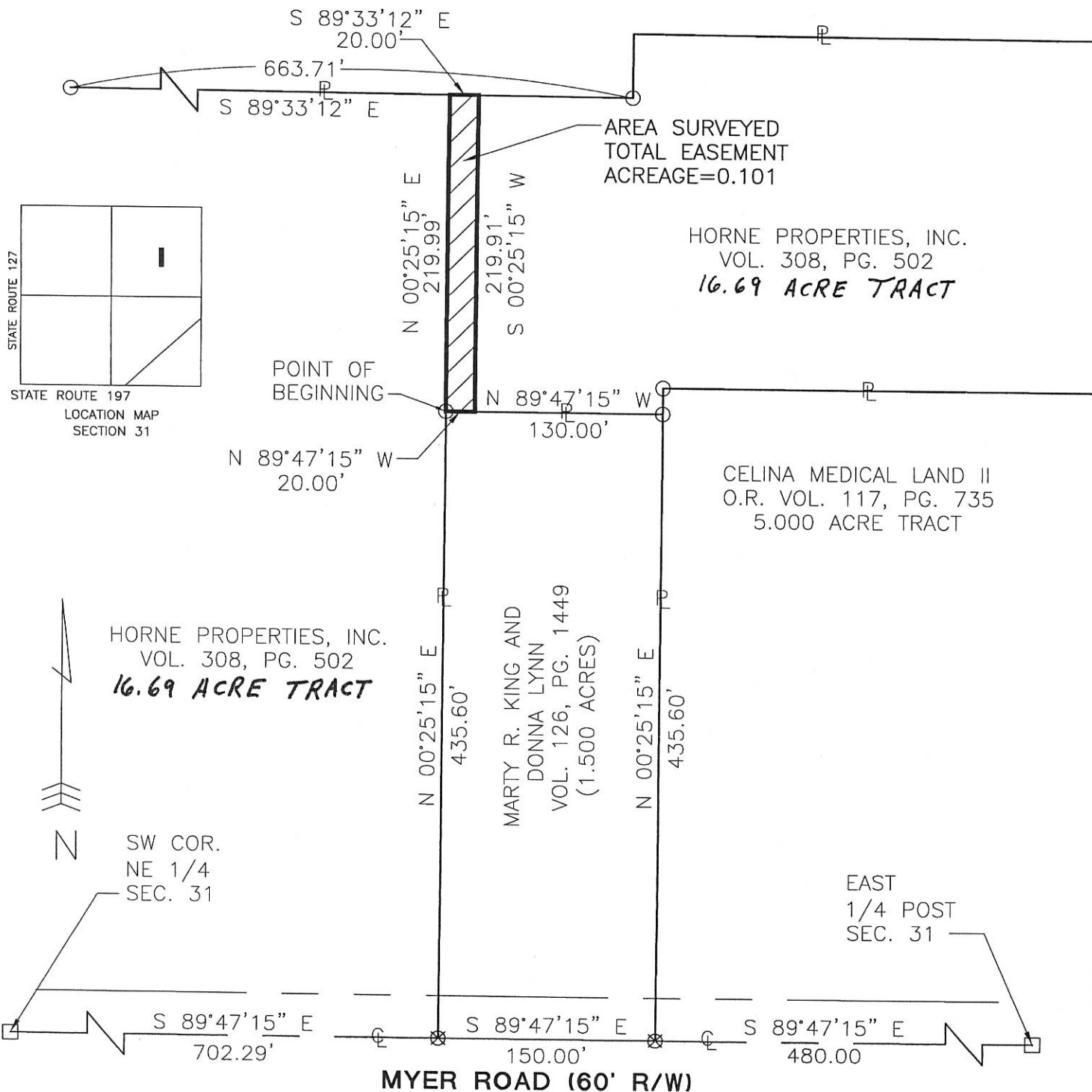
# SANITARY EASEMENT FOR THE CITY OF CELINA

BEING A SANITARY EASEMENT LOCATED IN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER QUARTER OF SECTION 31, JEFFERSON TOWNSHIP, CITY OF CELINA, TOWN 5 SOUTH, RANGE 3 EAST, MERCER COUNTY, OHIO



EASEMENT

MEADOW LIMITED PARTNERSHIP  
VOL. 65, PG. 397



HORNE PROPERTIES, INC.  
VOL. 308, PG. 502  
16.69 ACRE TRACT

SW COR.  
NE 1/4  
SEC. 31

MARTY R. KING AND  
DONNA LYNN  
VOL. 126, PG. 1449  
(1.500 ACRES)

EAST  
1/4 POST  
SEC. 31

MYER ROAD (60' R/W)

- PIN IN MON BOX
- Iron Pin Found
- Iron Pin Set
- P.K. Nail Set
- P.K. Nail Found

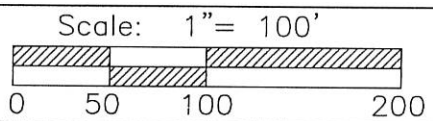


Surveyed By: *Eric C. Thomas*  
Eric C. Thomas Reg. Surveyor No. 7236  
Date: 11-14-01

PROJECT # 201808.35  
Fanning/Howey Associates, Inc.

**Civil Engineering Division**  
Engineers Surveyors Consultants  
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
PH: (419) 586-2292, FAX: (419) 586-3393

References: Bearings from Mercer County  
GPS Coordinate Datum



# 0631279004

#492

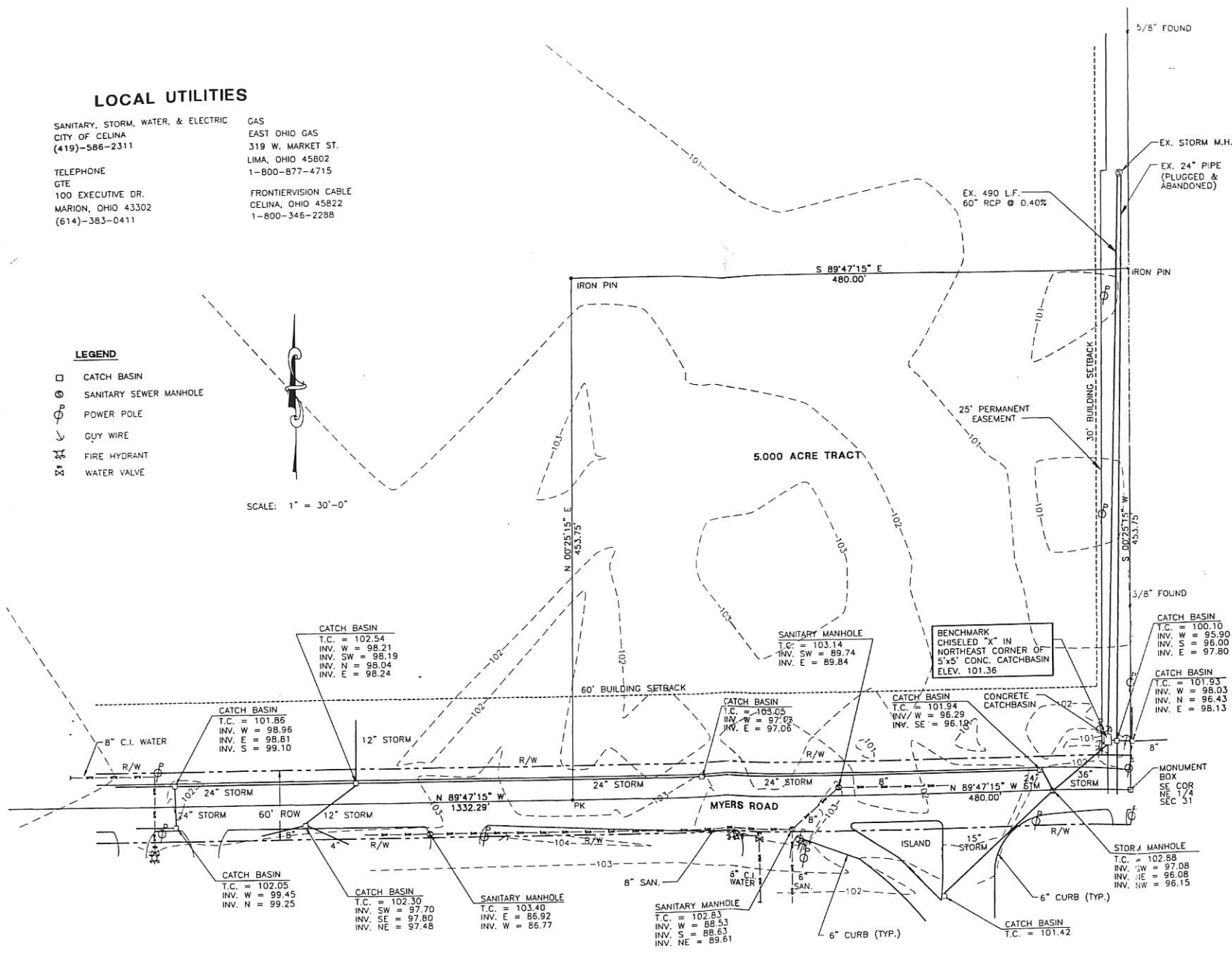
## LOCAL UTILITIES

SANITARY, STORM, WATER, & ELECTRIC GAS  
 CITY OF CELINA (419)-586-2311  
 TELEPHONE GTE 100 EXECUTIVE DR. MARION, OHIO 43302 (614)-383-0411  
 EAST OHIO GAS 319 W. MARKET ST. LIMA, OHIO 45802 1-800-877-4715  
 FRONTIERVISION CABLE CELINA, OHIO 45822 1-800-346-2288

### LEGEND

- CATCH BASIN
- ⊙ SANITARY SEWER MANHOLE
- ⊙ POWER POLE
- ~ GUY WIRE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE

SCALE: 1" = 30'-0"



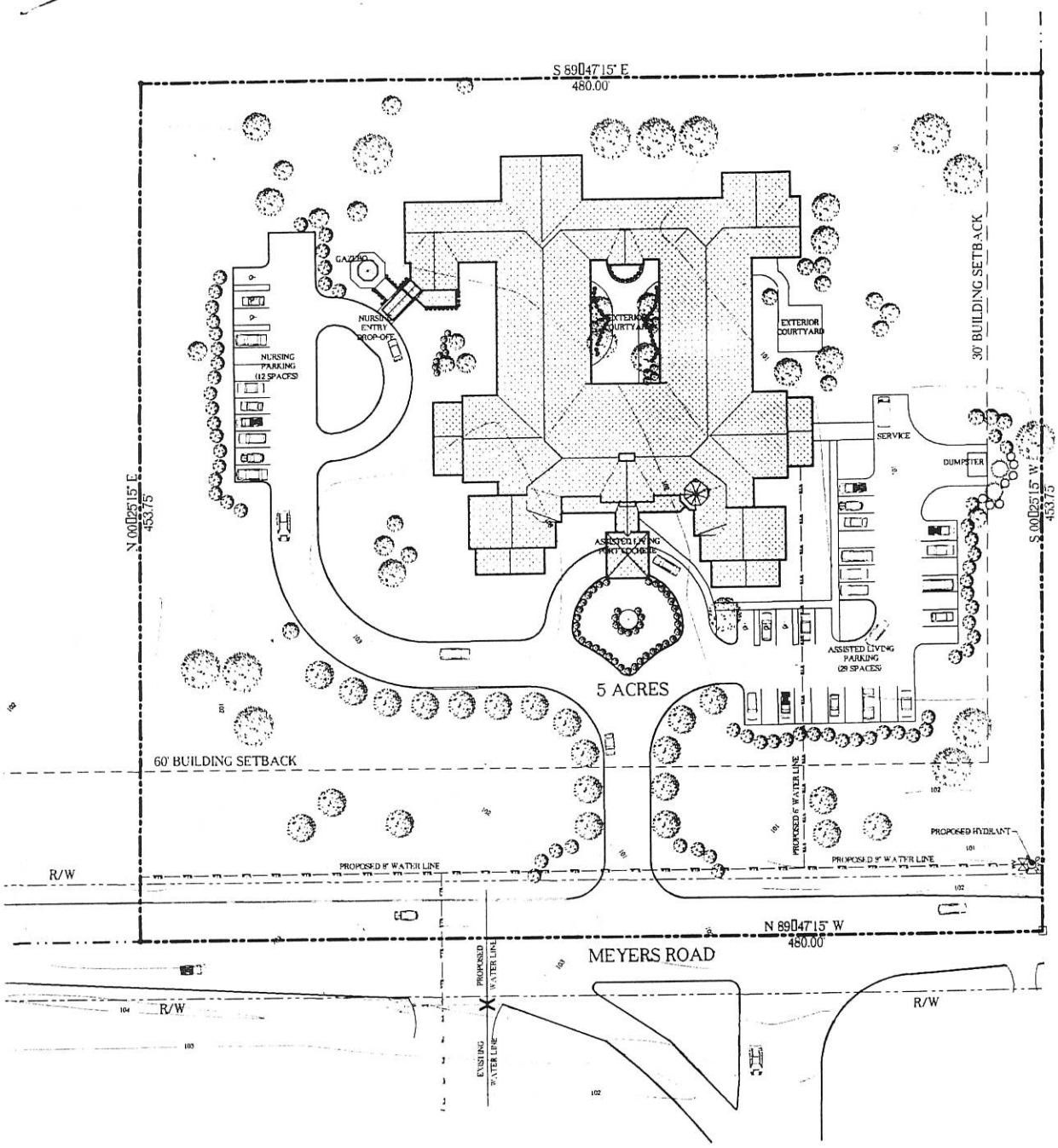
TOPOGRAPHIC SURVEY  
 THE GARDENS  
 AT CELINA  
 MERCER COUNTY  
 CELINA, OHIO

**Fanning/Howey**  
 Civil Engineering Division  
 Engineers Surveyors Consultants

TOPOGRAPHIC SURVEY DRAWN BY: J.T. DATE: 08/27/2008 CHECKED BY: J.T. ESTIMATE NO. DATE: 2008.11.20



R4926



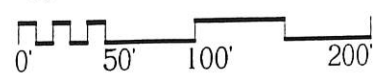
**THE GARDENS @ CELINA**

CELINA, OH 45822

July 25, 1999



**SITE PLAN**







06 31279004

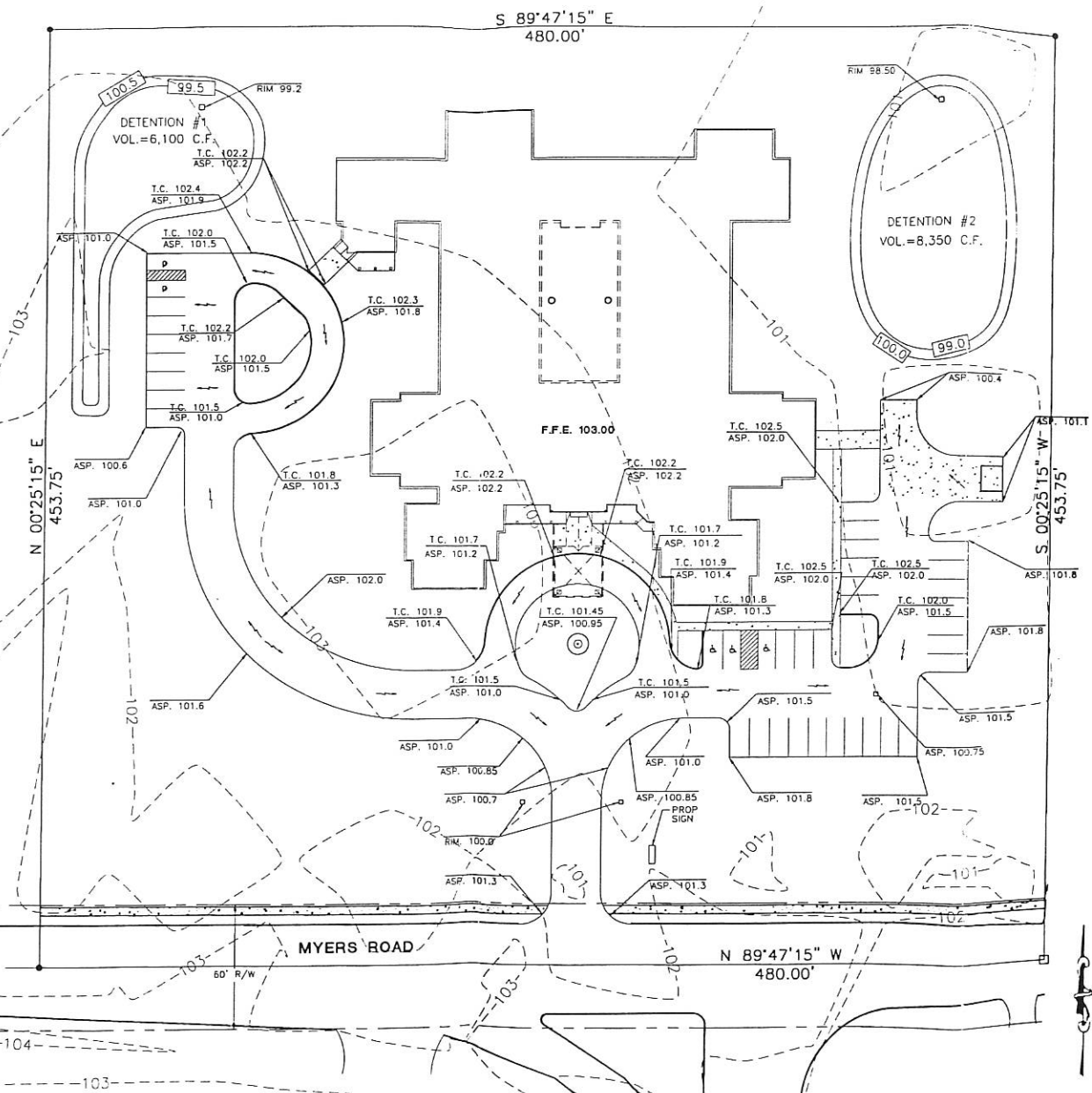
# 0631279004


**CONSTRUCTION NOTES:**

1. THE LOCATION OF THE EXISTING UTILITIES SHOWN ARE IN ACCORDANCE WITH AVAILABLE RECORDS AND ARE CONSIDERED TO BE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. UTILITIES NOT SHOWN ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND FLAGGED BEFORE STARTING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE BID PACKAGE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE REMOVAL, DISRUPTION OF SERVICE, INSTALLATION, ETC. OF EXISTING OR PROPOSED UTILITY SERVICES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR ANY AND ALL EXPENSES TO REMOVE, RELOCATE, AND/OR MODIFY, IN ANY WAY, ALL KNOWN AND UNKNOWN TO BE DAMAGED AND UTILITIES, PUBLIC OR PRIVATE. IT FURTHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH UTILITY WHOSE RESPONSIBILITY IT IS TO REMOVE, RELOCATE, AND/OR VERIFY SUCH UTILITIES EXISTING OR PROPOSED BY THESE PLANS OR FUTURE UTILITIES PROPOSED BY OTHERS.
4. THE CITY OF CELINA AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION, CURRENT EDITIONS, AND ANY SUPPLEMENTS THEREOF, SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY.
5. THE CONTRACTOR AND ANY SUBCONTRACTOR'S SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATION SAFETY AND HEALTH ACT OF 1970, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS EMPLOYING (EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY SUBCONTRACTOR'S TO NOTIFY, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
6. STRIP TOPSOIL TO DEEPEN ENCOUNTERED IN A MANNER TO PREVENT INTERFERING THE UNDERLYING SUBSOIL OR OTHER COLLECTIONABLE MATERIAL. REMOVE HEAVY GROWTH FROM AREAS PRIOR TO STRIPPING. STOCKPILE TOPSOIL IN STORAGE PILES IN AREAS INDICATED OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. CONSTRUCT STOCKPILE AREAS TO PROMOTE FREE DRAINAGE OF SURFACE WATER. COVER PILES AS REQUIRED BY THE EROSION CONTROL PLAN OR AS REQUIRED BY OHIO STATE. EXCESS MATERIAL STOCKPILES SHALL BE STRIPPED OF TOPSOIL AS INDICATED ABOVE. NO SEPARATE PAY ITEM WILL BE SUPPLIED FOR TOPSOIL STRIPPING AND EROSION CONTROL.
7. ALL AGGREGATE USED AS SUBGRADE FOR PAVEMENTS SHALL MEET THE REQUIREMENTS OF SECTION 304 OF THE 1997 OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS. ALL AGGREGATE SUBBASE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-155).
8. IN ANY UNDESIRABLE MATERIAL IS ENCOUNTERED DURING SUBGRADE PREPARATION THE CONTRACTOR SHALL NOTIFY THE OWNER TO DETERMINE WHETHER TO SEE THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AS TO THE EXTENT OF REMOVAL REQUIRED. ALL UNDESIRABLE MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY THE CONTRACTOR UNLESS INSTRUCTED OTHERWISE BY THE OWNER.
9. TRENCHES WITHIN 2 FEET OF PAVEMENT, CURB AND GUTTER, BERM, SHOULDERS, SIDEWALK OR ELSEWHERE SHOWN ON THE PLANS SHALL BE BACKFILLED WITH GRANULAR MATERIAL ACCORDING TO CELINA'S SPECIFICATIONS.
10. ALL TRENCHES WITHIN PAVEMENT, BERM, AND SHOULDER LIMITS SHALL BE BACKFILLED OR SECURELY PLATED DURING NONWORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.
11. ALL TREES LOCATED WITHIN THE PROPOSED CONSTRUCTION LIMITS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS INSTRUCTED OTHERWISE BY OWNER.
12. ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION WHICH DO NOT RECEIVE EITHER ASPHALT ROOF OR OTHER COVER SHALL BE FINE GRADED, SEEDED AND MULCHED.
13. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO CONSTRUCTION. HARD AREAS, CURBS AND EXISTING PAVEMENTS WHICH ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES WHICH EXISTED PRIOR TO CONSTRUCTION.
14. ALL HANDICAP PARKING, RAMP, AND ACCESSWAYS SHALL CONFORM WITH THE SPECIFICATIONS CONTAINED IN THE HANDICAP ACCESSIBILITY CODE.
15. ALL CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SD 3308-92, ENTITLED "CODE FOR DESIGN AND CONSTRUCTION OF CONCRETE PAVEMENTS".
16. PROMOTE PAVEMENT WORKERS AS INDICATED ON THE DRAWINGS. SHEEP AND CLEAN SURFACES TO REMOVE LOOSE MATERIAL AND DUST PRIOR TO STARTING PAVEMENT WORK. ACCURATELY CHALK LINES BEFORE STARTING PAVEMENT WORK. ALL PARKING LINES SHALL BE 4" WIDE.

**LEGEND**

-  DRAINAGE ARROW
-  TOP OF ASPHALT ELEVATION
-  TOP OF CURB ELEVATION
-  TOP OF CASTING ELEVATION





**THE GARDENS  
AT CELINA**  
LANSING COUNTY  
CELINA, OHIO

---

**Ranning/Howey**  
Civil Engineering Division  
Engineers Surveyors Consultants

---

GRADING PLAN  
Project No. 0631279004  
Date: 10/15/10  
Scale: 1" = 20'-0"

---

G11

SCALE: 1" = 20'-0"

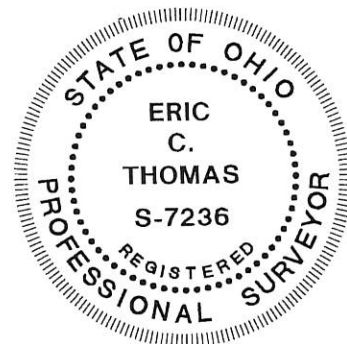
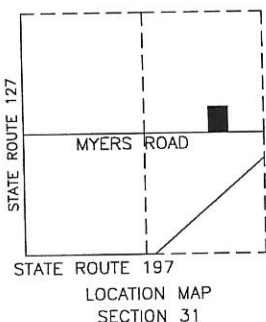
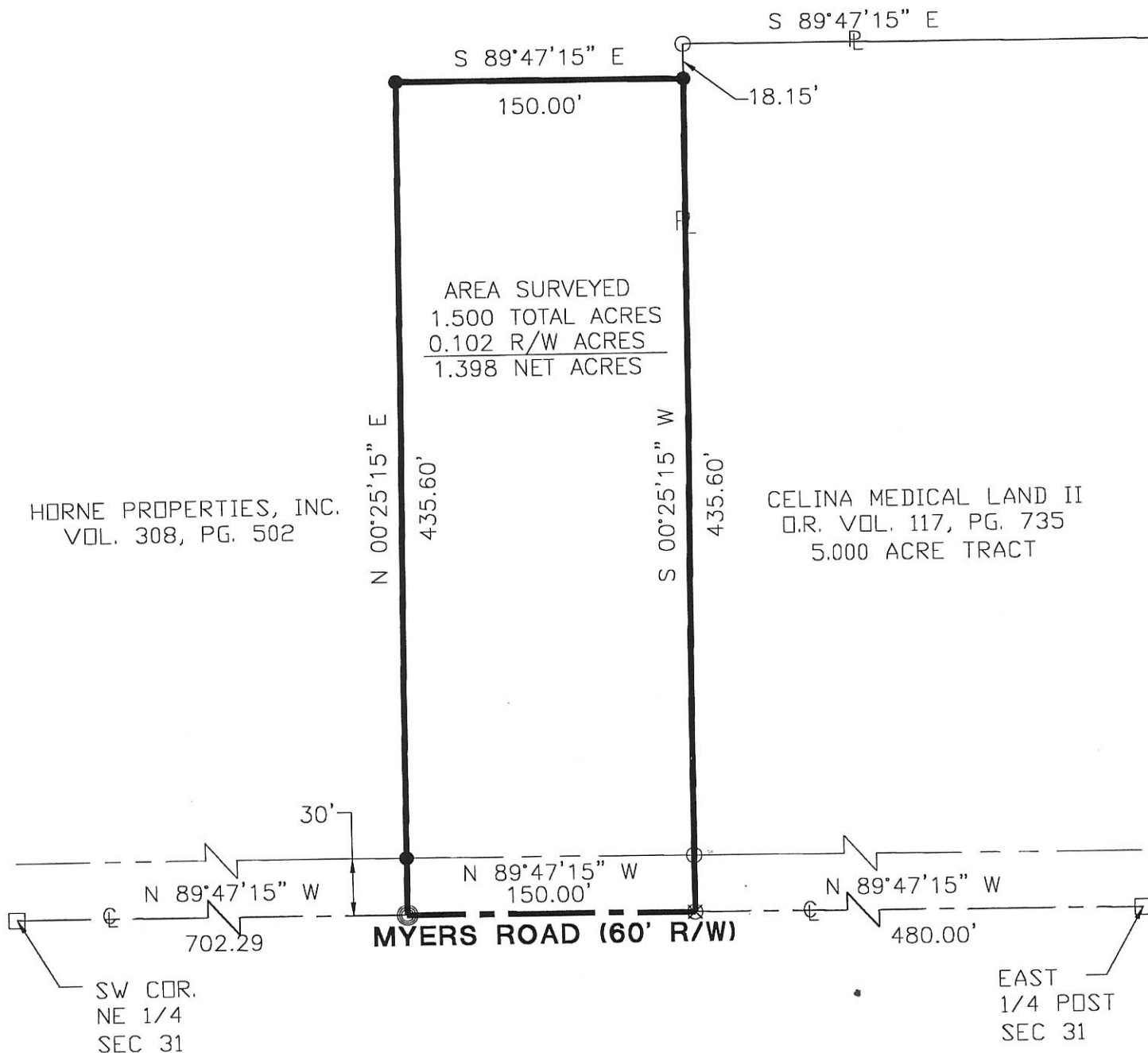
0631279005

# SURVEY FOR HORNE PROPERTIES INC.

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, JEFFERSON TOWNSHIP, CITY OF CELINA, TOWN 5 SOUTH, RANGE 3 EAST, MERCER COUNTY, OHIO

6-31B

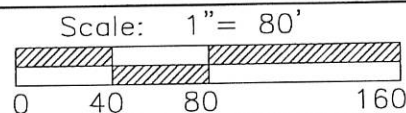
HORNE PROPERTIES, INC.  
VOL. 308, PG. 502



- PIN IN MON BOX
- Iron Pin Found
- Iron Pin Set
- P.K. Nail Set
- P.K. Nail Found

Surveyed By: *Eric C. Thomas*  
Eric C. Thomas Reg. Surveyor No. 7236  
Date: 4-19-01

References: Bearings from Mercer County  
GPS Coordinate Datum



PROJECT # 201808.06

Fanning/Howe Associates, Inc.

**Civil Engineering Division**  
Engineers Surveyors Consultants  
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
PH: (419) 586-2292, FAX: (419) 586-3393

Part of N.E. 1/4 Sec. 31 T 5-S R 3-E JEFFERSON Twp., Mercer Co., OH  
Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained \_\_\_\_\_ Ac.  
Grantee: \_\_\_\_\_ Area \_\_\_\_\_ Ac.

Approvals: _____	Co. San. Eng	Co. Engineer	Permanent Parcel No.
Agency: Bd. of Health			
Date: _____			

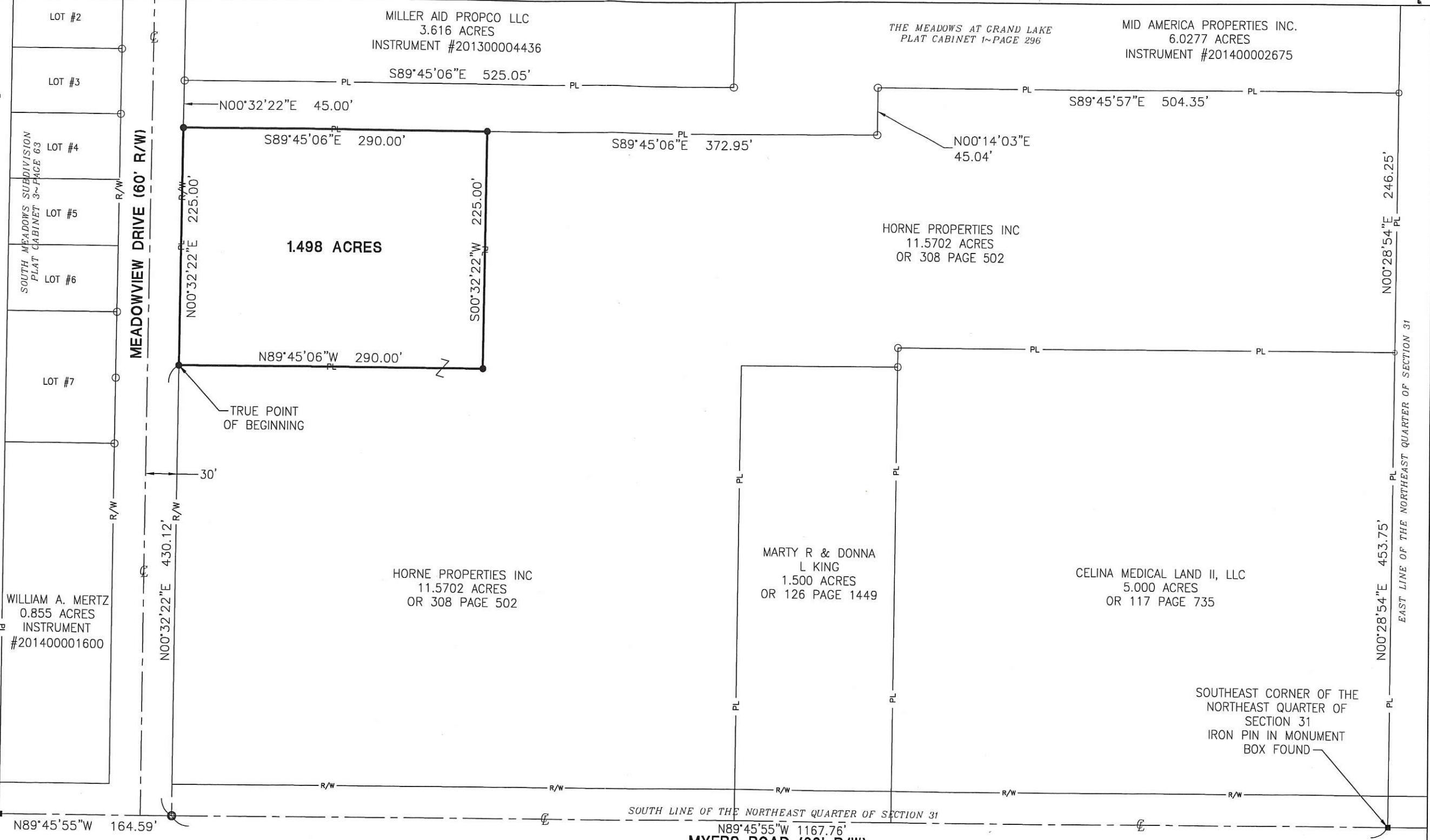


0631279006

# SURVEY FOR HORNE PROPERTIES INC.

### LEGEND

- ⊠ RR Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Monument Box Found

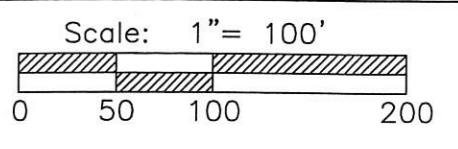
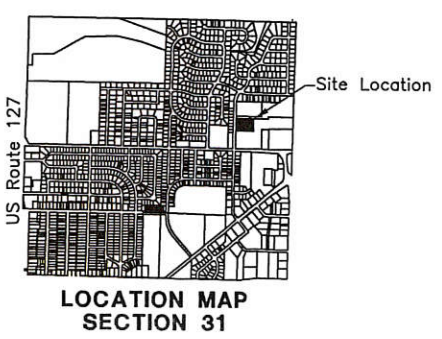


SOUTH QUARTER POST OF THE NORTHEAST QUARTER OF SECTION 31  
IRON PIN IN MONUMENT BOX FOUND

SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31  
IRON PIN IN MONUMENT BOX FOUND

City Approval

Surveyed By: Craig W. Mescher  
Craig W. Mescher Reg. Surveyor No. 8237



PROJECT # 214808.69

**ACCESS**  
Engineering Solutions

1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822  
www.accessengllc.com | 419-586-1430



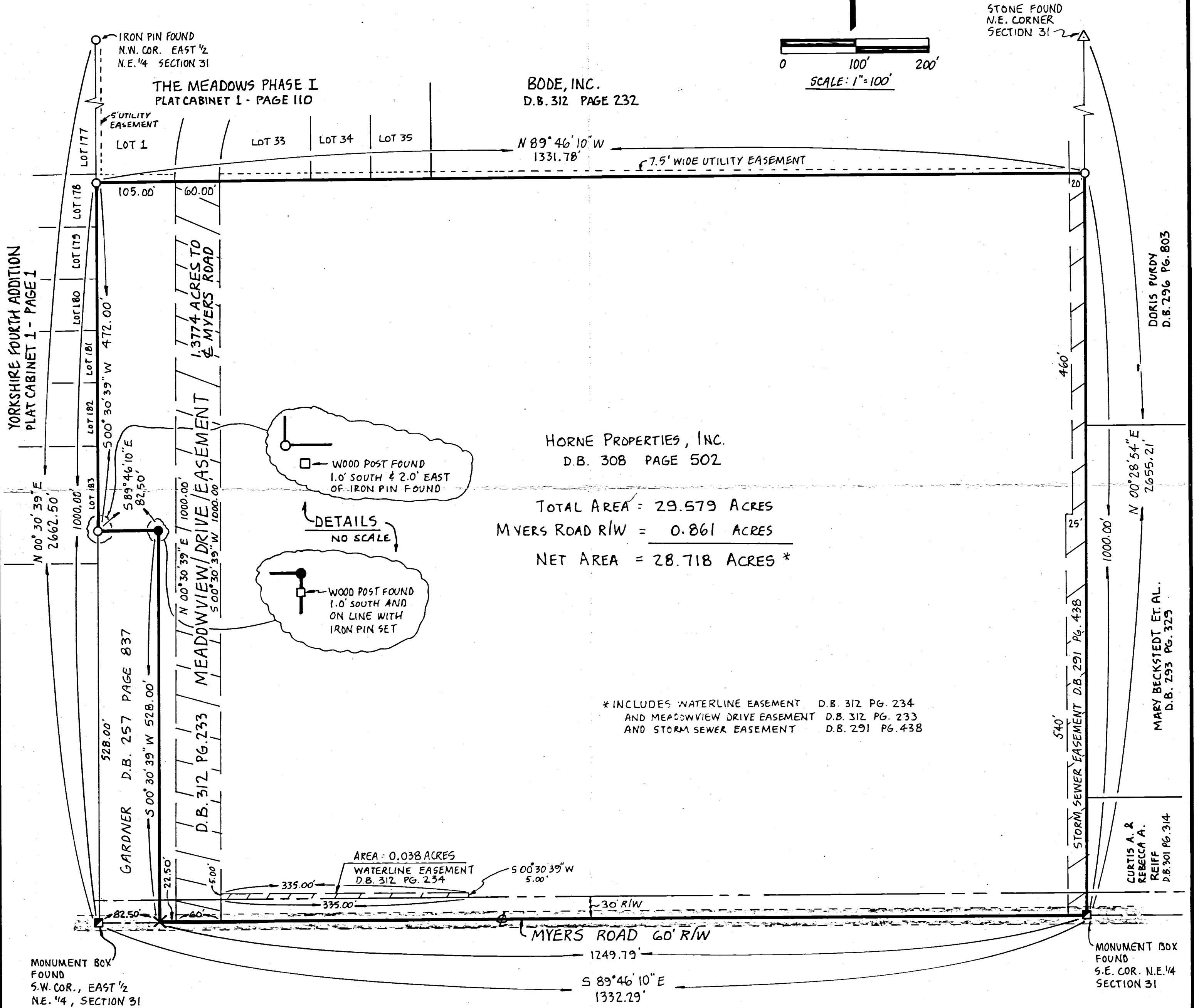
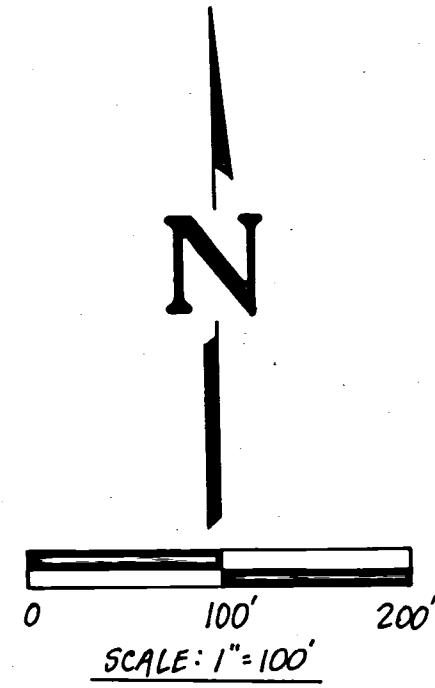
References:  
 The Meadows at Grand Lake PC 1~Page 296-Basis of Bearings  
 South Meadows Subdivision PC 3~Page 63

State of: Ohio County: Mercer  
 Township: Jefferson  
 Sec.: 31 Town 5S Range: 3E  
 Deed Ref.: OR. 308~Page 502  
 Date Surveyed: October 27, 2014

06-31B

31 SECTION 5-S TOWN 3-E RANGE

JEFFERSON CIVIL TOWNSHIP MERCER COUNTY CELINA CITY OHIO STATE



HORNE PROPERTIES, INC.  
D.B. 308 PAGE 502

TOTAL AREA = 29.579 ACRES  
MYERS ROAD R/W = 0.861 ACRES  
NET AREA = 28.718 ACRES \*

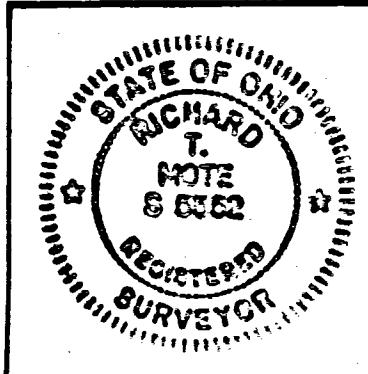
\* INCLUDES WATERLINE EASEMENT D.B. 312 PG. 234  
AND MEADOWVIEW DRIVE EASEMENT D.B. 312 PG. 233  
AND STORM SEWER EASEMENT D.B. 291 PG. 438

- LEGEND**
- IRON PIN FOUND
  - MONUMENT BOX FOUND
  - △ CORNER STONE FOUND
  - IRON PIN SET
  - ✕ P.K. NAIL FOUND
  - WOOD POST FOUND

**FILED IN SURVEY BOOK**

SURVEY OF A 29.579 ACRE TRACT		
FOR: HORNE PROPERTIES, INC.		
MOTE AND ASSOCIATES, INC. GREENVILLE, OHIO		
DATE: 10-22-91	DRWN BY: AJB	DRWG NO: 1C1340

*Richard T. Mote* 10-22-91  
RICHARD T. MOTE DATE  
REG. SURVEYOR #5552

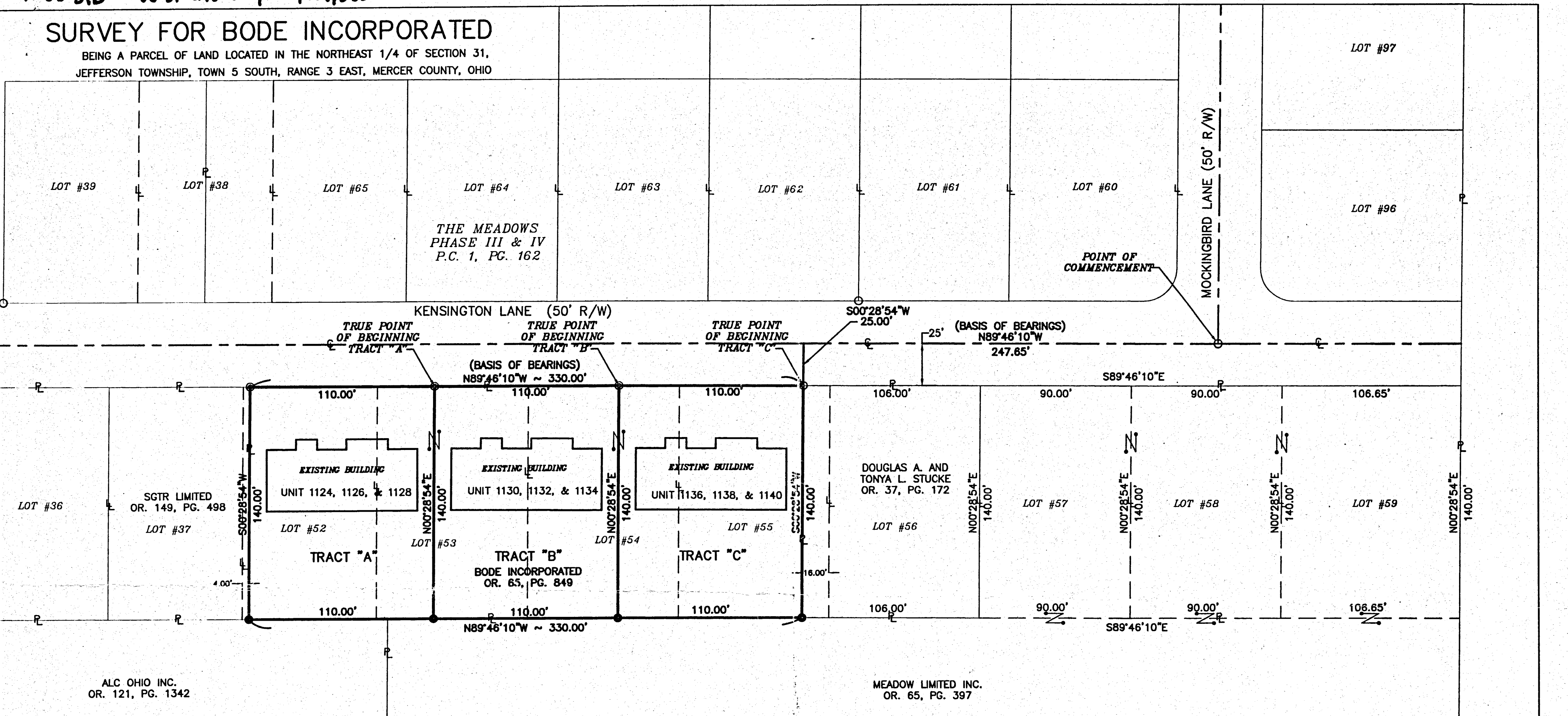


PERMANENT PARCEL No. 3114	Part of: _____ Sec. _____ T _____ R _____ Township
Grantor: _____ Area Retained: _____ Acres	Grantee: _____ Area Transferred: _____ Acres
Deed References: _____	
APPROVALS:	Board of Health _____ County Surveying Engineer _____ County Engineer _____
DATE:	

06-31B 06-31-278-005, 006, 007, 008

# SURVEY FOR BODE INCORPORATED

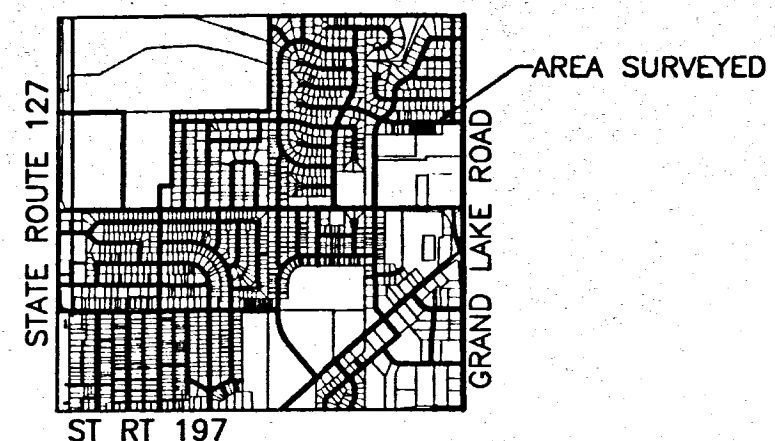
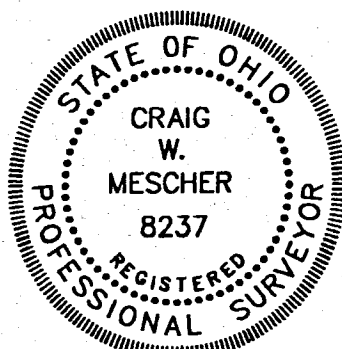
BEING A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31,  
JEFFERSON TOWNSHIP, TOWN 5 SOUTH, RANGE 3 EAST, MERCER COUNTY, OHIO



### LEGEND

- △ Section Corner
- Iron Pin Found
- Iron Pin Set
- ⊙ P.K. Nail Set
- ⊗ P.K. Nail Found

NOTES:  
TRACT "A", "B", AND "C" ARE TO BE SEPERATE  
BUILDING LOTS.



### ACREAGE

- TRACT "A" - 0.354 ACRES
- TRACT "B" - 0.354 ACRES
- TRACT "C" - 0.354 ACRES

**Fanning/Howey**  
Civil Engineering Division

Engineers Surveyors Consultants  
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
PH: (419) 586-2292 FAX: (419) 586-3393  
www.fhai.com/civilengineering

Surveyed By: *[Signature]*  
Craig W. Mescher Reg. Surveyor No. 8237  
Date: 03-10-05

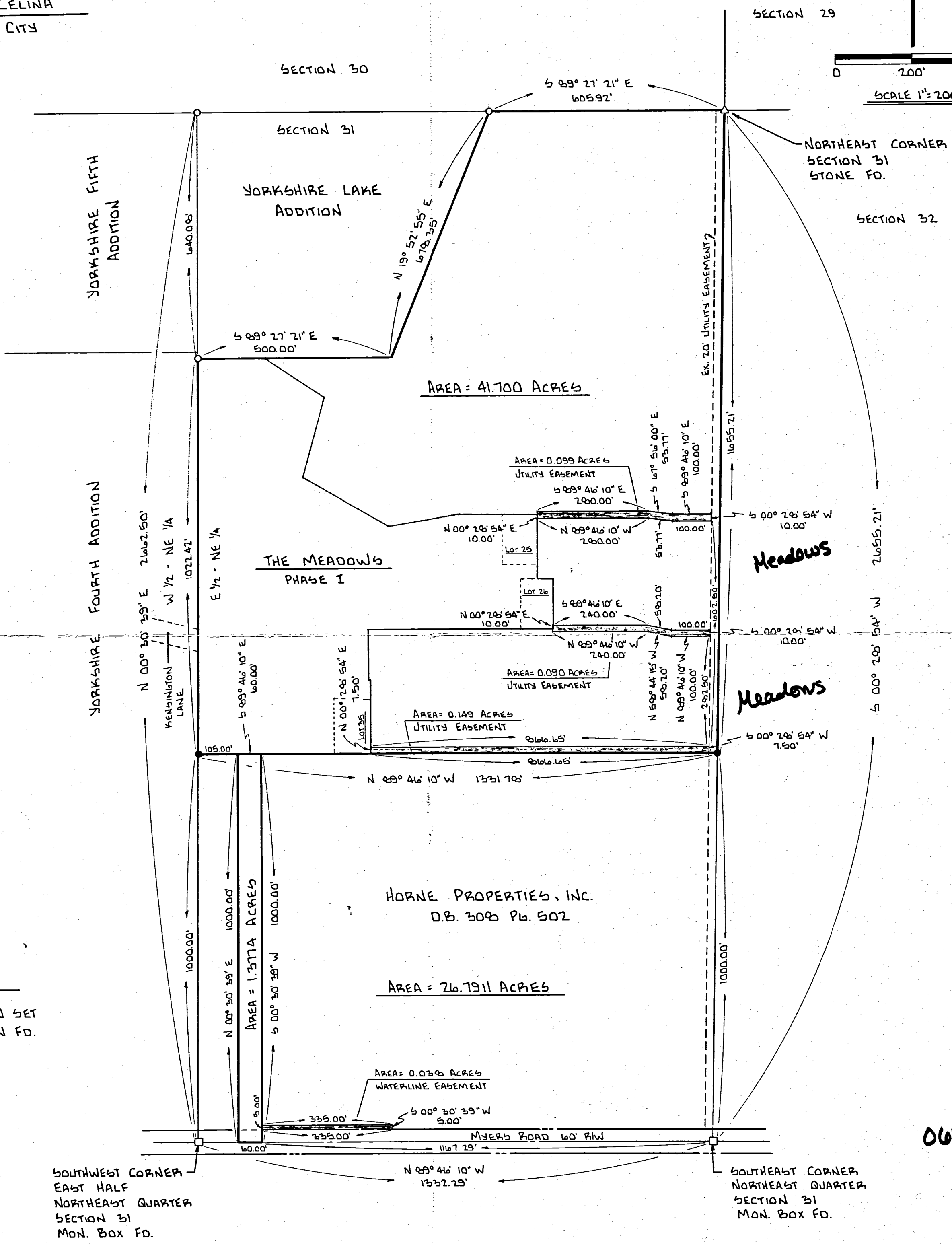
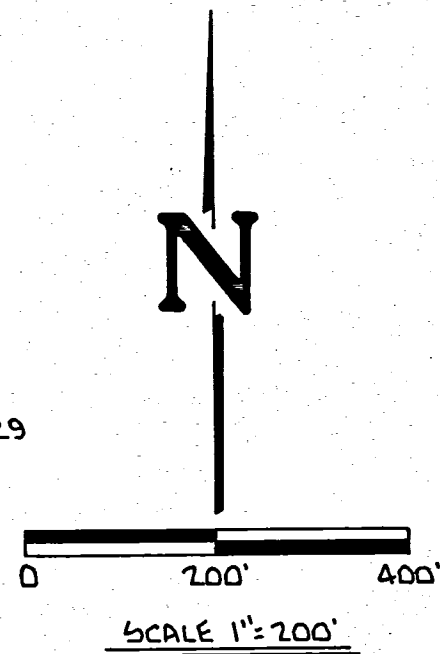
*[Signature]*  
City Official Date: 3/31/05

PROJECT #205808.06/base.dwg

References: The Meadows Phase III & IV, as recorded in O.R. 1, Page 162.	Scale: 1" = 40' 0 20 40 80
Part of N.E. 1/4 Sec. 31 T. 5-S R. 3-E Jefferson Twp., Mercer Co., OH	
Grantor: _____ Deeds: _____ Area Retained: _____ Ac.	
Grantee: _____ Area: _____ Ac.	



31	5-5	3-E
SECTION	TOWN	RANGE
JEFFERSON	MERCER	OHIO
CIVIL TOWNSHIP	COUNTY	STATE
CELINA		
CITY		



**LEGEND**

- IRON PIN SET
- IRON PIN FD.

0631 27 9002  
-005  
-006  
-004  
-003  
-001

SURVEY OF A 41.700, 1.3774 ACRE TRACT & EASEMENTS		
FOR: BORNIS/GREEN		
MOTE AND ASSOCIATES, INC. GREENVILLE, OHIO		
DATE: 11-7-89	DRWN. BY: T.J.B.	DRWG. NO. 1C1173

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

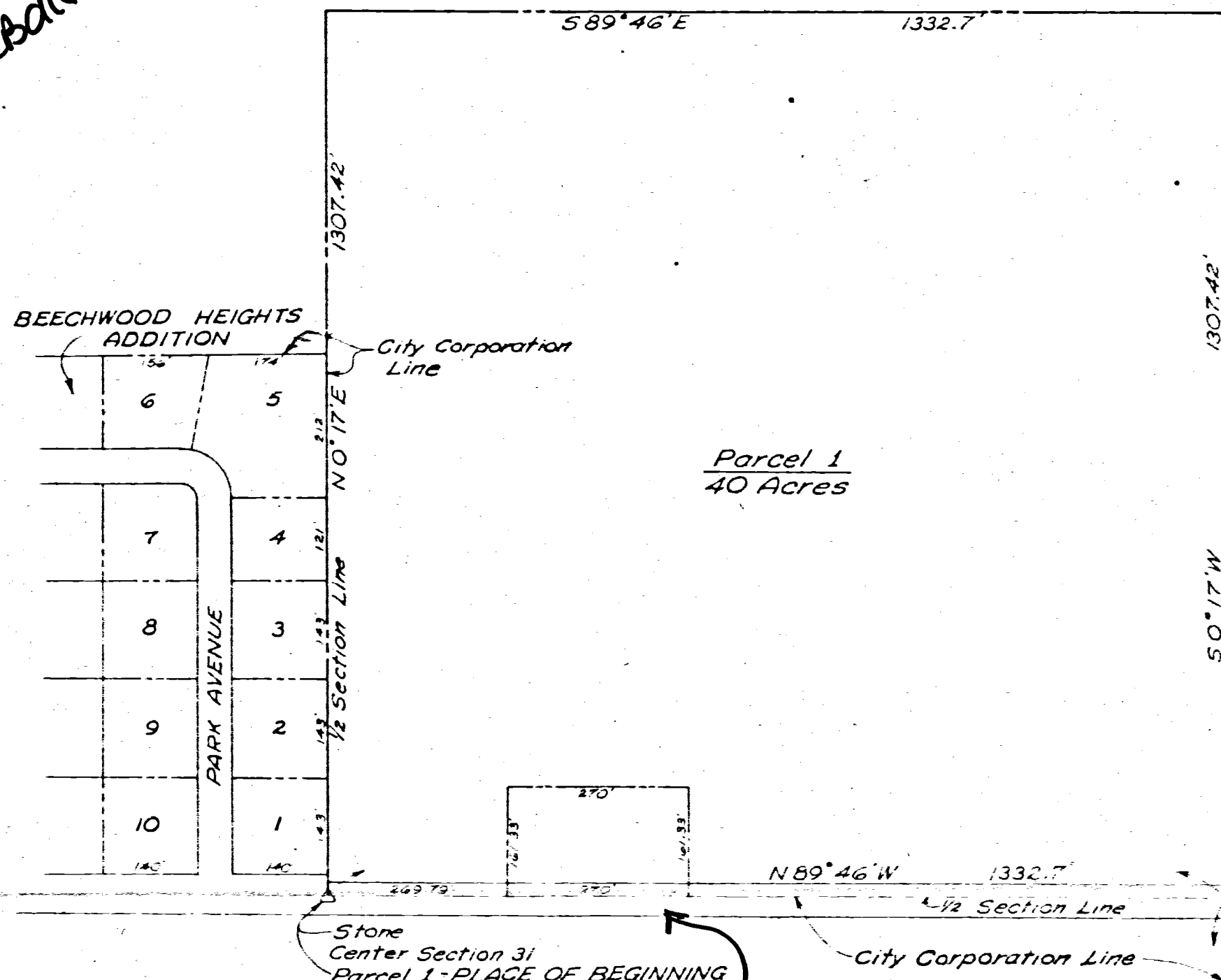
DATE: 11-7-89



PERMANENT PARCEL No. 022-3111-27
Part of: NE 1/4 Sec. 31 T 55 R 3E JEFFERSON Township
Grantor: _____ Area Retained: _____ Acres
Grantee: _____ Area Transferred: _____ Acres
Deed References: _____
APPROVALS:
AGENCY: Board of Health
County Sanitary Engineer
County Engineer
DATE: _____

# ANNEXATION TO THE CITY OF CELINA

Subdivisions



Being a parcel of land situate in the southwest quarter of the northeast quarter of Section 31, T5S, R3E, Jefferson Township, Mercer County, Ohio, more particularly described as follows:

beginning at the center of section 31, being on the centerline of Myers Road; thence  $50^{\circ}17'W$  with the west line of the northeast quarter of said section, 313' being the east boundary line of Beechwood Heights Addition to the City of Celina, Ohio, 1307.42 feet; thence  $1307.42'$  parallel with the south line of the northeast quarter of said section, also being the centerline of Myers Road 1307.42 feet; thence  $50^{\circ}17'W$  with the east line of the southwest quarter of the northeast quarter of said section, 313' being the centerline of Myers Road; thence  $50^{\circ}17'W$  to the south line of the northeast quarter of said section, also being the centerline of Myers Road; thence  $50^{\circ}17'W$  to the south line of the northeast quarter of said section, also being the centerline of Myers Road, 1307.42 feet to the PLACE OF BEGINNING, containing 40 acres more or less.

I hereby certify that the foregoing contains an accurate map and description of the territory for the annexation of which, to the City of Celina, Ohio, Bill E. and Joyce Ballinger, Kinnison Tin Shop, Inc., Harold W. and Rose Ann Kinnison, Dennis O. and Darlene Mallory, Lowell E. and Janita M. Gagle, Howard I and Wanda B. Axe have petitioned.

April 15, 1971.

*Theodore A. Metzger*  
Reg. Surveyor



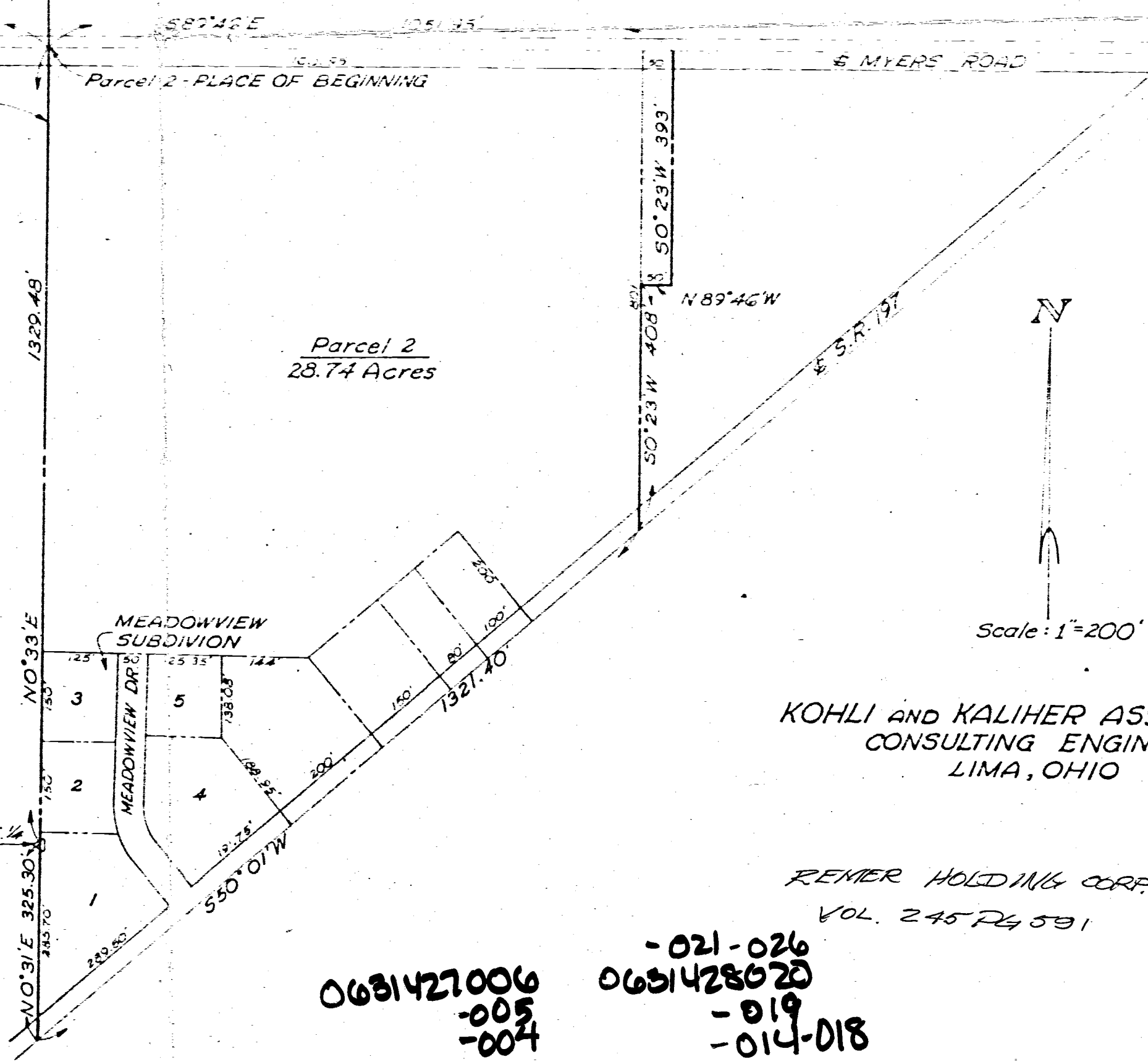
Being a parcel of land situate in the east half of the southeast quarter of Section 31, T5S, R3E, Jefferson Township, Mercer County, Ohio, more particularly described as follows:

Commencing at the center of section 31, being on the centerline of Myers Road; thence  $50^{\circ}46'E$  with the south line of the northeast quarter of said section, also being the centerline of Myers Road 1332.7 feet to the PLACE OF BEGINNING; thence continuing  $589^{\circ}46'E$  with the north line of the southeast quarter of said section, 1051.95 feet; thence  $50^{\circ}23'W$ , 393 feet; thence  $N 89^{\circ}46'W$  parallel with the north line of the southeast quarter of said section 50.00 feet; thence  $50^{\circ}23'W$ , 405.00 feet to the centerline of State Route 197; thence  $S 50^{\circ}01'W$  with the centerline of State Route 197, 1321.40 feet to the west line of the southeast quarter of the southeast quarter of said section; thence  $N 0^{\circ}31'E$  with the west line of the southeast quarter of the southeast quarter of said section 325.30 feet to the center of the southeast quarter of said section; thence  $N 0^{\circ}33'E$  with the west line of the northeast quarter of the southeast quarter of said section, 1329.45 feet to the PLACE OF BEGINNING, containing 28.74 acres more or less.

I hereby certify that the foregoing contains an accurate map and description of the territory for the annexation of which, to the City of Celina, Ohio, Yorkshire, Inc., Bill E. and Joyce Ballinger, Kinnison Tin Shop, Inc., Harold W. and Rose Ann Kinnison, Dennis O. and Darlene Mallory, Lowell E. and Janita M. Gagle, Howard I and Wanda B. Axe have petitioned.

April 15, 1971

*Theodore A. Metzger*  
Reg. Surveyor



KOHLI AND KALIHAR ASSOCIATES  
CONSULTING ENGINEERS  
LIMA, OHIO

REMER HOLDING CORP.  
VOL. 245 P. 591

TRANSFERRED 11/19/71  
ENGR'S OFFICE V.C.E.  
AUDITOR'S OFFICE 11/19/71  
TOM THIMMERMAN  
RECORDER'S OFFICE 11/19/71  
CLARENCE H. POST

0631427006  
-005  
-004  
0631428020  
-019  
-014-018  
-001-012  
-013

5139.914  
5000.4018

5139.7185  
5070.4015

5139.914  
5210.4007

S. 89° 50' 08" E. 210.00

70.00

140.00

99.05

LOT 249  
15,344.398 ±

LOT 250  
10,518.503 ±  
NEW LOT CREATED  
8213.053 ±  
Living 4640 SF

Garage  
576 SF

Garage  
874 SF

Living  
2870 SF

30' setback

30' setback

N. 00° 09' 52" E.  
140.00

S. 00° 30' 39" W.  
121.23

S. 88° 40' 35" E.  
114.09

N. 89° 29' 08" W.  
50.00

N. 64° 50' 53" E.  
50.00

5.29° 09' 31" W.  
47.94

CHORD  
N. 00° 42' 51" E.  
50.00

N. 32° 11' 36" W.  
50.00

N. 70° 48' 27" W. 71.51  
N. 73° 40' 17" W. 74.92

ARC = 79.68

57° 17' 32"

97° 02' 29"  
291° 18' 35"

4906.92  
5164.06

5018.1715  
5209.3201

5000  
5000

2.5

8'

5'

2.5

40.95

5139.6810  
5111.3320

24' 10"

27' 6"

S. 33° 40' 48" W.  
120.85

15'

5039.2358  
5137.4191

5041.6816  
5141.7801

N. 21° 42' 00" W.  
50.00

N. 32° 11' 36" W.  
50.00

N. 70° 48' 27" W. 71.51  
N. 73° 40' 17" W. 74.92

74.92

30'

11'

40'

N. 17° 14' 56" W.  
102.61

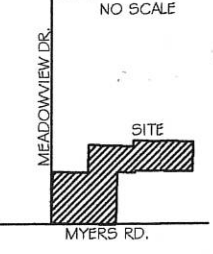
12' ±

8'

121.23



VICINITY MAP  
NO SCALE

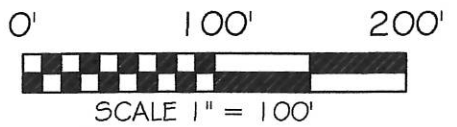


# HORNE PROPERTIES INC. RETRACEMENT SURVEY

N.E. 1/4 SEC. 31, T 5S, R3E  
JEFFERSON TWP., MERCER CO. CITY OF CELINA, OHIO

MID AMERICA PROPERTIES INC.  
6.027 AC.  
INST. #201400002675  
THE MEADOWS AT GRAND LAKE  
PLAT CAB. 1 PG. 296

PURDY PROPERTIES LLC  
23.54 AC.  
INST. #200700002611



BASIS OF BEARING: BEARINGS ARE BASED UPON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SEC. 31 BEING SOUTH 88°55'03" EAST AS PER THE MERCER COUNTY LOCAL DATUM.

MEADOW VIEW PLACE LLC  
1.498 AC.  
INST. #201400005913

DRAINAGE CHANNEL FROM MEADOW VIEW PLACE LLC

N 01°04'56" E  
45.04'

S 88°55'04" E 504.35'

S 88°54'13" E 372.95'

EX. 25' FARMING EASEMENT  
O.R. 308 PG. 502

20' SAN. EASEMENT

5 01°19'46" W 246.25'  
EAST LINE OF NORTHEAST COR.

S 01°19'05" W  
18.04'

N 88°55'48" W 480.33'

S 88°54'13" E 290.00'

N 88°55'04" W  
150.00'

J. NOW & E. NOW  
4.302 AC.  
INST. #200900007189

MEADOWVIEW DRIVE (60' RW)

HORNE PROPERTIES INC.  
10.072 ACRES BY TAX MAP  
O.R. 308 PG. 502

M. & D. KING  
1.500 AC.  
O.R. 126 PG. 1449

CELINA MEDICAL LAND II, LLC  
5.000 AC.  
O.R. 117 PG. 735

10.075 ACRES TOTAL  
0.370 ACRES RW  
9.705 ACRES NET

5 01°19'05" W 435.60'

454.06'

LEGEND

- 5/8x30" IRON PIN (SET) W/ PINK PLASTIC CAP MARKED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- ⊠ MONUMENT BOX W/ IP (FOUND)

SOUTH QTR. POST  
N.E. QTR. SEC. 31

SOUTHEAST COR.  
NORTHEAST QTR.  
SEC. 31

N 88°55'03" W 537.52'  
MYERS ROAD (60' RW)



*Christopher S. Harmon*  
CHRISTOPHER S. HARMON P.S. #7988

10/10/17  
DATE

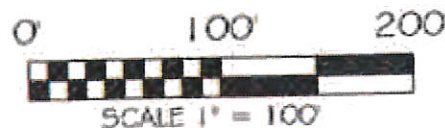
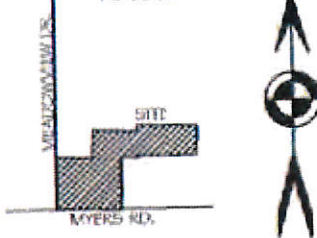
SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN OCTOBER, 2017 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

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

LOCKTWSURVEYING@NKTTELCO.NET #17047

06-31B

VICINITY MAP



SCALE 1" = 100'  
BASIS OF BEARING: BEARINGS ARE BASED UPON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SEC. 31 BEING SOUTH 88°55'03" EAST AS PER THE MERCER COUNTY LOCAL DATUM.

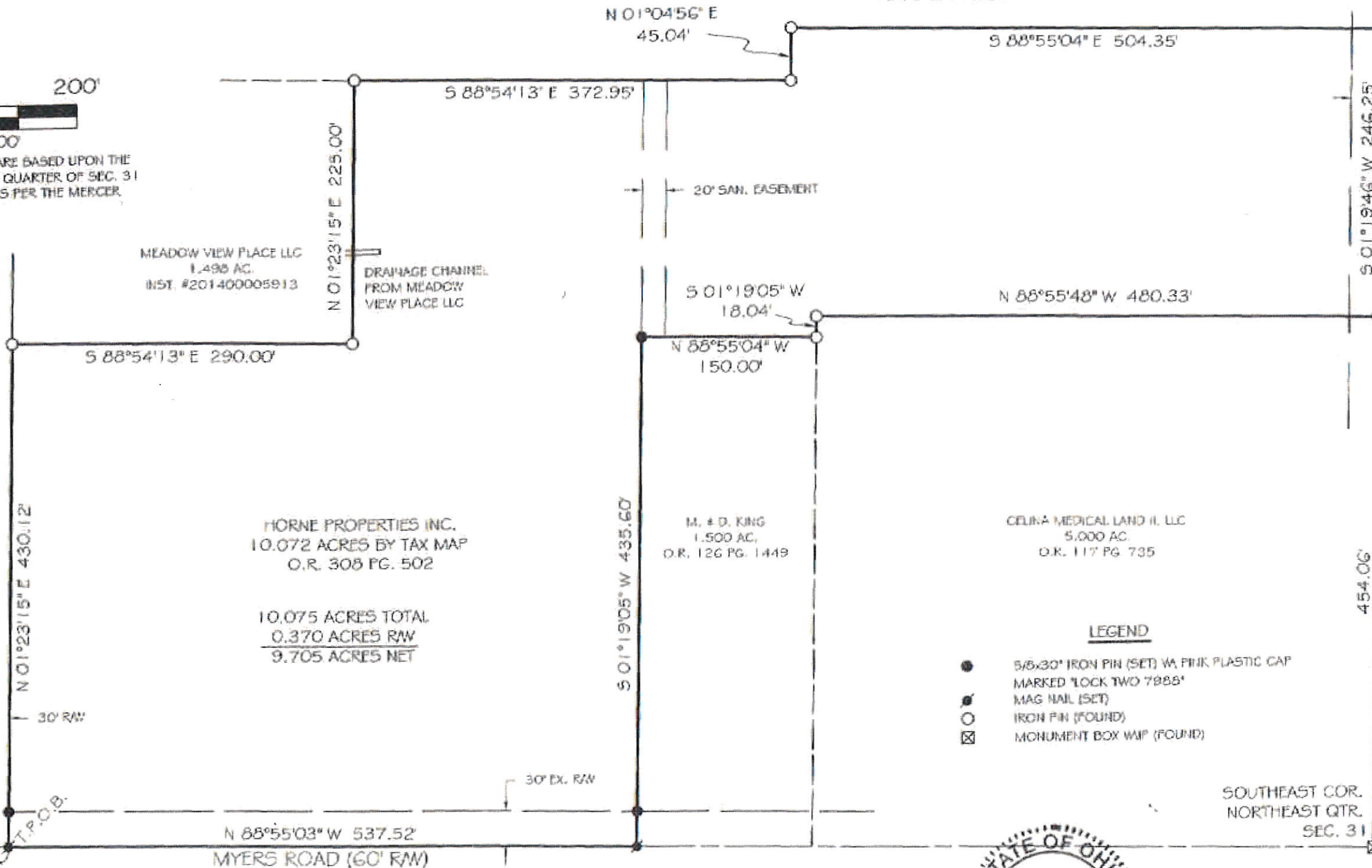
# HORNE PROPERTIES INC. RETRACEMENT SURVEY

N.E. 1/4 SEC. 31, T 5S, R3E  
JEFFERSON TWP., MERCER CO. CITY OF CELINA, OHIO

MID AMERICA PROPERTIES INC.  
6.027 AC.  
INST. #201400002675  
THE MEADOWS AT GRAND LAKE  
PLAT CAB. 1 PG. 296

PURDY PROPERTIES LLC  
23.54 AC.  
INST. #200700002611

MEADOWVIEW DRIVE (60' RW)



MEADOW VIEW PLACE LLC  
1.495 AC.  
INST. #201400005913

DRAINAGE CHANNEL  
FROM MEADOW  
VIEW PLACE LLC

HORNE PROPERTIES INC.  
10.072 ACRES BY TAX MAP  
O.R. 308 PG. 502

10.075 ACRES TOTAL  
0.370 ACRES RW  
9.705 ACRES NET

M. & D. KING  
1.500 AC.  
O.R. 126 PG. 1449

CELINA MEDICAL LAND II, LLC  
5.000 AC.  
O.R. 117 PG. 735

J. NOW & E. NOW  
4.302 AC.  
INST. #200900007189

LEGEND

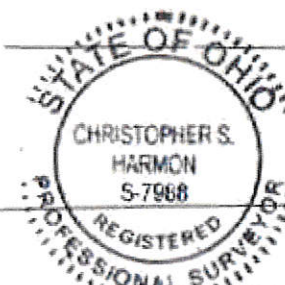
- 5/8x30" IRON PIN (SET) W/ PINK PLASTIC CAP MARKED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- ☒ MONUMENT BOX W/AF (FOUND)

SOUTH QTR. POST  
N.E. QTR. SEC. 31

MYERS ROAD (60' RW)

SOUTHEAST COR.  
NORTHEAST QTR.  
SEC. 31

*Christopher S. Harmon*  
CHRISTOPHER S. HARMON P.S. #7988



10/10/17  
DATE

SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN OCTOBER, 2017 AND DONE WITHOUT THE BELIEF OF A TITLE SEARCH.

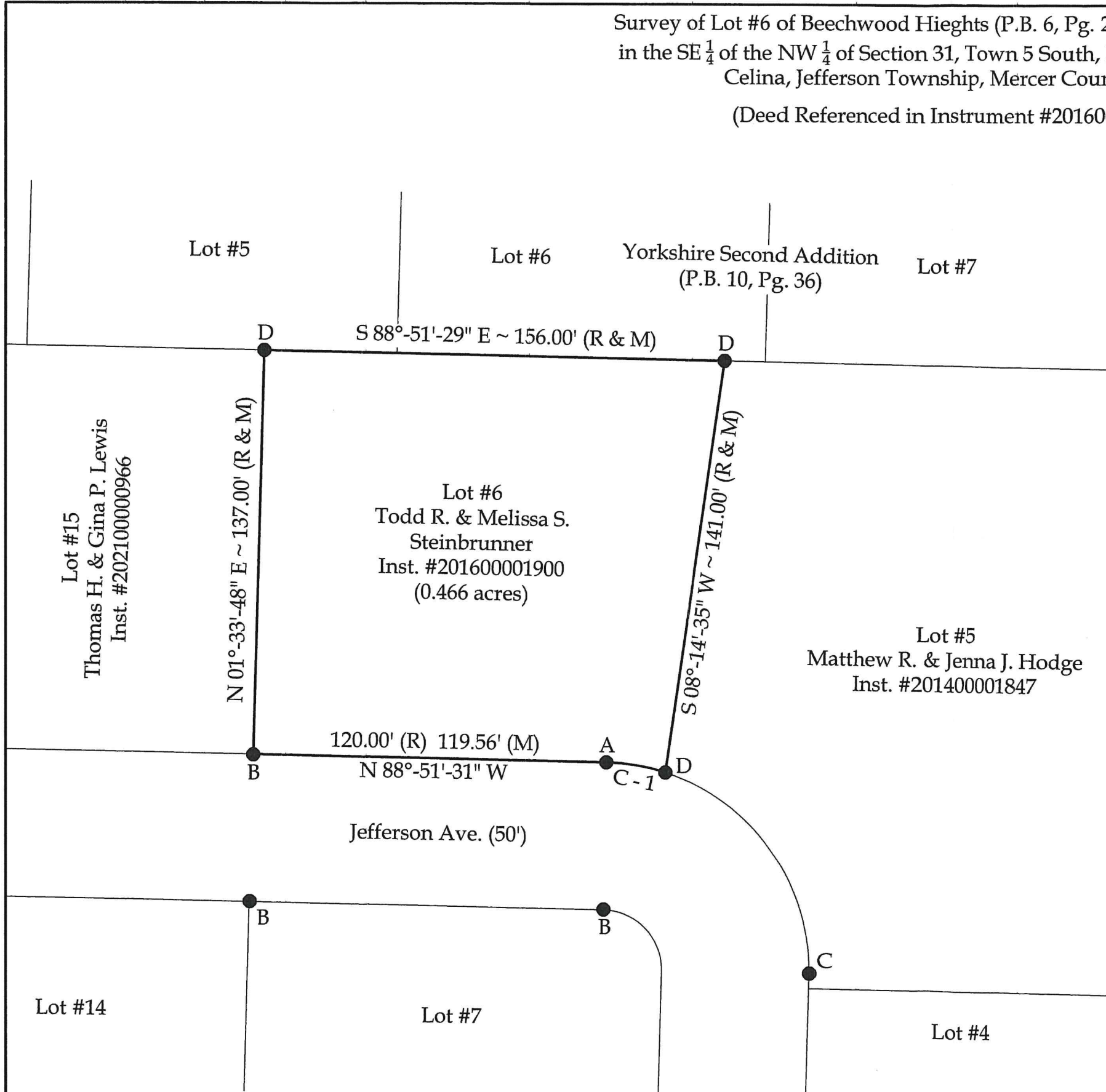
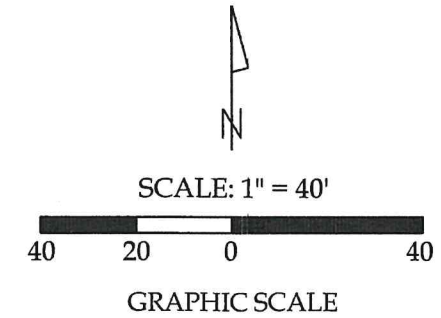
LOCK-TWO SURVEYING  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332



#17047



Survey of Lot #6 of Beechwood Hieghts (P.B. 6, Pg. 22) and being located in the SE 1/4 of the NW 1/4 of Section 31, Town 5 South, Range 3 East, City of Celina, Jefferson Township, Mercer County, Ohio. (Deed Referenced in Instrument #201600001900)



Legend

- A = Bent 1/2" Iron Pipe replaced with #5 Rebar
- B = Existing 1/2" Iron Pipe
- C = Existing #5 Rebar
- D = Set #5 Rebar



This plat represents an actual boundary survey completed under my direct supervision on March 15, 2022.

*[Signature]*  
Kyle J. Binkley, P.S. #8587

Curve Data

(C - 1)  
Radius = 70.00'  
Arc Length = 20.30'  
Chord Distance = 20.23'  
Chord Bearing = N 80°-32'-57" W

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

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

**Binkley**  
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CLIENT: Todd & Melissa Steinbrunner			
SURVEYED BY: T.E.W./T.J.S.	DATE: 03-15-2022	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 40'	PAGE: 1	OF: 1	PAGES: 1