

0827302001

2732

LEGEND

- "A" = R.R. SPIKE @ W. 1/4 POST OF SEC. 27
- "B" = IRON BAR @ S.W. COR. OF SEC. 27.
- "C" = ORIG. 1 1/2" IRON PIPE FROM WOESTE'S ADDR
- "D" = P.K NAIL SET.
- "E" = IRON BAR SET.

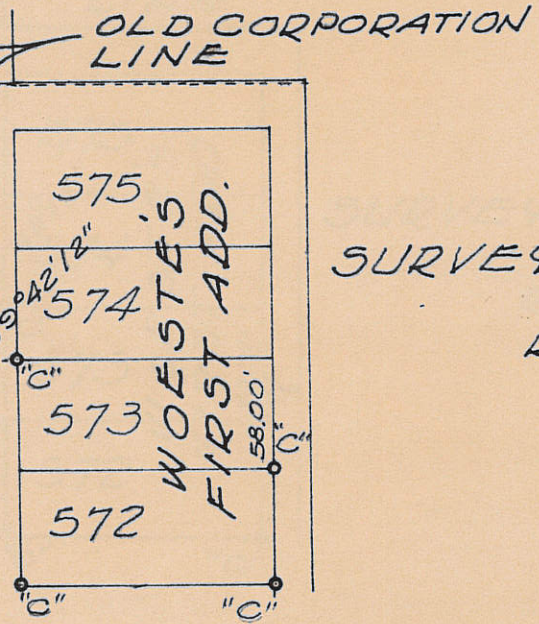
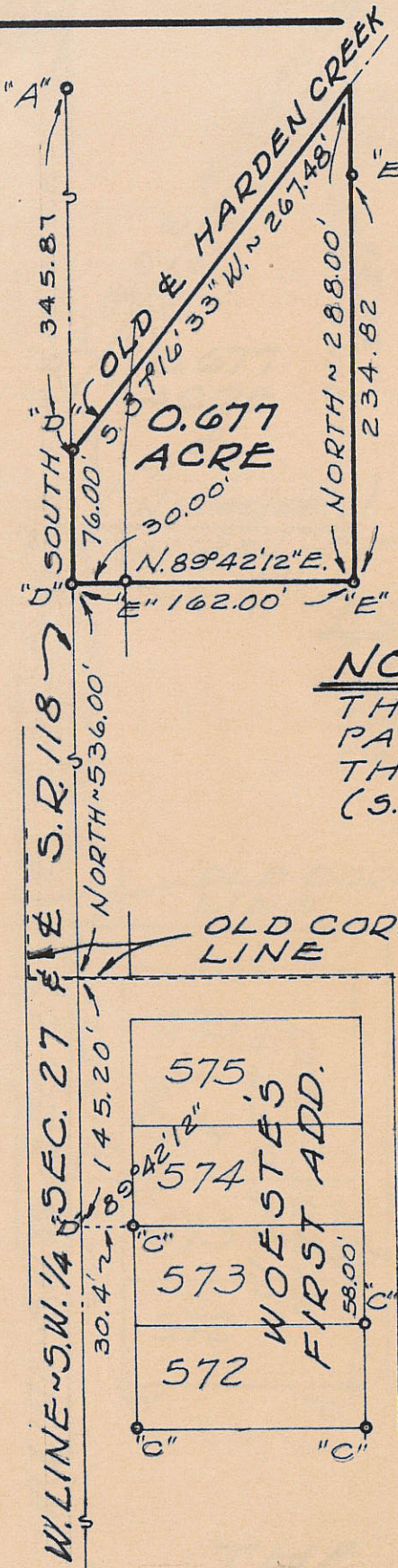
(SEE NOTE)

NOTE

THE UTILITY BLDG ON TRAILER PARK LOT ENCR OACHES ON THIS SURVEYED PARCEL BY 1.0' (S.W. CORNER ONLY)



SURVEYED BY Gordon L. Geeslin
GORDON L. GEESLIN
REGISTERED SURVEYOR
No 5372

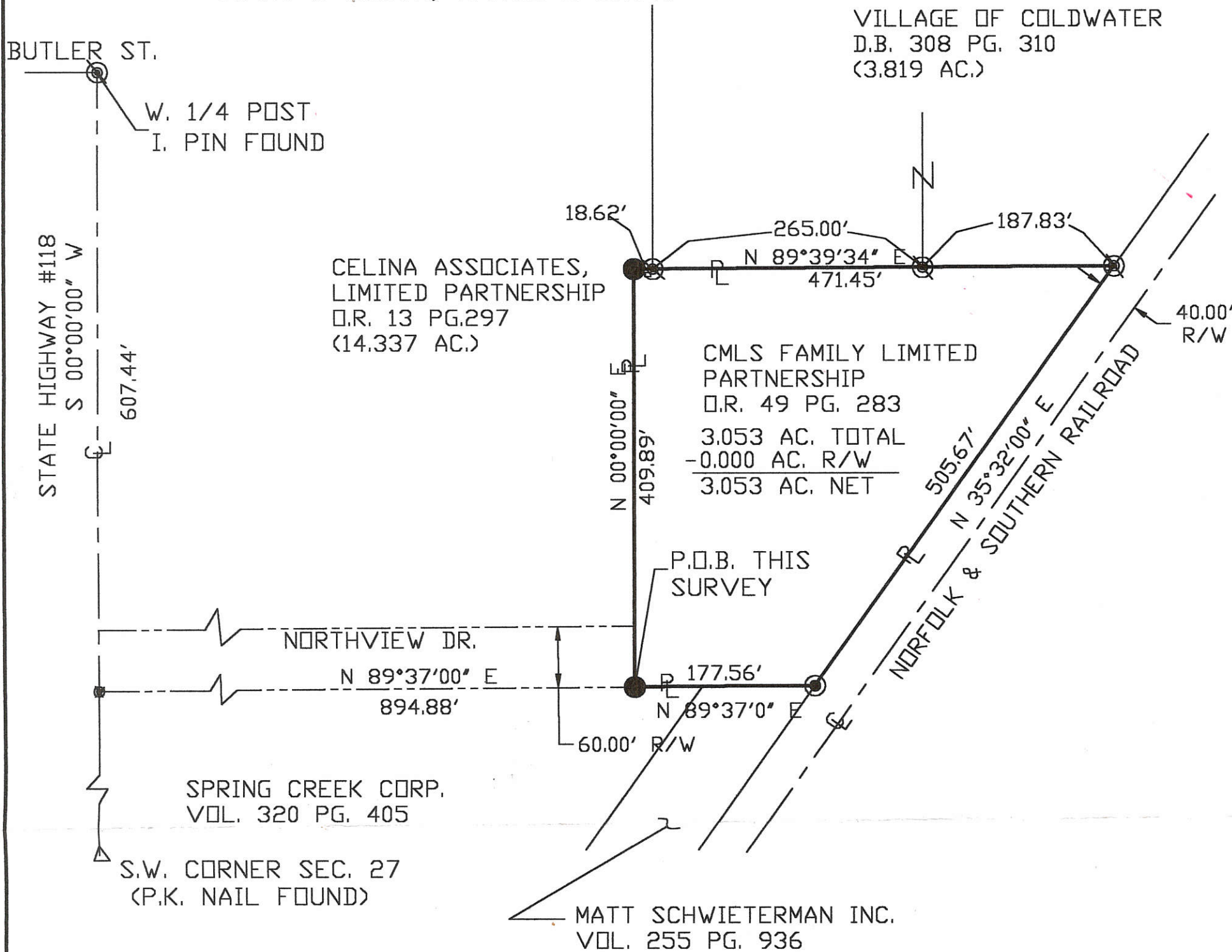


E. MON. BOX

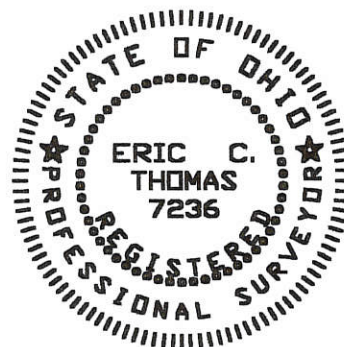
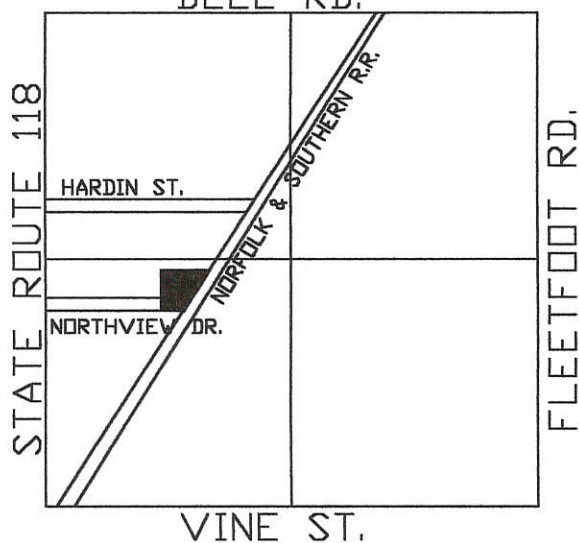
SURVEY FOR
 THE NAZARENE CHURCH
 IN THE S.W. 1/4 ~ SEC. 27,
 TOWN 6 SOUTH, RANGE 2 EAST (BUTLER
 TWP.), and IN THE VILLAGE OF COLDWATER
 OHIO.
 JAN., 1978 SCALE 1" = 100'

SURVEY OF A 3.053 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF MERCER,
BUTLER TOWNSHIP, VILLAGE OF COLDWATER, SECTION 27
TOWN 6 SOUTH, RANGE 2 EAST.



LOCATION MAP
SEC. 27
BELL RD.



Surveyed By: Eric C. Thomas
Eric C. Thomas Reg. Surveyor No. 7236
Date: 08-28-01

*NOTE NOT A HOT SPLIT

LEGEND

- ⊙ IRON PIN FOUND
- WOOD POST FOUND
- IRON PIN SET
- PK NAIL FOUND

References: 1) SURVEY OF A 3.951 ACRE TRACT BY LOUIS J. BERGMAN REG. SURVEYOR #7177 IN OCTOBER OF 2000.	Scale: 1" = 120'
Part of S.W. 1/4 Sec. 27 T. 6-SR. 2-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. _____

0827303009

W. 1/4 POST - SEC. 27

SURVEY REFERENCES :

- 1) SURVEY OF 0.536 AC. PARCEL BY R. MOTE, 4-30-84 .
- 2) K. MARBAUGH SURVEY , P.S. 7421, 12-15-99 .
- 3) PRIOR SURVEY FOR MEADOW ACRES, INC. 7-25-96 .

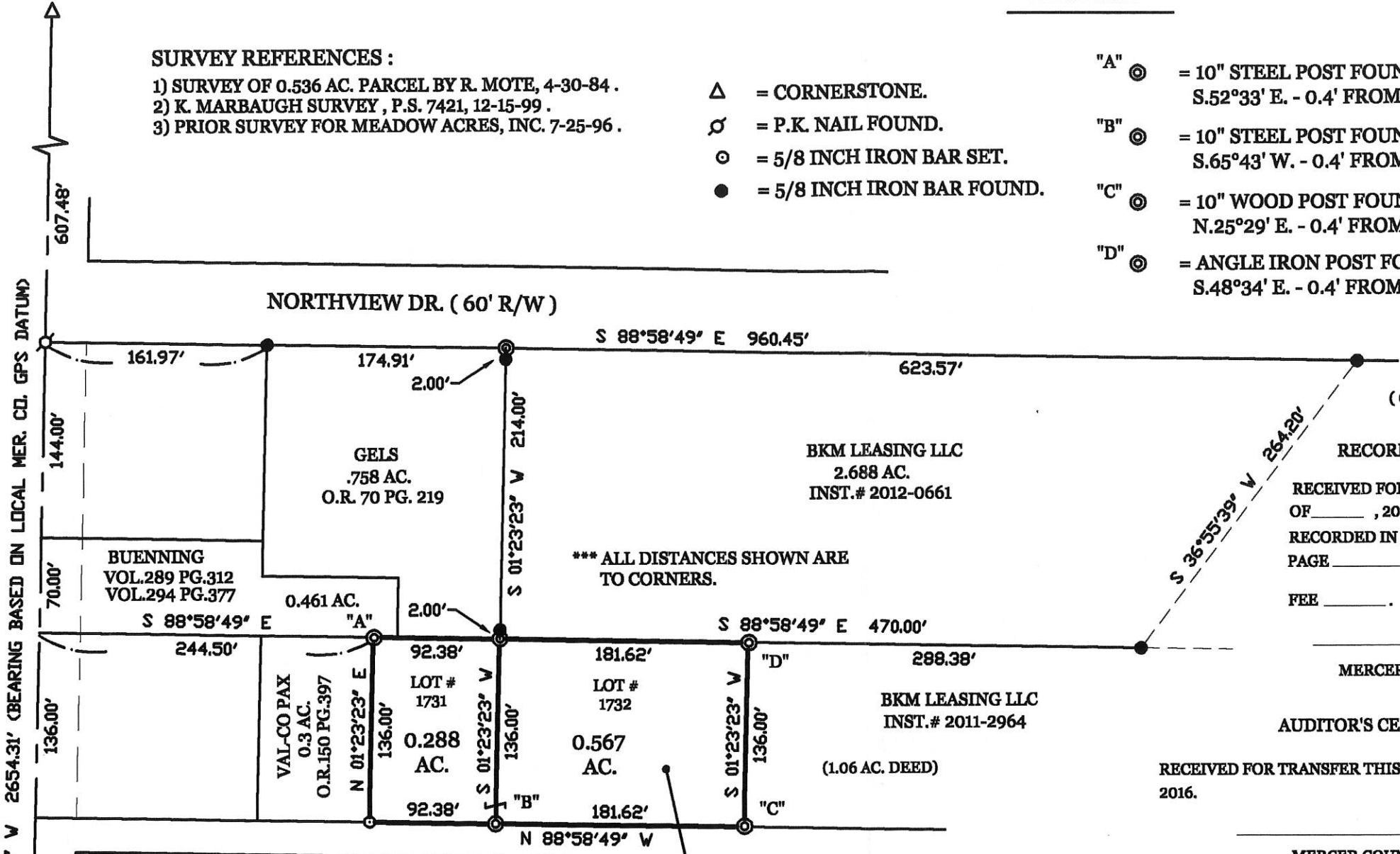
- △ = CORNERSTONE.
- ⊕ = P.K. NAIL FOUND.
- ⊙ = 5/8 INCH IRON BAR SET.
- = 5/8 INCH IRON BAR FOUND.

LEGEND

- "A" ⊙ = 10" STEEL POST FOUND
S.52°33' E. - 0.4' FROM CORNER .
- "B" ⊙ = 10" STEEL POST FOUND
S.65°43' W. - 0.4' FROM CORNER .
- "C" ⊙ = 10" WOOD POST FOUND
N.25°29' E. - 0.4' FROM CORNER .
- "D" ⊙ = ANGLE IRON POST FOUND
S.48°34' E. - 0.4' FROM CORNER .



W. LINE - S/W/ 1/4 - SEC. 27 & Q. S.R. 118
2654.31' BEARING BASED ON LOCAL MER. CO. GPS DATUM



*** ALL DISTANCES SHOWN ARE TO CORNERS.

RECORDER'S CERTIFICATE

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2016 _____ O'CLOCK.
RECORDED IN PLAT INSTR. # _____
PAGE _____
FEE _____

MERCER COUNTY RECORDER

AUDITOR'S CERTIFICATE

RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 2016.

MERCER COUNTY AUDITOR

ACCEPTANCE

THIS PLAT OF BKM LEASING LLC SUBDIVISION AND NEW LOTS 1731 AND 1732 IS HEREBY ACCEPTED AS A MINOR SUBDIVISION BY ERIC C. THOMAS, ZONING INSPECTOR, AS PER ZONING ORDINANCE 1450.

ERIC C. THOMAS

DATE

SURVEYED BY

James W. Geeslin

JAMES W. GEESLIN
P.S. No. 7764
MAY 4, 2016

BKM LEASING, LLC MINOR SUBDIVISION
(LOTS 1731 & 1732)

IN THE S.W. 1/4 OF SECTION 27, IN THE VILLAGE OF COLDWATER, TOWN 6 SOUTH, RANGE 2 EAST, (BUTLER TOWNSHIP), MERCER COUNTY, OHIO .

SCALE 1" = 100'



I.P. IN MON. BOX FOUND @ S.W. COR. - SEC. 27

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 _____
County Engineer _____

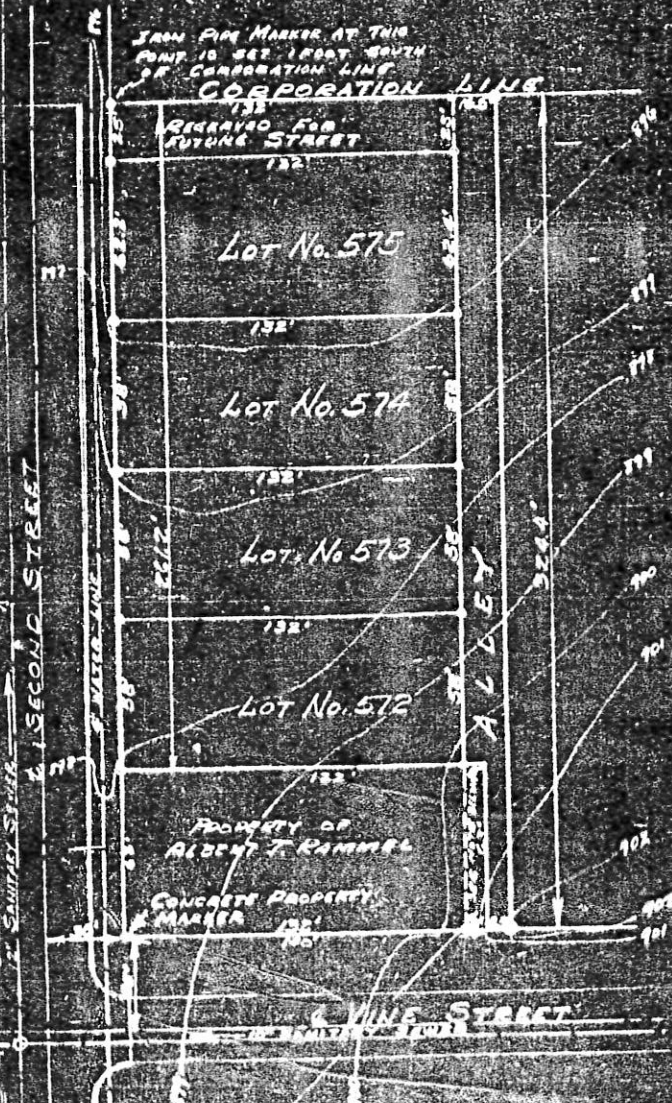


GEESLIN
LAND SURVEYING

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

08-27C

WOESTE'S FIRST ADDITION TO THE VILLAGE OF COLDWATER OHIO SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF A TRACT OF LAND LOCATED IN P.L. 61 OF THE VILLAGE OF COLDWATER, OHIO AS PLATIED AND RECORDED IN PLAT BOOK NO. 8, PAGE 108, KRASSER'S ADDITION, D.L. 61.

BEGINNING AT A 1/2 INCH IRON PIPE MARKER WHICH IS LOCATED 30 FEET WEST AND 70 FEET NORTH OF THE INTERSECTION OF THE CENTERLINES OF VINE AND SECOND STREETS, SAID MARKER ALSO BEING 63 FEET NORTH OF A CONCRETE PROPERTY LINE MARKER, THENCE IN A NORTHERLY DIRECTION PARALLEL TO SECOND STREET A DISTANCE OF 261 1/2 FEET, MORE OR LESS, TO THE NORTH CORP-ORATION LINE OF THE VILLAGE OF COLDWATER, THENCE IN AN EASTERLY DIRECTION ALONG SAID CORPORATION LINE A DISTANCE OF 148 1/2 FEET, THENCE IN A SOUTHERLY DIRECTION PARALLEL TO SECOND STREET A DISTANCE OF 328 1/2 FEET TO THE SOUTH LINE OF VINE STREET, THENCE WEST ALONG THE SOUTH LINE OF VINE STREET A DISTANCE OF 6 1/2 FEET, THENCE IN A NORTHERLY DIRECTION PARALLEL TO SECOND STREET A DISTANCE OF 63 FEET, THENCE WEST 140 FEET TO THE PLACE OF BEGINNING.

THE ABOVE TRACT OF LAND HAS BEEN DIVIDED INTO 4 LOTS WITH DIMENSIONS AS SHOWN BY THE PLAT AND A 25 FOOT STRIP OF LAND TO BE ONE-HALF OF A FUTURE 50 FOOT STREET ALONG THE NORTH SIDE OF THE TRACT AND A 16 1/2 FOOT ALLEY ALONG THE EAST SIDE OF THE 4 LOTS AND AN 8 1/2 FOOT STRIP FOR ALLEY PURPOSES ALONG THE EAST SIDE OF THE ALBERT RAMMEL PROPERTY.

EACH CORNER OF THE TRACT DEDICATED AND EACH LOT CORNER IS MARKED WITH A 1/2 INCH IRON PIPE MARKER.

ALL CONTOURS SHOWN ARE BASED ON U.S.G.S DATUM ELEVATIONS.

I CERTIFY THAT THIS PLAT AND THE ABOVE DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signed *William H. Gilberg*
REGISTERED SURVEYOR
STATE OF OHIO 43886

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, VINCENT WOESTE AND KATHLEEN WOESTE, AS OWNERS OF THE ABOVE LAND, HAVE CAUSED THE LAND EMBRACED BY THIS PLAT TO BE SURVEYED, Laid OUT AND PLATTED AND TO BE KNOWN AS WOESTE'S FIRST ADDITION TO THE VILLAGE OF COLDWATER, OHIO, AND THAT THE STREET AND ALLEY SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

Signed *Vincent H. Woeste*
Signed *Kathleen H. Woeste*

ACKNOWLEDGEMENT

STATE OF OHIO, MERCER COUNTY, BEFORE ME, A NOTARY PUBLIC, PERSONALLY CAME VINCENT WOESTE AND KATHLEEN WOESTE WHO ACKNOWLEDGED THAT THEY DID EXECUTE THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY SEAL THIS 22 DAY OF AUG.

Signed *A. J. Brinkley*
NOTARY PUBLIC IN AND FOR MERCER COUNTY, STATE OF OHIO



ACCEPTANCE BY THE VILLAGE OF COLDWATER, OHIO

THIS PLAT OF WOESTE'S FIRST ADDITION TO THE VILLAGE OF COLDWATER, OHIO HAS BEEN ACCEPTED BY THE COUNCIL OF THE VILLAGE OF COLDWATER, OHIO BY ORDINANCE NO. 350 AND THE SOUTH HALF OF SECOND STREET BEING ALONG THE NORTH SIDE OF LOTS 573, AND THE ALLEY ALONG THE EAST SIDE OF WOESTE'S FIRST ADDITION WHICH IS EMBRACED IN THIS PLAT IS ACCEPTED BY THE VILLAGE OF COLDWATER.

Signed *Robert L. ...*
DATED *Sept. 2, 1947*
Signed *Margaret ...*
DATED *Sept 5, 1947*

TRANSFERRED
SER - 8 847
AUSTIN A. GILBERG
COUNTY CLERK
MERCER COUNTY, OHIO

Plat Blk 4 - Page 45

REPLAT OF LOT #1547 OF H S & S SUBDIVISION

A MINOR SUBDIVISION TO THE VILLAGE OF COLDWATER
AS RECORDED IN PLAT CABINET 3~PAGE 15

OHIO STATE MERCER COUNTY BUTLER TOWNSHIP 27 SECTION 6S TOWN 2E RANGE

References:

Basis of Bearings from H S & S Subdivision as recorded in Plat Cabinet 3~Page 15

Dedication of Right-of-Way of North Seventh Street as recorded in Plat Cabinet 3~Page 24

Replat of Lots 1549 & 1550 of H S & S Subdivision as recorded in Plat Cabinet 3~Page 135

All deeds

RECORDER'S CERTIFICATE

Received for record this _____ day of _____, 20____ o'clock.

Recorded in Instrument # _____

Fee: _____

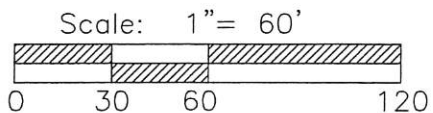
Mercer County Recorder

AUDITOR'S CERTIFICATE

I hereby certify that there are no unpaid taxes on land comprising Lot #1547 of H S & S Subdivision and that this plat was filed for transfer in the office of the Mercer County Auditor on this _____ day of _____ 20____

Mercer County Auditor

Eric P. Thomas
Zoning Director Village of Coldwater

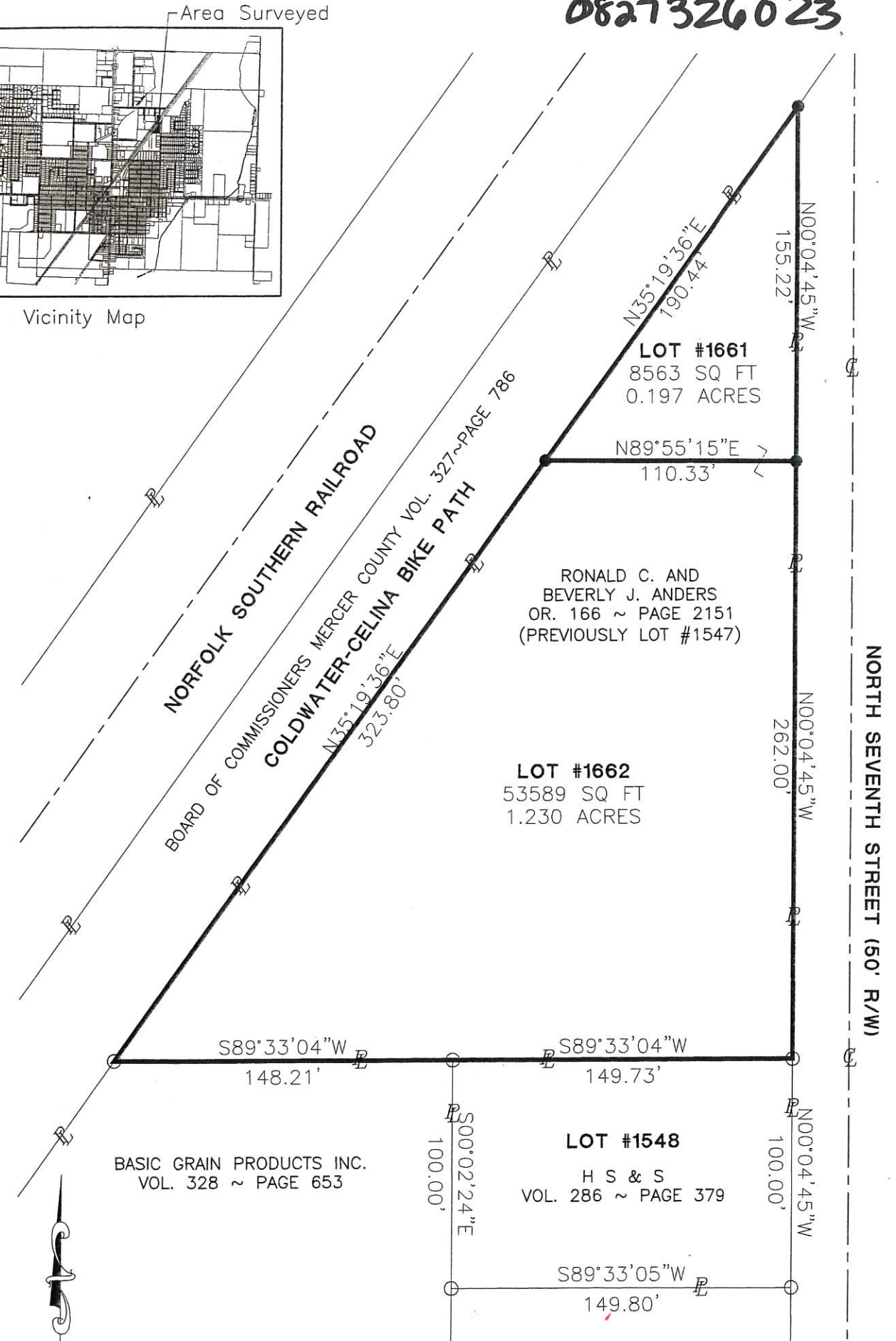
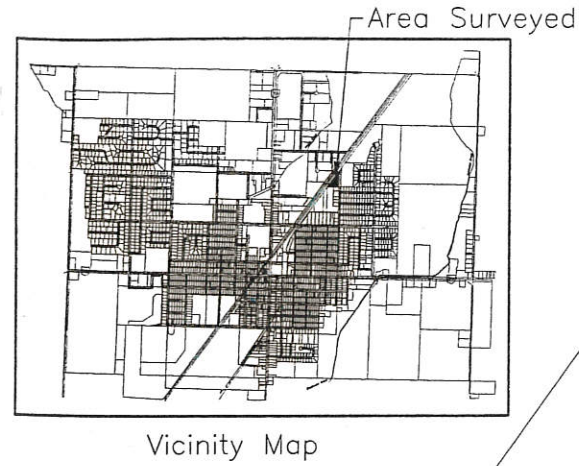


Surveyed By: *Craig W. Mescher*
Craig W. Mescher Reg. Surveyor No. 8237
Date: 06-3-10



LEGEND

- Iron Pin Found
- Iron Pin Set
- P.K. Nail Set
- ⊗ P.K. Nail Found
- ◎ Con Mon. Found



0 877326005;
0827326023

PROJECT # 210818.01

FANNING-HOWEY
CIVIL ENGINEERING DIVISION
1200 Irmischer Blvd. Celina, Ohio 45822
www.fh.com/civilengineering 419 586 2292

08-27C ✓
08-27-351-012



KOHLI & KALIHAR ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
311 East Market Street, Lima, Ohio 45801 419-227-1135

CLIENT Coldwater Exempted Village School District		
COUNTY Mercer	TOWNSHIP Village of Coldwater	
SECTION S.W. 1/4 Sec. 27	LOT NO. Part Outlot 62	
SUBDIVISION T-6-S, R-2-E		
DATE 3-18-05	COMPUTED BY RJB	SURVEYED JRH
SHEET NO. 1 OF 1		

Monument Box @ N.W. Corner
S.W. 1/4, Sec. 27

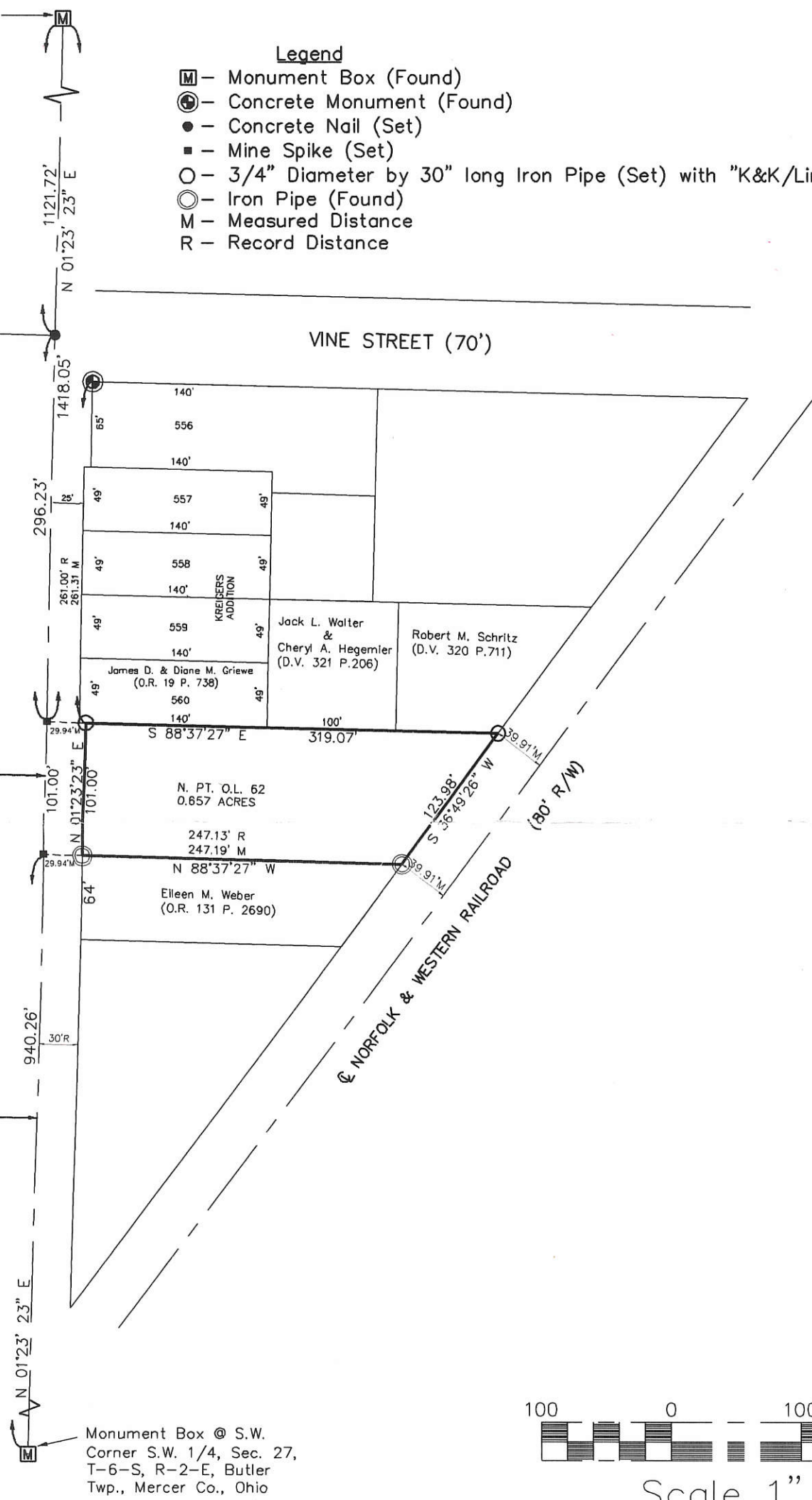
- Legend**
- Ⓜ - Monument Box (Found)
 - ⊙ - Concrete Monument (Found)
 - - Concrete Nail (Set)
 - - Mine Spike (Set)
 - - 3/4" Diameter by 30" long Iron Pipe (Set) with "K&K/Lima" plug
 - ⊙ - Iron Pipe (Found)
 - M - Measured Distance
 - R - Record Distance

☉ VINE STREET

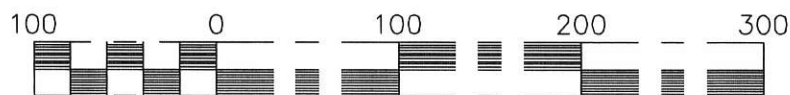
VINE STREET (70')

☉ SECOND STREET (STATE ROUTE 118)

W. Line, S.W. 1/4, Sec. 27



Monument Box @ S.W.
Corner S.W. 1/4, Sec. 27,
T-6-S, R-2-E, Butler
Twp., Mercer Co., Ohio



Scale 1" = 100'

This drawing is a representation of a survey of the North 101 feet of Outlot 62 owned by Coldwater Exempted Village Schools (Official Records Vol. 191, Page 2580) in the Southwest quarter of Section 27, T-6-S, R-2-E, Village of Coldwater, Butler Township, Mercer County, Ohio. The survey was performed December 8, 2004. The basis of bearing is the West line of the Southwest quarter of Section 27 (centerline of Second Street - State Route 118) being N 1°23'23"E.

3-18-2005
Date

James A. Frederick
James A. Frederick
Ohio Registered Surveyor No. 6622

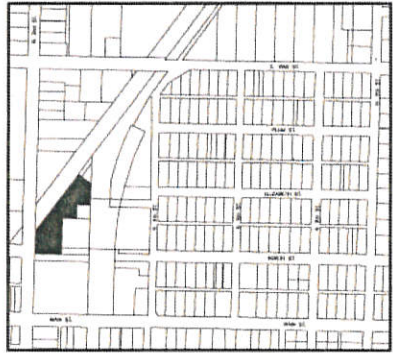


DRAWING NUMBER
B-347

0827352001

SURVEY FOR MERCER LANDMARK INCORPORATED

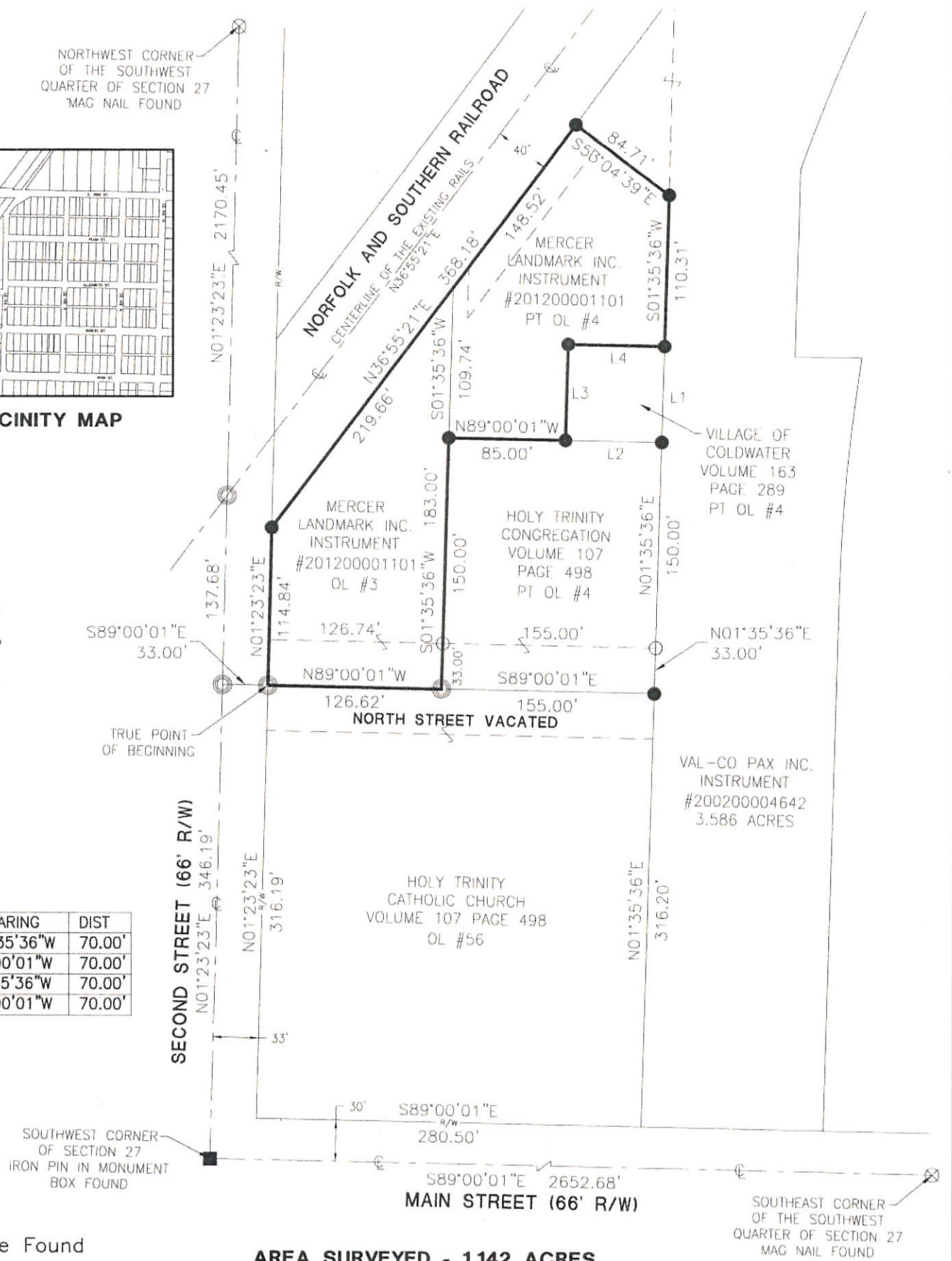
NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27
MAG NAIL FOUND



VICINITY MAP



LINE	BEARING	DIST
L1	N01°35'36"W	70.00'
L2	N89°00'01"W	70.00'
L3	S01°35'36"W	70.00'
L4	N89°00'01"W	70.00'



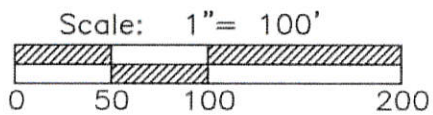
AREA SURVEYED - 1.142 ACRES

LEGEND

- ⊗ RR Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Monument Box Found
- △ Section Corner

Zoning Inspector

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



References:
 Railroad Surveys
 All deeds on record
 Mercer County Coordinate Datum

State of: Ohio County: Mercer
 Township: Butler Village: Coldwater
 Sec.: 27 Town 6S Range: 2E
 Deed Ref.: Instrument #201200001101
 Date Surveyed: October 9, 2015

PROJECT # 215808.82

ACCESS
 Engineering Solutions

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

08-27C

No. 10801

W.P. Dock

TO

Village of Coldwater, Ohio

KNOW ALL MEN BY THESE PRESENTS: That

W.P. Dock, a married man, formerly doing business under the name and style of the Coldwater Oil Company

in consideration of Dollars

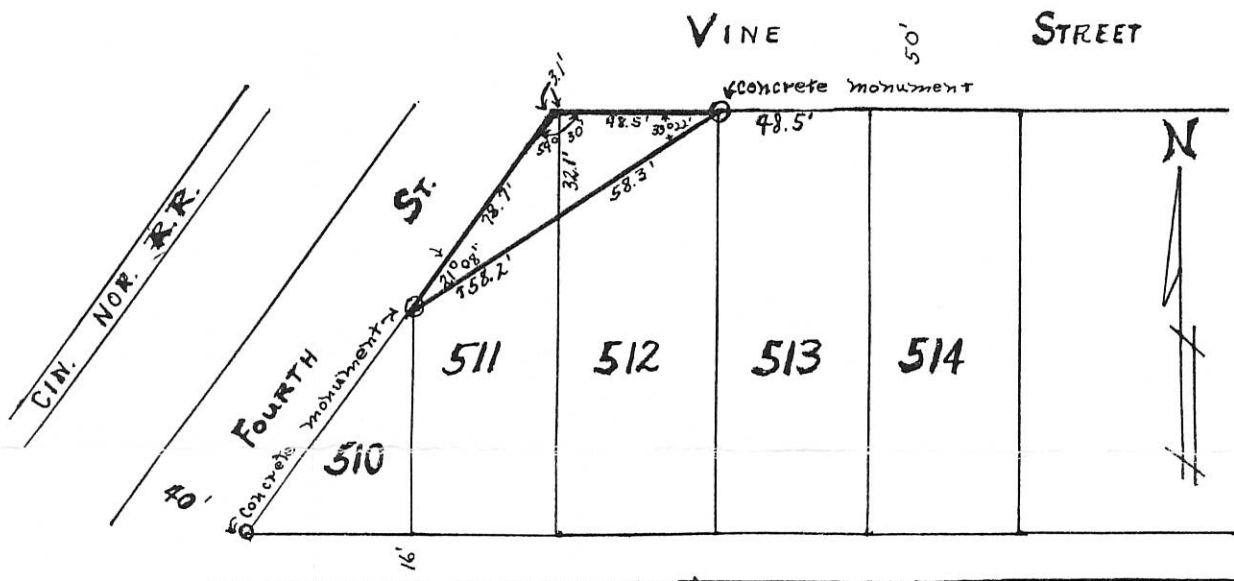
the sum of Eighty six dollar and other considerations to him paid by The village of Coldwater, Ohio

the receipt whereof is hereby acknowledged do es hereby Grant, Bargain, Sell and Convey to the said The Village of Coldwater, Ohio, its successors

heirs and assigns forever,

the following described real estate situated in the County of Mercer, in the State of Ohio, in the town of Coldwater, Ohio, and bounded and described as follows, to-wit:

Being a triangular parcel of land out of the north end of lot number five hundred and eleven (511) more definitely described as follows: Beginning on the south line of Vine Street at the northeast corner of said lot number 511 and running westerly on the south line of Vine Street a distance of 3.1 feet; thence southwest at an angle of 54° 30' with Vine Street a distance of 78.7 feet on the southeast line of Fourth Street to a concrete monument; thence northeast at an angle of 21° 08' with the preceding line a distance of 58.2 feet to the east line of said lot number 511; thence north on said east line of lot number 511 to the place of beginning, containing 827 square feet of land, more or less. Said tract of land is conveyed to the village of Coldwater, Ohio, for street purposes. The Grantors or their successors and the Council of the Village of Coldwater, Ohio, agree that there can be a pipe line laid across Fourth Street by the Grantors or their successors to the right of way of the New York Central System at any time they so desire, the grantors or their successors agree to replace the street in the same condition as found.



SCALE
60 feet = 1 inch

and all the Estate, Title and Interest of the said Grantor W.P. Dock either in Law or in Equity of, in and to the said premises: Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof: To Have and to Hold the same to the only proper use of the said Grantee the village of Coldwater, Ohio, its heirs and assigns forever.

And the said W.P. Dock for himself and for his heirs, executors and administrators, do es hereby Covenant, with the said Grantee the Village of Coldwater, Ohio, its successors heirs and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; and further, that he will Warrant and Defend the same against all claims of all persons whomsoever.

And Opal Dock wife of said W.P. Dock do es hereby Remise, Release and Forever Quit-Claim unto the said Grantee, and its successors heirs, all of her right and title of Dower in the above described premises.

In Witness Whereof, we have hereunto set our hands and seal this 17th day of April in the year of our Lord one thousand nine hundred and forty three (1943)

Signed, Sealed and Acknowledged in Presence of [SEAL]

F.C. Ensign W.P. Dock [SEAL]

C.A. Luebking Opal G. Dock [SEAL]

[SEAL]

THE STATE OF OHIO, } Be it Remembered, That on the 17th day of April in the Mercer County, ss. } year of our Lord one thousand nine hundred and forty three, before me, the subscriber, Notary Public in and for said County, personally came W.P. Dock and Opal Dock, his wife the Grantors in the foregoing Deed, and acknowledged the signing and sealing thereof to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notarial Seal on the day and year aforesaid.

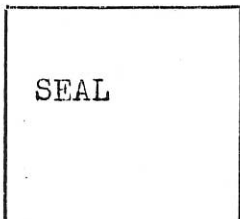
Received April 29, 1943

at 2:05 P.M.

Recorded April 29, 1943

C. H. Grieshop Recorder in and for said County, Ohio.

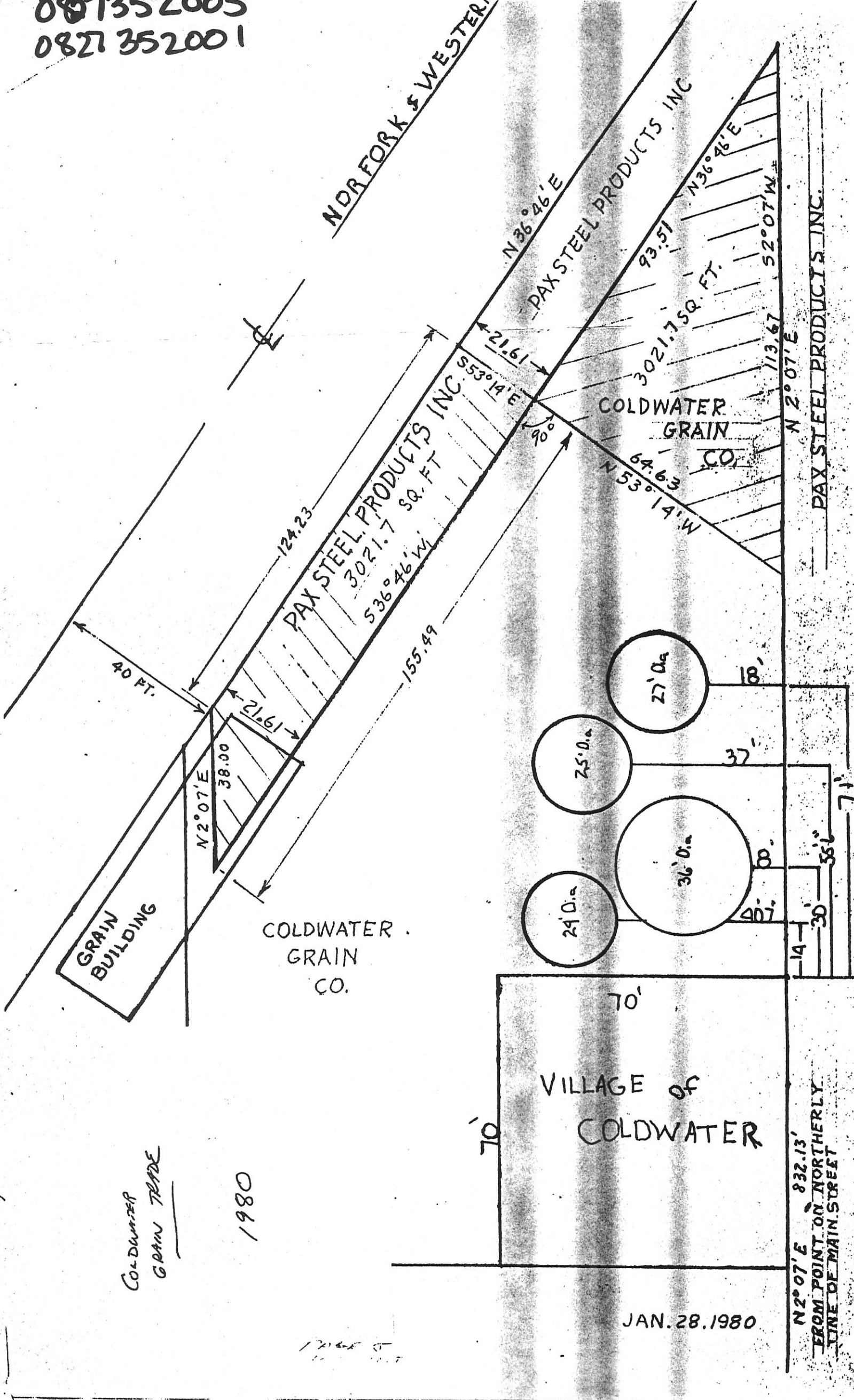
Recorder's Fee \$2.10



Walter H. Bernard, Notary Public
Walter H. Bernard, Mercer County, Ohio
My com. expires October, 15, 1944

087352005
0827352001

NORFOLK & WESTER.



COLDWATER
GRAIN TRADE
1980

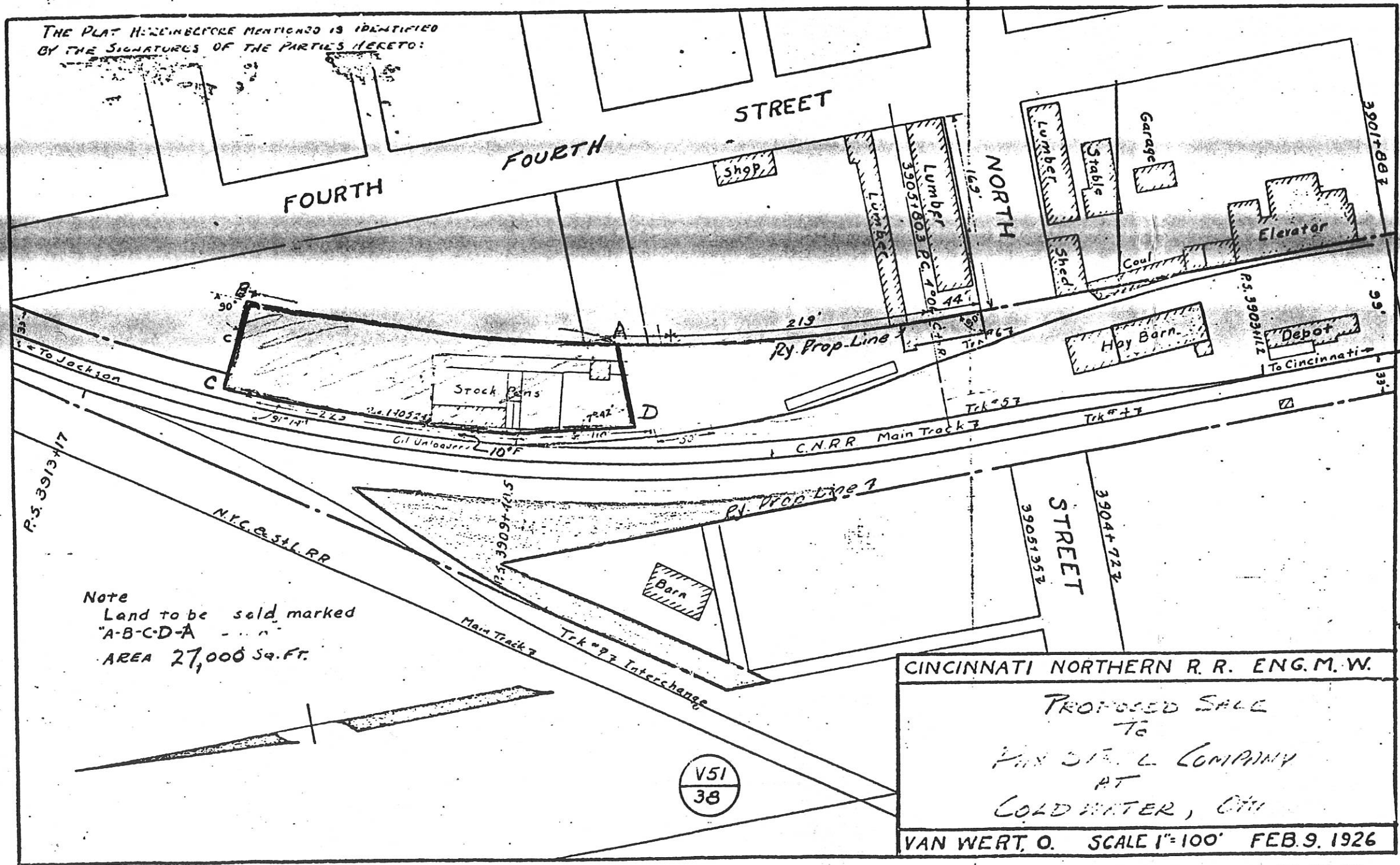
JAN. 28. 1980

$N 2^{\circ} 07' E$ 832.13'
FROM POINT ON NORTHERLY
LINE OF MAIN STREET

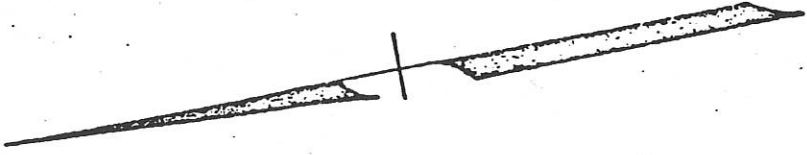
0827352006
0827352005
0827352001

1964 RAILROAD

THE PLAT HEREIN BEFORE MENTIONED IS IDENTIFIED BY THE SIGNATURES OF THE PARTIES HERETO:



Note
 Land to be sold marked
 "A-B-C-D-A"
 AREA 27,000 Sq. Ft.



V51
38

CINCINNATI NORTHERN R. R. ENG. M. W.
 PROPOSED SALE
 TO
 FAN STEEL COMPANY
 AT
 COLD WATER, OHIO
 VAN WERT, O. SCALE 1"=100' FEB. 9. 1926

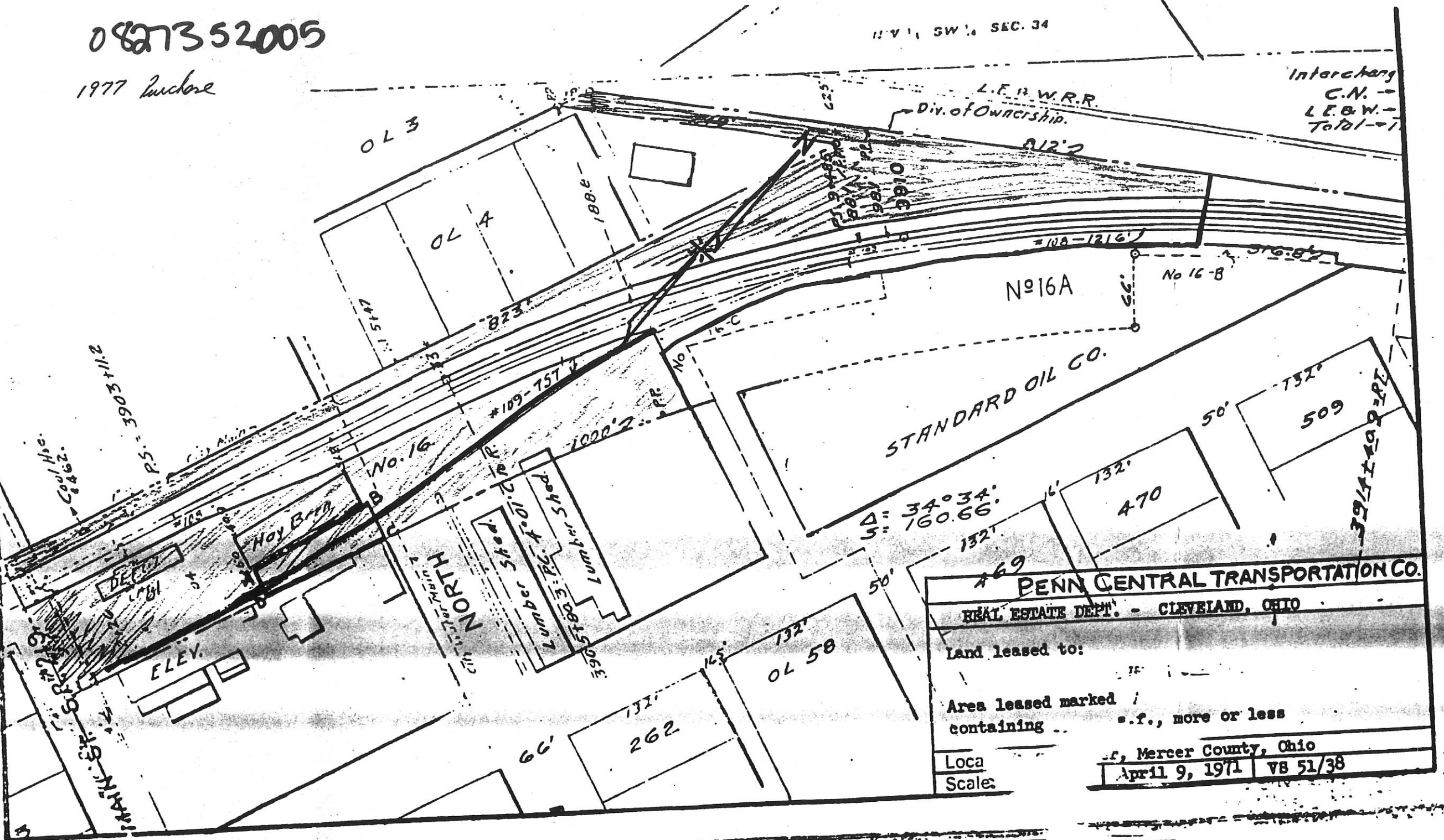
30-F2-52
 REV. 6-7-46 F.M.H.

0427352005

1977 Purchase

11' 1" SW 1/4 SEC. 34

Interchange
C.N. -
L.E. & W. -
Total - 1



STANDARD OIL CO.

PENN CENTRAL TRANSPORTATION CO.

REAL ESTATE DEPT. - CLEVELAND, OHIO

Land leased to:

Area leased marked
containing . . . s.f., more or less

Loca

Scale:

Merger County, Ohio

April 9, 1971

VB 51/38

0827352006

COLDWATER, OHIO

FOURTH ST.

ELIZABETH ST.

VINE ST.

NORTH ST.

NYC R.R. 7
TO JACKSON

PAX STEEL CO.
EXISTING BLDG.

COLDWATER
LUMBER
CO.

PROP. ADDITION
AN. 07' A

Ry Prop. Line
LEASE # 22932

TRK # 1097

MAIN TRACK 7 (C.N. RR.)

SALE
PROP. LEASE MARKED ABCDEFG-A
AREA 4524 SQ. FT. AND HIJK-H
AREA 1936 SQ. FT. - TOTAL AREA
6460 SQ. FT. ±

EASEMENT TO BE RESERVED BY
R.R. CO. FOR INGRESS & EGRESS.

V-51
38.

NYC. RR. SOUTHERN DISTRICT
OFFICE OF DIV. ENGR. COLUMBUS, OHIO
PROPOSED LEASE SALE
TO
PAX STEEL COMPANY
COLDWATER, OHIO

SCALE: 1"=100' OCT. 10, 1966

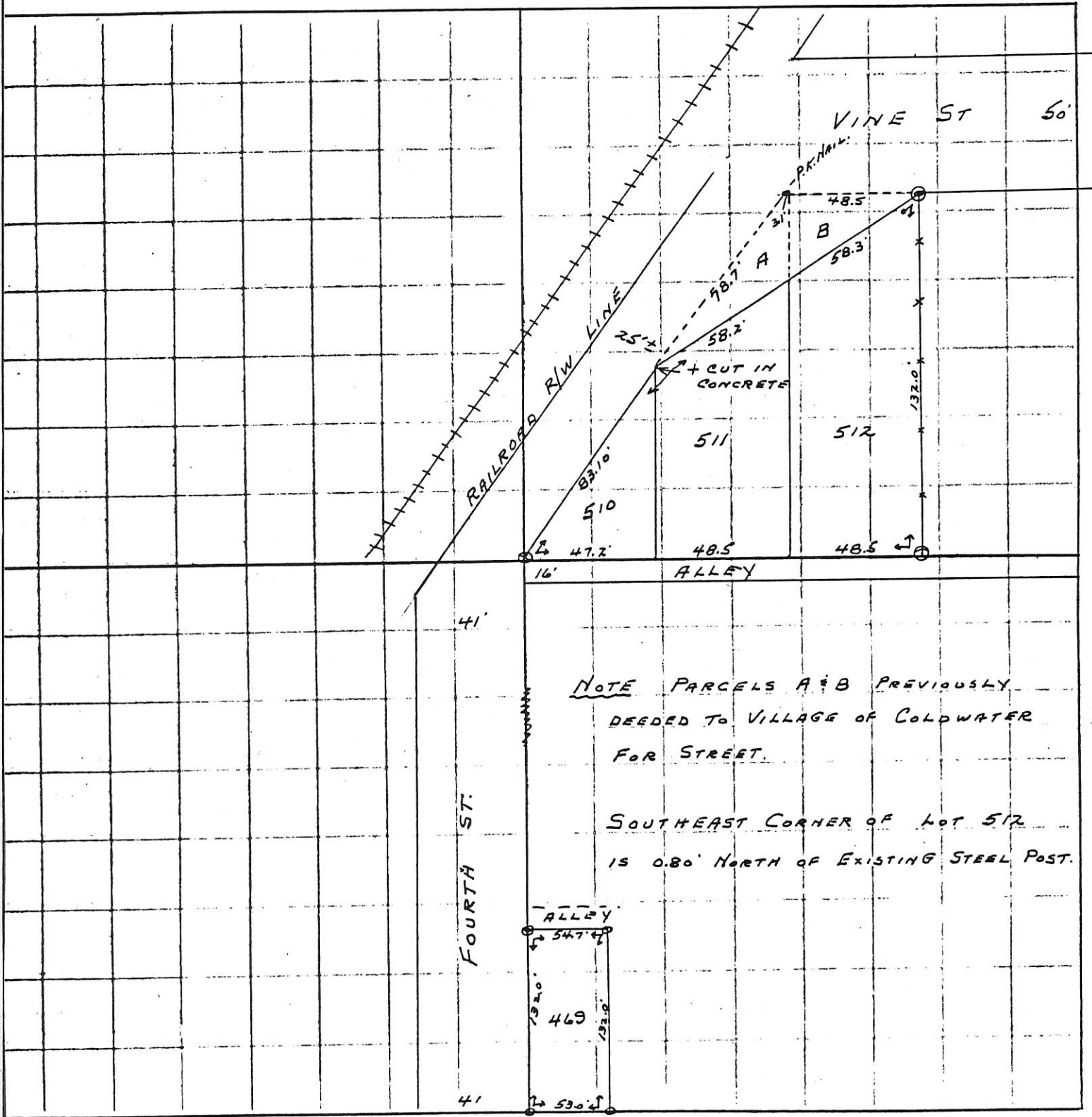
REVISED 10-29-66

REVISED 11-17-66

1967 - RAILROAD

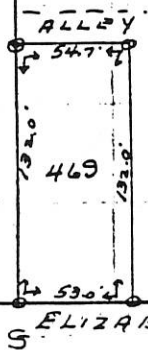
0827353001 +0-003

N



NOTE PARCELS A & B PREVIOUSLY DEEDED TO VILLAGE OF COLDWATER FOR STREET.

SOUTHEAST CORNER OF LOT 512 IS 0.80' NORTH OF EXISTING STEEL POST.



0827354008

SURVEY OF LOTS 469-510-511 & 512

0827351001

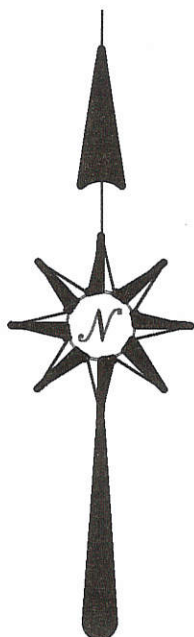
SURVEY OF LOT 172 IN FOX & BOHMAN ADDITION TO THE VILLAGE OF COLDWATER, BUTLER TOWNSHIP, MERCER COUNTY, OHIO.

OCTOBER 21, 2014



SCALE 1" = 40'

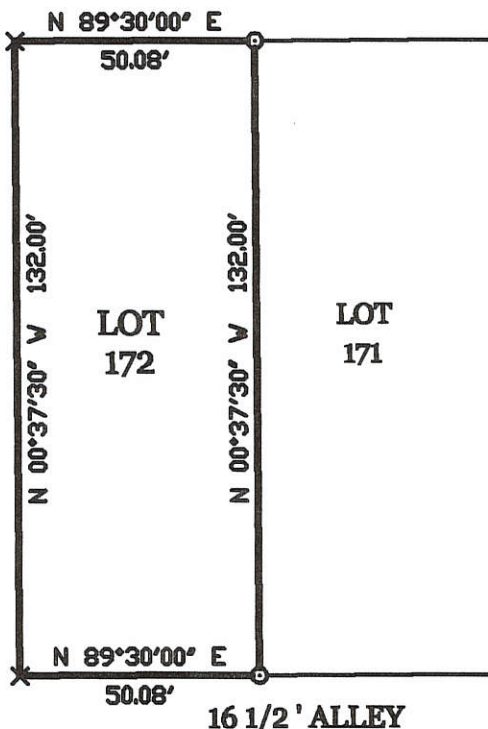
0.923 ACRE PARCEL



44.00'

78.00'

€ NORTH STREET (60')
N 89°30'00" E



C FOURTH STREET (41')

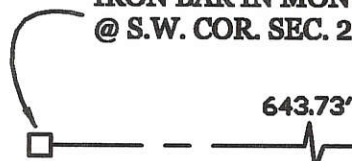
N 00°37'30" W 340.50'

LOT 159

LEGEND

- ⊙ = P.K. NAIL FOUND.
- = 5/8 INCH IRON BAR FOUND.
- ⊙ = 5/8 INCH IRON BAR SET.
- × = DRILL HOLE IN CONC. S/W SET.

IRON BAR IN MON. BOX @ S.W. COR. SEC. 27



S. LINE - S.W. 1/4 - SEC. 27 & € MAIN ST (60')

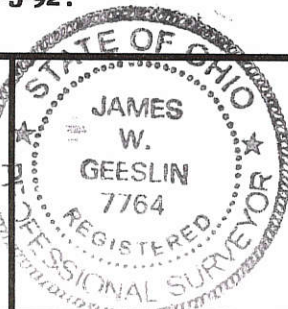
SURVEYED BY

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

* REFER TO SURVEY FOR C.W. LUMBER BY G. GEESLIN, P.S. 5372, 10-5-92.

GEESLIN LAND SURVEYING

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



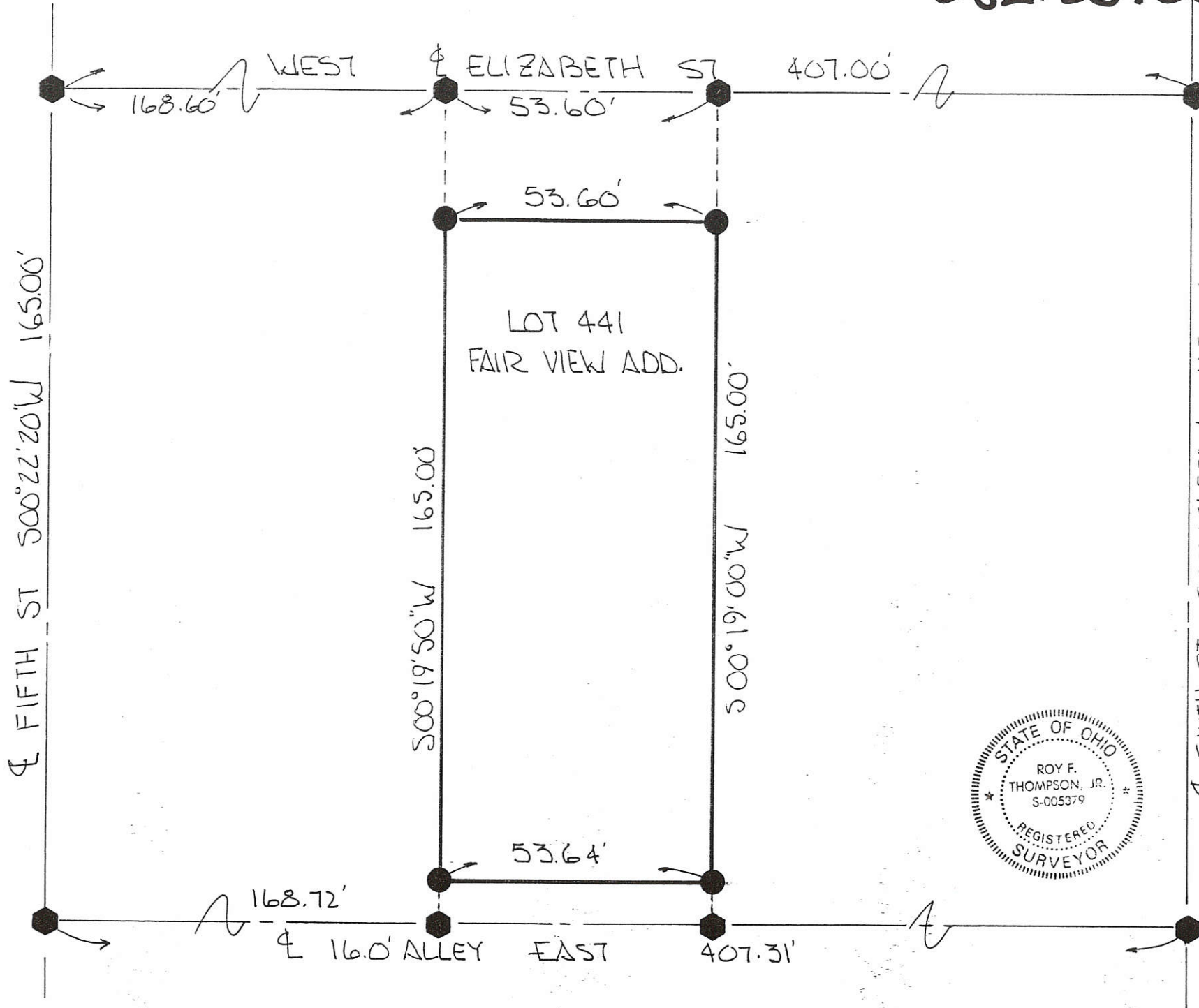
PERMANENT PARCEL No.	_____		
Part of	Sec. _____	T. _____	R. _____ Township
Grantor:	_____	Area Retained:	_____ Acres
Grantee:	_____	Area Retained:	_____ Acres
Deed References:	_____		
APPROVALS:	Board of Health	Township Zoning Officer	County Engineer
AGENCY:	_____ Date	_____ Date	_____ Date

08-27C

0827359004

Co. Eng.

08-27C



HOMAN SURVEY
 LOT 441 FAIR VIEW ADD.
 VILLAGE OF COLDWATER,
 BUTLER TOWNSHIP,
 MERCER COUNTY, OHIO

LEGEND -

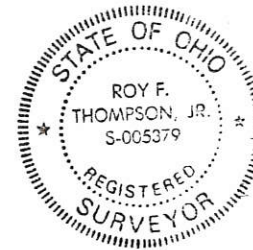
- NAIL SET
- IRON PIN SET

REF. PLAT BK 2 PG 97
 FAIRVIEW ADDITION
 DEED BK. 332 PG 227

ELIZABETH ST.
 ASSUMED EAST-WEST.

PLAT BY SURVEY AUG 1995

Roy F. Thompson, Jr.
 ROY F. THOMPSON, JR
 REG. SUR. # 05379



2733

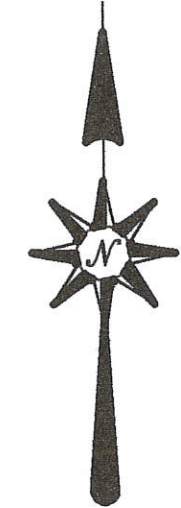
0827381025

SURVEY REFERENCES :

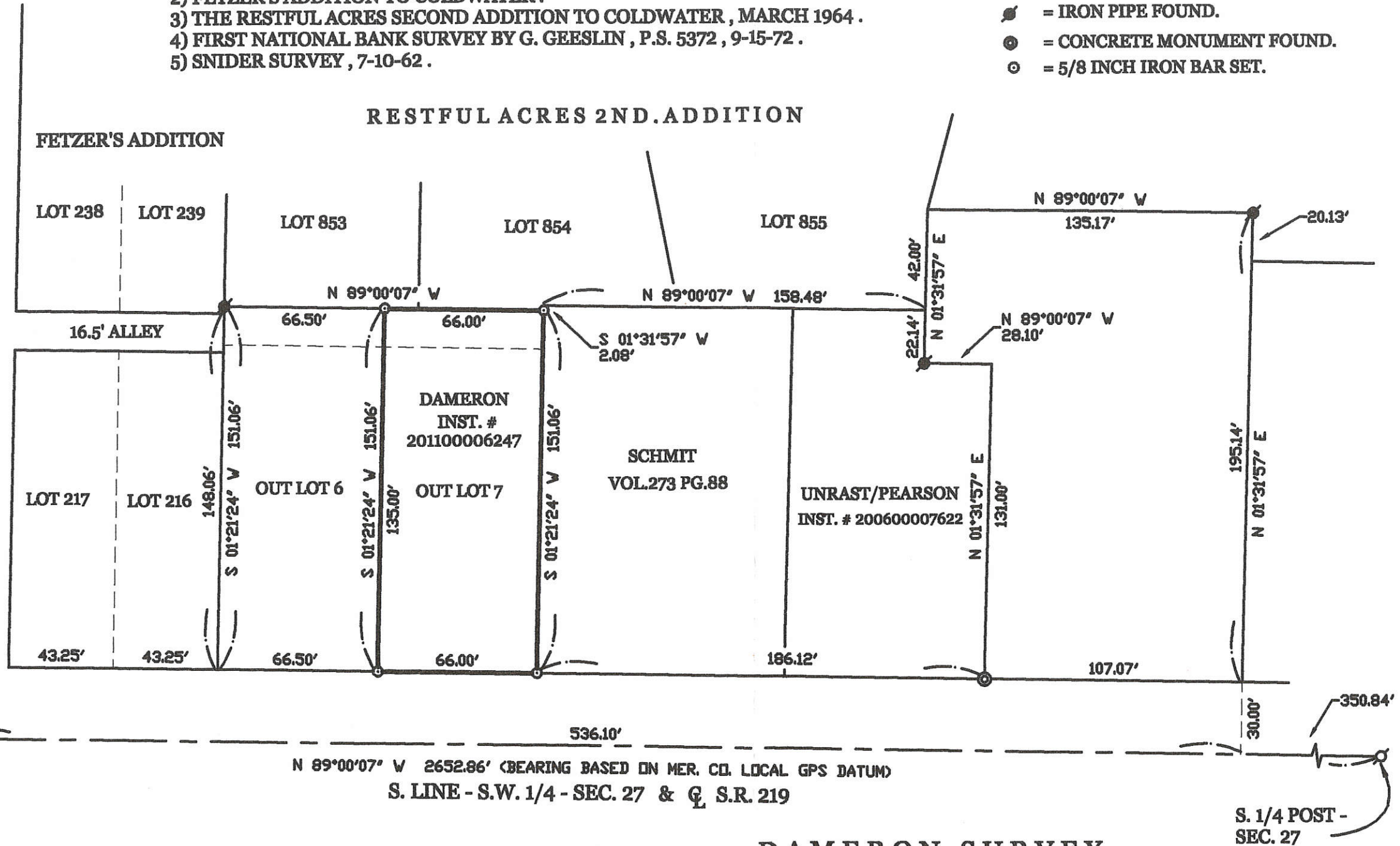
- 1) ORIGINAL PLAT OF COLDWATER, 1913.
- 2) FETZER'S ADDITION TO COLDWATER.
- 3) THE RESTFUL ACRES SECOND ADDITION TO COLDWATER, MARCH 1964.
- 4) FIRST NATIONAL BANK SURVEY BY G. GEESLIN, P.S. 5372, 9-15-72.
- 5) SNIDER SURVEY, 7-10-62.

LEGEND

- ⊙ = MAG NAIL FOUND.
- = IRON PIPE FOUND.
- ⊕ = CONCRETE MONUMENT FOUND.
- ⊙ = 5/8 INCH IRON BAR SET.



☐ N. 7TH ST.



1765.92' S.W. COR. - SEC. 27

N 89°00'07" W 2652.86' (BEARING BASED ON MER. CO. LOCAL GPS DATUM)

S. LINE - S.W. 1/4 - SEC. 27 & ☐ S.R. 219

350.84' S. 1/4 POST - SEC. 27

DAMERON SURVEY

OF OUT LOT 7 AND PART OF OUT LOT 53 IN THE VILLAGE OF COLDWATER, IN THE S.W. 1/4 OF SEC. 27, TOWN 6 SOUTH, RANGE 2 EAST, BUTLER TOWNSHIP, MERCER COUNTY, OHIO.

FEBRUARY 21, 2014



SCALE 1" = 50'

SURVEYED BY

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

PERMANENT PARCEL No. _____

Part of: _____ Sec. _____ T. _____ R. _____ Township _____

Grantor: _____ Area Retained: _____ Acres _____

Grantee: _____ Area Transferred: _____ Acres _____

Deed References: _____

APPROVALS: _____

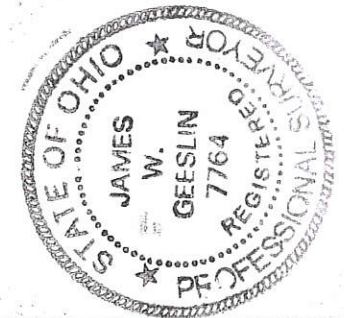
AGENT: _____

DATE: _____

Board of Health

Township Zoning Officer

County Engineer



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

0827381 029

2734



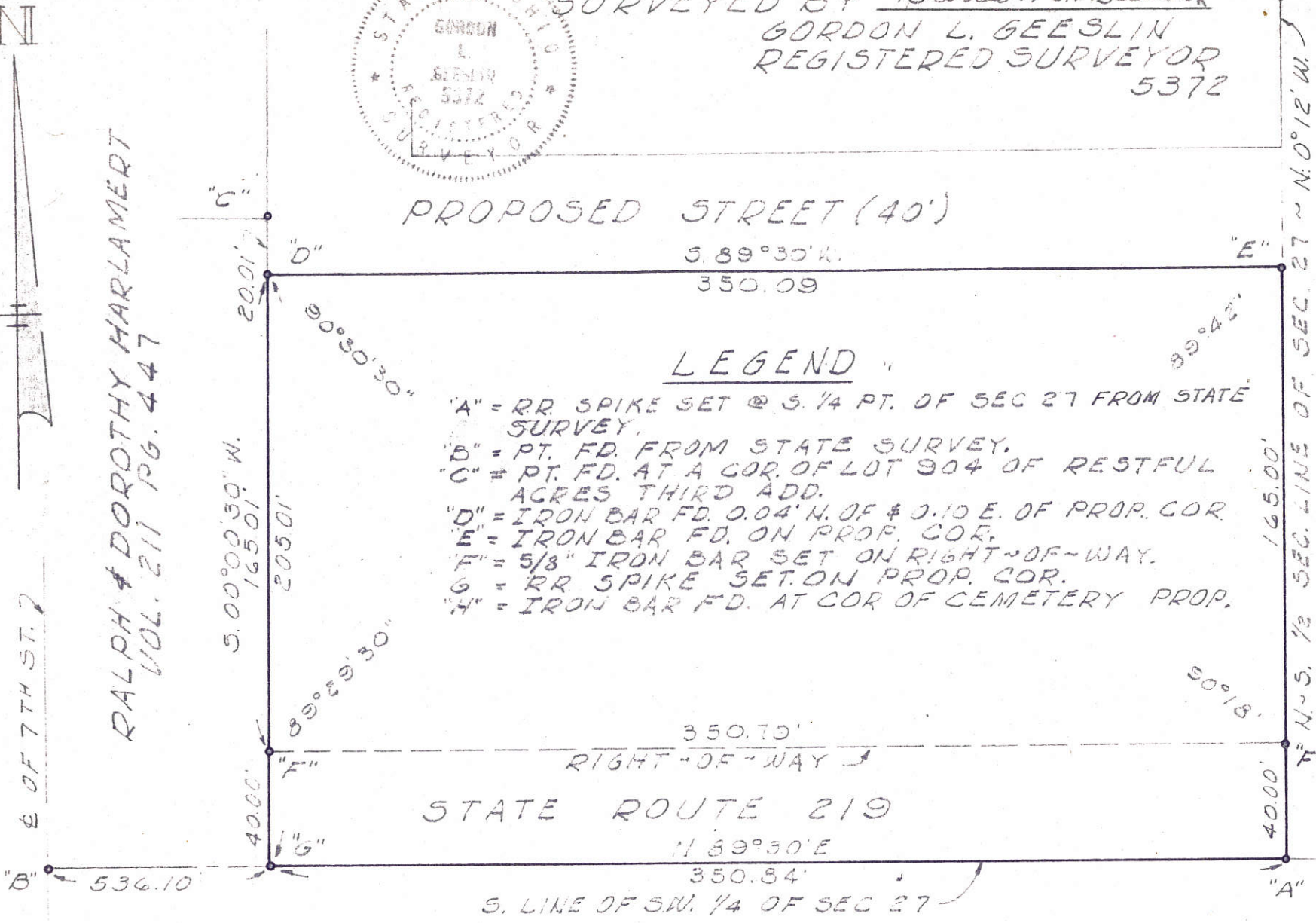
SURVEYED BY Gordon L. Geeslin "H"
GORDON L. GEESLIN
REGISTERED SURVEYOR
5372

08-27C



RALPH & DOROTHY HARLAMERT
VOL. 211 PG. 447

E OF 7TH ST. 7



LEGEND

- "A" = RR SPIKE SET @ 3/4 PT. OF SEC 27 FROM STATE SURVEY.
- "B" = PT. FD. FROM STATE SURVEY.
- "C" = PT. FD. AT A COR. OF LOT 904 OF RESTFUL ACRES THIRD ADD.
- "D" = IRON BAR FD. 0.04' N. OF & 0.10 E. OF PROP. COR.
- "E" = IRON BAR FD. ON PROP. COR.
- "F" = 5/8" IRON BAR SET ON RIGHT-OF-WAY.
- "G" = RR SPIKE SET ON PROP. COR.
- "H" = IRON BAR FD. AT COR OF CEMETERY PROP.

CO. ENGR

SURVEY FOR FIRST NATIONAL BANK
OF MERCER COUNTY (COLDWATER BRANCH)
IN THE SE 1/4 OF THE SW 1/4 OF SEC 27, BUTLER
TWP., MERCER CO., OHIO

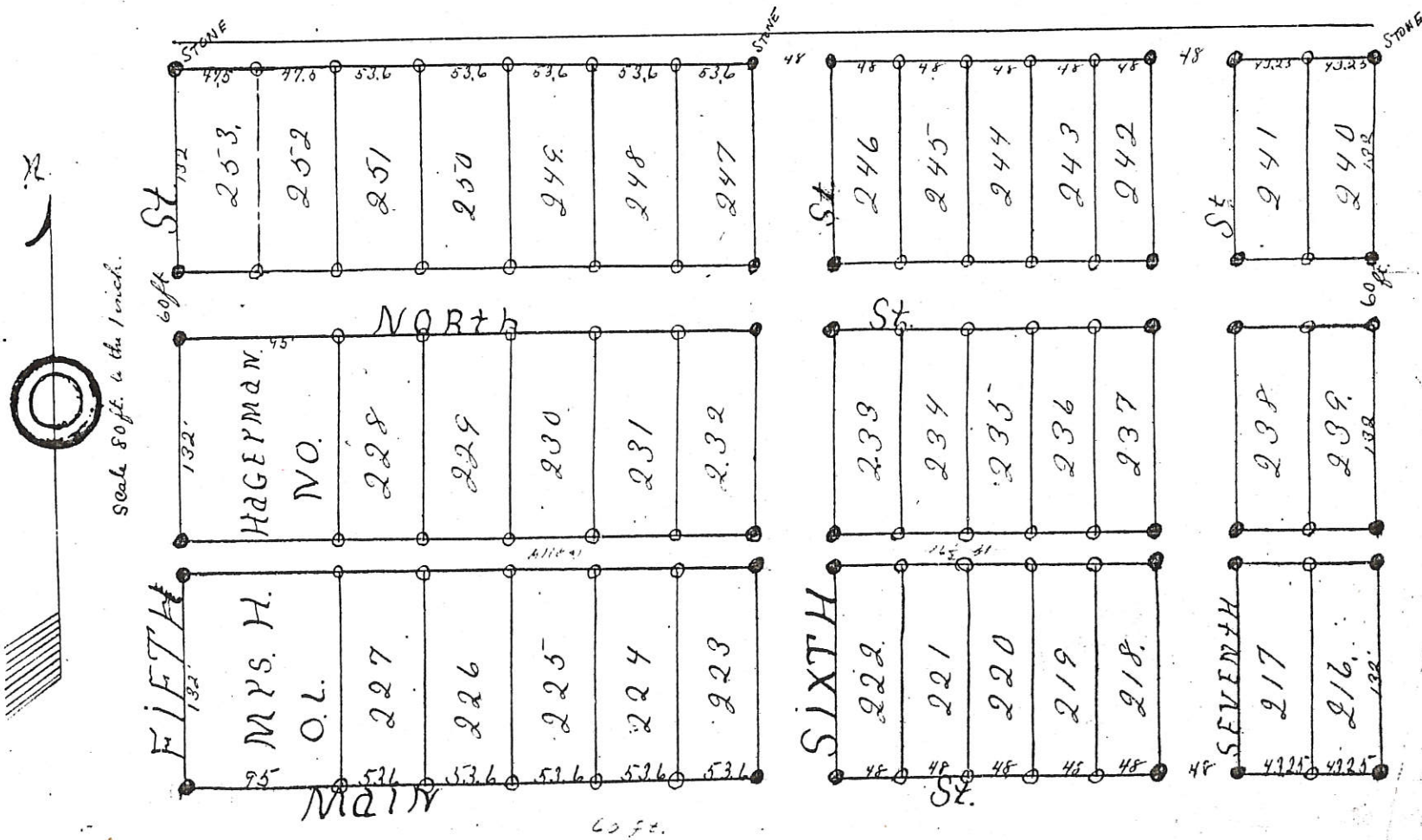
SEPT 15, 1972

SCALE 1"=50'

FETZER'S ADDITION TO COLDWATER.

0827360001 to -013
 0827359014 to -014
 0827379001 to -006
 0827378004 to -007
 0827381018
 0827381022 to -023
 0827380012

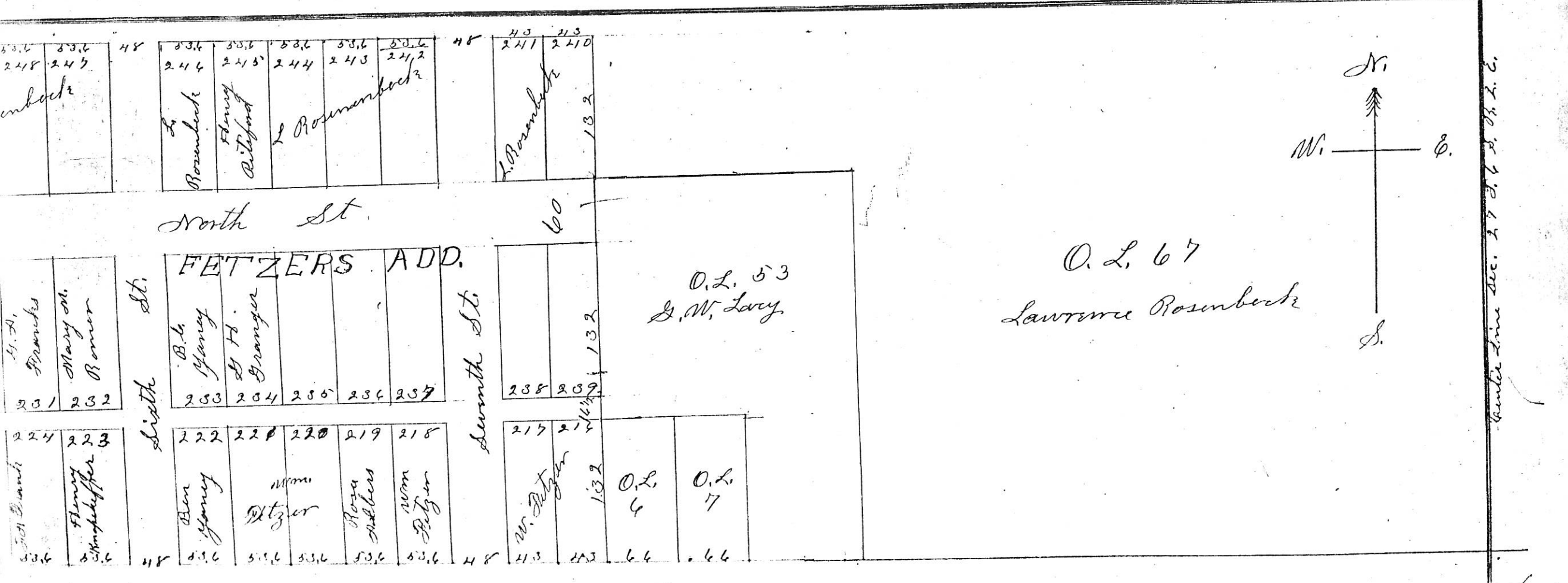
08-80



5237

08-27C

The Territory sought to be annexed to the corporation of
Coldwater Ohio



NOTE 2

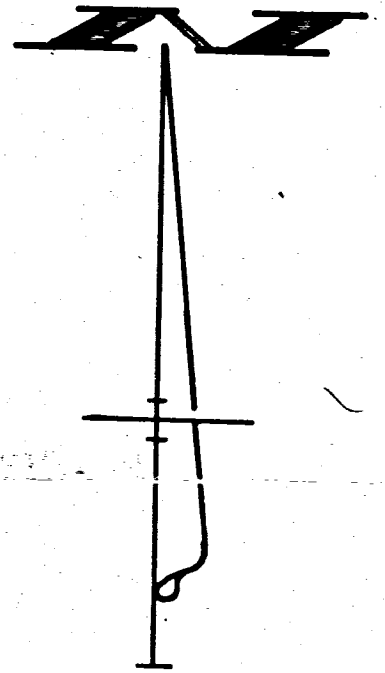
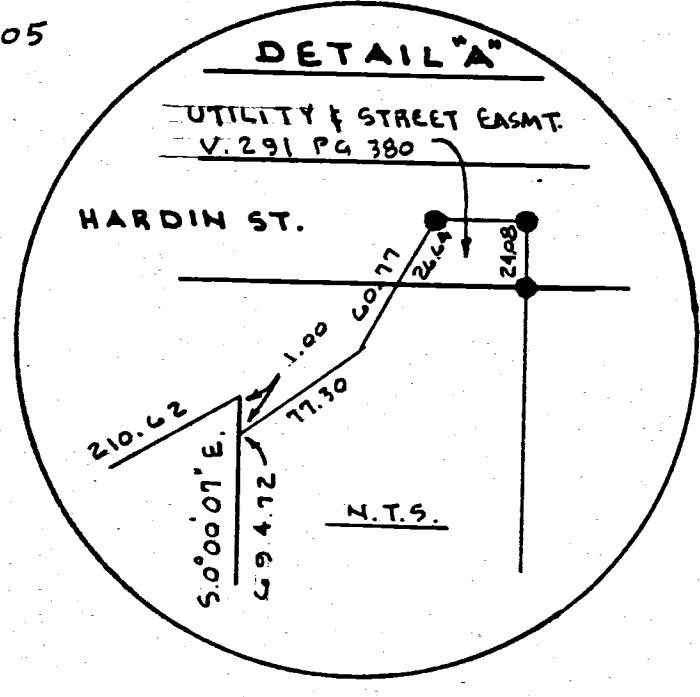
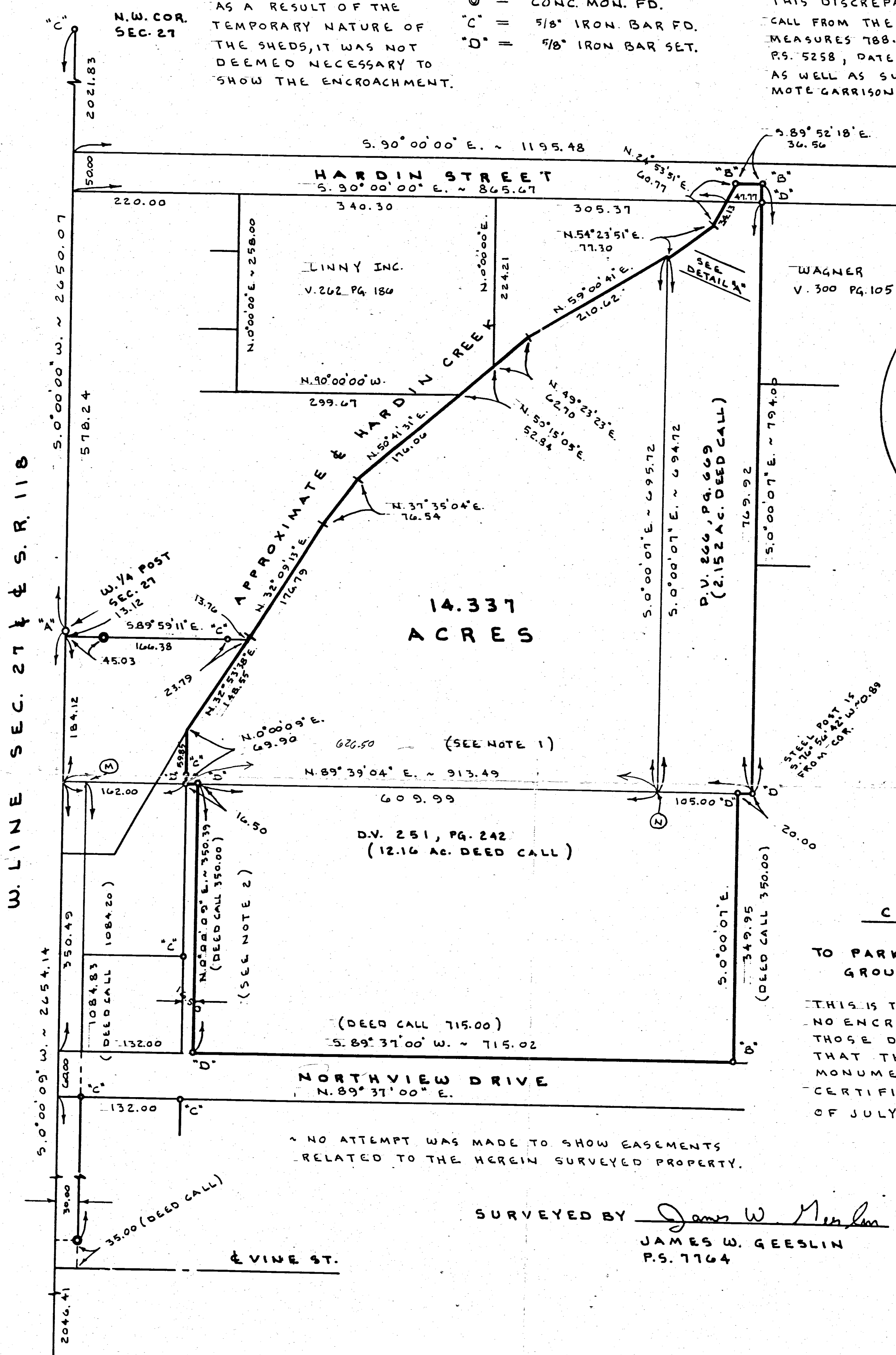
THERE ARE (2) TEMPORARY SHEDS THAT ENCRoACHED INTO THE 16 1/2' ALLEY. AS A RESULT OF THE TEMPORARY NATURE OF THE SHEDS, IT WAS NOT DEEMED NECESSARY TO SHOW THE ENCRoACHMENT.

LEGEND

- "A" = P.K. NAIL FD.
- "B" = P.K. NAIL SET.
- ⊙ = CONC. MON. FD.
- "C" = 5/8" IRON BAR FD.
- "D" = 5/8" IRON BAR SET.

NOTE 1

THE DEED CALL FOR LINE (M) (N) IS 788.50. THE MEASURED DIST. IS 758.47. THIS DISCREPANCY APPEARS TO BE A CALL FROM THE E OF S.R. 118 WHICH MEASURES 788.47. A SURVEY BY TEVIS, P.S. 5258, DATED 6-8-70, CONFIRMS THIS AS WELL AS SURVEYS IN THE AREA BY NOTE GARRISON & ASS.



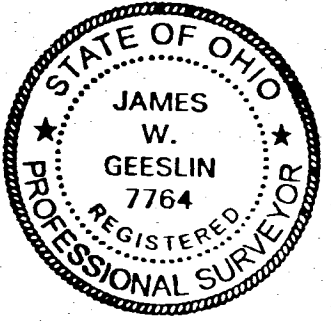
CERTIFICATION

TO PARKBRIDGE INVESTMENT GROUP, INC.:

THIS IS TO CERTIFY THAT THERE ARE NO ENCRoACHMENTS OTHER THAN THOSE DESCRIBED IN NOTE 2 AND THAT THE CORNERS HAVE BEEN MONUMENTED AS INDICATED. CERTIFIED TO THIS 25TH DAY OF JULY, 1996.

NO ATTEMPT WAS MADE TO SHOW EASEMENTS RELATED TO THE HEREIN SURVEYED PROPERTY.

SURVEYED BY James W. Geeslin
JAMES W. GEESLIN
P.S. 7764



MEADOW ACRES, INC. SURVEY

LOCATED IN THE VILLAGE OF COLDWATER, IN THE W. 1/2 OF SECTION 27, T. 6 S., R. 2 E., BUTLER TOWNSHIP, MERCER COUNTY, OHIO.

JULY 25, 1996

SCALE 1" = 100'

S.W. COR. SEC. 27

W. LINE SEC. 27 & S.R. 118

N.W. COR. SEC. 27

RAILROAD SPIKE FD. ONEIL STONE
NORTHWEST CORNER SOUTHWEST QUARTER
SECTION 27.

27
SECTION

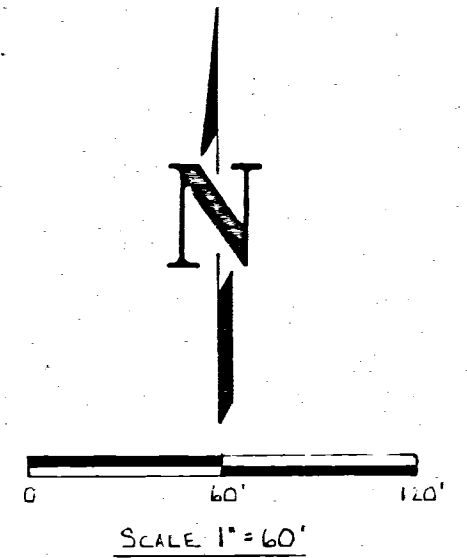
65
TOWNSHIP

2E
RANGE

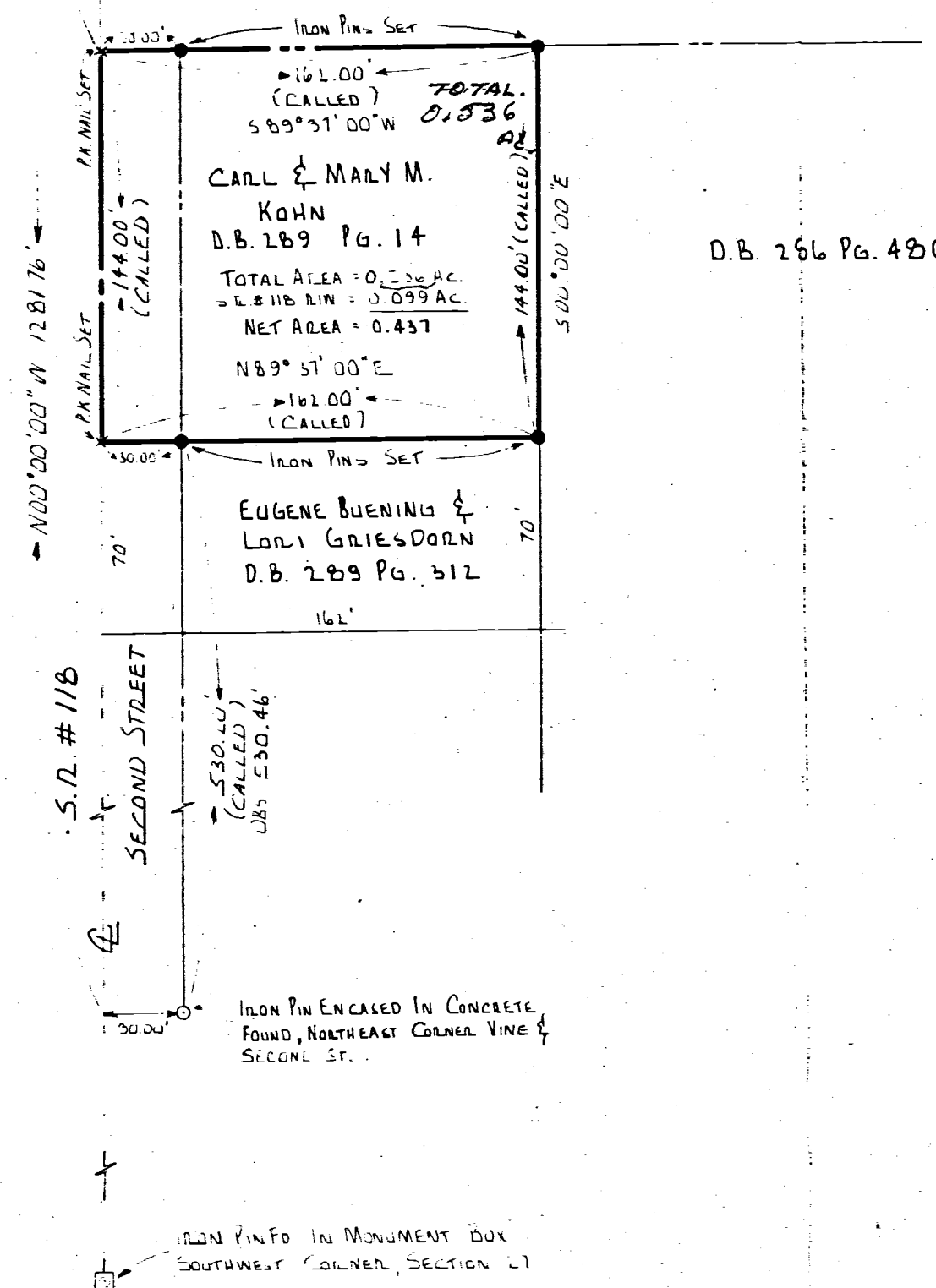
BUTLER
CIVIL TOWNSHIP

COLDWATER
VILLAGE

MERCER
COUNTY



NORTHVIEW DRIVE 60' RLW



D.B. 266 Pg. 480

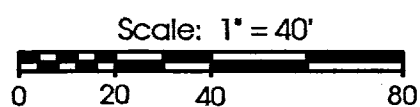
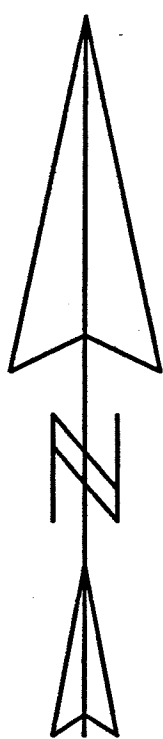
CARL & MARY M.
KOHN
D.B. 289 Pg. 14
TOTAL AREA = 0.536 AC.
= E. # 118 RLW = 0.099 AC.
NET AREA = 0.437

EUGENE BUENING &
LORI GRIESDORN
D.B. 289 Pg. 312
162'

SURVEYED BY: *Richard T. Mote*
RICHARD T. MOTE
REG. SURVEYOR #5552
DATE: 4-30-84

RESURVEY OF A 0.536 ACRE LOT VILLAGE OF COLDWATER, SECTION 27, MERCER COUNTY		
FOR: CARL KOHN		
MOTE-GARRISON & ASSOCIATES, INC. GREENVILLE, OHIO		
DATE: 4-30-84	DRWN. BY: LJB	DRWG. NO.: 18281

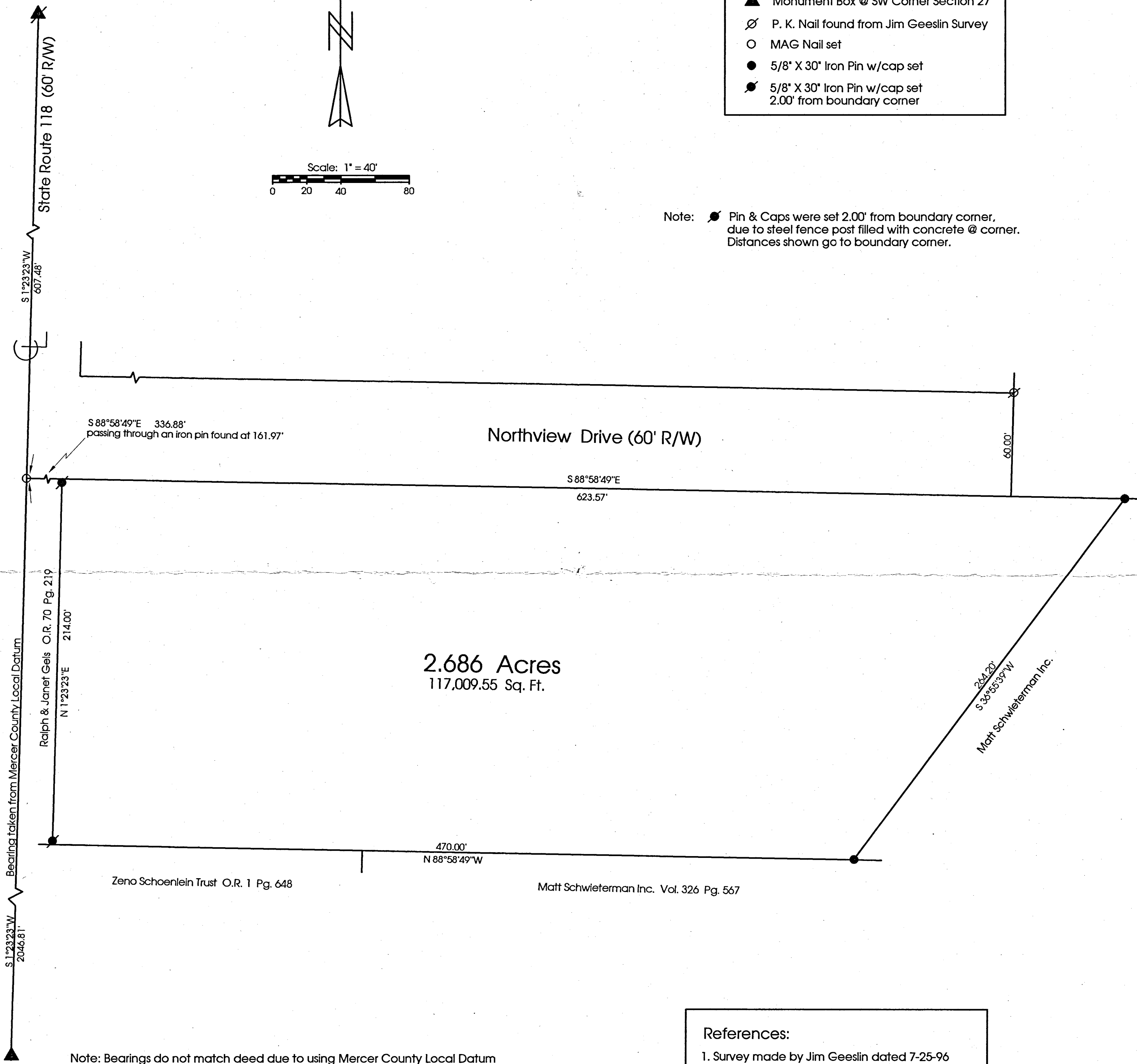
2732



Legend:

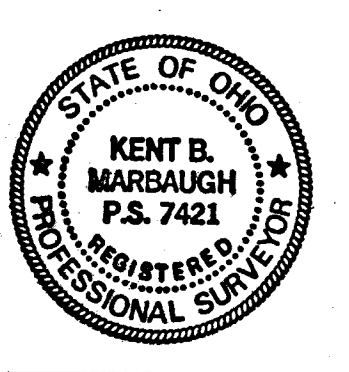
- ▲ Cornerstone @ W 1/4 Post Section 27
- ▲ Monument Box @ SW Corner Section 27
- ⊗ P. K. Nail found from Jim Geeslin Survey
- MAG Nail set
- 5/8" X 30" Iron Pin w/cap set
- 5/8" X 30" Iron Pin w/cap set 2.00' from boundary corner

Note: ● Pin & Caps were set 2.00' from boundary corner, due to steel fence post filled with concrete @ corner. Distances shown go to boundary corner.

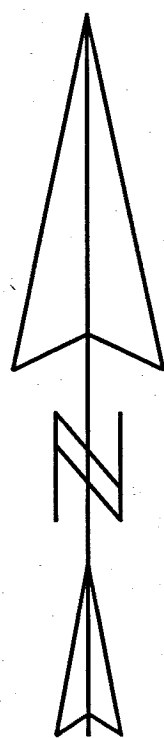


Marbaugh
Land Surveying
1210 Yorkshire Court
Celina, Ohio 45822
(419-586-4293)

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



Springcreek Concrete Co. ALTA/ACSM Land Title Survey		
State of: Ohio County: Mercer Township: Butler Section: 27 Town: 6S Range: 2E Date Surveyed: 12-15-99		
Village of: Coldwater Deed Reference: Vol. 320 Pgs. 403-405		
Boundary Drawing	303 Northview Drive	Sheet 1 of 3

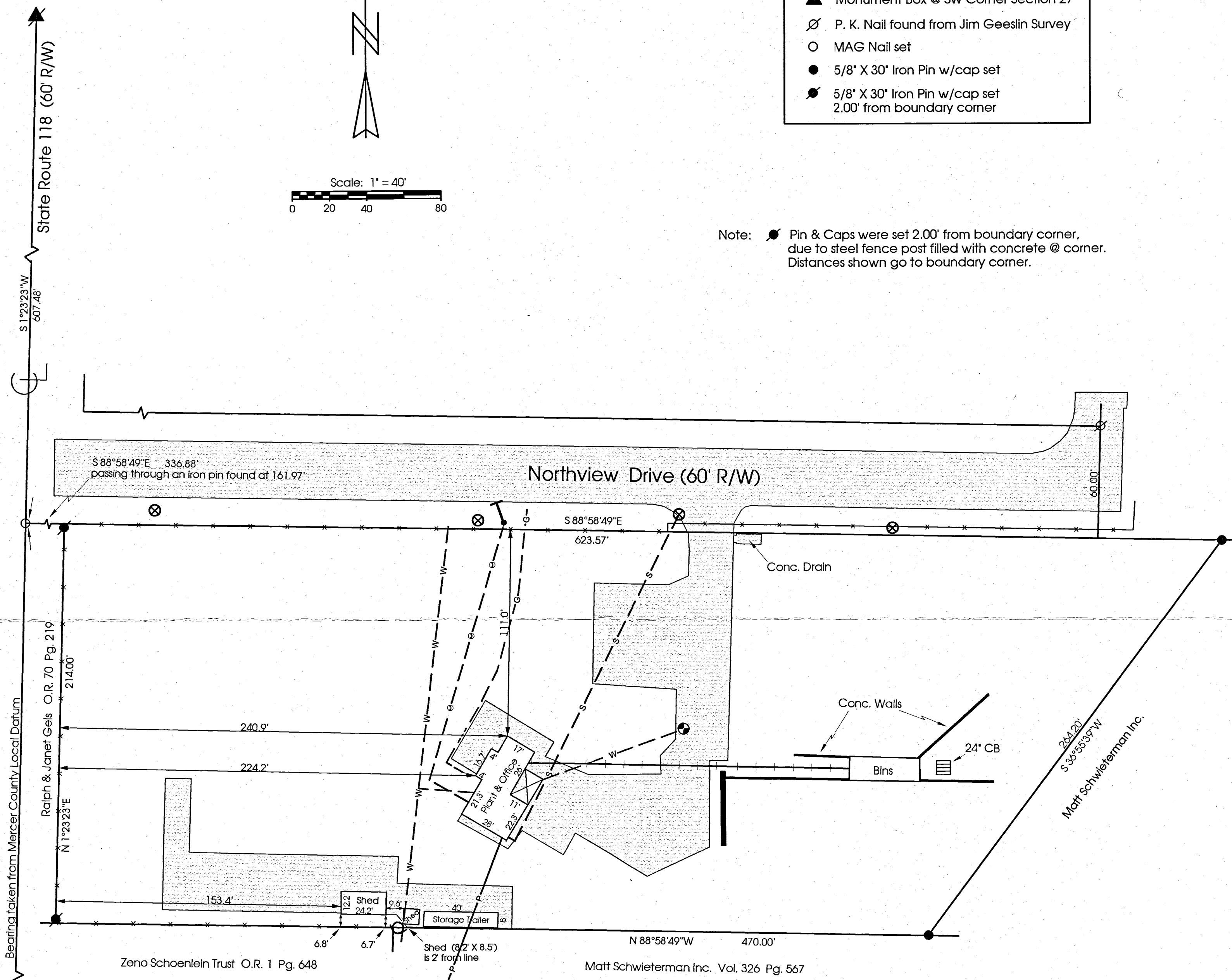


Scale: 1" = 40'

Legend:

- ▲ Cornerstone @ W 1/4 Post Section 27
- ▲ Monument Box @ SW Corner Section 27
- ⊗ P. K. Nail found from Jim Geeslin Survey
- MAG Nail set
- 5/8" X 30" Iron Pin w/cap set
- 5/8" X 30" Iron Pin w/cap set 2.00' from boundary corner

Note: ● Pin & Caps were set 2.00' from boundary corner, due to steel fence post filled with concrete @ corner. Distances shown go to boundary corner.



Topo Legend:

- Sewer Line
- Conveyor
- Gas Line
- Wire Fence
- Water Line
- Buried Power Line
- Buried Phone Line
- Concrete
- Telephone Pole
- Sewer Manhole
- Fire Hydrant
- Water Spigot

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

Springcreek Concrete Co. ALTA/ACSM Land Title Survey

State of: Ohio County: Mercer Township: Butler Section: 27 Town: 6S Range: 2E Date Surveyed: 12-15-99
 Village of: Coldwater Deed Reference: Vol. 320 Pgs. 403-405

Topographic Drawing	303 Northview Drive	Sheet 2 of 3
---------------------	---------------------	--------------

BUTLER TOWNSHIP

RANGE 2E TOWNSHIP 6S

1744.00
1200.00
544.00

0827303004.003
0827303008
0827303002
0827303001.002

0827303001

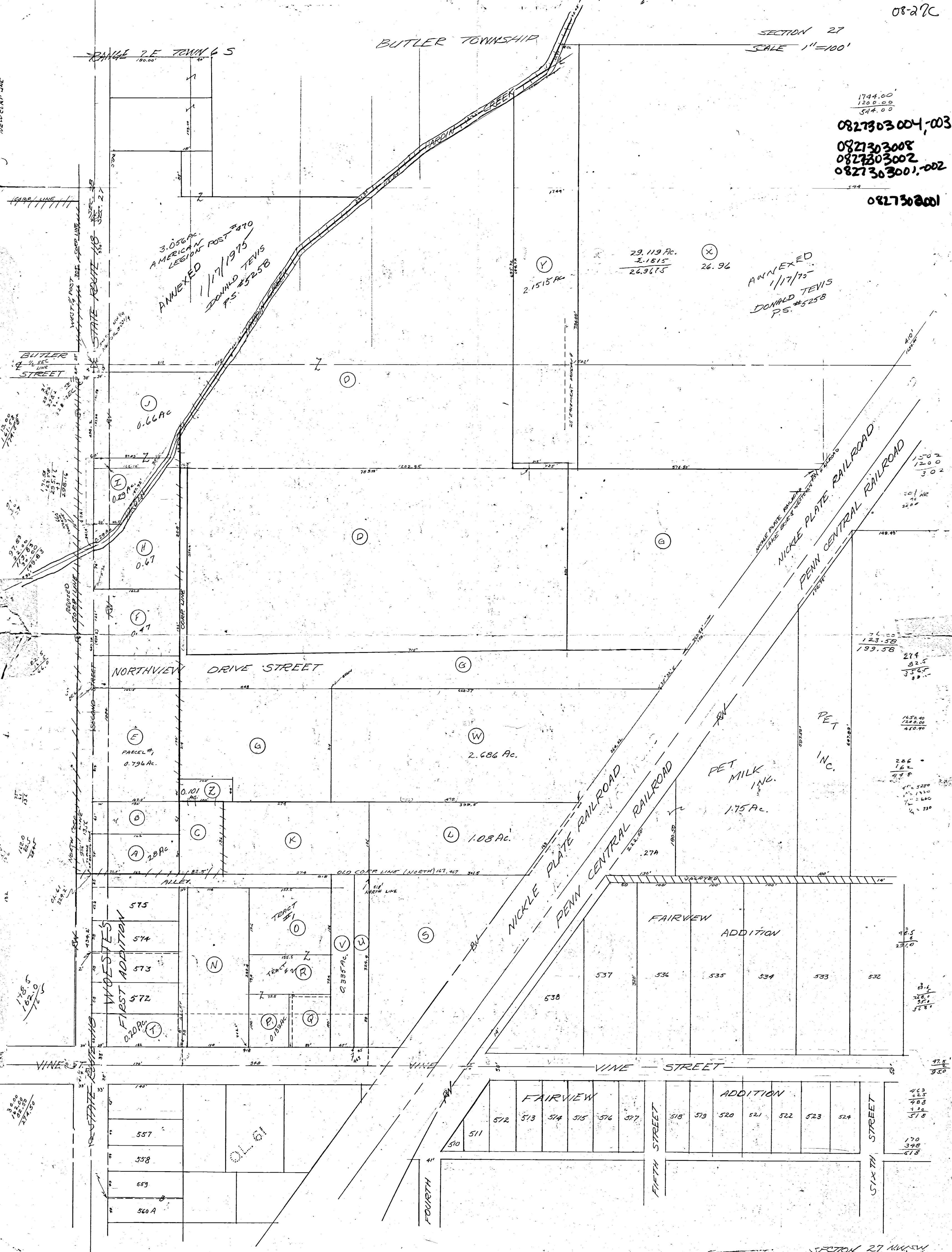
3.056 AC.
AMERICAN
LEGION POST #470
ANNEXED
1/17/1975
DONALD TEVIS
P.S. #5258

ANNEXED
1/17/75
DONALD TEVIS
P.S. #5258

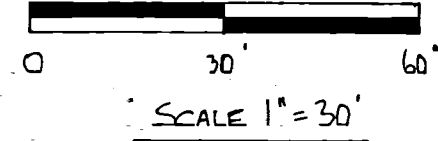
29.119 AC.
2.1515
26.9675

(Y)
2.1515 AC.

(X)
26.96



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



PET INCORPORATED
D.B. 251 PG. 859

D.B. 232 PG. 464

ALLEY VACATED 3-9-64 ORDINANCE # 608, MISC. BK. 4 PG. 27.

SEARCHED FOR CONCRETE MONUMENT NONE FO. SET IRON PIN.

DID NOT SET IRON PIN (COVER 4" FIELD TILE)

50' (R/W)

SEVENTH STREET

VINE ST.

LOT# 533

LOT# 532

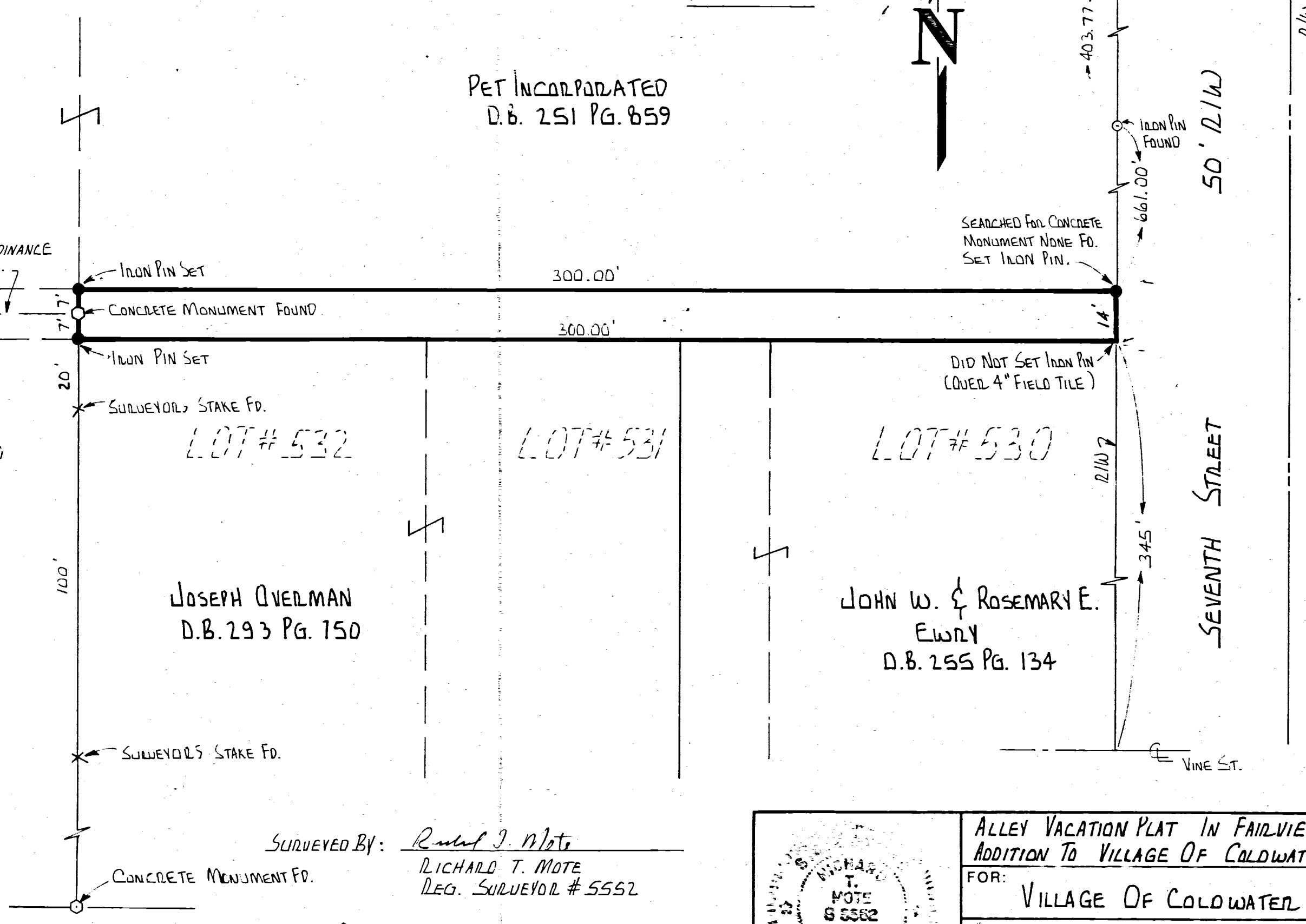
LOT# 531

LOT# 530

PET INCORPORATED
D.B. 226 PG. 525

JOSEPH OVERMAN
D.B. 293 PG. 150

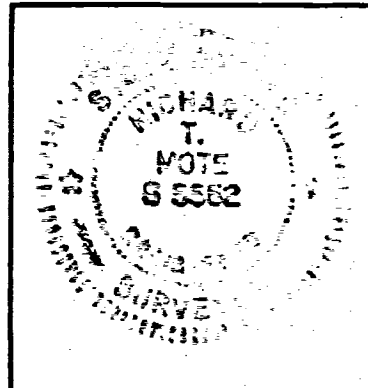
JOHN W. & ROSEMARY E. EWRY
D.B. 255 PG. 134



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

DATE: 10-18-85

VINE STREET

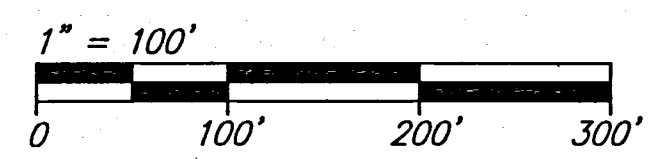


ALLEY VACATION PLAT IN FAIRVIEW ADDITION TO VILLAGE OF COLDWATER		
FOR: VILLAGE OF COLDWATER		
MOTE-GARRISON & ASSOCIATES, INC. GREENVILLE, OHIO		
DATE: 10-18-85	DRWN. BY: L.J.B.	DRWG. N°: 1B347

2731

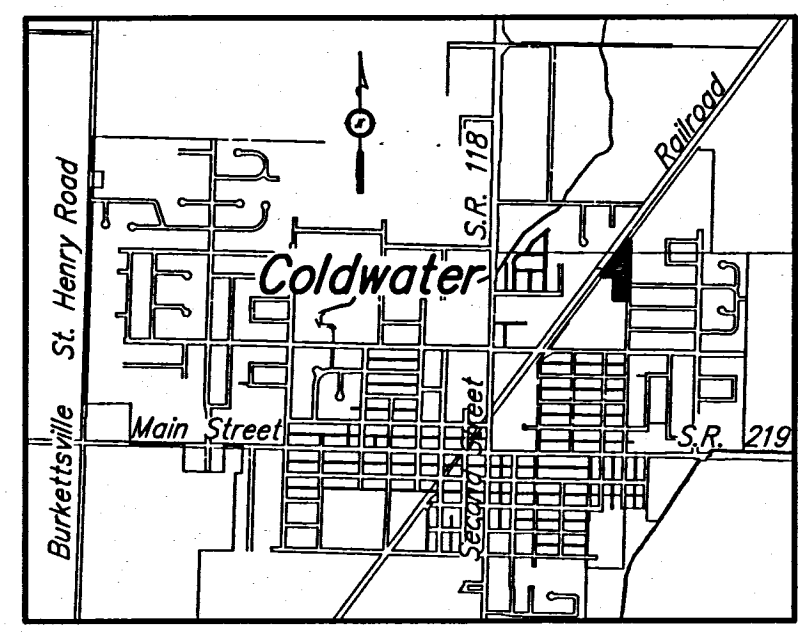
08-27C
 ✓ 08-27-326-005

27 Section 06S Township 02E Range Coldwater Village Butler Township Mercer County Ohio State



Bearings are based upon the north line of the Southeast Quarter of Section 27, being N89°20'48"E per *14.

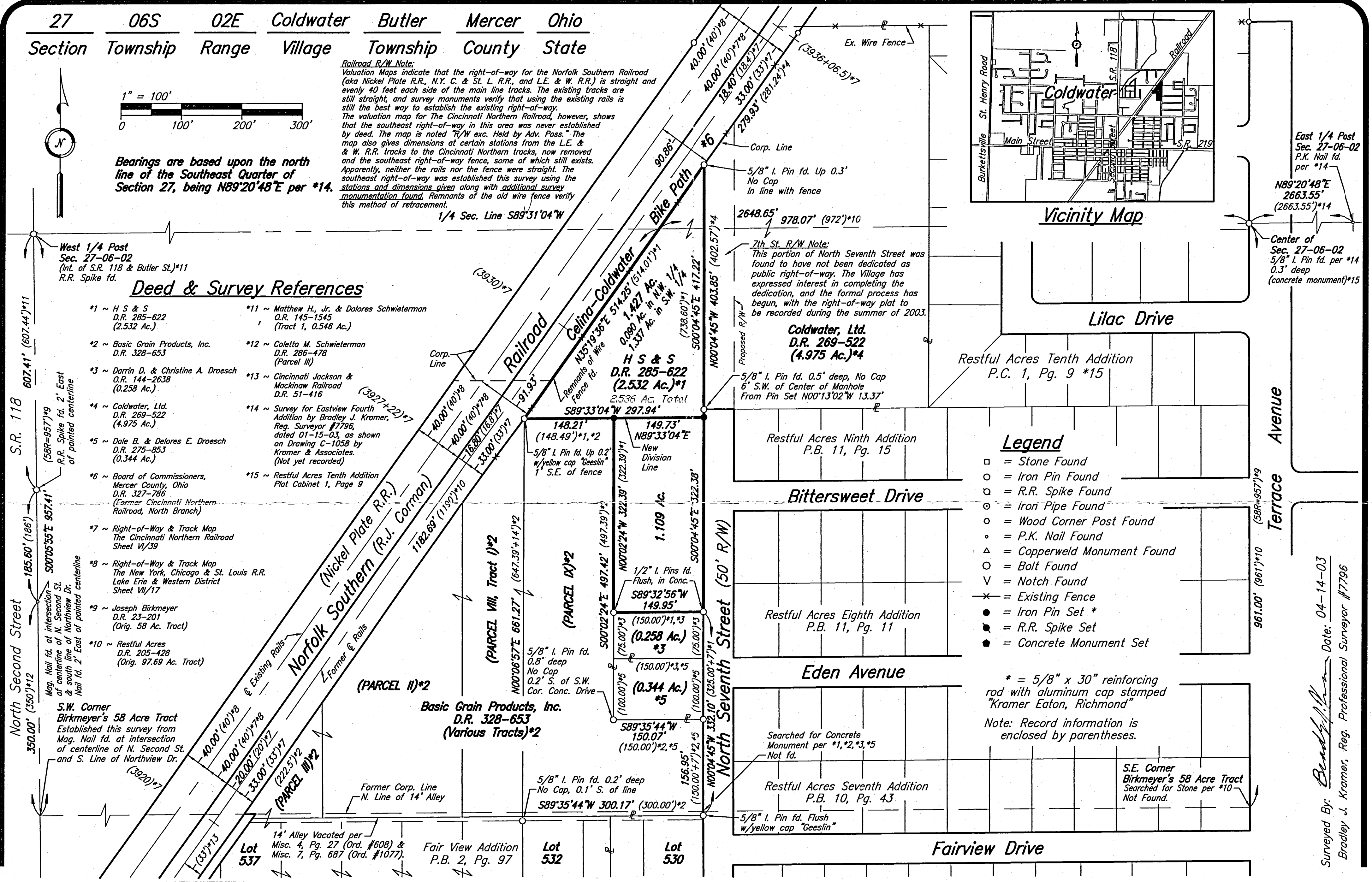
Railroad R/W Note:
 Valuation Maps indicate that the right-of-way for the Norfolk Southern Railroad (aka Nickel Plate R.R., N.Y. C. & St. L. R.R., and L.E. & W. R.R.) is straight and evenly 40 feet each side of the main line tracks. The existing tracks are still straight, and survey monuments verify that using the existing rails is still the best way to establish the existing right-of-way. The valuation map for The Cincinnati Northern Railroad, however, shows that the southeast right-of-way in this area was never established by deed. The map is noted "R/W exc. Held by Adv. Poss." The map also gives dimensions at certain stations from the L.E. & W. R.R. tracks to the Cincinnati Northern tracks, now removed and the southeast right-of-way fence, some of which still exists. Apparently, neither the rails nor the fence were straight. The southeast right-of-way was established this survey using the stations and dimensions given along with additional survey monumentation found. Remnants of the old wire fence verify this method of retracement.



East 1/4 Post Sec. 27-06-02 P.K. Nail fd. per *14
 N89°20'48"E 2663.55' (2663.55')*14
 Center of Sec. 27-06-02 5/8" I. Pin fd. per *14 0.3' deep (concrete monument)*15

Deed & Survey References

- *1 ~ H S & S D.R. 285-622 (2.532 Ac.)
- *2 ~ Basic Grain Products, Inc. D.R. 328-653
- *3 ~ Darrin D. & Christine A. Drosch O.R. 144-2638 (0.258 Ac.)
- *4 ~ Coldwater, Ltd. D.R. 269-522 (4.975 Ac.)
- *5 ~ Dale B. & Delores E. Drosch D.R. 275-853 (0.344 Ac.)
- *6 ~ Board of Commissioners, Mercer County, Ohio D.R. 327-786 (Former Cincinnati Northern Railroad, North Branch)
- *7 ~ Right-of-Way & Track Map The Cincinnati Northern Railroad Sheet VI/39
- *8 ~ Right-of-Way & Track Map The New York, Chicago & St. Louis R.R. Lake Erie & Western District Sheet VII/17
- *9 ~ Joseph Birkmeyer D.R. 23-201 (Orig. 58 Ac. Tract)
- *10 ~ Restful Acres D.R. 205-428 (Orig. 97.69 Ac. Tract)
- *11 ~ Matthew H., Jr. & Dolores Schwieterman O.R. 145-1545 (Tract 1, 0.546 Ac.)
- *12 ~ Coletta M. Schwieterman D.R. 286-478 (Parcel III)
- *13 ~ Cincinnati Jackson & Mackinaw Railroad D.R. 51-416
- *14 ~ Survey for Eastview Fourth Addition by Bradley J. Kramer, Reg. Surveyor #7796, dated 01-15-03, as shown on Drawing C-1058 by Kramer & Associates. (Not yet recorded)
- *15 ~ Restful Acres Tenth Addition Plat Cabinet 1, Page 9



- Legend**
- = Stone Found
 - = Iron Pin Found
 - ⊙ = R.R. Spike Found
 - ⊖ = Iron Pipe Found
 - = Wood Corner Post Found
 - = P.K. Nail Found
 - △ = Copperweld Monument Found
 - = Bolt Found
 - ∨ = Notch Found
 - ✕ = Existing Fence
 - = Iron Pin Set *
 - ⊙ = R.R. Spike Set
 - = Concrete Monument Set

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

Surveyed By: *Bradley J. Kramer* Date: 04-14-03
 Bradley J. Kramer, Reg. Professional Surveyor #7796

Project No.	03-073
Date	04-14-03
Drawn By	TLD
Checked By	BJK
Drawing No.	C-1068



KRAMER & ASSOCIATES
 Surveyors, Planners, & Design Consultants
 101 N. Barron St., Eaton, Ohio (937) 456-1332
 410 S. D. St., Richmond, Indiana (765) 935-2696
 FAX (937) 456-6912

Plat of Survey for
 H S & S, an Ohio Partnership

DATE ISSUED	MAY 6 2003		
KRAMER & ASSOCIATES			
No.	Date	Revision	By



087326023
0827326005 8-27C

27 Section 06S Township 02E Range Coldwater Village Butler Township Mercer County Ohio State

Dedications

Know all men by these presents, that we, the undersigned, being all the owners and lienholders of the hereon depicted 4.975 acre tract, have caused the land encompassed by this plat to be surveyed, platted, and to be known as a portion of North Seventh Street in the Village of Coldwater, Ohio. Furthermore, we do hereby dedicate the right-of-way as shown to the public use forever.

Dedication by Owner

Lewis Hauber, President of Belmont Properties
General Partner of Coldwater Ltd.
280 Old Stubenville Pike, Box 156
Cadiz, Ohio 43907

Acknowledgment

Before me, the undersigned, a notary public in and for _____ County, State of Ohio, personally appeared the above signed owner and acknowledged the signing of the forgoing instrument to be his free act and deed.

In testimony thereof, I have fixed my hand and seal this _____ day of _____ 2003.

Notary Public

Dedication by Lienholder

Randall C. Hunt, State Director, Rural Development
United States Department of Agriculture
7868 C.R. 140, Suite D
Findlay, Ohio 45840

Acknowledgment

Before me, the undersigned, a notary public in and for _____ County, State of Ohio, personally appeared the above signed lienholder and acknowledged the signing of the forgoing instrument to be his free act and deed.

In testimony thereof, I have fixed my hand and seal this _____ day of _____ 2003.

Notary Public

Acceptance

This plat dedicating a portion of North Seventh Street to the Village of Coldwater, Ohio has been accepted by the Council of the Village of Coldwater, Ohio by Ordinance No. _____ dated this _____ day of _____ 2003.

Lavern Stammen Mayor Date
Clyde Bellinger Clerk of Council Date

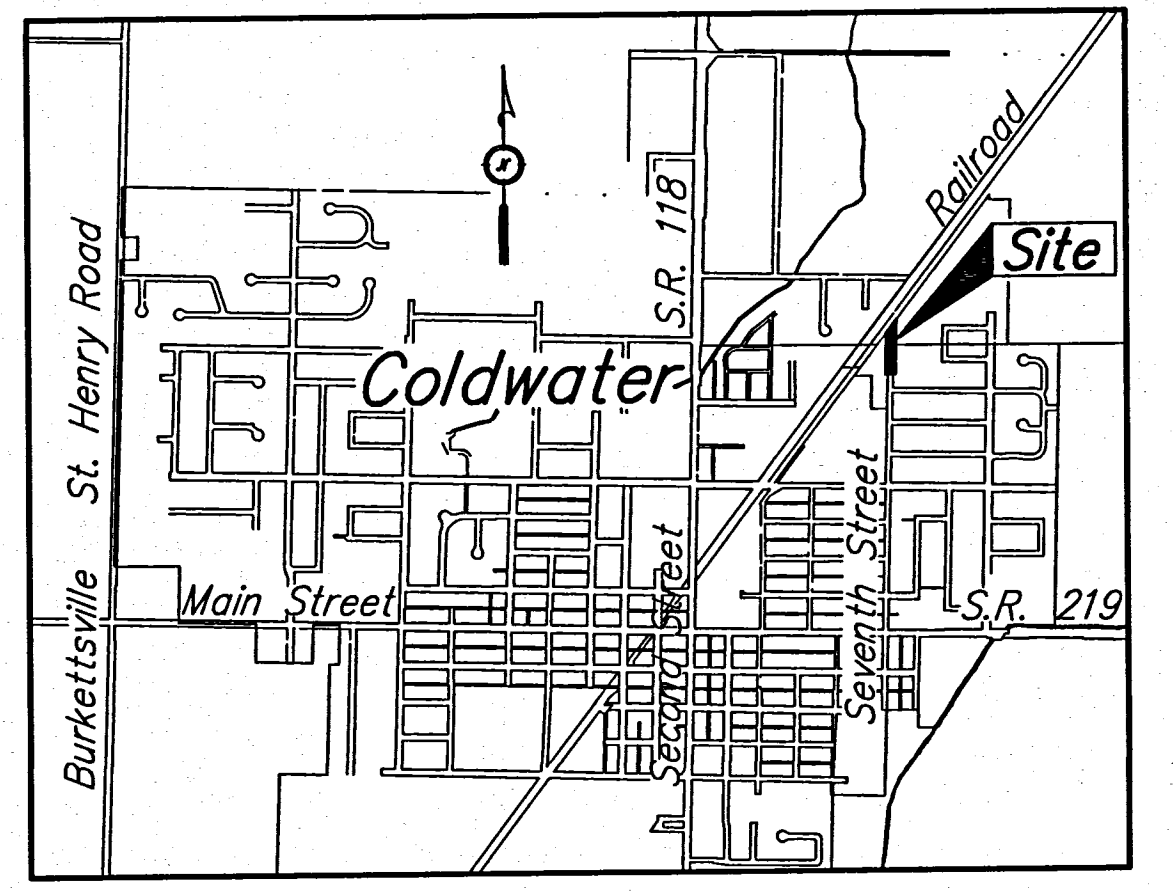
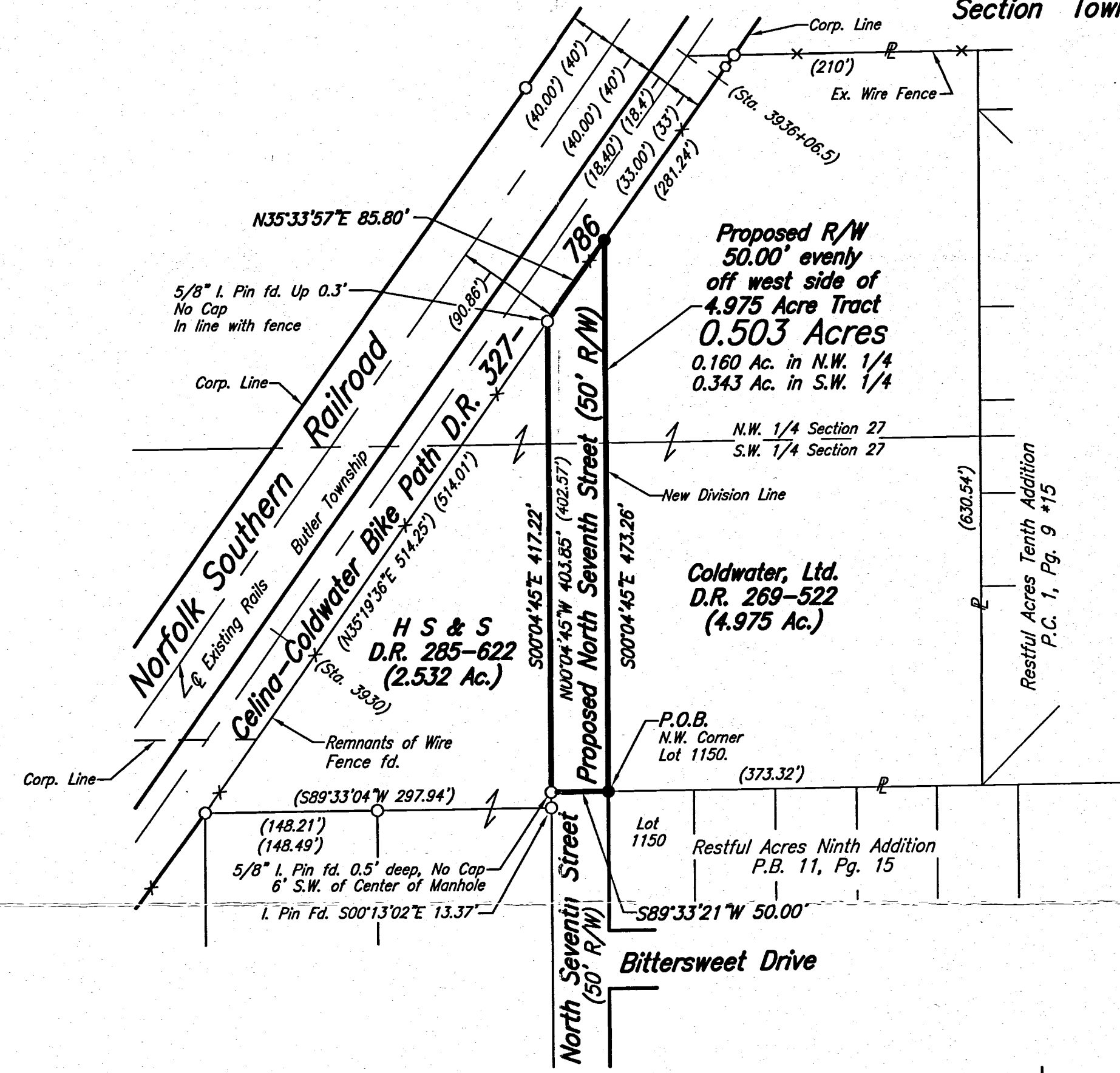
Robert Fisher President of Council Date
Robert Stelzer Planning Commission Chairman Date

County Recorder's Certificate

Received for recording this _____ day of _____ 2003 at _____ M.
and recorded in Plat Cabinet No. _____, page _____, Fee: \$ _____.
Doc.No. _____, & Doc. No. _____
Tammy Barger, Mercer County Recorder

County Auditor's Certificate

I hereby certify that there are no unpaid taxes on land comprising North Seventh Street and that this plat was filed for transfer in the office of the Mercer County Auditor on this _____ day of _____ 2003.
Mark R. Giesige, Mercer County Auditor



Description

Situated in the Northwest & Southwest Quarters of Section Twenty-Seven (27), Township Six (06) South, Range Two (02) East, Village of Coldwater, Butler Township, Mercer County, Ohio, being part of a 4.975 acre tract described in Deed Records Volume 269, Page 522 in the office of the Mercer County Recorder, and being more particularly described as follows:

Beginning at an iron pin set at the N.W. Corner of Lot 1150 of Restful Acres Ninth Addition as recorded in Plat Book Volume 11, Page 15;

thence South 89°33'21" West 50.00 feet along the north right-of-way line of North Seventh Street, also being the south line of said 4.975 acre tract, to an iron pin found;

thence North 00°04'45" West 403.85 feet along the west line of said 4.975 acre tract, to an iron pin found;

thence North 35°33'57" East 85.80 feet along a northwesterly line of said 4.975 acre tract, to an iron pin set;

thence South 00°04'45" East 473.26 feet along a new division line, to the point of beginning, containing 0.503 acres, more or less, having 0.160, more or less, acres in the Northwest Quarter of Section 27, and having 0.343 acres, more or less, in the Southwest Quarter of Section 27, being subject to any legal easements of record.

Bearings are based upon the west line of North Seventh Street, being North 00°04'45" West, per a plat of survey by Bradley J. Kramer, Reg. Professional Surveyor # 7796, dated 04-14-03, as shown on drawing C-1068 by Kramer & Associates.

Iron pins set are 5/8 inch by 30 inch reinforcing rods, with aluminum caps stamped "Kramer, Richmond, Eaton".

Last transfer of record appears in Deed Records Volume 269, Page 522 in the office of the Mercer County Recorder.

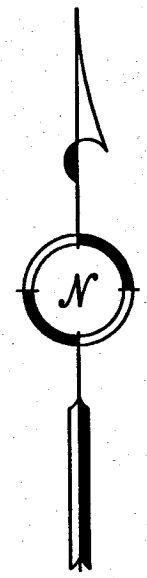
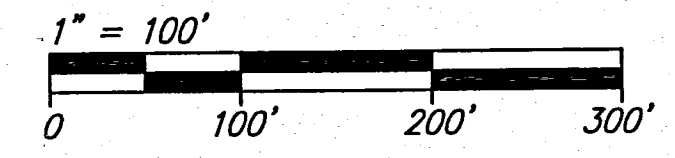
Surveyed By: Bradley J. Kramer Date: 5-05-03
Bradley J. Kramer
Reg. Professional Surveyor # 7796

Legend

- = Stone Found
- = Iron Pin Found
- = R.R. Spike Found
- = Iron Pipe Found
- = Wood Corner Post Found
- = P.K. Nail Found
- ✕ = Existing Fence
- = Iron Pin Set *
- = R.R. Spike Set
- = Concrete Monument Set

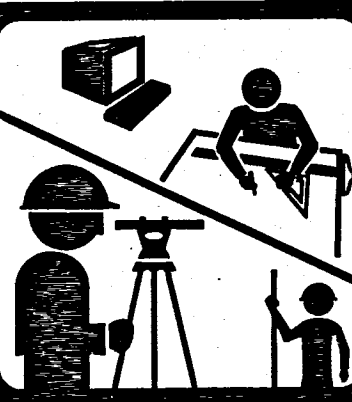
* = 5/8" x 30" reinforcing rod with aluminum cap stamped "Kramer Eaton, Richmond"

Note: Record information is enclosed by parentheses.



Bearings are based upon the west line of North Seventh Street, being North 00°04'45" W, per a plat of survey by Bradley J. Kramer Reg. Professional Surveyor # 7796, dated 04-14-03, as shown on drawing C-1068 by Kramer & Associates.

Project No.	03-073
Date	5-05-03
Drawn By	MPT
Checked By	BJK
Drawing No.	C-1072



KRAMER & ASSOCIATES
Surveyors, Planners, & Design Consultants
101 N. Barron St., Eaton, Ohio (937) 456-1332
410 S. D St., Richmond, Indiana (765) 935-2696
FAX (937) 456-6912

Dedication of Right-of-Way of North Seventh Street

No.	Date	Revision	By

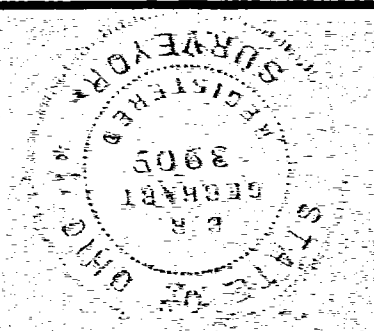


BOUNDARY SURVEY
AND
TOPOGRAPHIC DETAIL LOCATION

PET, INC.
COLDWATER, OHIO

SURVEYED BY:
B. R. GEBHART, P.E.
ENGINEER & SURVEYOR
CELINA, OHIO

1/2
0827326009
-014



LEGEND

- ⊙ Concrete Monument
- Wood Stake
- Iron Pipe
- Iron Pin
- ⊗ Man Hole
- ⊕ Fire Hydrant
- ⊖ Tree
- ↑ Railroad Sign
- † Light Pole
- Fence Line
- ⊗ Patented Iron Survey Stake

CERTIFICATION

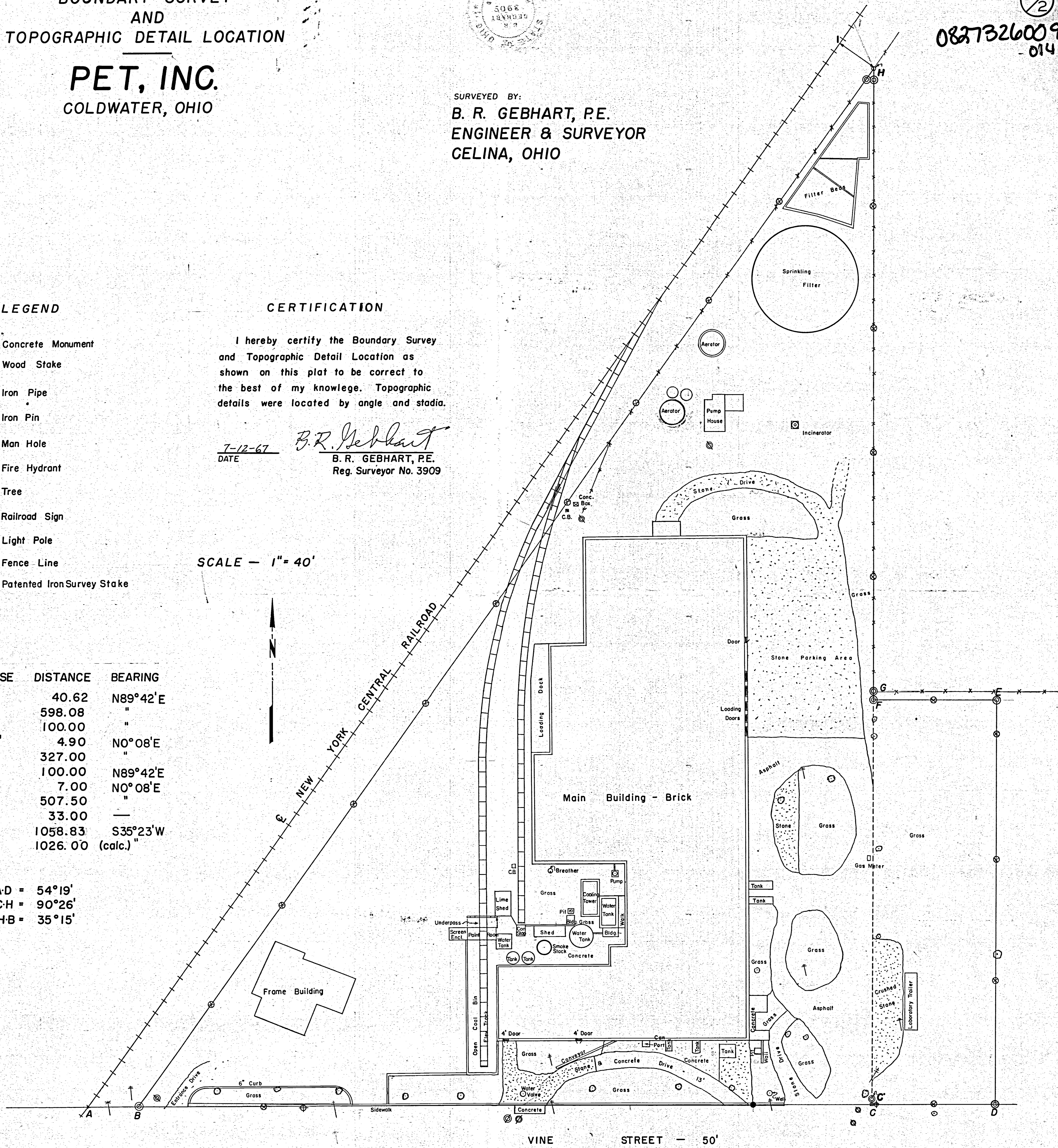
I hereby certify the Boundary Survey and Topographic Detail Location as shown on this plat to be correct to the best of my knowledge. Topographic details were located by angle and stadia.

7-12-67
DATE
B. R. Gebhart
B. R. GEBHART, P.E.
Reg. Surveyor No. 3909

SCALE - 1" = 40'

COURSE	DISTANCE	BEARING
A-B	40.62	N89°42'E
B-C	598.08	"
C-D	100.00	"
C-C'	4.90	N0°08'E
D-E	327.00	"
E-F	100.00	N89°42'E
F-G	7.00	N0°08'E
G-H	507.50	"
H-I	33.00	"
I-A	1058.83	S35°23'W
H-B	1026.00	(calc.)

∠ I-A-D = 54°19'
∠ A-C-H = 90°26'
∠ C-H-B = 35°15'



0827326009 to - 014
0627326001 to - 003

08-27C

2/2

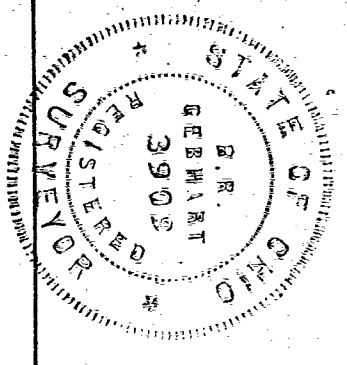
BOUNDARY SURVEY AND ACQUISITION DATA

PET, INC.
COLDWATER, OHIO

B.R. GEBHART, P.E.
CIVIL ENGR. & SURVEYOR
CELINA, OHIO

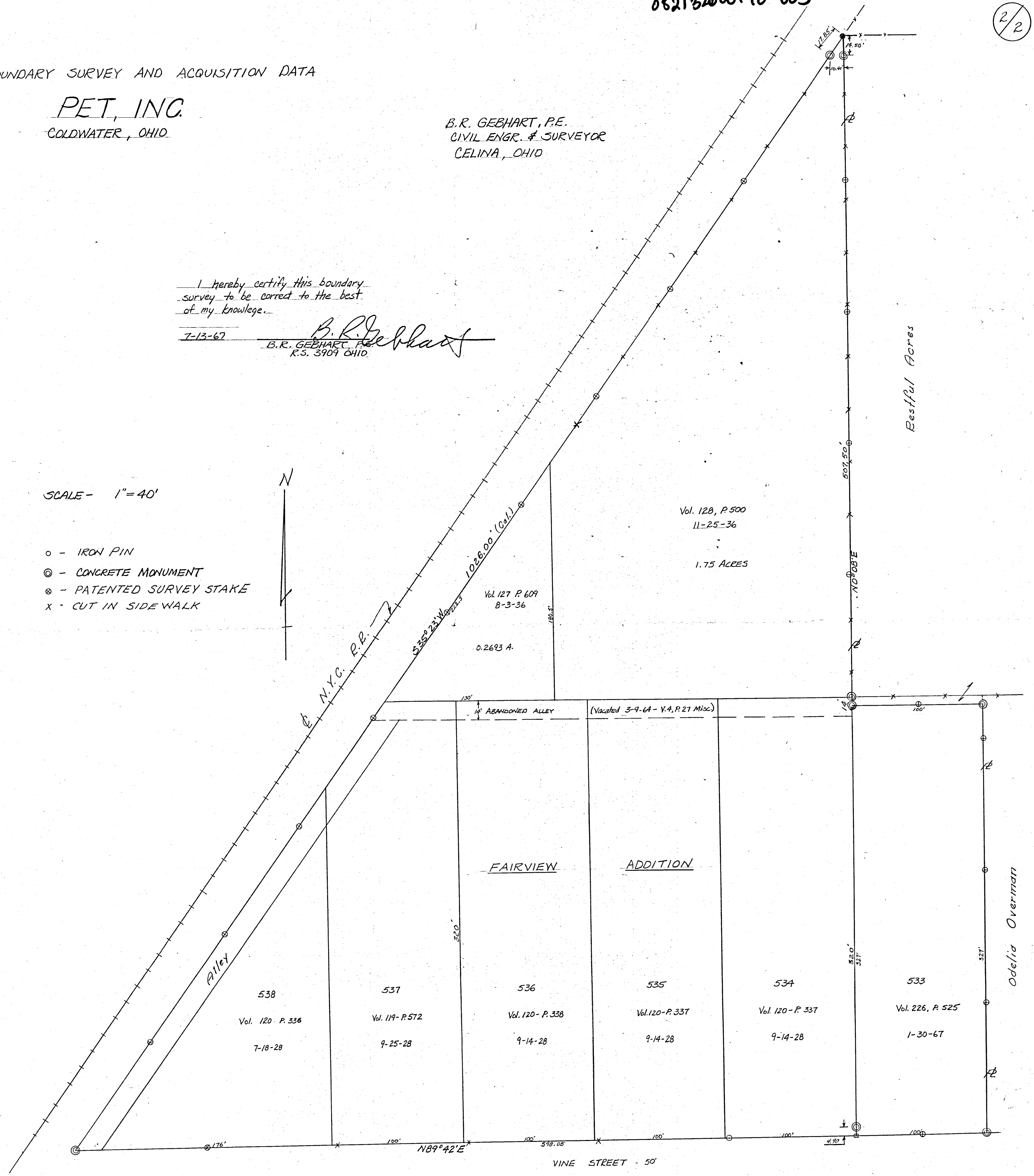
I hereby certify this boundary
survey to be correct to the best
of my knowledge.

7-13-67
B.R. Gebhart
B.R. GEBHART, P.E.
R.S. 3909 OHIO



SCALE - 1" = 40'

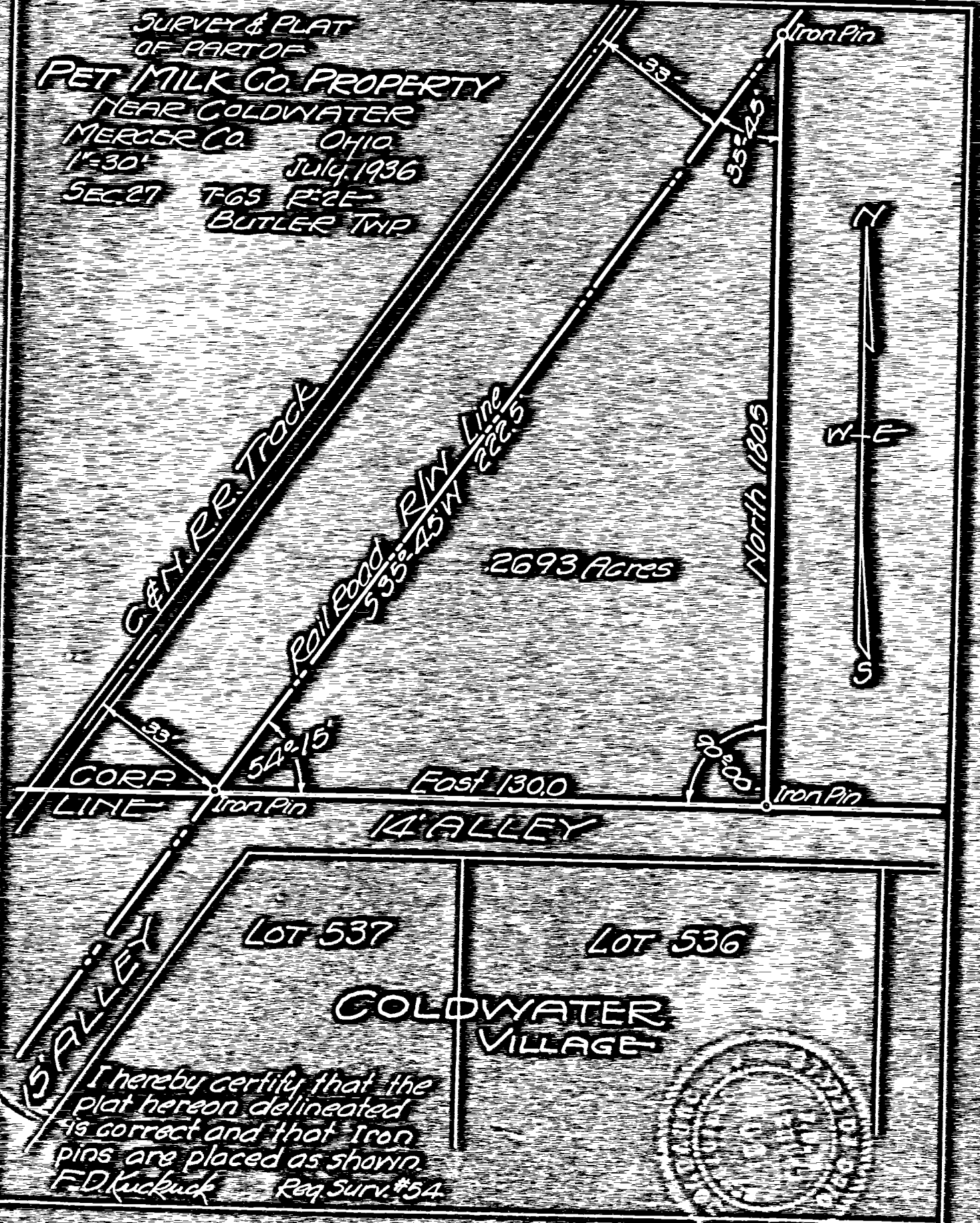
- o - IRON PIN
- ⊙ - CONCRETE MONUMENT
- ⊗ - PATENTED SURVEY STAKE
- x - CUT IN SIDE WALK



7-12-67 56
0733
34

0827326001

SURVEY & PLAT
OF PART OF
PET MILK CO. PROPERTY
NEAR COLDWATER
MERCER Co. OHIO
1"=30' July, 1936
SEC. 27 T. 6S R. 2E
BUTLER TWP



2693 Acres

CORP LINE

East 130.0

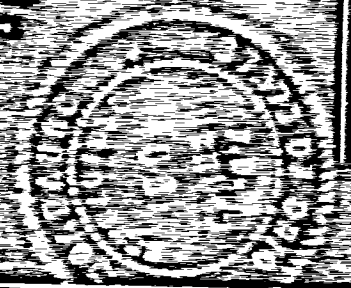
14' ALLEY

Lot 537

Lot 536

COLDWATER VILLAGE

I hereby certify that the plat hereon delineated is correct and that Iron pins are placed as shown.
F.D. Kuckuck Req. Surv. #54

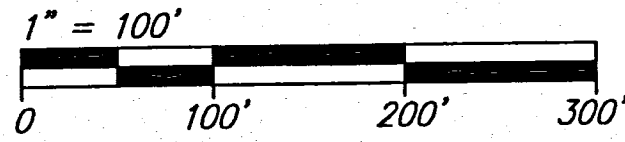


27 06S 02E Coldwater
 Section Township Range Village
 Butler Mercer Ohio
 Township County State

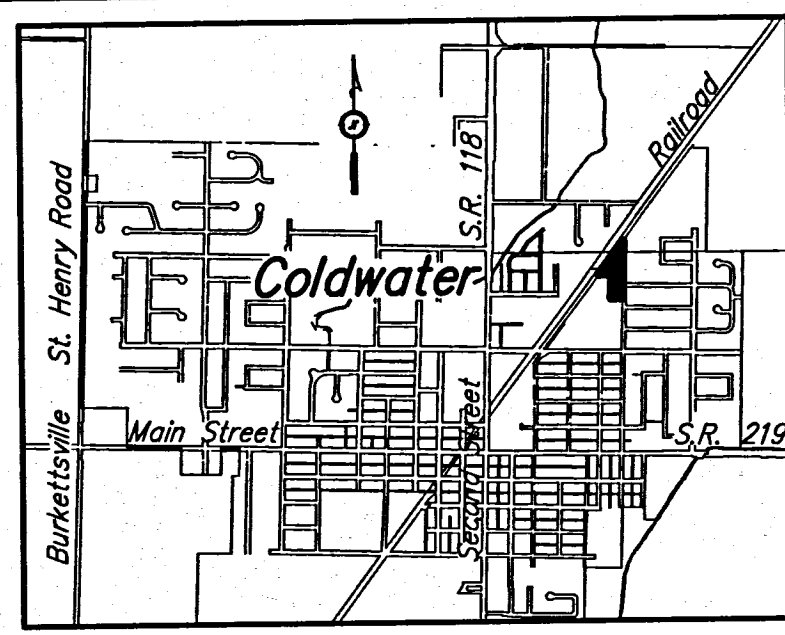
H S & S Subdivision

A Minor Subdivision to the Village of Coldwater

Railroad R/W Note:
 Valuation Maps indicate that the right-of-way for the Norfolk Southern Railroad (aka Nickel Plate R.R., N.Y. C. & St. L. R.R., and L.E. & W. R.R.) is straight and evenly 40 feet each side of the main line tracks. The existing tracks are still straight, and survey monuments verify that using the existing rails is still the best way to establish the existing right-of-way. The valuation map for The Cincinnati Northern Railroad, however, shows that the southeast right-of-way in this area was never established by deed. The map is noted "R/W exc. Held by Adv. Poss." The map also gives dimensions at certain stations from the L.E. & W. R.R. tracks to the Cincinnati Northern tracks, now removed and the southeast right-of-way fence, some of which still exists. Apparently, neither the rails nor the fence were straight. The southeast right-of-way was established this survey using the stations and dimensions given along with additional survey monumentation found. Remnants of the old wire fence verify this method of retracement.



Bearings are based upon the north line of the Southeast Quarter of Section 27, being N89°20'48"E per #14.



Vicinity Map

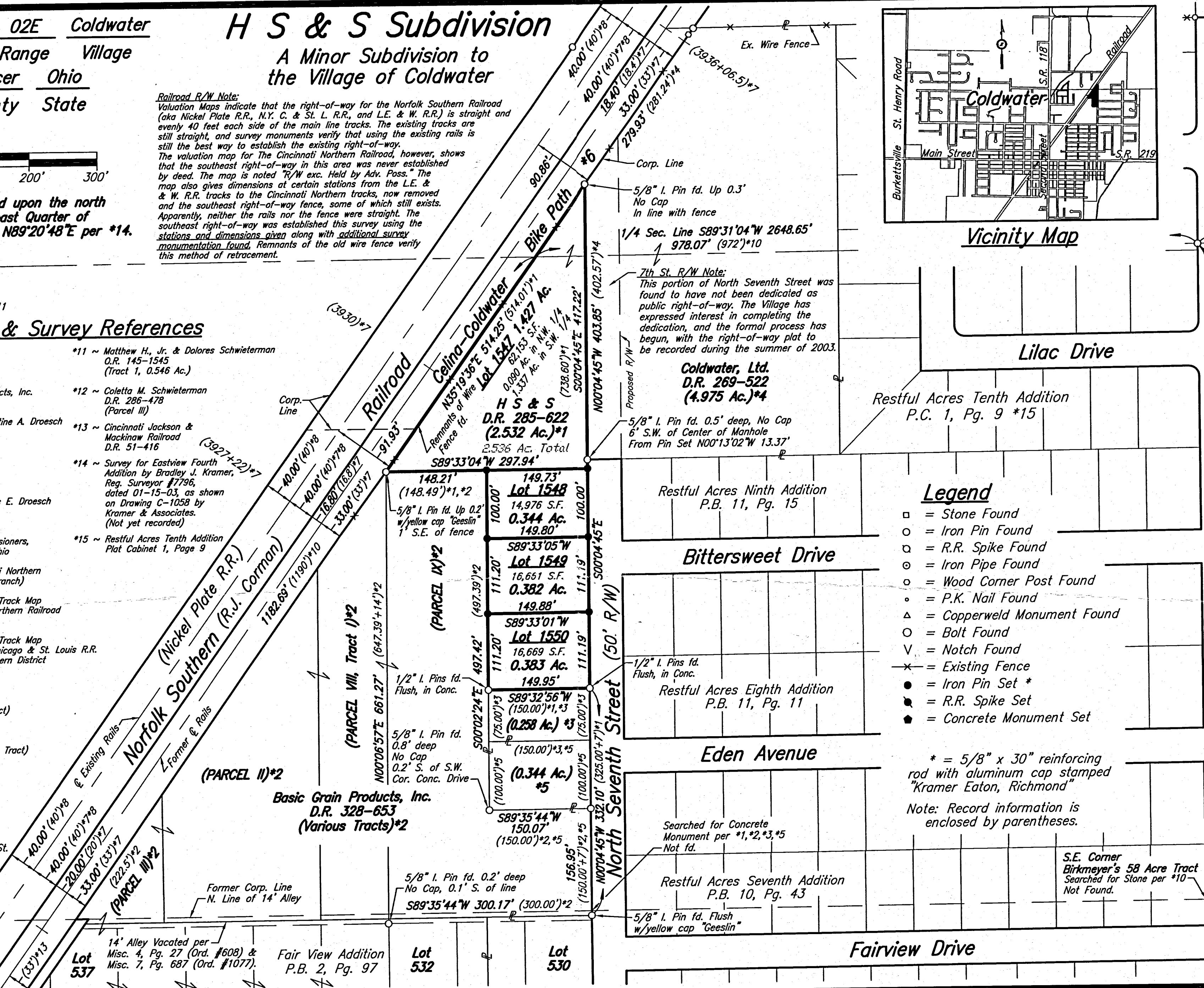
East 1/4 Post Sec. 27-06-02 P.K. Nail fd. per #14
 N89°20'48"E 2663.55' (2663.55')*14
 Center of Sec. 27-06-02 5/8" I. Pin fd. per #14 0.3' deep (concrete monument)*15

West 1/4 Post Sec. 27-06-02 (Int. of S.R. 118 & Butler St.)*11 R.R. Spike fd.

Deed & Survey References

- *1 ~ H S & S D.R. 285-622 (2.532 Ac.)
- *2 ~ Basic Grain Products, Inc. D.R. 328-653
- *3 ~ Darrin D. & Christine A. Drosch O.R. 144-2638 (0.258 Ac.)
- *4 ~ Coldwater, Ltd. D.R. 269-522 (4.975 Ac.)
- *5 ~ Dale B. & Delores E. Drosch D.R. 275-853 (0.344 Ac.)
- *6 ~ Board of Commissioners, Mercer County, Ohio D.R. 327-786 (Former Cincinnati Northern Railroad, North Branch)
- *7 ~ Right-of-Way & Track Map The Cincinnati Northern Railroad Sheet VI/39
- *8 ~ Right-of-Way & Track Map The New York, Chicago & St. Louis R.R. Lake Erie & Western District Sheet VII/17
- *9 ~ Joseph Birkmeyer D.R. 23-201 (Orig. 58 Ac. Tract)
- *10 ~ Restful Acres D.R. 205-428 (Orig. 97.69 Ac. Tract)
- *11 ~ Matthew H., Jr. & Dolores Schwieterman O.R. 145-1545 (Tract 1, 0.546 Ac.)
- *12 ~ Coletta M. Schwieterman D.R. 286-478 (Parcel III)
- *13 ~ Cincinnati Jackson & Mackinaw Railroad D.R. 51-416
- *14 ~ Survey for Eastview Fourth Addition by Bradley J. Kramer, Reg. Surveyor #7796, dated 01-15-03, as shown on Drawing C-1058 by Kramer & Associates. (Not yet recorded)
- *15 ~ Restful Acres Tenth Addition Plat Cabinet 1, Page 9

North Second Street 350.00' (350')*12
 S.R. 118 607.41' (607.44')*11
 S. 1/4 Post Sec. 27-06-02 (Int. of S.R. 118 & Butler St.)*11 R.R. Spike fd.



Legend

- = Stone Found
- = Iron Pin Found
- = R.R. Spike Found
- = Iron Pipe Found
- = Wood Corner Post Found
- = P.K. Nail Found
- △ = Copperweld Monument Found
- = Bolt Found
- V = Notch Found
- × = Existing Fence
- = Iron Pin Set *
- = R.R. Spike Set
- = Concrete Monument Set

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

Approved By: *Eric C. Thomas* Date: 5-23-03
 Eric C. Thomas, P.E., P.S.
 Zoning Director, Village of Coldwater
 Surveyed By: *Bradley J. Kramer* Date: 04-14-03
 Bradley J. Kramer, Reg. Professional Surveyor #7796

C:\03073\2003073.dwg, Model, 5/23/2003 12:50:39 PM, tic comp 29

Project No.	03-073
Date	04-14-03
Drawn By	TLD
Checked By	BJK
Drawing No.	C-1068



KRAMER & ASSOCIATES

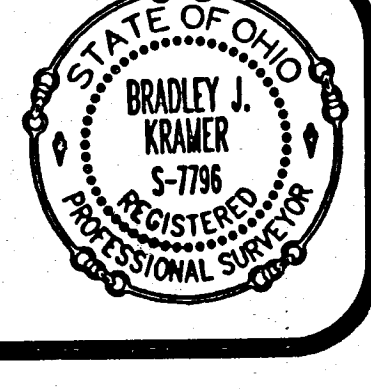
Surveyors, Planners, & Design Consultants

101 N. Barron St., Eaton, Ohio (937) 456-1332
 410 S. D St., Richmond, Indiana (765) 935-2696
 FAX (937) 456-6912

H S & S Subdivision

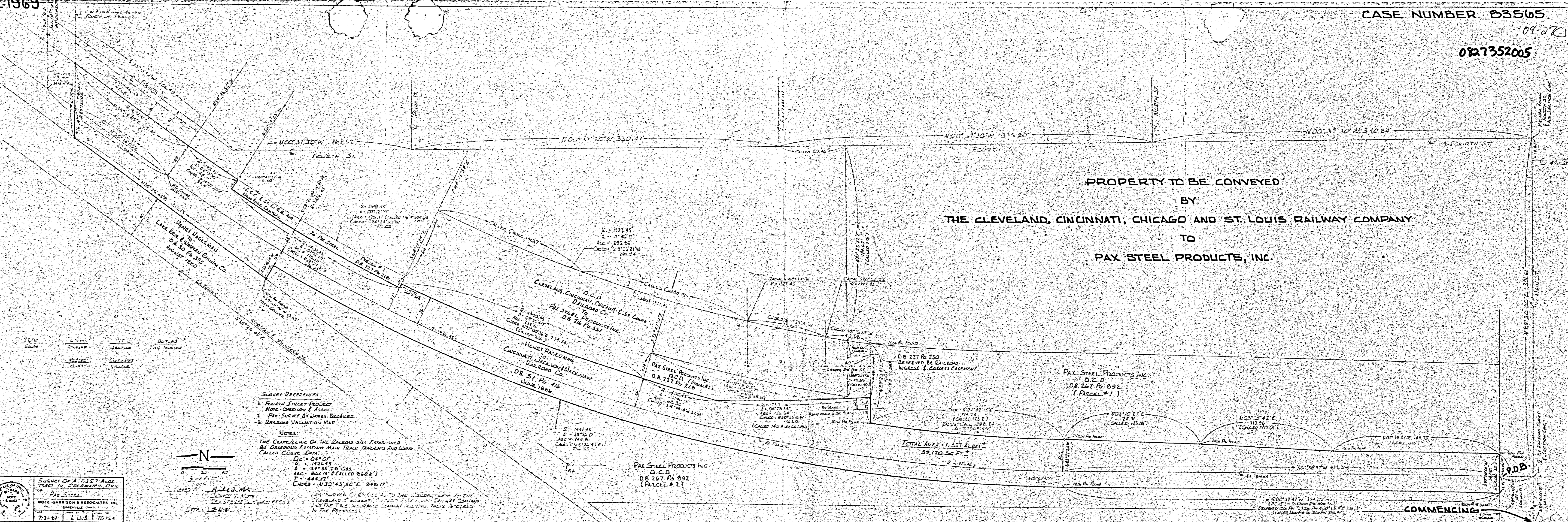
A Minor Subdivision to the Village of Coldwater for H S & S, an Ohio Partnership

DATE ISSUED		By
MAY 23 2003		
KRAMER & ASSOCIATES		BJK
No.	Date	
1	05-23-03	Minor Subdivision
		Revision



09-27
0827352005

PROPERTY TO BE CONVEYED
BY
THE CLEVELAND, CINCINNATI, CHICAGO AND ST. LOUIS RAILWAY COMPANY
TO
PAX STEEL PRODUCTS, INC.

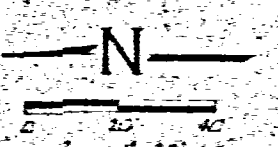


- SURVEY REFERENCES**
- FOURTH STREET PROJECT
NOTE - CARRISON & ASSOC.
 - PAX SURVEY BY JAMES BREWER
 - RANDOLPH VALUATION MAP

NOTES

THE CENTERLINE OF THE RAILROAD WAS ESTABLISHED BY OBSERVING EXISTING MAIN TRACK TANGENTS AND LINES CALLED CURVE DATA

C.C. = 04° 01'
 D.C. = 142.45
 A = 34° 35' 20" OAS
 ARC = 204.19' (CALLED 204.6')
 T = 444.17'
 CHORD = N30° 43' 50" E 846.17'



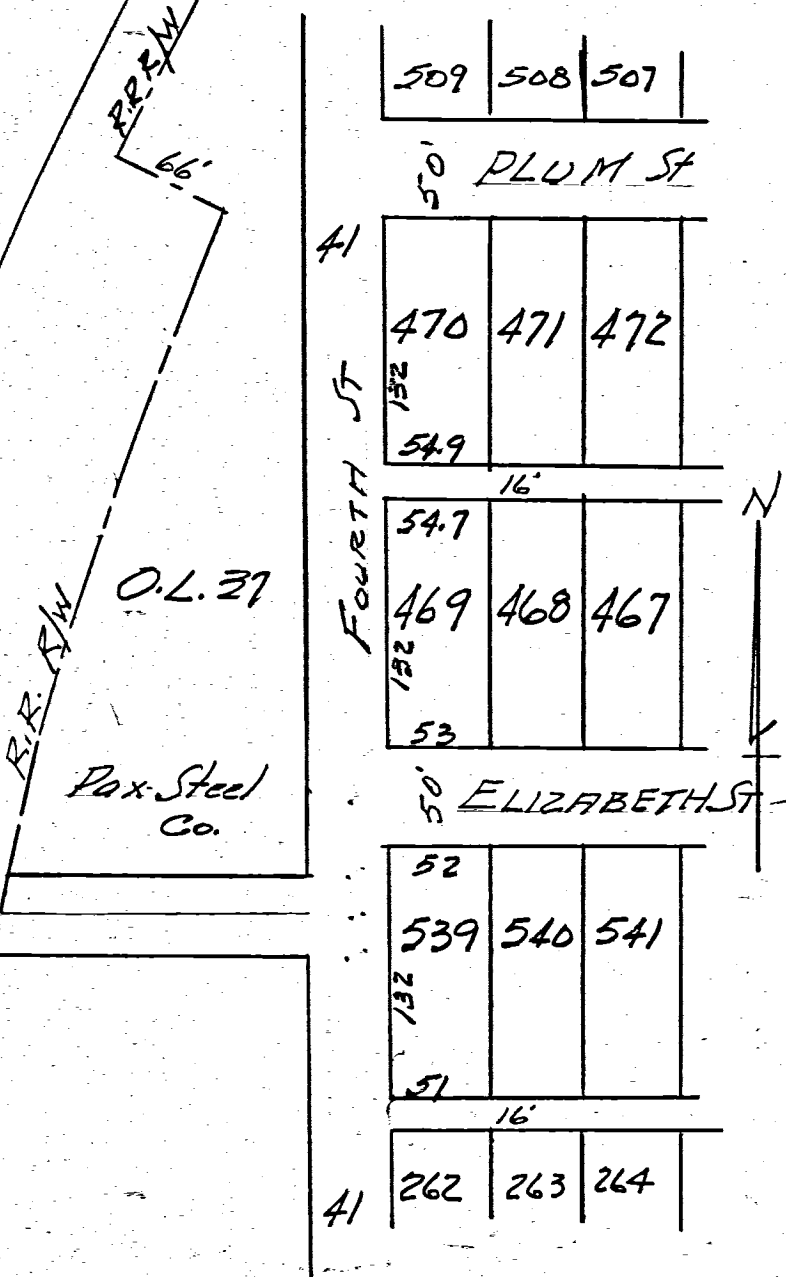
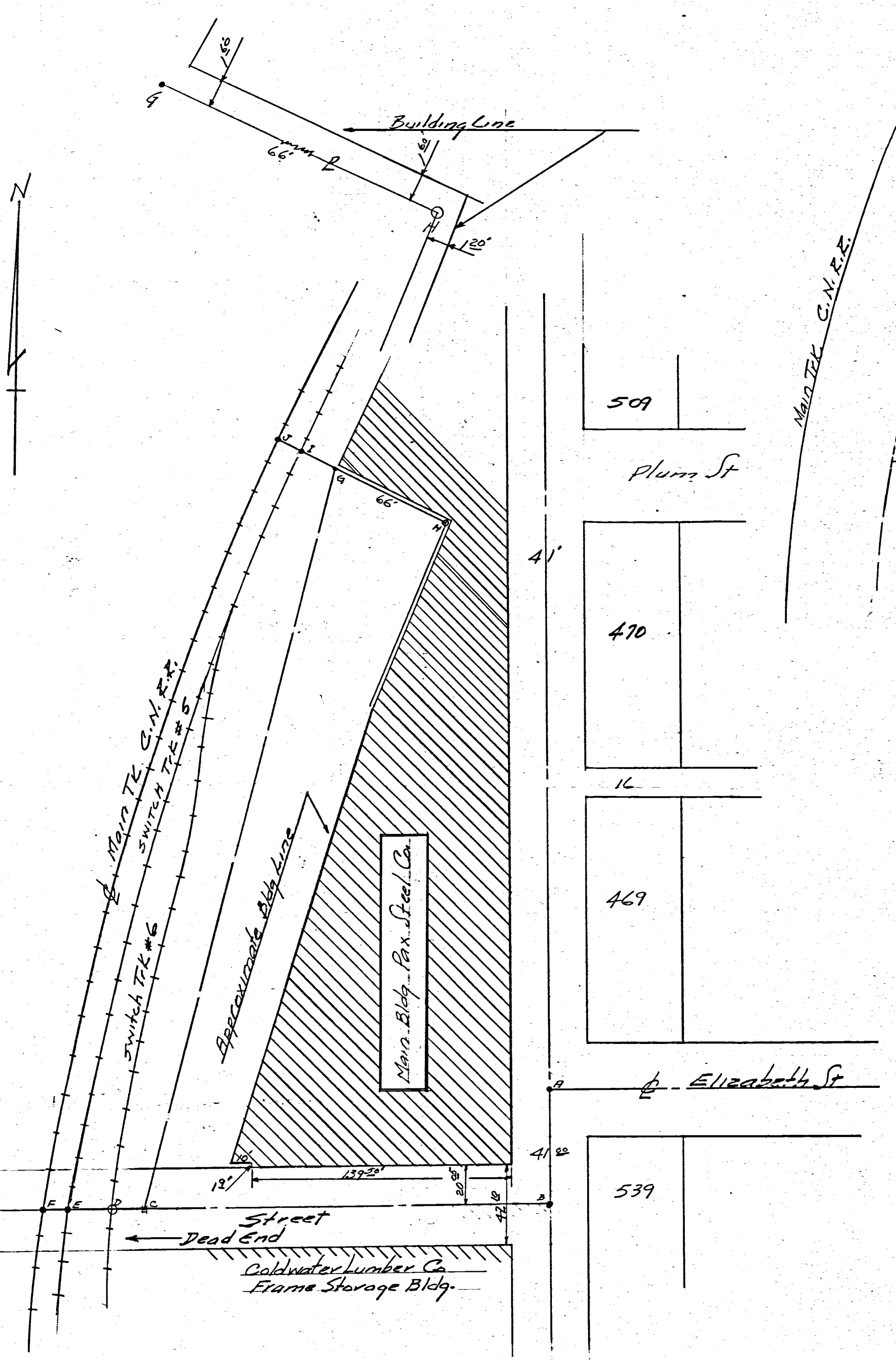
SURVEY OF A 1.351 ACRE TRACT IN COLONATED OHIO FOR PAX STEEL

NOTE - GARRISON & ASSOCIATES INC. ENGINEERS

7-27-01 L.S. 10725

THIS SURVEY CERTIFICATE IS TO THE CONVEYANCE TO THE CLEVELAND, CINCINNATI, CHICAGO & ST. LOUIS RAILWAY COMPANY AND THE TITLE INSURANCE COMPANY HOLDING THEIR INTERESTS IN THE PREMISES

COMMENCING



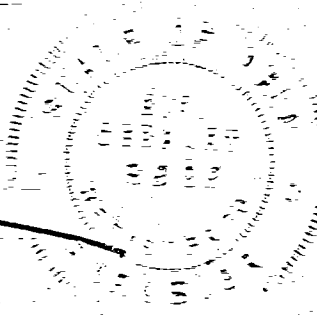
LOCATION DETAIL
Pax-Steel Co
Coldwater Ohio

Detail Notes.	
Angle ABC	- 90° 05'
" BCG	- 74° 57'
" CGH	- 78° 12'
Line AB	- 60.45
" BC	- 219.16
" CG	- 411.07
" CD	- 17.66
" DE	- 23.84
" EF	- 13.26
" GH	- 66.00
" GI	- 197.00
" IJ	- 13.30
POINTS	
A-B	- Capped spikes
C	- Wood Stake
D	- 1/2" x 24" Iron Pin
E-F	- Capped spikes
J-I-G	- Nails
H	- 3" dia. Steel End Post.

NOTE: Points D-E-F-I-J set on & existing tracks.
Building Line on West not located in field.
Switch Trk #6 correct at Point D, balance not checked in field.

Distances and angles measured in field and are correct to best of my knowledge

B. R. Gebhart



REVISIONS			Pax-Steel Co. Coldwater Ohio	
NO.	DATE	BY		
1			B. R. Gebhart P.E. Celina-Ohio	
2				
3			DRAWN BY B.R.G.	SCALE 1" = 50'
4			CHK'D	DATE 3-21-64
5			TRACED	APP'D

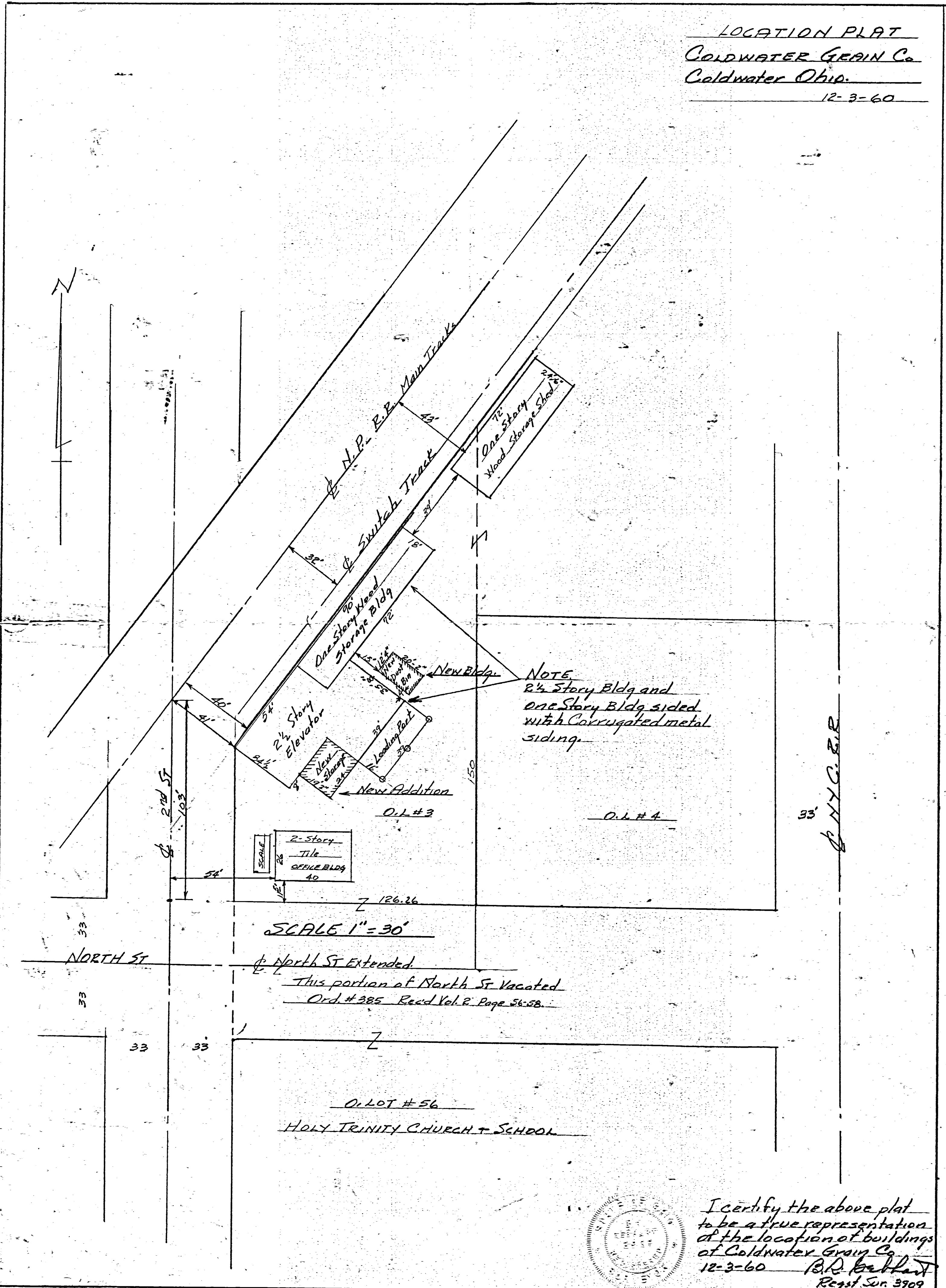
BR 38
DRAWING NO.

0827352001
0827352002

08-270

47

LOCATION PLAT
COLDWATER GRAIN Co
Coldwater Ohio.
12-3-60



NOTE
2 1/2 Story Bldg and
One Story Bldg sided
with Corrugated metal
siding.

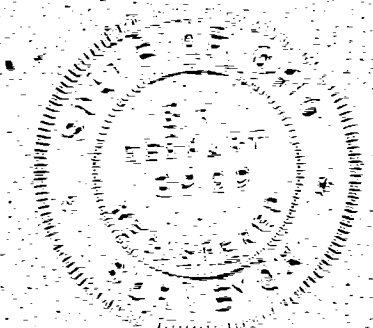
2-Story
Tile
OFFICE BLDG
40

SCALE 1" = 30'

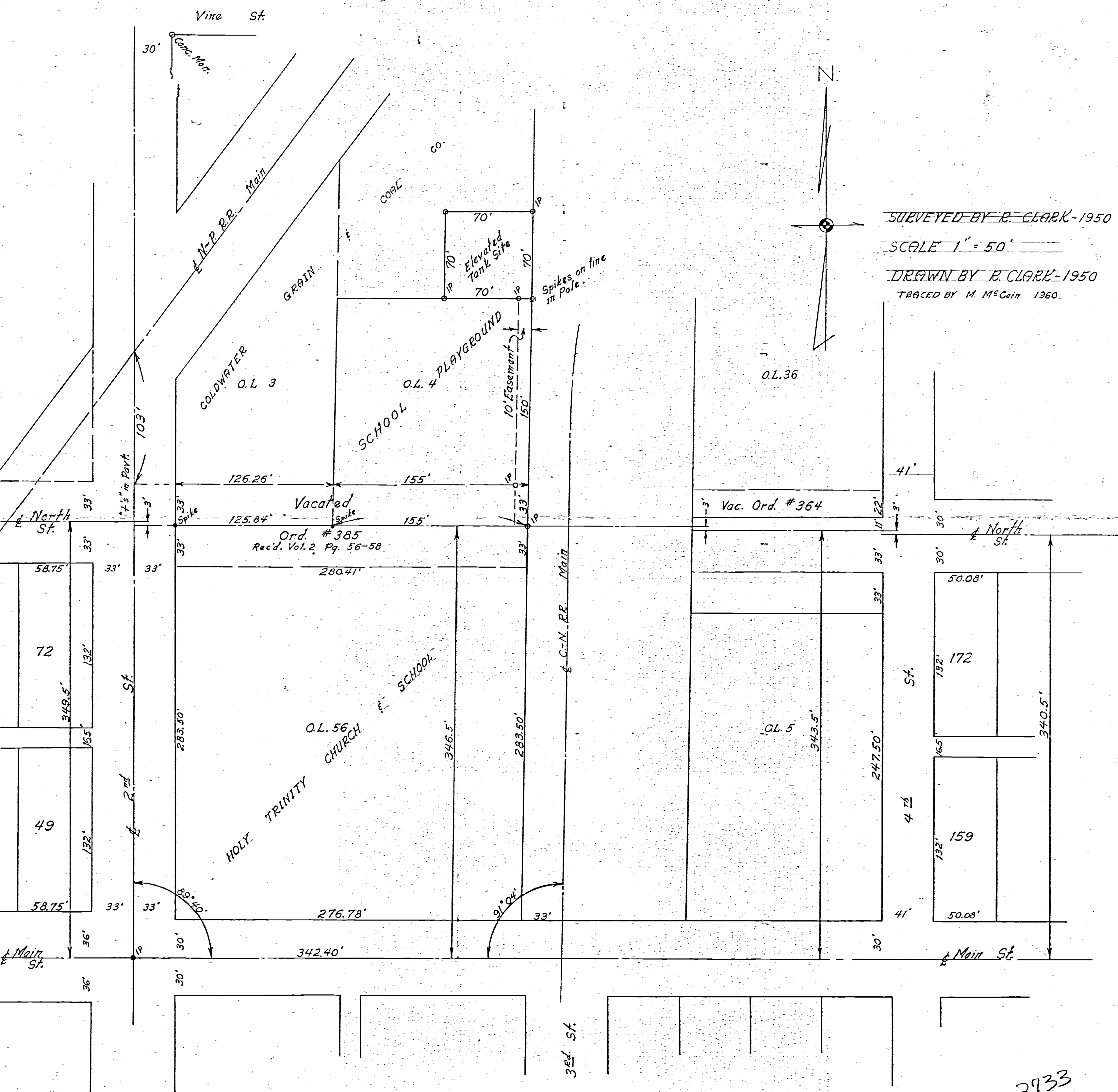
This portion of North St Vacated
Ord. #385 Read Vol. R. Page 56-58.

O.L. LOT #56
HOLY TRINITY CHURCH + SCHOOL

I certify the above plat
to be a true representation
of the location of buildings
of Coldwater Grain Co.
12-3-60
B.R. Bellant
Regist. Sur. 3909



COLDWATER, OHIO ELEVATED TANK SITE SURVEY



SURVEYED BY R. CLARK - 1950
 SCALE 1" = 50'
 DRAWN BY R. CLARK - 1950
 TRACED BY M. McCall - 1960

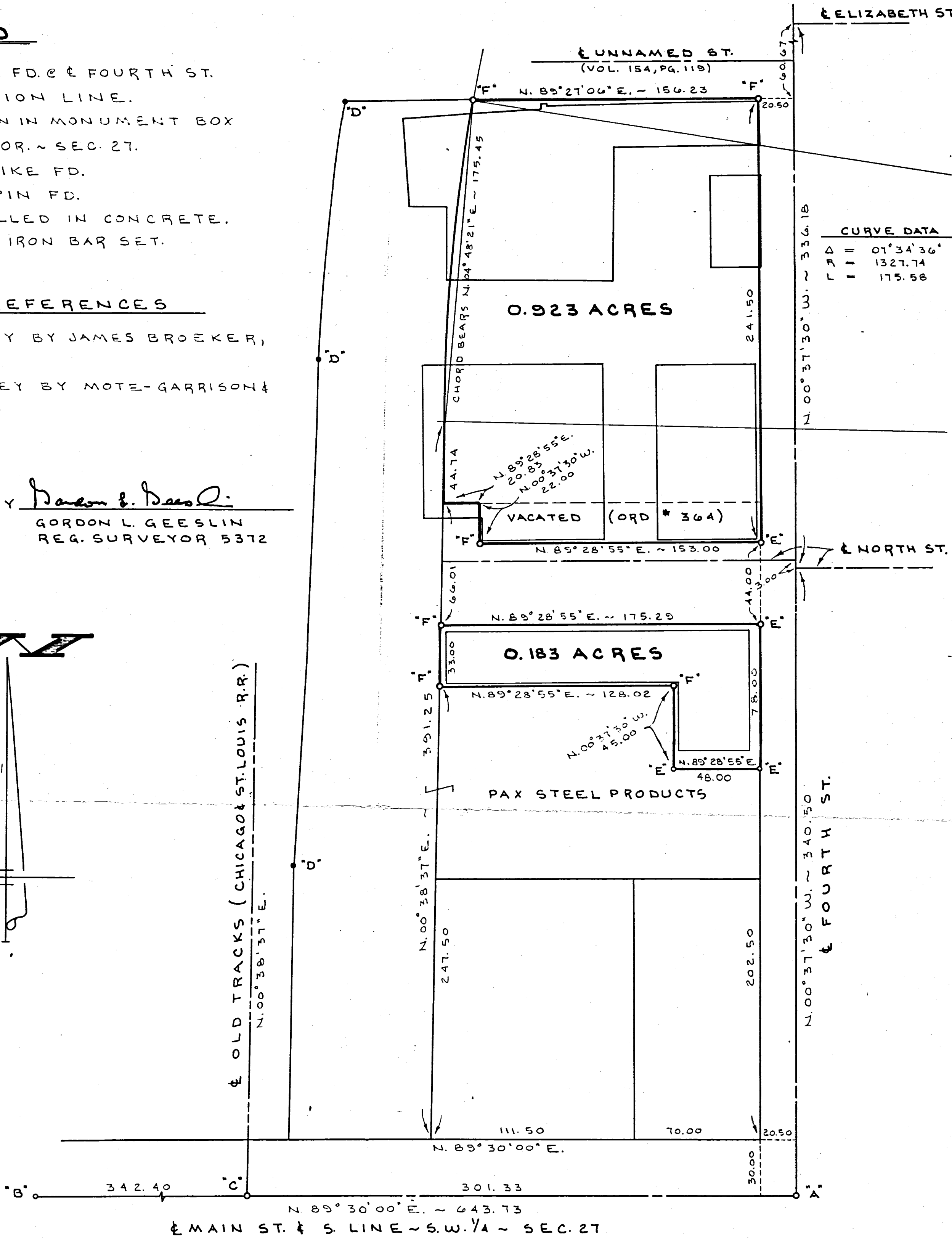
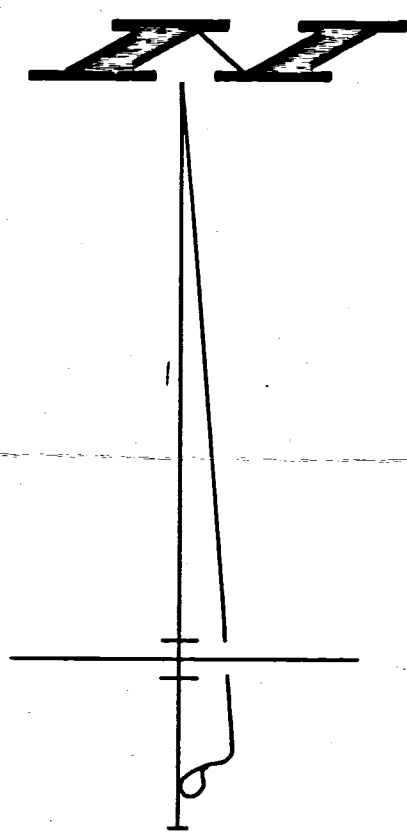
LEGEND

- "A" = P.K. NAIL FD. @ E FOURTH ST. & SECTION LINE.
- "B" = IRON PIN IN MONUMENT BOX @ S.W. COR. ~ SEC. 27.
- "C" = R.R. SPIKE FD.
- "D" = IRON PIN FD.
- "E" = P.K. DRILLED IN CONCRETE.
- "F" = 5/8" x 30" IRON BAR SET.

SURVEY REFERENCES

1. PAX SURVEY BY JAMES BROEKER, 1976.
2. PAX SURVEY BY MOTE-GARRISON & ASS., 1981.

SURVEYED BY Gordon L. Geeslin
GORDON L. GEESLIN
REG. SURVEYOR 5372



CURVE DATA

Δ	= 01°34'36"
R	= 1327.74
L	= 175.58

SURVEY OF PARTS OF OUT LOTS 5 AND 36 FOR THE COLDWATER LUMBER COMPANY, IN THE VILLAGE OF COLDWATER, MERCER COUNTY, OHIO.
OCTOBER 5, 1992

SCALE 1" = 50'

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



PERMANENT PARCEL No. _____

Part of: _____ Sec. _____ T _____ R _____ Township

Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Transferred: _____ Acres

Deed References: _____

APPROVALS:

AGENCY:	Board of Health	County Sanitary Engineer	County Engineer
DATE:			

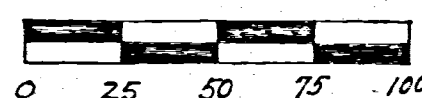
PAX STEEL PRODUCTS, INC. SURVEY

VILLAGE OF COLDWATER
SEC 27, T6S, R2E
BULTER TOWNSHIP
MERCER CO., OHIO
DECEMBER, 1976

2.229 Ac.

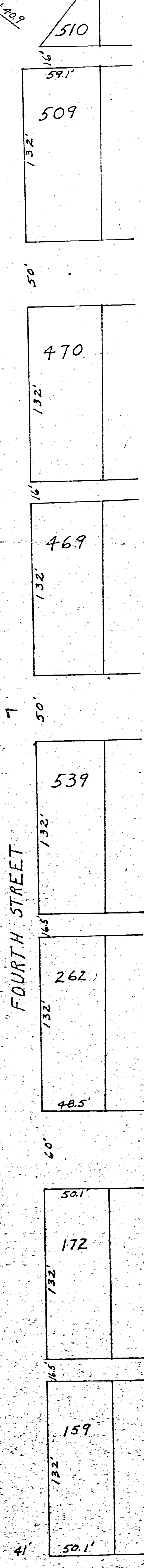
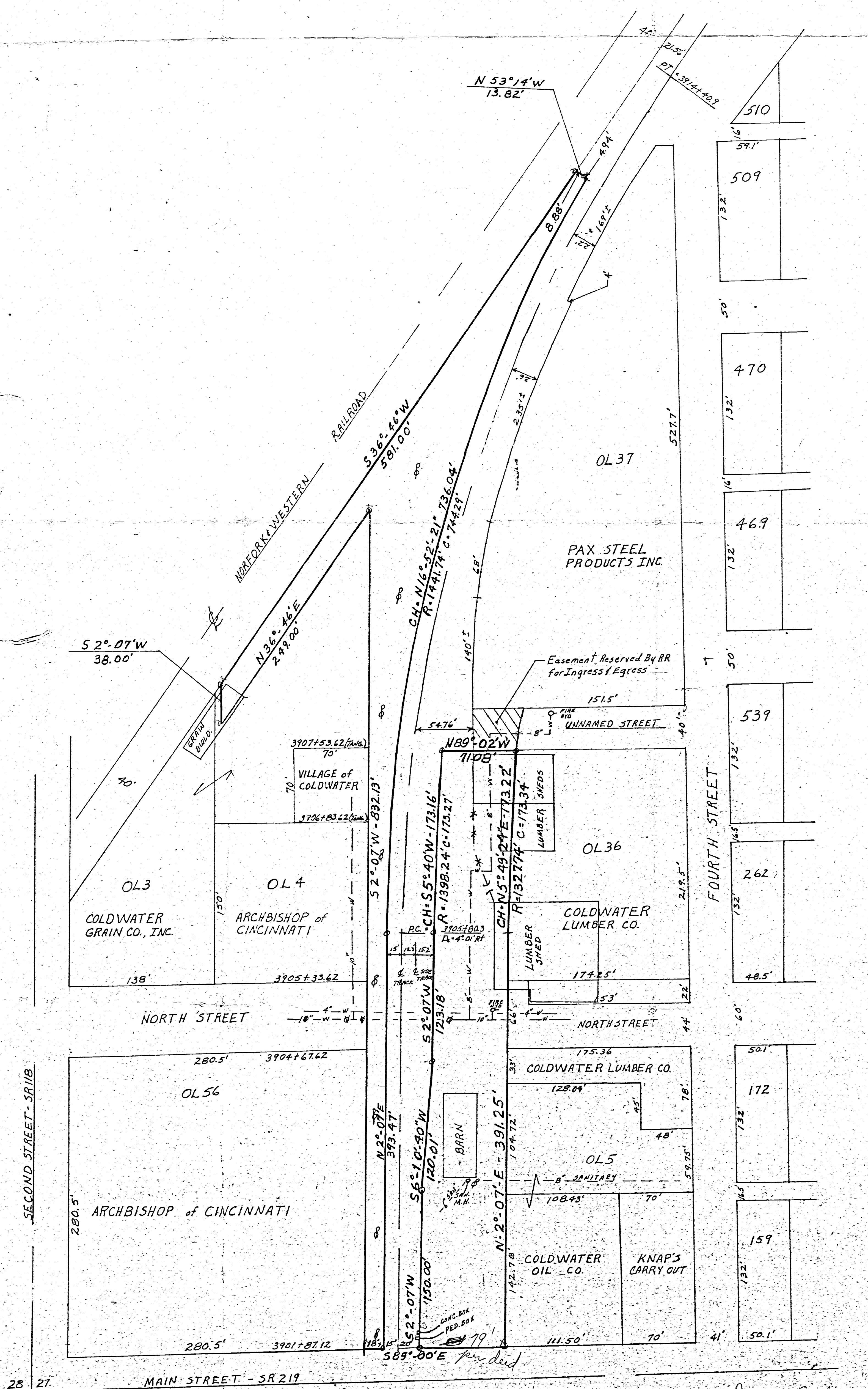


SCALE 1" = 50'



LEGEND:

○ IRON PIN



28 27
33 34

MAIN STREET - SR 219

Survey by James C. Bruckner P.S.
5-5233

08-27C 12

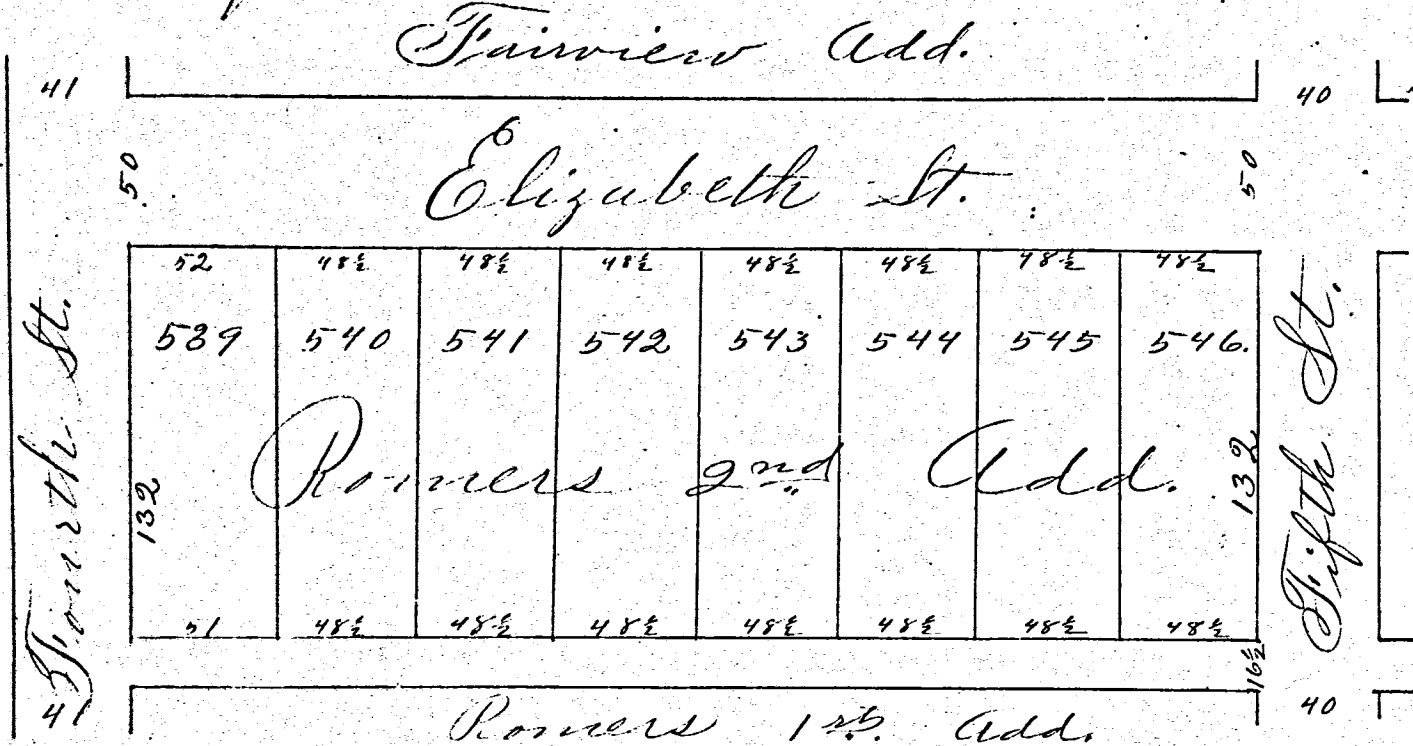
101

Plat Bk. 2

Plat of Romer's 2nd Add.

Transferred Feb 6 1917 J. F. Steinbrenner C. Lind. T.

No. 5315



0827355001
TO
-008

Description

Romer's 2nd Addition to Coldwater is a sub-division of O.L. 58 as shown on the recorded Plat of Coldwater, O. and a strip of land 15 feet wide lying along the North side of said O.L. 58

The Lots are numbered consecutively from 539 to 546 and the size of the lots are marked on the plat.

I hereby Certify the description and Plat to be correct

M. Gutz Surveyor

I A. H. Romer and his wife Mary M. Romer owners and Proprietors do hereby certify that the annexed plat is a correct representation of the allotment of land in the survey and that the size of the Lots are correctly marked on the Plat.

A. H. Romer
Mary M. Romer

State of Ohio Mercer Co ss

Before me a Notary Public, in and for said County, personally appeared A. H. Romer and his wife Mary M. Romer who duly acknowledged the signing of the annexed Plat to be their voluntary act and deed for the purposes therein mentioned

In testimony whereof I have hereunto set my hand and official seal this 5th day of February 1917.

John G. Kubler [Seal]
Notary Public.

This is to certify that the annexed Plat has been accepted by the Council of the Village of Coldwater, Ohio
This 5th day of Feb 1917.

[Seal]

J. A. Franks Mayor.
A. P. Link Clerk.

DESCRIPTION

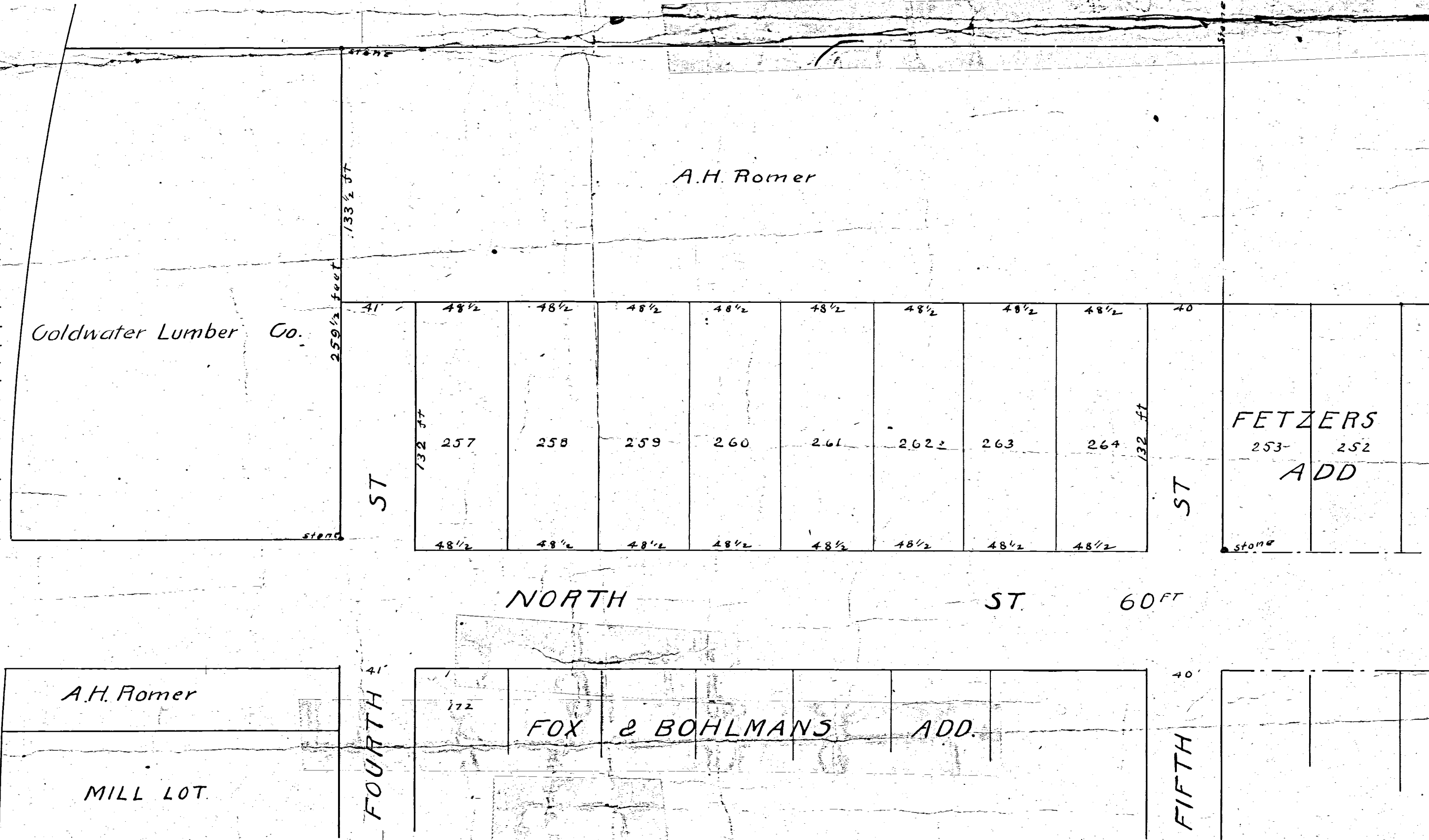
Romers Add. to Coldwater, Ohio is laid out in the S.W. 1/4, SW 1/4 Sec. 27, T. 6. S. R. 2. E. and is bounded on the South by NORTH ST, on the West by FOURTH ST and on the East by FETZERS Add and comprises Eight Lots, Numbered consecutively from 257 to 264. The size of the Lots and the Width of the Streets are marked on the Plat.

I hereby certify the annexed Plat and Description to be correct

M. Lutz, Surveyor.

**PLAT OF ROMERS ADD
TO
COLDWATER**

CINCINNATI NORTHERN R. R.



SURVEY REQUESTED BY ALBERT SUTTER

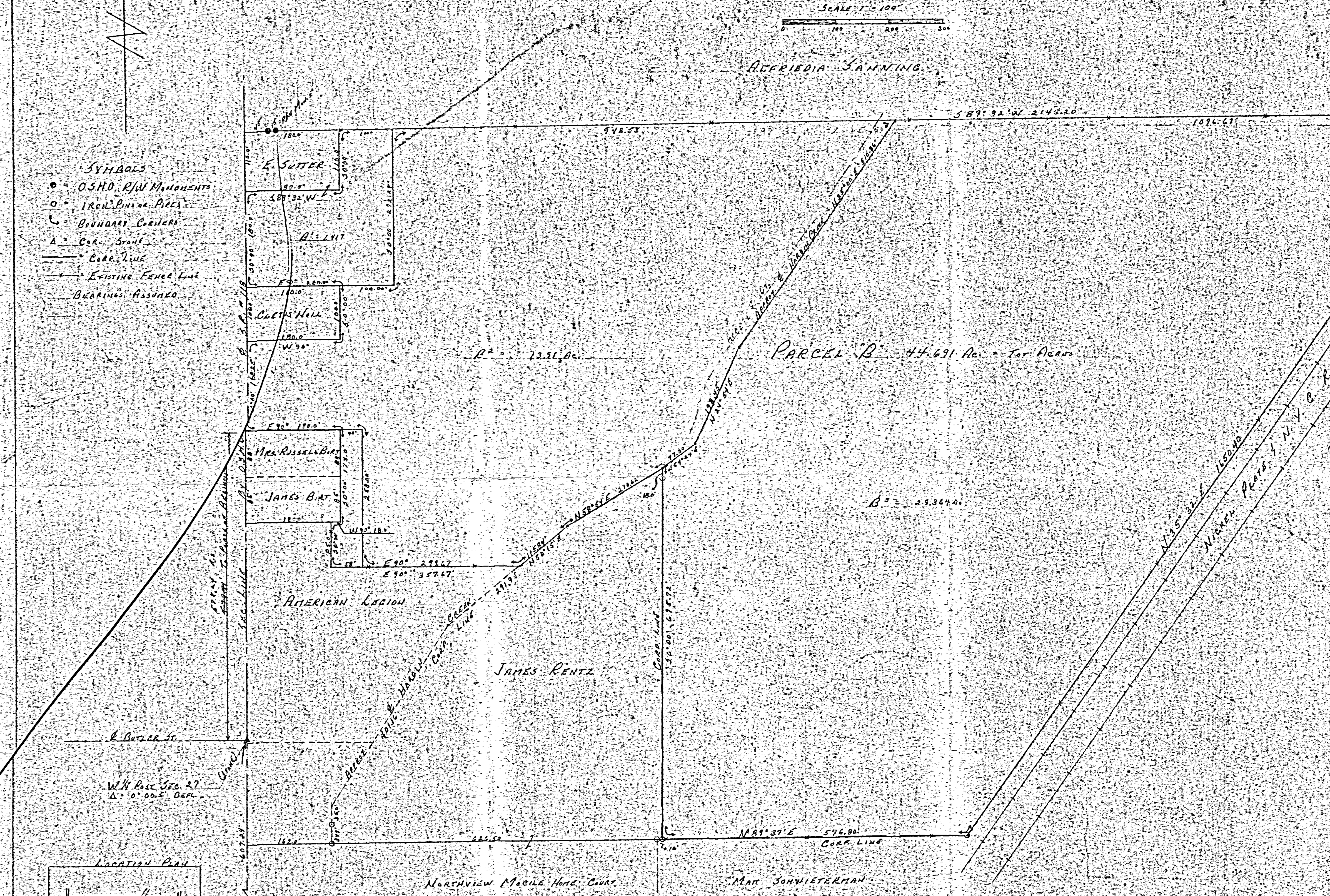
SURVEY OF TWO PARCELS OF LAND LOCATED IN THE WEST 1/4 OF SECTION 27,
BUTLER TOWNSHIP, TOWN 6 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO

SCALE 1" = 100'

ACCORDIA GAMING

0827154005+000
0827155002 to 004
082717601 to 003
0827151003 to 004
0827152001 to 004
0827153001
0827126001
0827176001 to 002
0827101001 to 010

- SYMBOLS**
- = O.S.H.D. R/W MARKERS
 - = IRON PINS OR PEGS
 - = BOUNDARY CORNERS
 - △ = COR. STAKE
 - = COR. LINE
 - = EXISTING FENCE LINE
 - = BEARING ASSIGNED



DESCRIPTIONS

PARCEL "A"

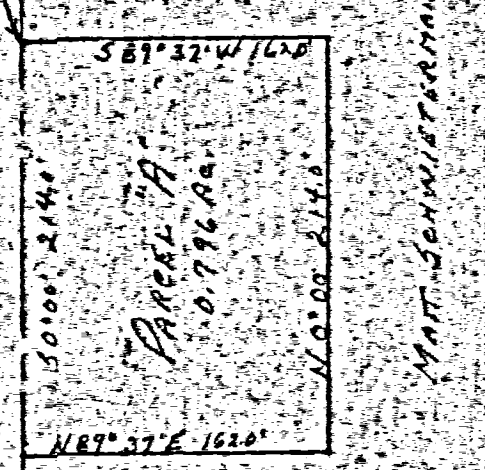
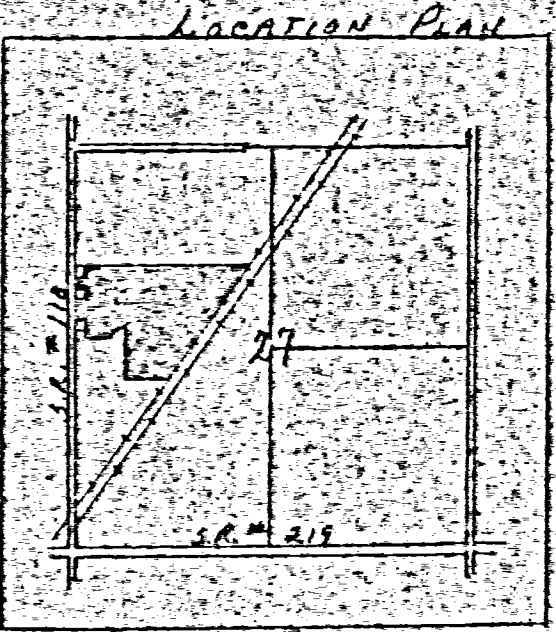
COMMENCING AT A STONE MARKING THE WEST QUARTER (1/4) POST OF SECTION 27, BUTLER TWP., TOWN 6 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO; THENCE SOUTH 0 DEGREES 00 MINUTES, ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 607.24 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 00 MINUTES, ALONG SAID LINE, A DISTANCE OF 214.0 FEET; THENCE NORTH 89 DEGREES 37 MINUTES EAST, A DISTANCE OF 162.0 FEET; THENCE NORTH 0 DEGREES 00 MINUTES, A DISTANCE OF 214.0 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES WEST, A DISTANCE OF 162.0 FEET TO THE PLACE OF BEGINNING.

AREA DESCRIBED ABOVE CONTAINS 0.216 ACRES OF LAND INCLUDING THAT PORTION SUBJECT TO ROADWAY.

PARCEL "B"

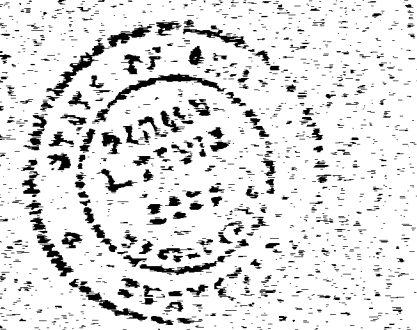
COMMENCING AT A STONE MARKING THE WEST QUARTER (1/4) POST OF SECTION 27, BUTLER TWP., TOWN 6 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO; THENCE NORTH 0 DEGREES 00 MINUTES, ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 577.71 FEET TO THE PLACE OF BEGINNING; THENCE EAST 90 DEGREES, A DISTANCE OF 180.0 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES, A DISTANCE OF 175.0 FEET; THENCE WEST 90 DEGREES, A DISTANCE OF 18.0 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES, A DISTANCE OF 85.0 FEET; THENCE EAST 90 DEGREES, A DISTANCE OF 353.47 FEET; THENCE NORTH 50 DEGREES 15 MINUTES EAST, A DISTANCE OF 115.84 FEET; THENCE NORTH 38 DEGREES 54 MINUTES EAST, A DISTANCE OF 210.62 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES, A DISTANCE OF 695.72 FEET; THENCE NORTH 89 DEGREES 37 MINUTES EAST, A DISTANCE OF 576.80 FEET; THENCE NORTH 35 DEGREES 32 MINUTES EAST, A DISTANCE OF 1650.40 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES WEST, A DISTANCE OF 2145.22 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES, A DISTANCE OF 110.0 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES WEST, A DISTANCE OF 180.0 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES, A DISTANCE OF 180.0 FEET; THENCE EAST 90 DEGREES, A DISTANCE OF 180.0 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES, A DISTANCE OF 100.0 FEET; THENCE WEST 90 DEGREES, A DISTANCE OF 180.0 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES, A DISTANCE OF 168.25 FEET TO THE PLACE OF BEGINNING.

AREA DESCRIBED ABOVE CONTAINS 4.487 ACRES OF LAND INCLUDING THAT PORTION SUBJECT TO ROADWAY.



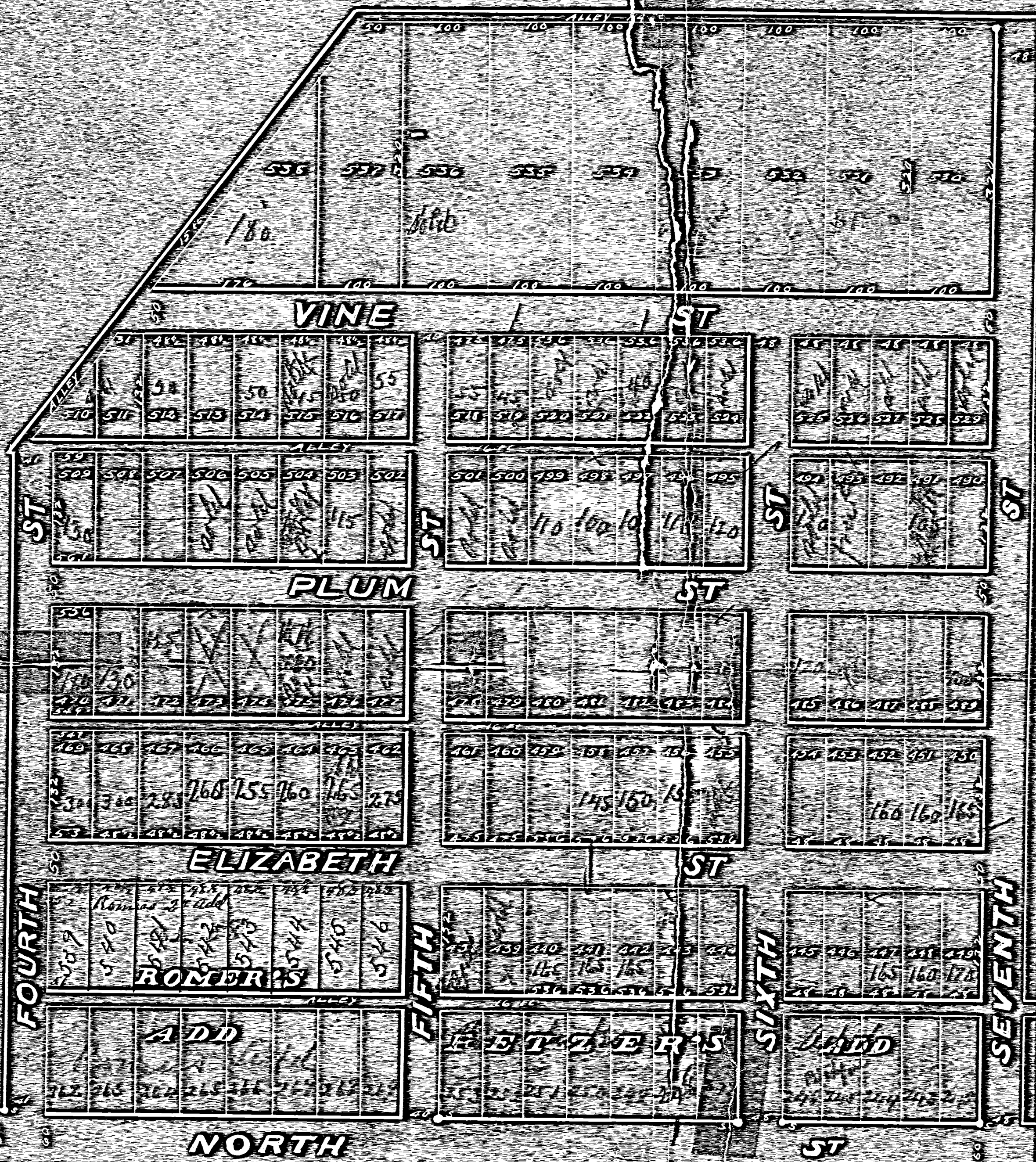
08-27A
08-27C

Donald L. Jain
Registered Surveyor No. 5258



FAIRVIEW ADD TO COLDWATER OHIO

0827354001 to 015
0827358001 to 015
0827377601 to 007
0827353001 to 016
0827357001 to 012
0827376001 to 010
0827386009 to 019



Fairview Add
to Coldwater Ohio is laid out into
to the SW 1/4 of section 27 Town 6 south
Range 2 East Mercer County Ohio and
lies immediately north of Romer's and
Fitzers additions to Coldwater Ohio
and conforms to them in streets
alley and size of the lots.
The width of the streets and
alleys and the size of the lots are
marked on the Plat. The lots are
numbered consecutively from 501
to 555.
It hereby certifies the
description and annexed Plat
to be correct. *Walter S. ...*

Dedication
I Lawrence Rosenbeck and his wife
Elizabeth Rosenbeck owners and
Proprietors do hereby certify that
the attached plat is a correct
representation of the allotment
of ground with width survey and
plat and that the same represents
lots, streets and alleys are de-
scribed by the dimensions marked
on the Plat.

The streets and
alleys are hereby dedicated to the
public use forever.

GIVEN UNDER OUR
HANDS this day of June 1914

STATE OF OHIO: Mercer Co. ss
Before me a Notary Public in and for
said County, personally appeared
Lawrence Rosenbeck and his wife
Elizabeth Rosenbeck who duly
acknowledged the signing of the above
Plat to be their voluntary act and deed
for the purposes therein mentioned.
In testimony whereof, I have
hereunto set my hand and official
seal this day of June 1914

Notary Public

This is to certify that the annexed
plat has been accepted by the Council
of the incorporated Village of
Coldwater Ohio this day of June
1914

Mayor
 Clerk

SURVEY - PART OF O.L. 53

VILLAGE OF COLDWATER, O.

Mrs. Earl Snider, Owner

July 10, 1962

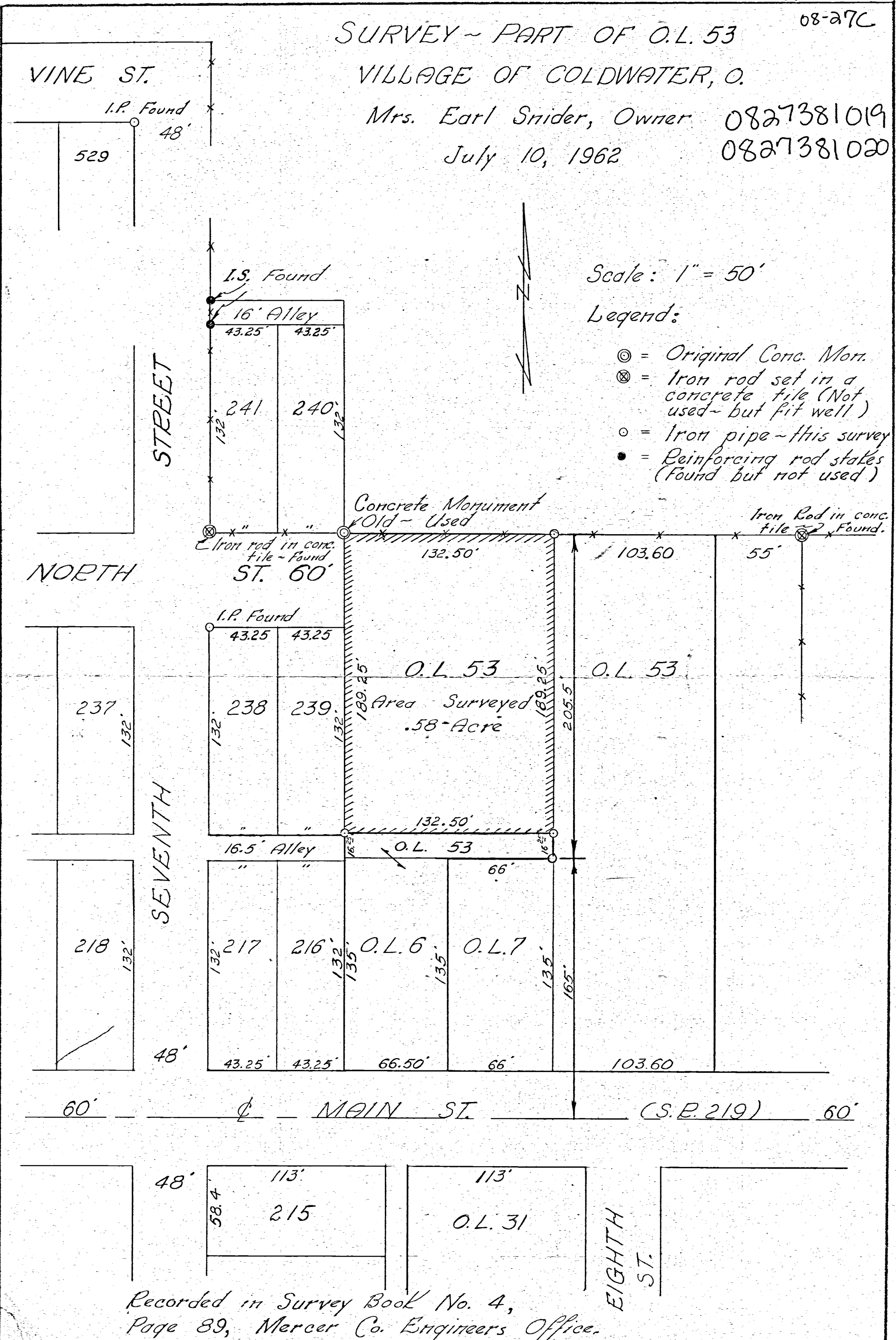
0827381019

0827381020

Scale: 1" = 50'

Legend:

- ⊙ = Original Conc. Mon.
- ⊗ = Iron rod set in a concrete tile (Not used - but fit well)
- = Iron pipe - this survey
- = Reinforcing rod stakes (Found but not used)

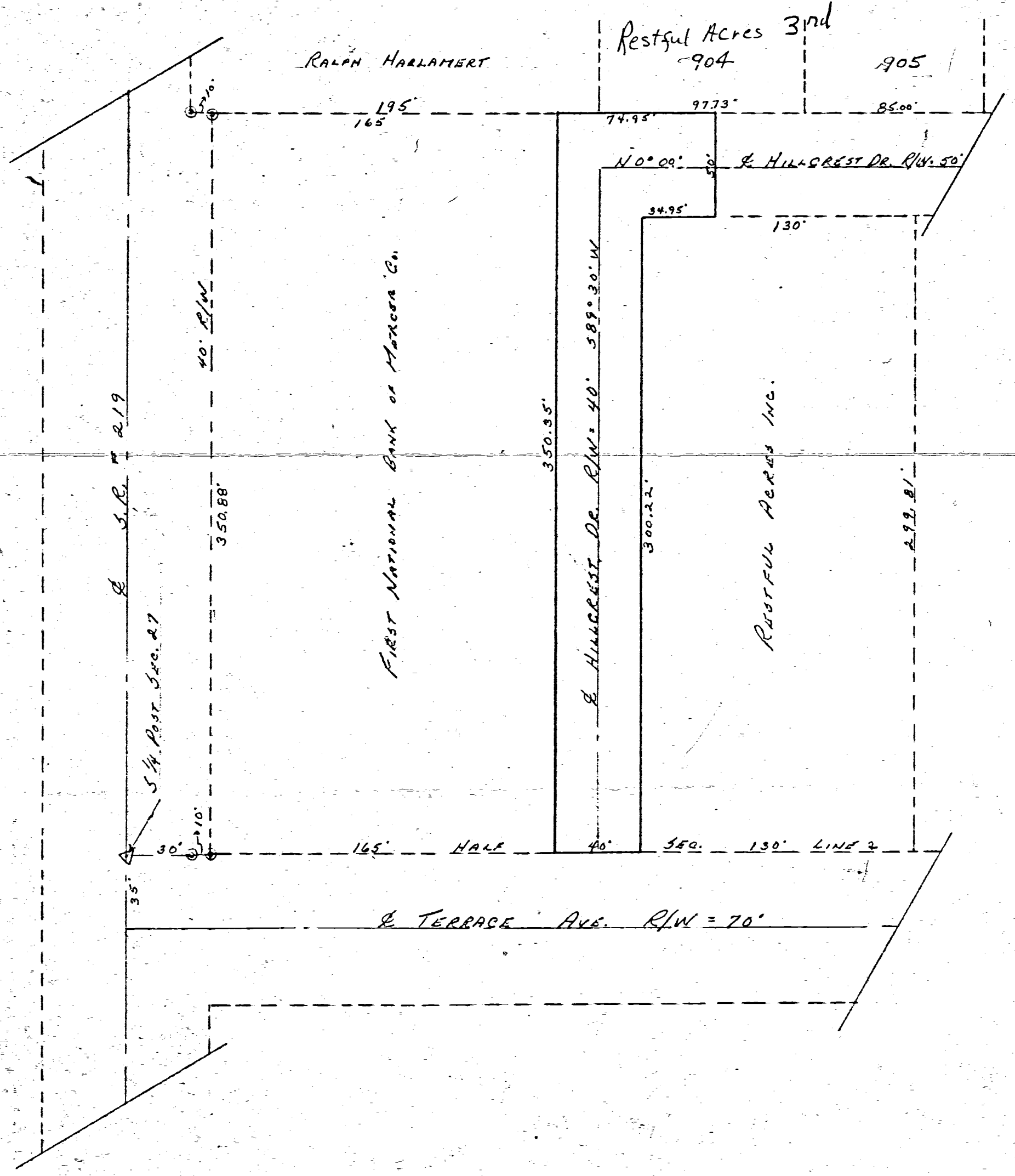
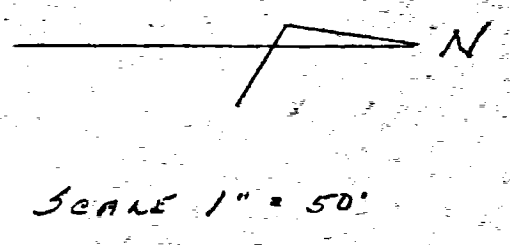


Recorded in Survey Book No. 4,
Page 89, Mercer Co. Engineers Office.

*NOTE: BELIEVE THIS TO BE COMPLETED BY R.G.E. NOT REGISTERED.

0827381029

RESTFUL ACRES INC. VILLAGE OF COLDWATER, OHIO
LOCATED IN THE S.W. 1/4 OF SEC. 28 BUTLER T6S R2E MERCER, Co.
Should be sec 27 in NE pt. of Town SW 1/4



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE OWNERS OF THE LAND SHOWN HEREON, NAMELY, RESTFUL ACRES INCORPORATED, AN OHIO CORPORATION, BY MAT SCHWIETERMAN, PRESIDENT, AND MAT SCHWIETERMAN JR., SECRETARY, DO HEREBY ESTABLISH AND DEDICATE HILLCREST DRIVE FOR PUBLIC USE, THE WIDTH AND LENGTH AS SHOWN HEREON.

AREA DEDICATED FOR PUBLIC USE CONTAINS 0.362 ACRES OF LAND MORE OR LESS.

2-9-76
DATE

Mat Schwieterman Sr.
PRESIDENT

Mat Schwieterman Jr.
SECRETARY

ACKNOWLEDGMENT

STATE OF OHIO, MERCER COUNTY 55:

BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME, MAT SCHWIETERMAN, PRESIDENT, AND MAT SCHWIETERMAN JR., SECRETARY OF RESTFUL ACRES INCORPORATED, AN OHIO CORPORATION, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AS OFFICERS OF RESTFUL ACRES INCORPORATED, AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF I HAVE AFFIXED MY HAND AND SEAL THIS 9TH FEBRUARY 1976.

Paul W. Dilworth
NOTARY PUBLIC IN AND FOR SAID
STATE OF OHIO
MY COMMISSION EXPIRES 2-9-77



PLANNING COMMISSION APPROVAL

APPROVAL RECOMMENDED BY THE PLANNING COMMISSION OF THE VILLAGE OF COLDWATER, OHIO THIS 10TH DAY OF FEBRUARY 1976.

Maurice L. Cron
James J. Noll
MEMBERS

A.H. Kleinman
Paul Homfeld
MEMBERS

Jim H. Bauld
MEMBERS

ACCEPTANCE

HILLCREST DRIVE DEDICATED FOR PUBLIC USE, AS SHOWN HEREON, IS HEREBY ACCEPTED BY THE VILLAGE COUNCIL OF COLDWATER, OHIO, BY ORDINANCE No. 894 THIS 12TH DAY OF APRIL, 1976.

Robert J. Jones
CLERK

April 12, 1976
DATE

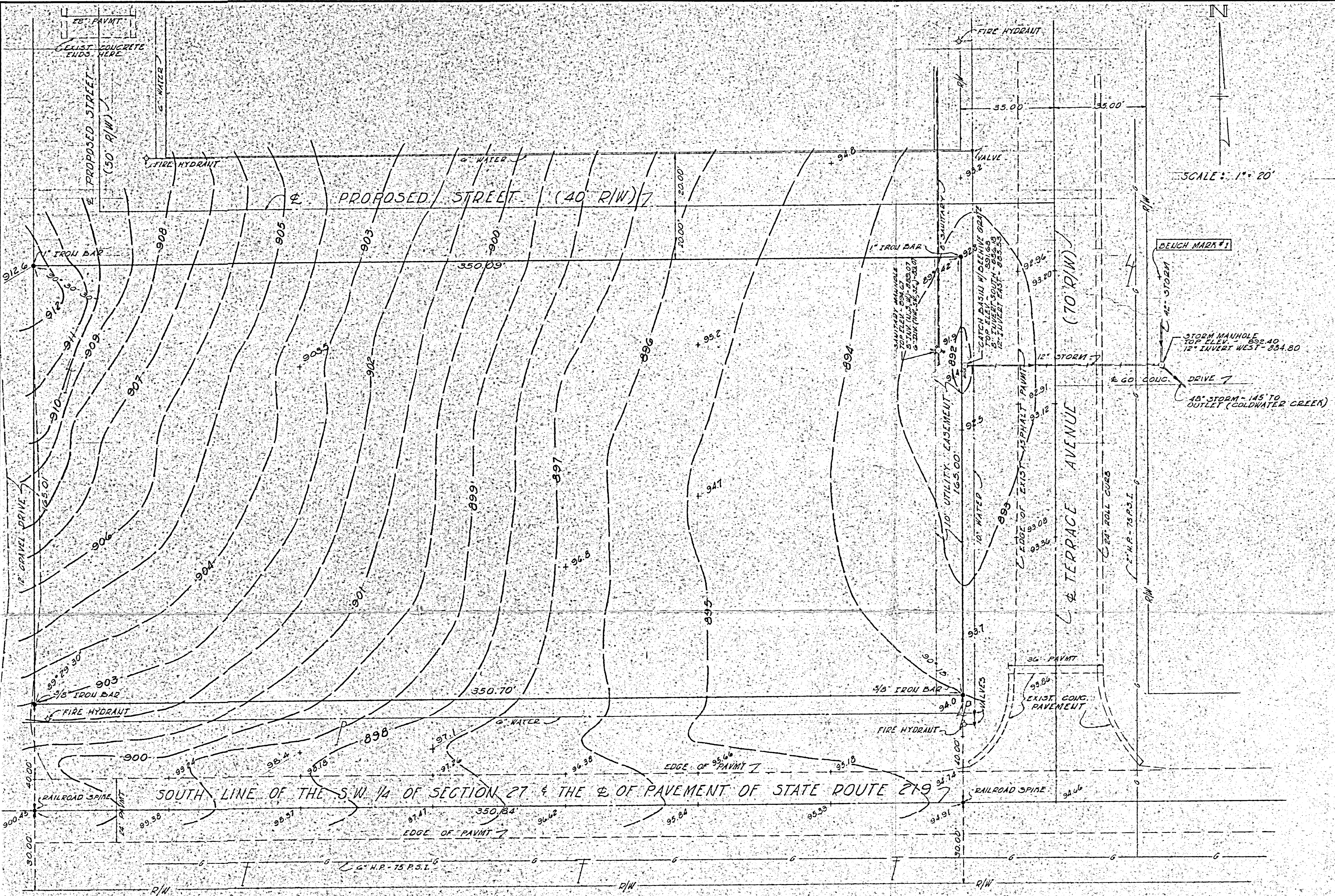
Maurice L. Cron
MAYOR

RECORD

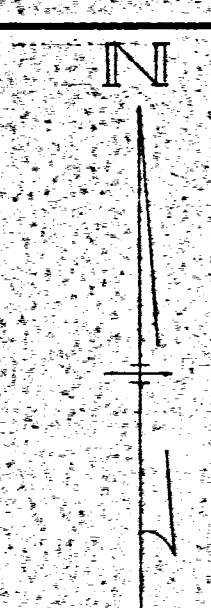
FILED FOR RECORD IN THE OFFICE OF THE MERCER COUNTY RECORDER THIS 10TH DAY OF September 1976, AT 1:55 P.M. AND RECORDED IN THE MERCER COUNTY RECORD OF PLATS, VOLUME 8 PAGE 132 FEB 18 1976

Laurena H. Post
MERCER COUNTY RECORDER

Donald L. Jera
REGISTERED SURVEYOR 5258
P. STATE 1976



SCALE: 1" = 20'



TOPOGRAPHIC SURVEY LEGEND

- POWER POLE
- TELEPHONE POLE
- LIGHT POLE
- WATER LINE
- GAS LINE
- STORM SEWER
- SAUNITARY SEWER
- EXIST. POINT ELEV
- EXIST. CONTOUR

- UTILITY OWNERSHIP
- ELECTRIC POWER - DAYTON POWER & LIGHT CO.
 - TELEPHONE SERVICE - GENERAL TELEPHONE CO.
 - GAS SERVICE - WEST OHIO GAS CO.
 - WATER SERVICE - VILLAGE OF COLDWATER
 - STORM & SAUNITARY SEWER FACILITIES - VILLAGE OF COLDWATER

BENCH MARK

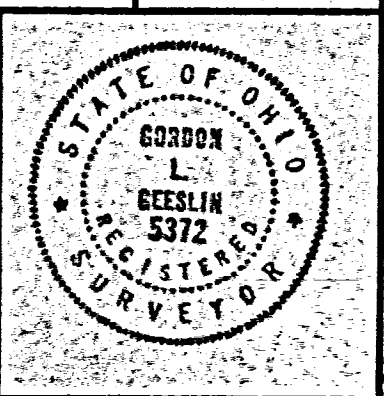
B.M. #1 - CHISELED "B" ON TOP OF STRAIGHT CURB AT NORTH END OF DRIVE TO HALL GAS STOP (PAINTED RED)
ELEVATION = 899.33

REFERENCE IS MADE TO A BOUNDARY SURVEY BY FANNING & HOWEY ON FILE IN MERCER CO. ENGRS. OFFICE.

TOPOGRAPHIC SURVEY FOR
FIRST NATIONAL BANK OF MERCER COUNTY
- COLDWATER BRANCH -
IN SECTION 27, BUTLER TWP., VILLAGE OF COLDWATER, MERCER CO., OHIO.

2734

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

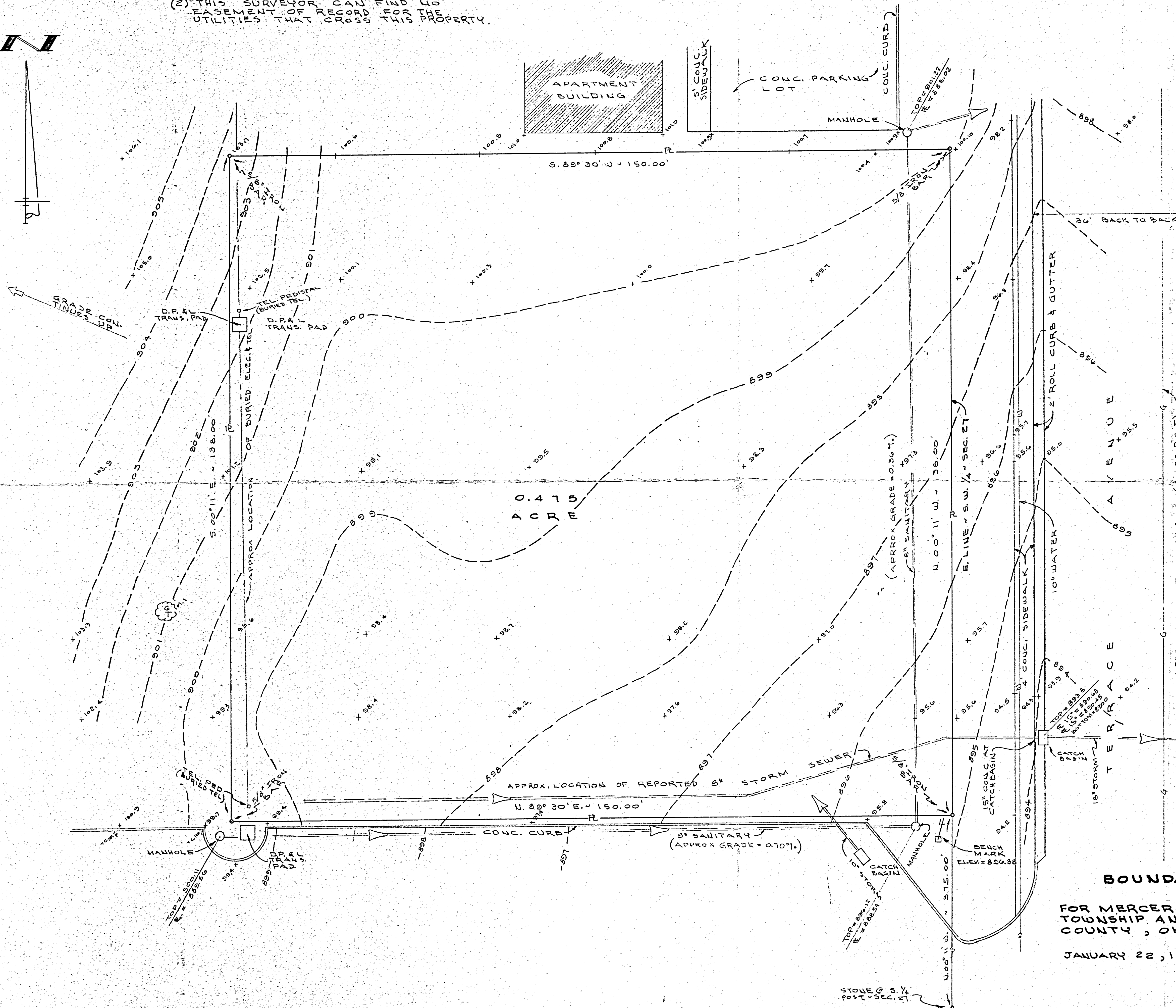


FANNING & HOWEY
ARCHITECTS AND ENGINEERS
540 E. MARKET ST., P.O. BOX 71, CELINA, OHIO 45822 PH. 419.586.7771

DRAWN BY: M.L.W.
DATE: SEPT. 1972
CHECKED BY: G.L.G.
REVISION DATE:
COMM. NO.: 7240
SHEET NO.:

NOTES

- (1) THIS PROPERTY IS ZONED R-4 AND WOULD NEED TO BE REZONED.
- (2) THIS SURVEYOR CAN FIND NO EASEMENT OF RECORD FOR THE UTILITIES THAT CROSS THIS PROPERTY.



LEGEND

- PROPERTY LINE = ———— P ————
- SEWER & DIRECTION OF FLOW. = ———— S ————
- WEST OHIO GAS MAIN = ———— G ————
- VILLAGE OF COLDWATER WATER MAIN = ———— W ————
- CONTOUR = ———— 897 ————
- POINT ELEVATION = +893 (ADD 800.00 FOR DATUM)

BENCH MARK

CHISELED "B" ON N.E. CORNER OF LIGHT STANDARD
 BASE AT S.E. CORNER OF SITE: (1.3' ± ABOVE GROUND)
 ELEVATION = 896.88

SURVEYED BY *Gordon L. Geeslin*
 GORDON L. GEESLIN
 REGISTERED SURVEYOR
 No 5372

BOUNDARY & TOPOGRAPHIC SURVEY

FOR MERCER SAVINGS BANK IN SECTION 27, BUTLER
 TOWNSHIP AND IN THE VILLAGE OF COLDWATER, MERCER
 COUNTY, OHIO.

JANUARY 22, 1991

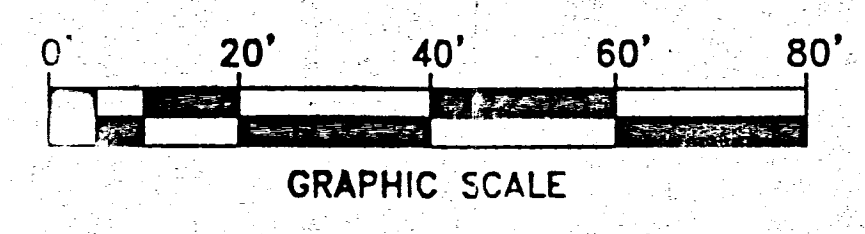
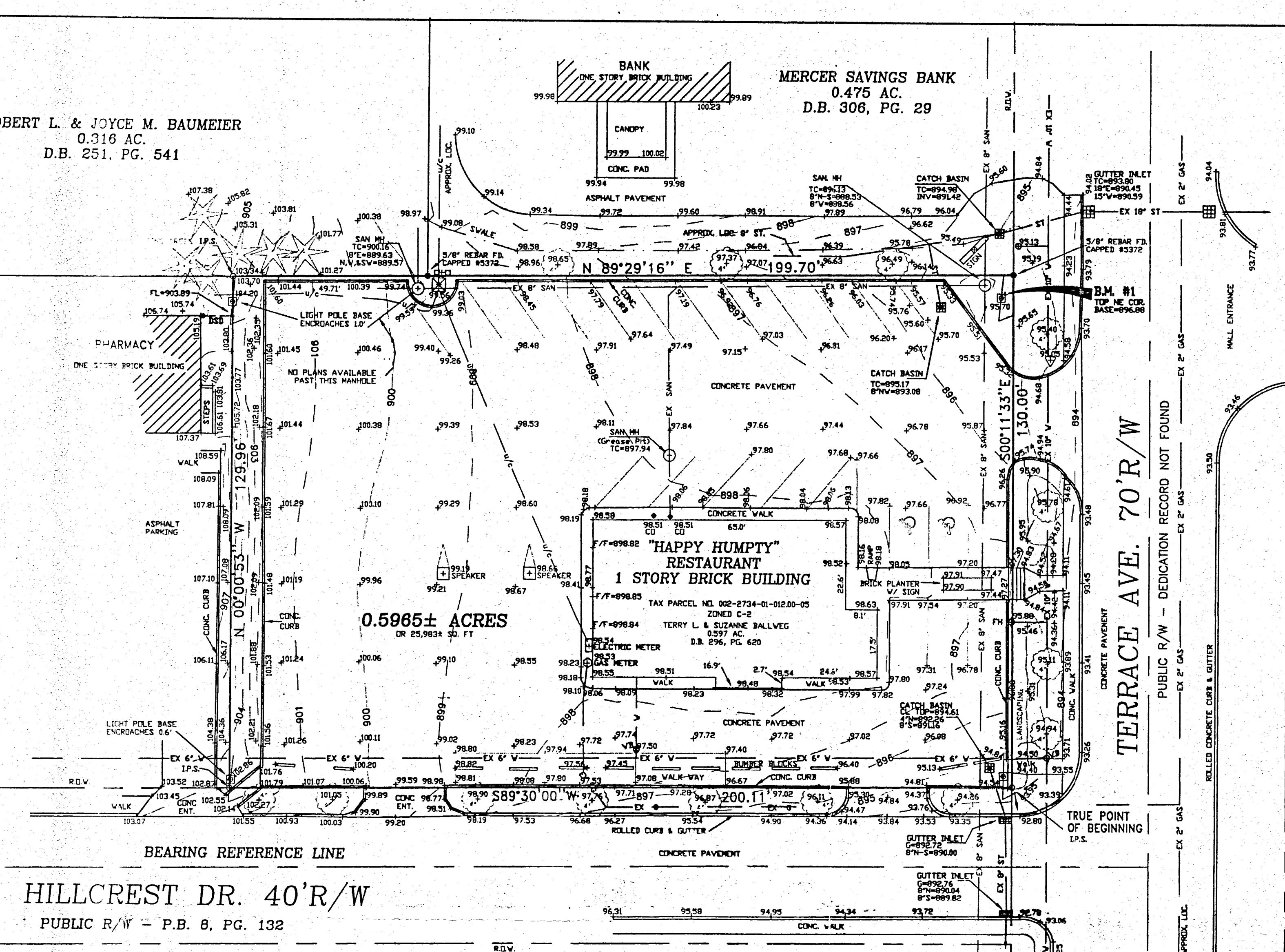
SCALE 1" = 10'

ROBERT L. & JOYCE M. BAUMEIER
0.316 AC.
D.B. 251, PG. 541

MERCER SAVINGS BANK
0.475 AC.
D.B. 306, PG. 29

HILCREST DR. 50'R/W
PUBLIC R/W - P.B. 9, PG. 28

DAVID U. & RUTH ANN SCHWEITERMAN
0.298 AC.
D.B. 294, PG. 492



2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
DOD UTILITIES PROTECTION SERVICE

NOTES

- 1) Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.
- 2) Add 800 to all spot elevations.
- 3) There are no F.E.M.A. Flood Maps printed for the Village of Coldwater.
- 4) This survey was prepared in reliance on Chicago Title Insurance Company, Commitment No. 36-0028-010-00003249.
- 5) No easements were found for the sanitary sewers or water lines crossing this property.

BENCH MARK

On top of northeast corner of light pole base located 37± west of centerline of Terrace Avenue and 143± north of centerline of Hillcrest Dr.
ELEV. = 896.88

PROPERTY DESCRIPTION
FEBRUARY 5, 1997

Situated in the State of Ohio, County of Mercer, part of O.L. 67 in the Village of Coldwater, being in the east half of the southwest quarter of Section 27, Butler Township, Town 6 North, Range 2 East and being all of that 0.597 acre tract described in a deed to TERRY L. and SUZANNE BALLYEG, of record in Deed Book 296, Page 620 (all references are to the records in the Recorder's Office, Mercer County, Ohio) and being more particularly described as follows:

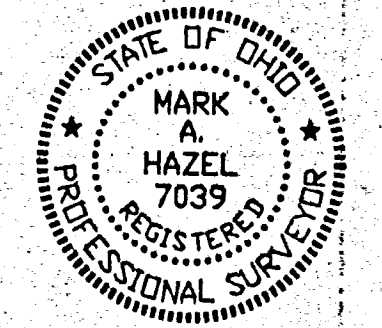
- Beginning, for reference, at the south quarter post of said Section 27, on the centerline of State Route 219;
- Thence North 00° 11' 33" West 245.00 feet, along the north-south half section line, and the westerly right-of-way line of Terrace Avenue (70' wide) to a 5/8" rebar set at the southeasterly corner of said 0.597 acre tract, THE TRUE POINT OF BEGINNING;
- Thence South 89° 30' 00" West 200.11 feet, along the southerly line of said tract, and the north right-of-way line of Hillcrest Drive (40' wide) Plat Book 8, Page 132, to a 5/8" rebar set;
- Thence North 00° 00' 53" West 129.96 feet, along the westerly line of said tract and the easterly line of that 0.298 acre tract described in a deed to David U. and Ruth Ann Schweiterman in Deed Book 294, Page 492, to a 5/8" rebar set on the southerly line of that 0.316 acre tract described in a deed to Robert L. and Joyce M. Baumeier of record in Deed Book 251, Page 541;
- Thence North 89° 29' 16" East 199.70 feet, along said southerly line and the southerly line of that 0.475 acre tract described in a deed to Mercer Savings Bank of record in Deed Book 306, Page 29, passing a 5/8" rebar found capped #5372 at 49.71 feet, to a 5/8" rebar found capped #5372 on the westerly right-of-way line of said Terrace Avenue;
- Thence South 00° 11' 33" East 130.00 feet, along said westerly right-of-way line, to the POINT OF BEGINNING, containing 0.5965 acres of land, more or less.

NOTE: Bearings are used for the determination of angles only. For the purpose of this description a bearing of South 89° 30' 00" West was used on the centerline of Hillcrest Drive as shown on Plat Book 8, Page 132. The 5/8" rebars set are 30" long with yellow plastic caps stamped "Site Eng. Inc."

We hereby certify to Chicago Title Insurance Company, McDonald's Corporation and Golden Arch Limited Partnership that this plan has been compiled from a survey actually made on the ground under my supervision during January and February, 1997; that it is correct and complies with the requirements provided by McDonald's Corporation.

SITE ENGINEERING, INC.

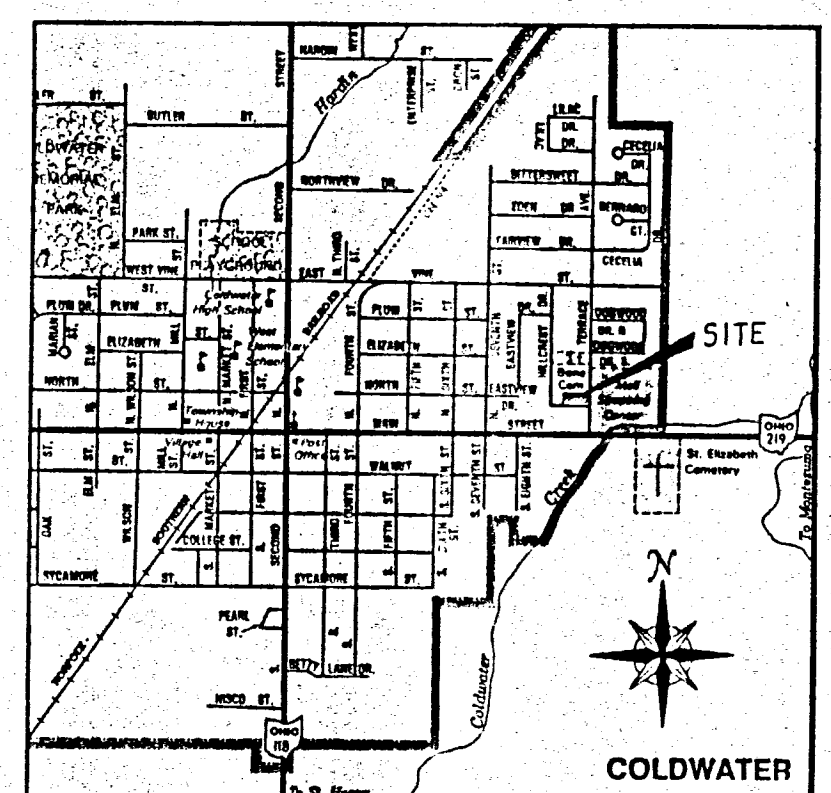
By *Mark A. Hazel, p.s.*
Mark A. Hazel
Professional Surveyor #7039



HILCREST DR. 40'R/W
PUBLIC R/W - P.B. 8, PG. 132

FIRST NATIONAL BANK OF MERCER COUNTY
1.65 AC.
D.B. 249, PG. 732

- UTILITY COMPANIES
- SEWER & WATER
Village of Coldwater
303 West Main Street
Coldwater, Ohio 45828
1-419-678-4881
- GAS:
West Ohio Gas Co.
215 West Market Street
Lima, Ohio 45801
1-800-877-4715
- ELECTRIC:
Dayton Power & Light Co.
201 North First Street
Coldwater, Ohio 45828
1-419-678-2637
- PHONE:
GTE
6454 Westbrook Road
Clayton, Ohio 45319
1-419-586-4641



N

LEGEND

- San. — Sanitary Sewer
- St. — Storm Sewer
- W — Water Main
- G — Gas Line
- U/C — Underground Cables
- O/L — Overhead Lines
- — Manhole
- ⊠ — Storm Inlet
- ⊙ — Fire Hydrant
- ⊕ — Utility Pole
- — Guy Wire
- x-x- — Fence
- △ — Sign
- ⊙ — Valve Box
- — Gas Line Marker
- — Telephone Closure
- I.P.S. — Iron Pin Set

REFERENCE POINT OF BEGINNING
SOUTH QUARTER CORNER
SEC. 27, T-6-S, R-2-E

MAIN STREET ~ S.R. 219

Any information or data on this drawing is not intended to be suitable for reuse by any person, firm or corporation or any others on extensions of this project or for any use on any other project. Any reuse without written verification and adoption by the Engineer, Architect or Surveyor for the specific purpose intended will be at the users sole risk and without liability or legal exposure to the Engineer, Architect or Surveyor.

SITE ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
4555 E. LAMINGTON AVENUE
REYNOLDSBURG, OHIO 43085
PHONE: (614) 758-9000
FAX: (614) 758-9002

McDonald's
120 TERRACE AVE., COLDWATER, OHIO
L/C # 034-1490
BOUNDARY & TOPOGRAPHIC SURVEY

REVD:	REVD:
DATE: JAN 97	SCALE: 1"=20'
DRAWN: S.E.I.	CHECKED: M.A.H.
FILE: SHEET:	2576

SECTION 28 - R2E-T6S

JOSEPH LEFELD
V. 194, P. 193, 10-29-57
V. 175, P. 546, 8-20-53

ARTHUR L. ERNST &
RUTH C. ERNST H & W
V. 232, P. 759 5-1-68

FED. RD. DIVISION	STATE	PROJECT	
2	OHIO	PF-421	1968

2
8

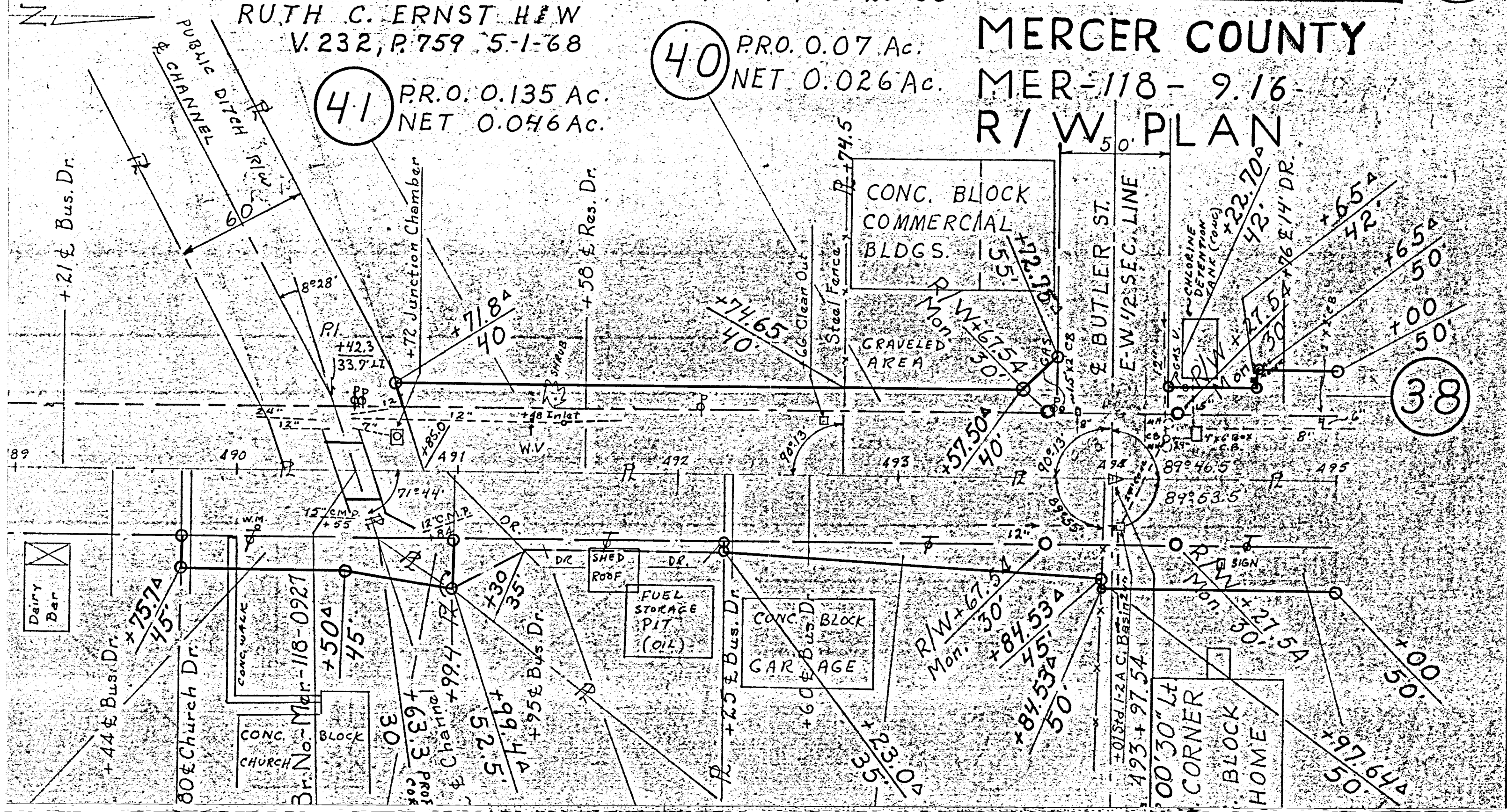
MERCER COUNTY

MER-118-9.16
R/W PLAN

41 P.R.O. 0.135 AC.
NET 0.046 AC.

40 P.R.O. 0.07 AC.
NET 0.026 AC.

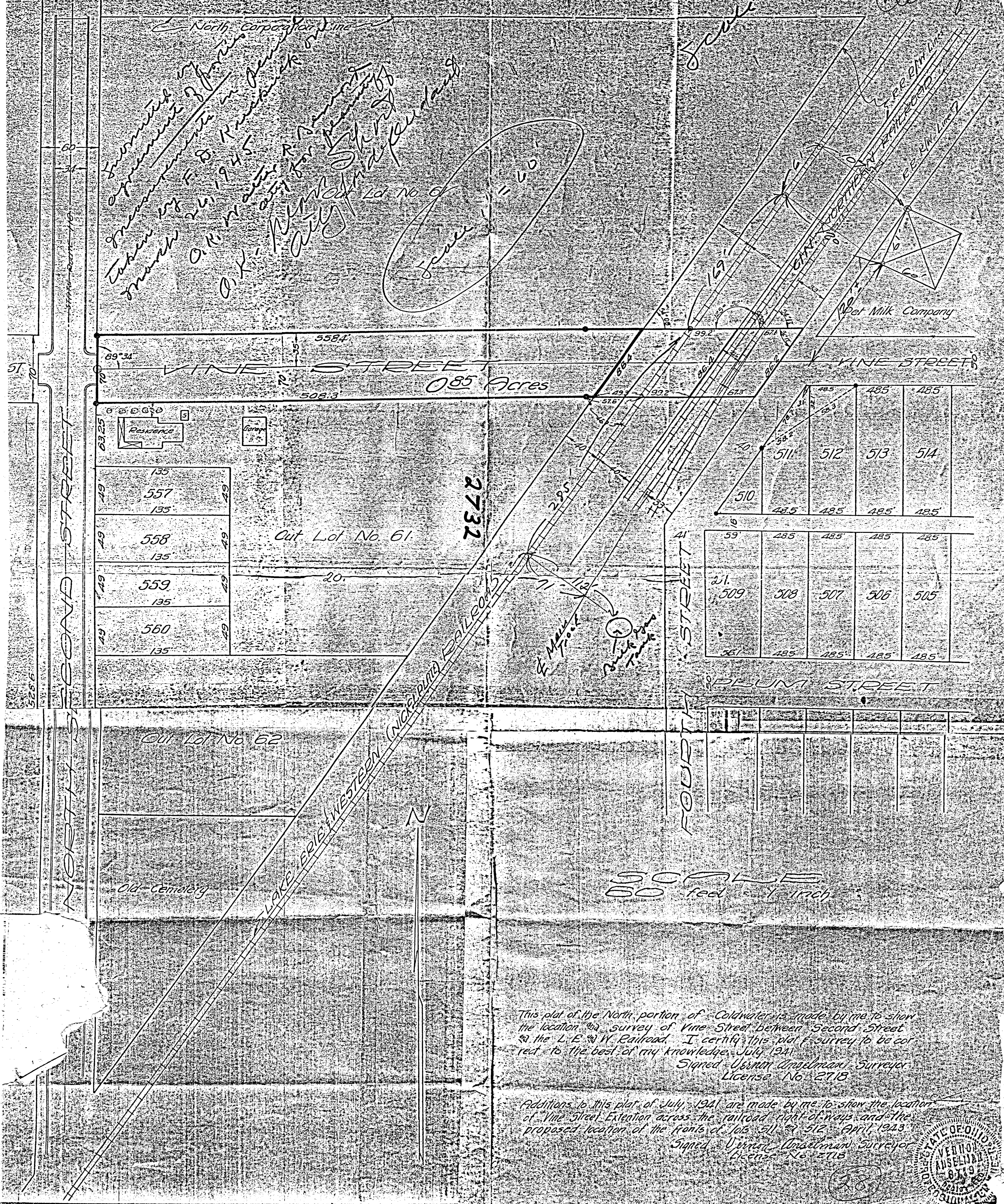
38



VINE STREET EXTENTION

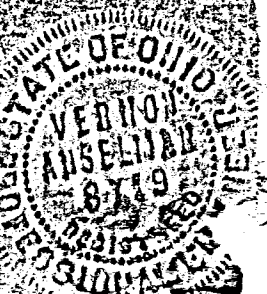
In Coldwater in the SW 1/4 of Section 27 T.6.S. R.2.E. Butler Township, Mercer County, Ohio
July 1921

as per # 136
Clerk by [Signature]



This plat of the North portion of Coldwater is made by me to show the location and survey of Vine Street between Second Street and the L. E. & W. Railroad. I certify this plat of survey to be correct to the best of my knowledge, July 1921.
Signed Vernon Angelmann, Surveyor
License No. 2718

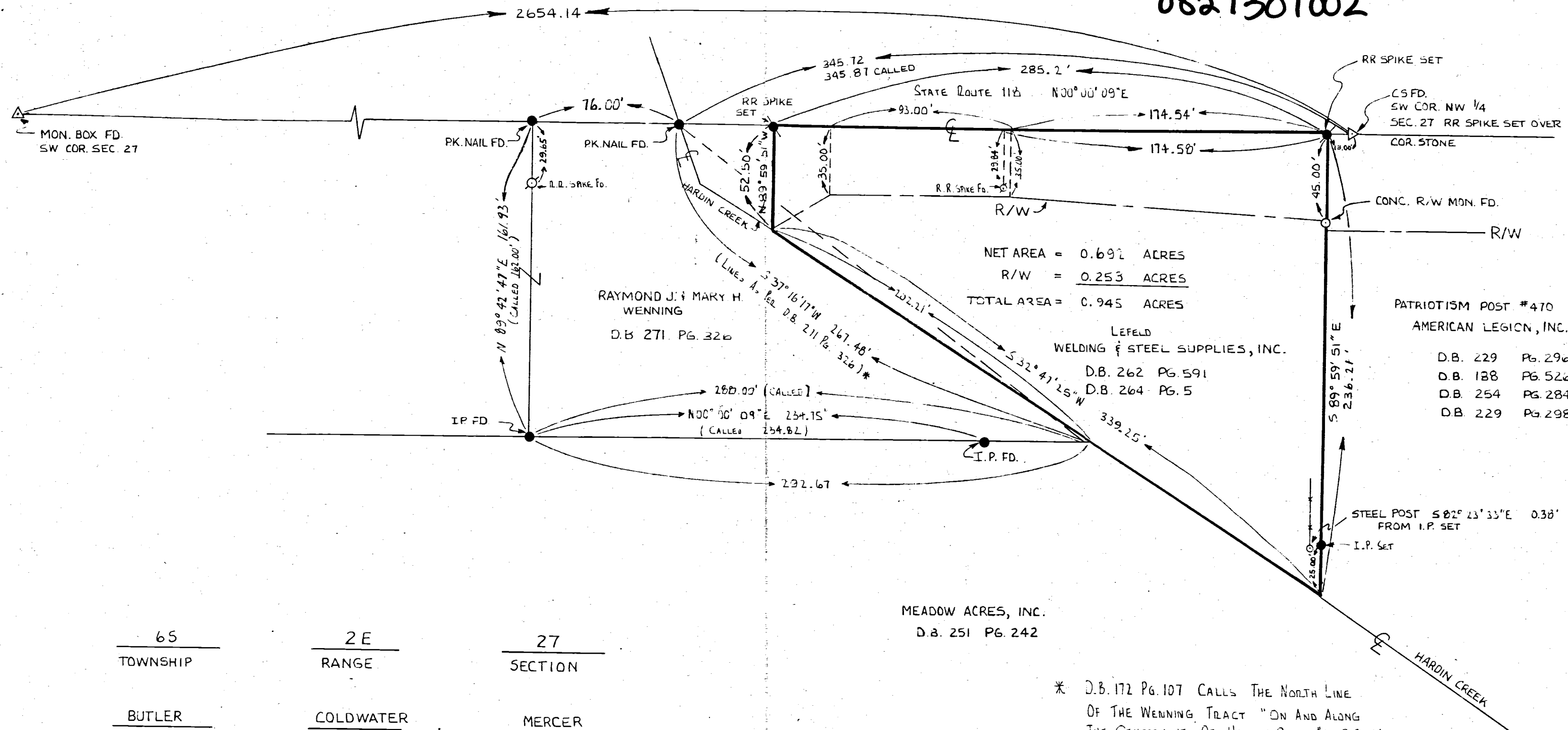
Additions to this plat of July, 1921 are made by me to show the location of Vine Street Extension across the railroad right-of-ways and the proposed location of the fronts of lots 511 & 512 April, 1923.
Signed Vernon Angelmann, Surveyor
License No. 2718



(28)

0827301001
0827301002

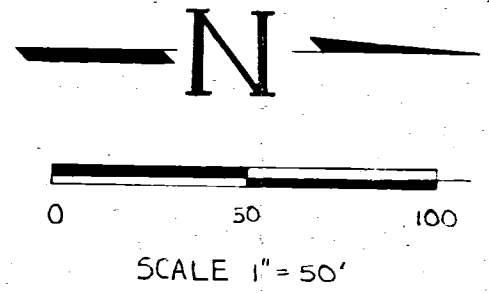
08-270



65	2 E	27
TOWNSHIP	RANGE	SECTION
BUTLER	COLDWATER	MERCER
TOWNSHIP	VILLAGE	COUNTY

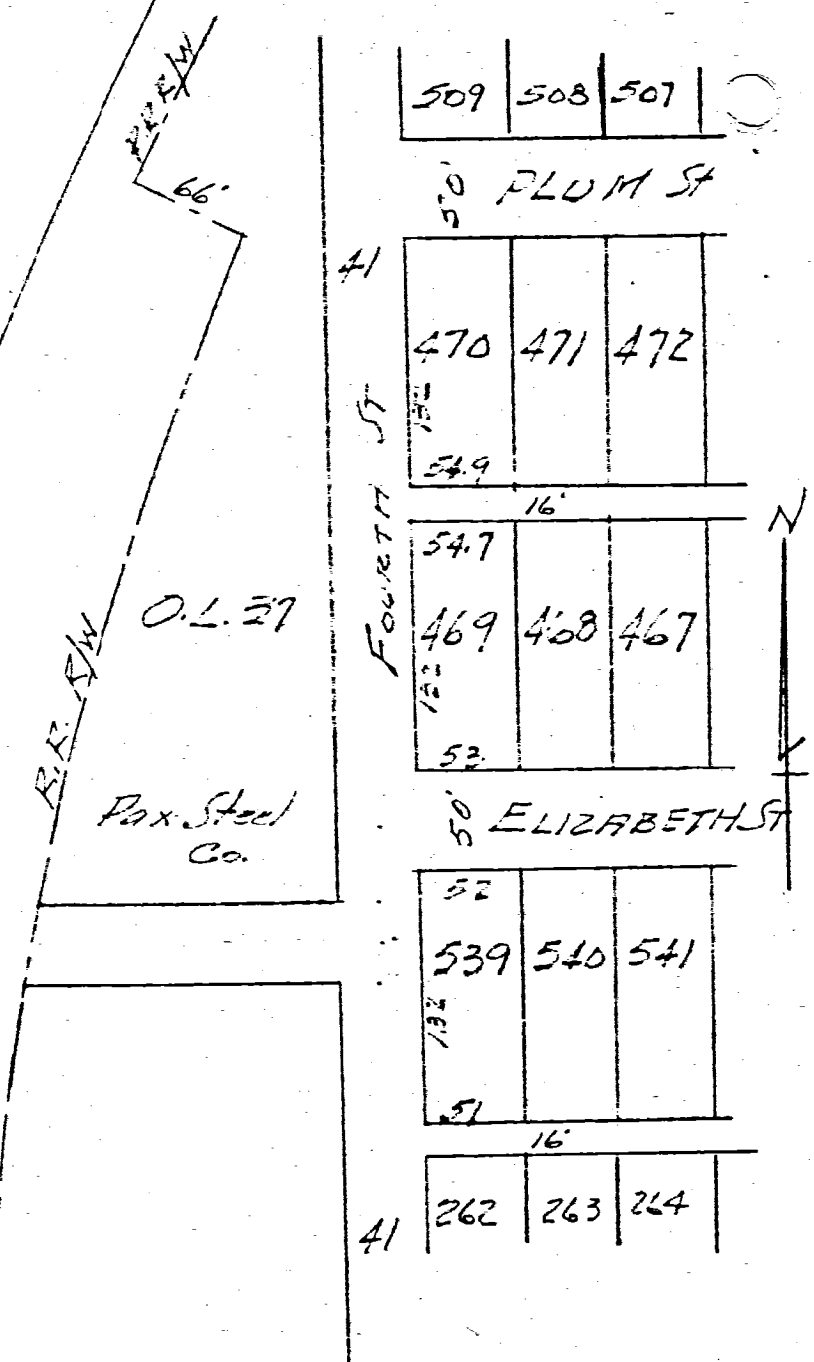
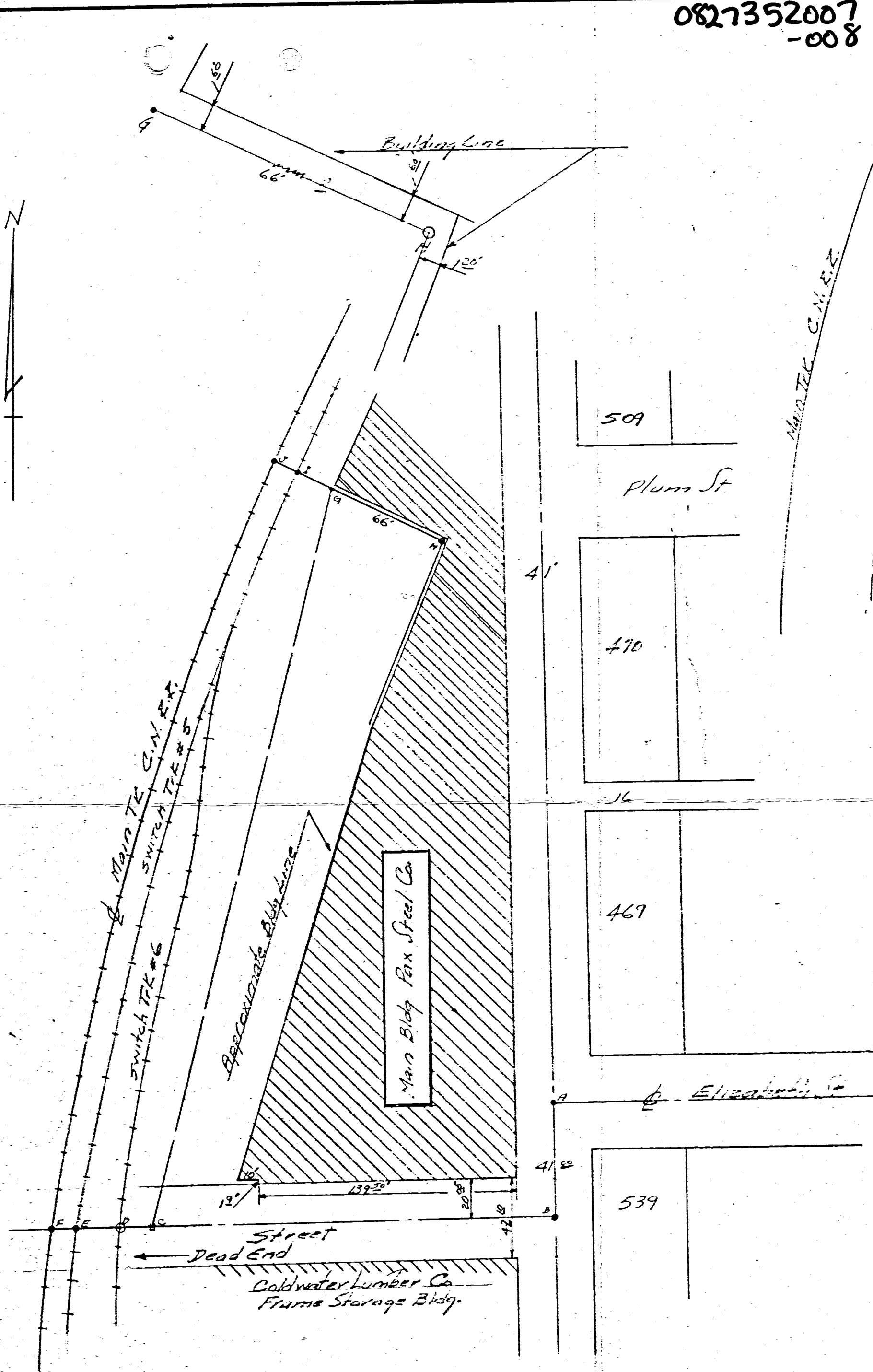
* D.B. 172 PG. 107 CALLS THE NORTH LINE OF THE WENNING TRACT "ON AND ALONG THE CENTERLINE OF HARDIN CREEK". D.B. 141 PG. 381 DESCRIBES THE LEFELD TRACT AND WAS THE EARLIEST PROPERTY SUBDIVISION OF THIS AREA.

SURVEYED BY: Jerry R. Garrison
JERRY R. GARRISON
REGISTERED SURVEYOR #6859
DATE: 11-1-83



SURVEY OF A 0.942 ACRE TRACT IN BUTLER TOWNSHIP, SECTION 27		
FOR: STAN LEFELD		
MOTE-GARRISON & ASSOCIATES, INC. GREENVILLE, OHIO		
DATE: 10-31-83	DRWN. BY: S.L.H.	DRWG. NO. 18263

0827352007
-008



LOCATION DETAIL
Pax-Steel Co
Coldwater Ohio

Detail Notes.

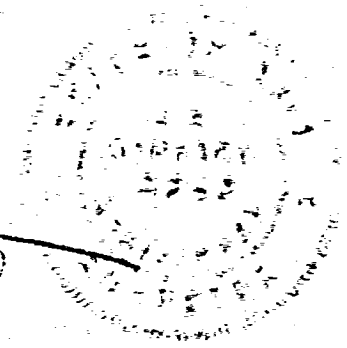
Angle ABC - 90° 05'
 " BCQ - 74° 57'
 " CGH - 78° 12'

Line AB - 60⁴⁵
 " BC - 219¹⁶
 " CQ - 411.07
 " CD - 17⁶⁶
 " DE - 23⁸⁴
 " EF - 13²⁶
 " GH - 66⁰⁰
 " GI - 1970
 " IJ - 13³⁰

POINTS

A-B- Capped spikes
 C= Wood Stake
 D= 1/2" x 24" Iron Pin
 E-F: Capped spikes
 J-I-4= Nails
 H= 3" dia. Steel End Post.

NOTE: Points D-E-F-I-J set on existing tracks.
 Building Line on West not located in field.
 Switch Tr #6 correct at Point D, balance not checked in field.
 Distances and angles measured in field and are correct to best of my knowledge
 B. R. Gebhart



REVISIONS			Pax-Steel Co. Coldwater Ohio	
NO.	DATE	BY		
1			B. R. Gebhart P.E. Columbus-Ohio	
2				
3			DRAWN BY B.R.G.	SCALE 1" = 50'
4			CHK'D	DATE 3-21-64
5			TRACED	APP'D

DRAWING NO.
BR 38

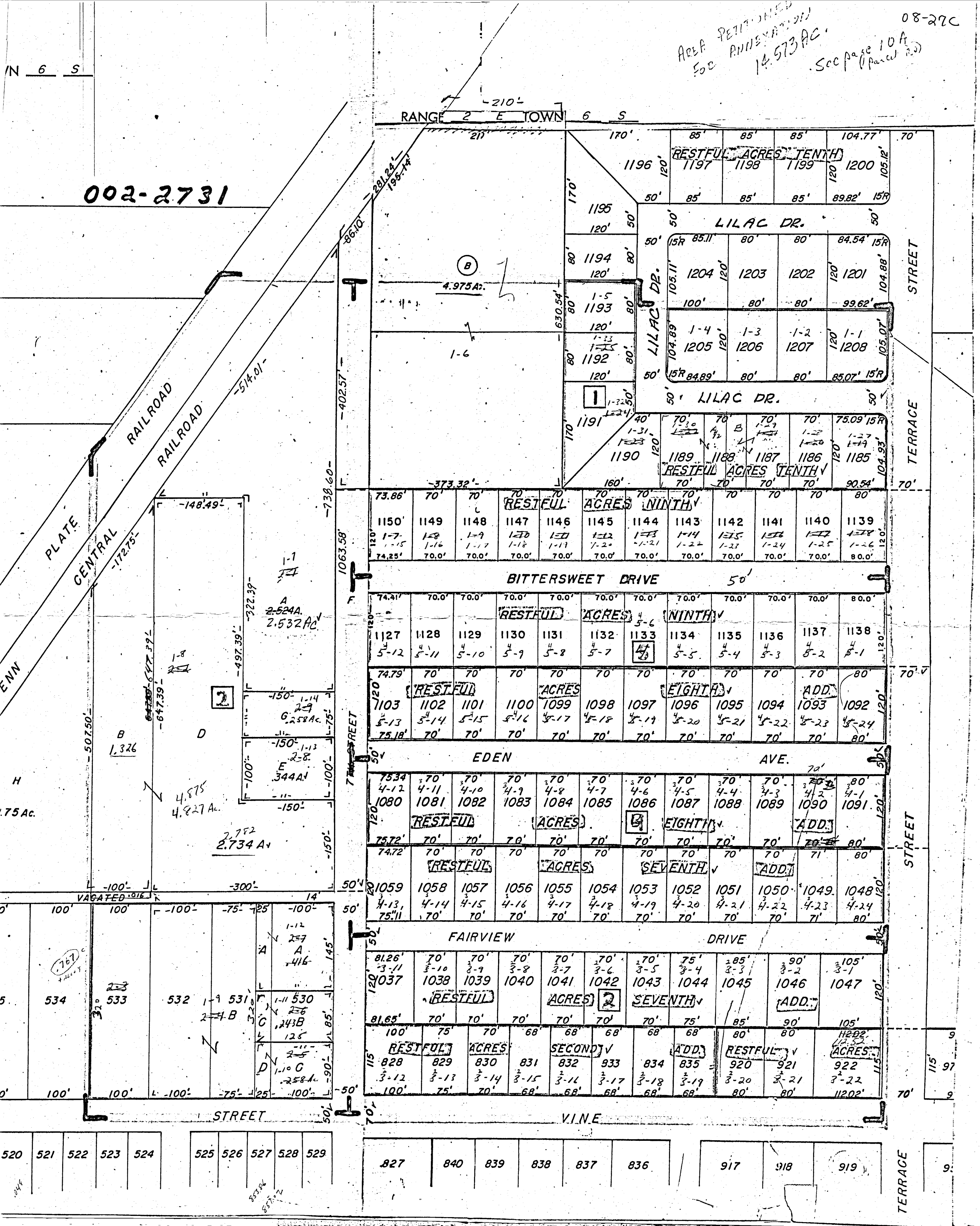
7153

AREA PETITIONED FOR ANNEXATION 14.573 AC. See page 10A (Parcel 20)

N 6 S

RANGE 2 E TOWN 6 S

002-2731



520	521	522	523	524	525	526	527	528	529
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

827	840	839	838	837	836	917	918	919
-----	-----	-----	-----	-----	-----	-----	-----	-----

LEGEND

- ⊘ = RAILROAD SPIKE FOUND.
- ⊙ = HARROW TOOTH SPIKE FOUND.
- = 5/8 INCH IRON BAR FOUND.
- = 5/8 INCH IRON BAR SET.

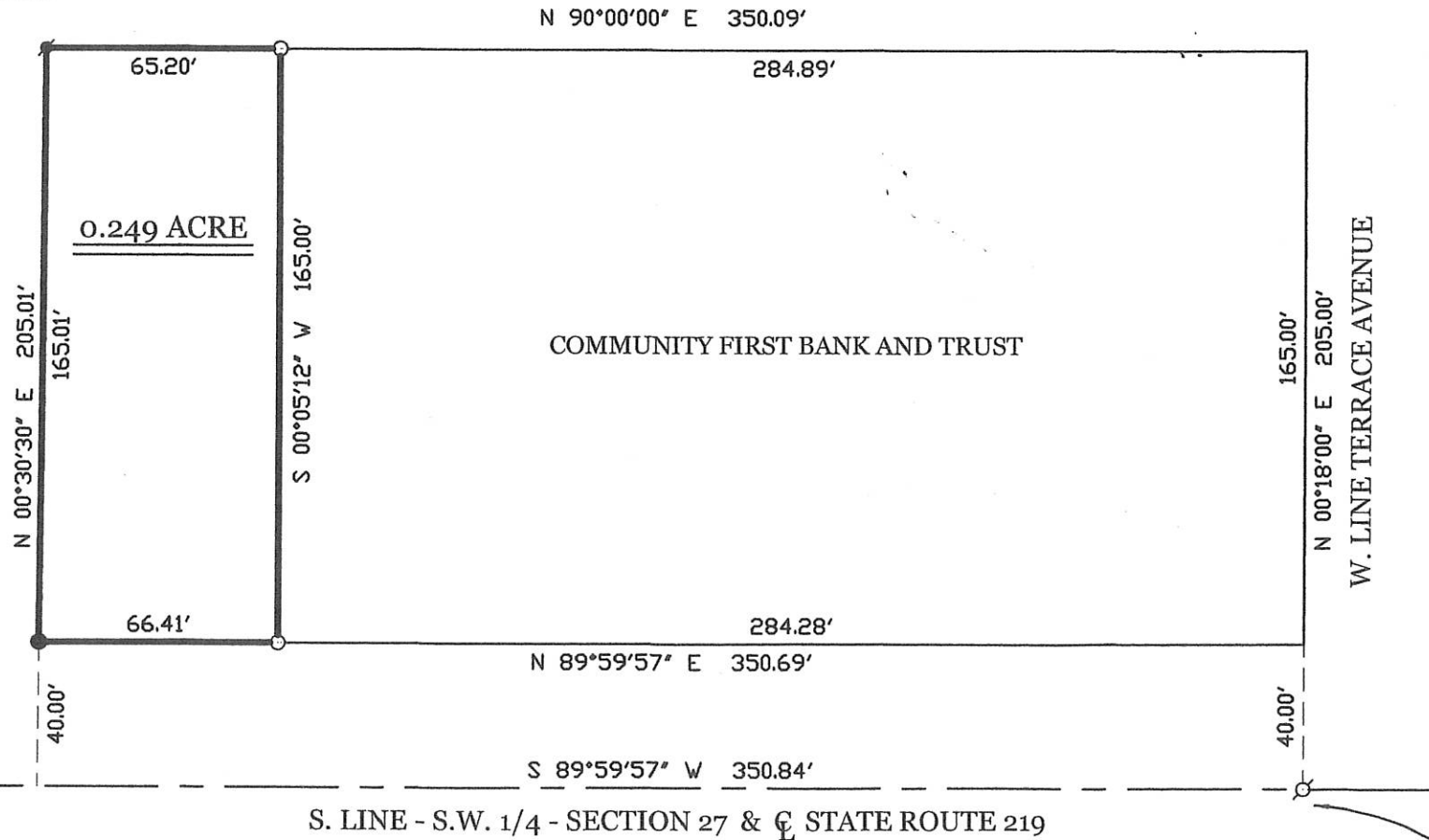
SURVEYED BY

James W. Geeslin

JAMES W. GEESLIN
P.S. No. 7764

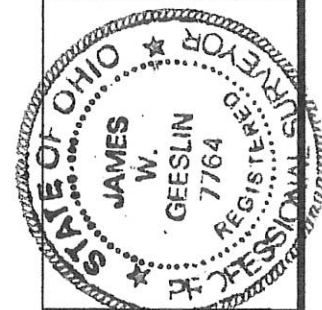


SCALE 1" = 50'



COMMUNITY FIRST BANK AND TRUST SURVEY IN SECTION 27,
ALSO IN THE VILLAGE OF COLDWATER, BUTLER TOWNSHIP,
TOWN 6 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO.

POINT OF
COMMENCEMENT



GEESLIN
LAND SURVEYING
P.O. BOX 422
CELLINA, OHIO 45822
PHONE: (419) 586-6155
FAX: (419) 678-9332

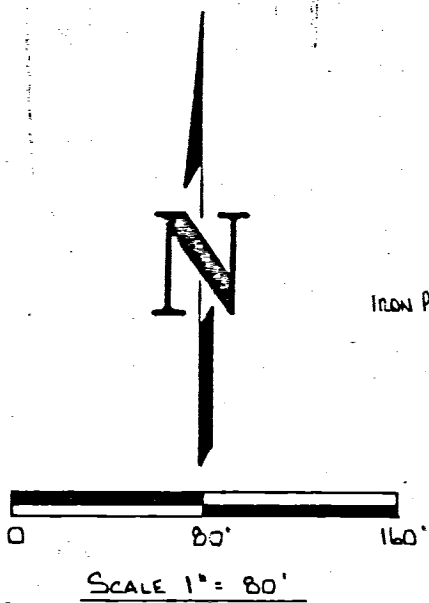
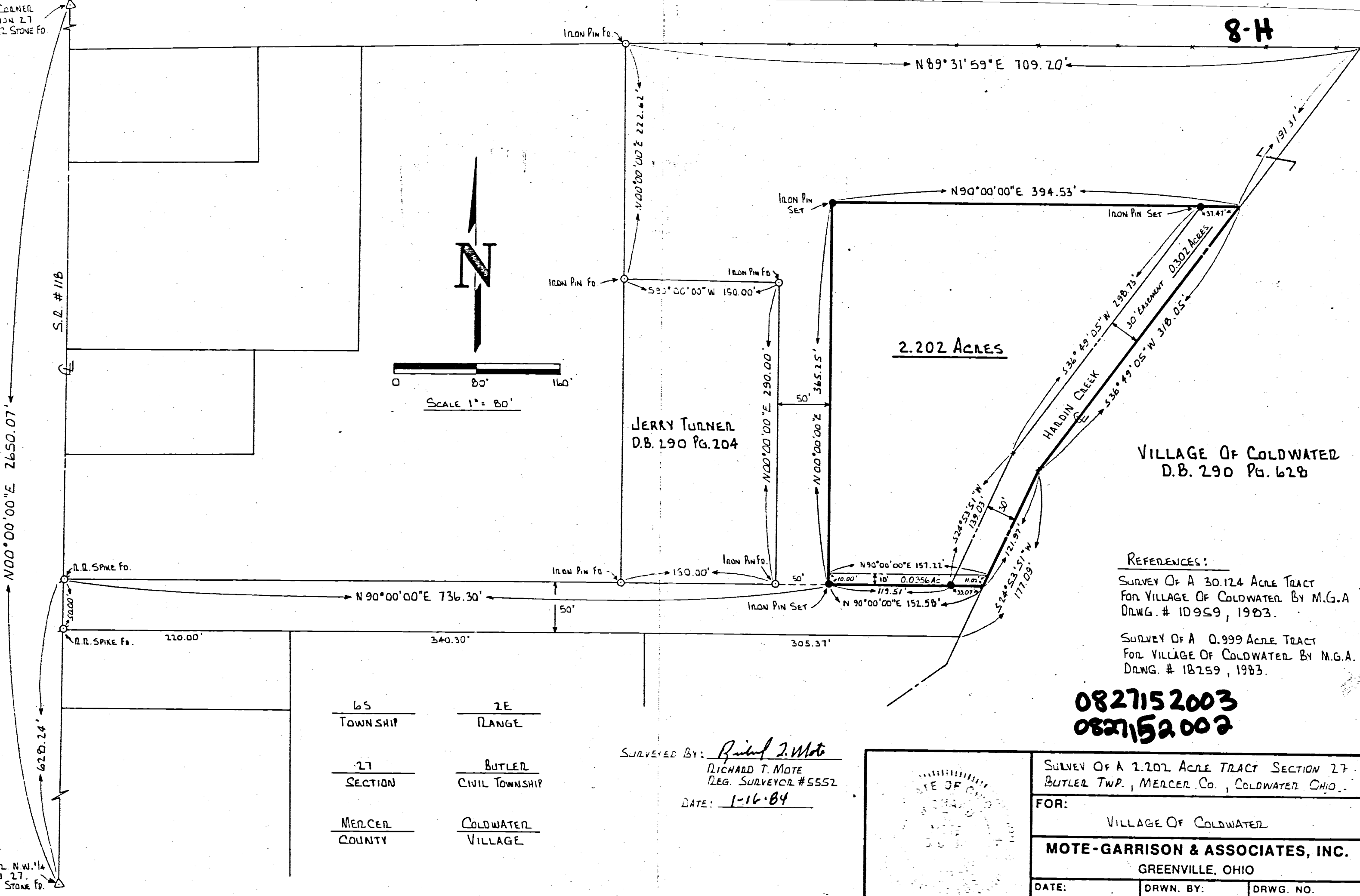
PERMANENT PARCEL No.	Part of: _____	Sec. _____	T. _____	R. _____	Township _____
	Grantor: _____	Area Retained: _____	Acres _____	Grantor: _____	Area Retained: _____
	Grantee: _____	Area Retained: _____	Acres _____	Grantee: _____	Area Retained: _____
	Deed References: _____				
APPROVALS: AGENCY: _____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

08-27C

8-H

N.W. CORNER SECTION 27 CORNER STONE FD.

S.W. COR. N.W. 1/4 SECTION 27 CORNER STONE FD.



JERRY TURNER
D.B. 290 PG. 204

2.202 ACRES

VILLAGE OF COLDWATER
D.B. 290 PG. 628

REFERENCES:

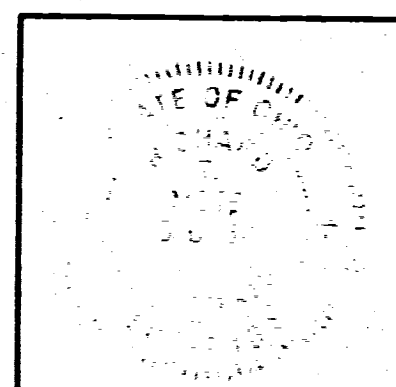
SURVEY OF A 30.124 ACRE TRACT FOR VILLAGE OF COLDWATER BY M.G.A. DRWG. # 10959, 1983.

SURVEY OF A 0.999 ACRE TRACT FOR VILLAGE OF COLDWATER BY M.G.A. DRWG. # 18259, 1983.

0827152003
0827152002

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

SURVEYED BY: Richard T. Mote
 RICHARD T. MOTE
 REG. SURVEYOR #5552
 DATE: 1-16-84



SURVEY OF A 2.202 ACRE TRACT SECTION 27 BUTLER TWP., MERCER CO., COLDWATER OHIO.		
FOR: VILLAGE OF COLDWATER		
MOTE-GARRISON & ASSOCIATES, INC. GREENVILLE, OHIO		
DATE: 1-16-84	DRWN. BY: L.J.E.	DRWG. NO. 18277

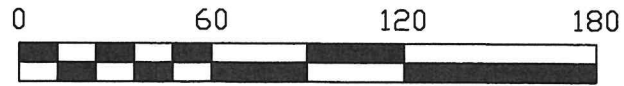
08-27C

08-27-331-010

SURVEY OF LOT 1046 IN RESTFUL ACRES SEVENTH ADDITION TO THE VILLAGE OF COLDWATER, IN SECTION 27, BUTLER TOWNSHIP, MERCER COUNTY, OHIO.

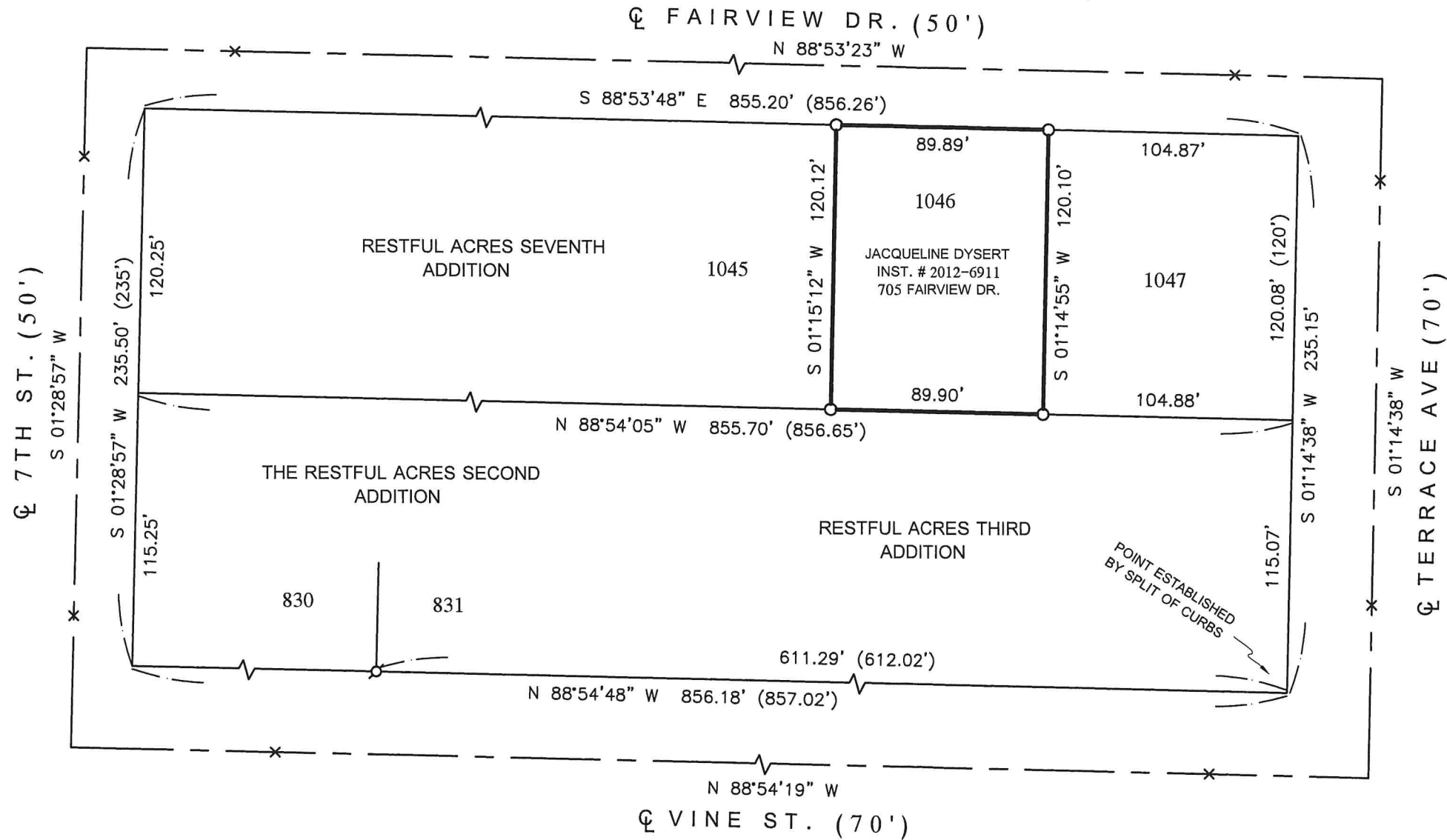
NOVEMBER 18, 2019

SCALE 1" = 60'



LEGEND

- ⊘ = IRON PIPE FOUND.
- × = SPLIT OF CURBS.
- = 5/8 INCH IRON BAR SET.



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

James W. Geeslin

ATTEST: JAMES W. GEESLIN
PROFESSIONAL SURVEYOR 7764



NOTE: THE BEARINGS CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS USING O.D.O.T. CORS NETWORK STATIONS, CONVERTED TO THE OHIO STATE PLANE NORTH ZONE, HORIZONTAL DATUM NAD83 (2011).

PERMANENT PARCEL No.

Part of: _____ Sec. _____ T. _____ R. _____ Township _____

Grantor: _____ Area Retained _____ Acres _____

Grantee: _____ Area Retained _____ Acres _____

Deed Reference: _____

APPROVALS: _____ Board of Health _____ Township Zoning Officer _____ Mercer County Engineer _____

AGENCY: _____ DATE: _____

GEESLIN SURVEYING

525 S. SECOND ST.
COLDWATER, OHIO 45828

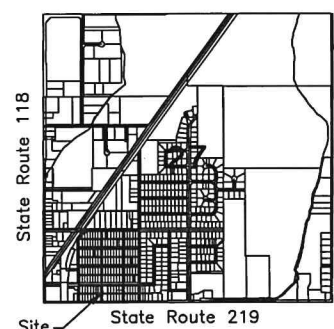
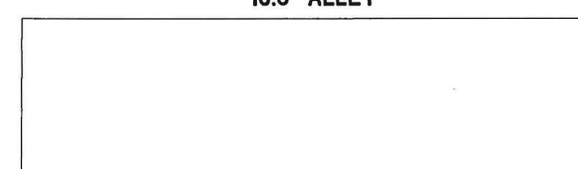
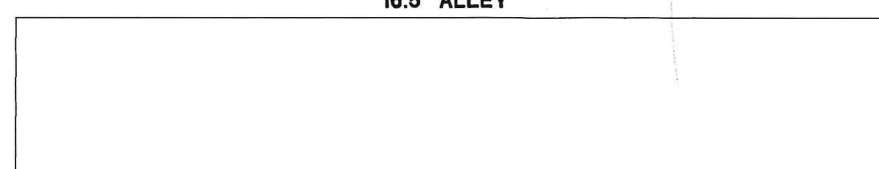
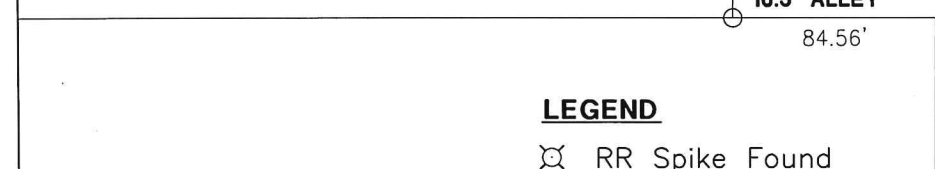
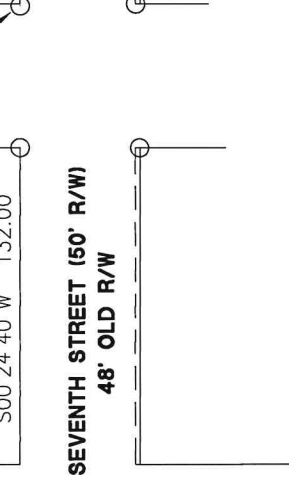
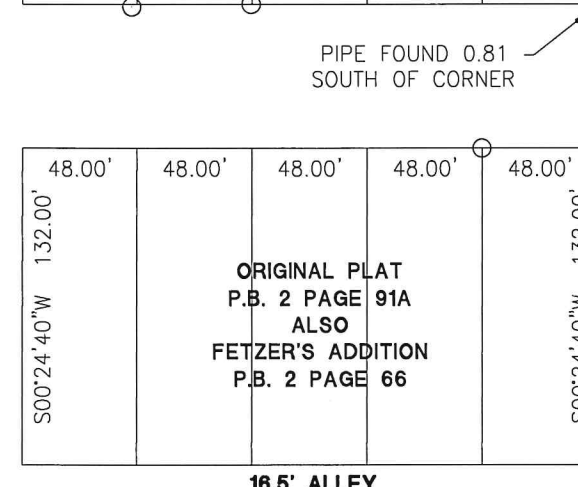
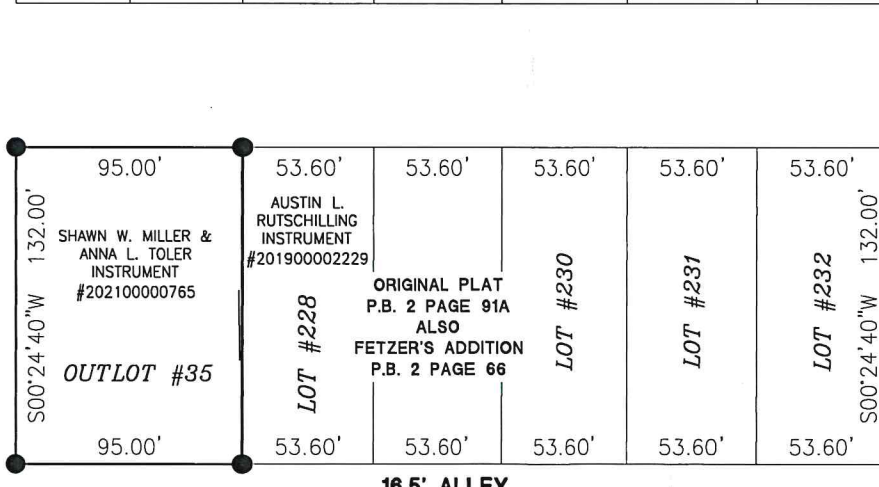
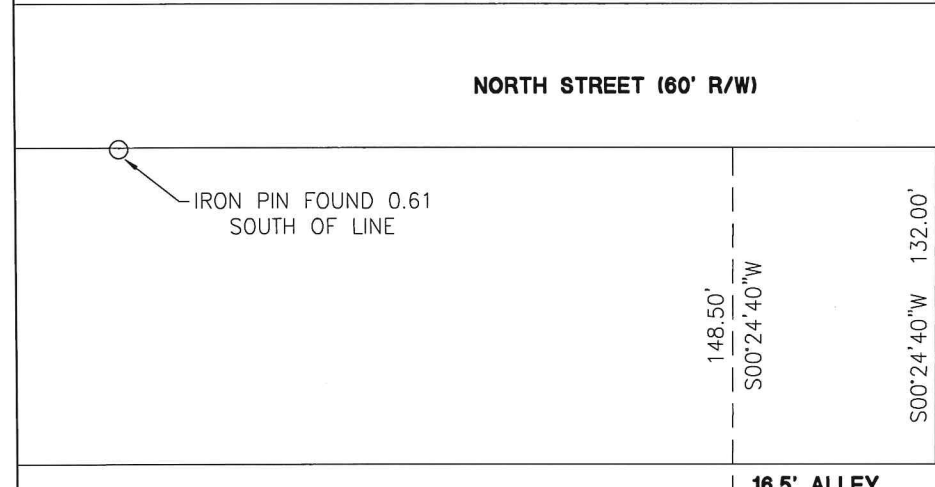
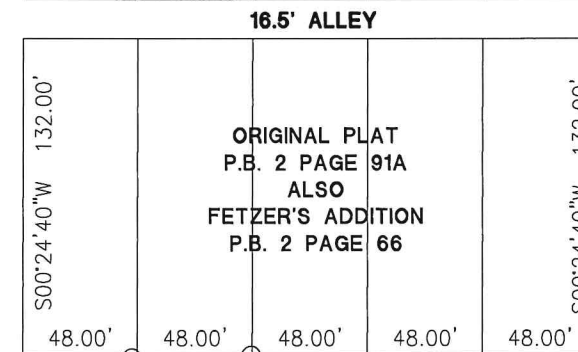
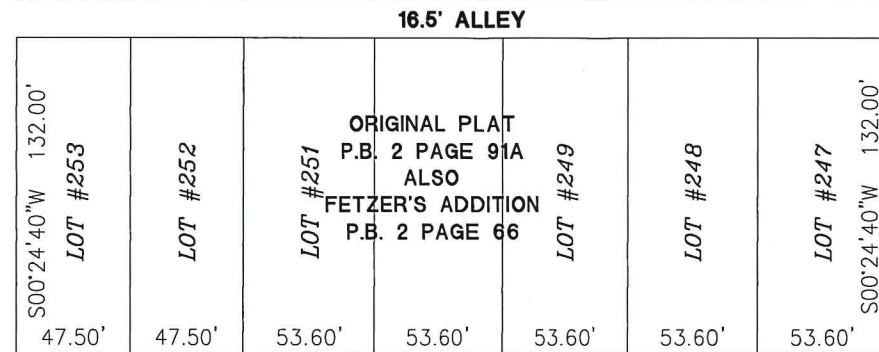
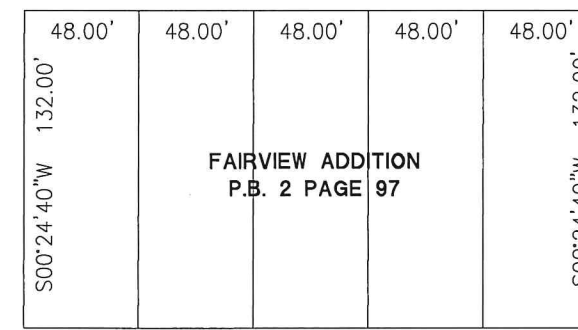
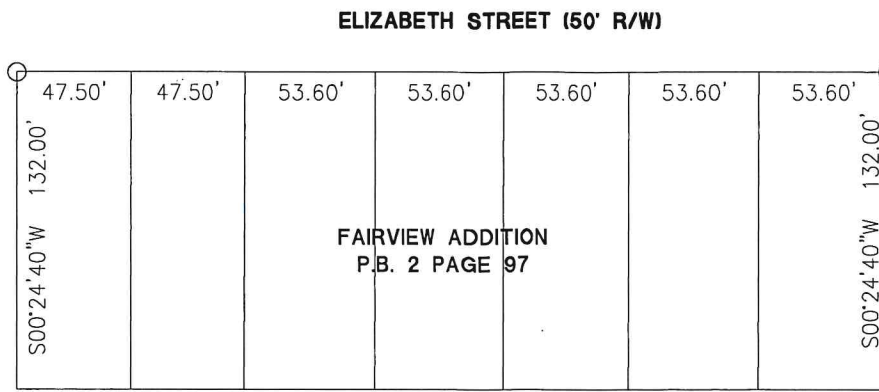
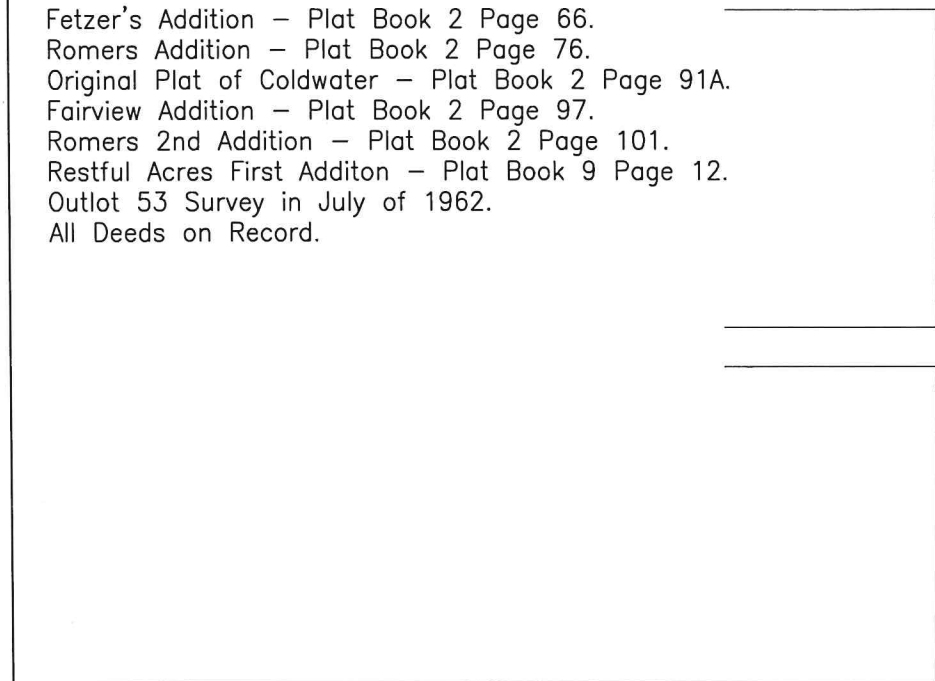
Phone : (419) 678 - 7233
Email : geeslinsurveying@gmail.com

08-27-360-001
08-27C

SURVEY FOR SHAWN W. MILLER & ANNA L. TOLER

References:

- Fetzer's Addition - Plat Book 2 Page 66.
- Romers Addition - Plat Book 2 Page 76.
- Original Plat of Coldwater - Plat Book 2 Page 91A.
- Fairview Addition - Plat Book 2 Page 97.
- Romers 2nd Addition - Plat Book 2 Page 101.
- Restful Acres First Additon - Plat Book 9 Page 12.
- Outlot 53 Survey in July of 1962.
- All Deeds on Record.



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

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

Scale: 1" = 80'

PROJECT # 222808.74

ACCESS
Engineering Solutions

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

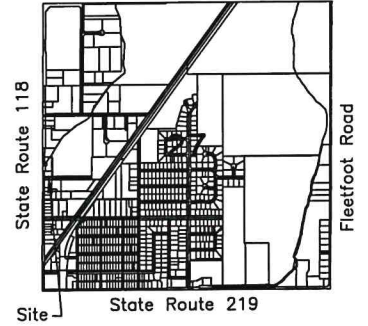


Basis of Bearings:
Assumed Bearings for Angle purposes only.

State of: Ohio County: Mercer
Township: Butler Village: Coldwater
Sec.: SE 1/4 27 Town: 6S Range: 2E
Deed Ref.: _____
Date Surveyed: August 5, 2022

SURVEY FOR SWEET TREAT ENTERPRISES, LLC

WEST QUARTER POST OF SECTION 27

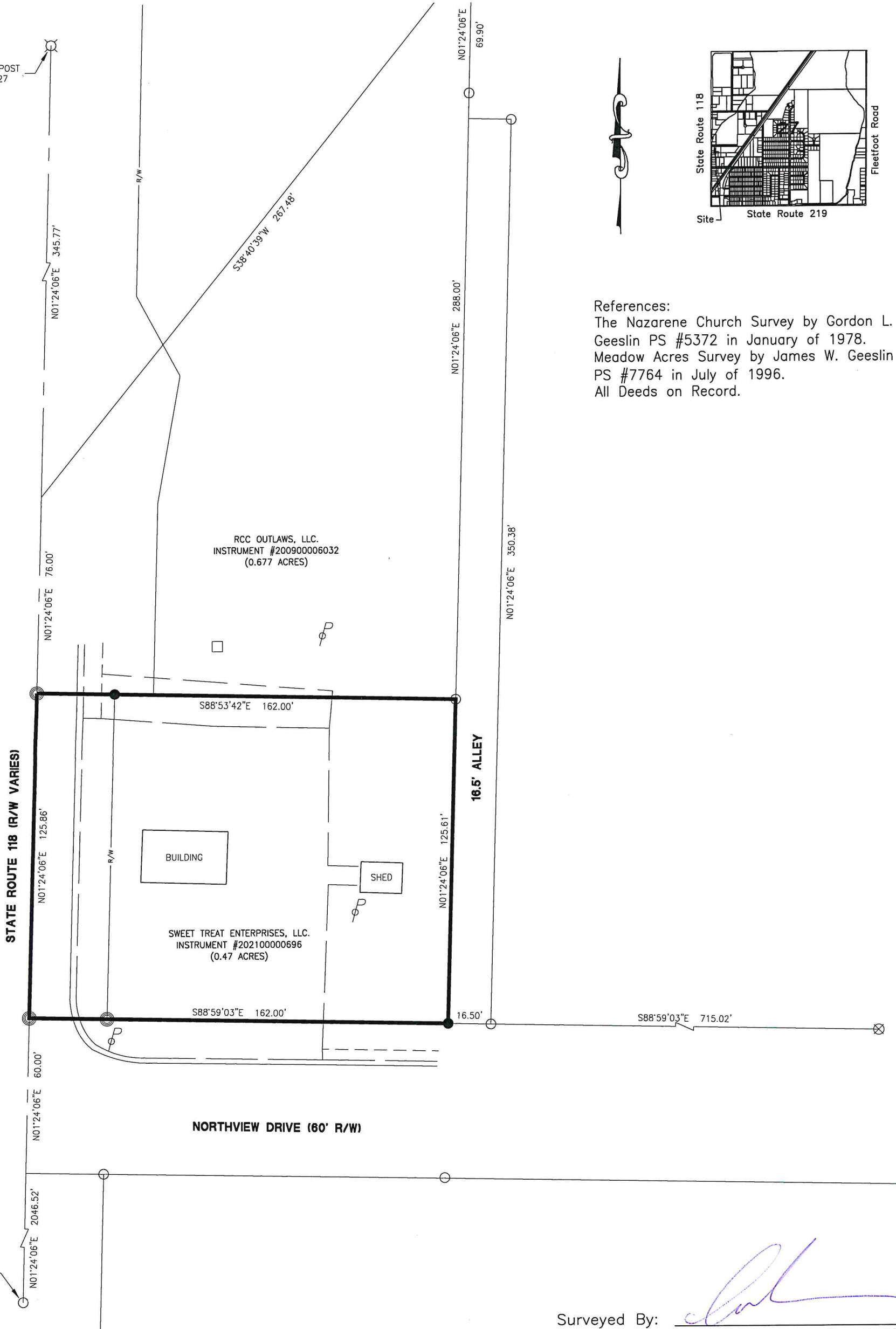


References:

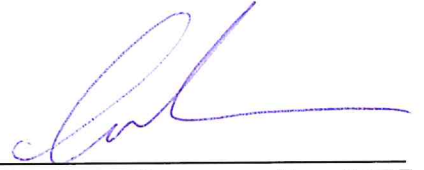
The Nazarene Church Survey by Gordon L. Geeslin PS #5372 in January of 1978.
Meadow Acres Survey by James W. Geeslin PS #7764 in July of 1996.
All Deeds on Record.

RCC OUTLAWS, LLC.
INSTRUMENT #200900006032
(0.677 ACRES)

SWEET TREAT ENTERPRISES, LLC.
INSTRUMENT #20210000696
(0.47 ACRES)



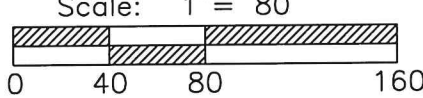
SOUTHWEST CORNER OF SECTION 27

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

LEGEND

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

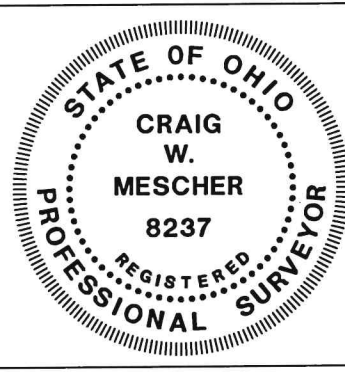
Scale: 1" = 80'



PROJECT # 222808.100

ACCESS
Engineering Solutions

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



Basis of Bearings:
Ohio State Plane (North Zone)

State of: Ohio County: Mercer
 Township: Butler Village: Coldwater
 Sec.: SW 1/4 27 Town: 6S Range: 2E
 Deed Ref.: Instrument #20210000696
 Date Surveyed: September 30, 2022