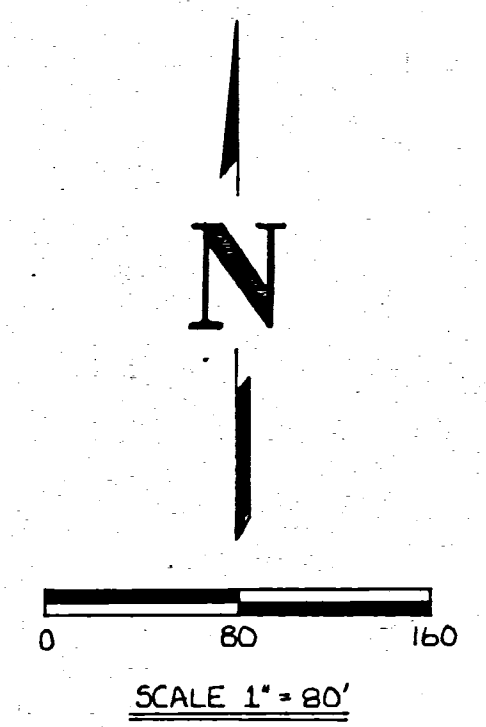
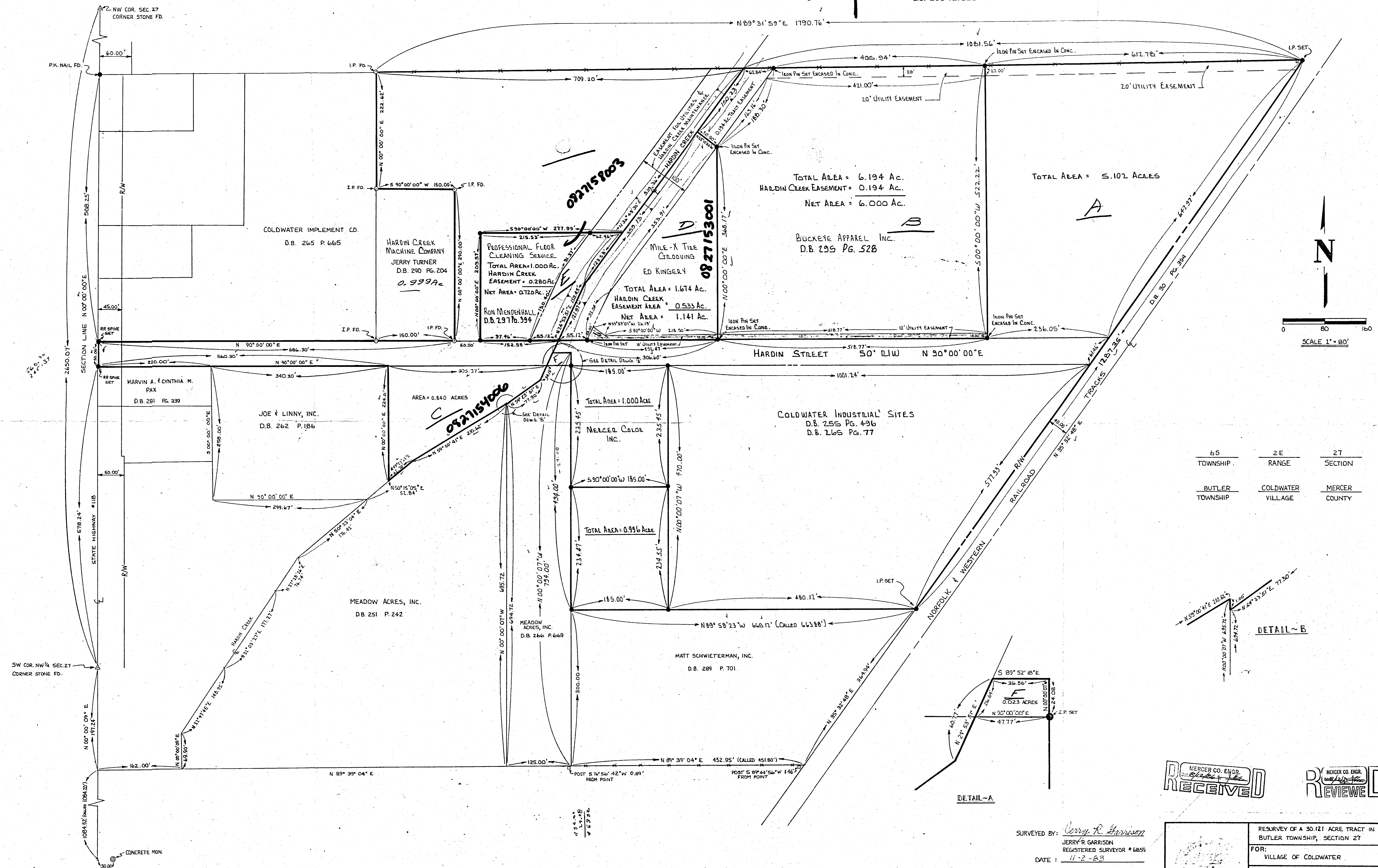
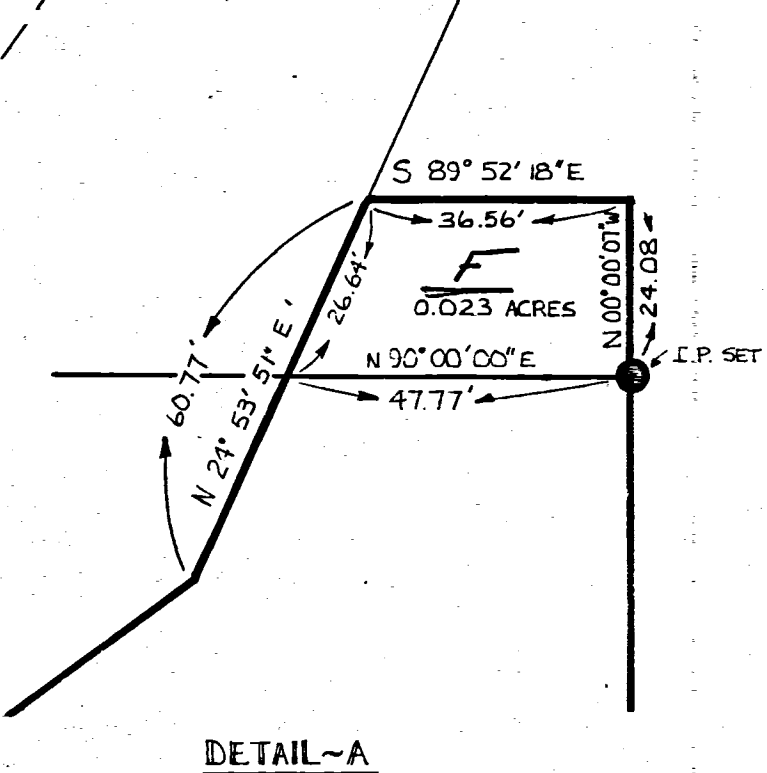
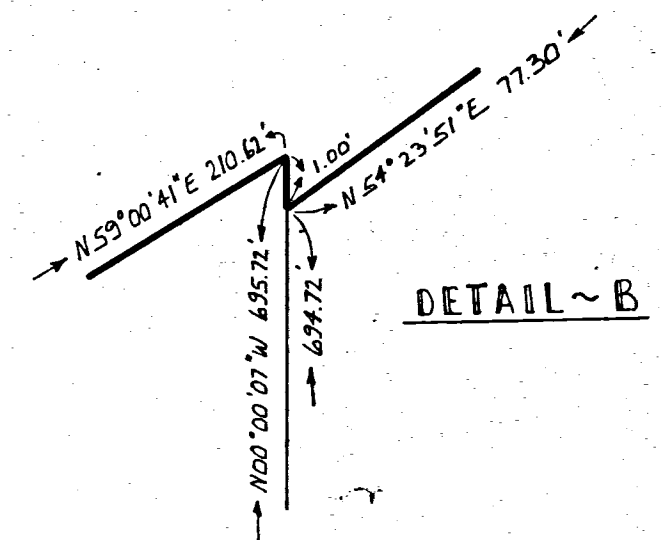


ALFLEIDA SANNING  
D.B. 207 PG. 188  
D.B. 288 PG. 388

082716001  
082716001  
082716002



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



RECEIVED  
MERCER CO. ENGR.  
REVIEWED  
MERCER CO. ENGR.

SURVEYED BY: *Jerry R. Garrison*  
JERRY R. GARRISON  
REGISTERED SURVEYOR # 6859  
DATE: 11-2-83

RESURVEY OF A 30.121 ACRE TRACT IN BUTLER TOWNSHIP, SECTION 27		
FOR: VILLAGE OF COLDWATER		
MOTE-GARRISON & ASSOCIATES, INC. GREENVILLE, OHIO		
DATE: 11-1-83	DRWN. BY: SLH	DRWG. NO. 1D 959

REVISION - 5 - 4-15-86 SUBDIVIDED 1000 AC. & 0.996 AC. TRACT SOUTH OF HARDIN ST.  
REVISION 2 - 5-17-85 SUBDIVIDED 1000 AC. TRACT WEST OF HARDIN CREEK, D.L.H.  
REVISION 4 - 10-25-85 10' UTILITY EASEMENTS  
REVISION 1 - 10-11-84 NAMED DETAIL 'B'. L.J.B.  
REVISION 2 - 10-15-84 FURTHER SUBDIVIDED AREA EAST OF HARDIN CREEK. L.J.B.





0827426001 to-011

# SCHWIETERMAN ADDITION

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWN 6 SOUTH, RANGE 2 EAST, BUTLER TOWNSHIP, VILLAGE OF COLDWATER, MERCER COUNTY, OHIO

## Legal Description

Being a tract in the Southeast Quarter of Section 27, Butler Township, Town 6 South, Range 2 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at a Mag Nail Found marking the Southwest corner of the Southeast Quarter of Section 27;

Thence South 88°59'27" East (Basis of Bearings) along the south line of section 27 and approximate centerline of State Route 219, a distance of six hundred sixty-five and eighty hundredths feet (665.80') to a Mag Nail Found;

Thence North 01°18'00" East a distance of eighty and zero hundredths feet (80.00') to an Iron Pin Found;

Thence continuing North 01°18'00" East along the east line of tracts as recorded in Vol. 306~Page 182 and Vol. 205~Page 428, Restful Acres Sixth Addition as recorded in Plat Book 10~Page 6, Restful Acres Fifth Addition as recorded in Plat Book 9~Page 45, Eastview First Addition as recorded in Plat Cabinet 1~Page 177, and Eastview Third Addition as recorded in Plat Cabinet 1~Page 290, a distance of one thousand eight hundred twenty-one and fifty-seven hundredths feet (1821.57') to an Iron Pin Found, for the TRUE POINT OF BEGINNING;

Thence continuing North 01°18'00" East along the east line of Eastview Third Addition as recorded in Plat Cabinet 1~Page 290 and Eastview Fourth Addition as recorded in Plat Cabinet 3~Page 18, a distance of five hundred sixty and ninety-six hundredths feet (560.96') to a Mag Nail Found on top of a wood post;

Thence South 89°10'01" East along the south line of a tract as recorded in Vol. 173~Page 468, a distance of four hundred and one hundredths feet (400.01') to an Iron Pin Found;

Thence South 01°18'00" West a distance of five hundred sixty-four and twenty-two hundredths feet (564.22') to an Iron Pin Found;

Thence North 88°42'00" West a distance of four hundred and zero hundredths feet (400.00') to the TRUE POINT OF BEGINNING, containing 5.166 acres of land more or less.

Said tract is subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Instrument #201100001518. Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in November 2010, and is on file with the Mercer County Engineer's Office.

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS;

That the undersigned owners of the land embraced to this plat do certify that the said plat is a true representation of the same and that we do dedicate the streets appearing hereon to the use of the public forever.

All utility easements and building setback lines shall be strictly adhered to as shown on the plat.

Brent Schwieterman \_\_\_\_\_ Date \_\_\_\_\_  
Owner

Tammy Schwieterman \_\_\_\_\_ Date \_\_\_\_\_  
Owner

Randy Schwieterman \_\_\_\_\_ Date \_\_\_\_\_  
Owner

Karen Schwieterman \_\_\_\_\_ Date \_\_\_\_\_  
Owner

### ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF MERCER:

Before me a Notary Public in and for said County of Mercer, State of Ohio, personally appeared the above signed owners and acknowledged the signing of the above to be their free act and deed.

In testimony whereof I have affixed my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

### VILLAGE OF COLDWATER, COUNCIL CERTIFICATE

We hereby certify that the accompanying plat was approved and that the streets dedicated hereon were approved and accepted by the Council of the Village of Coldwater, Ohio at a regular meeting of said Council.

Passed on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

President, Village Council, Doug Bertke

### OWNER/DEVELOPER

Brent and Tammy Schwieterman  
491 East Kremer Haying Road  
St. Henry, Ohio 45883

Randy and Karen Schwieterman  
1111 Ruby Lane  
Coldwater, Ohio 45828



### PLANNING COMMISSION CERTIFICATE

We hereby certify that the above plat has been found to comply with the standards of the Planning Board, Village of Coldwater, Ohio. Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairman, Gary Geier

### RECORDER'S CERTIFICATE

Received for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_ o'clock.  
Recorded in Instrument # \_\_\_\_\_.

Fee: \_\_\_\_\_

Mercer County Recorder

### ACCEPTANCE

This Plat of "Schwieterman Addition" to the Village of Coldwater, Ohio has been accepted by the Council of the Village of Coldwater, by Ordinance No. \_\_\_\_\_ dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_. Subject to all building restrictions, conditions and easements, as shown on this plat, and as recorded in the office of the Mercer County Recorder.

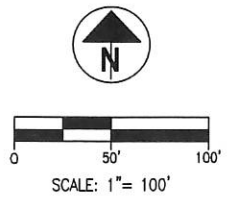
Mayor, Joe Knapschafer

Clerk, Clyde Bellinger

These lots are subject to additional declarations, covenants and restrictions recorded in Official Records Instrument # \_\_\_\_\_ in the Mercer County Recorder's Office.

I hereby certify that this plat is true and accurate to the best of my knowledge by Craig W. Mescher Registered Surveyor No. 8237, May of 2012. Iron pins to be set after construction of utilities.

Craig W. Mescher  
Professional Surveyor #8237



**FANNING-HOWEY**  
ENGINEERING GROUP  
www.fhai.com/civilengineering 419.586.2292 614.764.4661  
PROJECT NO: 212890.02 DRAWN BY: TJS  
DATE: SEPT 21, 2012 CHECKED BY: BMM

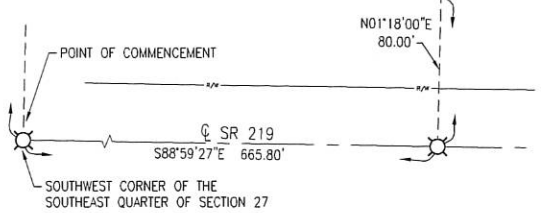
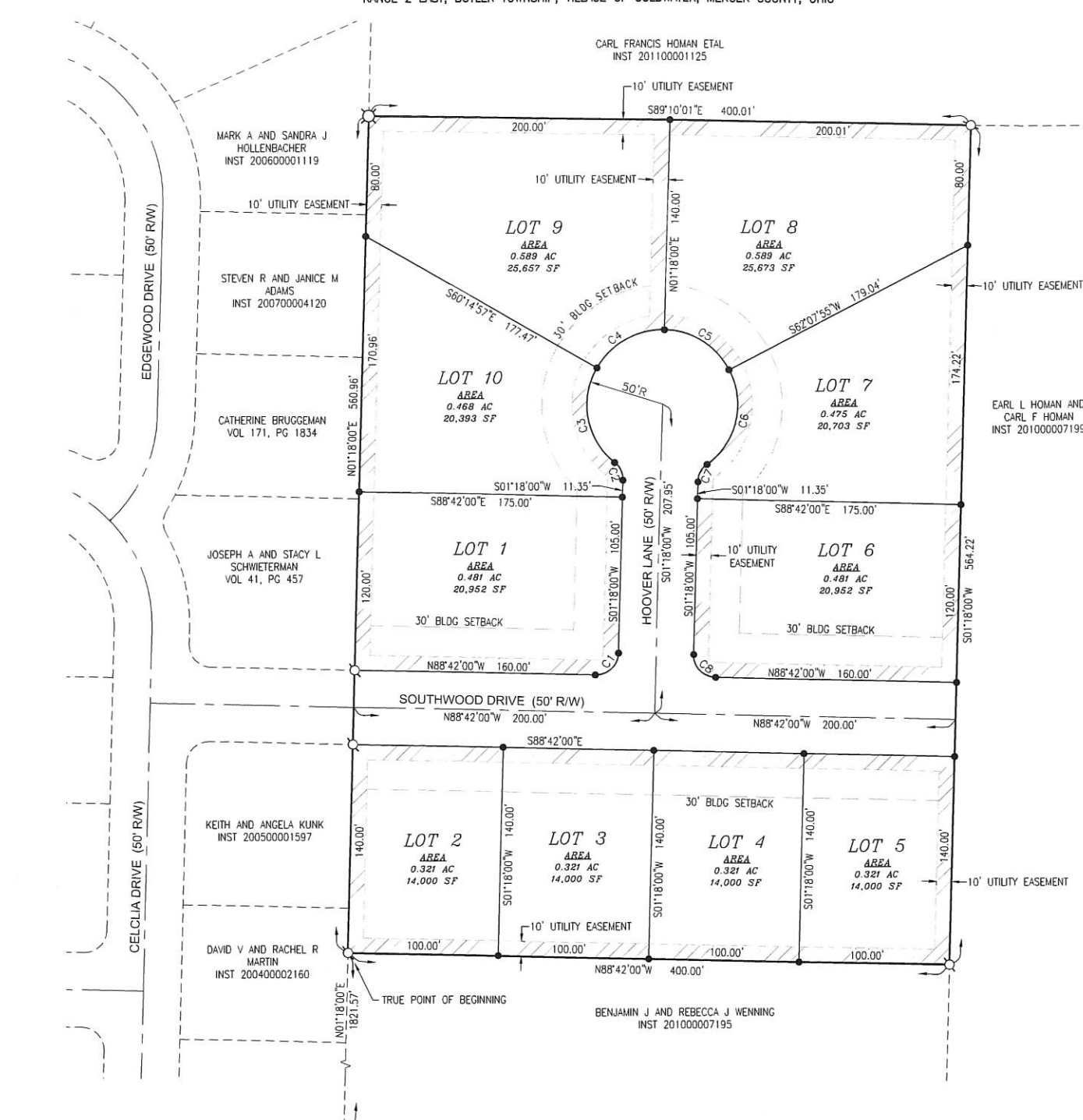
**SCHWIETERMAN ADDITION**  
**PHASE ONE**  
**VILLAGE OF COLDWATER**

PLAT	REVISION COMMENTS
1	1

1 / 1

08-27D

Mar 07, 2013, 12:42:43 PM D:\212890.02\Plot.dwg



- LEGEND**
- 5/8" IRON PIN SET
  - 5/8" IRON PIN W/ CAP FOUND
  - MAG NAIL FOUND
  - ▨ UTILITY EASEMENT

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	90.00	N46° 18' 00"E	21.21
C2	13.62	15.00	52.02	N24° 42' 36"W	13.16
C3	70.22	50.00	80.47	S10° 29' 05"E	64.59
C4	53.71	50.00	61.55	S60° 31' 32"W	51.17
C5	53.09	50.00	60.83	N58° 17' 03"W	50.63
C6	70.85	50.00	81.19	N12° 43' 33"E	65.07
C7	13.62	15.00	52.02	S27° 18' 36"W	13.16
C8	23.56	15.00	90.00	S43° 42' 00"E	21.21

LOT 2 AND LOT 3 ARE TO BE USED FOR DUPLEX UNITS OR SINGLE FAMILY LOTS.

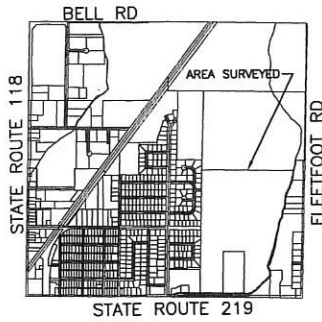
THERE IS AN IMPLIED 5' EASEMENT ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE NOTED.

- NUMBER OF LOTS: 10
- TOTAL AREA OF PLAT = 5.166 AC.
- EASEMENTS AND BUILDING LINES AS SHOWN ON THIS PLAT:
- 30' FRONT SETBACK
- 35' REAR SETBACK
- 7' SIDE SETBACKS, SUM 18'
- PROPERTY IS ZONED R-2 SINGLE FAMILY



# SURVEY FOR DONALD L. AND BERNICE WELLMAN TRUST

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, BUTLER TOWNSHIP, TOWN 6 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO.



LOCATION MAP SECTION 27

SCALE: 1" = 300'

### REFERENCES:

- Restful Acres Fifth Addition to the Village of Coldwater P.B. 9 ~ Page 45
- Restful Acres Sixth Addition to the Village of Coldwater P.B. 10 ~ Page 6
- Rosenbeck Subdivision P.B. 10 ~ Page 14
- Eastview First Addition P.C. 1 ~ Page 177
- Eastview Third Addition P.C. 1 ~ Page 290
- Eastview Fourth Addition P.C. 3 ~ Page 18
- Rosenbeck Survey by James W. Geeslin P.S. 7784 in August of 2003
- Rosenbeck Survey by James W. Geeslin P.S. 7784 in December of 2005
- State Right of Way Plans
- Mercer County Coordinate Datum ~ Bearing basis for this survey
- All deeds on record.

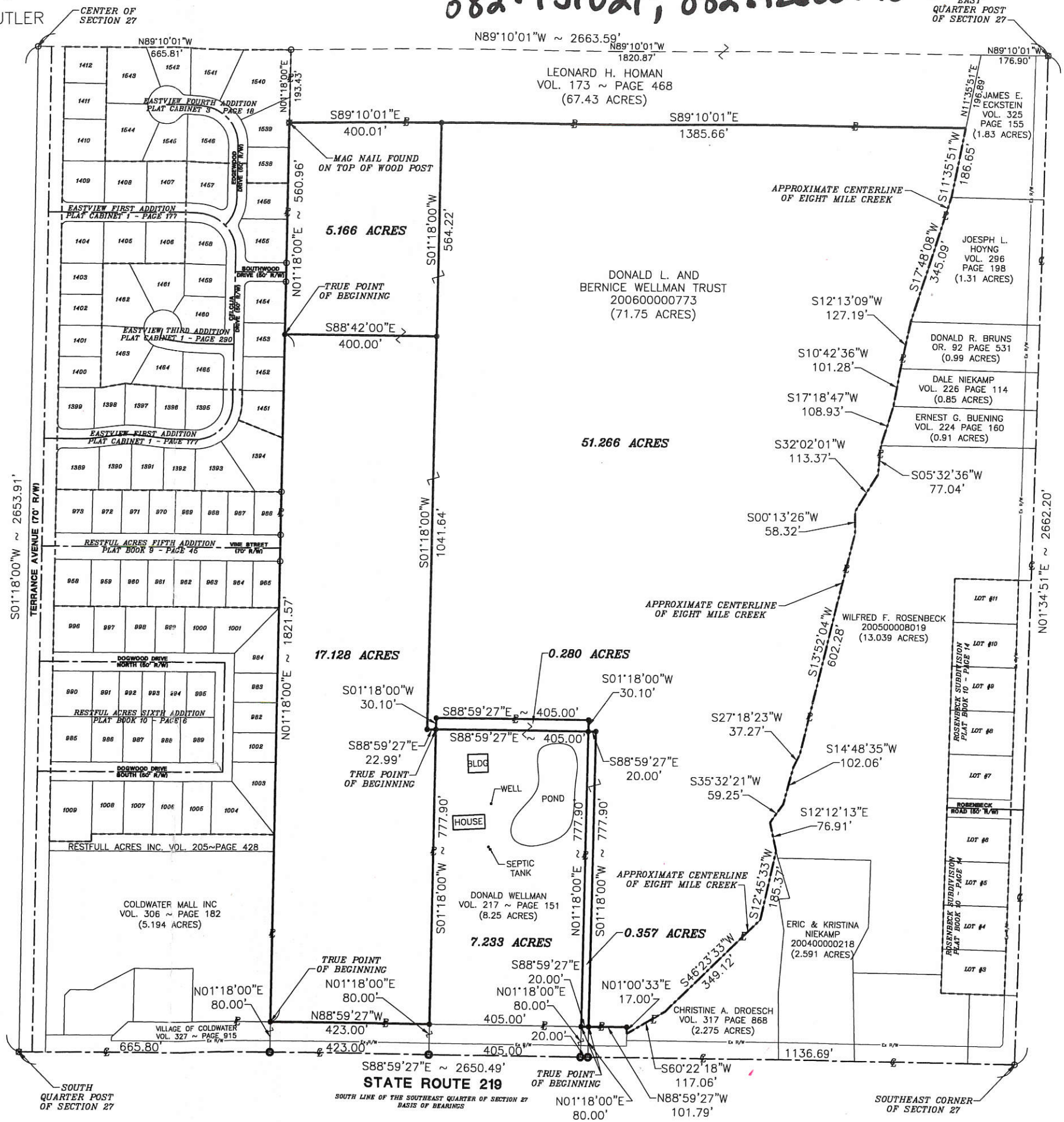
### NOTES:

- The 5.166 and the 17.128 acre tracts as shown on this survey are to be used for agricultural/recreational use only.
- The 0.357 acre tract is to be transferred to Donald Wellman as recorded in Vol. 217 ~ Page 151.
- The 0.280 and the 51.266 acre tract is to be transferred to Leonard H. Homan as recorded in Vol. 173 ~ Page 468.

*Leann A. Jacobs*  
Zoning Inspector

Surveyed By: *Craig W. Mescher*  
Craig W. Mescher Reg. Surveyor No. 8237  
Date: November 12, 2010

**M & S SURVEYING**  
177 CHURCH STREET  
OSGOOD, OHIO 45351  
PHONE: (419) 305-3335

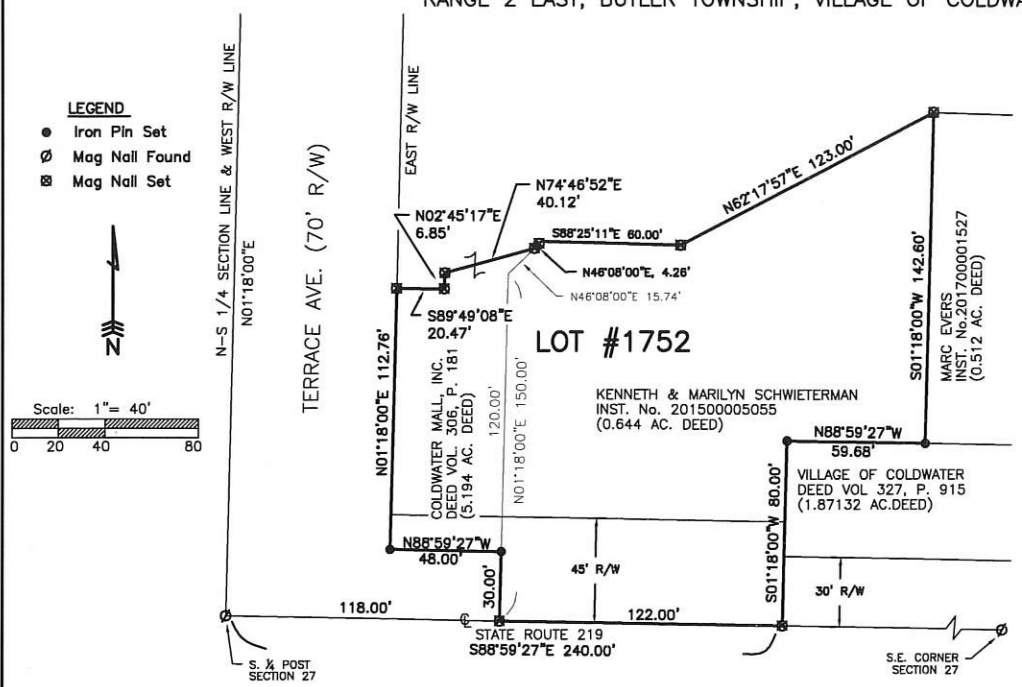


0827451022; 0827426002  
0827451021; 0827426001 to 011



0827453009  
-008

**COLDWATER MALL, INC. MINOR PLAT**  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 6 SOUTH,  
 RANGE 2 EAST, BUTLER TOWNSHIP, VILLAGE OF COLDWATER, MERCER COUNTY, OHIO



**LEGEND**  
 ● Iron Pin Set  
 ⊕ Mag Nail Found  
 ⊗ Mag Nail Set

Scale: 1" = 40'  
 0 20 40 80

**DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS:  
 THAT THE UNDERSIGNED OWNERS OF THE LAND EMBRACED TO THIS PLAT DO CERTIFY THAT THE SAID PLAT IS A TRUE REPRESENTATION OF THE SAME.

KENNETH A. SCHWIETERMAN \_\_\_\_\_ DATE  
 President, Coldwater Mall, Inc.

MARILYN A. SCHWIETERMAN \_\_\_\_\_ DATE  
 Owner, 0.644 Acre Parcel

KENNETH A. SCHWIETERMAN \_\_\_\_\_ DATE  
 Owner, 0.644 Acre Parcel

**ACKNOWLEDGEMENT**

STATE OF OHIO  
 COUNTY OF MERCER

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY OF MERCER, STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS AND ACKNOWLEDGED THE SIGNING OF THE ABOVE TO BE THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE AFFIXED MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**LEGAL DESCRIPTION LOT No.1752**  
 Being all of a 0.644 acre parcel of land as described in Instrument Number 20155055 and part of a 5.194 acre parcel of land as described in Deed Volumr 306, Page 181, located in the southeast quarter of Section 27, Township 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio and bounded and described as follows:

Beginning at a mag nail marking the south quarter post of Section 27;  
 Thence South 88°59'27" East along the south section line and centerline of State Route 219 a distance of one hundred eighteen and zero hundredths feet (118.00') to a mag nail marking THE TRUE POINT OF BEGINNING;  
 Thence North 01°18'00" East along the west line of said 0.644 acre parcel a distance of thirty and zero hundredths feet (30.00') to an iron pin;  
 Thence North 88°59'27" West along the south line of said 5.194 acre parcel a distance of forty-eight and zero hundredths feet (48.00') to an iron pin;  
 Thence North 01°18'00" East along the east right-of-way of Terrace Avenue a distance of one hundred twelve and seventy-six hundredths feet (112.76') to a mag nail;  
 Thence South 89°49'08" East a distance of twenty and forty-seven hundredths feet (20.47') to a mag nail;  
 Thence North 02°45'17" East a distance of six and eighty-five hundredths feet (6.85') to a mag nail;  
 Thence North 74°46'52" East a distance of forty and twelve hundredths feet (40.12') to a mag nail;  
 Thence North 46°08'00" East along the west line of said 0.644 acre parcel a distance of four and twenty-six hundredths feet (4.26') to a mag nail;  
 Thence South 88°25'11" East along the north line of said 0.644 acre parcel a distance of sixty and zero hundredths feet to a mag nail;  
 Thence North 62°17'57" East along the north line of said 0.644 acre parcel a distance of one hundred twenty-three and zero hundredths feet (123.00') to a mag nail;  
 Thence South 01°18'00" West along the west line of a 0.512 acre parcel of land as described in Instrument Number 20171527 a distance of one hundred forty-two and sixty hundredths feet (142.60') to an iron pin;  
 Thence North 88°59'27" West along the north line of a 1.87132 acre parcel of land as described in Deed Volume 327, Page 915 a distance of fifty-nine and sixty-eight hundredths feet (59.68') to a mag nail;  
 Thence South 01°18'00" West along the west line of said 1.87132 acre parcel a distance of eighty and zero hundredths feet (80.00') to a mag nail;  
 Thence North 88°59'27" West along the south section line and centerline of State Route 219 a distance of one hundred twenty-two and zero hundredths feet (122.00') to THE TRUE POINT OF BEGINNING containing 0.776 acres of land of which 0.143 acres lies within the right-of-way of State Route 219

**VILLAGE ACCEPTANCE**

THIS MINOR PLAT OF COLDWATER MALL, INC. AND CREATION OF LOT No. 1752 IS HEREBY ACCEPTED AS A MINOR PLAT BY ERIC C. THOMAS, ZONING INSPECTOR, AS PER ORDINANCE 1450.

ERIC THOMAS \_\_\_\_\_ DATE

**RECORDERS CERTIFICATE**

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 RECORDED IN INSTRUMENT # \_\_\_\_\_  
 FEE: \_\_\_\_\_

*Auditor Certificate*

**NOTE:** LOT No. 1752 SHALL BE PURCHASED BY THE OWNER OF THE 0.512 AC. PARCEL OF LAND DESCRIBED IN INSTRUMENT No. 2017000157.

I hereby certify that this plat is true and accurate to the best of my knowledge.

Craig W. Mescher  
 Professional Surveyor #8237

08-27D



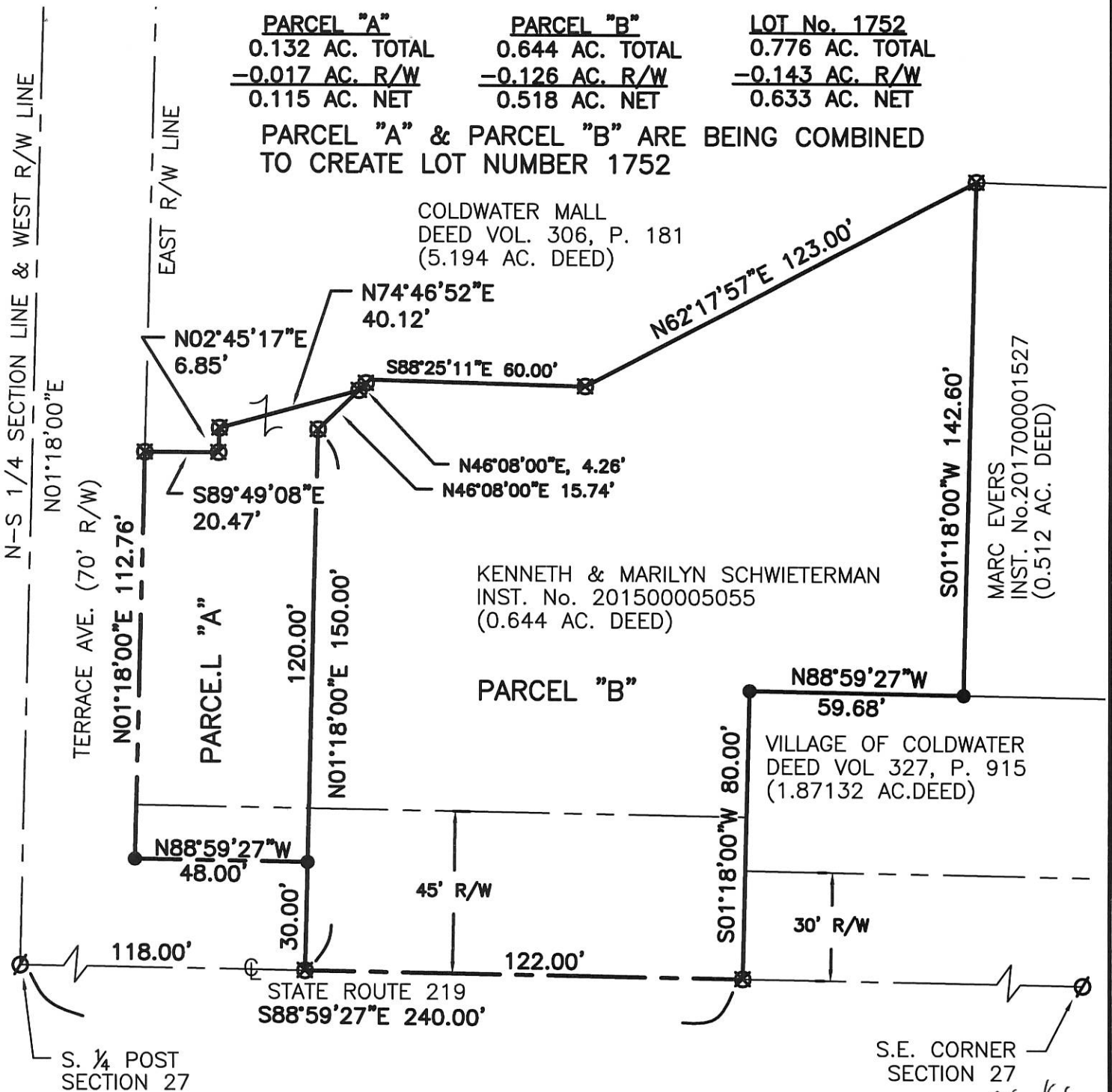
0827453009 0827453008

**SURVEY OF A 0.132 ACRE PARCEL FOR COLDWATER MALL & A 0.644 ACRE PARCEL FOR SCHWIETERMAN**

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, T-6-S, R-2-E, BUTLER TWP., VILLAGE OF COLDWATER, MERCER CO., OHIO

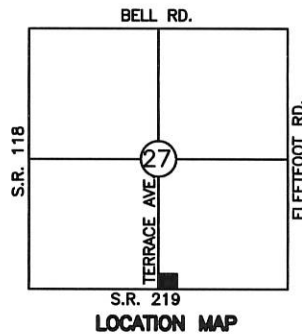
<u>PARCEL "A"</u>	<u>PARCEL "B"</u>	<u>LOT No. 1752</u>
0.132 AC. TOTAL	0.644 AC. TOTAL	0.776 AC. TOTAL
-0.017 AC. R/W	-0.126 AC. R/W	-0.143 AC. R/W
0.115 AC. NET	0.518 AC. NET	0.633 AC. NET

PARCEL "A" & PARCEL "B" ARE BEING COMBINED TO CREATE LOT NUMBER 1752



VILLAGE ACCEPTANCE

VILLAGE MANAGER: ERIC THOMAS



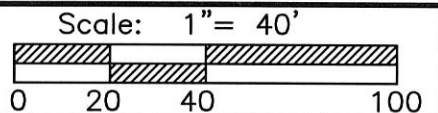
*Needs Acceptance Note to Blocks*

- LEGEND**
- Iron Pin Set
  - ⊘ Mag Nail Found
  - ⊗ Mag Nail Set



Surveyed By: \_\_\_\_\_  
 Craig W. Mescher Reg. Surveyor No. 8237  
 Date: 08-12-17

References: GPS OF SECTION STONES, STATE R/W PLANS & PREVIOUS SURVEY OF THE AREA BY THIS SURVEYOR DATED 11/12/2010



Part of SE 1/4 Sec. 27 T 6-S R 2-E BUTLER Twp., Mercer Co., OH  
 Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained \_\_\_\_\_ Ac.  
 Grantee: \_\_\_\_\_ Area \_\_\_\_\_ Ac.

Approvals: \_\_\_\_\_  
 Agency: Bd. of Health Twp. Zoning Officer Co. Engineer Permanent Parcel No.  
 Date: \_\_\_\_\_

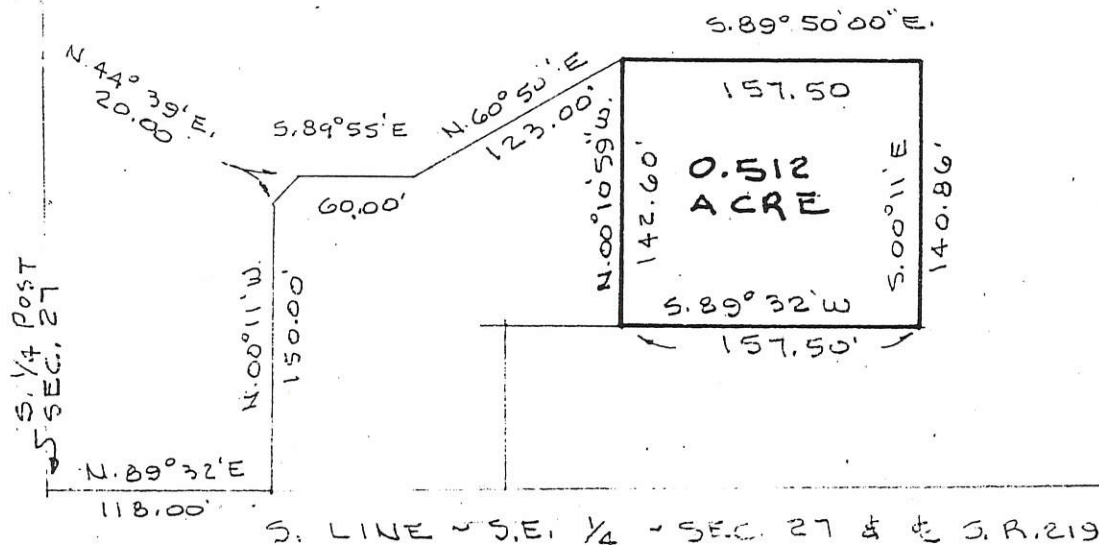


0827453010

II II



PREPARED BY Gordon L. Geeslin  
GORDON L. GEESLIN  
REGISTERED SURVEYOR  
NO 5372



SKETCH OF DESCRIPTION FOR KEN. SCHWIETERMAN  
IN THE S.E. 1/4 OF SECTION 27, BUTLER TOWNSHIP,  
MERCER COUNTY, OHIO.

APRIL 1, 1994

SCALE 1" = 100'

**GEESLIN  
LAND SURVEYING**  
810 EAST MARKET STREET  
CELINA, OHIO  
PHONE (419) 586-6155



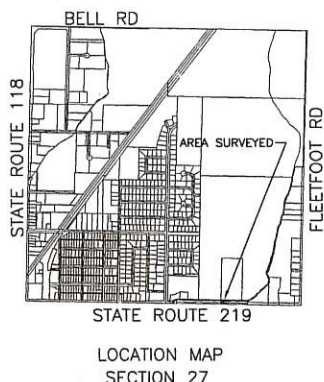
PERMANENT PARCEL No. _____		
Part of: _____ Sec. _____ T _____ R _____ Township		
Grantor: _____		Area Retained: _____ Acres
Grantee: _____		Area Transferred: _____ Acres
Deed References: _____		
APPROVALS: AGENCY DATE	Board of Health	County Sanitary Engineer
		County Engineer



0827453011

# INGRESS/EGRESS EASEMENT SURVEY

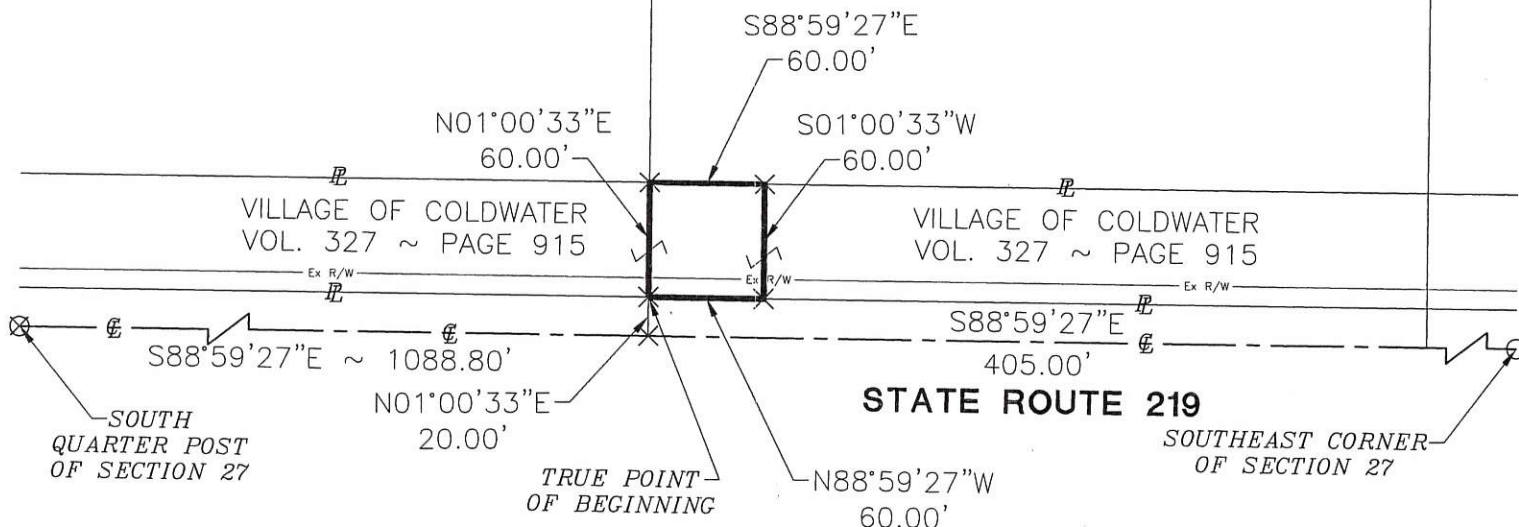
BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, BUTLER TOWNSHIP, TOWN 6 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO



DONALD WELLMAN  
VOL. 217 ~ PAGE 151  
(8.25 ACRES)

DONALD L. AND  
BERNICE WELLMAN TRUST  
200600000773  
(71.75 ACRES)

AREA SUREYED  
3600 SQ FT  
0.083 ACRES



### LEGEND

- × Reference Point
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found



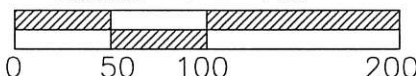
*Laura A. Jacobs*

Zoning Inspector

Surveyed By: *Craig W. Mescher*  
Craig W. Mescher Reg. Surveyor No. 8237  
Date: 10-11-10

References:  
All deeds on record  
Mercer County Local Coordinate Datum

Scale: 1" = 100'



**M & S SURVEYING**  
177 CHURCH STREET  
OSGOOD, OHIO 45351  
PHONE: (419) 305-3335

Part of S.E. 1/4 Sec. 27 Town 6-S Range 2-E  
Township: Butler Village: \_\_\_\_\_  
County: Mercer  
State: Ohio

08-270



SURVEYED BY

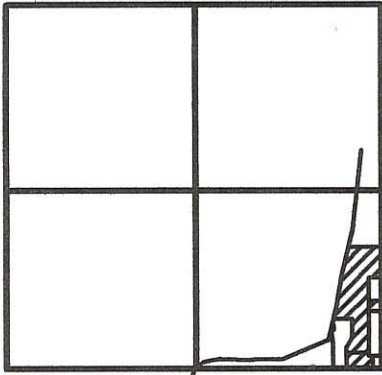
*James W. Geeslin*

JAMES W. GEESLIN  
P.S. No. 7764

08274770  
08274760

E. 1/4 P  
SEC. 27

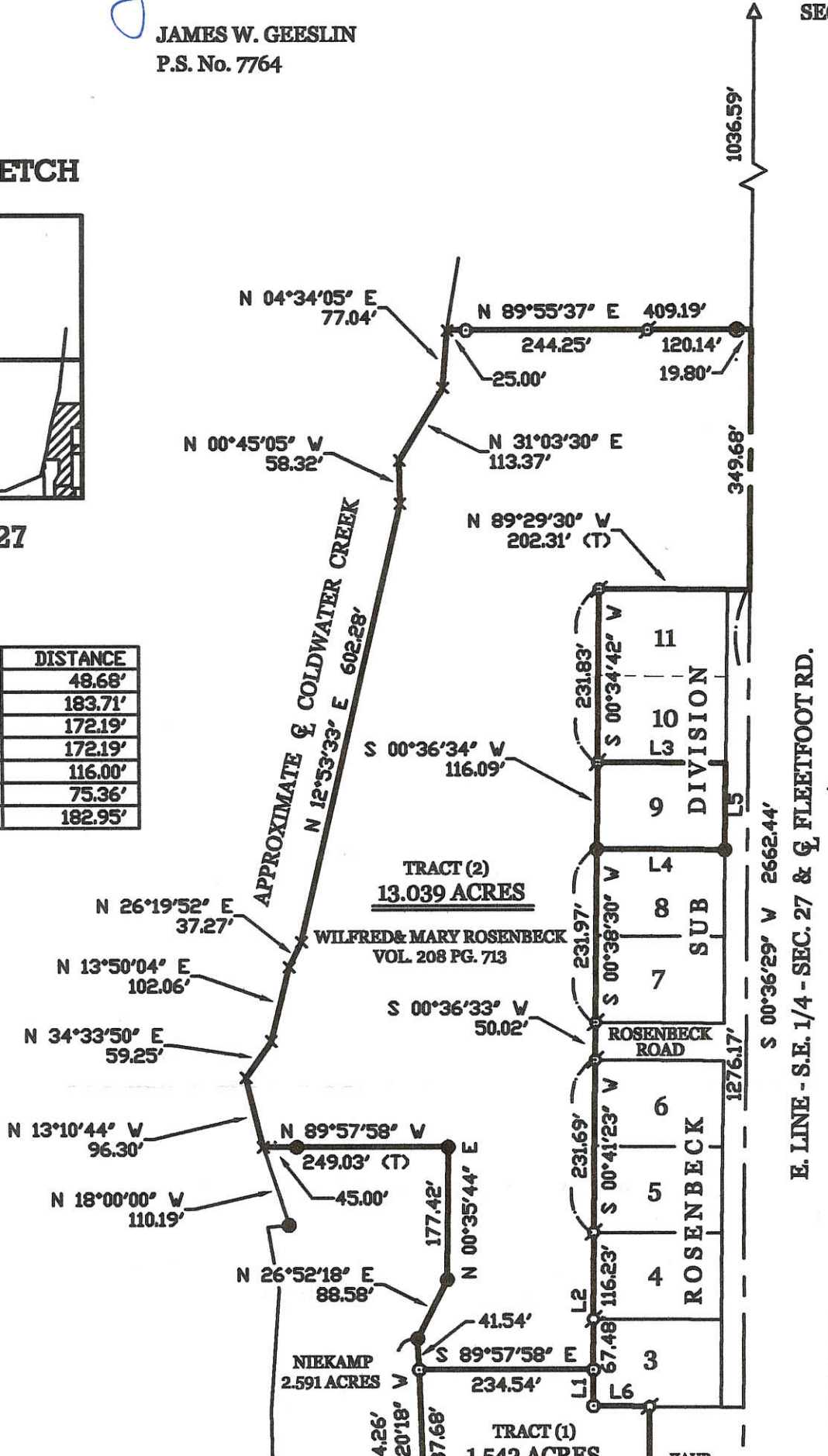
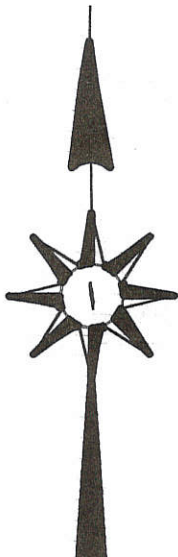
LOCATION SKETCH



SECTION 27

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°21'08" E	48.68'
L2	N 00°21'08" E	183.71'
L3	S 89°26'08" E	172.19'
L4	S 89°28'01" E	172.19'
L5	N 00°36'29" E	116.00'
L6	S 89°17'37" E	75.36'
L7	S 00°00'20" W	182.95'



E. LINE - S.E. 1/4 - SEC. 27 & FLEETFOOT RD.

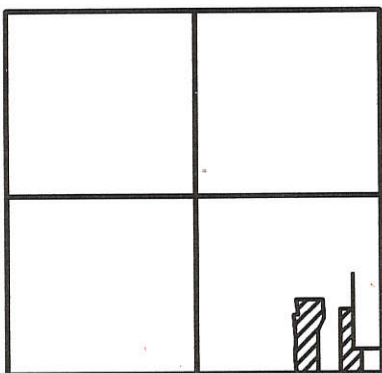
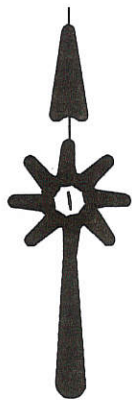
LEGEND

0827477008; 0827477009

0827477002

08-27D

### LOCATION SKETCH

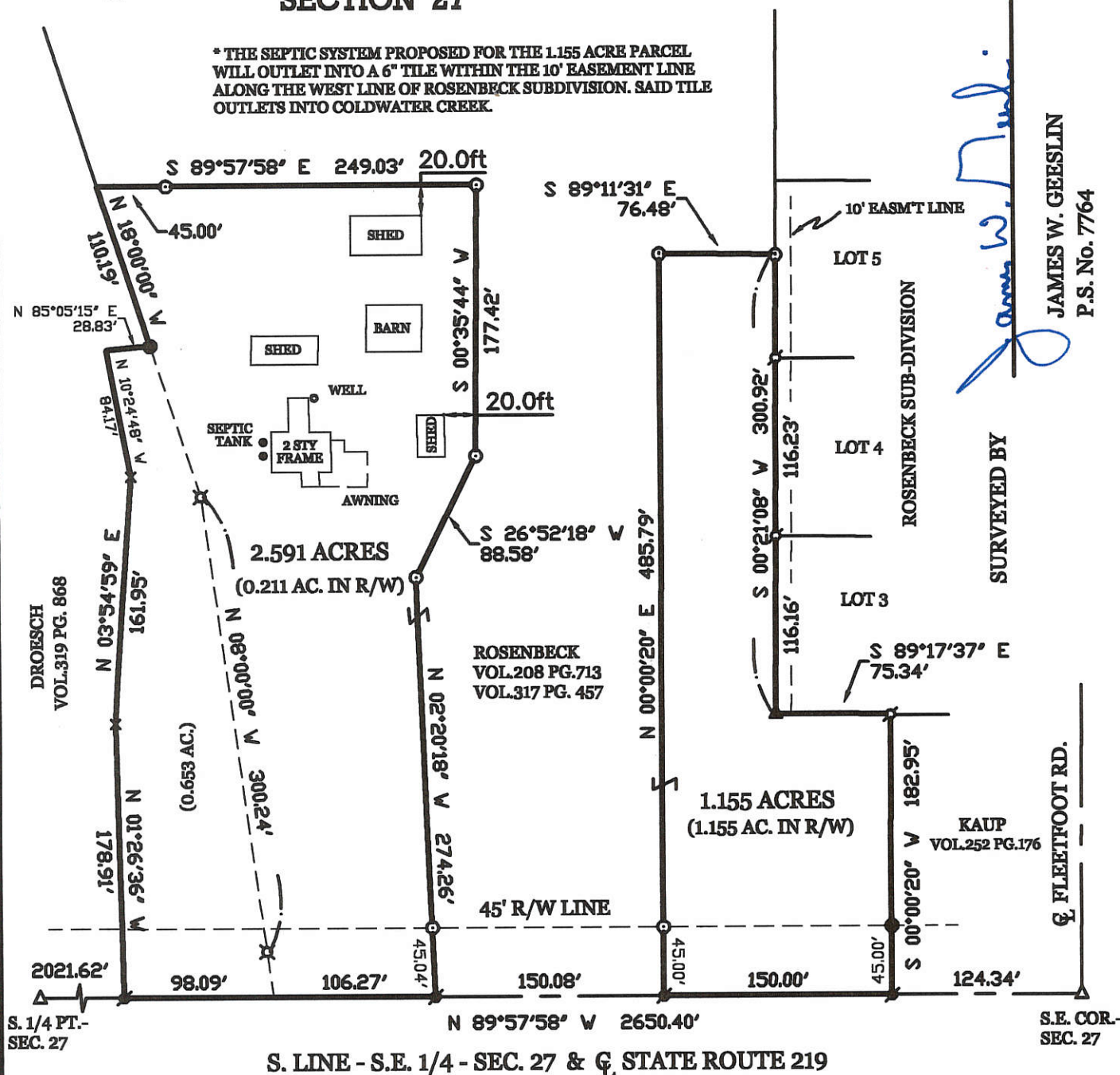


### SECTION 27

### LEGEND

- △ = CORNERSTONE.
- ⊘ = 3/4 INCH IRON BAR FOUND.
- ⊙ = MAG NAIL SET.
- ▲ = 2" PIPE FD. S.17°34'21"W.-1.06' FROM COR.
- = 5/8 INCH IRON BAR FOUND.
- ⊗ = IRON PIPE FOUND.
- ⊙ = 5/8 INCH IRON BAR SET.

\* THE SEPTIC SYSTEM PROPOSED FOR THE 1.155 ACRE PARCEL WILL OUTLET INTO A 6" TILE WITHIN THE 10' EASEMENT LINE ALONG THE WEST LINE OF ROSENBECK SUBDIVISION. SAID TILE OUTLETS INTO COLDWATER CREEK.



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

### ROSENBECK SURVEY

PART OF THE S.E. 1/4 OF SECTION 27, TOWN 6 SOUTH, RANGE 2 EAST, ( BUTLER TOWNSHIP ), MERCER COUNTY, OHIO.

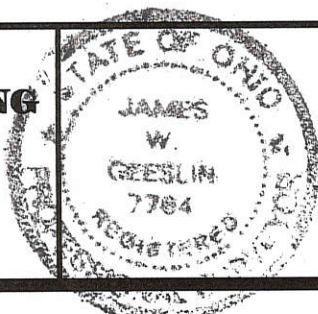
AUGUST 12, 2003



SCALE 1" = 60'

### GEESLIN LAND SURVEYING

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



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



0827477009

# ROSENBECK SURVEY

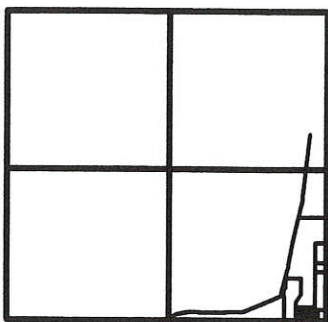
PART - S.E. 1/4 - SEC. 27 - T. 6 S., R. 2 E., ( BUTLER TWP. ), MERCER COUNTY, OHIO

DECEMBER 5, 2005

SCALE 1" = 100'



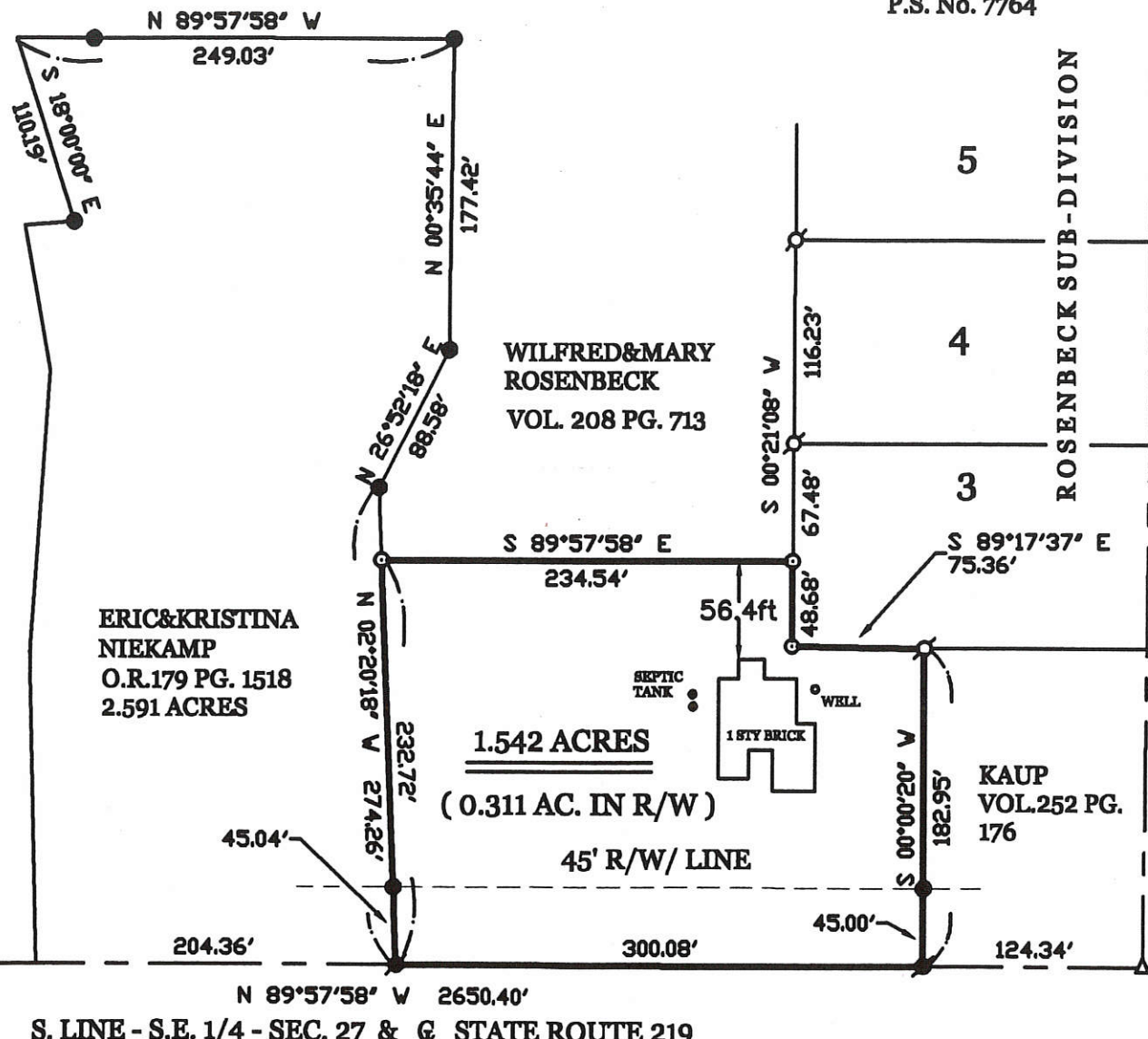
## LOCATION SKETCH



SECTION 27

SURVEYED BY

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



## LEGEND

- △ = CORNERSTONE.
- = 5/8 INCH IRON BAR FOUND.
- ⊕ = 3/4 INCH IRON BAR FOUND.
- ⊙ = MAG NAIL FOUND.
- ⊙ = 5/8 INCH IRON BAR SET.

PERMANENT PARCEL No.	Part of	Sec	T.	R.	Township
	Grantor				Acres
	Grantee				Acres
	Deed Reference				
APPROVALS	AGENCY	Date	Board of Health	Date	Township Zoning Officer
					Date



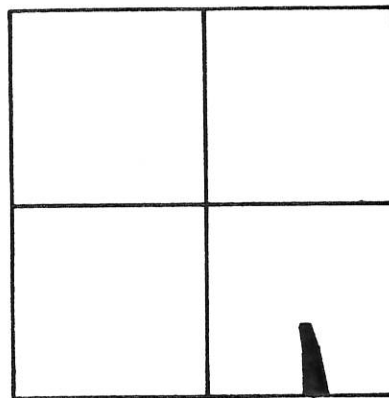
**GEESLIN**  
**LAND SURVEYING**

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

12-22-05  
 12-21-05  
 08-27D

0827477008

LOCATION SKETCH



SECTION 27

LEGEND

- "A" = 3/4" IRON PIPE FD.
- "B" = MINE SPIKE SET.
- "C" = 5/8" x 30" IRON BAR SET.

NOTES

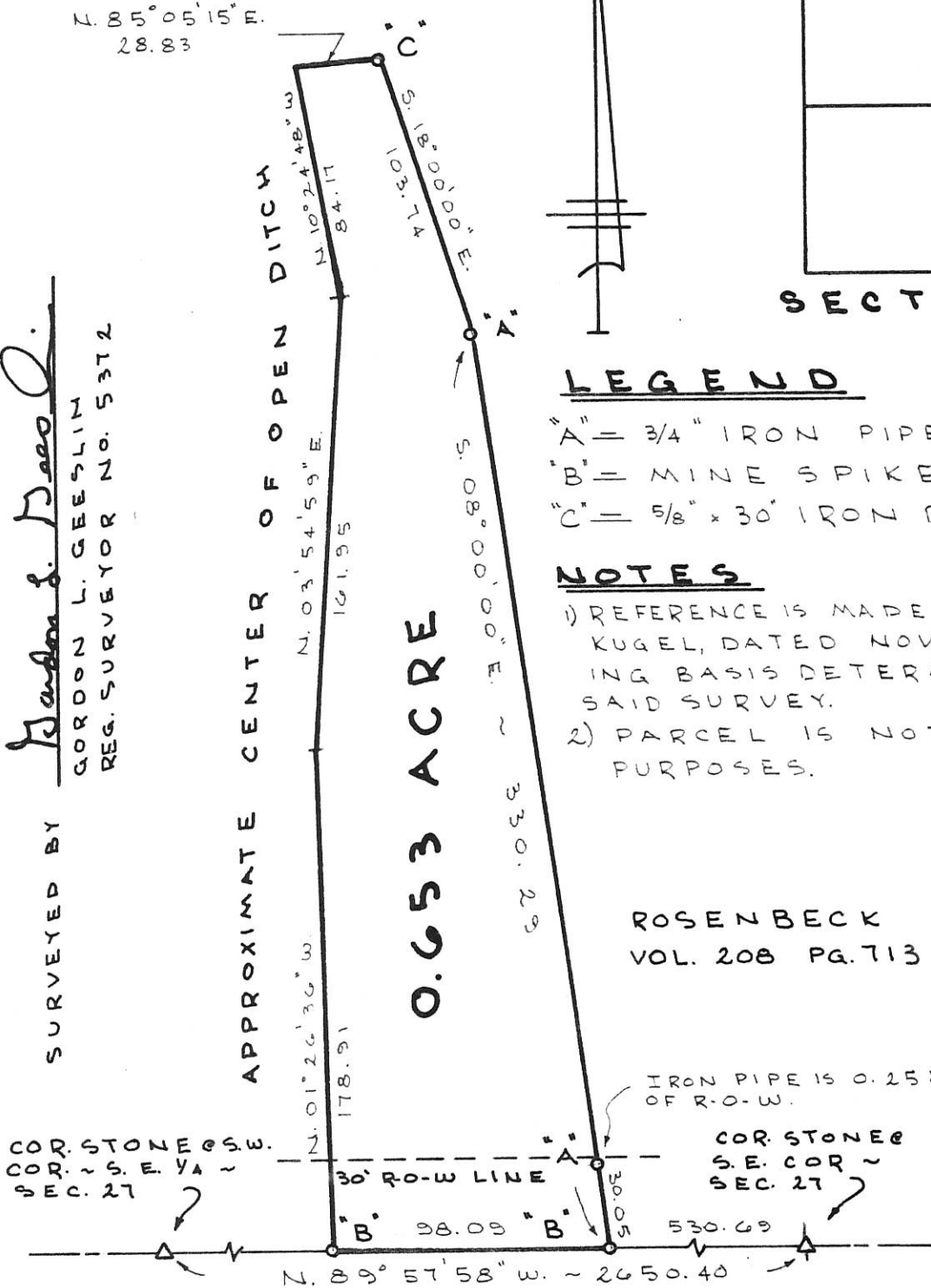
- 1) REFERENCE IS MADE TO SURVEY BY F. KUGEL, DATED NOV. 30, 1957. BEARING BASIS DETERMINED FROM SAID SURVEY.
- 2) PARCEL IS NOT FOR BUILDING PURPOSES.

ROSENBECK VOL. 208 PG. 713

IRON PIPE IS 0.25' S. 8° E. OF R.O.W.

COR. STONE @ S.W. COR. ~ S. E. 1/4 ~ SEC. 27

COR. STONE @ S. E. COR ~ SEC. 27



S. LINE ~ S. E. 1/4 ~ SEC. 27 & S. R. 219

LINK SURVEY

PART OF THE S. E. 1/4 OF SECTION 27, TOWN 6 SOUTH, RANGE 2 EAST, (BUTLER TOWNSHIP), MERCER COUNTY, OHIO.

JULY 9, 1991

SCALE 1" = 60'



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: \_\_\_\_\_

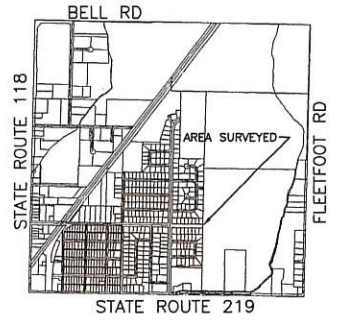
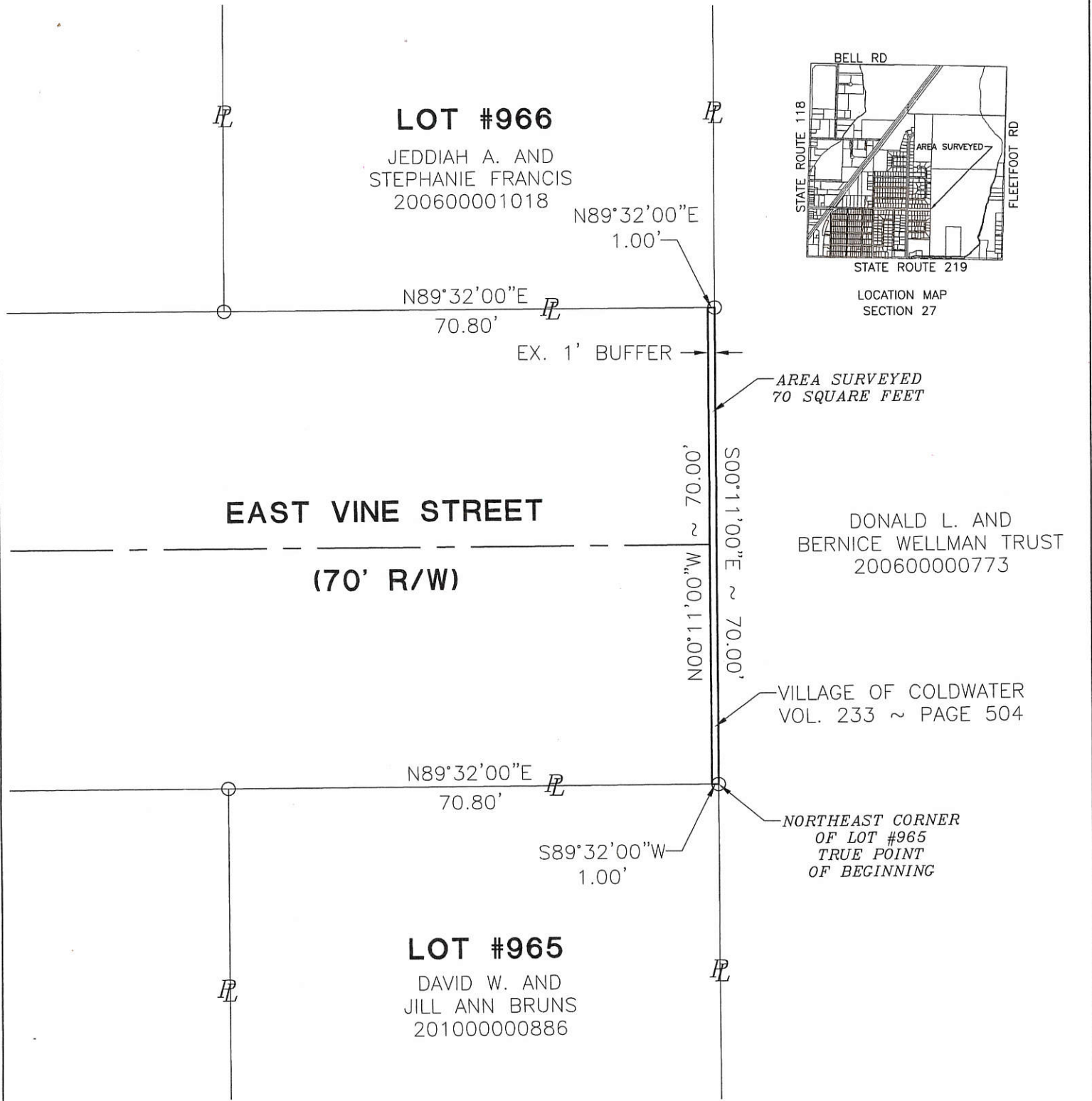
APPROVALS: AGENCY: \_\_\_\_\_ DATE: \_\_\_\_\_ Board of Health \_\_\_\_\_ County Sanitary Engineer \_\_\_\_\_ County Engineer \_\_\_\_\_





# INGRESS/EGRESS EASEMENT FOR THE VILLAGE OF COLDWATER

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, BUTLER  
TOWNSHIP, TOWN 6 SOUTH, RANGE 2 EAST, VILLAGE OF COLDWATER, MERCER COUNTY, OHIO



LOCATION MAP  
SECTION 27

AREA SURVEYED  
70 SQUARE FEET

DONALD L. AND  
BERNICE WELLMAN TRUST  
200600000773

VILLAGE OF COLDWATER  
VOL. 233 ~ PAGE 504

NORTHEAST CORNER  
OF LOT #965  
TRUE POINT  
OF BEGINNING

**LEGEND**

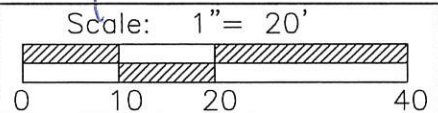
- Mon. Box Found
- Iron Pin Found
- Iron Pin Set
- Mag Nail Set
- Mag Nail Found



Village Administrator

Surveyed By: *[Signature]*  
 Craig W. Mescher Reg. Surveyor No. 8237  
 Date: 10-11-10

References:  
 Restful Acres Fifth Addition as recorded in PB 9 ~ Page 45A



**M & S SURVEYING**  
 177 CHURCH STREET  
 OSGOOD, OHIO 45351  
 PHONE: (419) 305-3335

Part of S.E. 1/4 Sec. 27 Town 6-S Range 2-E  
 Township: Butler Village: Coldwater  
 County: Mercer  
 State: Ohio

08-270



SURVEYED BY

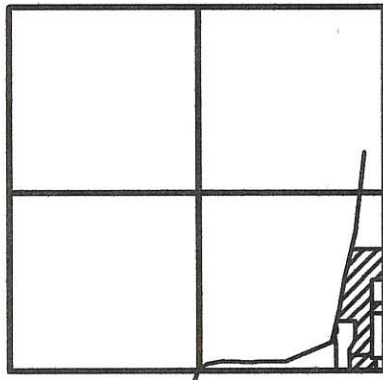
*James W. Geeslin*  
JAMES W. GEESLIN

P.S. No. 7764

0827477001340-006  
082747600210-005

E. 1/4 PT. -  
SEC. 27

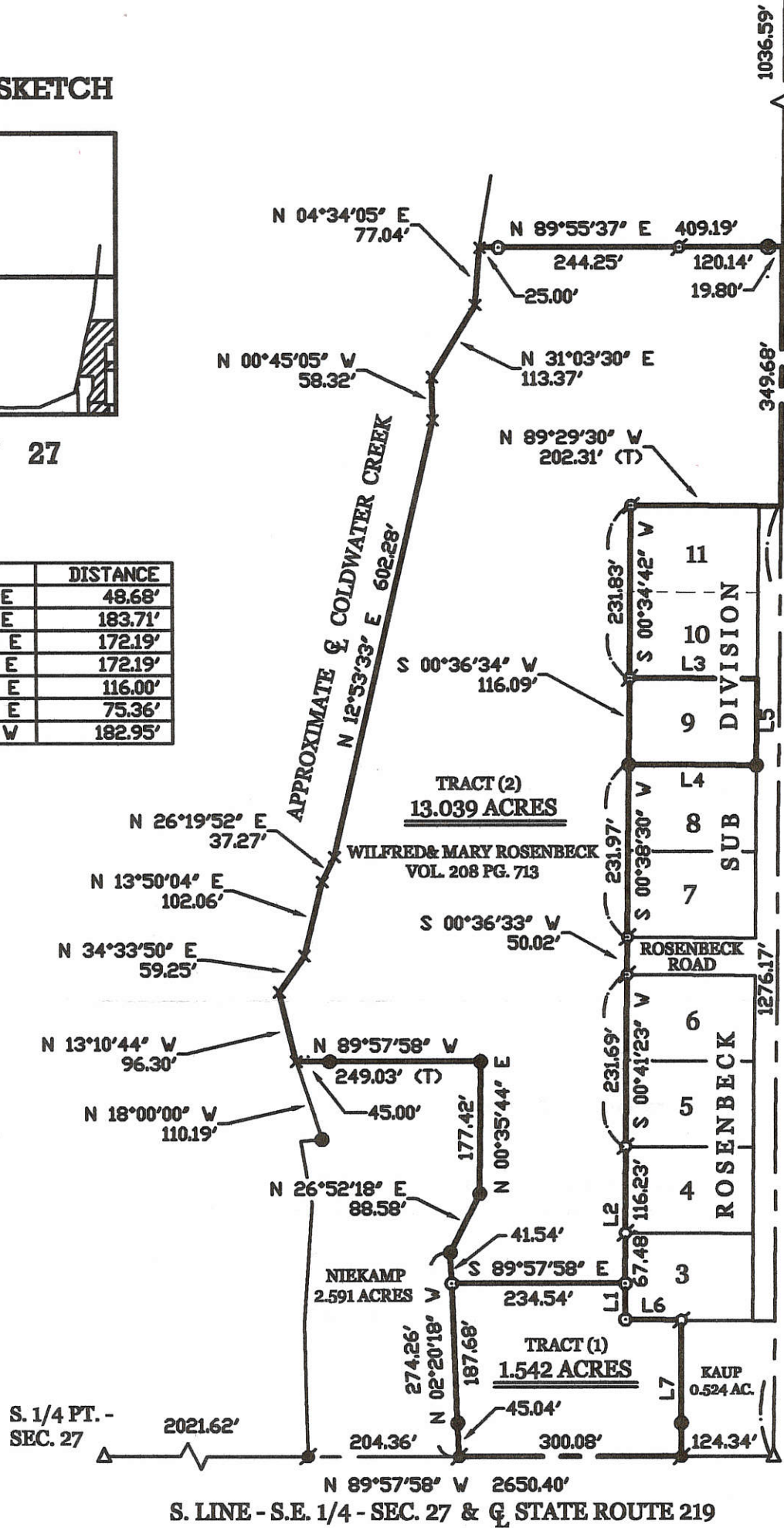
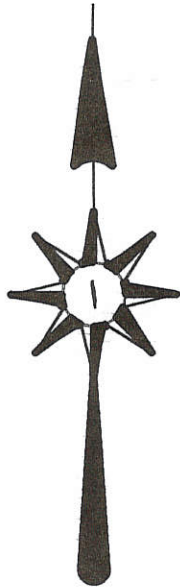
LOCATION SKETCH



SECTION 27

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°21'08" E	49.68'
L2	N 00°21'08" E	183.71'
L3	S 89°26'08" E	172.19'
L4	S 89°28'01" E	172.19'
L5	N 00°36'29" E	116.00'
L6	S 89°17'37" E	75.36'
L7	S 00°00'20" V	182.95'



E. LINE - S.E. 1/4 - SEC. 27 & FLEETFOOT RD.

LEGEND

- △ = CORNERSTONE (REFER TO COUNTY REC'S).
- ⊙ = IRON PIPE FOUND.
- = 5/8 INCH IRON BAR FOUND.
- ⊘ = 3/4 INCH IRON BAR FOUND.
- ⊙ = MAG NAIL FOUND.
- ⊙ = 5/8 INCH IRON BAR SET.

LOT #9  
WILFRED & MARY ROSENBECK  
0.459 ACRE  
V.208 PG. 713

ROSENBECK SURVEY

PART OF THE S.E. 1/4 OF SECTION 27, TOWN 6 SOUTH, RANGE 2 EAST, ( BUTLER TOWNSHIP ), MERCER COUNTY, OHIO.

DECEMBER 5, 2005

SCALE 1" = 200'



GEESLIN  
LAND SURVEYING

P.O. BOX 422  
CELINA, OHIO

PHONE (419) 586-6155  
FAX (419) 678-9332



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

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

Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acre

Grantee: \_\_\_\_\_ Area Transferred: \_\_\_\_\_ Acre

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

APPROVALS:

AGENCY:	Board of Health	<i>James W. Geeslin</i> Township Zoning Officer	County Engineer
DATE:			

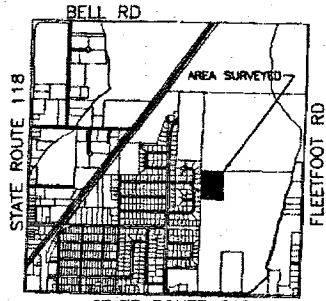
08-27-477-002

08-27D ✓

0827426001 to 011

# ANNEXATION TO THE VILLAGE OF COLDWATER

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, BUTLER TOWNSHIP, TOWN 6 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO.



LOCATION MAP SECTION 27

SCALE: 1" = 300'

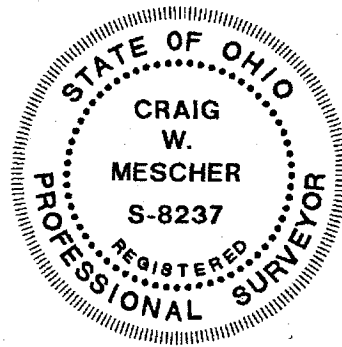
### LEGEND

- Iron Pin Found
- Iron Pin Set
- Mag Nail Set
- Mag Nail Found

### REFERENCES:

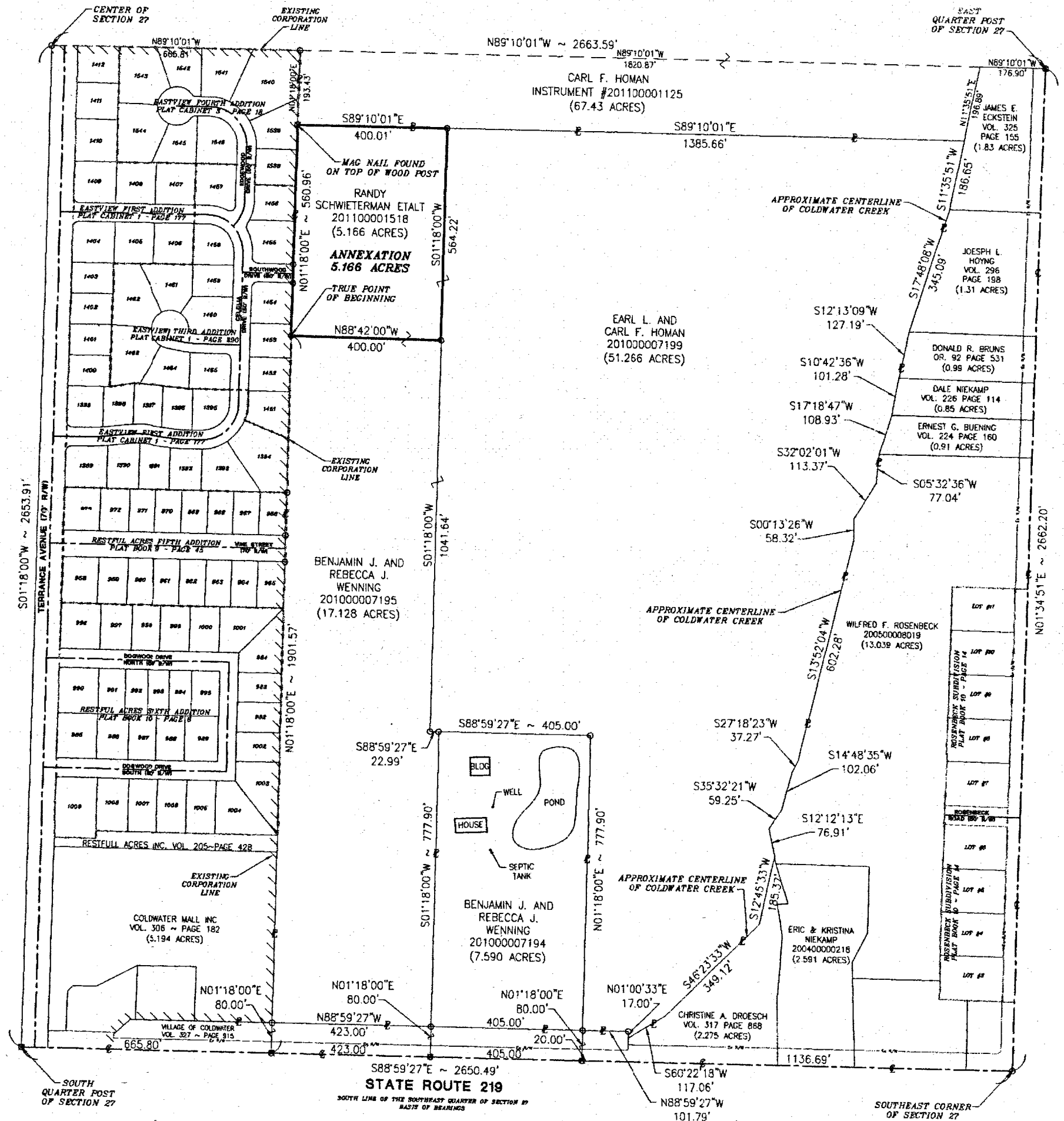
- Restful Acres Fifth Addition to the Village of Coldwater P.B. 9 ~ Page 45
- Restful Acres Sixth Addition to the Village of Coldwater P.B. 10 ~ Page 6
- Rosenbeck Subdivision P.B. 10 ~ Page 14
- Eastview First Addition P.C. 1 ~ Page 177
- Eastview Third Addition P.C. 1 ~ Page 290
- Eastview Fourth Addition P.C. 3 ~ Page 18
- Rosenbeck Survey by James W. Geeslin P.S. 7784 in August of 2003
- Rosenbeck Survey by James W. Geeslin P.S. 7784 in December of 2005
- Wellman Trust Survey by Craig W. Mescher P.S. 8237 in November of 2010
- State Right of Way Plans
- Mercer County Coordinate Datum ~ Bearing basis for this survey
- All deeds on record.

Surveyed By: Craig W. Mescher  
 Craig W. Mescher Reg. Surveyor No. 8237  
 Date: September 1, 2011



## M & S SURVEYING

177 CHURCH STREET  
 OSGOOD, OHIO 45351  
 PHONE: (419) 305-3335





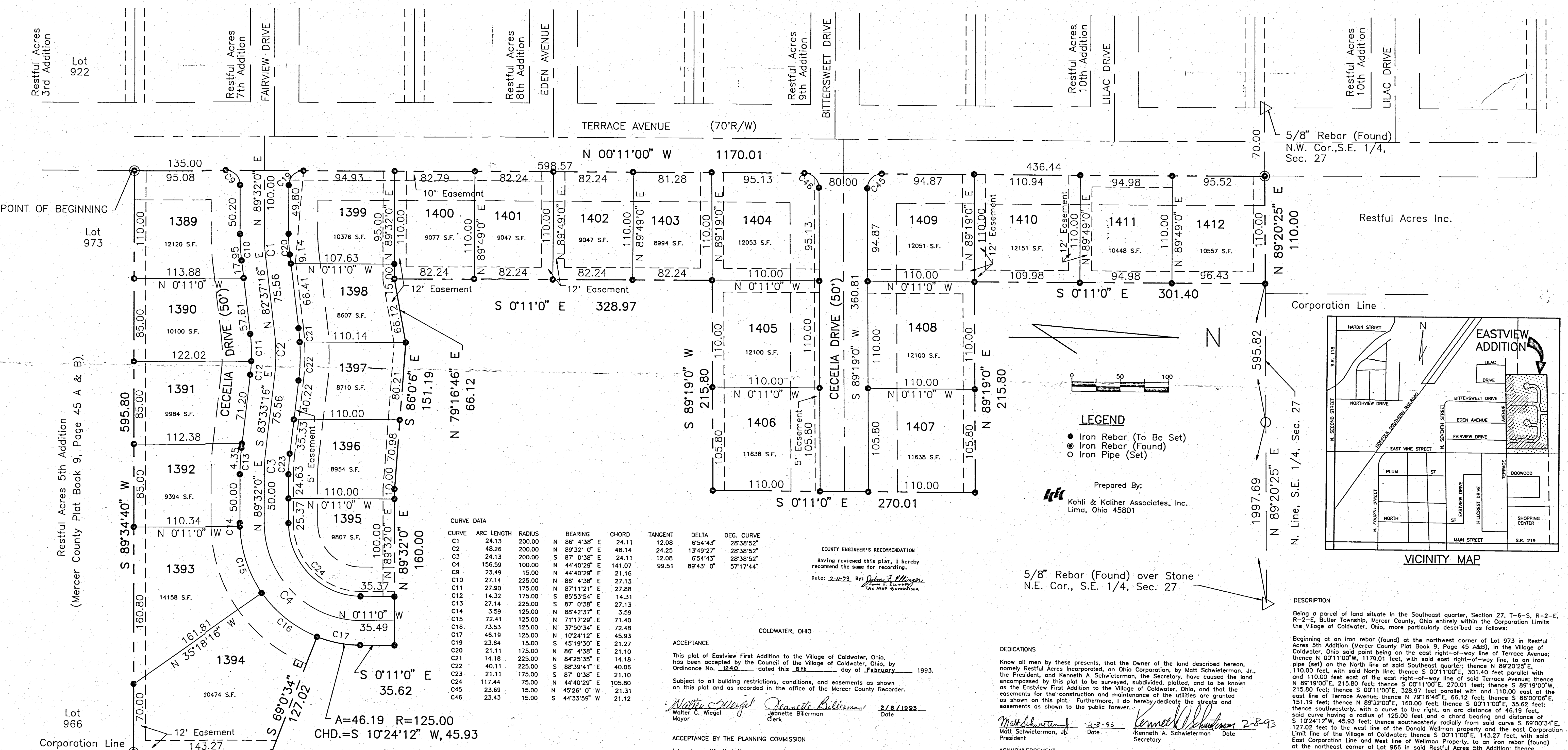
# EASTVIEW FIRST ADDITION 08-270

## SECTION 27, T-6-S, R-2-E

### BUTLER TOWNSHIP, MERCER COUNTY

#### COLDWATER, OHIO

0827402  
0827401  
0827200



**CURVE DATA**

CURVE	ARC LENGTH	RADIUS	BEARING	CHORD	TANGENT	DELTA	DEG. CURVE
C1	24.13	200.00	N 86° 4' 38" E	24.11	12.08	6° 54' 43"	28° 38' 52"
C2	48.26	200.00	N 89° 32' 0" E	48.14	24.25	13° 49' 27"	28° 38' 52"
C3	24.13	200.00	S 87° 0' 38" E	24.11	12.08	6° 54' 43"	28° 38' 52"
C4	155.59	100.00	N 44° 40' 29" E	141.07	99.51	89° 43' 0"	57° 17' 44"
C5	23.49	15.00	N 44° 40' 29" E	21.16			
C6	27.14	225.00	N 86° 4' 38" E	27.13			
C7	27.90	175.00	N 87° 11' 21" E	27.88			
C8	14.32	175.00	S 85° 53' 54" E	14.31			
C9	27.14	225.00	S 87° 0' 38" E	27.13			
C10	3.59	125.00	N 88° 42' 37" E	3.59			
C11	72.41	125.00	N 71° 17' 29" E	71.40			
C12	73.53	125.00	N 37° 50' 34" E	72.48			
C13	46.19	125.00	N 10° 24' 12" E	45.93			
C14	23.64	15.00	S 45° 19' 30" E	21.27			
C15	21.11	175.00	N 86° 4' 38" E	21.10			
C16	14.18	225.00	N 84° 25' 35" E	14.18			
C17	40.11	225.00	S 88° 39' 41" E	40.06			
C18	21.11	175.00	S 87° 0' 38" E	21.10			
C19	117.44	75.00	N 44° 40' 29" E	105.80			
C20	23.69	15.00	N 45° 26' 0" E	21.31			
C21	23.43	15.00	S 44° 33' 59" W	21.12			

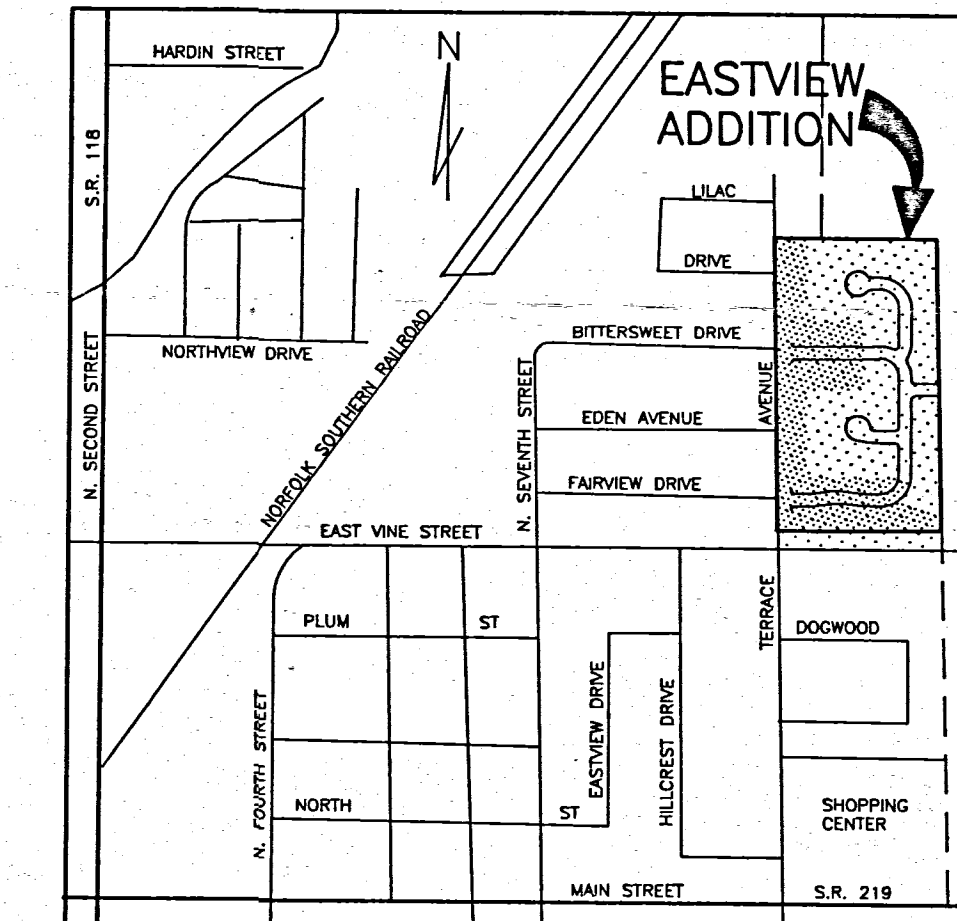
**COUNTY ENGINEER'S RECOMMENDATION**  
Having reviewed this plat, I hereby recommend the same for recording.  
Date: 2-11-93, By: *John F. Ellinger*  
John F. Ellinger  
County Engineer

**ACCEPTANCE**  
This plat of Eastview First Addition to the Village of Coldwater, Ohio, has been accepted by the Council of the Village of Coldwater, Ohio, by Ordinance No. 1249 dated this 8th day of February 1993.  
Subject to all building restrictions, conditions, and easements as shown on this plat and as recorded in the office of the Mercer County Recorder.  
*Walter C. Wiegand* Mayor  
*Janette Billerman* Clerk  
Date: 2/8/1993

**ACCEPTANCE BY THE PLANNING COMMISSION**  
I hereby certify that the accompanying plat was approved and accepted by the Planning Commission of the Village of Coldwater, Ohio.  
Approved this 3rd day of February, 1993.  
*Walter C. Wiegand*  
Walter C. Wiegand  
*Paul Honigford*  
Paul Honigford  
*Robert Fisher*  
Robert Fisher  
Charles Froning

**LEGEND**  
● Iron Rebar (To Be Set)  
⊙ Iron Rebar (Found)  
○ Iron Pipe (Set)

Prepared By:  
**Kohli & Kalher Associates, Inc.**  
Lima, Ohio 45801



5/8" Rebar (Found) over Stone  
N.E. Cor., S.E. 1/4, Sec. 27

**DESCRIPTION**  
Being a parcel of land situate in the Southeast quarter, Section 27, T-6-S, R-2-E, R-2-E, Butler Township, Mercer County, Ohio entirely within the Corporation Limits the Village of Coldwater, Ohio, more particularly described as follows:  
Beginning at an iron rebar (found) at the northwest corner of Lot 973 in Restful Acres 5th Addition (Mercer County Plat Book 9, Page 45 A&B), in the Village of Coldwater, Ohio said point being on the east right-of-way line of Terrace Avenue; thence N 0°11'00" W, 1170.01 feet, with said east right-of-way line, to an iron pipe (set) on the North line of said Southeast quarter; thence N 89°20'25" E, 110.00 feet, with said North line; thence S 0°11'00" E, 301.40 feet parallel with and 110.00 feet east of the east right-of-way line of said Terrace Avenue; thence N 89°19'00" E, 215.80 feet; thence S 0°11'00" E, 270.01 feet; thence S 89°19'00" E, 215.80 feet; thence S 0°11'00" E, 328.97 feet parallel with and 110.00 east of the east line of Terrace Avenue; thence N 79°16'46" E, 66.12 feet; thence S 86°00'06" E, 151.19 feet; thence N 89°32'00" E, 160.00 feet; thence S 0°11'00" E, 35.62 feet; thence southwesterly, with a curve to the right, an arc distance of 46.19 feet, said curve having a radius of 125.00 feet and a chord bearing and distance of S 10°24'12" W, 45.93 feet; thence southeasterly radially from said curve S 69°00'34" E, 127.02 feet to the west line of the Donald Wellman property and the east Corporation Limit line of the Village of Coldwater; thence S 0°11'00" E, 143.27 feet, with said East Corporation Line and West line of Wellman Property, to an iron rebar (found) at the northeast corner of Lot 966 in said Restful Acres 5th Addition; thence S 89°34'40" W, 595.80 feet, with the north line of said Restful Acres 5th Addition, to the POINT OF BEGINNING, containing 7.066 acres more or less and subject to all legal easements and restrictions of record.  
I hereby certify that this survey and plat is correct to the best of my knowledge and belief, and that all sub-division regulations have been complied with.  
Last transfer of record recorded in Deed Volume 205 Page 428 in the Mercer County Recorder's Office.  
*James A. Frederick*  
James A. Frederick  
Ohio Registered Surveyor No. 6622

**COUNTY RECORDER'S CERTIFICATE**  
Received for recording this 11th day of February 1993 and is recorded in plot Cabinet No. 177 Page 177 Fee \$45.20  
at 2:02 P.M.  
*Patricia E. Grote*  
Patricia E. Grote  
Mercer County Recorder

**COUNTY AUDITOR'S CERTIFICATE**  
I hereby certify that there are no unpaid taxes on land comprising Eastview First Addition and that this plat was filed for transfer in the office of the Mercer County Auditor on this 11th day of February, 1993.  
*Roger A. Schwietzman*  
Roger A. Schwietzman  
Auditor





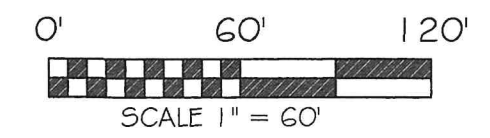
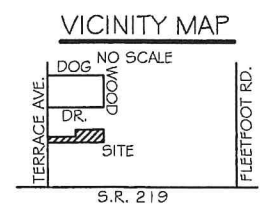


08-27-453-007

# RESTFUL ACRES RETRACEMENT SURVEY

VILLAGE OF COLDWATER  
S.E. QTR. SEC. 27, T 6S, R 2E  
BUTLER TWP., MERCER CO., OHIO

08-27D



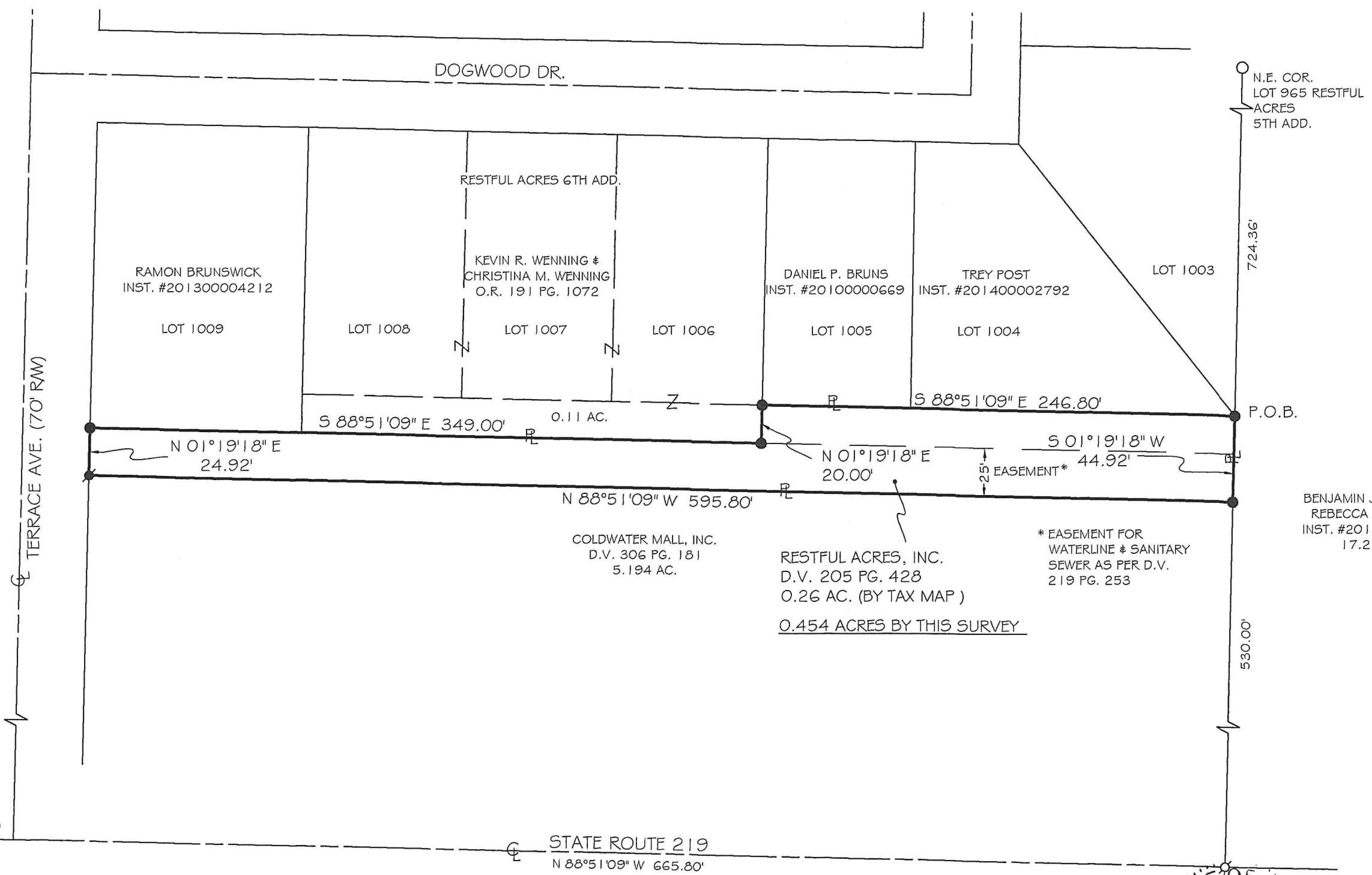
BASIS OF BEARING: BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., NAD 83(2011 ADJ.) OHIO STATE PLANE ZONE 3401.

### LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- ⊙ MAG NAIL (SET)
- ⊙ MAG NAIL (FOUND)
- 5/8 IN. IRON PIN (FOUND)

### SURVEY REFERENCES

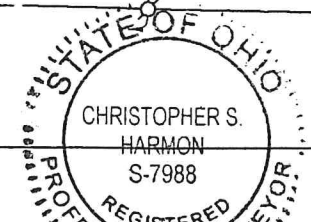
- WELLMAN TRUST SURVEY BY MESCHER, NOV. 2010 PLAT BOOK 10 PG. 6
- PLAT BOOK 9 PG. 45
- PLAT CAB. 1 PG. 177
- PLAT CAB. 1 PG. 290
- SCHWIETERMAN ADD. INST. #201300004818



S.W. COR.  
S.E. QTR.  
SEC. 27  
35.00'

STATE ROUTE 219  
N 88°51'09" W 665.80'

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



5/18/22  
DATE

SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THEIR CONDITIONS ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN MAY, 2022 AND WITHOUT THE BENEFIT OF A TITLE SEARCH.

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

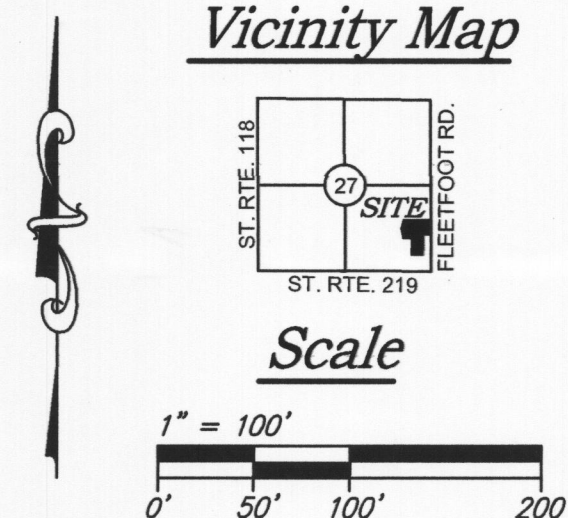
#22035



SE 27 06S  
Quarter Section Township

02E Butler Mercer Ohio  
Range Township County State

Vicinity Map



Basis of Bearing

Bearings are based upon the east line of the Southeast Quarter of Section 27, being N01°35'51"E, per the State Plane Coordinate System, NAD 83 (2011 Adjustment), Ohio North Zone.

Said east line of the Southeast Quarter of Section 27 is referenced to MCLCDS as being N01°34'51"E.

Legend

- WRFP= Wood Round Fence Post
SAFP= Steel Angle Fence Post
R/W= Right-of-Way
N.D.L.= New Division Line
Iron Pin Found, Iron Pipe Found, Geeslin Pin Found, Iron Pin Set, SMN Found, Mag Spike Set

\* = 5/8" x 30" reinforcing rod with aluminum cap stamped "THIEMAN PS 8758"

Note: Record information is enclosed by parentheses.

Notes

- 1. This survey has been completed without a complete title report.
2. "Rosenbeck Road" is reserved only on the Rosenbeck Sub-Division per Plat Book 10, Page 14 and is not dedicated right of way.
3. When Lots 12-14 of Rosenbeck Sub-Division were vacated per Misc. Volume 5, Page 97, the right of way for Fleetfoot Road dedicated per Plat Book 10, Page 14 remained dedicated.
4. Some occupation encroachments occur along the west line of Rosenbeck Sub-Division onto Rosenbeck. Encroachments are not permanent structures and are related to garden space or open storage.

Approvals

Retracement survey with "Add-To" Parcels
No approvals required



Surveyed By: Lee M. Thieman Date: 07-30-22

Lee M. Thieman Registered Professional Surveyor #8758

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Table with columns for No., Date, Revision, and By.

PLAT OF SURVEY for ROSENBECK ESTATE

THIEMAN ENGINEERING SURVEYING, LLC
14417 Johnson Rd., New Weston, Ohio
(619) 733-4487

Project No. 22-005
Date 07-30-22
Drawn By LMT
Checked By LMT
Drawing No. C-006

Sheet 1 of 1

ROSENBECK FAMILY HOLDINGS, LLC
INSTRUMENT NO. 201600001067
(13.039 Ac.)

REMAINDER
8.831 AC.
(0.000 Ac. in R/W
(INCLUDES "ROSENBECK ROAD" ACREAGE)
DESIGNATED FOR AGRICULTURAL USE ONLY

NEW TRACT
1.260 AC.
0.000 Ac. in R/W
"Add On" to Parcel
ID#03-022900.0100

NEW TRACT
1.420 AC.
0.000 Ac. in R/W
"Add On" to Parcel
ID#03-022900.0200

JUSTIN N. ROSS & KIMBERLY A. ROSS
Instrument No. 201800001618
(1.542 Ac.)
ID#03-022900.0200

EXEMPT FROM MINOR
SUBDIVISION REGULATIONS
Add-to Only 1.260 ac tract,
1.420 ac tract J.Weiss 9/22/22

EARL L. HOMAN & CARL F. HOMAN
Instrument No. 201000007199
(51.546 Ac.)

Approved by Mercer County Regional
Planning Commission; No Approval or
at Required under R.C. 711.133; FOR
AGRICULTURAL AND PERSONAL
RECREATIONAL USE ONLY.
3.83/ac tract J.Weiss 9/22/22

DETAIL
SCALE: 1"=10'

DETAIL
SCALE: 1"=50'

SE Corner
Sec. 27-06-02
SMN (MAG nail) fd.
2" deep

SECTION LINE = N88°58'27"W
(Based on angular difference per \*1 and monuments found on north line of Ross and Niekamp Tracts)