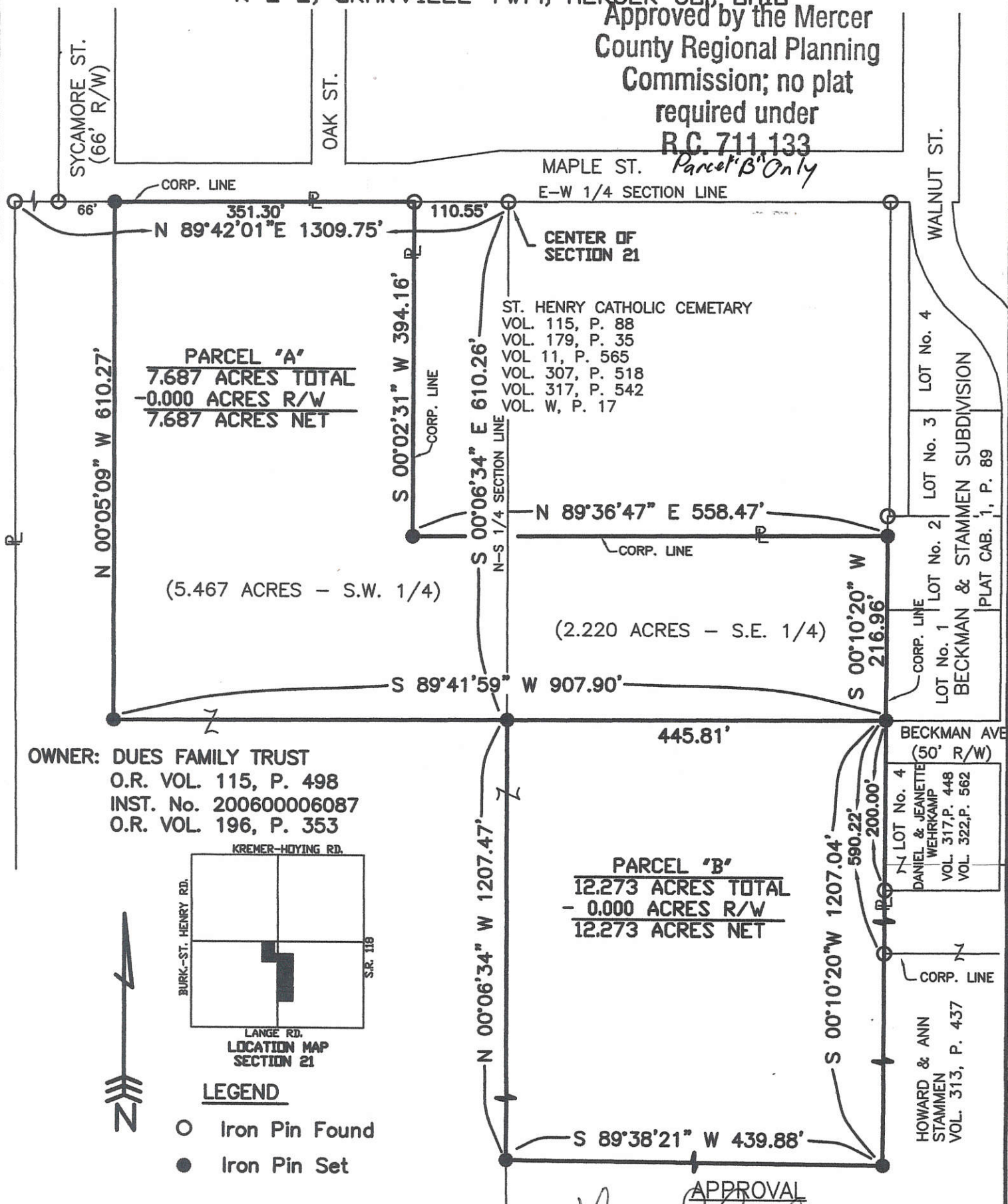


SURVEY OF A 7.687 ACRE PARCEL & A 12.273 ACRE PARCEL FOR CATHERINE DUES

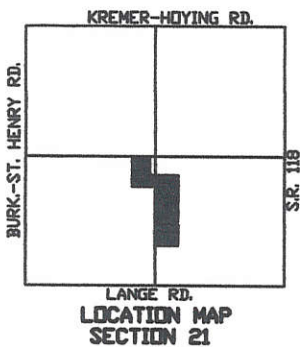
LOCATED IN THE S. 1/2 OF SEC. 21, T-7-S,
R-2-E, GRANVILLE TWP., MERCER CO., OHIO

Approved by the Mercer
County Regional Planning
Commission; no plat
required under
R.C. 711.133

Parcel 'B' Only



OWNER: DUES FAMILY TRUST
O.R. VOL. 115, P. 498
INST. No. 200600006087
O.R. VOL. 196, P. 353

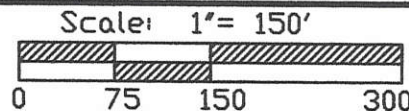


APPROVAL
Thomas Schuster
GRANVILLE TOWNSHIP ZONING INSPECTOR

Surveyed By: *Eric C. Thomas*
Eric C. Thomas Reg. Surveyor No. 7236
Date: 01-06-09



References:
BECKMAN & STAMMEN SUBD., PLAT CAB. 1, P. 89
PREVIOUS SURVEY BY JERRY R. GARRISON, REG. SUR.
No. 6859, DATED 8/12/88



Part of S. 1/2 Sec. 21 T-7-S R-2-E GRANVILLE Twp., Mercer Co., OH
Grantor: _____ Deeds: _____ Area Retained: _____ Ac.
Grantee: _____ Area: _____ Ac.

Approvals: 1-21-09 _____
Agency: Bld. of Health _____ Co. San. Eng _____
Date: 1-20-09 _____ Co. Engineer: Veron C. Pille Permanent Parcel No. _____

1121326003 ; 1121401007

11-21C
11-21D

SURVEY OF LOTS #1 THRU #5 TRACT FOR D. AHLERS

LOCATED IN THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 21, T-7-S, R-2-E, GRANVILLE TWP., MERCER COUNTY, STATE OF OHIO

1121351001
1121351002
1121351003
1121351004
1121351005

SOUTH 1/4 POST SEC. 21
R.R. SPIKE FOUND

R. NIETFELD
Vol. 295, Pg. 841
5.977 AC. DEED

LOT #5
1.087 Ac. TOTAL
0.086 AC. R/W (Ex.)
1.001 AC. NET

LOTS #2 THRU #4
1.086 Ac. TOTAL
0.086 AC. R/W (Ex.)
1.000 AC. NET

LOT #1
1.231 Ac. TOTAL
0.231 AC. R/W (Ex.)
1.000 AC. NET

D. AHLERS
Vol. 216, Pg. 214
(76.023 Ac.)

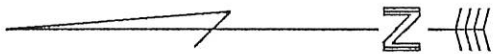
We hereby dedicate the permanent easement (thirty feet total) for roadway purposes as shown on this plat.

David C Ahlers

David C. Ahlers

Judith A. Ahlers

Judith A. Ahlers

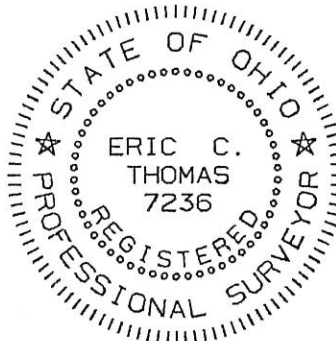


WEST 1/4 POST SEC. 21
I.PIN FOUND

BURKETTSTVILLE-ST. HENRY RD.
(EX. 50' R/W) N 00°05'30" W

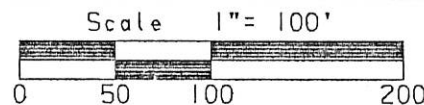
S.W. CORNER OF SEC. 21
I.PIN FOUND

SURVEYED BY: *Eric C. Thomas*
ERIC C THOMAS REG. SURVEYOR #7236
DATE: 04-10-93



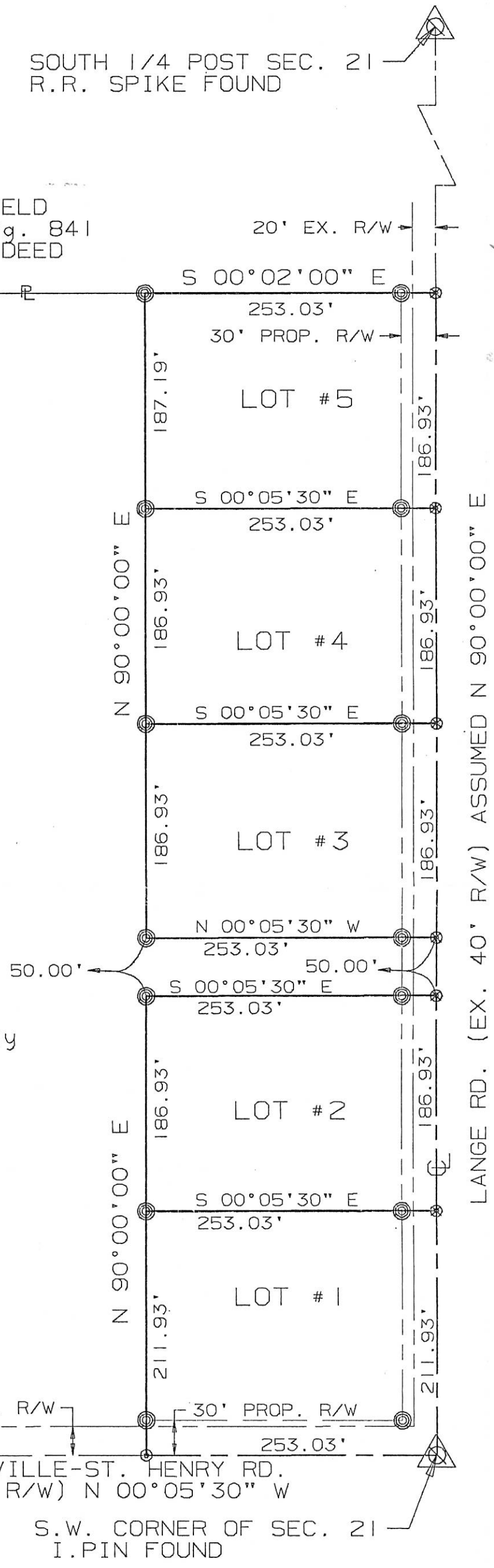
- ⊙ = P.K. NAIL FOUND
- ⊖ = I. PIN FOUND
- ⊙ = P.K. NAIL SET
- ⊙ = I. PIN SET

References: SURVEY OF A 3.309 AC. TRACT FOR UHLENHAKE FARMS IN SEC 28 BY E. THOMAS REG. SURVEYOR #7236



Part of S.W. 1/4 Sec. 21 T7-S R2-E GRANVILLE Twp., MERCER Co., OHIO
GRANTOR: D. AHLERS DEEDS: Vol. 216 Pg. 214 AREA RETAINED _____ Ac.
GRANTEE: _____ AREA: _____ Ac.

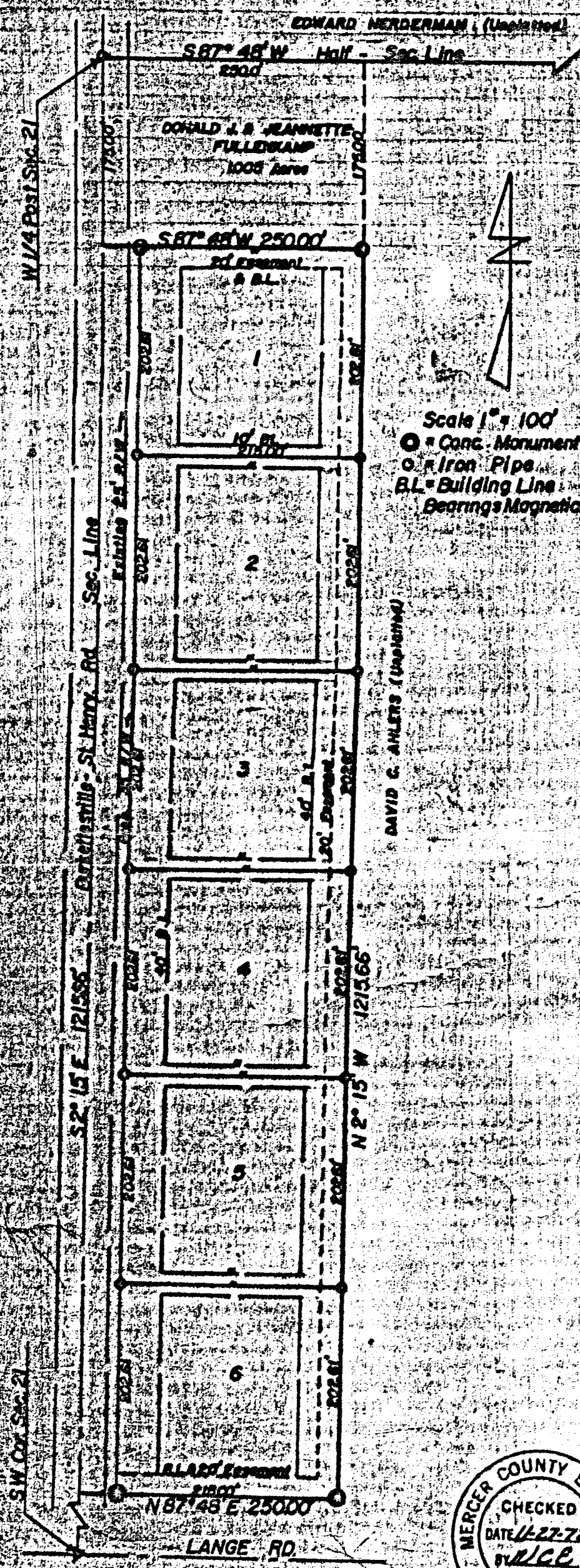
APPROVALS: _____
AGENCY: _____



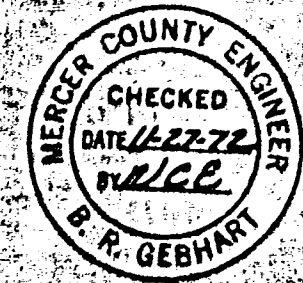
LANGE RD. (EX. 40' R/W) ASSUMED N 90°00'00\"/>

AHLERS SUBDIVISION

LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21,
GRANVILLE TOWNSHIP, TOWN 7 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO



Scale 1" = 100'
 ● = Conc. Monument
 ○ = Iron Pipe
 B.L. = Building Line
 Bearings Magnetic



COMMISSIONERS APPROVAL
 We hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of Mercer County, Ohio, and that we hereby approve the same for recording in the office of the Mercer county Recorder.

Date Nov 24, 1972
 President Ralph K. Stover
 Member George J. Biko

COUNTY PLANNING COMMISSION APPROVAL
 Approved and accepted by the Mercer county regional Planning Commission this 21 day of November 1972.

President Thomas J. Seabrook
 President Planning Commission

COUNTY ENGINEERS APPROVAL
 Approved and accepted by the Mercer county Engineer this 22 day of November 1972.

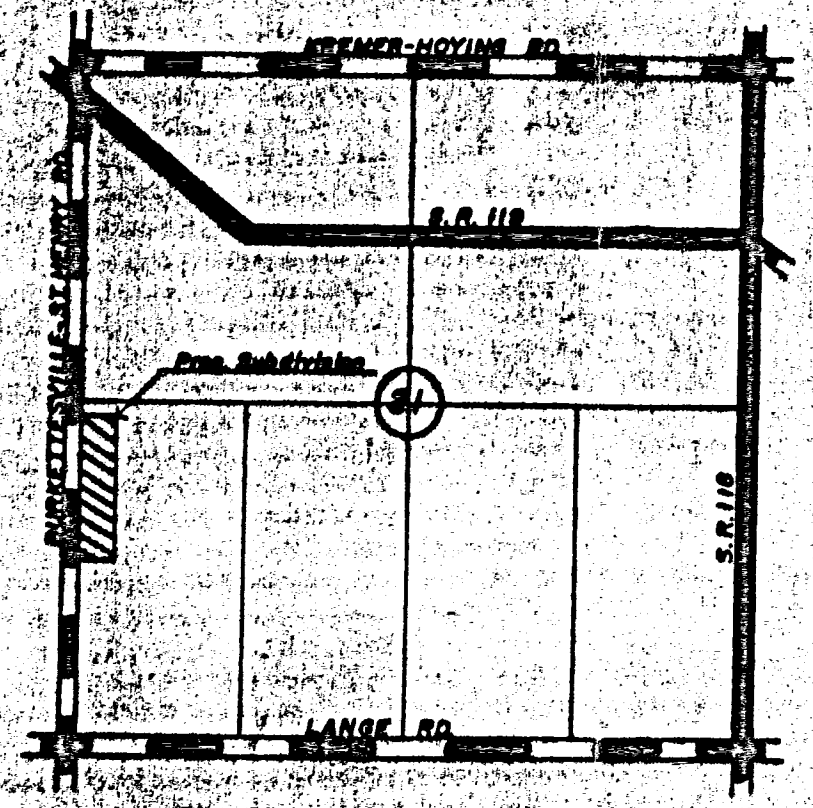
B. R. Gebhart
 Mercer County Engineer

TRANSFER
 Filed for transfer in the office of the Mercer county Auditor this 2 day of December 1972.

Tom Timmerman
 Mercer county Auditor

RECORD
 Filed for recording in the office of the Mercer county Recorder this 2 day of December 1972 at 10:15 a'clock P. M. and is recorded in the Mercer county record of plats, volume 40 page 28 fee 2.80

Clarence H. Post
 Mercer county Recorder



LOCATION PLAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 That David C. Ahlers & Judith A. Ahlers, husband and wife, owners of the land described hereon has caused the land encompassed by this plat to be surveyed, laid out, platted, and to be known as the Ahlers Subdivision. The easements as shown hereon are hereby dedicated for utility and roadway purposes.

Building lines with reference to property lines are as shown on this plat. These lots are subject to additional restrictions recorded in Miscellaneous volume 5 page 426 in the office of the Mercer County Recorder.

Witnesses Lucille L. Stall David C. Ahlers
Richard J. Stall Judith A. Ahlers
 Owners and subdivider

ACKNOWLEDGMENT

STATE OF OHIO, MERCER COUNTY, S.S.
 Before me, a Notary Public in and for said county, personally came David C. Ahlers & Judith A. Ahlers, husband and wife, who acknowledge that they did sign the foregoing instrument, and that the same is their free act and deed. In testimony whereof, I have affixed my hand and Notarial seal this 15 day of November 1972.

Don W. Bilsch
 Notary Public in and for Mercer County
 My Commission expires 2-2-74

DESCRIPTION

Commencing at the West quarter post of section 21, Granville Township, town 7 south, range 2 east Mercer county, Ohio, thence south 2 degrees 15 minutes east along the west line of section 21, a distance of 17500 feet to the place of beginning; thence continuing south 2 degrees 15 minutes east along said line a distance of 121566 feet; thence north 87 degrees 48 minutes east, a distance of 25000 feet; thence north 2 degrees 15 minutes west parallel to the west line of section 21 a distance of 121566 feet; thence south 87 degrees 48 minutes west, a distance of 25000 feet to the place of beginning.
 Area described above contains 6.977 acres of land including that portion subject to roadway and is divided into 6 lots dimensioned as shown.
 I hereby certify that this is a true and accurate plat to the best of my knowledge and belief, and that all Mercer county subdivision regulations have been complied with.

Donald L. Stain
 Reg. Surveyor No. 3388

WATER and SEWAGE

Water to be supplied from drilled wells.
 Sewage to be disposed of in accordance with the county and state health department regulations.

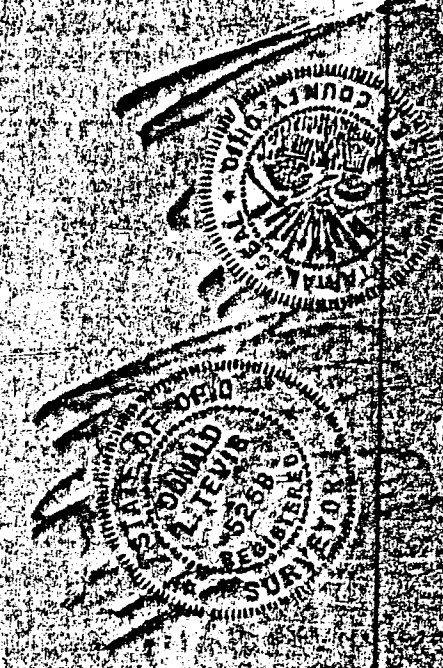
COUNTY HEALTH OFFICERS APPROVAL

Approved and accepted by the Mercer county health officer this 27 day of Nov 1972.

J. W. Chapman, M.D.
 Mercer County Health Officer

ACREAGE TABLE

Roadway	0.977 acres
6 Lots	6.000 "
Total	6.977 "



BY R. STAHL 11-6-72

PLAT OF ANNEXATION TO THE VILLAGE OF ST. HENRY 1121326003

7S 2E
 TOWN RANGE

21 GRANVILLE
 SECTION TOWNSHIP

MERCER OHIO
 COUNTY STATE

APPROVALS

ENGINEERS CERTIFICATE
 This Annexation Plat was reviewed and approved by the Mercer County Engineer on _____, 2010.

Mercer County Engineer
 James A. Wiechart

COUNTY COMMISSIONERS CERTIFICATE
 At a meeting of the Mercer County Commissioners held this _____ day of _____, 2010, this annexation of the area shown hereon was approved.

John Bruns Jerry Laffin Bob Nuding

VILLAGE COUNCIL CERTIFICATE
 At a meeting of the Village Council of St. Henry, held this _____ day of _____, 2010, this annexation plat was accepted and approved by Ordinance No. _____

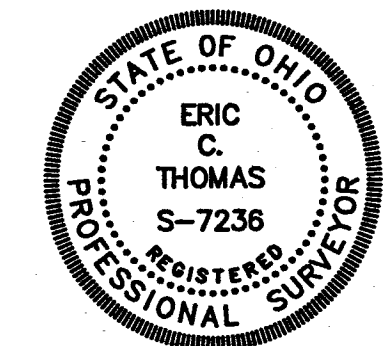
Mayor Village Solicitor Clerk/Treasurer
 Jeffrey Mescher Geroge Moore Ruth Miller

DESCRIPTION

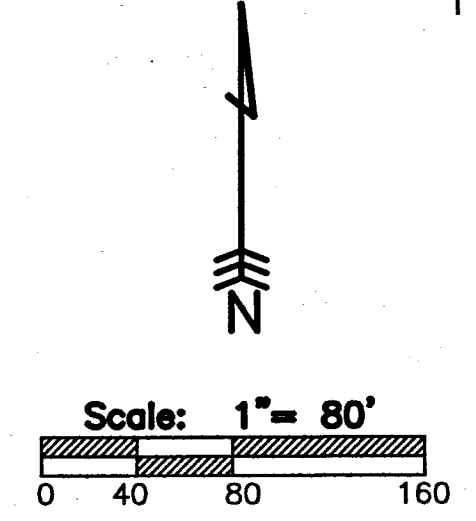
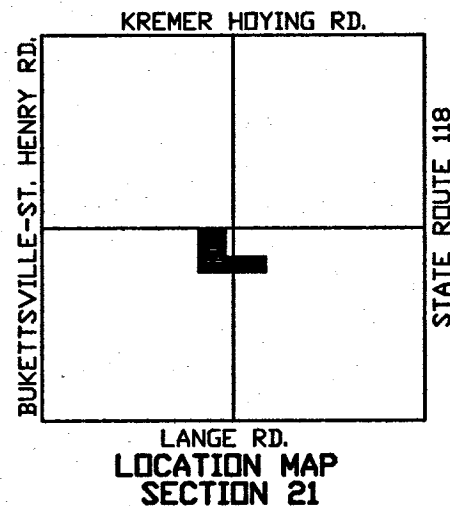
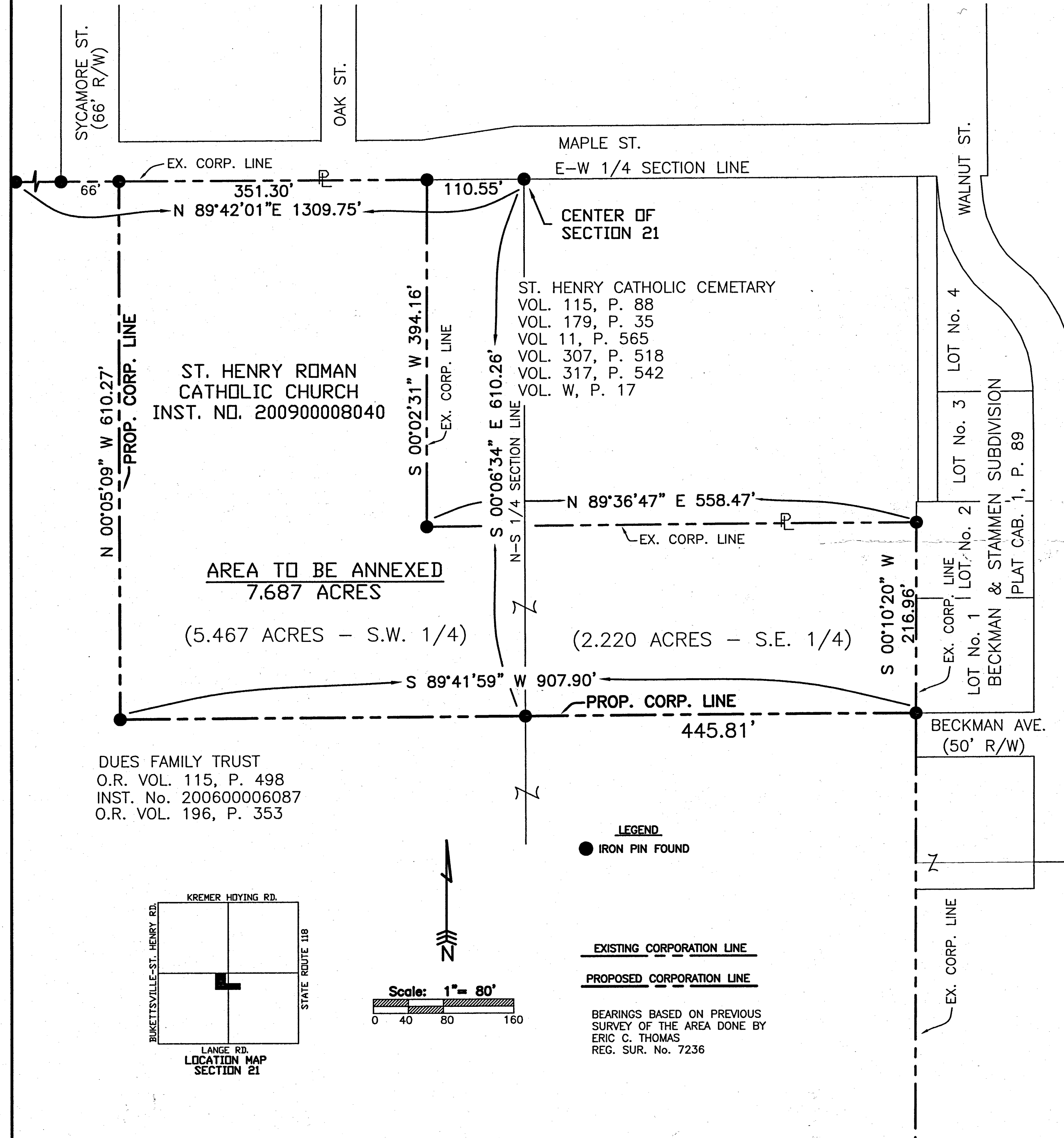
Situated in the south half of Section twenty-one (21), Township Seven (7) South, Range Two (2) East, Granville Township, Mercer County, Ohio and bounded and described as follows:

Beginning at an iron pin marking the center of Section 21; thence South 89°42'01" West along the east-west quarter section line and south right-of-way line of Maple Street a distance of one hundred ten and fifty-five hundredths feet (110.55') to an iron pin marking THE TRUE POINT OF BEGINNING; thence South 00°02'31" West along the west line of a 1.00 acre parcel of land as described in Deed Volume 179, Page 35 a distance of three hundred ninety-four and sixteen hundredths feet (394.16') to an iron pin; thence North 89°36'47" East along the south line of said 1.00 acre parcel and along the south line of a 0.46 acre parcel of land described in Deed Volume 307, Page 518 a distance of five hundred fifty-eight and forty-seven hundredths feet (558.47') to an iron pin; thence South 00°10'20" West along the west line of Beckman and Stammen Subdivision as recorded in Plat Cabinet 1, Page 89 a distance of two hundred sixteen and ninety-six hundredths feet (216.96') to an iron pin; thence South 89°41'59" West a distance of nine hundred seven and ninety hundredths feet (907.90') to an iron pin; thence North 00°05'09" West a distance of six hundred ten and twenty-seven hundredths feet (610.27') to an iron pin; thence North 89°42'01" East along the east-west quarter section line and south right-of-way line of Maple Street a distance of three hundred fifty-one and thirty hundredths feet (351.30') to THE TRUE POINT OF BEGINNING containing 7.687 acres of land.

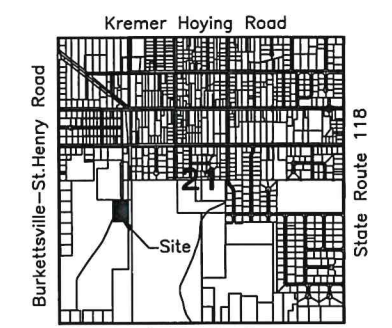
Prior Deed Reference: Inst. No. 200900008040



Surveyed by: _____ Date _____
 Eric C. Thomas
 Reg. Surveyor #7236



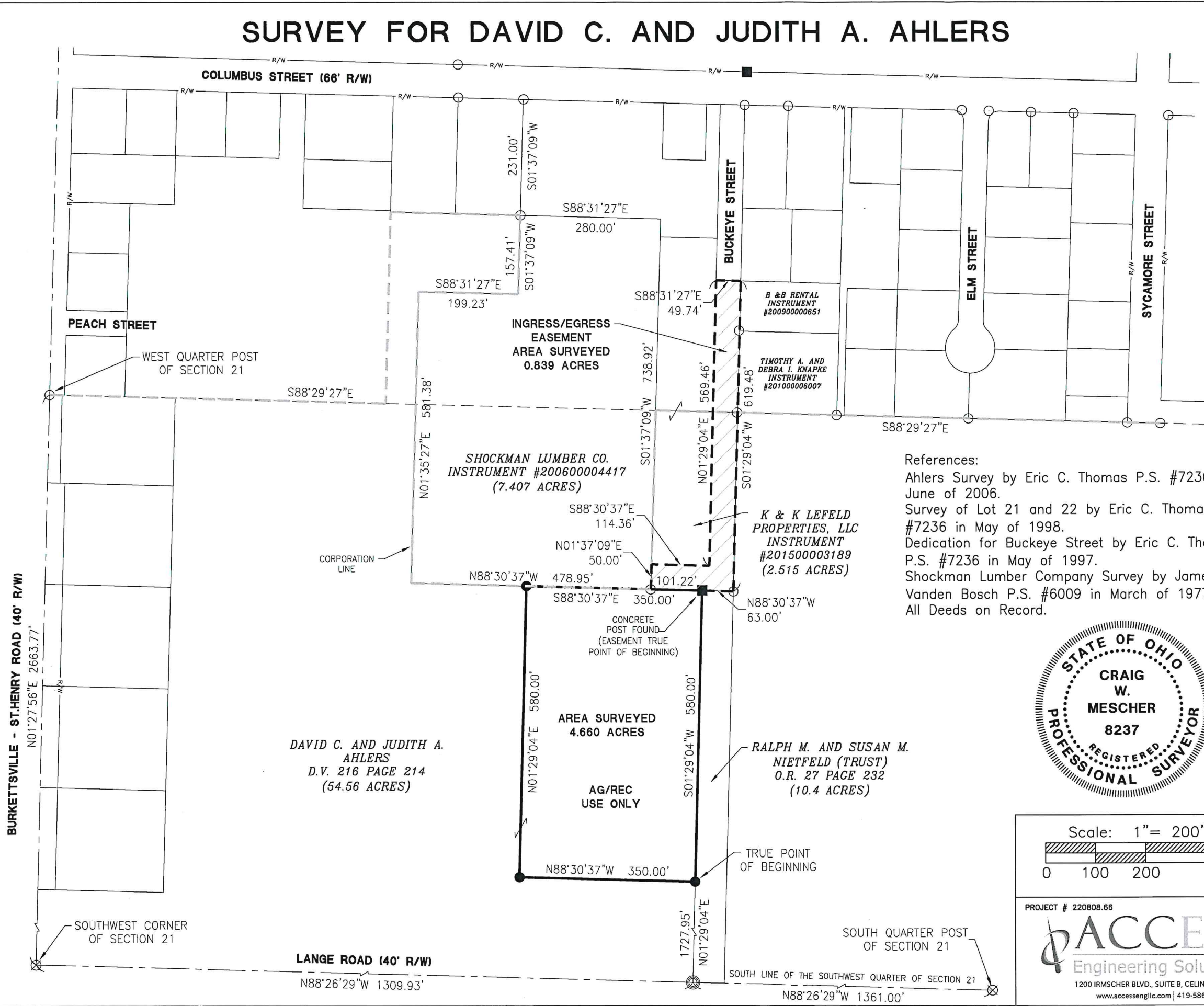
SURVEY FOR DAVID C. AND JUDITH A. AHLERS



VICINITY MAP

LEGEND

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

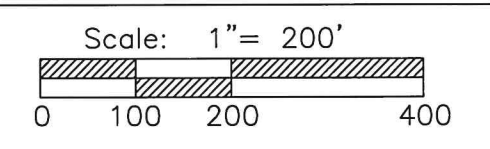


References:
 Ahlers Survey by Eric C. Thomas P.S. #7236 in June of 2006.
 Survey of Lot 21 and 22 by Eric C. Thomas P.S. #7236 in May of 1998.
 Dedication for Buckeye Street by Eric C. Thomas P.S. #7236 in May of 1997.
 Shockman Lumber Company Survey by James A. Vanden Bosch P.S. #6009 in March of 1977.
 All Deeds on Record.



[Signature]
 Zoning Inspector

Surveyed By: *[Signature]*
 Craig W. Mescher Reg. Surveyor No. 8237



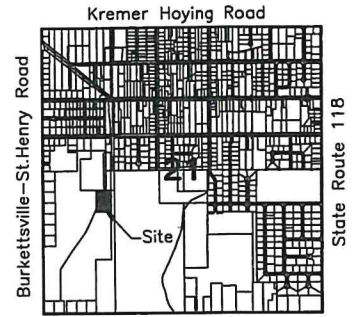
Basis of Bearings:
 Mercer County Local Coordinate Datum.

PROJECT # 220808.65

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

State of: Ohio County: Mercer
 Township: Granville
 Sec.: SW 1/4 21 Town: 7S Range: 2E
 Deed Ref.: D.V. 216 Page 214
 Date Surveyed: August 28, 2020

SURVEY FOR DAVID C. AND JUDITH A. AHLERS



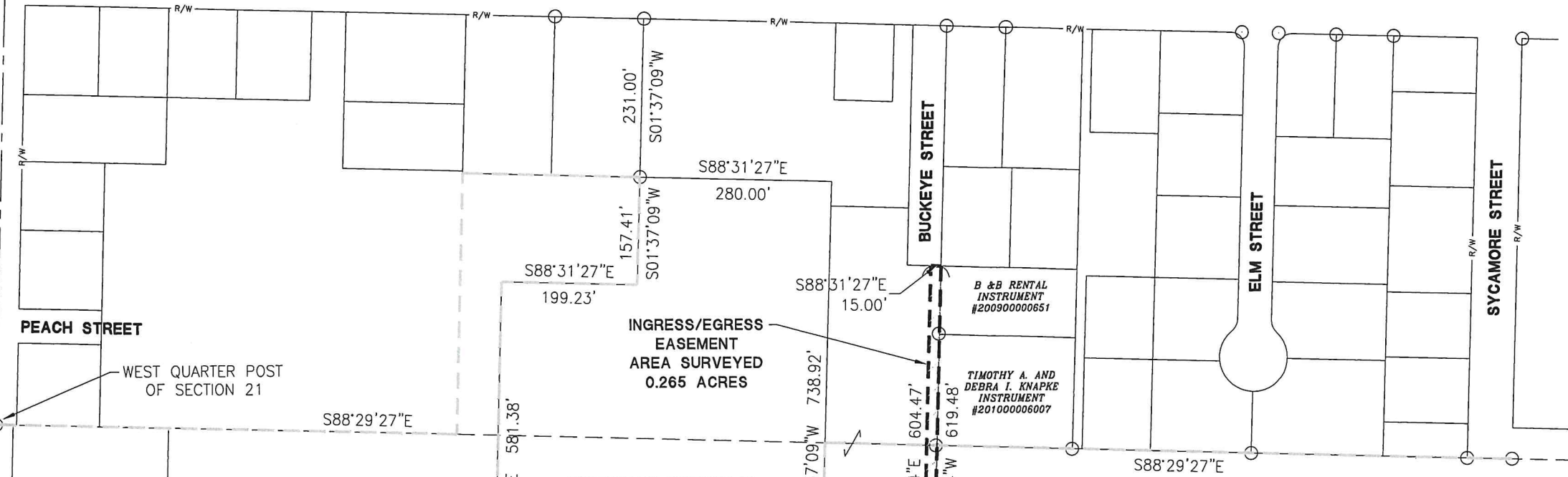
VICINITY MAP

LEGEND

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

BURKETTSTVILLE - ST. HENRY ROAD (40' R/W)
N01°27'56"E 2663.77'

COLUMBUS STREET (66' R/W)



SHOCKMAN LUMBER CO.
INSTRUMENT #200600004417
(7.407 ACRES)

K & K LEFELD
PROPERTIES, LLC
INSTRUMENT
#201500003189
(2.515 ACRES)

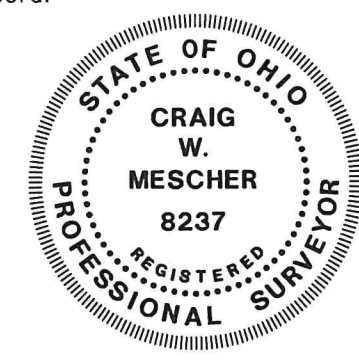
RALPH M. AND SUSAN M.
NIETFELD (TRUST)
O.R. 27 PAGE 232
(10.4 ACRES)

DAVID C. AND JUDITH A.
AHLERS
D.V. 216 PAGE 214
(54.56 ACRES)

AREA SURVEYED
4.660 ACRES

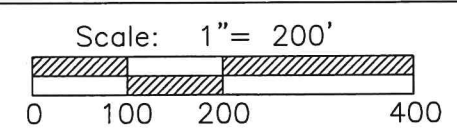
AG/REC
USE ONLY

References:
 Ahlers Survey by Eric C. Thomas P.S. #7236 in June of 2006.
 Survey of Lot 21 and 22 by Eric C. Thomas P.S. #7236 in May of 1998.
 Dedication for Buckeye Street by Eric C. Thomas P.S. #7236 in May of 1997.
 Shockman Lumber Company Survey by James A. Vanden Bosch P.S. #6009 in March of 1977.
 All Deeds on Record.



Craig W. Mescher
Zoning Inspector

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



Basis of Bearings:
Mercer County Local Coordinate Datum.

State of: Ohio County: Mercer
 Township: Granville
 Sec.: SW 1/4 21 Town: 7S Range: 2E
 Deed Ref.: D.V. 216 Page 214
 Date Surveyed: August 28, 2020

PROJECT # 220808.66

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

SOUTHWEST CORNER OF SECTION 21

LANGE ROAD (40' R/W)

SOUTH QUARTER POST OF SECTION 21

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21

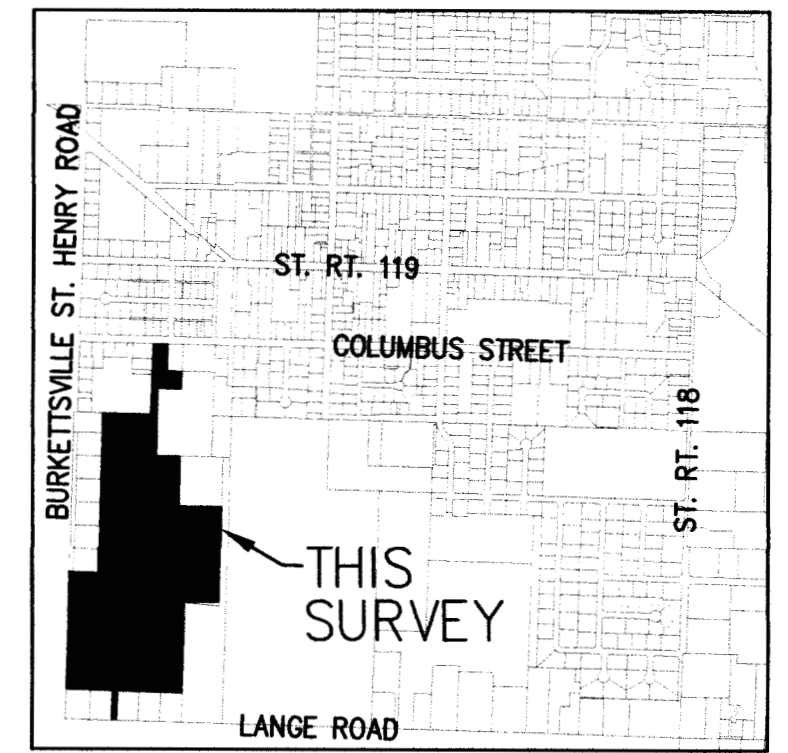
N88°26'29"W 1309.93'

N88°26'29"W 1361.00'

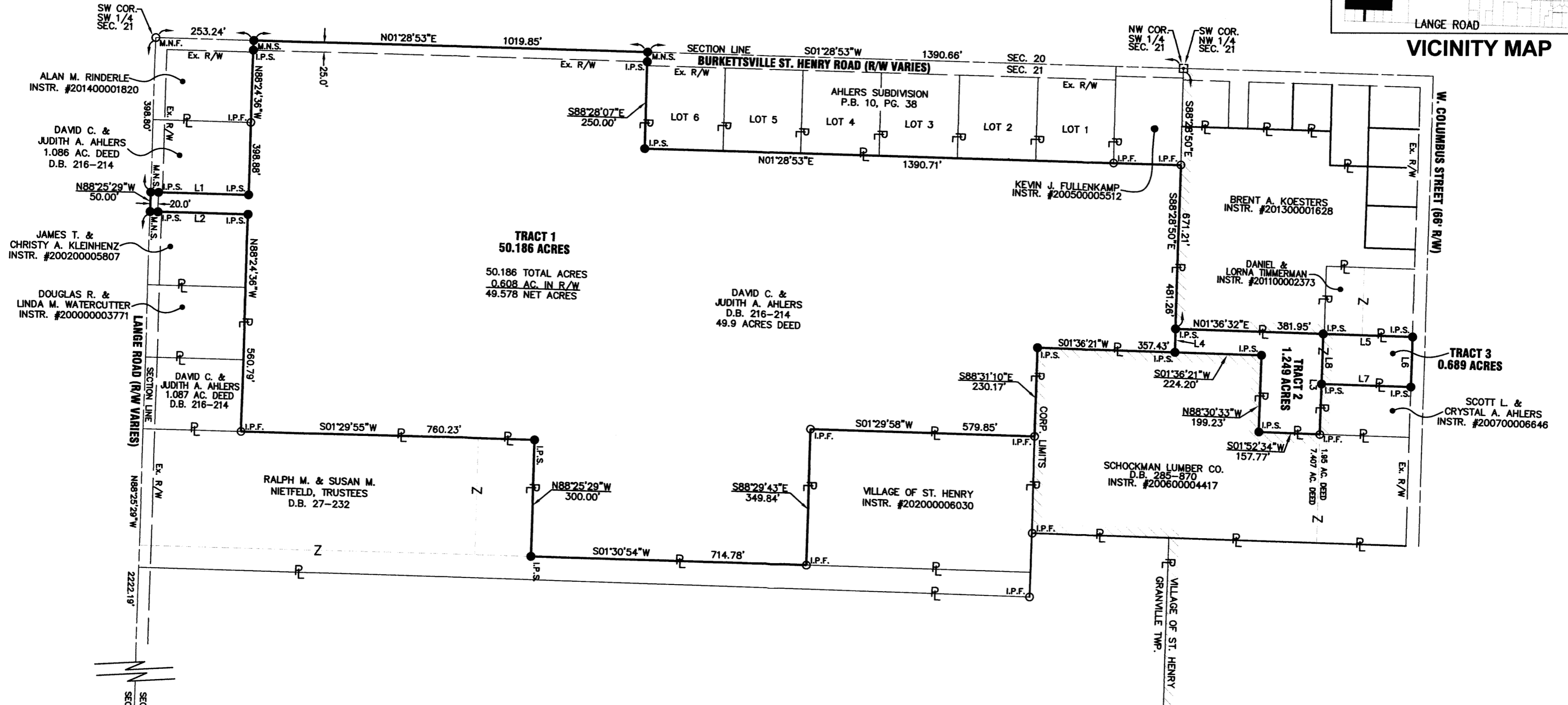
AHLERS SURVEY

51.435 AC. IN THE SW 1/4 & NW 1/4 OF SEC. 21, TOWN 7 SOUTH,
RANGE 2 EAST, GRANVILLE TWP., VILLAGE OF ST. HENRY, MERCER COUNTY, OHIO

11-21-156-012
11-21-301-009



VICINITY MAP

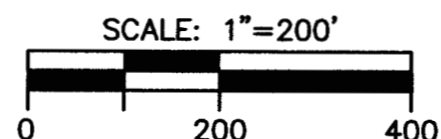


LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- MONUMENT BOX W/IP FOUND
- ▨ EXISTING CORP. LIMITS

LINE	BEARING	DIST.
L1	N01°29'54"E	253.13'
L2	S01°29'54"W	253.12'
L3	S88°30'22"E	260.00'
L4	N88°28'50"W	60.05'
L5	N01°36'32"E	230.95'
L6	S88°30'22"E	130.00'
L7	S01°36'32"W	230.95'
L8	N88°30'22"W	130.00'

THE BEARING OF N01°28'53"E ALONG THE CENTERLINE OF BURKETTSSVILLE ST. HENRY ROAD WAS BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK ROTATE BEARINGS 0°01'00" COUNTER CLOCKWISE FOR MERCER COUNTY BEARING DATUM

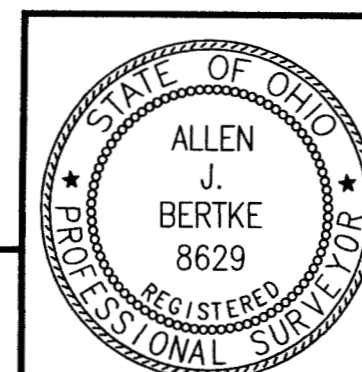


SURVEY REFERENCE

ACCESS ENGINEERING, AUGUST 28, 2020 AHLERS SURVEY
ERIC THOMAS - 7.687 ACRE ANNEXATION
ERIC THOMAS, MAY 10, 1993 - SURVEY OF LOTS #1 - #5 FOR D. AHLERS
ERIC THOMAS, JANUARY 06, 2009 SURVEY OF 7.687 ACRE AND 12.273 ACRES
AHLERS SUBDIVISION PLAT BOOK 10, PAGE 38

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

1-21-2022
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
01-21-2022
DRAWN BY:
RMF
JOB NUMBER:
MERGRA2201
SHEET NUMBER
1 OF 1