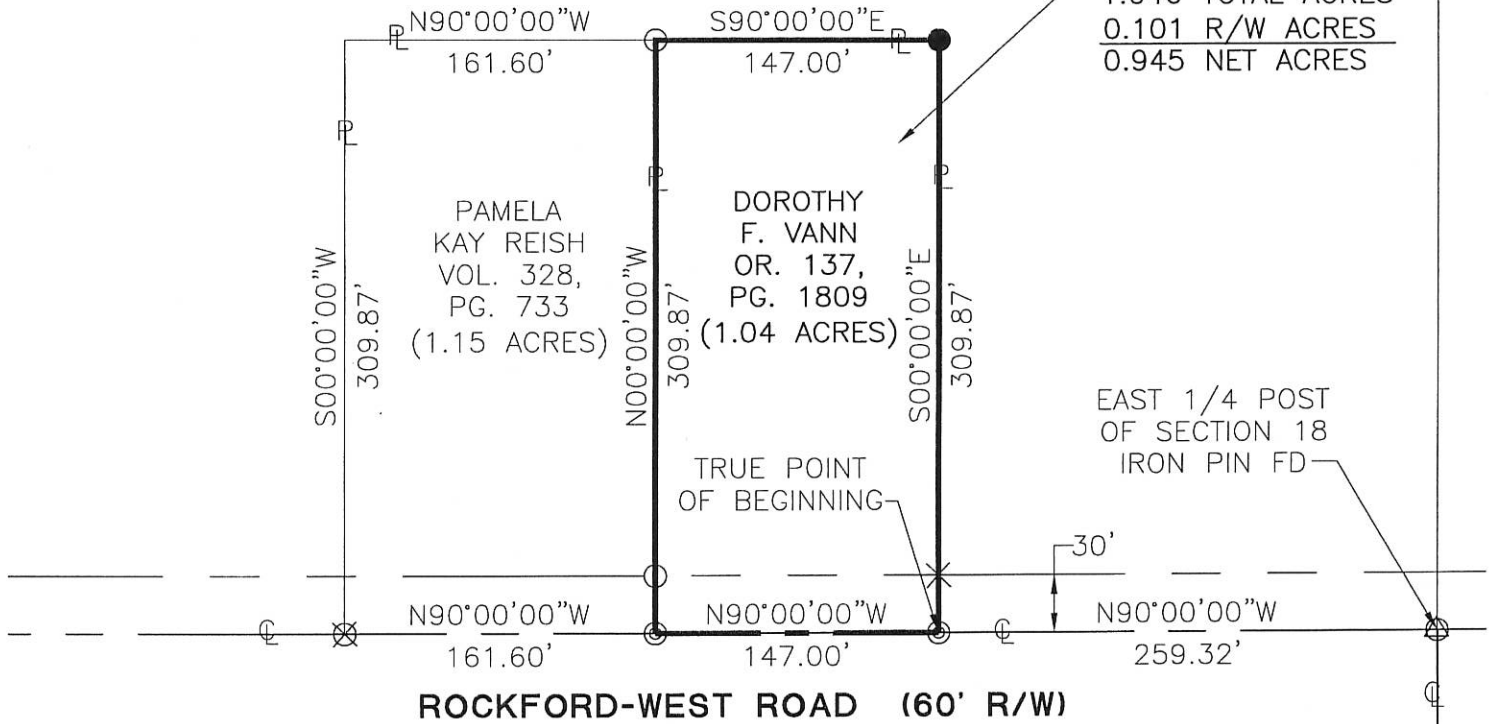


# SURVEY FOR DOROTHY F. VANN

BEING A 1.04 ACRE TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, DUBLIN TOWNSHIP, TOWN 4 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO

TOM ROGERS  
VOL. 258, PG. 633  
(75.04 ACRES)

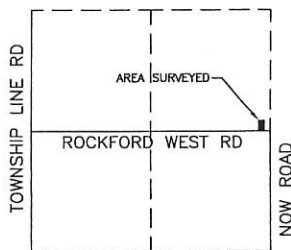
AREA SURVEYED  
1.046 TOTAL ACRES  
0.101 R/W ACRES  
0.945 NET ACRES



**ROCKFORD-WEST ROAD (60' R/W)**

**NOW ROAD**

\*NOTE  
AREA SURVEYED IS AN EXISTING RESIDENTIAL TRACT AT 3473 ROCKFORD-WEST ROAD



LOCATION MAP  
SECTION 18



**LEGEND**

- △ Section Corner
- Iron Pin Found
- Iron Pin Set
- × 4" Conc Post
- ⊙ P.K. Nail Set
- ⊗ R.R. Spike Found

*Charles J. Painter*  
Zoning Inspector

Surveyed By: *Eric C. Thomas*  
Eric C. Thomas Reg. Surveyor No. 7236  
Date: 08-13-03

ERIC C. THOMAS  
208 S. CEDAR ST.  
COLDWATER, OHIO 45828  
(419) 678-8098

FIELD WORK AND  
DRAWN BY:  
MATT LEFELD

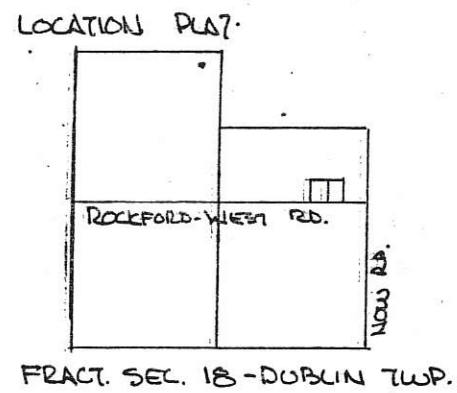
References: Basis of bearings from previous Survey by Roy F. Thompson, Jr. #5379 in August of 1992.		Scale: 1" = 100'	
Part of <u>N.E.1/4</u> Sec. <u>18</u> T <u>4-S</u> R <u>2-E</u> <u>DUBLIN</u> Twp., Mercer Co., OH			
Grantor: _____		Deeds: _____ Area Retained _____ Ac.	
Grantee: _____		Area _____ Ac.	
Approvals: _____	_____	_____	_____
Agency: Bd. of Health	Co. San. Eng	Co. Engineer	Permanent Parcel No.
Date: _____			

02-1

02-18-200-003  
02-18-200-004

Co. Eng.

WILLIAMSON SURVEY  
 ESTABLISHING THE MUTUAL LINE BETWEEN THE LANDS DESCRIBED  
 IN DEED VOL. 310 PG. 558 & VOL. 301 PG. 326  
 LOCATED IN THE N.E. FRACTIONAL QUARTER, SECTION 18,  
 TOWN 4 SOUTH, RANGE 2 EAST, DUBLIN TOWNSHIP,  
 MERCER COUNTY, OHIO

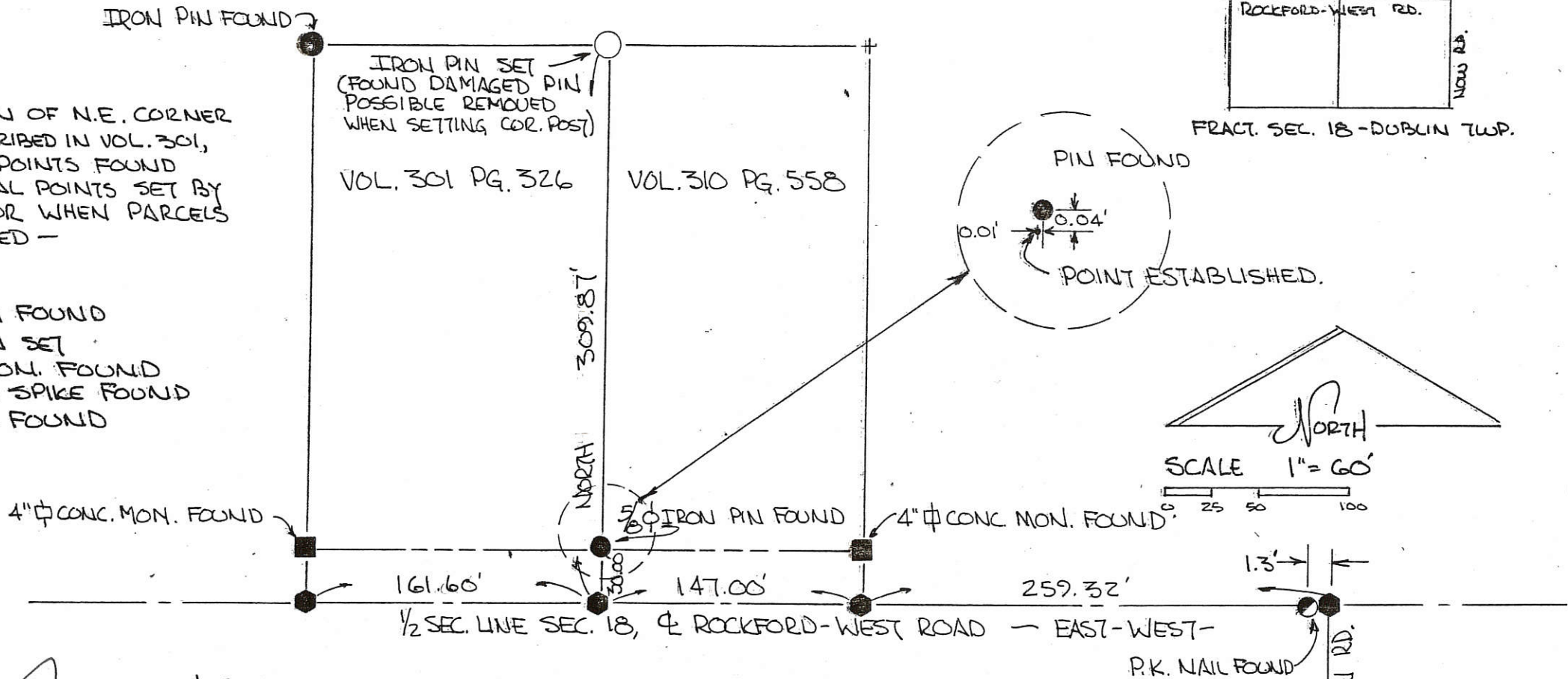


NOTE!

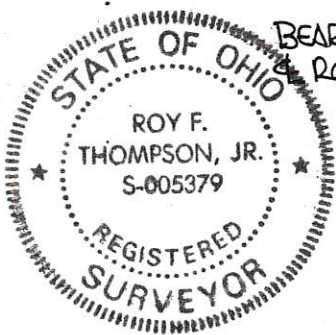
WITH EXCEPTION OF N.E. CORNER OF LANDS DESCRIBED IN VOL. 301, PG. 326, ALL POINTS FOUND WERE ORIGINAL POINTS SET BY THIS SURVEYOR WHEN PARCELS WERE CREATED -

LEGEND:

- IRON PIN FOUND
- IRON PIN SET
- CONC. MON. FOUND
- RAILROAD SPIKE FOUND
- PK. NAIL FOUND



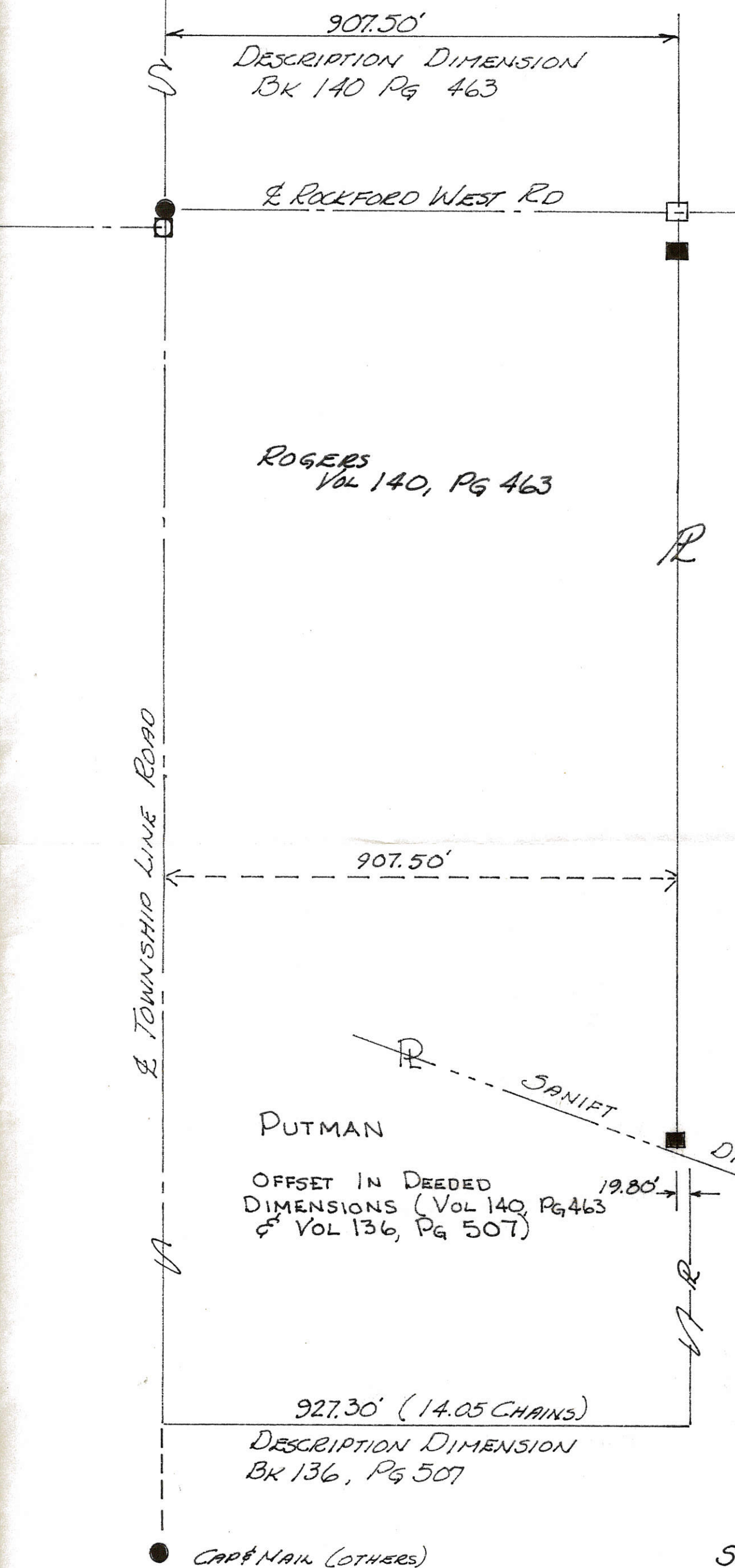
PLAT BY SURVEY AUG. 1992 -  
*Roy F. Thompson Jr.*  
 ROY F. THOMPSON JR., REG. SUR. 5379.



BEARINGS TURNED FROM 1/2 SEC. LINE  
 ROCKFORD-WEST RD. ASSUMED EAST-WEST.

# BEERBOWER SURVEY

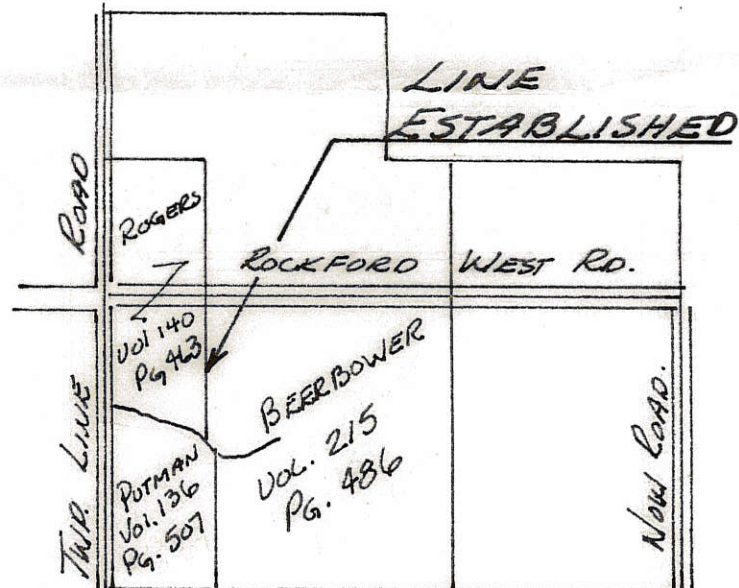
## ESTABLISHMENT OF THE LINE BETWEEN TRACTS DESCRIBED IN DEED VOL. 140, PG 463 & VOL 215, PG 486



ROGERS  
VOL 140, PG 463

BEERBOWER  
VOL. 215, PG. 486

### LOCATION PLAT



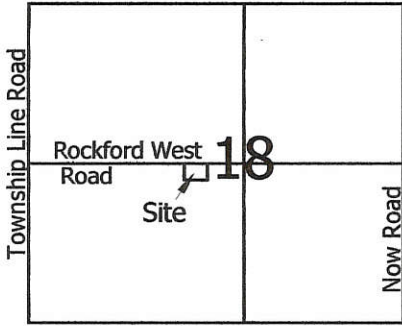
PUTMAN  
OFFSET IN DEEDED  
DIMENSIONS (VOL 140, PG 463  
& VOL 136, PG 507)

SEC. 18, T45, R2E  
DUBLIN TWP, MERCER Co.

### LEGEND

- 3/8" φ IRON ROD
- RAILROAD SPIKE
- MASONRY NAIL & CAP

SURVEY & PLAT BY  
Roy F. Thompson Jr. JUNE '77  
ROY F. THOMPSON JR., SUR. # 5379-

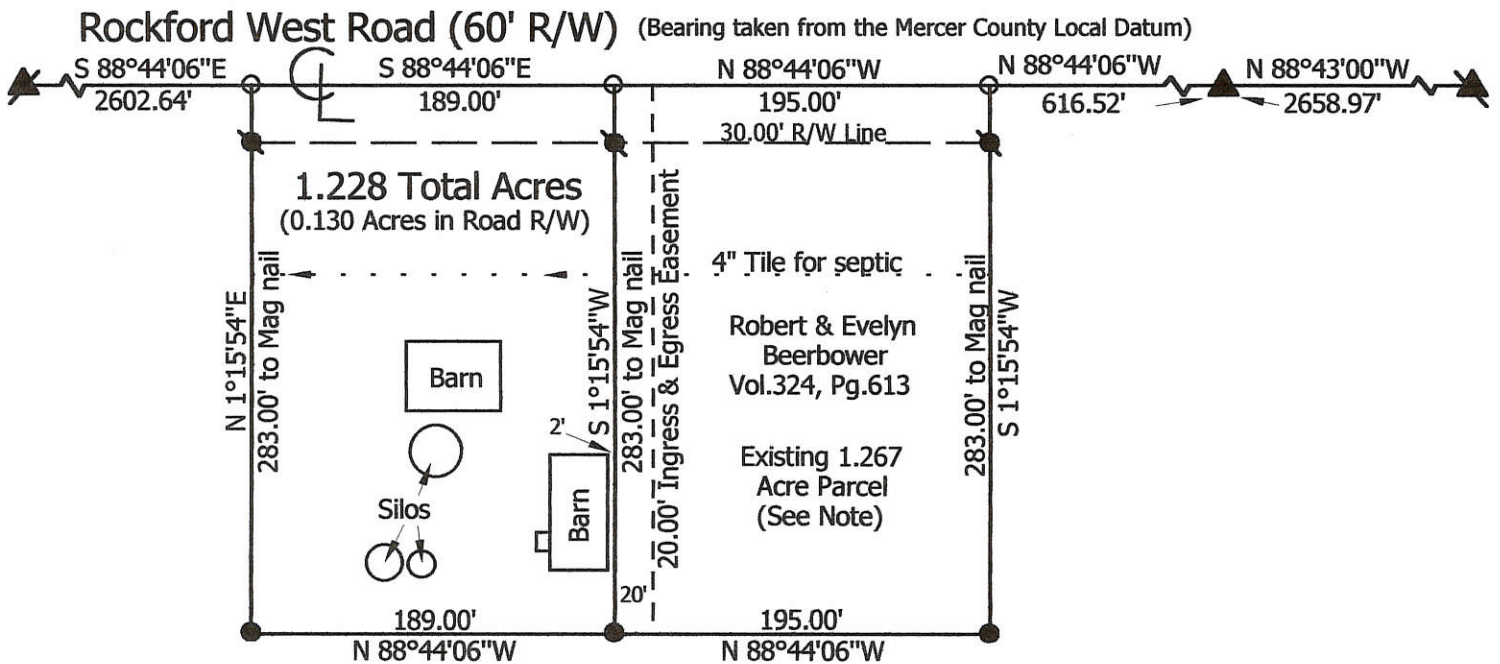
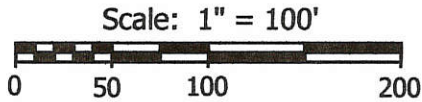


**Legend:**

- ▲ Survey Marker nail @ the center of Section 18
- ▲ Survey Marker nail @ the W1/4 post of Section 18
- ▲ Survey Marker nail @ the E1/4 post of Section 18
- Mag nail set
- 5/8" X 30" Iron pin w/cap set
- 5/8" X 30" Iron pin w/cap set on line and 30.00' from corner



Note: The existing 1.267 acre parcel originally was 1.30 acres with 200' of frontage, 5' was taken off the west side to create the new 1.228 acre parcel.



**Marbaugh Land Surveying**

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

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



**Robert Beerbower Survey**  
3230 Rockford West Road

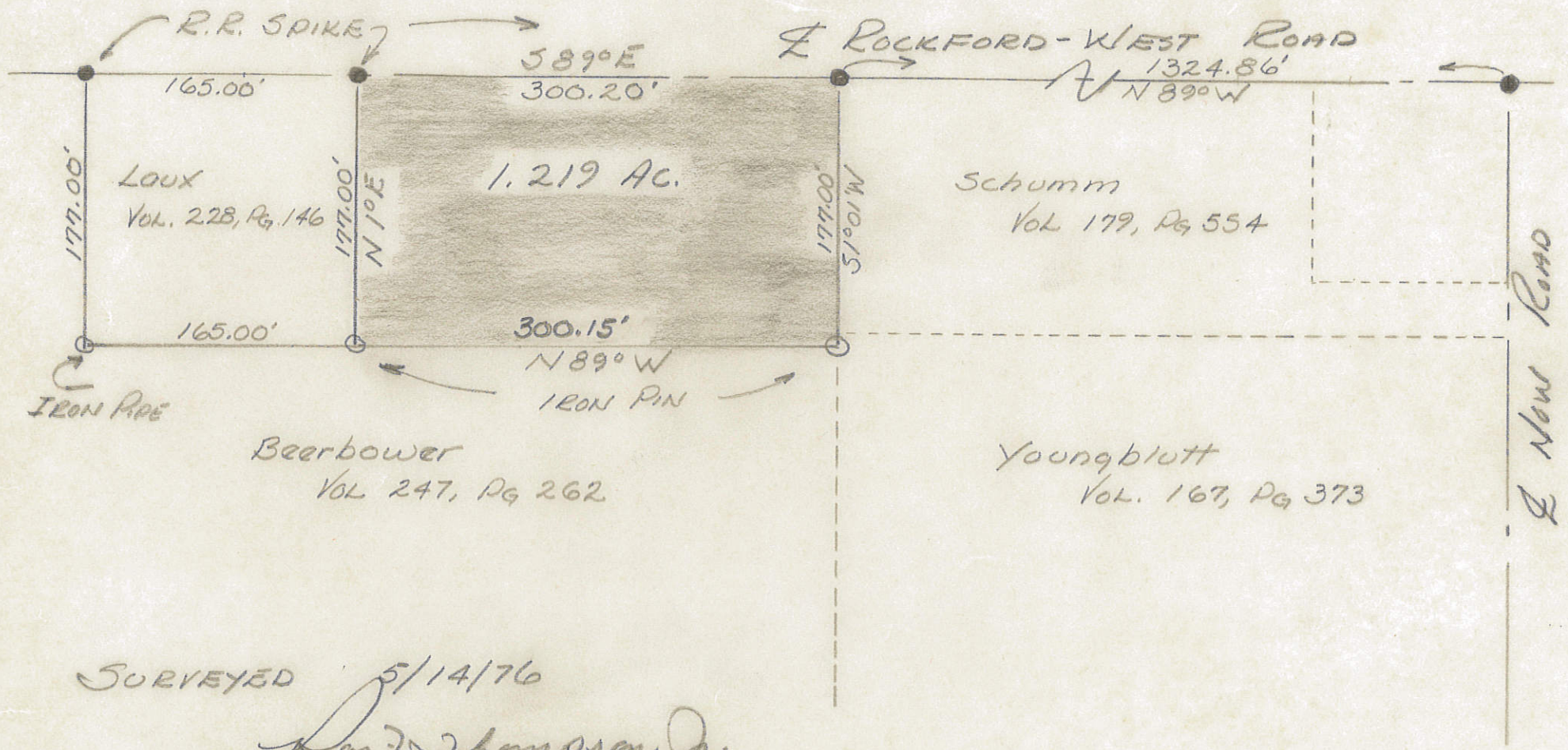
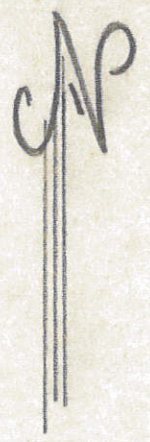
State of: Ohio County: Mercer  
Township: Dublin Sec: 18 Town: 4S Range: 2E  
City/Village: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
Deed Ref: Vol.215, Pg.486 Date Surveyed: 7-12-03

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

02-D

02-18-400-002

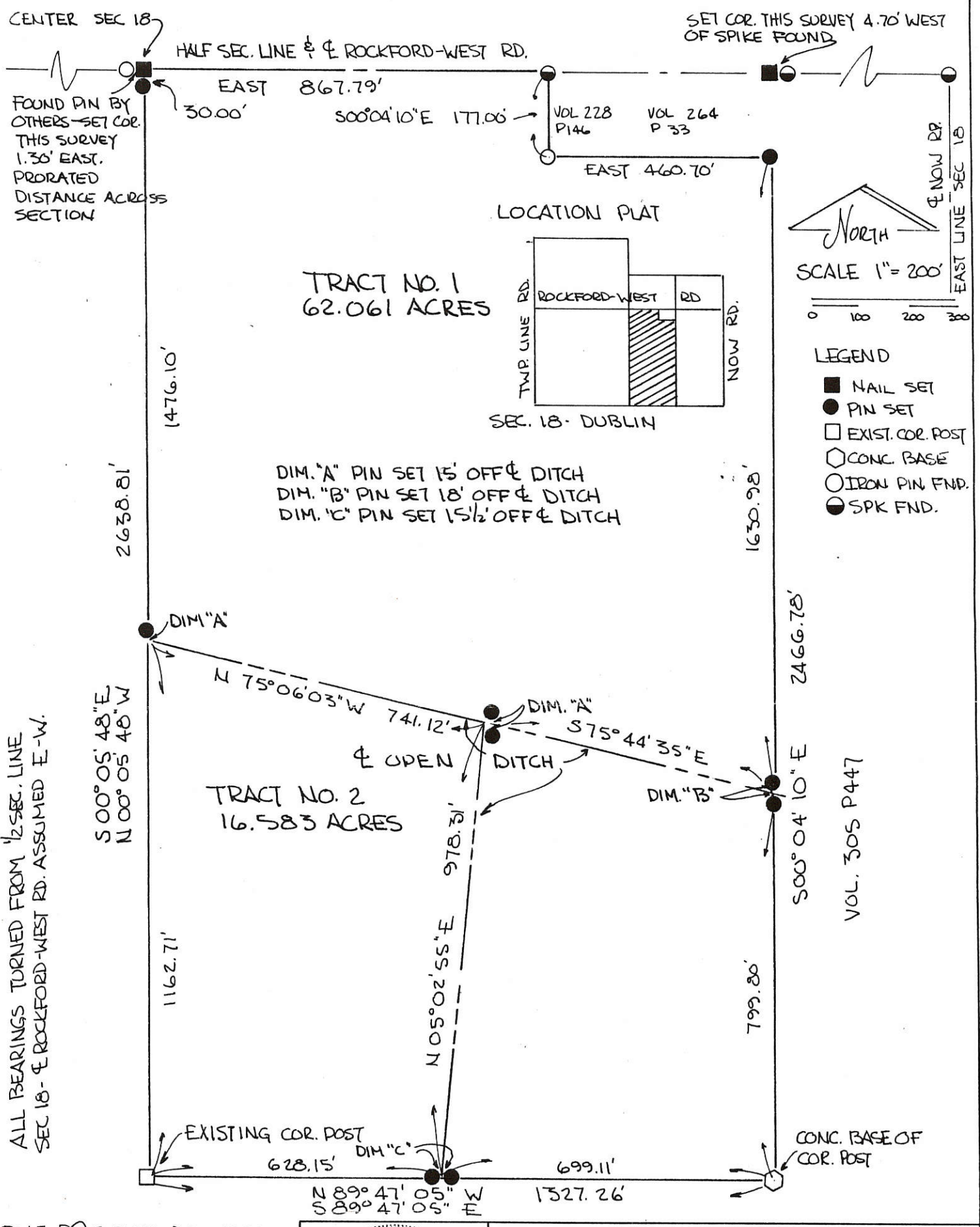
BEER BOWER SURVEY  
 A PARCEL OUT OF THE W 1/2, SE 1/4  
 SECTION 18, DUBLIN TWP, T45, R2E  
 MERCER COUNTY, OHIO



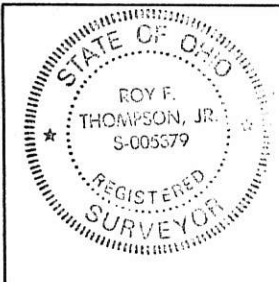
SURVEYED 5/14/76

Roy F. Thompson Jr.  
 Roy F. Thompson Jr.  
 REG. SUR. # 5379

# PEOPLES BANK & TRUST CO. SURVEY PART W 1/2 SE 1/4 FRACTIONAL SECTION 18 T 4 S, R 2 E, DUBLIN TWP, MERCER CO, OHIO



PLAT BY SURVEY DEC. 1989  
*Roy F. Thompson Jr.*  
 ROY F. THOMPSON JR. RES. SUR. # 5379



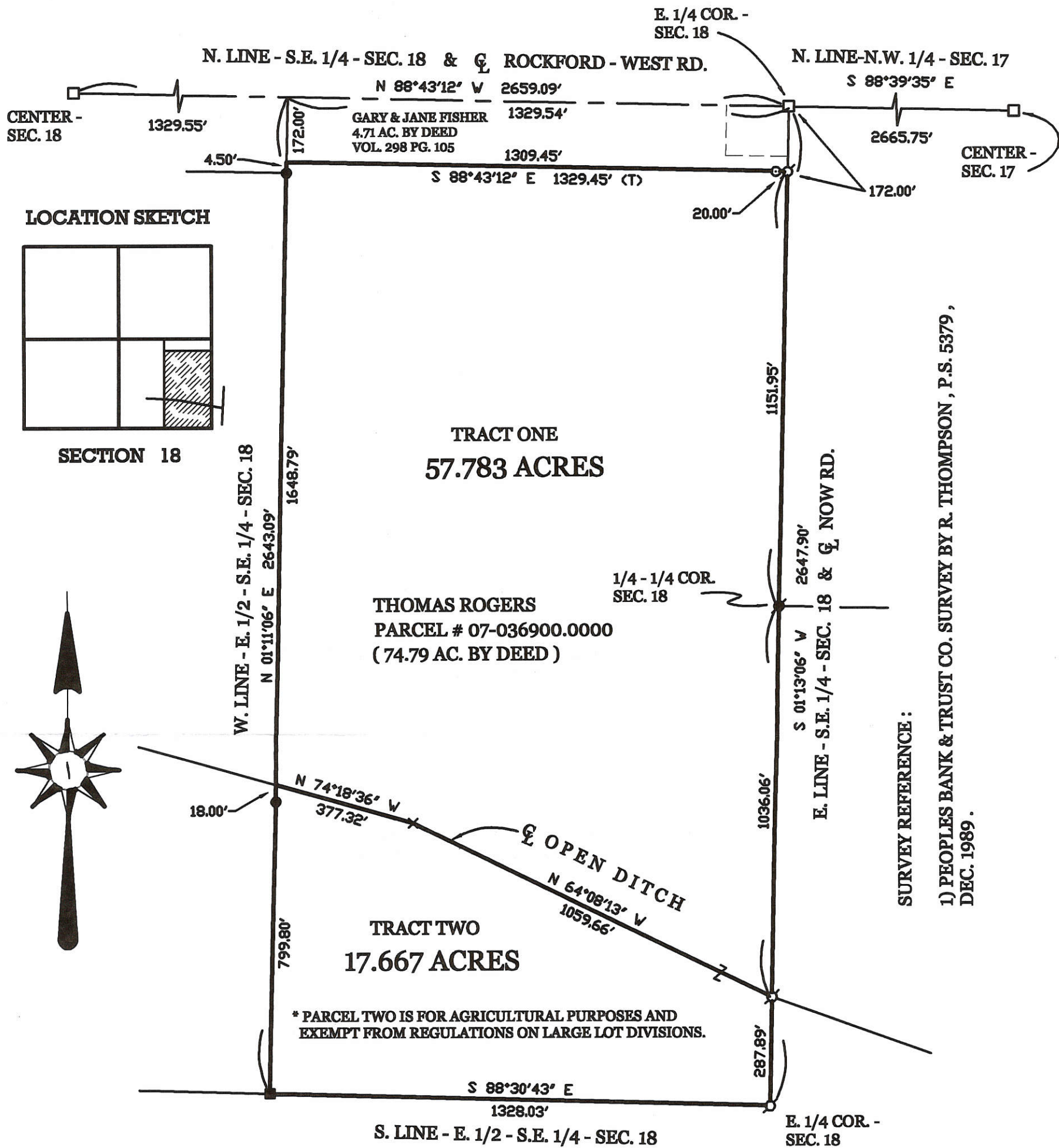
PERMANENT PARCEL No.	_____	
Part of: W 1/2 SE 1/4 Sec. 18 T 4 S R 2 E DUBLIN Township	_____	
Grantor: _____	Area Retained: _____	Acres
Grantee: _____	Area Transferred: _____	Acres
Deed References: V 310 P 529, V 310 P 531		
APPROVALS:	_____	_____
AGENCY: Board of Health	Co. Sanitary Engineer	County Engineer
DATE: _____	_____	_____

**LEGEND**

SURVEYED BY

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

- = IRON BAR IN MON. BOX.
- = 5/8 INCH IRON BAR FOUND.
- ⚡ = RAILROAD SPIKE FOUND.
- ⊗ = MAG NAIL SET.
- = CONC. BASE OF COR. POST.
- ⊙ = 5/8 INCH IRON BAR SET.

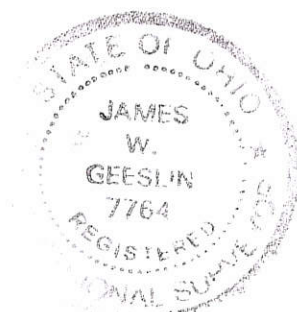


SURVEY REFERENCE :  
 1) PEOPLES BANK & TRUST CO. SURVEY BY R. THOMPSON, P.S. 5379, DEC. 1989.

**GEESLIN**  
**LAND SURVEYING**

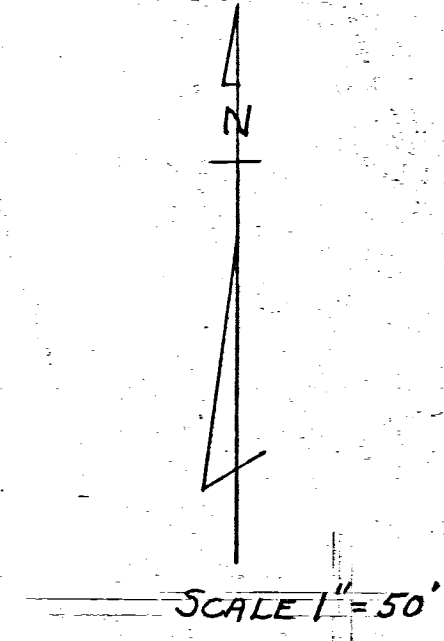
107 N. CEDAR ST.  
 COLDWATER, OHIO 45828

PHONE (419) 678-7232  
 FAX (419) 678-9332



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

W.W. ROGERS SURVEY  
SEC. 18, DUBLIN TWP.



W.W. ROGERS  
North Gate Post  
Corner Post

N 89° 54' E  
172.72'

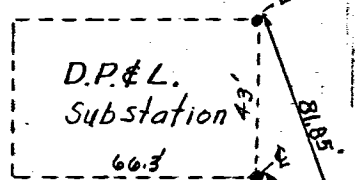
NOTE: \* \* \* Fence & Corner Posts are Existing Bearings observed.

BLACKCREEK TWP

DUBLIN TWP.

N 1° 00' E  
254.04'

255.11'  
50° 26' E



1" Iron Pipe

W 1/2 POST SEC. 18  
T 45, R 2 E, DUBLIN TWP.

30' Measured to Road face of Cor. post

Reference Inside Face Conc. Abut.

ROCKFORD WEST ROAD

179.02'  
N 89° 45' W ROCKFORD WEST ROAD

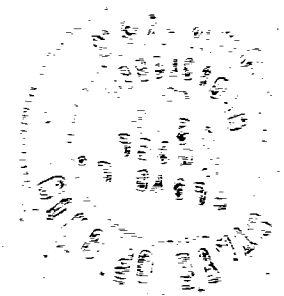
514'

CELINA, OHIO, DEC. 26, 1959

I hereby certify that I have this day made a survey of a parcel of land shown on the plat above and believe it to be correct to the best of my knowledge & belief.

Floyd L. Kugel  
REGISTERED SURVEYOR No. 4286

E 1/2 POST SEC. 13,  
T 45, R 1 E,  
BLACKCREEK TWP.







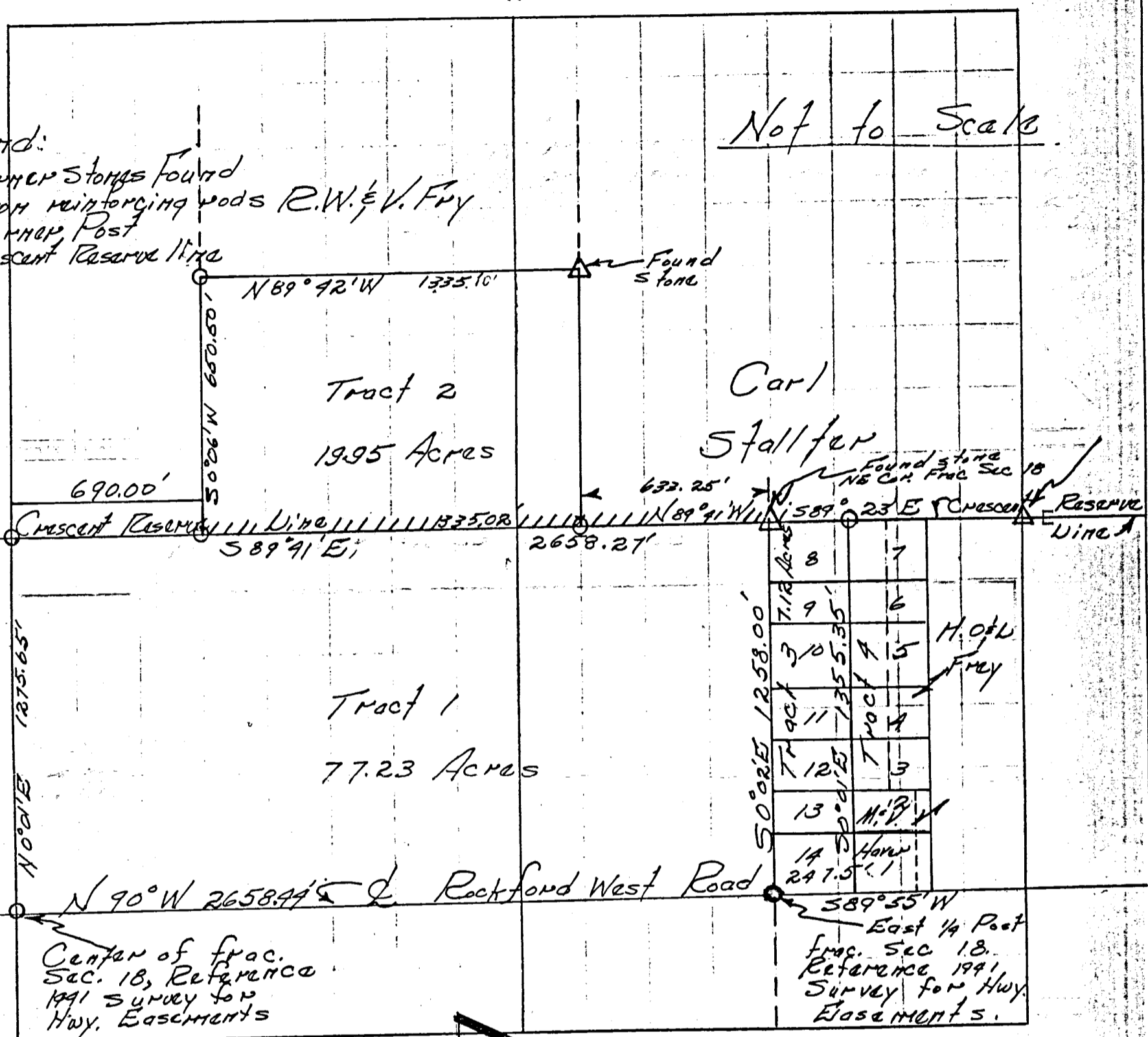
SURVEY No. In Town of Range East. Plat and Notes of Survey made by me on the day of A. D. 19, in Sec. 17 & 18, Town 45, of Range 2E, at the instance of D.J. Wolff 02-17-100-004 02-17-100-005

The Johnson-Watson Co., Dayton, Ohio—N-7609

Tract No. 1 = NE 1/4 Frac. Sec. 18  
Tract No. 2 = Pt. South and Crescent Reserve  
Tracts No. 3 & 4 = W. sd NW 1/4 Frac. Sec. 17

Legend:  
△ = Corner Stone Found  
○ = Iron nail forming rods R.W. & V. Fry  
○ = Corner Post  
||||| = Crescent Reserve Line

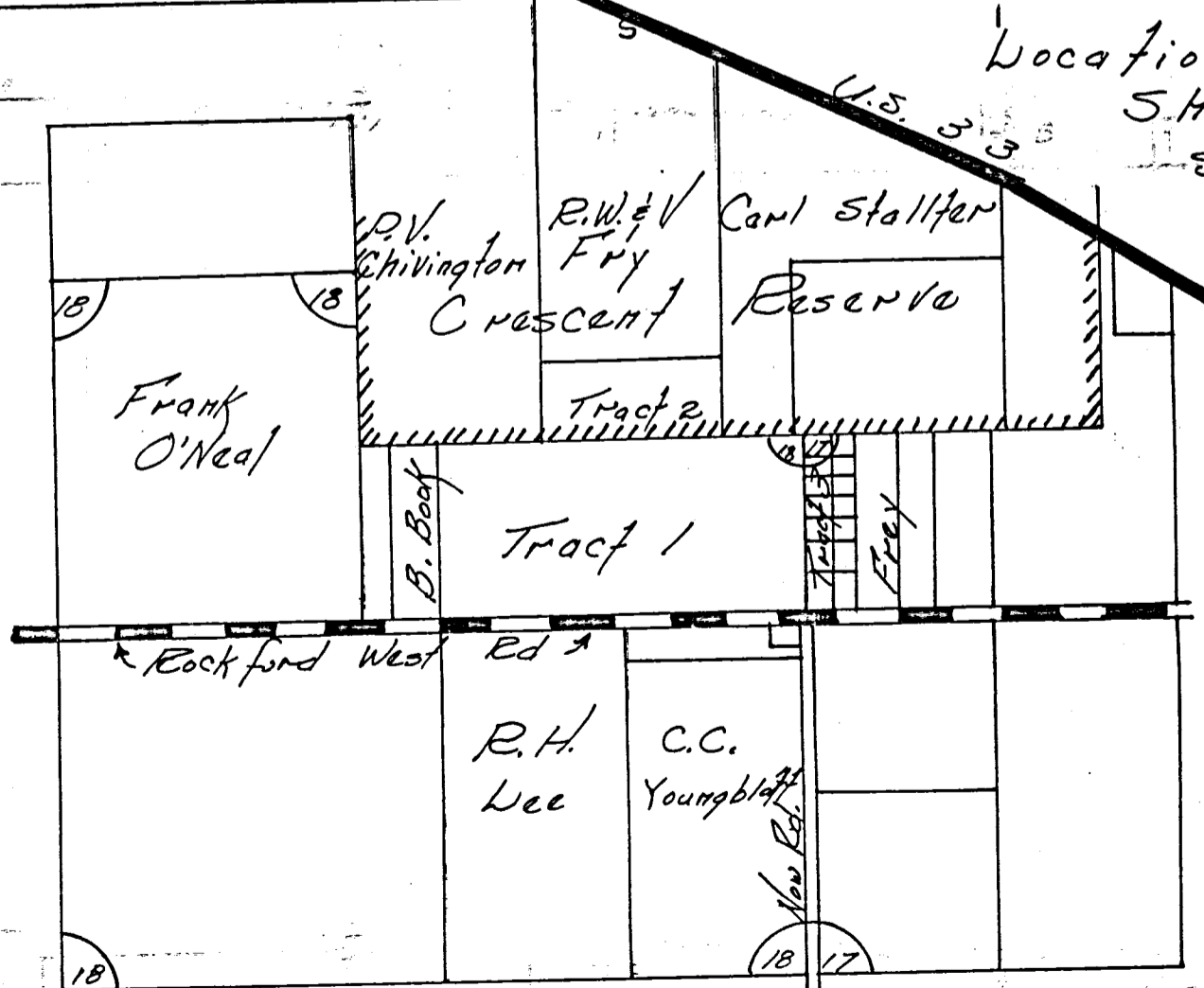
Not to Scale



Center of frac. Sec. 18, Reference 1991 Survey for Hwy. Easements

East 1/4 Post frac. Sec. 18. Reference 1991 Survey for Hwy. Easements.

Location Plat. Shaded area surveyed



4-100 Sec. 18 Copied by Ivan Imel 117







Dublin

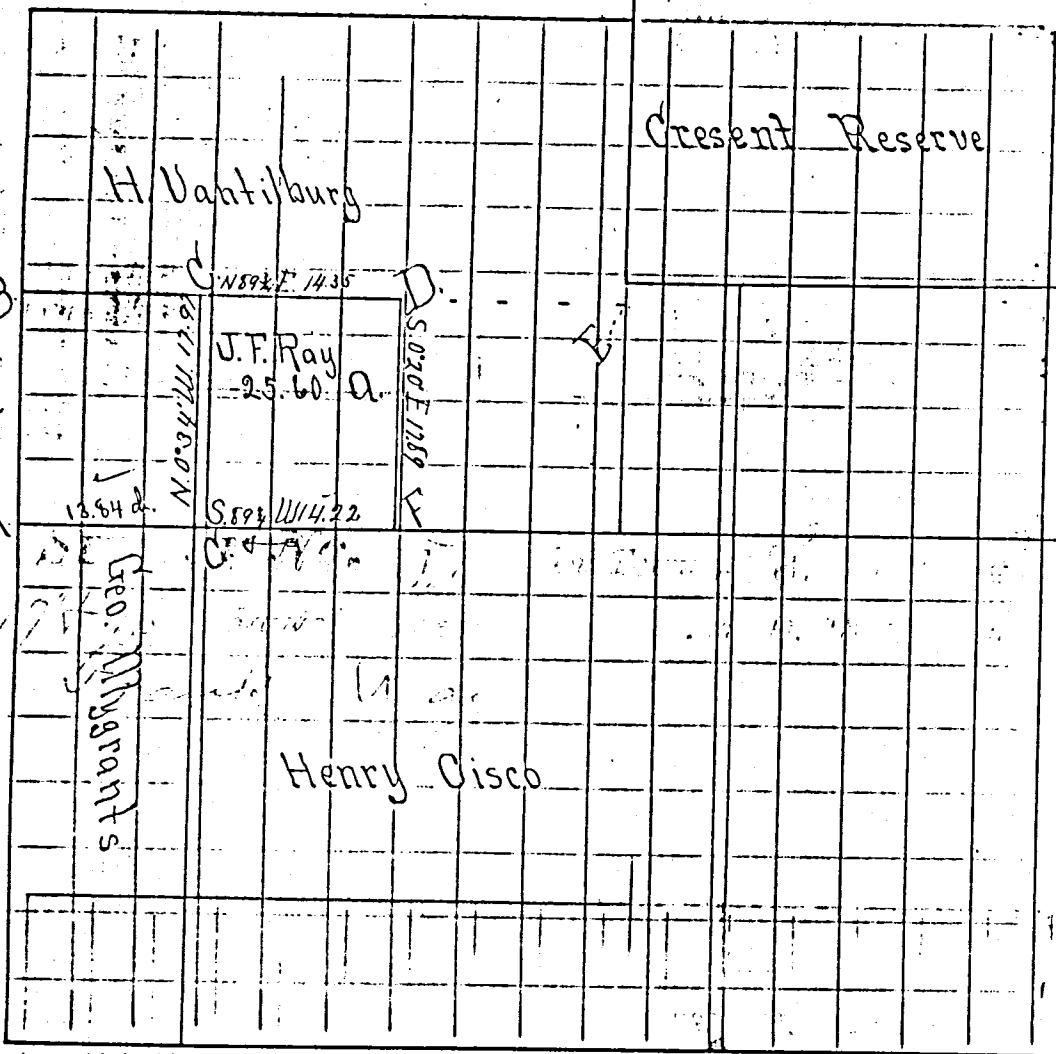
**SURVEY No. 51**  
 17<sup>th</sup> 18<sup>th</sup> days of Feb.  
 Frank Ray

In Town 4<sup>S</sup> of Range 2 East, Plat and Notes of Survey made by me on the  
 , A. D. 1892., in Sec. 18, Town 4<sup>S</sup>, of Range 2 E., at the instance of

**BT2**

CONDITION OF ORIGINAL CORNERS.

C. Stone set by Schuyler, mortar  
 - Bur oak stump & tree down agree  
 with photo - found the stake set  
 by Schuyler.



CONDITION OF ORIGINAL CORNERS.

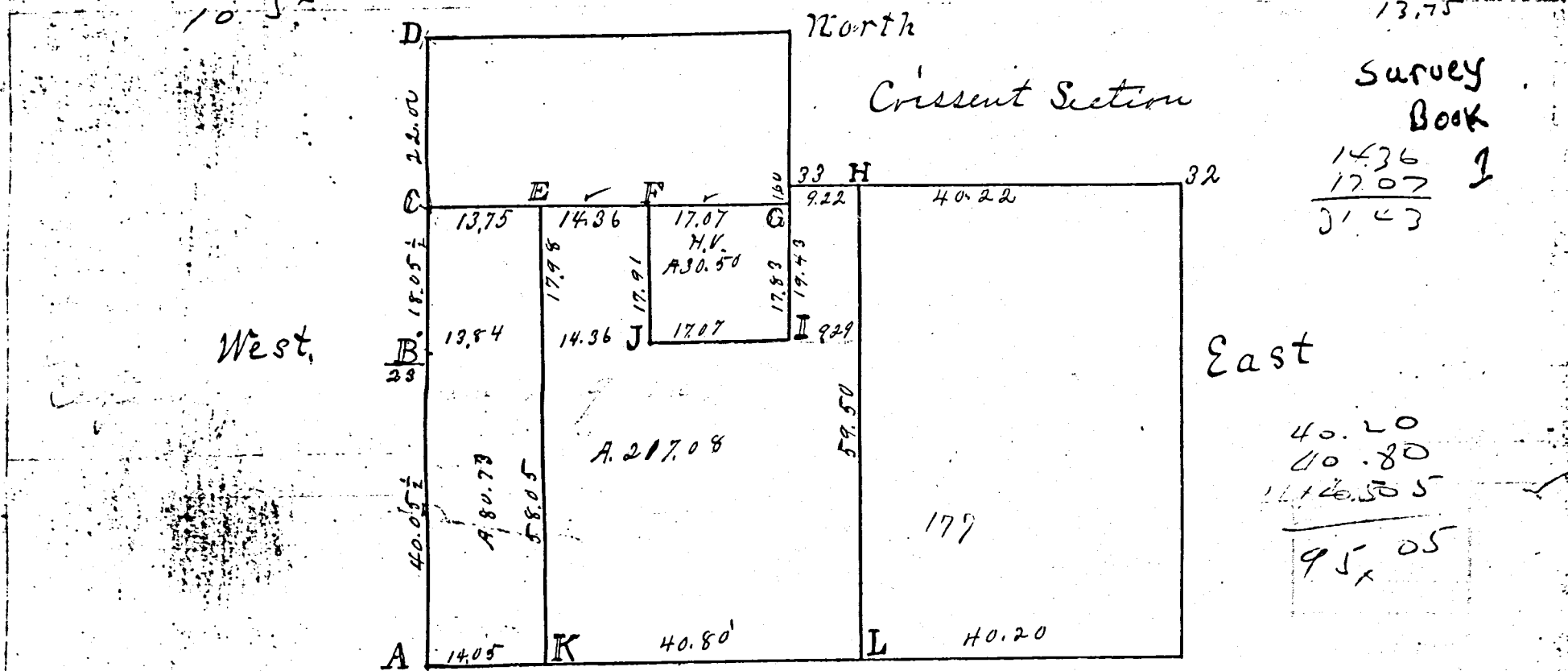
CORNERS DESCRIBED.		BEARING TREES.	D.	Course.	Dist.	BEARING TREES.	D.	Course.	Dist.
A.	1/4 post. stone	Water Ash Gray Ash	10	N. 30 1/2 E	136				
B.	1/4 cor. Geo Mygrants Stone	Hickory 14 Water Ash	14	N. 45 E	50				
C.	Stake + Limestone 15 x 10 x 6	Elm Elm	5	S. 33 E	67 1/2				
D.	Stone (by Schuyler)	Elm Sweet Oak Walnut	6	S. 4 E	39 1/2				
E.			10	S. 55 1/2 W	107				
F.	Stone (by Schuyler)	Stake + Stone Hickory 5 x 11 x 6	5	N. 26 1/2 W	32				
G.	Stake + Limestone 6 x 8 x 6	" " " "	4	N. 41 1/2 W	47				
		" " " "	4	N. 41 3/4 W	48				
		" " " "	5	N. 35 1/4 E	43				

I certify the above to be correct to the best  
 of my knowledge and belief.  
 Clyde O. Smith Co. Sur.

Survey No 177. Plat and Notes of Survey made by me in  
 Fractional Sec No 18 Town 4 South Range 2 East on the  
 15<sup>th</sup> and 16<sup>th</sup> days of April 1864 at the instance of Charles Riley  
 by his Agent Harry Vantilburg. Chairman sworn  
 Harry Vantilburg and Anderson Guy  
 Scale 4 inches to a mile, the top of the plat being north  
 Copied from Book No 9 Page 107

Dublin

1.5	1436	40.05
96	17.07	18.06
96	31.43	22.00
10.5	13.75	80.11
	45.18	



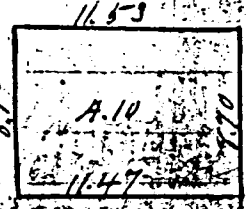
- A S.W. Corner of Sec. 43 links North of Blackrock corner. Planted Stake deep and stone 9.6.5. inches. Marked Jack Oak 30. 76.77 E 65. do 30 76.77 W 31.
- B W 1/2 Post Made on an equal division of west line. Drove a stake and Marked Red Oak 24 76.8 W 64 Coffee Nut 6 S 71 E 105
- C Stake and stone 10.6.6. Hickory 9 76.48 E 51. Hickory 8 76.85 1/2 E 77
- D N.W. corner of Sec. 4 find W. oak as in notes Standing dead marked Planted Stake deep and stone 16. 7. 6. Marked White Oak 24 S 62 1/2 E 98.
- E Stake and stone 12.8.2 marked Burr Oak 18 76.46 E 22 do 18 S 40 1/2 E 32
- F Stake and stone 16.10.7. bring 14 3/16 chs East of E and 17 7/100 chs West of E.
- G 1 1/2 chs S of No 33. The S.W. corner of Crescent section stake and stone 16. 10. 8. old marked tree Hickory 12 76.8 1/2 E 30 Burr Oak 13 S 79 W 26
- H Stake 9 2/100 chs E of No 33. Marked White Ash 6 East-11. Burr Oak 6 S 46 W 32.
- I Stake and stone 15. 14. 8. marked Red oak 10. S 3. E. 19 1/2. Red oak 14 76.35 W 19.
- J Stake and stone 14. 14. 8. Marked Red oak 14. 76.53 1/2 E 110 Pin oak 6 76.16 1/2 W 89
- K Stake and stone 10. 6. 6. Forked White Ash 12 S 77 1/2 E 8 do 18 886 W 45 1/2.
- L Stake Cattenwood 10 S 82 W 152

The above Plat and notes are correct to the best of my knowledge and belief as I hereby certify  
 Surveyors office, Calina O. Nov 9th A.D. 1864

Marcus Schuyler Co. Sur  
 of Mercer Co. Ohio

April 19<sup>th</sup> 1864 at the corners of secs 20 + 21 on the south line of Shones grant. Planted Stone 14.6.6 inches for John D. Ralston W. oak 26 76.10 W 53 1/2

M. Schuyler Co Surveyor



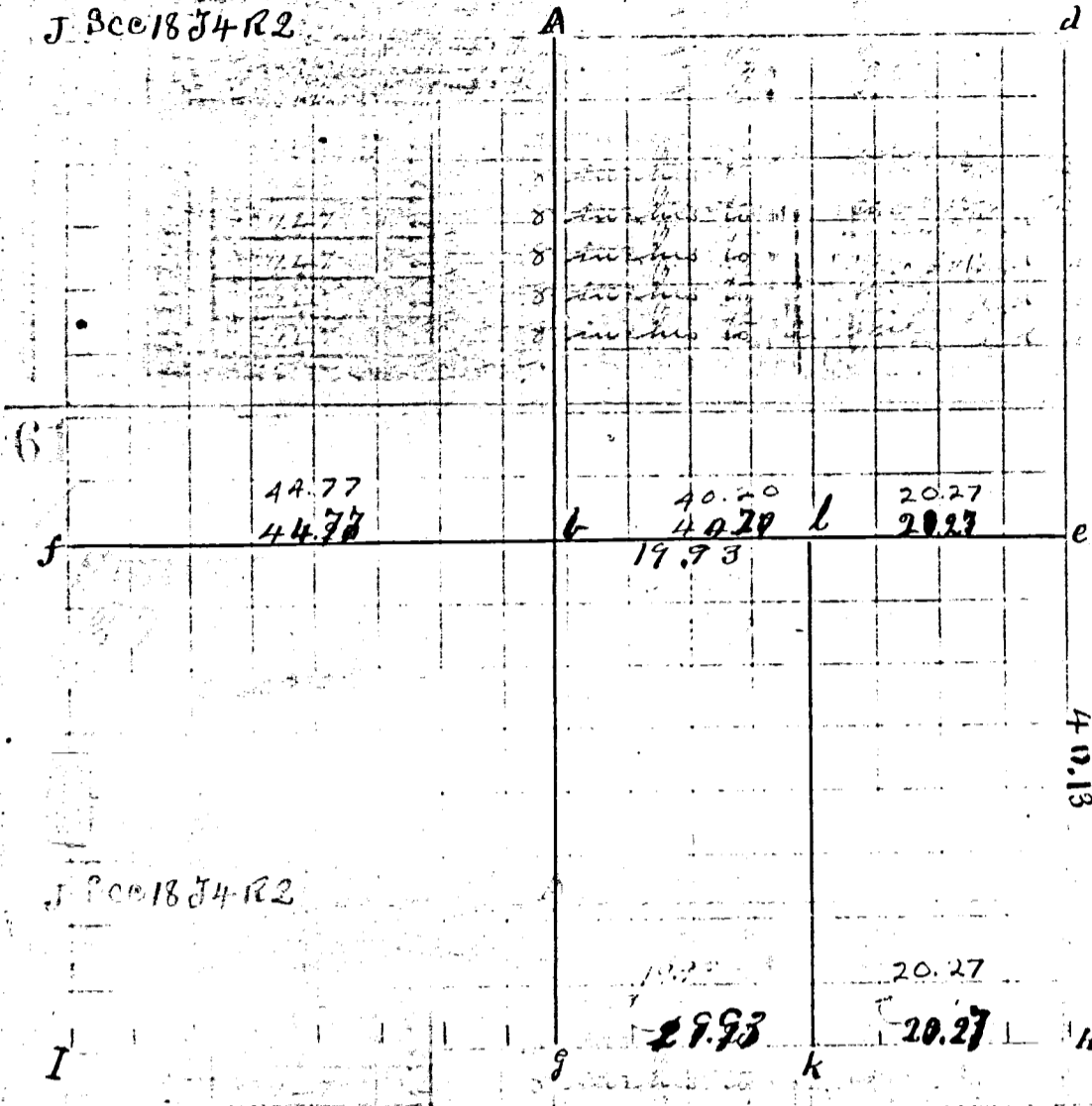
Plat of 10 Acres out of A Shones grant for C. D. Worth. Scale 8 inches to a mile

SURVEY No. 14 In Town 4 of Range 2 East. Plat and Notes of Survey made by me on the 27 day of March, A. D. 1874, in Sec. 18, Town 4, of Range 2, at the instance of J. M. Covalt

J. Sec 18 T4 R2

CONDITION OF ORIGINAL CORNERS:

I find Stake T.O. 24 N 68 W 64 & Coffin 68 71 6105  
I " Oak 30 N 77 865 do 30 N 67 W 81  
I " Sto Cottonwood 10 S 82 W 152 as  
found by former Co. Surveyor all  
correct and agreeing with original  
notes - agreeing therewith the corners  
are now planted



CONDITION OF ORIGINAL CORNERS:

CORNERS DESCRIBED.

BEARING TREES.

D.	Course.	Dist.	BEARING TREES.	D.	Course.	Dist.
24	N 73 W	28	Burr O			
10	N 70 1/2 W	19	Elm			
12	N 82 1/2 E	22	Ash			

CORNERS DESCRIBED.

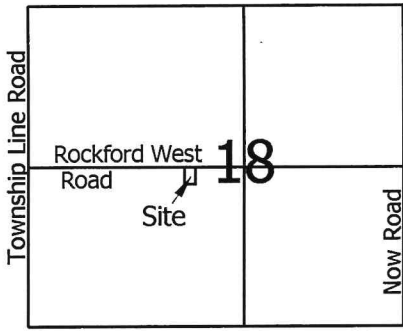
Stake

I certify the above to be correct to the best of my knowledge and belief and agreeing with original notes

J. M. Covalt  
County Surveyor

CORNERS DESCRIBED.

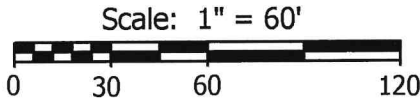




**Legend:**

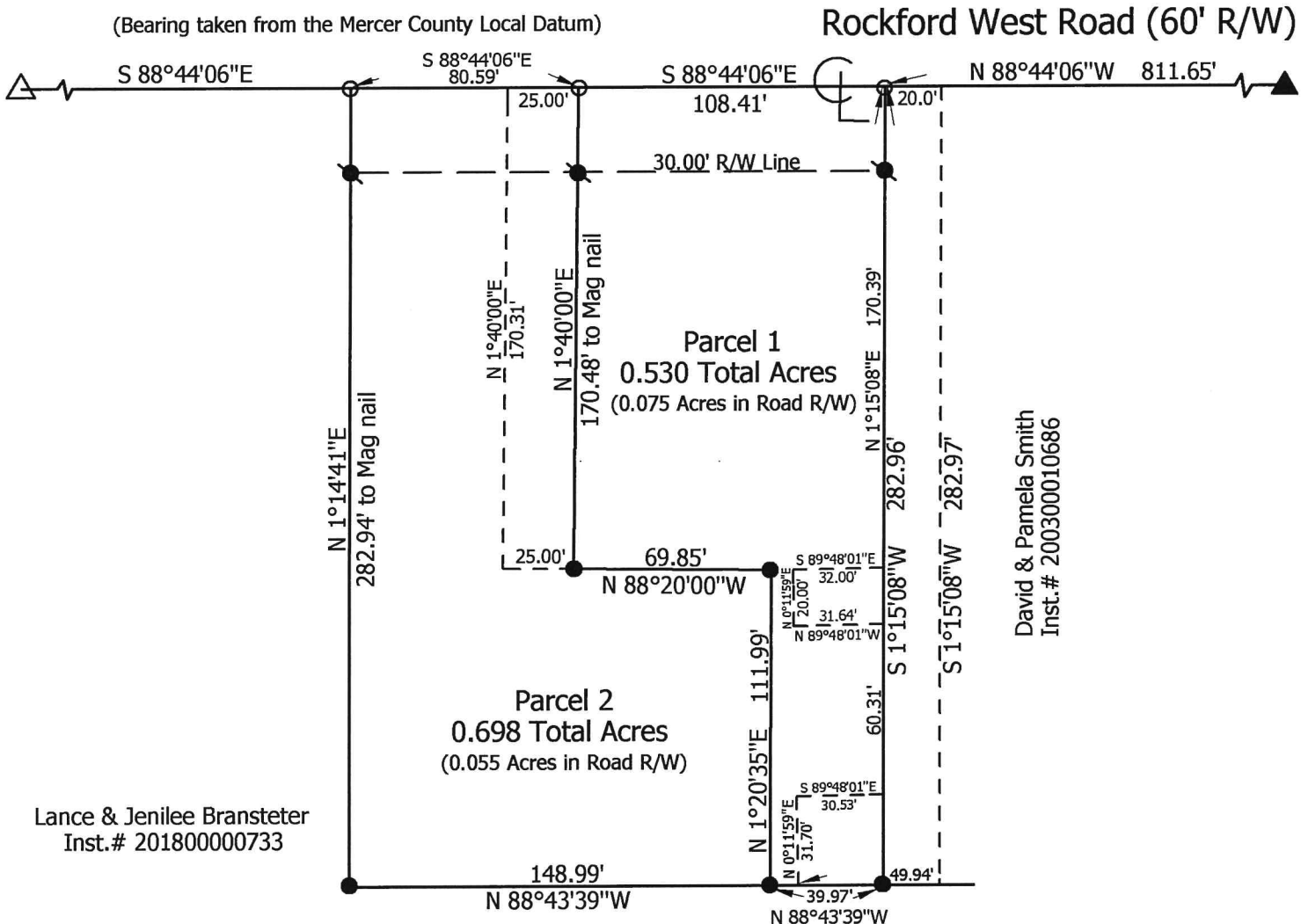
- ▲ Monument Box @ the center of Section 18
- △ Monument Box @ the W1/4 post of Section 18
- Mag nail set
- 5/8" X 30" Iron pin w/cap set
- ⊙ 5/8" X 30" Iron pin w/cap set on line and 30.00' from corner

Ingress & Egress Easement - - - - -



Note: Reference is made to a prior survey by myself dated 7-12-03

**EXEMPT FROM MINOR  
SUBDIVISION REGULATIONS**  
*parcels 1 and 2 are add-to only*



**Marbaugh  
Land Surveying**

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

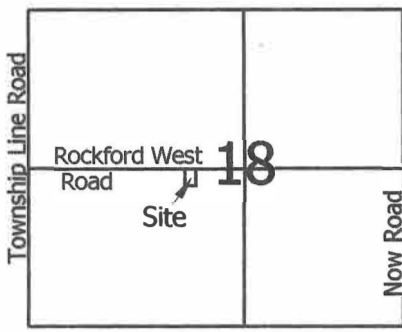
*Kent Marbaugh*  
Kent B. Marbaugh P.S.7421



**Beerbower Survey (3230 Rockford West Road)**

State of: Ohio County: Mercer  
 Township: Dublin Sec: SW1/4 18 Town: 4S Range: 2E  
 City/Village: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Deed Ref: Inst.# 201400001151 Date Surveyed: 5-24-19

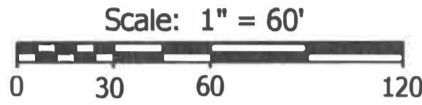
Approvals: _____	_____	_____
Agency: Board of Health	Township Zoning Inspector	County Engineer
Date: _____		



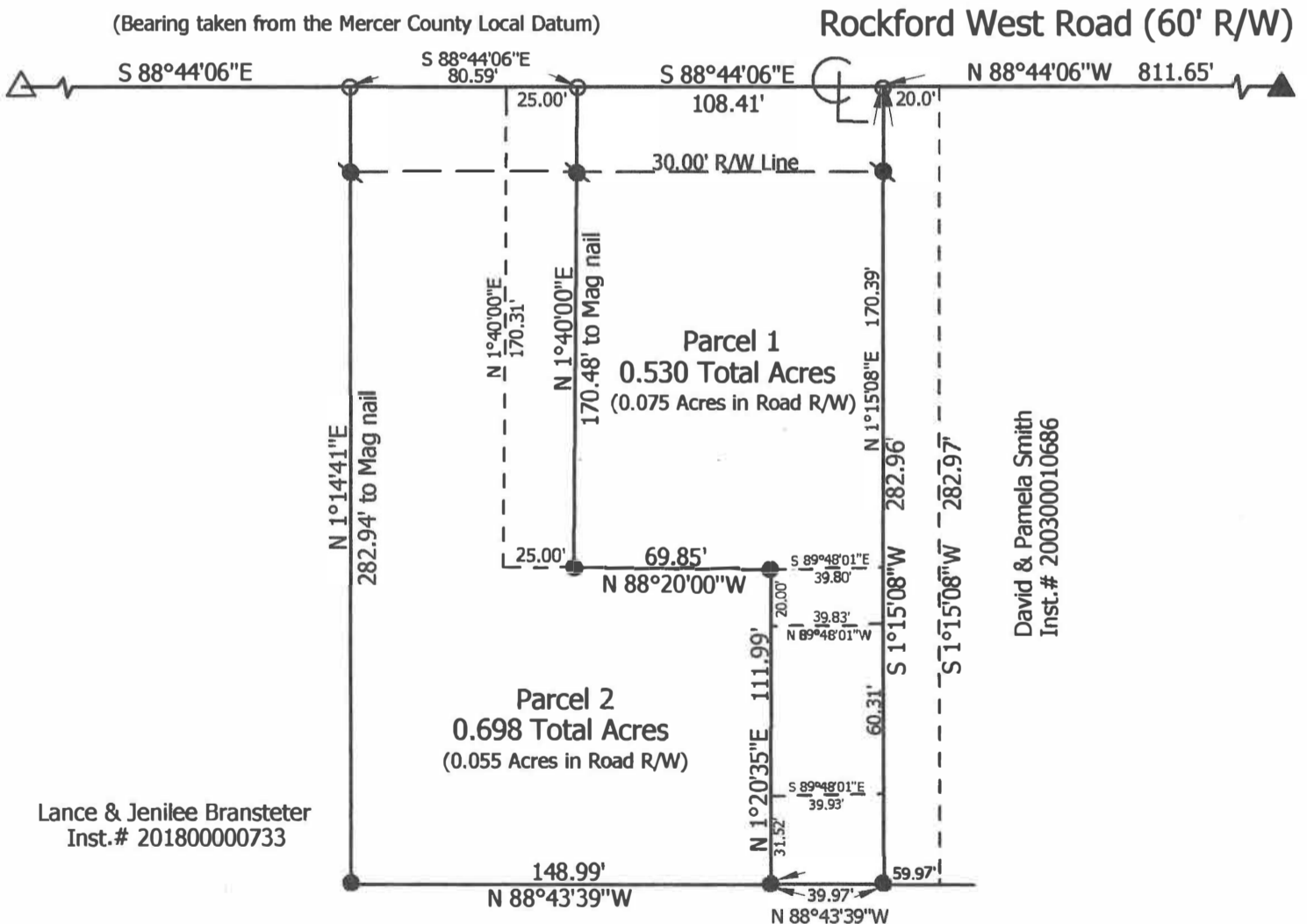
**Legend:**

- ▲ Monument Box @ the center of Section 18
- △ Monument Box @ the W1/4 post of Section 18
- Mag nail set
- 5/8" X 30" Iron pin w/cap set
- ⊙ 5/8" X 30" Iron pin w/cap set on line and 30.00' from corner

Ingress & Egress Easement - - - - -



Note: Reference is made to a prior survey by myself dated 7-12-03



**Marbaugh Land Surveying**

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

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



**Beerbower Survey (3230 Rockford West Road)**

State of: Ohio County: Mercer  
 Township: Dublin Sec: SW1/4 18 Town: 4S Range: 2E  
 City/Village: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Deed Ref: Inst. # 201400001151 Date Surveyed: 5-24-19

Approvals: Agency: <u>Board of Health</u> Date: _____	Township Zoning Inspector	County Engineer
---	---------------------------	-----------------

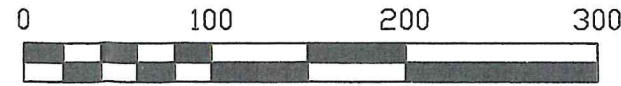
THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION, AS DATED HEREIN.

# ROGERS SURVEY

PART OF THE NW. 1/4 AND THE N.E. 1/4 OF FRACTIONAL SECTION 18, TOWN 4 SOUTH, RANGE 2 EAST, ( DUBLIN TOWNSHIP ), MERCER COUNTY, OHIO.

ATTEST: JAMES W. GEESLIN  
PROFESSIONAL SURVEYOR 7764

MAY 20, 2021



SCALE 1" = 100'

Approved by Mercer County Regional Planning Commission; No Approval or Plat Required under R.C. 711.133; FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY.

"Tract C" J. Weiss 6/25/21

MINOR SUBDIVISION  
1 Lot "Tract B" J. Weiss 6/25/21

**NOTES:**

- REFER TO SOIL EVALUATION REPORT FILED IN THE MERCER CO. HEALTH DEPT.
- REFER TO A SEPARATE SURVEY OF TRACT "D" DATED MAY 20, 2021.

JANE GRINER  
INST. # 2012-3821  
8 AC (DEED)

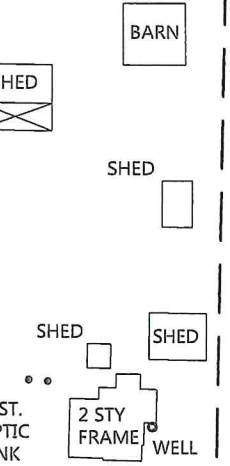
\*\* TRACT "C" IS DESIGNATED "FOR AGRICULTURAL USE ONLY".

TRACT "D"  
6.544 ACRES

DEBRA LOWERY Andrew + Michelle Rogers  
DV 322 PG 535 Inst. # 202100003432  
10 AC (DEED)

TRACT "C"  
2.191 ACRES  
(0.141 AC. IN R/W)

PROPOSED TREATMENT AREA



20' INGRESS-EGRESS EASEMENT

30' R/W LINE

**LEGEND**

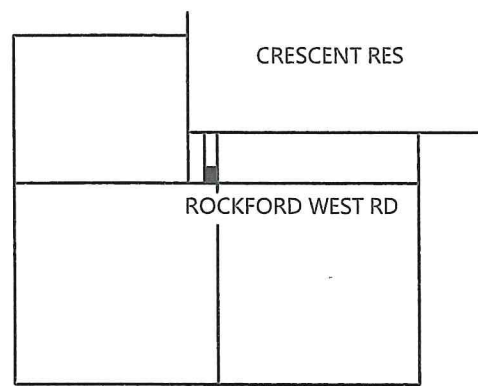
- = IRON BAR IN MON. BOX FOUND.
- = 5/8 INCH IRON BAR FOUND.
- ⊙ = RR SPIKE FOUND.
- ⊗ = MAG SPIKE SET.
- = 5/8 INCH IRON BAR SET.

**ACREAGE DETAIL**

	TOTAL ACRES	AC. IN R/W	NET
TRACT "A"	0.571 AC.	(0.037 AC.)	0.534 AC.
TRACT "B"	1.567 AC.	(0.101 AC.)	1.466 AC.
<b>TOTAL</b>	<b>2.138 AC.</b>	<b>(0.138 AC.)</b>	<b>2.000 AC.</b>

Barbara J. Rogers, Trustee (1/2)  
Inst. # 201600005569  
ANDREW & MICHELLE ROGERS (1/2)  
INST # 2021-252  
75.04 AC. (TAX MAP)

**LOCATION SKETCH**



FRACTIONAL SEC. 18

**PAID**

JUN 24 2021

MERCER CO. HEALTH DISTRICT

**PAID**

JUN 24 2021

MERCER COUNTY COMMISSIONERS  
CELINA, OHIO

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.

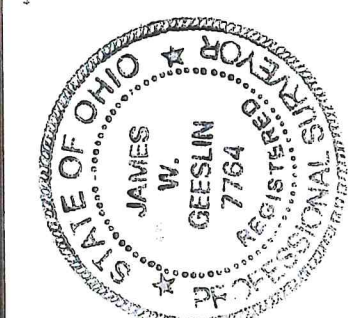
Part of: Sec. T. R.

Grantor: Area Retained Acres

Grantee: Area Retained Acres

Deed Reference:

APPROVALS: AGENCY: DATE:



**GEESSLIN SURVEYING**

525 S. SECOND ST.  
COLDWATER, OHIO 45828

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

Jane Mollen  
Mercer County Engineer

6-15-21

6-23-21