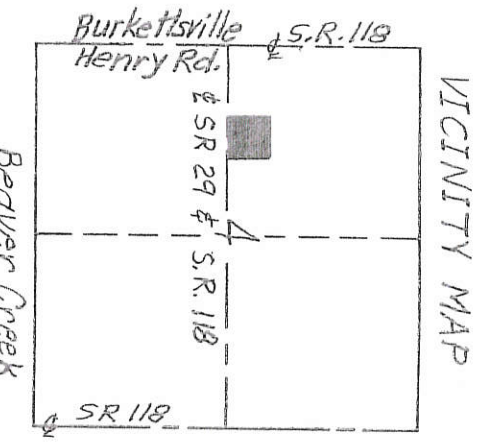
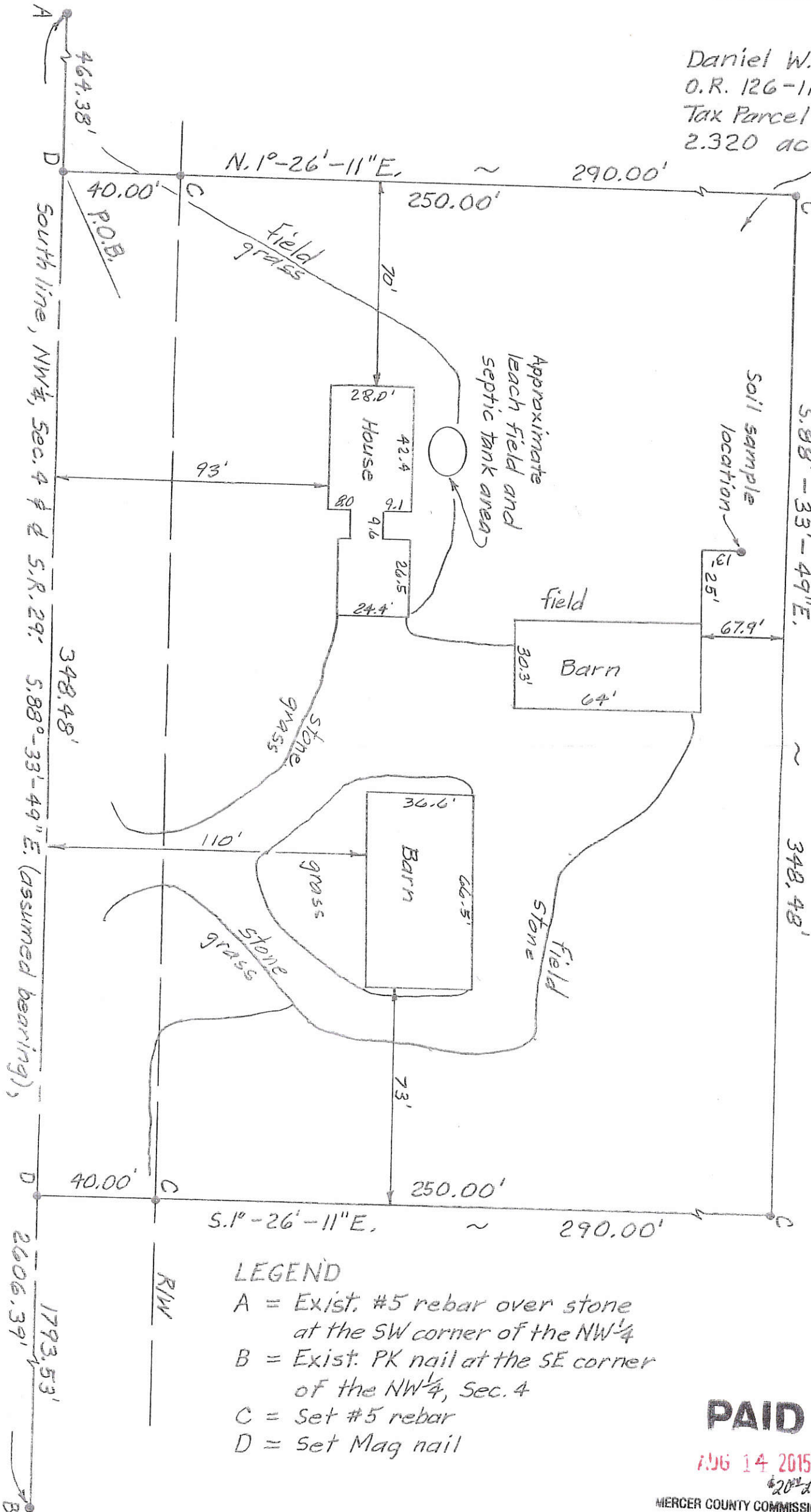


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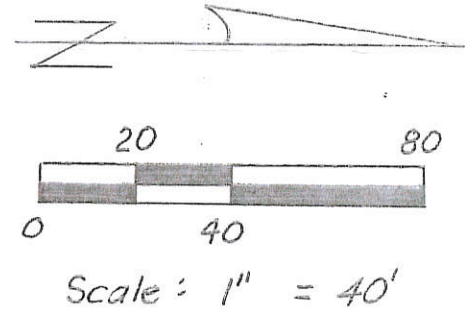
BACON & ASSOCIATES, LLC
Engineering & Surveying
750 N. Eastown Rd., Elida, Ohio 45807
Office: 419-999-3756 - Fax: 419-999-2523

File name: 84-15	Date 8-21-15	Sheet 1	Of 1
Client Daniel W. Johnsman			
County Mercer	City/Twp Jefferson		
Township 6 South	Range 2 East		
Section NW 1/4, 4	Lot No.		
Subdivision			

Daniel W. Johnsman
O.R. 126-1195; O.R. 132-629
Tax Parcel No. 26-037900.0000
2.320 ac. of which 0.320 ac. is in Rd. R/W



MINOR SUBDIVISION
Approved No Plat Required
For A Major Subdivision



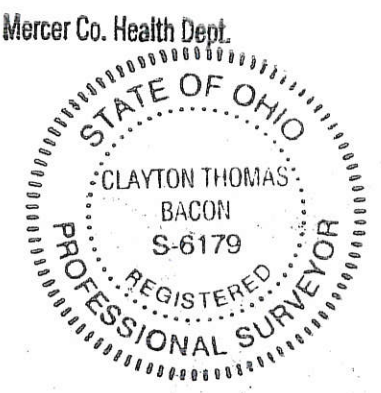
APPROVAL
Michael Burns
County Engineer

[Signature]
Health Department

PAID
AUG 14 2015

- LEGEND**
- A = Exist. #5 rebar over stone at the SW corner of the NW 1/4
 - B = Exist. PK nail at the SE corner of the NW 1/4, Sec. 4
 - C = Set #5 rebar
 - D = Set Mag nail

PAID
AUG 14 2015
MERCER COUNTY COMMISSIONERS
CELINA, OHIO



Clayton T. Bacon
Clayton T. Bacon, Reg. Sur. #6179
8-25-15

This plat and description is based on a field survey on 8-12-15, by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

FED.AID DIST.NO	STATE	FED.AID PROJECT	FISCAL YEAR
10	OHIO		1934

3
5

MERCER COUNTY
S.H. 264 SEC. D-1, C

J.A. HOLSINGER
SEC. 4 T. 65 R. 2E
RR #2 CELINA, OHIO.

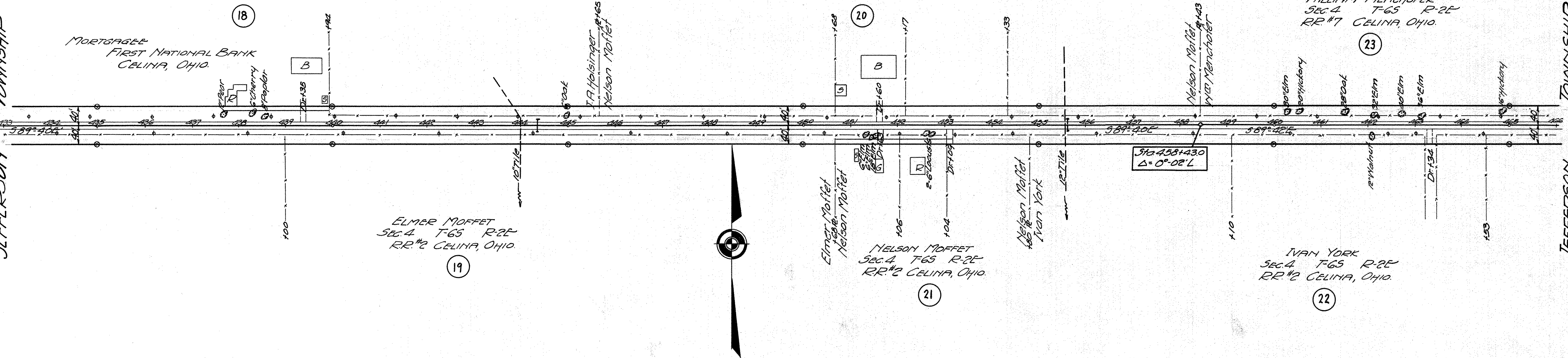
NELSON MOFFET
SEC. 4 T. 65 R. 2E
RR #2 CELINA, OHIO.

WILLIAM MENCHOFER
SEC. 4 T. 65 R. 2E
RR #7 CELINA, OHIO.

MORTGAGEE
FIRST NATIONAL BANK
CELINA, OHIO.

TOWNSHIP
JEFFERSON

TOWNSHIP
JEFFERSON



NOTE - CENTER LINE OF ROAD IS EAST & WEST 1/2 SEC. LINE

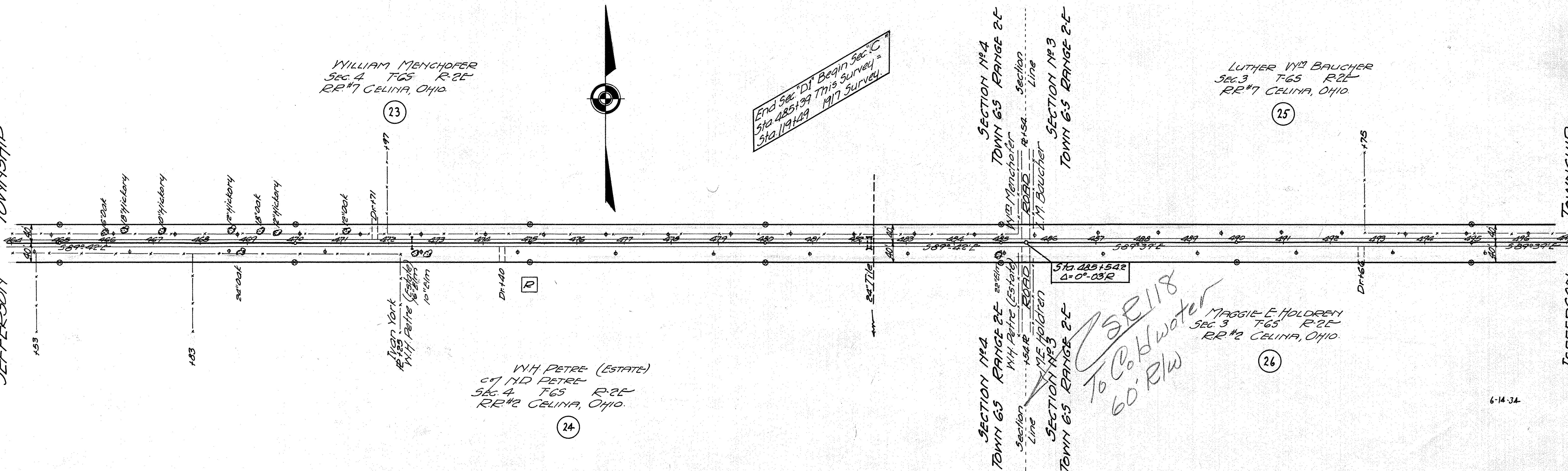
WILLIAM MENCHOFER
SEC. 4 T. 65 R. 2E
RR #7 CELINA, OHIO.

End sec. "D" Begin sec. "C"
Sta. 485+39 This Survey =
Sta. 119+29 1917 Survey.

LUTHER W.M. BAUCHER
SEC. 3 T. 65 R. 2E
RR #7 CELINA, OHIO.

TOWNSHIP
JEFFERSON

TOWNSHIP
JEFFERSON



NOTE - CENTER LINE OF ROAD IS EAST & WEST 1/2 SEC. LINE

SEE 118
To Coldwater
60' R/W

FED. RD. DIVISION	STATE	PROJECT
2	OHIO	

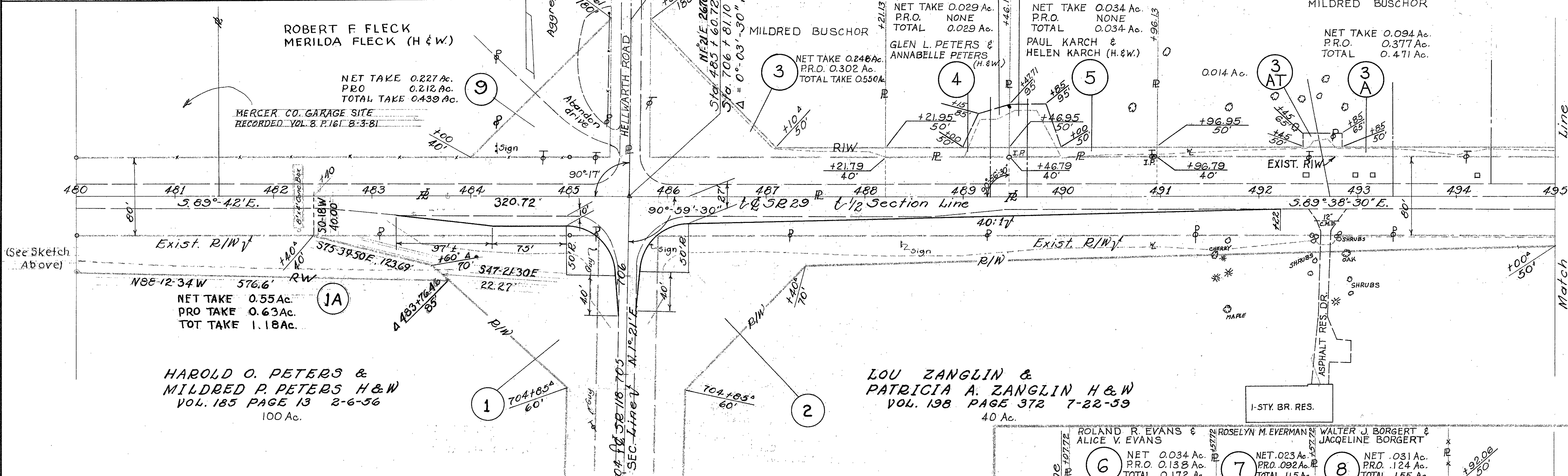
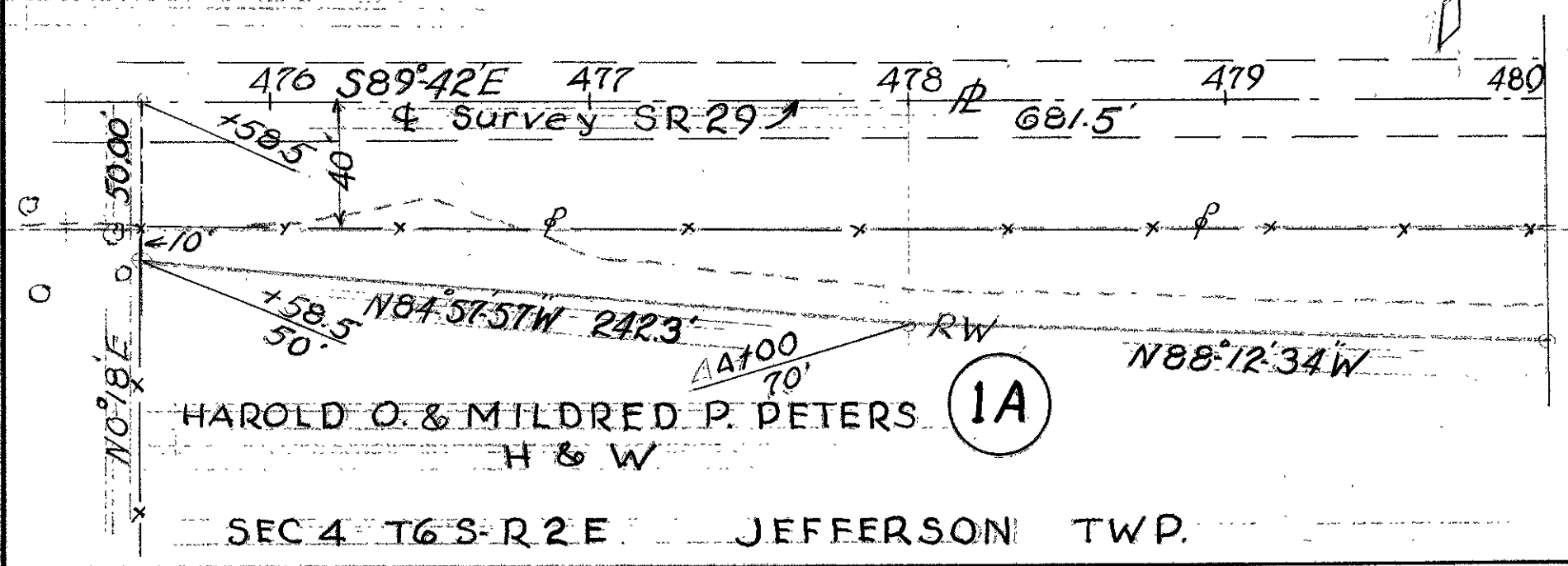
1
2

48
48

MERCER COUNTY
MEB 29-9.15
PF 407

1106 #13085

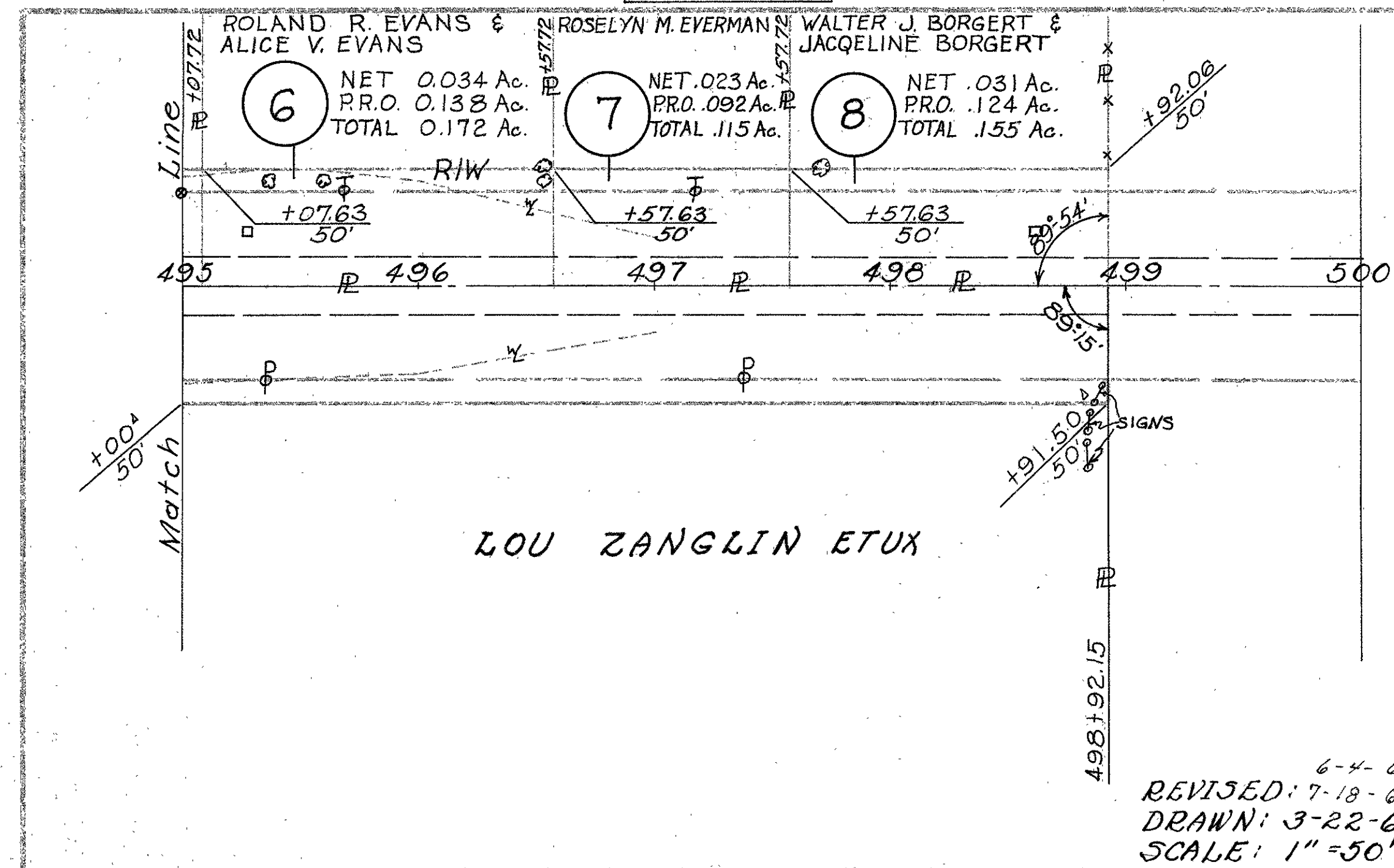
SKETCH OF WESTWARD
EXTENSION OF 1A



**SEE SHEET 2 of 2
MEB 118-29 INTERSECTION**

PAR. No.	OWNER	DEED RECORD		DEED AREA	TO BE ACQUIRED				REMARKS	FUNDS	RECORDING DATA		
		VOL.	PAGE		NET	PRO	BLDG.	RESIDUE			VOL.	PG.	DATE
1	HAROLD O. PETERS, ET AL	185	13	100Ac.	2.15	2.11		95.74	Residue includes .093Ac PRO	STATE	219	535	6-16-67
1A					0.55	0.63		94.56	1A Added 6-4-67, Res. includes 3Ac PRO				
2	LOU ZANGLIN, ET AL	198	372	40 Ac.	1.58	2.10		36.32			231	251	10-31-67
3	MILDRED BUSCHOR	155	510	2.49Ac.	0.248	0.302		1.940			231	53	8-1-67
3A		168	174	3.51Ac.	0.094	0.377		3.039					
3AT					0.014								
4	GLEN L. PETERS, ET AL	225	191	0.95Ac.	0.029			0.921			219	533	5-26-67
4T					0.034								
5	PAUL KARCH, ET AL	193	397	1.14Ac.	0.034			1.106			219	537	6-16-67
5T					0.045								
6	ALICE V. EVANS	195	608	1.27Ac.	0.034	0.138		1.098			219	539	6-16-67
7	ROSELYN M. EVERMAN	195	480	0.85Ac.	0.023	0.092		0.735			219	609	7-3-67
8	WALTER J. BORGERT, ET AL	211	290	1.00Ac.	0.031	0.124		0.845			219	541	6-16-67
9	ROBERT F. FLECK ET UX	186	339	5.00Ac.	0.227	0.212		4.561			231	163	9-26-67
10	KENNETH W. GRANDLIENARD ET UX	209	661	120Ac.	0.81	0.93		118.26			231	185	12-27-67

SEC 4 T65 R2E JEFFERSON TWP. SEC 3 T65 R2E



6-4-67 PAR. 1A ADDED
 REVISED: 7-18-67 PAR. 10 ADDED
 DRAWN: 3-22-67
 SCALE: 1"=50'

SEC 9 T65 R2E

JEFFERSON TWP.

SEC. 4 T65 R2E

FED. RD. DIVISION	STATE	PROJECT
2	OHIO	

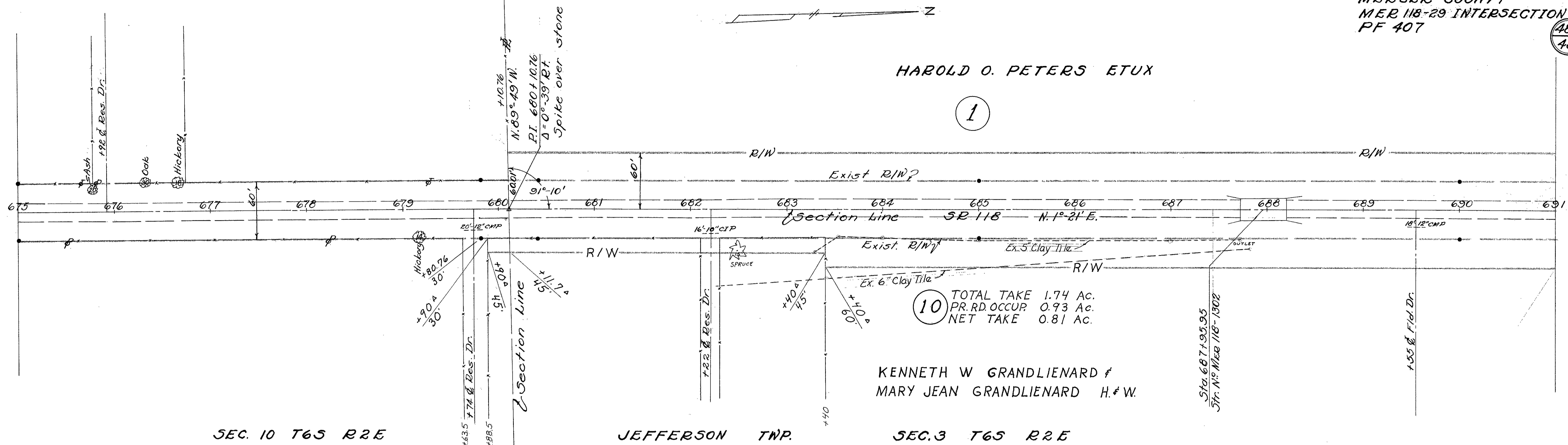
2

MERCER COUNTY
MER 118-29 INTERSECTION
PF 407

48A
48

HAROLD O. PETERS ETUX

1



10 TOTAL TAKE 1.74 Ac.
PR. RD. OCCUP 0.93 Ac.
NET TAKE 0.81 Ac.

KENNETH W GRANDLIENARD &
MARY JEAN GRANDLIENARD H & W

SEC. 10 T65 R2E

JEFFERSON TWP.

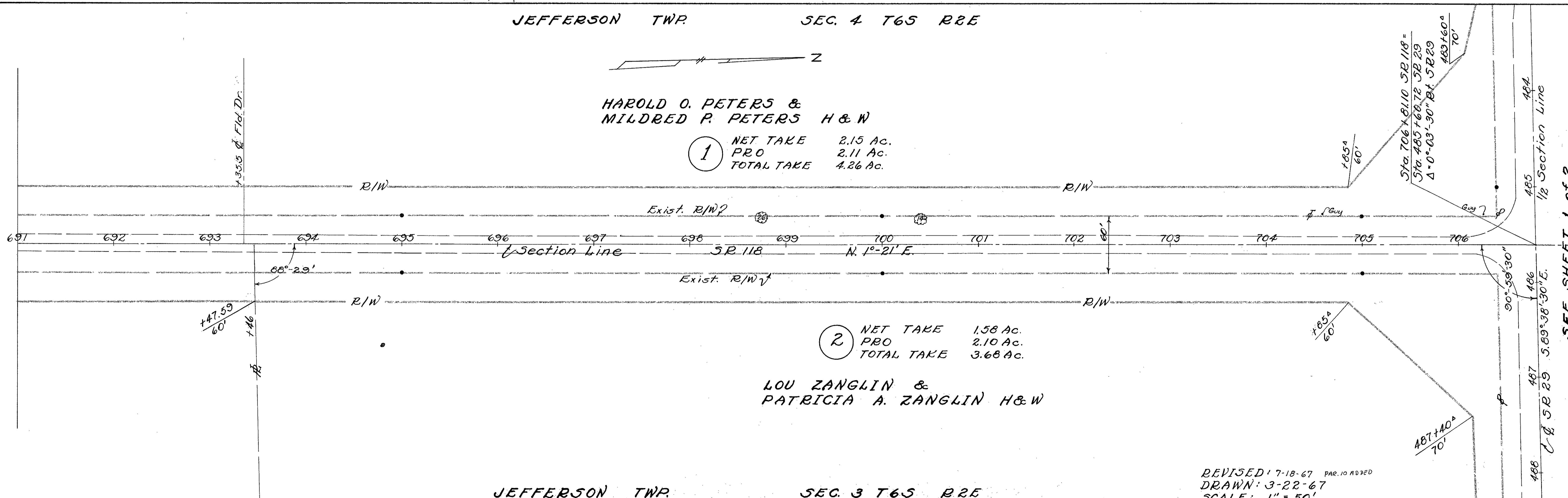
SEC. 3 T65 R2E

JEFFERSON TWP.

SEC. 4 T65 R2E

HAROLD O. PETERS &
MILDRED P. PETERS H & W

1 NET TAKE 2.15 Ac.
PRO 2.11 Ac.
TOTAL TAKE 4.26 Ac.



2 NET TAKE 1.58 Ac.
PRO 2.10 Ac.
TOTAL TAKE 3.68 Ac.

LOU ZANGLIN &
PATRICIA A. ZANGLIN H & W

JEFFERSON TWP.

SEC. 3 T65 R2E

REVISED: 7-18-67 PAR. 10 ADDED
DRAWN: 3-22-67
SCALE: 1" = 50'

SEE SHEET 1 OF 2
MER 29-9.15

MER-29-9.11
JEFFERSON TOWNSHIP
TOWN 6 S. RANGE 2 E.
SECTION 4

Ohio Department of Transportation
AP# 26-030700.0100 (8.7097 acres)
Vol. 302, Pg. 859 (5.0017 acres) &
Vol. 302, Pg. 862 (3.708 acres)

BEGIN ACQUISITION
Sta. 481+45.75

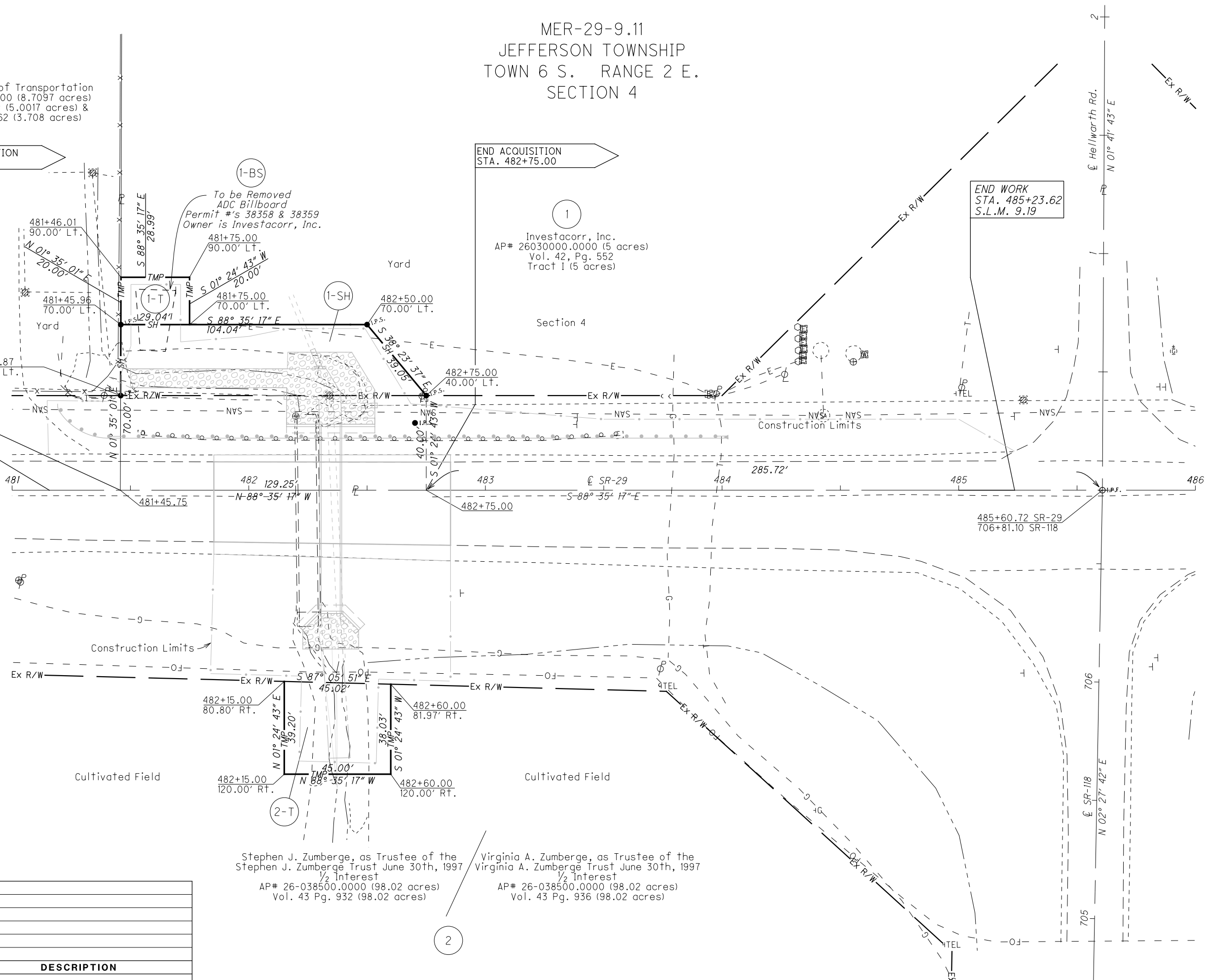
BEGIN WORK
STA. 481+15.76
S.L.M. 9.11

END ACQUISITION
STA. 482+75.00

END WORK
STA. 485+23.62
S.L.M. 9.19

Investacor, Inc.
AP# 26030000.0000 (5 acres)
Vol. 42, Pg. 552
Tract I (5 acres)

To be Removed
ADC Billboard
Permit #'s 38358 & 38359
Owner is Investacor, Inc.

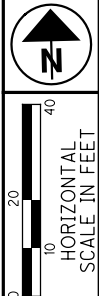


Stephen J. Zumberge, as Trustee of the
Stephen J. Zumberge Trust June 30th, 1997
1/2 Interest
AP# 26-038500.0000 (98.02 acres)
Vol. 43 Pg. 932 (98.02 acres)

Virginia A. Zumberge, as Trustee of the
Virginia A. Zumberge Trust June 30th, 1997
1/2 Interest
AP# 26-038500.0000 (98.02 acres)
Vol. 43 Pg. 936 (98.02 acres)

I:\PROJECTS\Mer\029\0911\PI90441\row_90441\RD001.dgn 22-APR-2014 3:22PM twampler

REV. BY	DATE	DESCRIPTION



PID NO.
90441

R/W DESIGNER
TPW

R/W REVIEWER
RLK

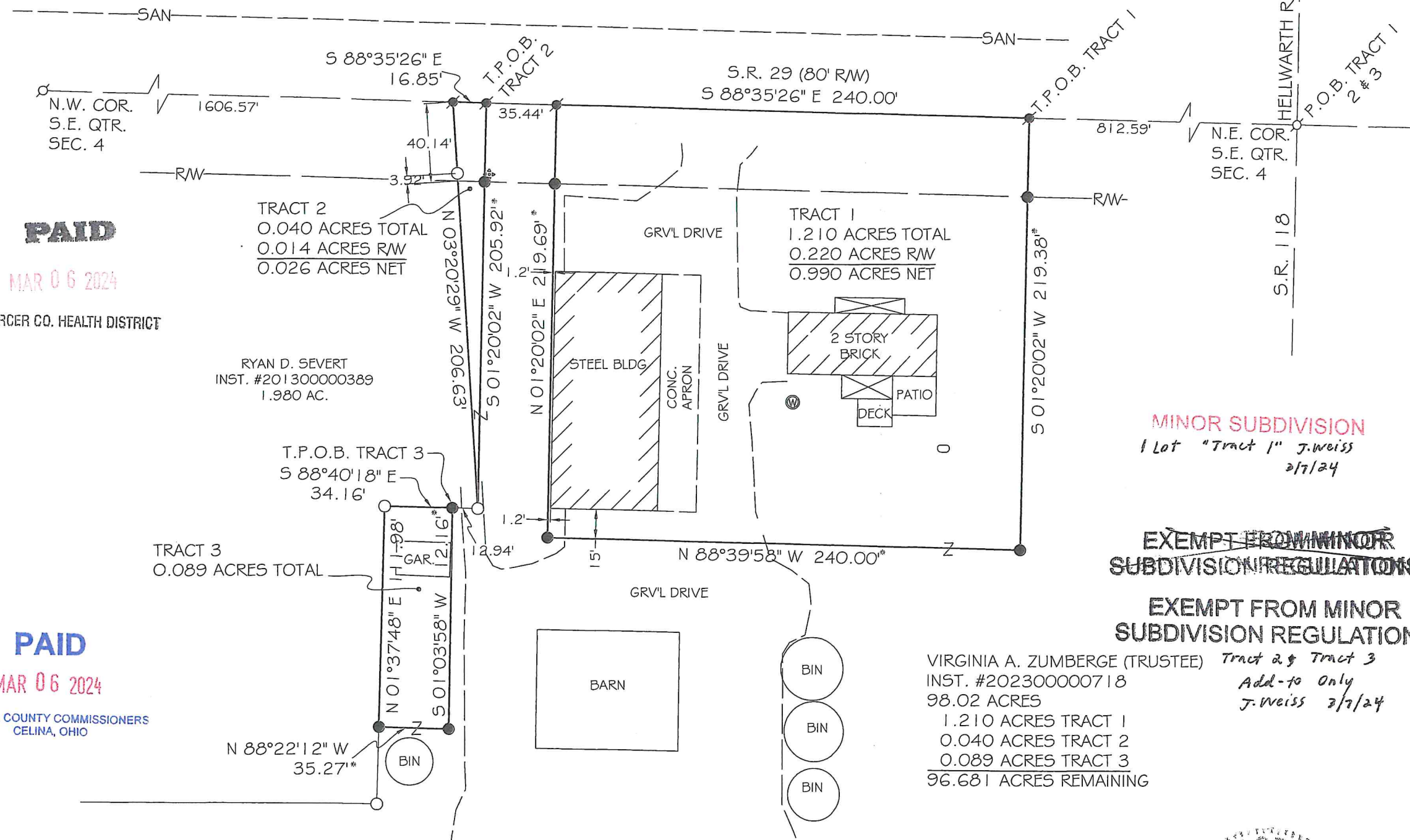
RIGHT OF WAY PLAN
Sta. 481+00 to Sta. 486+00

MER-29-9.11

5 / 5

ZUMBERGE TRUST SURVEY

S.E. 1/4 SEC. 4, T 6S, R 2E
JEFFERSON TWP., MERCER CO., OHIO



PAID

MAR 06 2024

MERCER CO. HEALTH DISTRICT

RYAN D. SEVERT
INST. #20130000389
1.980 AC.

PAID

MAR 06 2024

MERCER COUNTY COMMISSIONERS
CELINA, OHIO

[Signature] 3-6-24
MERCER COUNTY HEALTH DEPARTMENT DATE

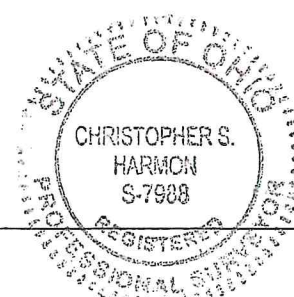
N/A
JEFFERSON TOWNSHIP ZONING DATE

[Signature] 3-6-24
MERCER COUNTY ENGINEER DATE

VIRGINIA A. ZUMBERGE (TRUSTEE) *Tract 2 & Tract 3*
INST. #202300000718
98.02 ACRES
1.210 ACRES TRACT 1
0.040 ACRES TRACT 2
0.089 ACRES TRACT 3
96.681 ACRES REMAINING
Add-to Only
J. Weiss 2/7/24

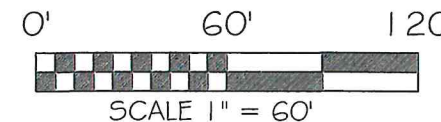
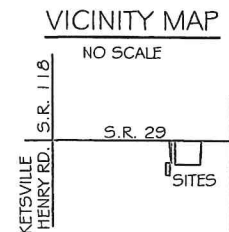
**EXEMPT FROM MINOR
SUBDIVISION REGULATIONS**

**EXEMPT FROM MINOR
SUBDIVISION REGULATIONS**



[Signature] 2/28/24
CHRISTOPHER S. HARMON P.S. #7988 DATE

SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN FEB. 2024 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.



BASIS OF BEARING: BEARINGS ARE OHIO STATE PLANE NORTH ZONE, 3401, NAD 83, GRID DISTANCES SHOWN ARE GROUND.

LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- 5/8 IN. IRON PIN (FOUND)
- ⊗ MAG NAIL (FOUND)
- ⊗ WELL
- SOIL BORING SEPTIC
- * NEW DIVISION LINE

SURVEY REFERENCES

- O.D.O.T. PLAN MER 29 - 9.15
- O.D.O.T. PLAN MER SH 264, PG. 3
- O.D.O.T. PLAN MER 29 - 0.96 (PLAT CAB. 1 SLIDE 39)
- JOHNSMAN SURVEY, BY C. BACON, AUG., 2015
- FLECK SURVEY BY K. MARBAUGH, MAY, 2010
- SURVEY BY G. GEESLIN, DEC. 1994

NOTE: TRACTS 2 & 3 ARE NOT TO BE SEPARATE BUILDING TRACTS. THEY ARE TO BE TRANSFERRED TO THE 1.980 ACRE ADJOINING SEVERT TRACT.

TRACT 1 - THE EXISTING PRIVATE SEPTIC SYSTEM WILL BE USED UNTIL IT EITHER FAILS OR BEGINS CREATING A NUISANCE CONDITION. AT THAT TIME, THE PRIVATE SEPTIC SYSTEM SHALL BE ABANDONED AND THE HOME SHALL BE CONNECTED TO THE EXISTING SANITARY SEWER LINE. COMPLETION OF MERCER COUNTY MINOR SUBDIVISION REQUIREMENT 1113.04(o) WILL NOT BE NECESSARY AS THE EXISTING PRIVATE SEPTIC SYSTEM SHALL BE CONSIDERED THE PRIMARY SEWAGE TREATMENT AREA AND THE EXISTING SANITARY SEWER LINE SHALL BE UTILIZED AS THE REPLACEMENT SEWAGE TREATMENT AREA WHEN NEEDED.

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

