

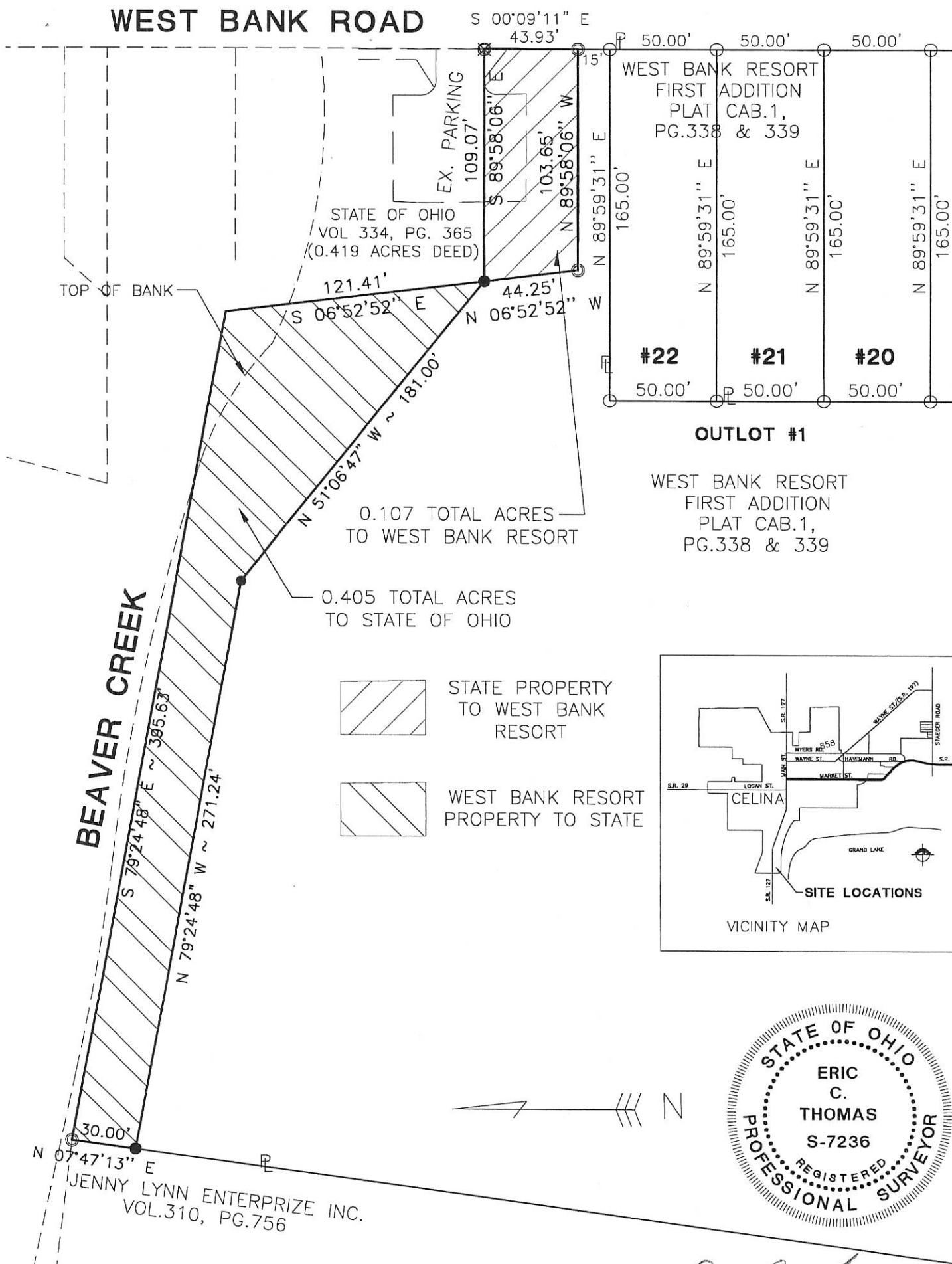
0812276006

8-12-01

# SURVEY FOR THE STATE OF OHIO

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, JEFFERSON TOWNSHIP, TOWN 6 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO

## WEST BANK ROAD

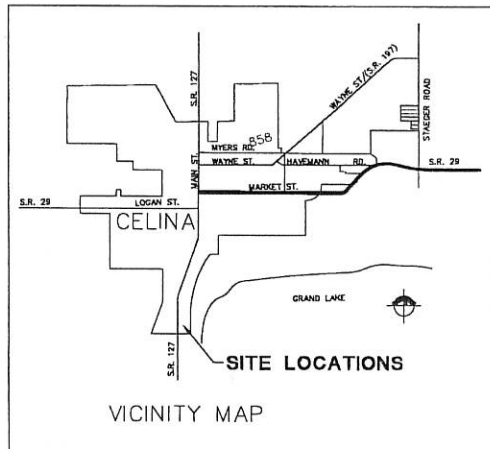


STATE PROPERTY TO WEST BANK RESORT



WEST BANK RESORT PROPERTY TO STATE

WEST BANK RESORT FIRST ADDITION PLAT CAB.1, PG.338 & 339

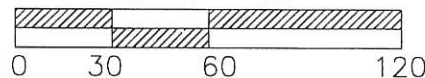


- PK Nail Set
- Iron Pin Found
- Iron Pin Set

Surveyed By: *Eric C. Thomas*  
Eric C. Thomas Reg. Surveyor No. 7236  
Date: 2-13-01

References: Bearings from the Jennings - Lawrence Co., Lake Survey

Scale: 1" = 60'



Part of N.E.1/4 Sec. 12 T 6-S R 2-E JEFFERSON 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: _____			

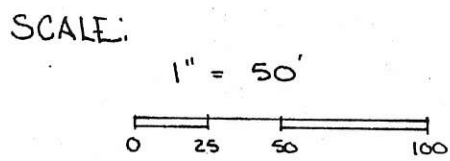
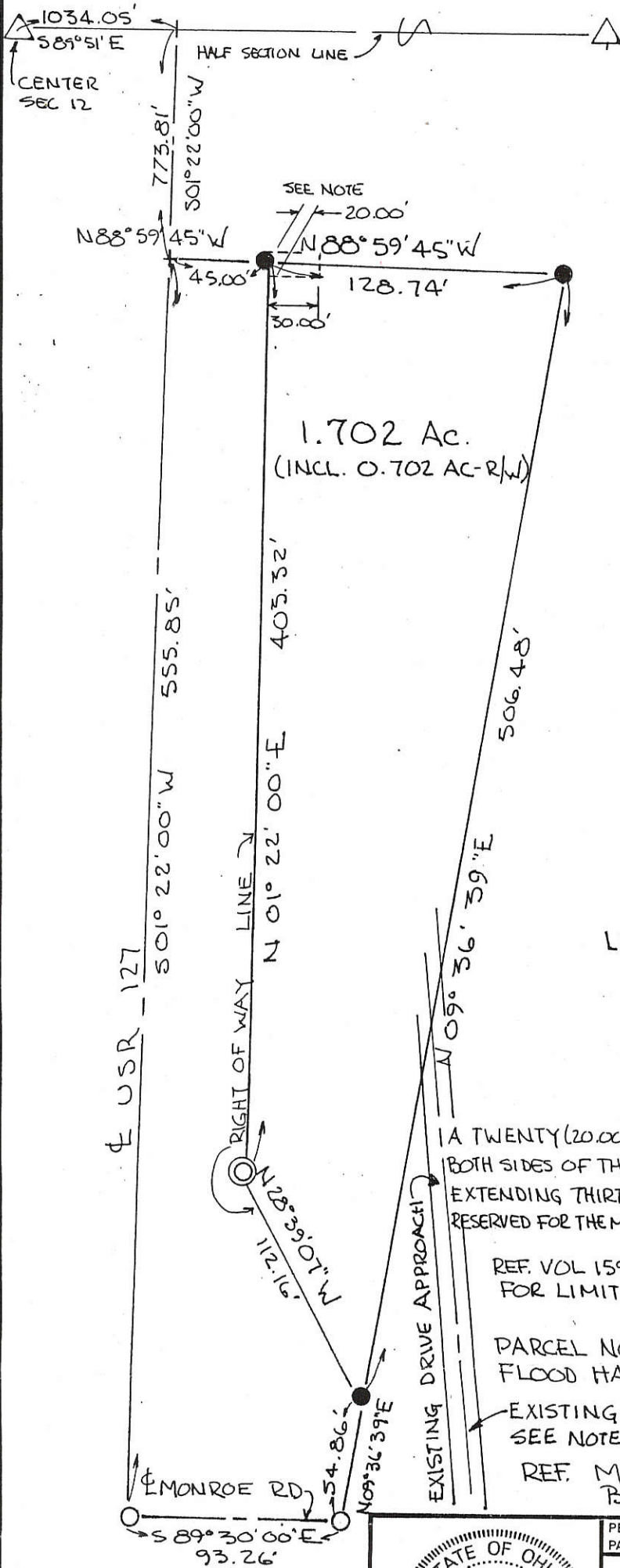
PROJECT # 99807.30  
Fanning/Howey Associates, Inc.

**Civil Engineering Division**  
Engineers Surveyors Consultants  
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
PH: (419) 586-2292, FAX: (419) 586-3393

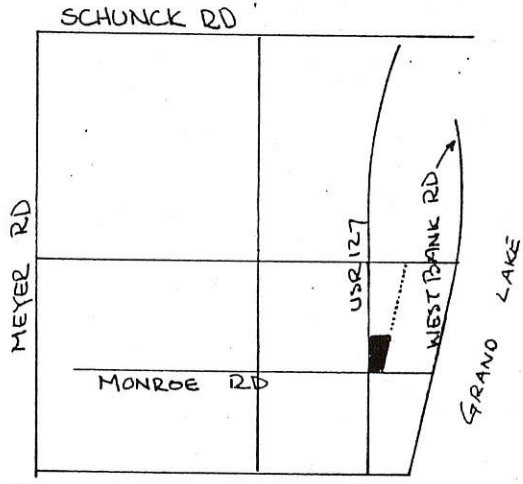
MARTENS SURVEY  
PART SE 1/4 SEC 12, T6S, R2E  
JEFFERSON TWP., MERCER CO., O.

08-120

0812402003



- LEGEND
- IRON PIN SET
  - NAIL FOUND
  - + POINT
  - ⊙ ODOT RW MONUMENT
  - △ STONE FOUND



LOCATION PLAT  
SEC 12 T6S R2E JEFFERSON TWP.

1.702 Ac.  
(INCL. 0.702 AC-R/W)

A TWENTY (20.00) FOOT DRIVE APPROACH, BEING TEN (10.00) FEET ON BOTH SIDES OF THE NORTH LINE OF THE PARCEL SHOWN AND EXTENDING THIRTY (30.00) FEET BEYOND THE R/W OF USR 127 IS RESERVED FOR THE MUTUAL USE OF GRANTOR/GRANTEE THEIR HEIRS & ASSIGNS-

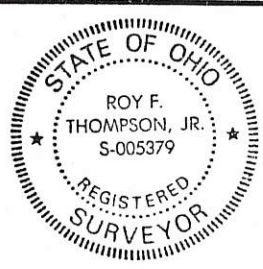
REF. VOL 159 PG 432 - EASEMENT FOR ROADWAY PURPOSES FOR LIMITATION OF ACCESS CONDITIONS ONTO USR 127-

PARCEL NOT IN FLOOD HAZARD ZONE  
FLOOD HAZARD BOUNDARY MAP 390392 0004A

EXISTING DRIVE APPROACH CROSSES STATE LAND  
SEE NOTE ON NEW DRIVE APPROACH LOCATION-

REF. MERCER CO. ENGR. RECORD OF SURVEYS  
BOOK 4 PAGE 329-

PLAT BY SURVEY SEPT 1988  
ROY F. THOMPSON SR. RES. SUR# 5379.

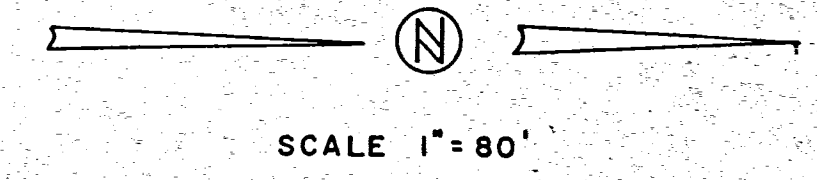


PERMANENT PARCEL No.	-----	
Part of:	SE 1/4 Sec. 12 T6S R2E JEFFERSON Township	
Grantor:	MARTENS	Area Retained: 4.528 Acres
Grantee:	_____	Area Transferred: 1.702 Acres
Deed References:	VOL 271 PG 155	
APPROVALS:	Board of Health	County Sanitary Engineer
AGENCY:	_____	County Engineer
DATE:	_____	

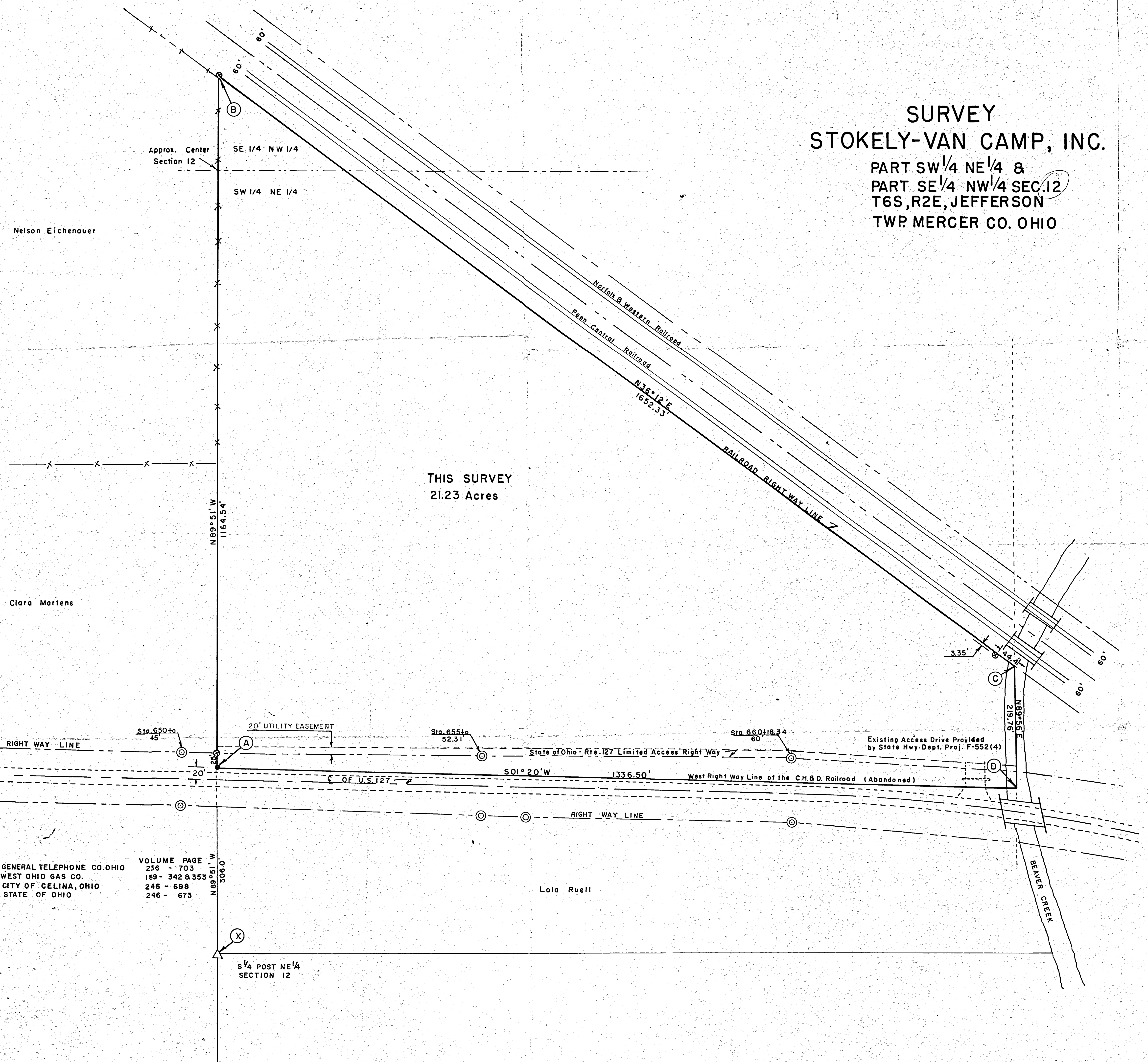
FILED IN SURVEY BOOK



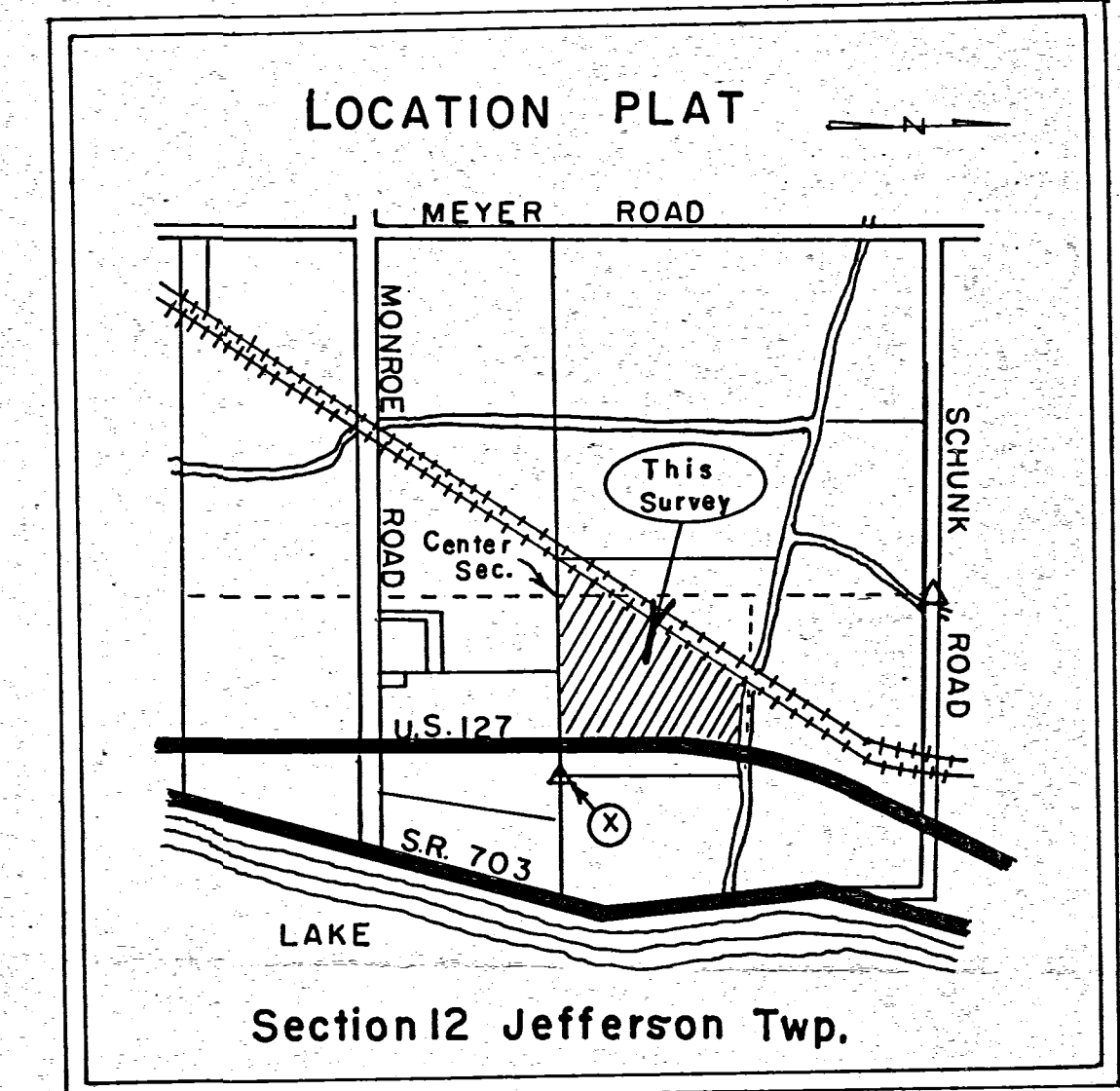
**SURVEY**  
**STOKELY-VAN CAMP, INC.**  
 PART SW 1/4 NE 1/4 &  
 PART SE 1/4 NW 1/4 SEC. 12  
 T6S, R2E, JEFFERSON  
 TWP. MERCER CO. OHIO



- △ = Section Stone
- ⊙ = Existing Right Way Monument (State Hwy.)
- ⊗ = Patented Iron Survey Stake
- = Iron Pin



THIS SURVEY  
21.23 Acres



REVISED DATE DEC. 29, 1976

*B. R. Gebhart*

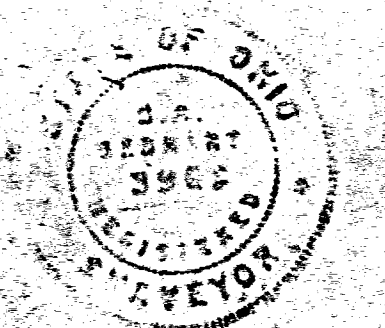
B. R. GEBHART Registered Sur. No. 3909

**SURVEYOR'S CERTIFICATE**

This survey at the request of Robert E. Case,  
 I hereby certify this survey showing section stone  
 iron survey stakes and concrete monument to be  
 correct to the best of my knowledge and belief.

*B. R. Gebhart*

B. R. GEBHART Registered Sur. 3909

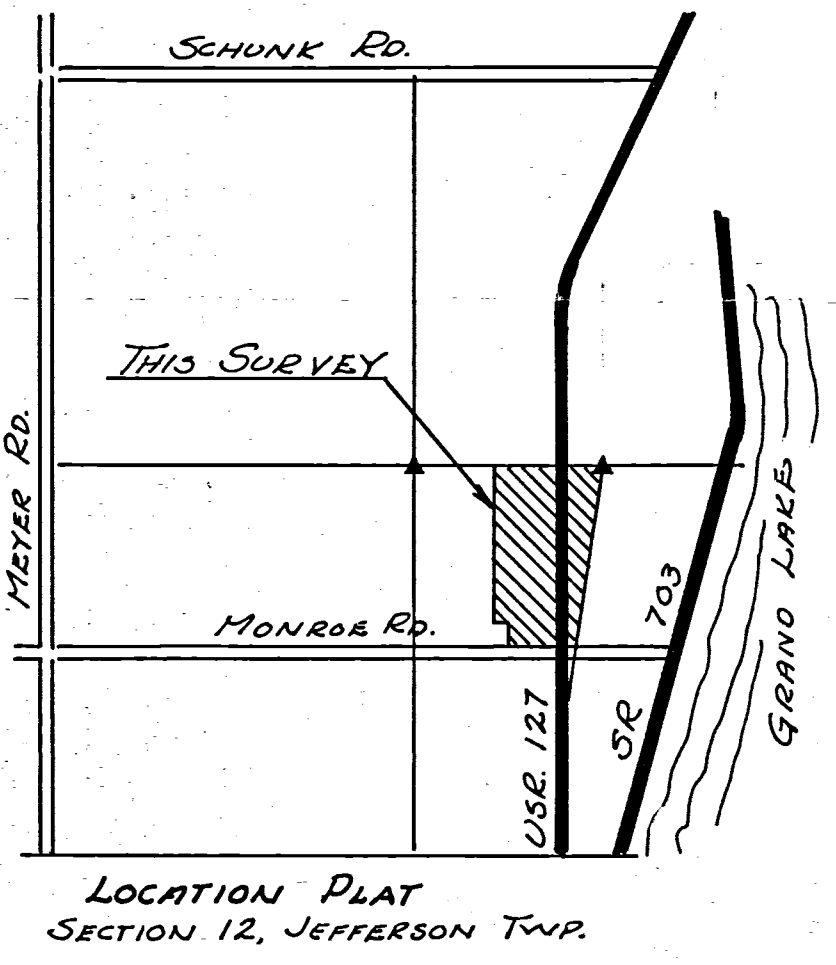
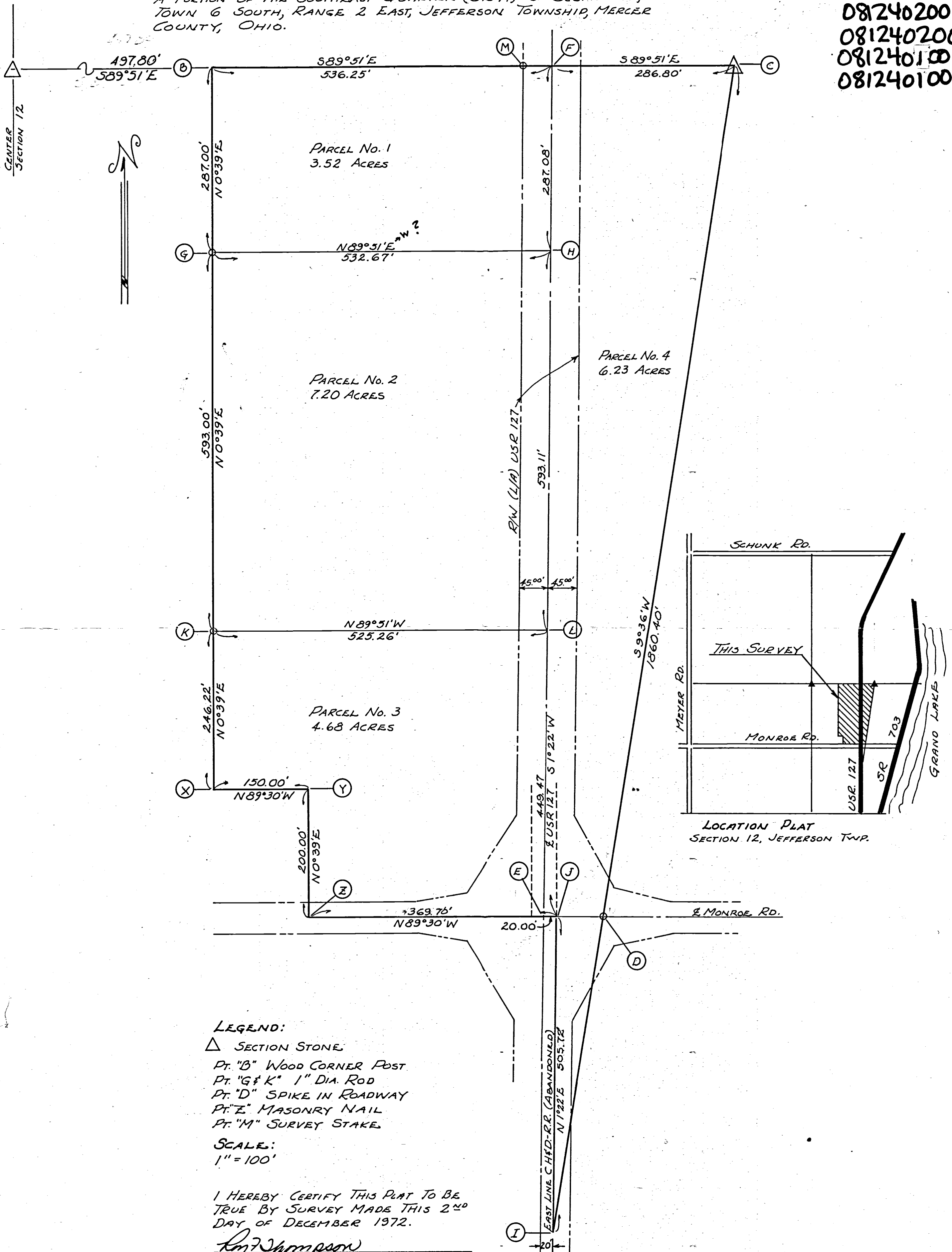


- 165' - GENERAL TELEPHONE CO. OHIO
- 15' - WEST OHIO GAS CO.
- 20' - CITY OF CELINA, OHIO
- STATE OF OHIO

VOLUME	PAGE
236	- 703
189 - 342 & 353	
246 - 698	
246 - 673	

082402003  
0812402001  
0812401006  
0812401007

MARTENS SURVEY  
A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12,  
TOWN 6 SOUTH, RANGE 2 EAST, JEFFERSON TOWNSHIP, MERCER  
COUNTY, OHIO.



**LEGEND:**  
 Δ SECTION STONE  
 Pt. "B" WOOD CORNER POST  
 Pt. "G & K" 1" DIA. ROD  
 Pt. "D" SPIKE IN ROADWAY  
 Pt. "Z" MASONRY NAIL  
 Pt. "M" SURVEY STAKE

**SCALE:**  
 1" = 100'

I HEREBY CERTIFY THIS PLAT TO BE TRUE BY SURVEY MADE THIS 2<sup>ND</sup> DAY OF DECEMBER 1972.

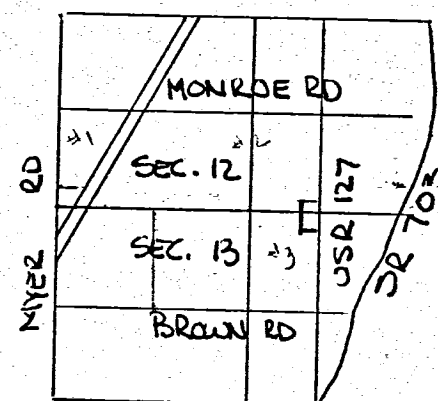
*Roy F. Thompson*  
 Roy F. Thompson REG SUR # 5379

THIS PLAT RECORDED IN BOOK 4, PAGE 329, MERCER COUNTY COUNTY ENGINEERS, RECORD OF SURVEYS.



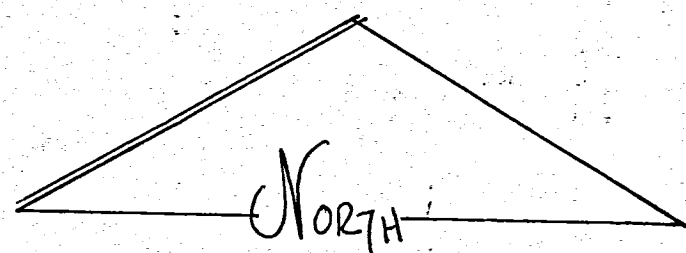
ANDREW AULT SURVEY  
 PART S 1/2 SW 1/4 & PART S 1/2 SE 1/4 SEC. 12  
 & PART NW 1/4, NE 1/4 SEC. 13  
 TOWN 6 SOUTH, RANGE 2 EAST, JEFFERSON TWP. (WEST)  
 MERCER COUNTY, OHIO

LOCATION PLAT -



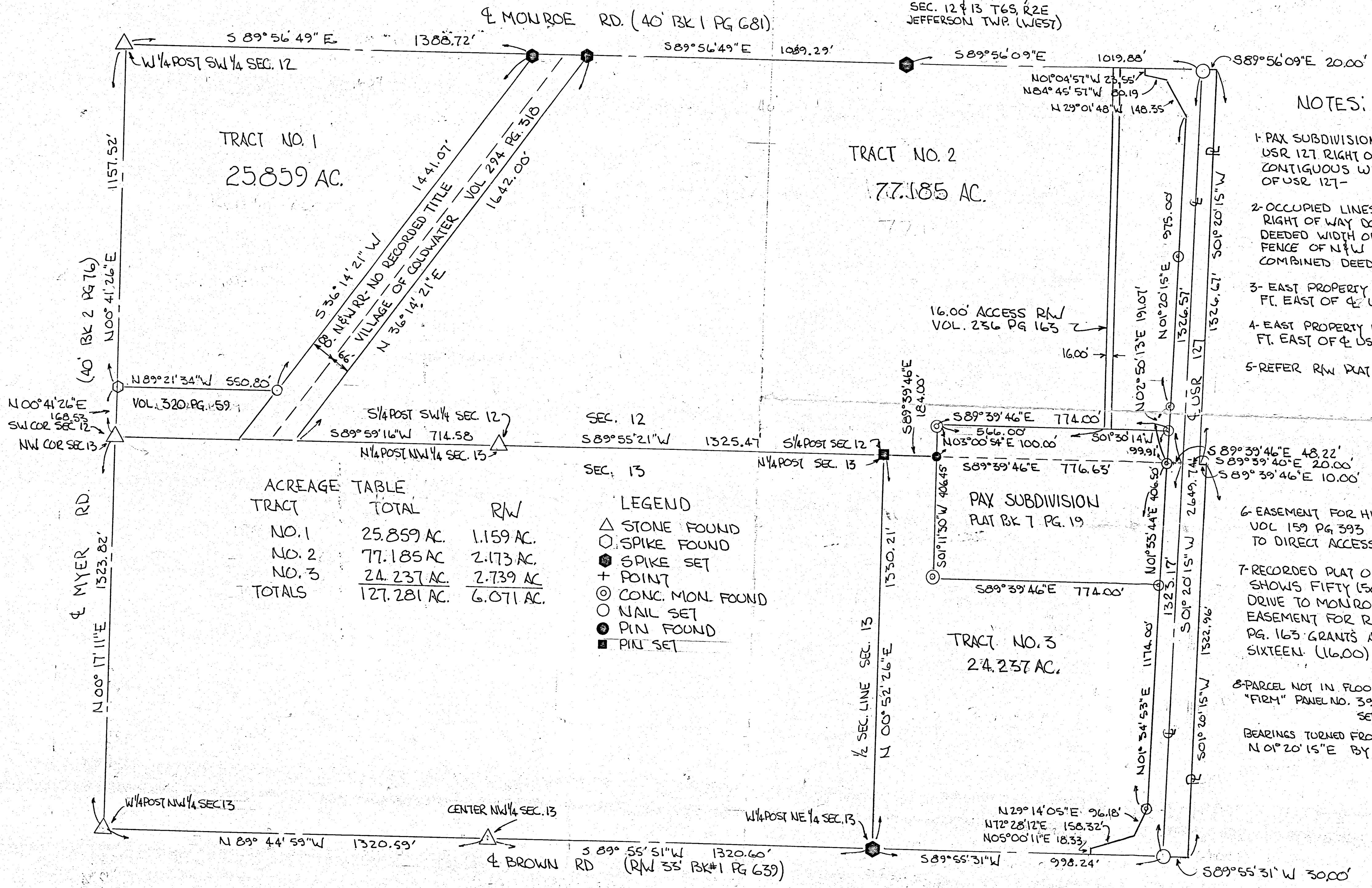
#1 = 0812300004  
 0812300009 to 012  
 #2 = 0812300004 to 008  
 #3 = 0812200005  
 0812200012 to 015

08-12-D



SCALE 1" = 200'  
 0 100 200 400

SEC. 12 & 13 T6S, R2E  
 JEFFERSON TWP. (WEST)



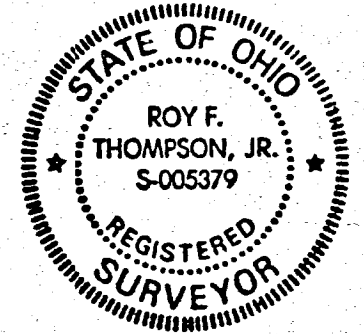
NOTES:

- 1- PAX SUBDIVISION DEDICATED OUTSIDE USR 127 RIGHT OF WAY AND IS NOT CONTIGUOUS WITH WEST R/W LINE OF USR 127 -
- 2- OCCUPIED LINES (FENCES) ALONG RAILROAD RIGHT OF WAY DO NOT CORRESPOND TO DEEDED WIDTH OF R/W. USED WEST FENCE OF N&W RR TO ESTABLISH COMBINED DEEDED WIDTH.
- 3- EAST PROPERTY LINE IS TWENTY (20.00) FT. EAST OF & USR 127 IN SEC. 12.
- 4- EAST PROPERTY LINE IS THIRTY (30.00) FT. EAST OF & USR 127 IN SEC. 13.
- 5- REFER R/W PLAT ODOT PROJ. DAR 127-32.32 MER 127 (0.00-13.19) SHEETS 17 & 18 OF 19 -
- 6- EASEMENT FOR HIGHWAY PURPOSES VOL 159 PG 393 WAIVES ALL CLAIMS TO DIRECT ACCESS TO USR 127 -
- 7- RECORDED PLAT OF PAX SUBDIVISION SHOWS FIFTY (50.00) FT. ACCESS DRIVE TO MONROE RD. RECORDED EASEMENT FOR RIGHT OF WAY VOL 236 PG. 163 GRANTS ACCESS R/W OF SIXTEEN (16.00) FT.
- 8- PARCEL NOT IN FLOOD HAZARD ZONE "FIRM" PANEL NO. 390392-0100B SEPT 1989 - BEARINGS TURNED FROM & USR 127 EST. N 01° 20' 15" E BY ODOT.

ACREAGE TABLE

TRACT	TOTAL	R/W
NO. 1	25.859 AC.	1.159 AC.
NO. 2	77.185 AC.	2.173 AC.
NO. 3	24.237 AC.	2.739 AC.
TOTALS	127.281 AC.	6.071 AC.

- LEGEND
- △ STONE FOUND
  - SPIKE FOUND
  - ⊙ SPIKE SET
  - + POINT
  - ⊙ CONC. MON. FOUND
  - NAIL SET
  - PIN FOUND
  - PIN SET

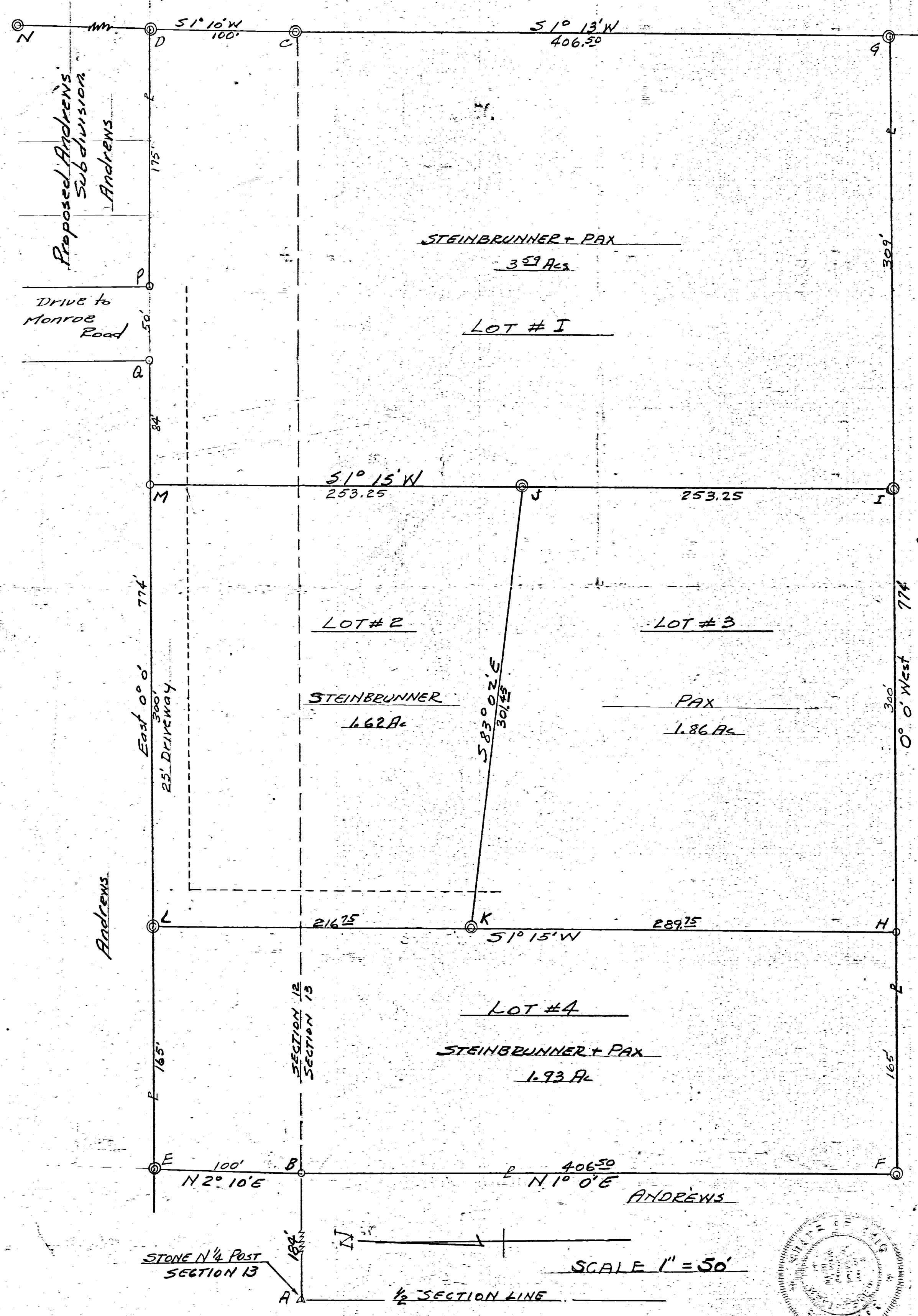


PLAT BY SURVEY APRIL 1992  
 Roy F. Thompson, Jr.  
 REG. SUR # 5379

PAX-STEINBRUNNER-SURVEY.  
SE 1/4 Section 12 and NE 1/4 Section 13  
T6S-R3E JEFFERSON TWP MERCER Co-OHIO.  
6-56-58

0813200004  
0813200003  
0813200001

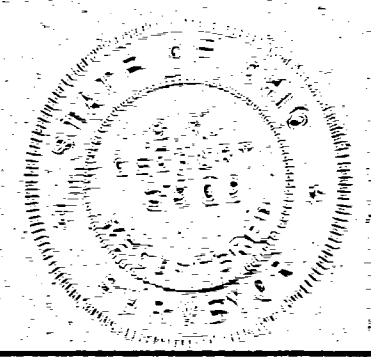
Celina ← Approximate of U.S. Route 127



**-NOTES-**

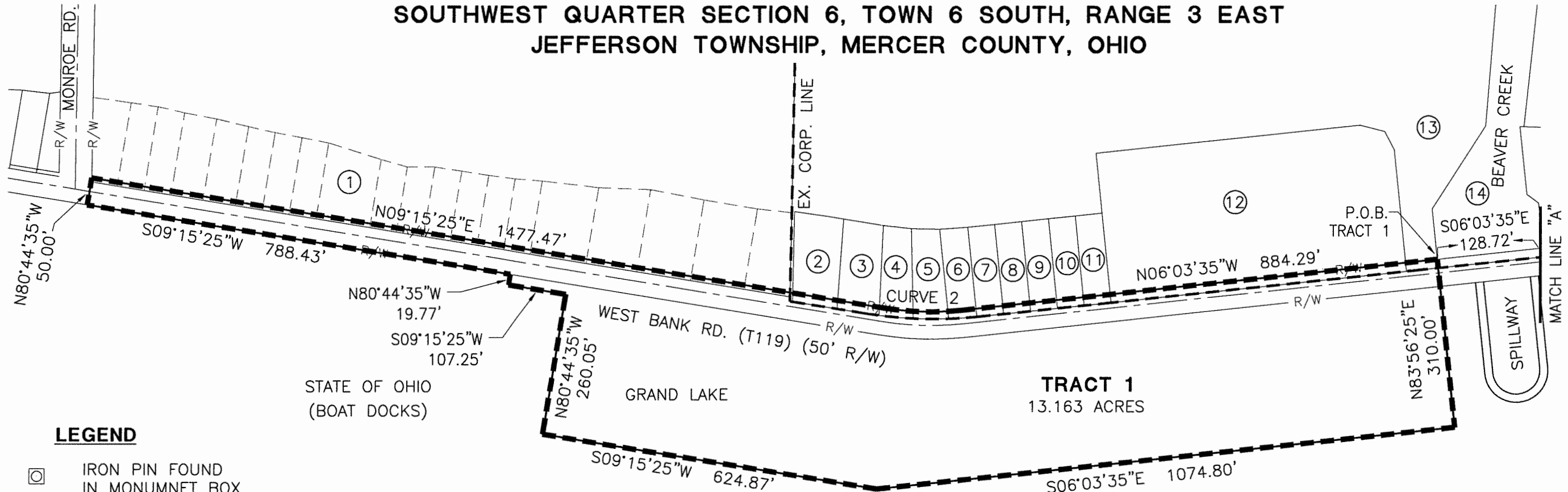
Points N-C-O are concrete highway markers.  
 Points B-H-M-P-Q are iron pins or pipe.  
 Points D-G-I-F-E-L are concrete markers set on this survey.  
 Tract M-J-K-L owned by Ott Steinbrunner and contains 1.62 acres. (Lot # 2)  
 Tract J-I-H-K owned by Pax, contains 1.86 acres. (Lot # 3)  
 Tract D-C-G-I-M owned jointly by Pax + Steinbrunner contains 3.59 acres. (Lot # 1)  
 Tract L-H-F-B-E owned jointly by Pax + Steinbrunner contains 1.93 acres. (Lot # 4)  
 A 25 foot driveway, as shown, across Steinbrunner tract provides access to Pax residence tract.  
 Point A is stone marking N 1/4 Post Section 13.  
 Tract BEDC lies in Sect. 12 T.6S-R2E-Jefferson Twp and contains 1.78 acres -  
 Tract B-C-G-F lies in Sect. 13-T6S-R3E Jefferson Twp and contains 7.22 acres  
 Plat and survey recorded Vol. 4-Page 61 Mercer Co. Eng's Records.  
 Possession obtained by deed recorded Vol-179 Page 220-May 27-54 Mercer Co deed Records.

The above survey and plat showing distances, angles, monuments etc is correct to best of my knowledge. Monuments and iron pins are set where shown.  
 Bearings are obs. magnetic.  
 Survey June 1956 B. R. Gehbert  
 " April 1958 Reg. # 3909



**PLAT OF ANNEXATION TO THE CITY OF CELINA**  
**SOUTHEAST QUARTER SECTION 1 & EAST HALF SECTION 12**  
**TOWN 6 SOUTH, RANGE 2 EAST**  
**SOUTHWEST QUARTER SECTION 6, TOWN 6 SOUTH, RANGE 3 EAST**  
**JEFFERSON TOWNSHIP, MERCER COUNTY, OHIO**

Recorded in Instrument #202300000432



**LEGEND**

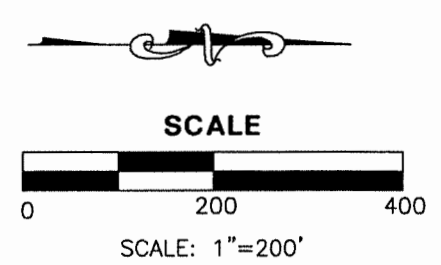
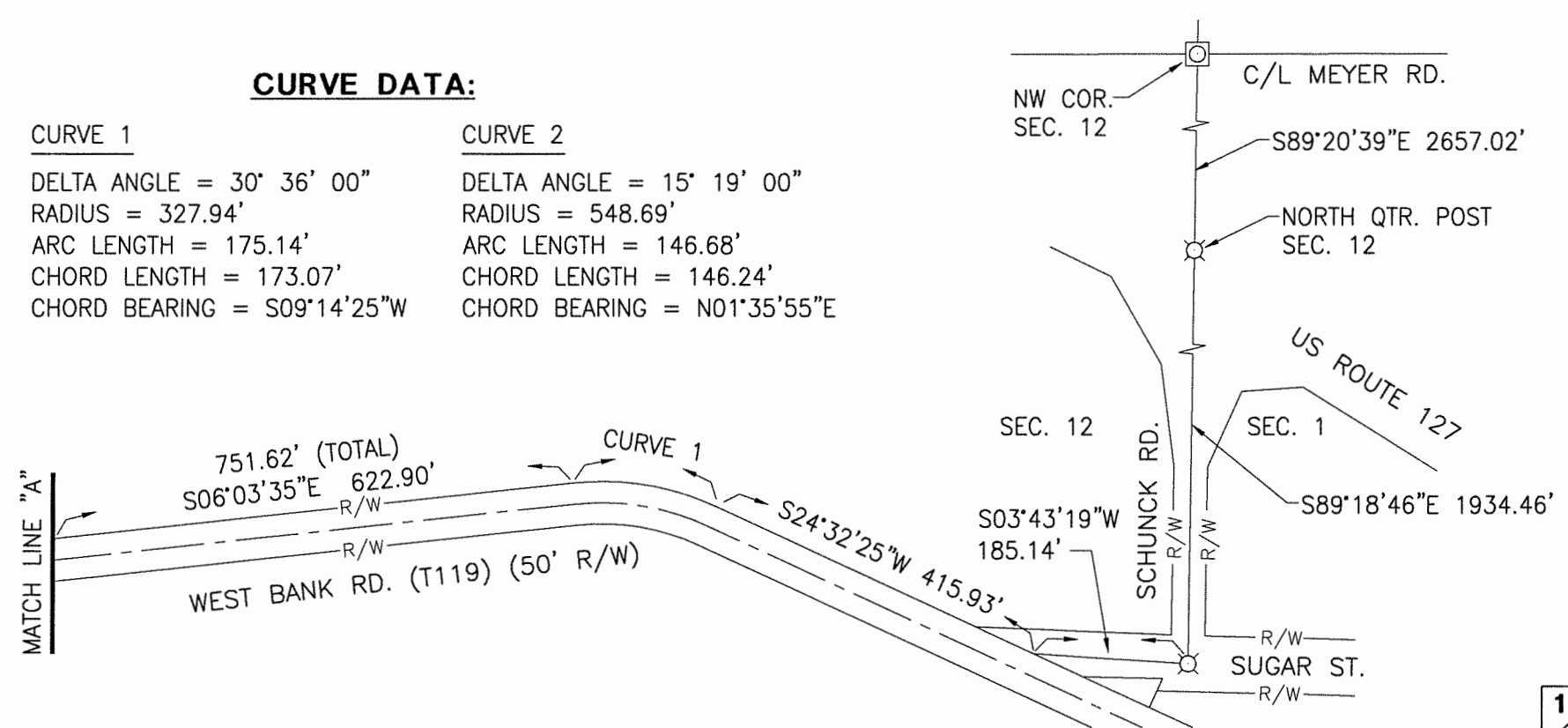
- ☐ IRON PIN FOUND IN MONUMENT BOX
- ⊗ RAILROAD SPIKE FOUND
- PROPOSED CORPORATION LINE
- - - EXISTING CORPORATION LINE

**CURVE DATA:**

CURVE 1	CURVE 2
DELTA ANGLE = 30° 36' 00"	DELTA ANGLE = 15° 19' 00"
RADIUS = 327.94'	RADIUS = 548.69'
ARC LENGTH = 175.14'	ARC LENGTH = 146.68'
CHORD LENGTH = 173.07'	CHORD LENGTH = 146.24'
CHORD BEARING = S09°14'25\"W	CHORD BEARING = N01°35'55\"E

**OWNERS OF RECORD**

REF.	NAME
1	STATE OF OHIO
2	STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES
3	WILLIAM E. JR. & JANE A. SWEET
4	RICHARD E. & SHIRLEY BAKER, TRUSTEES
5	PAUL E. SHAHAN
6	IMELDA A. POPE, TRUSTEE
7	QUENTIN J. & MYRA J. CLARK, TRUSTEES
8	STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES
9	STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES
10	ALVETRO PROPERTIES LLC
11	THOMAS M. ROSSMAN & LISA ALVETRO
12	WESTLAKE DEVELOPMENT LTD
13	ROMER WESTLAKE VILLA LLC
14	STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES

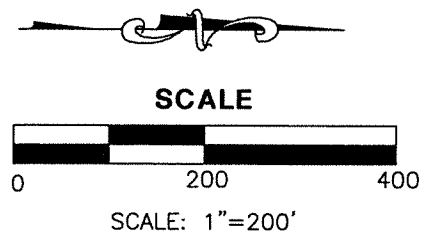


PROJECT # 216808.37

**ACCESS**  
 Engineering Solutions  
 www.accessengllc.com | 419-586-1430



**PLAT OF ANNEXATION TO THE CITY OF CELINA**  
**SOUTHEAST QUARTER SECTION 1 & EAST HALF SECTION 12**  
**TOWN 6 SOUTH, RANGE 2 EAST**  
**SOUTHWEST QUARTER SECTION 6, TOWN 6 SOUTH, RANGE 3 EAST**  
**JEFFERSON TOWNSHIP, MERCER COUNTY, OHIO**



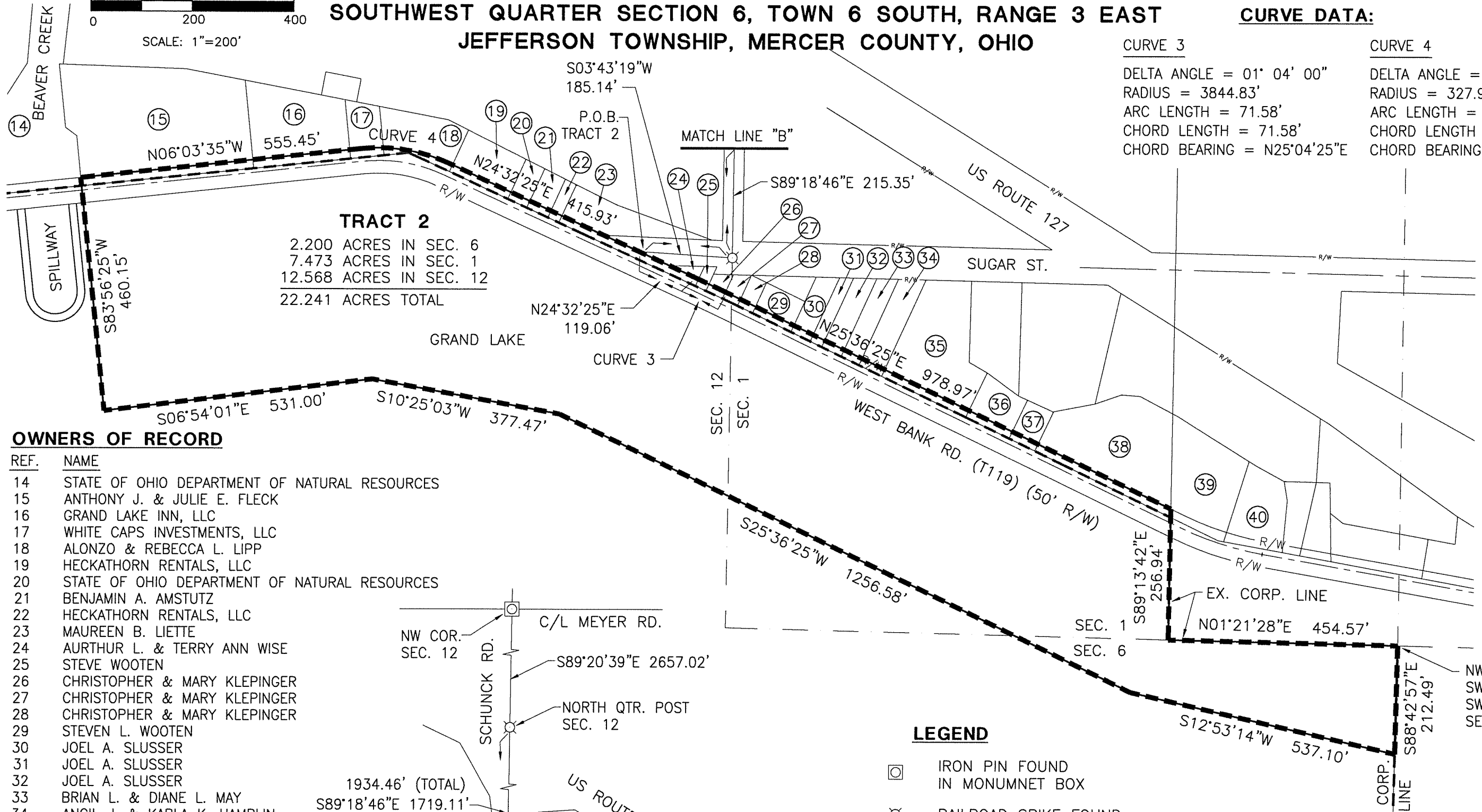
**CURVE DATA:**

**CURVE 3**

DELTA ANGLE = 01° 04' 00"  
 RADIUS = 3844.83'  
 ARC LENGTH = 71.58'  
 CHORD LENGTH = 71.58'  
 CHORD BEARING = N25°04'25"E

**CURVE 4**

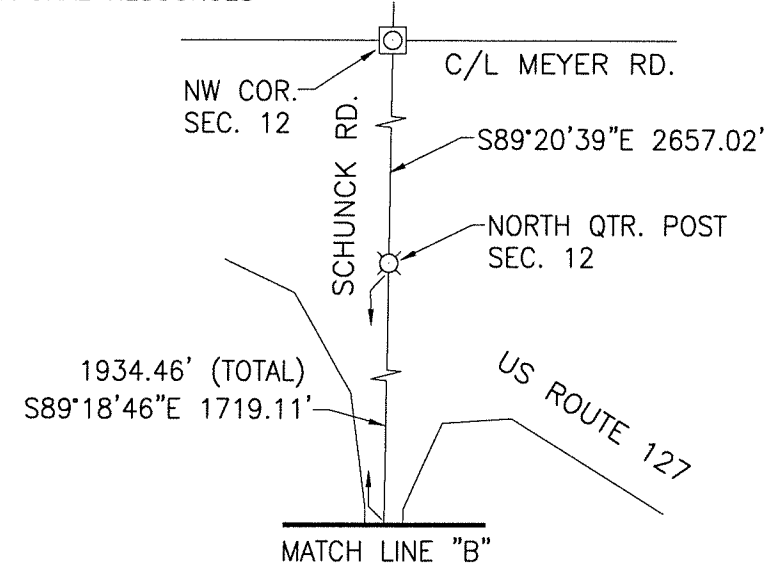
DELTA ANGLE = 30° 36' 00"  
 RADIUS = 327.94'  
 ARC LENGTH = 175.14'  
 CHORD LENGTH = 173.07'  
 CHORD BEARING = N09°14'25"E



**TRACT 2**  
 2.200 ACRES IN SEC. 6  
 7.473 ACRES IN SEC. 1  
 12.568 ACRES IN SEC. 12  
 22.241 ACRES TOTAL

**OWNERS OF RECORD**

REF.	NAME
14	STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES
15	ANTHONY J. & JULIE E. FLECK
16	GRAND LAKE INN, LLC
17	WHITE CAPS INVESTMENTS, LLC
18	ALONZO & REBECCA L. LIPP
19	HECKATHORN RENTALS, LLC
20	STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES
21	BENJAMIN A. AMSTUTZ
22	HECKATHORN RENTALS, LLC
23	MAUREEN B. LIETTE
24	AURTHUR L. & TERRY ANN WISE
25	STEVE WOOTEN
26	CHRISTOPHER & MARY KLEPINGER
27	CHRISTOPHER & MARY KLEPINGER
28	CHRISTOPHER & MARY KLEPINGER
29	STEVEN L. WOOTEN
30	JOEL A. SLUSSER
31	JOEL A. SLUSSER
32	JOEL A. SLUSSER
33	BRIAN L. & DIANE L. MAY
34	ANCIL J. & KARLA K. HAMBLIN
35	MAUREEN B. LIETTE
36	KU ESS RENTALS, LLC
37	KU ESS RENTALS, LLC
38	SANDUSKY INVESTMENTS, LTD
39	SANDUSKY INVESTMENTS, LTD
40	SANDUSKY INVESTMENTS, LTD



**LEGEND**

- IRON PIN FOUND IN MONUMENT BOX
- RAILROAD SPIKE FOUND
- PROPOSED CORPORATION LINE
- EXISTING CORPORATION LINE

2  
4

PROJECT # 216808.37

**ACCESS**  
 Engineering Solutions  
 www.accessengllc.com | 419-586-1430