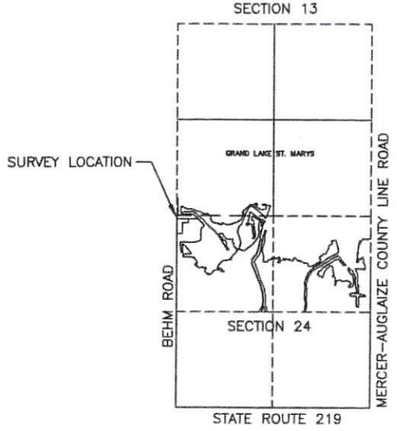
REPLAT OF LOTS #4, #5, #8-#14 OF BEHMS LANDING

BEING PART OF LOT #4 AND LOT #5 AND ALL OF LOT #8, LOT #9, LOT #10, LOT #11, LOT #12, LOT #13, LOT #14 AND THE 20' PRIVATE STREET RIGHT OF WAY OF THE BEHMS LANDING AS RECORDED IN PLAT BOOK 4 PAGE 17, IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWN 6 SOUTH, RANGE 3 EAST, FRANKLIN TOWNSHIP, MERCER COUNTY, OHIO

09241010090-012
09241010050-007

LOCATION MAP
SECTION 13



REFERENCES

Grimm Subdivision–PC 1~Page 347
Behms Landing Plat–Plat Book 4 Page 17
Dexter Survey by Gordon L. Geeslin PS 5372 in June of 1983.
Dexter Survey by Gordon L. Geeslin PS 5372 in August of 1986.
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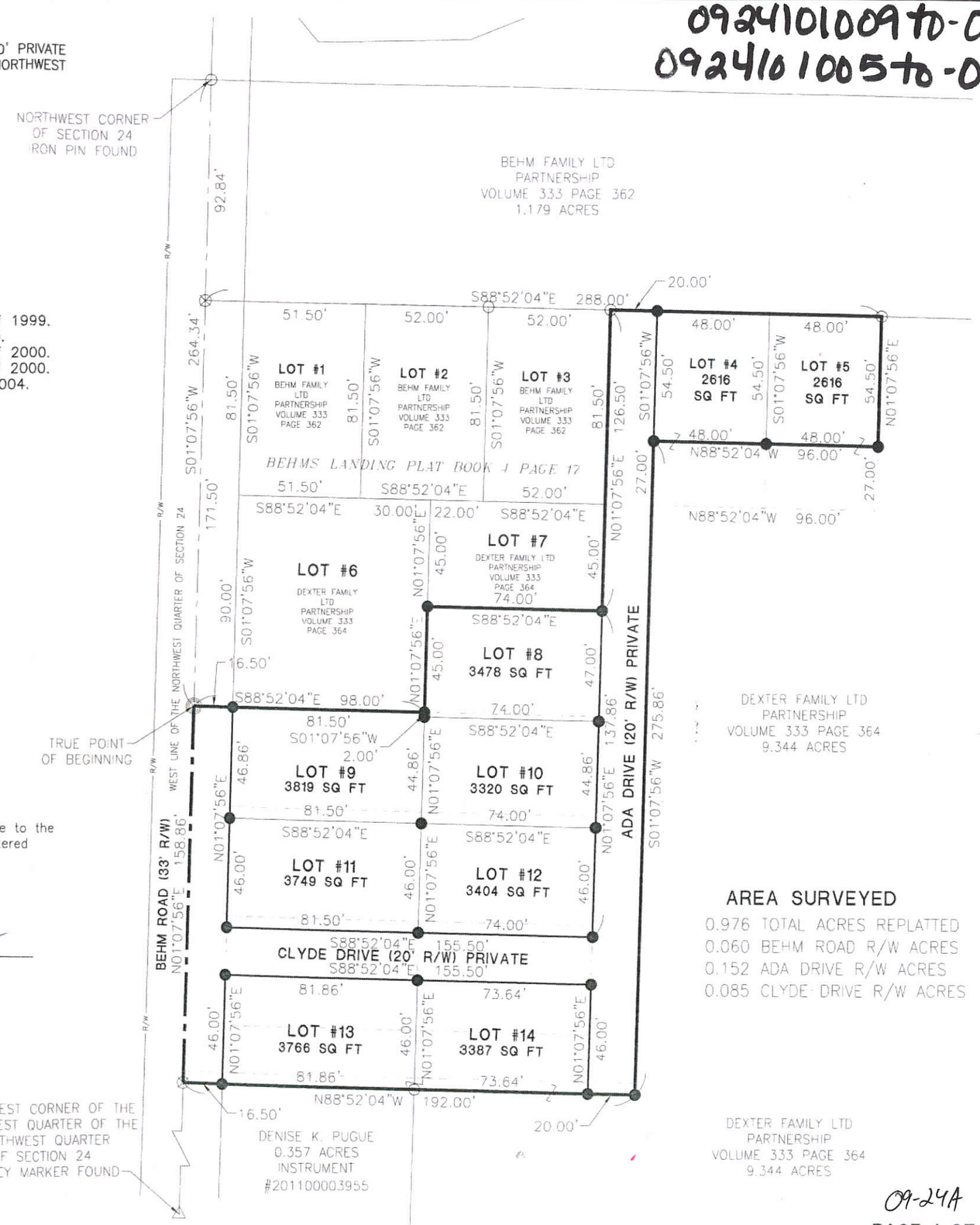
State of Ohio Survey by Eric C. Thomas PS 7236 in April of 2000.
Stanley Grimm Survey by Eric C. Thomas PS 7236 in November of 2000.
Bernice Dexter Survey by Eric C. Thomas PS 7236 in November of 2000.
State of Ohio Survey by Eric C. Thomas PS 7236 in January of 2004.
Dexer Survey by Kent B. Marbaugh PS 7421 in March of 2015.
All deeds on record
Mercer County Coordinate Datum–Basis of Bearings



SCALE: 1" = 50'

0 25 50 100

LEGEND

- RR Spike Found
- Iron Pin Found
- Iron Pin Set
- Mag Nail Set
- Mag Nail Found
- Con Mon. Found
- Survey Marker Found

STATE OF OHIO
CRAIG W. MESCHER
8237
REGISTERED PROFESSIONAL SURVEYOR

I hereby certify that this plat is true and accurate to the best of my knowledge by Craig W. Mescher Registered Surveyor No. 8237, October 20, 2016.

Craig W. Mescher
Professional Surveyor #8237

Owner of Lot #4, #5, #8–#14
Dexter Family LTD Partnership
Volume 333 Page 364

AREA SURVEYED

0.976 TOTAL ACRES REPLATTED
0.060 BEHM ROAD R/W ACRES
0.152 ADA DRIVE R/W ACRES
0.085 CLYDE DRIVE R/W ACRES

PROJECT # 216808.56/Dexter Behm Replat.dwg

ACCESS Engineering Solutions
1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
www.accessengllc.com | 419–586–1430

09-24A

0924102001; 0923300002

SURVEY FOR
DEXTER FAMILY LTD PARTNERSHIP
AND
BEHM FAMILY LTD PARTNERSHIP

Notes:
Tract #1 and #2 will be transferred together to create a seperate building tract.
Tract #3 and #4 will be an "ADD TO PARCEL ONLY" and will be transferred to an adjoining property.

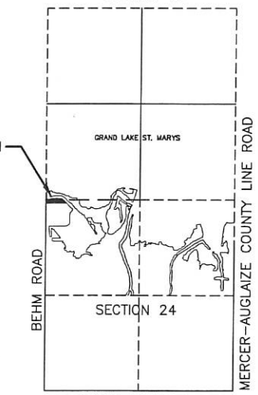
Road Frontage Variances:
Mercer County Commissioners Journal
Resolution #15-1109
Franklin Township Trustees
Granted the variance for Lot #2 and approved the survey on Monday, November 16, 2015.

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.50	S88°47'43"E
L2	49.62	N01°21'38"E
L3	42.87	S40°04'54"E
L4	64.43	N89°06'09"E
L5	48.44	N68°10'19"E
L6	86.74	N85°51'29"E
L7	26.32	N85°51'29"E

PAID
NOV 20 2015
$20.00 - 1 Lot
MERCER COUNTY COMMISSIONERS
CELINA, OHIO Y. Nagel

Tract #2
MINOR SUBDIVISION
Carl c/m 11/20/15
Approved No Plat Required
For A Major Subdivision

LOCATION MAP
SECTION 13



ISLAND

STATE OF OHIO

SOUTHWEST CORNER OF SECTION 13 AND THE NORTHWEST CORNER OF SECTION 24 TRUE POINT OF BEGINNING TRACT #2

BOAT RAMP

TRACT #1
0.166 ACRES

BUILDING

DUMPSTER AREA

SHED

TRUE POINT OF BEGINNING TRACT #3 & #4

DEXTER FAMILY LTD PARTNERSHIP INSTRUMENT #200400008684
0.428 ACRES

TRACT #3
0.263 ACRES

S89°00'32"E 145.48'

S77°01'54"E 48.74'

S47°29'50"E 60.41'

9.05'

S88°47'43"E 7.98'

S43°50'28"E 130.31'

10.00'

L1 L2 L3 L4 L5 L6 L7

10.00'

S02°38'31"E 46.91'

S88°47'43"E 226.90'

S88°47'43"E 261.63'

TRUE POINT OF BEGINNING TRACT #1

RESTURANT

PROP TANK GEN AC FRZ

BEHM ROAD (33' R/W)

N01°07'56"E 92.84'

R/W

TRACT #2
0.524 TOTAL ACRES
0.035 R/W ACRES
0.489 NET ACRES

DUMP SITE

WELL HOUSE

BEHM FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 362
1.179 ACRES

TRACT #4
0.663 ACRES

S02°38'31"E 92.73'

N88°52'04"W 249.50'

N88°52'04"W 355.60'

317.10'

16.50' 51.50' 52.00' 52.00' 20.00' 48.00' 9.50' 38.50'

LOT #1	LOT #2	LOT #3	ADA STREET (20' R/W)	LOT #4	LOT #5
BEHM FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 362	BEHM FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 362	BEHM FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 362		DEXTER FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 364	DEXTER FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 364

BEHMS LANDING PLAT PLAT BOOK 4 PAGE 17

DEXTER FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 364
9.344 ACRES

PAID
NOV 20 2015
Mercer Co. Health Dept.

LEGEND

- ⌧ ODNR Mon. Found
- ○ Iron Pin Found
- ● Iron Pin Set
- ◎ Mag Nail Set
- ⊗ Mag Nail Found

Vernon C. Eichler 11-21-15
County Engineer

Zoning Inspector

County Health Dept. 11-20-15

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

Scale: 1"= 40'
0 20 40 80

PROJECT # 215808.65
ACCESS Engineering Solutions
1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
www.accessengllc.com | 419-586-1430

STATE OF OHIO
CRAIG W. MESCHER
8237
REGISTERED PROFESSIONAL SURVEYOR

Reference:
Behms Landing Plat-Plat Book 4 Page 17
Stanley Grimm Survey by Eric C. Thomas PS 7236 in November of 1999.
State of Ohio Survey by Eric C. Thomas PS 7236 in January of 2004.
All deeds on record
Mercer County Coordinate Datum-
Basis of Bearings

State of: Ohio County: Mercer
Township: Franklin
Sec.: 13&24 Town 6S Range: 3E
Deed Ref.:
Date Surveyed: August 10, 2015

09-24A

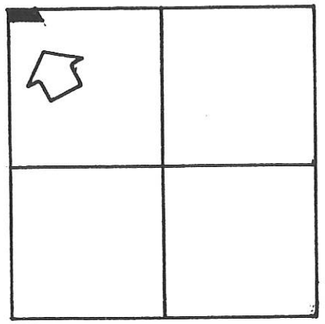
SURVEYED BY Gordon L. Geeslin

GORDON L. GEESLIN
REGISTERED SURVEYOR
Nº 5372

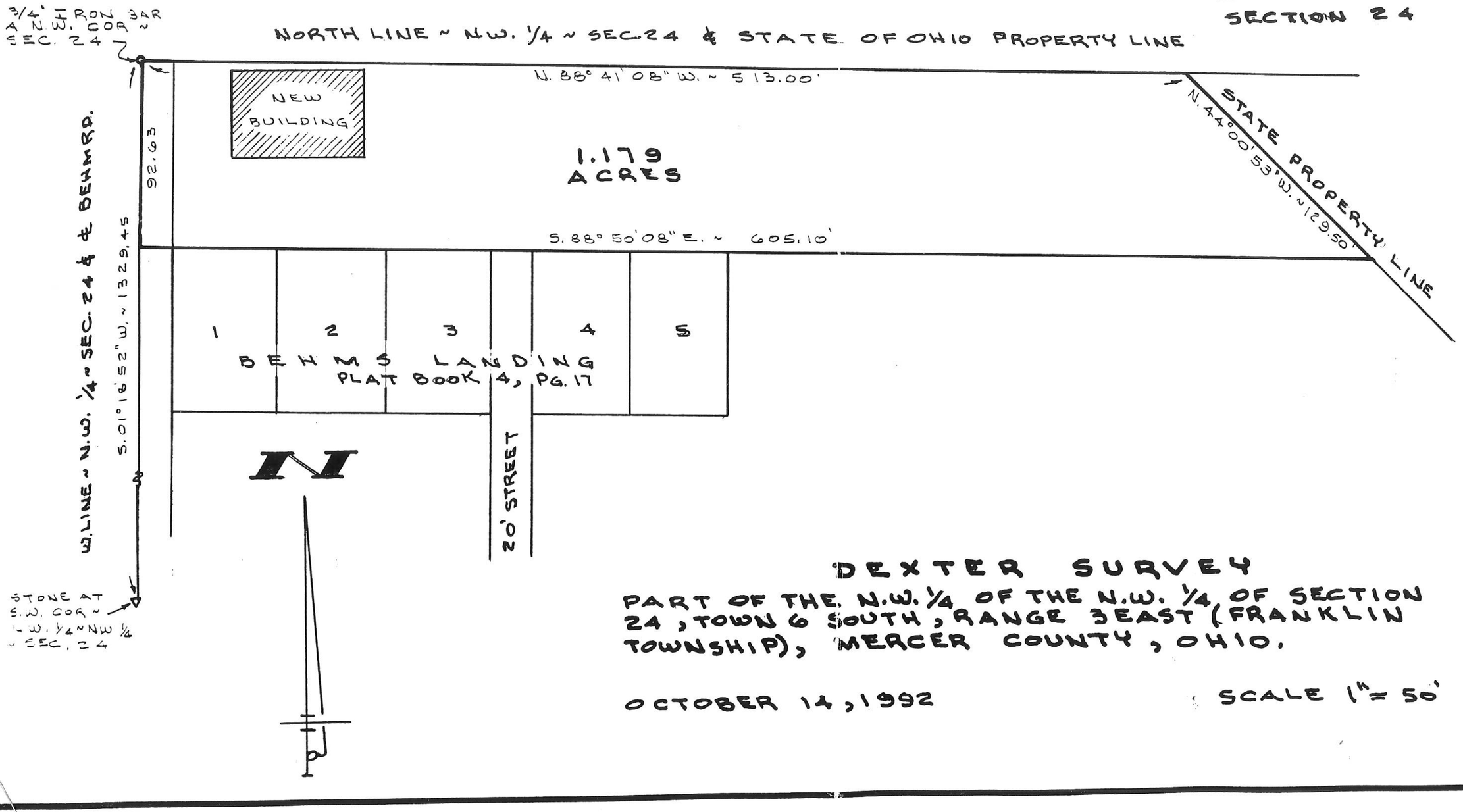
STATE OF OHIO
GORDON L. GEESLIN
5372
REGISTERED SURVEYOR

0924102001
(0923300002)

LOCATION SKETCH



SECTION 24



DEXTER SURVEY

PART OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 24, TOWN 6 SOUTH, RANGE 3 EAST (FRANKLIN TOWNSHIP), MERCER COUNTY, OHIO.

OCTOBER 14, 1992

SCALE 1" = 50'

PERMANENT PARCEL No. _____

09-24A

Part of: _____ Sec. ____ T ____ R ____ Township

Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Transferred: _____ Acres

Deed References: _____

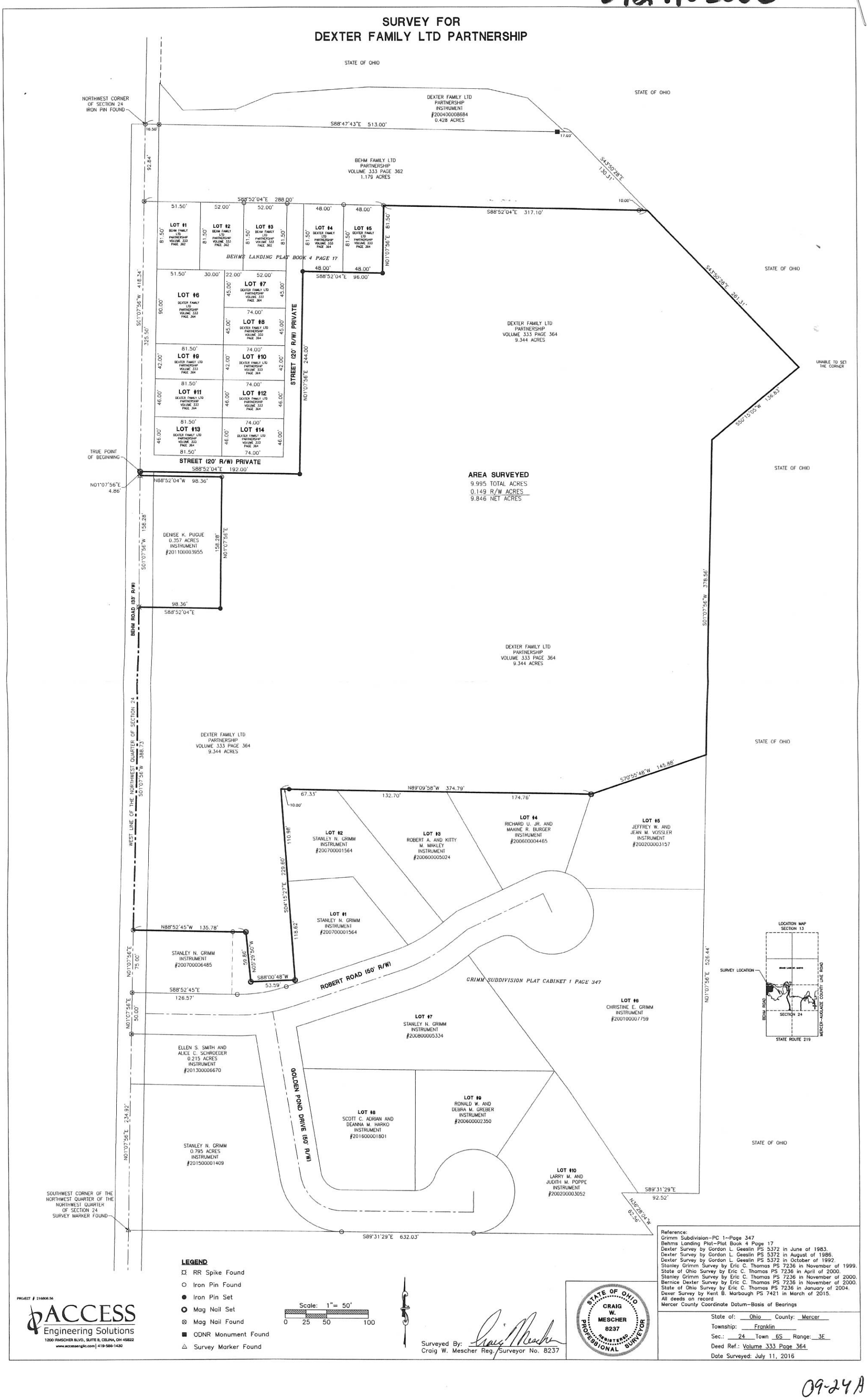
APPROVALS:

AGENCY:	Board of Health	County Sanitary Engineer	County Engineer
DATE:			

GORDON L. GEESLIN
LAND SURVEYOR
810 EAST MARKET STREET
CELINA, OHIO
PHONE (419) 586-6155

0924102005

SURVEY FOR
DEXTER FAMILY LTD PARTNERSHIP



LEGEND

- ⌑ RR Spike Found
- ○ Iron Pin Found
- ● Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- ■ ODNR Monument Found
- △ Survey Marker Found

Scale: 1"= 50'
0 25 50 100

PROJECT # 216806.56

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

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

STATE OF OHIO
CRAIG W. MESCHER
8237
REGISTERED PROFESSIONAL SURVEYOR

Reference:
Grimm Subdivision–PC 1~Page 347
Behms Landing Plat–Plat Book 4 Page 17
Dexter Survey by Gordon L. Geeslin PS 5372 in June of 1983.
Dexter Survey by Gordon L. Geeslin PS 5372 in August of 1986.
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Bernice Dexter Survey by Eric C. Thomas PS 7236 in November of 2000.
State of Ohio Survey by Eric C. Thomas PS 7236 in January of 2004.
Dexer Survey by Kent B. Marbaugh PS 7421 in March of 2015.
All deeds on record
Mercer County Coordinate Datum–Basis of Bearings

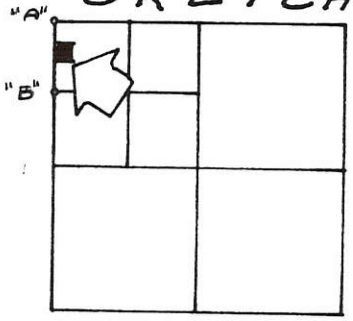
State of: Ohio County: Mercer
Township: Franklin
Sec.: 24 Town 6S Range: 3E
Deed Ref.: Volume 333 Page 364
Date Surveyed: July 11, 2016

09-24A

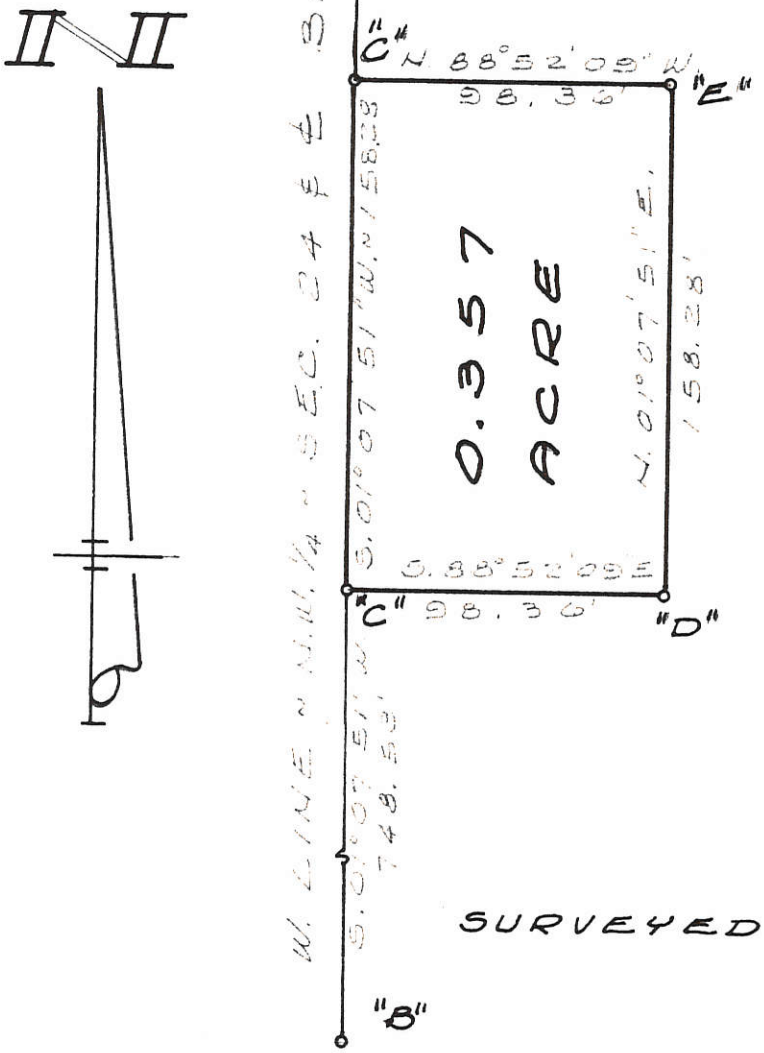
09-24A

09241020004

LOCATION SKETCH



SECTION 24



LEGEND

"A" = STONE @ N.W. COR. SEC. 24.

"B" = STONE @ W. 1/4 POST OF N.W. 1/4 OF SEC. 24

"C" = RAILROAD SPIKE SET

"D" = 5/8" x 30" IRON BAR SET.

"E" = 1 1/2" IRON PIPE FD.

SURVEYED BY Gordon L. Geeslin

GORDON L. GEESLIN
REGISTERED SURVEYOR
№ 5372
~ CELINA, OHIO ~

DEXTER SURVEY ~ PART OF THE N. W. 1/4 OF THE N. W. 1/4 OF SECTION 24, TOWN 6 SOUTH, RANGE 3 EAST (FRANKLIN TWP.), MERCER COUNTY, OHIO.

JUNE 10, 1983

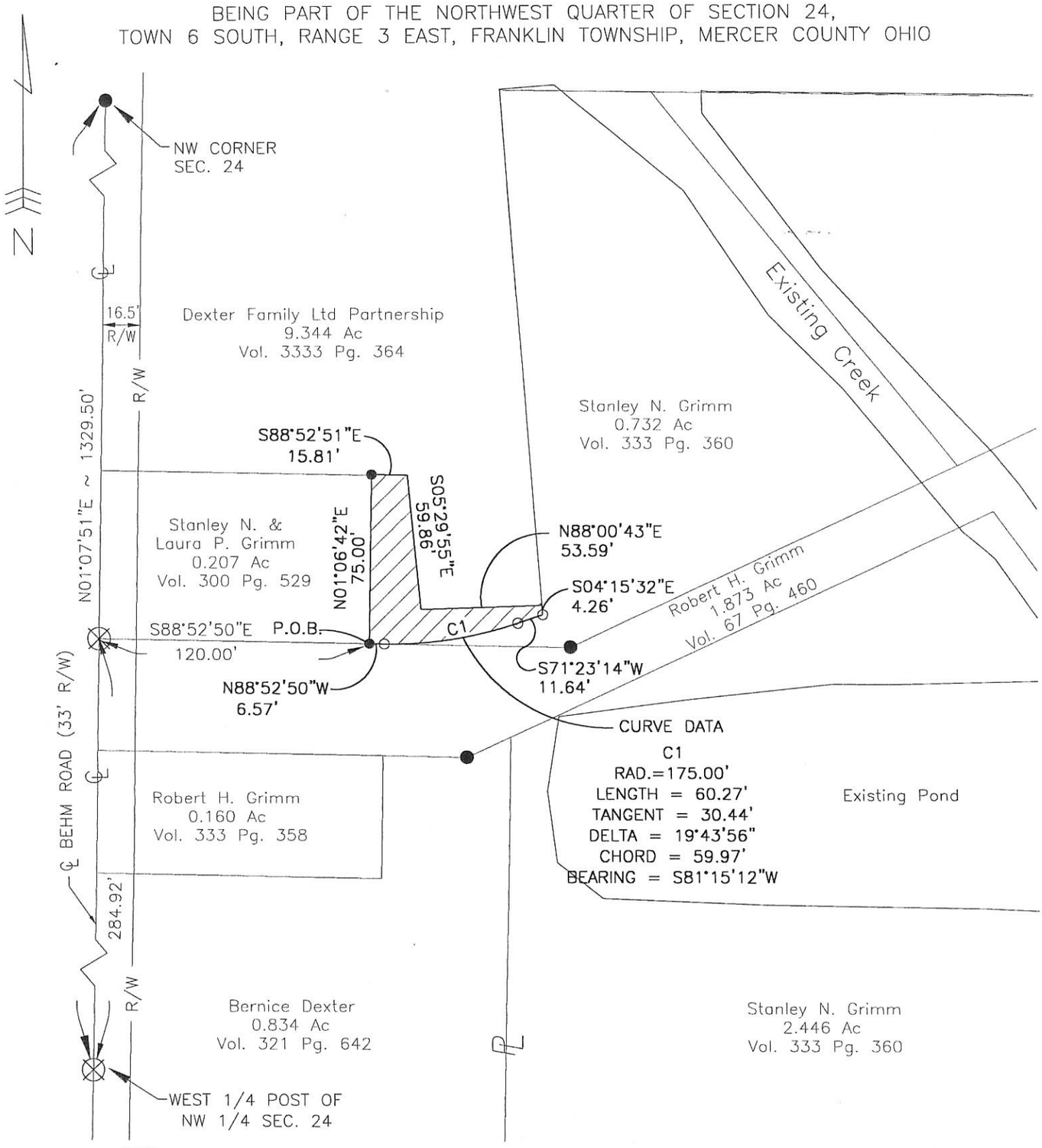
SCALE 1" = 60'

09-24A

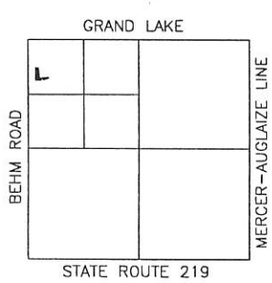
SURVEY FOR STANLEY N. GRIMM

0924102006
0924102009

BEING PART OF THE NORTHWEST QUARTER OF SECTION 24,
TOWN 6 SOUTH, RANGE 3 EAST, FRANKLIN TOWNSHIP, MERCER COUNTY OHIO



STATE OF OHIO
ERIC C. THOMAS
S-7236
REGISTERED PROFESSIONAL SURVEYOR



LOCATION MAP
SECTION 24

FOR TRANSFER TO STANLEY GRIMM:

AREA PARCEL – TOTAL AREA	= 0.048 AC.
R/W AREA	= 0.000 AC.
NET AREA	= 0.048 AC.

Surveyed By: Eric C. Thomas
Eric C. Thomas Reg. Surveyor No. 7236
Date: 11-04-00

● Iron Pin Found

○ Iron Pin Set

⊗ P.K. Nail Found

References: Bearings from previous survey by Gordon L. Geeslin dated 6-24-95 on file at the county.

Scale: 1"= 60'
0 30 60 120

PROJECT # 99858.02

Fanning/Howey Associates, Inc.
Civil Engineering Division
Engineers Surveyors Consultants

Part of N.W.1/4 Sec. 24 T 6-S R 3-E FRANKLIN Twp., Mercer Co., OH
Grantor:_____ Deeds:_____ Area Retained____Ac.
Grantee:_____ Area_____Ac.

Approvals:			
Agency: Bd. of Health Date:	Co. San. Eng	Co. Engineer	Permanent Parcel No.

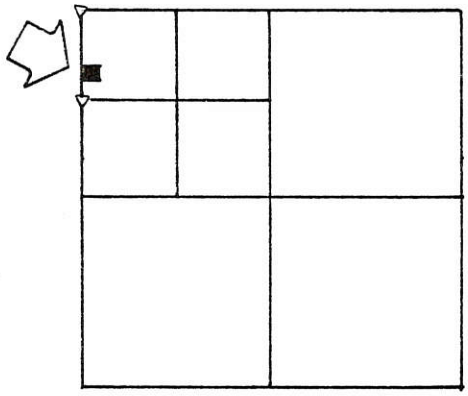
09-24A

09241020006

LEGEND

"A" = STONE AT N.W. COR. ~ SEC. 24.
"B" = STONE AT W. 1/4 POST ~ N.W. 1/4 ~ SEC. 24.
"C" = RAIL-ROAD SPIKE SET
"D" = 5/8" X 30" IRON BAR SET.

LOCATION SKETCH



SECTION 24

STATE OF OHIO
GORDON L. GEESLIN 5372 REGISTERED SURVEYOR

SURVEYED BY Gordon L. Geeslin
GORDON L. GEESLIN
REGISTERED SURVEYOR
№ 5372

DEXTER SURVEY

PART OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 24, TOWN 6 SOUTH, RANGE 3 EAST (FRANKLIN TOWNSHIP), MERCER COUNTY, OHIO.

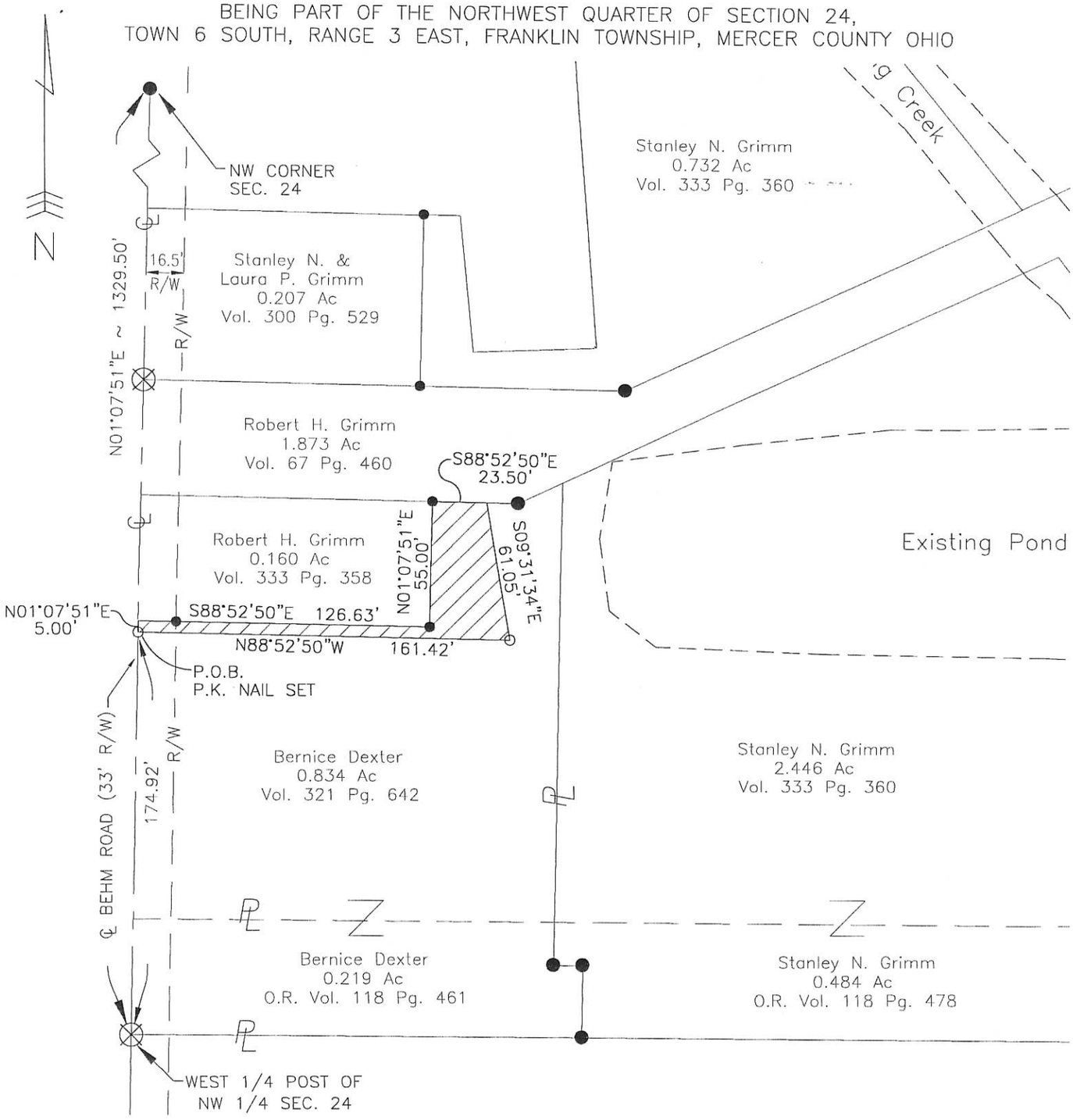
AUGUST 15, 1986 SCALE 1" = 50'

FILED IN SURVEY BOOK

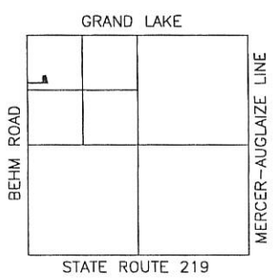
09-24A

SURVEY FOR ROBERT H. GRIMM 09241020007 & BERNICE DEXTER (OWNER)

BEING PART OF THE NORTHWEST QUARTER OF SECTION 24,
TOWN 6 SOUTH, RANGE 3 EAST, FRANKLIN TOWNSHIP, MERCER COUNTY OHIO



STATE OF OHIO
ERIC C. THOMAS
S-7236
REGISTERED PROFESSIONAL SURVEYOR



LOCATION MAP
SECTION 24

FOR TRANSFER TO ROBERT GRIMM:
AREA PARCEL – TOTAL AREA = 0.055 AC.
R/W AREA = 0.002 AC.
NET AREA = 0.053 AC.

Surveyed By: Eric C. Thomas
Eric C. Thomas Reg. Surveyor No. 7236
Date: 11-04-00

● Iron Pin Found

○ Iron Pin Set

⊗ P.K. Nail Found

References: Bearings from previous survey by Gordon L. Geeslin dated 6-24-95 on file at the county.

Scale: 1"= 60'
0 30 60 120

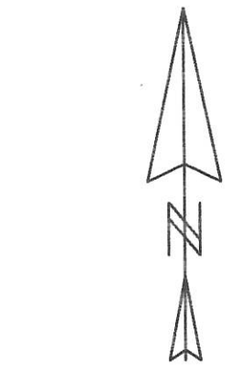
PROJECT # 99858.02

Fanning/Howey Associates, Inc.
Civil Engineering Division
Engineers Surveyors Consultants

Part of N.W.1/4 Sec. 24 T 6-S R 3-E FRANKLIN Twp., Mercer Co., OH
Grantor:_____ Deeds:_____ Area Retained____Ac.
Grantee:_____ Area_____Ac.

Approvals: Agency: Bd. of Health Date:	Co. San. Eng	Co. Engineer	Permanent Parcel No.

0924102008



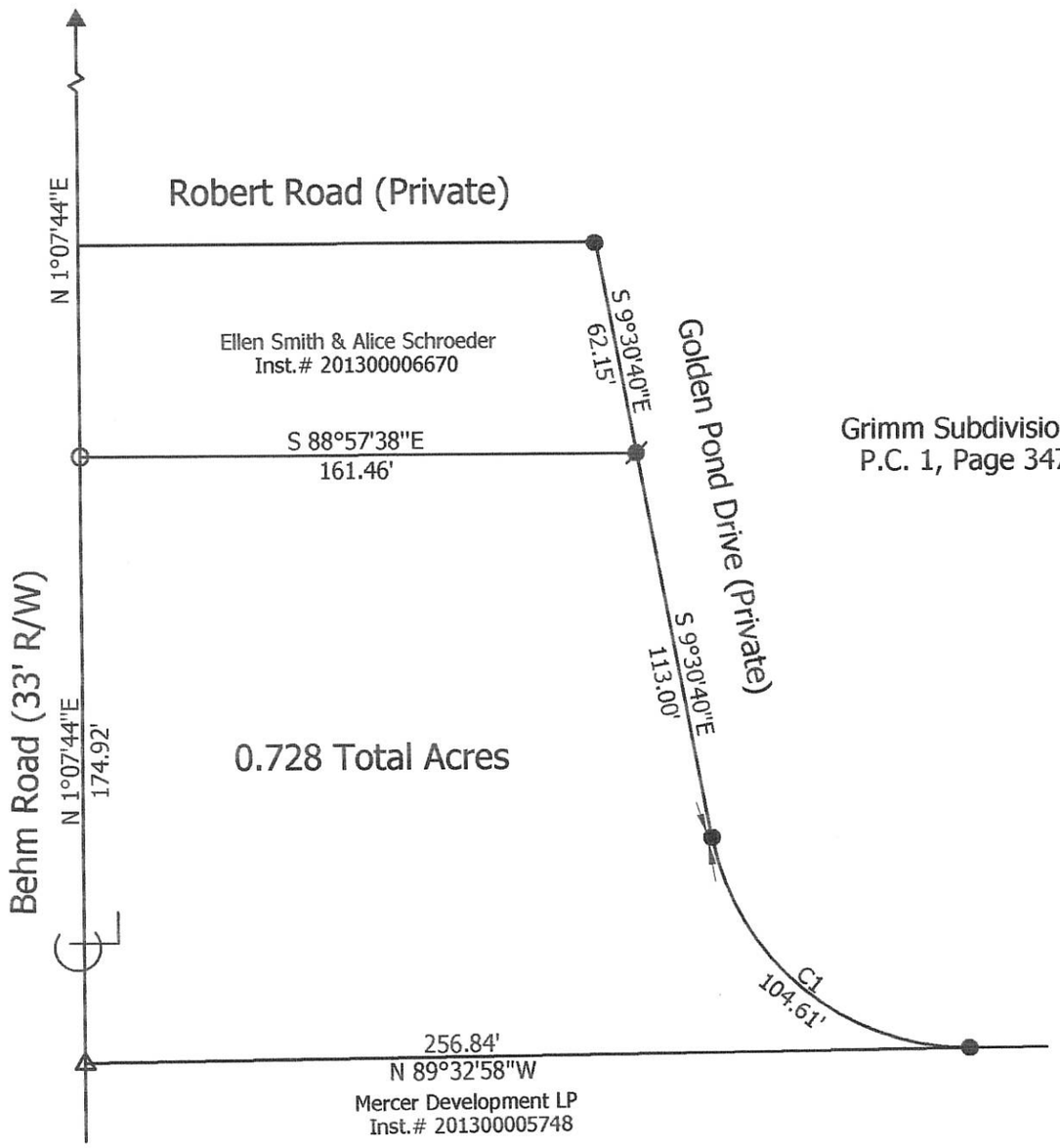
Scale: 1" = 50'

0 25 50 100

Legend:

- ▲ Iron pin @ the NW corner of Section 24
- ● Iron pin w/cap found
- ◪ 5/8" X 30" Iron pin w/cap set
- ○ P.K. nail found
- △ Cornerstone @ the SW corner of the NW1/4 of the NW1/4 of Section 24

Curve	Radius	Arc	Tangent	Chord	Chord Bearing
1	75.00	104.61	62.84	96.33	S 49°31'34"E



Note: This surveys bearings are based on the Mercer County Local Datum
The west quarter post of Section 24 was also used and the bearing of the west line of the northwest quarter is N 1°07'56"E

Marbaugh
Land Surveying

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

Kent Marbaugh

Kent B. Marbaugh P.S.7421

STATE OF OHIO
KENT B. MARBAUGH
P.S.7421
REGISTERED
PROFESSIONAL SURVEYOR

Dexter Survey (5388 Behm Road)

State of: Ohio County: Mercer

Township: Franklin Sec: 24 Town: 6S Range: 3E

City/Village: _____ Subdivision: _____ Lot: _____

Deed Ref: _____ Date Surveyed: 3-18-15

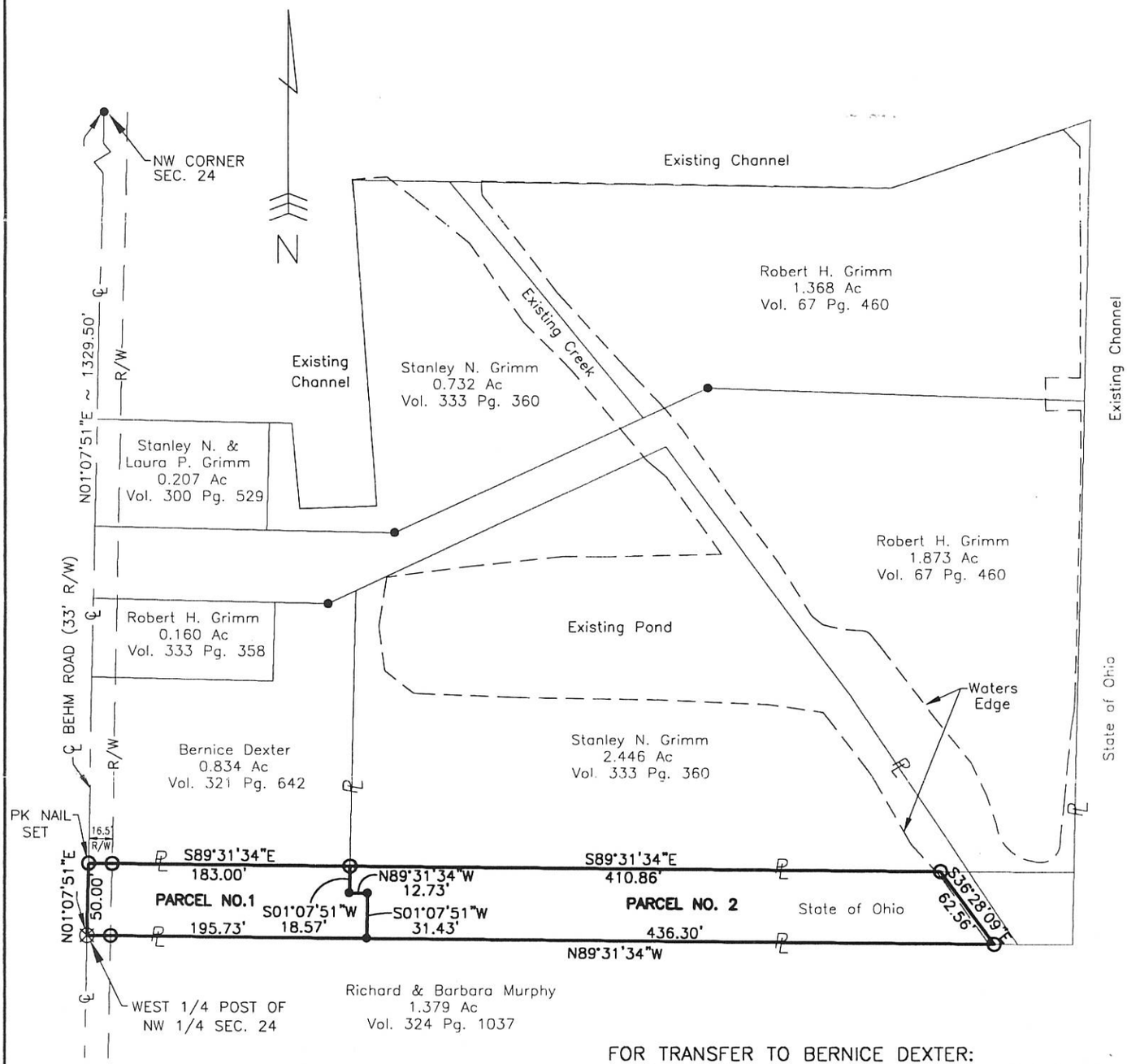
Approvals: Agency: Board of Health Date:	Township Zoning Inspector	County Engineer

09-24A

09241020080
09241020020

SURVEY FOR STANLEY GRIMM & BERNICE DEXTER & THE STATE OF OHIO (OWNER)

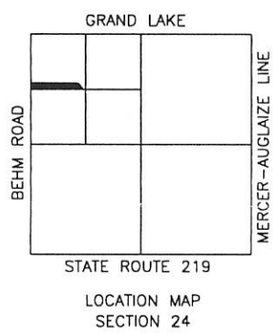
BEING PART OF THE NORTHWEST QUARTER OF SECTION 24,
TOWN 6 SOUTH, RANGE 3 EAST, FRANKLIN TOWNSHIP, MERCER COUNTY OHIO



FOR TRANSFER TO BERNICE DEXTER:
AREA PARCEL NO. 1 – TOTAL AREA = 0.219 AC.
R/W AREA = 0.019 AC.
NET AREA = 0.200 AC.

FOR TRANSFER TO STANLEY GRIMM:
AREA PARCEL NO. 2 – TOTAL AREA = 0.484 AC.
R/W AREA = 0.000 AC.
NET AREA = 0.484 AC.

STATE OF OHIO
ERIC C. THOMAS
S-7236
REGISTERED PROFESSIONAL SURVEYOR



LOCATION MAP
SECTION 24

Surveyed By: Eric C. Thomas
Eric C. Thomas Reg. Surveyor No. 7236
Date: 04-04-00

● Iron Pin Found
○ Iron Pin Set
⊠ P.K. Nail Found

References: Bearings from previous survey by Gordon L. Geeslin dated 6-24-95 on file at the county.

Scale: 1"= 100'
0 50 100 200

PROJECT # 99858.02

Fanning/Howey Associates, Inc.
Civil Engineering Division
Engineers Surveyors Consultants

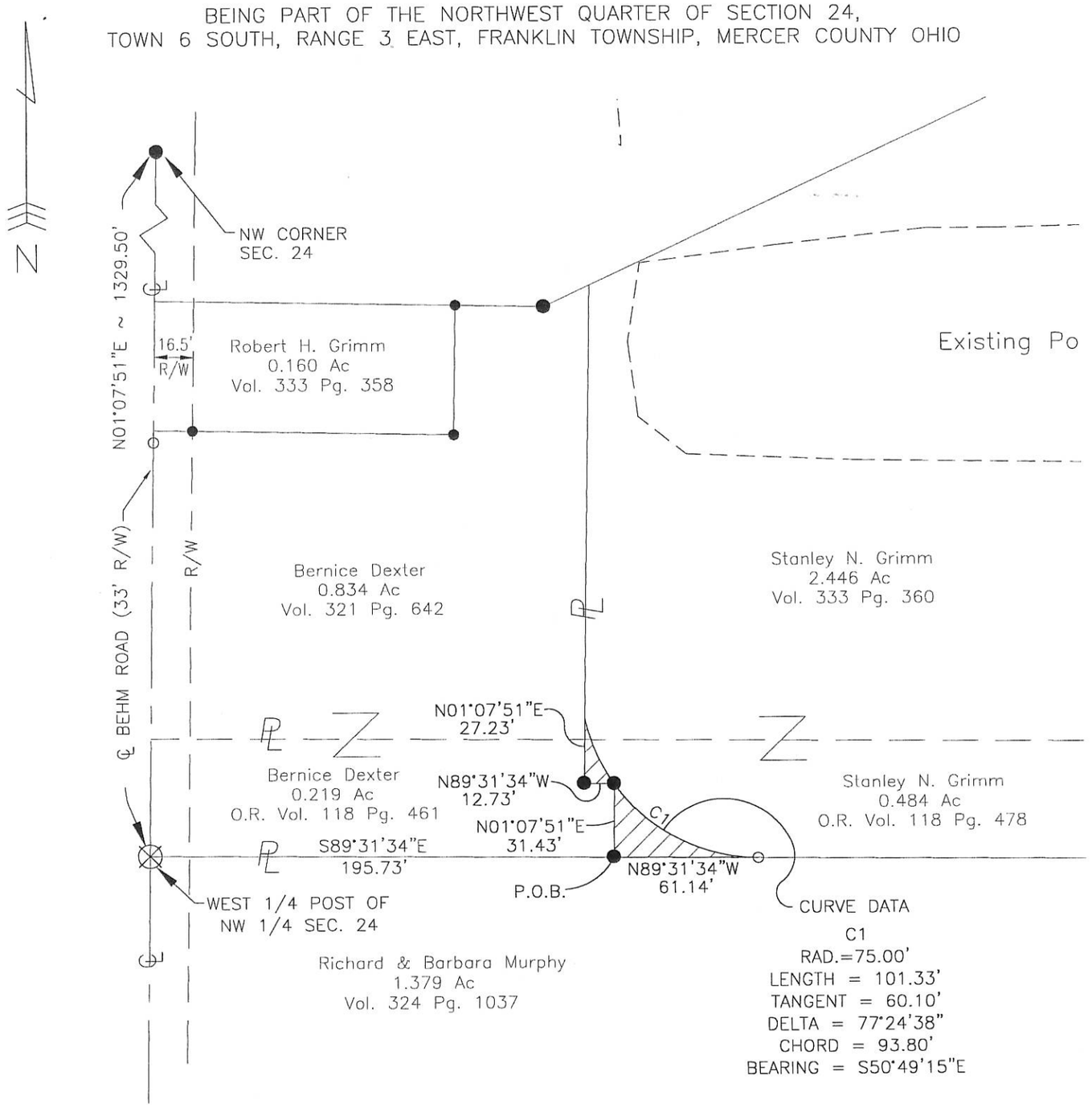
Part of N.W.1/4 Sec. 24 T 6-S R 3-E FRANKLIN Twp., Mercer Co., OH
Grantor:_____ Deeds:_____ Area Retained____Ac.
Grantee:_____ Area_____Ac.

Approvals:			
Agency: Bd. of Health Date:	Co. San. Eng	Co. Engineer	Permanent Parcel No.

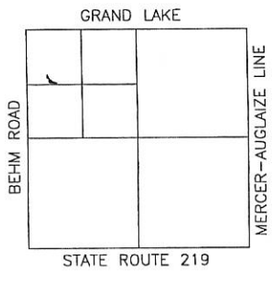
09-24 A

SURVEY FOR BERNICE DEXTER 0924102008 & STANLEY N. GRIMM (OWNER)

BEING PART OF THE NORTHWEST QUARTER OF SECTION 24,
TOWN 6 SOUTH, RANGE 3 EAST, FRANKLIN TOWNSHIP, MERCER COUNTY OHIO



STATE OF OHIO
ERIC C. THOMAS
S-7236
REGISTERED PROFESSIONAL SURVEYOR



LOCATION MAP
SECTION 24

FOR TRANSFER TO BERNICE DEXTER
AREA PARCEL – TOTAL AREA = 0.016 AC.
R/W AREA = 0.000 AC.
NET AREA = 0.016 AC.

Surveyed By: Eric C. Thomas
Eric C. Thomas Reg. Surveyor No. 7236
Date: 11-04-00

● Iron Pin Found
○ Iron Pin Set
⊠ P.K. Nail Found

References: Bearings from previous survey by Gordon L. Geeslin dated 6-24-95 on file at the county.

Scale: 1"= 60'
0 30 60 120

PROJECT # 99858.02

Part of N.W.1/4 Sec. 24 T 6-S R 3-E FRANKLIN Twp., Mercer Co., OH
Grantor:_____ Deeds:_____ Area Retained____Ac.
Grantee:_____ Area_____Ac.

Fanning/Howey Associates, Inc.
Civil Engineering Division
Engineers Surveyors Consultants

Approvals:			
Agency: Bd. of Health Date:	Co. San. Eng	Co. Engineer	Permanent Parcel No.

09-24A

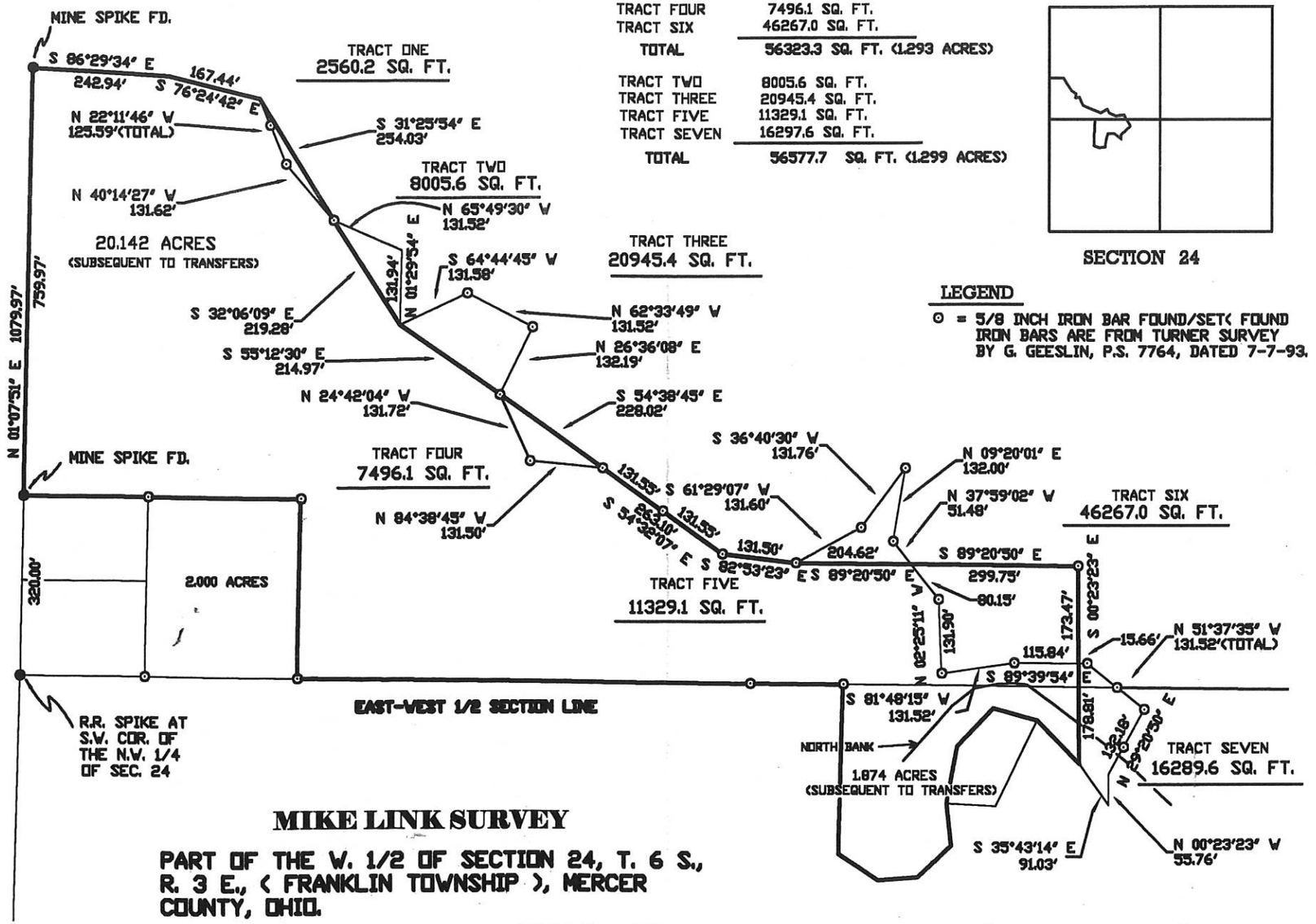
09241510003,-006

ACREAGE DETAIL

TRACT ONE	2560.2 SQ. FT.
TRACT FOUR	7496.1 SQ. FT.
TRACT SIX	46267.0 SQ. FT.
TOTAL	56323.3 SQ. FT. (1.293 ACRES)
TRACT TWO	8005.6 SQ. FT.
TRACT THREE	20945.4 SQ. FT.
TRACT FIVE	11329.1 SQ. FT.
TRACT SEVEN	16297.6 SQ. FT.
TOTAL	56577.7 SQ. FT. (1.299 ACRES)

LOCATION SKETCH

SECTION 24



LEGEND

⊙ = 5/8 INCH IRON BAR FOUND/SET(FOUND IRON BARS ARE FROM TURNER SURVEY BY G. GEESLIN, P.S. 7764, DATED 7-7-93.

MIKE LINK SURVEY

PART OF THE W. 1/2 OF SECTION 24, T. 6 S., R. 3 E., (FRANKLIN TOWNSHIP), MERCER COUNTY, OHIO.

MAY 25, 1999

SCALE 1" = 200'

0' 200' 400' 600'

SURVEYED BY

James W. Geeslin

JAMES W. GEESLIN
P.S. 7764

PERMANENT PARCEL No. _____

Part of: _____ Sec. ____ T ____ R ____ Township

Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Transfered: _____ Acres

Deed References: _____

APPROVALS:
AGENCY: | DATE:

Board of Health | County Sanitary Engineer | County Engineer

STATE OF OHIO ★ JAMES W. GEESLIN 7764 REGISTERED ★ PROFESSIONAL SURVEYOR

GEESLIN LAND SURVEYING
P.O. BOX 422
804 EAST MARKET STREET
CELINA, OHIO
PHONE (419) 586-6155
FAX (419) 586-1826

09-24A

09241510003; 09241510006

ACREAGE DETAIL

TRACT ONE	2560.2 SQ. FT.
TRACT FOUR	7496.1 SQ. FT.
TRACT SIX	46267.0 SQ. FT.
TOTAL	56323.3 SQ. FT. (1.293 ACRES)
TRACT TWO	8005.6 SQ. FT.
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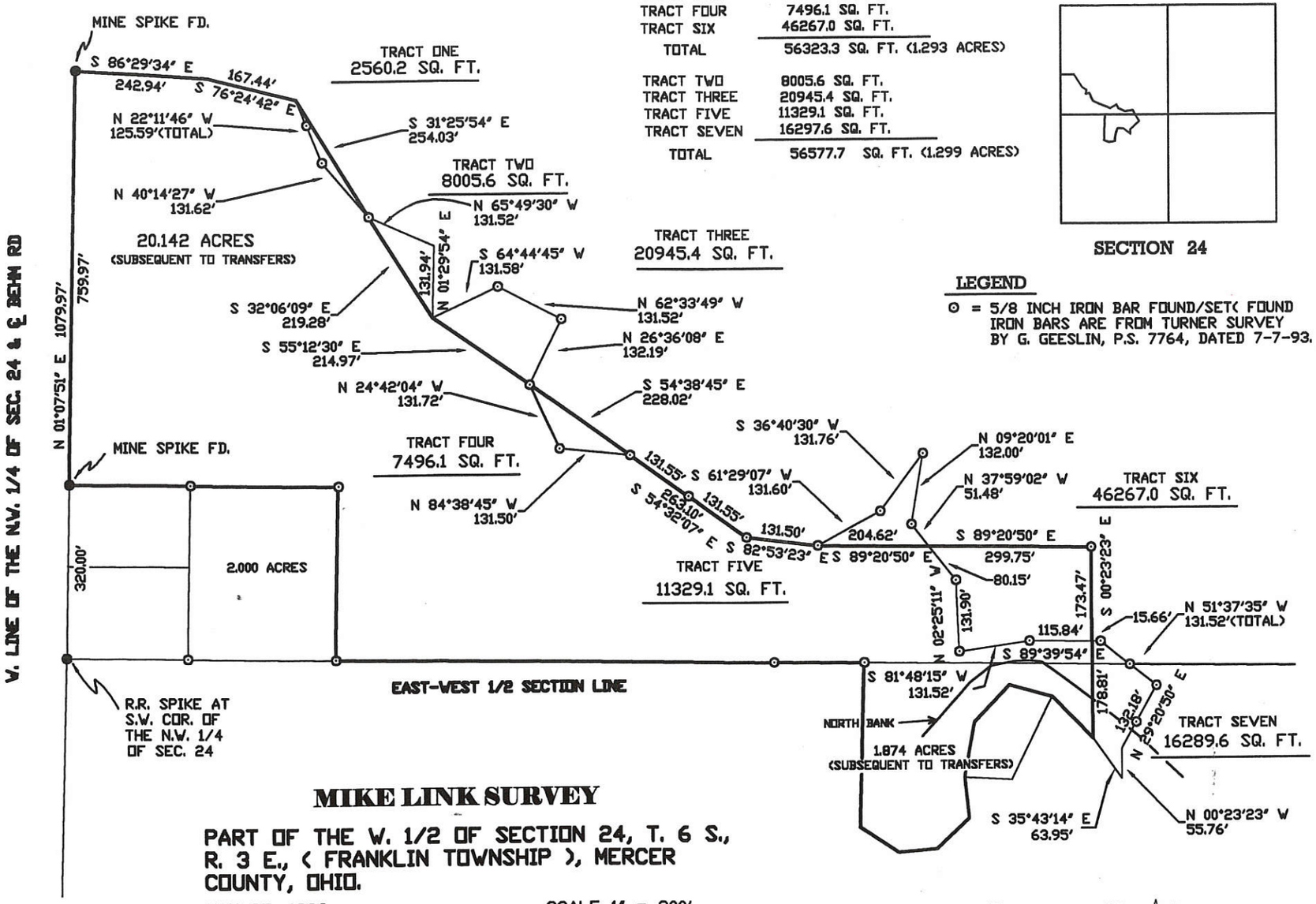
TOTAL	56577.7 SQ. FT. (1.299 ACRES)

LOCATION SKETCH

SECTION 24

LEGEND

⊙ = 5/8 INCH IRON BAR FOUND/SET(FOUND IRON BARS ARE FROM TURNER SURVEY BY G. GEESLIN, P.S. 7764, DATED 7-7-93.



MIKE LINK SURVEY

PART OF THE W. 1/2 OF SECTION 24, T. 6 S., R. 3 E., (FRANKLIN TOWNSHIP), MERCER COUNTY, OHIO.

MAY 25, 1999

SCALE 1" = 200'

0' 200' 400' 600'

SURVEYED BY James W. Geeslin

JAMES W. GEESLIN
P.S. 7764

PERMANENT PARCEL No. _____

Part of: _____ Sec. ____ T ____ R ____ Township

Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Transfered: _____ Acres

Deed References: _____

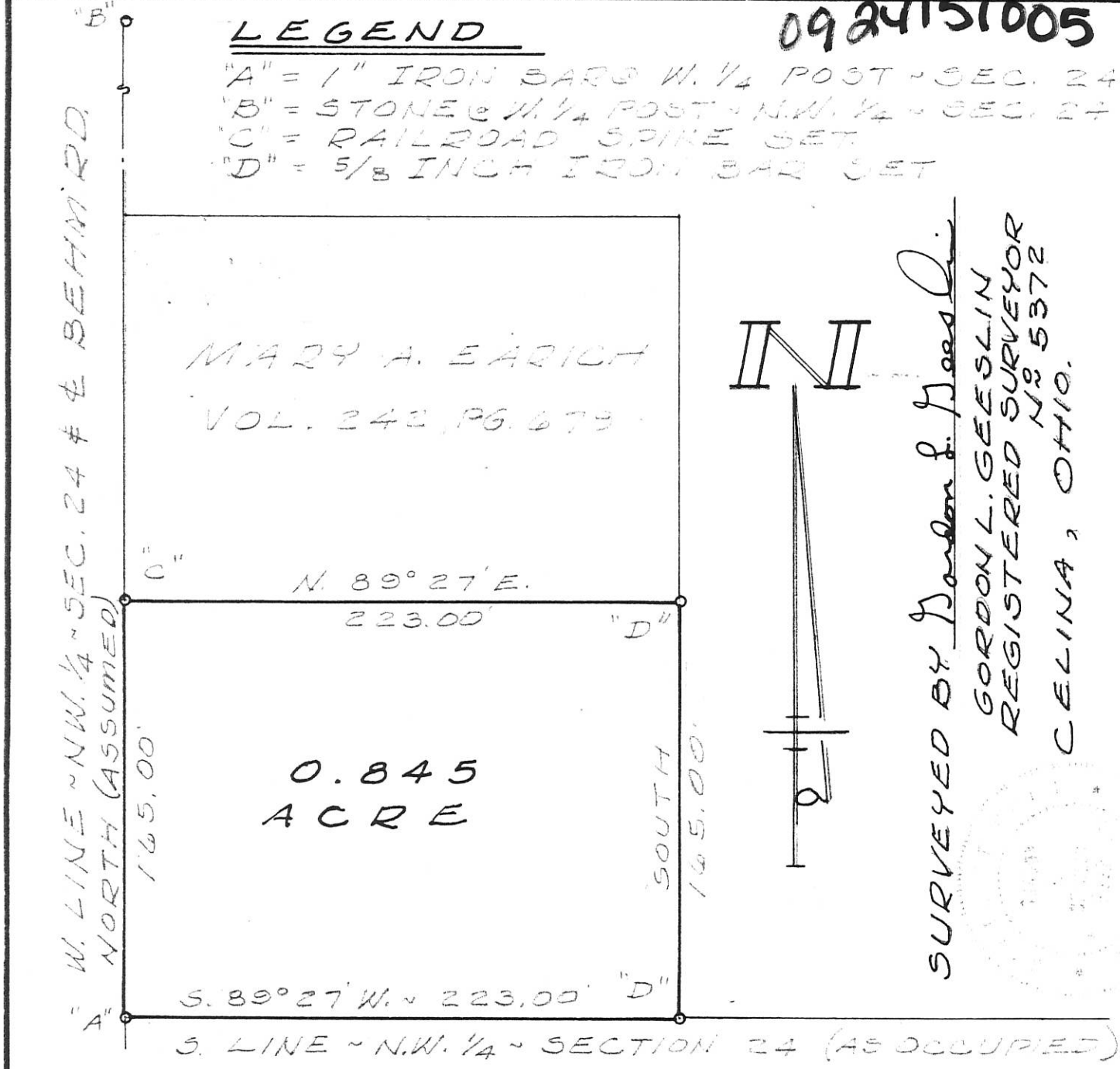
APPROVALS: AGENCY:	Board of Health	County Sanitary Engineer	County Engineer
DATE:			

STATE OF OHIO ★ JAMES W. GEESLIN 7764 REGISTERED PROFESSIONAL SURVEYOR ★

GEESLIN LAND SURVEYING
P.O. BOX 422
804 EAST MARKET STREET
CELINA, OHIO
PHONE (419) 586-6155
FAX (419) 586-1826

UY-24A

0924151005

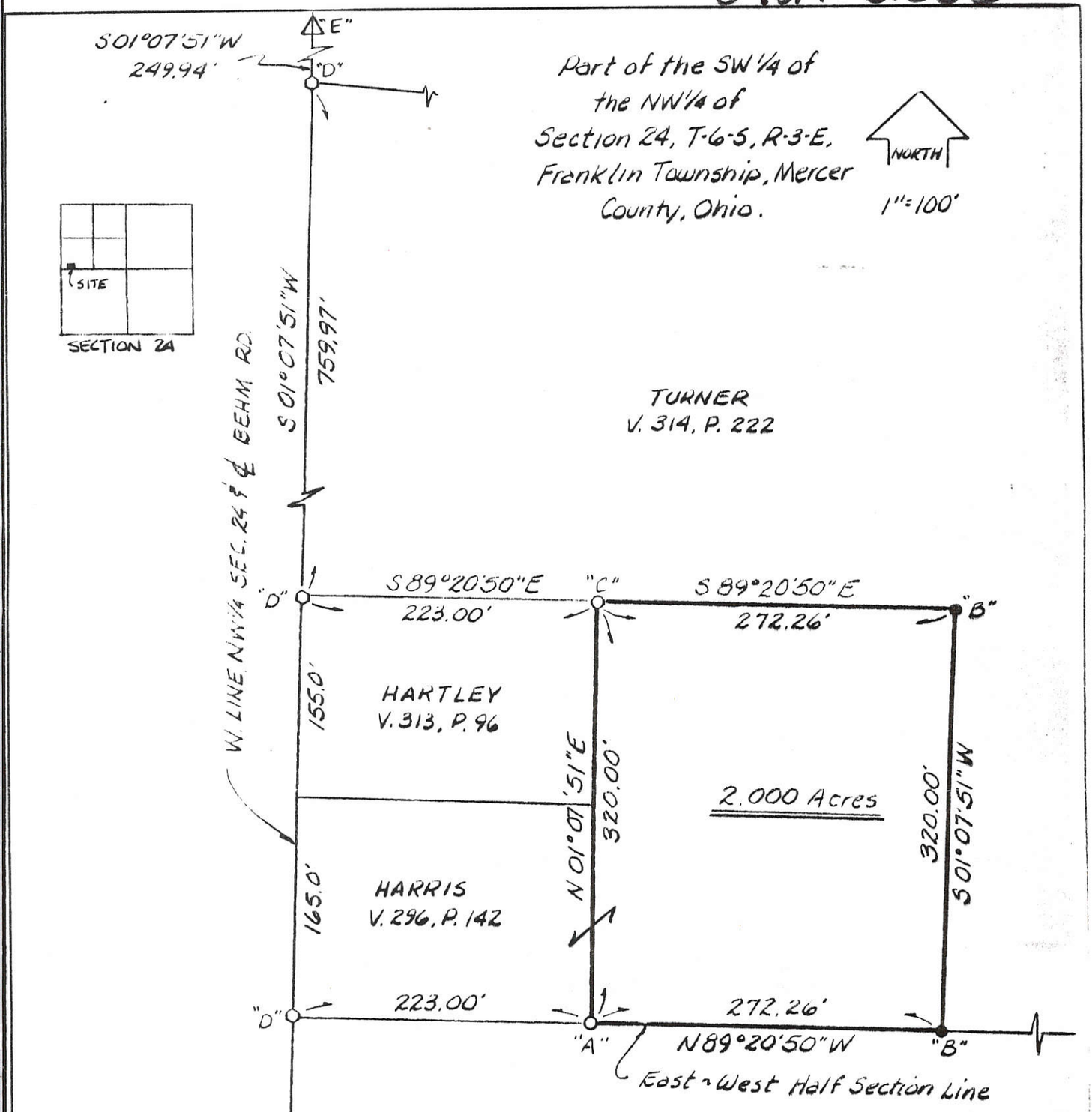


SPECKMAN SURVEY ~ PT. OF THE N.W. 1/4 OF SECTION 24, TOWN 6 SOUTH, RANGE 3 EAST (FRANKLIN TWP.), MERCER COUNTY, OHIO.

MAY, 1979 SCALE 1" = 60'

09-24A

0924151005



LEGEND

"A" - 5/8" RE-ROD FD 2.6't S & 1.2't W OF CORNER
"B" 5/8" RE-ROD W/CAP (SET)
"C" 5/8" RE-ROD (FD.)
"D" MINE SPIKE (FD)
"E" NW CORNER; SW 1/4; NW 1/4 SECTION 24

SURVEY REFERENCE:
GORDON GEESIN, JULY 1993

James M. Kent, PS 6792 OH
Kent Surveying
1750 Bellefontaine St.
Wapakoneta, OH 45895

3-30-94

#2014

STATE OF OHIO
JAMES M. KENT
6792
REGISTERED
PROFESSIONAL SURVEYOR

PERMANENT PARCEL No. _____

Part of: _____ Sec. ____ T ____ R ____ _____ Township

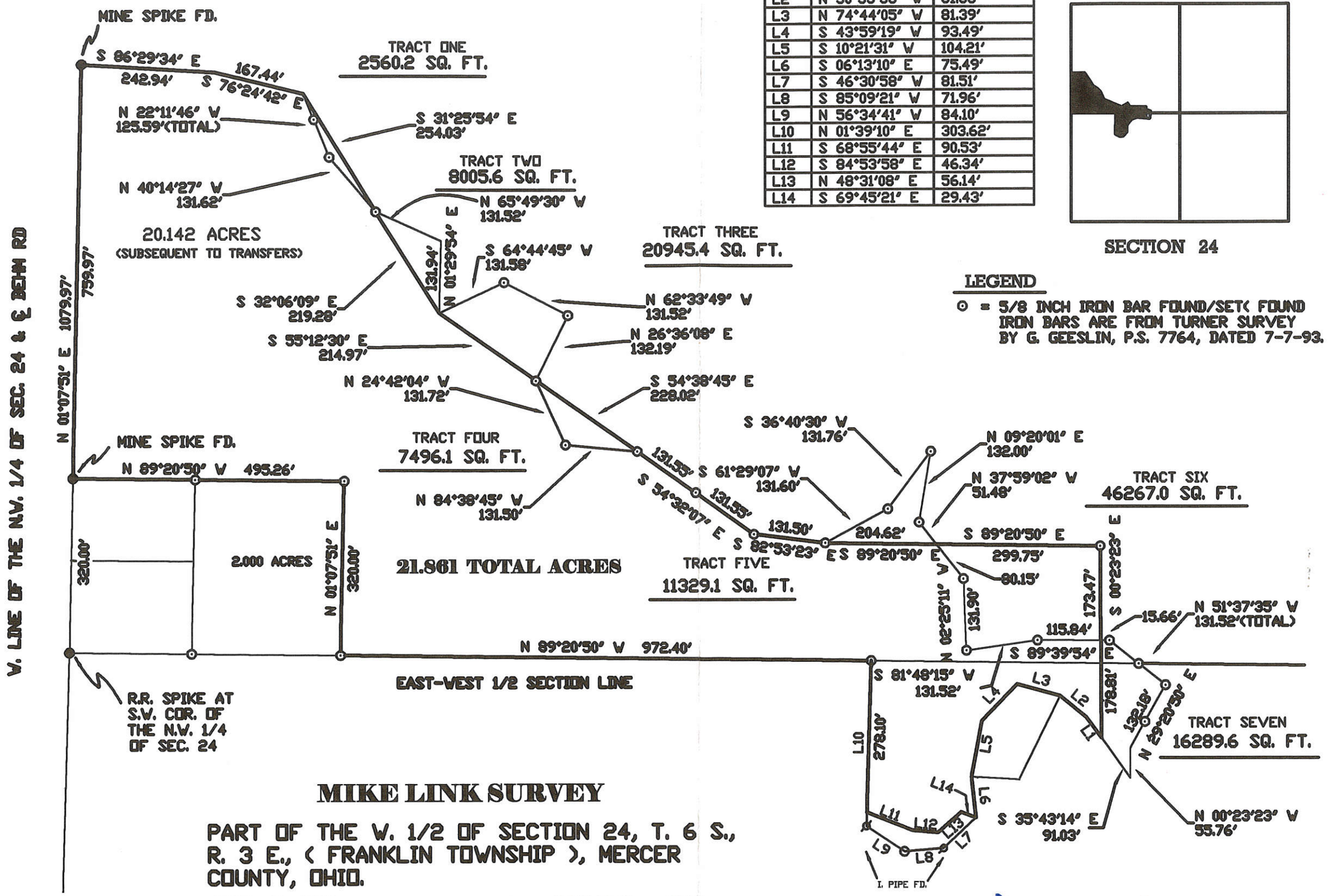
Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Transferred: _____ Acres

Deed References: _____

APPROVALS:			
AGENCY:	Board of Health	Co. Sanitary Engineer	County Engineer
DATE:			

0924151003 : 0924151006 09-24A



LINE TABLE

L1	N 35°43'14" W	47.45'
L2	N 50°55'36" W	61.86'
L3	N 74°44'05" W	81.39'
L4	S 43°59'19" W	93.49'
L5	S 10°21'31" W	104.21'
L6	S 06°13'10" E	75.49'
L7	S 46°30'58" W	81.51'
L8	S 85°09'21" W	71.96'
L9	N 56°34'41" W	84.10'
L10	N 01°39'10" E	303.62'
L11	S 68°55'44" E	90.53'
L12	S 84°53'58" E	46.34'
L13	N 48°31'08" E	56.14'
L14	S 69°45'21" E	29.43'

LOCATION SKETCH

SECTION 24

LEGEND

⊙ = 5/8 INCH IRON BAR FOUND/SET(FOUND IRON BARS ARE FROM TURNER SURVEY BY G. GEESLIN, P.S. 7764, DATED 7-7-93.

MIKE LINK SURVEY

PART OF THE W. 1/2 OF SECTION 24, T. 6 S., R. 3 E., (FRANKLIN TOWNSHIP), MERCER COUNTY, OHIO.

APRIL 3, 2000 SCALE 1" = 200'

0' 200' 400' 600'

SURVEYED BY James W. Geeslin
JAMES W. GEESLIN
P.S. 7764

PERMANENT PARCEL No. _____
Part of: _____ Sec. ____ T ____ R ____ Township
Grantor: _____ Area Retained: _____ Acres
Grantee: _____ Area Transfered: _____ Acres
Deed References: _____

APPROVALS:
AGENCY: | DATE:

County Engineer	County Sanitary Engineer	Board of Health

GEESLIN LAND SURVEYING
P.O. BOX 422
804 EAST MARKET STREET
CELINA, OHIO
PHONE (419) 586-6155
FAX (419) 586-1826

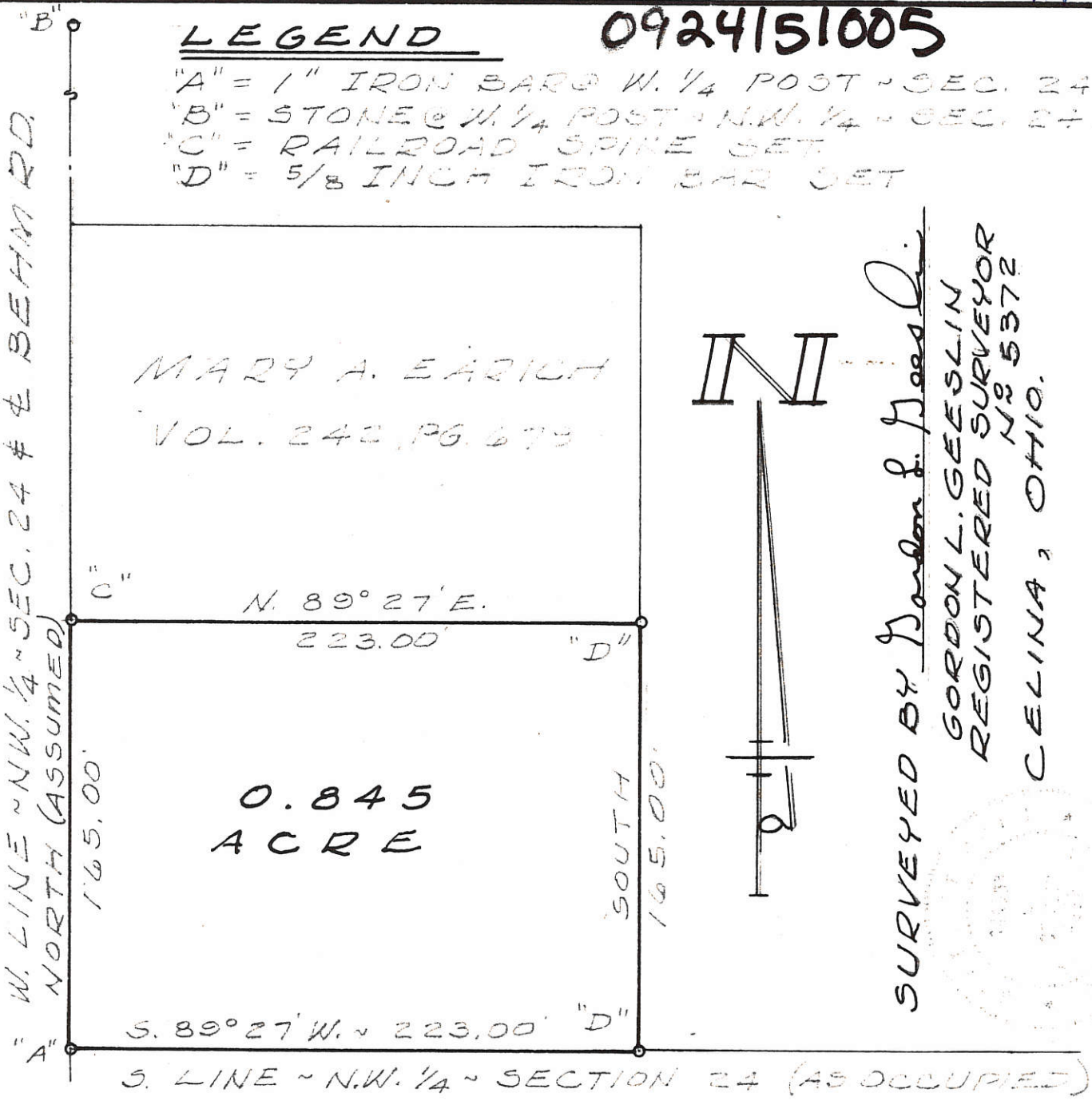
09-24A

09-24A

0924151005

LEGEND

"A" = 1" IRON BAR @ W. 1/4 POST ~ SEC. 24.
"B" = STONE @ W. 1/4 POST ~ N.W. 1/4 ~ SEC. 24.
"C" = RAILROAD SPIKE SET.
"D" = 5/8 INCH IRON BAR SET



SURVEYED BY Gordon L. Geeslin
GORDON L. GEESLIN
REGISTERED SURVEYOR
No 5372
CELINA, OHIO.

SPECKMAN SURVEY ~ PT. OF THE N.W. 1/4 OF SECTION 24, TOWN 6 SOUTH, RANGE 3 EAST (FRANKLIN TWP.), MERCER COUNTY, OHIO.

MAY, 1979 SCALE 1" = 60'

09241020005

SURVEY FOR
DEXTER FAMILY LTD PARTNERSHIP

STATE OF OHIO

DEXTER FAMILY LTD PARTNERSHIP INSTRUMENT #200400008684 0.428 ACRES

STATE OF OHIO

S88°47'43"E 513.00'

17.03'

S43°50'28"E 130.31'

NORTHWEST CORNER OF SECTION 24 IRON PIN FOUND

BEHM FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 362 1.179 ACRES

92.84'

S88°52'04"E 288.00'

10.00'

S88°52'04"E 317.10'

S43°50'28"E 261.31'

STATE OF OHIO

51.50'	52.00'	52.00'	20.00'	48.00'	48.00'
LOT #1 BEHM FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 362	LOT #2 BEHM FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 362	LOT #3 BEHM FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 362		LOT #4 2616 SQ FT	LOT #5 2616 SQ FT
81.50'	81.50'	81.50'	81.50'	54.50'	54.50'

48.00' S88°52'04"E 96.00' 48.00'

N01°07'56"E 54.50'

27.00'

BEHMS LANDING PLAT BOOK 4 PAGE 17

51.50'	30.00'	22.00'	52.00'
LOT #6 DEXTER FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 364		LOT #7 DEXTER FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 364	
90.00'		45.00'	45.00'

74.00'

LOT #8 3478 SQ FT

45.00' 47.00'

ADA DRIVE (20' R/W) PRIVATE

81.50'	2.00'	74.00'
LOT #9 3819 SQ FT		LOT #10 3320 SQ FT
46.86'		44.86'

81.50'

S88°52'04"E

LOT #11 3749 SQ FT	LOT #12 3404 SQ FT
46.00'	46.00'

81.50' 74.00'

N01°07'56"E 275.86' 248.86'

DEXTER FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 364 9.344 ACRES

UNABLE TO SET THE CORNER

S50°15'05"W 136.83'

STATE OF OHIO

S01°07'56"W 581.48'

S01°07'56"W 158.86'

REPLAT OF BEHMS LANDING

CLYDE DRIVE (20' R/W) PRIVATE

81.86'	73.64'
LOT #13 3766 SQ FT	LOT #14 3387 SQ FT
46.00'	46.00'

81.86' 73.64' 20.00'

S88°52'04"E 93.64'

AREA SURVEYED
10.033 TOTAL ACRES
0.147 R/W ACRES
9.886 NET ACRES

DENISE K. PUGUE 0.357 ACRES INSTRUMENT #201100003955

158.28' N01°07'56"E 158.28'

98.36' S88°52'04"E

TRUE POINT OF BEGINNING

16.5'

DEXTER FAMILY LTD PARTNERSHIP VOLUME 333 PAGE 364 9.344 ACRES

UNABLE TO SET THE CORNER

S01°07'56"W 378.56'

STATE OF OHIO

BEHM ROAD (33' R/W)

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24 S01°07'56"W 388.73'

S70°55'48"W 145.88'

N89°09'58"W 374.79'

67.33' 132.70' 174.76'

10.00'

110.98'

S04°15'27"E 229.60'

118.62'

LOT #1 STANLEY N. GRIMM INSTRUMENT #200700001564

LOT #2 STANLEY N. GRIMM INSTRUMENT #200700001564

LOT #3 ROBERT A. AND KITTY M. MAKLEY INSTRUMENT #200600005024

LOT #4 RICHARD U. JR. AND MAXINE R. BURGER INSTRUMENT #200600004465

LOT #5 JEFFREY W. AND JEAN M. VOSSLER INSTRUMENT #200200003157

N88°52'45"W 135.78'

59.86' N05°29'50"W

S88°00'48"W 53.59'

ROBERT ROAD (50' R/W)

GRIMM SUBDIVISION PLAT CABINET 1 PAGE 347

N01°07'56"E 75.00'

S88°52'45"E 126.57'

N01°07'56"E 50.00'

STANLEY N. GRIMM INSTRUMENT #200700006485

LOT #6 CHRISTINE E. GRIMM INSTRUMENT #200100007759

LOT #7 STANLEY N. GRIMM INSTRUMENT #200800005334

N01°07'56"E 526.44'

ELLEN S. SMITH AND ALICE C. SCHROEDER 0.215 ACRES INSTRUMENT #201300006670

GOLDEN POND DRIVE (50' R/W)

LOT #8 SCOTT C. ADRIAN AND DEANNA M. HARKO INSTRUMENT #201600001801

LOT #9 RONALD W. AND DEBRA M. GREBER INSTRUMENT #200600002350

N01°07'56"E 234.92'

STANLEY N. GRIMM 0.795 ACRES INSTRUMENT #201500001409

STATE OF OHIO

LOT #10 LARRY M. AND JUDITH M. POPPE INSTRUMENT #200200003052

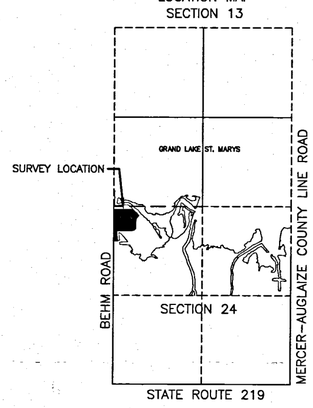
S89°31'29"E 92.52'

N36°28'04"W 62.56'

SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 SURVEY MARKER FOUND

S89°31'29"E 632.03'

LOCATION MAP
SECTION 13



LEGEND

- RR Spike Found
- Iron Pin Found
- Iron Pin Set
- Mag Nail Set
- Mag Nail Found
- ODNR Monument Found
- Survey Marker Found

Scale: 1"= 50'
0 25 50 100

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

STATE OF OHIO CRAIG W. MESCHER 8237 REGISTERED PROFESSIONAL SURVEYOR

Reference:
Grimm Subdivision–PC 1~Page 347
Behms Landing Plat–Plat Book 4 Page 17
Replat of Lots #4, #5, #8–#14 of Behms Landing
Dexter Survey by Gordon L. Geeslin PS 5372 in June of 1983.
Dexter Survey by Gordon L. Geeslin PS 5372 in August of 1986.
Dexter Survey by Gordon L. Geeslin PS 5372 in October of 1992.
Stanley Grimm Survey by Eric C. Thomas PS 7236 in November of 1999.
State of Ohio Survey by Eric C. Thomas PS 7236 in April of 2000.
Stanley Grimm Survey by Eric C. Thomas PS 7236 in November of 2000.
Bernice Dexter Survey by Eric C. Thomas PS 7236 in November of 2000.
State of Ohio Survey by Eric C. Thomas PS 7236 in January of 2004.
Dexer Survey by Kent B. Marbaugh PS 7421 in March of 2015.
All deeds on record
Mercer County Coordinate Datum–Basis of Bearings

State of: Ohio County: Mercer
Township: Franklin
Sec.: 24 Town 6S Range: 3E
Deed Ref.: Volume 333 Page 364
Date Surveyed: July 11, 2016

PROJECT # 216808.56

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

09-24A

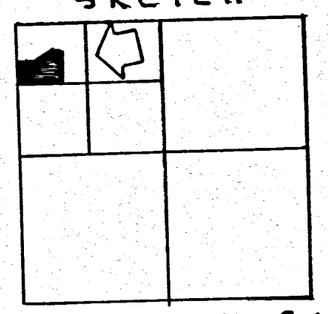
09241020006 70-018

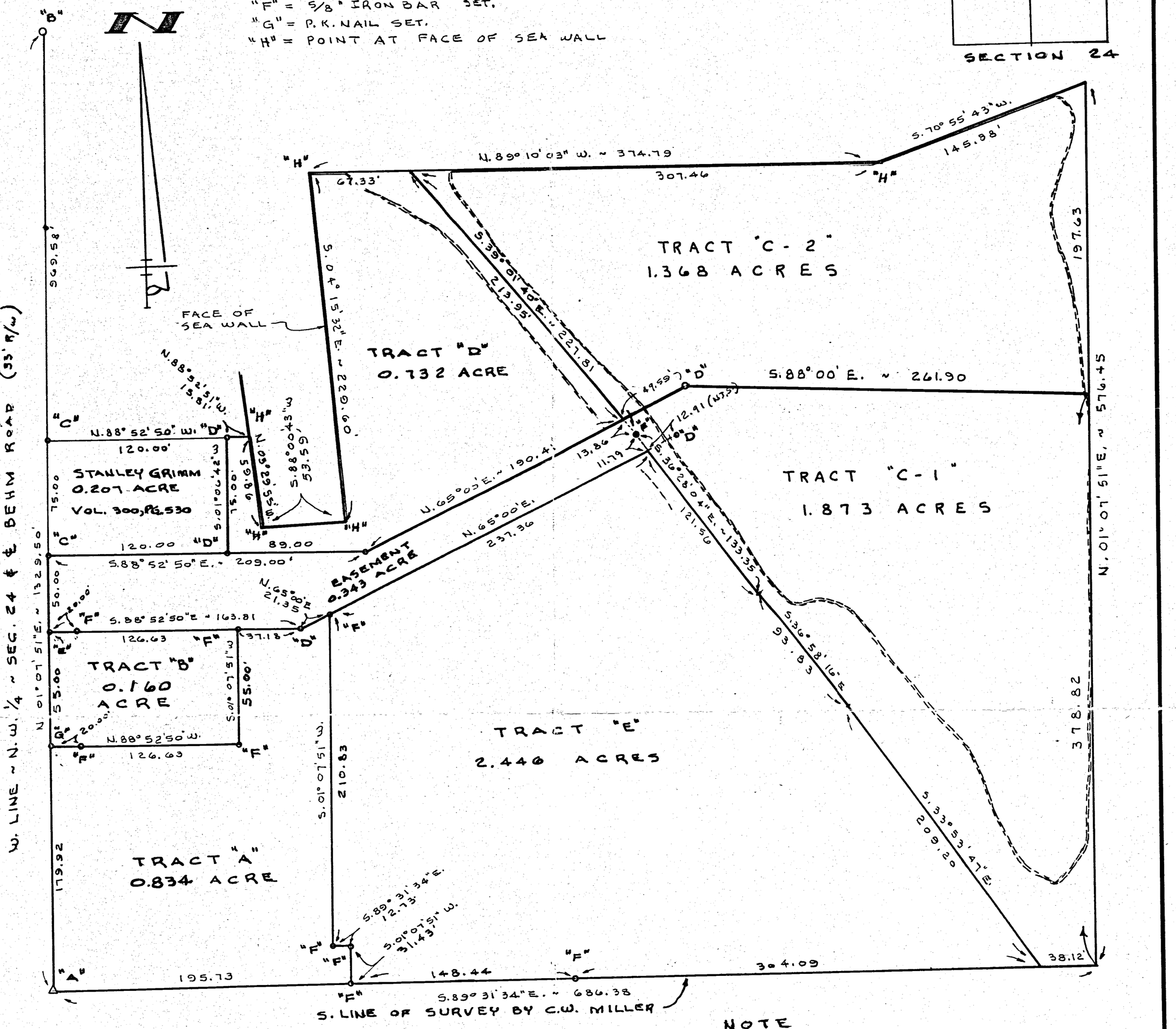
09-24A

LEGEND

"A" = STONE @ S.W. Cor. ~ N.W. ¼ ~ N.W. ¼ ~ SECTION 24.
"B" = FOUND 5/8" IRON BAR IN 2" IRON PIPE AT N.W. COR. ~ SEC. 24.
"C" = RAILROAD SPIKE FOUND
"D" = IRON BAR FOUND.
"E" = MINE SPIKE FOUND.
"F" = 5/8" IRON BAR SET.
"G" = P.K. NAIL SET.
"H" = POINT AT FACE OF SEA WALL

LOCATION SKETCH





SURVEYED BY Gordon L. Geeslin
GORDON L. GEESLIN
REGISTERED SURVEYOR Nº 5372

NOTE

THE SOUTH LINE OF THIS SURVEY AGREES WITH A SURVEY BY C.W. MILLER, REG. SURVEYOR Nº 693, DATED JUNE, 1967 BUT IS IN CONFLICT WITH A GOVERNOR'S DEED RECORDED IN DEED VOL. 238, PG. 60. WHICH CALLS THE LINE TO BE 50 FEET NORTH.

DEXTER SURVEY

PART OF THE N.W. ¼ OF THE N.W. ¼ OF SECTION 24, TOWN 6 SOUTH, RANGE 3 EAST (FRANKLIN TWP.), MERCER COUNTY, OHIO.

JUNE 24, 1995
(REVISED 7-9-98 TO DIVIDE TRACT "C")

SCALE 1" = 50'

0 50 100 150

GORDON L. GEESLIN
LAND SURVEYOR
810 EAST MARKET STREET
CELINA, OHIO
PHONE (419) 586-6155

STATE OF OHIO · GORDON L GEESLIN 5372 · REGISTERED PROFESSIONAL SURVEYOR

PERMANENT PARCEL No. _____

Part of: _____ Sec. ____ T ____ R ____ _____ Township
Grantor: _____ Area Retained: _____ Acres
Grantee: _____ Area Transferred: _____ Acres
Deed References: _____

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

09-24A

0924102007, -008

0924102018 to -020

LOCATION SKETCH

SECTION 24

LEGEND

"A" = STONE AT S.W. COR. ~ N.W. ¼ ~ N.W. ¼ ~ SEC. 24.

"B" = IRON PIPE AT FORMER LOCATION OF STONE AT N.W. CORNER OF SECTION 24. (LOCATION AGREES WITH COUNTY REFERENCES OF STONE Nº 287, PLACED 5/8" IRON BAR IN 2" IRON PIPE.) ALSO FOUND 3/4" IRON BAR 0.41' SOUTH USED IN SOME PRIOR SURVEYS.

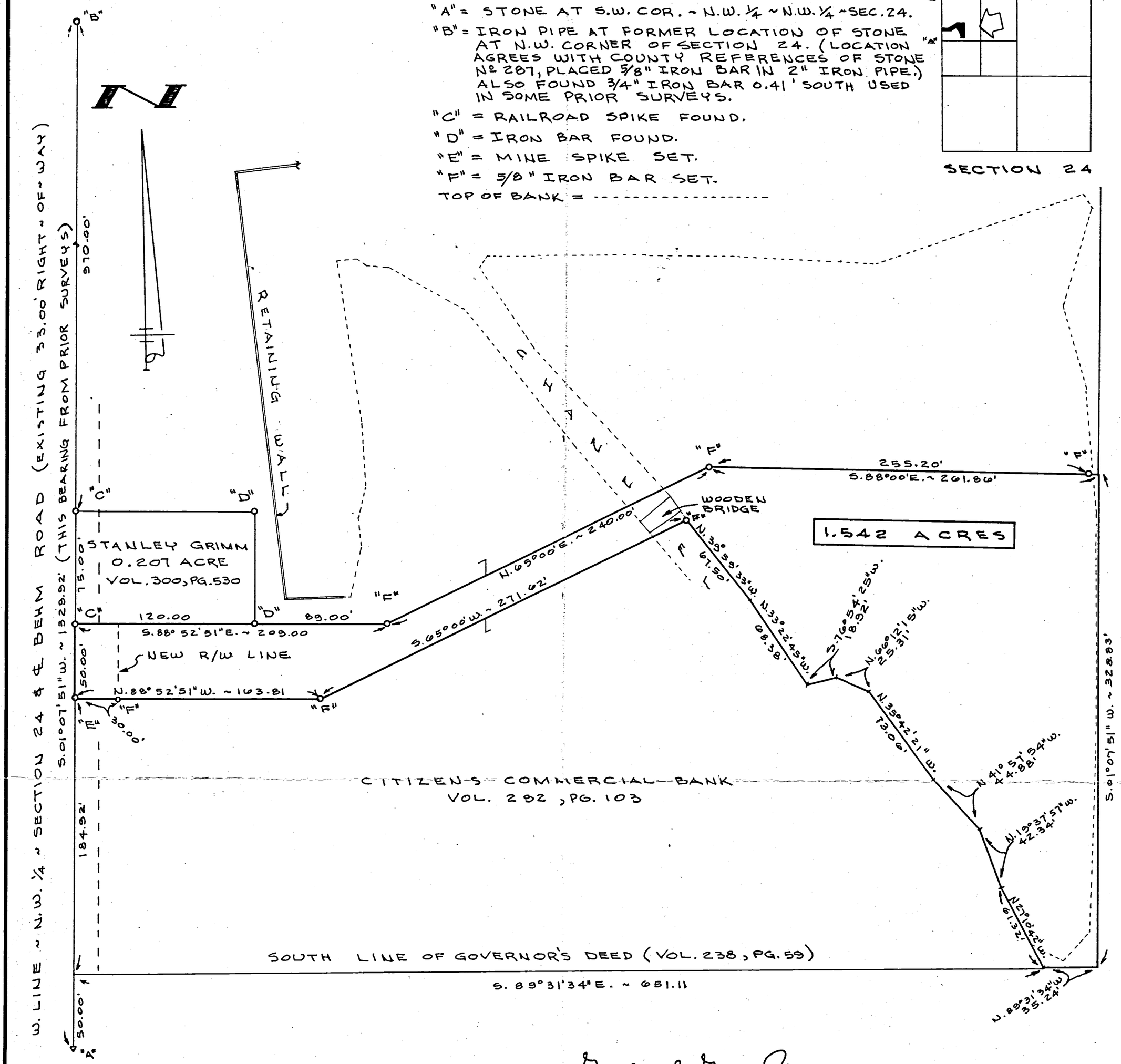
"C" = RAILROAD SPIKE FOUND.

"D" = IRON BAR FOUND.

"E" = MINE SPIKE SET.

"F" = 5/8" IRON BAR SET.

TOP OF BANK = ----------



SURVEYED BY Gordon L. Geeslin

GORDON L. GEESLIN
REGISTERED SURVEYOR
Nº 5372

DEXTER SURVEY

PART OF THE N.W. ¼ OF THE N.W. ¼ OF SECTION 24, TOWN 6 SOUTH, RANGE 3 EAST (FRANKLIN TWP.), MERCER COUNTY, OHIO.

APRIL 13, 1989

SCALE 1" = 50'

0 25 50 100 150

GORDON L. GEESLIN
LAND SURVEYOR
810 EAST MARKET STREET
CELINA, OHIO
PHONE (419) 586-6155

STATE OF OHIO · GORDON L GEESLIN 5372 · REGISTERED SURVEYOR

PERMANENT PARCEL No. ___-___-___-___-___-___

Part of:_____ Sec.____ T____ R____ _____ Township

Grantor:_____ Area Retained:_____ Acres

Grantee:_____ Area Transferred:_____ Acres

Deed References: _____

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

FILED IN SURVEY BOOK

FILED IN SURVEY BOOK 09-24A

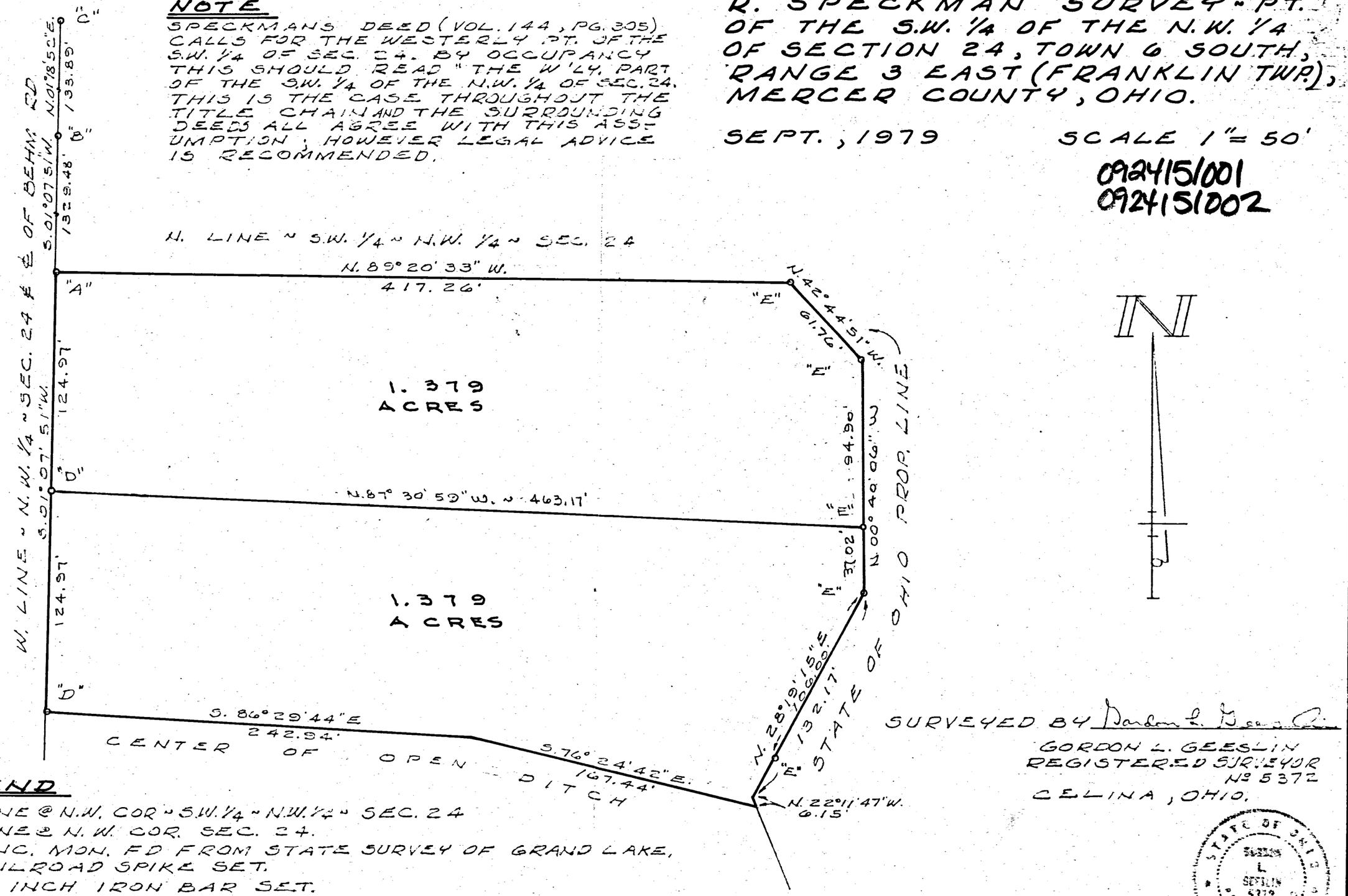
R. SPECKMAN SURVEY - PT. OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 24, TOWN 6 SOUTH, RANGE 3 EAST (FRANKLIN TWP.), MERCER COUNTY, OHIO.

SEPT., 1979 SCALE 1" = 50'

0924151001
0924151002

NOTE

SPECKMANS DEED (VOL. 144, PG. 305) CALLS FOR THE WESTERLY PT. OF THE S.W. 1/4 OF SEC. 24. BY OCCUPANCY THIS SHOULD READ "THE W'LY. PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SEC. 24. THIS IS THE CASE THROUGHOUT THE TITLE CHAIN AND THE SURROUNDING DEEDS ALL AGREE WITH THIS ASSUMPTION; HOWEVER LEGAL ADVICE IS RECOMMENDED.



LEGEND

"A" = STONE @ N.W. COR ~ S.W. 1/4 ~ N.W. 1/4 ~ SEC. 24
"B" = STONE @ N.W. COR. SEC. 24.
"C" = CONC. MON. FD FROM STATE SURVEY OF GRAND LAKE.
"D" = RAILROAD SPIKE SET.
"E" = 5/8 INCH IRON BAR SET.

SURVEYED BY Gordon L. Geeslin

GORDON L. GEESLIN
REGISTERED SURVEYOR
Nº 5372
CELINA, OHIO.

STATE OF OHIO · GORDON L. GEESLIN · 5372 · REGISTERED SURVEYOR

REVISED MARCH 10, 1986 TO DEVIDE TOTAL TRACT

Y98 | 413

09-24A

R. SPECKMAN SURVEY - PT. OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 24, TOWN 6 SOUTH, RANGE 3 EAST (FRANKLIN TWP.), MERCER COUNTY, OHIO.

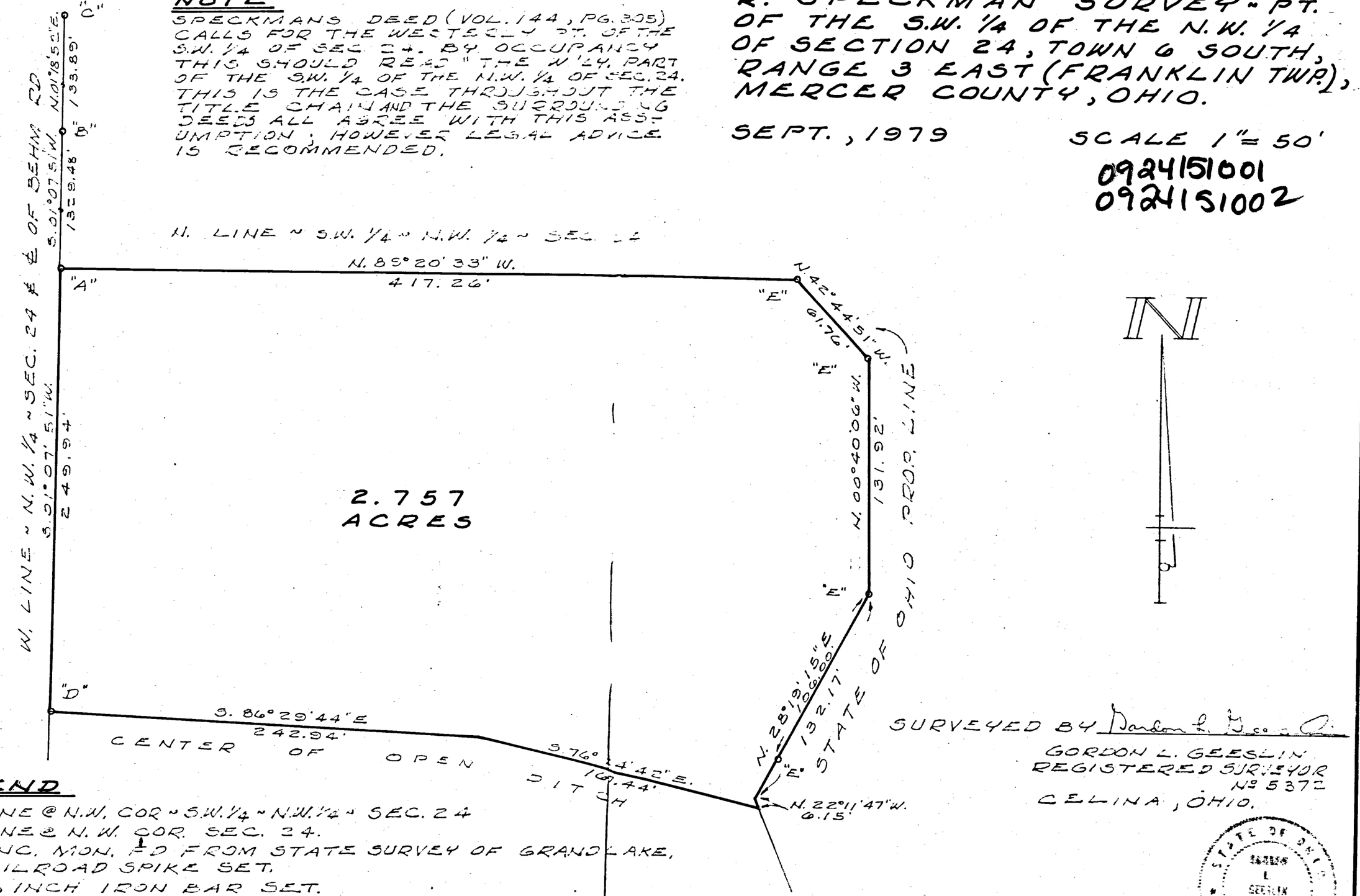
SEPT., 1979

SCALE 1" = 50'

09241S1001
09241S1002

NOTE

SPECKMANS DEED (VOL. 144, PG. 305) CALLS FOR THE WESTERLY PT. OF THE S.W. 1/4 OF SEC. 24. BY OCCUPANCY THIS SHOULD READ "THE N'LY. PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SEC. 24. THIS IS THE CASE THRUSHOUT THE TITLE CHAIN AND THE SURROUNDING DEEDS ALL AGREE WITH THIS ASSUMPTION; HOWEVER LEGAL ADVICE IS RECOMMENDED.



LEGEND

"A" = STONE @ N.W. COR ~ S.W. 1/4 ~ N.W. 1/4 ~ SEC. 24
"B" = STONE @ N. W. COR. SEC. 24.
"C" = CONC. MON. FD FROM STATE SURVEY OF GRAND LAKE,
"D" = RAILROAD SPIKE SET.
"E" = 5/8 INCH IRON BAR SET.

SURVEYED BY Gordon L. Geeslin Co., O.

GORDON L. GEESLIN
REGISTERED SURVEYOR
№ 5372
CELINA, OHIO.

STATE OF OHIO
GORDON L. GEESLIN
5372
REGISTERED SURVEYOR

Y98 | 413

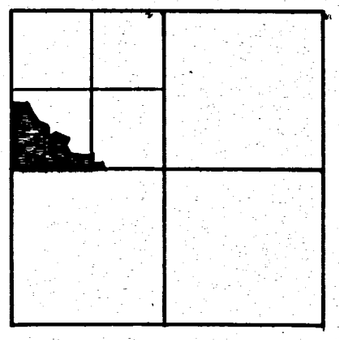
0924151006 ; 0924151005
0924151003 ; 0924

09-24A

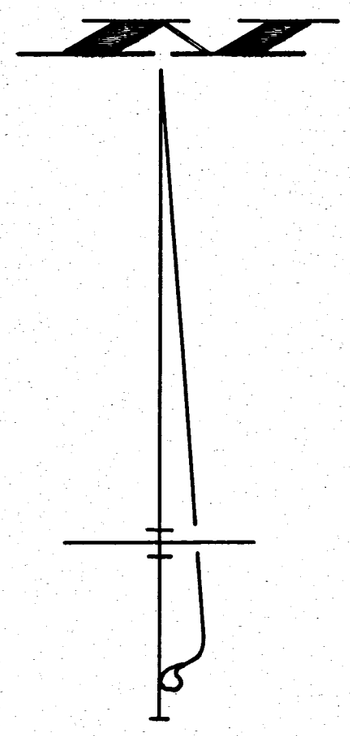
LEGEND

"A" = CONC. MONUMENT FD. @ N.W. COR. ~ SEC. 24.
"B" = COR. STONE @ N.W. COR. ~ S.W. 1/4 ~ N.W. 1/4 ~ SEC. 24.
"C" = COR. STONE @ E. 1/4 POST ~ SEC. 24 (IN AN AUG. CO. MON. BOX).
"D" = 5/8" IRON BAR FD.
"E" = 5/8" IRON BAR FD. 2.5± S. & 1.2 W. OF COR.
"F" = 5/8" IRON BAR FD. 2.6± S. & 1.4 W. OF COR.
"G" = MINE SPIKE SET @ W. 1/4 POST ~ SEC. 24.
"H" = MINE SPIKE SET.
"I" = 5/8" x 30" IRON BAR SET.
~~~ = WOODS LINE / BRUSH LINE

LOCATION SKETCH

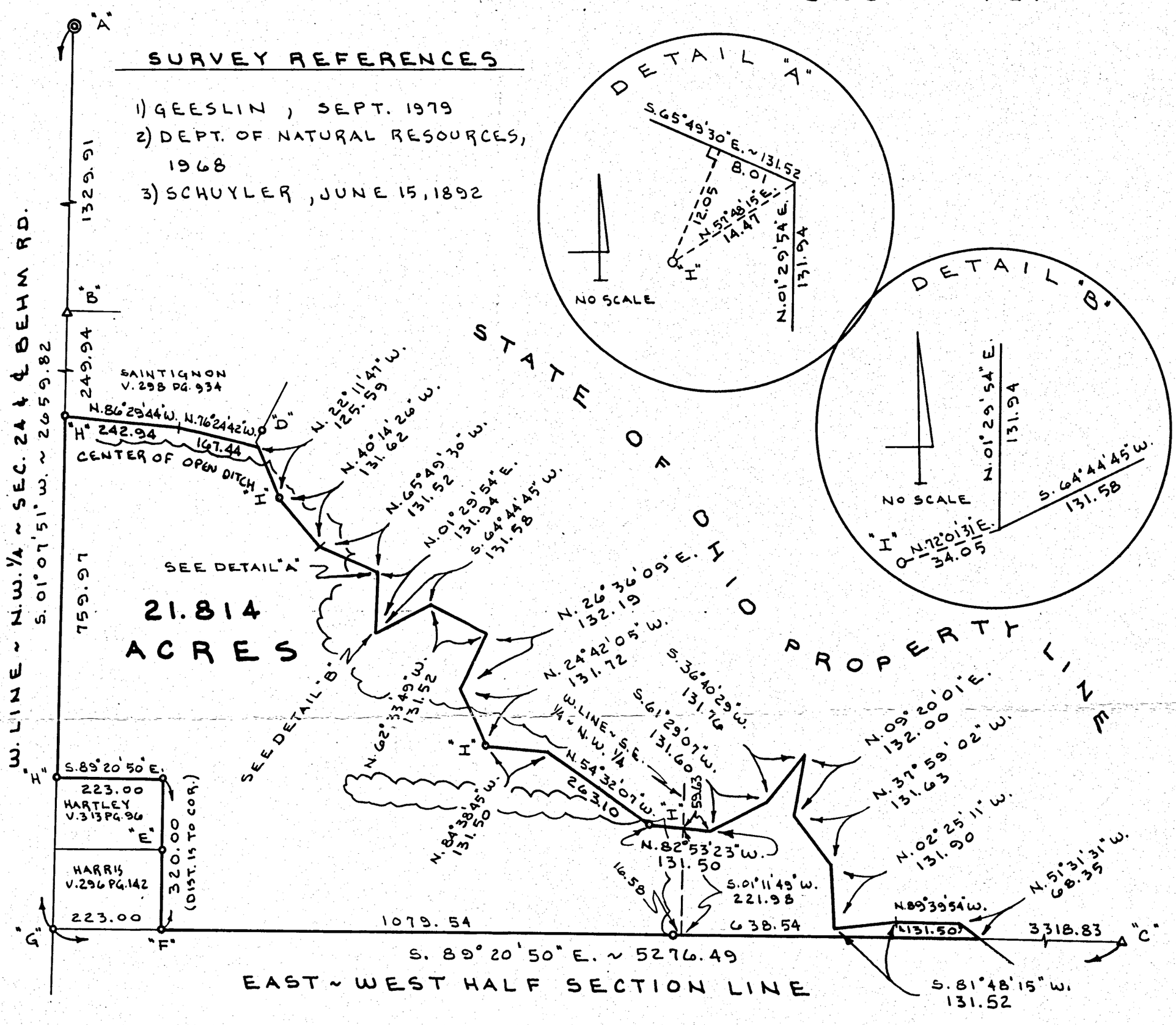


SECTION 24



SURVEY REFERENCES

1) GEESLIN, SEPT. 1979
2) DEPT. OF NATURAL RESOURCES, 1968
3) SCHUYLER, JUNE 15, 1892



SURVEYED BY Gordon L. Geeslin
GORDON L. GEESLIN
REG. SURVEYOR 5372

ACREAGE SUMMARY

19.770 AC. IN S.W. 1/4 ~ N.W. 1/4 ~ SEC. 24
2.044 AC. IN S.E. 1/4 ~ N.W. 1/4 ~ SEC. 24

21.814 ACRES TOTAL

TURNER SURVEY

PART OF THE N.W. 1/4 OF SECTION 24, T. 6 S., R. 3 E., (FRANKLIN TOWNSHIP), MERCER COUNTY, OHIO.

JULY 7, 1993

SCALE 1" = 200'

GORDON L. GEESLIN
LAND SURVEYOR
810 EAST MARKET STREET
CELINA, OHIO
PHONE (419) 586-6155

STATE OF OHIO · GORDON L GEESLIN 5372 · REGISTERED SURVEYOR

PERMANENT PARCEL No. ___-___-___-___.___-___

Part of: _____ Sec. ____ T ____ R ____ _____ Township
Grantor: _____ Area Retained: _____ Acres
Grantee: _____ Area Transferred: _____ Acres
Deed References: _____

APPROVALS:			
AGENCY:	Board of Health	County Sanitary Engineer	County Engineer
DATE:			
~~~

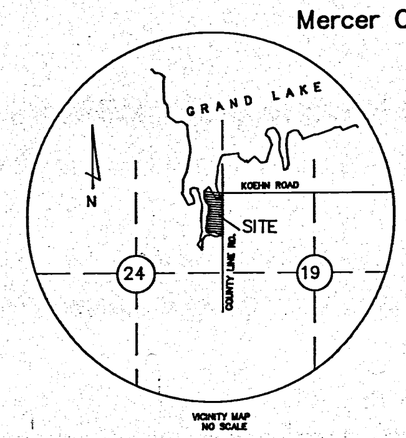
154.

09241277001 TO-008

1/3

BLUE HERON COVE Phase 1

Part of the Northeast Quarter of
Section 24, T-6-S, R-3-E, Franklin Township,
Mercer County, Ohio as evidenced by Deed Volume 256, Page 902.



VICINITY MAP
NO SCALE

OWNER/DEVELOPER:
Jack's Landing, Inc.
2920 Spencerville Road
Lima, Ohio 45805

STATE PROPERTY LINE
N 01°25'23" E
629.18'
88.36'
630.23'
170.00'
75.00'
S 89°18'22" E
203.44'
308.44'
C H A N N E L
N 05°44'19" W
185.00'
WATER'S EDGE
74.42'
214.42'
S 65°17'47" E
103.03'
283.03'
S 33°10'26" E
10' easement
30' Setback
36' Setback Line
211.69'
Proposed R/W line
Existing R/W line
277.00'
17'
20.00'
N 07°14'35" W
211.58'
140.63'
70.70'
35.00'
N 89°42'36" E
80.00'
175.23'
54.68'
45.32'
49.03'
48.48'
58.61'
N 71°38'43" E
183.61'
20' easement
169.03'
S 70°17'18" E
20' easement
229.48'
S 88°42'52" E
LOT 6
19,948. sf
LOT 3
20,147. sf
LOT 2
29,046. sf
LOT 1
28,652. sf
LOT 4
17,929. sf
LOT 5
18,302. sf
LOT 7
19,253. sf
LOT 8
25,139. sf
LOT 1
DELOSS FRYE
SUBDIVISION
N 88°42'58" W
200.00'
170.00'
10' easement
190.89'
S 88°42'55" E
N 47°21'34" E
97.73'
c-9
c-8
c-10
South Nature Circle
c-11
c-7
c-6
c-5
North Nature Circle
c-4
c-3
c-2
c-1
80.00'
139.32'
109.60'
58.50'
58.50'
N 88°42'58" W
45.00'
N 88°42'58" W
45.00'
478.80'
MERCER COUNTY
AUGLAIZE COUNTY
S 01°17'02" W
247.00'
837.92'
E. 1/4 corner
Section 24
℄ Mercer – Auglaize County Line Road
NE Corner; SE 1/4;
NE 1/4; Section 24

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
c-1	15.00'	23.56'	15.00'	21.21'	S 48°17'02" W	90°00'00"
c-2	50.00'	30.07'	15.51'	29.62'	S 74°03'18" W	34°27'28"
c-3	50.00'	28.03'	14.40'	27.67'	S 40°45'53" W	32°07'21"
c-4	50.00'	37.58'	19.72'	36.70'	S 03°10'28" W	43°03'30"
c-5	50.00'	61.40'	35.25'	57.62'	S 53°32'08" E	70°21'41"
c-6	15.00'	23.56'	15.00'	21.21'	S 43°42'58" E	90°00'00"
c-7	15.00'	23.56'	15.00'	21.21'	S 46°17'02" W	90°00'00"
c-8	50.00'	62.46'	36.04'	58.48'	S 55°29'52" W	71°34'20"
c-9	50.00'	54.41'	30.25'	51.77'	S 11°27'52" E	62°21'08"
c-10	50.00'	40.21'	21.26'	39.13'	N 65°40'42" W	46°04'32"
c-11	15.00'	23.56'	15.00'	21.21'	N 43°42'58" W	90°00'00"

LEGEND

- △ CONCRETE MONUMENT (SET)
- ◉ IRON PIN (FOUND)
- ○ 5/8" RE-ROD W/CAP (SET)
- ⧋ MONUMENT BOX
- o P-K NAIL (SET)

north

All corners set as shown.
Concrete monuments shall be set following completion of public improvements

MINIMUM FIRST FLOOR ELEVATION – 874.0

STATE OF OHIO
JAMES M. KENT
6792
REGISTERED
PROFESSIONAL SURVEYOR

James M. Kent, P.S. 6792 OHIO

November 18, 1991

kent surveying
wapakoneta, ohio

Total area Phase 1 – 4.9229 acres
R/W area – 0.8306 acres
Total Net Area – 4.0923 acres

The cul-de-sac names shown are for the use of the lot owners, but are not the names to be used for postal delivery, nor county mapping purposes.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

09-24A