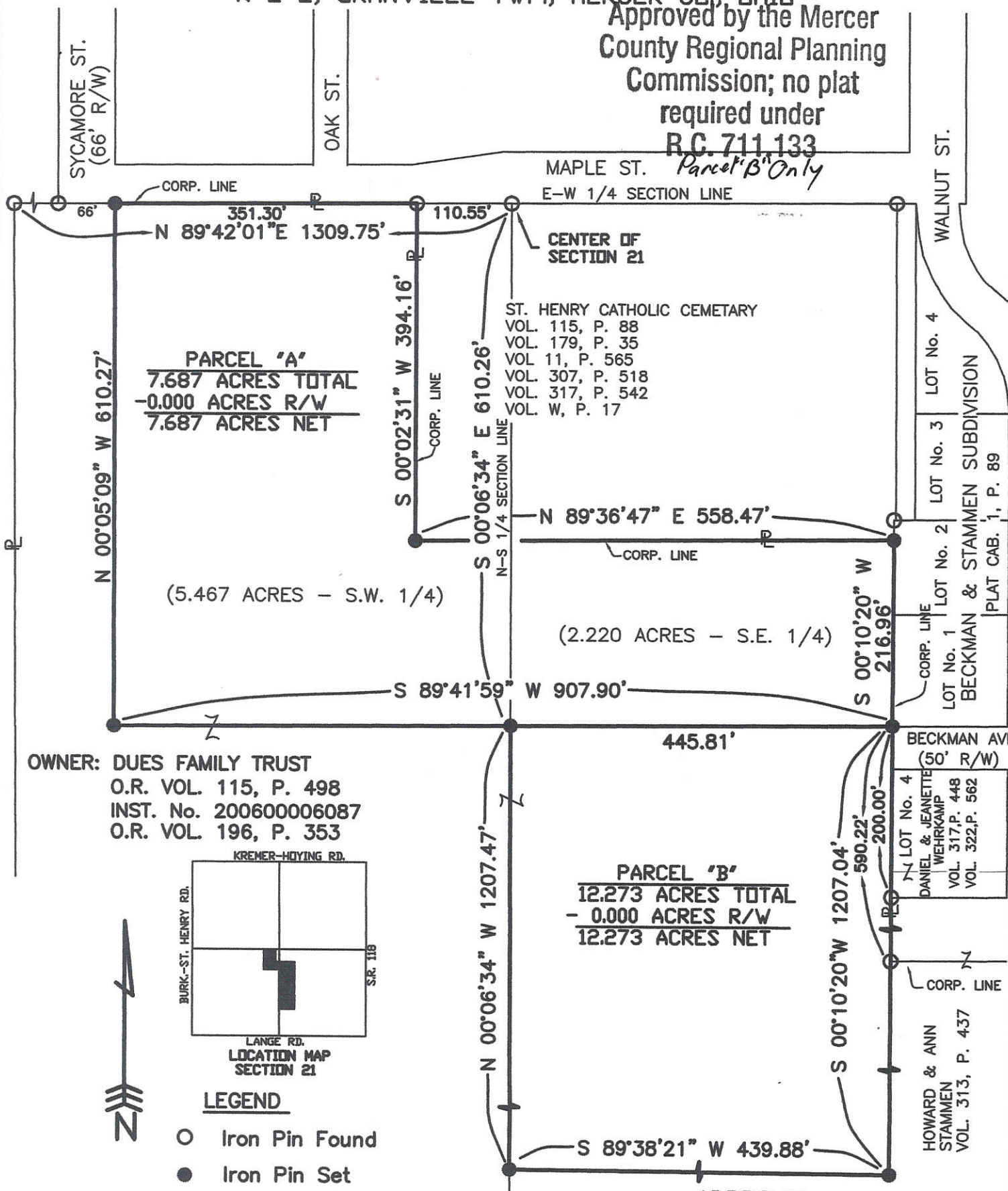


# SURVEY OF A 7.687 ACRE PARCEL & A 12.273 ACRE PARCEL FOR CATHERINE DUES

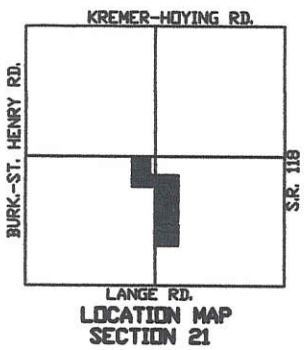
LOCATED IN THE S. 1/2 OF SEC. 21, T-7-S,  
R-2-E, GRANVILLE TWP., MERCER CO., OHIO

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



<b>References:</b> BECKMAN & STAMMEN SUBD., PLAT CAB. 1, P. 89 PREVIOUS SURVEY BY JERRY R. GARRISON, REG. SUR. No. 6859, DATED 8/12/88		Scale: 1" = 150' 
Part of <u>S. 1/2 Sec. 21</u> T <u>7-S</u> R <u>2-E</u> <u>GRANVILLE</u> Twp., Mercer Co., OH Grantor: _____ Deeds: _____ Area Retained _____ Ac. Grantee: _____ Area _____ Ac.		
Approvals: <u>1-21-09</u> Agency: Bd. of Health Date: <i>Ch...</i>	Co. San. Eng Co. Engineer <i>Veron C. Pille</i>	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.)

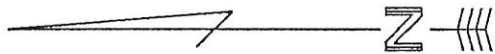
We hereby dedicate the permanent easement (thirty feet total) for roadway purposes as shown on this plat.

*David C Ahlers*

David C. Ahlers

*Judith A. Ahlers*

Judith A. Ahlers

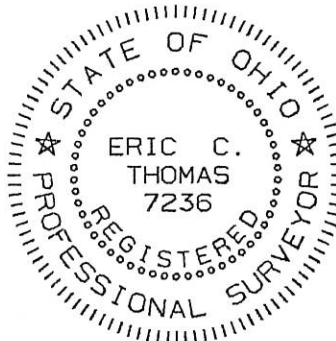


WEST 1/4 POST SEC. 21  
I.PIN FOUND

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

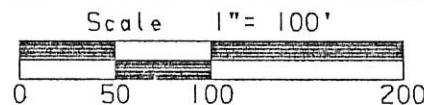
S.W. CORNER OF SEC. 21  
I.PIN FOUND

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



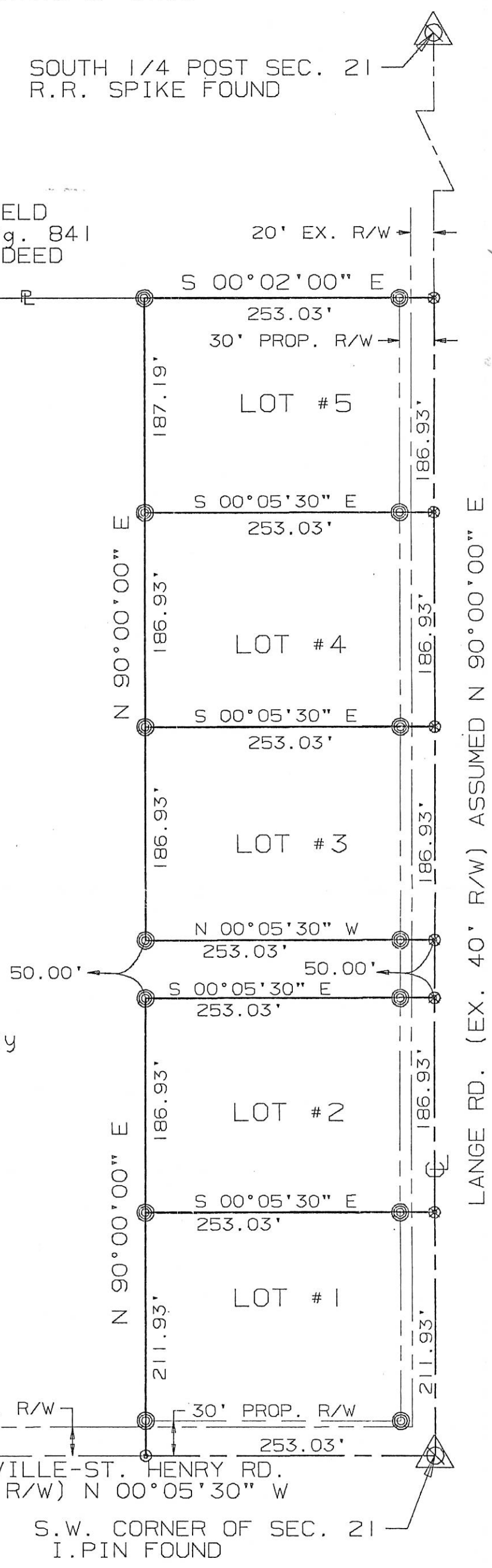
- ⊙ = P.K. NAIL FOUND
- ⊖ = I. PIN FOUND
- ⊙ = P.K. NAIL SET
- ⊙ = I. PIN SET

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.

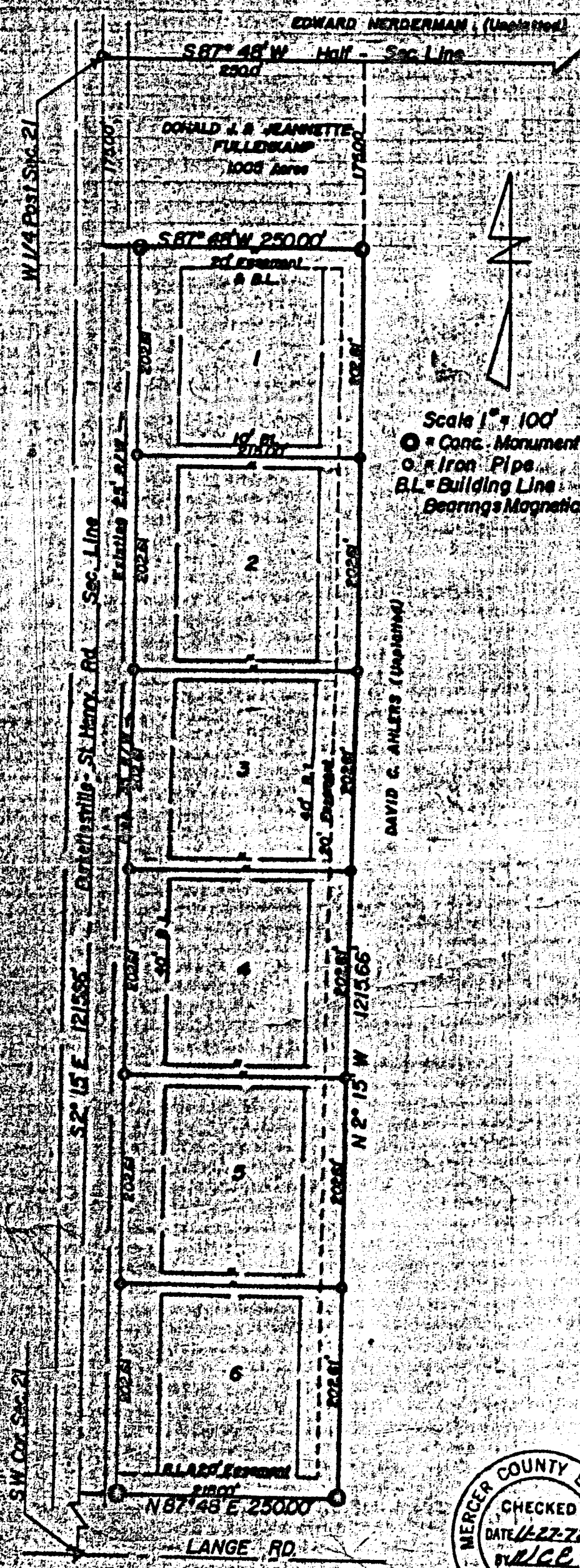
APPROVALS: \_\_\_\_\_  
AGENCY: \_\_\_\_\_



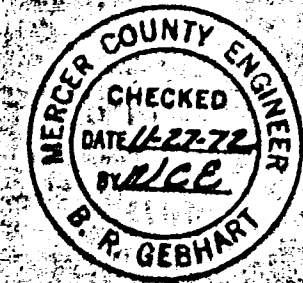
LANGE RD. (EX. 40' R/W) ASSUMED N 90°00'00" E

### 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 29, 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.

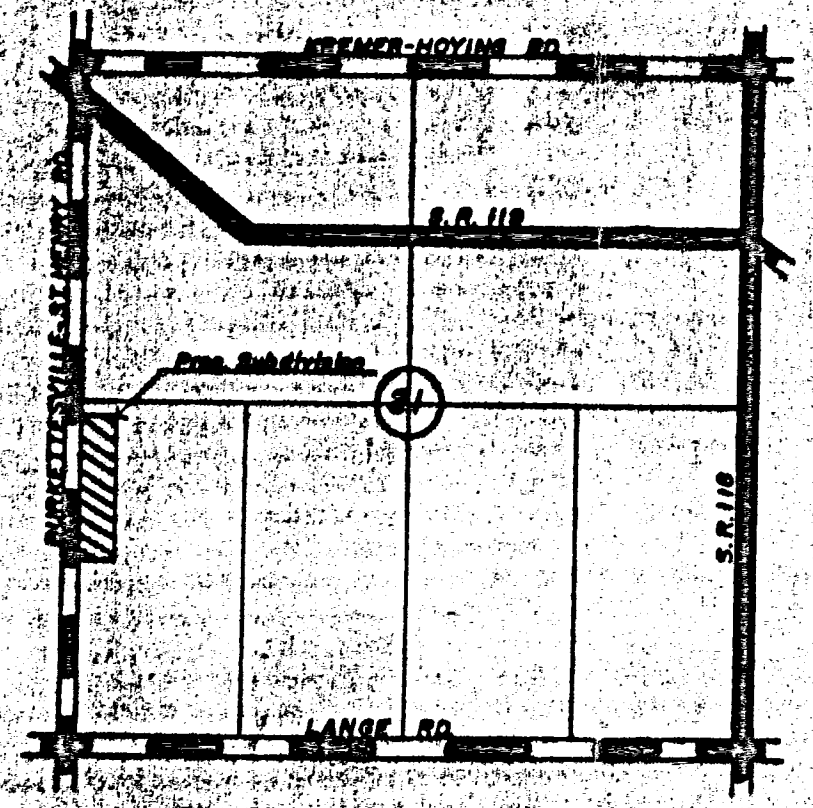
B. R. Gebhart  
 Mercer County Engineer

**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 5 day of December 1972 at 10:12 o'clock A. 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 TOWN	2E RANGE
21 SECTION	GRANVILLE TOWNSHIP
MERCER COUNTY	OHIO 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. \_\_\_\_\_

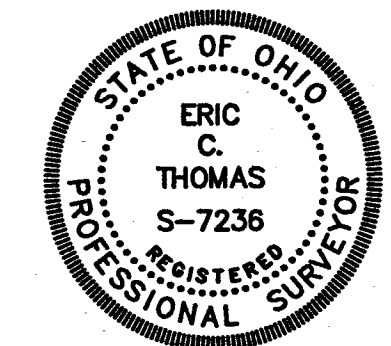
Mayor                      Village Solicitor                      Clerk/Treasurer  
Jeffrey Mescher                      Geroge Moore                      Ruth Miller

### DESCRIPTION

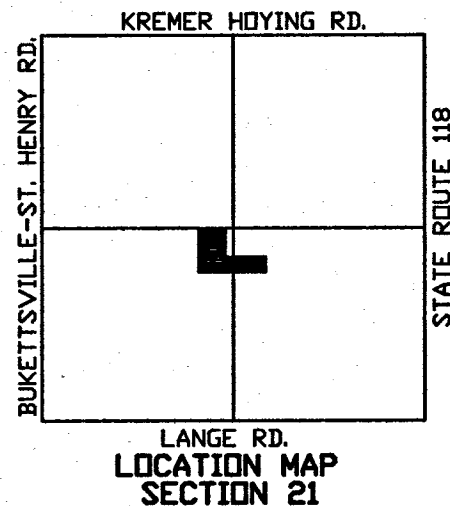
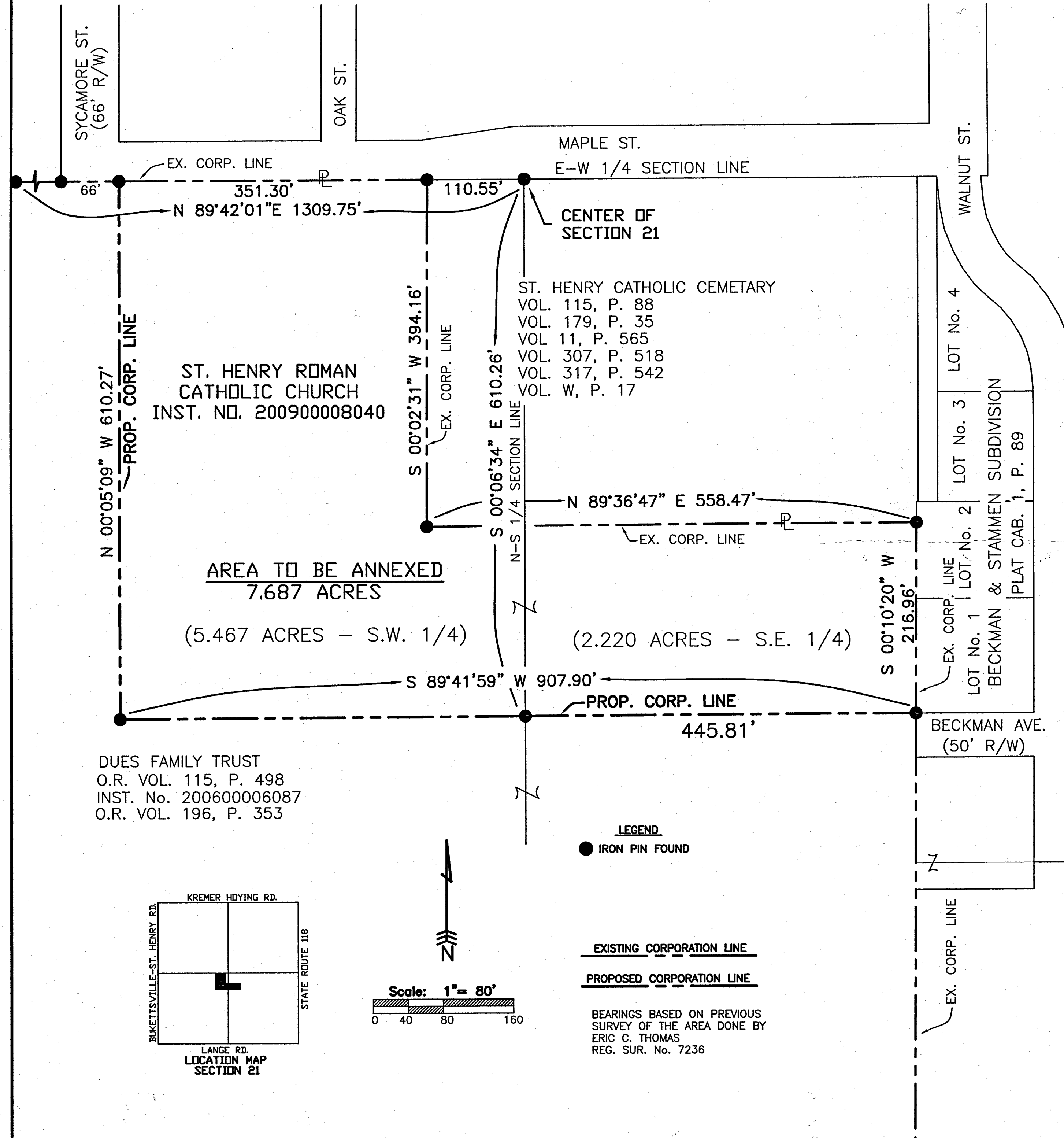
Situated in the south half of Section twenty-one (21), Township Seven (7) South, Range Two (2) East, Granville Township, Mercer County, Ohio and bounded and described as follows:

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.

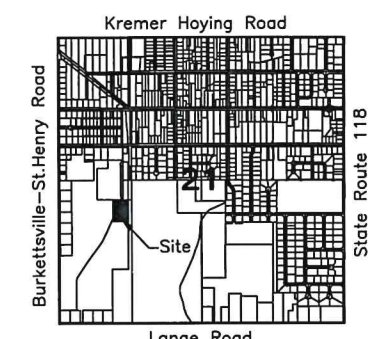
Prior Deed Reference: Inst. No. 200900008040



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



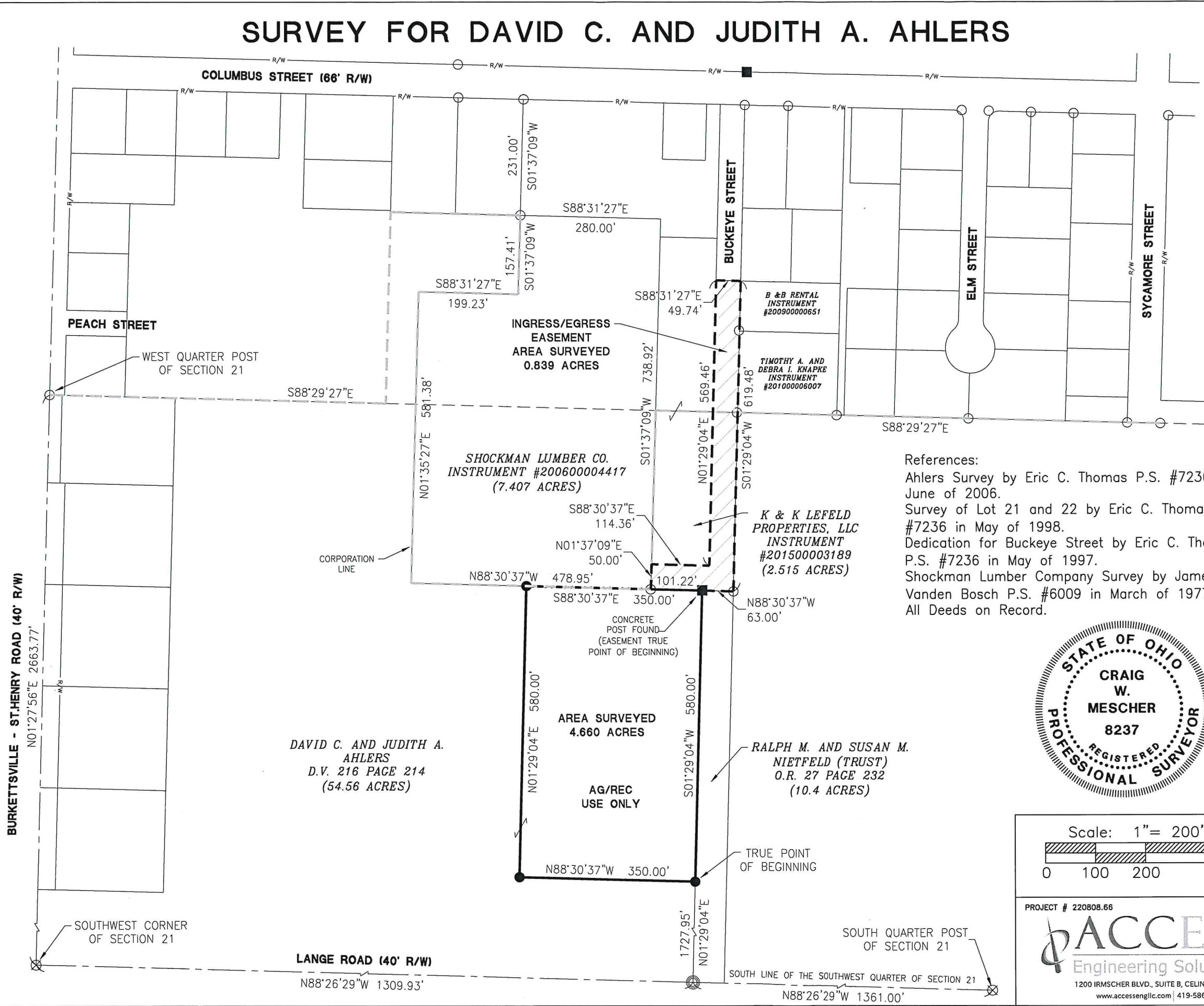
# SURVEY FOR DAVID C. AND JUDITH A. AHLERS



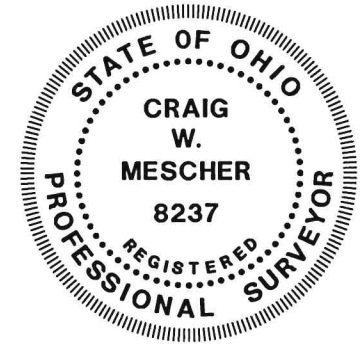
VICINITY MAP

### LEGEND

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

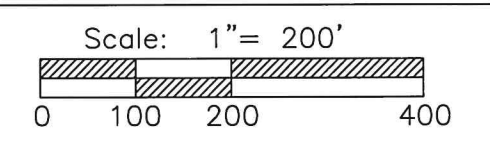


References:  
 Ahlers Survey by Eric C. Thomas P.S. #7236 in June of 2006.  
 Survey of Lot 21 and 22 by Eric C. Thomas P.S. #7236 in May of 1998.  
 Dedication for Buckeye Street by Eric C. Thomas P.S. #7236 in May of 1997.  
 Shockman Lumber Company Survey by James A. Vanden Bosch P.S. #6009 in March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



*[Signature]*  
 Zoning Inspector

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



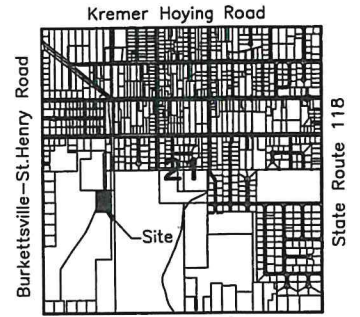
Basis of Bearings:  
 Mercer County Local Coordinate Datum.

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



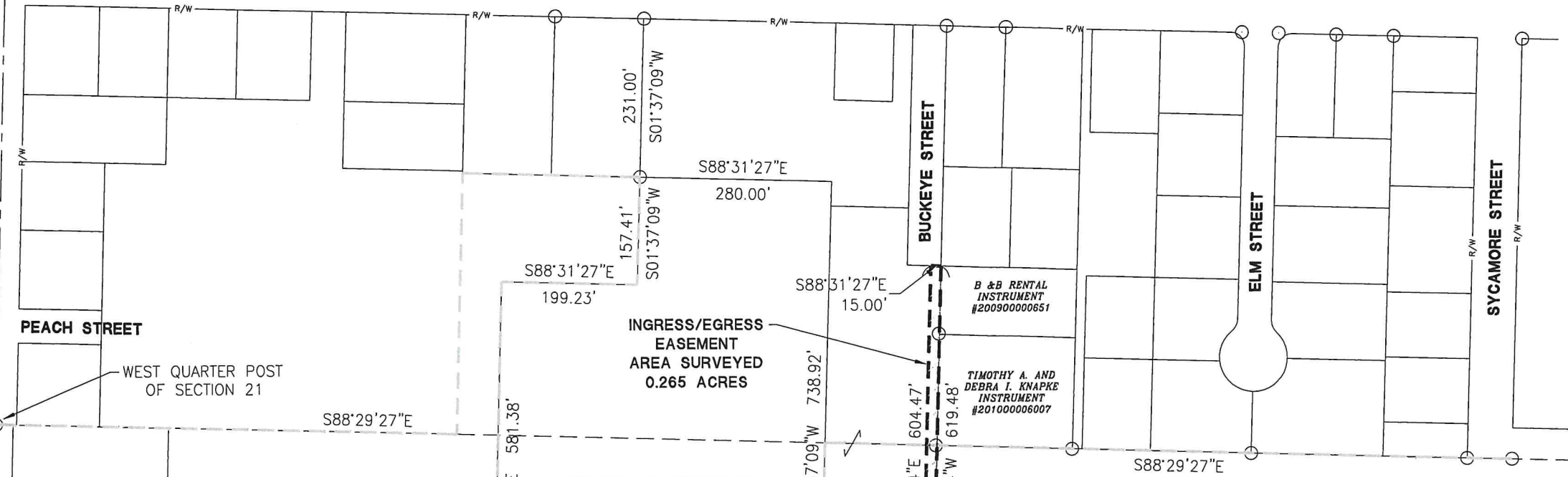
VICINITY MAP

### 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

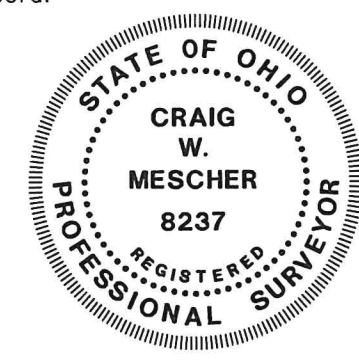
AG/REC  
USE ONLY

CONCRETE  
POST FOUND  
(EASEMENT TRUE  
POINT OF BEGINNING)

TRUE POINT  
OF BEGINNING

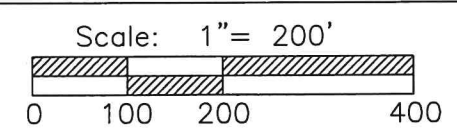
### References:

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

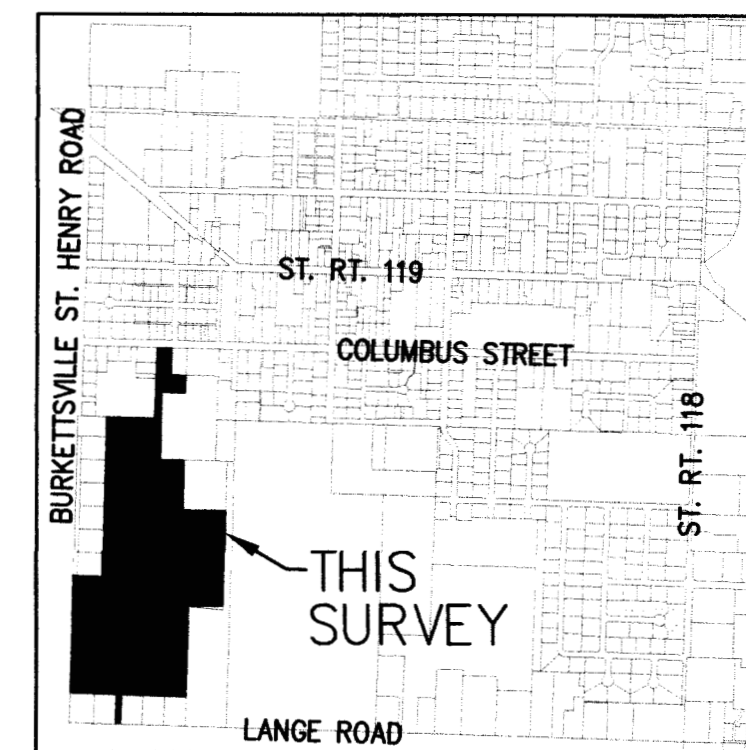
N88°26'29"W 1309.93'

N88°26'29"W 1361.00'

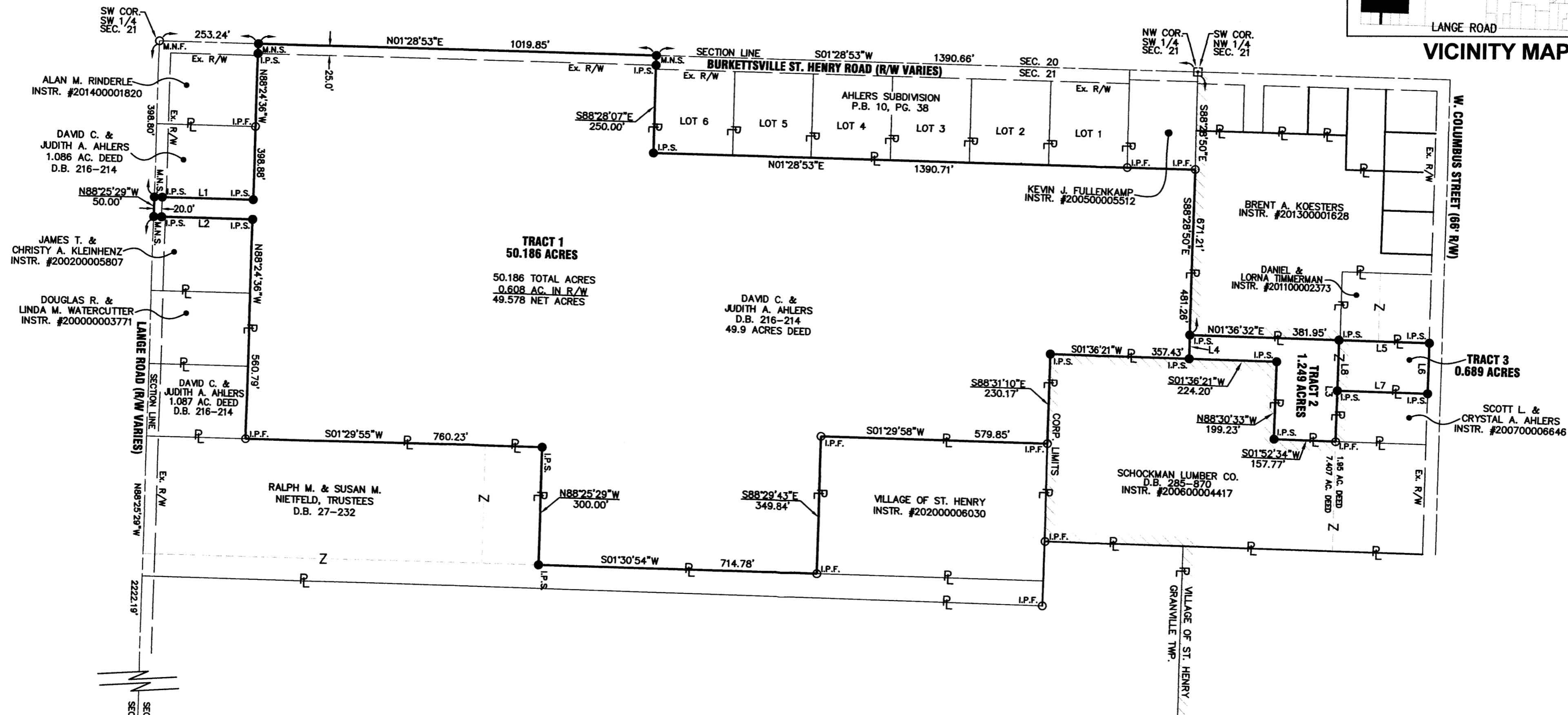
# AHLERS SURVEY

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

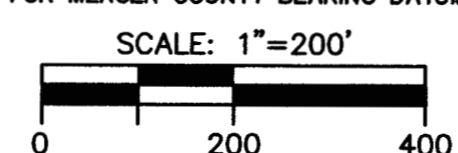


### LEGEND

- 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'

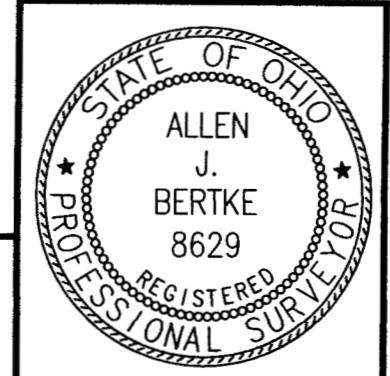
THE BEARING OF N01°28'53"E ALONG THE CENTERLINE OF BURKETTSSVILLE ST. HENRY ROAD WAS BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK ROTATE BEARINGS 0°01'00" COUNTER CLOCKWISE FOR MERCER COUNTY BEARING DATUM



### 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

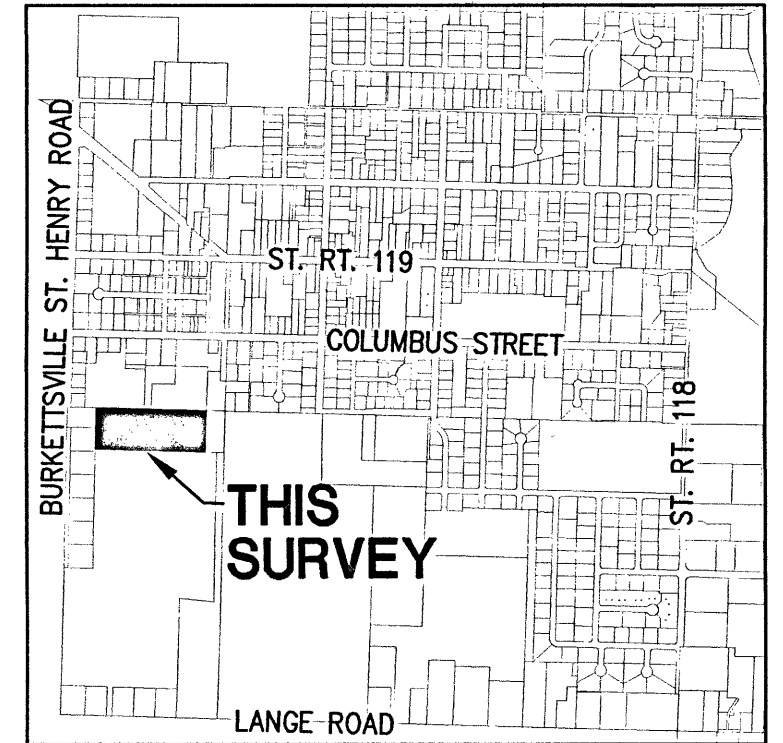


**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

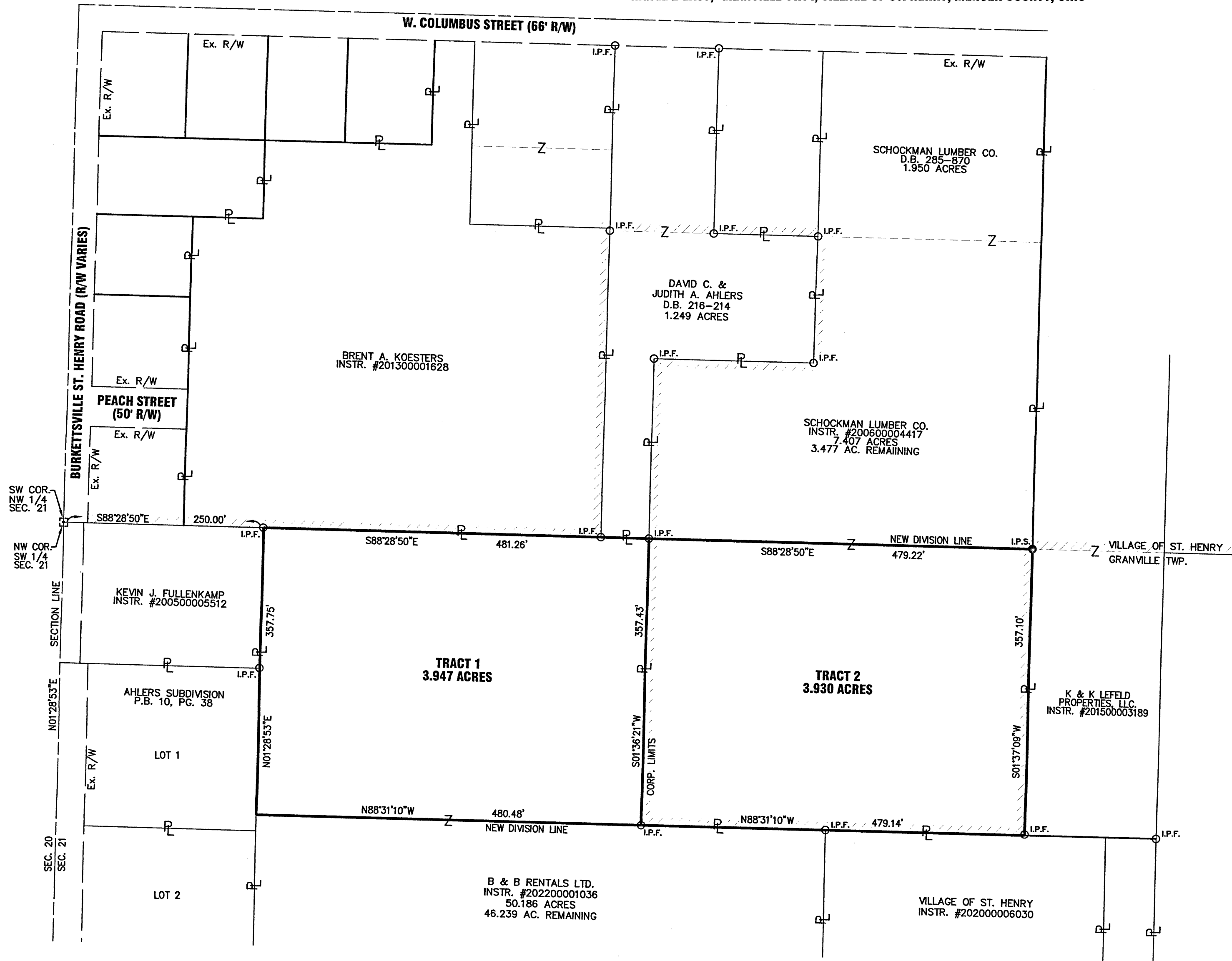
DATE:	01-21-2022
DRAWN BY:	RMF
JOB NUMBER:	MERGRA2201
SHEET NUMBER	1 OF 1

# B&B SURVEY

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



VICINITY MAP



### VILLAGE OF ST. HENRY

THIS PLAT WAS INSPECTED AND ACCEPTED BY  
ME THIS 16 DAY OF JANUARY, 2022.

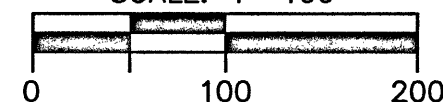
*Steve Suther* ADMINISTRATOR  
AUTHORIZED SIGNATURE TITLE

### LEGEND

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

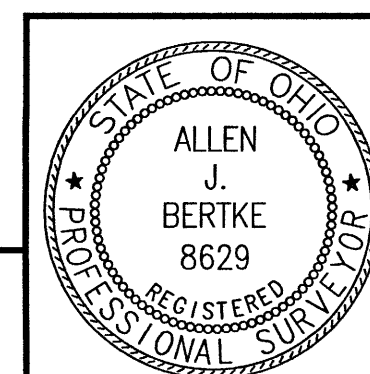
THE BEARING OF N01°28'53"E ALONG THE CENTERLINE OF BURKETTSSVILLE ST. HENRY ROAD WAS BASED ON NAD 83 CORRS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORRS NETWORK ROTATE BEARINGS 0°01'00" COUNTER CLOCKWISE FOR MERCER COUNTY BEARING DATUM

SCALE: 1"=100'



### SURVEY REFERENCE

- CHOICE ONE ENGINEERING, JANUARY 21, 2022 AHLERS SURVEY
- 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



**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:  
04-26-2022  
DRAWN BY:  
RMF  
JOB NUMBER:  
MERGRA2201  
SHEET NUMBER  
1 OF 1

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

1-12-2023  
DATE