

PLAT OF SURVEY
LOT 213 & LOT 133, VILLAGE OF MILLVILLE
SEC. 33, T4, R2
HANOVER TWP. (FORMERLY), BUTLER CO., OHIO

VOLUME **58** PAGE **80**
BUTLER COUNTY ENGINEERS
RECORD OF LAND SURVEYS

LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND
- △ RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- IRON PIN SET - 5/8" REBAR
- ✕ CROSS NOTCH SET

REFERENCES

- BUTLER COUNTY ENGINEER'S RECORD OF LAND SURVEYS
 - VOL. 13, PG. 76
 - OTHER DOCUMENTS AS SHOWN
- BUTLER COUNTY RECORDER'S OFFICE
 - PLAT OF GILLESPIE'S ADDITION
 - P.B. 7, PG. 22
 - PLAT OF QUEEN ACRES SEC. 2, & REPLAT OF SEC. 1
 - P.B. 13, PG. 94
 - QUEEN ACRES REPLAT OF LOTS NO 1-51-&53 TO 67 INC.
 - P.E. 240, PG. C-D
 - AUDITORS PLAT OF MILLVILLE
 - P.E. 167, PG. B
 - ANNEXATION (COMMISSIONER'S TRANSCRIPT)
 - BK. 985, PG. 640
 - EASEMENT FOR HIGHWAY PURPOSES
 - BK. 624, PG. 551
 - OTHER DOCUMENTS AS SHOWN
- OTHER DOCUMENTS
 - ODOT R/W PLANS BUT. 129-9.08

BEARINGS ARE BASED ON THE
CENTERLINE OF MORMAN ROAD AS
INDICATED IN BK. 8183, PG. 1183 OF
THE BUTLER COUNTY RECORDER'S
OFFICE

NOTE A: THE SOUTH LINE OF LOT 213 MEASURED 1601.09' WHILE THE ANNEXATION DOCUMENTS FOUND AT THE RECORDER'S OFFICE INDICATE 1628.57'. THESE DOCUMENTS APPEAR TO HAVE BEEN AN ATTEMPT AT WRITING A LEGAL DESCRIPTION WITHOUT A SURVEY (BEARINGS AND DISTANCES MATCH THOSE OF THE ORIGINAL DESCRIPTION EXCEPT WHERE EXCEPTIONS MODIFIED THE BOUNDARY). IT APPEARS THAT AN ERROR WAS MADE IN THE ATTEMPT TO APPLY THE EXCEPTIONS TO THE ORIGINAL DESCRIPTION AS THERE IS AN EAST TO WEST MISCLOSURE OF APPROX. 17'.

NOTE B: THE PLAT OF SURVEY RECORDED IN VOL. 31, PG. 84 OF THE BUTLER COUNTY ENGINEER'S RECORD OF LAND SURVEYS INDICATES AN "IRON PIPE FOUND" AT THE NORTHERN CORNER OF LOT 132. A SEARCH OF THE AREA UNCOVERED AN IRON PIPE WITH AN OUTSIDE DIAMETER OF APPROX. 5/8". THIS PIPE WORKS REASONABLY WELL WITH OTHER MONUMENTS FOUND TO THE NORTH AND WITH THE EXTENSION OF THE ESTABLISHED EAST LINE OF LOT 131.

NOTE C: LOT 213 IS SUBJECT TO THE RIGHT OF WAY EASEMENT TO THE "WATER ASSOCIATION" RECORDED IN VOL. 1637, PG. 388. ALL SURVEYED PARCELS ARE SUBJECT TO ANY EASEMENTS RIGHT-OF-WAYS OR RESTRICTIONS OF RECORD.

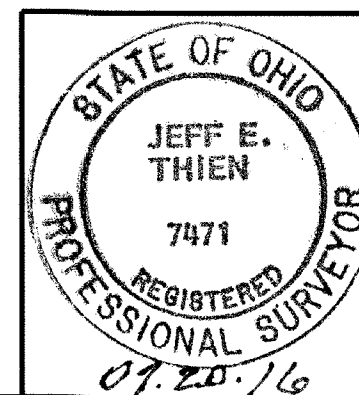
REFERENCES TO ADJOINING TRACTS

TRACT	ACREAGE	OWNERS	DEED (B.C.R.O.)	PLAT (B.C.E.R.L.S.)
1	2.43	SAVANNAH ROSE, LLC	BK. 8663, PG. 2341	
2	12.755	SAVANNAH ROSE, LLC	BK. 8663, PG. 2339	VOL. 31, PG. 84
3	27.457	SAVANNAH ROSE, LLC	BK. 8663, PG. 2333	VOL. 27, PG. 71
4	4.000	TEAGUE, MICHAEL & CYNTHIA	BK. 7836, PG. 1994	
5	10.735	TEAGUE, MICHAEL & CYNTHIA	VOL. 1499, PG. 161	
6	16.000	BENGE, JAMES MICHAEL & MARGARET A.	BK. 8204, PG. 878	VOL. 14, PG. 227
7	9.565	BULACH, DAVID L. & SANDRA J.	VOL. 1635, PG. 645	VOL. 14, PG. 227
8	5.00	HOOVER, SCOTT J.	BK. 8663, PG. 736	VOL. 14, PG. 227
9	1.512	BUTTERFIELD, STEVEN T. & PATRICIA A.	BK. 8183, PG. 1183	VOL. 1, PG. 247

THIS PLAT REPRESENTS A SURVEY OF THE REMAINDER OF THE LAND RECORDED IN BK. 8910, PG. 1405. THE SURVEY IS INTENDED TO UPDATE THE LEGAL DESCRIPTION OF THE LAND. IT DOES NOT CREATE ANY ADDITIONAL BUILDING SITES OR CHANGE ANY BOUNDARY LINE. ALL VEHICULAR ACCESS TO PUBLIC RIGHT OF WAYS ARE SHOWN. ANY FUTURE ACCESS POINTS WILL NEED TO BE APPROVED BY ODOT/BUTLER COUNTY THROUGH THE USUAL APPLICATION PROCESS.

I hereby certify that the accompanying plat is a return of a survey made under my direction, July 2016, and was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys. All monumentation is set as shown.

Jeff E. Thien
JEFF E. THIEN
Registered Surveyor #7471

**J.E. THIEN, INC.**

4190 HAMILTON-CLEVELANDS ROAD, ROSS, OHIO
45014 PH: 738-3513

SCALE: 1" = 300'	APPROVED BY:	DRAWN BY:
DATE: 7/14/2016		R.A.M.
PLAT OF SURVEY FOR BOB JACOBS		
		DRAWING NAME: 16-121-S

300 0 300 600 900

Scale 1" = 300'