PLAT OF SURVEY

LOT #5, LOT #18 & PART LOT #19
SIMMS HEIGHTS
CITY OF RIVERSIDE
MONTGOMERY COUNTY, OHIO

BASIS OF BEARINGS:
- SIMMS HEIGHTS (EAST LINE: S00°30'00"W)

LEGEND:
- ● 5/8" IRON PIN SET
- ○ IRON PIN FOUND
- ⊙ IRON PIPE FOUND

SURVEY REFERENCES:
- SIMMS HEIGHTS P.B. "O", PG. 49
- AUDITOR'S BOOK BK. 14, PG. 11

CERTIFICATION:
I hereby certify all measurements are correct and monuments are set as shown.

GEORGE B. SHAW
REGISTERED SURVEYOR
OHIO LICENSE #5548

STATE OF OHIO GEORGE B. SHAW 5548 REGISTERED SURVEYOR

0 50 100

14 West First Street • Dayton, Ohio 45402-1213
937/443-0181

Shaw Weiss & DeNaples
Engineers & Environmental Scientists

SCALE	1"=50'	DRAWN	GRS	CHECKED	GBS
DATE	10/9/98	JOB NO.	S4047		

Shaw Weiss & DeNaples
Engineers & Environmental Scientists

14 West First Street
Dayton, Ohio 45402-1213
937 / 443-0181
FAX 937 / 443-0982

DESCRIPTION OF
1.491 ACRES
LOT #5, LOT #18 & PART LOT #19
SIMMS HEIGHTS PLAT
CITY OF RIVERSIDE
MONTGOMERY COUNTY, OHIO

14-11-8, 30, 31

Situate in the City of Riverside, County of Montgomery, State of Ohio, and being part of Section 16, Town 2, Range 7 M.R.S., being Lot #5, Lot #18 and Part Lot #19 of the Simms Heights Plat recorded in Plat Book "O", Page 49 in the plat records of Montgomery County, Ohio, being all the land conveyed to Lawrence Dellinger, Carlyle Seiple, and L.A. Middaugh, Trustees, in trust for the use and benefit of The Church of the United Brethren in Christ Auglaize Conference recorded in Deed Book 1828, Page 111 in the deed records of Montgomery County, Ohio, being more particularly described as follows:

Being all of Lot #5 and Lot #18 of said Simms Heights Plat.

Also:
Being part of Lot #19 of said Simms Heights Plat, described as follows:

Beginning at a 5/8" iron pin set at the northwest corner of said Lot #19, said corner also being on the east right of way line of Mayapple Avenue;

thence with the north line of said Lot #19, South 89°15'04" East a distance of 200.50 feet to a 5/8" iron pin set at the northwest corner of land conveyed to St. Vincent Hotel Inc. as recorded in M.F. 98-506-B07 in the deed records of Montgomery County, Ohio;

thence with the west line of said St. Vincent Hotel Inc. tract, South 00°30'00" West a distance of 60.00 feet to a 5/8" iron pin set;

thence with the property line of said St. Vincent Hotel Inc. tract, South 89°15'04" East a distance of 7.00 feet to a 5/8" iron pin set on the east line of said Lot #19;

thence with the said east line of said Lot #19, South 00°30'00" West a distance of 45.00 feet to a 5/8" iron pin set at the northwest corner of said Lot #5;

thence with the south line of said Lot #19 North 89°15'04" West a distance of 207.50 feet to a 5/8" iron pin set on the east right of way line of said Mayapple Avenue;

thence with said east right of way line of said Mayapple Avenue, also being the west line of said Lot #19 North 00°30'00" East a distance of 105.00 feet to the Place of Beginning.

Containing 0.491 acres, more or less, in part Lot #19.

Containing 1.491 acres total, more or less, in Lot #5, Lot #18, and Part Lot #19.

Subject to all legal highways, easements, and restrictions of record.

Basis of Bearings: Simms Heights Plat, Plat Book "O", Page 49, East line - South 00°30'00" West

A (5/8" iron pin set) refers to a 30" long rebar with a plastic identification cap stamped "S.W.D. 5548".

The description is based upon a field survey conducted under the supervision of George B. Shaw, Registered Surveyor, Ohio License Number 5548 in October of 1998.

SHAW, WEISS & DE NAPLES

George B. Shaw, P.S.
Registered Surveyor
Ohio License No. 5548

October 23, 1998
Job #S4047

JOSEPH LITVIN
COUNTY ENGINEER
MONTGOMERY COUNTY DAYTON, OHIO
PRIOR APPROVAL FOR
DESCRIPTION ONLY
BY J.L. DATE 11/16/98

1998 0195