

PLAT OF SURVEY - SPLIT (4) NEW TRACTS  
LOT 213, VILLAGE OF MILLVILLE  
SEC. 33, T4, R2  
HANOVER TWP. (FORMERLY), BUTLER CO., OHIO

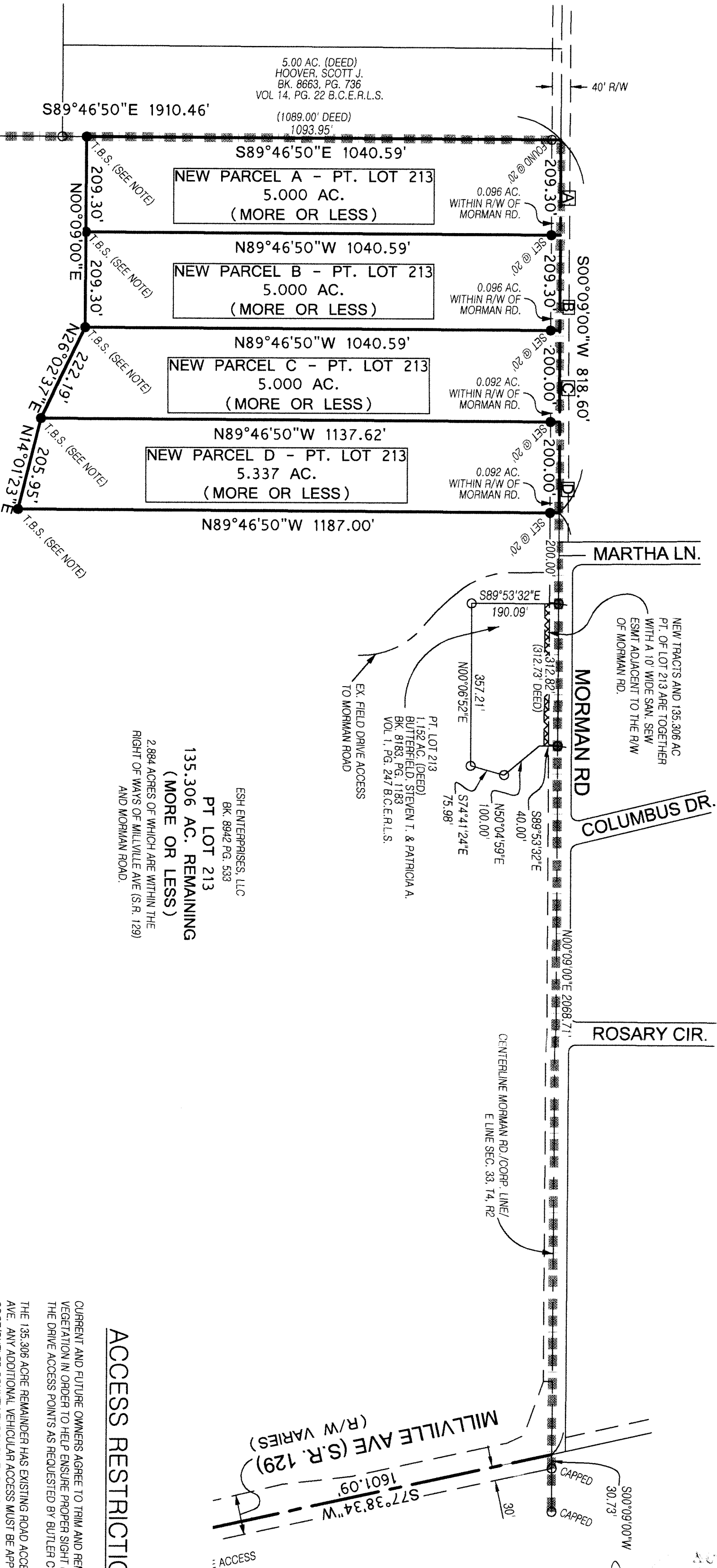
VOLUME 58 PAGE 83  
BUTLER COUNTY ENGINEERS  
RECORD OF LAND SURVEYS

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



LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND
- MAG NAIL FOUND
- IRON PIN SET - 5/8" REBAR
- IRON PIN TO BE SET FALL 2016 - 5/8" REBAR

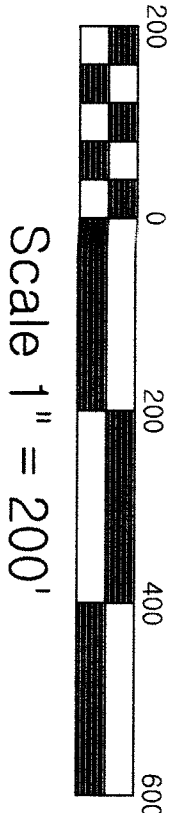


ACCESS RESTRICTIONS

- CURRENT AND FUTURE OWNERS AGREE TO TRIM AND REMOVE  
VEGETATION IN ORDER TO HELP ENSURE PROPER SIGHT DISTANCE AT  
THE DRIVE ACCESS POINTS AS REQUESTED BY BUTLER COUNTY
- THE 135.306 ACRE REMAINDER HAS EXISTING ROAD ACCESS TO MILLVILLE  
AVE. ANY ADDITIONAL VEHICULAR ACCESS MUST BE APPROVED BY  
ODOT/BUTLER COUNTY THROUGH THE NORMAL APPLICATION PROCESS.
- NEW PARCEL A' DRIVE ACCESS TO MORMAN ROAD MUST ALIGN WITH THE  
POINT AT WHICH THE EXISTING DRIVE TO HOUSE 388 ACCESSES THE ROAD.
  - NEW PARCEL B' DRIVE ACCESS TO MORMAN ROAD MUST ALIGN WITH THE  
POINT AT WHICH THE EXISTING NORTHERN DRIVE TO HOUSE 364 ACCESSES  
THE ROAD.
  - NEW PARCEL C' DRIVE ACCESS TO MORMAN ROAD MUST ALIGN WITH THE  
POINT AT WHICH THE EXISTING DRIVE TO HOUSE 352 ACCESSES THE ROAD.
  - NEW PARCEL D' DRIVE ACCESS TO MORMAN ROAD MUST ALIGN WITH THE  
POINT AT WHICH THE EXISTING DRIVE TO HOUSE 328 ACCESSES THE ROAD.

REFERENCES

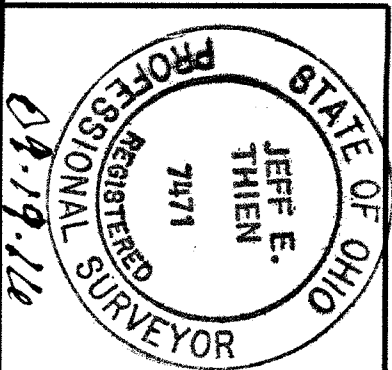
- BUTLER COUNTY ENGINEER'S RECORD OF LAND SURVEYS
- VOL. 58, PG. 80
- OTHER DOCUMENTS AS SHOWN
- BUTLER COUNTY RECORDER'S OFFICE
- AS SHOWN



Scale 1" = 200'

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  
Registered Surveyor #7471



J.E. THIEN, INC.	
4190 HAMILTON-CLEVELS ROAD ROSS, OHIO	
45014 PH: 738-3513	
SCALE: 1" = 200'	DRAWN BY:
DATE: 7/18/2016	R.A.M.
SPLIT (4) TRACTS FOR BOB JACOBS	
REV: 9/15/2016	DRAWING NAME:
	16-121-S

NOTE: PINS MARKED "T.B.S." WILL BE SET IN THE FALL OF 2016 AFTER CROPS IN THE AREA HAVE  
BEEN HARVESTED.

NOTE: 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.