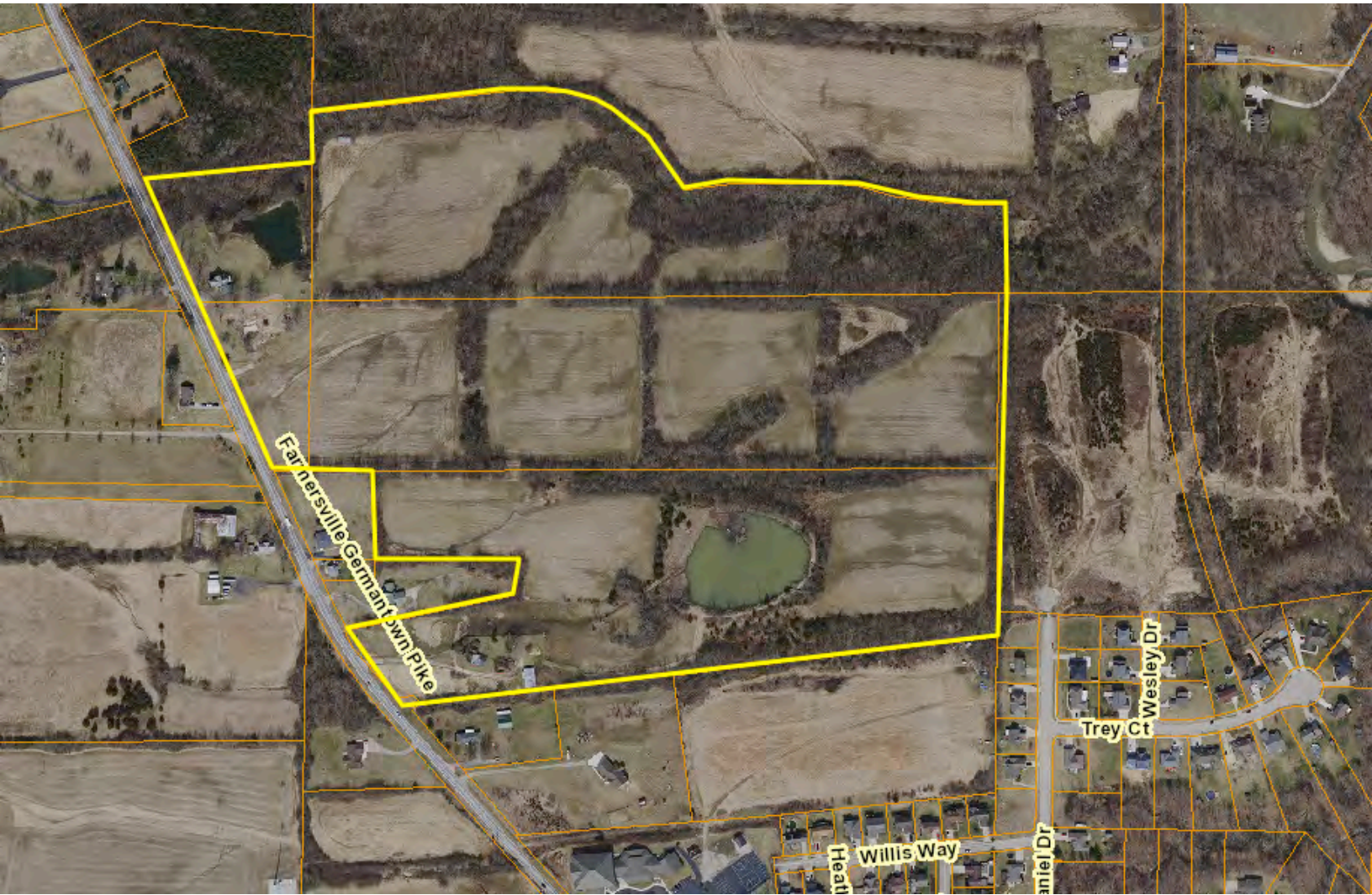


6990 Farmersville Germantown Pike
Germantown, Ohio

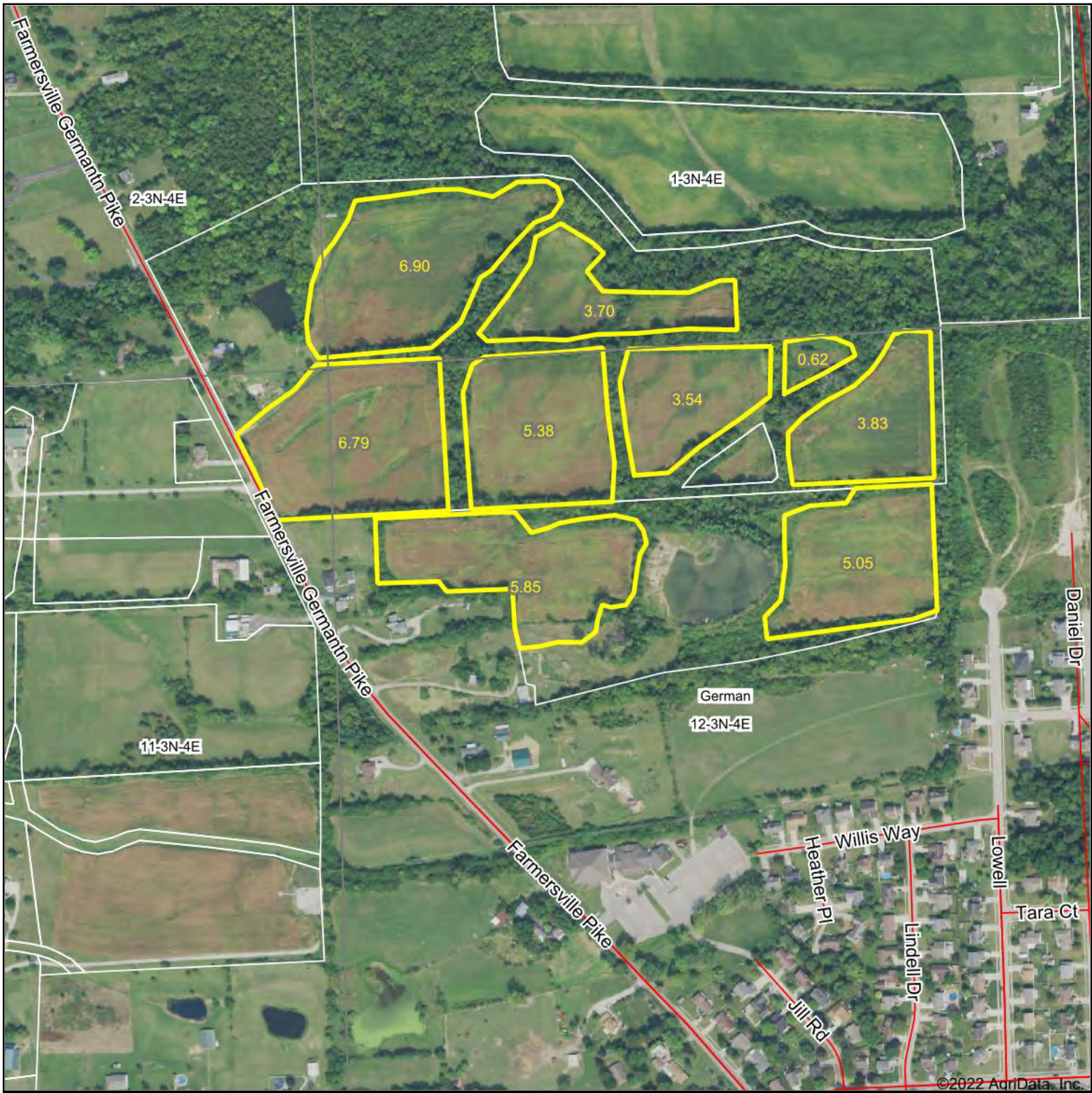
\$835,000



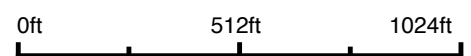
Kimpton E. Williams and Jared M. Williams (937) 885-5990



Aerial Map - 41.66 acres



Map Center: 39° 38' 25.13, -84° 22' 54.48



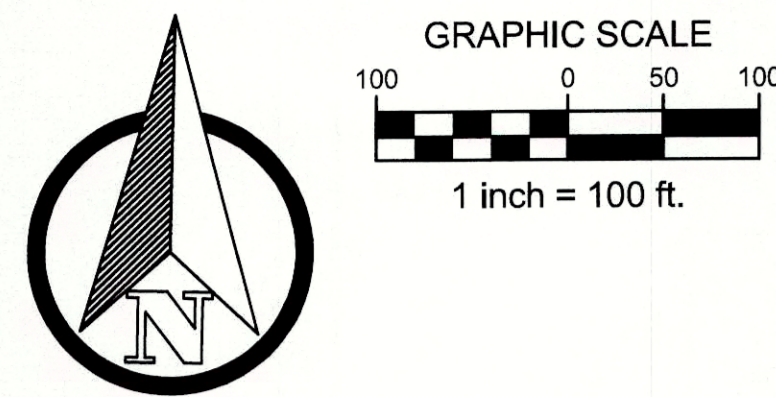
12-3N-4E
Montgomery County
Ohio



7/4/2022

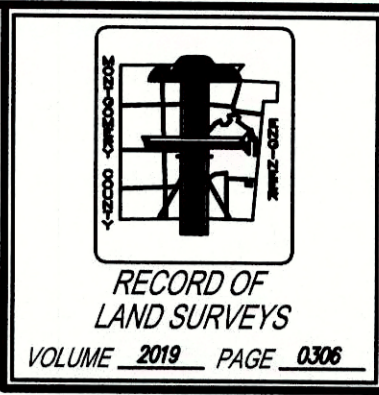
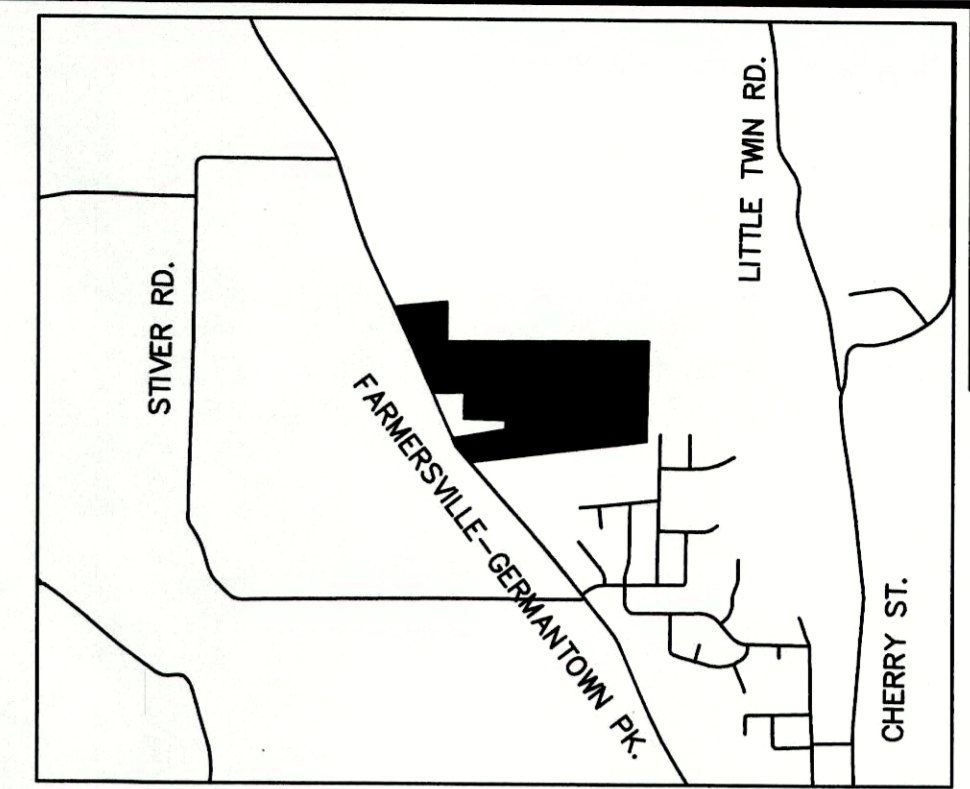
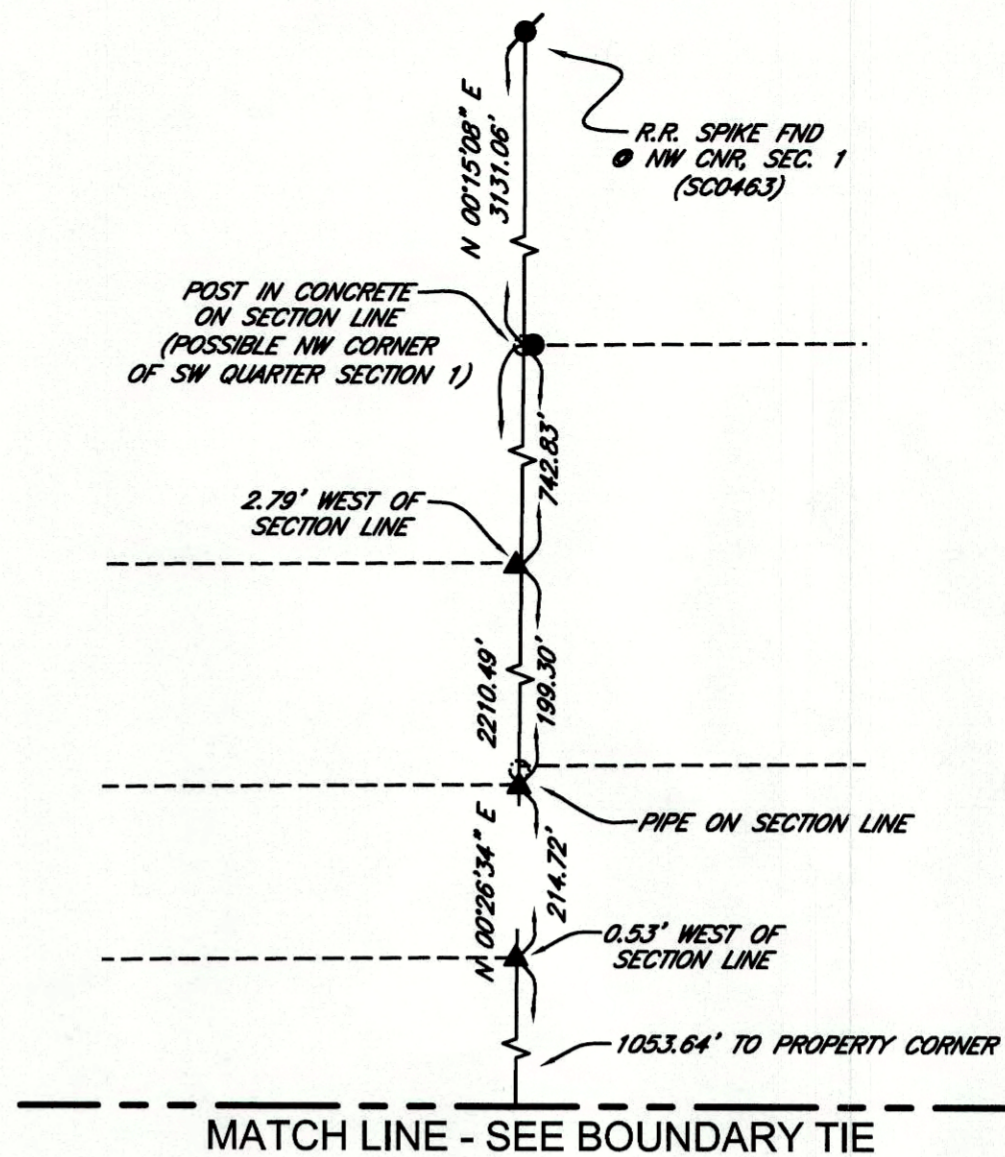
Maps Provided By:
**surety**[®]
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.



BASIS OF BEARING: BEARINGS ARE BASED ON SOUTH LINE OF SECTION 1, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING N 89°34'08" E)

PLAT OF SURVEY
SCHATZMAN SURVEY
 SECTIONS 2, 11, 12, TOWN 3, RANGE 4, E.
 GERMANTOWN, GERMAN TOWNSHIP,
 MONTGOMERY COUNTY, OHIO
 TRACT I - 31.785 ACRES
 TRACT II - 25.161 ACRES



STIVER ROAD (30' R/W)

FARMERSVILLE - GERMANTOWN ROAD (60' R/W)

ADDITIONAL 21.453 ACRES



- REFERENCES:
- DEEDS: EARL R. & CAROL L. SCHATZMAN
 I.R. DEED# 02-114218
 I.R. DEED# 02-174219
- AUDITORS: GERMAN TOWNSHIP
 BOOK 8, PG. 2
- SURVEYS: SUR 2016-0255
 SUR 2010-0339
 SUR 2010-0119
 SUR 2006-0171
 SUR 2004-0318
 SUR 2003-0255
 SUR 2000-0445
 SUR 1999-0202
- PLATS: RON HEIGHTS, SECTION 10
 P.B. 181, PG. 020

- SURVEYOR NOTES:
1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
 2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 3. IRON PINS SET ARE 30" x 5/8" REBAR, CAPPED "BURKHARDT ENGINEERING"
 4. MAG NAILS SET ARE 1 1/2" x 1/4" MAG NAILS.
 5. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

CERTIFICATION:
 I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.



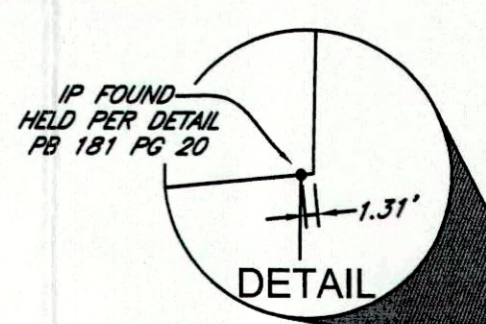
MICHAEL A. NOVEAN DATE 11/2/2019
 OHIO PROFESSIONAL SURVEYOR NO. 8101

STIVER ROAD (30' R/W)

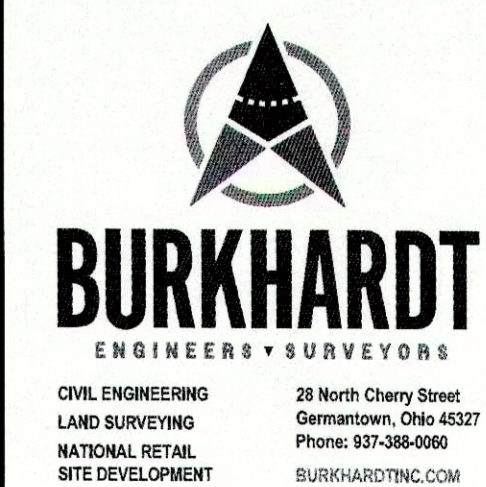
LINDELL DRIVE (50' R/W)

LEGEND

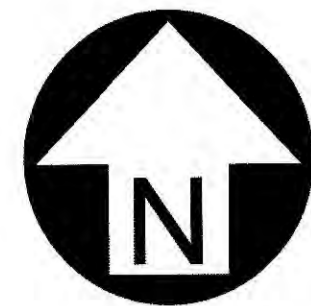
- IRON PIN FOUND
- ⊕ MONUMENT FOUND
- △ STONE FOUND
- ⚡ SPIKE FOUND
- ▲ 3/4" IRON PIPE FOUND
- 5/8" I.P. SET
- ⊙ MAGNAIL SET



RON HEIGHTS SECTION 7 P. B. 134, PG. 017



Design: —	Proj: 19.108
Draw: RGK	Dwg: 19-108.dwg
Check: MAN	Tab: SUR
Scale: 1" = 100'	
Date: 11.07.2019	
Sheet: PLAT OF SURVEY	
Sheet No.: 1	

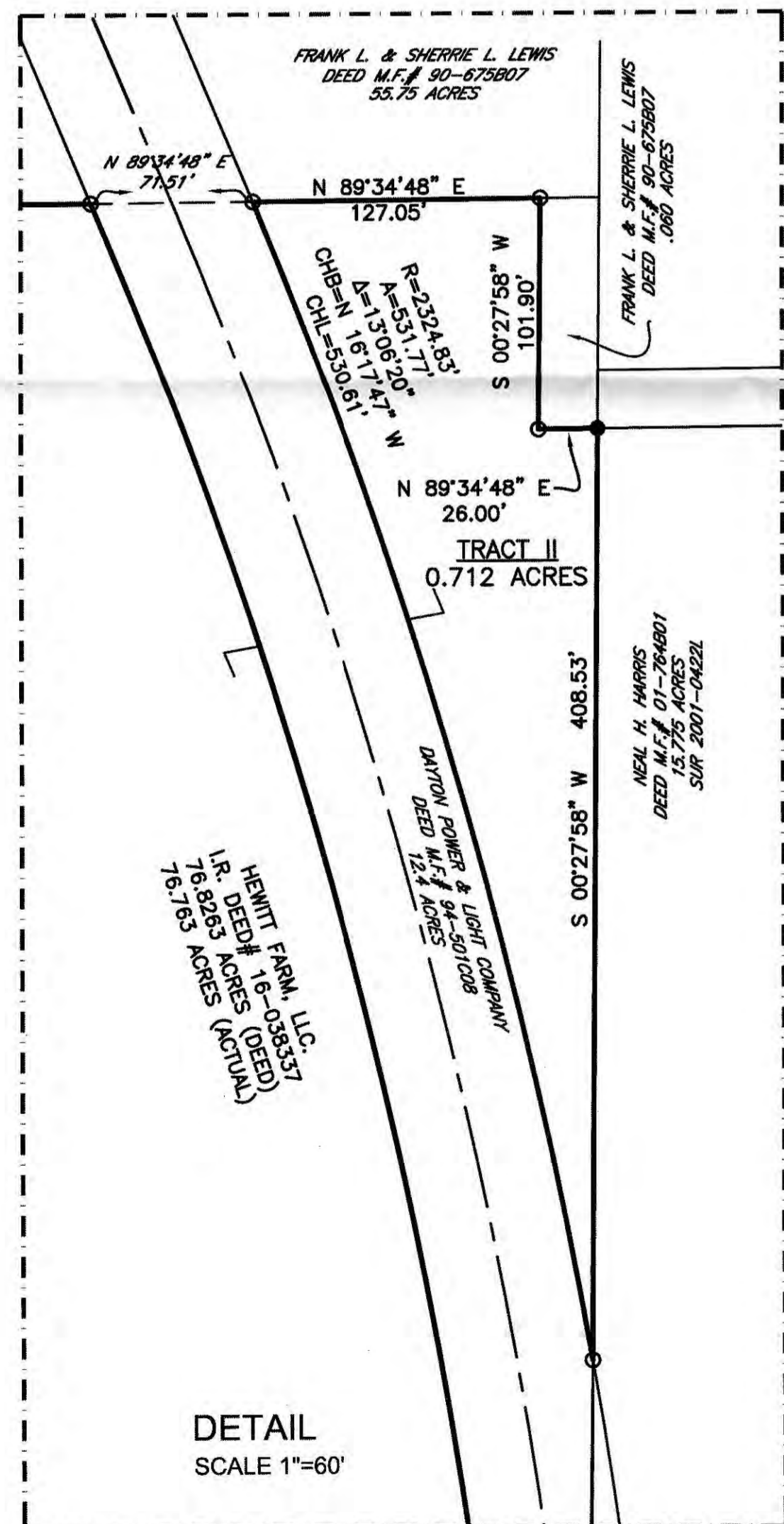
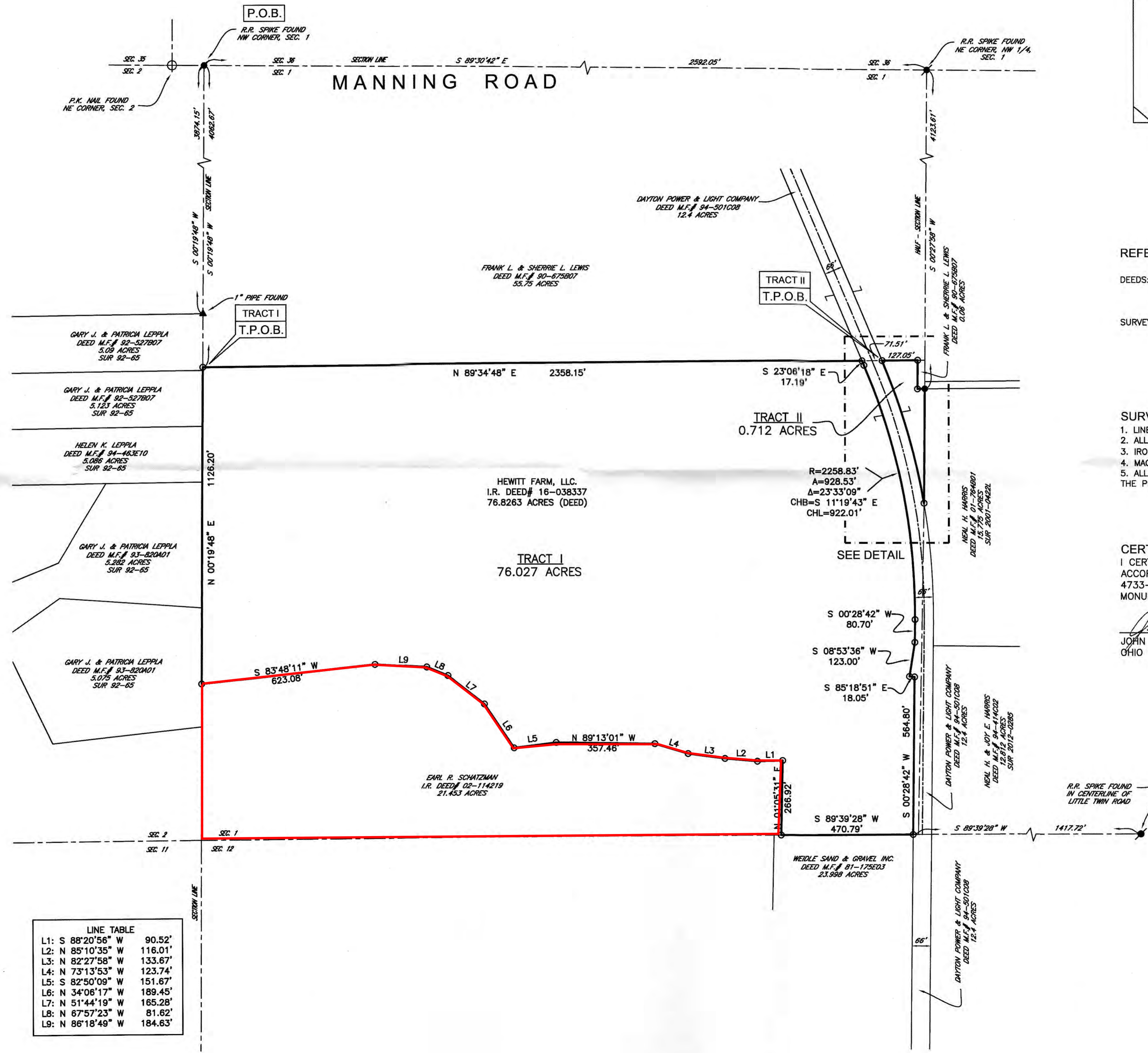
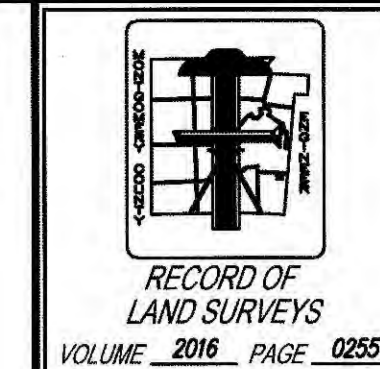


BEARING BASED NORTH LINE OF SUBJECT PROPERTY TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS/CORS NETWORK (BEARING: N 89°34'48" E)

PLAT OF SURVEY
LAKES SURVEY
SECTION 1, TOWN 3, RANGE 4,E.
GERMAN TOWNSHIP, MONTGOMERY COUNTY, OHIO
TRACT I = 76.027 ACRES
TRACT II = 0.712 ACRES
76.739 ACRES TOTAL



VICINITY MAP
NOT TO SCALE



DETAIL
SCALE 1"=60'

LINE TABLE	
L1:	S 88°20'56" W 90.52'
L2:	N 85°10'35" W 116.01'
L3:	N 82°27'58" W 133.67'
L4:	N 73°13'53" W 123.74'
L5:	S 82°50'09" W 151.67'
L6:	N 34°06'17" W 189.45'
L7:	N 51°44'19" W 165.28'
L8:	N 67°57'23" W 81.62'
L9:	N 86°18'49" W 184.63'

LEGEND	
	R.R. SPIKE FOUND
	IRON PIPE FOUND
	5/8" I.P. SET
	5/8" I.P. FOUND

REFERENCES:

DEEDS: HEWITT FARM, LLC.
I.R. DEED# 16-038337

SURVEYS: SUR 92-65
SUR 2001-0422L
SUR 2012-0285

SURVEY NOTES:

1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
3. IRON PINS SET ARE 30" x 5/8" REBAR, CAPPED "BURKHARDT ENGINEERING"
4. MAG NAILS SET ARE 1 1/2" x 1/4" MAG NAILS.
5. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

CERTIFICATION:

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

John T. Burkhardt 10-12-16
JOHN T. BURKHARDT DATE
OHIO PROFESSIONAL SURVEYOR NO.6487



BURKHARDT
ENGINEERING
PLANNERS • CIVIL ENGINEERS • SURVEYORS
28 North Cherry Street • Germantown, Ohio 45327
937.388.0060 • www.burkhardtinc.com

Design: ---	Proj: 16.181
Draw: RGK	Dwg: 16.181.dwg
Check: JTB	Tab: SUR
Scale: 1" = 200'	
Date: 7/19/16	
Sheet: PLAT OF SURVEY	
Sheet No.: 1	