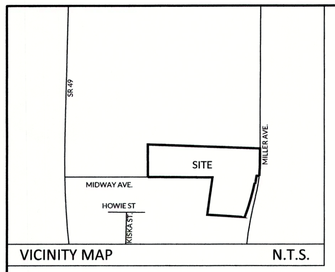
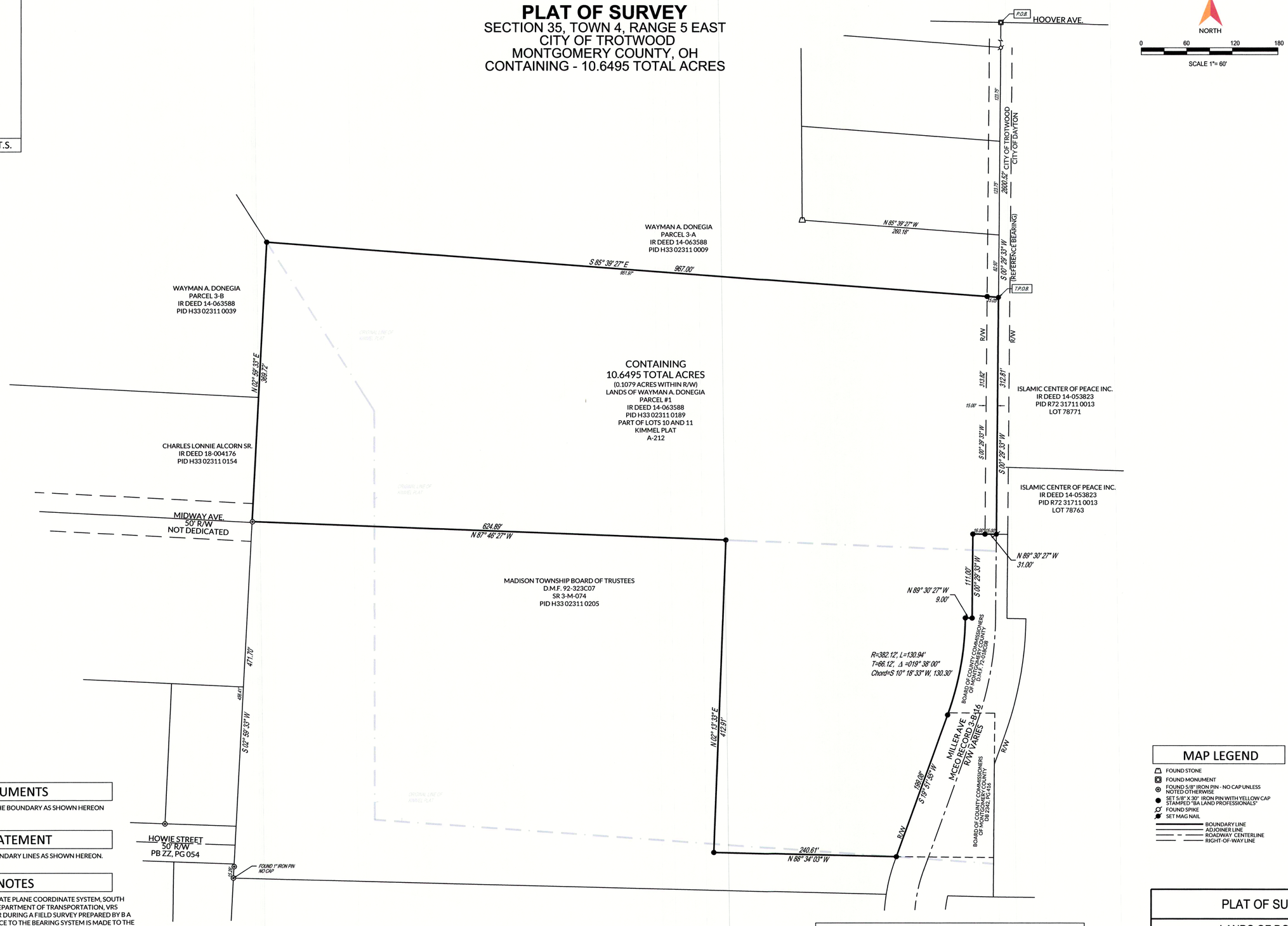
PLAT OF SURVEY

SECTION 35, TOWN 4, RANGE 5 EAST
CITY OF TROTWOOD
MONTGOMERY COUNTY, OH
CONTAINING - 10.6495 TOTAL ACRES



VICINITY MAP N.T.S.



MAP LEGEND

- FOUND STONE
- FOUND MONUMENT
- FOUND 5/8" IRON PIN - NO CAP UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND PROFESSIONALS"
- FOUND SPIKE
- SET MAG NAIL
- BOUNDARY LINE
- ADJOINER LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY LINE

PERTINENT DOCUMENTS

ALL OF THE DOCUMENTS USED TO ASCERTAIN THE BOUNDARY AS SHOWN HEREON ARE SHOWN ON THE FACE OF THE SURVEY

OCCUPATION STATEMENT

NO EVIDENCE OF OCCUPATION ALONG THE BOUNDARY LINES AS SHOWN HEREON.

SURVEYOR'S NOTES

NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(12a) AND FURTHER BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION, VRS NETWORK, AS COLLECTED UTILIZING AND SP80 RECEIVER DURING A FIELD SURVEY PREPARED BY B A LAND PROFESSIONALS, AND DATED 05/05/2021. REFERENCE TO THE BEARING SYSTEM IS MADE TO THE FOUND MONUMENT AND SPIKE IN THE CENTERLINE OF MILLER AVE. (S00°29'33"W)

SUBJECT TO ALL TERMS, COVENANTS, CONDITIONS, EXCEPTIONS, AGREEMENTS, EASEMENTS AND ENCUMBRANCES OF RECORD

ALL MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.

ACCESS TO SITE IS AVAILABLE VIA MILLER AVE.

AN ACTUAL TITLE SEARCH WAS NOT PREPARED BY THE SURVEYOR AND ALL DOCUMENTATION AS SHOWN HEREON WAS MADE AVAILABLE BY PUBLIC RECORDS AS RECORDED WITH THE MONTGOMERY COUNTY DEED AND ENGINEER'S RECORDS, ON FILE IN DAYTON, OH.

STATE OF OHIO
BRYANT ABT
S-8593
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATION

I CERTIFY THAT THE BOUNDARY OF THIS SURVEY WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 ALL MONUMENTATION AS SHOWN HEREON IN GOOD CONDITION UNLESS NOTED OTHERWISE.
DATE OF FIELD SURVEY 06/05/21

SIGNED _____ DATE 7/2/2021
J. BRYANT ABT
OHIO PS #8593
INFO@BALANDPROFESSIONALS.COM
937.535.0855

PREPARED BY:
BA LAND PROFESSIONALS, LLC
8534 YANKEE STREET, DAYTON, OH
45458
937.535.0855
WWW.BALANDPROFESSIONALS.COM
INFO@BALANDPROFESSIONALS.COM

PLAT OF SURVEY		
LANDS OF DONEGIA		
MILLER AVE. TROTWOOD	SECTION 35, TOWN 4, RANGE 5 EAST MONTGOMERY COUNTY, OHIO	
SCALE: 1" = 60'	DATE: 06/28/21	
DESIGN: N/A	BA LAND PROFESSIONALS	JOB NO.: 21-0222
DRAWN: JBA		SHEET NO.: 1 OF 1
CHECKED: DPB		

Z:\BALANDPRO\BA LAND PROJECTS\BA LAND PROJECTS - SURVEYING\21-0222 THIRD EDGE PROPERTIES 507 MILLER ROAD, DAYTON, OH\CAD\21-0222 THIRD EDGE PROPERTIES MILLER RD REVISED.DWG - 7/2/2021 9:25 AM