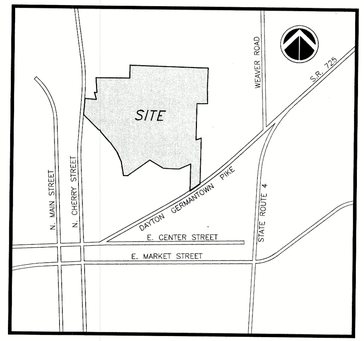
PLAT OF SURVEY/LOT SPLIT
BEARCREEK FARMS INC. LAND
BEARCREEK FARMS INC. CONVEYING 2.0696 AC. TO THE DUPPS COMPANY

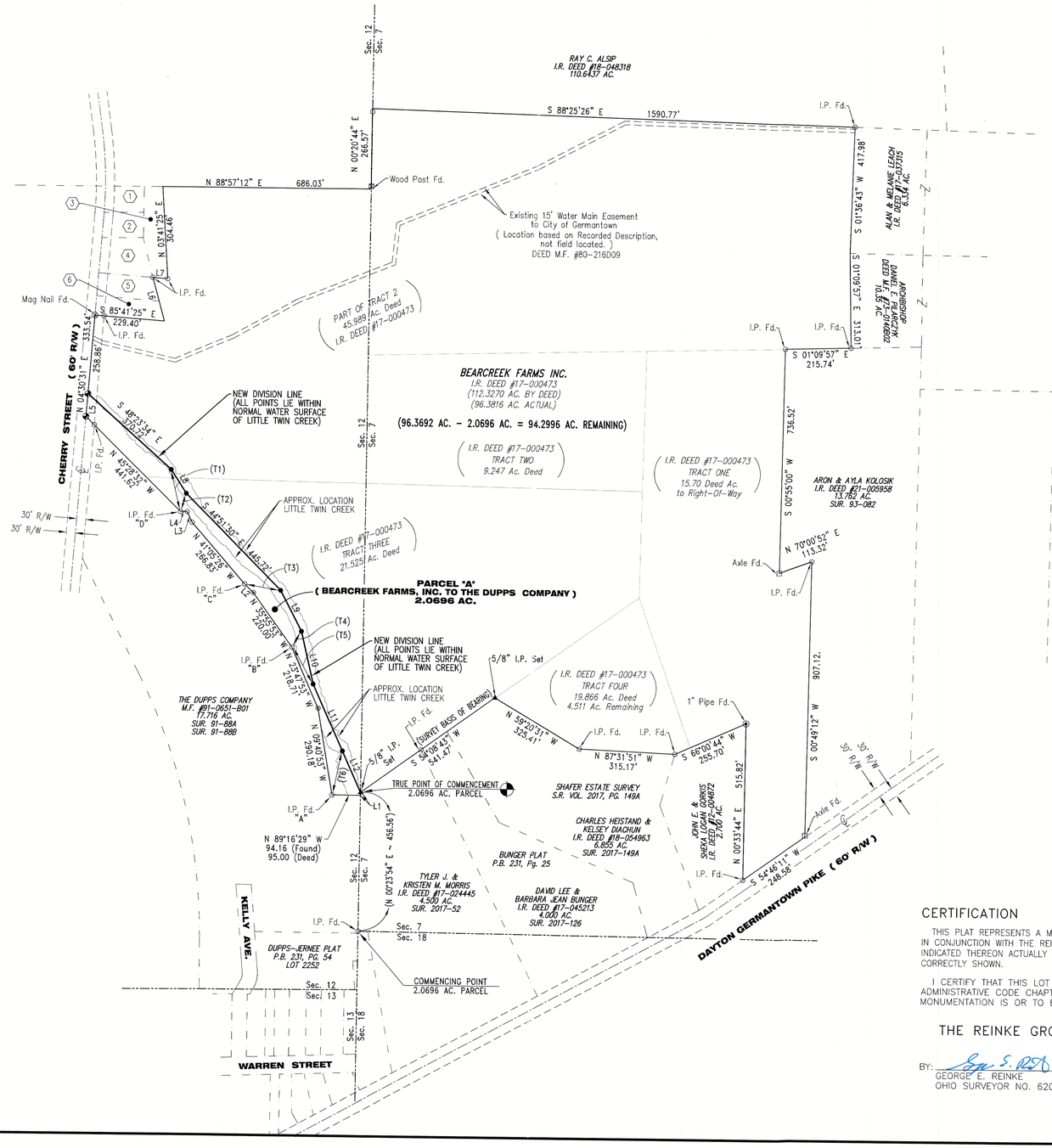
LOCATED IN:
SECTION 12, TOWN 3, RANGE 4E
CITY OF GERMANTOWN
MONTGOMERY COUNTY, OHIO
CONTAINING: 2.0696 AC.
SEPTEMBER 28, 2022

RECORD OF LAND SURVEYS
VOLUME 2022 PAGE 0045

GRAPHIC SCALE
200' 0 100' 200'
(IN FEET)
1 inch = 200 ft.



VICINITY MAP
NO SCALE



① ~ GEORGE & ANNA POPP
D.M.F. #00-001D08
0.31 AC.

② ~ GEORGE & ANNA POPP
D.M.F. #00-001D08
0.25 AC.

③ ~ GEORGE & ANNA POPP
D.M.F. #00-001D08
0.43 AC.

④ ~ TOMMY E. BAKER
D.M.F. #80-355C07
0.38 AC.

⑤ ~ TIMOTHY L. & CYNTHIA J. WILLIAMS
I.R. DEED #09-080148
0.3549 AC.

⑥ ~ TIMOTHY L. & CYNTHIA J. WILLIAMS
I.R. DEED #09-080148
0.3011 AC.

BOUNDARY WITNESS PIN TABLE		
TIE	BEARING	LENGTH
T1	N 11°47'00" W	141.30'
T2	N 20°02'35" E	63.89'
T3	S 80°51'53" E	122.99'
T4	N 32°34'41" E	62.15'
T5	S 31°27'00" E	141.81'
T6	N 13°28'38" E	148.49'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°23'54" W	10.46'
L2	N 46°17'53" W	39.55'
L3	N 25°39'14" W	39.24'
L4	N 89°17'31" W	22.12'
L5	N 04°30'31" E	74.69'
L6	N 15°21'26" W	148.92'
L7	S 85°12'17" E	49.32'
L8	S 32°57'08" E	93.31'
L9	S 27°39'57" E	150.57'
L10	S 13°09'26" E	178.02'
L11	S 24°04'30" E	241.49'
L12	S 24°16'02" E	148.78'

Approved by Germantown Planning Commission: No Plat required.
Municipal Manager

Basis of Bearing:
S 54°08'43" W, being the Northwest line of Bunger Plat recorded in Plat Book 231, Page 25 of the Plat Records of Montgomery County, Ohio, also being the northwest line of properties as shown on adjacent recorded surveys 2017-52, 2017-126 and 2017-149A, all of the Montgomery County Engineer's record of land surveys, said bearing held.

OCCUPATION STATEMENT
OCCUPATION, WHERE IT EXISTS, GENERALLY AGREES WITH MONUMENTATION FOUND.

NOTES:
1. ALL MONUMENTATION FOUND IS IN GOOD CONDITION UNLESS NOTED OTHERWISE.
2. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

PERTINENT INFORMATION:
SURVEYS: SUR 91-88A
SUR 91-88B
SUR 93-82
SUR 2017-52
SUR 2017-126
SUR 2017-149A

- MONUMENT LEGEND -
- ○ 5/8" Iron Pin Found (#5 Rebar)
- ● Indicates New Division Line Angle Points
- ⊗ Indicates Angle Point in Line
- ⊠ Post Found
- ▲ 5/8" Iron Pin Set
- △ Spike Found
- ⊗ Mag Nail Found
- ◕ Mag Nail Set
- ⊡ Concrete Monument Found
- ⊡ Concrete Monument Set
- □ Axle Found

CERTIFICATION
THIS PLAT REPRESENTS A MAY, 2021 SURVEY BY McDOUGAL MARSH LAND SURVEYORS IN CONJUNCTION WITH THE REINKE GROUP, INC., AND THAT ALL EXISTING MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

I CERTIFY THAT THIS LOT SPLIT 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.

THE REINKE GROUP, INC.

BY: _____
GEORGE E. REINKE
OHIO SURVEYOR NO. 6207

STATE OF OHIO
GEORGE E. REINKE
6207
REGISTERED
PROFESSIONAL SURVEYOR

PREPARED BY:

REINKE GROUP
Engineering / Surveying / Land Planning
63 Rhoads Center Drive
Centerville, OH 45458
(937) 434-4810 ph.
www.ReinkeGroup.com

P:\2_SURVEYS\2022\22-0296\DWG\PLAT OF SURVEY\SURVEY\PLAT\22-0296 SURVEY 09 28 22.DWG
Sep 28, 2022 - 11:38am