

VOLUME _____ PLAT NO. _____
WARREN COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

(PRELIMINARY ACCESS APPROVAL)

GRANTED _____ NOT APPLICABLE _____

M.E. F. THORSON P.E., P.S.
WARREN COUNTY ENGINEER

BASIS OF BEARINGS:
SURVEY OF RECORD BY
KING-HASSELBRING & ASSOC.
SR 107-48 (4-14-99)

- LEGEND
- IP FOUND-5/8"
 - IP FOUND-1"
 - IP SET - 5/8"
 - IP SET - 1"
 - ✱ IRON PIPE FOUND
 - ✱ PK FOUND
 - ✱ MAG NAIL SET
 - ✱ RR SPIKE FOUND
 - ✱ RR SPIKE SET
 - ✱ CONC. MON. FOUND
 - ✱ HUB & TACK SET
 - ✱ STONE FOUND
 - ✱ CROSS NOTCH SET
 - ✱ BENCH MARK
 - ✱ SET LATH

AREA: 16.2304 ACRES (SURVEY)

THE SIDERITS FAMILY LIMITED PARTNERSHIP
O.R. 1790, PG. 926 (16.255 ACRES)

16-06-100-008
SURVEYS: SR 40-81, SR 107-48

DEED RECORDS AS SHOWN ON PLAT ARE
SOURCE DOCUMENTS.

OCCUPATION IN GENERAL FITS SURVEY.

ALL MONUMENTS ARE IN GOOD CONDITION.
OTHER SOURCE DOCUMENTS:

1. DEED OF RECORD: O.R. 1790, PG. 926
2. SR 107-48
3. SR 52-78
4. GRANDIN RIDGE, F.B. 38, PG. 53-57
5. THE FAIRWAYS AT RIVER'S GLEN, P.B. 60, PG. 83-84
6. RIVER'S BEND GOLF COMMUNITY, SEC. 1, P.B. 47, PG. 29
7. SR 114-63
8. SR 130-50
9. SR 40-81

PLAT OF SURVEY

SITUATED IN
MILITARY SURVEY No. 1547
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

10/03/2023 23-11930

KING HASSELBRING & ASSOC.

CIVIL ENGINEERS • LAND SURVEYORS

9200 MONTGOMERY ROAD, SUITE 218

CINCINNATI, OHIO 45242

TELEPHONE: (513) 932-3606 • FACSIMILE: (513) 793-7667

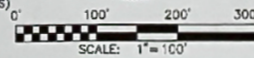
www.king-hasselbring.com

THE SIDERITS FAMILY LIMITED PARTNERSHIP

280 DWIRE ROAD

MAINEVILLE, OHIO 45039

APPROVED BY: J. T. K.	PROJECT No. 23-11930	DATE: 4/21/2023
SCALE: AS SHOWN	SIDERITS SIDERITS_C.DWG	DRAWN BY: NORDLOH

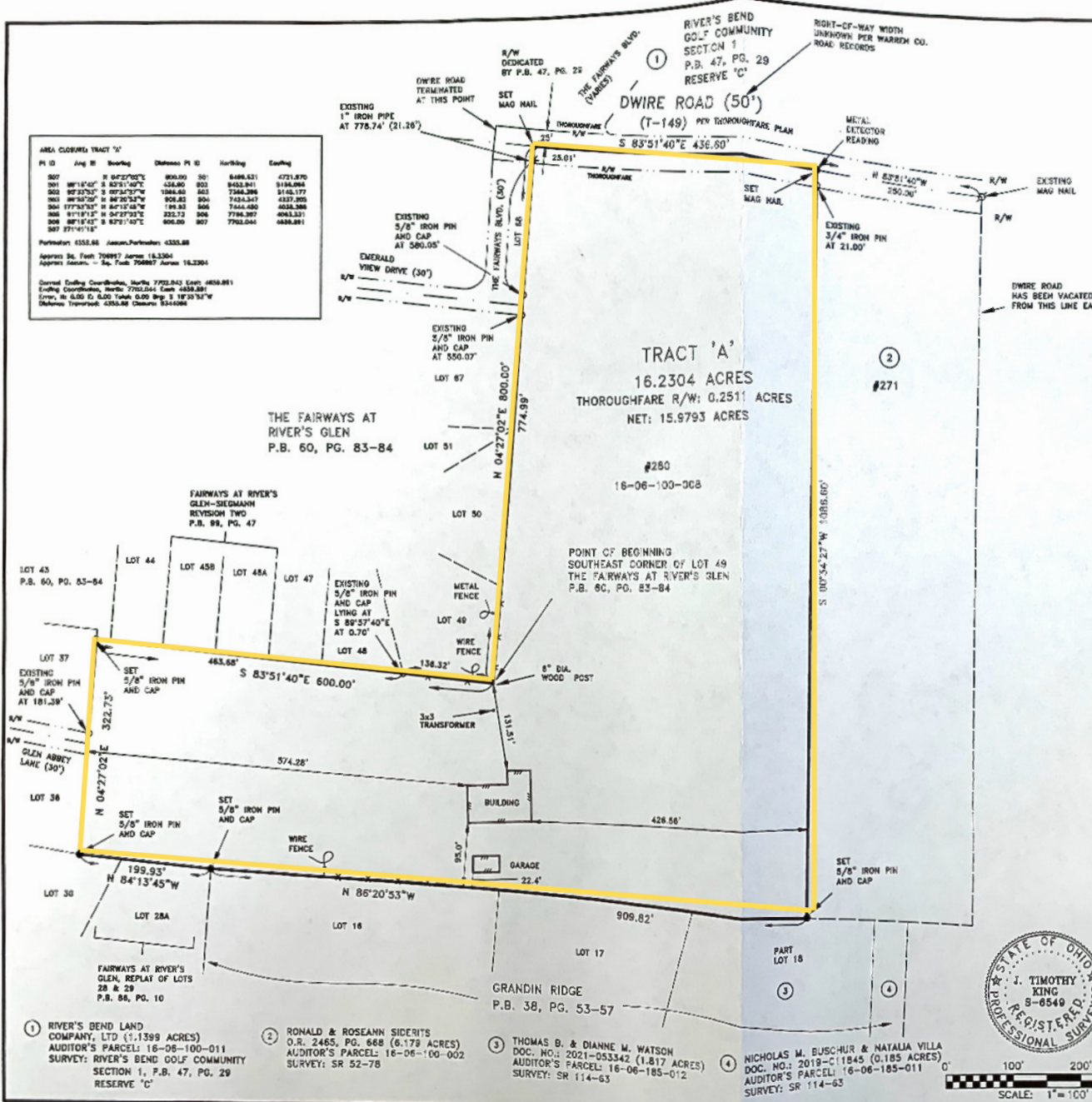


AREA CLOSERED TRACT 'A'

PI ID	Ang B	Bearing	Distance PI ID	Surfing	Ending
307	8 04'27"02"E	800.00	301	8488.621	4721.870
301	88°15'00" S	82°51'40"E	436.80	8452.941	5184.994
303	88°20'00" S	87°51'37"W	1384.65	7364.298	5145.177
305	88°30'00" S	86°25'32"W	908.83	7434.347	4337.395
304	77°30'00" S	84°15'18"W	199.83	7444.490	4034.386
306	81°19'15" S	84°27'53"E	232.73	7784.387	4043.331
308	88°18'15" S	82°51'40"E	606.00	807	7792.041
307	77°41'15" S				6838.891

Particulars: 4353.66 Acres, Particulars: 4353.66
Approx. Sec. 16, T48N R10E S16E, 16.3304
Approx. Sec. 16, T48N R10E S16E, 16.3304

Current Ending Coordinates: North: 7792.041 East: 6838.891
Ending Coordinates: North: 7792.041 East: 6838.891
Error: N: 0.00 E: 0.00 Total: 0.00 Bep: S 18°30'34"W
Distance Traveled: 4353.66 Distance: 5344084



1. RIVER'S BEND LAND COMPANY, LTD (1.1399 ACRES)
AUDITOR'S PARCEL: 16-05-100-011
SURVEY: RIVER'S BEND GOLF COMMUNITY
SECTION 1, P.B. 47, PG. 29
RESERVE 'C'
2. RONALD & ROSEANN SIDERITS
O.R. 2465, PG. 668 (6.179 ACRES)
AUDITOR'S PARCEL: 16-06-100-002
SURVEY: SR 52-78
3. THOMAS B. & DIANNE M. WATSON
DOC. NO.: 2021-053342 (1.817 ACRES)
AUDITOR'S PARCEL: 16-06-185-012
SURVEY: SR 114-63
4. NICHOLAS M. BUSCHUR & NATALIA VILLA
DOC. NO.: 2019-C11845 (0.185 ACRES)
AUDITOR'S PARCEL: 16-06-185-011
SURVEY: SR 114-63