

VOLUME _____ PLAT NO. _____
 WARREN COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE FEBRUARY 18, 2019
 SCALE 1"=200'
 DEED REFERENCE
 OFFICIAL RECORD 1066 PAGE 686
 TOWNSHIP HAMILTON
 MILITARY SURVEY NUMBER 3334

BEARINGS ARE BASED UPON THE RECORD
 BEARING (S 10°57'40" W) OF THE CENTERLINE
 OF ZOAR ROAD ACCORDING TO THE 5.943 AC.
 TRACT AS FOUND S.R. 141, PLAT 12.

PRELIMINARY ACCESS APPROVAL

____ GRANTED ____ NOT APPLICABLE

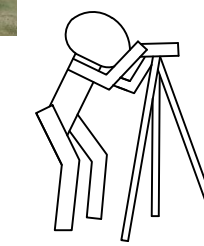
NEIL F. TUNISON, P.E., P.S.
 WARREN COUNTY ENGINEER

DEED REFERENCES:

THE SANDY COVE CORPORATION
 O.R. 1066, PAGE 686
 50 Ac.
 45 Ac.
 8 Ac.
 P.N. 17-27-100-002

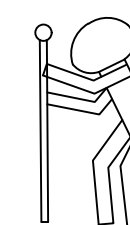
SURVEY FOR
 THE SANDY COVE CORPORATION

VILLAGE OF MAINEVILLE
 HAMILTON TOWNSHIP
 WARREN COUNTY, OHIO
 V.M.S. No. 3334

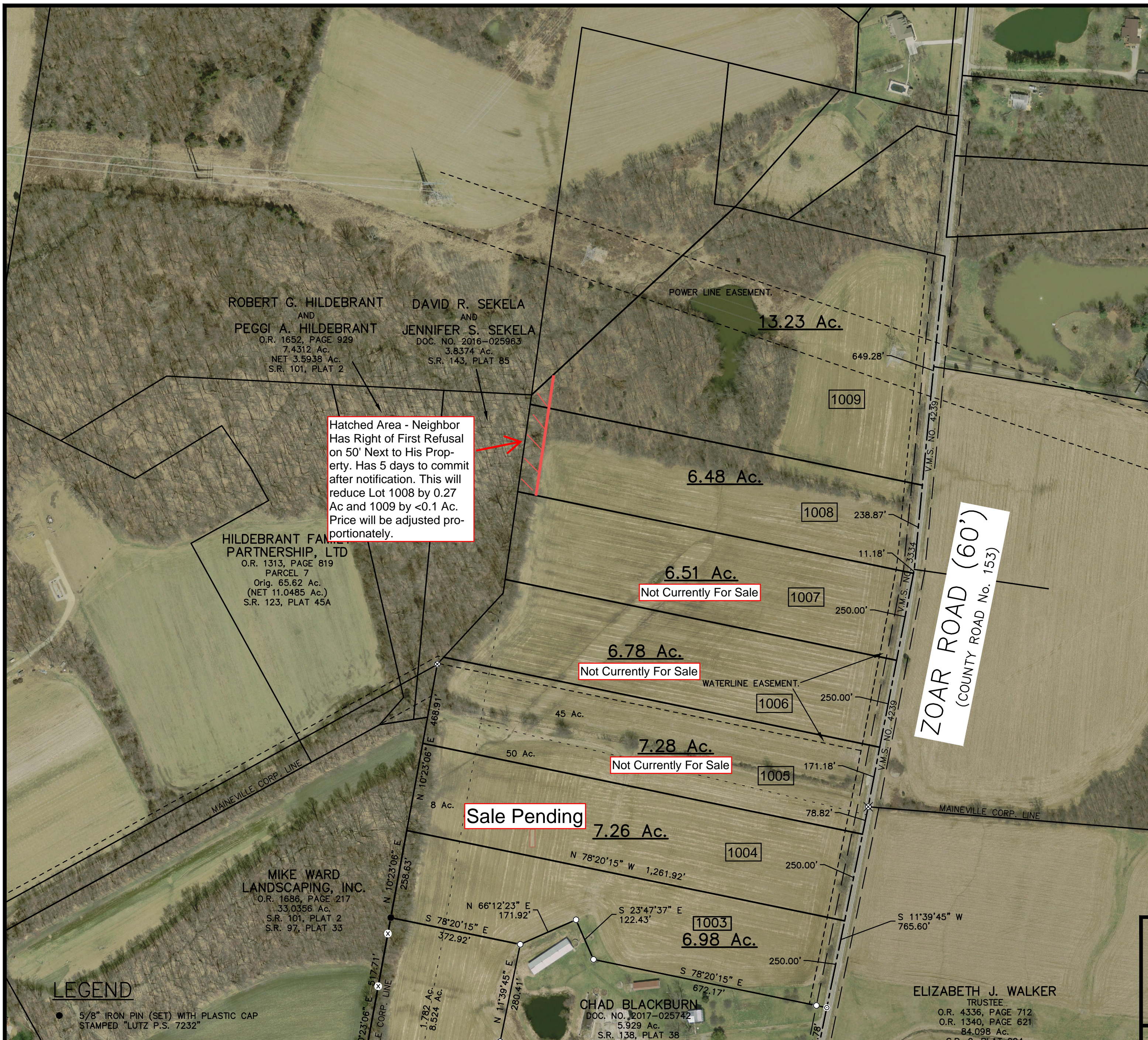


LUTZ'S SURVEYING SERVICES
 PROVIDING ALL OF YOUR SURVEYING NEEDS!

6682 ST. RT. 132
 GOSHEN, OH 45122
 513-828-7232
 LutzSurveying@cinci.rr.com



DATE	SCALE	PROJECT NO.
FEB. 18, 2019	1"=200'	WAR-1727100002



Hatched Area - Neighbor Has Right of First Refusal on 50' Next to His Property. Has 5 days to commit after notification. This will reduce Lot 1008 by 0.27 Ac and 1009 by <0.1 Ac. Price will be adjusted proportionately.

Sale Pending

Not Currently For Sale

Not Currently For Sale

Not Currently For Sale

LEGEND

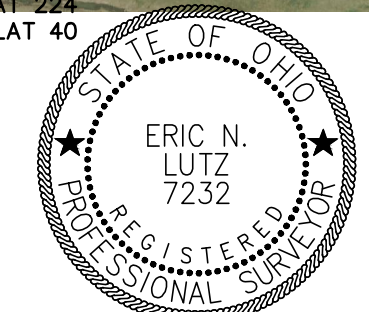
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "LUTZ P.S. 7232"
- 5/8" IRON PIN (FOUND)
- ⊠ 3/4" IRON PIN (FOUND)
- ⊗ R.R. SPIKE (FOUND)
- MAG NAIL (FOUND)
- ⊗ 1/2" IRON PIN (FOUND)
- x- WOVEN WIRE FENCE, GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE

NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK. NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES. ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED. REFERENCE IRON PINS ARE SET AT 30.00 FT UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN JUNE 2014 AND MARCH, 2018

Eric N. Lutz
 ERIC N. LUTZ, P.S. 7232



SANDY COVE

