P.43

ROAD

24' ESMT. RAILROAD R/W LEASE B.E. 67, P. 247

A = 291.39'
R = 381.98'
CH = S. 52°35'36"E. ~ 284.37'

EX. 1-STY. METAL BLDG.

30' 30'
10' 10'

INGRESS-EGRESS ESMT. ROADWAY ESMT. LEASE B.E. 67 P. 245

424.27'

PT. LOT #18

RIGHT OF WAY

EX. 1-STY. METAL BLDG.

12' 12'

S. 30°44'24"E. ~ 52.86'

N. 80°25'30"E. ~ 63.66'

S 9°34'30"E. ~ 150.00'

NEAR DRIVE (PRIVATE)

20' SAN. SEWER EASE. P.B. 28, P. 47 D.C.R.E.

EX. 1-STY. STUCCO & CONC. BLK. BLDG.

NEW LOT #47

EX. 1-STY. METAL BLDG.

20' DRAINAGE ESMT. P.B. 28, P. 47 D.C.R.E.

N 4°36'W.

2.57'

25'

EASEMENT INGRESS-EGRESS VOL. 1704 P. 50

S. 80°25'30"W. ~ 346.51'

24' R.R. EASEMENT D.B. 1003, P. 342 D.B. 1137, P. 40

P.O.B.

N 9°34'30"W. 370.00'

SE COR. LOT 18

N. LINE DUES DR.

24'

0 20 40 60

SCALE: 1" = 30'

SEPT. 1998

1. Occupation In General Fits Survey.
2. Source Documents As Noted.
3. Monumentation Not Set At The Request Of Owner.
4. Bearings Based On Record Plat Of Commerce Park Tri-County Sec. 3, P.B. 28, P. 47, Butler County Records.
5. The Purpose Of This Plat Is To Consolidate Two Tax Parcels Into One Tax Parcel.

NOTES

1. Any Future Splitting Of Any Lot That Results In Any Additional Building Site(s) Being Created Shall Be By Replat Only.
2. This Plat Is Subject To Present And Future Regulations Of The Butler County Board Of Health.
3. All Lots Shown Hereon Shall Be Served By Public Sanitary Sewers And Water.

I Hereby Certify That This Plat Is Based On A Field Survey Made Under My Direction.

Thomas R. Graham

Thomas R. Graham Registered Surveyor #4911 In Ohio

10/5/98
Date

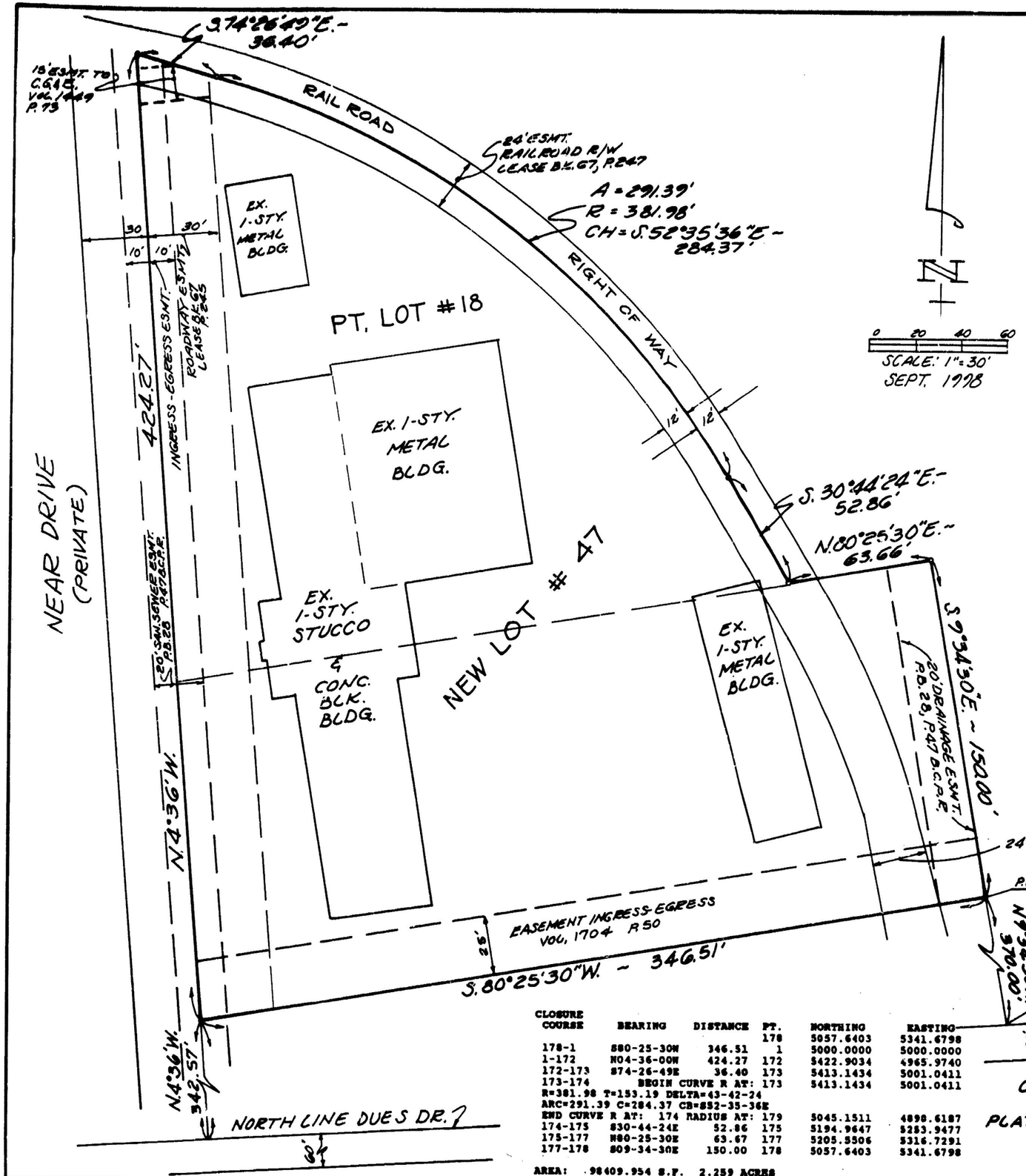
CLOSURE COURSE	BEARING	DISTANCE	PT.	NORTHING	EASTING
			178	5057.6403	5341.6798
178-1	S80-25-30W	346.51	1	5000.0000	5000.0000
1-172	N04-36-00W	424.27	172	5422.9034	4965.9740
172-173	S74-26-49E	36.40	173	5413.1434	5001.0411
173-174	BEGIN CURVE R AT:		173	5413.1434	5001.0411

Thomas Graham Associates Inc.
Engineers • Planners • Surveyors
798 Compton Road
Cincinnati, Ohio 45231
513-521-4780

STATE OF OHIO
THOMAS R. GRAHAM
4911
REGISTERED
SURVEYOR

REPLAT

OF PART OF LOT 18 - INTO LOT 47
COMMERCE PARK TRI-COUNTY



SURVEYOR NOTES

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172-173	S74-26-49E	36.40	173	5413.1434	5001.0411
173-174	BEGIN CURVE R AT:		173	5413.1434	5001.0411
R=381.98 T=153.19 DELTA=43-42-24					
ARC=291.39 C=284.37 CB=S52-35-36E					
END CURVE R AT:	174	RADIUS AT:	179	5045.1511	4898.6187
174-175	S30-44-24E	52.86	175	5194.9647	5283.9477
175-177	N80-25-30E	63.67	177	5205.5506	5316.7291
177-178	S09-34-30E	150.00	178	5057.6403	5341.6798

AREA: 98409.954 S.F. 2.259 ACRES

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REPLAT

OF PART OF LOT 18 - INTO LOT 47
COMMERCE PARK TRI-COUNTY
SECTION 3, SUBDIVISION
PLAT BOOK 28, PAGE 47, BUTLER CO. RECORDS
SEC. 6, T. 2, RANGE 2
UNION TOWNSHIP
BUTLER COUNTY, OHIO

7011-98