

BASIS OF BEARINGS
 PLAT BOOK: 'B', PAGE: 39
 KUGLER-TOWNSEND ESTATE SUBDIVISION

DEEDS OF RECORD:
 O.R. 2592, PG. 2359 (#13)

AREA CLOSURE: TRACT 'A'

Pt ID	Ang Rt	Bearing	Distance	Pt ID	Northing	Easting
406		S 20°43'00"E	36.80	416	5012.5336	4995.2598
416	90°00'00"	S 69°17'00"W	170.00	417	4952.3966	4836.2518
417	90°00'00"	N 20°43'00"W	36.80	407	4986.6301	4823.3047
407	90°00'00"	N 69°17'00"E	170.00	406	5046.7671	4982.3126
406	90°00'00"					

Perimeter: 413.20 Accum.Perimeter: 413.20
 Approx: Sq. Feet: 6222.00 Acres: 0.1428
 Approx: Accum. - Sq. Feet: 6222.00 Acres: 0.1428

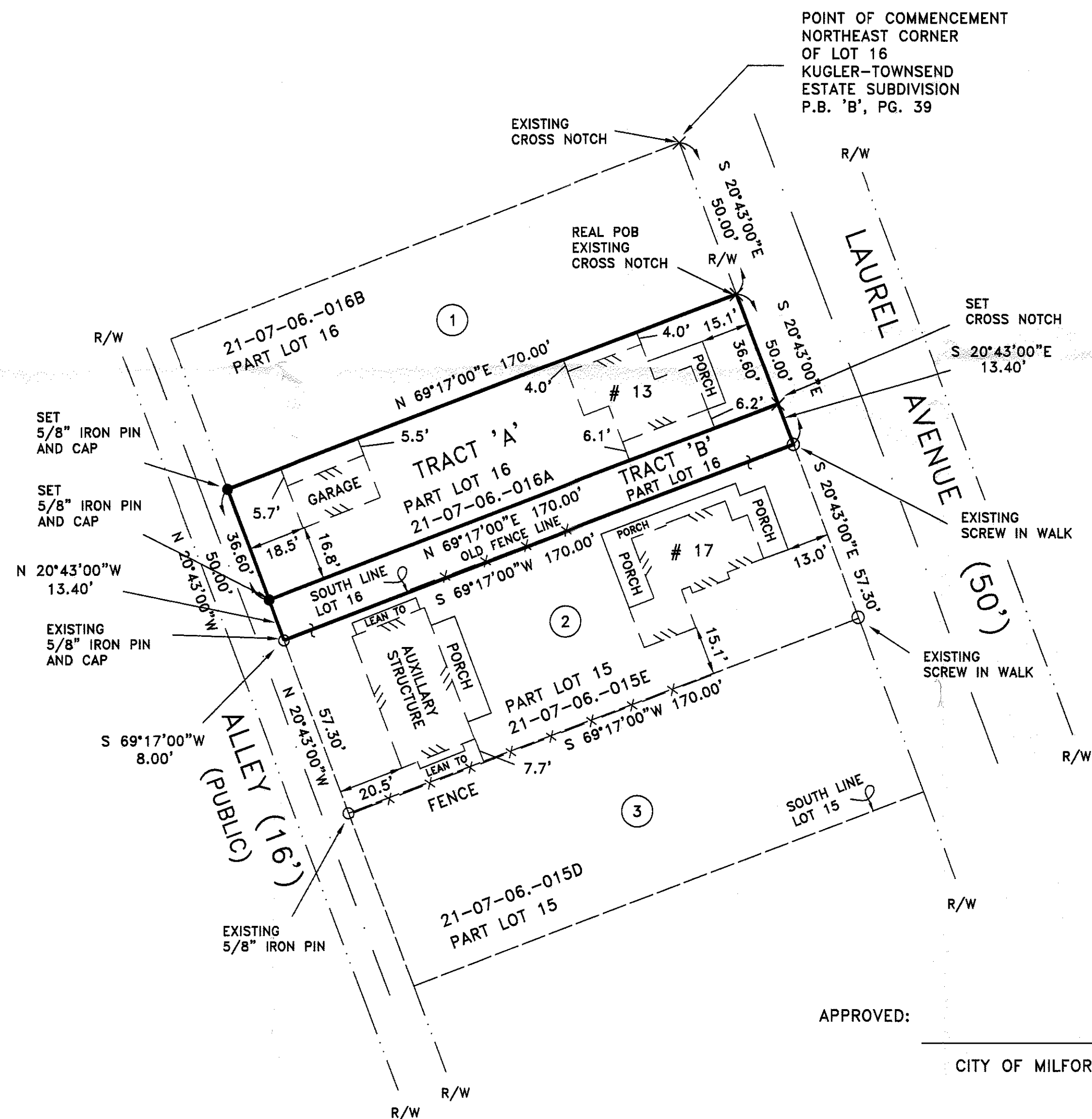
Correct Ending Coordinates, North: 5046.7671 East: 4982.3126
 Ending Coordinates, North: 5046.7671 East: 4982.3126
 Error, N: 0.00 E: 0.00 Total: 0.00 Brg: <none>
 Distance Traversed: 413.20 Closure: <perfect>

AREA CLOSURE: TRACT 'B'

Pt ID	Ang Rt	Bearing	Distance	Pt ID	Northing	Easting
416		S 20°43'00"E	13.40	401	5000.0000	5000.0000
401	90°00'00"	S 69°17'00"W	170.00	404	4939.8630	4840.9920
404	90°00'00"	N 20°43'00"W	13.40	417	4952.3966	4836.2518
417	90°00'00"	N 69°17'00"E	170.00	416	5012.5336	4995.2598
416	90°00'00"					

Perimeter: 366.80 Accum.Perimeter: 366.80
 Approx: Sq. Feet: 2278.00 Acres: 0.0523
 Approx: Accum. - Sq. Feet: 2278.00 Acres: 0.0523

Correct Ending Coordinates, North: 5012.5336 East: 4995.2598
 Ending Coordinates, North: 5012.5336 East: 4995.2598
 Error, N: 0.00 E: 0.00 Total: 0.00 Brg: <none>
 Distance Traversed: 366.80 Closure: <perfect>



TRACT 'A'
 GROSS AREA: 0.1428 ACRES

TRACT 'B'
 GROSS AREA: 0.0523 ACRES

TOTAL AREA: 0.1951 ACRES
 PRE-CUT-UP

ISSUED

AUG 15 2016

J. T. King & Co. Inc.
 CIVIL ENGINEERS & SURVEYORS

REFERENCE DOCUMENTS:

- DEED OF RECORD: O.R. 2592, PG. 2359 (#13)
 - DEED OF RECORD: O.R. 2076, PG. 2462 (#17)
 - SURVEY TL82-0091
 - PLAT OF SURVEY P.B. 'B', PG. 39
 - PLAT OF SURVEY P.B. 'C', PG. 33
- MATTHEW P. THOMPSON
 O.R. 2156, PG. 162 (0.216 ACRES)
 AUDITOR'S PARCEL: 21-07-06.-016B
 - TIM Z. & LAURIE HOWLAND
 O.R. 2076, PG. 2462 (0.2236 ACRES)
 AUDITOR'S PARCEL: 21-07-06.-015E
 - JOHN H. & JOAN PATTIGREW
 O.R. 1302, PG. 2430 (0.2 ACRES)
 AUDITOR'S PARCEL: 21-07-06.-015D

SITUATED IN
 ROBERT POWELL'S MILITARY SURVEY No. 430
 MILFORD TOWNSHIP
 CITY OF MILFORD
 CLERMONT COUNTY, OHIO
 AND ALSO BEING
 PART OF LOT 16
 KUGLER-TOWNSEND ESTATE SUBDIVISION
 PLAT BOOK 'B', PAGE 39

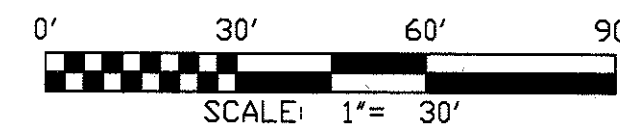
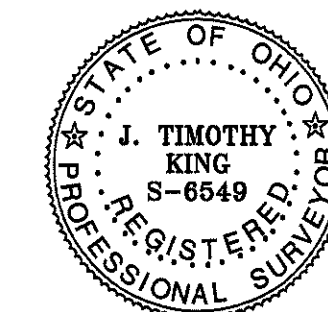
8/11/16

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 CINCINNATI, OHIO 45242
 TELEPHONE: (513) 793-7667 FACSIMILE: (513) 793-7667

TIM Z. & LAURIE HOWLAND
 13 & 17 LAUREL AVENUE
 MILFORD, OHIO 45150

APPROVED BY: J. T. K.	DRAWN BY: NORDLOH	DATE: 7/20/16	ORD NAME: HOWLAND_LAUREL
SCALE: 1"=30'	DWG NAME: HOWLAND_LAUREL_A	FILE No. 16205-S	

APPROVED: _____
 CITY OF MILFORD DATE _____



- LEGEND
 STANDARD SYMBOLS THAT MAY
 APPEAR ON THIS DRAWING:
- IP FOUND-5/8"
 - ⊙ IP FOUND-1"
 - IP SET - 5/8"
 - ⊙ IP SET - 1"
 - ⊙ PK FOUND
 - MAG NAIL SET
 - ⊗ RR SPIKE FOUND
 - ⊗ RR SPIKE SET
 - CONC. MON. FOUND
 - ⊕ BENCH MARK
 - HUB & TACK SET
 - △ STONE FOUND
 - × CROSS NOTCH SET

— X — FENCE

CURRENT OWNERS:

TIM Z. & LAURIE HOWLAND
 O.R. 2592, PG. 2359 (0.1951 ACRES)
 AUDITOR'S PARCEL: 21-07-06.-016A

TIM Z. & LAURIE HOWLAND
 O.R. 2076, PG. 2462 (0.2236 ACRES)
 AUDITOR'S PARCEL: 21-07-06.-015E