

COZATT ENGINEERING COMPANY

CIVIL ENGINEER-LAND SURVEYOR

MICHAEL W. COZATT
PROFESSIONAL ENGINEER 36325
PROFESSIONAL SURVEYOR 6001

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SUBDIVISIONS
MUNICIPAL ENGINEERING
LAND SURVEYS

January 19, 2024

DESCRIPTION

5.267 Acres-Tract 3
D.A. Bowman Construction

Being a 5.267 acre tract located in the northwest quarter of Section 28, Town 2, Range 9 BTMRS, Bethel Township, Miami County, Ohio, and being a part of the land acquired by D.A. Bowman Holdings, LLC by 2024OR-00456 of the Miami County Recorder's Official Records and further bounded and described as follows:

Commencing for reference at an iron pin found at the northeast corner of the northwest quarter of Section 28; thence North 84 deg.-57'-14" West for 332.18 ft. along the north line of Section 28 to a Mag nail found; thence South 16 deg.-06'-40" East for 149.10 ft. to a concrete highway monument found; thence South 05 deg.-14'-16" West for 521.59 ft. to a Mag nail set marking the true place of beginning;

thence, continuing South 05 deg.-14'-16" West for 224.80 ft. to a Mag nail found;

thence, North 84 deg.-22'-24" West for 944.00 ft. to an iron pin found, witness passing an iron pin found at 45.00 ft.;

thence, North 28 deg.-55'-53" West for 272.96 ft. to a 5/8" dia. capped iron pin set;

thence, South 84 deg.-22'-24" East for 1097.31 ft. to the Mag nail set, witness passing a 5/8" dia. capped iron pin set at 1036.97 ft.

Containing a total of 5.267 acres, including 0.266 acres in road right-of-way, and subject to all legal easements, rights-of-way and restrictions of record. The bearings are based on north line of Section 28, bearing North 84 deg.-57'-14" West, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid G2009U07, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

According to a field survey performed by Michael W. Cozatt, Professional Surveyor #6001,
1100 Wayne Street, Suite 1140, Troy, Ohio 45373, on January 19, 2024 and filed in Vol. ,
Page of the Miami County Engineer's Record of Land Surveys.

Michael W. Cozatt 1/20/24
Michael W. Cozatt, P.S. #6001 Date

dell4:14823-3

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY J.B. DATE 3-7-24

