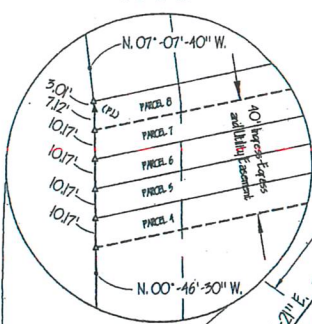


DETAIL



Roediger
Vol 190
Page 245

Roediger
Vol 189
Page 245

Hunt
Vol OR 72
Page 350

Kinstle
Vol OR 223
Page 383

Sanders
Vol OR 210
Page 651

Sanders
Vol 241
157

Northeast Corner,
Southwest Quarter,
Section 24, Moulton Twp.

RIVERVIEW ESTATES SURVEY PLAT



PART OF THE SOUTHWEST QUARTER OF SECTION 24, MOULTON TOWNSHIP
TOWN-5-SOUTH, RANGE-5-EAST, AUGLAIZE COUNTY,

Kramer
Vol OR 103
Page 1097

TRAVERSE TABLE

Line	bearing	distance	Line	bearing	distance
A	S. 78°-39'-18" W.	854.51'	G	S. 00°-37'-00" E.	185.39'
B	S. 78°-39'-18" W.	844.66'	H	S. 00°-37'-00" E.	177.12'
C	S. 78°-39'-18" W.	854.81'	I	N. 89°-23'-00" E.	109.05'
D	S. 78°-39'-18" W.	864.96'	J	N. 40°-23'-25" E.	118.88'
E	S. 00°-37'-00" E.	161.36'	K	Chord = 187.92' - S. 55°-08'-52" W. Arc = 190.02'	
F	S. 00°-37'-00" E.	172.75'			

CENTERLINE CURVE DATA

Claywood Road

Curve #1	Curve #2
Delta (Δ) = 30°-54'-53"	Delta (Δ) = 25°-54'-42"
Radius (R) = 368.87'	Radius (R) = 568.82'
Tangent (T) = 102.00'	Tangent (T) = 150.86'
Length (L) = 199.05'	Length (L) = 257.25'

Schneider
Vol OR 448
Page 1158

NOTES

- Moulton Township Zoning Regulations shall apply to all to all Parcels situated in this Survey Plat.
- The Auglaize County Health Department shall be the approval agency for all septic systems and potable wells for the residential developments located within the confines of this Survey Plat.
- The developer, The Meadows, shall provide all of the necessary subsurface drainage facilities required for sufficient storm sewer outlets for footer drains, sump pumps, and septic system outlets. All roof water shall be required to be surface discharged. Roof water, downspouts, or any other type of surfacewater drainage shall not be connected or allowed to be outletted into the provided subsurface stormwater drainage system. All lots shall be subject to the restrictive comments as prepared by the Developer.
- It is the intent by the developer, The Meadows, to provide a 40 foot wide ingress-egress easement (as shown) for the purpose of a common drive to be maintained and utilized by all parcels within this Survey Plat. All other easements as shown on this Survey Plat, shall be reserved for Utility or for Storm Drainage purposes only at the widths as designated herein. The Developer reserves the right to enclose total authority for all proposed locations and alignments of any and all utilities located within the confines of this Survey Plat.

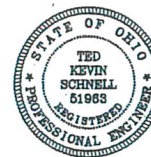
LEGEND

- Iron Pin (set)
- Iron Pin (found)
- ▲ P.K. Nail/ Shiner (set)
- ▲ P.K. Nail/ Shiner (found)
- Monument Box

PREPARED BY:

Ted K. Schnell

Ted K. Schnell
Professional Engineer
Professional Surveyor



BASIS OF BEARINGS

Basis of Bearings used for this Survey were determined from previous surveys, where the East Line of the Southwest Quarter of Section 24, Moulton Township, as bearing S. 00°-37'-00" E.

SCALE

0 50 100 200

BUCKLAND-RIVER ROAD

\$79,500

PARCEL 1
5.012 Acres

Sold

PARCEL 2
5.014 Acres

PARCEL 3
5.063 Acres

\$79,500

Sold

PARCEL 8
5.036 Acres

PARCEL 6
5.222 Acres

\$83,500

PARCEL 5
5.033 Acres

\$83,500

PARCEL 4
5.007 Acres

Sold

Horna
Methermott
Vol OR 490
Page 1635

Winget
Vol OR 379
Page 244

Raney
Vol OR 438
Page 2386

TITLE

RIVERVIEW ESTATES SURVEY PLAT

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No.	Revision/Issue	Date

Project Name
RIVERVIEW ESTATES
SURVEY PLAT
MOULTON TOWNSHIP
AUGLAIZE COUNTY, OHIO

Project Location
PART OF THE SOUTHWEST
QUARTER OF SECTION 24
MOULTON TOWNSHIP
AUGLAIZE COUNTY, OHIO

Project
RIVERVIEW EST.

Sheet
Date
November '06
REVISED APR '07
Scale
SHOWN

File: Riv

Filed: MOU-24-7