

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 22 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 22 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee EM
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 1/22/19
Deputy Aud. Date

SURVIVORSHIP DEED

SCOTT R. PIPER and JOAN M. PIPER, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **STEVEN W. PIPER and LISA K. PIPER, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 7446 Howick Road, Celina, Ohio 45822, the following described Real Estate:

Being a parcel of land situated in Center Township, Mercer County, Ohio, and being part of a 10.000 acre parcel conveyed to Scott and Joan Piper by deed recorded at Instrument Number 201700004442, in the west half of Section 28, Township 5 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at an iron bar in a monument box found at the center of said Section 28 -

Thence, North 88°35'10" West, along the south line of the northwest quarter of said Section 28 and the centerline of State Route 197, a distance of 1279.62 feet to a railroad spike found at the point of curvature of a curve to the left having a central angle of 39°05'02" and a radius of 369.65 feet -

Thence, southwesterly, along said curve to the left, an arc distance of 47.12 feet. The chord to the last described call bears South 87°45'38" West a distance of 47.09 feet -

Thence, North 01°24'50" East, a distance of 893.24 feet to a point. Said point being the place of beginning for the parcel of land to be conveyed by this instrument -

Thence, continuing, North 01°24'50" East, a distance of 92.89 feet to a 5/8 inch iron bar found -

Thence, North 88°35'10" West, a distance of 400.00 feet to a 5/8 inch iron bar found -

Thence, South 01°24'50" West, a distance of 92.89 feet to a point -

Thence, South 88°35'10" East, a distance of 400.00 feet to the place of beginning.

SURVIVORSHIP DEED (SCOTT R. & JOAN M. PIPER TO STEVEN W. & LISA K. PIPER)

2

Containing 0.853 acre of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated August 14, 2018. On file in the County Engineer's Office.

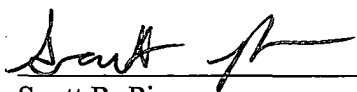
Parent: Parcel No. 06-059700.0100
Map No. 06-28-100-005

Add To: Parcel No. 06-059700.0300
Map No. 06-28-100-008


Last Transfer: Instrument No. 201700004442, Recorder's Office of Mercer County, Ohio.

Exempt from minor subdivision regulations as an exchange of parcels between adjoining owners; not a separate building site.

IN WITNESS WHEREOF, the said **SCOTT R. PIPER and JOAN M. PIPER, husband and wife**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 11th day of January, 2019.



Scott R. Piper



Joan M. Piper

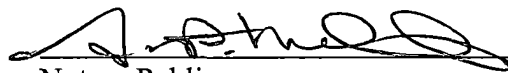
STATE OF OHIO, COUNTY OF AUGLAIZE, SS:

On this 11th day of January, 2019, before me, a Notary Public, personally came **SCOTT R. PIPER and JOAN M. PIPER, husband and wife**, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.



STEVEN P. MIELKE
ATTORNEY AT LAW
Notary Public • State of Ohio
My commission has no expiration date.
Section 147.03 R.C.



Notary Public

Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885
realestate\piper.scott.steve.wd

PAID

AUG 27 2018

Mercer Co. Health Dept.

PAID

AUG 27 2018

MERCER COUNTY COMMISSIONERS
CELINA, OHIO

PDKD LLC
INST. # 2007-5025
61.619 ACRES

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED
UNDER MY SUPERVISION, AS DATED HEREIN.

ATTEST: JAMES W. GEESLIN
PROFESSIONAL SURVEYOR 7764

NOTE: REFER TO SITE AND SOIL EVALUATION BY G. BUCKINGHAM, 5/9/18.
SAID REPORT IS ON FILE WITH THE HEALTH DEPT.

N 88°35'10" W 552.70'

TRACT THREE
0.853 ACRE

N 01°24'50" E 92.89'

S 88°35'10" E 400.00'

*** TRACT THREE IS TO BE TRANSFERRED TO THE
ADJOINER TO NORTH AND EAST AND IS NOT
FOR BUILDING PURPOSES.

TRACT FOUR
7.792 ACRES
(0.242 AC. IN R/W)

Approved by the Mercer
County Regional Planning
Commission; no plat
required under
R.C. 711.133

POND

SCOTT & JOAN PIPER
INST. # 2017-4442
10 ACRES

SEPTIC
TANK

RESIDENCE

BARN
WELL

W. 1/4 POST -
SEC. 28

N 88°35'10" W 2656.20' (T)
S. LINE - N.W. 1/4 - SEC. 28



BAR FD. @ 50.00'
30' R/W LINE
S 52°19'48" W 255.64'
Q.S.R. 197

PIPER SURVEY

PART OF THE W. 1/2 OF SEC. 28, TOWN 5
SOUTH, RANGE 3 EAST, (CENTER TOWNSHIP),

MERCER COUNTY, OHIO.

AUG. 14, 2018

SCALE 1" = 100'



CURVE 1

L = 47.12'
CHORD - S. 87°45'38" W. - 47.09'

CURVE 2

L = 127.31'
CHORD - S. 74°14'30" W. - 126.68'

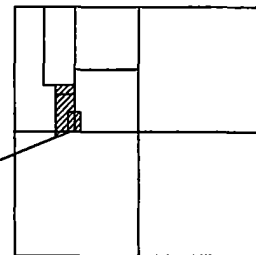
CURVE 3

L = 77.72'
CHORD - S. 58°21'17" W. - 77.57"

*** THE CHORD FOR CURVES 1 AND 2
BEARS S. 77°53'38" W. - 172.82'.

STEVE & LISA PIPER
INST. # 2018-0295
61.618 ACRES

LOCATION SKETCH



SECTION 28

LEGEND

- = 5/8 INCH IRON BAR FOUND.
- △ = RAILROAD SPIKE FOUND.
- = IRON BAR IN MON. BOX FOUND.
- ⊗ = COTTON GIN SPINDLE FOUND.
- = 5/8 INCH IRON BAR SET.
- ⊘ = MAG NAIL SET.
- 'A' = BAR TO BE SET AFTER HARVEST.

*** A MON. BOX AND BAR WAS FOUND AT THE N. 1/4 POST
OF SEC. 28. THE EAST LINE OF THE N.W. 1/4 OF SEC.
28 BEARS N. 01°15'06" E. AND IS BASED ON LOCAL MER.
CO. PPS DATUM. THE DISTANCE MEASURED ON SAID
LINE IS 2664.76'.

CURVE DATA

R = 369.65'
Δ = 39°05'02"
T = 131.20'
L = 252.15'

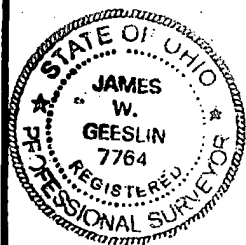
CHORD = S. 72°01'45" W. - 247.29'

REFER TO PRIOR SURVEY DATED
12/12/2018.

GEESLIN
LAND SURVEYING

525 S. SECOND ST.
COLDWATER, OHIO 45828

PHONE: (419)678-7233
geeslinsurveying@gmail.com



PERMANENT
PARCEL No.

Part of: _____ Sec. _____ T. _____ R. _____ Township

Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Retained: _____ Acres

Deed References:

APPROVALS:

AGENCY:

DATE:

Board of Health

Township Zoning Officer

Mercer County Engineer

8-27-18

8-27-18

8-27-18