

VOLUME 139 PAGE 45  
 WARREN COUNTY ENGINEERS  
 RECORD OF LAND DIVISION

PRELIMINARY ACCESS APPROVAL  
 X NOT APPLICABLE GRANTED  
 Neil J. Swinicki  
 NEIL F. TUNISON, P.E., P.S.  
 WARREN COUNTY ENGINEER

RECEIVED  
 MAR 08 2017  
 CLEARCREEK TOWNSHIP  
 ZONING DEPT.



I HEREBY CERTIFY THAT THIS PLAN DEPICTS A SURVEY MADE UNDER THE METHOD OF RANDOM TRAVERSE, THE NORTH POINT BEARINGS AND DISTANCES ARE BASED ON MAGNETIC NORTH, THE BEARINGS AND DISTANCES ARE BASED ON MAGNETIC NORTH, THE BEARINGS AND DISTANCES ARE BASED ON MAGNETIC NORTH, THE BEARINGS AND DISTANCES ARE BASED ON MAGNETIC NORTH, THE BEARINGS AND DISTANCES ARE BASED ON MAGNETIC NORTH. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF ALL LOCAL AUTHORITIES; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN.

STEPHEN W. LESMAN OH. P.L.S. NO. 8352 DATE 1/11/13

SCALE 1"=100'  
 DATE: JANUARY 11, 2013

PLAT OF SURVEY  
 JAMES K. & TARA J. LUERS  
 SECTION 10, TOWN 3, RANGE 4  
 CLEARCREEK TOWNSHIP  
 WARREN COUNTY, OHIO  
 21.865 ACRES TOTAL

LEESMAN ENGINEERING & ASSOC.  
 ENGINEERING SURVEYING, PLANNING 513/417-0420  
 2720 TOPICILLS, CINCINNATI, OHIO 45248

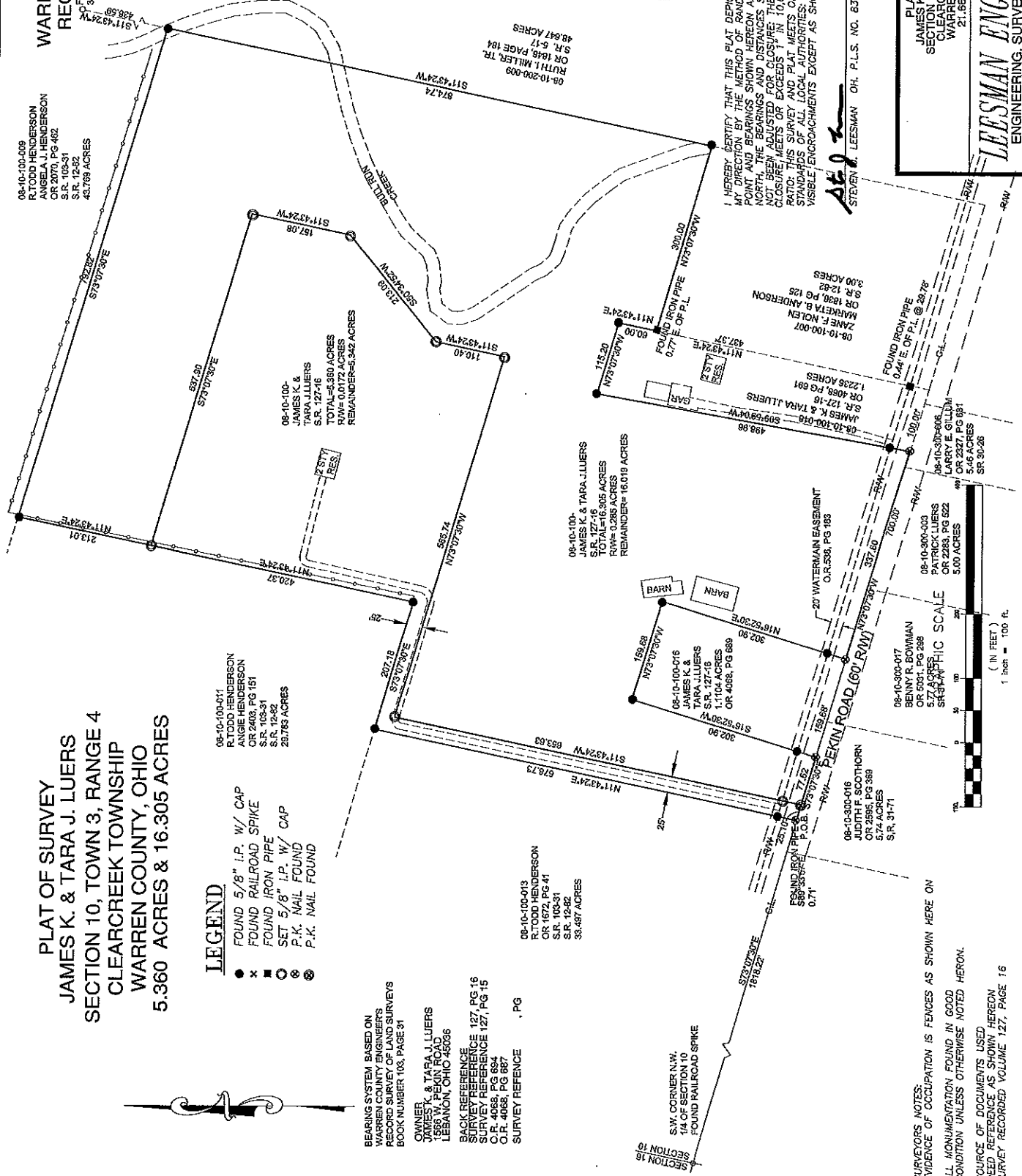
PLAT OF SURVEY  
 JAMES K. & TARA J. LUERS  
 SECTION 10, TOWN 3, RANGE 4  
 CLEARCREEK TOWNSHIP  
 WARREN COUNTY, OHIO  
 5.360 ACRES & 16.305 ACRES

- LEGEND**
- FOUND 5/8" I.P. W/ CAP
  - ✕ FOUND RAILROAD SPIKE
  - FOUND IRON PIPE
  - SET 5/8" I.P. W/ CAP
  - ⊙ P.K. NAIL FOUND
  - ⊙ P.K. NAIL FOUND

BEARING SYSTEM BASED ON  
 WARREN COUNTY ENGINEERS  
 RECORD SURVEY OF LAND SURVEYS  
 BOOK NUMBER 103, PAGE 31

OWNER  
 JAMES K. & TARA J. LUERS  
 1566 W. PEKIN ROAD  
 LEBANON, OHIO 45036

BACK REFERENCE  
 SURVEY REFERENCE 127, PG 16  
 SURVEY REFERENCE 127, PG 15  
 C.F. 4088, PG 694  
 O.F. 4088, PG 687  
 SURVEY REFERENCE PG



SURVEYOR'S NOTES:  
 EVIDENCE OF OCCUPATION IS FENCES AS SHOWN HERE ON  
 ALL MONUMENTATION FOUND IN GOOD  
 CONDITION UNLESS OTHERWISE NOTED HERON.  
 SOURCE OF DOCUMENTS USED  
 DEED REFERENCE AS SHOWN HERON  
 SURVEY RECORDED VOLUME 127, PAGE 16

VOLUME 139 PAGE 44  
WARREN COUNTY ENGINEERS  
RECORD OF LAND DIVISION

PRELIMINARY ACCESS APPROVAL  
NOT APPLICABLE GRANTED

NEIL F. TUNISON, P.E., P.S.  
WARREN COUNTY ENGINEER

08-10-100-009  
R TODD HENDERSON  
ANGELA J. HENDERSON  
OR 2070, PG 462  
S.R. 103-31  
S.R. 12-82  
48.769 ACRES

08-10-100-019  
JAMES K. & TARA J. LUERS  
S.R. 127-16  
20.0871 ACRES  
OR 4068, PG 563

NEW SURVEY AREA  
TOTAL=21.665 ACRES  
REMAINDERS= 21.362 ACRES

08-10-100-011  
R TODD HENDERSON  
ANGIE HENDERSON  
OR 2403, PG 151  
S.R. 103-31  
S.R. 12-82  
29.783 ACRES

08-10-100-014  
MARTIN G. LUERS &  
ELAINE M. LUERS  
S.R. 127-16  
OR 4068, PG 567  
1.7090 ACRES

08-10-100-013  
R TODD HENDERSON  
OR 1572, PG 41  
S.R. 103-31  
S.R. 12-82  
38.497 ACRES

S.W. CORNER N.W.  
1/4 OF SECTION 10  
FOUND RAILROAD SPIKE

08-10-300-016  
JUDITH F. SCOTHORN  
OR 2385, PG 369  
S.R. 51-71  
5.74 ACRES

08-10-300-017  
BENNY R. BOWMAN  
OR 5031, PG 288  
SR 31-71  
5.77 ACRES

08-10-300-003  
PATRICK LUERS  
OR 2293, PG 522  
SR 31-71  
5.00 ACRES

08-10-100-007  
ZANE F. NOLEN  
OR 1835, PG 125  
OR 1836, PG 125  
S.R. 12-82  
3.00 ACRES

08-10-100-018  
JAMES K. & TARA J. LUERS  
S.R. 127-16  
OR 4068, PG 691  
1.236 ACRES

08-10-100-018  
JAMES K. & TARA J. LUERS  
S.R. 127-16  
OR 4068, PG 691  
1.236 ACRES

08-10-100-007  
ZANE F. NOLEN  
OR 1835, PG 125  
OR 1836, PG 125  
S.R. 12-82  
3.00 ACRES

08-10-100-009  
R TODD HENDERSON  
ANGELA J. HENDERSON  
OR 2070, PG 462  
S.R. 103-31  
S.R. 12-82  
48.769 ACRES

LEGEND

- FOUND 5/8" I.P. W/ CAP
- x FOUND RAILROAD SPIKE
- FOUND IRON PIPE
- SET 5/8" I.P. W/ CAP
- ⊙ P.K. NAIL FOUND

SEARING SYSTEM BASED ON  
WARREN COUNTY ENGINEERS  
RECORD SURVEY OF LAND SURVEYS  
BOOK NUMBER 103, PAGE 31

OWNER  
JAMES K. & TARA J. LUERS  
1566 W. PEKIN ROAD  
LEBANON, OHIO 45096

BACK REFERENCE  
SURVEY REFERENCE 127, PG 16  
SURVEY REFERENCE 127, PG 15  
O.R. 4068, PG 694  
O.R. 4068, PG 567

SURVEYORS NOTES:  
EVIDENCE OF OCCUPATION IS FENCES AS SHOWN HERE ON  
ALL MONUMENTATION FOUND IN GOOD  
CONDITION UNLESS OTHERWISE NOTED HERON.

SOURCE OF DOCUMENTS USED  
DEED REFERENCE AS SHOWN HERON  
SURVEY RECORDED VOLUME 127, PAGE 16



I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE UNDER  
MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE. THE NORTH  
AND PLUMB LINES SHOWN HEREON ARE BASED ON MAGNETIC  
NORTH, AND BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC  
NORTH. THE BEARINGS HAVE BEEN CORRECTED FOR LOCAL MAGNETIC  
DECLINATION. THE TOTAL LINEAR ERROR OF CLOSURE IS  
NOT BEING ADJUSTED FOR CLOSURE. THE TOTAL ANGULAR ERROR OF  
CLOSURE MEETS OR EXCEEDS 1" IN 10,000' LINEAR ERROR OF CLOSURE  
RATIO. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM  
STANDARDS OF ALL LOCAL AUTHORITIES, AND THAT THERE ARE NO  
VISIBLE ENCROACHMENTS EXCEPT AS SHOWN

STEVEN J. LEESMAN  
DATE 1/11/13  
CH. P.L.S. NO. 8352

SCALE 1"=100'  
DATE: JANUARY 11, 2013

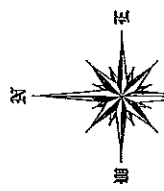
PLAT OF SURVEY  
JAMES K. & TARA J. LUERS  
SECTION 10, TOWN 3, RANGE 4  
CLEARCREEK TOWNSHIP  
WARREN COUNTY, OHIO  
21.665 ACRES TOTAL

LEESMAN ENGINEERING & ASSOC.  
ENGINEERING SURVEYING PLANNING  
2720 TOPICILLS, CINCINNATI, OHIO 45248  
513.4417-0420

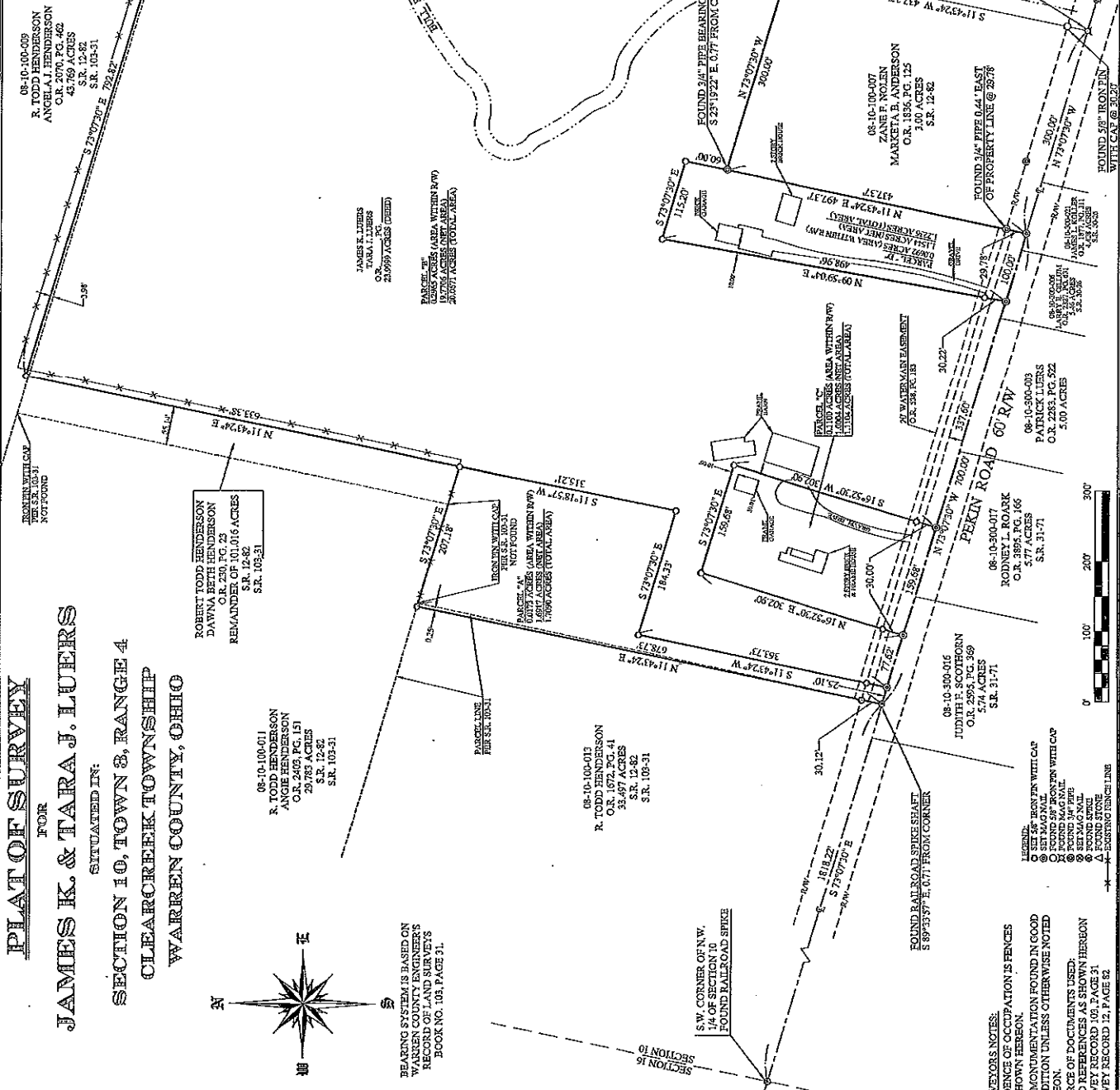
10-14-2005

VOLUME 127 PAGE 16  
WARREN COUNTY ENGINEER'S RECORD  
OF LAND SURVEYS

**PLAT OF SURVEY**  
FOR  
**JAMES K. & TARA J. LUERS**  
SITUATED IN:  
**SECTION 10, TOWN 8, RANGE 4**  
**CLEARCREEK TOWNSHIP**  
**WARREN COUNTY, OHIO**



BEARING SYSTEM IS BASED ON  
THE STATE PLAT SURVEY  
RECORD OF LAND SURVEYS  
BOOK NO. 103, PAGE 31.



08-10-200-009  
RUTH MILLER, TR.  
O.R. 1842, PG. 184  
48.647 ACRES  
S.R. 5-17

JAMES K. LUERS  
TARA J. LUERS  
O.R. 230, PG. 23  
23.783 ACRES (TOTAL AREA)

ROBERT TODD HENDERSON  
DAWNA BETH HENDERSON  
O.R. 230, PG. 23  
REMAINDER OF 101.016 ACRES  
S.R. 12-82  
S.R. 103-31

08-10-100-011  
R. TODD HENDERSON  
ANGELA J. HENDERSON  
O.R. 230, PG. 23  
23.783 ACRES  
S.R. 12-82  
S.R. 103-31

08-10-100-013  
R. TODD HENDERSON  
O.R. 1872, PG. 41  
33.497 ACRES  
S.R. 12-82  
S.R. 103-31

08-10-300-016  
JUDITH R. SCOBORN  
O.R. 2281, PG. 32  
5.74 ACRES  
S.R. 31-71

08-10-300-003  
PATRICK LUERS  
O.R. 2281, PG. 32  
5.00 ACRES  
S.R. 31-71

08-10-300-017  
RODNEY L. ROARK  
O.R. 3895, PG. 166  
5.77 ACRES  
S.R. 31-71

08-10-100-007  
ZANE F. NOLEN  
MARKETA B. ANDERSON  
O.R. 1836, PG. 125  
3.00 ACRES  
S.R. 12-82

08-10-100-009  
R. TODD HENDERSON  
ANGELA J. HENDERSON  
O.R. 230, PG. 23  
23.783 ACRES  
S.R. 12-82  
S.R. 103-31



W. J. ELLISON  
WILLIAM J. ELLISON, P.S.  
OHIO REGISTRATION NO. 7612  
DATE: 10-5-05

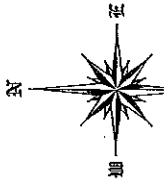
REVISED: 10/05 - CLEARCREEK TWP. COMMENTS

PREPARED BY: <b>ELLISON SURVEYING, INC.</b> 726 E. MAIN STREET, SUITE F-251 LEBANON, OHIO 45036 (513) 228-1282
DATE: 8/17/05
SCALE: 1" = 100'
DRAWN BY: WJE

**SURVEYOR'S NOTES:**  
EVIDENCE OF OCCUPATION IS FENCES  
AS SHOWN HEREON.  
ALL MONUMENTATION FOUND IN GOOD  
CONDITION UNLESS OTHERWISE NOTED  
HEREON.  
SOURCE OF DOCUMENTS USED:  
DEED REFERENCES AS SHOWN HEREON  
SURVEY RECORD 103, PAGE 31  
SURVEY RECORD 12, PAGE 82

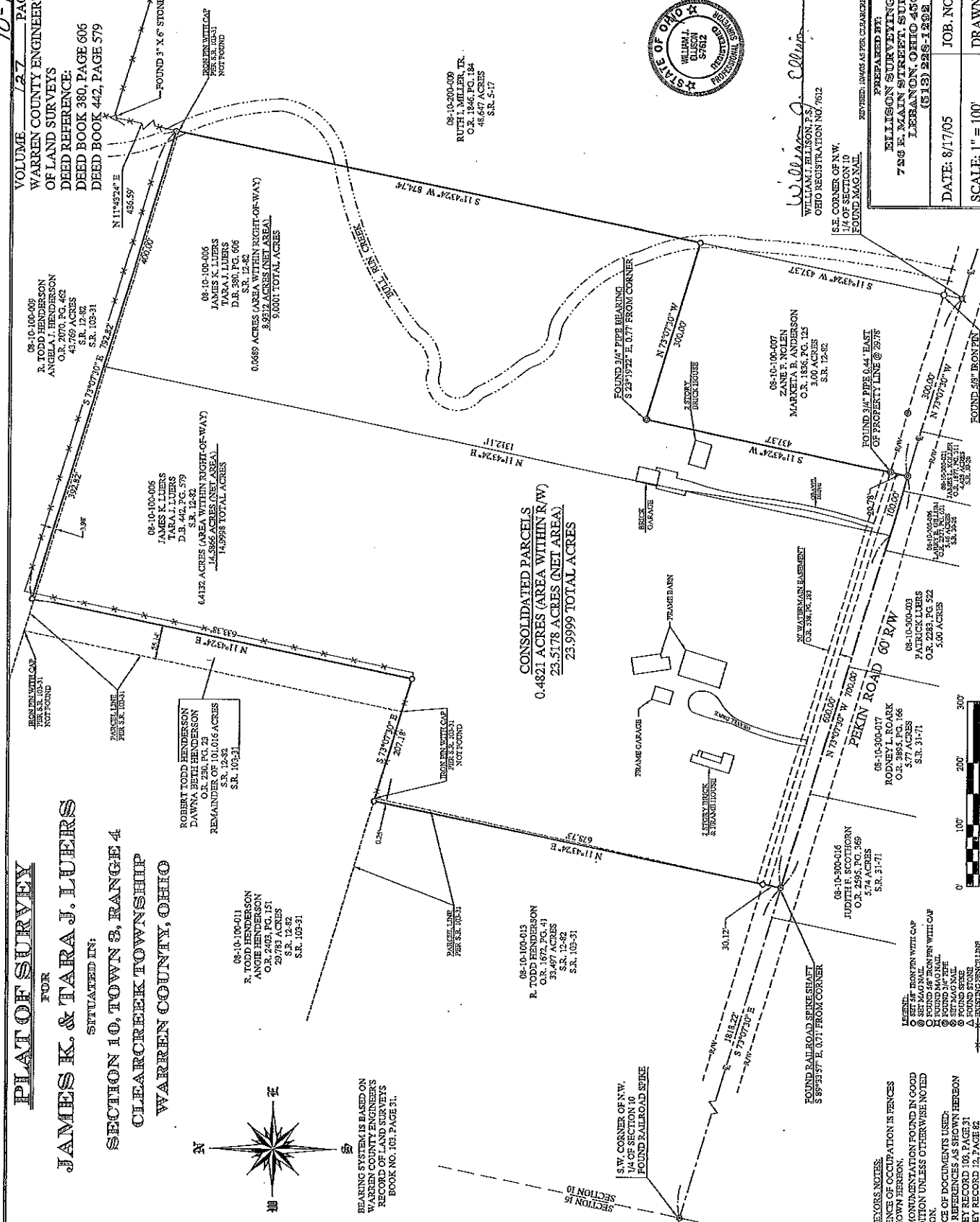
LEGEND:  
○ SET MAGNAIL  
○ SET MAGNAIL WITH COP  
○ FOUND 3/4" PIPE  
○ SET MAGNAIL  
○ FOUND 3/4" PIPE  
○ FOUND STONE  
○ EXISTING FENCE LINE

**PLAT OF SURVEY**  
FOR  
**JAMES K. & TARA J. LUERS**  
SITUATED IN:  
**SECTION 10, TOWN 3, RANGE 4**  
**CLEARCREEK TOWNSHIP**  
**WARREN COUNTY, OHIO**



BEARING SYSTEM IS BASED ON  
WARREN COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
BOOK NO. 102, PAGE 31.

**CONSOLIDATED PARCELS**  
0.4821 ACRES (AREA WITHIN R/W)  
23.5178 ACRES (NET AREA)  
23.9999 TOTAL ACRES



W. J. HARRISON, R.S.  
WILLIAM HARRISON, R.S.  
OHIO REGISTRATION NO. 7652  
DATE: 10-5-05

PREPARED BY: <b>WILSON SURVEYING, INC.</b> 726 E. MAIN STREET, SUITE F-2511 LEBANON, OHIO 45006 (615) 253-1292	DATE: 10-5-05
REVIEWED, MAPS AS PER CLEARCREEK TWP. COMMENTS	
DATE: 8/17/05	JOB NO. 2005-061
SCALE: 1" = 100'	DRAWN BY: WJE