

COZATT ENGINEERING COMPANY

CIVIL ENGINEER-LAND SURVEYOR

MICHAEL W. COZATT
PROFESSIONAL ENGINEER 36325
PROFESSIONAL SURVEYOR 6001

1100 WAYNE STREET, SUITE 1140
TROY, OHIO 45373
(937) 339-2921 * (937) 216-6320

SUBDIVISIONS
MUNICIPAL ENGINEERING
LAND SURVEYS

January 19, 2024

DESCRIPTION

6.479 Acres-Tract 1
D.A. Bowman Construction

Being a 6.479 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 26.86 ft. to an iron pin found marking the true place of beginning;

thence, continuing South 05 deg.-14'-16" West for 294.73 ft.
to a Mag nail set;

thence, North 84 deg.-22'-24" West for 1233.70 ft. along a new
division line to a 5/8" dia. capped iron pin set, witness
passing a 5/8" dia. capped iron pin set at 86.98 ft.;

thence, North 28 deg.-55'-53" West for 39.26 ft. to an iron
pin found;

thence, North 72 deg.-18'-25" East for 176.30 ft. to an iron
pin found;

thence, North 75 deg.-36'-04" East for 263.51 ft. to an iron
pin found;

thence, North 73 deg.-12'-19" East for 257.60 ft. to an iron
pin found;

thence, South 84 deg.-45'-44" East for 606.38 ft. to the iron
pin found marking the true place of beginning, witness
passing an iron pin found at 472.32 ft.

Containing a total of 6.479 acres, including 0.743 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 2/20/24
Michael W. Cozatt, P.S. #6001 Date

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