



Parcel Acreage Summary:

Mine Area #1	
#K48100921 0002	11.390 Ac.
#K48100106 0063	8.503 Ac.
#K48100926 0001	2.986 Ac.
#K48100926 0002	27.863 Ac.
#K48100926 0003	3.961 Ac.
#K48100926 0005	0.19 Ac.
Mine Area #2	
#K48100926 0004	82.511 Ac.
Grand Total	137.404 Acres

ADJACENT PROPERTIES LIST

- MITZI PROPERTIES LLC; I.R. DEED #15-071195; 1.47 ACRES; A-AGRICULTURE
- BARRETT PAVING MATERIALS INC; I.R. DEED #25-039910; 2.636 ACRES; I-2 GENERAL INDUSTRIAL DISTRICT
- DOUGLAS R. & MARY ANN FORDYCE; 0.57 ACRES; I-2 GENERAL INDUSTRIAL DISTRICT
- BARBARA A. STONOFF; 0.863 ACRES; I-2 GENERAL INDUSTRIAL DISTRICT
- TED R. & PENNY A. COFFMAN; 0.309 ACRES; I.R. DEED #20-045109; I-2 GENERAL INDUSTRIAL DISTRICT
- JANEL D. ELLENBERGER; 0.56 ACRES; I.R. DEED #25-044807; I-2 GENERAL INDUSTRIAL DISTRICT
- BEARCREEK FARMS LLC; 24.166 ACRES; I.R. DEED #13-046507; NR-NATURAL RESOURCES DISTRICT

LEGEND

- IRON PIN FOUND
- ⊕ NAIL FOUND
- ⚡ RAILROAD SPIKE FOUND
- ▲ IRON PIPE FOUND
- ⊠ SCRIBE FOUND
- 5/8" I.P. SET
- FENCE POST

- SUBJECT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ▬ CORPORATION LINE
- - - SECTION LINE/RIGHT-OF-WAY LINE

SITE MAP #1: ALTA SURVEY, TOPOGRAPHY, AND ZONING INFORMATION

Map has been created using the ALTA Survey compiled by Burkhardt Engineering on 04/23/2025, and a Topographic Drone Survey completed by Barrett Paving Materials on 05/20/2024. All other details have been compiled from: the Montgomery County Auditor GIS Map, the City of West Carrollton's Zoning Map, and Miami Township's Zoning Map.

BARRETT PAVING MATERIALS, INC.
 2589 Needmore Road | Dayton, OH 45414 | Phone: (937) 424-9100 | BARRETTPAVING.COM

Date: 01/27/2026
 Date Revised: 01/27/2026

Scale: 1" = 150'
 Draw: JTG
 Sheet No: 1 of 3