

LAKE B 778

BOUNDARY SURVEY

FOR
LAKE TOWNSHIP
WOOD COUNTY
LAKE TOWNSHIP
SOUTHWEST 1/4 SECTION 3
TOWN 7 NORTH, RANGE 12 EAST

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWN 7 NORTH, RANGE 12 EAST, LAKE TOWNSHIP, WOOD COUNTY, OHIO BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 03 ALSO KNOWN AS THE INTERSECTION OF WALBRIDGE ROAD AND LEMOYNE ROAD:

THENCE NORTH 00 DEGREES 11 MINUTES 40 SECONDS WEST, 159.71 FEET ON THE WEST LINE OF SECTION 03 TO A MAG NAIL SET, SAID MAG NAIL SET ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 11 MINUTES 40 SECONDS WEST, 429.17 FEET ON THE WEST LINE OF SECTION 03 TO A MAG NAIL SET;

THENCE NORTH 77 DEGREES 59 MINUTES 50 SECONDS EAST, 357.73 FEET ALONG THE CENTERLINE OF CEDAR CREEK AND ON THE SOUTHERN PROPERTY LINE OF A PROPERTY OWNED BY JOHN R. BREMER AS DESCRIBED IN OFFICIAL RECORD 2622 PAGE 1041 IN THE WOOD COUNTY RECORDER'S OFFICE TO A POINT;

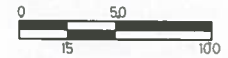
THENCE SOUTH 26 DEGREES 35 MINUTES 54 SECONDS EAST, 695.42 FEET ON THE WESTERN PROPERTY LINE OF A PROPERTY OWNED BY THE TOWNSHIP OF LAKE AS DESCRIBED IN DEED VOLUME 532 PAGE 237 IN THE WOOD COUNTY RECORDER'S OFFICE TO A FOUND IRON PIN WITH A "POGGEMEYER" CAP, PASSING A FOUND IRON PIPE 19.18 FEET FROM THE CENTER OF CEDAR CREEK;

THENCE NORTH 86 DEGREES 49 MINUTES 19 SECONDS WEST, 597.84 FEET TO AN IRON PIN SET;

THENCE NORTH 21 DEGREES 06 MINUTES 42 SECONDS WEST, 91.35 FEET TO AN IRON PIN SET;

THENCE SOUTH 89 DEGREES 48 MINUTES 20 SECONDS WEST 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.5416 ACRES, OF WHICH 0.2977 ACRES IS EXISTING HIGHWAY EASEMENT, LEAVING A NET OF 6.2439 ACRES, MORE OR LESS, SUBJECT TO LEGAL HIGHWAYS AND OTHER EASEMENT OF RECORD.



HORIZONTAL SCALE IN FEET SCALE 1" = 50'

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE IN AUGUST 2017 BY NORTHWEST CONSULTANTS, INC.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN AS OF THIS DATE WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

BY Matthew J. Puhl
MATTHEW J. PUHL, P.S.

SURVEYOR NO. S-008363 DATE 09-12-2017



SURVEY REFERENCES

- SURVEYS FROM THE WOOD COUNTY ENGINEER'S OFFICE
 - 7120303-0193
 - 7120303-0498
 - 7120303-0507
 - 7120303-0674
- LAKE TOWNSHIP CEMETERY ADDITION 05-16-1969
- ODOT R/W PLANS WOO-280-00.84 (1984)

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- @P.F. IRON PIPE FOUND
- O.I.P.F. IRON PIN FOUND
- ⊕ RAILROAD SPIKE FOUND
- CENTER OF BRICK FENCE COLUMN
- I.P.S. IRON PIN SET WITH YELLOW PLASTIC ID CAP
- M.N.S. MAG NAIL SET
- Center Line ————
- Right of Way (Ex) ———— Ex R/W
- Standard Highway Ease.(Ex) ———— Ex SH
- Ownership Hook Symbol \angle , Example \angle
- Property Line Symbol \perp , Example \perp
- Break Line Symbol \wedge , Example \wedge

BASIS FOR BEARINGS:

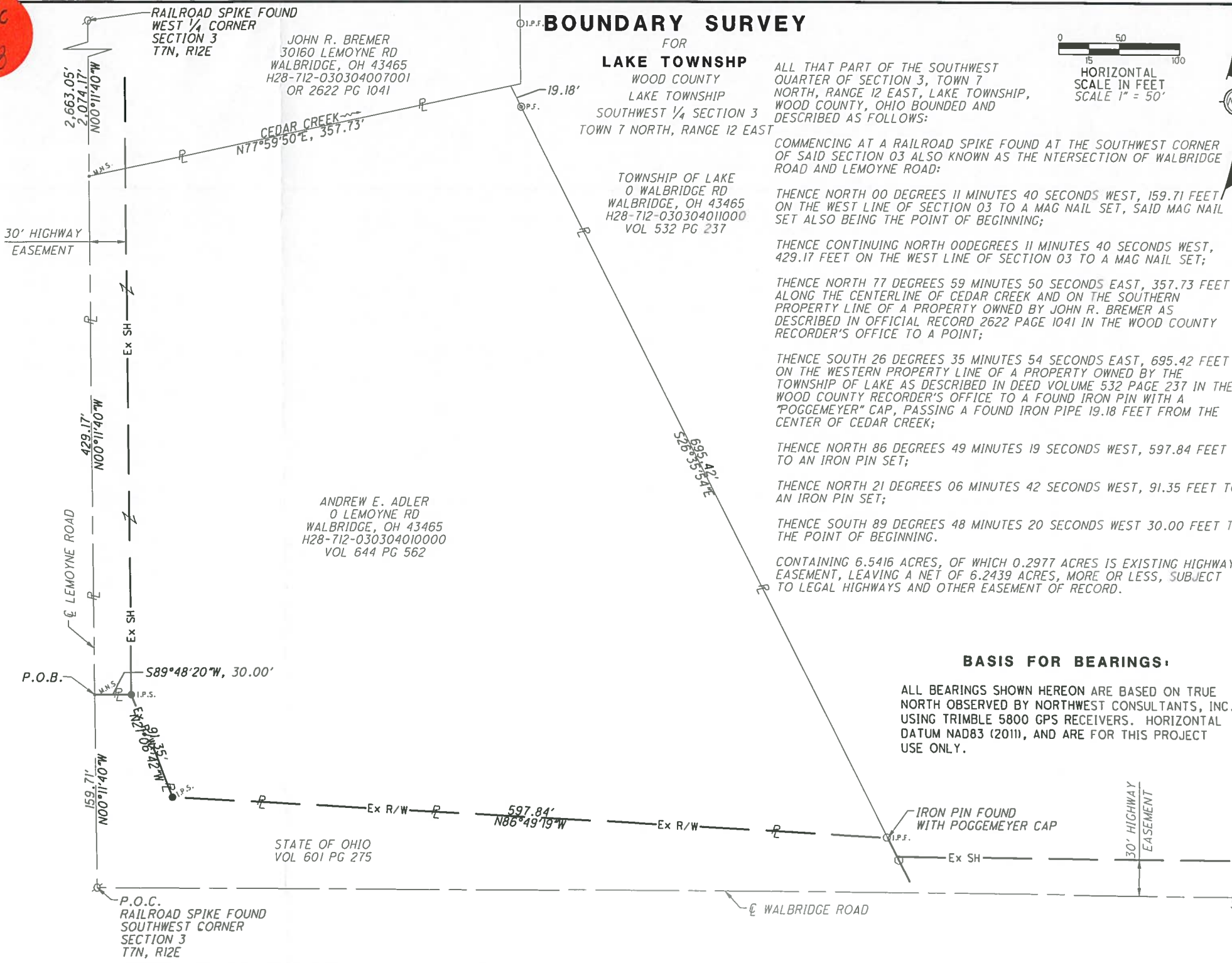
ALL BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH OBSERVED BY NORTHWEST CONSULTANTS, INC. USING TRIMBLE 5800 GPS RECEIVERS. HORIZONTAL DATUM NAD83 (2011), AND ARE FOR THIS PROJECT USE ONLY.

NCI NORTHWEST CONSULTANTS, INC.

3220 CENTRAL PARK WEST
TOLEDO, OHIO 43617
PHONE: 419.841.4704
FAX: 419.841.2979
www.nci-eng.com

DIMPLED SURVEY SP...
SOUTH 1/4 CORNER
SECTION 3
T7N, R12E

LAKE B



RAILROAD SPIKE FOUND
WEST 1/4 CORNER
SECTION 3
T7N, R12E

JOHN R. BREMER
30160 LEMOYNE RD
WALBRIDGE, OH 43465
H28-712-030304007001
OR 2622 PG 1041

TOWNSHIP OF LAKE
0 WALBRIDGE RD
WALBRIDGE, OH 43465
H28-712-030304010000
VOL 532 PG 237

ANDREW E. ADLER
0 LEMOYNE RD
WALBRIDGE, OH 43465
H28-712-030304010000
VOL 644 PG 562

STATE OF OHIO
VOL 601 PG 275

P.O.C.
RAILROAD SPIKE FOUND
SOUTHWEST CORNER
SECTION 3
T7N, R12E