

LAKE  
A  
952

SURVEY PLAT FOR:  
**SIBBERSEN FARMS**  
PART OF THE EAST HALF OF THE  
SOUTHWEST 1/4 OF SECTION 27,  
T7N - R12E, LAKE TOWNSHIP,  
WOOD COUNTY, OHIO

**Bockrath & Associates**  
Engineering and Surveying, LLC  
115 S. Fair Avenue, Suite A - Ottawa - Ohio  
Phone: 419.523.5789

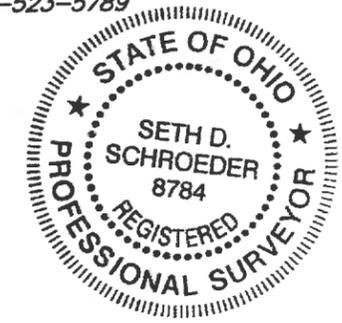
FILENAME:22-431-BDL-12-21-22.scj DATE:12/21/22

**NOTE: SURVEY BEARINGS  
BASED ON OHIO NORTH ZONE  
STATE PLANE COORDINATES  
OBTAINED FROM THE OHIO DOT  
VRS NETWORK**

I HEREBY CERTIFY THIS TO BE A SURVEY MADE UNDER MY SUPERVISION  
AND THAT THE MONUMENTS ARE FOUND AND/OR SET AS INDICATED.

12-30-22  
Date

Seth D. Schroeder  
Seth D. Schroeder, P.S.  
Registered Surveyor No. 8784  
115 S. Fair Avenue, Suite A  
Ottawa, Ohio 45875  
419-523-5789



THIS SURVEY WAS PERFORMED WITHOUT THE  
BENEFIT OF A TITLE EXAMINATION. BEYOND  
THE DEED DOCUMENTS CITED ON THE SURVEY  
DRAWING THERE MAY BE RECORDED OR UN-  
RECORDED EASEMENTS AND/OR  
ENCUMBRANCES BENEFITING OR ENCUMBERING  
THE SURVEYED PROPERTY WHICH ARE NOT  
SHOWN ON THIS DRAWING.

**SURVEY REFERENCES:**  
WOO-280-0.84  
LAKE #s; 8, 296, 329, A614

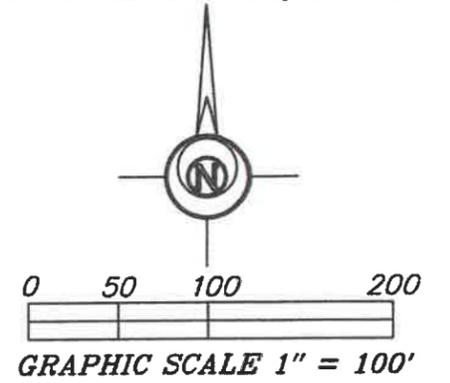
HIGHWAY VENTURES PROPERTIES TRUST  
O.R. VOL.3894 PG.1004 (PARCEL 2)  
11.50 ACRES (RECORDED)  
P.N.: H28-712-270000036002

SIBBERSEN FARMS, LLC  
OR INST.: 202213551 (PARCEL 6)  
10.72 ACRES (TAX RECORD)  
P.N.: H28-712-270000036000

**10.777 ACRES**

ALL P.N.: H28-712-270000036000  
0.487 ACRES IN HANLEY ROAD R/W

JAI MATA, LLC  
O.R. VOL.3966 PG.814  
2.56 ACRES (TAX RECORD)  
P.N.: H28-712-270000037000



**LEGEND**

- 5/8 INCH REBAR FOUND
- 1/2 INCH REBAR FOUND
- ⊗ 1/2 INCH REBAR WITH ID CAP FOUND
- ⊙ 3/4 INCH IRON PIPE FOUND
- MAG MAG NAIL FOUND
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- M MEASURED
- R RECORDED

R/W LINE  
~C/L BAKER ROAD~  
BOARD. OF COUNTY COMMISSIONERS OF WOOD COUNTY  
DEED VOL.705 PG.316

R/W LINE  
N 00°02'43" E 525.80'  
(ASSUMED BEARING)

S 89°57'17" E 1027.14'

BENT  
S 00°45'10" E 299.88'  
R/W LINE

0.30' N.  
0.13' W.

N 89°40'26" W 323.18' M  
323.50' R

3/4 INCH  
IRON PIPE  
FOUND  
0.45' E.

S 00°19'34" W 231.00'  
@30.42'

231.02'

~INTERSTATE 280~  
STATE OF OHIO  
DEED VOL.608 PG.533

S. LINE, E1/2, SW1/4  
N 89°40'26" W 707.02'

~HANLEY ROAD (60' R/W)~

S 89°40' 26" E 320.07'

S 89°40' 26" E 162.93'

S. LINE, SE1/4  
1101.37'  
S 89°31'07" E

SE COR.,  
SE 1/4,  
SW 1/4,  
SEC. 27.

0.94' N.  
0.17' W.  
MAG

SW COR.,  
SW 1/4,  
SEC. 27.  
POC  
MAG

70.00' 70.00'

1329.92' S 89°35'47" E  
140.00' S 89°40'26" E

@30.00'

POB

SE COR.,  
SW 1/4,  
SEC. 27,  
MONUMENT  
NOT FOUND

LAKE  
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