

Liberty A 401

Dwight P. & Bonnie J. Emmitt
#132-410-350000001000
O.R. 3829, PG. 931

S. Line, NE1/4, Sec. 35

N. Line, SE1/4, Sec. 35

NE Cor, SE1/4, Sec. 35
3/4" Pipe Fnd

5/8" Rebar
Set @ 38'
(Top Bank)

POC

PPOB

S88° 56' 04"E 361.60'

N00° 17' 40"E 361.60'

PARCEL 'A'
3.001 ACRES
0.249 Acres in R/W

C/L EXISTING DITCH

N88° 56' 04"W 361.60'

5/8" Rebar
Set @ 38'
(Top Bank)

C/L RUDOLPH ROAD (60' R/W)

E. Line, SE1/4, Sec. 35

S00° 17' 40"W 2138.45'
(Bearing Basis)

SE Cor, SE1/4, Sec. 35
RR Spk Fnd

JERRY CITY ROAD

Dwight P. & Bonnie J. Emmitt
#132-410-350000001000
O.R. 3829, PG. 931



I certify that on 8. Mar. 2023
this survey was performed and completed by myself or under my direct supervision.

Daniel R. Stone

Daniel R. Stone, P.E., P.S. Registered Surveyor #8159
A Legal Description has been prepared in accordance with this Survey.

BOUNDARY SURVEY -Parcel Division-

Being a part of the SE 1/4 Section 35, T4N, R10E,
Liberty Township, County of Wood, State of Ohio

Purpose of Survey:

To create a separate Parcel of Land shown as Parcel 'A' of 3.001 acres, from Parcel #132-410-350000001000 in the name of Dwight P. & Bonnie J. Emmitt, as recorded in OR 3829, Page 931 of the Wood County Deed Records.

Surveyor's Note:

- 1) This survey performed using a Trimble R2 GPS unit, connected to the Ohio VRS/CORS GPS Network, collecting data in the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011) and converted to Ground Coordinates. Distances shown are GROUND DISTANCES, unless shown otherwise (S1, D1, etc.).
- 2) Bearings are based on the Ohio North, 3401 State Plane Coordinate System, NAD 83 (2011), and as referenced along the east line of the Southeast Quarter of Section 35 as being, S 00°17'40" W.
- 3) This survey performed without the benefit of a Title Report, and may not show all recorded easements, covenants, restrictions or otherwise, if any. Field work performed in March, 2023.
- 4) Parcel ID's per the Wood County Auditors website, at the time of this survey.

Prior Surveys of Record

(S1) Survey by Van Horn Hoover dated 11-30-2009, RLS #6563, Project No. 10343.

Prior Deeds of Reference:

Deeds are as shown on the Plat of Survey.

LEGEND

- ✠ Section Corner, as described
- SET 5/8" X 30" Rebar, marked with Orange Plastic Cap "VHHA 8159"
- ▲ SET Mag Nail
- ▲ Found Mag Nail
- Found Capped Rebar, Name or RLS##
- Found as described
- (C) Calculated distance
- (M) Measured distance
- (P) Platted distance
- POC Point of Commencement
- PPOB Principal Point of Beginning
- R/W Road Right-of-Way
- (S#) Prior Survey(s) of Record
- (D#) Prior Deed(s) of Reference
- C/L Centerline
- Dimension Leader
- ↔ Land Hook
- Break in Line
- ℙ Property Line
- (D) Deed distance



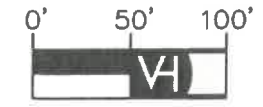
Van Horn Hoover & Associates, Inc.

- SURVEYING
- CIVIL ENGINEERING
- LAND USE PLANNING

3200 N. MAIN STREET
FINDLAY, OH 45840
(419) 423-5630

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E-Mail: Info@VanHornHoover.com



(IN FEET)
1 inch = 100 ft.

PREPARED FOR:

Brandon Eubank

BOUNDARY SURVEY PARCEL DIVISION

Rudolph Road

REVISIONS		
MARK	DATE	DESCRIPTION

PLOTSCALE: 1:1

DRAWN: PCE CHECKED: DRS

DRAWING SCALE: 1"=100'

DATE: March 8, 2023

JOB NUMBER: \20032\20032 Bndy

SHEET NUMBER: Sheet 1 of 1

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