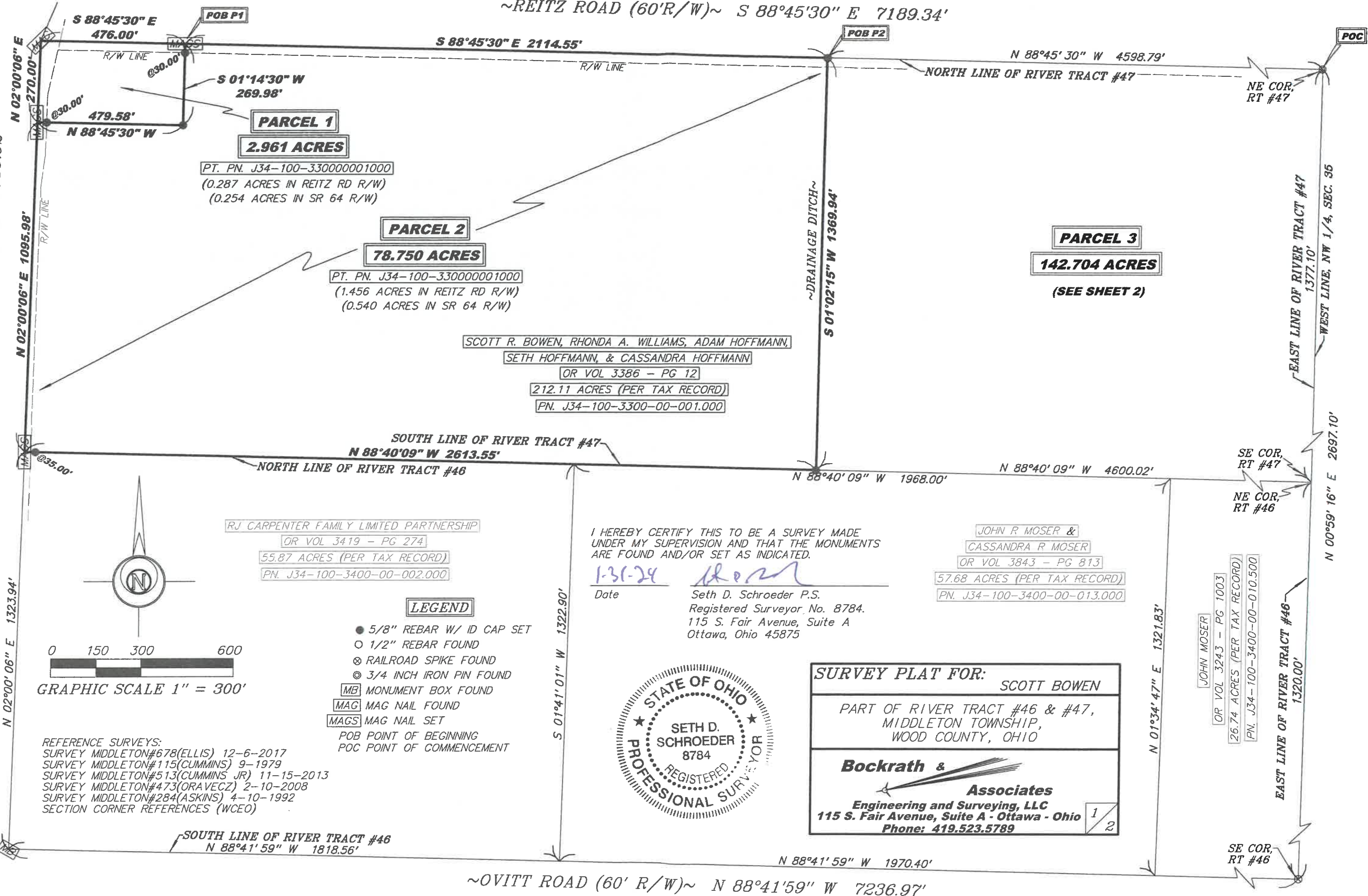


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~REITZ ROAD (60'R/W)~ S 88°45'30" E 7189.34'

~STATE ROUTE 64/HASKINS ROAD (R/W VARIES)~ N 02°00'06" E 2689.92'



**PARCEL 1**  
**2.961 ACRES**  
 PT. PN. J34-100-330000001000  
 (0.287 ACRES IN REITZ RD R/W)  
 (0.254 ACRES IN SR 64 R/W)

**PARCEL 2**  
**78.750 ACRES**  
 PT. PN. J34-100-330000001000  
 (1.456 ACRES IN REITZ RD R/W)  
 (0.540 ACRES IN SR 64 R/W)

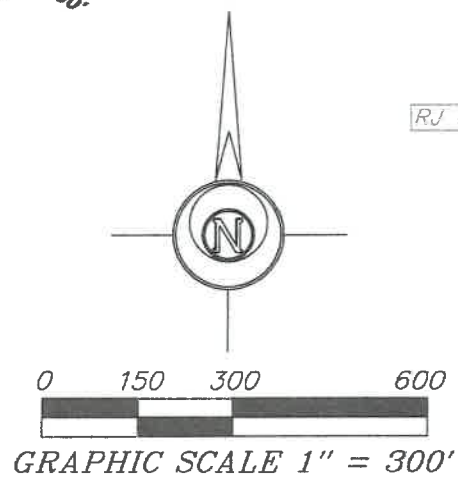
**PARCEL 3**  
**142.704 ACRES**  
 (SEE SHEET 2)

SCOTT R. BOWEN, RHONDA A. WILLIAMS, ADAM HOFFMANN,  
 SETH HOFFMANN, & CASSANDRA HOFFMANN  
 OR VOL 3386 - PG 12  
 212.11 ACRES (PER TAX RECORD)  
 PN. J34-100-3300-00-001.000

RJ CARPENTER FAMILY LIMITED PARTNERSHIP  
 OR VOL 3419 - PG 274  
 55.87 ACRES (PER TAX RECORD)  
 PN. J34-100-3400-00-002.000

JOHN R MOSER &  
 CASSANDRA R MOSER  
 OR VOL 3843 - PG 813  
 57.68 ACRES (PER TAX RECORD)  
 PN. J34-100-3400-00-013.000

I HEREBY CERTIFY THIS TO BE A SURVEY MADE  
 UNDER MY SUPERVISION AND THAT THE MONUMENTS  
 ARE FOUND AND/OR SET AS INDICATED.  
 1-31-24 *[Signature]*  
 Date Seth D. Schroeder P.S.  
 Registered Surveyor No. 8784.  
 115 S. Fair Avenue, Suite A  
 Ottawa, Ohio 45875



- LEGEND**
- 5/8" REBAR W/ ID CAP SET
  - 1/2" REBAR FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ⊙ 3/4 INCH IRON PIN FOUND
  - [MB] MONUMENT BOX FOUND
  - [MAG] MAG NAIL FOUND
  - [MAGS] MAG NAIL SET
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT

REFERENCE SURVEYS:  
 SURVEY MIDDLETON#678(ELLIS) 12-6-2017  
 SURVEY MIDDLETON#115(CUMMINS) 9-1979  
 SURVEY MIDDLETON#513(CUMMINS JR) 11-15-2013  
 SURVEY MIDDLETON#473(ORAVECZ) 2-10-2008  
 SURVEY MIDDLETON#284(ASKINS) 4-10-1992  
 SECTION CORNER REFERENCES (WCEO)



**SURVEY PLAT FOR:** SCOTT BOWEN  
 PART OF RIVER TRACT #46 & #47,  
 MIDDLETON TOWNSHIP,  
 WOOD COUNTY, OHIO

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

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734

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

~REITZ ROAD (60'R/W)~ S 88°45'30" E 7189.34'

S 88°45'30" E 4598.79'

NORTH LINE OF RIVER TRACT #47

R/W LINE

647.46'

NE COR. RT #47

S 00°59'16" W 653.34'

**PARCEL 3**

**142.704 ACRES**

- PT. PN. J34-100-3300-00-001.000 (124.565 ACRES)
  - ALL PN. J34-100-3400-00-001.000 (17.031 ACRES)
  - ALL PN. J34-100-3400-00-002.000 (0.200 ACRES)
  - ALL PN. J34-100-3400-00-003.000 (0.908 ACRES)
- (3.167 ACRES IN REITZ RD R/W)

SCOTT R. BOWEN, RHONDA A. WILLIAMS, ADAM HOFFMANN,  
SETH HOFFMANN, & CASSANDRA HOFFMANN  
OR VOL 3386 - PG 12  
212.11 ACRES (PER TAX RECORD)  
PN. J34-100-3300-00-001.000

SCOTT R. BOWEN, RHONDA A. WILLIAMS, ADAM HOFFMANN,  
SETH HOFFMANN, & CASSANDRA HOFFMANN  
OR VOL 3386 - PG 10  
16.9 ACRES (PER TAX RECORD)  
PN. J34-100-3400-00-001.000

SOUTH LINE OF RIVER TRACT #47  
N 88°40'09" W 3952.55'

NORTH LINE OF RIVER TRACT #46

950.00'

824.08'

1012.82'

JOHN R MOSER &  
CASSANDRA R MOSER  
OR VOL 3843 - PG 813  
57.68 ACRES (PER TAX RECORD)  
PN. J34-100-3400-00-013.000

JOHN MOSER  
OR VOL 3243 - PG 1003  
26.74 ACRES (PER TAX RECORD)  
PN. J34-100-3400-00-010.500

HAROLD W WEIHL, SUCCESSOR TRUSTEE  
INSTR #202203831  
22.5 ACRES (PER TAX RECORD)  
PN. J34-100-3400-00-009.000

'A'  
SCOTT R. BOWEN, ET AL  
OR VOL 3386 - PG 10  
0.2 ACRES (PER TAX RECORD)  
PN. J34-100-3400-00-002.000

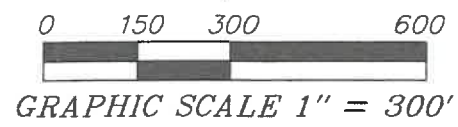
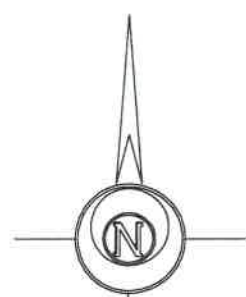
'B'  
SCOTT R. BOWEN, ET AL  
OR VOL 3386 - PG 10  
0.9 ACRES (PER TAX RECORD)  
PN. J34-100-3400-00-003.000

RJ CARPENTER FAMILY  
LIMITED PARTNERSHIP  
OR VOL 3767 - PG 925  
25.09 ACRES (PER TAX RECORD)  
PN. J34-100-3400-00-008.000

**LEGEND**

- 5/8" REBAR W/ ID CAP SET
- 1/2" REBAR FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊙ 3/4 INCH IRON PIN FOUND
- MB MONUMENT BOX FOUND
- MAG MAG NAIL FOUND
- MAGS MAG NAIL SET
- POB POINT OF BEGINNING

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 UNRECORDED EASEMENTS AND/OR ENCUMBRANCES BENEFITING OR ENCUMBERING THE SURVEYED PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING.



**SURVEY PLAT FOR:** SCOTT BOWEN

PART OF RIVER TRACT #46 & #47,  
MIDDLETON TOWNSHIP,  
WOOD COUNTY, OHIO

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

SOUTH LINE OF RIVER TRACT #46  
3788.96'

950.00'

824.08'

1026.47'

647.46'

SE COR. RT #46

~OVITT ROAD (60' R/W)~ N 88°41'59" W 7236.97'

BOCKRATH  
SDS-E/S8784

NOTE: ID CAP SET = 5/8" REBAR PLASTIC CAP STAMPED "BOCKRATH SDS-E/S8784"