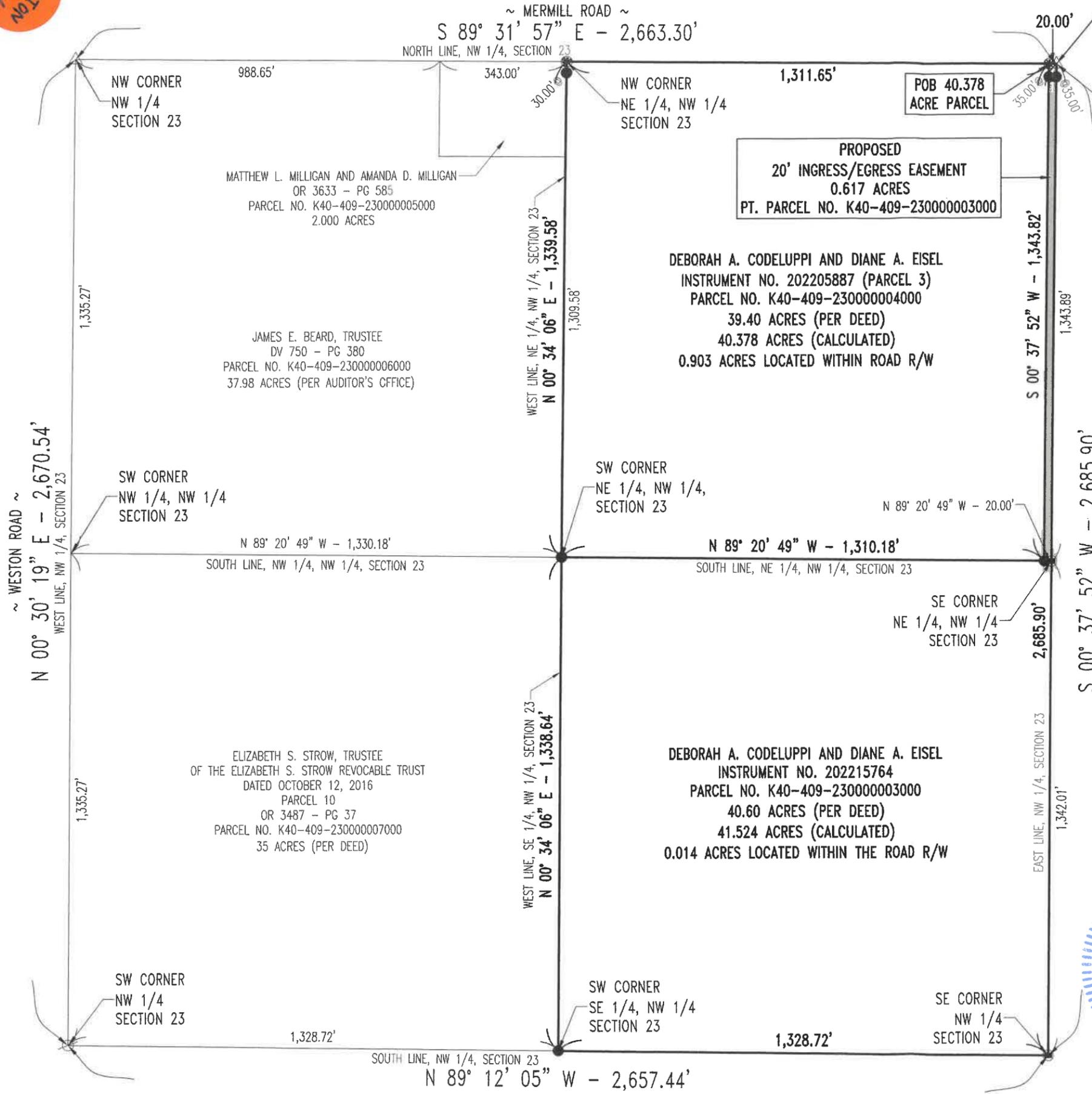


712  
NO ITW

# RETRACEMENT SURVEY

STATE OF OHIO, COUNTY OF WOOD, TOWNSHIP OF MILTON,  
A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 23,  
TOWNSHIP 4 NORTH, RANGE 9 EAST, FIRST PRINCIPAL MERIDIAN



POC 40.378  
ACRE PARCEL  
POB 41.524  
ACRE PARCEL  
& EASEMENT

POB 40.378  
ACRE PARCEL

**PROPOSED**  
**20' INGRESS/EGRESS EASEMENT**  
**0.617 ACRES**  
**PT. PARCEL NO. K40-409-230000003000**

**DEBORAH A. CODELUPPI AND DIANE A. EISEL**  
**INSTRUMENT NO. 202205887 (PARCEL 3)**  
**PARCEL NO. K40-409-230000004000**  
**39.40 ACRES (PER DEED)**  
**40.378 ACRES (CALCULATED)**  
**0.903 ACRES LOCATED WITHIN ROAD R/W**

**DEBORAH A. CODELUPPI AND DIANE A. EISEL**  
**INSTRUMENT NO. 202215764**  
**PARCEL NO. K40-409-230000003000**  
**40.60 ACRES (PER DEED)**  
**41.524 ACRES (CALCULATED)**  
**0.014 ACRES LOCATED WITHIN THE ROAD R/W**

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN ARE BASED UPON THE OHIO CO-ORDINATE SYSTEM OF 1983, NAD83(2011), 2010.0 EPOCH, NORTH ZONE (3401), IN ACCORDANCE WITH THE OHIO REVISED CODE SECTIONS 157.01-157.10; SAID BEARINGS ARE BASED ON LOCAL FIELD OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S (ODOT'S) VIRTUAL REFERENCE STATION (VRS) NETWORK. OBSERVATIONS WERE TAKEN ON AUGUST OF 2023.

- NOTES:**
- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND DOES NOT REPRESENT A TITLE REPORT OR A GUARANTEE OF TITLE. THERE MAY BE APPARENT, RECORDED, OR UNRECORDED EASEMENTS NOT SHOWN ON THIS DRAWING.
  - 2) THIS SURVEY USED THE LATEST RECORDED DEEDS AT THE DATE OF THIS SURVEY.
  - 3) DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE OHIO CO-ORDINATE 1983, NORTH ZONE (3401) GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR OF 0.9999199416.
  - 4) IRON PINS CALLED FOR AS SET ARE NUMBER 5 REBAR, WITH A NOMINAL DIAMETER OF 5/8 OF AN INCH, A CROSS-SECTIONAL AREA OF 0.31 SQUARE INCHES, THIRTY (30) INCHES IN LENGTH, AND CAPPED WITH A PLASTIC YELLOW MARKER INSCRIBED WITH "NIESE/JHN-PS8727."
  - 5) FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - 6) OCCUPATION WITHIN REASON UNLESS OTHERWISE NOTED

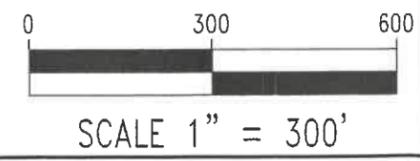
## LEGEND

- 5/8" IRON PIN WITH CAP SET
- ⊗ MAG NAIL SET
- △ RAILROAD SPIKE FOUND
- ⊘ 5/8" IRON PIN FOUND
- ⊙ STONE FOUND
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE

WOOD COUNTY ENGINEER'S  
SURVEY REFERENCE NUMBERS:  
4092301 - 0126  
4092302 - 0014  
4092302 - 0354  
4092303 - 0172  
4092304 - 0325

I HEREBY DECLARE THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES.

*Justin H. Niese* 08.25.2023  
JUSTIN H. NIESE, P.E., P.S.  
OHIO REGISTERED SURVEYOR NO. 8727



**NIESE SURVEYING & ENGINEERING, LLC**

RETRACEMENT SURVEY FOR: DEBORAH CODELUPPI	
JUSTIN H. NIESE, P.E., P.S. 211 E. MAIN CROSS STREET P.O. BOX 112 MILLER CITY, OHIO 45864 567-825-1523	JOB NUMBER: 2023-90
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MILTON  
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