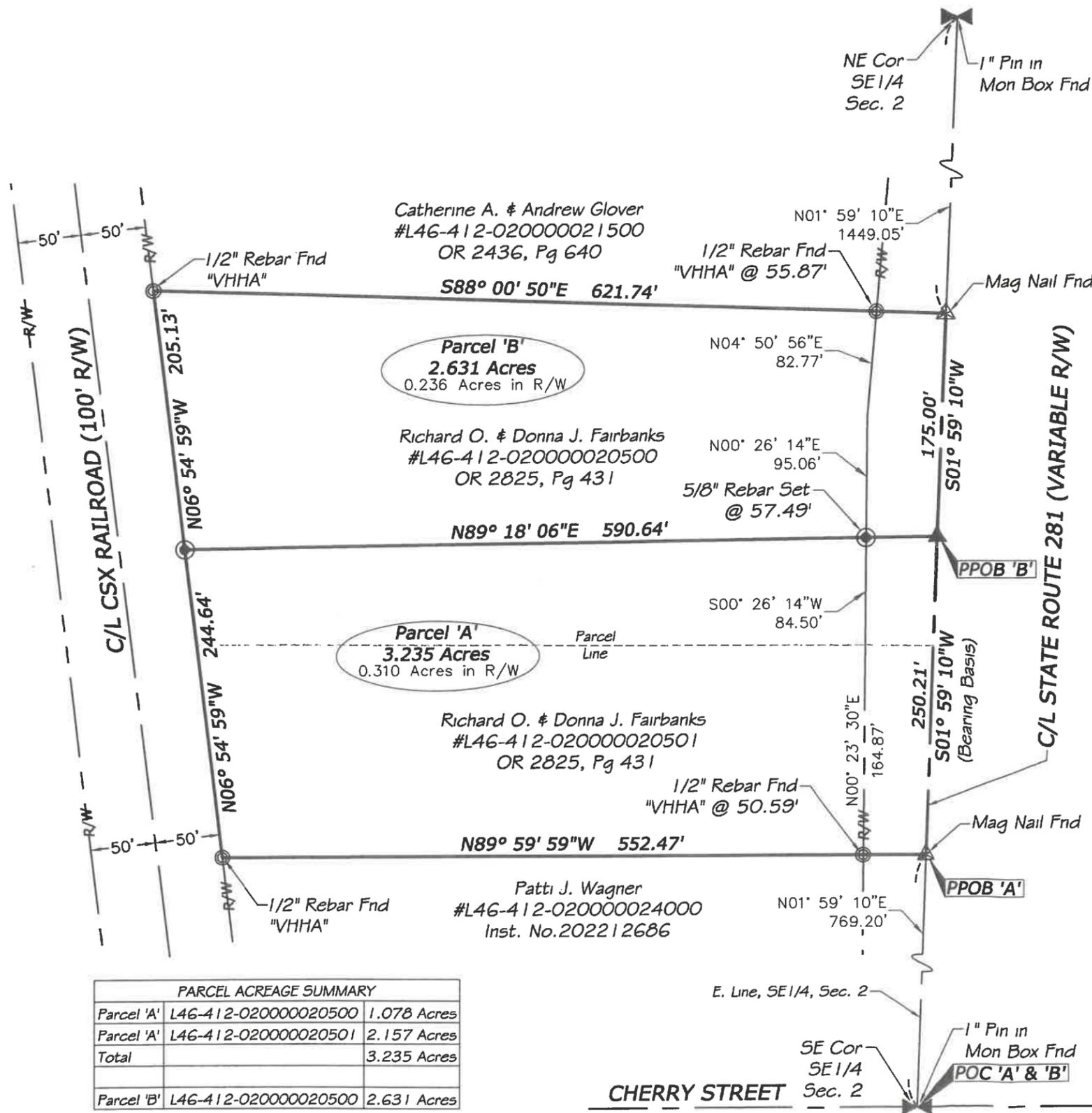


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BOUNDARY SURVEY -Parcel Division-

Being a part of the Southeast Quarter of Section 2, T4N, R12E,
Montgomery Township, County of Wood, State of Ohio



Purpose of Survey.

To create 2 separate Parcels of Land, shown as Parcel 'A' & Parcel 'B' from Parcel #L46-412-020000020500 & Parcel #L46-412-020000020501, both in the name of Richard O. & Donna J. Fairbanks, as recorded in OR 2825, Page 431 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 on an Assumed Local Coordinate System and calibrated to Prior Survey S1 as shown below.
- 2) The Bearing Basis for this survey is based on the East line of the Southeast Quarter of Section 2 as being, N 01°59'10" E.
- 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 November 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 for Richard Fairbanks dated 2-27-2008, RLS #6563, Project No. 9361.

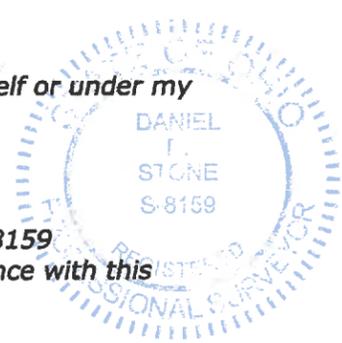
Prior Deeds of Reference:

Deeds are as shown on the plat of survey.

I certify that on 5-Dec-2023
this survey was performed and completed by myself or under my direct supervision.

Daniel R. Stone

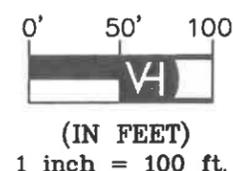
Daniel R. Stone, P.E., P.S. Registered Surveyor #8159
Legal Descriptions have been prepared in accordance with this Survey.



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

VH
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www.VanHornHoover.com
E-Mail: info@VanHornHoover.com



PREPARED FOR:

Richard Fairbanks

BOUNDARY SURVEY/
PARCEL DIVISION

12161 Bradner Road
Bradner, Ohio

REVISIONS		
MARK	DATE	DESCRIPTION

PLOTS SCALE: 1:1

DRAWN: PCE, CMV	CHECKED: DRS
DRAWING SCALE: 1"=100'	
DATE: December 5, 2023	
JOB NUMBER: \Proj\20341\20341 B	
SHEET NUMBER: Sheet 1 of 1	

Z:\PROJECTS\20341\20341 BNDY.dwg-a.shin-Dec 05, 2023-10:41am

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