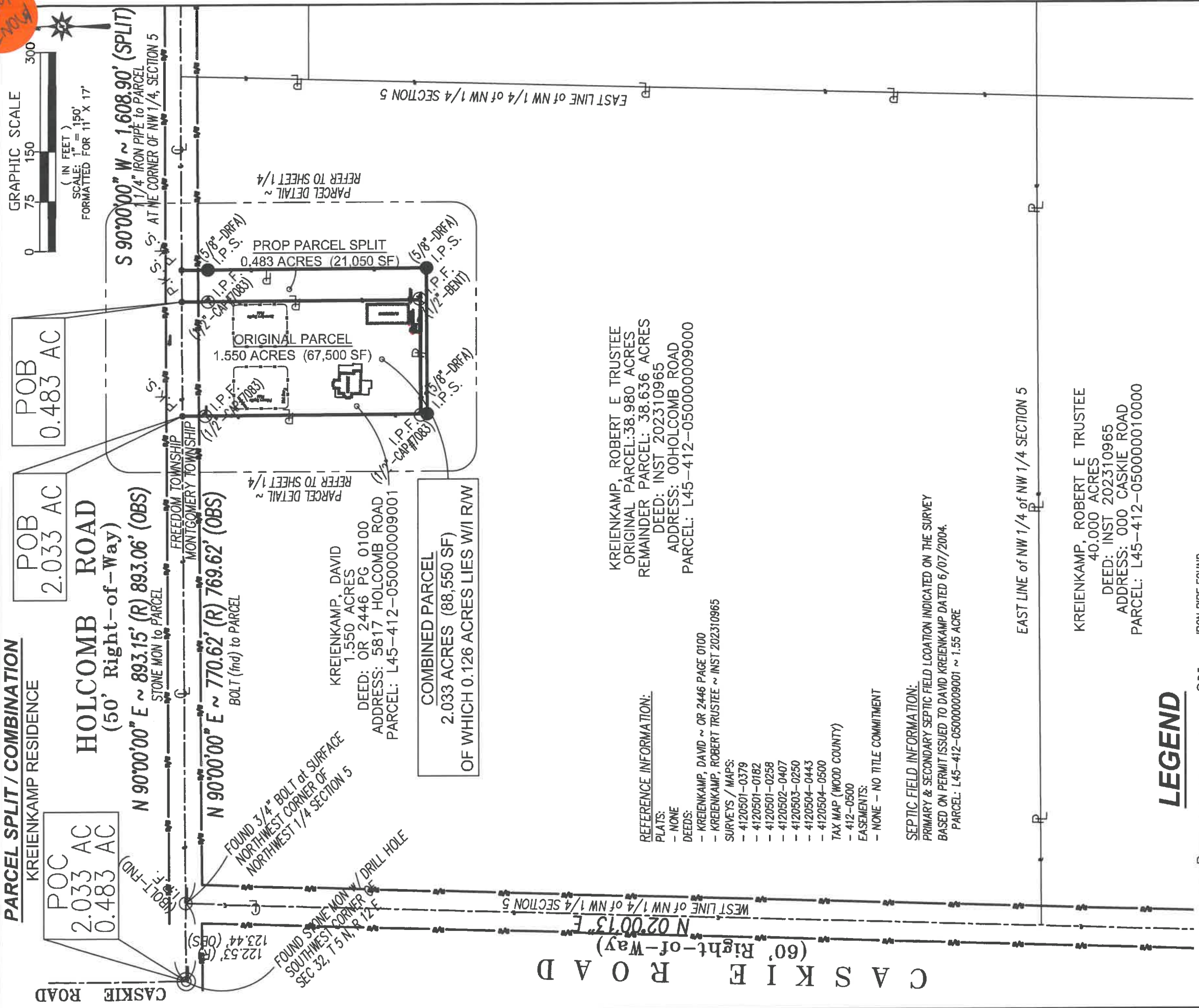


659
1/4 NW



PARCEL SPLIT / COMBINATION
 KREIENKAMP RESIDENCE
 POC 2.033 AC
 0.483 AC

POB 2.033 AC
 0.483 AC
 POB

HOLCOMB ROAD
 (50' Right-of-Way)

N 90°00'00" E ~ 893.15' (R) 893.06' (OBS)
 STONE MON TO PARCEL

N 90°00'00" E ~ 770.62' (R) 769.62' (OBS)
 BOLT (IND) TO PARCEL

ORIGINAL PARCEL
 1.550 ACRES (67,500 SF)

PROB PARCEL SPLIT
 0.483 ACRES (21,050 SF)

COMBINED PARCEL
 2.033 ACRES (88,550 SF)
 OF WHICH 0.126 ACRES LIES W/ R/W

KREIENKAMP, DAVID
 1.550 ACRES
 DEED: OR 2446 PG 0100
 ADDRESS: 5817 HOLCOMB ROAD
 PARCEL: L45-412-050000009001

KREIENKAMP, ROBERT E TRUSTEE
 ORIGINAL PARCEL: 38.980 ACRES
 REMAINDER PARCEL: 38.636 ACRES
 DEED: INST 202310965
 ADDRESS: 00HOLCOMB ROAD
 PARCEL: L45-412-0500000009000

REFERENCE INFORMATION:
 PLATS:
 - NONE
 DEEDS:
 - KREIENKAMP, DAVID ~ OR 2446 PAGE 0100
 - KREIENKAMP, ROBERT TRUSTEE ~ INST 202310965
 SURVEYS / MAPS:
 - 4120501-0379
 - 4120501-0182
 - 4120501-0258
 - 4120502-0407
 - 4120503-0250
 - 4120504-0443
 - 4120504-0500

TAX MAP (WOOD COUNTY)
 - 412-0500
 EASEMENTS:
 - NONE - NO TITLE COMMITMENT

SEPTIC FIELD INFORMATION:
 PRIMARY & SECONDARY SEPTIC FIELD LOCATION INDICATED ON THE SURVEY
 BASED ON PERMIT ISSUED TO DAVID KREIENKAMP DATED 6/07/2004.
 PARCEL: L45-412-050000009001 ~ 1.55 ACRE

EAST LINE of NW 1/4 of NW 1/4 SECTION 5

KREIENKAMP, ROBERT E TRUSTEE
 40.000 ACRES
 DEED: INST 202310965
 ADDRESS: 000 CASKIE ROAD
 PARCEL: L45-412-0500000010000

LEGEND

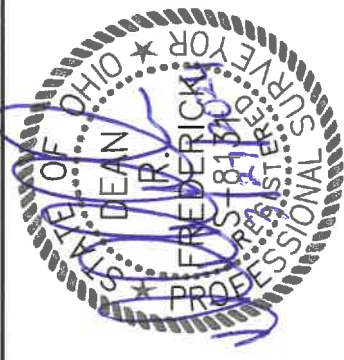
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SETBACK LIMIT
- EASEMENT
- CENTERLINE
- EDGE OF ASPHALT
- CURB
- CONCRETE
- EXISTING BUILDING
- IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- IRON PIN FOUND
- PK NAIL FOUND
- IRON PIN SET
- PK NAIL SET
- HUB SET
- DRILL HOLE SET

FOR PARCEL SURVEY, THERE HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FREDERICK ASSOCIATES
 ENGINEERS - SURVEYORS - PLANNERS
 4645 NORTH SUMMIT STREET PHONE 419-340-2650
 TOLEDO, OHIO 43611 FAX 419-726-1995
 DATE: 03/07/2024
 SCALE: 150
 REV-03 3/27/2024 REV PER WCE COMMENTS
 W: ASR REV-02 3/9/2024 REV TOTAL 2.033 AC
 D: DRF REV-01 3/7/2024 SPLIT INITIAL REVIEW

PARCEL SPLIT / COMBINATION
 KREIENKAMP FAMILY
 ADDRESS: 5817 HOLCOMB ROAD
 1.550 ACRE + 0.483 ACRE SPLIT
 NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 5, TOWN 4 NORTH, RANGE 12 EAST MONTGOMERY TOWNSHIP, WOOD COUNTY, STATE OF OHIO

DATE: MAR 2024
 JOB No: 24-2427
 SHEET
 2/4



DFREDERICK@FREDERICKASSOC.COM

659
1/4 NW

Legal Description ~ 0.483-Acre Split Parcel - Kreienkamp

A parcel of land being part of the Northwest 1/4 of the Northwest 1/4 of Section 5, Town 4 North, Range 12 East, Montgomery Township, Wood County, Ohio, also being part of a 38.980-Acre parcel; - Now or formerly owned by Robert E. Kreienkamp Trustee (Inst 202310965), and more particularly described as follows:

Commencing at a stone monument (found - drill hole) marking the Southwest corner of the Southwest 1/4 of Section 32, Town 5 North, Range 12 East, Freedom Township, Wood County, Ohio;

Thence North 90°00'00" East along the south line of the Southwest 1/4 of Section 32, a distance of 123.44 feet to a bolt (found-3/4"), said point being the Northwest corner of the Northwest 1/4 of said Section 5, also being the Northwest corner of said 38.980-Acre parcel;

Thence continuing North 90°00'00" East along the south line of the Southwest 1/4 of Section 32, the north line of the Northwest 1/4 of Section 5 and the north line of said 38.980-Acre parcel, also being the north line of Montgomery Township and the centerline of Holcomb Road (50' Right-of-way), a distance of 769.62 feet to a pk nail (set), said point being the Northwest corner of a 1.550-Acre parcel now or formerly owned by David Kreienkamp (OR 2446 PG 0100);

Thence continuing North 90°00'00" East along the south line of the Southwest 1/4 of Section 32, the north line of the Northwest 1/4 of Section 5 and the north line of said 1.550-Acre parcel, also being the north line of Montgomery Township and the centerline of Holcomb Road (50' Right-of-way), a distance of 180.00 feet to a pk nail (set), said point being the Northeast corner of said 1.550-Acre parcel, said point also being the Point of Beginning of the herein described parcel;

1) Thence continuing North 90°00'00" East along the south line of the Southwest 1/4 of Section 32, the north line of the Northwest 1/4 of Section 5 and the north line of said 38.980-Acre parcel, also being the north line of Montgomery Township and the centerline of Holcomb Road (50' Right-of-way), a distance of 50.00 feet to a pk nail (set);

2) Thence crossing said 38.980-Acre parcel with the following Three (3) courses:

- A) South 00°00'00" West, a distance of 385.00 feet to an iron pin (set), passing an iron pin (set) at a distance of 40.00 feet;
- B) South 90°00'00" West, a distance of 230.00 feet to an iron pin (set);
- C) North 00°00'00" East, a distance of 10.00 feet to an iron pin (1/2" found), said point being the southwest corner of said 1.550-Acre parcel;

3) Thence North 90°00'00" East, along the south line of said 1.550-Acre parcel, a distance of 180.00 feet to an iron pin (1/2" found-bent), said point being the Southeast corner of said 1.550-acre parcel;

4) Thence North 00°00'00" East along the east line of said 1.550-Acre parcel and a westerly line of said 38.980-Acre parcel, a distance of 375.00 feet to a pk nail (set), passing an iron pin (1/2" found) at a distance of 335.02 feet, said point being the Point of Beginning, containing 0.483-Acres (21,050 SF) more or less of land of which of 0.029-Acres (1,250 SF) lies within the right-of-way of said Holcomb Road, subject to legal highways, easements and restrictions of record.

Basis of Bearings for the herein description being the north line of the Northwest 1/4 of Section 5, also being the centerline of Holcomb Road, being as North 90°00'00" East per the Wood County Survey Record Number 4120501-0379. Based upon an assumed meridian and should be used only for the purposes of describing horizontal angular measurements.

The herein described parcel being part of the following tracts of land

Parcel: L45-412-050000009000

Prior deed reference: Robert E. Kreienkamp Trustee (Inst 202310965),

Said set iron pins are 5/8 inch diameter iron rebars with identification cap marked "DRF S-8131".

The above description is based on a survey performed under my supervision during March 2024.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE RATIO OF CLOSURE COMPLIES WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO PURSUANT TO CHAPTER 37, OHIO ADMINISTRATIVE CODE.



3/27/2024

DEAN R. FREDERICK
OHIO PS #8131

FOR PARCEL SURVEY, THERE HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



FREDERICK ASSOCIATES

ENGINEERS - SURVEYORS - PLANNERS

4645 NORTH SUMMIT STREET PHONE 419-340-2650
TOLEDO, OHIO 43611 FAX 419-726-1995

DATE: 03/07/2024	REV-03 3/27/2024	REV PER WCE COMMENTS
SCALE: NA	REV-02 3/9/2024	REV TOTAL 2.033 AC
BY: ASR	REV-01 3/7/2024	SPLIT INITIAL REVIEW

PARCEL SPLIT / COMBINATION

KREIENKAMP FAMILY
ADDRESS: 5817 HOLCOMB ROAD
1.550 ACRE + 0.483 ACRE SPLIT
NORTHWEST 1/4 OF THE NORTHWEST 1/4
SECTION 5, TOWN 4 NORTH, RANGE 12 EAST
MONTGOMERY TOWNSHIP, WOOD
COUNTY, STATE OF OHIO



DATE: MAR 2024
JOB No: 24-2427
SHEET

3/4

Legal Description ~ 2.033-Acre Combined Parcel - Kreienkamp

A parcel of land being part of the Northwest 1/4 of the Northwest 1/4 of Section 5, Town 4 North, Range 12 East, Montgomery Township, Wood County, Ohio, also being:

- Part of a 38.980-Acre parcel now or formerly owned by Robert E. Kreienkamp Trustee (Inst 202310965)
- All of a 1.550-Acre parcel now or formerly owned by David Kreienkamp (OR 2446 PG 0100) and more particularly described as follows:

Commencing at a stone monument (found - drill hole) marking the Southwest corner of the Southwest 1/4 of Section 32, Town 5 North, Range 12 East, Freedom Township, Wood County, Ohio;

Thence North 90°00'00" East along the south line of the Southwest 1/4 of Section 32, a distance of 123.44 feet to a bolt (found-3/4"), said point being the Northwest corner of the Northwest 1/4 of said Section 5, also being the Northwest corner of said 38.980-Acre parcel;

Thence continuing North 90°00'00" East along the south line of the Southwest 1/4 of Section 32, the north line of the Northwest 1/4 of Section 5 and the north line of said 38.980-Acre parcel, also being the north line of Montgomery Township and the centerline of Holcomb Road (50' Right-of-way), a distance of 769.62 feet to a pk nail (set), said point being the Northwest corner of said 1.550-Acre parcel, said point also being the Point of Beginning of the herein described parcel;

1) Thence continuing North 90°00'00" East along the south line of the Southwest 1/4 of Section 32, the north line of the Northwest 1/4 of Section 5 and the north line of said 1.550-Acre parcel and a northerly line of said 38.980-Acre, also being the north line of Montgomery Township and the centerline of Holcomb Road (50' Right-of-way), a distance of 230.00 feet to a pk nail (set), said point being the Northeast corner of a 0.483-Acre split parcel;

2) Thence South 00°00'00" West, crossing said 38.980-Acre parcel, a distance of 385.00 feet to an iron pin (set), passing an iron pin (set) at a distance of 40.00 feet;

3) Thence South 90°00'00" West, crossing said 38.980-Acre parcel, a distance of 230.00 feet to an iron pin (set);

4) Thence North 00°00'00" East with the west line of said 1.550-Acre parcel and crossing said 38.980-Acre parcel, a distance of 385.00 feet to a pk nail (set), passing an iron pin (1/2" found) at a distance of 10.00 feet at the southwest corner of said 1.550-acre parcel, also passing an iron pin (1/2" found) at a distance of 350.18 feet, said point being the Point of Beginning, containing 2.033-acres (88,550 sf) more or less of land of which of 0.132-Acres (5,750 SF) lies within the Right-of-way of said Holcomb Road, subject to legal highways, easements and restrictions of record.

Basis of Bearings for the herein description being the north line of the Northwest 1/4 of Section 5, also being the centerline of Holcomb Road, being as North 90°00'00" East per the Wood County Survey Record Number 4120501-0379. Based upon an assumed meridian and should be used only for the purposes of describing horizontal angular measurements.

The herein described parcel being part of the following tracts of land

- Part of Parcel: L45-412-050000009000
- All of Parcel: L45-412-050000009001

Prior deed reference:

- Robert E. Kreienkamp Trustee (Inst 202310965),
- David Kreienkamp (OR 2446 PG 0100)

Said set iron pins are 5/8 inch diameter iron rebars with Identification cap marked "DRF S-8131".

The above description is based on a survey performed under my supervision during March 2024.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE RATIO OF CLOSURE COMPLIES WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO PURSUANT TO CHAPTER 37, OHIO ADMINISTRATIVE CODE.



3/27/2024

DEAN R. FREDERICK
OHIO PS #8131

FOR PARCEL SURVEY, THERE HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DATE: 03/07/2024	REV-03 3/27/2024	REV PER WCE COMMENTS
SCALE: NA	REV-02 3/9/2024	REV TOTAL 2.033 AC
BY: ASR	REV-01 3/7/2024	SPLIT INITIAL REVIEW

FREDERICK ASSOCIATES
ENGINEERS - SURVEYORS - PLANNERS

4645 NORTH SUMMIT STREET PHONE 419-340-2650
TOLEDO, OHIO 43611 FAX 419-726-1995

PARCEL SPLIT / COMBINATION

KREIENKAMP FAMILY
ADDRESS: 5817 HOLCOMB ROAD
1.550 ACRE + 0.483 ACRE SPLIT
NORTHWEST 1/4 OF THE NORTHWEST 1/4
SECTION 5, TOWN 4 NORTH, RANGE 12 EAST
MONTGOMERY TOWNSHIP, WOOD
COUNTY, STATE OF OHIO



DATE: MAR 2024
JOB No: 24-2427
SHEET

4/4

DFREDERICK@FREDERICKASSOC.COM