

PARCEL SPLIT SURVEY

ADDRESS: 13622 PEMBERVILLE ROAD,
 PART OF THE NORTHWEST 1/4 OF SECTION 35,
 TOWN 5 NORTH, RANGE 12 EAST,
 IN FREEDOM TOWNSHIP, WOOD COUNTY, OHIO
 TAX PARCEL ID: D14-512-350000001001
 PREPARED FOR AND AT THE REQUEST OF MR. DAN WAGNER

NORTHWEST CORNER,
 NW 1/4, SECTION 35
 FD. 1"x 1" IRON PIN

P.O.C.

N. LINE NW 1/4, SEC. 35

LEGEND

- SET CAPPED IRON REBAR STAMPED "PS 7432"
- FOUND IRON PIN
- ⊙ FOUND IRON PIPE
- W.C.D.R. WOOD COUNTY DEED RECORDS
- W.C.E.O. WOOD COUNTY ENGINEER'S OFFICE
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORD
- D. DEED DISTANCE
- M. MEASURED DISTANCE
- P.R.O. PRESENT ROAD OCCUPIED
- ⊕ WATER WELL

AREA SUMMARY

1: GROSS = 2,560 SQ.FT. OR 0.059 AC.±
 PRO = 240 SQ.FT. OR 0.006 AC.±
 NET = 2,320 SQ.FT. OR 0.053 AC.±

2: GROSS = 19,188 SQ.FT. OR 0.440 AC.±
 PRO = 1,800 SQ.FT. OR 0.041 AC.±
 NET = 17,388 SQ.FT. OR 0.399 AC.±

COMBINED: GROSS = 90,506 SQ.FT. OR 2.078 AC.±
 PRO = 8,490 SQ.FT. OR 0.195 AC.±
 NET = 82,016 SQ.FT. OR 1.883 AC.±

PEMBERVILLE ROAD
 (AS IT NOW EXISTS)

S 01°42'29" W (ASSUMED) 2636.38'
 2063.38'

N 01°42'29" E 283.00'
 215.00' D.&M.

30.00'
 R/W

60.00'

513.00'

SOUTHWEST CORNER,
 NW 1/4, SECTION 35
 FD. 1 1/2" IRON PIPE

T.P.O.B. PARCEL SPLIT 1
 & OVERALL PARCEL

N 89°42'29" E 320.00'

S 89°42'29" W 320.00' D.&M.

FD. 1/2" IPIN
 0.49' N.
 1.13' W.

DANIEL R. & SUZANNE D. WAGNER
 VOL. 611, PAGE 734, W.C.D.R.
 TAX PARCEL NO. D14-512-350000001001

RES'D
 #13622



BARN

215.00' D.&M.

S 01°42'29" W 283.00'

T.P.O.B. PARCEL
 SPLIT 2

S 89°42'29" W 320.00' D.&M.

N 89°42'29" E

FD. 1/2" IPIN
 0.54' N.
 1.32' W.

PARCEL SPLIT 2

289.98'

S 89°42'29" W 320.00'

BASIS OF BEARING NOTE:

THE BEARINGS USED HEREON ARE
 BASED ON AN ASSUMED MERIDIAN AND
 ARE FOR THE EXPRESS PURPOSE OF
 CALCULATING ANGULAR MEASUREMENT.

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT
 THE BENEFIT OF A TITLE REPORT AND
 IS SUBJECT TO ANY ADDITIONAL
 INFORMATION THAT MIGHT BE
 DISCLOSED BY SUCH A REPORT.

DEED REFERENCE

O.R. VOLUME 611, PAGE 734, W.C.D.R.
 O.R. VOLUME 3475, PAGE 267, W.C.D.R.

REFERENCE SURVEYS

1. ASKINS MERCER, INC - 5123501-0207.TIF W.C.E.O.
2. SECTION CORNER REFERENCES W.C.E.O.

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS
 THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY
 PERFORMED IN THE FIELD UNDER MY SUPERVISION DURING
 OCTOBER, 2017.

Duane E. Heck
 Professional Surveyor No. 7432
 JOB NO: 174S03114
 DWG NO: 174-03114FB00A1

Date

10/26/17



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