

JACK 305

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 NOVEMBER OF 2022.

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF WOOD, TOWNSHIP OF JACKSON, A PORTION OF THE NW 1/4 OF SECTION 35 & A PORTION OF THE SW 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 9 EAST, FIRST PRINCIPAL MERIDIAN

NW CORNER NW 1/4 SECTION 35

POC PARCEL 2

~ REIGLE ROAD (ASSUMED 60' R/W) ~
S 88° 50' 04" E - 2,651.05'
NORTH LINE, NW 1/4, SECTION 35

POB PARCEL 2

RAILROAD SPIKE FOUND LYING 0.31' SOUTH 0.08' WEST

NE CORNER NW 1/4 SECTION 35

POB PARCEL 1

1,727.21'

770.84'

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 0.9999127027.
- 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.

N 01° 08' 09" E - 2,643.18'
WEST LINE, NW 1/4, SECTION 35

PARCEL 1
130.159 ACRES
PT. PARCEL NO. G24-309-350000005000
3.431 ACRES LOCATED IN R/W

104.661 ACRES LOCATED IN NW 1/4
25.498 ACRES LOCATED IN SW 1/4

PARCEL 2
68.159 ACRES
PT. PARCEL NO. G24-309-350000005000
0.531 ACRES LOCATED IN R/W

54.558 ACRES LOCATED IN NW 1/4
13.601 ACRES LOCATED IN SW 1/4

LINE #	DIRECTION	LENGTH
1	S 01° 16' 23" W	322.00'
2	S 88° 50' 04" E	153.00'
3	S 88° 50' 04" E	153.00'
4	S 01° 16' 23" W	322.00'

KEVIN G. BENNINGTON, J. JEFF FARTHING, MARC PALMER, & MARK BRYANT, SUCCESSOR CO-TRUSTEES OF THE DUROC TRUST, UNDER AGREEMENT DATED NOVEMBER 24, 2014 OR 3955 - PG 732
PARCEL NO. G24-309-350000005000
198.87 ACRES

SOUTH LINE, NW 1/4, SECTION 35 S 89° 03' 51" E - 2,644.76'
NORTH LINE, SW 1/4, SECTION 35

SW CORNER NW 1/4 SECTION 35

NW CORNER SW 1/4 SECTION 35

~ WESTON ROAD (60' R/W) ~

641.70' RECORDED
641.34'

5/8" IRON PIN FOUND LYING 0.44' WEST

1,726.77'

N 88° 56' 27" W - 2,643.08'
2,642.00' RECORDED

916.31'

N 01° 07' 33" E - 2,638.34'
WEST LINE, SW 1/4, SECTION 35

JULIE KRETZ TRACT 1 OR 2920 - PG 56
PARCEL NO. G24-309-350000006000
24.974 ACRES

WOOD COUNTY ENGINEER'S SURVEY REFERENCE NUMBERS:
3093503 - 0272
3093504 - 0075

LEGEND

- 5/8" IRON PIN WITH CAP SET
- ⊗ MAG NAIL SET
- △ RAILROAD SPIKE FOUND
- ⊙ 5/8" IRON PIN FOUND
- ⊙ 1/2" IRON PIN WITH CAP FOUND
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE



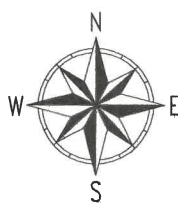
I HEREBY DECLARE THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES.

JUSTIN H. NIESE, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. 8727

NIESE SURVEYING & ENGINEERING, LLC

NIESE
JHN-PS8727

SURVEY PLAT FOR:		GREG KUHLMAN	
JUSTIN H. NIESE, P.E., P.S. P.O. BOX 112 211 E. MAIN CROSS STREET MILLER CITY, OHIO 45864 567-825-1523	JOB NUMBER: 2022-138	PAGE 1/1	



SCALE 1" = 400'

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