

Middleton
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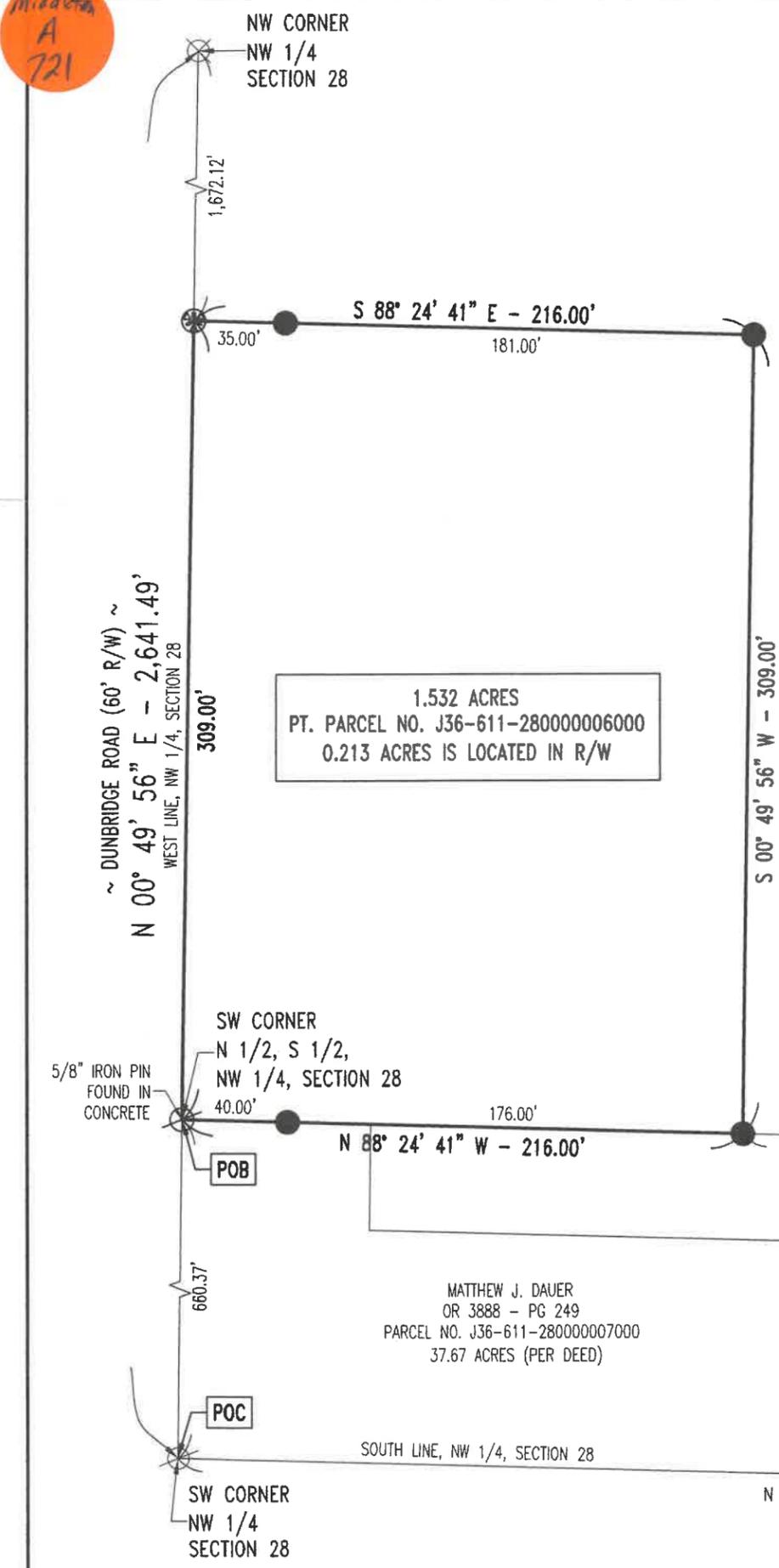
PLAT OF SURVEY

STATE OF OHIO, COUNTY OF WOOD, TOWNSHIP OF MIDDLETON,
A PORTION OF THE N 1/2 OF THE S 1/2 OF THE NW 1/4 OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 11 EAST, FIRST PRINCIPAL MERIDIAN

ZOE MAE PFOUTS AND
BARBARA FRANKFORTH
PARCEL 1
OR 3271 - PG 447
PARCEL NO. J36-611-28000006000
40 ACRES (PER DEED)

WOOD COUNTY ENGINEER'S
SURVEY REFERENCE NUMBERS:
6112801 - 0078
6112801 - 0402
6112803 - 0709

1.532 ACRES
PT. PARCEL NO. J36-611-28000006000
0.213 ACRES IS LOCATED IN 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 FEBRUARY 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 0.9999352889.
- 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

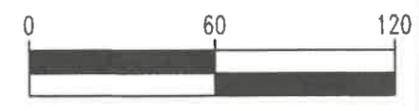
LEGEND

- 5/8" IRON PIN WITH CAP SET
- ⊗ MAG NAIL SET
- ⊗ 3/4" IRON PIN FOUND IN A MONUMENT BOX
- ⊗ 5/8" IRON PIN 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 03.08.2023
JUSTIN H. NIESE, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. 8727



SCALE 1" = 60'

NIESE SURVEYING & ENGINEERING, LLC
NIESE JHN-PS8727

SURVEY PLAT FOR:
BARBARA FRANKFORTH

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: 2022-19
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