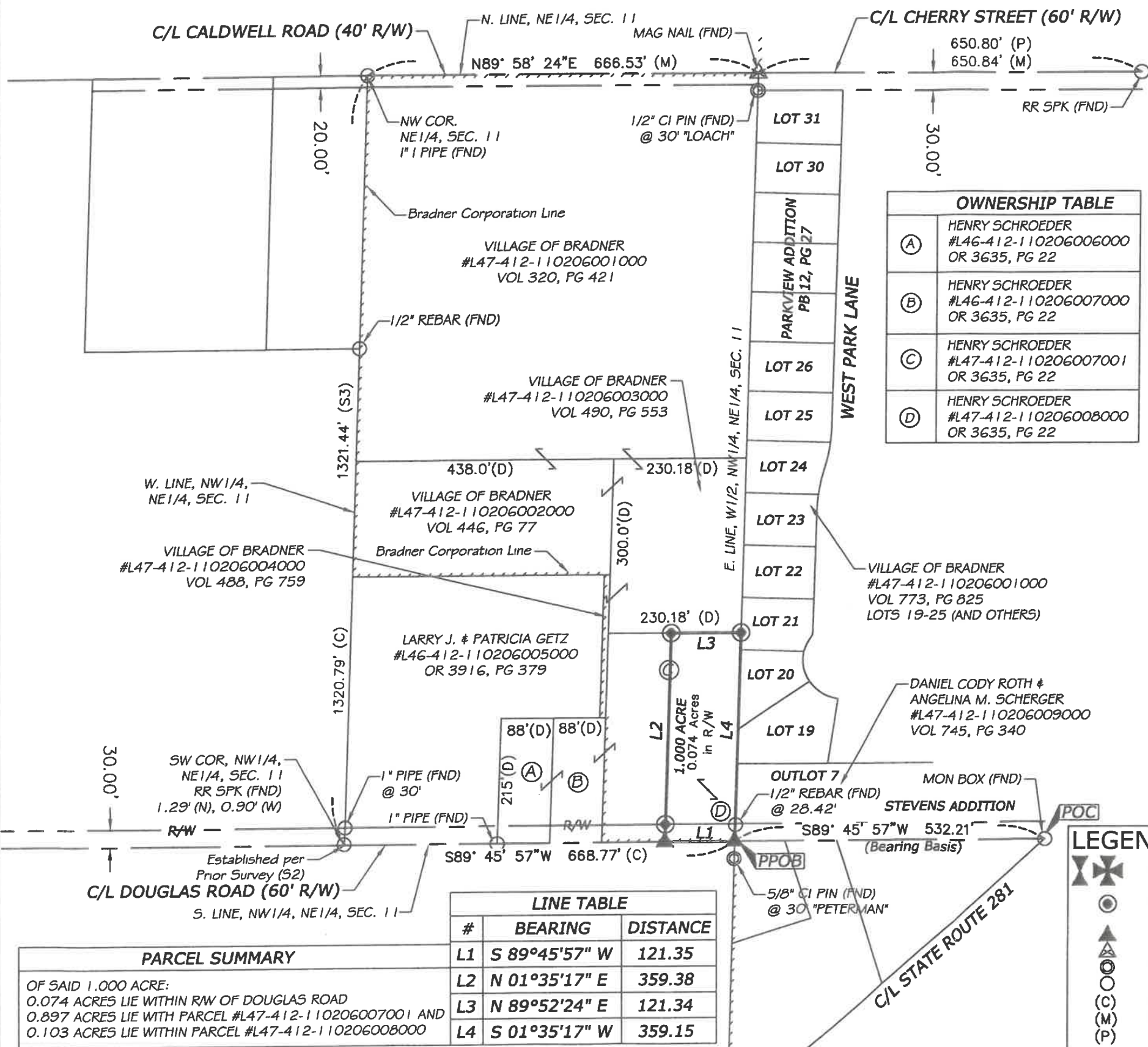


849
1.1.2023

BOUNDARY SURVEY -Parcel Division-

Being a part of the NE 1/4 of Section 11, T4N, R12E,
Village of Bradner, County of Wood, State of Ohio



(A)	HENRY SCHROEDER #L46-412-110206006000 OR 3635, PG 22
(B)	HENRY SCHROEDER #L46-412-110206007000 OR 3635, PG 22
(C)	HENRY SCHROEDER #L47-412-110206007001 OR 3635, PG 22
(D)	HENRY SCHROEDER #L47-412-110206008000 OR 3635, PG 22

#	BEARING	DISTANCE
L1	S 89°45'57" W	121.35
L2	N 01°35'17" E	359.38
L3	N 89°52'24" E	121.34
L4	S 01°35'17" W	359.15

OF SAID 1.000 ACRE:	
0.074 ACRES	LIE WITHIN RW OF DOUGLAS ROAD
0.897 ACRES	LIE WITH PARCEL #L47-412-110206007001 AND
0.103 ACRES	LIE WITHIN PARCEL #L47-412-110206008000

Purpose of Survey:

The 1.000 acre Parcel as shown, is a combination of a part of Parcel #L47-412-110206007001, and all of Parcel #L47-412-110206008000.

Surveyor's Note:

- 1) This survey performed using a Trimble R2 GPS unit, connected to the Ohio VRS/CORS GPS Network collecting data in the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011) and converted to Ground Coordinates. Distances shown are GROUND DISTANCES, unless shown otherwise (S1, D1, etc.).
- 2) Bearings are based on the Ohio North, 3401 State Plane Coordinate System, NAD 83 (2011), and as referenced along the south line of the northwest quarter of the Northeast Quarter of Section 11, (C/L Douglas Road) as being S 89°45'57" W.
- 3) This survey performed without the benefit of a Title Report, and may not show all recorded easements, covenants, restrictions or otherwise, if any.
- 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 Dan Rubel dated 5-22-2012, RLS #6563, Project No. 11956.
- (S2) Survey by Peterman Assoc., for Marvin Stinehart dated 5-22-2016, RLS #7384, Project No. 16-0022.
- (S3) Survey by Fred Gossman, dated Oct. 25, 1958, RLS #2958.
- (S4) Plat of Parkview Addition recorded in Plat Volume 12, Page 27.

Prior Deeds of Reference:

Deeds are as shown on the plat of survey.

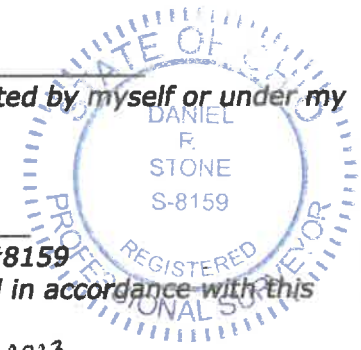
I certify that on 4 Jan. 2023
this survey was performed and completed by myself or under my direct supervision.

Daniel R. Stone

Daniel R. Stone, Registered Surveyor #8159

A Legal Description has been prepared in accordance with this Survey.

Approved this 21 day of March, 2023
Wm. K. ... Mayor Village of Bradner



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
- Property Line
- Deed distance



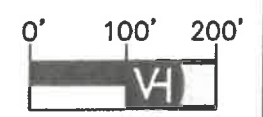
Van Horn Hoover & Associates, Inc.

- SURVEYING
- CIVIL ENGINEERING
- LAND USE PLANNING

3200 N. MAIN STREET
FINDLAY, OH 45840
(419) 423-5630

www.VanHornHoover.com

E-Mail: Info@VanHornHoover.com



(IN FEET)
1 inch = 200 ft.

PREPARED FOR:

Spitler Huffman Law Office

BOUNDARY SURVEY
PARCEL DIVISION

2350 Douglas Road
Bradner, Ohio

MARK	DATE	DESCRIPTION

PLOTS SCALE:	1:1
DRAWN:	PCE
CHECKED:	DRS
DRAWING SCALE:	1"=200'
DATE:	January 4, 2023
JOB NUMBER:	\Proj\19756\19756Bndy.dwg
SHEET NUMBER:	Sheet 1 of 1

Z:\PROJECTS\19756\19756 Bndy.dwg - Print Server - Jan 04, 2023 - 3:41pm

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