

REPORT OF SURVEY - PARCEL SPLIT

FOR

JAMES M. BAGDONAS

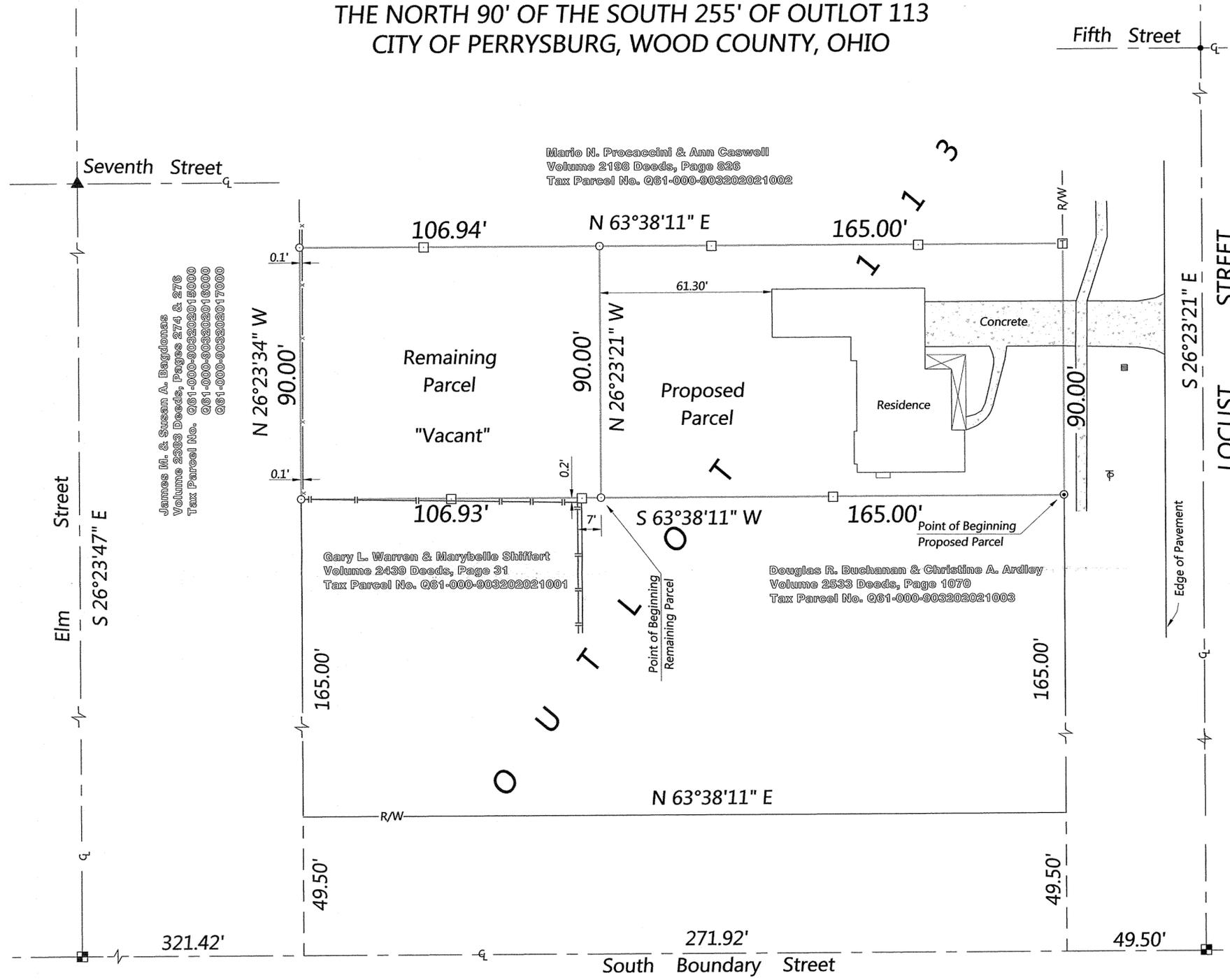
THE NORTH 90' OF THE SOUTH 255' OF OUTLOT 113 CITY OF PERRYSBURG, WOOD COUNTY, OHIO

Mario N. Procaccini & Ann Caswell
Volume 2198 Deeds, Page 826
Tax Parcel No. Q61-000-903202021002

James M. & Susan A. Bagdonas
Volume 2333 Deeds, Pages 274 & 276
Tax Parcel No. Q61-000-903202015000
Q61-000-903202016000
Q61-000-903202017000

Gary L. Warren & Marybelle Shiffert
Volume 2439 Deeds, Page 31
Tax Parcel No. Q61-000-903202021001

Douglas R. Buchanan & Christine A. Ardley
Volume 2533 Deeds, Page 1070
Tax Parcel No. Q61-000-903202021003



Proposed Parcel

All that part of the Southerly 3 acres of Outlot 113, City of Perrysburg, Wood County, Ohio, bounded and described as follows:

Commencing at the intersection of the centerline of Locust Street with the centerline of South Boundary Street, monument box with 1 inch iron rod found;
thence South 63° 38' 11" West, along the centerline of South Boundary Street, a distance of 49.50 feet to the Southerly extension of the Easterly line of said Outlot 113 (also being the Southerly extension of the Westerly right-of-way line of Locust Street);

thence North 26° 23' 21" West, along the Southerly extension of the Easterly line of said Outlot 113 (also being the Southerly extension of the Westerly right-of-way line of Locust Street), a distance of 49.50 feet to the most Easterly corner of said Outlot 113 (also being the intersection of the Westerly right-of-way line of Locust Street with the Northerly right-of-way line of South Boundary Street);

thence continuing North 26° 23' 21" West, along the Easterly line of said Outlot 113 (also being the Westerly right-of-way line of Locust Street), a distance of 165.00 feet to a 5/8 inch diameter iron pipe found at the Point of Beginning of the premises hereinafter described;
thence South 63° 38' 11" West, parallel with the Southerly line of said Outlot 113, and being along the Northerly line of a parcel of land now or formerly owned by Douglas R. Buchanan and Christine A. Ardley per deed recorded in Volume 2533, page 1070, Wood County Deed Records, a distance of 165.00 feet to a 5/8 inch diameter by 30 inch long iron rod set;

thence North 26° 23' 21" West, parallel with the Easterly line of said Outlot 113, a distance of 90.00 feet to a 5/8 inch diameter by 30 inch long iron rod set on the Southerly line of a parcel of land now or formerly owned by Mario N. Procaccini and Ann Caswell per deed recorded in Volume 2198, page 826, Wood County Deed Records;

thence North 63° 38' 11" East, along the Southerly line of a parcel of land now or formerly owned by Mario N. Procaccini and Ann Caswell per deed recorded in Volume 2198, page 826, Wood County Deed Records, a distance of 165.00 feet to a "T" post found on the Easterly line of said Outlot 113 (also being on the Westerly right-of-way line of Locust Street);

thence South 26° 23' 21" East, along the Easterly line of said Outlot 113 (also being the Westerly right-of-way line of Locust Street), a distance of 90.00 feet to the Point of Beginning.

Containing 14,850 square feet, more or less, or 0.341 acres, more or less.
The bearings referred to herein are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Based on a field survey performed under the direction of Walter M. Opaczewski, P.S. 6407 on the 17th of March, 2010.
Reference: Volume 628 of Deeds, page 662.

Remaining Parcel

All that part of the Southerly 3 acres of Outlot 113, City of Perrysburg, Wood County, Ohio, bounded and described as follows:

Commencing at the intersection of the centerline of Locust Street with the centerline of South Boundary Street, monument box with 1 inch iron rod found;
thence South 63° 38' 11" West, along the centerline of South Boundary Street, a distance of 49.50 feet to the Southerly extension of the Easterly line of said Outlot 113 (also being the Southerly extension of the Westerly right-of-way line of Locust Street);

thence North 26° 23' 21" West, along the Southerly extension of the Easterly line of said Outlot 113 (also being the Southerly extension of the Westerly right-of-way line of Locust Street), a distance of 49.50 feet to the most Easterly corner of said Outlot 113 (also being the intersection of the Westerly right-of-way line of Locust Street with the Northerly right-of-way line of South Boundary Street);

thence continuing North 26° 23' 21" West, along the Easterly line of said Outlot 113 (also being the Westerly right-of-way line of Locust Street), a distance of 165.00 feet to a 5/8 inch diameter iron pipe found;

thence South 63° 38' 11" West, parallel with the Southerly line of said Outlot 113, and being along the Northerly line of a parcel of land now or formerly owned by Douglas R. Buchanan and Christine A. Ardley per deed recorded in Volume 2533, page 1070, Wood County Deed Records, a distance of 165.00 feet to a 5/8 inch diameter by 30 inch long iron rod set at the Point of Beginning of the premises hereinafter described;

thence continuing South 63° 38' 11" West, parallel with the Southerly line of said Outlot 113, and being along the Northerly line of a parcel of land now or formerly owned by Douglas R. Buchanan and Christine A. Ardley per deed recorded in Volume 2533, page 1070, Wood County Deed Records and also along the Northerly line of a parcel of land now or formerly owned by Gary L. Warren and Marybelle Shiffert per deed recorded in Volume 2439, page 31, Wood County Deed Records, a distance of 106.93 feet to a 5/8 inch diameter by 30 inches long iron rod set on the Westerly line of said Outlot 113;

thence North 26° 23' 34" West, along the Westerly line of said Outlot 113, a distance of 90.00 feet to a 5/8 inch diameter by 30 inch long iron rod set at the most Southerly corner of a parcel of land now or formerly owned by Mario N. Procaccini and Ann Caswell per deed recorded in Volume 2198, page 826, Wood County Deed Records;

thence North 63° 38' 11" East, parallel with the Southerly line of said Outlot 113, and being along the Southerly line of a parcel of land now or formerly owned by Mario N. Procaccini and Ann Caswell per deed recorded in Volume 2198, page 826, Wood County Deed Records, a distance of 106.94 feet to a 5/8 inch diameter by 30 inch long iron rod set;
thence South 26° 23' 21" East, parallel with the Easterly line of said Outlot 113, a distance of 90.00 feet to the Point of Beginning.

Containing 9,624 square feet, more or less, or 0.221 acres, more or less.
The bearings referred to herein are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Based on a field survey performed under the direction of Walter M. Opaczewski, P.S. 6407 on the 17th of March, 2010.
Reference: Volume 628 of Deeds, page 662.

APPROVED 3/31/10
CITY OF PERRYSBURG
PLANNING COMMISSION
NO PLAT REQUIRED
PLZ ADM.

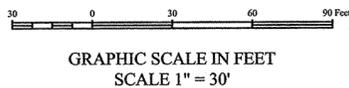
LEGEND

- ☐ - Monument Box w/1" Iron
- - 5/8" Iron Pipe Found
- - P.K. Nail Found
- ▲ - Railroad Spike Found
- ⊥ - "T" Post Found
- - 5/8" x 30" Iron Rod Set
- ⊠ - Wood Hub Set
- R/W - Right-of-Way
- - Centerline
- - Catch Basin
- ⚡ - Power, Telephone & Cable Pole
- — - 4' Split Rail Fence
- — — - 4' Chain Link Fence

The undersigned certifies that the foregoing plat was prepared from an actual survey of the premises and that same shows the location of the boundaries and all improvements thereon; that the dimension of improvements and the locations thereof with respect to the boundaries are correct as shown; that there are no encroachments on subject premises by improvements on adjoining premises nor encroachments on adjoining premises by improvements on subject premises, except as shown; and that adverse use and/or easements apparent from a visual inspection or known to the undersigned are shown hereon.

Walter M. Opaczewski
Walter M. Opaczewski, P.S. 6407

3/22/10
Date



DATE	REVISION	BY

THE NORTH 90' OF THE SOUTH 255' OF
OUTLOT 113
CITY OF PERRYSBURG, WOOD COUNTY, OHIO

SS TOLEDO INC.
NATIONAL SURVEY SERVICE
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 184
WATERVILLE, OHIO 43566
Ph: 419-868-7778
Fax: 419-868-7774
www.nstoledo.com

DRAWING TITLE:
REPORT OF SURVEY

JOB NO.
102339-10
DATE: 3/22/10
SHT. NO.
1/1