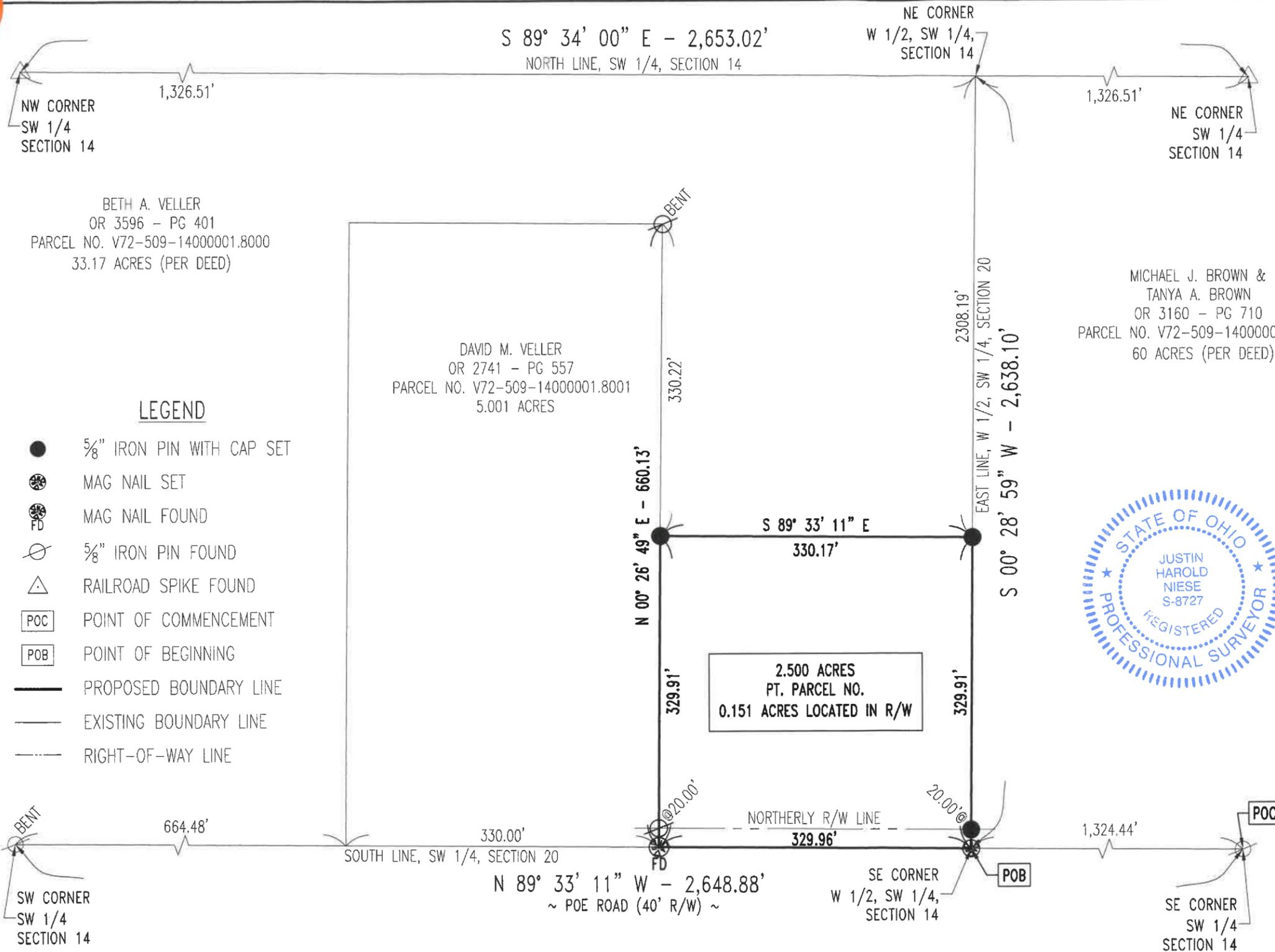


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PLAT OF SURVEY

STATE OF OHIO, COUNTY OF WOOD, TOWNSHIP OF WASHINGTON,
A PORTION OF THE SW 1/4 OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 9 EAST, FIRST PRINCIPAL MERIDIAN



BETH A. VELLER
OR 3596 - PG 401
PARCEL NO. V72-509-14000001.8000
33.17 ACRES (PER DEED)

DAVID M. VELLER
OR 2741 - PG 557
PARCEL NO. V72-509-14000001.8001
5.001 ACRES

MICHAEL J. BROWN &
TANYA A. BROWN
OR 3160 - PG 710
PARCEL NO. V72-509-14000002.0000
60 ACRES (PER DEED)

LEGEND

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



- 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 0.9999279483.
 - 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 SURVEY MARKER INSCRIBED WITH "NIESE/JHN-PS8727."
 - 5) FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.

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.

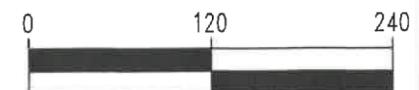
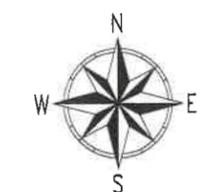
Justin H. Niese 01.13.2022
JUSTIN H. NIESE, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. 8727

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 JANUARY OF 2022.

WOOD COUNTY ENGINEER'S SURVEY REFERENCE NUMBERS:

- 5091403 - 0059
- 5091403 - 0084
- 5091403 - 0107
- 5091403 - 0110
- 5091403 - 0341



SCALE 1" = 120'

NIESE SURVEYING & ENGINEERING, LLC

SURVEY PLAT FOR:		WHITNEY VELLER
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: 2021-165	PAGE 1

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