

B66
A
1236

MS
NW COR.,
NE 1/4,
SE 1/4,
SEC. 13

MCCORD PLASTIC PRODUCTS, INC.
DEED VOL 385 - PG 260
1.5 ACRES (PER TAX RECORD)
PN: B08-510-130203006000
N 87°47'34" W 1309.91'

NORTH LINE, SE1/4

S 87°47'34" E 410.01'

OPEN DITCH

60.00'

POB 1 & POC 2

NE COR.,
SE 1/4,
SEC. 13

APPROXIMATELY NORTH 55'
DITCH MAINTENANCE EASEMENT
REF. O.R.C 6137.12

PARCEL 1

1.699 AC.

PART PN: B08-510-130401063000
0.241 AC. IN S.R. 25 R/W

APPROXIMATELY NORTH 55'
DITCH MAINTENANCE EASEMENT
REF. O.R.C 6137.12

CRONIN BG REAL ESTATE LLC
OR VOL 3502 - PG 560
2.95 ACRES (RECORDED)
PN: B08-510-130401063000

N 89°35'38" W 409.78'

PARCEL 2

1.254 AC.

PART PN: B08-510-130401063000
0.191 AC. IN S.R. 25 R/W

N 00°17'06" E 127.06'

S 00°17'06" W 174.11'

POB 2

S 00°17'06" W 139.54'

C/L STATE ROUTE 25 ~ NORTH MAIN STREET

@60.15'

@60.00'

@60.00'

@60.00'

@60.00'

@60.00'

@60.00'

@60.00'

@60.00'

@60.00'

@60.00'

@60.00'

@60.00'

@60.00'

@60.00'

@60.00'

0.32' S.
0.24' W.

N 87°51'03" W 410.00'

N. LINE OF 50' EASEMENT

50' INGRESS-EGRESS EASEMENT

OR VOL 3502 - PG 560

S. LINE OF 50' EASEMENT

ALLEN A. GREEN & ROBERT W. MAURER
DEED VOL 598 - PG 303 (PARCEL 2)
0.46 ACRES (RECORDED)
PN: B08-510-130401060000

ALLEN A. GREEN & ROBERT W. MAURER
DEED VOL 598 - PG 303 (PARCEL 1)
1.60 ACRES (RECORDED)
PN: B08-510-130401059000

50.00'

50.00'

60.00'

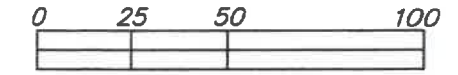
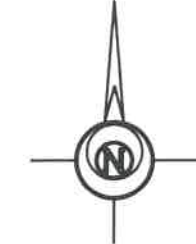
SE COR.,
SE 1/4,
SEC. 13

SOUTH LINE, SE1/4

N 88°01'22" W 2643.49'

SW COR.,
SE 1/4,
SEC. 13

ALLEN A. GREEN & ROBERT W. MAURER
DEED VOL 598 - PG 303 (PARCEL 3)
1.23 ACRES (PER TAX RECORD)
PN: B08-510-130401061000



GRAPHIC SCALE 1" = 50'

LEGEND

- 5/8 INCH REBAR WITH ID CAP SET
- 5/8 INCH REBAR WITH ID CAP FOUND
- 5/8 INCH REBAR FOUND
- Ⓜ 1.00 INCH IRON PIN FOUND IN MONUMENT BOX
- MS HARROW TOOTH FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

NOTE: SURVEY BEARINGS BASED ON OHIO NORTH ZONE STATE PLANE COORDINATES OBTAINED FROM THE OHIO DOT VRS NETWORK

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. BEYOND THE DEED DOCUMENTS CITED ON THE SURVEY DRAWING THERE MAY BE RECORDED OR UN-RECORDED EASEMENTS AND/OR ENCUMBRANCES BENEFITING OR ENCUMBERING THE SURVEYED PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING.

I HEREBY CERTIFY THIS TO BE A SURVEY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS ARE FOUND AND/OR SET AS INDICATED.

3-26-24

Date

Seth D. Schroeder

Seth D. Schroeder, P.S.
Registered Surveyor No. 8784
115 S. Fair Avenue, Suite A
Ottawa, Ohio 45875
419-523-5789



Approval by
City of Bowling Green, Ohio
Tyler Getz 4/12/2024
Planning Director or Designee

FILENAME: 24-077-BDL-3-20-24.scj DATE: 3/18/2024

SURVEY PLAT FOR: TYLER GETZ

PART OF THE N 1/2 OF THE
NE 1/4 OF THE SE 1/4
OF SECTION 13, T5N - R10E,
PLAIN TOWNSHIP, CITY OF BOWLING GREEN,
WOOD COUNTY, OHIO

BOCKRATH & ASSOCIATES
ENGINEERING and SURVEYING, LLC
115 S. FAIR AVENUE, SUITE A - OTTAWA, OH 45875
PHONE: 419-523-5789 - FAX: 419-523-5799

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