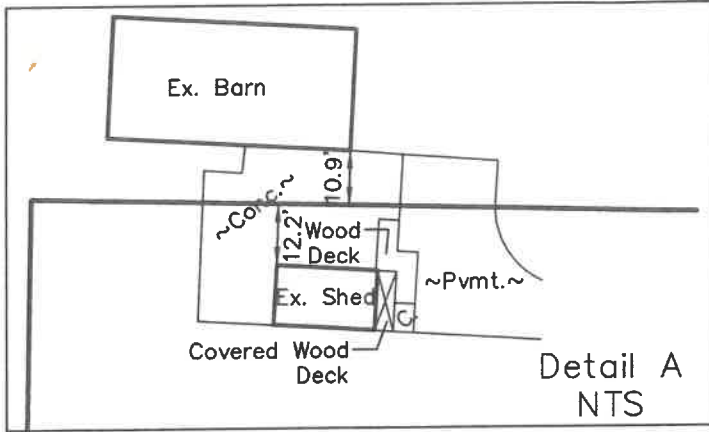


567
W00-78

C/L JERRY CITY ROAD



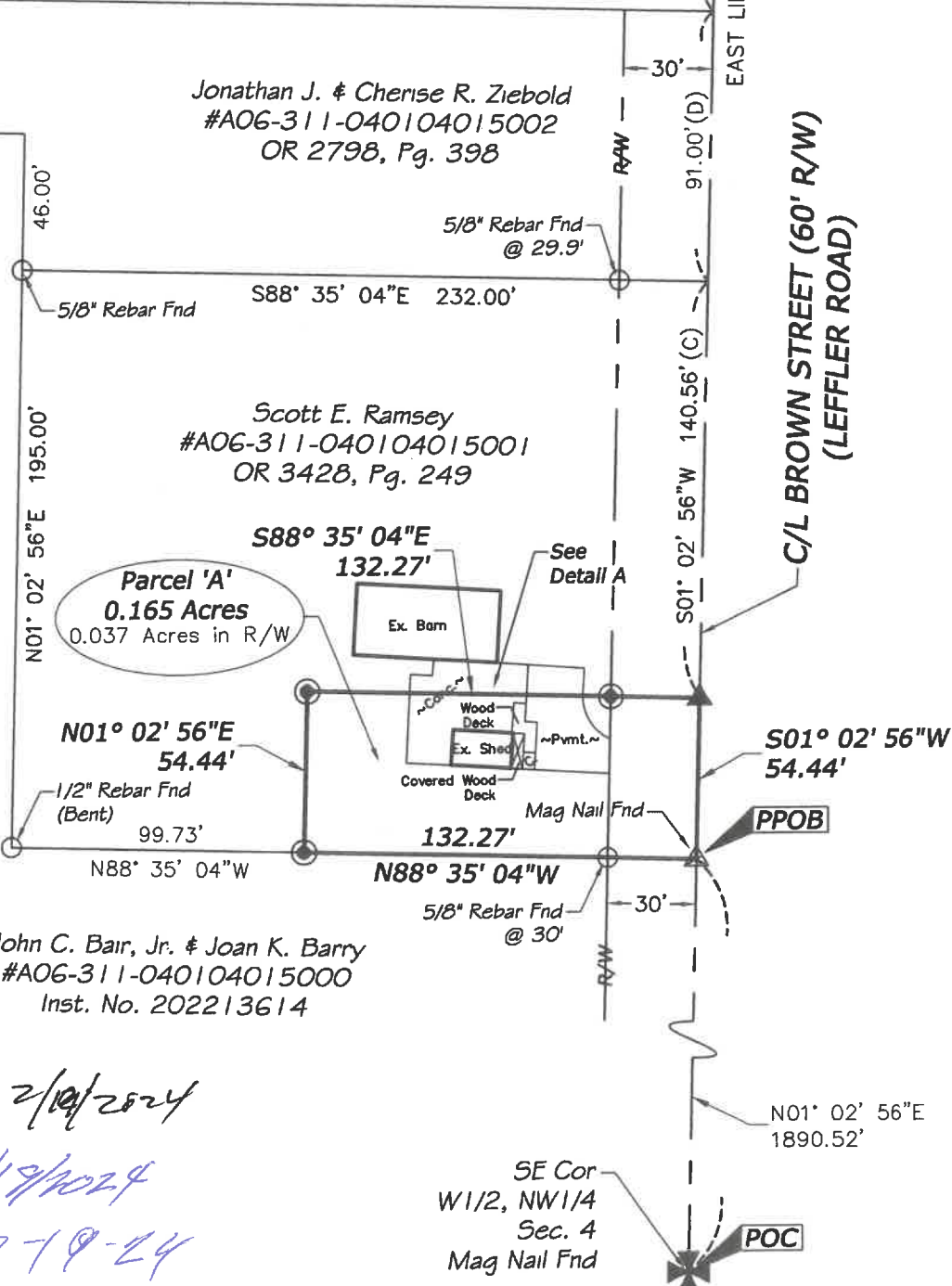
NE Cor
W1/2, NW1/4
Sec. 4

166.00'(D)
166.18'(C)

16' ALLEY

Jonathan J. & Cherise R. Ziebold
#A06-311-040104015002
OR 2798, Pg. 398

John C. Bair, Jr. & Joan K. Barry
#A06-311-040104015000
Inst. No. 202213614



Scott E. Ramsey
#A06-311-040104015001
OR 3428, Pg. 249

John C. Bair, Jr. & Joan K. Barry
#A06-311-040104015000
Inst. No. 202213614

SE Cor
W1/2, NW1/4
Sec. 4
Mag Nail Fnd

C/L BROWN STREET (60' R/W)
(LEFFLER ROAD)

BOUNDARY SURVEY -Parcel Division-

Being a part of the Northwest Quarter of Section 4, T3N, R11E,
Village of Jerry City, County of Wood, State of Ohio

Purpose of Survey.

To create a separate Parcel of Land shown as Parcel 'A' from Parcel #A06-311-040104015001 in the name of Scott E. Ramsey, as recorded in OR 3428, Page 249 of the Wood County Deed Records.

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 east line of the west half of the Northwest Quarter of Section 4 as being, N 01°02'56" E.
- 3) This survey performed without the benefit of a Title Report, and may not show all recorded easements, covenants, restrictions or otherwise, if any. Field work performed in November 2023.
- 4) Parcel ID's per the Wood County Auditors website, at the time of this survey.

Prior Surveys of Record

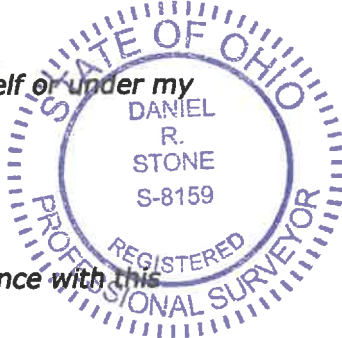
- (S1) Survey by Van Horn Hoover dated October 25, 2021, RLS #8159, Project No. 18875.
- (S2) Survey by Douglas W. Eis dated September 27, 2007, RLS #7758, Project No. B1521-Wo.

Prior Deeds of Reference:

Deeds are as shown on the plat of survey.

I certify that on 18 Jan 2024
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.



LEGEND

⊠	Section Corner, as described	POC	Point of Commencement
⊙	SET 5/8" X 30" Rebar, marked with Orange Plastic Cap "VHHA 8159"	PPOB	Principal Point of Beginning
▲	SET Mag Nail	R/W	Road Right-of-Way
⊙	Found Mag Nail	(S#)	Prior Survey(s) of Record
⊙	Found Capped Rebar, Name or RLS##	(D#)	Prior Deed(s) of Reference
○	Found as described	C/L	Centerline
(C)	Calculated distance	---	Dimension Leader
(M)	Measured distance	↔	Land Hook
(P)	Platted distance	⊏	Break in Line
		P/L	Property Line
		(D)	Deed distance



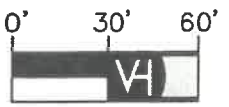
Van Horn Hoover
& Associates, Inc.

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 = 60 ft.

PREPARED FOR:

Scott E. Ramsey

BOUNDARY SURVEY
PARCEL DIVISION

267 Brown Street
Jerry City, Ohio

REVISIONS	
MARK	DESCRIPTION
1-18-24	Adjust depth by 2.27 feet

PLOTS SCALE: 1:1

DRAWN: PCE CHECKED: DRS

DRAWING SCALE: 1"=60'

DATE: January 18, 2024

JOB NUMBER: \Proj\20382\20382 Split
SHEET NUMBER: Sheet 1 of 1

James O'Keefe 2/10/2024
Paul Hite 2/19/2024
Robert Hilde 2-19-24

Blum
492