Bloom A 496

LOT SPLIT SURVEY

Being Lots 28, 29, and 30 in the Village of Cygnet, County of Wood, State of Ohio

Purpose of Survey:

To create Two (2) separate Parcels of Land shown as Parcel 'A' and Parcel 'B' from Parcel #A05311060307019000, Parcel #A05311060307020000, Parcel #A05311060307021000, Parcel #A05311060307022000 & Parcel #A05311060307023000, in the name of Alan L. Roe, as recorded in OR 3875, Page 297 of the Wood County Deed Records.

1) Bearings are based on the Ohio North, 3401 State Plane Coordinate System, NAD 83 (2011), and as referenced along the centerline of the CSX Railroad as being, N 00°30'59" E.

2) 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 April 2024.

3) Parcel ID's per the Wood County Auditors website, at the time of this survey.

Prior Surveys of Record

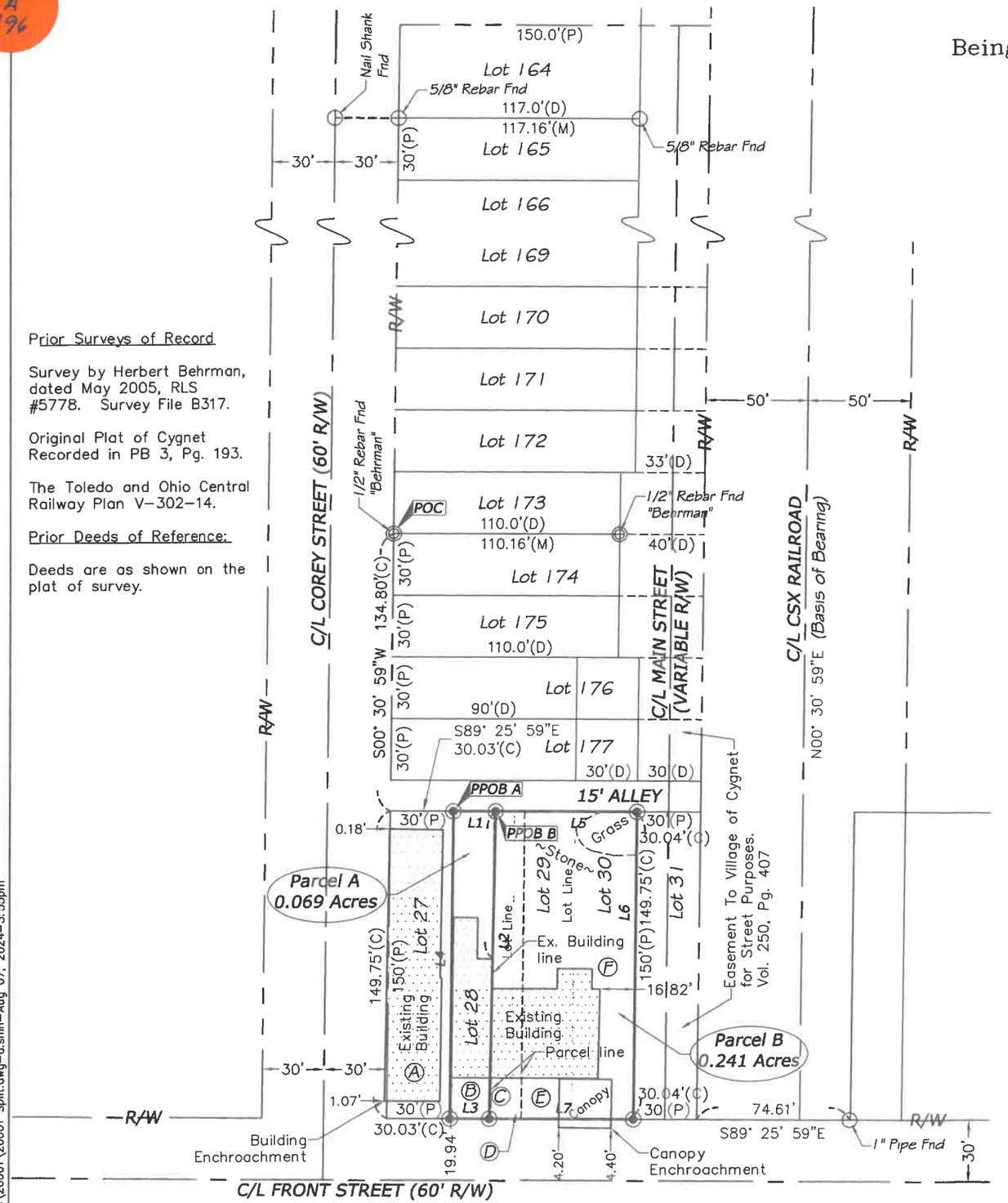
Survey by Herbert Behrman, dated May 2005, RLS #5778. Survey File B317.

Original Plat of Cygnet Recorded in PB 3, Pg. 193.

The Toledo and Ohio Central Railway Plan V-302-14.

Prior Deeds of Reference:

Deeds are as shown on the plat of survey.



LINE TABLE		
LINE #	BEARINGS	LENGTHS
L1	S89°25'59"E	20.70'
L2	S1°02'00"W	149.75'
L3	N89°25'59"W	19.34'
L4	N0°30'59"E	149.75'
L5	S89°25'59"E	69.39'
L6	S0°30'59"W	149.75'
L7	N89°25'59"W	70.75'

PARCEL ACREAGE SUMMARY		
PARCEL	PARCEL #	ACRES
A	A05311060307019000	0.068
A	A05311060307020000	0.001
TOTAL		0.069
B	A05311060307019000	0.001
B	A05311060307020000	0.034
B	A05311060307021000	0.017
B	A05311060307022000	0.086
B	A05311060307023000	0.103
TOTAL		0.241

PARCEL OWNERSHIP SUMMARY			
	OWNERSHIP	PARCEL #	DEED RECORD
Ⓐ	Carla Lynn Sanderson	A05311060307018000	OR 3005, Pg. 130
Ⓑ	Alan L. Roe	A05311060307019000	OR 3875, Pg. 297
Ⓒ	Alan L. Roe	A05311060307020000	OR 3875, Pg. 297
Ⓓ	Alan L. Roe	A05311060307021000	OR 3875, Pg. 297
Ⓔ	Alan L. Roe	A05311060307022000	OR 3875, Pg. 297
Ⓕ	Alan L. Roe	A05311060307023000	OR 3875, Pg. 297

I certify that on 8. July. 2024 *this survey was performed and completed by myself or under my direct supervision.*

Daniel R. Stone, Registered Surveyor #8159
Legal Descriptions have been prepared in accordance with this survey.

STATE OF OHIO — DANIEL R. STONE S-8159 — REGISTERED PROFESSIONAL SURVEYOR

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
- P/L Property Line
- (D) Deed distance

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(419) 423-5630
www.VanHornHoover.com
E-Mail: Info@VanHornHoover.com

North

0' 30' 60'

(IN FEET)
1 inch = 60 ft.

PREPARED FOR:
Alan L. Roe

LOT SPLIT SURVEY

206 & 210 Front Street
Cygnet, Ohio

REVISIONS		
MARK	DATE	DESCRIPTION

PLOTSCALE: 1:1
DRAWN: PCE
CHECKED: DRS
DRAWING SCALE: 1"=60'
DATE: July 8, 2024
JOB NUMBER: \Proj\20601\20601 S
SHEET NUMBER: Sheet 1 of 1

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