

Plain A 577

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

WRYNECK, LTD.

DV 743-PG 213 (GOLF COURSE PARCEL A)

81.6373 AC. (RECORDED)

81.41 AC. (PER TAX RECORD)

PN. B08-510-260000001505

\*NOTE: TIE IN DISTANCE  
TO PARCEL 6 - 15.26'  
TO PARCEL 5 - 200.17'  
TO PARCEL 4 - 385.08'  
TO PARCEL 3 - 569.19'  
TO PARCEL 2 - 754.07'  
TO PARCEL 1 - 1,047.44'  
FROM NE CORNER OF THE  
NW 1/4 OF SECTION 35

JTMG HOLDINGS, LTD

INST. #202209820

21.07 AC. (PER TAX RECORD)

PN. R63-510-350101001000

PT. NE 1/4, NW 1/4, SEC. 35

NORTH LINE, NE 1/4, NW 1/4, SECTION 35

CORPORATION LINE  
CITY OF BOWLING GREEN  
S 88°08'02" E 1308.35'

(ASSUMED BEARING)  
N 88°08'02" W  
15.26' M (15.01' R)  
FROM NE CORNER,  
NW 1/4, SEC. 35

SURVEY #862

POC P1,P2,P3,P4,P5&P6

BOCKRATH  
GAB-E/S8306

0 75 150 300

GRAPHIC SCALE 1" = 150'

B-FD  
N 88°08'02" W 1323.80'

NORTH LINE, NW 1/4,  
NW 1/4, SECTION 35

NW CORNER,  
NW 1/4,  
SECTION 35

"B"

DV 367-PG 469

PN. B08-510-350101026000

DV 367-PG 469  
20' INGRESS/  
EGRESS EASEMENT  
FOR STATE OF OHIO

CORPORATION LINE  
CITY OF BOWLING GREEN

PLAIN TWP.

LEGEND

- 5/8" REBAR WITH ID CAP SET
- 5/8" REBAR WITH ID CAP FOUND
- 1/2" REBAR FOUND
- ⊗ RAILROAD SPIKE FOUND
- MAG MAG NAIL SET
- MAG-FD MAG NAIL FOUND
- B-FD BOAT SPIKE FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RECORDED
- M MEASURED

SURVEY #103

PARCEL "A"

"C"

MAG  
@20.19'

CORPORATION LINE  
CITY OF BOWLING GREEN  
PLAIN TWP.  
N 00°21'33" E 829.20'  
WEST LINE, NE 1/4, NW 1/4, SEC. 35

276.17'

POB P1

NW CORNER,  
NE 1/4, NW 1/4,  
SECTION 35

PARCEL 1

5.110 ACRES

PN. R63-510-

350101001000

(0.128 AC. IN

SAND RIDGE

ROAD R/W)

293.37'

POB P2

PARCEL 2

5.110 ACRES

PN. R63-510-

350101001000

(0.136 AC. IN

SAND RIDGE

ROAD R/W)

184.88'

POB P3

PARCEL 3

3.052 ACRES

PN. R63-510-

350101001000

(0.086 AC. IN

SAND RIDGE

ROAD R/W)

184.11'

POB P4

PARCEL 4

2.916 ACRES

PN. R63-510-

350101001000

(0.086 AC. IN

SAND RIDGE

ROAD R/W)

184.91'

POB P5

PARCEL 5

2.792 ACRES

PN. R63-510-

350101001000

(0.086 AC. IN

SAND RIDGE

ROAD R/W)

184.91'

POB P6

PARCEL 6

2.662 ACRES

PN. R63-510-

350101001000

(0.086 AC. IN

SAND RIDGE

ROAD R/W)

1/2" REBAR  
FOUND

"E"

NE CORNER,  
NW 1/4,  
SECTION 35

"F"  
OR VOL 2626-PG 603  
30' UTILITY, ROADWAY  
AND INGRESS/EGRESS  
EASEMENT

"G"  
OR VOL 2626-PG 601  
30' UTILITY, ROADWAY  
AND INGRESS/EGRESS  
EASEMENT

PLAIN  
TWP.

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~SAND RIDGE ROAD (40' R/W)~  
S 82°24'09" W 1321.32'  
296.12'  
@20.19'

NOTE: ID CAP SET = REBAR PLASTIC CAP  
STAMPED "BOCKRATH GAB-E/S8306"



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

8-30-22  
Date

Gregory A. Bockrath, P.S.  
Registered Surveyor No. 8306.  
115 S. Fair Avenue, Suite A  
Ottawa, Ohio 45875

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.

SURVEY REFERENCE:  
PLAIN 103  
PLAIN 186  
PLAIN 305  
PLAIN 383  
PLAIN 442  
PLAIN 478  
BG CORP 862

SURVEY PLAT FOR:  
JTMG HOLDINGS, LTD  
PART OF THE NE 1/4 OF THE NW 1/4  
OF SECTION 35, T5N - R10E,  
PLAIN TOWNSHIP,  
WOOD COUNTY, OHIO

Bockrath &  
Associates  
Engineering and Surveying, LLC  
115 S. Fair Avenue, Suite A - Ottawa - Ohio  
Phone: 419.523.5789

FILENAME: 22-190\_8-12-22\_tlp.scj DATE: 8/12/22

Plain A 577

**OWNER INFORMATION**

**"A"**

LYNNE RUNDLE CARLSON, TRUSTEE  
OR VOL 3305--PG 1048  
0.210 ACRES (RECORDED)  
PN. R63-510-350101001001

**"B"**

STATE OF OHIO  
DV 367-PG 469  
6.311 ACRES (RECORDED)  
PN. B08-510-350101026000  
(500' x 550')

**"C"**

WILLIAM R. ILER, JR. & NANCY ILER  
DV 656-PG 47  
1.52 ACRES (RECORDED)  
PN. R63-510-350101002001

**"D"**

ALVAR W. CARLSON & LYNNE RUNDLE CARLSON, TRUSTEES  
OR VOL 3568-PG 340  
0.232 ACRES (RECORDED)  
PN. B08-510-260000001512

**"E"**

ALVAR W. CARLSON & LYNNE RUNDLE CARLSON, TRUSTEES  
OR VOL 2626-PG 605  
5.30 ACRES (RECORDED)  
PN. B08-510-260403013000

\*TOGETHER WITH EASEMENT FOR UTILITIES  
AND ROADWAY OVER PREMISES TO THE SOUTH

**"F"**

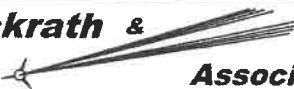
ALVAR W. CARLSON, TRUSTEE  
OR VOL 2626-PG 603  
1.18 ACRES (RECORDED)  
PN. B08-510-350201015000

**"G"**

LYNN RUNDLE CARLSON, TRUSTEE  
OR VOL 2626-PG 601  
1.21 ACRES (RECORDED)  
PN. B08-510-350201014000

**SURVEY PLAT FOR:**  
ALICIA ELLEN LEIN & TIMOTHY ALLEN LEIN

PART OF THE NE 1/4 OF THE NW 1/4  
OF SECTION 35, T5N - R10E,  
PLAIN TOWNSHIP,  
WOOD COUNTY, OHIO

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