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08/23/2021

# PARCEL SPLIT

OF  
PART OF THE NE, NW, SW, & SE QUARTERS OF SECTION 3 TOWN 4 USR  
CITY OF ROSSFORD, WOOD COUNTY, OHIO

## FOR SIEBEN PROPERTIES LTD.

BAY PARK COMMUNITY HOSPITAL  
VOL 2876 PAGE 711  
PARCEL #T68-400-030000011002

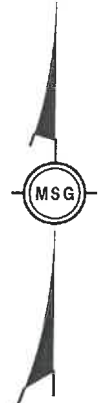
CHOICE CROSSROADS  
DEVELOPMENT LLC  
VOL 3658 PAGE 335  
PARCEL  
#T68-400-030000009000

BAY PARK COMMUNITY HOSPITAL  
VOL 2876 PAGE 711  
PARCEL #T68-400-030000012004

SIEBEN PROPERTIES LTD.  
VOL. 770 PG 331  
PARCEL #T68-400-030000009500

REMAINDER PARCEL  
12.185 ACRES

SPLIT PARCEL  
3.000 ACRES



GRAPHIC SCALE



BASIS OF BEARING - N. 89°48'30" W.  
ALONG THE SOUTH LINE OF THE  
NORTHWEST 1/4 SECTION 3 AS ESTABLISHED  
BY POGGEMEYER DESIGN GROUP SURVEY IN  
JANUARY OF 2001

### LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- I.P.F. 5/8" IRON PIN FOUND  
(CAP NOTED IF PRESENT)
- I.P.S. SET 5/8" X 30" LONG IRON REBAR  
WITH "MANNIK SMITH GROUP" CAP
- ⊕ SECTION CORNER
- PROPERTY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - ADJACENT PROPERTY LINE

### CERTIFICATION

THIS SURVEY MEETS THE REQUIREMENTS OF PARAGRAPH (B) OF RULE 4733-37-04 OF THE ADMINISTRATIVE CODE. THE UNDERSIGNED STATES TO THE CORPORATION NAMED HEREON THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE SURVEY MADE IN MAY OF 2020 BY THE UNDERSIGNED AS ESTABLISHED BY ACTUAL FIELD MEASUREMENTS; THAT NO ENCROACHMENTS BY OR ON THE PLATTED PREMISES EXIST, UNLESS OTHERWISE SHOWN AND NOTED.

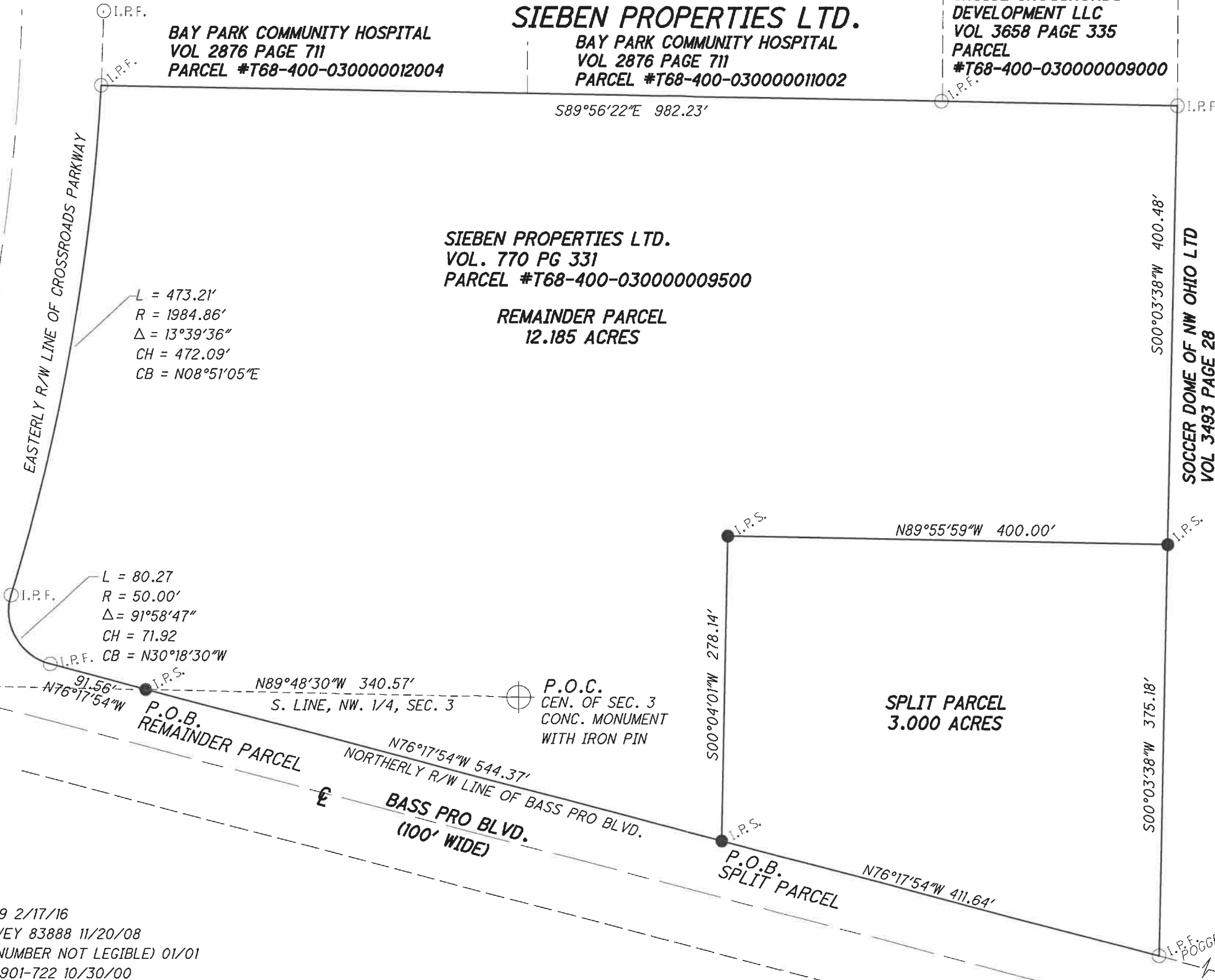
MARK SWAILE P.S. 1852  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF OHIO  
MARK SWAILE  
PS-7838  
01/27/2020

Mannik Smith GROUP  
1800 INDIAN WOOD CIRCLE  
MAUMEE, OHIO 43537  
TEL: 419-222-2222  
FAX: 419-222-5955  
www.MannikSmithGroup.com

ROSSFORD 243

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REF DOCUMENTS:  
ORAVECZ SURVEY 23399 2/17/16  
VANHORN HOOVER SURVEY 83888 11/20/08  
POGEMEYER SURVEY (NUMBER NOT LEGIBLE) 01/01  
POGEMEYER SURVEY 9901-722 10/30/00  
POGEMEYER SURVEY 9901225-57 12/28/99



L = 473.21'  
R = 1984.86'  
Δ = 13°39'36"  
CH = 472.09'  
CB = N08°51'05"E

L = 80.27  
R = 50.00'  
Δ = 91°58'47"  
CH = 71.92  
CB = N30°18'30"W

P.O.C.  
CEN. OF SEC. 3  
CONC. MONUMENT  
WITH IRON PIN

P.O.B.  
REMAINDER PARCEL

P.O.B.  
SPLIT PARCEL