PLAT OF SURVEY

STATE OF OHIO, COUNTY OF WOOD, TOWNSHIP OF WESTON, A PORTION OF THE NE 1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 9 EAST, FIRST PRINCIPAL MERIDIAN

NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND DOES NOT REPRESENT A TITLE REPORT OR A GUARANTEE OF TITLE. THERE MAY BE APPARENT, RECORDED, OR UNRECORDED EASEMENTS NOT SHOWN ON THIS DRAWING.

2) THIS SURVEY USED THE LATEST RECORDED DEEDS AT THE DATE OF THIS SURVEY.

3) DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE OHIO CO-ORDINATE 1983, NORTH ZONE (3401) GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR OF 0.9999253306.

4) IRON PINS CALLED FOR AS SET ARE NUMBER 5 REBAR, WITH A NOMINAL DIAMETER OF 5/8 OF AN INCH, A CROSS-SECTIONAL AREA OF 0.31 SQUARE INCHES, THIRTY (30) INCHES IN LENGTH, AND CAPPED WITH A PLASTIC YELLOW SURVEY MARKER INSCRIBED WITH "NIESE/JHN-PS8727."

SURVEYOR'S NOTE:

1) DEFLECTION CREATED IN THE CENTERLINE OF WAPAKONETA ROAD TO HONOR THE BOUNDARY LINE CREATED IN THE 2.057 ACRE PARCEL AS RECORDED IN OR 2332, PAGE 949, AND AS SHOWN IN WOOD COUNTY ENGINEER'S SURVEY REFERENCE NUMBERS 5093102-0182 & 5093102-0194.

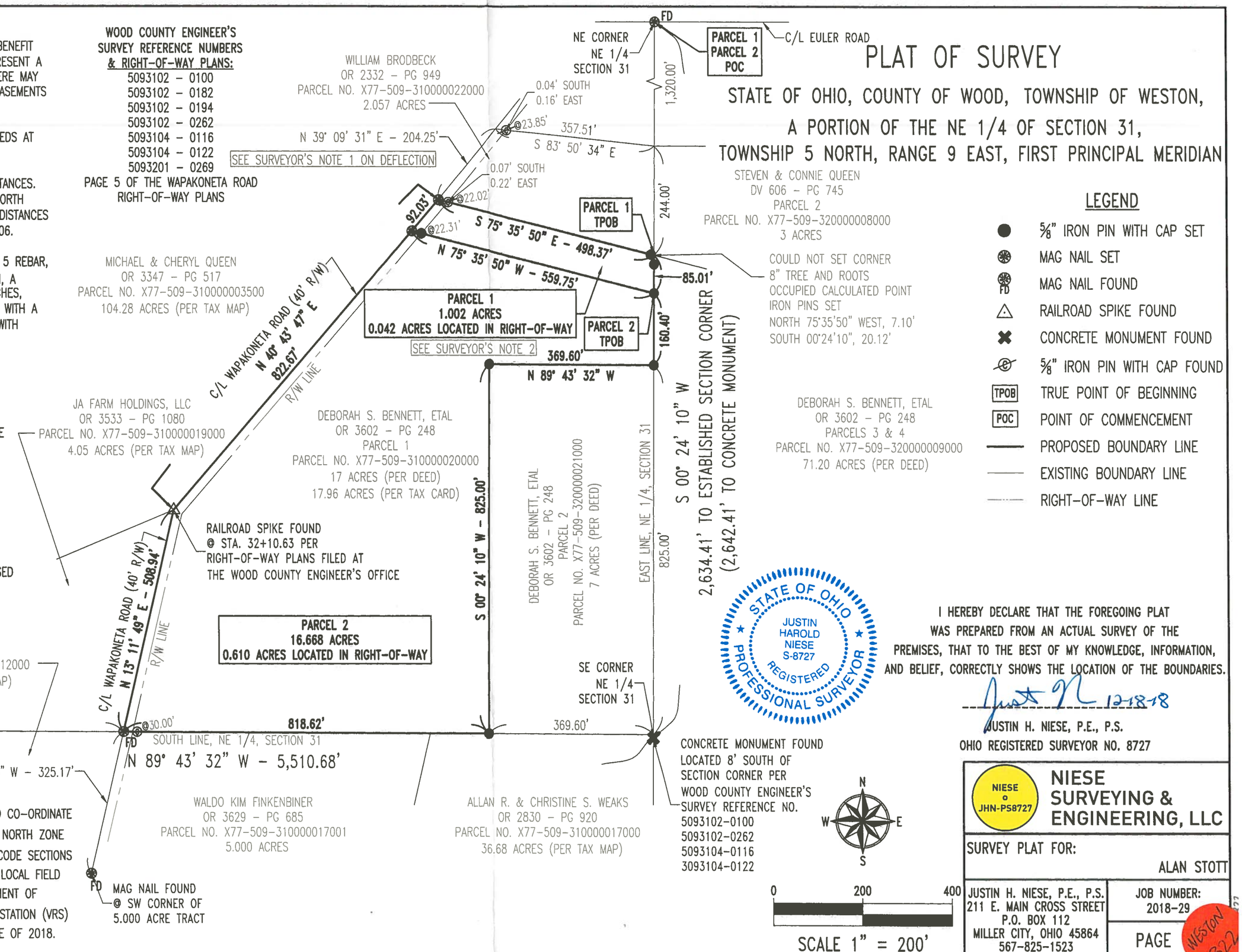
2) PROPOSED PARCEL 1 IS BEING CREATED FOR INGRESS/EGRESS FOR LAND LOCKED PARCEL NO. 3 & PARCEL NO. 4 AS DESCRIBED IN OR 3602 - PG 248. PROPOSED PARCEL 1 IS NOT INTENDED TO BE A BUILDING LOT

BASIS OF BEARINGS:

THE BEARINGS SHOWN ARE BASED UPON THE OHIO CO-ORDINATE SYSTEM OF 1983, NAD83(2011), 2010.0 EPOCH, NORTH ZONE (3401), IN ACCORDANCE WITH THE OHIO REVISED CODE SECTIONS 157.01-157.10; SAID BEARINGS ARE BASED ON LOCAL FIELD OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S (ODOT'S) VIRTUAL REFERENCE STATION (VRS) NETWORK. OBSERVATIONS WERE TAKEN ON JUNE OF 2018.

WOOD COUNTY ENGINEER'S SURVEY REFERENCE NUMBERS & RIGHT-OF-WAY PLANS:

5093102 - 0100
5093102 - 0182
5093102 - 0194
5093102 - 0262
5093104 - 0116
5093104 - 0122
5093201 - 0269
PAGE 5 OF THE WAPAKONETA ROAD RIGHT-OF-WAY PLANS



LEGEND

- ● 5/8" IRON PIN WITH CAP SET
- ⊛ MAG NAIL SET
- ⊛ FD MAG NAIL FOUND
- △ RAILROAD SPIKE FOUND
- ✖ CONCRETE MONUMENT FOUND
- ⊛ 5/8" IRON PIN WITH CAP FOUND
- TPOB TRUE POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- RIGHT-OF-WAY LINE

STATE OF OHIO
JUSTIN HAROLD NIESE
S-8727
REGISTERED
PROFESSIONAL SURVEYOR

I HEREBY DECLARE THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES.

12-18-18

JUSTIN H. NIESE, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. 8727

NIESE o JHN-PS8727

NIESE SURVEYING & ENGINEERING, LLC

SURVEY PLAT FOR:
ALAN STOTT

JUSTIN H. NIESE, P.E., P.S.
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MILLER CITY, OHIO 45864
567-825-1523

JOB NUMBER: 2018-29

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