

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 UNRECORDED EASEMENTS AND/OR ENCUMBRANCES BENEFITING OR ENCUMBERING THE SURVEYED PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING.

NE 1/4
SW 1/4
SE 1/4
CENTER OF SECTION 20

S 01°17'58" W 531.67'
(ASSUMED BEARING)
WEST LINE, SE 1/4,
SECTION 20

KADUK HILLBROOK, LLC
OR VOL 379 - PG 579
7.504 AC. (TAX RECORD)
PN. E060018000500
PT. LOTS 38&38 1/2

BT & P INVESTMENTS, LLC
3.506 AC. (RECORDED)
OR VOL 415 - PG 62
PN. E060018000502

CORPORATION LINE
HICKSVILLE TWP.
VILLAGE OF
HICKSVILLE

0.06' SOUTH
0.23' EAST

KAREN SCHMIDT, LTD.
0.147 AC. (RECORDED)
OR VOL 98 - PG 80 (PARCEL 5)
PN. E060018000400

KAREN SCHMIDT, LTD.
0.536 AC. (RECORDED)
OR VOL 98 - PG 80 (PARCEL 4)
PN. E060018000200

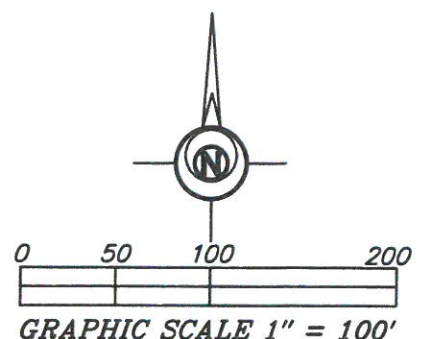
NEW LEGAL
ALL PN. E060018000201
S 35°33'52" E 306.00'
N 35°33'52" W 306.00'
0.421 AC.

BT & P INVESTMENTS, LLC
PT. 38 1/2
OR VOL 406 - PG 1320
PN. E060018000600
BT & P INVESTMENTS, LLC
PT. 38
PN. E060018000300

KADUK HILLBROOK, LLC
PT. 38
OR VOL 379 - PG 579
PN. E060018000201

C/L FT. WAYNE ROAD
- WEST HIGH ST. (60' R/W)
(STATE ROUTE NO. 2)

CHICAGO AVE. (60' R/W)



LEGEND

- 5/8 INCH REBAR W/ID CAP SET
- 5/8 INCH REBAR W/ID CAP FOUND
- 1/2 INCH REBAR FOUND
- [MAGS] MAG NAIL SET
- ⊙ 2 INCH PIPE FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

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

3-18-25
Date

Seth D. Schroeder
Seth D. Schroeder P.S.
Registered Surveyor No. 8784
115 S. Fair Avenue, Suite A
Ottawa, Ohio 45875
419-523-5789



FILENAME: 24-386-BDL-3-4-25.scj DATE: 1/31/25

SURVEY PLAT FOR:
JUSTIN KUHN
PT. LOTS 38 OF THE AUDITOR'S PLAT
TO THE VILLAGE OF HICKSVILLE,
ALSO KNOWN AS BEING PART OF THE SE 1/4
OF SECTION 20, T4N - R1E,
DEFIANCE COUNTY, OHIO

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