BOUNDARY SURVEY -Parcel Division-

Being a part of the Northeast Quarter of Section 30, T4N, R5E, Richland Township, County of Defiance, State of Ohio

Purpose of Survey: 385.64'(D) 5/8" Rebar Fnd RR Spk Fnd 0.53' (E) To create a separate Parcel of Land shown as Parcel 'A' from Parcel #J090030G01201 in the name of Joseph G. Kieffer, as recorded in Book 441, Page 2765 of the Defiance County Deed Surveyor's Note: 1) This survey performed using a Trimble R2 GPS unit, connected to the Ohio VRS/CORS GPS Network, collecting data in the Ohio North 3401 State Plane Coordinate System, STEVE VOIGT COMPANY, LLC NAD 83 (2011) and converted to Ground Coordinates. PARCEL #J090030G0 | 200 Distances shown are GROUND DISTANCES, unless shown Bk. 441, Pg. 2767 otherwise (S1, D1, etc.). 2) Bearings are based on the Ohio North, 3401 State Plane Coordinate System, NAD 83 (2011), and as referenced along the North Right-of-Way of Spruce Street as being, N 88'04'35" W. 385.55'(D) 3) This survey performed without the benefit of a Title Report, N88' 04' 35"W 250.55 and may not show all recorded easements, covenants, -5/8" Rebar Fnd S88° 04' 35"E 135.00' restrictions or otherwise, if any. Field work performed in "Henry" September 2024. RR Spk Fnd-4) Parcel ID's per the Defiance County Auditors website, at the 183.13'(D) 183.15' time of this survey. I--30° R/W) JOSEPH G. KIEFFER Parcel 'A PARCEL #J090030G0 | 20 | 0.568 Acres Bk. 441, Pa. 2765 (60' AVENUE N01. 201 5/8" Rebar Fnd FLORENCE 5/8" Rebar Fnd-"Henry" Mag Nail Fnd N88° 04' 35"W 250.48' "Henry N88° 04' 35"W 135.00' (D&M) 385.48'(D) 315.20' (D&M)

Prior Surveys of Record

GWAM HEATER FAMILY, L. PARCEL #JO90030G013(OR 361, Pg. 1223

(S1) Survey by Thomas J. Henry, dated 8-5-21, RLS #6787.

Prior Deeds of Reference:

Deeds are as shown on the plat of survey.

I certify that on this survey was performed and completed by myself or inder my dir supervision.

C/L SPRUCE STREET (60' R/W)

02-30-72

Daniel R. Stone, P.E., P.S. Registered Surveyor #8159

A Legal Description has been prepared in accordance with the second seco

LEGEND

STONE

S-8159

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

Platted distance

POC Point of Commencement PPOB Principal Point of Beginning

R/W Road Right-of-Way

7/5

(S#) Prior Survey(s) of Record

← Land Hook

Property Line (D) Deed distance

Van Horn Hoover

& Associates, Inc. SURVEYING

CIVIL ENGINEERING

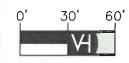
LAND USE PLANNING

3200 N. MAIN ST. FINDLAY, OH 45840 (419) 423-5630

www.VanHomHoover.com

E-Mail: Info@VanHomHoov





(IN FEET) 1 inch = 60 ft.

PREPARED FOR:

NOCAC

BOUNDARY SURVEY PARCEL DIVISION

> Spruce Street Defiance, Ohio

		REVISIONS				
MARK	DATE	ATE DESCRIPTION				
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PLOTSCA	LE:	1:1				
DRAWN:	PCE	CHECKED: DRS				
DRAWING	SCALE:	1"=60'				
DATE: S	epte	mber 19, 2024				
JOB NUME	SER:					

(D#) Prior Deed(s) of Reference

C/L Centerline Dimension Leader

—∕—Break in Line

\Proj\20216\20216Split.dwg

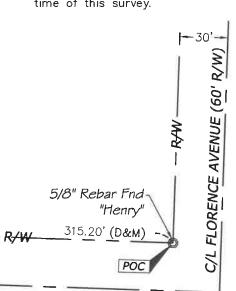
Sheet 1 of 1

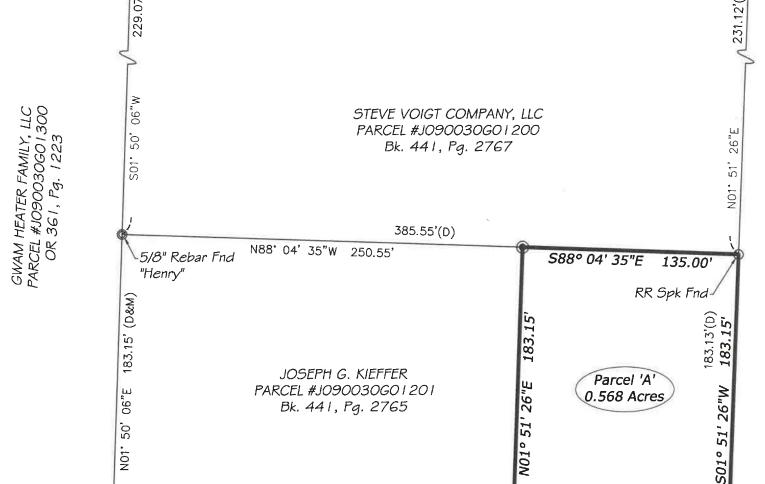
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- 2) Bearings are based on the Ohio North, 3401 State Plane Coordinate System, NAD 83 (2011), and as referenced along the North Right-of-Way of Spruce Street as being, N 88'04'35" W.
- 3) This survey performed without the benefit of a Title Report, and may not show all recorded easements, covenants, restrictions or otherwise, if any. Field work performed in September 2024.
- 4) Parcel ID's per the Defiance County Auditors website, at the time of this survey.





385.64'(D)

RR Spk Fnd

5/8" Rebar Fnd

N88° 04' 35"W 250.48'

C/L SPRUCE STREET (60' R/W)

"Henry"

5/8" Rebar Fnd

0.53' (E)

Prior Surveys of Record

(S1) Survey by Thomas J. Henry, dated 8-5-21, RLS #6787.

Prior Deeds of Reference:

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385.48'(D)

Daniel R. Stone, P.E., P.S. Registered Surveyor #8159 A Legal Description has been prepared in accordance with A

Mag Nail Fnd

STONE

S-8159

N88° 04' 35"W 135.00'

SET 5/8" X 30" Rebar, marked with Orange Plastic Cap "VHHA 8159" SET Mag Nail

Found Mag Nail

(C) Calculated distance (M)

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

Property Line

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(IN FEET) 1 inch = 60 ft.

PREPARED FOR:

NOCAC

BOUNDARY SURVEY PARCEL DIVISION

> Spruce Street Defiance, Ohio

		REVIS	SIONS				
MARK	DATE	DESCRIPTION					
-							
		_					
~ ~~~~	_						
PLOTSCALE:							
DRAWN:			CHECKED:				
	PCE		DRS				
DRAWING !	SCALE:	4.0	c 01				
		1"=	60,				
September 19, 2024							
JOB NUMBER:							

LEGEND

(D&M)

Section Corner, as described

Found Capped Rebar, Name or RLS## Found as described

Measured distance

— ∕—Break in Line

(D) Deed distance

\Proj\20216\20216Split.dwg

Sheet 1 of 1