

PLAT OF SURVEY

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWN 10 SOUTH, RANGE 1 WEST, MILLCREEK TOWNSHIP, WILLIAMS COUNTY, OHIO. LOCATED WITHIN THE MICHIGAN MERIDIAN SURVEY OF THE ORIGINAL LAND SUBDIVISIONS OF OHIO.

A & D Brehm, Trustees
Deed OR 314 PG 2621

M & M Smith
OR 317 PG 1087

Michael D. King
Vol 289 PG 605
Vol 315 PG 352

NE COR, NW 1/4,
SECTION 3

N. LINE, NW 1/4, SEC. 3

CO. RD 'O'

NW CORNER,
SECTION 3

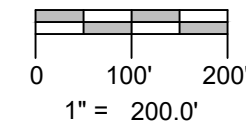
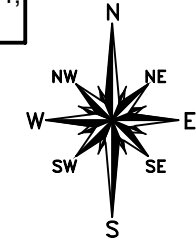
Duane A Benner
Vol 262 PG 679

R & B Kunkle
OR 204 PG 409

SURVEYED FOR:
Wanda Thompson, ETAL
Deed OR 227 PG 795

27.237 ACRES
EXISTING BUILDINGS

US ROUTE 127



GENERAL OCCUPATION NOTE:
No fences existed along any boundaries of this property.
The Eastern and Southern boundaries are the approximate centerline of Mill Creek.

TANGENT TABLE

A - S 17°43'37" W	50.00'
B - S 87°51'35" W	75.00'
C - S 17°59'39" W	40.00'
D - S 51°18'59" W	100.00'
E - N 69°25'33" W	50.00'
F - S 82°05'09" W	50.00'
G - S 47°39'31" W	50.00'

SURVEY LEGEND

- Placed 5/8" Rebar w/ Cap
- X Found PK Nail
- Point Established this Survey
- Found Iron Pin or Pipe
- ⊠ Found Monument Box
- ⊗ Found Railroad Spike
- X Placed MAG Nail

SURVEYORS NOTES FOR THIS AREA:

- Prior deeds for Brehm property were tied to the South line of the Section.
- Smith prior deed was tied to the centerline of the County Road, but, excepted from the Brehm parcel, so Brehm owns south of the centerline of the road to the Section line.
- King prior deeds was tied to the Centerline of the Road but all of the property within Section 34.
- Deeds for this property are tied to the centerline of the County Road. It is the opinion of this surveyor that the Brehm boundary is correct as tied to the Section line and that the gap created between the King parcel and this parcel between the centerline of the road and the Section Line should not be included with this parcel as no property outside of Section 3 was ever conveyed.
- Bell in Vol 19R PG 297 re-established the East-West Quarter line on the South side of the County Road based on new evidence and double proportion calculations. Basselman in Vol 10R PG 032 noted the section line being North of the County Road. This surveyor agrees with Bell.
- Survey volume 10R Page 032 (Basselman) had located the approximate centerline of Mill Creek. It was found to not accurately represent the actual center of the Creek. This survey represents the current location of the Stream.

REFERENCE SURVEYS

- Volume 10R Page 032
- Volume 19R Page 297
- Volume 25R Page 280
- Volume 25R Page 311
- Volume 25R Page 312
- Volume 26R Page 190
- Volume 26R Page 249
- Volume 27R Page 302

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN ON THE PLAT ABOVE. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. SINCE THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH, THERE COULD BE EASEMENTS OR OTHER ENCUMBRANCES UPON THE LAND WHICH ARE NOT SHOWN ON THE SURVEY PLAT. IF THESE ARE REQUIRED, PLEASE FURNISH THE NECESSARY INFORMATION. THE BEARINGS AND DISTANCES SHOWN ON THE PLAT ABOVE ARE BASED ON STATE PLANE COORDINATES, SPC83, ZONE 10 NORTH. THIS SURVEY HAS BEEN RECORDED IN VOL. 28R PAGE 109 OF THE WILLIAMS COUNTY SURVEY RECORDS.

Brian M. Wieland
BRIAN M. WIELAND - REGISTERED SURVEYOR NO. 8286



Replacement Copy: 1-4-21

DATE: 12-16-20 JOB: 20-141

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