

PLAT OF SURVEY

A parcel of land situated in the Northwest Quarter of Section 23, Town 6 North, Range 4 East, Springfield Township, Williams County, Ohio. Located within the North and the East of the First Principal Meridian of the Original Land Subdivisions of Ohio.

NW CORNER SECTION 23

Est. per 20R PG 339

N. LINE, NW 1/4, SEC. 23

NE COR, NW 1/4, SECTION 23

28.79'

118.67'

N 88°42'55" W

2505.68'

S 75°05'11" E

40' RIGHT OF WAY

90' BUILDING SETBACK

STATE ROUTE 34
S 74°47'59" E

SURVEYED FOR:

James E Ruffer, Trustee
Deed OR 276 PG 875

Parcel: 064-230-00-001.000

3.300 ACRES

EXISTING BUILDINGS

80± CLEAR
Between Garage and line

W. LINE, NW 1/4, SEC. 23

N 1°04'51" E

364.72'

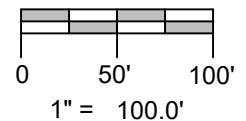
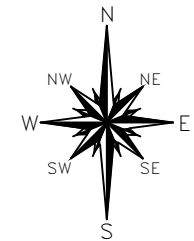
N 88°42'55" W 424.87'

290.00'

250.00'

S 1°17'05" W

SW CORNER SECTION 23



REFERENCE SURVEYS

Volume 15R Page 122

Volume 20R Page 339

SURVEY LEGEND

- Placed 5/8" Rebar w/ Cap
- X Found PK Nail
- Point Established this Survey
- Found Iron Pin or Pipe
- Found Wood Post

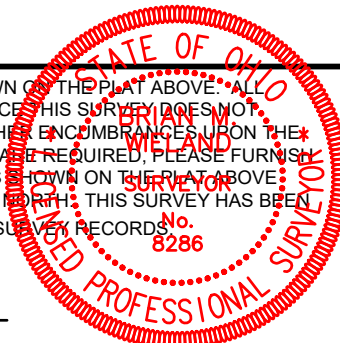
GENERAL OCCUPATION NOTE:

No fences existed along the East, South or West boundaries of this property. All lines of occupation were either agricultural or lawn.

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 THIS 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-OHIO NORTH. THIS SURVEY HAS BEEN RECORDED IN VOL. 28R PAGE 373 OF THE WILLIAMS COUNTY SURVEY RECORDS.

Brian M. Wieland

BRIAN M. WIELAND - REGISTERED SURVEYOR NO. 8286



DATE: 7-17-2023 | **JOB: 23-072**

WIELAND SURVEYING & ENGINEERING, LLC

14067 COUNTY ROAD 20

WEST UNITY, OH 43570

419-553-0112 VOICE

brian@wielandsurveying.com