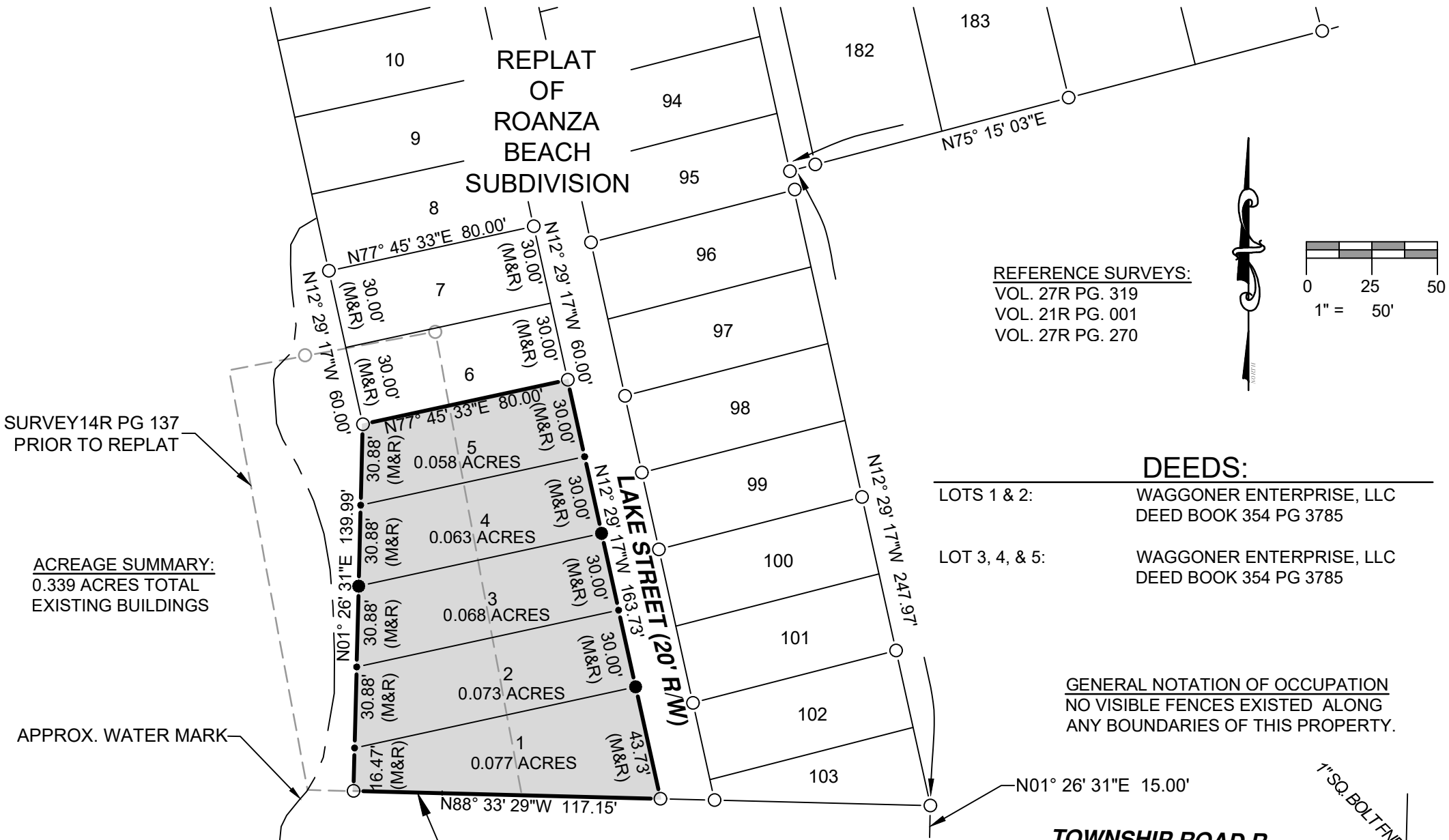
PLAT OF SURVEY

A PARCEL OF LAND BEING KNOWN AS LOTS 1-5 OF THE REPLAT OF ROANZA BEACH SUBDIVISION AS RECORDED IN SLIDE #249, IN THE WILLIAMS COUNTY RECORDER'S OFFICE. BEING FURTHER SITUATED IN THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 9 SOUTH, RANGE 4 WEST, NORTHWEST TOWNSHIP, WILLIAMS COUNTY, OHIO. LOCATED WITHIN THE MICHIGAN MERIDIAN SURVEY OF THE ORIGINAL LAND SUBDIVISIONS OF OHIO

SURVEYED FOR: WAGGONER ENTERPRISE, LLC



REFERENCE SURVEYS:
VOL. 27R PG. 319
VOL. 21R PG. 001
VOL. 27R PG. 270

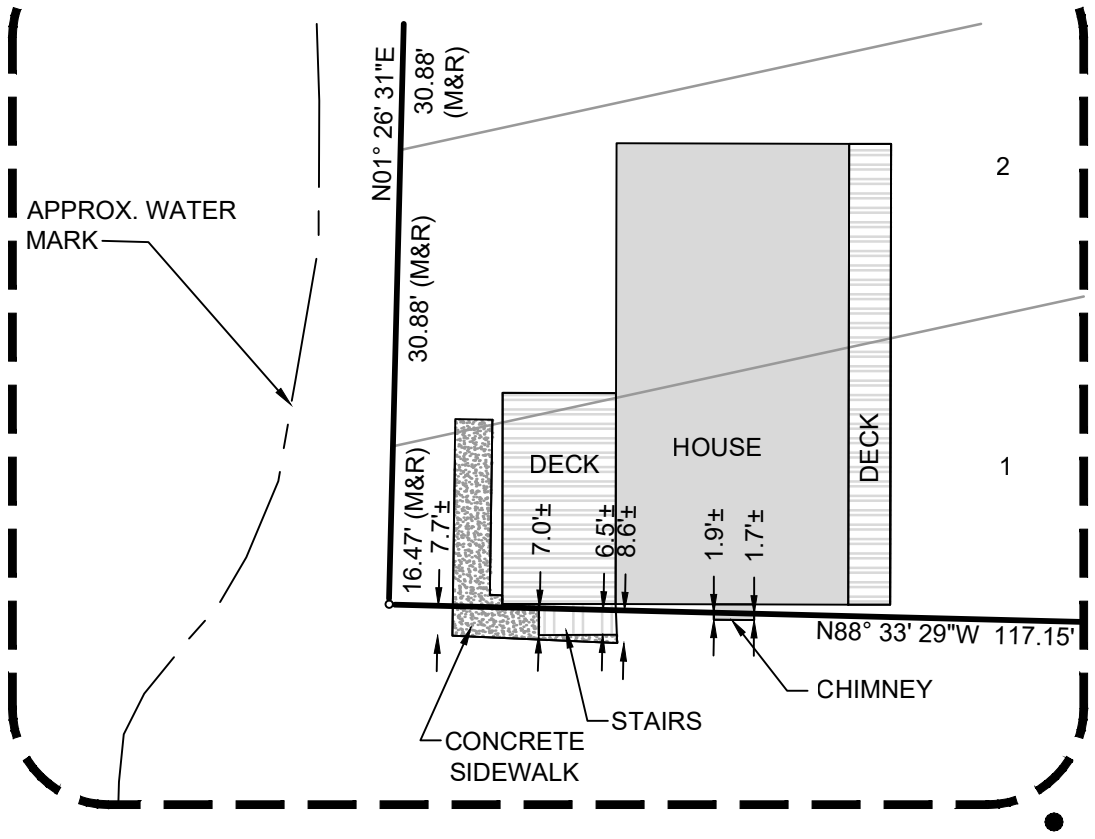
ACREAGE SUMMARY:
0.339 ACRES TOTAL
EXISTING BUILDINGS

DEEDS:

LOTS 1 & 2:	WAGGONER ENTERPRISE, LLC DEED BOOK 354 PG 3785
LOT 3, 4, & 5:	WAGGONER ENTERPRISE, LLC DEED BOOK 354 PG 3785

GENERAL NOTATION OF OCCUPATION
NO VISIBLE FENCES EXISTED ALONG ANY BOUNDARIES OF THIS PROPERTY.

ENLARGED ENCROACHMENT PLAN



LEGEND

●	PLACED 5/8" REBAR W/CAP (COLES 8872)
×	FOUND MAGNAIL
—•—	POINT ESTABLISHED THIS SURVEY
⊠	FOUND RAILROAD SPIKE
○	FOUND IRON PIN OR PIPE
▲	FOUND STONE
(M)	MEASURED DISTANCE THIS SURVEY
(R)	RECORDED DISTANCE FROM DEED
(MPS)	MEASURE DISTANCE PREVIOUS SURVEY

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 SHOWN ON THE PLAT ABOVE ARE BASED ON STATE PLANE COORDINATES, SPC83, ZONE-OHIO NORTH. THIS SURVEY HAS BEEN RECORDED IN VOL. **28R** PAGE **406** OF THE WILLIAMS COUNTY SURVEY RECORDS.

Seth A. Coles

SETH A. COLES
REGISTERED SURVEYOR NO. 8872

STATE OF OHIO
SETH A COLES
PS-8872
REGISTERED
PROFESSIONAL SURVEYOR

JOB NO: 23-015 | DATE: 04-26-2024

ON TARGET ENGINEERING, LLC
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