PLAT OF SURVEY

STATE OF OHIO, COUNTY OF WILLIAMS, TOWNSHIP OF FLORENCE, A PORTION OF THE NE 1/4 OF SECTION 26,

TOWNSHIP 7 NORTH, RANGE 1 EAST, FIRST PRINCIPAL MERIDIAN



- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND DOES NOT REPRESENT A TITLE REPORT OR A GUARANTEE OF TITLE. THERE MAY BE APPARENT, RECORDED, OR UNRECORDED EASEMENTS NOT SHOWN ON THIS DRAWING.
- 2) THIS SURVEY USED THE LATEST RECORDED DEEDS AT THE DATE OF THIS SURVEY.
- 3) DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE OHIO CO-ORDINATE 1983, NORTH ZONE (3401) GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR OF 0.9999375374.
- 4) IRON PINS CALLED FOR AS SET ARE NUMBER 5 REBAR, WITH A NOMINAL DIAMETER OF 1/8 OF AN INCH, A CROSS-SECTIONAL AREA OF 0.31 SQUARE INCHES, THIRTY (30) INCHES IN LENGTH AND CAPPED WITH A PLASTIC YELLOW MARKER INSCRIBED WITH "NIESE/JHN-PS8727."
- 5) FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE
- 6) OCCUPATION WITHIN REASON UNLESS OTHERWISE NOTED

S 88° 38' 28" E - 2,642.30' NORTH LINE, NE 1/4, SECTION 26 282.00 POB 1,689,10 40' ROAD R/W LINE PER WILLIAMS COUNTY COMMISSIONERS REQUEST NE CORNER NE 1/4 SECTION 26 223.00 90' BUILDING SETBACK PER WILLIAMS COUNTY COMMISSIONERS REQUEST DOES NOT PERTAIN TO EXISTING STRUCTURES, ONLY APPLIES TO NEW CONSTRUCTION JUSTIN HAROLD NIESE S-8727

OG/STERE STATES ON AL SURIAL S .00 **≥** CARL R. ADKINS & CARLEY J. ADKINS OR 358 - PG 2503 PARCEL NO. 071-260-00-004.001 10, 1.338 ACRES 1.54 ACRES PT. PARCEL NO. 074-260-00-004.000 9 THIS SURVEY IS RECORDED IN VOLUME 28R, PAGE 586 OF THE WILLIAMS COUNTY SURVEY RECORDS N 83° 02' 21" W - 276.40' ANGELA M. O'DONNELL OR 234 - PG 1871 72 ACRES (PER DEED) PT. PARCEL NO. 071-260-00-004.000

~ COUNTY ROAD I (40' R/W) ~

ANGELA M. O'DONNELL OR 357 - PG 1502 0.461 ACRES (PER DEED) PT. PARCEL NO. 071-260-00-004.000 72.41 ACRES TOTAL (PER AUDITOR'S OFFICE)

SCALE 1" = 50

WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES

JUSTIN H. NIESE, P.E., P.S.

I HEREBY DECLARE THAT THE FOREGOING PLAT

OHIO REGISTERED SURVEYOR NO. 8727



NIESE **SURVEYING &** ENGINEERING, LLC

SURVEY PLAT FOR:

BRUCE O'DONNELL

JOB NUMBER:

100 JUSTIN H. NIESE, P.E., P.S 211 E. MAIN CROSS STREET P.O. BOX 112

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2025-103 MILLER CITY, OHIO 45864 567-825-1523

THE BEARINGS SHOWN ARE BASED UPON THE OHIO CO-ORDINATE SYSTEM OF 1983, NAD83(2011), 2010.0 EPOCH, NORTH ZONE (3401), IN ACCORDANCE WITH THE OHIO REVISED CODE SECTIONS 157.01-157.10; SAID BEARINGS ARE BASED ON LOCAL FIELD OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF

NETWORK. OBSERVATIONS WERE TAKEN ON JUNE OF 2025.

52,

NW CORNER

SECTION 26

−NE 1/4

TRANSPORTATION'S (ODOT'S) VIRTUAL REFERENCE STATION (VRS)

72.41 ACRES TOTAL (PER AUDITOR'S OFFICE)

LEGEND

5%" IRON PIN WITH CAP SET

MAG NAIL SET

5%" IRON PIN WITH CAP FOUND

5%" IRON PIN FOUND

RAILROAD SPIKE FOUND