

PARKSIDE ESTATES
LOT 8
PB 11 - PG 13
 GARY A. & BARBARA J. FAUNCE
 DV 300 - PG 911
 PN. 071-170-01-041.000

OUTLOT 23
 DORAJEAN KELLER
 OR VOL 303 - PG 370
 1.255 ACRES (RECORDED)
 PN. 071-170-01-035.000
 SR VOL 6V - PG 32

OUTLOT 3
 AARON L. GRUBB
 OR VOL 322 - PG 235
 0.86 ACRES (RECORDED)
 PN. 071-170-01-038.000
 SR VOL 6V - PG 44

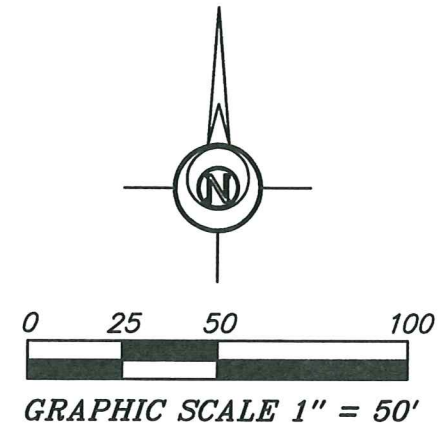
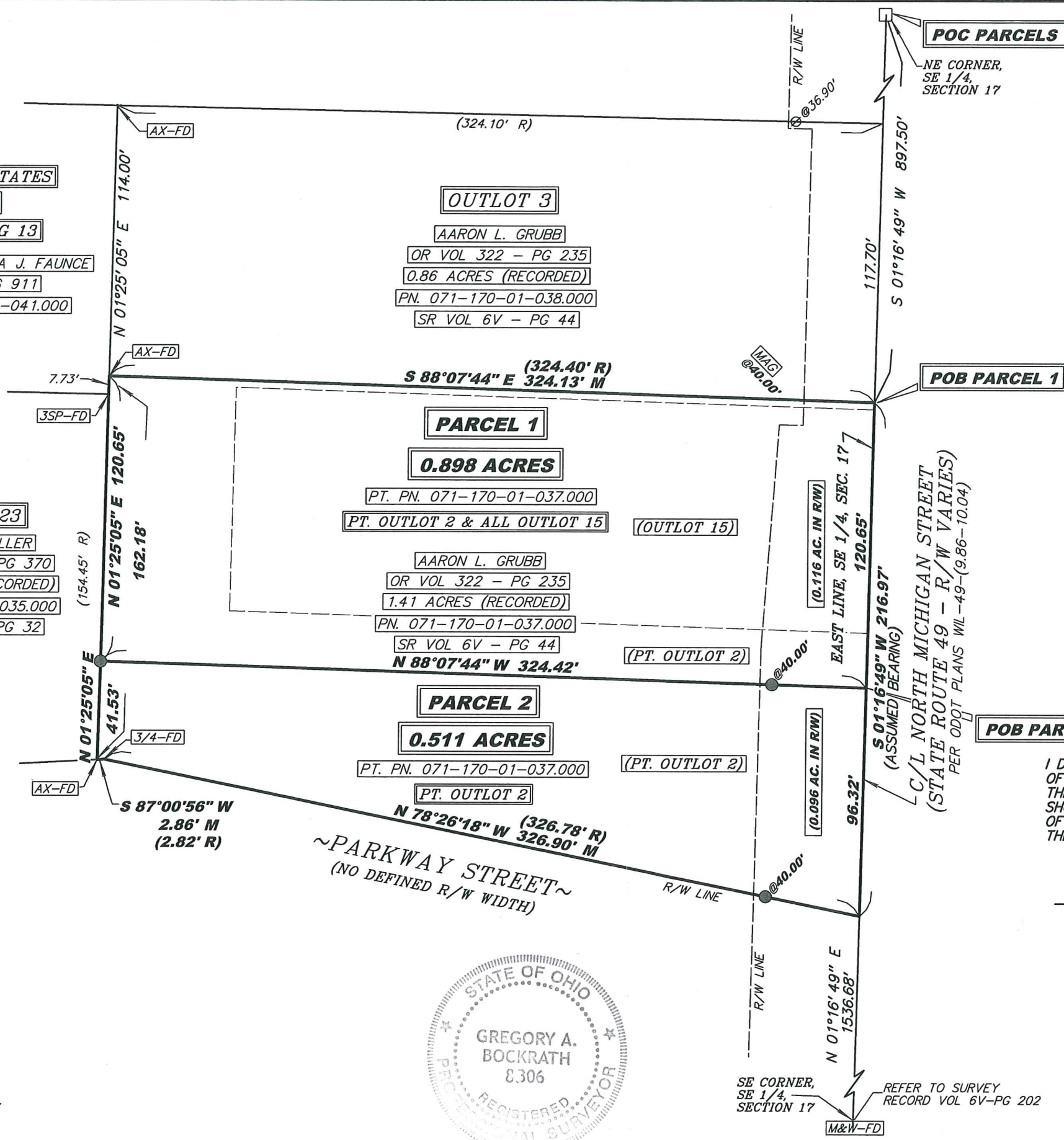
PARCEL 1
0.898 ACRES
 PT. PN. 071-170-01-037.000
 PT. OUTLOT 2 & ALL OUTLOT 15
 (OUTLOT 15)
 AARON L. GRUBB
 OR VOL 322 - PG 235
 1.41 ACRES (RECORDED)
 PN. 071-170-01-037.000
 SR VOL 6V - PG 44
 (PT. OUTLOT 2)

PARCEL 2
0.511 ACRES
 PT. PN. 071-170-01-037.000
 (PT. OUTLOT 2)
 PT. OUTLOT 2



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. BEYOND THE DEED DOCUMENTS CITED ON THE SURVEY DRAWING THERE MAY BE RECORDED OR UNRECORDED EASEMENTS AND/OR ENCUMBRANCES BENEFITING OR ENCUMBERING THE SURVEYED PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING.

FILENAME: 19-145_GRUBB_tlp-5-29-19.scj DATE: 6/5/19



- LEGEND**
- 5/8 INCH REBAR WITH ID CAP SET
 - 5/8" REBAR FOUND
 - MAG MAG NAIL SET
 - 3SP-FD 3 INCH STEEL POST FOUND
 - AX-FD 3/4 INCH AXLE FOUND
 - 3/4-FD 3/4 INCH REBAR FOUND
 - M&W-FD MAG & WASHER FOUND
 - MONUMENT BOX FOUND
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - M MEASURED
 - R RECORDED

NOTE: SURVEY BEARINGS BASED ON OHIO NORTH ZONE STATE PLANE COORDINATES OBTAINED FROM THE OHIO DOT VRS NETWORK

I DO HEREBY CERTIFY THAT I HAVE SURVEYED SAID PARCEL OF LAND AND THAT SAID PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT OF SURVEY IS RECORDED IN VOLUME 10V, PAGE 82 OF THE WILLIAMS COUNTY RECORD OF SURVEYS.

6-20-19
 Date

Gregory A. Bockrath, P.S.
 Registered Surveyor No. 8306.
 115 S. Fair Avenue, Suite A
 Ottawa, Ohio 45875
 419-523-5789

SURVEY PLAT FOR: JASON BRUCE
 BEING PART OF OUTLOTS 2 & 15,
 ALSO KNOWN AS BEING PART OF
 THE SE 1/4 OF SECTION 17,
 T7N - R1E, VILLAGE OF EDON,
 WILLIAMS COUNTY, OHIO

BOCKRATH & ASSOCIATES
 ENGINEERING and SURVEYING, LLC
 115 S. FAIR AVENUE, SUITE A - OTTAWA, OH 45875
 PHONE: 419-523-5789 - FAX: 419-523-5799

PARCEL 1 0.898 ACRES

Situated as being part of Outlots 2 and 15, also known as being part of the Southeast Quarter of Section 17, Township 7 North, Range 1 East, Village of Edon, Williams County, Ohio, also being part of a 1.41 acre tract of land as recorded in Official Record Volume 322, Page 235 of the Williams County Deed Records and more particularly described as follows:

Commencing at a Monument box found marking the Northeast corner of the Southeast Quarter of Section 17;

Thence South 01°16'49" West along the East line of the Southeast Quarter of Section 17 and the centerline of North Michigan Street (State Route 49) a distance of 897.50 feet to a point marking the Southeast corner of Outlot 3 as recorded in Official Record Volume 322, Page 235 of the Williams County Deed Records and the POINT OF BEGINNING;

Thence continuing South 01°16'49" West along said East line and said centerline a distance of 120.65 feet to a point;

Thence North 88°07'44" West along a new division a distance of 324.42 feet to a 5/8 inch rebar with ID cap set on the East line of Outlot 23 as recorded in Official Record Volume 303, Page 370 of the Williams County Deed Records and passing a 5/8 inch rebar with ID cap set at 40.00 feet;

Thence North 01°25'05" East along said East line a distance of 120.65 feet to a 3/4 inch axle found marking the Southwest corner of said Outlot 3 and passing a 3 inch steel post found at 112.92 feet marking the Northeast corner of said Outlot 23;

Thence South 88°07'44" East along the South line of said Outlot 3 a distance of 324.13 feet to the POINT OF BEGINNING, passing a Mag nail set at 284.13 feet, said tract containing 0.898 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in May, 2019, under the supervision of Ohio Professional Surveyor Gregory A. Bockrath, Ohio Surveyor No. 8306.

Note: The bearings used in this description are on an assumed meridian assuming the East line of the Southeast Quarter of Section 17 and the centerline of North Michigan Street (State Route 49) to be South 01°16'49" West and are for the purpose of angle determination only.

PARCEL 2 0.511 ACRES

Situated as being part of Outlot 2, also known as being part of the Southeast Quarter of Section 17, Township 7 North, Range 1 East, Village of Edon, Williams County, Ohio, also being part of a 1.41 acre tract of land as recorded in Official Record Volume 322, Page 235 of the Williams County Deed Records and more particularly described as follows:

Commencing at a Monument box found marking the Northeast corner of the Southeast Quarter of Section 17;

Thence South 01°16'49" West along the East line of the Southeast Quarter of Section 17 and the centerline of North Michigan Street (State Route 49) a distance of 1,018.15 feet to a point and passing a point at 897.50 feet marking the Southeast corner of Outlot 3 as recorded in Official Record Volume 322, Page 235 of the Williams County Deed Records and the POINT OF BEGINNING;

Thence continuing South 01°16'49" West along said East line and said centerline a distance of 96.32 feet to a point on the North right-of-way line of Parkway Street;

Thence along said North right-of-way line and the South line of Outlot 2 the following two (2) courses:

North 78°26'18" West a distance of 326.90 feet to a 3/4 inch rebar found and passing a 5/8 inch rebar with ID cap set at 40.00 feet;

South 87°00'56" West a distance of 2.86 feet to a 3/4 inch axle found marking the Southeast corner of Outlot 23 as recorded in Official Record Volume 303, Page 370 of the Williams County Deed Records;

Thence North 01°25'05" East along the East line of said Outlot 23 a distance of 41.53 feet to a 5/8 inch rebar with ID cap set;

Thence South 88°07'44" East along a new division a distance of 324.42 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap set at 284.42 feet, said tract containing 0.511 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in May, 2019, under the supervision of Ohio Professional Surveyor Gregory A. Bockrath, Ohio Surveyor No. 8306.

Note: The bearings used in this description are on an assumed meridian assuming the East line of the Southeast Quarter of Section 17 and the centerline of North Michigan Street (State Route 49) to be South 01°16'49" West and are for the purpose of angle determination only.

SURVEY PLAT FOR:		JASON BRUCE
BEING PART OF OUTLOTS 2 & 15, ALSO KNOWN AS BEING PART OF THE SE 1/4 OF SECTION 17, T7N - R1E, VILLAGE OF EDON, WILLIAMS COUNTY, OHIO		
BOCKRATH & ASSOCIATES ENGINEERING and SURVEYING, LLC 115 S. FAIR AVENUE, SUITE A - OTTAWA, OH 45875 PHONE: 419-523-5789 - FAX: 419-523-5799		2 2