

RESOLUTION NO. 949-22

RESOLUTION APPROVING THE SPLIT OF CERTAIN PARCELS OF REAL PROPERTY LOCATED IN  
THE VILLAGE OF TONTOGANY, AND DECLARING AN EMERGENCY

WHEREAS, the Village of Tontogany, Wood County, Ohio, is a statutory village with powers of local self-government pursuant to Ohio Constitution Art. XVIII, section 3, and

WHEREAS, the Village of Tontogany previously approved the annexation of certain parcels of land to the municipality, and

WHEREAS, certain parts of previously annexed land have been split from the larger parcel, leaving now two, non-contiguous lots containing the same parcel number, and

WHEREAS, the owner of said parcel has surveyed the referenced parcel and desires to split the parcel into two separate tax parcels, both located entirely in the Village of Tontogany, and

WHEREAS, the Village Planning Commission has approved the proposed parcel split, and has recommended approval by the Village Council.

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Tontogany, Wood County, Ohio, that:

Section 1. The proposed split of Wood County parcel V74-510-050101002009, as described in the attached legal descriptions, incorporated herein by reference, is approved.

Section 2. The Fiscal Officer is directed to publish notice of this Resolution as required by Council rules, and to deliver a copy of this Resolution to the agent for the owner of said parcels, Miller Diversified Realty, attention Jerry Miller, 1656 Henthorne Dr., Suite 200, Maumee, Ohio 43537.

Section 3. This measure is an emergency measure, necessary for the immediate preservation of the health, safety and welfare of the Village and its residents for the reason that prompt approval of the proposed lot split is important given the nature of the parcel – being two non-contiguous lots. Further the developer has proposed opportunities for the development of the lots which may provide economic benefit to the Village.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any other committees that results in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

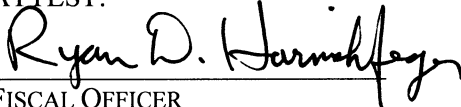
Vote on Emergency: Ayes 6 Nays 0 Abstain 0  
Vote on Resolution: Ayes 6 Nays 0 Abstain 0

Passed this 20TH day of MAY, 2022.

  
PRESIDENT OF COUNCIL

  
MAYOR

ATTEST:

  
FISCAL OFFICER



### Legal Description Review Checklist

NOTE: This checklist shall be signed, dated, and submitted with the survey.

Project Name: 10508237 - Scott Rd

Submitted by: D. Edward Thornton, PS

Phone: 419-893-3680

#### Office Use Only

1. Submittal Date: _____	Reviewed by: _____	Date: _____
2. Submittal Date: _____	Reviewed by: _____	Date: _____
3. Submittal Date: _____	Reviewed by: _____	Date: _____

**4733-37-06 DESCRIPTIONS** Ohio Administrative Code (OAC) In Blue. **Wood County Engineer Amendments In Black.**

(A) When a surveyor is called upon to prepare a new description, either to replace an existing description which is inadequate or to create a new piece of property, said description shall include the following items:

☒ N

(1) Sufficient caption so that the property can be adequately identified; (*i.e.* - **state, county, civil township, township number, range number, USR, section, quarter section, river tract, road tract, municipality or village, subdivision, outlot, inlot, lot, or Spafford's Grant**). When located within a municipality, include the municipal lot number or outlot number, including the plat book volume and page(s).

☒ N

(2) A relationship between the property in question and clearly defined control station(s); **shall be within the same quarter section.** (*i.e.* - **section or quarter section corner, subdivision lot corner of record, centerline intersection of roads or streets of record**). Courses shall be along existing identifiable lines of record.

☒ N

(3) The basis of the bearings; **A statement similar to: "This legal description is based upon the assumed bearing of the centerline of Greensburg Pike as (state the bearing)" or "Bearings used hereon are based on an assumed meridian and are for the express purpose of showing angular measurements".**

☒ N

(4) A citation to the public record of the appropriate prior deed(s); **denotation of legal name(s) of the current record title holder and deed reference as to the parent tract(s) at the time of transfer.**

☒ N

(5) The surveyor's name **and address**, Ohio registration number and date of writing and/or survey; **surveyor's original reproducible seal with the surveyor's original signature and date in blue ink.**

(B) A metes and bounds description shall include, in addition to paragraph (A) of this rule:

☒ N

(1) A description of the boundary monument used as the initial point of the description; **whether found or set and size, material, and type; i.e. 5/8-inch iron rod.**

☒ N

(2) A series of calls (**courses**) for successive lines bounding the parcel, each of which specifies:

☒ N

(a) The intent in regards to adjoining or other existing features; (**adjoiner's name and record deed volume(s) and page(s)**). **In addition, each course shall recite all other common lines, using current names and/or numbers, i.e. centerlines of roads/streets, rivers, streams, ditches, quarter/half-section lines, or other common line of record or interest.**

☒ N

(b) The direction of the line relative to the direction of the basis of bearing; **bearings are to be expressed in degrees, minutes and seconds.**

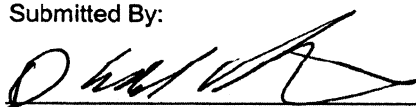
☒ N

(c) The length of the line; **in feet and decimal parts thereof stated to two (2) decimal places.**

- ☒ N (d) A description of the boundary monument (or reference monument) and whether found or set to identify the end of the particular line; **and all other monumentation on the line. (size, material, and type; i.e., 5/8-inch iron rod).**
- Y N ☒ N/A (e) All curved lines shall indicate the radius, central angle, curve length, chord bearing, chord length and direction of the curve.
- ☒ N (f) The reported boundary data shall meet the closure requirements of paragraph (C) of rule 4733-37-04 of the Administrative Code. **Perimeter closure sheets shall be submitted to verify mathematical closures and areas for all surveyed parcels, including rights-of-way.**
- ☒ N (g) **Each course shall be a separate numbered paragraph and all courses must be stated in a clockwise direction from the point of beginning to the point of termination.**
- ☒ N (3) The area of the parcel; **each tax parcel including the road right-of-way area, shall be stated in acres to the third (3rd) decimal point.**
- Y N ☒ N/A (C) Descriptions other than metes and bounds descriptions may be a reference to a recorded survey plat or a parcel on a recorded survey plat and shall include sufficient and adequate legal and technical wording so that the property can be definitely located and defined; **also see (E).**
- ☒ N (D) A statement shall appear indicating that either: the description was made in accordance with a recent **field** survey and the date thereof, or the description was made based on a previous survey, of a certain date, **by a certain surveyor**, and date of description, or the description was not based on a survey; **the new description shall meet the current standards; also see (E).**
- Y N (E) When the **owner, attorney, agent, or** surveyor knows a new description **for an existing parcel** is to be used for a fee transfer, the surveyor shall base the description on a current (**new survey**) or updated survey of the property; **the updated survey shall be performed by the original surveyor and shall meet the current standards.**
- ☒ N (F) **Legal description shall be accompanied by a signed and sealed plat of survey (survey drawing, see Exhibit C).**
- ☒ N (G) **A statement shall appear describing inscription of surveyor's durable marker (cap).**
- Y N ☒ N/A (H) **Parcel split within an unincorporated area of Wood County shall be approved by the Wood County Planning Commission.**
- ☒ N N/A (I) **Parcel split within a municipality of Wood County shall be approved by the local planning authority.**
- ☒ N (J) **All new deeds for splitting, combining, or retracing a property survey, shall have the surveyor's original signed legal description on 8-1/2 inches x 11 inches (letter) size paper or 8-1/2 inches x 14 inches (legal) size paper.**
- ☒ N (K) **All legal descriptions shall be in the format using uppercase and lowercase. Legal descriptions submitted using uppercase only will not be accepted.**

GENERAL COMMENTS: \_\_\_\_\_

Submitted By:

  
Signature of Surveyor

5-5-2022  
Date



### Plat of Survey (Drawing) Review Checklist

NOTE: This checklist shall be signed, dated, and submitted with the survey.

Project Name: 10508237- Scott Rd  
Submitted by: D Edward Thornton, PS Phone: 419-89-3680

#### Office Use Only

1. Submittal Date: _____	Reviewed by: _____	Date: _____
2. Submittal Date: _____	Reviewed by: _____	Date: _____
3. Submittal Date: _____	Reviewed by: _____	Date: _____

4733-37-05 PLAT OF SURVEY Ohio Administrative Code (OAC) In Blue. **Wood County Engineer Amendments In Black.**

- ☒ N (A) The surveyor shall prepare a scale drawing of every individual survey, or drawings comprising all of the surveys when they are contiguous, in which the surveyor retraces previously established property lines or lines or establishes new boundaries; **and shall submit to the Wood County Engineer's Office for approval.**
- ☒ N (B) A copy of this drawing shall be given to the client. When required, another copy shall be filed with the appropriate public agencies. **The copy shall be a signed and sealed full size drawing.**
- (C) The surveyor shall include the following details:
- ☒ N (1) A title such that the general location of the survey can be identified. The title shall include, but not be limited to: state, county, civil township or municipality, and original land subdivision description; **including township number, range number, USR, section, quarter section, river tract and road tract. When located within a municipality, include the municipal lot number or outlot number, including the plat book volume and page(s).**
- ☒ N (2) A north arrow with a clear statement as to the basis of the reference direction used.
- ☒ N (3) The control station(s) **(point of commencement, point of beginning)** or line cited in the description and the relationship of the property to this control must be referenced to an established monumented point of beginning **within the same quarter section**, such as, but not limited to: section or quarter section corners, platted lot corners **(recorded subdivision)** and centerline intersection of streets, **roads**, or highways **of record. Courses shall be along existing identifiable lines of record. The size, material and type of monuments set or found at the control stations shall be noted; (i.e. 5/8-inch iron rod) including the cap inscription.**
- ☒ N (4) A notation at each corner of the property stating that the boundary monument specified in the deed description was found, or that a boundary monument was set, or a legend of the symbols used to identify monumentation. In addition, there shall be a statement describing the size, material **and type** of every monument found or set. **(i.e. 5/8-inch iron rod), including the cap inscription. There shall be a legend for all lines on the survey.**
- ☒ N N/A (5) A general notation describing the evidence of occupation that may be found along every boundary line or occupation line. **(i.e. fence lines, ditch/stream centerlines, top of banks, etc.).**
- ☒ N (6) The length and direction of each line as specified in the description of the property or as determined in the actual survey if this differs from what is stated in the deed description by more than the tolerance specified in paragraph (B) of Rule 4733-37-04 of the Administrative Code. The length and direction **of each line** shall be stated as follows:
- ☒ N (a) Bearings expressed in degrees, minutes and seconds and distances expressed in feet and decimal parts **(to two (2) decimal places)** thereof on each course **or line**. If a metric equivalent distance is stated, it shall be stated to the third decimal place.

- Y N **N/A** (b) All curved lines shall indicate the radius, central angle, curve length, chord bearing, and chord distance (**length**).
- Y** N (c) Each course shall show other common lines, **using current names and/or numbers**, such as centerline of roads, rivers, streams, section lines, quarter section lines, half section lines or other pertinent common lines of record. **Each parcel adjacent to a surveyed line or course shall call out the adjoiner's name(s) with deed volume, page number(s) and parcel number(s).**
- Y** N (7) A citation of pertinent documents and sources of data used as a basis for carrying out the work. The citation shall include, but not be limited to: current deeds as of the date of the survey, prior deeds, or other documents of record, **surveys of record, road records**, and available deeds of record for adjoining parcels along each boundary line of the survey. If the adjoining parcel is a recorded subdivision, only the subdivision name, recording information and lot numbers need to be shown.
- Y** N (8) The written and graphical scale of the drawing.
- Y** N (9) The date of the survey.
- Y** N (10) The surveyor's printed name and Ohio registration number, signature, **date**, and seal (in a form which may clearly reproduce on any copies which may be made of the original drawing). **The signature and date shall be original and in blue ink.**
- Y** N (11) The area contained within the perimeter of the surveyed parcel **shall state the acreage of each tax parcel and the road-right-of way to the third (3rd) decimal point.**
- Y** N (12) All references to roads or railroads contiguous to the surveyed parcel shall use current names or names of record and applicable right-of-way widths, if available.
- Y** N **N/A** (13) All references to rivers or streams shall use current names of record, if available.
- Y** N (14) **Copy Sheet size: 11 inches x 17 inches minimum; 24 inches x 36 inches maximum.**
- Y** N (15) **All lettering height for drawings 11 inches x 17 inches shall be a minimum of 0.07 inches. All lettering height for drawings larger than 11 inches x 17 inches shall be a minimum of 0.140 inches.**
- Y** N (16) **Survey drawings are preferred Auto CAD generated, but all submittals shall be legible.**

GENERAL COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Submitted By:

\_\_\_\_\_  
Signature of Surveyor

\_\_\_\_\_  
Date

Lot Report

Thu May 5 10:09:44 2022

Lot File: P:\Projects\10S08237\Lots\10-08237.lot

CRD File: P:\Projects\10S08237\Cogo\10-08237.crd

Lot: PARCEL 1 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
214			643882.30	1627806.25	0.000
	S 00°04'44" W	180.009			
5001			643702.30	1627806.01	180.009
	N 89°20'46" W	400.000			
200			643706.86	1627406.03	580.009
	N 00°04'44" E	180.009			
202			643886.87	1627406.28	760.018
	S 89°20'46" E	400.000			
214			643882.30	1627806.25	1160.018

Closure Error Distance> 0.00000  
 Total Distance> 1160.018  
 Area: 1.653 Ac., 72000 Sq. Ft.

Lot: PARCEL 4 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
209			644332.55	1627787.07	0.000
	S 03°44'17" E	150.442			
210			644182.43	1627796.88	150.442
	N 89°20'46" W	390.210			
204			644186.88	1627406.69	540.652
	N 00°04'44" E	150.008			
205			644336.89	1627406.90	690.659
	S 89°20'46" E	380.195			
209			644332.55	1627787.07	1070.854

Closure Error Distance> 0.00035 Error Bearing> S 52°29'32" W  
 Closure Precision> 1 in 3081696.5 Total Distance> 1070.854  
 Area: 1.326 Ac., 57780 Sq. Ft.

Lot: REMAINING , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
200			643706.86	1627406.03	0.000
	N 89°20'46" W	252.124			
9			643709.74	1627153.93	252.124
	N 00°46'43" E	1333.817			
2			645043.43	1627172.05	1585.941
	S 88°44'18" E	235.869			
206			645038.24	1627407.86	1821.811
	S 00°04'44" W	1331.378			
200			643706.86	1627406.03	3153.189

Closure Error Distance> 0.00390 Error Bearing> S 76°01'49" E  
 Closure Precision> 1 in 809276.2 Total Distance> 3153.189  
 Area: 7.464 Ac., 325126 Sq. Ft.

Block 1 Total Area: 10.443 Ac., 454906 Sq. Ft.

August 17, 2016  
Revised May 5, 2022

### PARCEL 1

A parcel of land being part of the Northwest quarter (1/4) of Section Five (5), Town Five (5) North, Range Ten (10) East in the Village of Tontogany, Washington Township, Wood County, Ohio, said parcel of land being bounded and described as follows:

1. Beginning at the intersection of the centerline of Scott Road, as it now exists, with the centerline of Tontogany Creek Road, as it now exists, said centerline of Scott Road also being the South line of the Northwest quarter (1/4) of the Northwest quarter (1/4) of said Section Five (5), said point of intersection being marked with a found railroad spike;
2. thence in a westerly direction along said South line of the Northwest quarter (1/4) of the Northwest quarter (1/4) of Section Five (5), having a bearing of North eighty-nine (89) degrees, twenty (20) minutes, forty-six (46) seconds West, a distance of four hundred and zero hundredths (400.00') feet to a point said point being marked with a set mag nail;
3. thence North zero (00) degrees, four (04) minutes, forty-four (44) seconds East along a line, passing through a set capped iron rebar at a distance of thirty and zero hundredths (30.00') feet, a total distance of one hundred eighty and one hundredth (180.01') feet to the intersection of the South line of a parcel of land as described in Official Record 3804, Page 196, Wood County Deed Records in the name of Ryan and Ashley Brauckiecka said point of intersection being marked with set capped iron rebar;
4. thence South eighty-nine (89) degrees, twenty (20) minutes, forty-six (46) seconds East along a line drawn parallel with said South line of the Northwest quarter (1/4) of the Northwest quarter (1/4) of said Section Five (5) and also the South line of a parcel of land as described in Official Record 3804, Page 196, Wood County Deed Records in the name of Ryan and Ashley Brauckiecka, passing through a set capped iron rebar at a distance of three hundred eighty and zero hundredths (380.00') feet, a total distance of four hundred and zero hundredths (400.00') feet to the intersection of said centerline of Tontogany Creek Road, as it now exists, said point of intersection being marked with a set mag nail;
5. thence South zero (00) degrees, four (04) minutes, forty-four (44) seconds West along the centerline of Tontogany Creek Road, as it now exists, a distance of one hundred eighty and one hundredth (180.01') feet to the Point of Beginning.

Said parcel of land having an area of 72,000 square feet or 1.653 acres of land, more or less.  
All within Tax Parcel Number V72-510-050101002009.

Said parcel of land having a present right-of-way occupied area of 14,978 square feet or 0.344

acres of land, more or less.

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Said set capped iron rebar being a 5/8" diameter and 30" long iron rebar with plastic cap stamped "Feller Finch".

The above description is based on a field survey performed under my supervision during July, 2016.

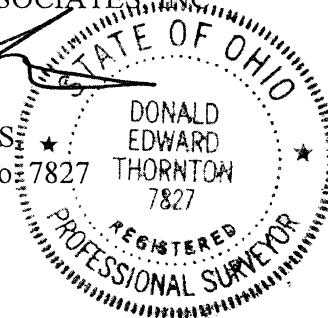
Prior Deed Reference is Official Record 3361 Page 1016, Wood County Deed Records.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.



D. Edward Thornton, P. S.  
Professional Surveyor No. 7827





August 17, 2016  
Revised May 5, 2022

#### PARCEL 4

A parcel of land being part of the Northwest quarter (1/4) of Section Five (5), Town Five (5) North, Range Ten (10) East in the Village of Tontogany, Washington Township, Wood County, Ohio, said parcel of land being bounded and described as follows:

1. Commencing at the intersection of the centerline of Scott Road, as it now exists, with the centerline of Tontogany Creek Road, as it now exists, said centerline of Scott Road also being the South line of the Northwest quarter (1/4) of the Northwest quarter (1/4) of said Section Five (5), said point of intersection being marked with a found railroad spike;
2. thence in a northerly direction along said centerline of Tontogany Creek Road, having a bearing of North zero (00) degrees, four (04) minutes, forty-four (44) seconds East along a line, a distance of three hundred thirty-three and thirty-nine hundredths (333.39') feet to an angle point in said centerline of said centerline of Tontogany Creek Road, said angle point being marked with a found railroad spike;
3. thence North three (03) degrees, forty-four (44) minutes, seventeen (17) seconds West along said centerline of Tontogany Creek Road, a distance of one hundred forty-seven and six hundredths (147.06') feet to the intersection of the North line of a parcel of land as described in Official Record 3545, Page 875 Wood County Deed Records in the name of Ronald N. Hartman III, said point of intersection being marked with a set mag nail, also being the Point of Beginning;
4. thence North eighty-nine (89) degrees, twenty (20) minutes, forty-six (46) seconds West along a line drawn parallel with said South line of the Northwest quarter (1/4) of the Northwest quarter (1/4) of said Section Five (5), and also the North line of a parcel of land as described in Official Record 3545, Page 875 Wood County Deed Records in the name of Ronald N. Hartman III, passing through a set capped iron rebar twenty and fifteen hundredths (20.15') feet, a total distance of three hundred ninety and twenty-one hundredths (390.21') feet to a point, said point being marked with a set capped iron rebar;
5. thence North zero (00) degrees, four (04) minutes, forty-four (44) seconds East along a line, a distance of one hundred fifty and one hundredth (150.01') feet to the intersection of the South line of a parcel of land as described in Official Record 3486, Page 550 Wood County Deed Records in the name of Mathew P. and Natalie D. Lambert, said point of intersection being marked with a set capped iron rebar;
6. thence South eighty-nine (89) degrees, twenty (20) minutes, forty-six (46) seconds East along a line drawn parallel with said South line of the Northwest quarter (1/4) of the

Northwest quarter (1/4) of said Section Five (5) and also the South line of a parcel of land as described in Official Record 3486, Page 550 Wood County Deed Records in the name of Mathew P. and Natalie D. Lambert , passing through a set capped iron rebar at a distance of three hundred sixty and twelve hundredths (360.12') feet, a total distance of three hundred eighty and nineteen hundredths (380.19') feet to the intersection of said centerline of Tontogany Creek Road, as it now exists, said point of intersection being marked with a set mag nail;

7. thence South three (03) degrees, forty-four (44) minutes, seventeen (17) seconds East along said centerline of Tontogany Creek Road, as it now exists, a distance of one hundred fifty and forty-four hundredths (150.44') feet to the Point of Beginning.

Said parcel of land having an area of 57,780 square feet or 1.326 acres of land, more or less All within Tax Parcel Number V72-510-050101002006.

Said parcel of land having a present right-of-way occupied area of 3,000 square feet or 0.069 acres of land, more or less.

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.


Said set capped iron rebar being a 5/8" diameter and 30" long iron rebar with plastic cap stamped "Feller Finch PS7827".

The above description is based on a field survey performed under my supervision during July, 2016.

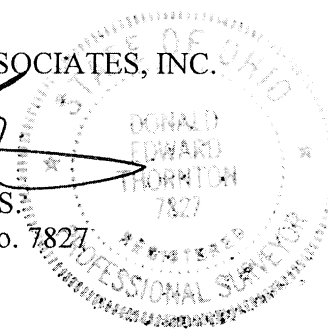
Prior Deed Reference is Official Record 3361 Page 1016, Wood County Deed Records.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.



D. Edward Thornton, P. S.  
Professional Surveyor No. 7827



August 17, 2016  
Revised August 25, 2016  
Revised May 5, 2022

### REMAINING PARCEL

A parcel of land being part of the Northwest quarter (1/4) of Section Five (5), Town Five (5) North, Range Ten (10) East in Washington Township, Wood County, Ohio, said parcel of land being bounded and described as follows:

1. Commencing at the intersection of the centerline of Scott Road, as it now exists, with the centerline of Tontogany Creek Road, as it now exists, said centerline of Scott Road also being the South line of the Northwest quarter (1/4) of the Northwest quarter (1/4) of said Section Five (5), said point of intersection being marked with a found railroad spike;
2. thence in a westerly direction along said South line of the Northwest quarter (1/4) of the Northwest quarter (1/4) of Section Five (5), having a bearing of North eighty-nine (89) degrees, twenty (20) minutes, forty-six (46) seconds West, a distance of four hundred and zero hundredths (400.00') feet to a point said point being marked with a set mag nail, also being the Point of Beginning;
3. thence continuing North eighty-nine (89) degrees, twenty (20) minutes, forty-six (46) seconds West along said South line of the Northwest quarter (1/4) of the Northwest quarter (1/4) of Section Five (5), a distance of two hundred fifty-two and thirteen hundredths (252.13') feet to the intersection of the East line of a parcel of land as described in Official Record 3361, Page 1026, Wood County Deed Records in the name of Wolverine Agricultural & Investments, LLC, said point of intersection being marked with a found railroad spike;
4. thence North zero (00) degrees, forty-six (46) minutes, forty-three (43) seconds East along the East line of a parcel of land as described in Official Record 3361, Page 1026, Wood County Deed Records in the name of Wolverine Agricultural & Investments, LLC, passing through a found 5/8" iron rebar at a distance of thirty and zero hundredths (30.00') feet, a total distance of one thousand three hundred thirty-three and eighty-two hundredths (1333.82') feet to the intersection of the North line of said Northwest quarter (1/4) of Section Five (5), said point of intersection being marked with a found 5/8" iron rebar;
5. thence South eighty-eight (88) degrees, forty-four (44) minutes, eighteen (18) seconds East along said North line of Northwest quarter (1/4) of Section Five (5), a distance of two hundred thirty-five and eighty-seven hundredths (235.87') feet to the intersection of the West line of a parcel of land as described in Official Record 3486, Page 5500 Wood

County Deed Records, in the name of Mathew P. and Natalie D. Lambert, said point of intersection being marked with a set capped iron rebar;

6. thence South zero (00) degrees, four (04) minutes, forty-four (44) seconds West along the West line of a parcel of land as described in Official Record 3486, Page 5500 Wood County Deed Records, in the name of Mathew P. and Natalie D. Lambert, and the West line of a parcel of land as described in Official Record 35455, page 875 Wood County Deed Records in the name of Ronald N. Hartman III, and also the West line of a parcel of land as described in Official Record 3804, page 196 Wood County Deed Records in the name of Ryan and Ashley Brauckieckl, passing through a set capped iron rebar at a distance of one thousand three hundred one and thirty-eight hundredths (1301.38') feet, a total distance of one thousand three hundred thirty-one and thirty-eight hundredths (1331.38') feet to the Point of Beginning.

Said parcel of land having an area of 325,126 square feet or 7.464 acres of land, more or less. All within Tax Parcel Number V72-510-050101002006.

Said parcel of land having a present right-of-way occupied area of 7,547 square feet or 0.173 acres of land, more or less.

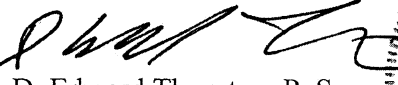
The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Said set capped iron rebar being a 5/8" diameter and 30" long iron rebar with plastic cap stamped "Feller Finch PS7827".

The above description is based on a field survey performed under my supervision during July, 2016.

Prior Deed Reference is Official Record 3361 Page 1016, Wood County Deed Records.

Prepared by:  
FELLER, FINCH & ASSOCIATES, INC.

  
D. Edward Thornton, P. S.  
Professional Surveyor No. 7827

