



I HEREBY CERTIFY THIS TO BE A SURVEY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS ARE FOUND AND/OR SET AS INDICATED.

1-4-2023 *S. Schroeder*

Date
 Seth D. Schroeder, P.S.
 Registered Surveyor No. 8784,
 115 S. Fair Avenue, Suite A
 Ottawa, Ohio 45875



- LEGEND**
- 5/8 INCH REBAR W/ID CAP SET
 - 5/8 INCH REBAR W/ID CAP FOUND
 - ⊗ 5/8 INCH REBAR FOUND
 - ⊙ RAILROAD SPIKE FOUND
 - △ 3/4 INCH REBAR FOUND
 - △ R/W DISTRICT 1 CAP FOUND
 - MONUMENT BOX W/"x" FOUND
 - MAG-FD MAG NAIL FOUND
 - P-FD POST W/RIBBON FOUND
 - I-FD 1/2 INCH IRON PIPE FOUND
 - POB POINT OF BEGINNING
 - R RECORDED
 - M MEASURED

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

PARCEL 1
 45.318 ACRES
 (17.500 AC. IN SW 1/4 & 27.818 AC. IN SE 1/4)
 PT. PN. 28-1700-03-001.000

PARCEL 2
 41.749 ACRES
 (0.714 AC. IN HILLVILLE ROAD R/W)
 (34.494 AC. IN SW 1/4 & 7.255 AC. IN SE 1/4)
 PT. PN. 28-1700-03-001.000

POB P1
 S 89°56'12" E 496.50'
 NE CORNER, SW 1/4, SECTION 17

POB P2
 S 89°53'11" W 2664.73'
 SE CORNER, SW 1/4, SECTION 17

POB P3
 N 89°55'22" E 717.78'
 NE CORNER, SE 1/4, SECTION 17

POB P4
 N 89°55'58" W 1076.12'
 SW CORNER, SW 1/4, SECTION 17

Reviewed by: CS
 Allen Co. Engineer/Tax Map Office
 1/9/23
 Date

KENT & KIMBERLY BURKHOLDER
 OR VOL 2008 - PG 885
 48 AC. (RECORDED)
 PN. 28-1700-04-002.000

JOSEPH A. DULING
 DV 891 - PG 219
 2.00 AC. (RECORDED)
 PN. 28-1700-04-002.001

GERALD D. & JOAN A. SEHLHORST
 OR VOL 2019 - PG 582
 OR VOL 2019 - PG 583
 5 AC. (RECORDED)
 PN. 28-1700-04-003.000

GERALD W. & JANE M. MOSER, TRUSTEES
 OR VOL 2018 - PG 573
 39.163 AC. (RECORDED)
 SR88-056 (39.163 AC.)
 PN. 28-1700-04-005.000

SURVEY PLAT FOR: GREG VERHOFF
 PART OF THE SW 1/4 & SE 1/4
 OF SECTION 17, T2S - R8E,
 RICHLAND TWP., ALLEN COUNTY, OHIO

Bockrath & Associates
 Engineering and Surveying, LLC
 115 S. Fair Avenue, Suite A - Ottawa - Ohio
 Phone: 419.523.5789

FILENAME: 23-006_VERHOFF_sds_1-4-23.scj DATE: 1/4/23

Bockrath & Associates Engineering and Surveying, LLC
115 S. Fair Ave., Suite A - Ottawa, OH 45875
(419) 523-5789

PARCEL 2 – 41.749 ACRES

Situated as being part of the Southwest Quarter and Southeast Quarter of Section 17, Township 2 South, Range 8 East, Richland Township, Allen County, Ohio, also being part of an 87.07 acre tract of land as recorded in Official Record Volume 2022, Page 14102 and Survey Record 2020-178 and more particularly described as follows:

Beginning at a Monument box found marking the Southeast corner of the Southwest Quarter of Section 17 and the POINT OF BEGINNING;

Thence North 89°55'58" West along the South line of the Southwest Quarter of Section 17 (Hillville Road) a distance of 1,555.96 feet to a Mag nail found marking the Southeast corner of a 10.563 acre tract of land as recorded in Official Record Volume 2020, Page 1195 of the Allen County Deed Records and the Southwest corner of said 87.07 acre tract;

Thence North 00°20'46" East along the East line of said 10.563 acre tract and a West line of said 87.07 acre tract a distance of 964.97 feet to a 5/8 inch rebar with ID cap found marking the Southwest corner of a 40.500 acre tract of land as recorded in Official Record Volume 2020, Page 1390 of the Allen County Deed Records and passing a 5/8 inch rebar with ID cap found at 16.50 feet;

Thence South 89°55'58" East along the South line of said 40.500 acre tract and extended a distance of 1,883.68 feet to a point marking the Northwest corner of a 5 acre tract of land as recorded in Official Record Volume 2019, Page 582 and Official Record Volume 2019, Page 583 of the Allen County Deed Records (referenced by a post with ribbon found lying 0.32 feet South and 0.35 feet East of said point) and passing a 5/8 inch rebar with ID cap found at 1,234.83 feet;

Thence South 00°12'39" West along the West line of said 5 acre tract a distance of 963.92 feet to a Railroad spike found on the South line of the Southeast Quarter of Section 17 marking the Southwest corner of said 5 acre tract, passing a 5/8 inch rebar with ID cap found at 947.42 feet;

Thence South 89°53'11" West along the South line of the Southeast Quarter of Section 17 (Hillville Road) a distance of 330.00 feet to the POINT OF BEGINNING, said tract containing 41.749 acres or land, more or less, of which 0.714 acres lies within the Hillville Road right-of-way and of which 34.494 acres lies within the Southwest Quarter and 7.255 acre lies within the Southeast Quarter of Section 17.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual field survey performed in January, 2023, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

Note: The bearings used in this description are on an assumed meridian assuming the North line of the Southeast Quarter of Section 17 (Lugabill Road) to be North 89°55'22" East and are for the purpose of angle determination only.



S.D.S. 1-4-2023

Registered Surveyor No. 8784
Seth D. Schroeder
Bockrath & Associates
Engineering and Surveying, LLC

Reviewed by: CS
Allen Co. Engineer/Tax Map Office

1/9/23

Date

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30' DRAINAGE EASEMENT – 1.224 ACRES

Situated as being part of the Southwest Quarter of Section 17, Township 2 South, Range 8 East, Richland Township, Allen County, Ohio, also being part of an 87.07 acre tract of land as recorded in Official Record Volume 2022, Page 14102 and Survey Record 2020-178 and more particularly described as follows:

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

Thence North 89°56'12" West along the North line of the Southwest Quarter of Section 17 (Lugabill Road) and the North line of said 87.07 acre tract a distance of 466.50 feet to the POINT OF BEGINNING;

Thence South 00°29'07" West a distance of 1,198.12 feet to a point;

Thence South 59°03'37" East a distance of 200.70 feet to a point;

Thence South 00°29'07" West a distance of 378.74 feet to a point;

Thence North 89°55'58" West a distance of 30.00 feet to a 5/8 inch rebar with ID cap found marking the Southeast corner of a 40.500 acre tract of land as recorded in Official Record Volume 2020, Page 1390 and Survey Record 2020-07 (Parcel 3);

Thence along the perimeter of said 40.500 acre tract and the perimeter of said 87.07 acre tract the following three (3) courses:

North 00°29'07" East a distance of 361.80 feet to a 5/8 inch rebar with ID cap found;

North 59°03'37" West a distance of 200.70 feet to a 5/8 inch rebar with ID cap found;

North 00°29'07" East a distance of 1,215.06 feet to a Mag nail found on the North line of the Southwest Quarter of Section 17, passing a 5/8 inch rebar with ID cap found at 1,185.06 feet;

Thence South 89°56'12" East along said North line (Lugabill Road) a distance of 30.00 feet to the POINT OF BEGINNING, said easement containing 1.224 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 field survey performed in January, 2023, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

30' DRAINAGE EASEMENT – 1.224 ACRES

Note: The bearings used in this description are on an assumed meridian assuming the North line of the Southeast Quarter of Section 17 (Lugabill Road) to be North 89°55'22" East and are for the purpose of angle determination only.



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