

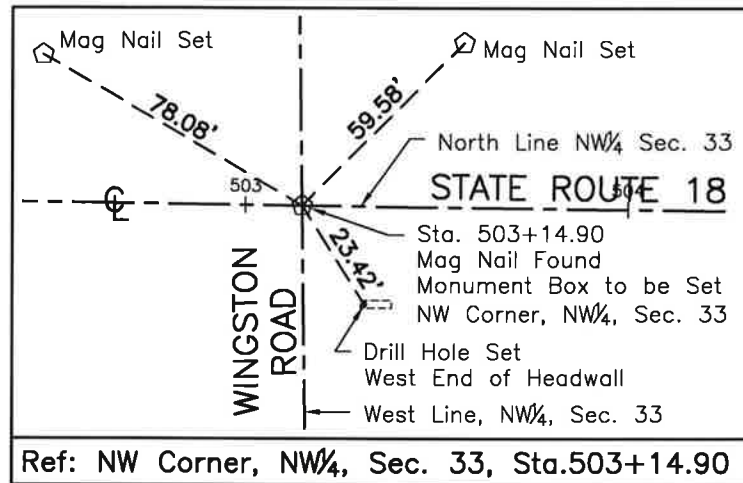
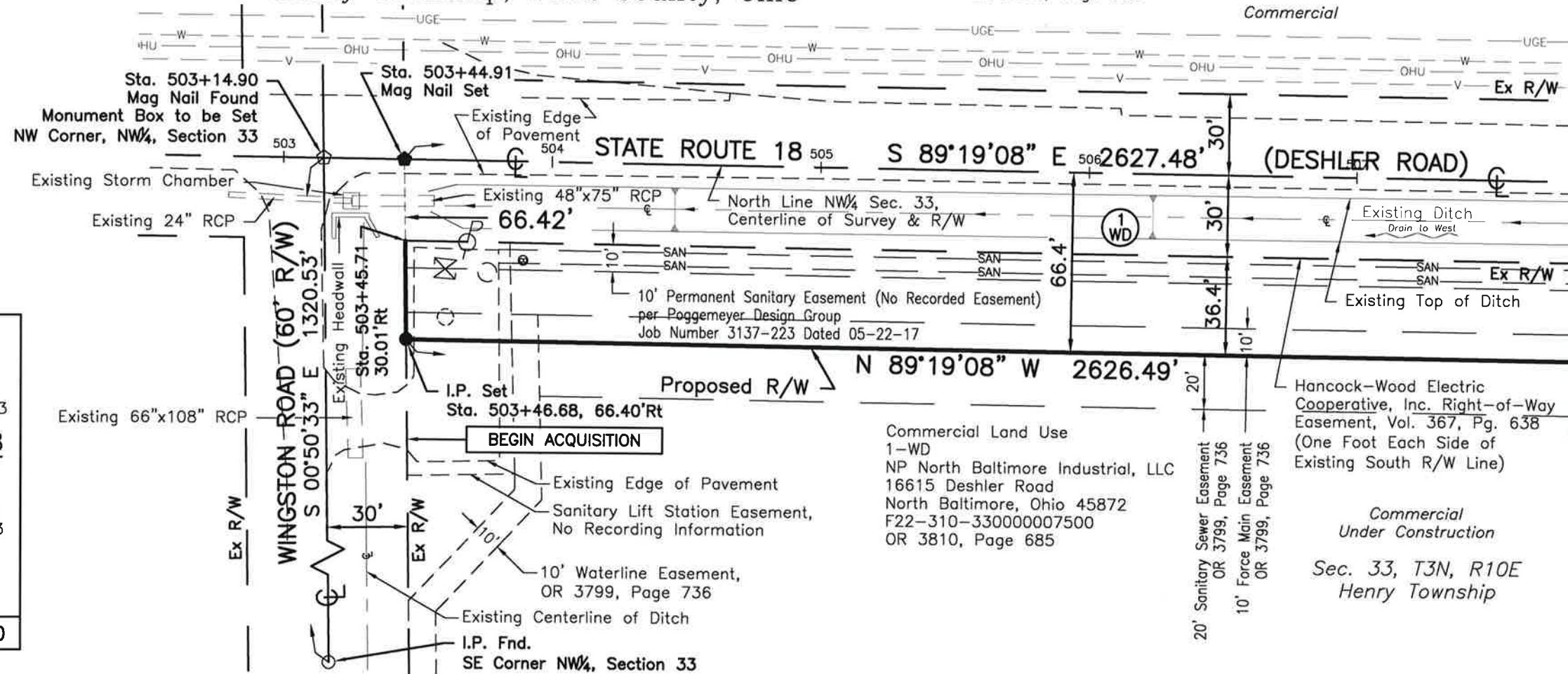
W00-18-9.96

1/2 of the NW 1/4, Section 33, T3N, R10E  
Henry Township, Wood County, Ohio

CSX Transportation, Inc.  
OR 3018, Page 306

Sec. 28, T3N, R10E  
Henry Township

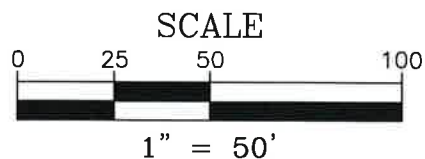
SHEET 2



Ref: NW Corner, NW 1/4, Sec. 33, Sta. 503+14.90



The basis of bearings on this plat is based on Grid North of the Ohio State Plane Coordinates, North Zone NAD 83 (2011 Adjustment) Datum. The bearing of the centerline of right of way of State Route 18 (Deshler Road) is S89°19'08"W.



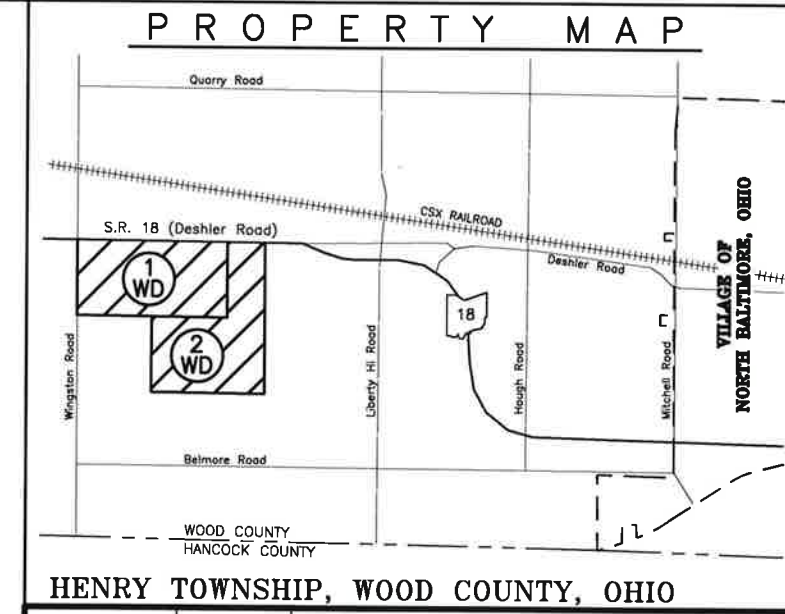
I, NICK E. NIGH, REG. SURVEYOR, HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS. THE RESULTS OF THE SURVEY ARE CONTAINED HEREIN. FURTHERMORE; I HAVE CALCULATED THE PROPOSED PROPERTY LINES, GROSS TAKE, PRESENT ROAD OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THESE PARCELS AS SHOWN HEREIN. AS A PART OF THE PROJECT, I HAVE DETERMINED THE LOCATIONS OF THE EXISTING PROPERTY LINES FOR PROPERTY TAKES CONTAINED HEREIN. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF OHIO UNLESS SO NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OF SOMEONE WORKING UNDER MY DIRECT CONTROL OR SUPERVISION.

BY: *Nick E. Nigh*

SURVEYOR NO. 7384 DATE 4-06-2021

SURVEYORS SEAL

SIGNED: *Nick E. Nigh*  
DATE: 4-06-2021



HENRY TOWNSHIP, WOOD COUNTY, OHIO

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		3-12-2021
PAI Project No. 20-0521		
<b>SHEET No. 1 OF 5</b>		

W00-18-9.96

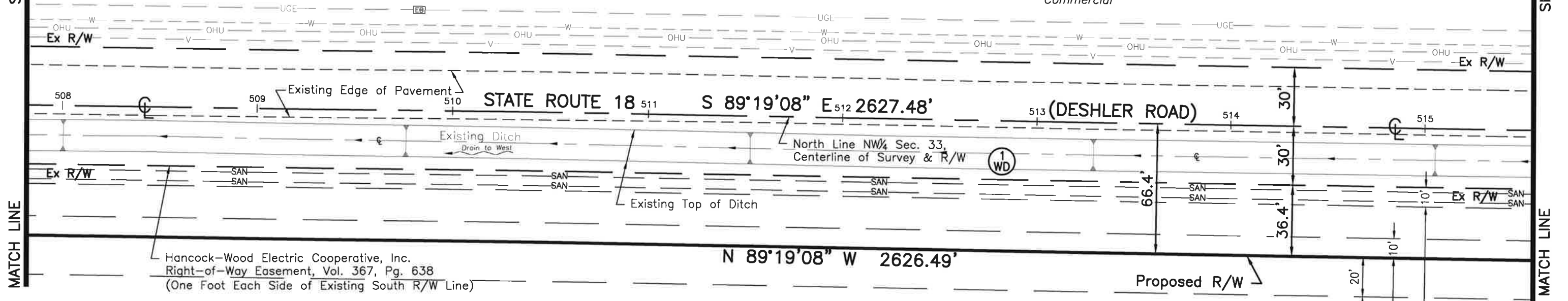
N<sup>1</sup>/<sub>2</sub> of the NW<sup>1</sup>/<sub>4</sub>, Section 33, T3N, R10E  
Henry Township, Wood County, Ohio

Sec. 28, T3N, R10E  
Henry Township

CSX Transportation, Inc.  
OR 3018, Page 306

SHEET 1

SHEET 3



Hancock-Wood Electric Cooperative, Inc.  
Right-of-Way Easement, Vol. 367, Pg. 638  
(One Foot Each Side of Existing South R/W Line)

Sec. 33, T3N, R10E  
Henry Township

Commercial Land Use  
1-WD  
NP North Baltimore Industrial, LLC  
16615 Deshler Road  
North Baltimore, Ohio 45872  
F22-310-330000007500  
OR 3810, Page 685

Commercial  
Under Construction

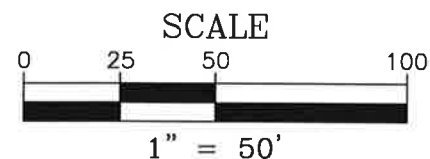
20' Sanitary Sewer Easement  
OR 3799, Page 736  
10' Force Main Easement  
OR 3799, Page 736  
10' Permanent Sanitary Easement  
(No Recorded Easement)  
per Poggemeyer Design Group  
Job Number 3137-223  
Dated 05-22-17

TOTAL NUMBER OF:  
2 Ownerships  
0 Total Takes  
0 Ownerships w/ Structures Involved  
0 Ownerships w/ "P" Items

Parcel No.	Owner	Owners Record		Auditor's Parcel Number	Record Area	Total P.R.O.	Gross Take	P.R.O. in Take	Net Take	Net Residue		Type Fund	Remarks and Personality	As Acquired	
		OR	Page		Acres	Acres	Acres	Acres	Acres	Left	Right			OR	Page
1-WD	NP North Baltimore Industrial LLC	3810	685	F22-310-330000007500	80.083	4.004	4.004	1.809	2.195		76.079		202120923	3946	625
2-WD	NorthPoint Development LLC	3839	913	F22-310-330000006000	80.00	1.015	1.015	0.458	0.557		78.985		202120924	3946	635



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REV. BY	DATE	DESCRIPTION
DATE COMPLETED 3-12-2021		
PAI Project No. 20-0521		
<b>SHEET No. 2 OF 5</b>		

W00-18-9.96

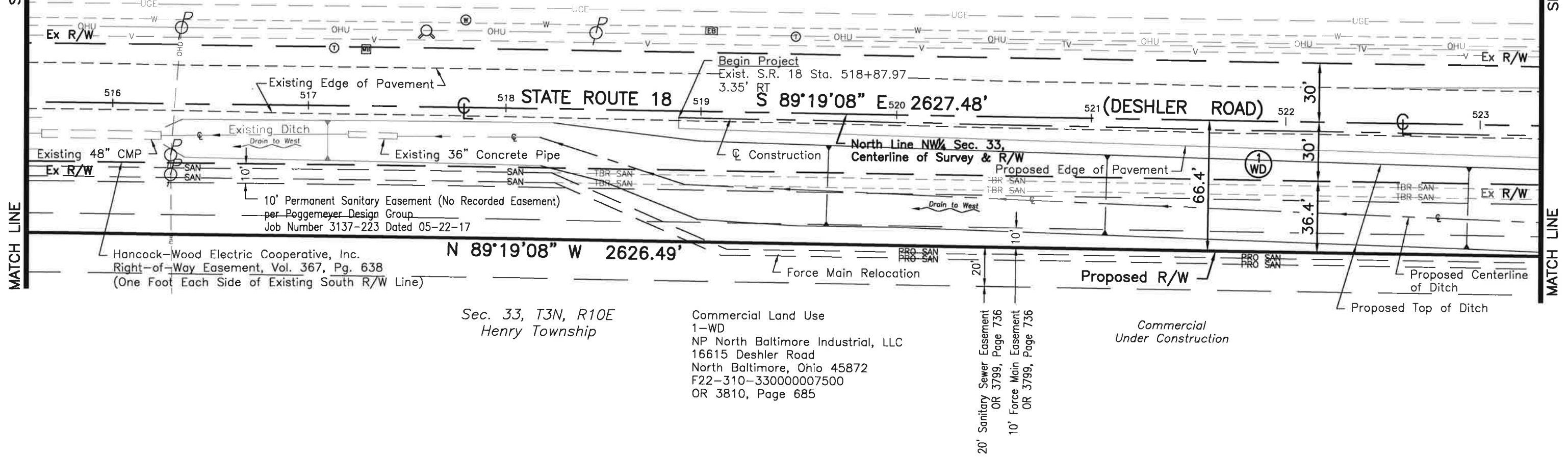
N $\frac{1}{2}$  of the NW $\frac{1}{4}$ , Section 33, T3N, R10E  
Henry Township, Wood County, Ohio

CSX Transportation, Inc.  
OR 3018, Page 306

Sec. 28, T3N, R10E  
Henry Township

SHEET 2

SHEET 4



Hancock-Wood Electric Cooperative, Inc.  
Right-of-Way Easement, Vol. 367, Pg. 638  
(One Foot Each Side of Existing South R/W Line)

10' Permanent Sanitary Easement (No Recorded Easement)  
per Poggemeyer Design Group  
Job Number 3137-223 Dated 05-22-17

Sec. 33, T3N, R10E  
Henry Township

Commercial Land Use  
1-WD  
NP North Baltimore Industrial, LLC  
16615 Deshler Road  
North Baltimore, Ohio 45872  
F22-310-330000007500  
OR 3810, Page 685

20' Sanitary Sewer Easement  
OR 3799, Page 736  
10' Force Main Easement  
OR 3799, Page 736

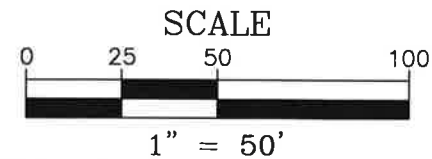
Commercial  
Under Construction

LEGEND

	Fire Hydrant	OHU	Overhead Utilities
	Water Manhole	OHE	Overhead Electric
	Power Pole	E	Underground Electric
	Telephone Pedestal	TV	Underground Cable TV
	Cleanout	V	Underground Verizon Cable
	Hancock-Wood Electric Box	W	Waterline
	Mail Box	SAN	Existing Sanitary Force Main
	Sanitary Manhole	PRO SAN	Proposed Sanitary Force Main
	Pump Station Control Panel	TBR SAN	Existing Sanitary Force Main To Be Relocated
		(M)	Measured



The basis of bearings on this plat is based on Grid North of the Ohio State Plane Coordinates, North Zone NAD 83 (2011 Adjustment) Datum. The bearing of the centerline of right of way of State Route 18 (Deshler Road) is S89°19'08"W.



REV. BY	DATE	DESCRIPTION
DATE COMPLETED		3-12-2021
PAI Project No. 20-0521		

**SHEET No. 3 OF 5**

W00-18-9.96

CSX Transportation, Inc.  
OR 3018, Page 306

Sec. 28, T3N, R10E  
Henry Township

N $\frac{1}{2}$  of the NW $\frac{1}{4}$ , Section 33, T3N, R10E  
Henry Township, Wood County, Ohio

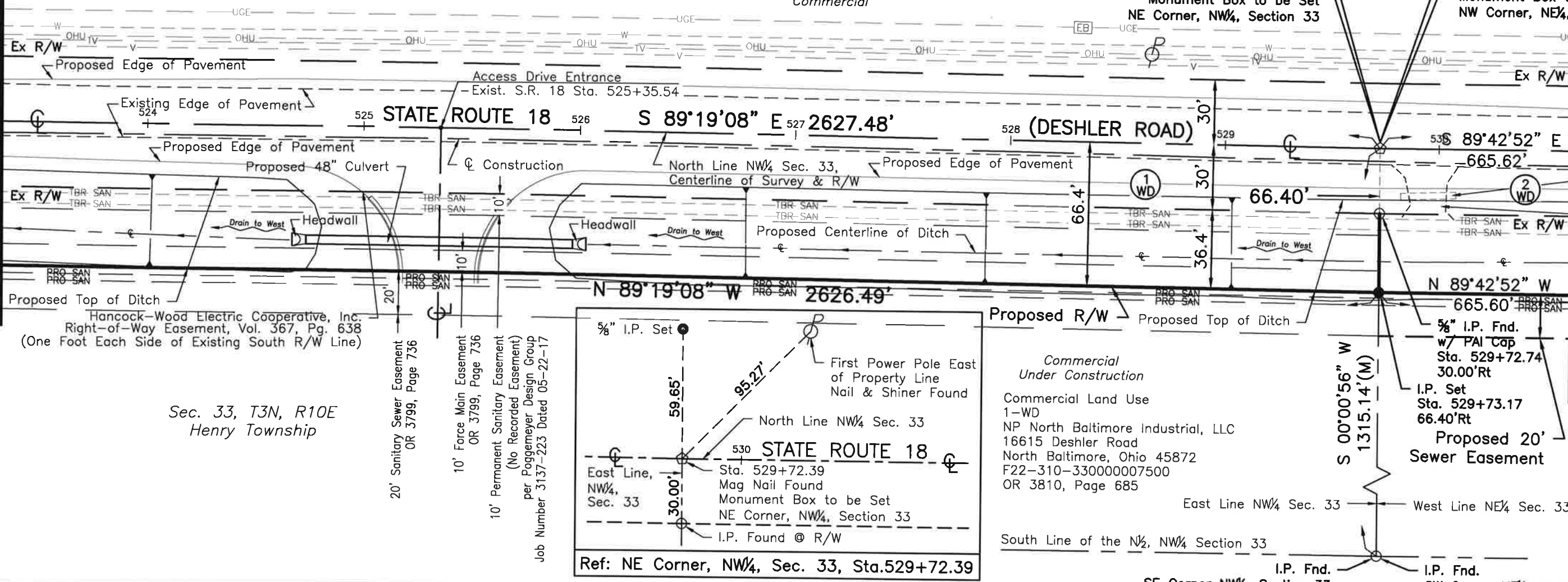
Commercial

SHEET 3

MATCH LINE

SHEET 5

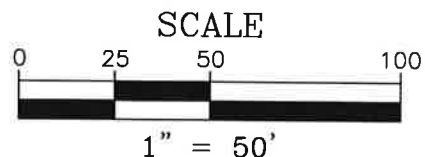
MATCH LINE



Sec. 33, T3N, R10E  
Henry Township

NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

NOTE: THE SIZE, DEPTH AND LOCATION OF THE BURIED UTILITIES SHOWN OR NOT, ARE NOT WARRANTED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT SIZE, DEPTH AND LOCATION OF ALL BURIED UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO EXCAVATING.



The basis of bearings on this plat is based on Grid North of the Ohio State Plane Coordinates, North Zone NAD 83 (2011 Adjustment) Datum. The bearing of the centerline of right of way of State Route 18 (Deshler Road) is S89°19'08"W.

UTILITY OWNERS	
NAME & ADDRESS	NAME & ADDRESS
COLUMBIA GAS OF OHIO, INC. 3222 CENTRAL AVE. TOLEDO, OHIO 43602 TEL: 419-539-6066	TIME WARNER CABLE 3760 INTERCHANGE DRIVE COLUMBUS, OH 43204 TEL: 614-255-6349
HANCOCK-WOOD ELECTRIC COOPERATIVE 1399 BUSINESS PARK DRIVE SOUTH NORTH BALTIMORE, OH 45872 TEL: 800-445-4840	NORTHWESTERN WATER & SEWER DISTRICT 12560 MIDDLETON PIKE BOWLING GREEN, OH 43162 TEL: 419-354-9090
FRONTIER 300 WEST GYPSY LANE ROAD BOWLING GREEN, OH 43402 TEL: 419-354-9452	

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		3-12-2021
PAI Project No. 20-0521		
<b>SHEET No. 4 OF 5</b>		

W00-18-9.96

N $\frac{1}{2}$  of the NE $\frac{1}{4}$ , Section 33, T3N, R10E  
Henry Township, Wood County, Ohio

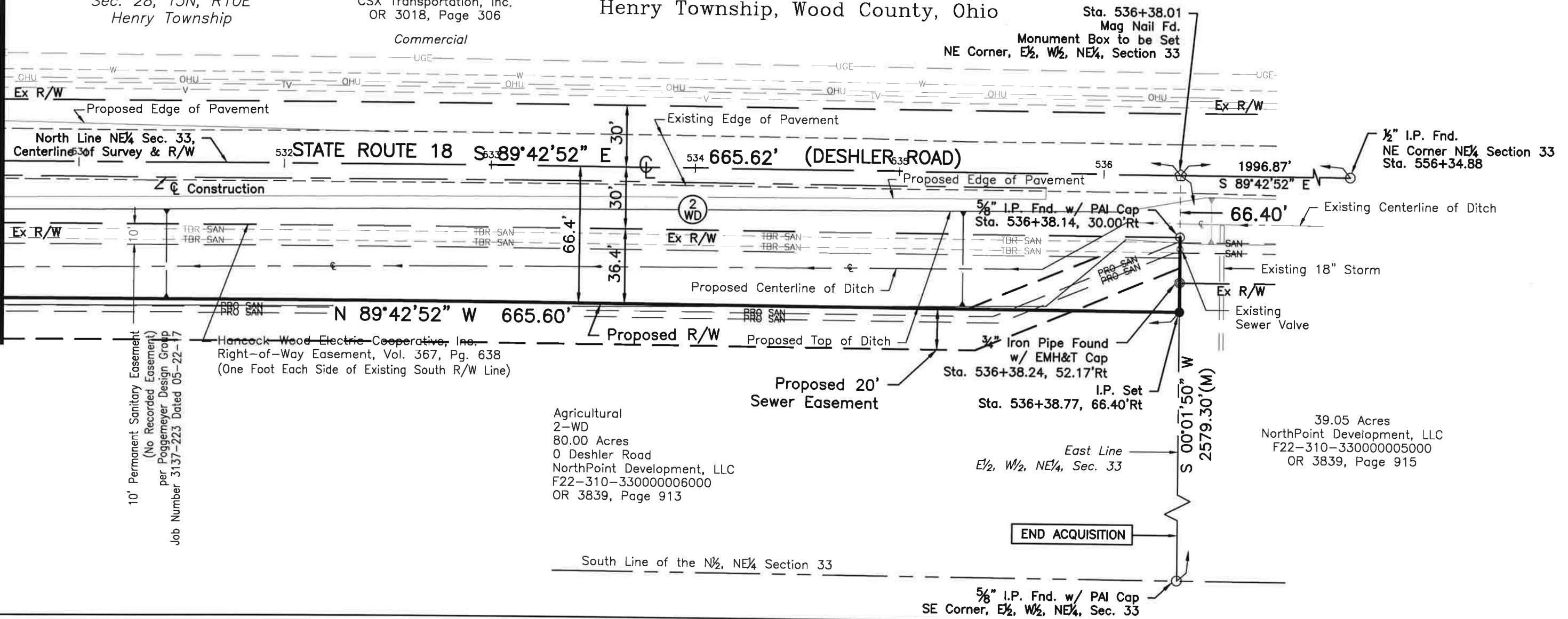
Sec. 28, T3N, R10E  
Henry Township

CSX Transportation, Inc.  
OR 3018, Page 306

Commercial

SHEET 4

MATCH LINE



10' Permanent Sanitary Easement  
(No Recorded Easement)  
per Poggenmeyer Design Group  
Job Number 3137-223 Dated 05-22-17

Hancock Wood Electric Cooperative, Inc.  
Right-of-Way Easement, Vol. 367, Pg. 638  
(One Foot Each Side of Existing South R/W Line)

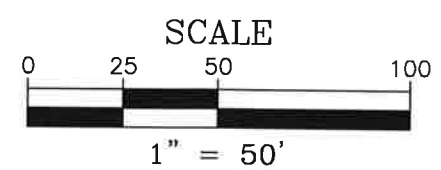
Agricultural  
2-WD  
80.00 Acres  
0 Deshler Road  
NorthPoint Development, LLC  
F22-310-330000006000  
OR 3839, Page 913

39.05 Acres  
NorthPoint Development, LLC  
F22-310-330000005000  
OR 3839, Page 915

END ACQUISITION



The basis of bearings on this plat is based on Grid North of the Ohio State Plane Coordinates, North Zone NAD 83 (2011 Adjustment) Datum. The bearing of the centerline of right of way of State Route 18 (Deshler Road) is S89°19'08\"/>



ODOT Centerline Monuments to be Set		
Station	Type	Location
503+14.90	Centerline Monument	Intersection of SR18 & Wingston Road NW Corner, NW $\frac{1}{4}$ , Section 33
529+72.39	Centerline Monument	SR18 Centerline P.I. NE Corner, NW $\frac{1}{4}$ , Section 33 (P.O.B for 1-WD & 2-WD)
536+38.01	Centerline Monument	NE Corner, E $\frac{1}{2}$ , W $\frac{1}{2}$ , NE $\frac{1}{4}$ , Section 33

NOTE: The setting of new Monument Boxes Shall comply with ODOT Standard Construction Drawing RM-1.1

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		3-12-2021
PAI Project No. 20-0521		