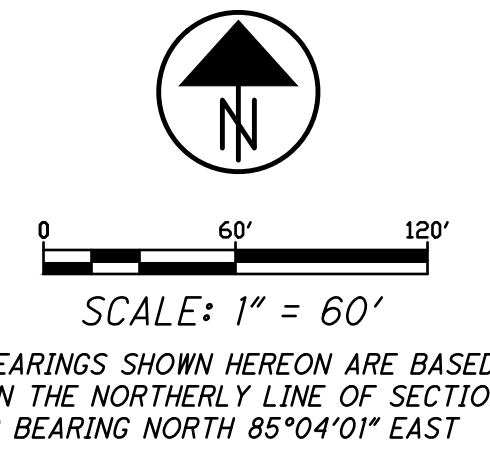


PROPOSED ROW PARCEL

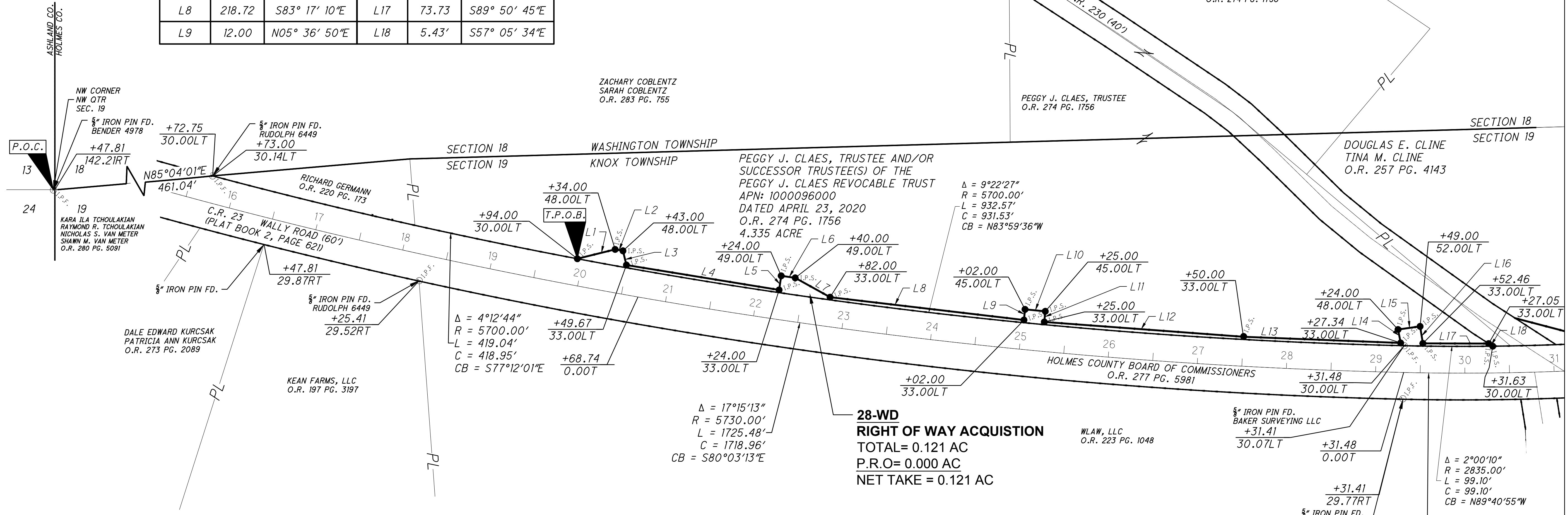
SITUATED IN THE STATE OF OHIO, COUNTY OF HOLMES, AND TOWNSHIP OF KNOX, KNOWN AS BEING A PART OF NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19N, RANGE 15W OF THE CONGRESS LANDS NORTH OF THE OLD SEVEN RANGES, AND BEING PART OF A 4.335 ACRE TRACT OF LAND IN THE NAME OF PEGGY J. CLAES, TRUSTEE AND/OR SUCCESSOR TRUSTEE(S) OF THE PEGGY J. CLAES REVOCABLE TRUST DATED APRIL 23, 2020 AS DESCRIBED IN O.R. 274, PG 1756



20230001362
B: 2 P: 641
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
04/05/2023 03:27 PM
CNTY LG PLT. 0.00
PAGES: 1

O.R. 285 Pg 938

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	43.62	N76° 07' 09"E	L10	22.82	S84° 30' 04"E
L2	8.92	S79° 45' 05"E	L11	12.00	S05° 23' 02"W
L3	16.40	S13° 39' 14"E	L12	223.69	S85° 44' 27"E
L4	173.32	S80° 44' 05"E	L13	176.31	S87° 45' 09"E
L5	16.00	N08° 23' 37"E	L14	15.36	N11° 04' 19"W
L6	15.86	S81° 41' 11"E	L15	24.95	N81° 58' 58"E
L7	44.66	S60° 59' 05"E	L16	19.30	S09° 13' 53"E
L8	218.72	S83° 17' 10"E	L17	73.73	S89° 50' 45"E
L9	12.00	N05° 36' 50"E	L18	5.43'	S57° 05' 34"E



NOTES:

- THIS SURVEY PLAT WAS PREPARED WITHOUT BENEFIT OF A FULL TITLE REPORT.
- THIS PLAN WAS PREPARED WITH RESPECT TO THE FOLLOWING REFERENCES:
 - DEED AND TAX MAP RECORDS FROM THE KNOX COUNTY AND HOLMES COUNTY RECORDER'S, AUDITOR'S, AND ENGINEER'S OFFICE
 - SURVEY BOOK 2022, PAGE 30
 - SURVEY BOOK 2020, PAGE 176
 - SURVEY BOOK 34, PAGE 194
 - SURVEY BOOK 22, PAGE 83
- PLANIMETRIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY OHM ADVISORS DURING MARCH 2022.
- MERIDIAN IS REFERENCED TO THE OHIO PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011) PER GPS OBSERVATIONS IN MARCH 2022 WITH SCALE FACTOR OF 0.99993463
- THIS PLAN IS NOT VALID UNLESS STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL.

SYMBOL LEGEND

- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET 5/8"x30" AND "OHM" CAP
- ⊙ I.P.F. IRON PIN AND CAP FOUND
- ⊗ P.F. IRON PIPE FOUND (1" O.D.)
- COMMON OWNERSHIP
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE PLACE OF BEGINNING
- Ex SH EX. STANDARD HIGHWAY EASEMENT
- EX. FEE RIGHT OF WAY
- PL EX. PROPERTY LINE
- EX. SECTION LINE
- EX. CENTERLINE OF RIGHT OF WAY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE THIS SURVEY, ON THE GROUND, AND THAT THIS PLAT REPRESENTS GRAPHICALLY, IN SO FAR AS IS POSSIBLE, THE RESULTS OF SAID SURVEY. MADE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4733-37 OF THE OHIO ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Branden V. Battig
BRANDEN V. BATTIG S-8708
3/29/2023 DATE



388 S MAIN ST., STE. 301
AKRON, OH 44311
330.913.1080
OHM-ADVISORS.COM

APPROVED FOR TRANSFER ONLY
NO SUBDIVISION PLAT REQUIRED
(O.R.C. 713.001 & 713.131)
Lot(s) not for building unless
approved by Board of Health
HOLMES CO. PLANNING COMMISSION
By TS Date 4/5/2023
(AO)

Claes Plat
Plat Approved
Holmes County Map Office
4/5/2023 BH

DRAWING PATH: P:\3000_2669\2023\20230001362_01\Drawings\15452_R002_CLAES.dwg Mar 29, 2023 - 1:30pm