

DESCRIPTION OF SURVEY

2.447 ACRES PARCEL

LANDS OF: TIMOTHY & SHELLY PETIT

(540 E. Clinton St.)

Situated in the Village of Doylestown, County of Wayne, State of Ohio and being a part of the Southeast Quarter of Section 10 of Township 18 North, Range 11 West, and bounded and described as follows:

Beginning at a 7/8" iron pipe found in the South line of the Southeast Quarter of Section 10 at the intersection of the centerline of Valley View Road with the centerline of East Clinton Street, said point having NAD 83, Ohio North Zone, State Plane Grid

Coordinates of:

North = 472,322.71 feet

East = 2,192,218.45 feet;

Thence North 31° 08' 56" West along the centerline of East Clinton Street, a distance of 799.04 feet to a point at the Northeast corner of lands, now or formerly, owned by the Chippewa Local School District, said point witnessed by a 7/8" iron pipe found 35.04 feet West, and 5.98 feet South

Thence South 87° 38' 44" West along the North line of said School lands, and passing through a 5/8" rebar with cap set at 37.66 feet, a distance of 254.00 feet to a 5/8" rebar with cap set at the **TRUE PLACE OF BEGINNING** of the parcel of land herein described;

- 1) Thence continuing South 87° 38' 44" West along the North line of said School lands, a distance of 247.61 feet to a 3/4" rebar found;
- 2) Thence North 12° 14' 09" West along an East line of said School lands, and passing through a bent 5/8" rebar found at 146.06 feet, a distance of 315.62 feet to a point in a twin 14" tree found in the South line of Lot 1225 of the Bailey Allotment No. 2 as recorded in Plat Book 31, Page 28, said line also passing through a bent pinched 1" iron pipe found 4.50 feet from the South line of said Allotment;
- 3) Thence North 89° 14' 24" East along the South line of said Lot 1225, a distance of 128.83 feet to a 5/8" rebar with Johanyak cap found at the Southwest corner of Lot 416 of the B. Neiswander Allotment as recorded in Plat Book 6, Page 93;
- 4) Thence North 87° 47' 11" East along the South line of said Lot 416, a distance of 258.42 feet to a point in the centerline of the aforementioned East Clinton Street at the Southeast corner of said Allotment, said line passing through an old 1" iron pipe found 37.91 feet from the centerline of said Street;

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(540 E. Clinton St.)

- 5) Thence South 31° 08' 56" East along the centerline of said Street, a distance of 156.50 feet to a point

- 6) South 65° 55' 09" West passing through a 5/8" rebar with cap set at 23.21 feet, a distance of 173.09 feet to a 5/8" rebar with cap set, said line also passing through a 5/8" rebar with cap set in the West right of way line of said Street 33.25 feet from the centerline of said Street;

- 7) Thence South 02° 21' 16" East, a distance of 105.50 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 2.447 Acres of land, more or less, of which 0.124 Acre is contained within the limits of the existing road right of way but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in February, 2024.

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99988183.

For reference survey, see Survey Volume XX, Page 778.



Joseph H. Moine, Jr.
8 FEB, 2024

Joseph H. Moine, Jr.,
Registered Professional Surveyor No. 6732

Deed Reference: O.R.688, P.2344
Part of Parcel No. 17-00552.001

Deed Reference: O.R.901, P.2903
Part of Parcel No. 17-00552.000

DESCRIPTION OF SURVEY

0.689 ACRE PARCEL

LANDS OF: TIMOTHY & SHELLY PETIT

(560 E. Clinton St.)

Situated in the Village of Doylestown, County of Wayne, State of Ohio and being a part of the Southeast Quarter of Section 10 of Township 18 North, Range 11 West, and bounded and described as follows:

Beginning at a 7/8" iron pipe found in the South line of the Southeast Quarter of Section 10 at the intersection of the centerline of Valley View Road with the centerline of East Clinton Street, said point having NAD 83, Ohio North Zone, State Plane Grid

Coordinates of:

North = 472,322.71 feet

East = 2,192,218.45 feet;

Thence North 31° 08' 56" West along the centerline of East Clinton Street, a distance of 799.04 feet to a point at the Northeast corner of lands, now or formerly, owned by the Chippewa Local School District, said point witnessed by a 7/8" iron pipe found 35.04 feet West, and 5.98 feet South, said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described;

- 1) Thence South 87° 38' 44" West along the North line of said School lands, and passing through a 5/8" rebar with cap set at 37.66 feet, a distance of 254.00 feet to a 5/8" rebar with cap set;
- 2) Thence North 02° 21' 16" West leaving the North line of said School lands, a distance of 105.50 feet to a 5/8" rebar with cap set;
- 3) Thence North 65° 55' 09" East, a distance of 173.09 feet to a point in the centerline of the aforementioned East Clinton Street, said line passing through a 5/8" rebar with cap set 23.21 feet from the centerline of said Street, said line also passing through a 5/8" rebar with cap set 33.25 feet from the centerline of said Street in the West right of way line of said Street;
- 4) Thence South 31° 08' 56" East along the centerline of said Street, a distance of 193.50 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 0.689 Acre of land, more or less, of which 0.141 Acre is contained within the limits of the existing road right of way but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in February, 2024.

DESCRIPTION OF SURVEY

0.689 ACRE PARCEL

LANDS OF: TIMOTHY & SHELLY PETIT

(560 E. Clinton St.)

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

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For reference survey, see Survey Volume XX, Page 778.



Joseph H. Moine, Jr. 18 FEB, 2024

Joseph H. Moine, Jr.,
Registered Professional Surveyor No. 6732

Deed Reference: O.R.688, P.2344
Part of Parcel No. 17-00552.001

Deed Reference: O.R.901, P.2903
Part of Parcel No. 17-00552.000

DESCRIPTION OF SURVEY

0.687 ACRE PARCEL

LANDS OF: TIMOTHY & SHELLY PETIT

(560 E. Clinton St.)

Situated in the Village of Doylestown, County of Wayne, State of Ohio and being a part of the Southeast Quarter of Section 10 of Township 18 North, Range 11 West, and bounded and described as follows:

Beginning at a 7/8" iron pipe found in the South line of the Southeast Quarter of Section 10 at the intersection of the centerline of Valley View Road with the centerline of East Clinton Street, said point having NAD 83, Ohio North Zone, State Plane Grid

Coordinates of:

North = 472,322.71 feet

East = 2,192,218.45 feet;

Thence North 31° 08' 56" West along the centerline of East Clinton Street, a distance of 799.04 feet to a point at the Northeast corner of lands, now or formerly, owned by the Chippewa Local School District, said point witnessed by a 7/8" iron pipe found 35.04 feet West, and 5.98 feet South, said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described;

- 1) Thence South 87° 38' 44" West along the North line of said School lands, and passing through a 5/8" rebar with cap set at 37.66 feet, a distance of 254.00 feet to a 5/8" rebar with cap set;
- 2) Thence North 02° 21' 16" West leaving the North line of said School lands, a distance of 105.50 feet to a 5/8" rebar with cap set;
- 3) Thence North 65° 55' 09" East passing through a 5/8" rebar with cap set in the West right of way line of East Clinton Street at 139.85 feet, a distance of 149.89 feet to a 5/8" rebar with cap set in the South line of lands, now or formerly, owned by Timothy and Shelly Petit by deed recorded in Official Record 688, Page 2344;
- 4) Thence North 85° 16' 11" East along the South line of said Petit lands, a distance of 25.72 feet to a point in the centerline of said Street at the Southeast corner of said Petit lands;
- 5) Thence South 31° 08' 56" East along the centerline of said Street, a distance of 184.91 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 0.687 Acre of land, more or less, of which 0.139 Acre is contained within the limits of the existing road right of way but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in February, 2024.

DESCRIPTION OF SURVEY

0.687 ACRE PARCEL

LANDS OF: TIMOTHY & SHELLY PETIT

(560 E. Clinton St.)

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99988183.

For reference survey, see Survey Volume XX, Page 778.



Joseph H. Moine, Jr. 8 FEB, 2024

Joseph H. Moine, Jr.,
Registered Professional Surveyor No. 6732

Deed Reference: O.R.901, P.2903
Part of Parcel No. 17-00552.000

DESCRIPTION OF SURVEY

0.002 ACRE PARCEL

LANDS OF: TIMOTHY & SHELLY PETIT

(Vacant Land.)

Situated in the Village of Doylestown, County of Wayne, State of Ohio and being a part of the Southeast Quarter of Section 10 of Township 18 North, Range 11 West, and bounded and described as follows:

Beginning at a 7/8" iron pipe found in the South line of the Southeast Quarter of Section 10 at the intersection of the centerline of Valley View Road with the centerline of East Clinton Street, said point having NAD 83, Ohio North Zone, State Plane Grid

Coordinates of:

North = 472,322.71 feet

East = 2,192,218.45 feet;

Thence North 31° 08' 56" West along the centerline of East Clinton Street, a distance of 983.95 feet to a point at the Northeast corner of lands, now or formerly, owned by the Timothy and Shelly Petit by deed recorded in Official Record 901, Page 2903, said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described;

- 1) Thence South 85° 16' 11" West along the North line of said Petit lands, a distance of 25.72 feet to a 5/8" rebar with cap set, said point witnessed by a 5/8" rebar with Engineering Associates cap found South 85° 16' 11" West, a distance of 11.23 feet;
- 2) Thence North 65° 55' 09" East leaving the North line of said Petit lands, a distance of 23.21 feet to a point in the centerline of the aforementioned East Clinton Street;
- 3) Thence South 31° 08' 56" East along the centerline of said Street, a distance of 8.59 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 0.002 Acre of land, more or less, of which 0.002 Acre is contained within the limits of the existing road right of way but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in February, 2024.

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99988183.

For reference survey, see Survey Volume XX, Page 778.

DESCRIPTION OF SURVEY
0.002 ACRE PARCEL
LANDS OF: TIMOTHY & SHELLY PETIT

(Vacant Land.)



Joseph H. Moine, Jr. 8 FEB, 2024

Joseph H. Moine, Jr.,
Registered Professional Surveyor No. 6732

Deed Reference: O.R.688, P.2344
Part of Parcel No. 17-00552.001

Map Check
TIM PETIT-0.002 AC

Mon Feb 05 12:11:37 2024

Operator JOE MOINE, PS
Date

Project 2022-TIM PETIT
Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	473164.83	2191709.45	
CP1604-CP1616S	85°16'11" W	25.72	CP1616	473162.71	2191683.82	
CP1616-CP1614N	65°55'09" E	23.21	CP1614	473172.18	2191705.01	
CP1614-CP1604S	31°08'56" E	8.59	CP1604	473164.83	2191709.45	
Closure error distance> 0.000 Error Bearing> N 90°00'00" E						
Closure Precision> 1 in 57511520493.7 Total Distance Traversed> 57.51						
99 S.F.						
0.0023 ACRE						

Map Check

Mon Feb 05 12:35:43 2024

TIM PETIT-0.124 AC R/W-NORTH

Operator JOE MOINE, PS

Project

2022-TIM PETIT

Date

Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	473172.18	2191705.01	
CP1614-CP1615S	65°55'09" W	33.25	CP1615	473158.61	2191674.65	
CP1615-CP1608N	31°08'56" W	170.65	CP1608	473304.66	2191586.38	
CP1608-CP1605N	87°47'11" E	37.71	CP1605	473306.12	2191624.06	
CP1605-CP1614S	31°08'56" E	156.50	CP1614	473172.18	2191705.01	
Closure error distance> 0.000 Error Bearing> N 90°00'00" E						
Closure Precision> 1 in 398109168029.2 Total Distance Traversed> 398.11						
5398 S.F						
0.1239 ACRE						

Map Check

Mon Feb 05 12:32:14 2024

TIM PETIT-0.141 AC R/W-SOUTH

Operator JOE MOINE, PS

Project

2022-TIM PETIT

Date

Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	473006.58	2191805.10	
CP1606-CP1607S	87°38'44" W	37.66	CP1607	473005.03	2191767.47	
CP1607-CP1615N	31°08'56" W	179.45	CP1615	473158.61	2191674.65	
CP1615-CP1614N	65°55'09" E	33.25	CP1614	473172.18	2191705.01	
CP1614-CP1606S	31°08'56" E	193.50	CP1606	473006.58	2191805.10	
Closure error distance> 0.000 Error Bearing> N 90°00'00" E						
Closure Precision> 1 in 443862775213.7 Total Distance Traversed> 443.86						
6154 S.F.						
0.1413 ACRE						

Map Check
TIM PETIT-0.687 AC

Mon Feb 05 12:17:01 2024

Operator JOE MOINE, PS
Date

Project 2022-TIM PETIT
Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	473006.58	2191805.10	
CP1606-CP1612S	87°38'44" W	254.00	CP1612	472996.15	2191551.31	
CP1612-CP1613N	02°21'16" W	105.50	CP1613	473101.56	2191546.98	
CP1613-CP1616N	65°55'09" E	149.89	CP1616	473162.71	2191683.82	
CP1616-CP1604N	85°16'11" E	25.72	CP1604	473164.83	2191709.45	
CP1604-CP1606S	31°08'56" E	184.91	CP1606	473006.58	2191805.10	

Closure error distance> 0.000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 720015835831.7 Total Distance Traversed> 720.02
29919 S.F.
0.6868 ACRE

Map Check
TIM PETIT-0.689 AC

Mon Feb 05 12:19:47 2024

Operator JOE MOINE, PS
Date

Project 2022-TIM PETIT
Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	473006.58	2191805.10	
CP1606-CP1612S	87°38'44" W	254.00	CP1612	472996.15	2191551.31	
CP1612-CP1613N	02°21'16" W	105.50	CP1613	473101.56	2191546.98	
CP1613-CP1614N	65°55'09" E	173.09	CP1614	473172.18	2191705.01	
CP1614-CP1606S	31°08'56" E	193.50	CP1606	473006.58	2191805.10	

Closure error distance > 0.000 Error Bearing > N 90°00'00" E
Closure Precision > 1 in 726093005111.5 Total Distance Traversed > 726.09
30018 S.F.
0.6891 ACRE

Map Check
TIM PETIT-2.447 AC

Mon Feb 05 12:24:02 2024

Operator JOE MOINE, PS
Date

Project 2022-TIM PETIT
Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	472996.15	2191551.31	
CP1612-CP60S	87°38'44" W	247.61	CP60	472985.97	2191303.91	
CP60-CP1611N	12°14'09" W	315.62	CP1611	473294.43	2191237.02	
CP1611-CP58N	89°14'24" E	128.83	CP58	473296.14	2191365.83	
CP58-CP1605N	87°47'11" E	258.42	CP1605	473306.12	2191624.06	
CP1605-CP1614S	31°08'56" E	156.50	CP1614	473172.18	2191705.01	
CP1614-CP1613S	65°55'09" W	173.09	CP1613	473101.56	2191546.98	
CP1613-CP1612S	02°21'16" E	105.50	CP1612	472996.15	2191551.31	
Closure error distance> 0.000 Error Bearing> N 90°00'00" E						
Closure Precision> 1 in 1385572355227.7 Total Distance Traversed> 1385.57						
106571 S.F.						
2.4465 ACRES						

Map Check

Mon Feb 05 12:41:16 2024

TIM PETIT-3.136 AC TOTAL

Operator JOE MOINE, PS

Project

2022-TIM PETIT

Date

Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	473006.58	2191805.10	
CP1606-CP60S	87°38'44" W	501.61	CP60	472985.97	2191303.91	
CP60-CP1611N	12°14'09" W	315.62	CP1611	473294.43	2191237.02	
CP1611-CP58N	89°14'24" E	128.83	CP58	473296.14	2191365.83	
CP58-CP1605N	87°47'11" E	258.42	CP1605	473306.12	2191624.06	
CP1605-CP1606S	31°08'56" E	350.00	CP1606	473006.58	2191805.10	
Closure error distance> 0.000 Error Bearing> N 90°00'00" E						
Closure Precision> 1 in 1554479346756.4 Total Distance Traversed> 1554.48						
136589 S.F						
3.13565 ACRES						