

DESCRIPTION OF SURVEY
0.010 ACRE PARCEL - STREET DEDICATION
LANDS OF: DIRK A. HOFFMAN

Situated in the Village of Doylestown, County of Wayne, State of Ohio and being a part of Lot 21 of the Doylestown Village Plat as recorded in Plat Book 1, Page 272, and bounded and described as follows:

Beginning at a 5/8" rebar with Moine cap found at the intersection of the Easterly line of Portage Street (80 feet wide) with the Northerly line of Bassinger Drive (33 feet wide), said point also being the most Westerly corner of said Lot 21, and said point having NAD 83, Ohio North Zone, State Plane Grid Coordinates of:

North = 474,881.90 feet

East = 2,189,713.56 feet;

Thence South 51° 27' 46" East along the Northerly line of Bassinger Drive and the Southerly line of said Lot 21, and passing through a 5/8" rebar with Moine cap found at 98.75 feet, a distance of 152.52 feet to a 5/8" rebar with cap set at the **TRUE PLACE OF BEGINNING** of the parcel of land herein described, said point also being the point of curvature of a horizontal curve concave to the North, and said curve having the following parameters:

Delta = 89° 59' 20"

Radius = 45.00'

Arc Length = 70.68'

Tangent = 44.99'

Chord Length = 63.63'

Chord Bearing = North 83° 32' 34" East;

- 1) Thence Easterly along said curve, and passing through a 5/8" rebar with cap set at an Arc Length of 35.34 feet, an Arc Length of 70.68 feet to a 5/8" rebar with cap set in the Westerly line of Black Drive (33 feet wide) and the Easterly line of said Lot 21, and at the point of tangency of said curve;
- 2) Thence South 38° 32' 54" West along the Westerly line of Black Drive and the Easterly line of said Lot 21, a distance of 44.99 feet to a 5/8" rebar with Moine cap found at the intersection of the Westerly line of Black Drive with the Northerly line of the aforementioned Bassinger Drive, said point also being the most Southerly corner of said Lot 21;
- 3) Thence North 51° 27' 46" West along the Northerly line of Bassinger Drive and the Southerly line of said Lot 21, a distance of 44.99 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 0.010 Acre of land, more or less, but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in February, 2024.

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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 0.99988572..

For reference survey, see Survey Volume XX, Page 701.



Joseph H. Moine, Jr. 20 FEB, 2024

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

Deed Reference: O.R.554, P.854
Part of Parcel No. 17-00003.000

Map Check
HOFFMAN ALLOT-LOT 1278

Thu Feb 08 15:22:25 2024

Operator JOE MOINE, PS
Date

Project 2024-HOFFMAN ALLOTMENT
Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	474881.84	2189713.52	
BA32-BA41N	38°30'43" E	65.87	BA41	474933.38	2189754.53	
BA41-BA43S	51°28'59" E	197.56	BA43	474810.35	2189909.10	
BA43-BA1402S	38°32'54" W	20.95	BA1402	474793.97	2189896.05	
CURVE	A=70.68 DELTA=89°59'20"	T=44.99	EXT=18.63			
BA1402-BA1404S	83°32'34" W	63.63	BA1404	474786.81	2189832.82	
RADIUS POINT		45.00	0	474822.01	2189860.86	
BA1404-BA32N	51°27'46" W	152.52	BA32	474881.84	2189713.52	
Closure error distance > 0.000 Error Bearing > N 90°00'00" E						
Closure Precision > 1 in 507574773959.5 Total Distance Traversed > 507.57						
12584 S.F.						
0.28889 ACRE						

Map Check

Thu Feb 08 15:32:51 2024

HOFFMAN ALLOT-DEDICATION

Operator JOE MOINE, PS

Project

2024-HOFFMAN ALLOTMENT

Date

Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	474758.78	2189868.01	
BA33-BA1402N	38°32'54" E	44.99	BA1402	474793.97	2189896.05	
CURVE	A=70.68 DELTA=89°59'20"	T=44.99	EXT=18.63			
BA1402-BA1404S	83°32'34" W	63.63	BA1404	474786.81	2189832.82	
RADIUS POINT		45.00	0	474822.01	2189860.86	
BA1404-BA33S	51°27'46" E	44.99	BA33	474758.78	2189868.01	
Closure error distance > 0.000 Error Bearing > N 90°00'00" E						
Closure Precision > 1 in 160659434006.2 Total Distance Traversed > 160.66						
434 S.F.						
0.00996 ACRE						

Map Check

Thu Feb 15 23:19:19 2024

HOFFMAN ALLOT-CURV B

Operator JOE MOINE, PS

Project

2024-HOFFMAN ALLOTMENT

Date

Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	474786.81	2189832.82	
CURVE	A=35.34 DELTA=44°59'40"	T=18.64 EXT=3.71				
ba1404-ba1405S	73°57'36" E	34.44	ba1405	474777.30	2189865.92	
RADIUS POINT		45.00	0	474822.01	2189860.86	
ba1405-ba33S	06°27'26" E	18.63	ba33	474758.78	2189868.01	
ba33-ba1404N	51°27'46" W	44.99	ba1404	474786.81	2189832.82	
Closure error distance > 0.000 Error Bearing > N 90°00'00" E						
Closure Precision > 1 in 98963104252.9 Total Distance Traversed > 98.96						
217 s.f.						
0.00498 ACRE						

Map Check

Fri Feb 16 12:12:18 2024

HOFFMAN ALLOT-CURV C

Operator JOE MOINE, PS

Project

2024-HOFFMAN ALLOTMENT

Date

Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	474777.30	2189865.92	
CURVE	A=35.34 DELTA=44°59'40"	T=18.64 EXT=3.71				
BA1405-BA1402N	61°02'44" E	34.44	BA1402	474793.97	2189896.05	
RADIUS POINT		45.00	0	474822.01	2189860.86	
BA1402-BA33S	38°32'54" W	44.99	BA33	474758.78	2189868.01	
BA33-BA1405N	06°27'26" W	18.63	BA1405	474777.30	2189865.92	
Closure error distance> 0.000 Error Bearing> N 90°00'00" E						
Closure Precision> 1 in 98963083086.2 Total Distance Traversed> 98.96						
217 S.F.						
0.00498 ACRE						