

LEGEND

- FOUND IRON PIN
- FOUND MONUMENT
- PLACED 5/8" REBAR WITH CAP
 - POINT ESTABLISHED
- (m) MEASURED DISTANCE
- (ps) PREVIOUS SURVEY DISTANCE
- (d) DEED DISTANCE

NOTE: MONUMENTS FOUND OR SET NEAR SURFACE UNLESS OTHERWISE NOTED.

REFERENCE SURVEYS:

HARTZOG NORTHSIDE ALLOTMENT;
PLAT OF NORTH DEFIANCE;
A-003-006; A-005-001; A-005-002;
N-001-004; N-001-005; N-001-007

BEARINGS:

BEARINGS SHOWN ON THIS PLAT ARE BASED ON NAD 83 (2011) UTILIZING THE OHIO COUNTY COORDINATE SYSTEM (DEFIANCE COUNTY)

OCCUPATION NOTE:

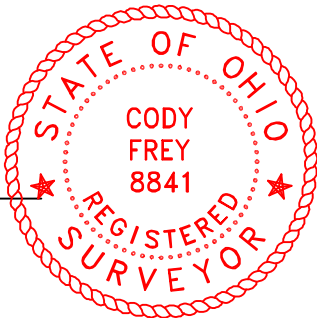
OCCUPATION ALONG BOUNDARIES IS LAWN OR WOODED EXCEPT AS NOTED.

SURVEYOR'S NOTE:

WESTHOVEN SURVEYED THE BALDWIN PARCEL IN 1990, ESTABLISHING THE NORTH RIGHT OF WAY LINE OF BROADWAY STREET. HOWEVER THIS DOES NOT AGREE WITH SURVEYS AND MONUMENTATION ESTABLISHING THE SOUTH RIGHT OF WAY OF BROADWAY STREET AND OTHER LOTS IN THE PLAT OF NORTH DEFIANCE (ASCHEMEIER 1995; HENRY 2002; BOCKRATH 2026). AT THE WEST END, RANDOM PIECES OF OLD FENCE WERE FOUND 18'± SOUTH OF THE NORTH LINE OF THE SURVEYED PARCEL. HOWEVER OCCUPATION OF THE ROADWAY AND EXISTING STRUCTURES MORE CLOSELY MATCHES THE RIGHT OF WAY AS ESTABLISHED BY MONUMENTATION FOUND ON VARIOUS LOTS IN THE PLAT OF NORTH DEFIANCE. WESTHOVEN SURVEY DID NOT ACKNOWLEDGE ANY MONUMENTATION FOUND IN THE PLAT OF NORTH DEFIANCE. THEREFORE THIS SURVEYOR AGREES WITH THE SURVEYS OF THE LOTS IN SAID PLAT AND ESTABLISHED BROADWAY STREET ACCORDINGLY.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOW ON THIS PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. SINCE THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH, THERE COULD BE EASEMENTS OR OTHER ENCUMBRANCES UPON THE LAND WHICH ARE NOT SHOWN ON THIS SURVEY PLAT. IF THESE ARE REQUIRED, PLEASE FURNISH THE NECESSARY INFORMATION. THIS SURVEY HAS BEEN RECORDED IN THE DEFIANCE COUNTY RECORD OF SURVEYS.

CODY FREY
REGISTERED SURVEYOR 8841
DATE: 3/30/2026
JOB#2025110



NE CNR LOT 16 HARTZOG
NORTHSIDE ALLOTMENT
(IRON PIN IN CONCRETE)

NE CNR LOT 18 HARTZOG
NORTHSIDE ALLOTMENT
(IRON PIN IN CONCRETE)

SE CNR LOT 19 HARTZOG
NORTHSIDE ALLOTMENT

FOUND IRON PIN CAPPED
WESTHOVEN 3' W OF
ESTABLISHED R/W

175.64'(m)
189.90'(1990 WESTHOVEN SURVEY)

N00°52'25"E

RIDGE STREET (33' R/W)

CHAIN LINK FENCE

N00°52'25"E

BROADWAY STREET
(VACATED)

LOT 34 LOT 35

0.543 ACRES

LOT 33 LOT 32

VAN BUREN STREET (66' R/W)

CONCRETE MONUMENT
FOUND WITH IRON PIN
ON NORTH SIDE

PLAT OF SURVEY

LOTS 34 & 35 AND A PORTION OF VACATED BROADWAY STREET IN THE PLAT OF NORTH DEFIANCE AND SITUATED IN SECTION 23 OF TOWNSHIP 4 NORTH, RANGE 4 EAST, CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO, IN THE NORTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN OF THE OHIO LAND SUBDIVISIONS.

BROADWAY STREET (66' R/W)

N89°13'39"E

LOT 36 LOT 37 LOT 38 LOT 39

ALLEY (13.2' R/W)

LOT 31 LOT 30

HIGH STREET (66' R/W)

DEEDS:

- PPN: B01-3122-0-025-00
PPN: B01-3122-0-026-00
BRIAN D. CAMPBELL
O.R. O.R. 461 PG. 1567
PLAT RECORD 15 PG 43 (VACATION OF BROADWAY ST)
- PPN: B01-3121-0-004-00
DONNA ANN BALDWIN
VOL. 84 PG. 414

0 25' 50'
SCALE: 1"=50'

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