

C/L SPENCERVILLE-  
HICKSVILLE ROAD (CR 107)  
EXISTING CORPORATION LINE  
HICKSVILLE TWP.

VILLAGE OF HICKSVILLE

R/W LINE

S 88°13'01" E 132.00'  
NORTH LINE, NW 1/4, SEC. 20

CURB & CUTTER

S 56°21'34" E  
35.46'



**PARCEL 1**  
**0.333 AC.**

PT. PN. E200020000100

HILLBROOK ESTATES SUBDIVISION  
PB 7 - PGS 86

LARRY & CHERYL SCRANTON

DV 213 - PG 193

PN. E060027000100

**LOT 1**

N 88°13'01" W 131.87'

**PARCEL 2**  
**0.333 AC.**

PT. PN. E200020000100

JUSTIN & HEATHER KUHN

OR VOL 423-PG 2160

1 AC. (RECORDED)

PN. E200020000100

\*ANNEXED PB 14-PG 376 (1.000 AC.)

LOT LINE

N 01°20'59" E 330.00'  
LOT LINE

LOT LINE

0.33' SOUTH  
0.29' WEST

UTILITY EASEMENT  
PB 7 - PG 86

KADUK HILLBROOK LLC

OR VOL 379 - PG 579

OR VOL 379 - PG 587 (PARCEL 3)

30.105 AC. (PER TAX RECORD)

PARCEL NO. E060027004200

[SURVEY VOL 12-20-21 & H-01-208

PARCEL 1 - 30.105 ACRES]

0.12' WEST

LOT LINE

**INGRESS/EGRESS  
EASEMENT**

**0.192 AC.**

PT. PN. E200020000100

N 88°13'01" W 131.75'

**PARCEL 3**  
**0.333 AC.**

PT. PN. E200020000100

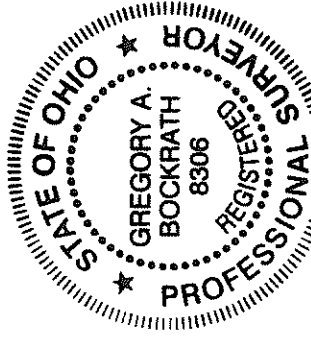
30.00'

110.11'  
133.00'

0.04' NORTH  
0.16' WEST

N 88°13'01" W 131.62' M  
(132' R)

0.22' SOUTH  
0.33' EAST



I HEREBY CERTIFY THIS TO BE A SURVEY MADE  
UNDER MY SUPERVISION AND THAT THE MONUMENTS  
ARE FOUND AND/OR SET AS INDICATED.

1-19-21  
Date

Gregory A. Bockrath P.S.  
Registered Surveyor No. 8306.  
115 S. Fair Avenue, Suite A  
Ottawa, Ohio 45875  
419-523-5789

SURVEY FOR:

JUSTIN KUHN  
PART OF THE NORTHWEST 1/4  
OF SECTION 20, T4N - R1E,  
VILLAGE OF HICKSVILLE,  
DEFIANCE COUNTY, OHIO

**NOTE: SURVEY BEARINGS BASED ON  
OHIO NORTH ZONE STATE PLANE  
COORDINATES OBTAINED FROM  
THE OHIO DOT VRS NETWORK**



**LEGEND**

- 5/8 INCH REBAR W/ID CAP SET
- 5/8 INCH REBAR W/ID CAP FOUND
- ⊙ 5/8 INCH REBAR FOUND
- 1/2 INCH REBAR FOUND
- ⊙ 3/4 INCH REBAR FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RECORDED
- M MEASURED

THIS SURVEY WAS PERFORMED WITHOUT THE  
BENEFIT OF A TITLE EXAMINATION. BEYOND  
THE DEED DOCUMENTS CITED ON THE SURVEY  
DRAWING THERE MAY BE RECORDED OR UN-  
RECORDED EASEMENTS AND/OR  
ENCUMBRANCES BENEFITING OR ENCUMBERING  
THE SURVEYED PROPERTY WHICH ARE NOT  
SHOWN ON THIS DRAWING.