

PLAT OF SURVEY

A PARCEL OF LAND BEING SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER, SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST, HICKSVILLE TOWNSHIP, VILLAGE OF HICKSVILLE, DEFIANCE COUNTY, OHIO. BEING FURTHER KNOWN AS LOT 40 AND PARTS OF LOT 38 AND 39 OF HILLBROOK ESTATES SUBDIVISION. LOCATED WITHIN THE NORTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN OF THE ORIGINAL LAND SUBDIVISIONS OF OHIO.

SPENCERVILLE HICKSVILLE ROAD (CR 107)
NORTH LINE, NW 1/4, SEC. 20

DENAN DRIVE 60' R/W

DAMAR DRIVE 60' R/W

HILLBROOK
ESTATES
SUBDIVISION
PB 7 PG 86

JOSEPH E. JR & CHERYL
LARRY
DEED 466 PAGE 447
38

JULIE A. BROMAGEN
DEED 464 PAGE 1936
36

STANLEY G. & WANDA
MAE STUCKEY
DEED OR 386 PAGE 2605
35

1.597 ACRES
NO EXIST BLDGS

COULDA WOULD
SHOULD LLC.
DEED 474 PAGE 1773

REFERENCE SURVEYS:
PB 7- PG 86
PB 11 - PG 57
H-24-007
H-01-208
H-24-002

GENERAL NOTATION OF OCCUPATION
ALL LINES OF OCCUPATION WERE LAWN OR AGRICULTURAL FIELDS. NO VISIBLE FENCES EXISTED ALONG ANY BOUNDARIES OF THIS PROPERTY.

LEGEND

- PLACED 5/8" REBAR W/CAP (COLES 8872)
- FOUND IRON PIN OR PIPE (CIP-CAPPED IRON PIN)
- ⊗ FOUND RAILROAD SPIKE
- ✕ FOUND P.K. NAIL
- POINT ESTABLISHED THIS SURVEY
- (R) RECORDED DISTANCE FROM DEED.
- (M) MEASURED DISTANCE THIS SURVEY
- (PS) DISTANCE FROM PREVIOUS SURVEY

SURVEYED FOR:
COULDA WOULD
SHOULD LLC
DEED BOOK 474 PAGE 1773

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN ON THE PLAT ABOVE. 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. THE BEARINGS SHOWN ON THE PLAT ABOVE ARE ASSUMED. THIS SURVEY HAS BEEN RECORDED IN THE DEFIANCE COUNTY SURVEY RECORDS.



Seth A. Coles

SETH A. COLES
REGISTERED SURVEYOR NO. 8872

JOB NO: 25-044

DATE: 12-10-2025

ON TARGET



2312 County Road 2L
Edon, OH 43518
(419) 633-2975
ontargetengr.com

CASEBEER-MILLER ROAD (CR 106)

S01° 17' 59"W 1319.40' (MPS)
WEST LINE, NW 1/4, SEC. 20

NW CORNER
SECTION 20

SW CORNER
N 1/2, NW 1/4
SECTION 20

S88° 14' 06"E 1408.73' (MPS)
SOUTH LINE, N 1/2, NW 1/4, SEC. 20

LOT 10
GUILFORD
SUBDIVISION
PB 11 PG 57

CENTERLINE EXISTING DITCH

LOT 9

N32° 58' 01"W 67.85'

N18° 31' 01"W 101.46'

N82° 58' 01"W 88.15'

N09° 50' 01"W 98.28'

N01° 19' 01"W 62.07'

N46° 40' 01"W 108.16'

N25° 52' 44"E 60.31'

N14° 06' 58"E 59.12'

N22° 54' 19"E 98.28'

34

33

40

39

37

11

10

9

8

7

41