## PLAT OF SURVEY *FOR* DEARWESTER ESTATE

SITUATED IN: NE. 1/4 AND NW. 1/4 FR. SECTION 25, TOWN 6 SOUTH, RANGE 7 EAST CLAY TOWNSHIP. AUGLAIZE COUNTY, OHIO

NORTH AND BEARING SYSTEM BASED ON OHIO NORTH STATE PLANE GRID, NAD 83 ADJ. 2011.

VALLEY ROAD CHARLES J. IDLE O.R. 625, PG. 1177 MURRAY DAVIS & JUDOTH DAY-BARRINGER, TR. S88°49'17"E N88°54'53"W 200.52 AC. O.R. 501, PG. 895-897 136 AC. NORTH LINE FR. SECTION 25 344.90' 982.61 S88°54'53"E 1324.81' S88°54'42"E 2369.82' NORTHWEST CORNER NORTHEAST CORNER NORTHEAST CORNER NORTHWEST FR. QUARTER CHARLES J. IDLE NORTHEAST FR. QUARTER SECTION 25 NORTHWEST FR. QUARTER SECTION 25 O.R. 625, PG. 1177 SECTION 25 S88°54'42' 2.64 ROAD TRACT 2 TRACT 1 25.889 ACRES 36.695 ACRES 0.850 AC. IN R/W SHARON A. DEARWESTER O.R. 720, PG. 3227 40.615 AC. 0.752 AC. IN R/W SHARON A. DEARWESTER O.R. 720, PG. 3227 37.317 AC. CORY A. OAKLEY MURRAY W. DAVIS, TR. O.R. 621, PG. 1059 1.555 AC. O.R. 513, PG. 1549 71.808 AC. N63°12'02"W 22.35 KIMBERLY BEAM, TR. O.R. 661, PG. 944 TRACT 3 43.133 AC. 446.62 15.754 ACRES LEWISTOWN RESERVATION LINE 84°14'21"W MAG NAIL FOUND SHARON A. DEARWESTER PK NAIL FOUND O.R. 720, PG. 3227 △ SPIKE FOUND 40.615 AC. BOOGHER INVESTMENTS LLC STONE FOUND O.R. 385, PG. 133 0.651 AC. MONUMENT BOX FOUND O 5/8" IRON PIN FOUND MAG NAIL SET

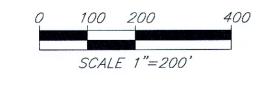
5/8" IRON PIN W/ CAP SET BOOGHER INVESTMENTS LLC-LEWISTOWN RESERVATION LINE O.R. 385, PG. 133 LOTS 1, 2, 15 & 44 GARY E. AND CINDY L. OAKLEY S84°15'27"W O.R. 621, PG. 115 1 AC. GARY E. AND CINDY L. OAKLEY O.R. 621, PG. 115 107.6 AC.

FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED. DATA SOURCES INCLUDE DOCUMENTS CITED.

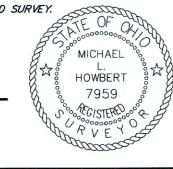
A TITLE SEARCH IS RECOMMENDED TO DETERMINE EASEMENTS, RESTRICTIONS, AND/OR OTHER ENCUMBRANCES AFFECTING THE PROPERTY SHOWN HEREON.



SURVEYING LLC 8477 MERICLE ROAD FORT JENNINGS, OHIO 45844 419-863-0289	
DATE: 10/15/22	REV.:
CLIENT: DEARWESTER	SCALE: 1" = 200'
JOB #: 1003-11-22	CHK:



THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY. MICHAEL L. HOWBERT REGISTERED PROFESSIONAL SURVEYOR NO. 7959 IN OHIO NOVEMBER 18, 2022





## For Tract 1 36.695 Acres

Situated

in the Northeast Fractional Quarter of Section 25, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, being all of a 33.297 tract and all of a 4.02 acre tract being the former Penn-Central Transportation Company Real Estate aka New York Central Railway as described in deed recorded in Official Record Volume 720, Page 3227, and being more particularly described as follows;

Beginning

at the northeast corner of the northeast quarter of said Section 25, being a monument box found;

Thence

along the east line of said northeast quarter, S.00°53'31"W., a distance of 1090.65 feet to a spike found at the southeast corner of said 33.297 acre tract;

Thence

along the south line of said 33.297 acre tract,  $S.84^{\circ}14'21''W$ ., a distance of 446.62 feet to a 5/8'' iron pin set at the southwest corner of said 4.02 acre tract;

Thence

running along the west line of said 4.02 acre tract aka New York Central Railway on the following two (2) courses and distances:

- 1. On a curve to the right having a radius of 3852.71 feet (chord bearing of N.58°51'36"W., a chord distance of 84.37 feet having a delta angle of 1°15'17") an arc distance of 84.37 feet to a 5/8" iron pin set;
- 2. N.58°13'57"W., a distance of 2159.16 feet to a 5/8" iron pin set in the north line of said northeast quarter;

Thence

on said north line, S.88°54'42"E., a distance of 2369.82 feet to the Principal Point of Beginning;

Containing

36.695 acres, more or less and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

Parcel Number: A0102500101

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in November of 2022. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Michael L. Howbert, P.S.





## For Tract 2 25.889 Acres

Situated

in the Northwest Fractional Quarter of Section 25, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, being part of the northeast fractional quarter of the northwest quarter as described in deed recorded in Official Record Volume 720, Page 3227, and being more particularly described as follows;

Beginning

at the northeast corner of the northeast fractional quarter of the northwest quarter of said Section 25, being a monument box found;

Thence

along the east line of said northeast quarter of the northwest quarter, S.00°32'51"W., a distance of 1174.73 feet to a mag nail found in the centerline of State Route 720, passing a 5/8" iron pin set at 1146.84 feet;

Thence

running along said centerline on the following two (2) courses and distances:

N.63°12'02"W., a distance of 22.35 feet to a spike found;
 N.62°58'02"W., a distance of 1459.48 feet to a spike found;

Thence

on the west line of said northeast fractional quarter of the northwest quarter, N.00°43'18"E., a distance of 526.40 feet to a 5/8" iron pin set, passing a 5/8' iron pin set at 27.89 feet;

Thence

on the north line of said northeast fractional quarter of the northwest quarter, S.88°54'53"E., a distance of 1324.81 feet to the Principal Point of Beginning;

Containing

25.889 acres, more or less and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

Part Parcel Number: A0102500201

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in November of 2022. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Michael L. Howbert, P.S.





## Description For Tract 3 15.754 Acres

Situated

in the Northwest Fractional Quarter of Section 25, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, being part of the northeast fractional quarter of the northwest quarter as described in deed recorded in Official Record Volume 720, Page 3227, and being more particularly described as follows;

Commencing

at the northeast corner of the northeast fractional quarter of the northwest quarter of said Section 25, being a monument box found;

Thence

along the east line of said northeast quarter of the northwest quarter, S.00°32'51"W., a distance of 1174.73 feet to a mag nail found in the centerline of State Route 720, passing a 5/8" iron pin set at 1146.84 feet;

Thence

running along said centerline on the following two (2) courses and distances:

1. N.63°12'02"W., a distance of 22.35 feet to a spike found;

2. N.62°58'02"W., a distance of 185.46 feet to a mag nail found, being the *Principal Point of Beginning*;

Thence

on the west line of a 1.00 acre tract as described in Official Record Volume 621, Page 115, S.00°32'51"W., a distance of 312.92 feet to a 5/8" iron pin found, passing a 5/8' iron pin found at 27.83 feet;

Thence

along the Lewistown Reservation Line, S.84°15'27"W., a distance of 1150.30 feet to a stone found;

Thence

on the west line of said northeast fractional quarter of the northwest quarter, N.00°43'18"E., a distance of 750.13 feet to a 5/8" iron pin found at the southwest corner of a 1.555 acre tract as described in Official Record Volume 621, Page 1059;

Thence

on the south line of a 1.555 acre tract, S.88°53'02"E., a distance of 527.10 feet to a mag nail found in the centerline of State Route 720, passing a 5/8' iron pin found at 469.92 feet;

Thence

running along said centerline, S.62°58'02"E., a distance of 686.02 feet to the Point of Beginning;

Containing

15.754 acres, more or less and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

Part Parcel Number: A0102500201

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in November of 2022. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Michael L. Howbert, P.S.

