

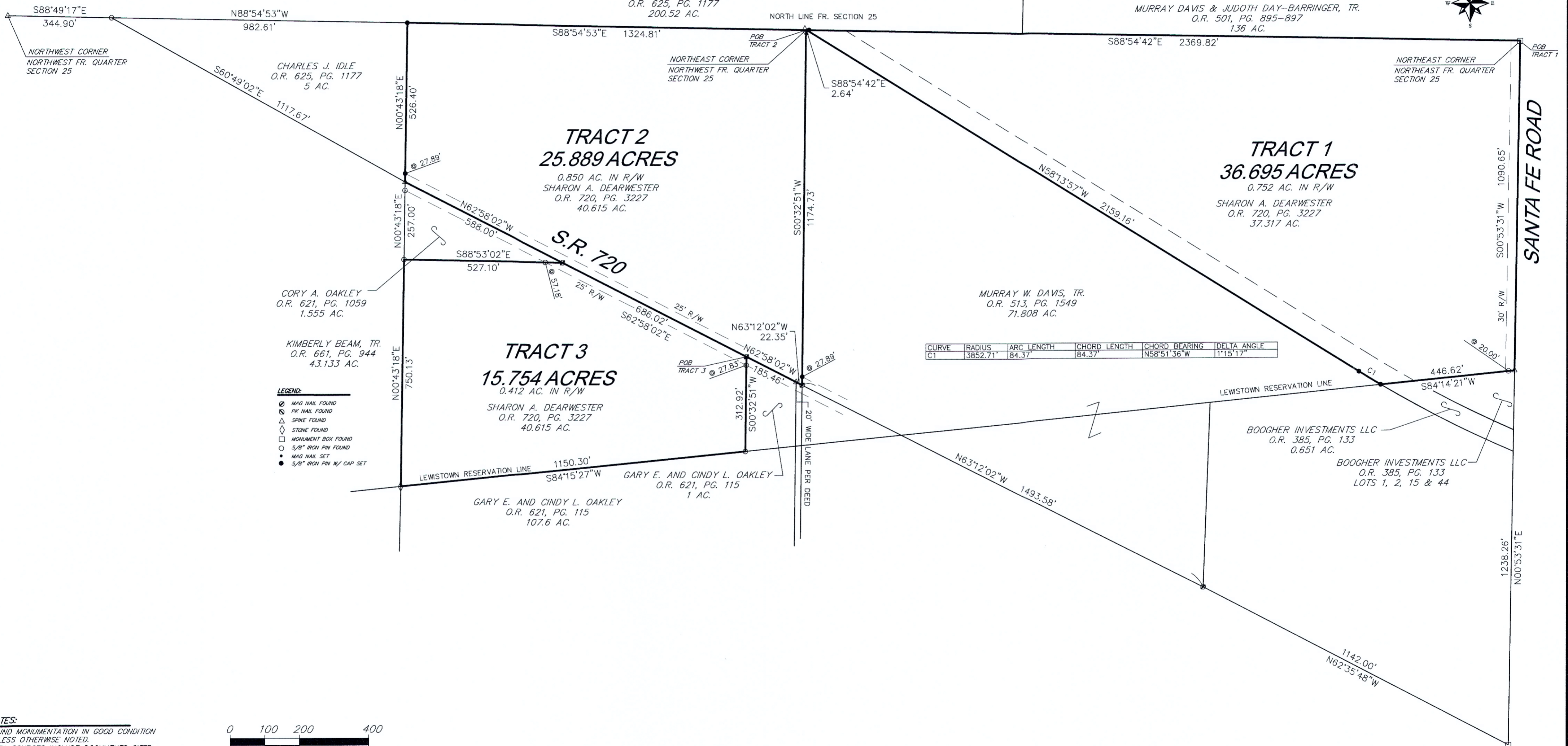
PLAT OF SURVEY FOR DEARWESTER ESTATE

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



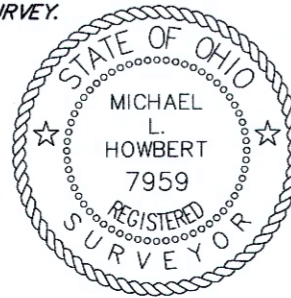
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3852.71'	84.37'	84.37'	N58°51'36"W	1°15'17"

HOWBERT
SURVEYING
LLC
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
419-863-0289

DATE: 10/15/22
CLIENT: DEARWESTER
JOB #: 1003-11-22

REV.:
SCALE: 1" = 200'
CHK:

MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
NOVEMBER 18, 2022



CLA-25-3



**Description
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°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.





**Description
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:
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 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.

