

# BUCKLAND HOLDEN ROAD

## PLAT OF SURVEY FOR STROH/MARKER ESTATE

SITUATED IN:  
THE SE. 1/4, SECTION 7  
TOWN 5 S. RANGE 6 E.,  
DUCHOUQUET TOWNSHIP,  
AUGLAIZE COUNTY, OHIO

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

WAPAKONETA COUNTRY CLUB  
D.V. 160, PG. 263  
75 AC. C.R.

PARCEL NO.: B0500701201  
**57.379 ACRE**  
0.702 ACRES IN R/W

PARCEL NO.: B0500701201  
LEARDYCE A. STROH  
CAROLINE M. MARKER  
O.R. 305, PG. 902  
O.R. 699, PG. 2487  
57.099 AC. C.R.

CAROLINE M. MARKER  
LEARDYCE A. STROH  
O.R. 722, PG. 5335  
0.400 AC.

LMN FARM, LLC  
O.R. 635, PG. 1520  
138.75 AC. C.R.  
PARCEL NO.: B0500701400

JAMES R. CRAFT TR.,  
O.R. 722, PG. 5342  
18.750 AC.

JAMES R. CRAFT TR.,  
O.R. 722, PG. 5340  
0.167 AC.

(A) RICHARD T. AND  
MELANIE A. YOCUM  
O.R. 642, PG. 2199  
0.50 AC.

(B) RONNIE FRITTO AND  
DEBORAH WERNER  
O.R. 130, PG. 126  
0.50 AC.

(C) CODY F. AND AMANDA SPAUGY  
O.R. 621, PG. 1629  
0.794 AC.

(D) CODY F. AND AMANDA SPAUGY  
O.R. 716, PG. 2935  
1.331 AC.

- LEGEND:
- ⊗ MAG NAIL FOUND
  - ⊙ PK NAIL FOUND
  - WOOD POST FOUND
  - ◇ MONUMENT BOX FOUND
  - 5/8" IRON PIN FOUND
  - 1" IRON PIPE FOUND
  - ⊙ MAG NAIL SET
  - 5/8" IRON PIN W/ CAP SET

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	160.00'	169.71'	161.86'	N23°03'46"W	60°46'21"

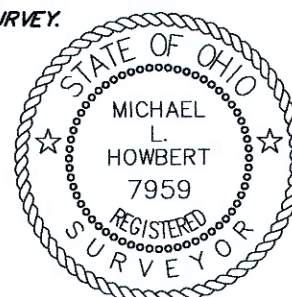
0 125 250 500  
SCALE 1"=250'

**HOWBERT SURVEYING LLC**  
6477 MERICLE ROAD  
FORT JENNINGS, OHIO 45844  
419-863-0289

DATE: 6/14/24  
CLIENT: STROH  
JOB #: 189-06-24

REV.:  
SCALE: 1" = 250'  
CHK:

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.



NOTES:  
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.

MICHAEL L. HOWBERT  
REGISTERED PROFESSIONAL  
SURVEYOR NO. 7959 IN OHIO  
JUNE 14, 2024

DUC-7-5





**Description**  
**57.379 Acres**

Situated in the Southeast quarter of Section 7, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio, being all of the north 19.75 acres of the northwest quarter of the southeast quarter and part of the northeast quarter of the southeast quarter as described deed recorded in Official Record Volume 305, Page 902 and all of a 0.400 acre tract as described deed recorded in Official Record Volume 722, Page 5335 of said County Deed Records and being more particularly described as follows;

Commencing at the southeast corner of the southeast quarter of said Section 7, being a monument box found;

Thence along the east line of said southeast quarter, N.00°35'22"E., a distance of 1330.49 feet to a mag nail found at the southwest corner of the northeast quarter of the southeast quarter, being the *Principal Point of Beginning*;

Thence along the south line of said northeast quarter of the southeast quarter, S.89°47'52"W., a distance of 1264.12 feet to a 5/8" iron pin found at the southeast corner of 0.167 acre tract as described in Official Record Volume 722, Page 5340;

Thence along said tract along a curve the right having a radius of 160.00 feet (chord bearing, N.23°03'46"W., a chord distance of 161.86 feet having a delta angle of 60°46'21") an arc length of 169.71 feet to a 5/8" iron pin found in the west line of the northeast quarter of the southeast quarter;

Thence on the west line of said northeast quarter of the southeast quarter, N.00°36'40"E., a distance of 514.63 feet to a 5/8" iron pin found at the southeast corner of a 0.400 acre tract as described in Official Record Volume 722, Page 5335;

Thence on the south line of said south 0.400 acre, S.89°47'52"W., a distance of 1328.87 feet to a 5/8" iron pin found;

Thence along the west line of said southeast quarter, N.00°37'58"E., a distance of 658.64 feet to the northwest corner of the southeast quarter;

Thence along the north line of said southeast quarter, N.89°37'26"E., a distance of 2448.65 feet to a 5/8" iron pin set at the northwest corner of a 0.50 acre tract as described in Official Record Volume 642, Page 2199;

Thence on the west line of said tract and the west line of a 0.50 acre tract as described in Official Record Volume 130, Page 126, S.00°35'22"W., a distance of 208.72 feet to a 5/8" iron pin set at the southwest corner of a 0.50 acre;

Thence on the south line of said 0.50 acre tract, N.89°37'26"E., a distance of 208.71 feet to a mag nail set in the east line of said southeast quarter, passing a 5/8" iron pin set at 168.71 feet;

Thence on the east line of said southeast quarter, S.00°35'22"W., a distance of 199.91 feet to a mag nail found at the northeast corner of a 0.794 acre tract as described in Official Record Volume 621, Page 1629;

Thence on the north line of said tract and the north line of a 1.331 acre tract as described in Official Record Volume 716, Page 2935, N.89°24'54"W., a distance of 233.60 feet to a 5/8" iron pin found, passing a 5/8" iron pin found at 30.95 feet;

Thence running along said 1.331 acre tract on the following eight (8) courses and distances:

1. S.03°04'29" W., a distance of 71.77 feet to a 5/8" iron pin found;
2. S.10°22'40" W., a distance of 85.04 feet to a 5/8" iron pin found;
3. S.39°28'04" W., a distance of 85.01 feet to a 5/8" iron pin found;
4. S.48°30'25" W., a distance of 85.58 feet to a 5/8" iron pin found;
5. S.03°12'32" W., a distance of 20.44 feet to a 5/8" iron pin found;
6. S.86°11'11" E., a distance of 157.77 feet to a 5/8" iron pin found;
7. S.64°52'50" E., a distance of 112.31 feet to a 5/8" iron pin found;
8. S.88°10'19" E., a distance of 109.31 feet to a mag nail found in the east line of said southeast quarter, passing a 5/8" iron pin found at 69.30 feet;

Thence along the east line of said southeast quarter, S.00°35'22"W., a distance of 564.52 feet the ***Point of Beginning***;

Containing 57.379 acres, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

Parcel Number: B0500701201

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in June of 2024. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.



  
Michael L. Howbert, P.S.