

MOU-31-5

Kurt & Julia
ZWIEBEL
OR Volume 446, Page 1867

Patrick & Victoria
SEVERT (Trustees)
OR Volume 438, Page 1832

Patrick & Victoria
SEVERT (Trustees)
OR Volume 438, Page 1829

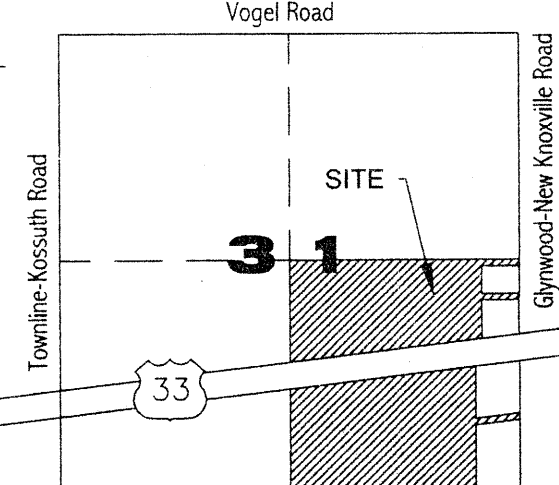
Kurt
ZWIEBEL (Trustee)
OR Volume 93, Page 437

TRACT ONE
44.016 Acres
(0.173 acres right-of-way)

William Stinebaugh Survey
Part of the S.E. 1/4 of Section 31,
Town-5-South, Range-5-East,
Moulton Township,
Auglaize County, Ohio.

LEGEND

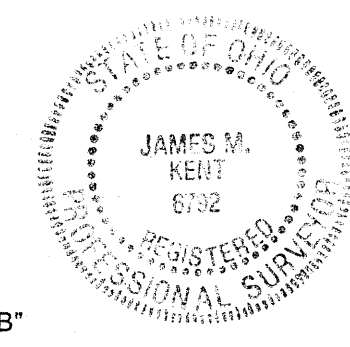
- "A" ○ 5/8" re-rod w/cap (found)
- "B" □ Monument Box (found)
- "C" ✕ P-K Nail (found)
- "D" ○ 1" Pinch Pipe (found)
- "E" ○ Stone (found)
- "F" ⬢ Corner Post (found)
- "G" ☆ Cotton Gin Spindle (found)
- "H" △ State Concrete Monument (found)



VICINITY MAP - SECTION 31
MOULTON TOWNSHIP

SURVEY REFERENCES

- Wm. Stinebaugh Survey by Rolly Pion, PS 5013 dated July 1, 1974
- Wm. Stinebaugh Survey by Richard Morrissey, PS 6470 dated July 8, 1988.
- Bk. H, Pg. H, Pg. 649
- Wm. Stinebaugh Survey by Kuck & Morrissey, Inc. dated June 23, 1990.
- Bk. J, Pg. 484
- Wm. Stinebaugh Survey by Kuck & Morrissey, Inc. dated April 1, 1992.
- Bk. J, Pg. 974
- Wm. Stinebaugh Survey by James Kent, PS 6792 dated September 28, 1993.
- Bk. J, Pg. 477
- Wm. Stinebaugh Survey by James Kent, PS 6792 dated July 30, 1994.
- Wm. Stinebaugh Survey by James Kent, PS 6792 dated January 11, 1996.
- Wm. Stinebaugh Survey by Ted Kevin Schnell, PS 7216 dated April 30, 1996.
Drawing Moul-31-1
- Wm. Stinebaugh Survey by Ted Kevin Schnell, PS 7216 dated July 18, 1996.
Drawing Moul-31-2
- Wm. Stinebaugh Survey by Ted Kevin Schnell, PS 7216 dated August 27, 1999.
- Bk. K, Pg. 493
- Wm. Stinebaugh Survey by Ted Kevin Schnell, PS 7216 dated December 8, 1999.
- Bk. M, Pg. 31
- Wm. Stinebaugh Survey by Ted Kevin Schnell, PS 7216 dated December 30, 2003.
- Bk. O, Pg. 451



I hereby certify that this plat is an accurate representation of a field survey performed under my direct supervision.

James M. Kent
JAMES M. KENT, PS 6792

1-12-05

kent surveying, inc.

acad - stinebaugh remainder
drawing #4474
January 10, 2005

STATE OF OHIO
Volume 208, Page 60

STATE OF OHIO
Volume 210, Page 228

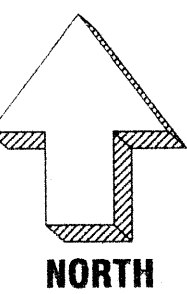
STATE OF OHIO
Volume 213, Page 698

William & Beulah
STINEBAUGH
OR Volume 102, Page 192

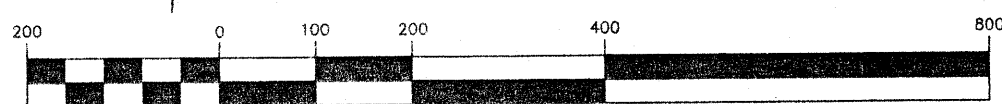
TRACT TWO
72.299 Acres
(0.122 acres right-of-way)

POINT OF BEGINNING
TRACT TWO
Frederick
KOHLER
OR Volume 156, Page 536

SE Corner of
the SE 1/4 of Section 31
Point of Commencement
Tract Two



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Basis of bearings is per previous
surveys conducted in the vicinity.

SURVEYOR'S DESCRIPTION
Tract One

Being a part of the southeast quarter of Section 31 (north of U.S. Route 33) Moulton Township, Town-5-South, Range-5-East, Auglaize County, Ohio as evidenced by Official Record Volume 102, Page 192 and more particularly described as follows:

Commencing for reference at a p-k nail (found) at the intersection of the centerline of U.S. Route 33 and the east line of the southeast quarter of Section 31 (also being the legal centerline of Glynwood-New Knoxville Road); thence, along the aforesaid east line and legal centerline, N 02 degrees 05' 38" E for a distance of 399.41 feet to a p-k nail (found) and the **POINT OF BEGINNING** for the tract herein described;

thence, N 89 degrees 24' 24" W (passing through a 5/8" re-rod w/cap found on the westerly right-of-way line of Glynwood-New Knoxville Road at a distance of 99.38 feet) for a total distance of 438.44 feet to a 5/8" re-rod w/cap (found);

thence, S 02 degrees 05' 38" W for a distance of 323.10 feet to a 5/8" re-rod w/cap (found) on the north limited access right-of-way line of U.S. Route 33;

thence, along the aforesaid north limited (L/A) access right-of-way line S 84 degrees 07' 05" W for a distance of 881.28 feet to a point 125 feet left of STATION 403+00;

thence, continuing along the north L/A right-of-way line, S 88 degrees 29' 27" W for a distance of 852.48 feet to a point 190 feet left of STATION 394+50;

thence, continuing along the L/A right-of-way line, N 60 degrees 34' 14" W for a distance of 294.11 feet to a point 360 feet left of STATION 392+10;

thence, continuing along the L/A right-of-way line, N 35 degrees 11' 31" W to a point 645 feet left of STATION 390+50;

thence, continuing along the L/A right-of-way line, N 78 degrees 41' 55" W for a distance of 32.39 feet to a 5/8" re-rod w/cap (found) on the west line of the southeast quarter of Section 31;

thence, N 02 degrees 16' 21" E along the aforesaid west line, for a distance of 499.78 feet to a stone (found) at the northwest corner of the southeast quarter of Section 31;

thence, S 89 degrees 12' 44" E along the north line of the southeast quarter of Section 31 (passing the west right-of-way line of Glynwood-New Knoxville Road at a distance of 2600.78 feet) for a total distance of 2652.21 feet to a monument box (found) at the northeast corner of the southeast quarter of Section 31 and the legal centerline of Glynwood-New Knoxville Road;

thence, S 02 degrees 05' 38" W along the east line of the southeast quarter of Section 31 and the legal centerline of Glynwood-New Knoxville Road, for a distance of 50.00 feet to a p-k nail (found);

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thence, N 89 degrees 24' 24" W (passing through a 5/8" re-rod w/cap found on the west right-of-way line of Glynwood-New Knoxville Road at a distance of 56.78 feet) for a total distance of 357.15 feet to a 5/8" re-rod w/cap (found);

thence, S 00 degrees 35' 33" W for a distance of 349.93 feet to a 5/8" re-rod w/cap (found);

thence, S 89 degrees 24' 24" E (passing through a 5/8" re-rod w/cap found on the west right-of-way line of Glynwood-New Knoxville Road at a distance of 253.93 feet) for a total distance of 347.98 feet to a p-k nail (found) on the east line of the southeast quarter of Section 31 and the legal centerline of Glynwood-New Knoxville Road;

thence, S 02 degrees 05' 38" W along the aforesaid east line and legal centerline, for a distance of 50.02 feet to the **POINT OF BEGINNING**, containing therein **44.016 acres**, of which 0.173 acres is road right-of-way. Subject to all easements and right-of-way of record at the time of the recording of this instrument.

ALSO:

Tract Two

Being a part of the southeast quarter of Section 31 (south of U.S. Route 33) Moulton Township, Town-5-South, Range-5-East, Auglaize County, Ohio as evidenced by Official Record Volume 102, Page 192 and more particularly described as follows:

Commencing for reference at a monument box (found) at the southeast corner of the southeast quarter of Section 31 and the legal centerline of Glynwood-New Knoxville Road; thence, N 89 degrees 17' 44" W along the south line of the southeast quarter of Section 31, for a distance of 690.51 feet to a 5/8" re-rod w/cap (found), said re-rod being the **POINT OF BEGINNING** for the tract herein described;

thence, continuing along the south line of the southeast quarter of Section 31 on a bearing of N 89 degrees 17' 44" W for a distance of 1970.05 feet to a wood corner post (found) at the southwest corner of the southeast quarter of Section 31;

thence, N 02 degrees 16' 21" E along the west line of the southeast quarter of Section 31, for a distance of 1282.20 feet to a 5/8" re-rod w/cap (found) on the south Limited Access (L/A) right-of-way line of U.S. Route 33;

thence, continuing along the south L/A right-of-way line N 63 degrees 47' 42"E for a distance of 3.88 feet to a point 200 feet right of STATION 389+00;

thence, continuing along the south L/A right of way line N 78 degrees 52' 50"E for a distance of 602.51 feet to a point 145 feet right of STATION 395+00;

thence, continuing along the south L/A right-of-way line N 82 degrees 41' 09"E for a distance of 800.25 feet to a point 125 feet right of STATION 403+00;

thence, continuing along the south L/A right-of-way line N 84 degrees 07' 05"E for a distance of 700.00 feet to a point 125 feet right of STATION 410+00;

thence, continuing along the south L/A right-of-way line N 85 degrees 50' 11"E for a distance of 1.00 feet to a 5/8" re-rod w/cap (found);

thence, S 02 degrees 05' 35" W for a distance of 268.90 feet to a 5/8" re-rod w/cap (found);

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thence, N 85 degrees 50' 11" E (passing through a 5/8" re-rod w/cap found on the west right-of-way line of Glynwood-New Knoxville Road at a distance of 476.74 feet) for a total distance of 585.58 feet to a cotton gin spindle (found) on the east line of the southeast quarter of Section 31, and the legal centerline of Glynwood-New Knoxville Road;

thence, S 02 degrees 05' 38" W along the aforesaid east line and legal centerline, for a distance of 50.30 feet to a cotton gin spindle (found);

thence, S 85 degrees 50' 11" W (passing through a 5/8" re-rod w/cap found at a distance of 103.79 feet) for a total distance of 585.58 feet to a 5/8" re-rod w/cap (found);

thence, S 02 degrees 05' 35" W for a distance of 566.83 feet to a 5/8" re-rod w/cap (found);

thence, S 89 degrees 13' 35" E for a distance of 182.22 feet to a 1" pinch pipe (found);

thence, S 02 degrees 05' 35" W for a distance of 563.15 feet to a 5/8" re-rod w/cap (found);

thence, N 89 degrees 17' 44" W for a distance of 290.49 feet to a 5/8" re-rod w/cap (found);

thence, S 02 degrees 05' 35" W for a distance of 150.00 feet to the **POINT OF BEGINNING**, containing therein **72.299 acres**, of which 0.122 acres is road right-of-way. Subject to all easements and right-of-ways of record at the time of the recording of this instrument.

The combined total gross acreage for Tract One and Tract Two is **116.315 acres**.

Prepared by James M. Kent, PS 6792 with reference hereby made to a plat of survey; Kent Surveying, Inc. drawing #4474 dated January 10, 2005. Basis of bearings is per previous surveys conducted in the vicinity.


James M. Kent, PS 6792

kent surveying, inc.

1750 Bellefontaine Street

P.O. Box 96

Wapakoneta, OH 45895



MOV-31-5C