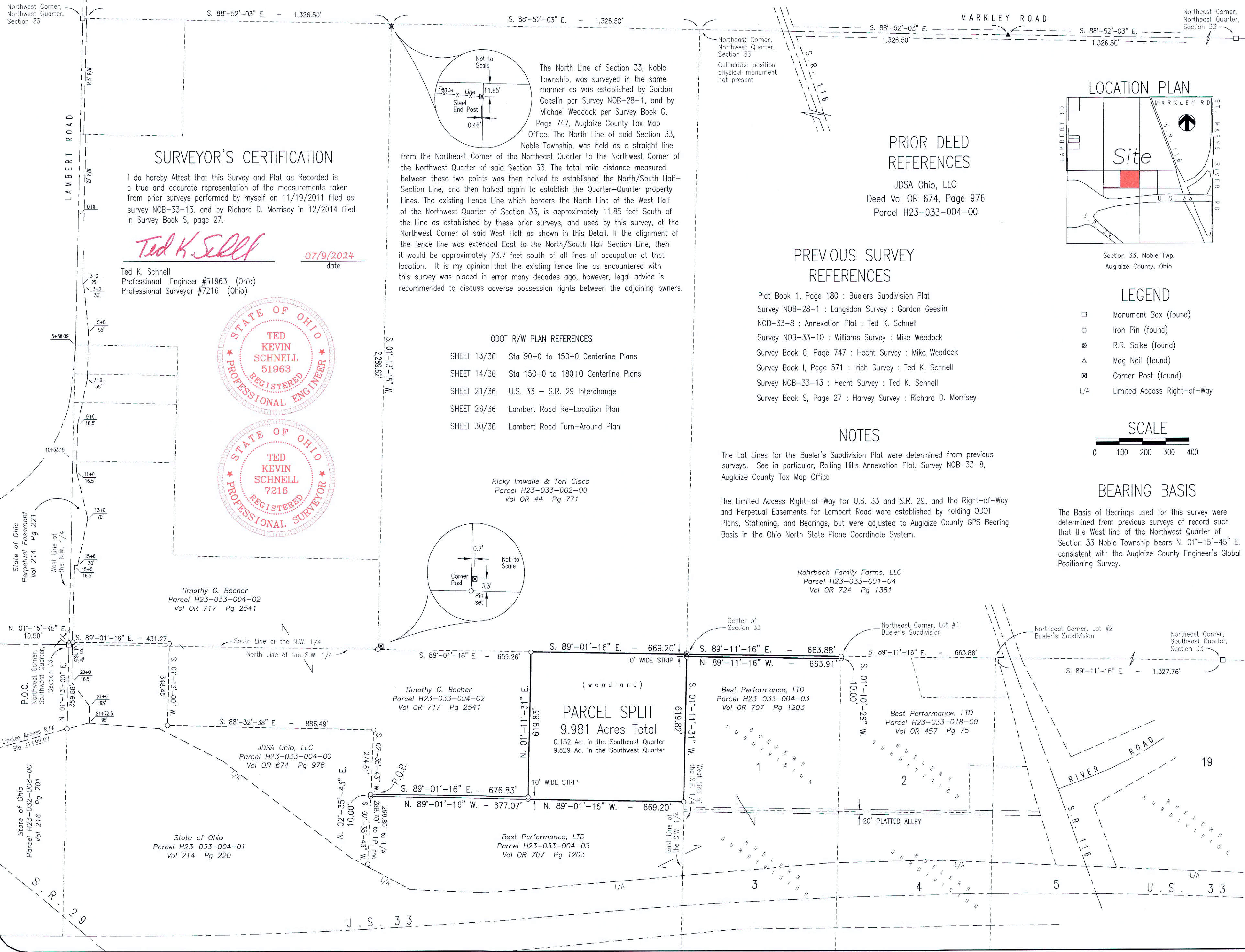
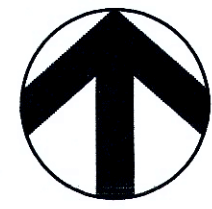


9.981 Acre Parcel Split from Parcel H23-033-004-00
Situating in the Southeast and Southwest Quarters of Section 33, Noble Township,
and also a part of Lot 1 of Bueler's Subdivision as recorded in Plat Book 1, Page 180,
Town-5-South, Range-4-East, Auglaize County, Ohio



SURVEYOR'S CERTIFICATION

I do hereby Attest that this Survey and Plat as Recorded is a true and accurate representation of the measurements taken from prior surveys performed by myself on 11/19/2011 filed as survey NOB-33-13, and by Richard D. Morrissey in 12/2014 filed in Survey Book S, page 27.

Ted K. Schnell
Ted K. Schnell
Professional Engineer #51963 (Ohio)
Professional Surveyor #7216 (Ohio)

07/9/2024
date



The North Line of Section 33, Noble Township, was surveyed in the same manner as was established by Gordon Geeslin per Survey NOB-28-1, and by Michael Weadock per Survey Book G, Page 747, Auglaize County Tax Map Office. The North Line of said Section 33, Noble Township, was held as a straight line from the Northeast Corner of the Northeast Quarter to the Northwest Corner of the Northwest Quarter of said Section 33. The total mile distance measured between these two points was then halved to establish the North/South Half-Section Line, and then halved again to establish the Quarter-Quarter property Lines. The existing Fence Line which borders the North Line of the West Half of the Northwest Quarter of Section 33, is approximately 11.85 feet South of the Line as established by these prior surveys, and used by this survey, at the Northwest Corner of said West Half as shown in this Detail. If the alignment of the fence line was extended East to the North/South Half Section Line, then it would be approximately 23.7 feet south of all lines of occupation at that location. It is my opinion that the existing fence line as encountered with this survey was placed in error many decades ago, however, legal advice is recommended to discuss adverse possession rights between the adjoining owners.

ODOT R/W PLAN REFERENCES

SHEET 13/36 Sta 90+0 to 150+0 Centerline Plans
SHEET 14/36 Sta 150+0 to 180+0 Centerline Plans
SHEET 21/36 U.S. 33 - S.R. 29 Interchange
SHEET 26/36 Lambert Road Re-Location Plan
SHEET 30/36 Lambert Road Turn-Around Plan

Ricky Imwalle & Tori Cisco
Parcel H23-033-002-00
Vol OR 44 Pg 771

PRIOR DEED REFERENCES

JDSA Ohio, LLC
Deed Vol OR 674, Page 976
Parcel H23-033-004-00

PREVIOUS SURVEY REFERENCES

Plat Book 1, Page 180 : Buelers Subdivision Plat
Survey NOB-28-1 : Langsdon Survey : Gordon Geeslin
NOB-33-8 : Annexation Plat : Ted K. Schnell
Survey NOB-33-10 : Williams Survey : Mike Weadock
Survey Book G, Page 747 : Hecht Survey : Mike Weadock
Survey Book I, Page 571 : Irish Survey : Ted K. Schnell
Survey NOB-33-13 : Hecht Survey : Ted K. Schnell
Survey Book S, Page 27 : Harvey Survey : Richard D. Morrissey

NOTES

The Lot Lines for the Bueler's Subdivision Plat were determined from previous surveys. See in particular, Rolling Hills Annexation Plat, Survey NOB-33-8, Auglaize County Tax Map Office

The Limited Access Right-of-Way for U.S. 33 and S.R. 29, and the Right-of-Way and Perpetual Easements for Lambert Road were established by holding ODOT Plans, Stationing, and Bearings, but were adjusted to Auglaize County GPS Bearing Basis in the Ohio North State Plane Coordinate System.

Rohrbach Family Farms, LLC
Parcel H23-033-001-04
Vol OR 724 Pg 1381



Section 33, Noble Twp.
Auglaize County, Ohio

LEGEND

- Monument Box (found)
- Iron Pin (found)
- ⊗ R.R. Spike (found)
- △ Mag Nail (found)
- ⊠ Corner Post (found)
- L/A Limited Access Right-of-Way

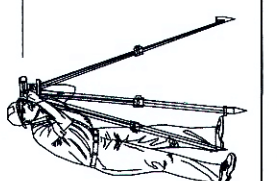


BEARING BASIS

The Basis of Bearings used for this survey were determined from previous surveys of record such that the West line of the Northwest Quarter of Section 33 Noble Township bears N. 01°-15'-45" E. consistent with the Auglaize County Engineer's Global Positioning Survey.

9.981 Acre Parcel Split from Parcel H23-033-004-00

H & S Civil Engineers and Land Surveyors
913 Fieldstone Court Wapakoneta, Ohio 45895
Voice: (419) 738-4758 Fax: (419) 739-7631
E-Mail: hscivil@bright.net



No.	Revision/Issue	Date
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Project Name

PARCEL SPLIT SURVEY
OFF OF PERMANENT
PARCEL #H23-033-004-00

Project Location

PART OF THE
SE 1/4 and SW 1/4
OF SECTION 33
NOBLE TWP, AUGLAIZE COUNTY

Project

JDSA Ohio

Date

07/09/24

Scale

SHOWN

Sheet

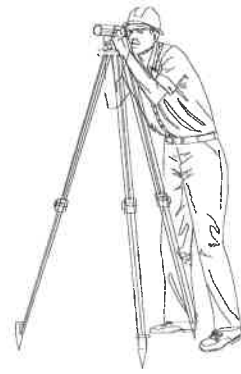
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3

See 2 sheets of
attached legals

NOB-33-14

Ted K. Schnell PE, PS
913 Fieldstone Court
Wapakoneta, Ohio 45895
Phone (419) 230-7896
e-mail: kschnell7216@gmail.com



Surveyor's Description for 9.981 Acre Parcel Split
(Split from Permanent Parcel H23-033-004-00)

The following described parcel of land is situated in the Southeast and Southwest Quarters of Section 33, Noble Township, Town-5-South, Range-4-East, Auglaize County, Ohio, and also contains a part of Lot 1 of the Bueler's Subdivision as recorded in Plat Book 1, Page 180, Auglaize County Recorder's Office, said parcel split being further described as follows:

Commencing for reference at a Monument Box situated at the Northwest corner of the Southwest Quarter of said Section 33, Noble Township;

Thence with a bearing of N. 01°-15'-45" E. along the West line of the Northwest Quarter of said Section 33, Noble Township, and the centerline of Lambert Road, Township Road #31, for a distance of 10.50 feet to a Mag Nail (found);

Thence with a bearing of S. 89°-01'-16" E. along the property line of Permanent Parcel #H23-033-004-02 as referenced by Deed Volume OR 717, Page 2541, for a distance of 431.27 feet to an Iron Pin (found);

Thence with a bearing of S. 01°-13'-00" W. along the property line of said Permanent Parcel #H23-033-004-02 as referenced by Deed Volume OR 717, Page 2541, for a distance of 348.45 feet to an Iron Pin (found);

Thence with a bearing of S. 88°-32'-38" E. along the property line of said Permanent Parcel #H23-033-004-02 as referenced by Deed Volume OR 717, Page 2541, for a distance of 886.49 feet to an Iron Pin (found);

Thence with a bearing of S. 02°-35'-43" W. along the property line of said Permanent Parcel #H23-033-004-02 as referenced by Deed Volume OR 717, Page 2541, for a distance of 274.61 feet to an Iron Pin (found) and the PLACE OF BEGINNING;

Thence with a bearing of S. 89°-01'-16" E. along the property line of said Permanent Parcel #H23-033-004-02 as referenced by Deed Volume OR 717, Page 2541, for a distance of 676.83 feet to an Iron Pin (found);

Thence with a bearing of N. 01°-11'-31" E. along the property line of said Permanent Parcel #H23-033-004-02 as referenced by Deed Volume OR 717, Page 2541, for a distance of 619.83 feet to an Iron Pin (found);

Thence with a bearing of S. 89°-01'-16" E. along the North line of the Southwest Quarter of said Section 33, Noble Township, and the Southerly property line of Permanent Parcel #H23-033-002-00 as referenced by Deed Volume OR 44, Page 771, for a distance of 669.20 feet to a corner post (found);

Thence with a bearing of S. 89°-11'-16" E. along the North line of the Southeast Quarter of said Section 33, Noble Township, and the Southerly property line of Permanent Parcel #H23-033-001-04 as referenced by Deed Volume OR 724, Page 1381, said line being referenced as the North line of Lot 1 of Bueler's Subdivision as recorded in Plat Book 1, Page 180, for a distance of 663.88 feet to an Iron Pin (found);

Thence with a bearing of S. 01°-10'-26" W. along the West property line of Permanent Parcel #H23-033-018-00 as referenced by Deed Volume OR 457, Page 75, said line being referenced as the East line of Lot 1 of Bueler's Subdivision as recorded in Plat Book 1, Page 180, for a distance of 10.00 feet to an Iron Pin (found);

Thence with a bearing of N. 89°-11'-16" W. for a distance of 663.91 feet to an Iron Pin (found);

Thence with a bearing of S. 01°-11'-31" W. for a distance of 619.82 feet to an Iron Pin (found);

Thence with a bearing of N. 89°-01'-16" W. for a distance of 669.20 feet to an Iron Pin (found);

Thence continuing with a bearing of N. 89°-01'-16" W. for a distance of 677.07 feet to an Iron Pin (found);

Thence with a bearing of N. 02°-35'-43" E. for a distance of 10.00 feet to an Iron Pin (found) and the original PLACE OF BEGINNING.

Containing in all 9.981 Acres of land. There contains 0.152 Acre situated in the Southeast Quarter of Section 33, Noble Township, and 9.829 Acres situated in the Southwest Quarter of Section 33, Noble Township. The above described tract of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

The basis of bearings used for this description were determined from previous surveys of record such that the West line of the Northwest Quarter of said Section 33, Noble Township bears N. 01°-15'-45" E. consistent with the Auglaize County Engineer's Global Position Survey.

This legal description was prepared from prior surveys of record, performed by Ted K. Schnell, Professional Land Surveyor #7216, filed as survey NOB-33-13, and by Richard D. Morrissey, Professional Land Surveyor #6470, filed in Survey Book S, Page 27. A survey plat of this parcel split is on file with the Auglaize County Engineer's Map Office at NOB-33-14.

Grantor's Prior Deed References: Deed Volume OR 674, Page 976, Auglaize County Recorder's Office.

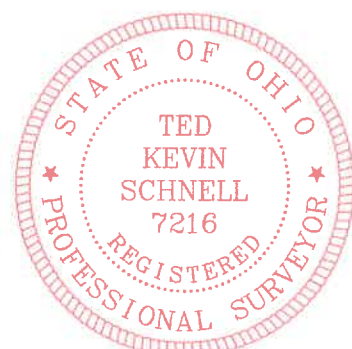
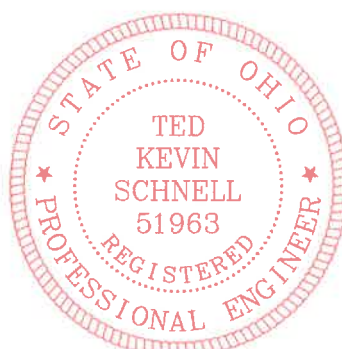
This parcel is being split from Permanent Parcel #H23-033-004-00.

Prepared By:

Ted K. Schnell

07/09/2024

Ted K. Schnell
Professional Engineer 51963 (Ohio)
Professional Surveyor 7216 (Ohio)



NOB-33-14b