

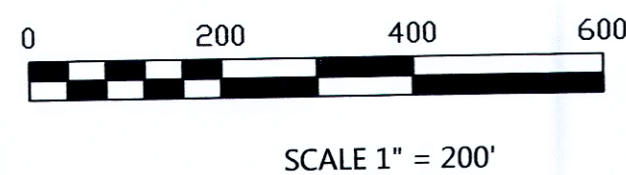
GEESLIN SURVEYING

525 S. SECOND ST.
COLDWATER, OHIO 45828

Phone : (419) 678 - 7233
Phone : (419) 678 - 7232 (cell)
Email : jwgeeslinsurveyor@gmail.com

MACKENBACH SURVEY

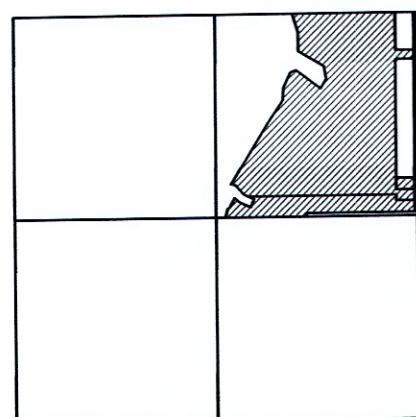
OF ALL OF LOT NO. 3 AND PART OF LOT 2 IN MACKENBACH'S OAK PARK SUBDIVISION NO. 2, AND PART OF THE N.E. 1/4 OF SECTION 34, TOWN 5 SOUTH, RANGE 4 EAST, (NOBLE TOWNSHIP), AUGLAIZE COUNTY, OHIO.



LEGEND

- = IRON BAR IN MON. BOX FOUND.
- △ = CORNER STONE FOUND.
- ▲ = CALC. CENTER OF SECTION 34.
- ⊙ = CONC. MONUMENT FOUND.
- = 5/8 INCH IRON BAR FOUND.
- × = POINT OF INTEREST. NO MONUMENTATION SET.
- = 5/8 INCH IRON BAR SET.
- = IRON PIPE FOUND.
- ⊙ = MAG SPIKE SET.

LOCATION SKETCH



SECTION 34

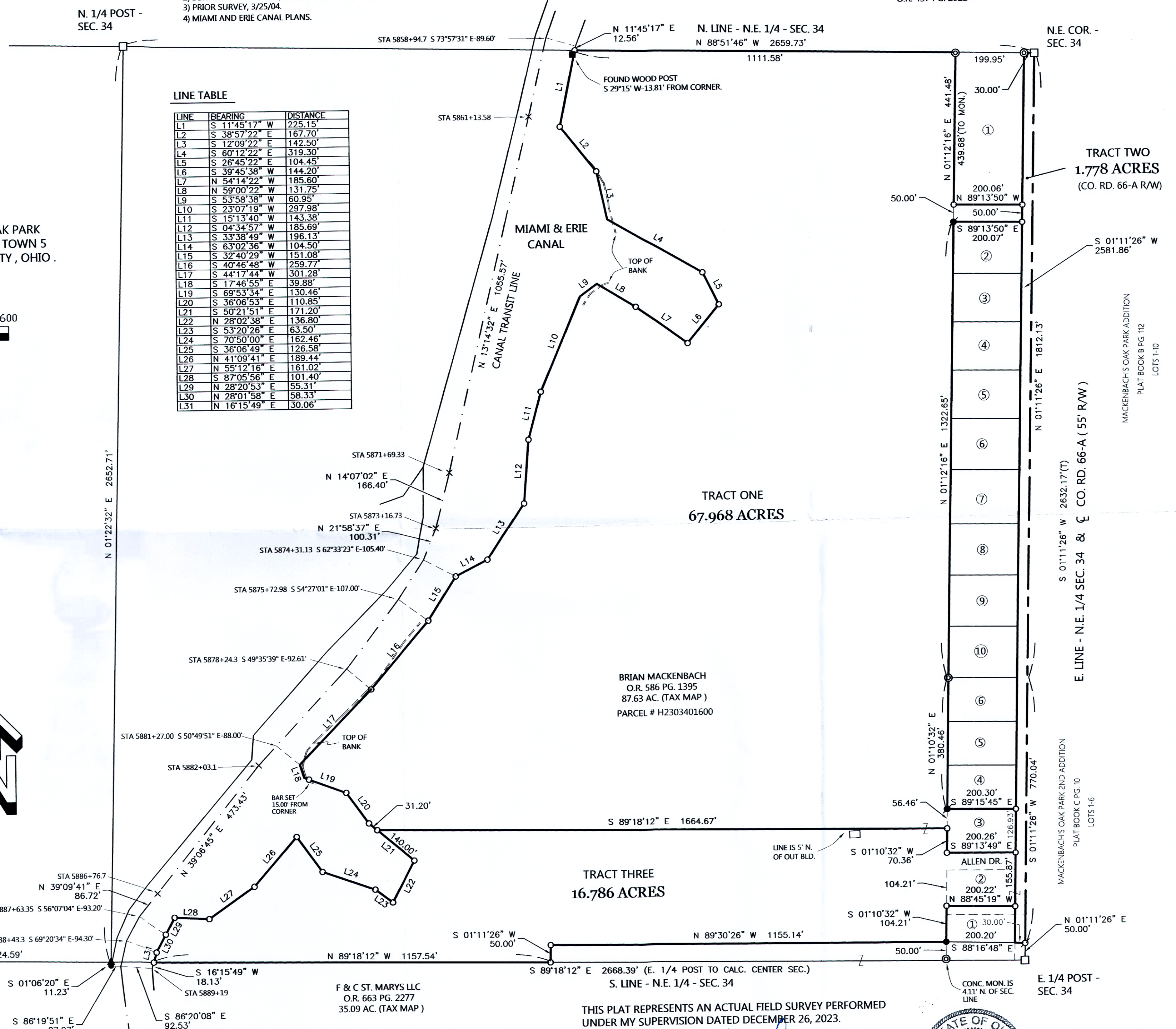
SURVEY REFERENCES:

- 1) SURVEY BY CHOICE ONE ENGINEERING, A. BERTKE, P.S. 8629, 1/29/2021. ON FILE WITH THE CITY OF ST. MARYS ENGINEERING DEPARTMENT.
- 2) SURVEYS BY T. STEINKE, P.S. 6177, 6/77 AND 5/11/79.
- 3) PRIOR SURVEY, 3/25/04.
- 4) MIAMI AND ERIE CANAL PLANS.

KYLE & PAUL ANKERMAN
25 AC. (TAX MAP)
O.R. 437 PG. 2021

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11°45'17" W	225.15'
L2	S 38°57'22" E	167.70'
L3	S 12°09'22" E	142.50'
L4	S 60°12'22" E	319.30'
L5	S 26°45'22" E	104.45'
L6	S 39°45'38" W	144.20'
L7	N 54°14'22" W	185.60'
L8	N 59°00'22" W	131.75'
L9	S 53°58'38" W	60.95'
L10	S 23°07'19" W	297.98'
L11	S 15°13'40" W	143.38'
L12	S 04°34'57" W	185.69'
L13	S 33°38'49" W	196.13'
L14	S 63°02'36" W	104.50'
L15	S 32°40'29" W	151.08'
L16	S 40°46'48" W	259.77'
L17	S 44°17'44" W	301.28'
L18	S 17°46'55" E	39.88'
L19	S 69°53'34" E	130.46'
L20	S 36°06'53" E	110.85'
L21	S 50°21'51" E	171.20'
L22	N 28°02'38" E	136.80'
L23	S 53°20'26" E	63.50'
L24	S 70°50'00" E	162.46'
L25	S 36°06'49" E	126.58'
L26	N 41°09'41" E	189.44'
L27	N 55°12'16" E	161.02'
L28	S 87°05'56" E	101.40'
L29	N 28°20'53" E	55.31'
L30	N 28°01'58" E	58.33'
L31	N 16°15'49" E	30.06'



W. 1/4 POST - SEC. 34

N 88°54'58" W 2649.18'
S. LINE - N.W. 1/4 - SEC. 34

S 01°06'20" E 11.23'
S 86°19'51" E 27.97'

S 16°15'49" W 18.13'
S 86°20'08" E 92.53'

F & C ST. MARYS LLC
O.R. 663 PG. 2277
35.09 AC. (TAX MAP)

S 01°11'26" W 50.00'
S 89°18'12" E 2668.39' (E. 1/4 POST TO CALC. CENTER SEC.)
S. LINE - N.E. 1/4 - SEC. 34

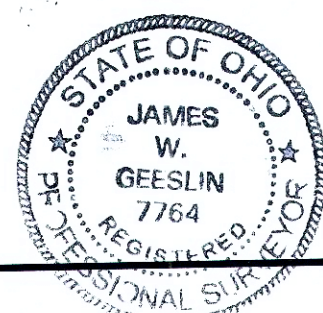
NOTES:

- 1) THE CANAL TRANSIT LINE WAS DETERMINED BY THE CHOICE ONE SURVEY DATED 1/29/2021. THE STATIONING DEVIATES SLIGHTLY FROM CANAL R/W PLANS AS NO CANAL MONUMENTS WERE FOUND NORTH OF GLYNWOOD ROAD AND S. OF U.S. RT. 33. STATIONING WAS ADJUSTED ACCORDINGLY.

NOTE: THE BEARINGS CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS USING O.D.O.T. COR'S NETWORK STATIONS, CONVERTED TO THE OHIO STATE PLANE NORTH ZONE, HORIZONTAL DATUM NAD83 (2011).

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION DATED DECEMBER 26, 2023.

ATTEST: JAMES W. GEESLIN
PROFESSIONAL SURVEYOR 7764



NOB-34-8

December 26, 2023

MACKENBACH SURVEY DESCRIPTION (TRACT ONE)

Being a part of Parcel # H2303401600 (Official Record 586, page 1395), situated in Noble Township, Auglaize County, Ohio, being all of Lot Number 3 in Mackenbach's Oak Park Second Addition (Plat Book C, page 10), and part of the northeast quarter of Section 34, Township 5 South, Range 4 East. Being more particularly described as follows:

Commencing for reference at an iron bar in a monument box found at the northeast corner of said Section 34 -

Thence, North 88°51'46" West, along the north line of the northeast quarter of said Section 34, passing through a concrete monument found at 30.00 feet, a total distance of 229.95 feet to a point. Said point being the place of beginning for the parcel of land to be conveyed by this instrument -

Thence, continuing, North 88°51'46" West, along the last described line, a distance of 1111.58 feet to a 5/8 inch iron bar set in the east line of the Miami and Erie Canal -

Thence, along the east line of said Miami and Erie Canal, the following courses and distances:

- South 11°45'17" West, a distance of 225.15 feet to a 5/8 inch iron bar set -
- South 38°57'22" East, a distance of 167.70 feet to a 5/8 inch iron bar set -
- South 12°09'22" East, a distance of 142.50 feet to a point -
- South 60°12'22" East, a distance of 319.30 feet to a 5/8 inch iron bar set -
- South 26°45'22" East, a distance of 104.45 feet to a 5/8 inch iron bar set -
- South 39°45'38" West, a distance of 144.20 feet to a 5/8 inch iron bar set -
- North 54°14'22" West, a distance of 185.60 feet to a 5/8 inch iron bar set -
- North 59°00'22" West, a distance of 131.75 feet to a point -
- South 53°58'38" West, a distance of 60.95 feet to a point -
- South 23°07'19" West, a distance of 297.98 feet to a 5/8 inch iron bar set -
- South 15°13'40" West, a distance of 143.38 feet to a 5/8 inch iron bar set -
- South 04°34'57" West, a distance of 185.69 feet to a 5/8 inch iron abr set -
- South 33°38'49" West, a distance of 196.13 feet to a 5/8 inch iron bar set -
- South 63°02'36" West, a distance of 104.50 feet to a 5/8 inch iron bar set -
- South 32°40'29" West, a distance of 151.08 feet to a 5/85 inch iron bar set -
- South 40°46'48" West, a distance of 259.77 feet to a 5/8 inch iron bar set -
- South 44°17'44" West, a distance of 301.28 feet to a point -
- South 17°46'55" East, a distance of 39.88 feet to a point -
- South 69°53'34" East, passing through a 5/8 inch iron bar set at 15.00 feet, a total distance of 130.46 feet to a 5/8 inch iron bar set -
- South 36°06'53" East, a distance of 110.85 feet to a 5/8 inch iron bar set -
- South 50°21'51" East, a distance of 31.20 feet to a 5/8 inch iron bar set -

Thence, leaving the east line of the Miami and Erie Canal, South 89°18'12" East, a distance of 1664.67 feet to a 5/8 inch iron bar set -

Thence, South 01°10'32" West, a distance of 70.36 feet to a 5/8 inch iron bar set at the southwest corner of said Lot Number 3 -

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PERMANENT PARCEL No.	_____ - _____ - _____ - _____ - _____ - _____
Part of :	_____ Sec. _____ T. _____ R. _____ Township _____
Grantor :	_____ Area Retained _____ Acres
Grantee :	_____ Area Retained _____ Acres
Deed Reference :	_____
APPROVALS :	_____
AGENCY :	_____
DATE :	Board of Health Township Zoning Officer Mercer County Engineer

December 26, 2023

MACKENBACH SURVEY DESCRIPTION (TRACT ONE CONTINUED)

Thence, South 89°13'49" East, a distance of 200.26 feet to a 5/8 inch iron bar set at the southeast corner of said Lot Number 3 -

Thence, North 01°11'26" East, a distance of 126.93 feet to a 5/8 inch iron bar set at the northeast corner of said Lot Number 3 -

Thence, North 89°15'45" West, a distance of 200.30 feet to an iron pipe found at the northwest corner of said Lot Number 3 -

Thence, North 01°10'32" East, along the west line of said Mackenbach's Oak Park Second Addition, a distance of 380.46 feet to a concrete monument found at the southwest corner of Lot Number 10 of Mackenbach's Oak Park Addition (Plat Book B, page 112) -

Thence, North 01°12'16" East, along the west line of said Mackenbach's Oak Park Addition, a distance of 1322.65 feet to an iron pipe found at the northwest corner of Lot Number 2 of said Mackenbach's Oak Park Addition -

Thence, South 89°13'50" East, a distance of 200.07 feet to a 5/8 inch iron bar set at the northeast corner of said lot Number 2 -

Thence, North 01°11'26" East, a distance of 50.00 feet to a 5/8 inch iron bar set at the southeast corner of Lot Number one of said Mackenbach's Oak Park Addition -

Thence, North 89°13'50" West, a distance of 200.06 feet to a 5/8 inch iron bar set at the southwest corner of said lot Number 1 -

Thence, North 01°12'16" East, along the west line of said Mackenbach's Oak Park Addition, passing through a concrete monument found at 439.68 feet, a total distance of 441.48 feet to the place of beginning.

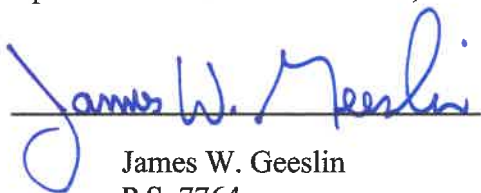
Containing 67.968 acres of land more or less.

Subject to all easements and right-of-way of record.

The bearings contained herein are based on GPS observations using O.D.O.T. CORS Network Stations, converted to the Ohio State Plane North Zone, Horizontal Datum Nad83 (2011).

This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of James W. Geeslin, Professional Surveyor 7764, dated December 26, 2023.

Attest:


James W. Geeslin
P.S. 7764

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PERMANENT PARCEL No.	_____
Part of : _____ Sec. _____ T. _____ R. _____	Township _____
Grantor : _____	Area Retained _____ Acres
Grantee : _____	Area Retained _____ Acres
Deed Reference : _____	
APPROVALS : _____	
AGENCY : _____	
DATE : _____	Board of Health Township Zoning Officer Mercer County Engineer

December 26, 2023

MACKENBACH SURVEY DESCRIPTION (TRACT TWO)

Being a part of Parcel # H2303401600 (Official Record 586, page 1395) and consisting entirely of County Road 66-A Right-of-Way, situated in Noble Township, Auglaize County, Ohio, in the northeast quarter of Section 34, Township 5 South, Range 4 East. Being more particularly described as follows:

Beginning at an iron bar in a monument box found at the northeast corner of said Section 34 -

Thence, North 88°51'46" West, along the north line of the northeast quarter of said Section 34, a distance of 30.00 feet to a concrete monument found -

Thence, South 01°11'26" West, a distance of 2581.86 feet to a point -

Thence, South 88°16'48" East, a distance of 30.00 feet to a Mag spike set -

Thence, North 01°11'26" East, along the east line of the northeast quarter of said Section 34 and the centerline of County Road 66-A, a distance of 2582.17 feet to the place of beginning.

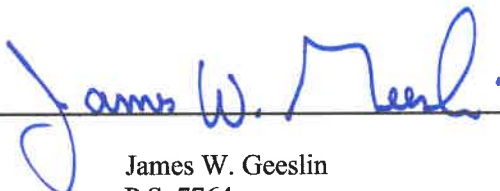
Containing 1.778 acres of land more or less.

Subject to all easements and right-of-way of record.

The bearings contained herein are based on GPS observations using O.D.O.T. CORS Network Stations, converted to the Ohio State Plane North Zone, Horizontal Datum Nad83 (2011).

This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of James W. Geeslin, Professional Surveyor 7764, dated December 26, 20023.

Attest:


James W. Geeslin
P.S. 7764



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COLDWATER, OHIO 45828

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PERMANENT
PARCEL No. _____

Part of : _____ Sec. _____ T. _____ R. _____ Township _____

Grantor : _____ Area Retained _____ Acres

Grantee : _____ Area Retained _____ Acres

Deed Reference : _____

APPROVALS : _____
AGENCY : _____
DATE : _____ Board of Health Township Zoning Officer Mercer County Engineer

N0B-34-8c

December 26, 2023

MACKENBACH SURVEY DESCRIPTION (TRACT THREE)

Being a part of Parcel # H2303401600 (Official Record 586, page 1395), situated in Noble Township, Auglaize County, Ohio, being a part of Lot 2 in Mackenbach's Oak Park Second Addition (Plat Book C, page 10), and part of the northeast quarter of Section 34, Township 5 South, Range 4 East. Being more particularly described as follows:

Commencing for reference at an iron bar in a monument box found at the northeast corner of said Section 34 -

Thence, North 88°51'46" West, along the north line of the northeast quarter of said Section 34, passing through a concrete monument found at 30.00 feet, a total distance of 229.95 feet to a point -

Thence, South 01°12'16" West, passing through a concrete monument at 1.80 feet, along the west line of Mackenbach's Oak Park Addition (Plat Book B, page 112), a total distance of 1814.13 feet to a concrete monument found -

Thence, South 01°10'32" West, along the west line of Mackenbach's Oak Park Second Addition (Plat Book C, page 10), a distance of 436.92 feet to a 5/8 inch iron bar set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument -

Thence, continuing, South 01°10'32" West, along the last described line, a distance of 70.36 feet to a 5/8 inch iron bar set at the southwest corner of Lot 3 of Mackenbach's Oak Park Second Addition -

Thence, South 89°13'49" East, a distance of 200.26 feet to a 5/8 inch iron bar set at the southeast corner of said Lot 3 -

Thence, South 01°11'26" West, a distance of 155.87 feet to a 5/8 inch iron bar set -

Thence, North 88°45'19" West, a distance of 200.22 feet to a 5/8 inch iron bar set -

Thence, South 01°10'32" West, along the west line of Mackenbach's Oak Park Second Addition, a distance of 104.21 feet to a 5/8 inch iron bar found -

Thence, North 89°30'26" West, a distance of 1155.14 feet to a 5/8 inch iron bar set -

Thence, South 01°11'26" West, a distance of 50.00 feet to a 5/8 inch iron bar set -

Thence, North 89°18'12" West, along the south line of the northeast quarter of said Section 34, a distance of 1157.54 feet to a 5/8 inch iron bar set in the east line of the Miami and Erie Canal -

Thence, along the east line of the Miami and Erie Canal, the following courses and distances:

North 16°15'49" East, a distance of 30.06 feet to a 5/8 inch iron bar set -
North 28°01'58" East, a distance of 58.33 feet to a 5/8 inch iron bar set -
North 28°20'53" East, a distance of 55.31 feet to a 5/8 inch iron bar set -
South 87°05'56" East, a distance of 101.40 feet to a 5/8 inch iron bar set -
North 55°12'16" East, a distance of 161.02 feet to a 5/8 inch iron bar set -
North 41°09'41" East, a distance of 189.44 feet to a 5/8 inch iron bar set -
South 36°06'49" East, a distance of 126.58 feet to a 5/8 inch iron bar set -
South 70°50'00" East, a distance of 162.46 feet to a 5/8 inch iron bar set -
South 53°20'26" East, a distance of 63.50 feet to a 5/8 inch iron bar set -
North 28°02'38" East, a distance of 136.80 feet to a 5/8 inch iron bar set -
North 50°21'51" West, a distance of 140.00 feet to a 5/8 inch iron bar set -

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PERMANENT PARCEL No.	_____ - _____ - _____ - _____ - _____
Part of : _____	Sec. _____ T. _____ R. _____ Township _____
Grantor : _____	Area Retained _____ Acres
Grantee : _____	Area Retained _____ Acres
Deed Reference : _____	
APPROVALS : _____	
AGENCY : _____	
DATE : _____	Board of Health Township Zoning Officer Mercer County Engineer

December 26, 2023

MACKENBACH SURVEY DESCRIPTION (TRACT THREE CONTINUED)

thence, leaving the east line of the Miami and Erie Canal, South 89°18'12" East, a distance of 1664.67 feet to the place of beginning.

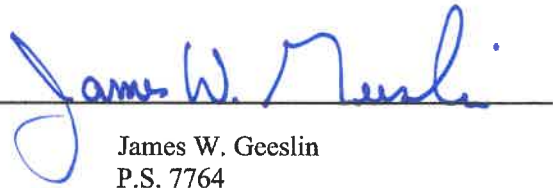
Containing 16.786 acres of land more or less.

Subject to all easements and right-of-way of record.

The bearings contained herein are based on GPS observations using O.D.O.T. CORS Network Stations, converted to the Ohio State Plane North Zone, Horizontal Datum Nad83 (2011).

This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of James W. Geeslin, Professional Surveyor 7764, dated December 26, 20023.

Attest:


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P.S. 7764



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PERMANENT PARCEL No.	_____		
Part of : _____	Sec. _____	T. _____	R. _____ Township _____
Grantor : _____	Area Retained _____	Acres _____	
Grantee : _____	Area Retained _____	Acres _____	
Deed Reference :	_____		
APPROVALS :	_____		
AGENCY :	_____		
DATE :	Board of Health	Township Zoning Officer	Mercer County Engineer