

JOE LITTLE SURVEY

Being in the South Half of the East Half of the Northeast Quarter of Section 26,
Union Township, Town-5-South, Range-7-East
Auglaize County, State of Ohio
37.530 ACRES (0.294 Ac. R/W)

North line of the Northeast Quarter of Section 26, Union Township

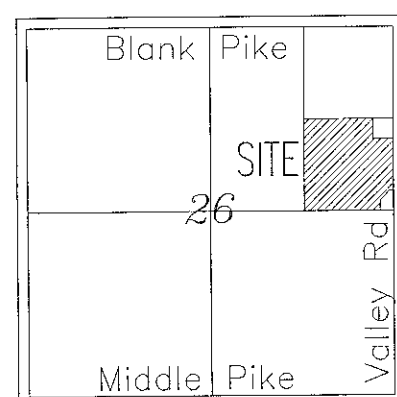
BLANK PIKE

N. 89°-09'-26" W. - 1,326.53'

N. 89°-09'-26" W. - 1,326.53'

BLANK PIKE

LOCATION



Section 26
Union Township

PREPARED BY:

Ted K. Schnell
Ted K. Schnell
Professional Engineer #51963
Professional Surveyor # 7216

I do hereby certify that the plot of survey as shown herein was completed by me on the 13th day of July, 2018, and that the procedures used to measure, locate, and/or set property corner monumentation were done in accordance with the minimum standards as required under Section 4733-37 of the Ohio Revised Code.

SURVEY REFERENCES

On file at the Auglaize County Engineer's
Tax Map Office.

Book A, Pg 372
Rolly Pion, PS
0.810 Ac.

Book S, Pg 377
Ted K. Schnell, PE, PS
2.817 Ac.

Book D, Pg 204
Richard Morrissey, PS
2.066 Ac.

UNI-26-01
James Kent, PS
5.001 Ac.

Book M, Pg 470
John Jauert, PS
88.379 Ac.

UNI-26-02
James Kent, PS
5.001 Ac.

Book Q, Pg 541
Leland Yoakam, PS
63.577 Ac.

Mag Nail (found) was documented
and set by Jauert Surveying (M-470)
as being 7' West of line of occupation

SURVEYOR'S DISCLAIMER

This survey is a representation of the legal description as shown in Deed Volume Official Records 633, Page 396, which in part describes this parcel as being:

" THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWN-5-SOUTH, RANGE-7-EAST, UNION TOWNSHIP, AUGLAIZE COUNTY. "

save and except the 2 parcels that have been previously split from the parcel.

In all cases where existing fences lines, fence rows, lines of occupation, or any other types of physical use of a property have existed or have been occupied without dispute in an open and obvious manner, as well as continuously for at least 21 years, the rule of adverse possession may apply. Legal Advice is always recommended whenever adverse possession may be used to determine true rights of ownership to the lands in which there is discrepancy between a surveyed line determined by deed description and section geometry, with the actual physical occupation of the land itself.

L34-026-009-00
40.000 ac.
DAHLENGHAUS MARK
Vol: OR 581
Pg: 1671

L34-026-010-00
18.961 ac.
LEDFOORD MARK & YOLANDA
Vol: OR 584
Pg: 696

LEGAL DESCRIPTION

The following described tract of land is situated in the South half of the East half of the Northeast Quarter of Section 26, Union Township, Town-5-South, Range-7-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at an Auglaize County Monument Box (found) situated at the Southeast corner of the Northeast Quarter of said Section 26, Union Township;

Thence with a bearing of N. 89°-32'-24" W. along the South line of the Northeast Quarter of said Section 26, Union Township, for a distance of 159.00 feet to an Iron Pin (set) in the center of an open ditch also known as the Metz Ditch (Auglaize County maintained), and also being the Southwest corner of a parcel referenced by Deed Volume OR 642, Page 1536, (Parcel # L34-026-007-00), and the PLACE OF BEGINNING;

Thence continuing with a bearing of N. 89°-32'-24" W. along the South line of the Northeast Quarter of said Section 26, Union Township, for a distance of 1,166.94 feet to an Iron Pin (found);

Thence with a bearing of N. 00°-46'-43" E. along the West line of the East half of the Northeast Quarter of said Section 26, Union Township, for a distance of 1,328.46 feet to an Iron Pin (set);

Thence with a bearing of S. 89°-20'-54" E. along the North line of the South half of the East half of the Northeast Quarter of said Section 26, Union Township, for a distance of 1,026.70 feet to an Iron Pin (set);

Thence with a bearing of S. 00°-47'-30" W. for a distance of 294.45 feet to an Iron Pipe (found) at the Southwest corner of a parcel referenced by Deed Volume OR 575, Page 51, (Parcel # L34-026-008-01);

Thence with a bearing of S. 89°-11'-06" E. for a distance of 299.52 feet to a Railroad Spike (found) at the Southeast corner of said parcel referenced by Deed Volume OR 575, Page 51, (Parcel # L34-026-008-01);

Thence with a bearing of S. 00°-47'-30" W. along the East line of the Northeast Quarter of said Section 26, Union Township, and following the course of Valley Road (Township Road #241), for a distance of 733.12 feet to a Mag Nail (set) at the Northeast corner of a parcel referenced by Deed Volume OR 642, Page 1536, (Parcel # L34-026-007-00);

Thence with a bearing of S. 64°-30'-01" W. and following the course of an open ditch, also known as the Metz Ditch (Auglaize County maintained) for a distance of 56.26 feet to a point;

Thence with a bearing of S. 36°-07'-36" W. and following the course of said open ditch, also known as the Metz Ditch (Auglaize County maintained) for a distance of 190.62 feet to a point;

Thence with a bearing of S. 00°-02'-24" E. and following the course of said open ditch, also known as the Metz Ditch (Auglaize County maintained) for a distance of 116.11 feet to an Iron Pin (set) and the original PLACE OF BEGINNING.

Containing in all 37.530 Acres of land, of which 0.294 Acres being previously dedicated for highway purposes. The above described parcel is subject to all legal easements, reservations, or restrictions, if any, upon said premises. Previous Deed Reference is Deed Volume OR 633, Page 396, and Permanent Parcel Reference is L34-026-008-00. Basis of Bearings are consistent with Auglaize County Engineer's Global Positioning Survey and Coordinate System.

Southwest corner,
Northeast Quarter,
Section 26, Union Twp.

N. 89°-32'-24" W. - 1,325.94'
South line of the Northeast Quarter of Section 26, Union Township

N. 89°-32'-24" W. - 1,166.94'

Southeast corner,
Northeast Quarter,
Section 26, Union Twp.

L34-026-004-00
151.130 ac.
MARSHALL AGRICULTURE LLC

Vol: OR 641
Pg: 2519

NOTE: Basis of Bearings for this Survey was based upon the centerline of Valley Road and the East line of the Northeast Quarter of Section 26, Union Township, which bears S. 00°-47'-30" W. consistent with the Auglaize County Engineer's Global Positioning Survey and Coordinate System.



LEGEND

- Iron Pin (set)
- Iron Pin (found)
- ⊙ Iron Pipe (found)
- △ Mag Nail (set)
- ▲ Mag Nail (found)
- R.R. Spike (found)
- Monument Box (found)
- ⊠ Wooden Fence Post
- rec = record/deed distance
- meas = measured distance
- x — x — Fence Row
- — — Line of Occupation

Iron Pin (set) is 4.25' West
and 10' South of a wooden
stake (found) origin unknown

Iron Pin (set) is 5.38'
South of pipe found

BY DEED:
North line of the
South half of the
East half of the
Northeast Quarter,
Section 26, Union Twp.

L34-026-008-00
37.124 ac.
LITTLE JOSEPH A.
Vol: OR 633
Pg: 396

Steve Little Survey
2.817 Ac.
Book S, Pg 377
April 25, 2016
Ted K. Schnell PE PS
PARCEL NEVER TRANSFERRED

Wooden fence post is
3.50' West of surveyed
line

BY DEED:
West line of the
South half of the
East half of the
Northeast Quarter,
Section 26, Union Twp.

Iron Pin (found) was documented
and set by Jauert Surveying (M-470)
as being 10' East of fence line

TRAVERSE TABLE

| | | |
|---|-------------------|---------|
| A | S. 64°-30'-01" W. | 56.26' |
| B | S. 36°-07'-36" W. | 190.62' |
| C | S. 00°-02'-24" E. | 116.11' |

Metz Open Ditch
(County maintained)

N. 89°-32'-24" W.
159.00'

East line of the Northeast Quarter of Section 26, Union Township
N. 00°-47'-30" E. - 1,324.03' (1/2 mile split)

1/2 mile split of the East line
of the Northeast Quarter falls
4.64' South of RR Spike (found)
originates from Morrissey Survey
D-204 dated 10-10-1978

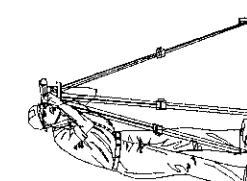
PRIOR
PARCEL
SPLIT #1

L34-026-008-01
2.066 ac.
MILLER DOUGLAS
Vol: OR 575
Pg: 51

PRIOR
PARCEL
SPLIT #2

L34-026-007-00
0.810 ac.
GUFFEY CHRISTOPHER R.
Vol: OR 642
Pg: 1536

SURVEY FOR JOE LITTLE



No. Revision/Issue Date

Project Name

SURVEY
FOR
JOE LITTLE
UNION TWP

Project Location

SITUATE IN THE
NORTHEAST QUARTER
OF SECTION 26
UNION TWP

Project
JOE LITTLE 2018
Date
07-15-18
Scale
SHOWN

Sheet
1

This Survey Plot is Recorded in the Large Township
Survey Records of the Auglaize County Engineer's
Tax Map Office.

UNI-26-03

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