

BOUNDARY SURVEY OF PARCEL # B05-023-012-00 AS DESCRIBED IN OR VOL. 661, PG. 2202 OF THE AUGLAIZE COUNTY OFFICIAL RECORD OF DEEDS. SITUATED IN THE W 1/2 OF THE S 1/2 OF THE NW 1/4, SECTION 23, T-5-S, R-6-E, DUCHOUQUET TOWNSHIP, AUGLAIZE COUNTY, OHIO.

Basis of Bearings assumes the South line of the NW 1/4 of Section 23 as N 89°-47'-54" E, per Auglaize County GPS Survey.

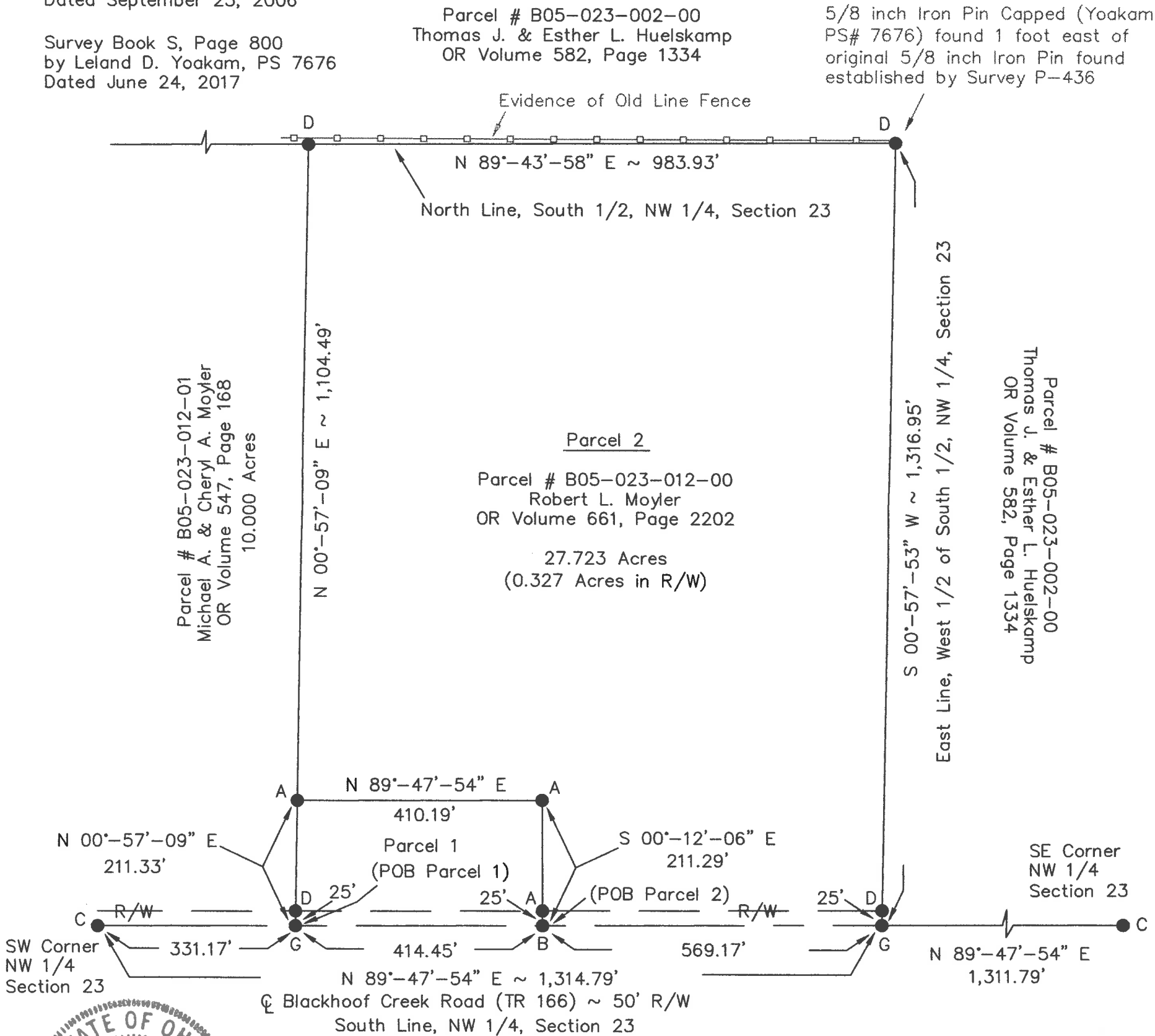
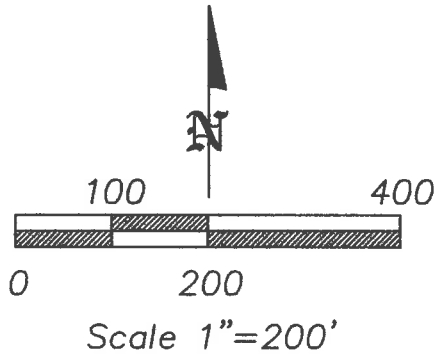
LEGEND

- A - SET 5/8 INCH IRON PIN CAPPED
- B - SET MAG NAIL
- C - MONUMENT BOX OVER IRON PIN FOUND
- D - 5/8 INCH IRON PIN FOUND (ANGLE RIGHT S-8129 S-8162)
- G - MAG NAIL FOUND

SURVEY REFERENCES

Survey Book P, Page 436
by Eric R. Pfenning, PS 8129
Dated September 25, 2006

Survey Book S, Page 800
by Leland D. Yoakam, PS 7676
Dated June 24, 2017



8/15/2017

Auglaize Co. Tax Map
Survey Book T, Pg 38

This Plat is recorded in
Survey Book T, Page 38
in the Auglaize County Engineer's Office.

Eric R. Pfenning
ERIC R. PFENNING P.S. #8129
THIS SURVEY REPRESENTS AN ACTUAL FIELD
SURVEY PREFORMED UNDER MY SUPERVISION
ON AUGUST 10, 2017.

Parcel 1
Parcel # B05-023-012-00
Robert L. Moyer
OR Volume 661, Page 2202

2.000 Acres
(0.237 Acres in R/W)

ANGLE RIGHT, LTD	
1105 POPPY DRIVE WAPAKONETA, OHIO 45895 (419) 738-9696	
CLIENT: Michael Moyer, Executor	
OWNER: Robert L. Moyer (Estate)	
DATE: August 10, 2017	
TWP: DUCHOUQUET	COUNTY: AUGLAIZE
Part of the W 1/2 of the S 1/2 of the NW 1/4, Section 23	
SCALE: 1"=200'	SHEET 1 OF 3

PARCEL 1
LEGAL DESCRIPTION

Being Part of Parcel #B05-023-012-00 as described in OR Volume 661, Page 2202 of the Auglaize County Official Record of Deeds. Situated in the W ½ of the S ½ of the NW ¼ of Section 23, T-5-S, R-6-E, Duchouquet Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing at a monument box over an iron pin found at the southwest corner of said NW ¼ of Section 23;

Thence along the south line of said NW ¼ of Section 23, also being the centerline of Blackhoof Creek Road (TR 166) N 89°-47'-54" E (basis of bearing) a distance of 331.17 feet to a mag nail found marking the southeast corner of a 10.000 acre tract of land conveyed to Michael A. & Cheryl A. Moyler as described in OR Volume 547, Page 168 being the POINT OF BEGINNING for the tract of land herein described;

thence along the east line of said 10.000 acre tract of land, N 00°-57'-09" E a distance of 211.33 feet to a set 5/8 inch iron pin capped, passing a 5/8 inch iron pin capped found at a distance of 25.00 feet marking the north right-of-way line of Blackhoof Creek Road (TR 166);

thence parallel with said south line of the NW ¼ of Section 23, also being the centerline of Blackhoof Creek Road (TR 166), N 89°-47'-54" E a distance of 410.19 feet to a set 5/8 inch iron pin capped;

thence S 00°-12'-06" E a distance of 211.29 feet to a set mag nail on said south line of the NW ¼ of Section 23 also being the centerline of Blackhoof Creek Road (TR 166), passing a set 5/8 inch iron pin capped at a distance of 186.29 feet marking the north right-of-way line of Blackhoof Creek Road (TR 166);

thence along said south line of the NW ¼ of Section 23 also being the centerline of Blackhoof Creek Road (TR 166), S 89°-47'-54" W a distance of 414.45 feet to the POINT OF BEGINNING.

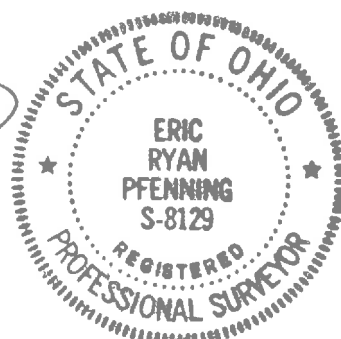
The above described parcel contains 2.000 acres of land, of which 0.237 acres of land is occupied by the right-of-way of Blackhoof Creek Road (TR 166), subject to all legal highways and easements of record at the time of recording of this instrument.

Basis of bearing for this legal description assumes the south line of the NW ¼ of Section 23, also being the centerline of Blackhoof Creek Road (TR 166) as N 89°-47'-54" E per Auglaize County GPS survey. This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS # 8129 on August 10, 2017. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".

This legal description is recorded in
Survey Book T, Page 38 in the
Auglaize County Engineer's Office


Eric R. Pfenning, PS # 8129

Angle Right, Ltd.
1105 Poppy Drive
Wapakoneta, Ohio 45895



8/15/2017

PARCEL 2
LEGAL DESCRIPTION

Being Part of Parcel #B05-023-012-00 as described in OR Volume 661, Page 2202 of the Auglaize County Official Record of Deeds. Situated in the W $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 23, T-5-S, R-6-E, Duchouquet Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing at a monument box over an iron pin found at the southwest corner of said NW $\frac{1}{4}$ of Section 23;

Thence along the south line of said NW $\frac{1}{4}$ of Section 23, also being the centerline of Blackhoof Creek Road (TR 166), N 89°-47'-54" E (basis of bearing) a distance of 745.62 feet to a set mag nail being the POINT OF BEGINNING for the tract of land herein described;

thence N 00°-12'-06" W a distance of 211.29 feet to a set 5/8 inch iron pin capped, passing a set 5/8 inch iron pin capped at a distance of 25.00 feet marking the north right-of-way line of Blackhoof Creek Road (TR 166);

thence parallel with said south line of the NW $\frac{1}{4}$ of Section 23, also being the centerline of Blackhoof Creek Road (TR 166), S 89°-47'-54" W a distance of 410.19 feet to a set 5/8 inch iron pin capped on the east line of a 10.000 acre tract of land conveyed to Michael A. & Cheryl A. Moyler as described in OR Volume 547, Page 168;

thence along said east line of a 10.000 acre tract, N 00°-57'-09" E a distance of 1,104.49 feet to a 5/8 inch iron pin capped found on the north line of the S $\frac{1}{2}$ of said NW $\frac{1}{4}$ of Section 23 marking the northeast corner of said 10.000 acre tract;

thence along said north line of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 23, N 89°-43'-58" E a distance of 983.93 feet to a 5/8 inch iron pin capped found;

thence along the east line of said W $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 23, S 00°-57'-53" W a distance of 1,316.95 to a mag nail found on said south line of the NW $\frac{1}{4}$ of Section 23, also being the centerline of Blackhoof Creek Road (TR 166), passing a 5/8 inch iron pin capped found at a distance of 1,291.95 feet marking the north right-of-way line of Blackhoof Creek Road (TR 166);

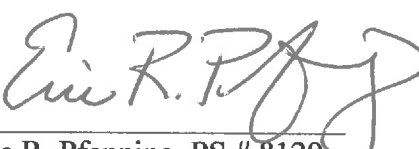
thence along said south line of the NW $\frac{1}{4}$ of Section 23, also being the centerline of Blackhoof Creek Road (TR 166), S 89°-47'-54" W a distance of 569.17 feet to the POINT OF BEGINNING.

The above described parcel contains 27.723 acres of land, of which 0.327 acres of land is occupied by the right-of-way of Blackhoof Creek Road (TR 166), subject to all legal highways and easements of record at the time of recording of this instrument.

Basis of bearing for this legal description assumes the south line of the NW $\frac{1}{4}$ of Section 23, also being the centerline of Blackhoof Creek Road (TR 166) as N 89°-47'-54" E per Auglaize County GPS survey. This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS # 8129 on August 10, 2017. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".

Auglaize Co. Tax Map
Survey Book 7, Page 38

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8/15/2017

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