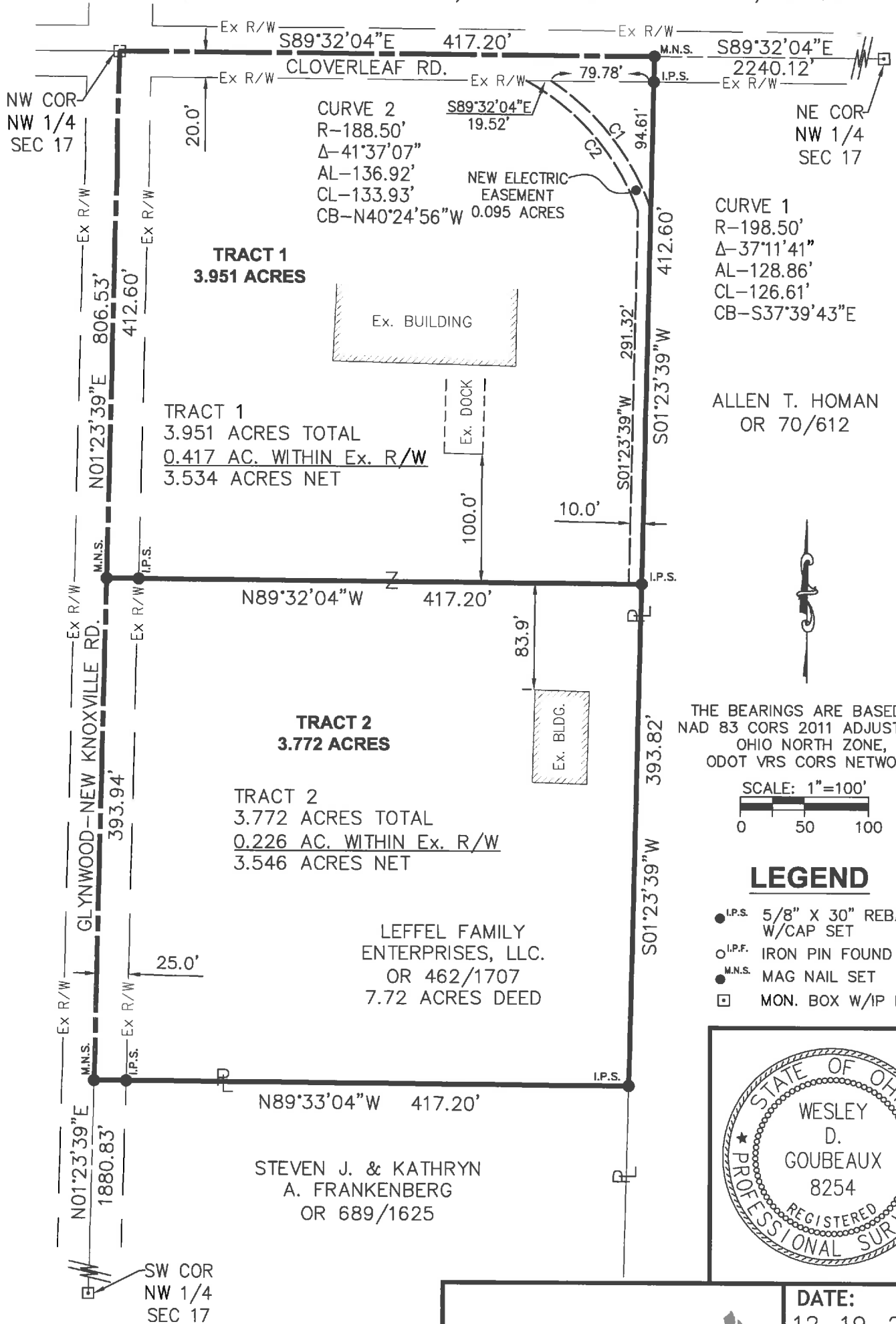


NW 1/4 SECTION 17, T 6 S, R 5 E,
WASHINGTON TOWNSHIP, AUGLAIZE COUNTY, OHIO



THIS SURVEY AND THE ACCOMPANYING LEGAL DESCRIPTIONS REPRESENT AN ACTUAL BOUNDARY SURVEY COMPLETED UNDER MY DIRECT SUPERVISION ON DECEMBER 13, 2018.

Wesley D. Goubeaux 12/27/2018
WESLEY D. GOUBEUX, P.S. #8254

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DATE:
12-19-2018

DRAWN BY:
WDG

JOB NUMBER:
AUGWAS1801

SHEET NUMBER
1 OF 3

T-483

NW 1/4 SECTION 17, T 6 S, R 5 E,
WASHINGTON TOWNSHIP, AUGLAIZE COUNTY, OHIO

TRACT 1

BEING PART OF A 7.72-ACRE TRACT OF LAND OWNED BY LEFFEL FAMILY ENTERPRISES, LLC. AS CONVEYED IN OFFICIAL RECORD 462, PAGE 1707 (PARCEL ID M3601700101) OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 17, TOWN 6 SOUTH, RANGE 5 EAST, WASHINGTON TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT BOX WITH IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 17 AND BEING THE INTERSECTION OF THE CENTERLINES OF CLOVERLEAF ROAD AND GLYNWOOD-NEW KNOXVILLE ROAD;

THENCE, SOUTH 89°-32'-04" EAST, 417.20 FEET, ALONG THE CENTERLINE OF CLOVERLEAF ROAD TO A MAG NAIL SET AT THE NORTHWEST CORNER OF A TRACT OF LAND OWNED BY ALLEN T. HOMAN AS CONVEYED IN OFFICIAL RECORD 70, PAGE 612;

THENCE, SOUTH 01°-23'-39" WEST, 412.60 FEET, ALONG THE WEST LINE OF SAID HOMAN TRACT TO AN IRON PIN WITH CAP SET, PASSING FOR REFERENCE AN IRON PIN WITH CAP SET AT 20.00 FEET;

THENCE, NORTH 89°-32'-04" WEST, 417.20 FEET, TO A MAG NAIL SET ON THE WEST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF GLYNWOOD-NEW KNOXVILLE ROAD, PASSING FOR REFERENCE AN IRON PIN WITH CAP SET AT 392.20 FEET;

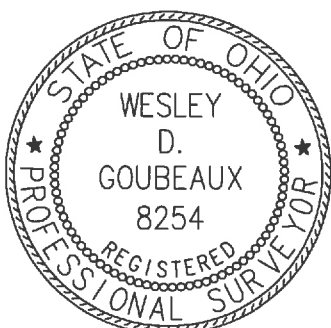
THENCE, NORTH 01°-23'-39" EAST, 412.60 FEET, ALONG THE WEST LINE OF SAID QUARTER SECTION AND CENTERLINE OF GLYNWOOD-NEW KNOXVILLE ROAD TO THE PLACE OF BEGINNING.

CONTAINING 3.951 ACRES MORE OR LESS WITH 0.417 ACRES MORE OR LESS BEING WITHIN EXISTING ROAD RIGHT-OF-WAY AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD. THE ABOVE DESCRIBED TRACT IS SUBJECT TO A 10-FOOT WIDE ELECTRIC EASEMENT FOR THE BENEFIT OF TRACT 2 AS SHOWN ON SURVEY.

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK.

THE ABOVE DESCRIPTION WAS PREPARED BY WESLEY D. GOUBEUX, OHIO PROFESSIONAL SURVEYOR NUMBER 8254, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED DECEMBER 19, 2018.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-WDG PS 8254."



Wesley D. Goubeaux 12/27/2018
WESLEY D. GOUBEUX, P.S. #8254

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DATE:	12-19-2018
DRAWN BY:	WDG
JOB NUMBER:	AUGWAS1801
SHEET NUMBER	2 OF 3

T-484

NW 1/4 SECTION 17, T 6 S, R 5 E,
WASHINGTON TOWNSHIP, AUGLAIZE COUNTY, OHIO

TRACT 2

BEING PART OF A 7.72-ACRE TRACT OF LAND OWNED BY LEFFEL FAMILY ENTERPRISES, LLC. AS CONVEYED IN OFFICIAL RECORD 462, PAGE 1707 (PARCEL ID M3601700101) OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 17, TOWN 6 SOUTH, RANGE 5 EAST, WASHINGTON TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A MONUMENT BOX WITH IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 17 AND BEING THE INTERSECTION OF THE CENTERLINES OF CLOVERLEAF ROAD AND GLYNWOOD-NEW KNOXVILLE ROAD;

THENCE, SOUTH 01°-23'-39" WEST, 412.60 FEET, ALONG THE WEST LINE OF SAID QUARTER SECTION AND CENTERLINE OF GLYNWOOD-NEW KNOXVILLE ROAD TO A MAG NAIL SET AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE TRACT HEREIN CONVEYED;

THENCE, SOUTH 89°-32'-04" EAST, 417.20 FEET, TO AN IRON PIN WITH CAP SET ON THE WEST LINE OF A TRACT OF LAND OWNED BY ALLEN T. HOMAN AS CONVEYED IN OFFICIAL RECORD 70, PAGE 612, PASSING FOR REFERENCE AN IRON PIN WITH CAP SET AT 25.00 FEET;

THENCE, SOUTH 01°-23'-39" WEST, 393.82 FEET, ALONG THE WEST LINE OF SAID HOMAN TRACT TO AN IRON PIN WITH CAP SET AT THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY STEVEN J. FRANKENBERG AND KATHRYN A. FRANKENBERG AS CONVEYED IN OFFICIAL RECORD 689, PAGE 1625;

THENCE, NORTH 89°-33'-04" WEST, 417.20 FEET, ALONG THE NORTH LINE OF SAID FRANKENBERG TRACT TO A MAG NAIL SET ON THE WEST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF GLYNWOOD-NEW KNOXVILLE ROAD, PASSING FOR REFERENCE AN IRON PIN WITH CAP SET AT 392.20 FEET;

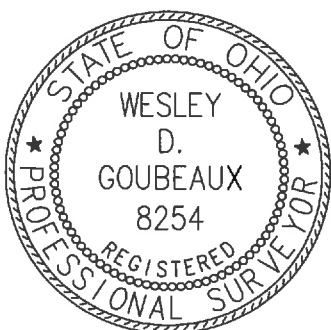
THENCE, NORTH 01°-23'-39" EAST, 393.94 FEET, ALONG THE WEST LINE OF SAID QUARTER SECTION AND CENTERLINE OF GLYNWOOD-NEW KNOXVILLE ROAD TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 3.772 ACRES MORE OR LESS WITH 0.226 ACRES MORE OR LESS BEING WITHIN EXISTING ROAD RIGHT-OF-WAY AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD. THE ABOVE DESCRIBED TRACT HAS ACCESS TO A 10-FOOT WIDE ELECTRIC EASEMENT ACROSS TRACT 1 AS SHOWN ON SURVEY.

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK.

THE ABOVE DESCRIPTION WAS PREPARED BY WESLEY D. GOUBEAUX, OHIO PROFESSIONAL SURVEYOR NUMBER 8254, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED DECEMBER 19, 2018.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-WDG PS 8254."



Wesley D. Goubeaux 12/27/2018
WESLEY D. GOUBEAUX, P.S. #8254

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DRAWN BY: WDG
JOB NUMBER: AUGWAS1801
SHEET NUMBER 3 OF 3

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