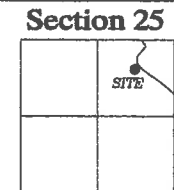


# SPALLINGER-WINTZER SURVEY

Part of the Northeast Quarter of Section 25, Town 5 South,  
Range 5 East, Moulton Township, Auglaize County, Ohio,  
being part of Parcel No. G22-025-010-00.



## LOCATION PLAN



Moulton Township,  
T-5-S, R-5-E, Auglaize  
County, Ohio.



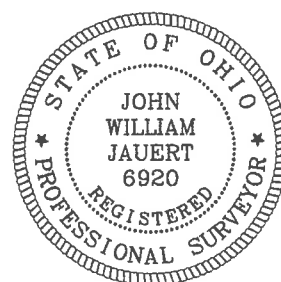
Basis of Bearing is the East Line  
of the Northeast Quarter of Section  
25, Moulton Township and the  
centerline of Ramga Road as  
N.01°11'28"E. from the Ohio State  
Plane - North Coordinate System  
NAD-83 (2011).

This Plat is Recorded in Survey Book  
"U", Page 84, in the Auglaize County  
Engineer's Office.

32.621 Acre being left out of the  
Original 35.246 Acre Tract.

Monument Box Found  
S.E. Corner of the  
N.E. Quarter of Section  
25, Moulton Township

This Plat and the accompanying  
Legal Description represents an  
actual Boundary Survey completed by  
John W. Jauert, PS-6920, in June, 2020.



ATTEST:

John W. Jauert  
Professional Surveyor No. 6920

**Jauert**  
surveying

11584 Monroe Road  
Wapakoneta, Ohio  
45895  
(419) 657-6999

CLIENT:	Sean Wintzer
COUNTY:	Auglaize
TOWNSHIP:	Moulton
SEC.	25
DRAWN BY:	J.W.J.
SCALE:	1"=125'
DWG.#	20-726C
CHECKED BY:	
DATE:	June 2020
SHEET 1 OF 5	(T-5-S; R-5-E)

- John Jauert
- 11584 Monroe Road
- Wapakoneta, Ohio 45895



- Phone: (419) 657-6999
- FAX: (419) 657-2745
- E-Mail: jjsurvey@ohiolink.net

## TRACT A-1 - WINTZER SURVEY 0.087 ACRE

The following described tract of land is part of the Northeast Quarter of Section 25, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio, being part of Parcel No. G22-025-010-00 and is more particularly described as follows:

Commencing at a Monument Box (found) at the intersection of the East line of the Northeast Quarter of Section 25, Moulton Township, (centerline of Township Road 131, Ramga Road) and in the centerline of County Road 158-A (Glynwood Road);

Thence N.75°08'47"W. along the centerline of County Road 158-A, a distance of 691.65 feet to a R.R. Spike (found);

Thence N.77°22'08"W. along the centerline of County Road 158-A, a distance of 800.41 feet to a Mag Nail (set) over a R.R. Spike (found);

Thence along a compound curve to the right, being the curved centerline of County Road 158-A, an arc distance of 51.03 feet, the chord of which bears N.79°15'37"W., a distance of 51.00 feet to a Mag Nail (set);

Thence S.10°57'50"W., along the Spallinger - Wintzer property line, a distance of 143.81 feet to an iron pin (set), which is the PLACE OF BEGINNING for the tract of land herein described, passing thru an iron pin (found) at 30.25 feet in the Southerly right-of-way line of County Road 158-A (from a previous survey recorded in Survey Book "K", page 777;

Thence S.75°11'16"E. a distance of 33.41 feet to an iron pin (set);

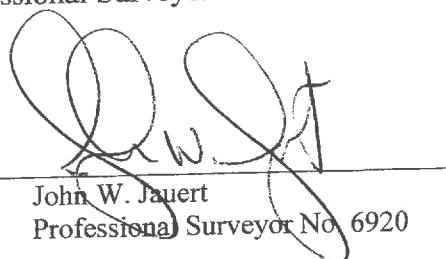
Thence S.21°11'37"W. a distance of 63.54 feet to an iron pin (set);

Thence S.17°49'26"W. a distance of 184.64 feet to an iron pin (found);

Thence N.10°57'50"E. along the Spallinger - Wintzer property line, a distance of 248.09 feet to the iron pin (set) which was the true PLACE OF BEGINNING.

Containing in all 0.087 Acre and being subject to all legal easements, restrictions and reservations, if any, of record or in use on said premises. Previous deed reference: Volume OR 663, Page 756. This plat is recorded in Survey Book "U", Page 84, in the Auglaize County Engineer's Office. Basis for bearings for this tract is holding the centerline of Township Road 131 (Ramga Road) and the East line of the Northeast Quarter of Section 25, Moulton Township as N.01°11'28"E. from the Ohio State Plane-North Coordinate System NAD83 (2011). This Plat and description was prepared from an actual field survey of the above premises by John W. Jauert, Professional Surveyor No. 6920 in June 2020.

ATTEST:

  
John W. Jauert  
Professional Surveyor No. 6920



- John Jauert
- 11584 Monroe Road
- Wapakoneta, Ohio 45895.



- Phone: (419) 657-6999
- FAX: (419) 657-2745
- E-Mail: jjsurvey@ohiolink.net

## TRACT A-2 - WINTZER SURVEY 0.477 ACRE

The following described tract of land is part of the Northeast Quarter of Section 25, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio, being part of Parcel No. G22-025-010-00 and is more particularly described as follows:

Commencing at a Monument Box (found) at the intersection of the East line of the Northeast Quarter of Section 25, Moulton Township, (centerline of Township Road 131, Ramga Road) and in the centerline of County Road 158-A (Glynwood Road);

Thence N.75°08'47"W. along the centerline of County Road 158-A, a distance of 691.65 feet to a R.R. Spike (found);

Thence N.77°22'08"W. along the centerline of County Road 158-A, a distance of 800.41 feet to a Mag Nail (set) over a R.R. Spike (found);

Thence along a compound curve to the right, being the curved centerline of County Road 158-A, an arc distance of 51.03 feet, the chord of which bears N.79°15'37"W., a distance of 51.00 feet to a Mag Nail (set);

Thence S.10°57'50"W., along the Spallinger - Wintzer property line, a distance of 391.90 feet to an iron pin (found), which is the PLACE OF BEGINNING for the tract of land herein described, passing thru an iron pin (found) at 30.25 feet in the Southerly right-of-way line of County Road 158-A (from previous survey recorded in Survey Book "K", page 777);

Thence S.17°49'26"W. a distance of 78.88 feet to an iron pin (set);


Thence N.84°43'19"W. a distance of 258.49 feet to an iron pin (set);

Thence N.00°31'32"E. a distance of 77.27 feet to an iron pin (found);

Thence S.84°43'04"E. along the Spallinger - Wintzer property line, a distance of 282.02 feet to the iron pin (found) which was the true PLACE OF BEGINNING.

Containing in all 0.477 Acres and being subject to all legal easements, restrictions and reservations, if any, of record or in use on said premises. Previous deed reference: Volume OR 663, Page 756. This plat is recorded in Survey Book "U", Page 84, in the Auglaize County Engineer's Office. Basis for bearings for this tract is holding the centerline of Township Road 131 (Ramga Road) and the East line of the Northeast Quarter of Section 25, Moulton Township as N.01°11'28"E. from the Ohio State Plane-North Coordinate System NAD83 (2011). This Plat and description was prepared from an actual field survey of the above premises by John W. Jauert, Professional Surveyor No. 6920 in June 2020.

ATTEST:

  
John W. Jauert  
Professional Surveyor No. 6920



- John Jauert
- 11584 Monroe Road
- Wapakoneta, Ohio 45895



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- FAX: (419) 657-2745
- E-Mail: jjsurvey@ohiolink.net

## TRACT B - WINTZER SURVEY 2.061 ACRE

The following described tract of land is part of the Northeast Quarter of Section 25, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio, being part of Parcel No. G22-025-010-00 and is more particularly described as follows:

Commencing at a Monument Box (found) at the intersection of the East line of the Northeast Quarter of Section 25, Moulton Township, (centerline of Township Road 131, Ramga Road) and in the centerline of County Road 158-A (Glynwood Road);

Thence N.75°08'47"W. along the centerline of County Road 158-A, a distance of 691.65 feet to a R.R. Spike (found);

Thence N.77°22'08"W. along the centerline of County Road 158-A, a distance of 800.41 feet to a Mag Nail (set) over a R.R. Spike (found);

Thence along a compound curve to the right, being the curved centerline of County Road 158-A, an arc distance of 51.03 feet, the chord of which bears N.79°15'37"W., a distance of 51.00 feet to a Mag Nail (set);

Thence S.10°57'50"W., along the Spallinger - Wintzer property line, a distance of 391.90 feet to an iron pin (found), passing thru an iron pin (found) at 30.25 feet in the Southerly right-of-way line of County Road 158-A (from previous survey recorded in Survey Book "K", page 777);

Thence N.84°43'04"W., along the Spallinger - Wintzer property line, a distance of 282.02 feet to an iron pin (found), which is the PLACE OF BEGINNING for the tract of land herein described;

Thence S.00°31'32"W. a distance of 77.27 feet to an iron pin (set);

Thence N.81°40'05"W. a distance of 475.46 feet to a point in the centerline of the Auglaize River, passing thru an iron pin (set) for reference at 417.83 feet;

Thence N.08°56'40"E. along the centerline of the Auglaize River, a distance of 182.36 feet to a point;

Thence S.84°43'06"E. along the Spallinger - Wintzer property line, a distance of 449.52 feet to an iron pin (found);

Thence S.02°06'47"W. along the Spallinger - Wintzer property line, a distance of 130.51 feet to the iron pin (found) which was the true PLACE OF BEGINNING.

Cont.

- John Jauert
- 11584 Monroe Road
- Wapakoneta, Ohio 45895

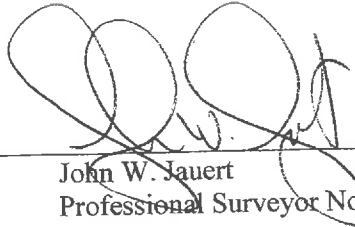


- Phone: (419) 657-6999
- FAX: (419) 657-2745
- E-Mail: [jjsurvey@ohiolink.net](mailto:jjsurvey@ohiolink.net)

**TRACT B - WINTZER SURVEY**  
**2.061 ACRE, cont.**

Containing in all 2.061 Acres and being subject to all legal easements, restrictions and reservations, if any, of record or in use on said premises. Previous deed reference: Volume OR 663, Page 756. This plat is recorded in Survey Book "U", Page 84, in the Auglaize County Engineer's Office. Basis for bearings for this tract is holding the centerline of Township Road 131 (Ramga Road) and the East line of the Northeast Quarter of Section 25, Moulton Township as N.01°11'28"E. from the Ohio State Plane-North Coordinate System NAD83 (2011). This Plat and description was prepared from an actual field survey of the above premises by John W. Jauert, Professional Surveyor No. 6920 in June 2020.

ATTEST:

  
John W. Jauert  
Professional Surveyor No. 6920

