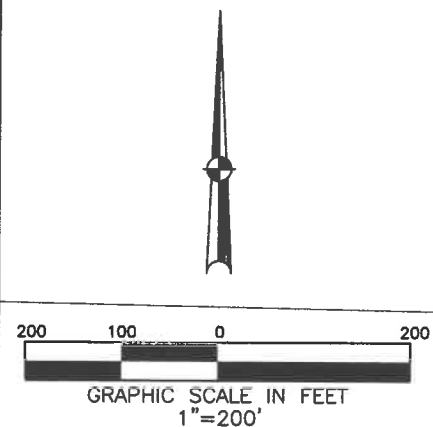


# MOELL SURVEY

NW 1/4 SECTION 23, TOWN 6S, RANGE 6E  
PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO



JOHN A. & ANNA M. BRAUN  
O.R. 682-2413  
10 AC.

DONALD DAVIDSON, TRUSTEE, ETAL.  
O.R. 700-1105  
33.176 AC.

TIMOTHY & JENIFER BOROFF  
O.R. 324-128  
5.032 AC.

SCOTT A. MOELL  
O.R. 364-32  
10.644 AC.  
0.041 AC. IN EX. R/W

5.882 AC.  
0.079 AC. IN EX. R/W

STEPHEN FERRY &  
CHANTELL FETTER  
O.R. 444-1123  
2.39 AC.

TIMOTHY A. LEA  
O.R. 643-1013  
3.02 AC.

BARRY & CHRISTINE AAB, TRUSTEES  
O.R. 523-1706  
6.567 AC.

AUG. CO. IP  
AT PI

S.E. CORNER,  
N.W. QUARTER,  
SEC. 23, T-6S, R-6E.

## REFERENCES

B-55  
F-384  
H-18  
H-238  
J-279  
L-94  
L-96

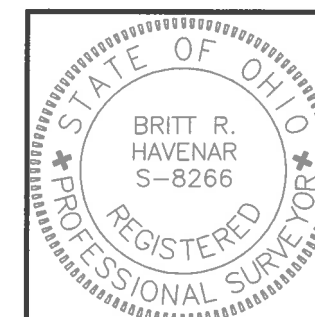
## BASIS OF BEARINGS:

BEARINGS ARE BASED ON STATE PLANE COORDINATES,  
NAD83, OHIO NORTH ZONE

## LEGEND

- RAILROAD SPIKE FOUND
- ▲ WOOD CNR. POST FOUND
- STONE FOUND
- ⊗ MAG SPIKE SET
- 3/4" IRON PIPE FOUND
- PINCHED PIPE FOUND
- 5/8" DIA. IRON PIN SET  
CAPPED "BRH PE PS,  
OHIO PS 8266"
- IRON PIN FOUND
- ⊗ GIN SPINDLE FOUND
- STONE IN A MONUMENT BOX

THIS PLAT REPRESENTS AN ACTUAL BOUNDARY  
SURVEY COMPLETED UNDER MY DIRECT  
SUPERVISION ON NOVEMBER 14, 2020.



SURVEY OF TWO TRACTS FOR SCOTT MOELL IN  
PUSHETTA TWP. NOVEMBER 15, 2020.

*Britt R. Havenar*  
BRITT R. HAVENAR, P.E., P.S.  
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266  
HAVENAR ENGINEERING & SURVEYING, INC.  
AMY L. HAVENAR, P.E.  
BRITT R. HAVENAR, P.E., P.S.  
10860 SIDNEY-FREYBURG ROAD  
SIDNEY, OHIO 45365  
(937) 492-7408  
EMAIL: abhavenar@embarqmail.com



# HAVENAR

Engineering & Surveying

Amy L. Havenar, P.E.  
Britt R. Havenar, P.E., P.S.

## Legal Description for 10.644 Acres

Situate in the Northwest Quarter of Twenty-three (23), Town Six (6) South, Range Six (6) East, Township of Pusheta, County of Auglaize, State of Ohio, and being part of a tract (part of parcel number I2502300600) as conveyed to Scott Moell in Official Record 364, Page 32 of the Recorder's office of Auglaize County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and filed in Survey Book \_\_\_\_\_, Page \_\_\_\_\_ of the Auglaize County Engineer's Record of Land Surveys and being more particularly described as follows:

Commencing at a stone found in a monument box at the southeast corner of the northwest quarter of Section of Twenty-three (23), Town Six (6) South, Range Six (6) East, said stone being on the centerline of right-of-way of Shelby-Freyburg Road (40' R/W), thence North 00 degrees 54 minutes 08 seconds East, along said centerline of right-of-way, a distance of 667.50 feet to an iron pin found;

Thence North 38 degrees 09 minutes 50 seconds West, along said centerline of right-of-way, a distance of 203.72 feet to a railroad spike found;

Thence North 37 degrees 37 minutes 40 seconds West, along said centerline of right-of-way, a distance of 171.88 feet to a Mag spike set, said spike being the True Point of Beginning of the tract of land herein described;

Thence North 88 degrees 55 minutes 02 seconds West, a distance of 366.42 feet to a capped iron pin set, passing through a capped iron pin set at a distance of 25.63 feet which marks the west right-of-way line of Shelby-Freyburg Road;

Thence South 36 degrees 23 minutes 11 seconds West, a distance of 217.15 feet to a capped iron pin set;

Thence North 88 degrees 55 minutes 30 seconds West, a distance of 237.62 feet to a capped iron pin set;

Thence South 18 degrees 55 minutes 06 seconds West, a distance of 360.14 feet to a capped iron pin set;

Thence North 88 degrees 12 minutes 36 seconds West, a distance of 1017.40 feet to a pinched pipe found;

Thence North 00 degrees 57 minutes 06 seconds East, a distance of 370.72 feet to a capped iron pin set;

Thence South 88 degrees 52 minutes 58 seconds East, a distance of 808.04 feet to a stone found;

Thence South 88 degrees 55 minutes 30 seconds East, a distance of 538.97 feet to an iron pin found;

Thence North 01 degrees 10 minutes 53 seconds East, a distance of 207.08 feet to an iron pin found;

Thence South 88 degrees 55 minutes 02 seconds East, a distance of 454.66 feet to a gin spindle found; passing through an iron pin found at a distance of 422.62 feet, said gin spindle being on the centerline of right-of-way of Shelby-Freyburg Road;

Thence South 37 degrees 37 minutes 40 seconds East, along said centerline of right-of-way, a distance of 89.53 feet to a Mag spike set, said spike being the True Point of Beginning of the above described tract, containing 10.644 acres more or less, subject to all easements of record, of which .041 acres are in the present right-of-way.

Basis of bearings are based on State Plane Coordinates, NAD83, Ohio North Zone.

Description prepared by:

Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266





# HAVENAR

Engineering & Surveying

Amy L. Havenar, P.E.  
Britt R. Havenar, P.E., P.S.

## Legal Description for 5.882 Acres

Situate in the Northwest Quarter of Twenty-three (23), Town Six (6) South, Range Six (6) East, Township of Pusheta, County of Auglaize, State of Ohio, and being part of a tract (part of parcel number I2502300600) as conveyed to Scott Moell in Official Record 364, Page 32 of the Recorder's office of Auglaize County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and filed in Survey Book \_\_\_\_, Page \_\_\_\_ of the Auglaize County Engineer's Record of Land Surveys and being more particularly described as follows:

Commencing at a stone found in a monument box at the southeast corner of the northwest quarter of Section of Twenty-three (23), Town Six (6) South, Range Six (6) East, said stone being on the centerline of right-of-way of Shelby-Freyburg Road (40' R/W), thence North 00 degrees 54 minutes 08 seconds East, along said centerline of right-of-way, a distance of 667.50 feet to an iron pin found;

Thence North 38 degrees 09 minutes 50 seconds West, along said centerline of right-way, a distance of 203.72 feet to a railroad spike found, said spike being the True Point of Beginning of the tract of land herein described;

Thence North 88 degrees 50 minutes 51 seconds West, a distance of 365.49 feet to a 3/4" diameter iron pipe found, passing through a wood post found at a distance of 33.75 feet;

Thence South 01 degrees 55 minutes 27 seconds East, a distance of 366.97 feet to a 3/4" diameter iron pipe found;

Thence South 83 degrees 24 minutes 47 seconds West, a distance of 187.83 feet to a 3/4" diameter iron pipe found;

Thence North 88 degrees 12 minutes 36 seconds West, a distance of 414.98 feet to a capped iron pin set;

Thence North 18 degrees 55 minutes 06 seconds East, a distance of 360.14 feet to a capped iron pin set;

Thence South 88 degrees 55 minutes 30 seconds East, a distance of 237.62 feet to a capped iron pin set;

Thence North 36 degrees 23 minutes 11 seconds East, a distance of 217.15 feet to a capped iron pin set;

Thence South 88 degrees 55 minutes 02 seconds East, a distance of 366.42 feet to a Mag spike set, passing through a capped iron pin set at a distance of 340.79 feet which marks the west right-of-way line of Shelby-Freyburg Road, said spike being on the centerline of right-of-way of Shelby-Freyburg Road;

Thence South 37 degrees 37 minutes 40 seconds East, along said centerline of right-of-way, a distance of 171.88 feet to a railroad spike found, said spike being the True Point of Beginning of the above described tract, containing 5.882 acres more or less, subject to all easements of record, of which 0.079 acres are in the present right-of-way.

Basis of bearings are based on State Plane Coordinates, NAD83, Ohio North Zone.

Description prepared by:

Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266

