

BOUNDARY SURVEY OF PART OF PARCEL B05-010-005-00 AS DESCRIBED IN OR VOL. 718, PG. 548 OF THE AUGLAIZE COUNTY OFFICIAL RECORD OF DEEDS. SITUATED IN THE NW 1/4, SECTION 10, T-5-S, R-6-E, DUCHOUQUET TOWNSHIP, AUGLAIZE COUNTY, OHIO.

Basis of Bearings assumes the West line of the NW 1/4 of Section 10, Duchouquet Township, also being the centerline of Hauss Road (TR 161), as N 00°-51'-46" E per Auglaize County GPS survey.

LEGEND

- A - SET 5/8 INCH IRON PIN CAPPED
- B - SET MAG NAIL
- C - MONUMENT BOX OVER 1 INCH IRON PIN FOUND
- D - MONUMENT BOX OVER STONE FOUND

SURVEY REFERENCES

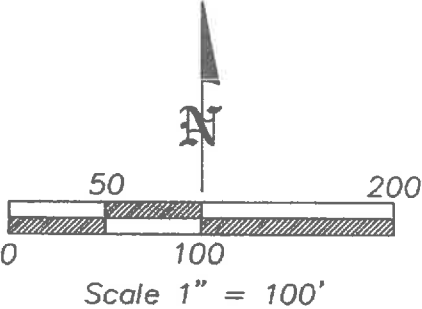
No surveys of record used for reference.

This Plat is recorded in Survey Book U, Page 926 in the Auglaize County Engineer's Office.

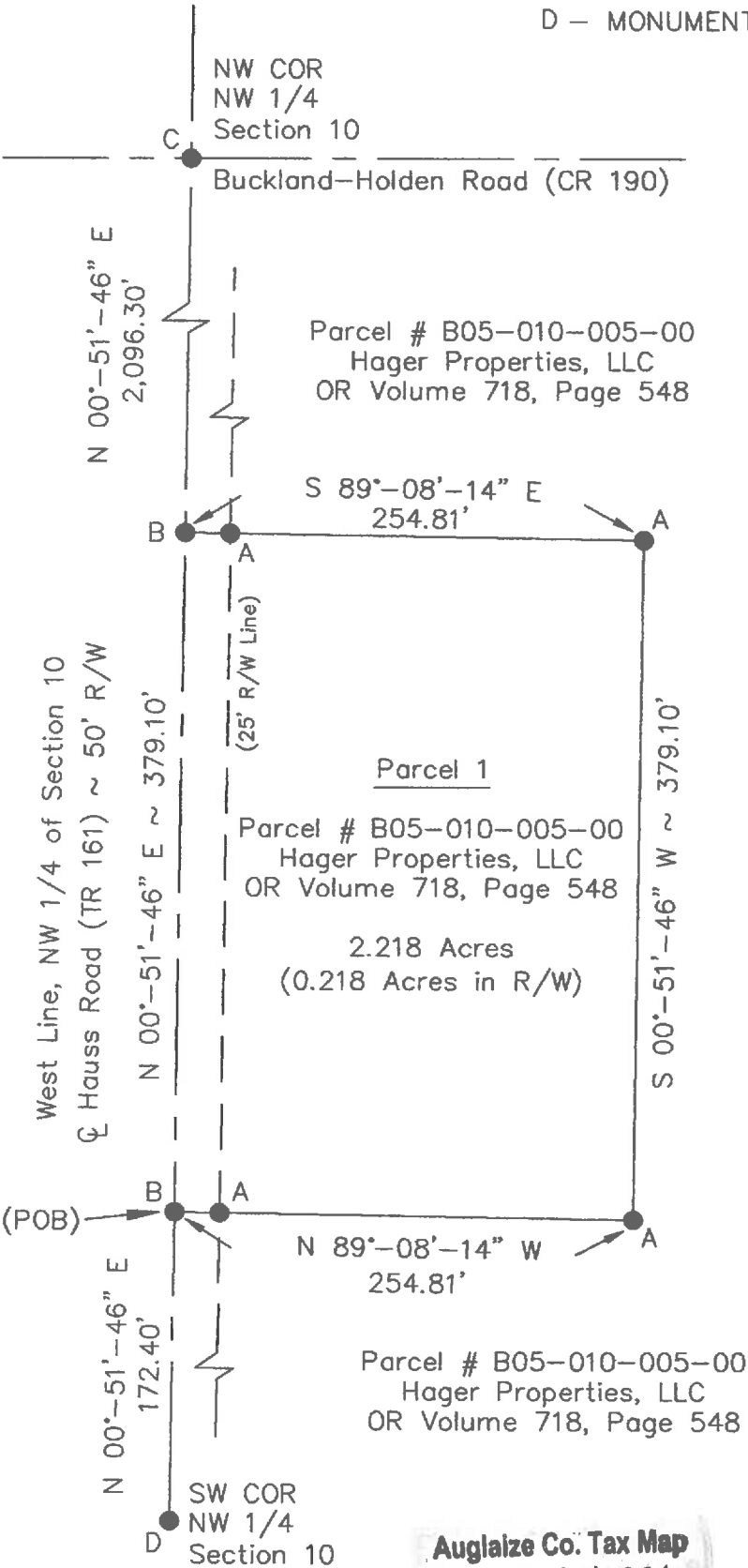
Parcel # B05-010-005-00  
Hager Properties, LLC  
OR Volume 718, Page 548



2/10/2023



ANGLE RIGHT, LTD	
11593 CIRCLE DRIVE LAKEVIEW, OHIO 43331 (567) 356-7192	
CLIENT: Jonathan & Taylor Eaton	
OWNER: Hager Properties, LLC	
DATE: February 10, 2023	
TOWNSHIP: Duchouquet	COUNTY: Auglaize
Part of the NW 1/4, Section 10, T-5-S, R-6-E	
SCALE: 1" = 100'	SHEET 1 OF 2



Auglaize Co. Tax Map  
Survey Book U, 926

ERIC R. PFENNING P.S. #8129

THIS SURVEY REPRESENTS AN ACTUAL FIELD SURVEY PREFORMED UNDER MY SUPERVISION ON FEBRUARY 10, 2023.

*Eric R. Pfennig*

**PARCEL 1**  
**LEGAL DESCRIPTION**

Being Part of Parcel #B05-010-005-00 as described in OR Volume 718, Page 548 of the Auglaize County Official Record of Deeds. Situated in the NW ¼ of Section 10, T-5-S, R-6-E, Duchouquet Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing for reference at a stone in a monument box found at the southwest corner of said NW ¼ of Section 10, also being on the centerline of Hauss Road (TR 161);

Thence along the west line of said NW ¼ of Section 10, also being the centerline of Hauss Road (TR 161), N 00°-51'-46" E (basis of bearing) a distance of 172.40 feet to a set mag nail being the POINT OF BEGINNING for the tract of land herein described;

thence continuing along said west line of the NW ¼ of Section 10, also being the centerline of Hauss Road (TR 161), N 00°-51'-46" E a distance of 379.10 feet to a set mag nail;

thence perpendicular to said west line of the NW ¼ of Section 10, S 89°-08'-14" E a distance of 254.81 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 east right-of-way line of Hauss Road (TR 161);

thence parallel to said west line of the NW ¼ of Section 10, S 00°-51'-46" W a distance of 379.10 feet to a set 5/8 inch iron pin capped;

thence perpendicular to said west line of the NW ¼ of Section 10, N 89°-08'-14" W a distance of 254.81 feet, passing a set 5/8 inch iron pin capped at a distance of 229.81 feet marking the east right-of-way line of Hauss Road (TR 161) to the POINT OF BEGINNING.

The above described parcel contains 2.218 acres of land, of which 0.218 acres of land is occupied by the right-of-way of Hauss Road (TR 161), 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 west line of the NW ¼ of Section 10, also being the centerline of Hauss Road (TR 161), as N 00°-51'-46" 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 February 10, 2023. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".

  
Eric R. Pfenning, PS # 8129

This legal description is recorded in  
Survey Book U, Page 927 in the  
Auglaize County Engineer's Office

Angle Right, Ltd.  
11593 Circle Drive  
Lakeview, Ohio 43331



2/10/2023

**Auglaize Co. Tax Map**  
**Survey Book U 926**