

PLAT OF SURVEY
FOR
RODE PROPERTIES, LLC

SITUATED IN:
THE SE. 1/4, SECTION 31
TOWN 5 S. RANGE 5 E.,
MOULTON TOWNSHIP,
AUGLAIZE COUNTY, OHIO



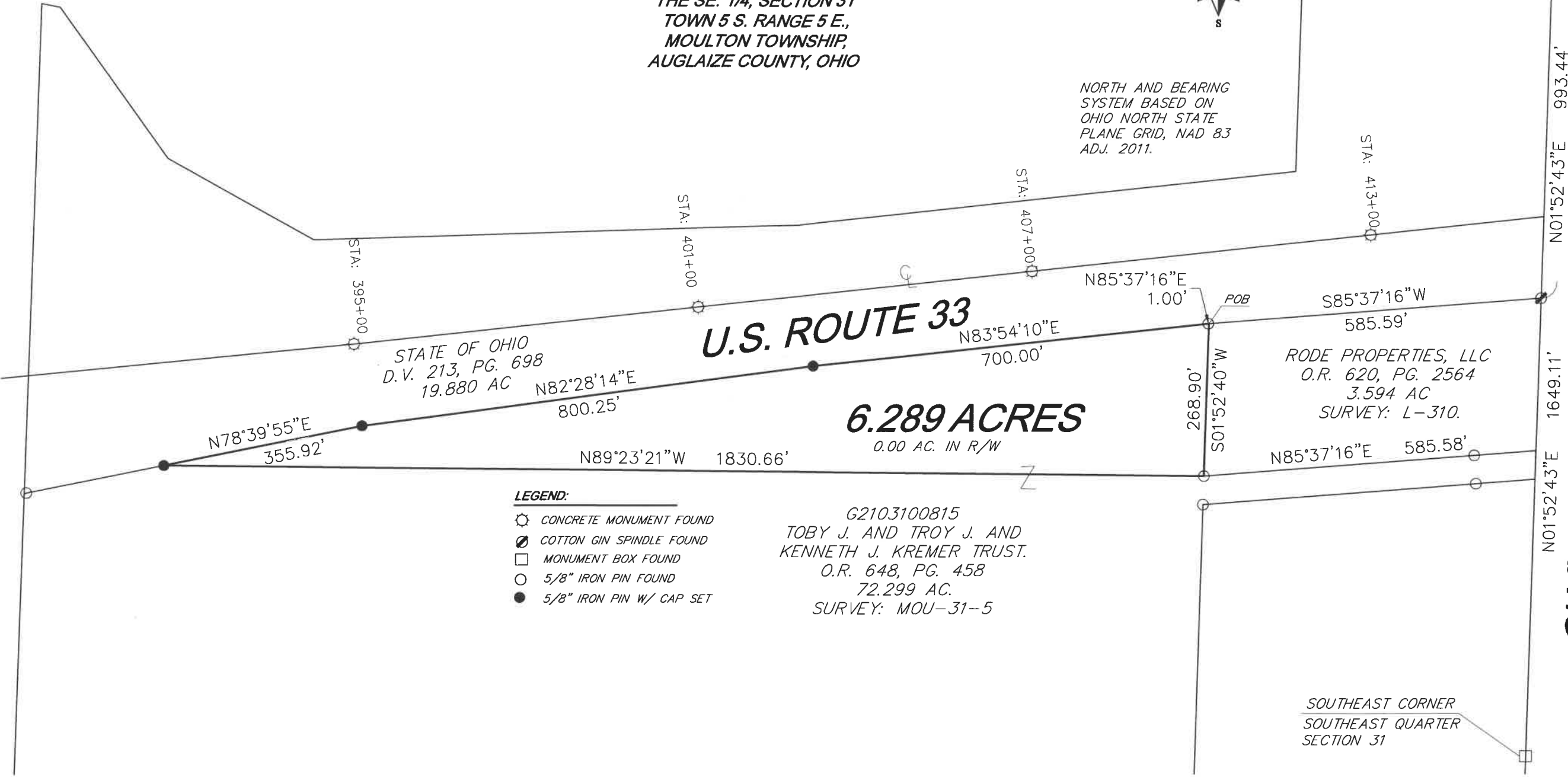
NORTH AND BEARING
SYSTEM BASED ON
OHIO NORTH STATE
PLANE GRID, NAD 83
ADJ. 2011.

NORTHEAST CORNER
SOUTHEAST QUARTER
SECTION 31

GLYNWOOD NEW KNOXVILLE ROAD

N01°52'43"E 993.44'
1649.11'

SOUTHEAST CORNER
SOUTHEAST QUARTER
SECTION 31



- LEGEND:
- CONCRETE MONUMENT FOUND
 - COTTON GIN SPINDLE FOUND
 - MONUMENT BOX FOUND
 - 5/8" IRON PIN FOUND
 - 5/8" IRON PIN W/ CAP SET

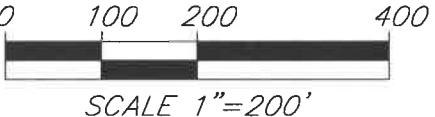
G2103100815
TOBY J. AND TROY J. AND
KENNETH J. KREMER TRUST.
O.R. 648, PG. 458
72.299 AC.
SURVEY: MOU-31-5

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.



MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
JUNE 21, 2023

NOTES:
FOUND MONUMENTATION IN GOOD CONDITION
UNLESS OTHERWISE NOTED.
DATA SOURCES INCLUDE DOCUMENTS CITED.
A TITLE SEARCH IS RECOMMENDED TO DETERMINE
EASEMENTS, RESTRICTIONS, AND/OR OTHER
ENCUMBRANCES AFFECTING THE PROPERTY
SHOWN HEREON.



**HOWBERT
SURVEYING
LLC**
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
419-863-0289

DATE: 6/21/23	REV.:
CLIENT: RODE PROP	SCALE: 1" = 200'
JOB #: 202-06-23	CHK:

FILE: MIDWAY23.DWG



Description
6.289 Acres

Situated in the Southeast Quarter of Section 31, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio, being part of a 72.299 acre tract in the southeast quarter and as described deed recorded in Official Record Volume 648, Page 458 of said County Deed Records and being more particularly described as follows;

Commencing at the southeast corner of the southeast quarter of said Section 31, being a monument box found;

Thence along the east line of said southeast quarter, N.01°52'43"E., a distance of 1649.11 feet to a cotton gin spindle found at the northeast corner of 3.594 acre tract as described in Official Record Volume 620, page 2564;

Thence on the north line of said 3.594 acre tract, S.85°37'16"W., a distance of 585.59 feet to a 5/8" iron pin found, being the *Principal Point of Beginning*;

Thence along the west line of said 3.594 acre tract, S.01°52'40"W., a distance of 268.90 feet to a 5/8" iron pin found;

Thence on a new division line, N.89°23'21"W., a distance of 1830.66 feet to a 5/8" iron pin set in the south limited access right-of-way of U.S. Route 33;

Thence along said south line on the following three (3) courses and distances:
1. N.78°39'55"E., a distance of 355.92 feet to a 5/8" iron pin set;
2. N.82°28'14"E., a distance of 800.25 feet to a 5/8" iron pin set;
3. N.83°54'10"E., a distance of 700.00 feet to a point;
4. N.85°37'16"E., a distance of 1.00 feet to the **Point of Beginning**

Containing 6.289 acres, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

Part of Parcel Number: G2103100815

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in June of 2023. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.




Michael L. Howbert, P.S.