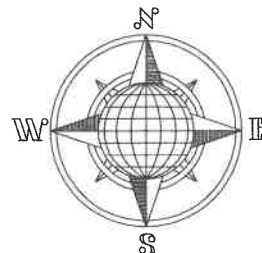


B. & M. BAMBAUER SURVEY

Part of the West 1/2 of the S.E. Quarter of Section 23, Town 6 South,
Range 5 East, Washington Township, Auglaize County, Ohio,
being Parcel No. M36-023-006-09.

LOCATION PLAN



Monument Box Found
N.W. Corner of the
S.E. Quarter of Section
23, Washington Township.

M36-023-004-02
Gene A. & Jean M. Kuck
O.R. 665, Pg. 2057
47.003 Acre

Basis of Bearing is the North Line
of the Southeast Quarter of Section
23, Washington Township and the
centerline of Township Road 106 as
S.89°38'19"E. from the Ohio
State Plane - North Coordinate
System NAD-83 (2011).

M36-023-012-02
Three B Partnership
O.R. 708, Pg. 3387
27 Acre
G-825, G-827

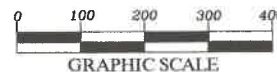
This Plat is Recorded in Survey Book
V, Page 115 in the Auglaize County
Engineer's Office.

This Plat and the accompanying
Legal Description represents an
actual Boundary Survey completed
by John W. Jauert, Professional
Surveyor No. 6920, in October, 2023.

40.937 ACRE
0.939 Ac. R/W

LEGEND

- 5/8"x30" Iron Pin Set/Cap
- 5/8" Iron Pin Found
- ⊗ Mag Nail Set
- ⊙ Mag Nail Found
- ▲ R.R. Spike Found
- Monument Box



State Route 219
South Line, S.E. 1/4, Section 23



ATTEST:

John W. Jauert
Professional Surveyor No. 6920

Jauert
surveying

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

CLIENT:	Bruce & Margaret Bambauer
COUNTY:	Auglaize
TOWNSHIP:	Auglaize
SEC.	23
DRAWN BY:	J.W.J.
SCALE:	1"=300'
DWG.#	23-4707A
CHECKED BY:	DATE: October 2023
SHEET 1 OF 3	(T-6-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

BRUCE & MARGARET BAMBAUER SURVEY 40.937 ACRE TRACT

The following described tract of land is part of the West ½ of the Southeast Quarter of Section 23, Town 6 South, Range 5 East, Washington Township, Auglaize County, Ohio, being Parcel No. M36-023-006-09 and is more particularly described as follows:

Commencing at an iron pin in a Monument Box (found) at the Northwest corner of the Southeast Quarter of Section 23, Washington Township and in the centerline of Township Road 106 (Headapohl Road);

Thence S.89°38'19"E. along the North line of the Southeast Quarter of said Section 23 and along the centerline of Township Road 106, a distance of 333.33 feet to a Mag Nail (set) which is the PLACE OF BEGINNING for the tract of land herein described;

Thence continuing S.89°38'19"E. along the above described line, a distance of 984.09 feet to an iron pin in a Monument Box (found) at the Northeast corner of the West ½ of the Southeast Quarter of Section 23, Washington Township and in the intersection of the centerlines of Township Road 106 and Township Road 117 (Knierim Road);

Thence S.01°02'18"W. along the centerline of Township Road 117, a distance of 865.98 feet to a Mag Nail (set);

Thence N.52°27'59"W. along the centerline of the Clear Creek Open Ditch, a distance of 329.61 feet to a point;

Thence S01°02'18"W. a distance of 995.50 feet to a 5/8-inch iron pin (set), passing thru a 5/8-inch iron pin (set) for reference at 25.00 feet at the top of the South bank of the Clear Creek Open Ditch;

Thence N89°45'42"W. a distance of 1,057.07 feet to a 5/8-inch iron pin (set);

Thence N.01°11'50"E. along the West line of the Southeast Quarter of Section 23, Washington Township, a distance of 1,141.87 feet to a 5/8-inch iron pin (found);

Thence S.89°38'18"E., along the South line of the Nick and Carey Piehl's 4.00 Acre property, a distance of 333.33 feet to a 5/8-inch iron pin (found);

Thence N.01°11'50"E., along the East line of the Nick and Carey Piehl's 4.00 Acre property, a distance of 522.78 feet to a Mag Nail (set) in the centerline of Township Road 106, passing thru a 5/8-inch iron pin (found) at 453.78 feet on the Southwest side of the Clear Creek Open Ditch, said Mag Nail was the true PLACE OF BEGINNING.

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

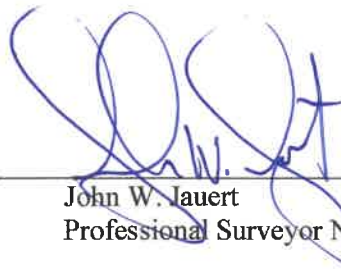


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BRUCE & MARGARET BAMBAUER SURVEY
40.937 ACRE TRACT, cont.

Containing in all 40.937 Acres of which 0.939 Acre has been used for highway purposes. The above described tract of land is subject to all legal easements, restrictions and reservations, if any, of record or in use on said premises. Previous deed reference: Volume OR 599, Page 1614. This plat is recorded in Survey Book "V", Page 115, in the Auglaize County Engineer's Office. Basis for bearings for this tract is holding the centerline of Township Road 106, Headapohl Road and the North line of the Southeast Quarter of Section 23, Washington Township as S.89°38'19"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 October 2023.

ATTEST:


 John W. Jauert
 Professional Surveyor No. 6920

