

PLAT OF SURVEY  
FOR  
D. YOUTSEY

SITUATED IN:  
THE SW. 1/4, SECTION 10  
TOWN 5 S. RANGE 7 E.,  
UNION TOWNSHIP,  
AUGLAIZE COUNTY, OHIO



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

NORTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 10

MARK B. DAHLINGHAUS  
O.R. 511, PG. 2372  
19.846 AC.

NORTHEAST CORNER  
WEST HALF  
SOUTHWEST QUARTER  
SECTION 10

MARK B. DAHLINGHAUS  
O.R. 511, PG. 2372  
70.835 AC.

N71°31'57"W

1.28'

N00°49'55"E

1020.48'

S84°39'55"E  
716.50'

S03°59'21"W  
86.88'

S58°00'39"E  
234.10'

N84°39'55"W  
661.28'

NORTHEAST CORNER  
SOUTHWEST QUARTER  
SOUTHWEST QUARTER  
SECTION 10

LOMA L. LEUGERS  
O.R. 512, PG. 1933  
7.840 AC.

DEBORAH L. YOUTSEY  
O.R. 702, PG. 2639  
34.26 AC.

28.973 ACRES  
0.728 AC. IN R/W

S00°18'28"W

496.84'

S88°47'21"E  
459.08'

656.42'

N00°42'39"E

BOUNDARY ROAD

LEGEND:

- MONUMENT BOX FOUND
- △ RAILROAD SPIKE FOUND
- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- MAG NAIL SET
- 5/8" IRON PIN W/ CAP SET

TRACT A  
2.587 ACRES  
0.200 AC. IN R/W

POB TRACT A  
SOUTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 10

TRACT B  
2.587 ACRES  
0.204 AC. IN R/W

POB 28.979 AC.  
SOUTHEAST CORNER  
SOUTHWEST QUARTER  
SOUTHWEST QUARTER  
SECTION 10

23' R/W S00°42'39"W 671.01'

FAIRMOUNT ROAD

NOTES:

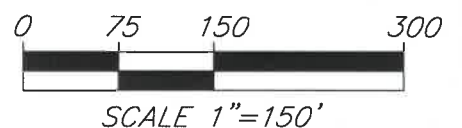
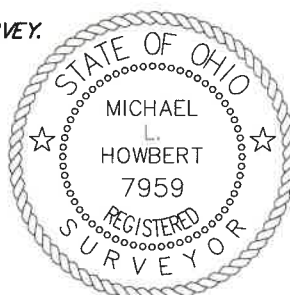
FOUND MONUMENTATION IN GOOD CONDITION  
UNLESS OTHERWISE NOTED.  
DATA SOURCES INCLUDE DOCUMENTS CITED.  
A TITLE SEARCH IS RECOMMENDED TO DETERMINE  
EASEMENTS, RESTRICTIONS, AND/OR OTHER  
ENCUMBRANCES AFFECTING THE PROPERTY  
SHOWN HEREON.

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

DATE: 7-6-24	REV.:
CLIENT: D. YOUTSEY	SCALE: 1" = 150'
JOB #: 385-07-24	CHK:

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

MICHAEL L. HOWBERT  
REGISTERED PROFESSIONAL  
SURVEYOR NO. 7959 IN OHIO  
JULY 6, 2024





**Description**  
**28.973 Acres**

Situated in the Southwest quarter of Section 10, Town 5 South, Range 7 East, Union Township, Auglaize County, Ohio, being part a 34.26 acres as described deed recorded in Official Record Volume 702, Page 2639 of said County Deed Records and being more particularly described as follows;

Beginning at the southeast corner of the southwest quarter of the southwest quarter of said Section 10, being a monument box found;

Thence along the south line of said southwest quarter, N.84°51'39"W., a distance of 675.96 feet to a mag nail set;

Thence running along a new division line on the following three (3) courses and distances:  
1. N.03°54'38"E., a distance of 312.84 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 25.00 feet;  
2. N.83°19'51"W., a distance of 355.25 feet to a 5/8" iron pin set;  
3. N.86°46'30" W., a distance of 364.53 feet to a 5/8" iron pin set;

Thence along the west line of said southwest quarter of the southwest quarter, N.00°49'55"E., a distance of 1020.48 feet to the northwest corner of the southwest quarter of the southwest quarter, witness a 5/8" iron pin found N.71°31'57"W., a distance of 1.28 feet;

Thence on the north line of said southwest quarter of the southwest quarter, S.84°39'55"E., a distance of 716.50 feet to 5/8" iron pin found at the northwest corner of a 7.840 acre tract as described in Official Record Volume 512, Page 1933;

Thence running along said 7.840 acre tract on the following four (4) courses and distances:  
1. S.03°59'21"W., a distance of 86.88 feet to a 5/8" iron pin found;  
2. S.58°00'39"E., a distance of 234.10 feet to a 5/8" iron pin found;  
3. S.00°18'28"W., a distance of 496.84 feet to a 1" iron pipe found;  
4. S.88°47'21"E., a distance of 459.08 feet to a railroad spike found, passing a 5/8" iron pin set at 436.08 feet;

Thence along the east line of said southwest quarter of the southwest quarter, S.00°42'39"W., a distance of 671.01 feet to the **Point of Beginning**;

Containing 28.973 acres, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

Part Parcel Number: L3410100204

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in June of 2024. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.



  
Michael L. Howbert, P.S.  
7-15-26



**Description  
Tract A  
2.587 Acres**

Situated in the Southwest quarter of Section 10, Town 5 South, Range 7 East, Union Township, Auglaize County, Ohio, being part a 34.26 acres as described deed recorded in Official Record Volume 702, Page 2639 of said County Deed Records and being more particularly described as follows;

Beginning at the southwest corner of the southwest quarter of the southwest quarter of said Section 10, being a monument box found;

Thence along the west line of said southwest quarter, N.00°49'55"E, a distance of 310.95 feet to a 5/8" iron pin set;

Thence running along a new division line on the following two (2) courses and distances:  
1. S.86°46'30"E., a distance of 364.53 feet to a 5/8" iron pin set;  
2. S.03°54'38"W., a distance of 322.32 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 297.32 feet;

Thence along the south line of said southwest quarter, N.84°51'39"W., a distance of 347.88 feet to the ***Point of Beginning***;

Containing 2.587 acres, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

Part Parcel Number: L3410100204

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in June of 2024. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.



  
Michael L. Howbert, P.S.  
7-15-24



Description  
Tract B  
2.587 Acres

Situated in the Southwest quarter of Section 10, Town 5 South, Range 7 East, Union Township, Auglaize County, Ohio, being part a 34.26 acres as described deed recorded in Official Record Volume 702, Page 2639 of said County Deed Records and being more particularly described as follows;

Commencing at the southwest corner of the southwest quarter of the southwest quarter of said Section 10, being a monument box found;

Thence along the south line of said southwest quarter, S.84°51'39"E., a distance of 347.88 feet to a mag nail set, being the *Principal Point of Beginning*;

Thence running along a new division line on the following three (3) courses and distances:  
1. N.03°54'38"E., a distance of 322.32 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 25.00 feet  
2. S.83°19'51"E., a distance of 355.25 feet to a 5/8" iron pin set;  
3. S.03°54'38"W., a distance of 312.84 feet to a mag nail set in the south line of said southwest quarter, passing a 5/8" iron pin set at 287.84 feet;

Thence along the south line of said southwest quarter, N.84°51'39"W., a distance of 354.92 feet to the *Point of Beginning*;

Containing 2.587 acres, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

Part Parcel Number: L3410100204

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in June of 2024. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.



  
Michael L. Howbert, P.S.  
7-15-24