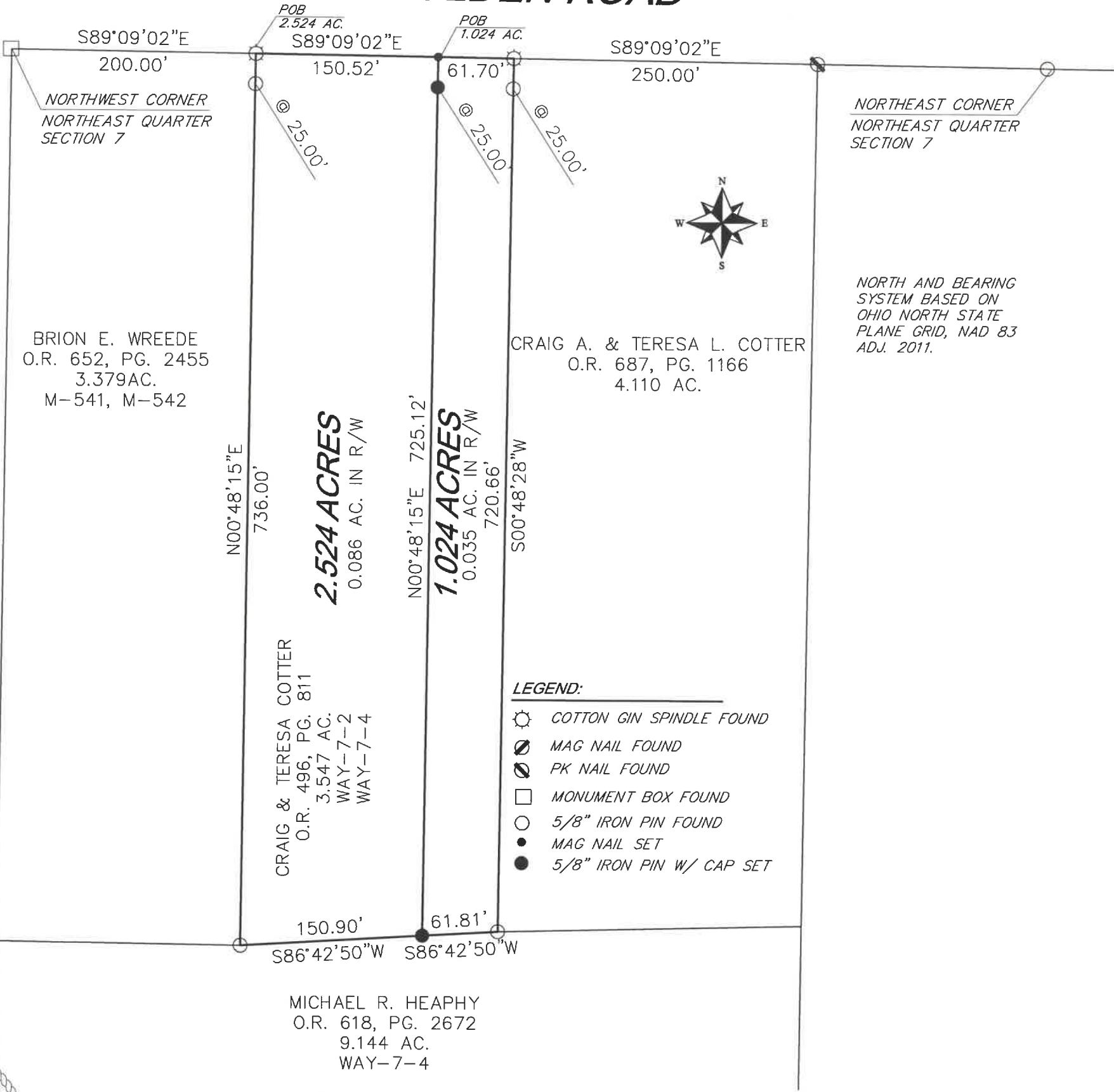



PLAT OF SURVEY
FOR
COTTER

SITUATED IN:
THE NE. 1/4, SECTION 7
TOWN 5 S. RANGE 8 E.,
WAYNE TOWNSHIP,
AUGLAIZE COUNTY, OHIO

BUCKLAND-HOLDEN ROAD



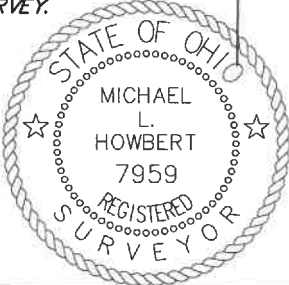


**HOWBERT
SURVEYING
LLC**
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
419-863-0289

DATE: 8/16/24	REV.:
CLIENT: T. COTTER	SCALE: 1" = 100'
JOB #: 475-08-24	CHK:

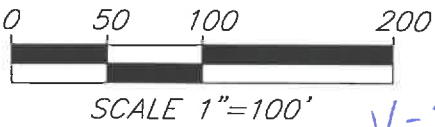
THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
AUGUST 15, 2024



MICHAEL R. HEAPHY
O.R. 618, PG. 2672
9.144 AC.
WAY-7-4

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.



V-302



Description
1.024 Acres

Situated in the Northeast quarter of Section 7, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio, being part a 3.547 acres as described deed recorded in Official Record Volume 496, Page 811 of said County Deed Records and being more particularly described as follows;

Commencing at the northwest corner of the northeast quarter of said Section 7, being a monument box found;

Thence along the north line of said northwest quarter, S.89°09'02"E., a distance of 350.52 feet to a mag nail set, being the *Principal Point of Beginning*;

Thence continuing along said north line of said northwest quarter, S.89°09'02"E., a distance of 61.70 feet to a cotton gin spindle found at the northeast corner of a said 3.547 acre tract

Thence running along the east line of said 3.547 acre tract, S.00°48'28"W., a distance of 720.66 feet to a 5/8" iron pin found at the southeast corner of said tract, passing a 5/8" iron pin found at 25.00 feet;

Thence along the south line of said tract, S.86°42'50"W., a distance of 61.81 feet to 5/8" iron pin set;

Thence on a new division line, N.00°48'15"E., a distance of 725.12 feet to the *Point of Beginning*, passing a 5/8" iron pin found at 700.12 feet;

Containing 1.024 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: N4100701302

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




Michael L. Howbert, P.S.

V-303



Description
2.524 Acres

- Situated in the Northeast quarter of Section 7, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio, being part a 3.547 acres as described deed recorded in Official Record Volume 496, Page 811 of said County Deed Records and being more particularly described as follows;
- Commencing at the northwest corner of the northeast quarter of said Section 7, being a monument box found;
- Thence along the north line of said northwest quarter, S.89°09'02"E., a distance of 200.00 feet to a cotton gin spindle found at the northwest corner of a said 3.547 acre tract, being the *Principal Point of Beginning*;
- Thence continuing along said north line of said northwest quarter, S.89°09'02"E., a distance of 150.52 feet to a mag nail set;
- Thence on a new division line, S.00°48'15"W., a distance of 725.12 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 25.00 feet;
- Thence along the south line of said tract, S.86°42'50"W., a distance of 150.90 feet to 5/8" iron pin found at the southwest corner of said tract;
- Thence running along the west line of said 3.547 acre tract, N.00°48'28"E., a distance of 736.00 feet to the *Point of Beginning*, passing a 5/8" iron pin found at 711.00 feet;
- Containing 2.524 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: N4100701302

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




Michael L. Howbert, P.S.

V-304