

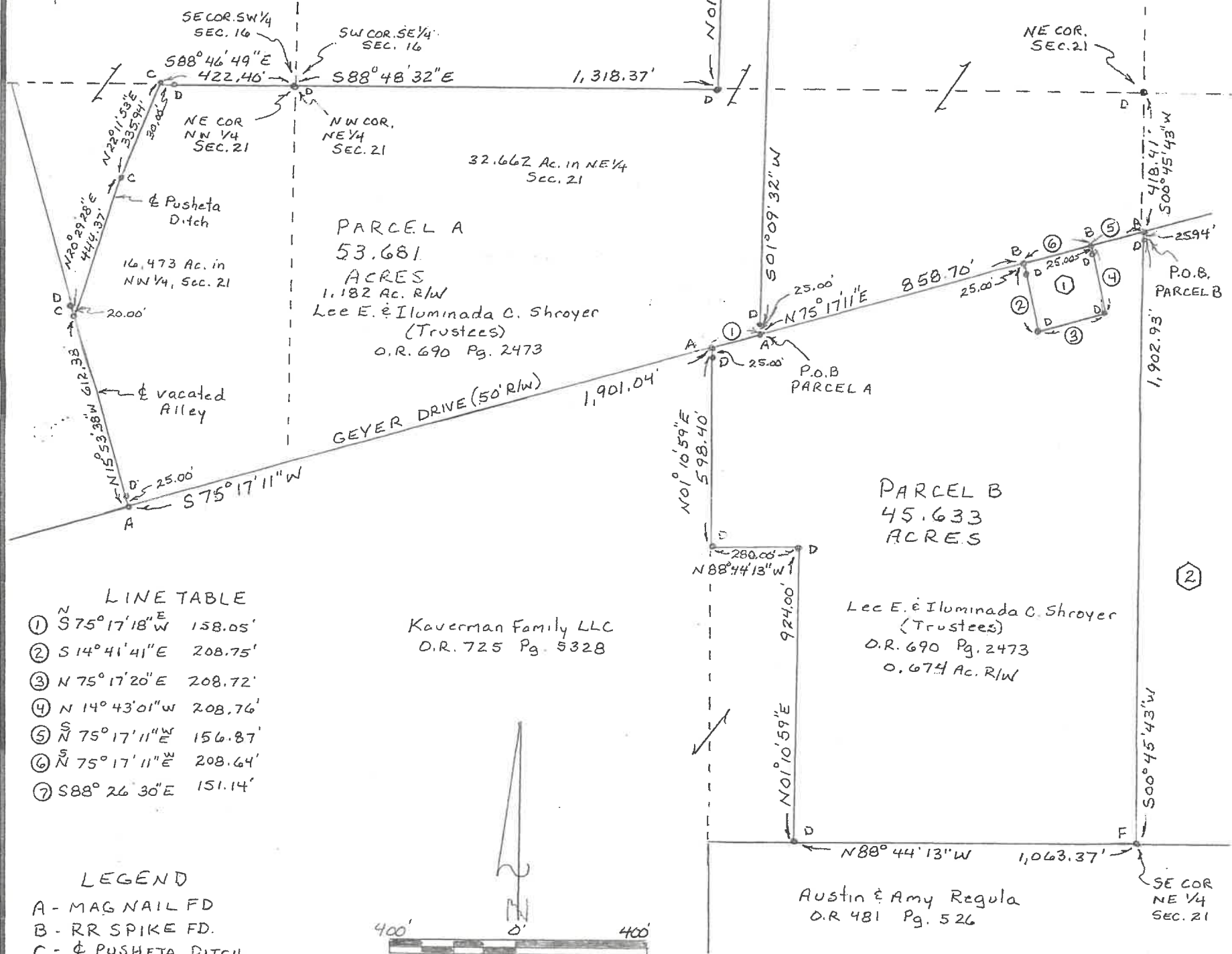
PLAT OF A SURVEY
IN THE SE 1/4 OF SECTION 16
AND THE NE AND NW 1/4 OF SECTION 21
T-6-S, R-7-E, CLAY TWP.
AUGLAIZE COUNTY, OHIO
PART PARCEL A0302100902
ALL OF PARCEL A0301600501

Joy K. Rohm (1/2) & Matthew J. & Sharon J.
O.R. 669 Pg. 1197

Robert R. Walters
(Trustee)
O.R. 585 Pg. 848 & 854

Joy K. Rohm (1/2) & Matthew J. & Sharon J.
O.R. 669 Pg. 1197

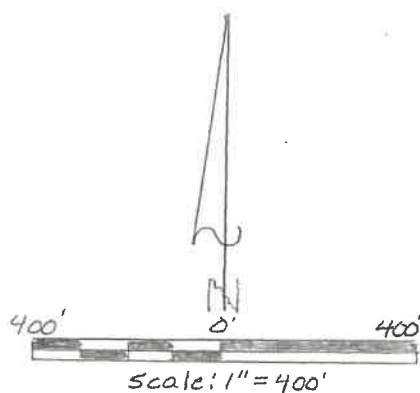
Jim & Toni F. Shroyer
(Trustees)
O.R. 583 Pg. 1438



LINE TABLE

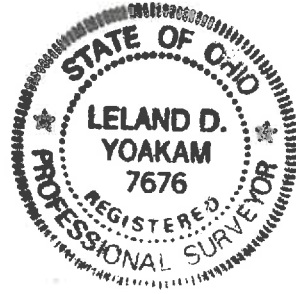
①	N 75° 17' 18" E	158.05'
②	S 14° 41' 41" E	208.75'
③	N 75° 17' 20" E	208.72'
④	N 14° 43' 01" W	208.76'
⑤	S 75° 17' 11" W	156.87'
⑥	N 75° 17' 11" E	208.64'
⑦	S 88° 26' 30" E	151.14'

LEGEND
A - MAG NAIL FD.
B - RR SPIKE FD.
C - & PUSHETA DITCH
D - 5/8" RE BAR FD.
E - X IN STONE FD.
F - 18" FIELD STONE FD.



DEED REFERENCES
① Jeffrey & Sheila Wells O.R. 160 Pg. 285
② Ivan Zwiebel Family Farm LLC O.R. 717 Pg. 5074

This plat represents a field survey performed in August, 2024. All bearings refer to the centerline of Geyer Drive as being N 75° 17' 11" E



Leland D. Yoakam
Leland D. Yoakam L.S. 7676

YOAKAM
SURVEYING
9425 Sugar Creek Rd.
Harrod, Ohio 45850
Leland D. Yoakam, P.S. 7676
Phone (419) 230-5177

CLIENT: SHROYER
COUNTY: AUGLAIZE
TOWNSHIP: CLAY
SURVEYED BY: LDY
SHEET: 1 OF 3
SCALE: 1" = 400' | DATE: 8-22-24

YOAKAM
SURVEYING

9425 Sugar Creek Road
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Leland D. Yoakam, P.S. #7676
Phone (419) 230-5177

CLIENT: SHROYER
COUNTY: AUGLAIZE
TOWNSHIP: CLAY
SECTION: 16 & 21
SURVEYED BY: LDY
SHEET: 2 OF 3

TWP: 6 SOUTH
RANGE: 7 EAST
QUARTER:
VMS:
DATE : 8-22-24

PARCEL A

The following described parcel of land is situated in the northwest and northeast quarters of Section 21 and the southeast quarter of Section 16, Township 6 South, Range 7 East, Clay Township, Auglaize County, Ohio being all of parcel A301600501 and part of parcel A302100902 as described in O.R. 690, Page 2473 and is more particularly described as follows:

Commencing at a 5/8 inch rebar (found) marking the northeast corner of Section 21;
thence S 00° 23' 23" W, a distance of 417.67 feet to a railroad spike (found) in the centerline of Geyer Drive;
thence with the centerline of Geyer Drive, S 75° 17' 11" W, a distance of 1,277.02 feet to a mag nail (found) at the POINT OF BEGINNING for the parcel to be described;
thence continuing with said centerline, S 75° 17' 11" W, a distance of 2,059.09 feet to a mag nail (found);
thence with the centerline of a vacated alley, N 15° 53' 38" W, a distance of 612.33 feet to a point in the centerline of Pusheta Ditch passing at 25.00 feet a 5/8 inch rebar (found);
thence with the centerline of Pusheta Ditch, N 20° 29' 28" E, a distance of 444.37 feet to a point;
thence continuing with said centerline of ditch, N 22° 11' 53" E, a distance of 335.94 feet to a point;
thence leaving said ditch, S 88° 46' 49" E, a distance of 422.40 feet to a 5/8 inch rebar (found) marking the southeast corner of the southwest quarter of Section 16, passing at 30.00 feet a 5/8 inch rebar (found);
thence with the south line of the southeast quarter of Section 16, S 88° 48' 32" E, a distance of 1,318.37 feet to a 5/8 inch rebar (found);
thence N 01° 10' 59" E, a distance of 1,308.39 feet to a stone with an x marked on top;
thence S 88° 26' 30" E, a distance of 151.14 feet to a 5/8 inch rebar (found);
thence S 01° 09' 32" W, a distance of 2,061.31 feet to the POINT OF BEGINNING passing at 2,036.31 feet a 5/8 inch rebar (found). This parcel contains 53.681 acres, more or less, subject to all legal highways and easements of record, with 4.546 acres in the southeast quarter of Section 16. 32.662 acres in the northeast quarter of Section 21, and 16.473 acres in the northwest quarter of Section 21. This description is based on field survey performed in August, 2024 and was prepared by Leland D. Yoakam L.S. No. 7676. All bearings refer to the centerline of Geyer Drive as being N 75° 17' 11" E



Leland D. Yoakam P.L.S. No. 7676

V-310

**YOAKAM
SURVEYING**
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Harrod, Ohio 45850
Leland D. Yoakam, P.S. #7676
Phone (419) 230-5177

**CLIENT: SHROYER
COUNTY: AUGLAIZE
TOWNSHIP: CLAY
SECTION: 21
SURVEYED BY: LDY
SHEET: 3 OF 3**

**TWP: 6 SOUTH
RANGE: 7 EAST
QUARTER:
VMS:
DATE : 8-22-24**

PARCEL B

The following described parcel of land is situated in the northeast quarter of Section 21, Township 6 South, Range 7 East, being part of parcel A0302100902 as described in O.R. 690 Page 2473 and is more particularly described as follows:

Commencing at a 5/8 inch rebar (found) marking the northeast corner of Section 21;

thence S 00° 45' 43" W, a distance of 418.41 feet to a mag nail (found) in the centerline of Geyer Drive and the POINT OF BEGINNING for the parcel to be described;

thence S 00° 45' 43" W, a distance of 1,902.93 feet to an 18 inch field stone (found) at the southeast corner of the northeast quarter of Section 21 passing at 25.94 feet a 5/8 inch rebar (found);

thence N 88° 44' 13" W, a distance of 1,063.37 feet to a 5/8 inch rebar (found);

thence N 01° 10' 59" E, a distance of 924.00 feet to a 5/8 inch rebar (found);

thence N 88° 44' 13" W, a distance of 280.00 feet to a 5/8 inch rebar (found);

thence N 01° 10' 59" E, a distance of 598.40 feet to a mag nail (found) in the centerline of Geyer Drive passing at 573.40 feet a 5/8 inch rebar (found);

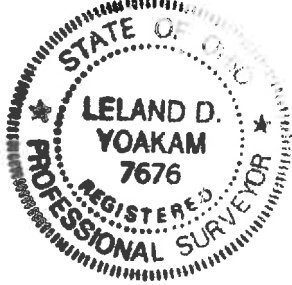
thence N 75° 17' 11" E, a distance of 1,016.75 feet to a railroad spike (found) passing at 158.05 a mag nail (found);

thence S 14° 41' 41" E, a distance of 208.75 feet to a 5/8 inch rebar (found) passing at 25.00 feet a 5/8 inch rebar (found);

thence N 75° 17' 20" E, a distance of 208.72 feet to a 5/8 inch rebar (found);

thence N 14° 43' 01" W, a distance of 208.76 feet to a railroad spike (found) in the centerline of Geyer Drive passing at 183.76 feet a 5/8 inch rebar (found);

thence with the centerline of Geyer Drive, N 75° 17' 11" E, a distance of 156.87 feet to the POINT OF BEGINNING containing 45.633 acres, more or less, subject to all legal highways and easements of record. This description is based on a field survey performed in August, 2024 and was prepared by Leland D. Yoakam L.S. No. 7676. All bearings refer to the centerline of Geyer Drive as being N 75° 17' 11" E



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V-311