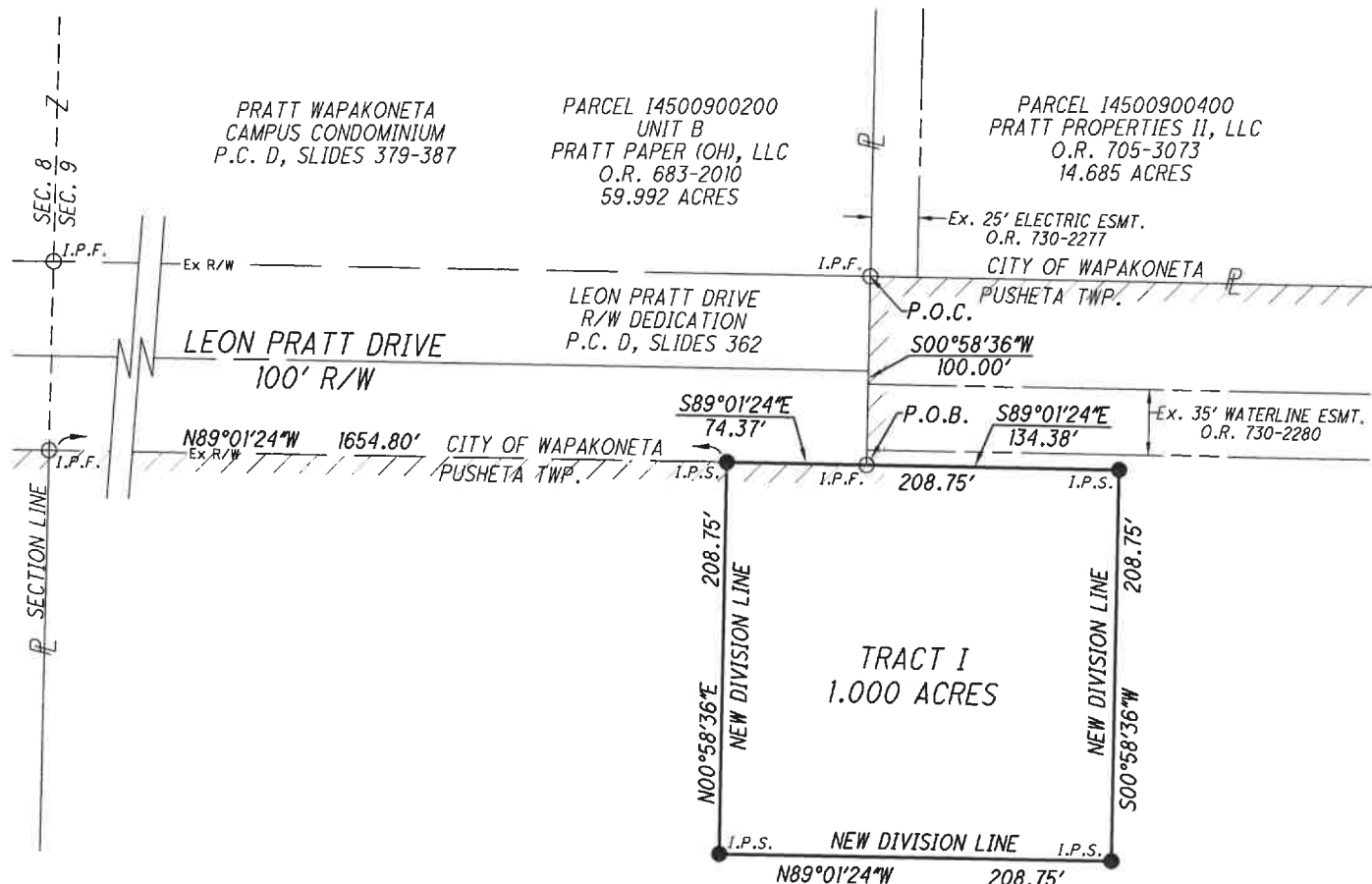


SITUATED IN THE NW 1/4 OF SECTION 9, T 6 S, R 6 E
PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO



PARCEL 12500900200
G.A. WINTZER AND
SON COMPANY
O.R. 724-4158
64.065 ACRES DEED
63.065 AC. REMAINING

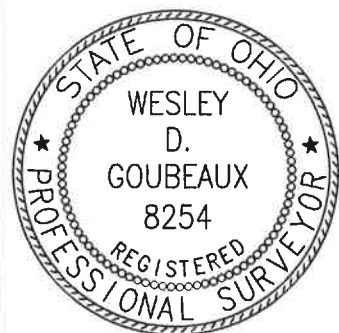
THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
OHIO NORTH ZONE,
ODOT VRS CORS NETWORK

SCALE: 1"=100'



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- ▨ EX. CORPORATION LIMITS



THIS SURVEY AND THE ACCOMPANYING LEGAL
DESCRIPTIONS REPRESENT AN ACTUAL BOUNDARY
SURVEY COMPLETED UNDER MY DIRECT
SUPERVISION IN NOVEMBER, 2024 .

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
11-21-2024

DRAWN BY:
RMF

JOB NUMBER:
AUGWAP2214

SHEET NUMBER
1 OF 2

SITUATED IN THE NW 1/4 OF SECTION 9, T 6 S, R 6 E,
PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO

TRACT I

BEING A PART OF PARCEL I2500900200, A 64.065-ACRE TRACT OF LAND OWNED BY G.A. WINTZER AND SON COMPANY AS CONVEYED IN OFFICIAL RECORD 724, PAGE 4158 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 9, TOWN 6 SOUTH, RANGE 6 EAST, PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF UNIT B OF THE PRATT WAPAKONETA CAMPUS CONDOMINIUM AS SHOWN ON PLAT CABINET D, SLIDES 379-387 AND BEING ON THE EAST END OF THE RIGHT-OF-WAY OF LEON PRATT DRIVE;

THENCE, SOUTH 00°58'36" WEST, 100.00 FEET, ALONG THE EAST END OF THE RIGHT-OF-WAY TO AN IRON PIN FOUND AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 89°01'24" EAST, 134.38 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 00°58'36" WEST, 208.75 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 89°01'24" WEST, 208.75 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 00°58'36" EAST, 208.75 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET ON THE SOUTH RIGHT-OF-WAY LINE OF LEON PRATT DRIVE;

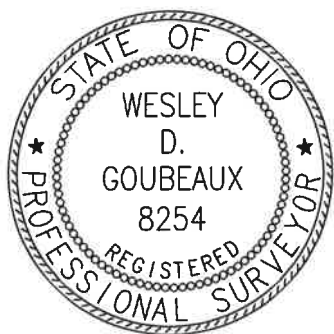
THENCE, SOUTH 89°01'24" EAST, 74.37 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LEON PRATT DRIVE TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 1.000 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK.

THE ABOVE DESCRIPTION WAS PREPARED BY WESLEY D. GOUBEUX, OHIO PROFESSIONAL SURVEYOR NUMBER 8254, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED NOVEMBER 21, 2024.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-WDG PS 8254."



Wesley D. Goubeaux
WESLEY D. GOUBEUX, P.S. #8254

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2 OF 2