

Original Field Notes, (1832) of Auglaize County were used to establish the N.E. corner of this 6.27 Acre property in 1986 by John W. Jauert, P.S. No. 6920.

# FITZ-HAVEN FARM, LLC SURVEY

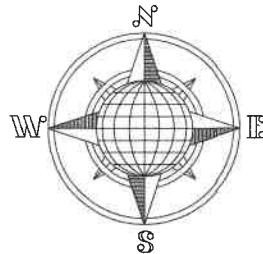
Part of the Southwest Quarter of the Northwest Quarter of Section 14,  
Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio,  
being part of Parcel No.G22-014-002-00.

## LOCATION PLAN

### Section 14



Moulton Township,  
T-5-S, R-5-E, Auglaize  
County, Ohio.



Existing fence line and property line,  
(not necessarily the Section Line) as  
agreed on by the property owners (11-  
13-1986) by a property line agreement  
as recorded in Volume 42, page 617 in  
the Auglaize County Recorder's Office  
and in Survey Book H, page 25 in the  
Auglaize County Engineer's Office.

G22-015-007-01  
Scott & Brendala Anspaugh  
OR 43, Pg. 890  
6.27 Acre  
H - 25

This Plat is Recorded in Survey  
Book V, page 417, in the Auglaize  
County Engineer's Office.

G22-014-002-00  
FITZ-HAVEN FARM, LLC  
OR 708, Pg. 2336 & 2341  
57.034 Acre

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FITZ-HAVEN FARM, LLC  
OR 708, Pg. 2336 & 2341  
57.034 Acre

**PARCEL NO. 1**  
**2.432 ACRE**  
**0.092 Ac. R/W**

**PARCEL NO. 2**  
**4.415 ACRE**  
**0.167 Ac. R/W**

G22-014-002-03  
Michael P. Zink  
OR 518, Pg. 2690  
3.542 Acre  
G - 395

G22-014-002-00  
FITZ-HAVEN FARM, LLC  
OR 708, Pg. 2336 & 2341  
57.034 Acre

Basis of Bearing is the South Line  
of the Northwest Quarter of Section  
14, Moulton Township and the centerline  
of Kelly Road as N.89°00'09"W. from  
the Ohio State Plane - North Coordinate  
System NAD-83 (2011).

Leaving 50.187 Acre left out of the  
original 57.034 Acre Tract.

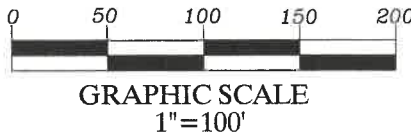
This Plat and the accompanying  
Legal Description represents an  
actual Boundary Survey completed  
by John W. Jauert, Professional  
Surveyor No. 6920 in December, 2024.

Monument Box Found  
S.W. Corner of the  
N.W. Quarter of  
Section 14, Moulton Twp.

Monument Box Found  
S.E. Corner of the  
N.W. Quarter of  
Section 14, Moulton Twp.

## LEGEND

- 5/8" x 30" Iron Pin Set/Cap
- 5/8" Iron Pin Found
- ⊗ Mag Nail Set
- Monument Box



ATTEST:

John W. Jauert  
Professional Surveyor No. 6920

**Jauert**  
surveying

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

CLIENT: FITZ-HAVEN FARM, LLC		
COUNTY: Auglaize	TOWNSHIP: Moulton	SEC. 14
DRAWN BY: J.W.J.	SCALE: 1"=100'	DWG.# 24-4784
CHECKED BY:	DATE: December, 2024	
SHEET 1 OF 3	(T-5-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

## FITZ-HAVEN FARM, LLC SURVEY PARCEL NO. 1 - 2.432 ACRE TRACT

The following described tract of land is part of the Southwest Quarter of the Northwest Quarter of Section 14, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio, being part of Parcel No. G22-014-002-00 and is more particularly described as follows:

Commencing at a Monument Box (found) at the Southwest Corner of the Northwest Quarter of Section 14, Moulton Township and in the legal centerline of Township Road 176, (Kelly Road);

Thence S.89°00'09"E along the South line of the Northwest Quarter of said Section 14 and the centerline of Township Road 176, a distance of 362.86 feet to a Mag Nail (set) which is the PLACE OF BEGINNING for the tract of land herein described;

Thence N.01°07'25"W. a distance of 532.05 feet to a 5/8-inch iron pin (set), passing thru a 5/8-inch iron pin (set) for reference at 20.00 feet in the North right-of-way line of Township Road 176;

Thence S.87°54'12"E. a distance of 200.18 feet to a 5/8-inch iron pin (set);

Thence S.01°07'25"E. a distance of 528.21 feet to a Mag Nail (set), passing thru a 5/8-inch iron pin (set) for reference at 508.21 feet in the North right-of-way line of Township Road 176;

Thence N.89°00'09"W. along the South line of the Northwest Quarter of said Section 14, Moulton Township and the legal centerline of Township Road 176, a distance of 200.00 feet to the Mag Nail (set) which was the true PLACE OF BEGINNING.

Containing in all 2.432 Acre of which 0.092 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 708, Page 2336 & 2341. This plat is recorded in Survey Book "V", Page 417, in the Auglaize County Engineer's Office. Basis for bearings for this tract is holding the legal centerline of Township Road 176 (Kelly Road) as N.89°00'09"W. 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 December 2024.

ATTEST:

John W. Jauert  
Professional Surveyor No. 6920



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



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- E-Mail: jjsurvey@ohiolink.net

## FITZ-HAVEN FARM, LLC SURVEY PARCEL NO. 2 - 4.415 ACRE TRACT

The following described tract of land is part of the Southwest Quarter of the Northwest Quarter of Section 14, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio, being part of Parcel No. G22-014-002-00 and is more particularly described as follows:

The PLACE OF BEGINNING is at a Monument Box (found) at the Southwest Corner of the Northwest Quarter of Section 14, Moulton Township and in the legal centerline of Township Road 176, (Kelly Road);

Thence N.00°23'38"W., along an existing fence line, (see property line agreement, recorded in Vol. 42, page 617, Auglaize County Recorder's Office and Survey Book H, page 25, in the Auglaize County Engineer's Office), a distance of 538.68 feet to a 5/8-inch iron pin (set), passing thru a 5/8-inch iron pin (found) for reference at 20.00 feet in the North right-of-way line of Township Road 176;

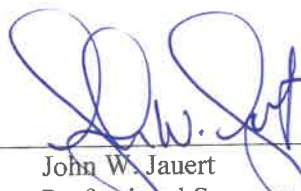
Thence S.87°54'12"E. a distance of 356.32 feet to a 5/8-inch iron pin (set);

Thence S.01°07'25"E. a distance of 532.05 feet to a Mag Nail (set), passing thru a 5/8-inch iron pin (set) for reference at 512.05 feet in the North right-of-way line of Township Road 176;

Thence N.89°00'09"W. along the South line of the Northwest Quarter of said Section 14, Moulton Township and the legal centerline of Township Road 176, a distance of 362.86 feet to the Monument Box (found) which was the true PLACE OF BEGINNING.

Containing in all 4.415 Acre of which 0.167 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 708, Page 2336 & 2341. This plat is recorded in Survey Book "V", Page 417, in the Auglaize County Engineer's Office. Basis for bearings for this tract is holding the legal centerline of Township Road 176 (Kelly Road) as N.89°00'09"W. 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 December 2024.

ATTEST:

  
John W. Jauert  
Professional Surveyor No. 6920

