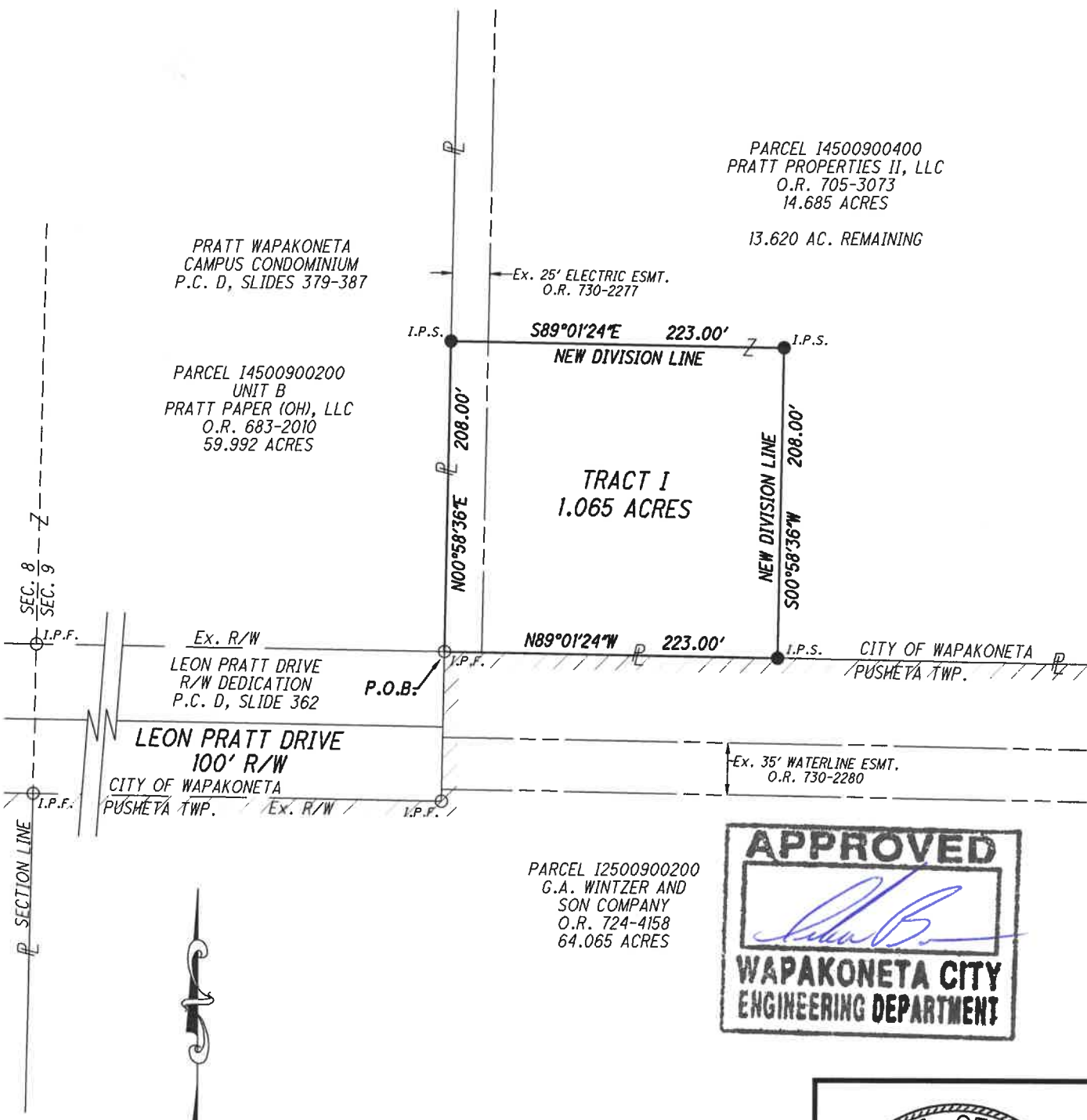


SITUATED IN THE NW 1/4 OF SECTION 9, T 6 S, R 6 E  
CITY OF WAPAKONETA, PUSHETA TOWNSHIP,  
AUGLAIZE COUNTY, OHIO



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* 1/14/2025  
WESLEY D. GOUBEAUX, P.S. #8254

**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554

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RMF  
JOB NUMBER:  
AUGWAP2214  
SHEET NUMBER  
1 OF 2

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

TRACT I

BEING A PART OF PARCEL I4500900400, A 14.685-ACRE TRACT OF LAND OWNED BY PRATT PROPERTIES II, LLC AS CONVEYED IN OFFICIAL RECORD 705, PAGE 3073 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 9, TOWN 6 SOUTH, RANGE 6 EAST, CITY OF WAPAKONETA, PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING 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 AT THE NORTHEAST CORNER OF THE RIGHT-OF-WAY OF LEON PRATT DRIVE AS SHOWN ON THE LEON PRATT DRIVE R/W DEDICATION AS SHOWN ON PLAT CABINET D, SLIDE 362;

THENCE, NORTH 00°58'36" EAST, 208.00 FEET, ALONG THE EAST LINE OF SAID UNIT B TO AN IRON PIN WITH CAP SET ON A NEW DIVISION LINE;

THENCE, SOUTH 89°01'24" EAST, 223.00 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 00°58'36" WEST, 208.00 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET ON THE NORTH LINE OF A 64.065-ACRE TRACT OF LAND OWNED BY G.A. WINTZER AND SON COMPANY AS CONVEYED IN OFFICIAL RECORD 724-4158;

THENCE, NORTH 89°01'24" WEST, 223.00 FEET, ALONG A THE NORTH LINE OF SAID 64.065-ACRE WINTZER AND SON COMPANY TRACT TO THE PLACE OF BEGINNING.

CONTAINING 1.065 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 JANUARY 14, 2025.

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

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DATE:  
01-14-2025

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JOB NUMBER:  
AUGWAP2214

SHEET NUMBER  
2 OF 2

V-421