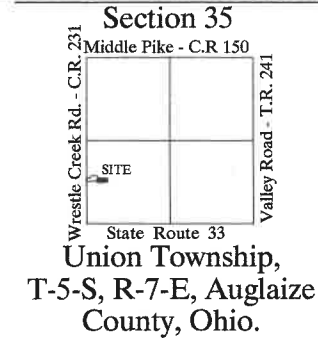


COLBY SHOBE SURVEY (add-on)

Part of the Southwest Quarter of Section 35, T-5-S, R-7-E,
Union Township, Auglaize County, Ohio, being part of
Parcel No. L33-035-002-01 & L33-035-003-00.

LOCATION PLAN

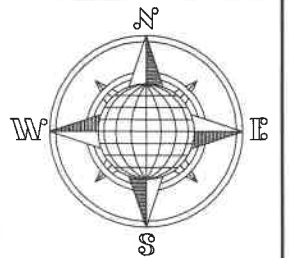


This plat and the accompanying
legal description represents an
actual boundary survey completed
by John W. Jauert, P.S. No. 6920
in March, 2025.

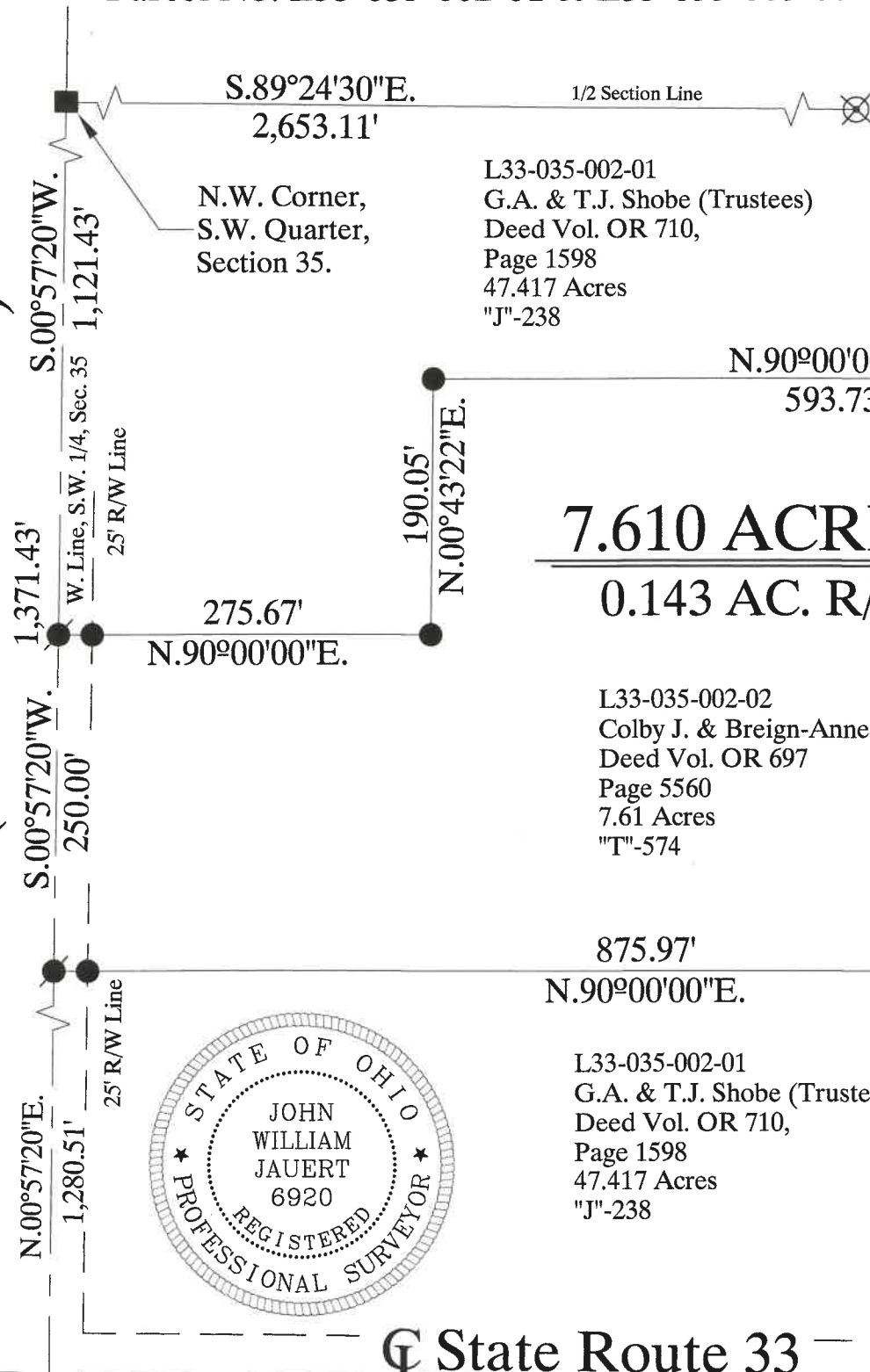
Basis of Bearing is the West line of the
Southwest Quarter of Section 35, Union
Township and the centerline of C.R. 231 as
S00°57'20"W. from the Ohio State Plane-
North Coordinate System NAD83 (2011).

This Plat is Recorded in Survey
Book "V", Page 447 in the Auglaize
County Engineer's Office.

Leaving 85.716± Acre left out
of the original 87.919 Acre tract.



County Road 231 (50' R/W)
(Wrestle Creek Road)



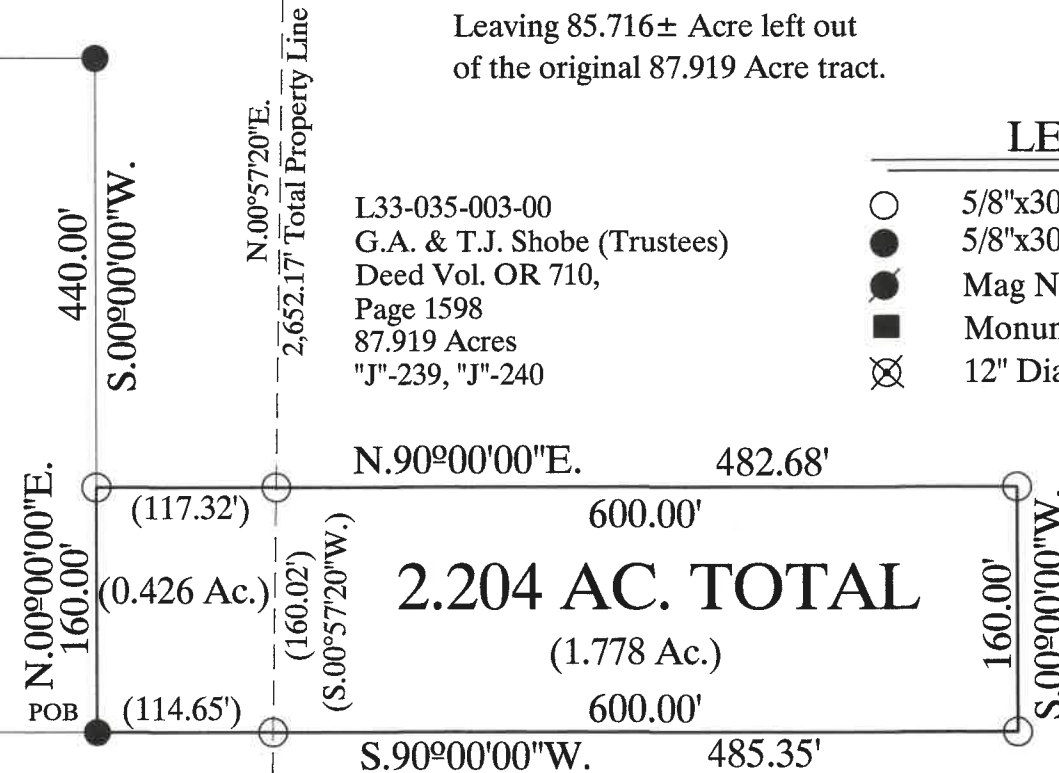
7.610 ACRES
0.143 AC. R/W

L33-035-002-02
Colby J. & Breigh-Anne M. Shobe
Deed Vol. OR 697
Page 5560
7.61 Acres
"T"-574

L33-035-002-01
G.A. & T.J. Shobe (Trustees)
Deed Vol. OR 710,
Page 1598
47.417 Acres
"J"-238



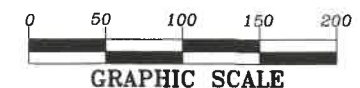
State Route 33
South Line, S.W. 1/4, Section 35



L33-035-003-00
G.A. & T.J. Shobe (Trustees)
Deed Vol. OR 710,
Page 1598
87.919 Acres
"J"-239, "J"-240

LEGEND

- 5/8"x30" Iron Pin Set/Cap
- 5/8"x30" Iron Pin Found/Cap
- Mag Nail Found
- Monument Box
- ⊗ 12" Dia. Concrete Post Found



Jauert
surveying

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

ATTEST:

John W. Jauert
Professional Surveyor No. 6920

CLIENT: Colby / Greg Shobe Survey

COUNTY: Auglaize TOWNSHIP: Union SEC. 35

DRAWN BY: J.W.J. SCALE: 1"=125' DWG.# 25-44334

CHECKED BY: DATE: March 2025

SHEET 1 OF 2 (T-5-S; R-7-E)

V-447

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



- Phone: (419) 657-6999
- FAX: (419) 657-2745
- E-Mail: jjsurvey@ohiolink.net

COLBY SHOBE SURVEY 2.203 ACRE TRACT

The following described tract of land is part of the Southwest Quarter of Section 35, Town 5 South, Range 7 East, Union Township, Auglaize County, Ohio, being part of Parcel No. L33-035-002-01 and L33-035-003-00 and is more particularly described as follows:

Commencing at a Monument Box (found) at the Northwest corner of the Southwest Quarter of Section 35, Union Township and in the centerline of County Road 231 (Wrestle Creek Road);

Thence S.00°57'20"W. along the centerline of County Road 231 and the West line of the Southwest Quarter of Section 35, Union Township, a distance of 1,371.43 feet to a Mag Nail (found);

Thence N.90°00'00"E. a distance 875.97 feet to an iron pin (found), passing thru an iron pin (found) for reference at 25.00 feet in the East right-of-way line of County Road 231, which is the PLACE OF BEGINNING for the tract of land herein described;

Thence N.00°00'00"E. a distance of 160.00 feet to an iron pin (set);

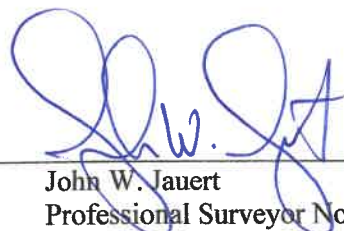
Thence N.90°00'00"E. a distance of 600.00 feet to an iron pin (set);

Thence S.00°00'00"W. a distance of 160.00 feet to an iron pin (set);

Thence S.90°00'00"W. a distance of 600.00 feet to the iron pin (found), which was the true PLACE OF BEGINNING.

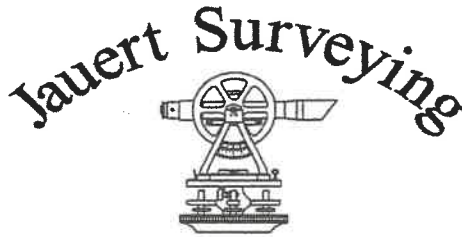
Containing in all 2.204 Acres of which 0.426 Acre is part of Parcel No. L33-035-002-01 and 1.778 Acre is part of Parcel No. L33-035-003-00. Previous Deed Reference: Volume OR 710, Page 1598. This plat is recorded in Survey Book "V", Page 447, in the Auglaize County Engineer's Office. Basis of bearings for this tract is holding the West line of the Southwest Quarter of Section 35, Union Township and the centerline of County Road 231 (Wrestle Creek Road) as S.00°57'20"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 March 2025.

ATTEST:


John W. Jauert
Professional Surveyor No. 6920



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



- Phone: (419) 657-6999
- FAX: (419) 657-2745
- E-Mail: jjsurvey@ohiolink.net

COLBY SHOBE SURVEY 16' INGRESS-EGRESS EASEMENT FOR 2.204 ACRE TRACT

The following described tract of land is part of the Southwest Quarter of Section 35, Town 5 South, Range 7 East, Union Township, Auglaize County, Ohio, being part of Parcel No. L33-035-002-02 and is more particularly described as follows:

Commencing at a Monument Box (found) at the Northwest corner of the Southwest Quarter of Section 35, Union Township and in the centerline of County Road 231 (Wrestle Creek Road);

Thence S.00°57'20"W. along the centerline of County Road 231 and the West line of the Southwest Quarter of Section 35, Union Township, a distance of 1,333.43 feet to a Mag Nail (set), which is the PLACE OF BEGINNING for the 16-foot centerline easement herein described;

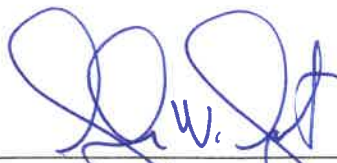
Thence N.90°00'00"E. along the centerline of the 16 foot wide easement, a distance of 650.00 feet to a point;

Thence N.45°31'10"E. along the centerline of the 16 foot wide easement a distance of 100.00 feet to a point;

Thence N.90°00'00"E. along the centerline of the 16 foot wide easement a distance of 153.99 feet to a point and there to terminate.

Containing in all 0.332 Acres of which 0.009 Acre is road right-of-way and being subject to all legal easements, restriction and reservations, if any, of record or in use on said premises. Previous Deed Reference: Volume OR 697, Page 5560. This plat is recorded in Survey Book "V", Page 447, in the Auglaize County Engineer's Office. Basis of bearings for this tract is holding the West line of the Southwest Quarter of Section 35, Union Township and the centerline of County Road 231 (Wrestle Creek Road) as S.00°57'20"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 March 2025.

ATTEST:



John W. Jauert
Professional Surveyor No. 6920

