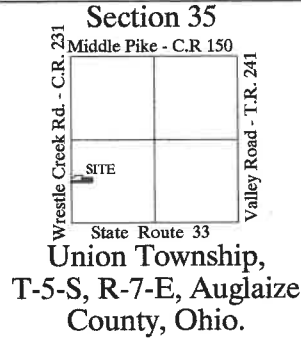


COLBY SHOBE SURVEY

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 and No. L33-035-003-00.

LOCATION PLAN

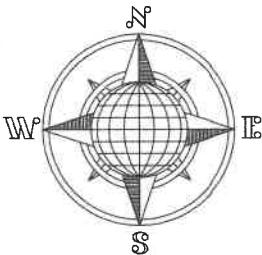


This plat and the accompanying
legal description represents an
actual boundary survey completed
by John W. Jauert, P.S. No. 6920
in April, 2025.

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 489 in the Auglaize
County Engineer's Office.

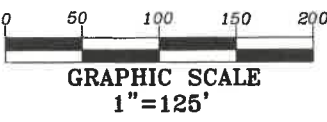
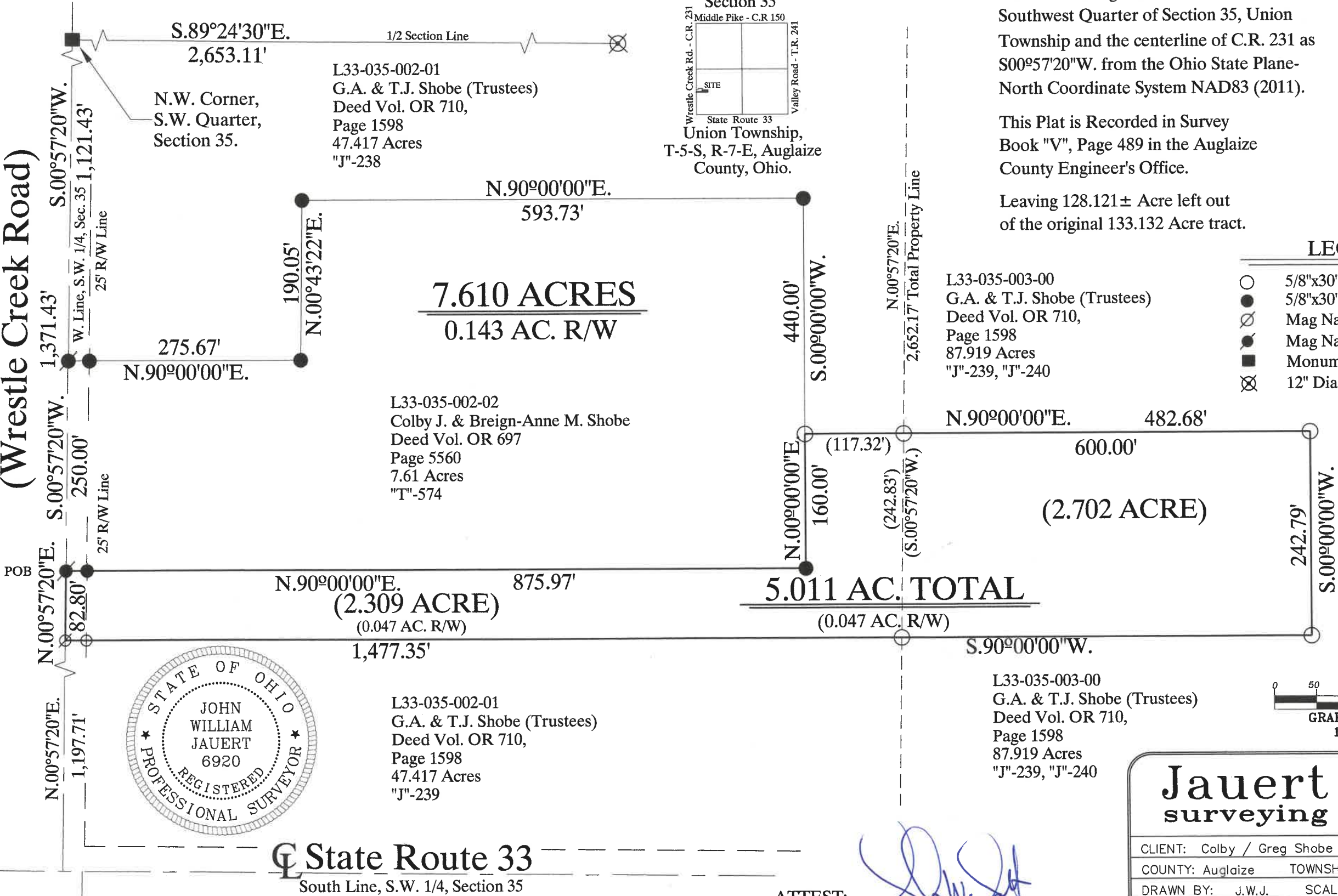
Leaving 128.121± Acre left out
of the original 133.132 Acre tract.



LEGEND

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

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



Jauert
surveying

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

CLIENT: Colby / Greg Shobe Survey		
COUNTY: Auglaize	TOWNSHIP: Union	SEC. 35
DRAWN BY: J.W.J.	SCALE: 1"=125'	DWG.# 25-4433B
CHECKED BY:	DATE: April 2025	
SHEET 1 OF 2		(T-5-S; R-7-E)

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 5.011 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 Parcel No. 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), which is the PLACE OF BEGINNING for the tract of land herein described;

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;

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);

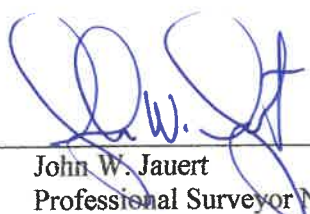
Thence S.00°00'00"W. a distance of 242.79 feet to an iron pin (set);

Thence S.90°00'00"W. a distance of 1,477.35 feet to a Mag Nail (set), passing thru an iron pin (found) for reference at 1,457.35 feet in the East right-of-way line of County Road 231;

Thence N.00°57'20"E. along the West line of the of the Southwest Quarter of Section 35, Union Township and the centerline of County Road 231, a distance of 82.80 feet to the Mag Nail which was the true PLACE OF BEGINNING.

Containing in all 5.011 Acres of which 0.047 Acre and is subject to road right-of-way. The above described tract of land is subject to all legal easements, restrictions and reservation, if any, of record or in use on said premises. Previous deed reference: Volume OR 710, Page 1598. This plat is recorded in Survey Book "V", Page 489, 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 April 2025.

ATTEST:


John W. Jauert
Professional Surveyor No. 6920

