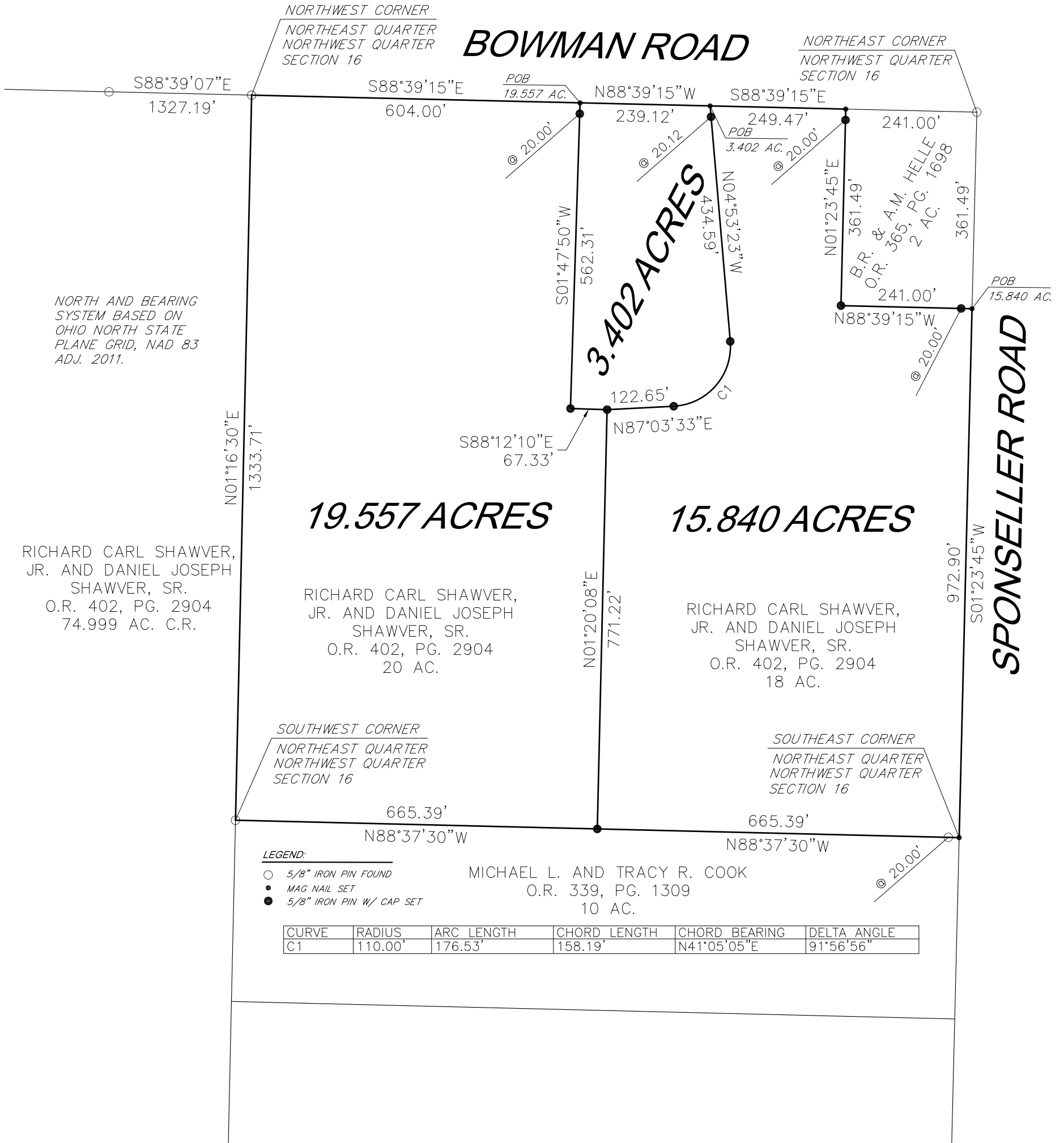


PLAT OF SURVEY FOR SHAWVER ESTATE

SITUATED IN:
THE NW. 1/4, SECTION 16
TOWN 3 N. RANGE 4 E.,
DEFIANCE TOWNSHIP,
DEFIANCE COUNTY, OHIO



NOTES:

FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
DATA SOURCES INCLUDE DOCUMENTS CITED.
A TITLE SEARCH IS RECOMMENDED TO DETERMINE EASEMENTS, RESTRICTIONS, AND/OR OTHER ENCUMBRANCES AFFECTING THE PROPERTY SHOWN HEREON.

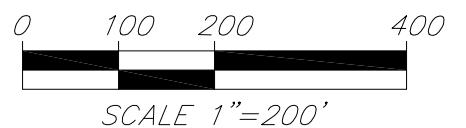
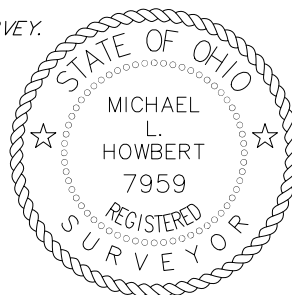
HOWBERT SURVEYING LLC
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
419-863-0289

DATE: 12/11/22	REV.:
CLIENT: SHAWVER	SCALE: 1" = 200'
JOB #: 1041-12-22	CHK:

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

FILE:RSHAWVER22.DWG

MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
DECEMBER 10, 2022





Description 3.402 Acres

Situated in the Northwest Quarter of Section 16, Town 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, being part of 18 acre tract and a 20 acre tract as described in Official Record Volume 402, Page 2904, and being more particularly described as follows;

Commencing at the northeast corner of said northwest quarter being a 5/8" iron pin found;

Thence along the north line of said northwest quarter, N88°39'15"W, a distance of 490.47 feet to a mag nail set being the *Principal Point of Beginning*;

Thence running along a new division line on the following five (5) courses and distances:

1. S04°53'23"E, a distance of 434.59 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 20.12 feet;
2. On a curve to the right having a radius of 110.00 feet (chord bearing S41°05'05"W, a chord distance of 158.19 feet having a delta angle of 91°56'56") an arc length of 176.53 feet to a 5/8" iron pin set;
3. S87°03'33"W, a distance of 122.65 feet to a 5/8" iron pin set;
4. N88°12'10"W, a distance of 67.33 feet to a 5/8" iron pin set;
5. N01°47'50"E, a distance of 562.31 feet to a mag nail set in the north line of said northwest quarter, passing a 5/8" iron pin set at 542.31 feet;

Thence on said north line of said northwest quarter, S88°39'15"E, a distance of 239.12 feet to the *Point of Beginning*;

Containing 3.402 acres, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in December of 2022.




Michael L. Howbert, P.S.



Description 19.557 Acres

Situated in the Northwest Quarter of Section 16, Town 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, being part of 18 acre tract and a 20 acre tract as described in Official Record Volume 402, Page 2904, and being more particularly described as follows;

Commencing at the northeast corner of said northwest quarter being a 5/8" iron pin found;

Thence along the north line of said northwest quarter, N88°39'15"W, a distance of 729.59 feet to a mag nail set being the *Principal Point of Beginning*;

Thence running along a new division line on the following five (5) courses and distances:
1. S01°47'50"W, a distance of 562.31 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 20.00 feet;
2. S88°12'10"E, a distance of 67.33 feet to a 5/8" iron pin set;
3. S01°20'08"W, a distance of 771.22 feet to a 5/8" iron pin set in the north line of a 10.00 acre tract as described in Official Record Volume 339, Page 1309;

Thence on said north line, N88°37'30"W, a distance of 665.39 feet to a 5/8" iron pin found at the northwest corner of said 10.00 acre tract;

Thence along the west line of the northeast quarter of the northwest quarter, N01°16'30"E, a distance of 1333.71 feet to a 5/8" iron pin found at the northwest corner of the northeast quarter of the northwest quarter of said Section 16;

Thence along the north line of said northwest quarter, S88°39'15"E, a distance of 604.00 feet to the *Point of Beginning*;

Containing 19.557 acres, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in December of 2022.




Michael L. Howbert, P.S.



Description 15.840 Acres

- Situated in the Northwest Quarter of Section 16, Town 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, being part of 18 acre tract and a 20 acre tract as described in Official Record Volume 402, Page 2904, and being more particularly described as follows;
- Commencing at the northeast corner of said northwest quarter being a 5/8" iron pin found;
- Thence along the east line of said northwest quarter, S01°23'45"W, a distance of 361.49 feet to a mag nail set being the *Principal Point of Beginning*;
- Thence continuing along the east line of said northwest quarter, S01°23'45"W, a distance of 972.90 feet to a mag nail set at the northeast corner of a 10.00 acre tract as described in Official Record Volume 339, Page 1309;
- Thence on said north line, N88°37'30"W, a distance of 665.39 feet to a 5/8" iron pin set at the southwest corner of the east half of the northeast quarter of the northwest quarter;
- Thence running along a new division line on the following four (4) courses and distances:
1. N01°20'08"E, a distance of 771.22 feet to a 5/8" iron pin set;
 2. N87°03'33"E, a distance of 122.65 feet to a 5/8" iron pin set;
 3. On a curve to the left having a radius of 110.00 feet (chord bearing N41°05'05"E, a chord distance of 158.19 feet having a delta angle of 91°56'56") an arc length of 176.53 feet to a 5/8" iron pin set;
 4. N04°53'23"W, a distance of 434.59 feet to a mag nail set in the north line of said northwest quarter, passing a 5/8" iron pin set at 414.47 feet;
- Thence on said north line, S88°39'15"E, a distance of 249.47 feet to a mag nail set at the northwest corner of a 2.00 acre tract as described in Official Record Volume 365, Page 1698;
- Thence running along said 2.00 acre tract on the following two (2) courses and distances:
1. S01°23'45"W, a distance of 361.49 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 20.00 feet;
 2. S88°39'15"E, a distance of 241.00 feet to the *Point of Beginning*, passing a 5/8" iron pin set at 221.00 feet;
- Containing 15.840 acres, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in December of 2022.




Michael L. Howbert, P.S.