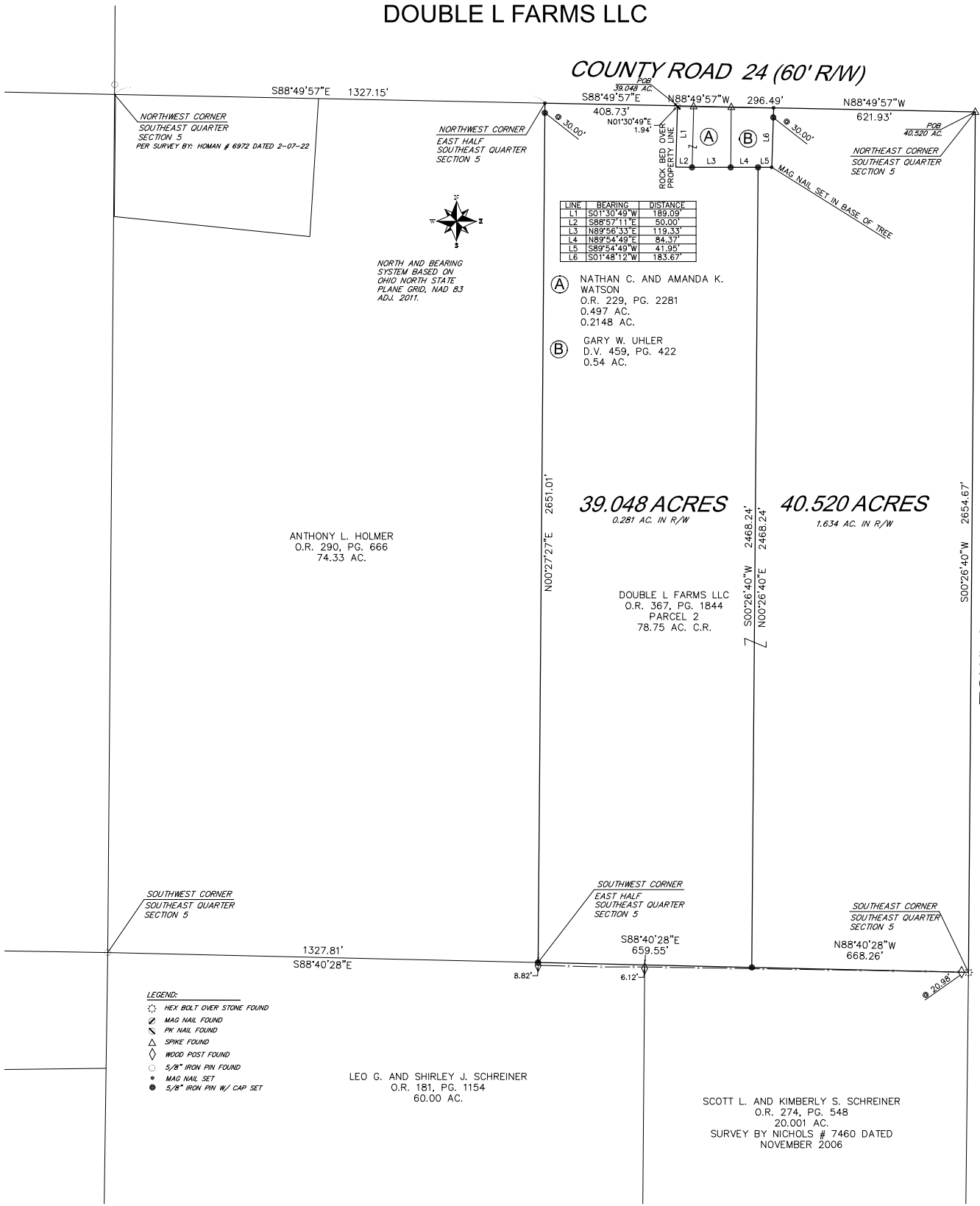


# PLAT OF SURVEY FOR DOUBLE L FARMS LLC

**COUNTY ROAD 24 (60' R/W)**



NORTH AND BEARING  
SYSTEM BASED ON  
OHIO NORTH STATE  
PLANE GRID, NAD 83  
ADJ. 2011.

- (A) NATHAN C. AND AMANDA K. WATSON  
O.R. 229, PG. 2281  
0.497 AC.  
0.2148 AC.
- (B) GARY W. UHLER  
D.V. 459, PG. 422  
0.54 AC.

**39.048 ACRES**  
*0.281 AC. IN R/W*

**40.520 ACRES**  
*1.634 AC. IN R/W*

ANTHONY L. HOLMER  
O.R. 290, PG. 666  
74.33 AC.

DOUBLE L FARMS LLC  
O.R. 367, PG. 1844  
PARCEL 2  
78.75 AC. C.R.

SCOTT L. AND KIMBERLY S. SCHREINER  
O.R. 274, PG. 548  
20.001 AC.  
SURVEY BY NICHOLS # 7460 DATED  
NOVEMBER 2006

LEO G. AND SHIRLEY J. SCHREINER  
O.R. 181, PG. 1154  
60.00 AC.

- LEGEND:**
- ⊙ HEX BOLT OVER STONE FOUND
  - ⊙ MAG NAIL FOUND
  - ⊙ PK NAIL FOUND
  - ⊙ SPIKE FOUND
  - ⊙ WOOD POST FOUND
  - 5/8" IRON PIN FOUND
  - MAG NAIL SET
  - 5/8" IRON PIN W/ CAP SET

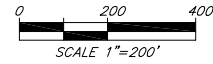
SITUATED IN:  
THE SE. 1/4, SECTION 5  
TOWN 2 N. RANGE 17 E.,  
REED TOWNSHIP,  
SENECA COUNTY, OHIO

INTENT OF SURVEY  
CREATE TWO AG/REG. PARCELS

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

**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.

MICHAEL L. HOWBERT  
REGISTERED PROFESSIONAL  
SURVEYOR NO. 7959 IN OHIO  
DECEMBER 8, 2021



**HOWBERT  
SURVEYING  
LLC**  
8477 MERRICK ROAD  
FORT JENNINGS, OHIO 45044  
419-863-0289

DATE: 12/23/23    REV.:  
CLIENT: DOUBLE L    SCALE: 1" = 200'  
JOB # 1006-12-23    CHK:



**Description  
for  
40.520 Acres**

- Situated in the Southeast Quarter of Section 5, Town 2 North, Range 17 East, Reed Township, Seneca County, Ohio, being part of the east half of the southeast quarter as described in deed recorded in Official Record Volume 367, Page 1844 and being more particularly described as follows;
- Beginning at the northeast corner of said Section 5, also being the intersection of the centerline of Township Road 80 with the centerline of County Road 24, being a spike found;
- Thence along the east line of the southeast quarter of said Section 5, also being the centerline of Township Road 80, S.00°26'40"W., a distance of 2654.67 feet to a hex bolt found, being the southeast corner of said southeast;
- Thence on the south line of the southeast quarter of said Section 5, N.88°40'28"W., a distance of 668.26 feet to a 5/8" iron pin set;
- Thence on a new division line, N.00°26'40"E., a distance of 2468.24 feet to a 5/8" iron pin set in the south line of a tract as described in Deed Volume 459, Page 422;
- Thence running along a said tract described in Deed Volume 459, Page 422 on the following two (2) courses and distances:  
1. N.89°54'49"E., a distance of 41.95 feet to mag nail set in the base of a tree;  
2. N.01°48'12"E., a distance of 183.67 feet to a mag nail set in the north line of said southeast quarter, passing a 5/8" iron pin set at 153.67 feet;
- Thence on the north line of the southeast quarter of said Section 5, S.88°49'57"E., a distance of 621.93 feet to the Point of Beginning;
- Containing 40.520 acres, more or less, of which 1.634 acres lie in road right of way 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 2023. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.  
Part of Parcel Number: K39000611440000

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Michael L. Howbert, P.S.





## Description for 39.048 Acres

Situated in the Southeast Quarter of Section 5, Town 2 North, Range 17 East, Reed Township, Seneca County, Ohio, being part of the east half of the southeast quarter as described in deed recorded in Official Record Volume 367, Page 1844 and being more particularly described as follows;

Commencing at the northeast corner of said Section 5, also being the intersection of the centerline of Township Road 80 with the centerline of County Road 24, being a spike found;

Thence on the north line of the southeast quarter of said Section 5, N.88°49'57"W., a distance of 918.42 feet to the Point of Beginning, witness a pk nail found: S.01°30'49"W., a distance of 1.94 feet;

Thence running along two tracts as described in Official Record Volume 229, Page 2281 on the following three (3) courses and distances:

1. S.01°30'49"W., a distance of 189.09 feet to a point, witness a 5/8' iron pin set S.88°57'11"E., a distance of 50.00 feet;
2. S.88°57'11"E., a distance of 50.00 feet to a 5/8' iron pin set;
3. N.89°56'33"E., a distance of 119.33 feet to a 5/8' iron pin set;

Thence running along a tract described in Deed Volume 459, Page 422, N.89°54'49"E., a distance of 84.37 feet to a 5/8' iron pin set;

Thence on a new division line, S.00°26'40"W., a distance of 2468.24 feet to a 5/8" iron pin set in the south line of said southeast quarter;

Thence on the south line of the southeast quarter of said Section 5, N.88°40'28"W., a distance of 659.55 feet to the southwest corner of the east half of the southeast quarter, being a 5/8" iron pin set;

Thence on the west line of said east half, N.00°27'27"E., a distance of 2651.01 feet to a mag nail set at the northwest corner of said east half, passing a 5/8" iron pin set at 2621.01 feet;

Thence along the north line of said southeast quarter, S.88°49'57"E., a distance of 408.73 feet to the Point of Beginning;

Containing 39.048 acres, more or less, of which 0.281 acre lie in road right of way 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 2023. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.  
Part of Parcel Number: K39000611440000

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Michael L. Howbert, P.S.

