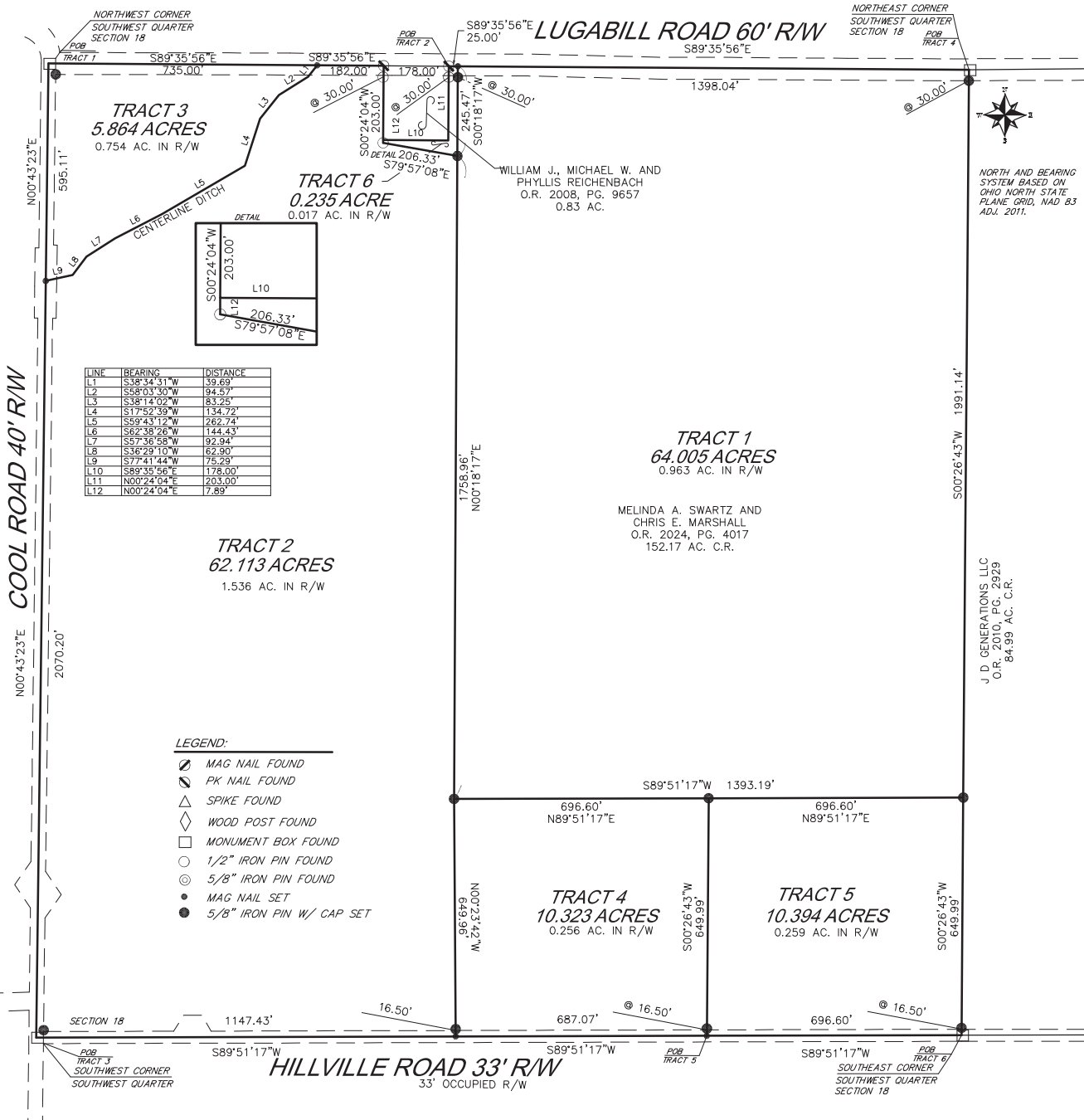


PLAT OF SURVEY FOR MARSHALL

SPLIT OF
PARCEL NUMBER:
28-1800-03-001.000

SITUATED IN:
THE SW. 1/4, SECTION 18
TOWN 2 S. RANGE 8E.,
RICHLAND TOWNSHIP,
ALLEN COUNTY, OHIO



HOWBERT SURVEYING
LLC
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
619-863-0289

DATE: 8/1/24
REV:
CLIENT: MARSHALL
JOB #: 458-08-24

REV: 1" = 200'
SCALE: 1" = 200'
CHR:

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

Michael L. Howbert
MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
AUG. 1, 2024

8/12/24



Reviewed by: CS
Allen Co. Engineer/Tax Map Office
8/12/24
Date



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.



Description
Tract 1
64.005 Acres

Situated in the Southwest Quarter of Section 18, Town 2 South, Range 8 East, Richland Township, Allen County, Ohio, being part of a 152.17 acre tract heretofore conveyed to Melinda A. Swartz and Chris E. Marshall, by deed recorded in Official Record 2024, Page 4017, of said County Deed Records and being more particularly described as follows;

Beginning at the northeast corner of the southwest quarter said Section 18, being a monument box found;

Thence along the east line of said southwest quarter, S.00°26'43"W., a distance of 1991.14 feet to a 5/8" iron pin set;

Thence along a new division line on the following two (2) courses and distances:
1. S.89°51'17"W., a distance of 1393.19 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 696.60 feet;
2. N.00°18'17"E., a distance of 2004.43 feet to a mag nail set in the north line of said southwest quarter, passing a 5/8" iron pins set at 1758.96 feet and 1974.43 feet;

Thence along said north line, S.89°35'56"E., a distance of 1398.04 feet to the **Point of Beginning**;

Containing 64.005 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 based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in July of 2024. The basis of bearings is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Michael L. Howbert

Michael L. Howbert, P.S.
8/12/24



Reviewed by: CS
Allen Co. Engineer/Tax Map Office

8/12/24
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**Description
Tract 2
62.113 Acres**

Situated in the Southwest Quarter of Section 18, Town 2 South, Range 8 East, Richland Township, Allen County, Ohio, being part of a 152.17 acre tract heretofore conveyed to Melinda A. Swartz and Chris E. Marshall, by deed recorded in Official Record 2024, Page 4017, of said County Deed Records and being more particularly described as follows;

Beginning at the southwest corner of the southwest quarter said Section 18, being a monument box found;

Thence along the west line of said southwest quarter, N.00°43'23"E., a distance of 2070.20 feet to a mag nail set;

Thence running along the centerline of a ditch also a new division line on the following nine (9) courses and distances:

1. N.77°41'44"E., a distance of 75.29 feet to a point;
2. N.36°29'10"E., a distance of 62.90 feet to a point;
3. N.57°36'58"E., a distance of 92.94 feet to a point;
4. N.62°38'26"E., a distance of 144.43 feet to a point;
5. N.59°43'12"E., a distance of 262.74 feet to a point;
6. N.17°52'39"E., a distance of 134.72 feet to a point;
7. N.38°14'02"E., a distance of 83.25 feet to a point;
8. N.58°03'30"E., a distance of 94.57 feet to a point;
9. N.38°34'31"E., a distance of 39.69 feet to a mag nail set in the north line of said southwest quarter;

Thence along said north line of said southwest quarter, S.89°35'56"E., a distance of 182.00 feet to a pk nail found at the northwest corner of a 0.83 acre tract as described in Official Record 2008, Page 9657;

Thence along the west line of said 0.83 acre tract and the extension thereof, S.00°24'04"W., a distance of 210.89 feet to a 1/2" iron pin found, passing a 1/2" iron pin found at 30.00 feet;

Thence along a new division line on the following three (3) courses and distances:

1. S.79°57'08"E., a distance of 206.33 feet to a 5/8" iron pin set;
2. S.00°18'17"W., a distance of 1758.96 feet to a 5/8" iron pin set;
3. S.00°23'42"E., a distance of 649.96 feet to a mag nail set in the south line of said southwest quarter, passing a 5/8" iron pin set at 633.46 feet;

Thence along said south line, S.89°51'17"W., a distance of 1147.43 feet to the **Point of Beginning**;

Containing 62.113 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 based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in July of 2024. The basis of bearings is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Michael L. Howbert

Michael L. Howbert, P.S.

8/12/24



Reviewed by: CS
Allen Co. Engineer/Tax Map Office

8/12/24
Date



Description
Tract 3
5.864 Acres

Situated in the Southwest Quarter of Section 18, Town 2 South, Range 8 East, Richland Township, Allen County, Ohio, being part of a 152.17 acre tract heretofore conveyed to Melinda A. Swartz and Chris E. Marshall, by deed recorded in Official Record 2024, Page 4017, of said County Deed Records and being more particularly described as follows;

Beginning at the northwest corner of the southwest quarter said Section 18, being a monument box found;

Thence along the north line of said southwest quarter, S.89°35'56"E., a distance of 735.00 feet to a mag nail set;

Thence running along the centerline of a ditch also a new division line on the following nine (9) courses and distances:

1. S.38°34'31"W., a distance of 39.69 feet to a point;
2. S.58°03'30"W., a distance of 94.57 feet to a point;
3. S.38°14'02"W., a distance of 83.25 feet to a point;
4. S.17°52'39"W., a distance of 134.72 feet to a point;
5. S.59°43'12"W., a distance of 262.74 feet to a point;
6. S.62°38'26"W., a distance of 144.43 feet to a point;
7. S.57°36'58"W., a distance of 92.94 feet to a point;
8. S.36°29'10"W., a distance of 62.90 feet to a point;
9. S.77°41'44"W., a distance of 75.29 feet to a mag nail set in the west line of said southwest quarter;

Thence along said west line, N.00°43'23"E., a distance of 595.11 feet to the **Point of Beginning**;

Containing 5.864 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 based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in July of 2024. The basis of bearings is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Michael L. Howbert

Michael L. Howbert, P.S.

8/12/24



Reviewed by: CS
Allen Co. Engineer/Tax Map Office

8/12/24
Date



Description
Tract 4
10.323 Acres

Situated in the Southwest Quarter of Section 18, Town 2 South, Range 8 East, Richland Township, Allen County, Ohio, being part of a 152.17 acre tract heretofore conveyed to Melinda A. Swartz and Chris E. Marshall, by deed recorded in Official Record 2024, Page 4017, of said County Deed Records and being more particularly described as follows;

Commencing at the southeast corner of the southwest quarter said Section 18, being a monument box found;

Thence along the south line of said southwest quarter, S.89°51'17"W., a distance of 696.60 feet to a mag nail set, being the *Principal Point of Beginning*;

Thence continuing along said south line of said southwest quarter, S.89°51'17"W., a distance of 687.07 feet to a mag nail set;

Thence along a new division line on the following three (3) courses and distances:
1. N.00°23'42"W., a distance of 649.96 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 16.50 feet;
2. N.89°51'17"E., a distance of 696.60 feet to a 5/8" iron pin set;
3. S.00°26'43"W., a distance of 649.99 feet to the **Point of Beginning**, passing a 5/8" iron pin set at 633.49 feet

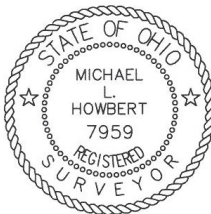
Containing 10.323 acres, more or less and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in July of 2024. The basis of bearings is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Michael L. Howbert

Michael L. Howbert, P.S.

8/12/24



Reviewed by: CS
Allen Co. Engineer/Tax Map Office

8/12/24
Date



Description
Tract 5
10.394 Acres

Situated in the Southwest Quarter of Section 18, Town 2 South, Range 8 East, Richland Township, Allen County, Ohio, being part of a 152.17 acre tract heretofore conveyed to Melinda A. Swartz and Chris E. Marshall, by deed recorded in Official Record 2024, Page 4017, of said County Deed Records and being more particularly described as follows;

Beginning at the southeast corner of the southwest quarter said Section 18, being a monument box found;

Thence along the south line of said southwest quarter, S.89°51'17"W., a distance of 696.60 feet to a mag nail set;

Thence along a new division line on the following two (2) courses and distances:
1. N.00°26'43"E., a distance of 649.99 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 16.50 feet
2. N.89°51'17"E., a distance of 696.60 feet to a 5/8" iron pin set in the east line of said southwest quarter;

Thence along said east line of the southwest quarter, S.00°26'43"W., a distance of 649.99 feet to the Point of Beginning, passing a 5/8" iron pin set at 633.49 feet;

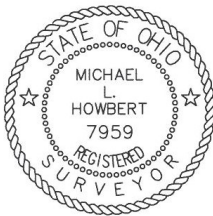
Containing 10.394 acres, more or less and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in July of 2024. The basis of bearings is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Michael L. Howbert

Michael L. Howbert, P.S.

8/12/24



Reviewed by: CS
Allen Co. Engineer/Tax Map Office

8/12/24
Date



Description
Tract 6
0.235 Acre

Situated in the Southwest Quarter of Section 18, Town 2 South, Range 8 East, Richland Township, Allen County, Ohio, being part of a 152.17 acre tract heretofore conveyed to Melinda A. Swartz and Chris E. Marshall, by deed recorded in Official Record 2024, Page 4017, of said County Deed Records and being more particularly described as follows;

Commencing at the northwest corner of the southwest quarter said Section 18, being a monument box found;

Thence along the north line of said southwest quarter, S.89°35'56"E., a distance of 1095.00 feet to a pk nail found, being the *Principal Point of Beginning*;

Thence continuing along said north line of said southwest quarter, S.89°35'56"E., a distance of 25.00 feet to a mag nail set;

Thence running along a new division line on the following three (3) courses and distances:

1. S.00°18'17"W., a distance of 245.47 feet to a 5/8" iron pin set, passing as 5/8" iron pin set at 30.00 feet;
2. N.79°57'08"W., a distance of 206.33 feet to a 1/2" iron pin found;
3. N.00°24'04"E., a distance of 7.89 feet to the southwest corner of a 0.83 acre tract as described in Official Record 2008, Page 9657;

Thence along said tract on the following two (2) courses and distances:

1. S.89°35'56"E., a distance of 178.00 feet to a point;
2. N.00°24'04"E., a distance of 203.00 feet to the Point of Beginning, passing a 1/2" iron pin found at 173.00 feet;

Containing 0.235 acre, more or less and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in July of 2024. The basis of bearings is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Michael L. Howbert

Michael L. Howbert, P.S.



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