

2-13-2024



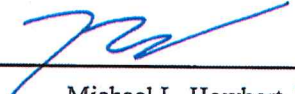
APPROVED



**Description
Tract A
31.557 Acre**

- Situated in Section 10, Town 2, Range 14, Pleasant Township, Logan County, Ohio, being part of a 40 acre, 20 acre and 2 acres tracts hereto conveyed to Roman B. Schwartz and Rosa D. Schwartz and Joseph B. Schwartz and Martha D. Schwartz by Official Record Volume 1142, Page 525, of said County Deed Records and being more particularly described as follows;
- Beginning at the northeast corner of the southeast quarter said Section 10 on the north line of Pleasant Township, being a spike found;
- Thence along the east line of said southeast quarter and the centerline of State Route 235 (65' R/W), S.04°48'59"W., a distance of 823.14 feet to a mag nail set;
- Thence running along a new division line on the following two (2) courses and distances:
 1. N.84°10'44"W., a distance of 1674.76 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 30.00 feet;
 2. N.05°00'41"E., a distance of 820.02 feet to 5/8" iron pin set;
- Thence along the north line of said southeast quarter & the north line of Pleasant Township, S.84°17'04"E., a distance of 1671.92 feet to the Point of Beginning, passing a 5/8" iron pin found at 1631.92 feet;
- Containing 31.557 acres, more or less of which 0.661 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 based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in February of 2024. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.


Michael L. Howbert, P.S.



INDEXED ON MAP
1302

2-13-2024

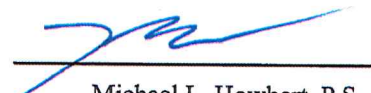
 **APPROVED**



Description
Tract B
31.557 Acre

- Situated in Section 10, Town 2, Range 14, Pleasant Township, Logan County, Ohio, being part of a 40 acre, 20 acre and 2 acres tracts hereto conveyed to Roman B. Schwartz and Rosa D. Schwartz and Joseph B. Schwartz and Martha D. Schwartz by Official Record Volume 1142, Page 525, of said County Deed Records and being more particularly described as follows;
- Commencing at the northeast corner of the southeast quarter said Section 10 on the north line of Pleasant Township, being a spike found;
- Thence along the east line of said southeast quarter and the centerline of State Route 235 (65' R/W), S.04°48'59"W., a distance of 823.14 feet to a mag nail set at the *Principal Point of Beginning*;
- Thence continuing along said east line and centerline, S.04°48'59"W., a distance of 501.79 feet to a pk nail found at the northeast corner of a 22.311 acre tract conveyed to Menno M. Wagler, Jr., Et Al. as described in Official Record 909, Page 400;
- Thence along the north line of said 22.311 acres and the north line of a 22.311 acre tract conveyed to Menno M. Wagler, Jr., Et. Al. in Official Record 1046, Page 463, N.84°05'57"W., a distance of 2082.89 feet to a 6" steel post found at the southeast corner a 111.715 acre tract conveyed to Jack Earl Linet as described in Official Record 1262, Page 688;
- Thence running along said 111.715 acre tract on the following two (2) courses and distances:
1. N.05°00'41"E., a distance of 1318.13 feet to a 5/8" iron pin found;
 2. along the north line of the southeast quarter and north line of Pleasant Township, S.84°17'04"E., a distance of 406.38 feet to 5/8" iron pin set;
- Thence running along a new division line on the following two (2) courses and distances:
1. S.05°00'41"W., a distance of 820.02 feet to 5/8" iron pin set;
 2. S.84°10'44"E., a distance of 1674.76 feet to the **Point of Beginning**, passing a 5/8" iron pin set at 1644.76 feet;
- Containing 31.557 acres, more or less of which 0.403 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 based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in February of 2024. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

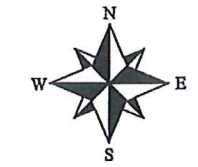

Michael L. Howbert, P.S.



INDEXED ON MAP
1302

2-13-2024

APPROVED



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

C.R. 24

S84°17'04"E 2846.69'

JACK EARL LINET
O.R. 1262, PG. 688
111.715 AC.

S84°17'04"E
406.38'

WASHINGTON TOWNSHIP

PLEASANT TOWNSHIP

S84°17'04"E
1671.92'

QUARTER SECTION LINE

POB TRACT A
NORTHEAST CORNER
SOUTHEAST QUARTER
SECTION 10

PLAT OF SURVEY FOR J. SCHWARTZ

SITUATED IN:
SECTION 10
TOWN 2, RANGE 14,
PLEASANT TOWNSHIP,
LOGAN COUNTY, OHIO

TRACTA 31.557 ACRES

0.661 AC. IN R/W

ROMAN B. SCHWARTZ AND ROSA D. SCHWARTZ AND
JOSEPH B. SCHWARTZ AND MARTHA D. SCHWARTZ
O.R. 1142, PG. 525
62.000 AC.

JACK EARL LINET
O.R. 1262, PG. 688
111.715 AC.

- LEGEND:**
- ⊙ 6" STEEL POST FOUND
 - ⊙ MAG NAIL FOUND
 - ⊙ PK NAIL FOUND
 - △ SPIKE FOUND
 - 5/8" IRON PIN FOUND
 - MAG NAIL SET
 - 5/8" IRON PIN W/ CAP SET

N05°00'41"E
1318.13'

S05°00'41"W
820.02'
N05°00'41"E

(2 ACRES)

(20 ACRES)

N84°10'44"W
1674.76'

S84°10'44"E

(40 ACRES)

TRACT B 31.557 ACRES

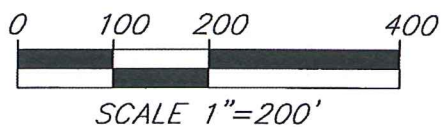
0.403 AC. IN R/W

2082.89'
N84°05'57"W

MENNO M. WAGLER, JR. ET. AL.
O.R. 909, PG. 400
22.311 AC.

MENNO M. WAGLER, JR. ET. AL.
O.R. 1046, PG. 463
22.311 AC.

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.



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

DATE: 2/5/24	REV.:
CLIENT: J. SWARTZ	SCALE: 1" = 200'
JOB #: 016-02-24	CHK:

[Signature]
MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
FEB. 8, 2024



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.

SOUTHEAST CORNER
SOUTHEAST QUARTER
SECTION 10

INDEXED ON MAP
1382

⊙ 40.00'

35.0'

823.14'

35' R/W LINE

S04°48'59"W

POB TRACT B

⊙ 30.00'

501.79'
S04°48'59"W

⊙ 30.00'

1093.70'
N04°48'59"E

STATE ROUTE 235
65' R/W

F.B. 521

Martin Baughman Survey
Pleasant and Washington Tps.
Sec-10 T. 2 Range 14.

- A - Stone and Brick Found.
 - B - 1" Iron Pike Placed.
 - C - Point on line 19.5 south of R/W Post
 - D - center of Large Concrete Post
 - E - Stone (Not used in this survey)
- See Book Page 552 Page 72

(Set on 100' offset line south)

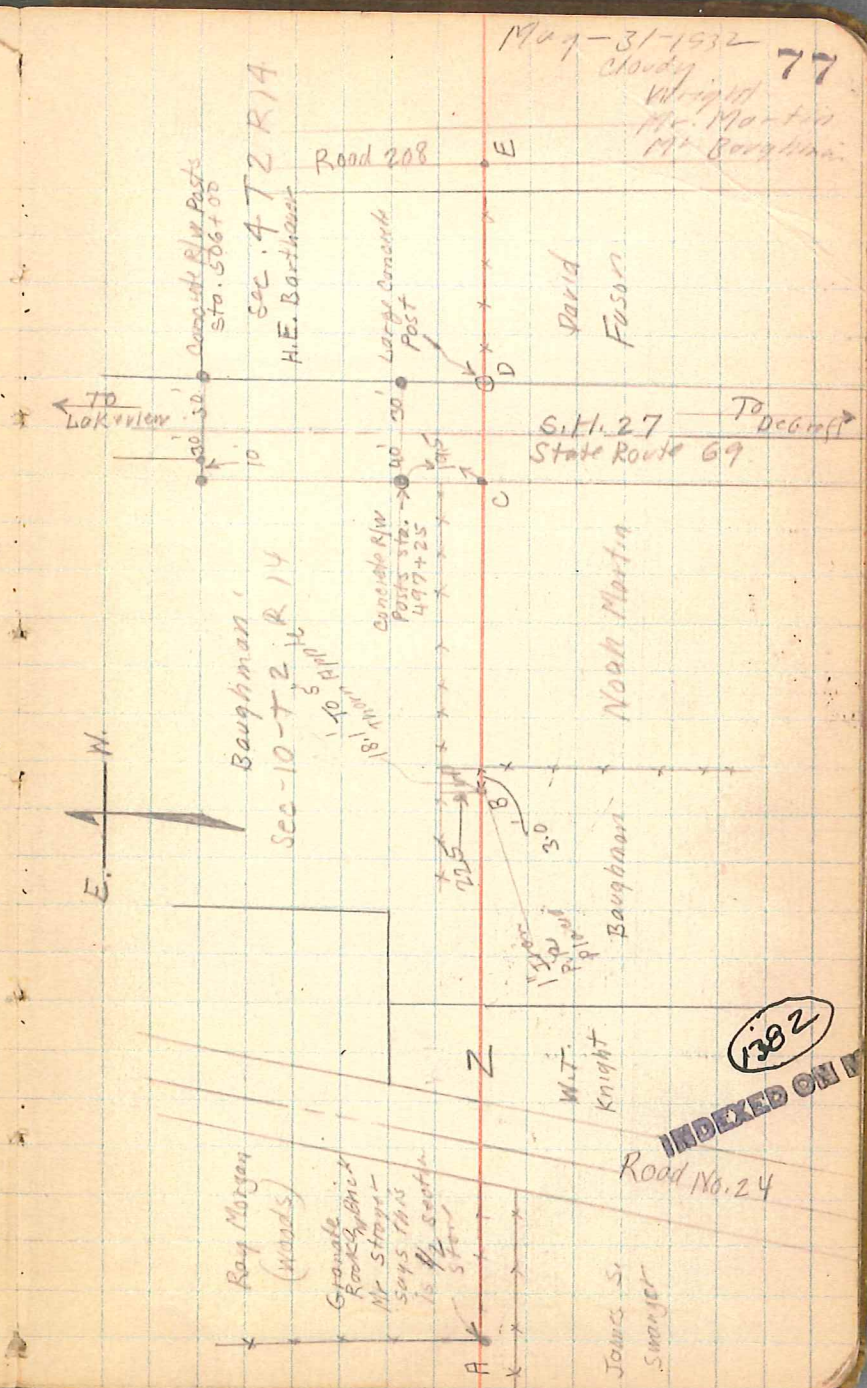
Produced straight line from
A to D. Set stakes on line
B to C.

Mr. Baughman and Mr. Martin
agreed this should be
their line - note it comes
south of old line.

On account of this line
being on Mr. Martin, Mr.
Baughman agreed to set B.
3 feet west.

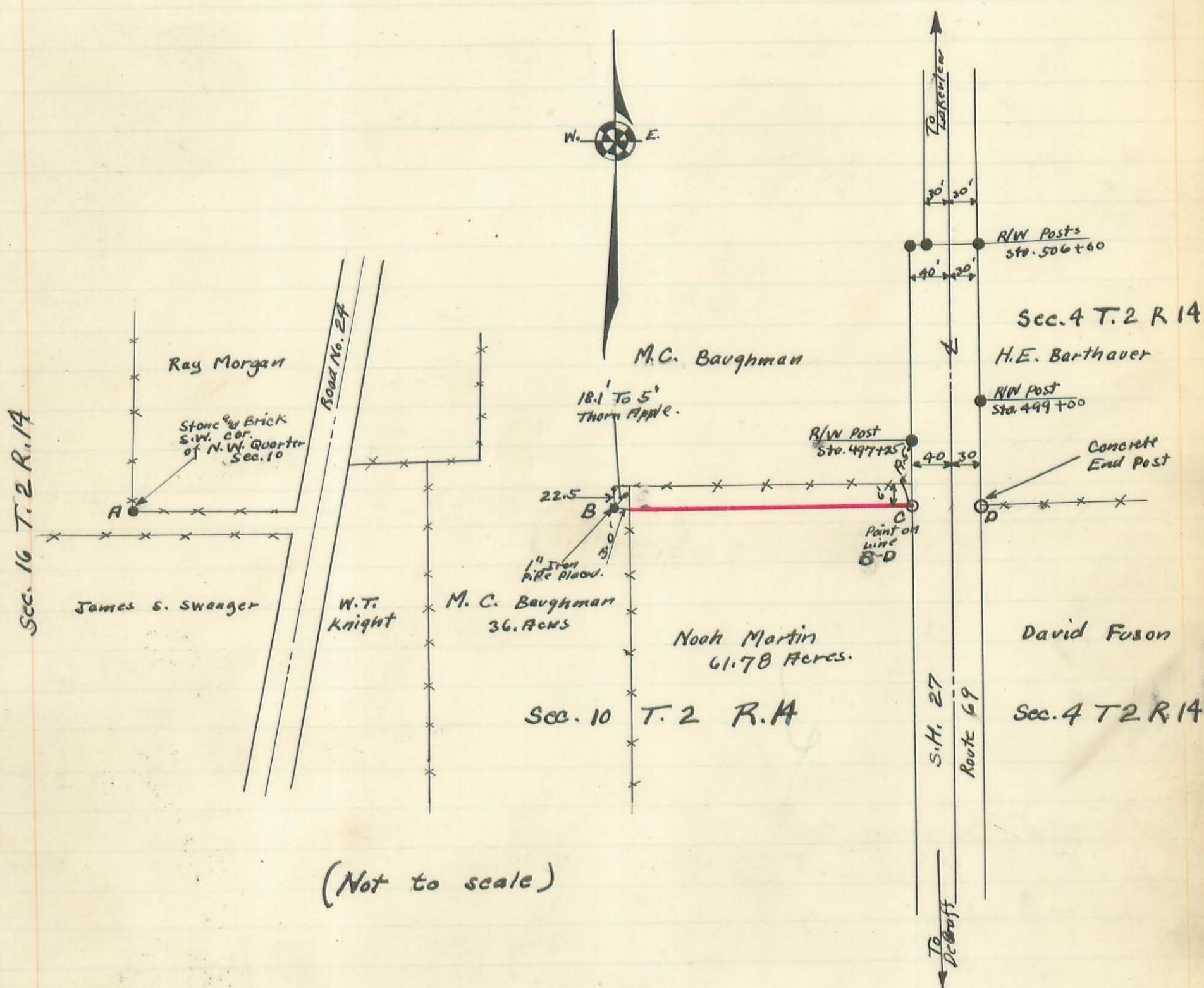
See Book C Page 347

Line Not Measured



Martin-Baughman Survey
Pleasant and Washington Townships
Sec. 10 T. 2 R. 14 Between The Miami Rivers Survey

Field notes in Logan County Surveyors Book 521 Page 77
Surveyed May - 31 - 1932 by F. F. Wright, C.E.



(Not to scale)

Ran a straight line from A to D.
Placed stakes on line B to C (shown in red)
Mr. Martin and Mr Baughman agreed that this should
be their line.

We have examined the above plot and agree that
line shown (in red) from B to C shall be our line.

M.C. Baughman

C. R. Core 12/4/33

Witness

1382
INDEXED ON MAP