

Bockrath & Associates Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa, OH 45875
(419) 523-5789

55.221 ACRES

Situated as being part of the Northeast Quarter of Section 8, Township 3 North, Range 11 East, Bloom Township, Wood County, Ohio, also being all of a tax recorded 55.85 acre tract of land currently owned by Nancy L. Sheline, Trustee of the Nancy L. Sheline Revocable Trust, as recorded in Official Record Volume 2773, Page 1 (Parcel 2) and more particularly described as follows:

Commencing at a 1/2 inch rebar found marking the Northwest corner of the Northeast Quarter of Section 8 the intersection of Cygnet Road and Loe Road;

1. Thence South 00°23'35" West along the centerline of right-of-way of said Loe Road and the West line of the Northeast Quarter a distance of 706.00 feet to a mag nail set marking the Southwest corner of a 10.08 acre tract of land currently owned by Thomas K. Snyder as recorded in Deed Volume 733, Page 929 and the POINT OF BEGINNING;

2. Thence South 89°39'35" East along the South line of said 10.08 acre tract a distance of 927.62 feet to a point marking the Southeast corner of said 10.08 acre tract, referenced by a 1/2 inch rebar found lying 0.23 feet West of said point, passing a 5/8 inch rebar with ID cap set at 20.00 feet;

3. Thence North 00°20'25" East along the East line of said 10.08 acre tract a distance of 14.99 feet to a point in the center of an open ditch marking the Southwest corner of a 6.795 acre tract of land currently owned by John R. & Cheri A. Rensch as recorded in Official Record Volume 2826, Page 1042;

Thence along the perimeter of said 6.795 acre tract and said ditch centerline the following four (4) courses:

4. North 88°00'23" East a distance of 383.64 feet to a point;

5. North $00^{\circ}55'02''$ East a distance of 516.93 feet to a point;
6. North $74^{\circ}36'46''$ East a distance of 260.80 feet to a point;
7. North $17^{\circ}00'13''$ East a distance of 91.64 feet to a mag nail set on the North line of said Northeast Quarter (Cygnet Road) marking the Northeast corner of said 6.795 acre tract;
8. Thence South $89^{\circ}39'35''$ East along said North line (Cygnet Road) a distance of 64.79 feet to a mag nail set marking the Northwest corner of a 20 acre tract of land currently owned by Nicholas G. Stearns as recorded in Official Record Volume 3646, Page 605;

Thence along the perimeter of said 20 acre tract the following three (3) courses:

9. South $01^{\circ}09'36''$ West a distance of 389.16 feet to a 6 inch steel post found, passing a 5/8 inch rebar with ID cap set at 30.00 feet;
10. South $88^{\circ}42'09''$ East a distance of 455.14 feet to a 6 inch steel post found;
11. South $00^{\circ}49'52''$ West a distance of 922.89 feet to a 5/8 inch rebar with ID cap set on the North line of a 21.63 acre tract of land currently owned by John W. & Kayla A. Irwin, Trustees of the John W. Irwin & Kayla E. Irwin Revocable Trust as recorded in Official Record Volume 3033, Page 787 (Parcel 3);
12. Thence North $89^{\circ}46'22''$ West along the North line of said 21.63 acre tract and the North line of a 18.370 acre tract of land currently owned by Chad L. & Linda K. Helms as recorded in Official Record Volume 2849, Page 729 a distance of 787.56 feet to a 1/2 inch rebar found marking then Northwest corner of said 18.370 acre tract;
13. Thence South $00^{\circ}36'47''$ West along the West line of said 21.63 acre tract a distance of 736.40 feet to a 5/8 inch rebar with ID cap found marking the Northeast corner of a 7.013 acre tract of land as currently owned by Nancy L. Sheline, Trustee of the Nancy L. Sheline Revocable Trust as recorded in Official Record Volume 3556, Page 608;
14. Thence North $88^{\circ}36'56''$ West along the North line of said 7.013 acre tract and a North line of a 5.236 acre tract of land currently owned by Janice A Bauman & Leona Gilbert, Trustees of the Janice A. Bauman Living Trust as recorded in Official Record Volume 3574, Page 598 a distance of 643.19 feet to a 5/8 inch rebar with ID cap found;

Thence along the perimeter of said 5.236 acre tract the following two (2) courses:

15. North $03^{\circ}11'52''$ East a distance of 124.46 feet to a 5/8 inch rebar with ID cap found;
16. North $82^{\circ}16'26''$ West a distance of 217.47 feet to a 5/8 inch rebar with ID cap found on the East line of a 5.1 acre tract of land currently owned by James F. & Patricia Long as recorded in Deed Volume 756, Page 86, marking the Northwest corner of said 5.236 acre tract;

17. Thence North 00°06'48" East along the East line of said 5.1 acre tract a distance of 222.92 feet to a 5/8 inch rebar with ID cap set marking the Northeast corner of said 5.1 acre tract;

18. Thence North 89°53'12" West along the North line of said 5.1 acre tract a distance of 228.00 feet to a railroad spike found marking the Northwest corner of said 5.1 acre tract and the Northeast corner of a 3 acre tract of land currently owned by Sharon L. Reinbolt as recorded in Official Record Volume 3324, Page 675;

19. Thence North 89°51'48" West along the North line of said 3 acre tract a distance of 228.24 feet to a mag nail set on the West line of the Northeast Quarter of Section 8 (Loe Road) marking the Northwest corner of said 3 acre tract, passing a 5/8 inch rebar with ID cap set at 198.24 feet;

20. Thence North 00°23'35" East along said West line (Loe Road) a distance of 966.34 feet to the POINT OF BEGINNING, said tract containing 55.221 acres of land, more or less, of which 0.665 acres fall within Loe Road right-of-way and 0.031 acres fall within Cygnet Road right-of-way.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in November, 2023, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

Note: The bearings used in this description are on an assumed meridian assuming the North line of the Northeast Quarter of Section 8 (centerline of right-of-way of Cygnet Road) to be South 89°39'35" East and are for the purpose of angle determination only.

Note: ID Cap Set = 5/8" Rebar plastic cap stamped "BOCKRATH SDS-E/S8784"



Seth D. Schroeder 11-28-23

Registered Surveyor No. 8784
Seth D. Schroeder
Bockrath & Associates
Engineering and Surveying, LLC

SURVEY PLAT FOR:
NANCY SHELINE

PART OF THE NE 1/4 OF SECTION 8, T3N - R11E, BLOOM TOWNSHIP, WOOD COUNTY, OHIO

Bockrath & Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789

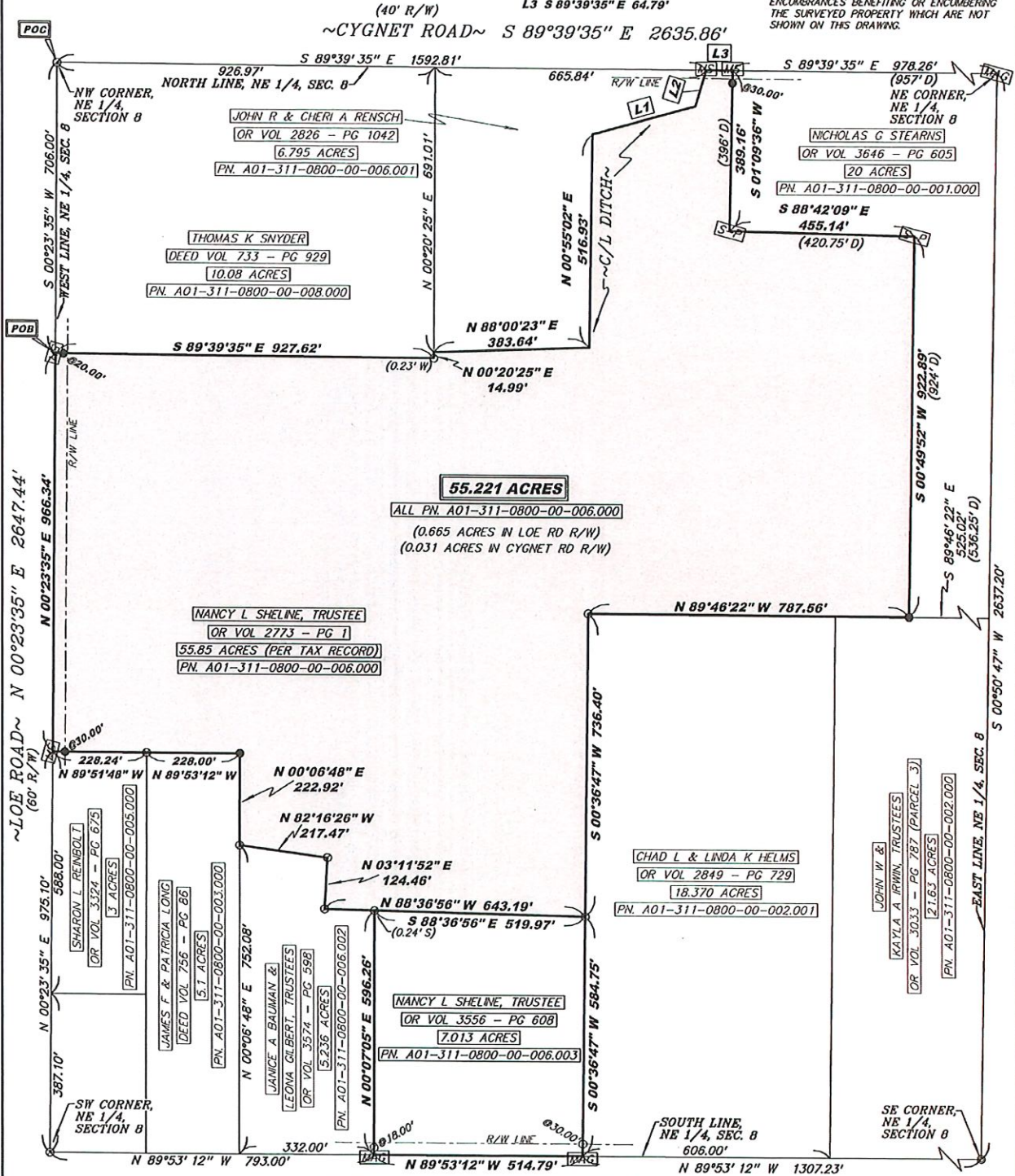
REFERENCE SURVEYS:
SURVEY BLOOM#462(BARNHISEL) 7-25-2017
SURVEY BLOOM#128(ASKINS) 8-10-1988
SURVEY BLOOM#346B(BARNHISEL) 3-7-2008
SURVEY BLOOM#149(ASKINS) 8-14-1987
SECTION CORNER REFERENCES (WCEO)

NOTE: SURVEY BEARINGS BASED ON OHIO NORTH ZONE STATE PLANE COORDINATES OBTAINED FROM THE OHIO DOT VRS NETWORK

COURSE LIST

- L1 N 74°36'46" E 260.80'
- L2 N 17°00'13" E 91.64'
- L3 S 89°39'35" E 64.79'

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. BEYOND THE DEED DOCUMENTS CITED ON THE SURVEY DRAWING THERE MAY BE RECORDED OR UNRECORDED EASEMENTS AND/OR ENCUMBRANCES BENEFITING OR ENCUMBERING THE SURVEYED PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING.



55.221 ACRES

ALL PN. A01-311-0800-00-006.000
(0.665 ACRES IN LOE RD R/W)
(0.031 ACRES IN CYGNET RD R/W)

NANCY L SHELINE, TRUSTEE
OR VOL 2773 - PG 1
55.85 ACRES (PER TAX RECORD)
PN. A01-311-0800-00-006.000

CHAD L & LINDA K HELMS
OR VOL 2849 - PG 729
18.370 ACRES
PN. A01-311-0800-00-002.001

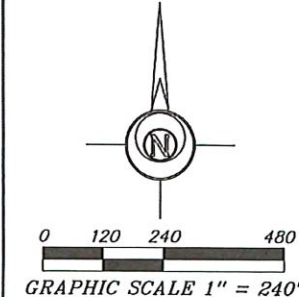
NANCY L SHELINE, TRUSTEE
OR VOL 3556 - PG 608
7.013 ACRES
PN. A01-311-0800-00-006.003

JOHN W. & KAYLA A IRWIN, TRUSTEES
OR VOL 3033 - PG 787 (PARCEL J)
21.63 ACRES
PN. A01-311-0800-00-002.000

SHARON L REINGOLD
OR VOL 3324 - PG 675
3 ACRES
PN. A01-311-0800-00-005.000

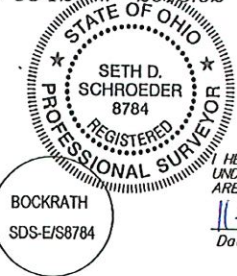
JAMES F & PATRICIA LONG
DEED VOL 756 - PG 86
5.1 ACRES
PN. A01-311-0800-00-003.000

JANICE A BAUMAN & LEONA GILBERT, TRUSTEES
OR VOL 3574 - PG 598
5.236 ACRES
PN. A01-311-0800-00-006.002



LEGEND

- 5/8" REBAR W/ ID CAP SET
- 5/8" REBAR W/ ID CAP FOUND
- 1/2" REBAR FOUND
- ⊙ RAILROAD SPIKE FOUND
- 1 INCH IRON PIN FOUND
- [MS] MAG NAIL SET
- [MAG] MAG NAIL FOUND
- [S-P] 6 INCH STEEL POST FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



HEREBY CERTIFY THIS TO BE A SURVEY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS ARE FOUND AND/OR SET AS INDICATED.

11-28-23
Date
Seth D. Schroeder P.S.
Registered Surveyor No. 8784.
115 S. Fair Avenue, Suite A
Ottawa, Ohio 45875