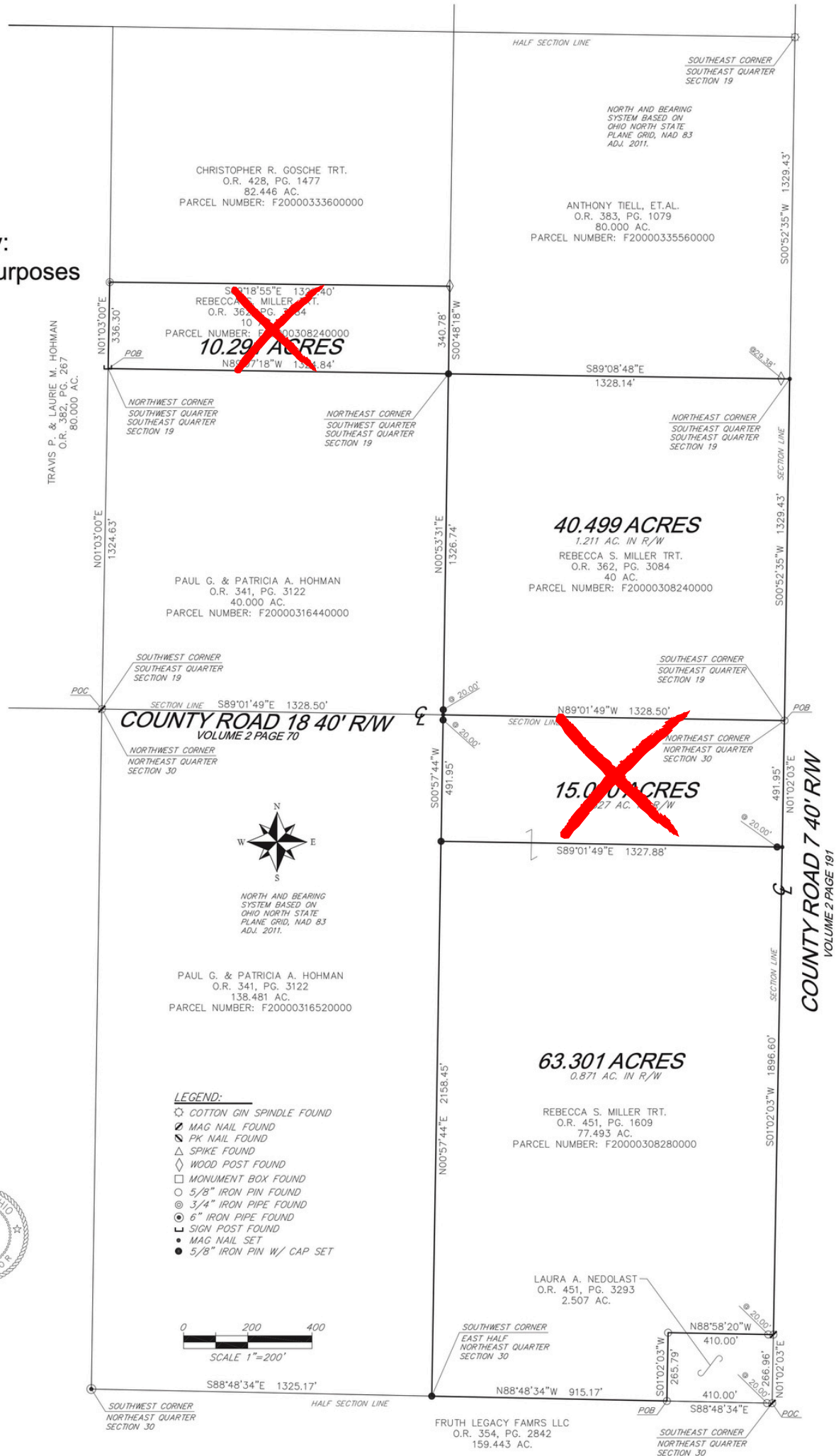


Intent of Survey:
Split for Agricultural Purposes



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.

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
SEPTEMBER 11, 2025

SITUATED IN:
THE NE. 1/4, SECTION 30,
SE. 1/4 SECTION 19,
TOWN 2 N. RANGE 14 E.,
HOPEWELL TOWNSHIP,
SENECA COUNTY, OHIO



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



**Description
for
40.499 Acres**

Situated in the Southeast Quarter of Section 19, Town 2 North, Range 14 East, Hopewell Township, Seneca County, Ohio, being all of the southeast quarter of the southeast quarter as described in deed recorded in Official Record Volume 362, Page 3084 and being more particularly described as follows;

Beginning at the southeast corner of the southeast quarter said Section 19, being a 5/8" iron pin found;

Thence on the south line of said southeast quarter, N.89°01'49"W., a distance of 1328.50 feet to a mag set;

Thence on the west line of said southeast quarter of the southeast quarter, N.00°53'31"E., a distance of 1326.74 feet to a 5/8" iron pin set at the northwest corner of said southeast quarter of the southeast quarter, passing a 5/8" iron pin set at 20.00 feet;

Thence on the north line of said southeast quarter of the southeast quarter, S.89°08'48"E., a distance of 1328.14 feet to a mag nail set at the northeast corner of said southeast quarter of the southeast quarter, passing a wood post found at 1298.76 feet;

Thence along the east line of the southeast quarter of said Section 19, also being the centerline of County Road 18, S.00°52'35"W., a distance of 1329.43 feet to the *Principal Point of Beginning*;

Containing 40.499 acres, more or less, of which 1.211 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 September of 2025. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.
Part of Parcel Number: F20000308240000


Michael L. Howbert, P.S.





**Description
for
63.301 Acres**

Situated in the Northeast Quarter of Section 30, Town 2 North, Range 14 East, Hopewell Township, Seneca County, Ohio, being part of the east half of the northeast quarter as described in deed recorded in Official Record Volume 451, Page 1609 and being more particularly described as follows;

Commencing at the southeast corner of the northeast quarter said Section 30, being a mag nail found;

Thence along the south line of the northeast quarter of said Section 30, N.88°48'34"W., a distance of 410.00 feet to a 5/8" iron pin found, being the *Principal Point of Beginning*;

Thence continuing along said south line, N.88°48'34"W., a distance of 915.17 feet to a 5/8" iron pin set at the southwest corner of the east half of said northeast quarter of said Section 30;

Thence on the west line of said east half, N.00°57'44"E., a distance of 2158.45 feet to a 5/8" iron pin set;

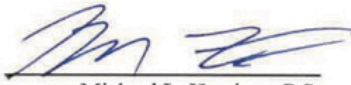
Thence on a new division line, S.89°01'49"E., a distance of 1327.88 feet to a mag nail set in the east line of said northeast quarter, also being the centerline of Couty Road 7, passing a 5/8" iron pin set at 1307.88 feet;

Thence on said east line, S.01°02'03"W., a distance of 1896.60 feet to a mag nail found at the northeast corner of a 2.507 acre tract as describe n Official Record Volume 451, Page 3293;

Thence running along a said 2.507 acre tract on the following two (2) courses and distances:
1. N.88°58'20"W., a distance of 410.00 feet to a 5/8" iron pin found, passing a 5/8" iron pin found at 20.00 feet;
2. S.01°02'03"W., a distance of 265.79 feet to the Point of Beginning

Containing 63.301 acres, more or less, of which 0.871 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 September of 2025. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.
Part of Parcel Number: F20000308280000


Michael L. Howbert, P.S.

