

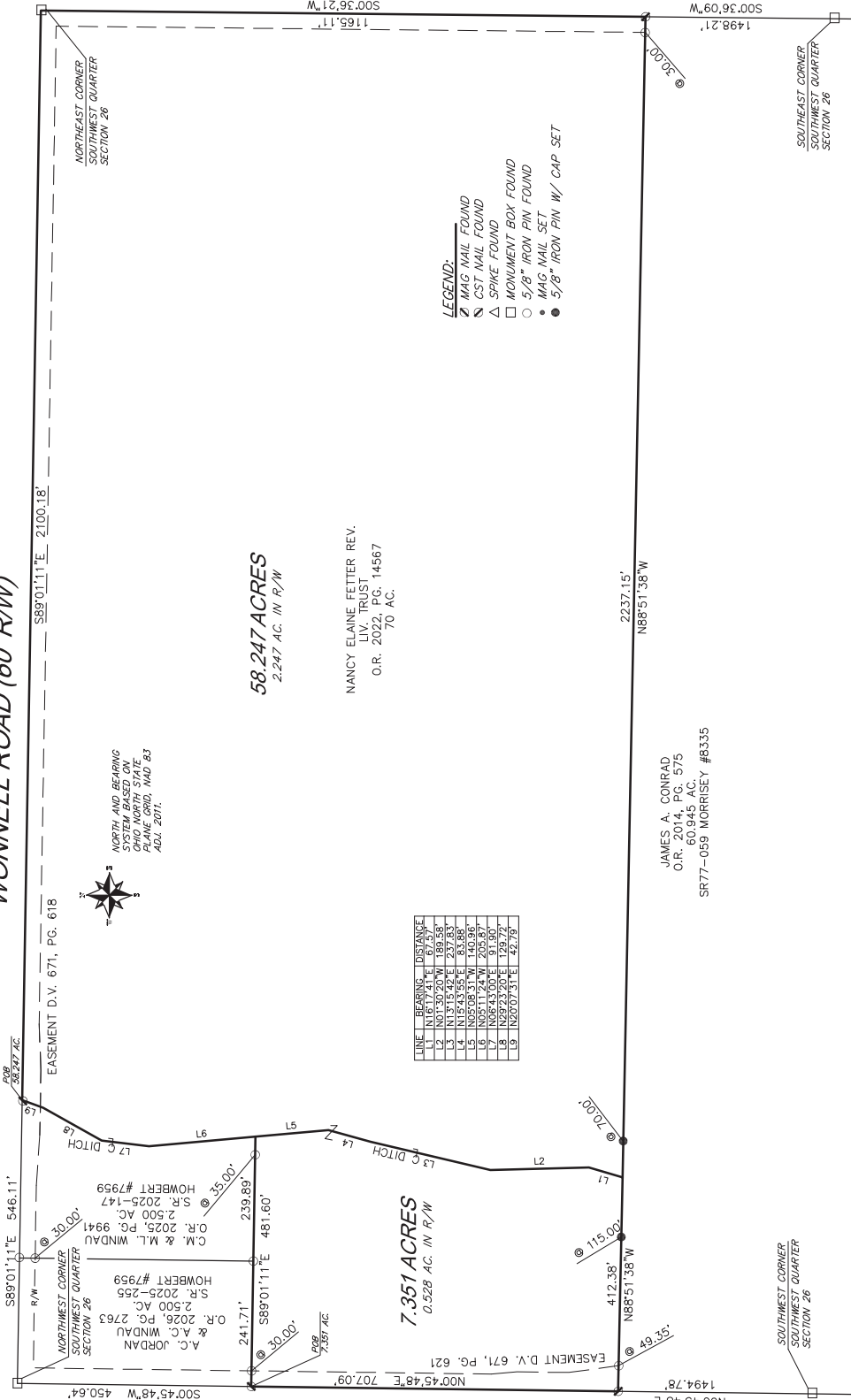
PLAT OF SURVEY
FOR
N. FETTER

SITUATED IN:
THE SW 1/4, SECTION 26
TOWN 4 S. RANGE 7 E.,
PERRY TOWNSHIP,
ALLEN COUNTY, OHIO

WONNELL ROAD (60' R/W)

SCHOOLER RD. (60' R/W)

OSMAN RD. (60' R/W)



- LEGEND:
- ✓ MAG NAIL FOUND
 - ✗ CST NAIL FOUND
 - △ SPIKE FOUND
 - MONUMENT BOX FOUND
 - 5/8" IRON PIN FOUND
 - 5/8" IRON PIN W/ CAP SET

58.247 ACRES
2.247 AC. IN R/W

NANCY ELAINE FETTER REV.
LIV. TRUST
O.R. 2022, PG. 14567
70 AC.

LINE	BEARING	DISTANCE
1	N 89° 01' 11" E	65.31
2	N 01° 30' 20" W	159.38
3	N 13° 15' 42" E	237.83
4	N 15° 43' 55" E	63.88
5	N 89° 01' 11" E	45.89
6	N 05° 11' 24" W	201.87
7	N 06° 43' 00" E	91.90
8	N 09° 23' 20" E	129.72
9	N 20° 07' 31" E	42.79

JAMES A. CONRAD
O.R. 2014, PG. 575
60.945 AC.
SR77-059 MORRISSEY #8335

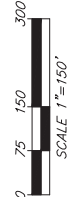
Reviewed by: CS
Allen Co. Engineer/Tax Map Office



THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.
Michael L. Howbert
MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
AUGUST 19, 2026
SURVEYOR NO. 7859 IN OHIO

HOWBERT SURVEYING
8477 MINNIE ROAD
PORT JEFFERSON, OHIO 43084
REV: 8/19/26
DATE: 8/19/26
CLIENT: N. FETTER
CER # 408-08-26
SCALE: 1" = 150'
ONE

NOTES:
ALL SURVEYING 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
58.247 Acres

Situated in the Southwest Quarter of Section 26, Town 4 South, Range 7 East, Perry Township, Allen County, Ohio, being part of a tract as described in Official Record 2022, Page 14567 and being more particularly described as follows;

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

Thence along the north line of the southwest quarter, S.89°01'11"E., a distance of 546.11 feet to a mag nail found, being the ***Principal Point of Beginning***;

Thence continuing along said north line, S.89°01'11"E., a distance of 2100.18 feet to a monument box found at the northeast corner of said southwest quarter;

Thence along the east line of said southwest quarter, S.00°36'21"W., a distance of 1165.11 feet to a cst nail found at the northeast corner of a 60.945 acre tract as described in Official Record 2014, Page 575;

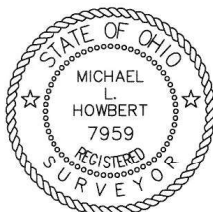
Thence on the north line of said 60.945 acre tract, N.88°51'38"W., a distance of 2237.15 feet to the centerline of a ditch, passing a 5/8" iron pin found at 30.00 feet and a 5/8" iron pin set at 2167.15 feet;

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

1. N.16°17'41" E., a distance of 67.57 feet to a point;
2. N.01°30'20" W., a distance of 189.58 feet to a point;
3. N.13°15'42" E., a distance of 237.83 feet to a point;
4. N.15°43'55" E., a distance of 83.88 feet to a point;
5. N.05°08'31" W., a distance of 140.96 feet to a point;
6. N.05°11'24" W., a distance of 205.87 feet to a point;
7. N.06°43'00" E., a distance of 91.90 feet to a point;
8. N.29°23'20" E., a distance of 129.72 feet to a point;
9. N.20°07'31" E., a distance of 42.79 feet to the ***Point of Beginning***;

Containing 58.247 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 August of 2026. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.



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

8/27/26
Date

Michael L. Howbert

Michael L. Howbert, P.S.

8/27/26



**Description
7.351 Acres**

Situated in the Southwest Quarter of Section 26, Town 4 South, Range 7 East, Perry Township, Allen County, Ohio, being part of a tract as described in Official Record 2022, Page 14567 and being more particularly described as follows;

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

Thence along the west line of the southwest quarter, S.00°45'48"W., a distance of 450.64 feet to a mag nail found at the southwest corner of a 2.500 acre tract as described in Official Record 2026, Page 2763, being the **Principal Point of Beginning**;

Thence on the south line of said 2.500 acre tract and the south line of a 2.500 acre tract as described in Official Record 2025, Page 9941, S.89°01'11"E., a distance of 481.60 feet to the centerline of a ditch, passing 5/8" iron pins found at 30.00 feet 241.71 feet and at 446.60 feet;

Thence running along a new division line and the centerline of an open ditch on the following five (5) courses and distances:

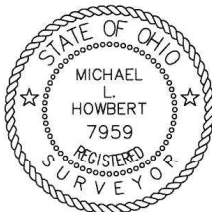
1. S.05°08'31" E., a distance of 140.96 feet to a point;
2. S.15°43'55" W., a distance of 83.88 feet to a point;
3. S.13°15'42" W., a distance of 237.83 feet to a point;
4. S.01°30'20" E., a distance of 189.58 feet to a point;
5. S.16°17'41" W., a distance of 67.57 feet to a point in the north line of a 60.945 acre tract as described in Official Record 2014, Page 575;

Thence on the north line of said 60.945 acre tract, N.88°51'38"W., a distance of 412.38 feet to a cst nail found in the west line of said southwest quarter, passing a 5/8" iron pin set at 115.00 feet and a 5/8" iron pin found at 363.03 feet;

Thence along said west line of the southwest quarter, N.00°45'48"E., a distance of 707.09 feet to the **Point of Beginning**;

Containing 7.351 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 August of 2026. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.



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