

POC PARCEL 2
POB PARCEL 1

POB PARCEL 2

~COUNTY ROAD R~ S 87°48'12" E 2672.87'

S 87°48'12" E
485.92'
NW CORNER,
NW 1/4,
SECTION 24

S 87°48'12" E 1312.59'

NORTH LINE, NW 1/4, SEC. 24

S 87°48' 12" E 668.22'

NE CORNER,
NW 1/4,
SECTION 24

PARCEL 2

1.400 ACRES

BUILDINGS EXIST

PT. PN. 092-240-00-003.000

PARCEL 1

120.695 ACRES

PT. PN. 092-240-00-003.000

DONALD BUERK

OR VOL 207 - PG 1324

120 ACRES (TAX RECORD)

PN. 092-240-00-003.000

DAVID C. NEWCOMER (TRUSTEE)

OR VOL 349 - PG 2311

40 ACRES (TAX RECORD)

PN. 092-240-00-003.001

TERRY L OYER

OR VOL 320 - PG 3976

78 ACRES

PN. 092-240-00-004.000

RALPH STOUT (LE) ETAL

OR VOL 297 - PG 2366 (TRACT 2)

80.44 ACRES

PN. 092-240-00-005.000

SW CORNER,
NW 1/4,
SECTION 24

SOUTH LINE, NW 1/4, SEC. 24

N 88°13'03" W 2007.02'

SE CORNER,
NW 1/4,
SECTION 24

N 88°13' 03" W 669.01'

SW CORNER,
SW 1/4,
SECTION 24

SOUTH LINE, SW 1/4, SEC. 24

N 88°20' 43" W 2679.11'

SE CORNER,
SW 1/4,
SECTION 24

~US ROUTE 20~

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

SURVEY REFERENCES:

-WEILAND, 2/18/2013, 80.443 AC. (SURVEY 25R-197)

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 UN-
RECORDED EASEMENTS AND/OR
ENCUMBRANCES BENEFITING OR ENCUMBERING
THE SURVEYED PROPERTY WHICH ARE NOT
SHOWN ON THIS DRAWING.



I DO HEREBY CERTIFY THAT I HAVE SURVEYED SAID PARCEL
OF LAND AND THAT SAID PLAT OF SURVEY IS CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE
SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT
OF SURVEY IS RECORDED IN VOLUME 28R, PAGE 580 OF
THE WILLIAMS COUNTY RECORD OF SURVEYS.

6-27-25

Date

Seth D. Schroeder

Seth D. Schroeder, P.S.
Registered Surveyor No. 8784.
115 S. Fair Avenue, Suite A
Ottawa, Ohio 45875
419-523-5789

SURVEY PLAT FOR:
ACRES LAND TRUST

PT. OF THE NW 1/4 OF SECTION 24,
T9S - R2W, MADISON TOWNSHIP,
WILLIAMS COUNTY, OHIO

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

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PARCEL 1 120.695 ACRES
Situating as being part of the Northwest Quarter of Section 24, Township 9 South, Range 2 West, Madison Township, Williams County, Ohio, also being part of a 120 acre tract of land as recorded in Official Record Volume 207, Page 1324 of the Williams County Deed Records and more particularly described as follows:

Beginning at railroad spike found marking the Northwest corner of the Northwest Quarter of Section 24 and the Northwest corner of said 120 acre tract and the POINT OF BEGINNING;

Thence South 87°48' 12" East along the North line of said Northwest Quarter (County Road R) and the North line of said 120 acre tract a distance of 485.92 feet to a mag nail set;

Thence along a new division the following three (3) courses:

South 00°23' 37" West a distance of 307.17 feet to a 5/8 inch rebar with ID cap set, passing a 5/8 inch rebar with ID cap set at 30.00 feet;

South 87°48' 12" East a distance of 191.13 feet to a 5/8 inch rebar with ID cap set;

North 03°11' 39" East a distance of 307.06 feet to a mag nail set on said North line of the Northwest Quarter (County Road R) and the North line of said 120 acre tract, passing a 5/8 inch rebar with ID cap set at 277.06 feet;

Thence South 87°48' 12" East along said North lines (County Road R) a distance of 1,312.59 feet to a mag nail set marking the Northeast corner of said 120 acre tract;

Thence South 01°34' 25" West along the East line of said 120 acre tract a distance of 2,644.33 feet to a 5/8 inch rebar with ID cap found on the South line of said Northwest Quarter marking the Southeast corner of said 120 acre tract, passing a 5/8 inch rebar with ID cap found at 30.00 feet;

Thence North 88°13' 03" West along said South line and the South line of said 120 acre tract a distance of 2,007.02 feet to a mag nail found marking the Southwest corner of said Northwest Quarter and the Southwest corner of said 120 acre tract, passing a 5/8 inch rebar with ID cap set at 1,977.02 feet;

Thence North 01°37' 37" East along the West line of said Northwest Quarter (County Road 17) and the West line of said 120 acre tract a distance of 2,658.81 feet to the POINT OF BEGINNING, said tract containing 120.695 acres of land, more or less

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in June, 2025, 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 Northwest Quarter of Section 24 (County Road R) to be South 87°48' 12" East and are for the purpose of angle determination only.

PARCEL 2 1.400 ACRES
Situating as being part of the Northwest Quarter of Section 24, Township 9 South, Range 2 West, Madison Township, Williams County, Ohio, also being part of a 120 acre tract of land as recorded in Official Record Volume 207, Page 1324 of the Williams County Deed Records and more particularly described as follows:

Commencing at railroad spike found marking the Northwest corner of the Northwest Quarter of Section 24 and the Northwest corner of said 120 acre tract;

Thence South 87°48' 12" East along the North line of said Northwest Quarter (County Road R) and the North line of said 120 acre tract a distance of 485.92 feet to a mag nail set and the POINT OF BEGINNING;

Thence continuing South 87°48' 12" East along said North lines (County Road R) a distance of 206.14 feet to a mag nail set;

Thence along a new division the following three (3) courses:

South 03°11' 39" West a distance of 307.06 feet to a 5/8 inch rebar with ID cap set, passing a 5/8 inch rebar with ID cap set at 30.00 feet;

North 87°48' 12" West a distance of 191.13 feet to a 5/8 inch rebar with ID cap set;

North 00°23' 37" East a distance of 307.17 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap set at 277.17 feet, said tract containing 1.400 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in June, 2025, 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 Northwest Quarter of Section 24 (County Road R) to be South 87°48' 12" East and are for the purpose of angle determination only.

SURVEY PLAT FOR:
ACRES LAND TRUST

PT. OF THE NW 1/4 OF SECTION 24,
T9S – R2W, MADISON TOWNSHIP,
WILLIAMS COUNTY, OHIO

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