

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

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**76.934 ACRES**

Situated as being part of the East Half of the Northeast Quarter of Section 17, Township 5 North, Range 10 East, Plain Township, Wood County, Ohio, also being all of a tax recorded 77 acre tract of land currently owned by Nancy L. Sheline, Trustee of the Nancy L. Sheline Revocable Trust, as recorded in Official Record Volume 2772, Page 1098 and more particularly described as follows:

Beginning at a 3/4 inch rebar found marking the Northeast corner of the Northeast Quarter of Section 17 and the Northeast corner of said 77 acre tract and the POINT OF BEGINNING;

1. Thence South 00°58'08" West along the East line of said Northeast Quarter and the East line of said 77 acre tract a distance of 2,643.53 feet to a point marking the Southeast corner of said Northeast Quarter and the Southeast corner of said 77 acre tract, passing a 5/8 inch rebar with ID cap set at 25.00 feet;

2. Thence North 89°39'37" West along the South line of said Northeast Quarter and the South line of said 77 acre tract a distance of 1,309.55 feet to a 5/8 inch rebar with ID cap set marking the Southwest corner of the East Half of the Northeast Quarter and the Southwest corner of said 77 acre tract;

3. Thence North 00°50'38" East along the West line of said East Half of the Northeast Quarter and the West line of said 77 acre tract a distance of 2,662.72 feet to a point on the North line of said Northeast Quarter (Long Judson Road) marking the Northwest corner of said East Half of the Northeast Quarter and the Northwest corner of said 77 acre tract;

4. Thence South 88°49'18" East along said North line (Long Judson Road) and the North line of said 77 acre tract a distance of 350.00 feet to a 5/8 inch rebar with ID cap found marking the Northwest corner of a 3.000 acre tract currently owned by Anthony S. & Christina L. Gebers as recorded in Official Record Volume 2299, Page 969;

76.934 ACRES

5. Thence South 00°50'50" West along the West line of said 3.000 acre tract a distance of 493.64 feet to a 5/8 inch rebar with ID cap set marking the Southwest corner of said 3.000 acre tract, passing a 5/8 inch rebar with ID cap found at 25.00 feet;

6. Thence South 88°49'18" East along the South line of said 3.000 acre tract a distance of 264.20 feet to a 5/8 inch rebar found marking the Southeast corner of said 3.000 acre tract;

7. Thence North 00°58'18" East along the East line of said 3.000 acre tract a distance of 493.63 feet to a 5/8 inch rebar with ID cap set on the North line of said Northeast Quarter (Long Judson Road) marking the Northeast corner of said 3.000 acre tract, passing a 5/8 inch rebar found at 468.63 feet;

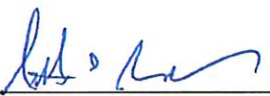
8. Thence South 88°49'18" East along said North line (Long Judson Road) and the North line of said 77 acre tract a distance of 700.02 feet to the POINT OF BEGINNING, said tract containing 76.934 acres of land, more or less, of which 0.603 acres fall within Long Judson Road right-of-way.

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.

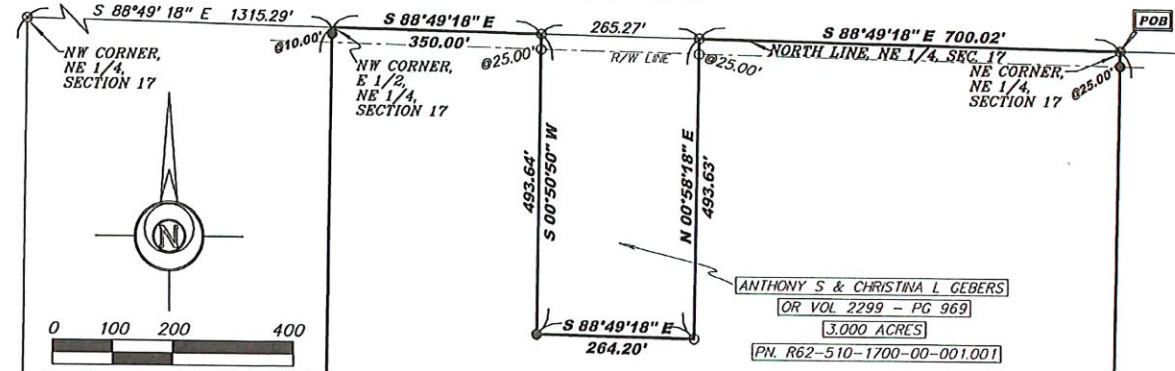
Note: The bearings used in this description are on an assumed meridian assuming the North line of the Northeast Quarter of Section 17 (centerline of right-of-way of Long Judson Road) to be South 88°49'18" East and are for the purpose of angle determination only.

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



 11-28-23  
Registered Surveyor No. 8784  
Seth D. Schroeder  
Bockrath & Associates  
Engineering and Surveying, LLC

(50' R/W)  
~LONG JUDSON ROAD~



GRAPHIC SCALE 1" = 200'

**LEGEND**

- 5/8" REBAR W/ ID CAP SET
- 5/8" REBAR W/ ID CAP FOUND
- 5/8" REBAR FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊙ 3/4 INCH IRON PIN FOUND
- POB POINT OF BEGINNING

**NEMAR PROPERTIES LLC**  
OR VOL 3647 - PG 737  
27.47 ACRES  
PN. R62-510-1700-00-002.000

**NEMAR PROPERTIES LLC**  
OR VOL 3647 - PG 737  
34.62 ACRES  
PN. R62-510-1700-00-008.000

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

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.



BOCKRATH  
SDS-E/S8784

**76.934 ACRES**

ALL PN. R62-510-1700-00-001.000  
(0.603 ACRES IN LONG JUDSON RD R/W)

**NANCY L SHELNE, TRUSTEE**  
**NANCY L SHELNE REVOCABLE TRUST**  
OR VOL 2772 - PG 1098  
77 ACRES  
PN. R62-510-1700-00-001.000

I 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*  
Seth D. Schroeder P.S.  
Registered Surveyor No. 8784.  
115 S. Fair Avenue, Suite A  
Ottawa, Ohio 45875

NOTE: ID CAP SET = 5/8" REBAR PLASTIC CAP STAMPED "BOCKRATH SDS-E/S8784"

NO PIN SET DUE TO TREE OBSTRUCTION

SW CORNER, NE 1/4, SECTION 17  
N 89°39'37" W 1309.55'  
(0.45' E)

SW CORNER, E 1/2, NE 1/4, SECTION 17

SOUTH LINE, NE 1/4, SEC. 17  
N 89°39'37" W 1309.55'

SE CORNER, NE 1/4, SECTION 17

**NORMA SHAFER, LE**  
**JANET SHAFER, TRUSTEE**  
DEED VOL 753 - PG 125  
140 ACRES  
PN. R62-510-1700-00-027.000

**JEFFREY L & ELIZABETH JEAN WILLIAMS**  
OR VOL 3173 - PG 23  
73.4 ACRES  
PN. R62-510-1700-00-028.500

REFERENCE SURVEYS:  
SURVEY PLAIN#159(ASKINS) 2-16-1989  
SURVEY PLAIN#351(ASKINS) 7-18-203  
SECTION CORNER REFERENCES (WCEO)

**SURVEY PLAT FOR:**  
NANCY SHELNE  
PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 17, T5N - R10E, PLAIN TOWNSHIP, WOOD COUNTY, OHIO

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