



# Federal Emergency Management Agency

Washington, D.C. 20472

June 06, 2023

MR. KYLE BINKLEY  
BINKLEY LAND SURVEYING, LLC  
24 W. AUGLAIZE STREET  
WAPAKONETA, OH 45895

CASE NO.: 23-05-1887A  
COMMUNITY: AUGLAIZE COUNTY, OHIO  
(UNINCORPORATED AREAS)  
COMMUNITY NO.: 390761

DEAR MR. BINKLEY:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

**LIST OF ENCLOSURES:**

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region



## Federal Emergency Management Agency

Washington, D.C. 20472

### LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
<b>COMMUNITY</b>	<b>AUGLAIZE COUNTY, OHIO</b> <b>(Unincorporated Areas)</b>	A portion of Section 25, Town 6 South, Range 4 East, as described in the Certificate of Transfer recorded as Document No. 201900003231, in Official Records Book 698, Pages 3812 and 3813, in the Office of the Recorder, Auglaize County, Ohio
	<b>COMMUNITY NO.: 390761</b>	
<b>AFFECTED MAP PANEL</b>	<b>NUMBER: 39011C0090C</b>	
	<b>DATE: 9/6/1989</b>	
<b>FLOODING SOURCE: CARTER CREEK</b>		<b>APPROXIMATE LATITUDE &amp; LONGITUDE OF PROPERTY: 40.480972, -84.354795</b> <b>SOURCE OF LAT &amp; LONG: LOMA LOGIC</b> <span style="float: right;"><b>DATUM: NAD 83</b></span>

#### DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	05171 Southland Road	Structure (Residence)	X (unshaded)	--	904.9 feet	--


**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA  
 ZONE A  
 STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

  
 Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
 Engineering Services Branch  
 Federal Insurance and Mitigation Administration



**Federal Emergency Management Agency**  
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT  
DETERMINATION DOCUMENT (REMOVAL)**  
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.


**ZONE A (This Additional Consideration applies to the preceding 1 Property.)**

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

**STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMA Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

  
Patrick "Rick" F. Sacibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAENC-1 (LOMA Removal)

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

**Important:** Follow the instructions on pages 1–9.

SECTION A - PROPERTY INFORMATION						FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Elaine Poppe						Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 05171 Southland Road						Company NAIC Number:	
City New Bremen			State Ohio		ZIP Code 45869		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Parcel Number K2925300200							
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)						Residential	
A5. Latitude/Longitude: Lat. N40.480987d Long. W084.354822d						Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.							
A7. Building Diagram Number 2A							
A8. For a building with a crawlspace or enclosure(s):							
a) Square footage of crawlspace or enclosure(s) 814.00 sq ft							
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0							
c) Total net area of flood openings in A8.b 0.00 sq in							
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
A9. For a building with an attached garage:							
a) Square footage of attached garage sq ft							
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade							
c) Total net area of flood openings in A9.b sq in							
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No							
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION							
B1. NFIP Community Name & Community Number Auglaize County, OHIO and Incorporated Areas				B2. County Name Auglaize		B3. State Ohio	
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)		
39011C0090	C	09-06-1989	09-06-1989	A, X	897.5		
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input checked="" type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source:							
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:							
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <input type="checkbox"/> CBRS <input type="checkbox"/> OPA							

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 05171 Southland Road			Policy Number:
City New Bremen	State Ohio	ZIP Code 45869	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: ODOT CORS - OHMR Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.



Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>900.1</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>907.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	_____	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	_____	<input type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>900.1</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>904.9</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>906.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>904.9</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Kyle J. Binkley	License Number P.S. 8587		
Title Professional Surveyor			
Company Name Binkley Land Surveying, LLC			
Address 24 W. Auglaize Street			
City Wapakoneta	State Ohio		ZIP Code 45895
Signature 	Date 04-12-2023	Telephone (419) 236-3768	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

**ELEVATION CERTIFICATE**OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 05171 Southland Road			Policy Number:
City New Bremen	State Ohio	ZIP Code 45869	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 05171 Southland Road			Policy Number:
City New Bremen	State Ohio	ZIP Code 45869	Company NAIC Number
<b>SECTION G – COMMUNITY INFORMATION (OPTIONAL)</b>			
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.			
G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)			
G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.			
G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued	
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement			
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____			
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____			
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
Comments (including type of equipment and location, per C2(e), if applicable)			
<div style="text-align: right;"><input type="checkbox"/> Check here if attachments.</div>			

# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

**FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
05171 Southland Road

Policy Number:

City  
New Bremen

State  
Ohio

ZIP Code  
45869

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front of house facing South.

Clear Photo One



Photo Two

Photo Two Caption Right side of house facing East.

Clear Photo Two



**ELEVATION CERTIFICATE****BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

**IMPORTANT: In these spaces, copy the corresponding information from Section A.****FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
05171 Southland Road

Policy Number:

City  
New BremenState  
OhioZIP Code  
45869

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption Rear of house facing North.

Clear Photo Three



Photo Four


Photo Four Caption Left side of house facing West.

Clear Photo Four

## PROBATE COURT OF AUGLAIZE COUNTY, OHIO

ESTATE OF JOHN A. POPPE, DECEASED

CASE NO. 2019 EST 091

  
 201900003231 Pages: 2  
 Filed for Record in AUGLAIZE County, Ohio  
 Emily K. Schlenker, Recorder  
 07/10/2019 12:50 PM Recording Fees: \$28.00  
 CERT OR 698 / p3812 - p3813

## CERTIFICATE OF TRANSFER

NO. 1

[Check one of the following]

☐ Decedent died intestate.☒ Decedent died testate.

Decedent died on February 13, 2019 owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Elaine Poppe	1100 W. Auglaize Street Wapakoneta, OH 45895	Entire

6x398  
 THIS CONVEYANCE HAS BEEN EXAMINED AND THE  
 GRANTOR HAS COMPLIED WITH SECTION 319.202  
 OF THE REVISED CODE

FEE \$ \_\_\_\_\_ EXEMPT F

JANET SCHULER

TRANSFERRED ON 7-10-19BY Kn

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ \_\_\_\_\_ in favor of decedent's surviving spouse, \_\_\_\_\_, in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

(Reverse of Form 12.1)

CASE NO. 2019 EST 091

The legal description of decedent's interest in the real property subject to this certificate is: **[use extra sheets, if necessary].**

Situated in the Township of St. Marys, County of Auglaize and State of Ohio, to-wit:

The South half of the West half of the Southwest Quarter of Section 25, St. Marys Township, Auglaize County, being forty (40) acres, more or less.

**LESS AND EXCEPT:** Being a part of the Southwest Quarter of Section 25, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio, as evidenced by Official Record Volume 114, Page 495 and a part of Parcel No. K29-253-002-00 and more particularly described as follows:

Commencing for reference at a monument box (found) at the intersection of Plattner Pike and Southland Road and the Southwest corner of the Southwest Quarter of Section 25;

thence N 00°17'27" E along the West line of the Southwest Quarter and the centerline of Plattner Pike for a distance of 542.32 feet to a mag-nail (set) and the POINT OF BEGINNING for the tract herein described;

thence continuing N 00°17'27" E along the aforesaid West line and centerline for a distance of 783.27 feet to a mag-nail (set);

thence N 89°59'39" E (passing through a 5/8" re-rod w/cap set for reference at a distance of 25.00 feet) for a total distance of 1137.43 feet to a 5/8" re-rod w/cap set;

thence S 04°46'17" E for a distance of 623.30 feet to a 5/8" re-rod w/cap (set);

thence S 73°47'59" W for a distance of 581.27 feet to a 5/8" re-rod w/cap (set);

thence S 89°59'39" W (passing through a 5/8" re-rod w/cap set for reference at a distance of 610.07 feet) for a total distance of 635.07 feet to the POINT OF BEGINNING, containing therein 20.012 acres, of which 0.423 acres is road right-of-way.

Subject to all easements and right of way of record at the time of the recording of this instrument. Basis of bearings is per Geeslin Survey "0-635" depicting the East line of the Southwest Quarter of the Southwest Quarter as N 00°11'25" E. Prepared by James M. Kent, Professional Surveyor No. 6792, with reference herein made to a plat of survey; Kent Surveying, Inc. Drawing #5606 dated May 4, 2018.

Real estate tax parcel ID No. K29-253-002-00

Property Address: 5171 Southland Road, New Knoxville, OH 45871

Prior Instrument Reference: O.R. Volume 114, Page 495 of the Deed Records of Auglaize County, Ohio.

### ISSUANCE

This Certificate of Transfer is issued this 8th day of July, 2019.

/S/ MARK E. SPEES  
Probate Judge

### AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on 7-8-19 and kept by me as custodian of the official records of this Court.

Dated: 7/8/19

[Signature]  
Probate Judge

By \_\_\_\_\_  
Deputy Clerk

12.1 - CERTIFICATE OF TRANSFER  
PAGE 2

Amended March 1, 2014

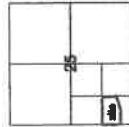
201900003231

TOM KATTERHEINRICH  
BOX



# John Poppe Survey

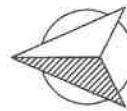
Part of the southwest quarter of Section 25,  
Town-6-South, Range-4-East, St. Marys  
Township, Auglaize County, Ohio as evidenced  
by Official Record Volume 114, Page 485 and a  
part of Parcel No. K2825300200.



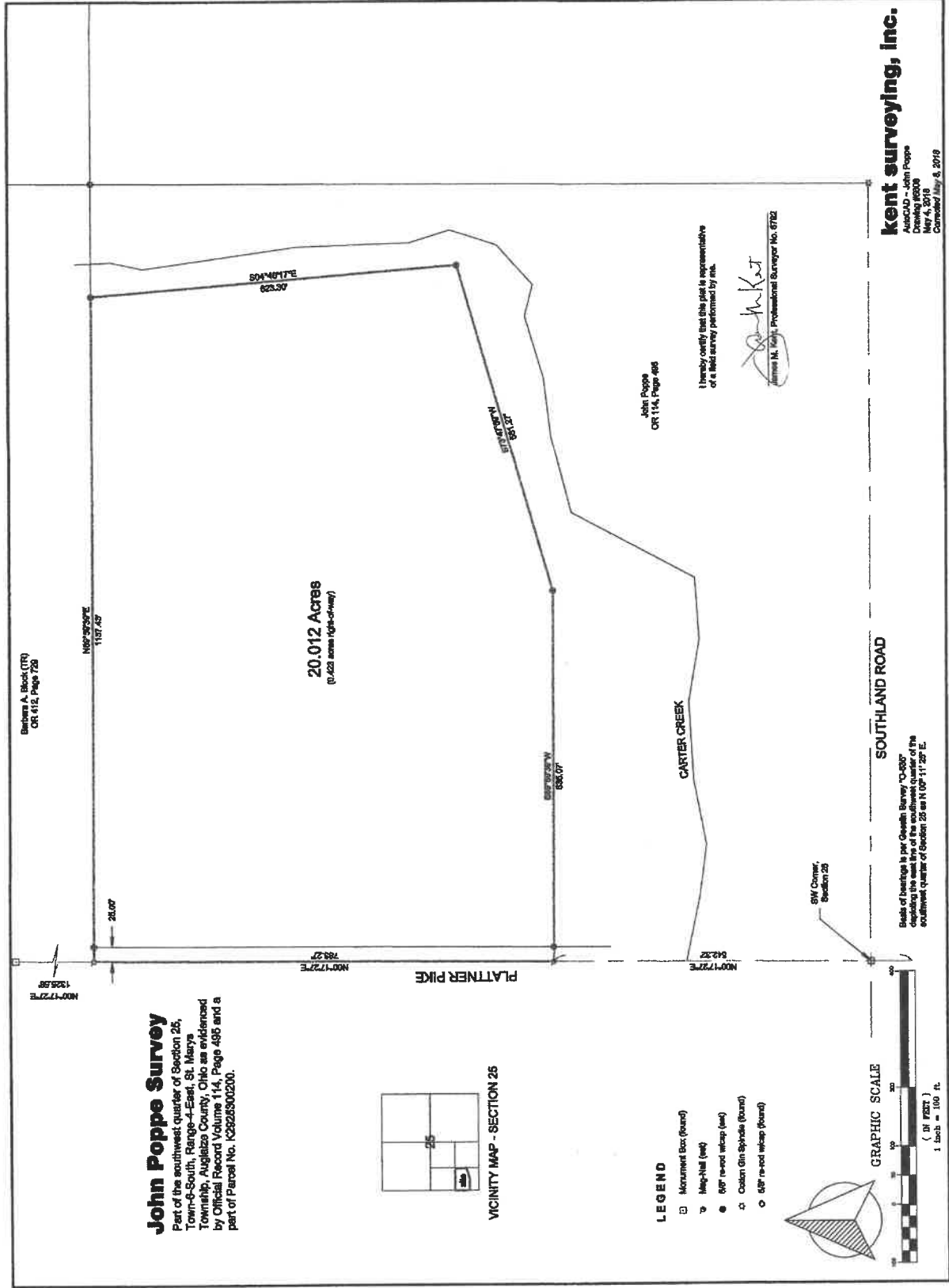
VICINITY MAP - SECTION 25

## LEGEND

- Monument Box (found)
- △ Map-Nail (set)
- 60" round wrap (set)
- Caston Gin Spindle (found)
- 60" round wrap (found)



GRAPHIC SCALE



John Poppe  
OR 114, Page 485

I hereby certify that this plat is representative  
of a field survey performed by me.

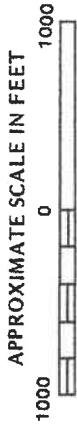
*James M. Kent*  
James M. Kent, Professional Surveyor No. 8702

**kent surveying, inc.**

AUGUST - John Poppe  
Drawing 1000  
10/1/2018  
Corrected May 8, 2018

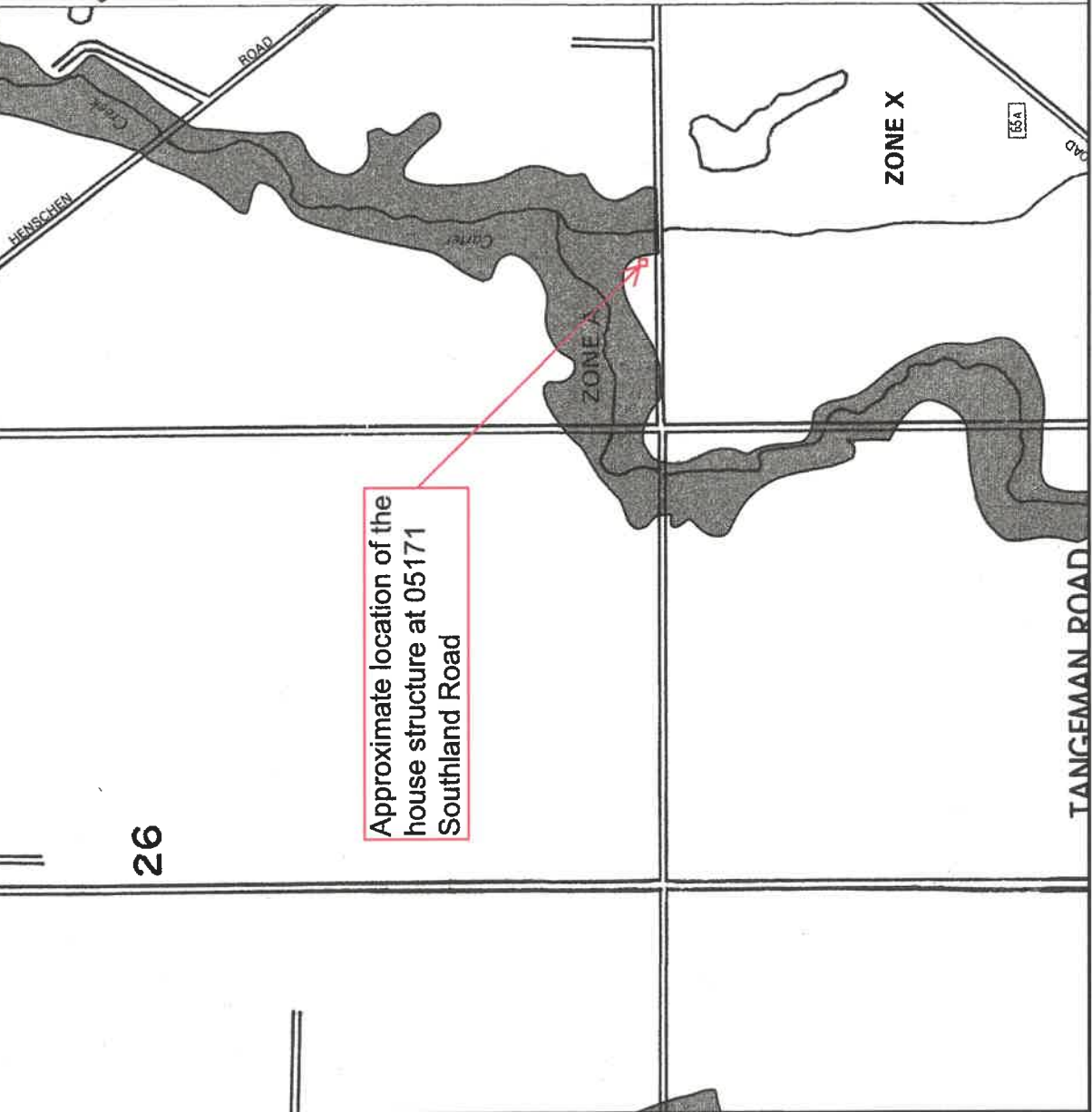
STM-25-4

agent or call the National Flood Insurance Program at 1800 638-6620.



26

Approximate location of the house structure at 05171 Southland Road



ONE X

KE ROAD

ZONE A

ZONE X

ZONE X

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

NATIONAL FLOOD INSURANCE PROGRAM

# FIRM FLOOD INSURANCE RATE MAP

AUGLAIZE COUNTY,  
OHIO AND  
INCORPORATED AREAS

PANEL 90 OF 175

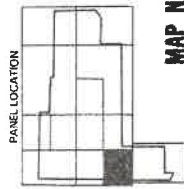
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY

NUMBER PANEL SUFFIX

UNINCORPORATED AREAS 350761 0090 C



PANEL LOCATION

MAP NUMBER:  
3901IC0090 C

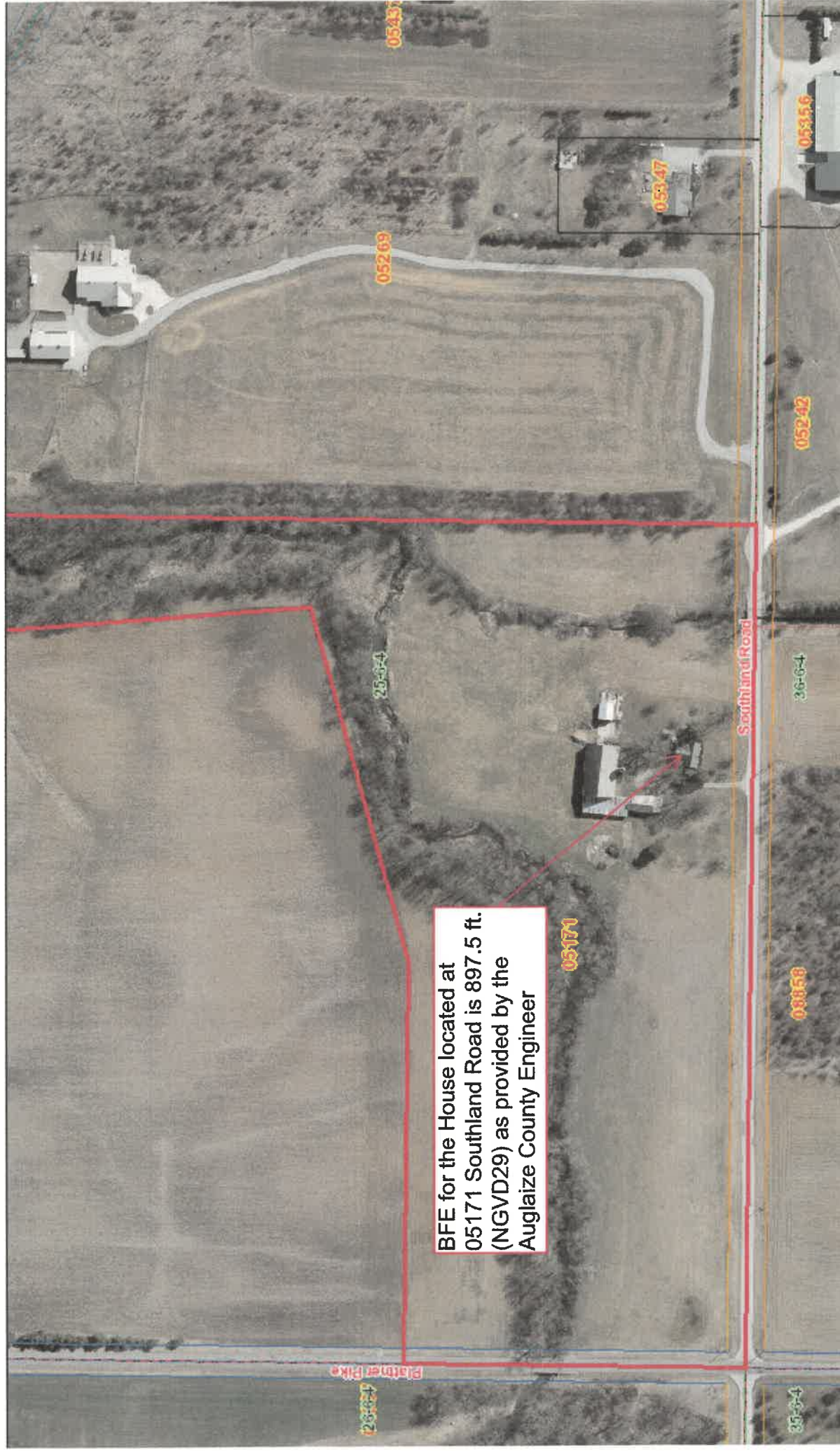
EFFECTIVE DATE:  
SEPTEMBER 6, 1989



Federal Emergency Management Agency



# Auglaize County Tax Map



BFE for the House located at  
05171 Southland Road is 897.5 ft.  
(NGVD29) as provided by the  
Auglaize County Engineer

ardD: K2925300200

wner: POPPE, ELAINE

arcel/Address: 05171 SOUTHLAND ROAD

egal Description: PT SW SW

action: 25

Town: 6

Range: 4

Acres: 19.988

Vol: OR 698

Page: 3812

Survey: null

Mail Owner: POPPE ELAINE

Address 1: 1100 W AUGLAIZE ST

Address 2:

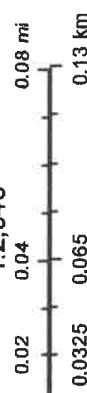
Address 3: WAPAKONETA OH 45895



Tax Map/GIS Mapping  
Auglaize County  
209 S. Blackfoot Street  
Wapakoneta, Ohio 45895



1:2,548



April 19, 2023

Auglaize County G





Andrew J. Baumer PE, PS

Auglaize County Engineer  
1014 S. Blackhoof Street, P.O. Box 59  
Wapakoneta, Ohio 45895

419-739-6520  
abaumer@auglaizecounty.org

Kyle Binkley, P.S.  
Binkley Land Surveying, LLC

March 31, 2023

RE: 100 year flood elevation for 05171 Southland Road

Dear Kyle,

Based upon historic flood elevation data maintained and recorded by our office, it has been determined that the 100 year flood elevation at 05171 Southland Road is 896.90 feet.

A benchmark elevation of 897.61 feet exists at a chiseled "+" on the bottom step of the NE wingwall of the bridge on Plattner Pike located on the west boundary of this current parcel.

A secondary benchmark is located on the bridge on Southland Road near the southeast corner of this parcel. The top of the SW wingwall of the bridge is at an elevation of 897.75 feet.

\*All of these elevations are based on the NAVD 88 datum.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Andrew Baumer", is written over a light blue circular stamp.

**Andrew Baumer, P.E, P.S.**

Auglaize County Engineer  
Auglaize County Floodplain Coordinator



24 W. Auglaize Street  
Wapakoneta, Ohio 45895  
Office: (419) 738-8413 Fax: (419) 738-7716  
Kyle@binkleylandsurveying.com

### **Letter of BFE Determination**

The BFE for the subject property located at 05171 Southland Road in New Bremen, Ohio was determined by the Auglaize County Engineer and the historical data collected by the Auglaize County Engineering Department. A letter from the Auglaize County Engineer was submitted with this eLOMA.

Kyle J. Binkley, P.S. 8587



Kyle J. Binkley, P.S. 8587  
Cell: (419) 236-3768