

- OWNERS:
- ① RUSSELL W. WHITE & ELIZABETH E. WHITE
D.B. 224, PG. 242
 - ② JOSEPH M. WILGES & MARY J. WILGES
D.B. 259, PG. 533
 - ③ KEVIN D. TIMMERMAN & JOLYNDIA R. TIMMERMAN
D.B. 494, PG. 1762
 - ④ TED R. RUPERT & LYNETTE K. RUPERT
D.B. 3, PG. 169
 - ⑤ KURT A. KATTERHENRY & MARCIA F. KATTERHENRY
D.B. 184, PG. 106
 - ⑥ WILLIAM J. BOWERSOCK & APRIL E. BOWERSOCK
D.B. 62, PG. 901
 - ⑦ GARY L. BARHORST & DELORES A. BARHORST
D.B. 59, PG. 161
 - ⑧ SCOTT R. KILL & SHERI A. KILL
D.B. 183, PG. 385
 - ⑨ PETERSON CONSTRUCTION COMPANY
D.B. 258, PG. 323
 - ⑩ PHILLIPS BROTHERS FARMS, LLC
D.B. 424, PG. 833
 - ⑪ BRYAN R. FITE & PATRICIA A. FITE
D.B. 106, PG. 27
 - ⑫ WILLIAM J. BOWERSOCK & APRIL E. BOWERSOCK
D.B. 125, PG. 1002

- LEGEND:
- △ NAIL FOUND
 - 5/8" IRON PIN FOUND
 - 1" IRON PIPE FOUND
 - ⊙ RAILROAD SPIKE FOUND
 - 1/2" IRON PIN SET (CAPPED)

SURVEYORS NOTES:

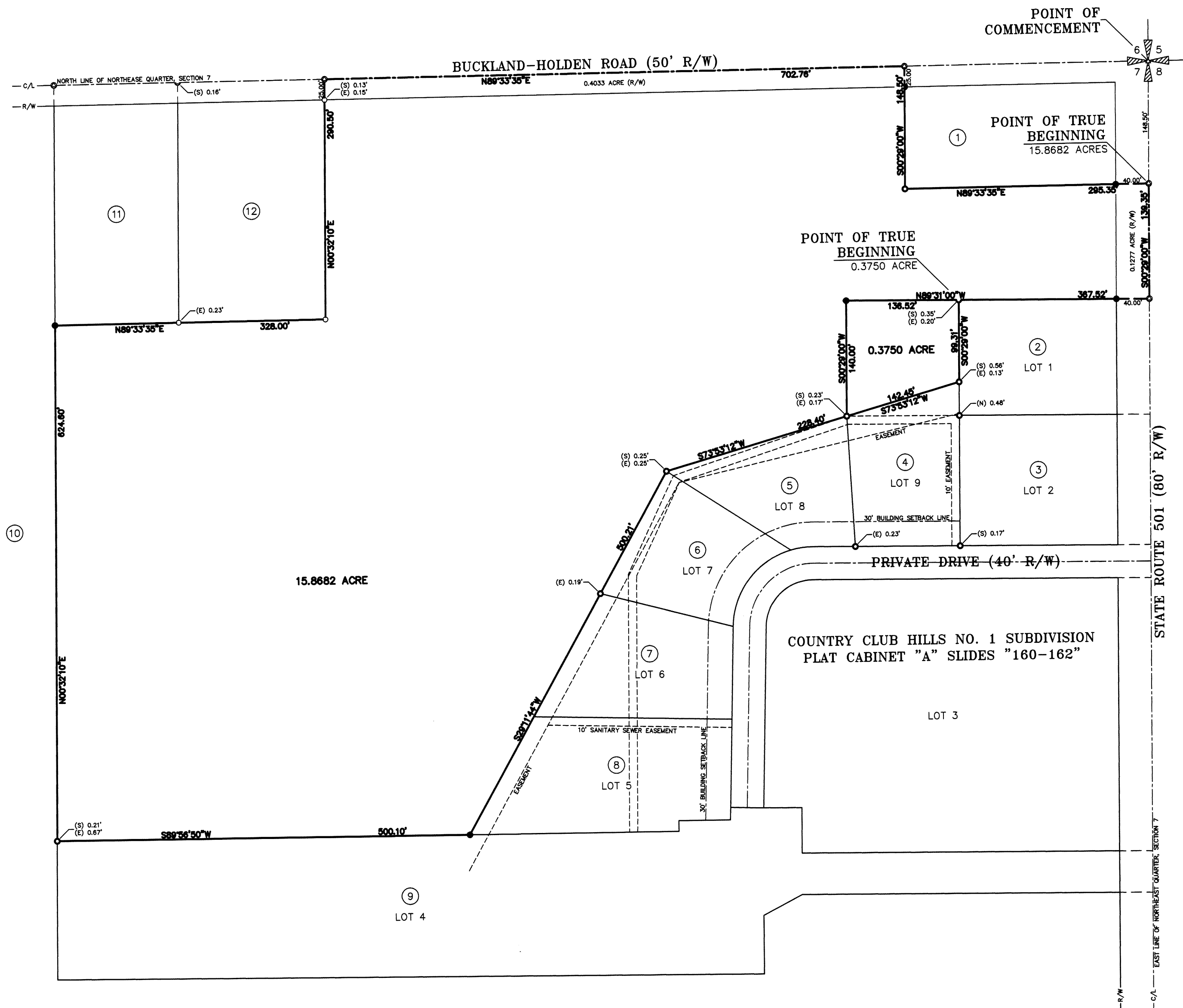
NORTH DIRECTION AND BEARING SYSTEM BASED UPON THE BEARING OF S89°33'35"E AS DELINEATED FROM THE NORTH LINE OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 7, DUCHOUQUET TOWNSHIP, AUGLAIZE COUNTY, OHIO, AS RECORDED IN O.R. 314, PG. 156 OF SAID COUNTY'S RECORDER'S OFFICE.

EVIDENCE OF OCCUPATION IS AS NOTED HEREON.

DATA SOURCES INCLUDE DOCUMENTS CITED HEREON.

EXISTING MONUMENTATION IS IN GOOD, USEABLE CONDITION UNLESS OTHERWISE NOTED HEREON.

MONUMENTATION SET AS SHOWN HEREON.



PLAT OF LAND DIVISION
for BALMORAL PROPERTIES, LTD

BEING
16.2432 ACRES
TO BE

TRANSFERRED TO THE ADJOINING OWNER OF LOT 9
OF THE COUNTRY CLUB HILLS NO. 1 SUBDIVISION

AS SITUATED IN
N.E. 1/4 OF THE N.E. 1/4 OF S-7, T-5-S, R-6-E
DUCHOUQUET TOWNSHIP
AUGLAIZE COUNTY, OHIO



CINCINNATI SURVEYING & APPRAISING, INC.

KEVIN RICHARDSON, REG. SURVEYOR
NO. 8011 IN THE STATE OF OHIO

REVISIONS:	CSA	SCALE: 1" = 100'
REVISIONS:	CINCINNATI SURVEYING & APPRAISING, INC. 116 WILLIAM HOWARD TAFT ROAD CINCINNATI, OHIO 45219	DRAWN BY: R. RUSSELL
REVISIONS:	VOICE: 513.961.7580	CHECKED BY: K. RICHARDSON
REVISIONS:	FAX: 513.961.7581	FILE NO.: 0637-035
REVISIONS:	EMAIL: SURVEYS@CINCINNATISURVEYINGANDAPPRISING.COM	DATE: 09-27-2003
REVISIONS:	WEB: HTTP://WWW.CINCINNATISURVEYINGANDAPPRISING.COM	

Doc-7-2



**LEGAL DESCRIPTION OF LAND DIVISION
for TED R. and LYNETTE K. RUPERT
of BALMORAL PROPERTIES' LANDS**

Situated in Section 7, Town 5 South, Range 6 East, Douchouquet Township, Auglaize County, Ohio, being part of the lands conveyed to Balmoral Properties, Ltd. By O.R. 314 Page 156 of said County's Recorder's Office and being more particularly described as follows:

Commencing at an existing PK Nail at the northeast corner of the northeast quarter of said Section 7, which point is also the intersection of the centerline of Buckland-Holden Road and S.R. 501;

Thence, from the said Point of Commencement, along the east line of the northeast quarter of said Section 7 and said centerline of S.R. 501, S00°29'00"W, a distance of 287.85 feet to an existing railroad spike at the northeast corner of Lot #1 of the Country Club Hills No. 1 Subdivision as recorded in Plat Cabinet "A" Slides 160-162 in the Auglaize County Recorder's Office;

Thence, departing the aforesaid east section line and centerline of S.R. 501, N89°31'00"W, along the north line of said Lot#1, passing a 1/2" iron pin set (capped) at 40.00', a total distance of 231.00 feet to an existing 1" iron pipe found, South 0.35 feet and East 0.20 feet, at the northwest corner of said Lot #1, said point also being the Point of True Beginning for the herein described tract of land;

Thence, from the said Point of True Beginning, along the west line of said Lot #1, S00°29'00"W, a distance of 99.31 feet to an existing 1" iron pipe found, South 0.56 feet and East 0.13 feet, at the northeast corner of Lot #9 of the said subdivision;

Thence, along the north line of the said Lot #9, S73°53'12"W, a distance of 142.45 feet to an existing 1" iron pipe found, South 0.23 feet and East 0.17 feet, at the northwest corner of Lot #9;

Thence, along a new division line, N00°29'00"E, a distance of 140.00 feet to a 1/2" iron pin set (capped);

Thence, along a new division line, S89°31'00"E, a distance of 136.52 feet to the Point of True Beginning.

Containing 16,335 square feet of land, which is 0.3750 acre, being subject to all legal highways, right-of-ways, easements, covenants and / or restrictions of record.

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Doc-7-2A



This description was prepared by Kevin J. Richardson, Registered Surveyor No. 8011 in the State of Ohio, from a survey performed by Cincinnati Surveying & Appraising, Inc. dated September 27, 2003.

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Doc-7-2B



**LEGAL DESCRIPTION OF RESIDUAL LANDS
of BALMORAL PROPERTIES' LANDS**

Situated in Section 7, Town 5 South, Range 6 East, Douchequet Township, Auglaize County, Ohio, being part of lands conveyed to Balmoral Properties, Ltd. By O.R. 314 Page 156 of said County's Recorder's Office and being more particularly described as follows:

Commencing at an existing PK Nail at the northeast corner of the northeast quarter of said Section 7, which point is also the intersection of the centerline of Buckland-Holden Road and S.R. 501;

Thence, from the said Point of Commencement, along the east line of the northeast quarter of said Section 7 and said centerline of S.R. 501, S00°29'00"W, a distance of 148.50 feet to an existing railroad spike at the Point of True Beginning for the herein described tract of land;

Thence, from said the Point of True Beginning and continuing along the aforesaid east section line and centerline of S.R. 501, S00°29'00"W, a distance of 139.35 feet to an existing railroad spike at the northeast corner of Lot #1 of the Country Club Hills No. 1 Subdivision as recorded in Plat Cabinet "A" Slides 160-162 in the Auglaize County Recorder's Office.

Thence, departing the aforementioned east section line and centerline of S.R. 501, N89°31'00"W, along the north line of said Lot #1, passing a 1/2" iron pin set (capped) at 40.00' and a 1" iron pipe at the northwest corner of said Lot #1 at a distance of 231.00 feet, a total distance of 367.52 feet to a 1/2" iron pin set (capped);

Thence, S00°29'00"W, a distance of 140.00 feet to an existing 1" iron pipe found, South 0.23 feet and East 0.17 feet, at the northwest corner of Lot #9 of the said subdivision;

Thence, along the perimeter of the aforesaid subdivision, S73°53'12"W, a distance of 228.40 feet to an existing 1" iron pipe found, South 0.25 feet and East 0.25 feet;

Thence, continuing with the perimeter of the aforementioned subdivision, S29°11'44"W, a distance of 500.21 feet to a 1/2" iron pin set (capped);

Thence, along the north line of Lot #4 of the Country Club Hills No. 1 Subdivision, S89°56'50"W, a distance of 500.10 feet to an existing 1" iron pipe found South 0.21 feet and East 0.67 feet;

Thence, leaving the perimeter of said subdivision, N00°32'10"E, a distance of 624.60 feet to a 1/2" iron pin set (capped);

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DUC-7-2C



Thence, N89°33'35"E, passing an existing 5/8" iron pin at a distance of 150.00 feet, a total distance of 328.00 feet to an existing 5/8" iron pin;

Thence, N00°32'10"E, passing an existing 1/2" iron pin at a distance of 265.50 feet, a total distance of 290.50 feet to an existing railroad spike in the centerline of Buckland-Holden Road;

Thence, along said centerline, N89°33'35"E, a distance of 702.76 feet to an existing railroad spike;

Thence, leaving the aforesaid centerline, S00°29'00"W, passing a 1/2" iron pin set (capped) at a distance of 25.00 feet, a total distance of 148.50 feet to an existing 1" iron pipe;

Thence, N89°33'35"E, passing a 1/2" iron pin set (capped) at a distance of 255.35 feet, a total distance of 295.35 feet to the Point of True Beginning;

Containing 691,220 square feet of land, which is 15.8682 acres, being subject to all legal highways, right-of-ways, easements, covenants and / or restrictions of record.

This description was prepared by Kevin J. Richardson, Registered Surveyor No. 8011 in the State of Ohio, from a survey performed by Cincinnati Surveying & Appraising, Inc. dated September 27, 2003.

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DUC-7-2D