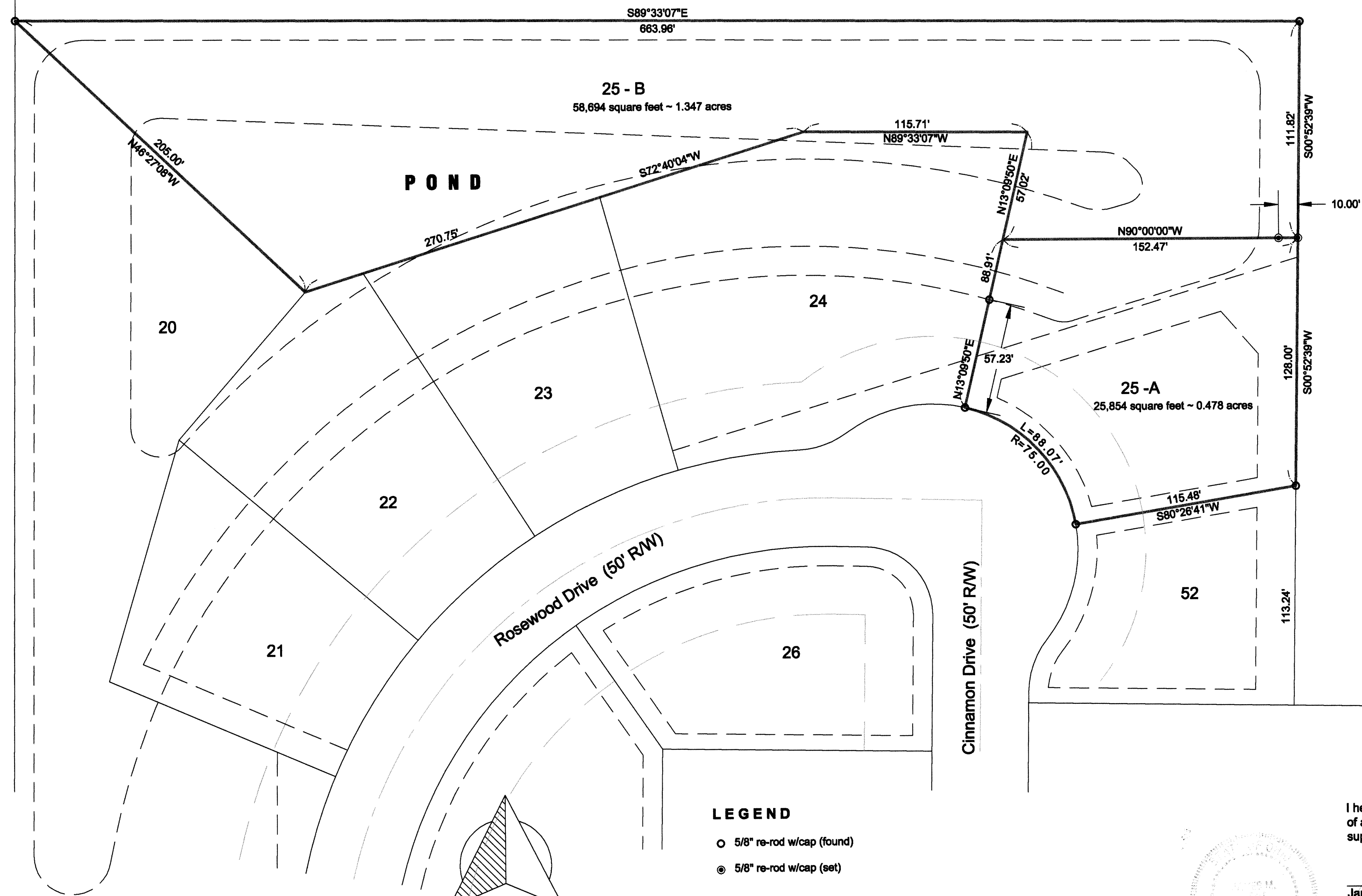


**The subdivision of Lot 25 of Clover Ridge Subdivision Phase One  
to the City of Wapakoneta, Auglaize County, Ohio**

Nancy Dardio  
Volume 249, Page 29



I hereby certify that this plat is representative  
of a field survey, performed under my direct  
supervision.

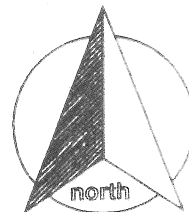
James M. Kent, Professional Surveyor No. 6792


**kent surveying, inc.**

AutoCAD ~ Clover Sub 251750 Bellefontaine St.  
drawing #5177-A Wapakoneta, OH 45895  
June 5, 2013 419.738.7948

DUG-20-4

Binkley Real Estate  
Subdivision of Lot 25-A - Clover Ridge Subdivision



scale:

### SURVEYOR'S DESCRIPTION

Being the south part of Lot 25 of Clover Ridge Subdivision, Phase One to the City of Wapakoneta, Auglaize County, Ohio and more particularly described as follows:

**BEGINNING** at a 5/8" re-rod w/cap (found) at the southeast corner of the aforesaid Lot 25;

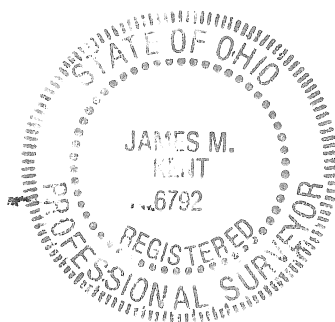
thence, S 80° 26' 41" W for a distance of 115.48 feet to a 5/8" re-rod w/cap (found) on the right-of-way line of Rosewood Drive;

Thence, along the aforesaid right-of-way line on a non-tangent curve which is concave to the southwest, having a central angle which measures 67° 16' 51", a radius which measures 75.00 feet, a chord which bears N 43° 15' 51" W, and a chord which measures 83.10 feet, for a total arc length of 88.07 feet to a 5/8" re-rod w/cap (found);

Thence, N 13° 09' 50" E (passing through a 5/8" re-rod w/cap found for reference at a distance of 57.23 feet) for a total distance of 88.91 feet to a point;


Thence, S 90° 00' 00" E (passing through a 5/8" re-rod w/cap set for reference at a distance of 142.47 feet) for a total distance of 152.47 feet to a 5/8" re-rod w/cap set on the east line of Lot 25;

Thence, S 00° 52' 39" W along the aforesaid east line for a distance of 128.00 feet to the **POINT OF BEGINNING** containing therein 25,854 square feet or 0.478 acres. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Prepared by James M. Kent, PS 6792 with reference herein made to a plat of survey; Kent Surveying, Inc., drawing #5177-A dated June 5, 2013.



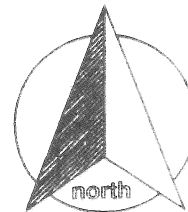
  
James M. Kent, PS 6792

CLIENT BINKLEY REAL ESTATE DATE 6-5-2013  
COUNTY AUGLAIZE TOWNSHIP —  
SECTION — T. — S. R. — E. DRAWN BY JMK  
SHEET 1 OF 2 DWG. # 5177-A

 **kent surveying, inc.**  
P.O. Box 96 - 1750 Bellefontaine Street  
Wapakoneta, OH 45895  
419-738-5677 fax 419-738-7894

DUC-717-4A

Binkley Real Estate  
Subdivision of Lot 25-B - Clover Ridge Subdivision



scale:

### SURVEYOR'S DESCRIPTION

Being the north part of Lot 25 of Clover Ridge Subdivision, Phase One to the City of Wapakoneta, Auglaize County, Ohio and more particularly described as follows:

Commencing for reference at a 5/8" re-rod w/cap (found) at the southeast corner of the aforesaid Lot 25; thence, N 00° 52' 39" E along the east line of said lot for a distance of 128.00 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING** for the parcel herein described;

thence, N 90° 00' 00" W (passing through a 5/8" re-rod w/cap set for reference at a distance of 10.00 feet) for a total distance of 152.47 feet to a point on the east line of Lot 24;

thence, N 13° 09' 50" E along the east line of Lot 24 for a distance of 57.02 feet to the northeast corner of Lot 24;

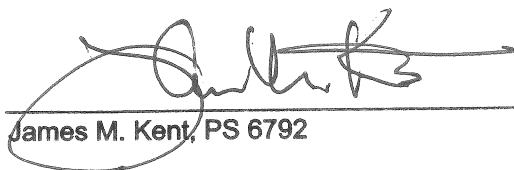
thence, N 89° 33' 07" W along the north line of Lot 24 for a distance of 115.71 feet to a point;

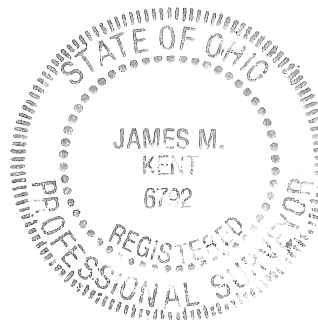
thence, continuing along the north line of Lot 24, 23 and 22 S 72° 40' 04" W for a distance of 270.75 feet to a point;

thence, N 46° 27' 08" W for a distance of 205.00 feet to a 5/8" re-rod w/cap (found) at the northwest corner of Lot 25;


thence, S 89° 33' 07" E along the north line of Lot 25 for a distance of 663.96 feet to a 5/8" re-rod w/cap (found) at the northeast corner of Lot 25;

thence, S 00° 52' 39" W along the east line of Lot 25 for a distance of 111.82 feet to the **POINT OF BEGINNING**, containing therein 58,694 square feet or 1.347 acres. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Prepared by James M. Kent, PS 6792 with reference herein made to a plat of survey; Kent Surveying, Inc., drawing #5177-A dated June 5, 2013.

  
James M. Kent, PS 6792



CLIENT BINKLEY REAL ESTATE DATE 6-5-2013  
COUNTY AUGLAIZE TOWNSHIP —  
SECTION — T- — S; R- — E DRAWN BY JMK  
SHEET 2 OF 2 DWG. # 5177-A

 **kent surveying, inc.**  
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DUR-20-4B