

Legal Description

All that part of the Northwest 1/4 of Section 33, Duchouquet Township, Town 5 South, Range 6 East, City of Wapakoneta, Auglaize County, Ohio, bounded and described as follows:

COMMENCING at the intersection of the centerline of Bellefontaine Street with the West line of the East 1/2 of the Northwest 1/4 of Section 33, monument box found; thence South 56° 44' 19" East, along the centerline of Bellefontaine Street, a distance of 284.09 feet to a mag nail found;

thence North 33° 15' 41" East, a distance of 30.00 feet to a 5/8 inch diameter iron rod found on the North right-of-way line of Bellefontaine Street;

thence South 58° 18' 20" East, along the North right-of-way line of Bellefontaine Street, a distance of 83.78 feet to a mag nail set at the POINT OF BEGINNING of the premises hereinafter described;

thence North 01° 33' 50" East, a distance of 187.03 feet to a mag nail set;

thence South 88° 22' 02" East, a distance of 132.96 feet to a 5/8 inch diameter by 30 inch long iron rod set on the Northerly extension of the West line of a parcel of land now or formerly owned by Choon & Soo Kwak (81.2%) & Yoon Kwak, recorded in Official Record Volume 692, page 1818, Auglaize County Deed Records;

thence South 01° 27' 33" West, along the Northerly extension of the West line of a parcel of land now or formerly owned by Choon & Soo Kwak (81.2%) & Yoon Kwak, recorded in Official Record Volume 692, page 1818, Auglaize County Deed Records, a distance of 81.13 feet to a 5/8 inch diameter iron rod found at the Northwest corner of said parcel of land now or formerly owned by Choon & Soo Kwak (81.2%) & Yoon Kwak;

thence continuing South 01° 27' 33" West, along the West line of a parcel of land now or formerly owned by Choon & Soo Kwak (81.2%) & Yoon Kwak, recorded in Official Record Volume 692, page 1818, Auglaize County Deed Records, a distance of 183.19 feet to a 5/8 inch diameter iron rod found on the North right-of-way line of Bellefontaine Street;

thence North 58° 18' 20" West along the North right-of-way line of Bellefontaine Street, a distance of 154.29 feet to the POINT OF BEGINNING.

Containing 0.690 acres, more or less.

Subject to all legal highways and easements of record at the time of recording of the instrument.

The bearings referred to herein are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Based on a field survey performed under the direction of Walter M. Opaczewski, P.S. 6407, during December 2016.

Part of Tax Parcel B0709100208

Reference Deed: Official Record Volume 471, page

751

Easements:

First American Title Insurance Company
Commitment No.: 1614221
August 16, 2016, 8:00 am
Schedule B - Section II

Item 13:

Utility Easement, Volume 217 Deeds, page 122 is located near intersection of Eastown Drive and Benton Street. See drawing.

Item 14:

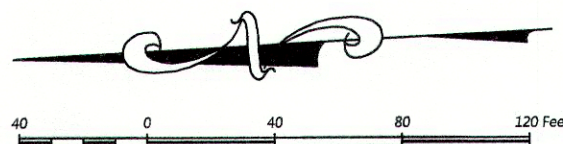
Deed to City of Wapakoneta, Volume 281 OR, page 784 is located along frontage of subject site and more land. See Drawing.

Item 15:

Ditch Easement, Volume 292 Deeds, page 170 is located West of subject site. See Drawing.

Note:

Elevations datum = NAVD 1988



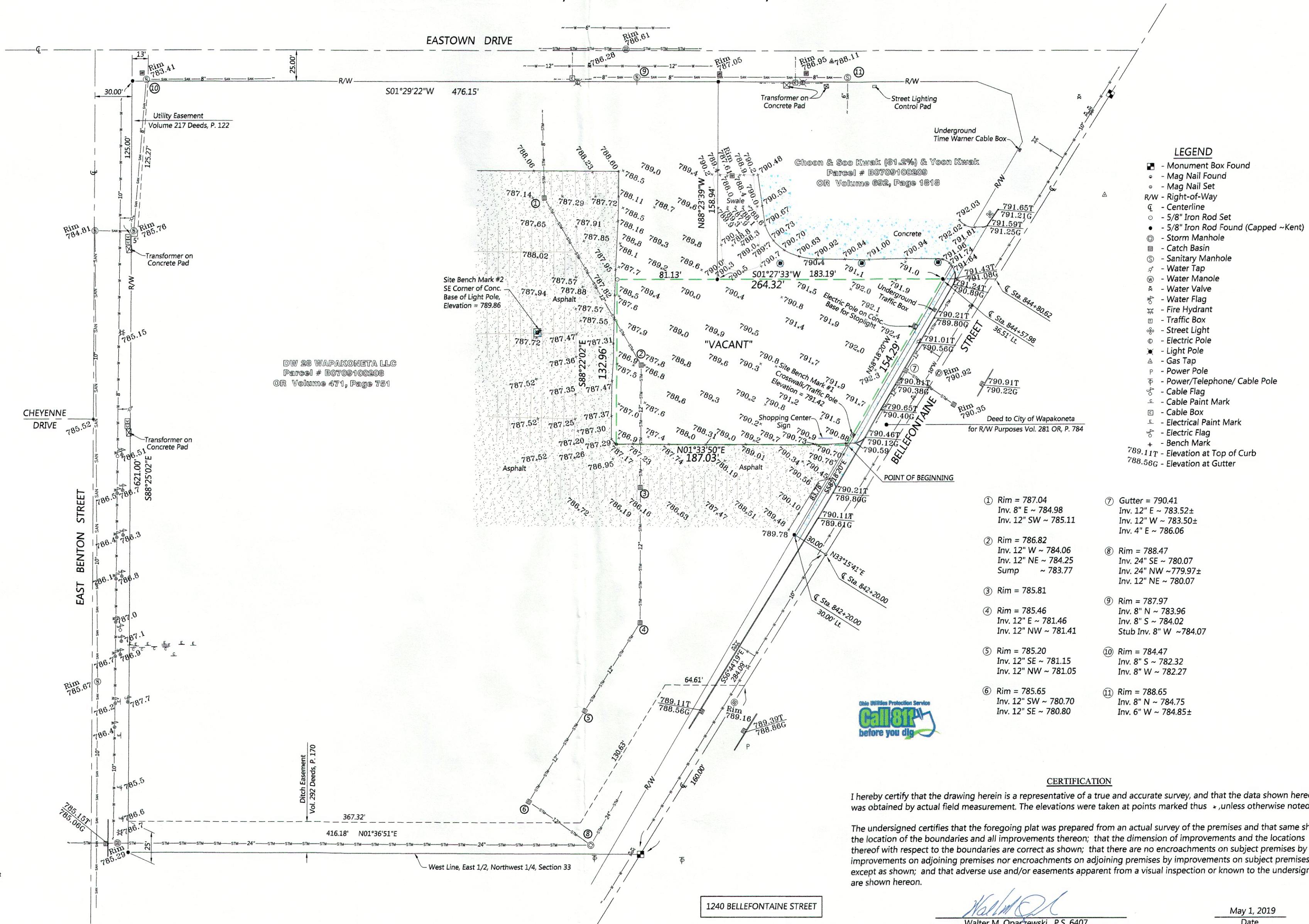
GRAPHIC SCALE IN FEET
SCALE 1" = 40'

REPORT & TOPOGRAPHICAL SURVEY

FOR

PAUL T. AVERY CO., INC.

PART OF NORTHWEST 1/4 OF SECTION 33, DUCHOUQUET TWP, TOWN 5 SOUTH, RANGE 6 EAST CITY OF WAPAKONETA, AUGLAIZE COUNTY, OHIO



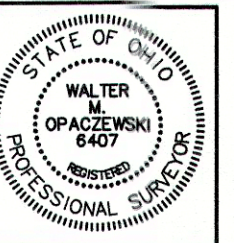
CERTIFICATION

I hereby certify that the drawing herein is a representative of a true and accurate survey, and that the data shown hereon was obtained by actual field measurement. The elevations were taken at points marked thus * unless otherwise noted.

The undersigned certifies that the foregoing plat was prepared from an actual survey of the premises and that same shows the location of the boundaries and all improvements thereon; that the dimension of improvements and the locations thereof with respect to the boundaries are correct as shown; that there are no encroachments on subject premises by improvements on adjoining premises nor encroachments on adjoining premises by improvements on subject premises, except as shown; and that adverse use and/or easements apparent from a visual inspection or known to the undersigned are shown hereon.

Walter M. Opaczewski, P.S. 6407

May 1, 2019
Date



DATE	REVISION	BY
12/30/2016	Waterline & 811 Note	Tara
5/1/2019	Per Auglaize County	Deb

PART OF NORTHWEST 1/4 OF SECTION 33,
DUCHOUQUET TWP, TOWN 5 SOUTH,
RANGE 6 EAST
CITY OF WAPAKONETA,
AUGLAIZE COUNTY, OHIO

PH: 419-868-7778
FAX: 419-868-7774
www.nstoleido.com

ASS TOLEDO INC.
NATIONAL SURVEY SERVICE
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 184
WATERVILLE, OHIO 43566

DRAWING TITLE:
REPORT &
TOPOGRAPHICAL
SURVEY

JOB NO.
105650-16

DATE: 12/23/16

SHT. NO.

1/1

0.690 PARCEL

All that part of the Northwest $\frac{1}{4}$ of Section 33, Duchouquet Township, Town 5 South, Range 6 East, City of Wapakoneta, Auglaize County, Ohio, bounded and described as follows:

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Part of Tax Parcel B0709100208

Reference Deed: Official Record Volume 471, page 751

All iron rods set have surveyor ID Cap National O-6407.




Walter M. Opaczewski, P.S. 6407

December 23, 2016 (Revised 5/1/19)
Order No. 105650-16