

Scale: 1" = 300'

~ Legend ~

- o Iron pin w/ cap set
- p Mag nail set
- Corner post as described
- △ Quarter Corner as described
- x-x-x-x Old farm fence

Kyburz-Bambauer Survey

Tract 1 being part of the SE 1/4 of the SW 1/4.

Tract 2 being part of the E 1/2 of the SE 1/4 of the NE 1/4, of the SW 1/4

All being part of Section 12, T 7 S, R 4 E
German Twp., Auglaize County, Ohio



NW Cor, NW 1/4,
Sec 12
Mon box w/
iron pin fd.

N 00° 05' 53" W ~ 2658.43'

NW Cor, SW 1/4,
Sec 12
Mon box w/
pin fd.

N. line, SW 1/4, Sec 12

S 87° 26' 12" E ~ 2631.82'

1315.91'

657.95'

657.96'

I. pin set at NE Cor, SW 1/4, Sec 12.
Remnants of old N-S fence 1.5' East &
Rem. of old E-W fence fd 1' North of I. Pin set.

NE Cor, SE 1/4,
Sec 12
Mag nail set

Daryl & Louise
Koenig
73.928 Ac
OR 503, Pg. 829

"X" set on top of East
bridge abutment is at the
NW Cor, SE 1/4, SW 1/4, Sec 12

Approx Centerline of a
sinuous, un-named open ditch

Genevieve
Conradi
37.14 Ac.
OR 418, Pg. 716

Old Wood Cor. Post
fd 8.0' East of
N-S 1/8 Line of
SW 1/4, Sec 12
(on N-S fence line)

W. line, SE 1/4,
SW 1/4, Sec 12

Russell A.
Kyburz
44.5 Ac.
Vol. 219, Pg. 61

Also, Agreement for Channel Change
Misc Bk 1, Pg. 232 ~ 1932

N 87° 46' 00" W ~ 1309.49'

S. line, SW 1/4, Sec 12 &
SR 274

N 87° 46' 00" W ~ 2618.99'
(Assumed Brg. for this Survey)

SW Cor, SW 1/4,
Sec 12
RR Spk fd "deep."

NE Cor, NW 1/4,
Sec 12
Mon box w/ I pin fd.

S 87° 26' 12" E ~ 2645.52'

N. line, SE 1/4,
NE 1/4, SW 1/4,
Sec 12.

S 87° 31' 09" E
328.52'

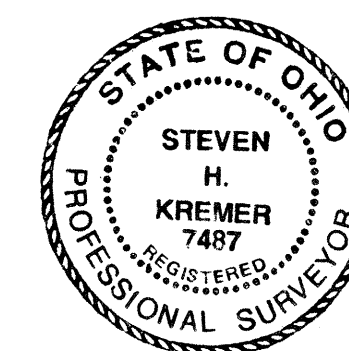
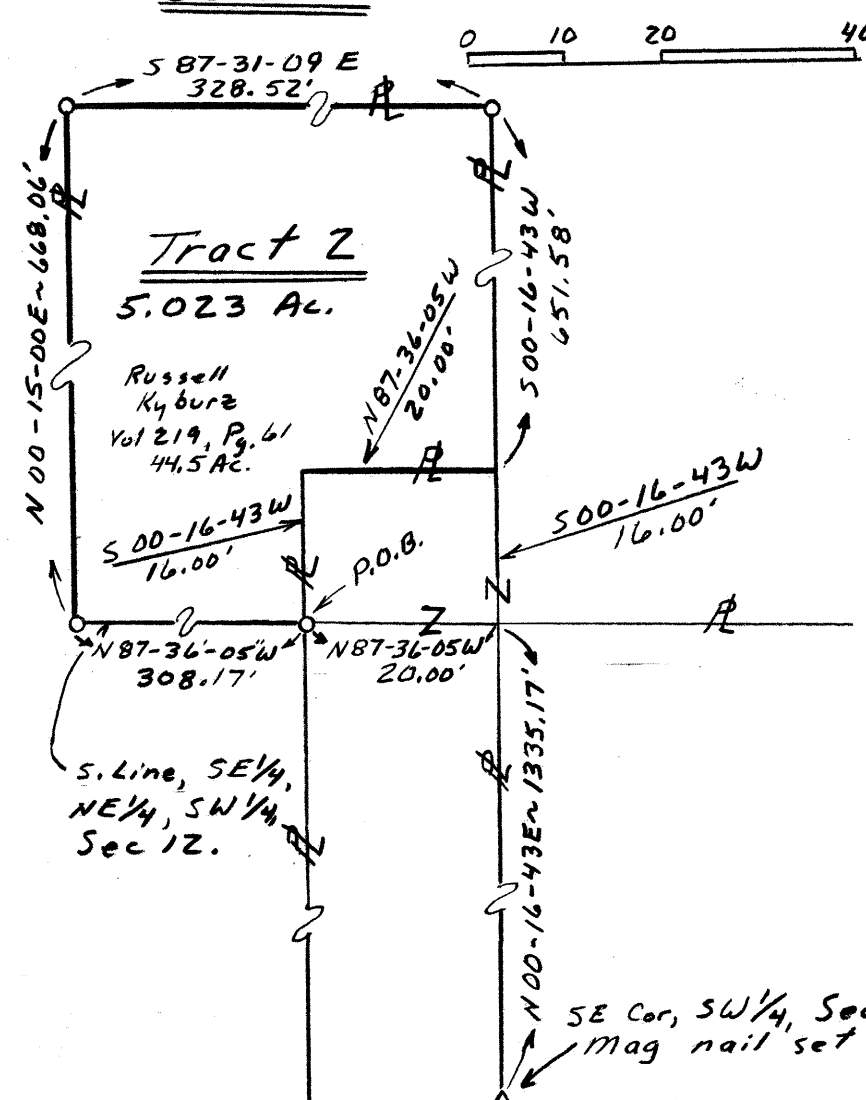
Tract 2
5.023 Ac.

Jerry & Mary Lou
Bambauer
80.5 Ac.
OR 87, Pg. 558
(Also see Vol 189, Pg. 635)

See Detail "A"

Jerry Bambauer
Michele Ziegenbusch
79.25 Ac.
OR 547, Pg. 1028

Detail "A" → Scale: 1" = 20'



Survey Completed Nov. 11, 2008

By Steven H. Kremer
New Bremen, Ohio
Registered Surveyor No. 7487

**Legal Description for Deed
Kyburz - Bambauer Survey
Russell A. Kyburz, Grantor.**

Real Estate situated in German Township, Auglaize County, State of Ohio and bounded and described as follows:

Tract 1:

Tract being a part of the southeast quarter of the southwest quarter of Section 12, Town 7 South, Range 4 East, commencing at a Mag nail at the southeast corner of the southwest quarter of said Section 12; thence North $87^{\circ} 46' 00''$ West 20.00 feet along the south line of the southwest quarter of said Section 12 and centerline of State Route 274 to a Mag nail for the true point of beginning;

thence continuing North $87^{\circ} 46' 00''$ West 273.45 feet along the south line of the southwest quarter of said Section 12 and centerline of State Route 274 to a Mag nail;

thence North $32^{\circ} 49' 41''$ West 145.17 feet along the approximate centerline of an un-named open ditch to a point, reference an iron pin North $76^{\circ} 39' 57''$ East 22.00 feet;

thence North $01^{\circ} 10' 17''$ West 463.04 feet along the approximate centerline of an un-named open ditch to a point, reference an iron pin North $54^{\circ} 01' 38''$ East 14.00 feet;

thence North $68^{\circ} 50' 12''$ West 929.00 feet along the approximate centerline of a sinuous, un-named open ditch to a "X" chiseled at the high point of a six foot by five and one-half foot by three foot boulder on the west toe of slope, reference an iron pin South $45^{\circ} 56' 43''$ West 10.75 feet;

thence North $07^{\circ} 07' 42''$ West 461.90 feet along the approximate centerline of the sinuous, un-named open ditch to an "X" chiseled on top of an old concrete bridge abutment on the east side of the open ditch;

thence South $87^{\circ} 36' 05''$ East 1292.70 feet along the north line of the southeast quarter of the southwest quarter of said Section 12 to an iron pin, passing thru an iron reference pin at 1.40 feet;

GER-12-1a


thence South 00° 16' 43" West 1335.23 feet, parallel to the east line of the southwest quarter of said Section 12 to the point of beginning containing 23.343 acres of land more or less of which 0.195 acre has been dedicated for highway purposes.

Said tract shall also be subject to highways and any other easement or restriction of record.

Basis of bearing on the south line of the southwest quarter and centerline of State Route 274 is from Auglaize County Global Positioning System records.

Previous Deed Reference: Deed Volume 219, Page 61.

Description from survey completed on November 11, 2008 by Steven H. Kremer, Registered Surveyor No. 7487.


Steven H. Kremer, P.S.
New Bremen, Ohio
Cell: 419-953-2743



GER-12-16

**Legal Description for Deed
Kyburz - Bambauer Survey
Russell A. Kyburz, Grantor.**

Real Estate situated in German Township, Auglaize County, State of Ohio and bounded and described as follows:

Tract 2:

Tract being a part of the east half of the southeast quarter of the northeast quarter of the southwest quarter of Section 12, Town 7 South, Range 4 East, commencing at a Mag nail at the southeast corner of the southwest quarter of said Section 12; thence North 00° 16' 43" East 1335.17 feet along the east line of the southwest quarter of said Section 12 to a point; thence North 87° 36' 05" West 20.00 feet along the south line of the southeast quarter of the northeast quarter of the southwest quarter of said Section 12 to an iron pin for the true point of beginning;

thence continuing North 87° 36' 05" West 308.17 feet along the south line of the southeast quarter of the northeast quarter of the southwest quarter of said Section 12 to an iron pin;

thence North 00° 15' 00" East 668.06 feet along the west line of the east half of the southeast quarter of the northeast quarter of the southwest quarter of said Section 12 to an iron pin;

thence South 87° 31' 09" East 328.52 feet along the north line of the southeast quarter of the northeast quarter of the southwest quarter of said Section 12 to an iron pin;

thence South 00° 16' 43" West 651.58 feet along the east line of the southwest quarter of said Section 12 to a point;

thence North 87° 36' 05" West 20.00 feet to a point;


thence South 00° 16' 43" West 16.00 feet, to the point of beginning containing 5.023 acres of land more or less.

Said tract shall also be subject to highways and any other easement or restriction of record.

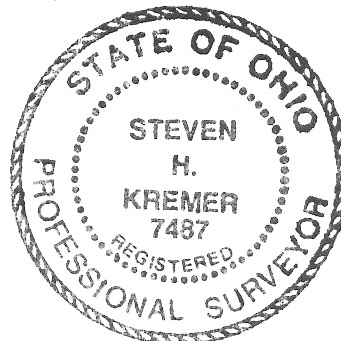
Basis of bearing on the south line of the southwest quarter and centerline of State Route 274 is from Auglaize County Global Positioning System records.

Previous Deed Reference: Deed Volume 219, Page 61.

Description from survey completed on November 11, 2008 by Steven H. Kremer, Registered Surveyor No. 7487.


Steven H. Kremer, P.S.
New Bremen, Ohio
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*Revised 11-15-08
SHK*



GER-12-1C