

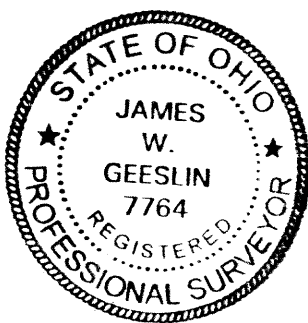
# OTTERBEIN HOMES SURVEY

IN SECTION 17, TOWN 6 SOUTH, RANGE 4 EAST, (ST. MARYS TOWNSHIP), AUGLAIZE COUNTY, OHIO.

JULY 30, 1998

SCALE 1" = 200'

SURVEYED BY James W. Geeslin  
JAMES W. GEESLIN  
P.S. 7764



## LINE DETAIL

1. N. 81° 00' 15" W. ~ 122.96
2. N. 81° 00' 15" W. ~ 174.76
3. N. 3° 08' 41" W. ~ 30.62
4. N. 19° 20' 38" E. ~ 23.91
5. N. 33° 09' 45" E. ~ 39.03
6. N. 2° 14' 54" E. ~ 85.07
7. N. 36° 17' 52" E. ~ 27.27
8. N. 52° 26' 54" E. ~ 79.36
9. N. 64° 00' 18" E. ~ 108.33
10. N. 86° 05' 55" E. ~ 45.53
11. N. 51° 19' 33" E. ~ 23.00
12. N. 39° 08' 33" E. ~ 13.00
13. N. 21° 14' 54" E. ~ 15.60
14. N. 25° 08' 33" E. ~ 123.00
15. N. 23° 30' 57" E. ~ 87.06
16. N. 22° 04' 10" E. ~ 184.15

17. S. 74° 26' 12" W. ~ 67.23
18. S. 79° 01' 13" W. ~ 57.24
19. N. 87° 35' 48" W. ~ 63.35
20. S. 79° 49' 49" W. ~ 18.97
21. S. 78° 06' 50" W. ~ 119.23
22. S. 27° 58' 00" W. ~ 80.99
23. S. 43° 29' 19" W. ~ 59.93
24. S. 52° 53' 44" W. ~ 32.00
25. S. 31° 41' 02" W. ~ 17.67
26. S. 58° 36' 00" W. ~ 23.56
27. S. 29° 13' 55" E. ~ 13.64
28. N. 60° 45' 17" E. ~ 32.07
29. S. 37° 51' 20" E. ~ 72.54
30. N. 58° 46' 08" E. ~ 30.03
31. N. 15° 50' 27" E. ~ 60.42
32. N. 18° 30' 29" E. ~ 48.34
33. S. 77° 03' 11" E. ~ 38.81
34. S. 23° 49' 05" E. ~ 24.43
35. S. 18° 27' 58" W. ~ 88.71
36. S. 25° 55' 58" W. ~ 92.58
37. N. 74° 00' 22" E. ~ 86.65
38. N. 46° 03' 35" E. ~ 151.86
39. N. 37° 26' 50" E. ~ 152.14
40. N. 37° 20' 16" E. ~ 131.65
41. N. 33° 20' 00" E. ~ 220.04
42. N. 29° 58' 07" E. ~ 170.26
43. N. 21° 06' 34" E. ~ 168.01
44. N. 16° 56' 47" E. ~ 50.34

W. LINE ~ E. 1/2 ~ S.W. 1/4 ~ SEC. 17  
S. 1° 11' 53" W. ~ 2673.59

989.12  
N. 88° 55' 58" W. ~ 1320.00  
EAST - WEST 1/2 SEC. LINE - SEC. 17  
CENTER SEC. 17

80.678 TOTAL ACRES

3.066 AC. IN R/W

77.612 ACRES NET

S. LINE ~ N.E. 1/4 ~ S.W. 1/4 SEC. 17  
N. 88° 58' 20" W. ~ 2577.89 TO E

## CURVE DATA

R = 1041.74  
Δ = 17° 23' 27"  
L = 316.20  
CHORD = N. 41° 44' 47" E. ~ 314.98

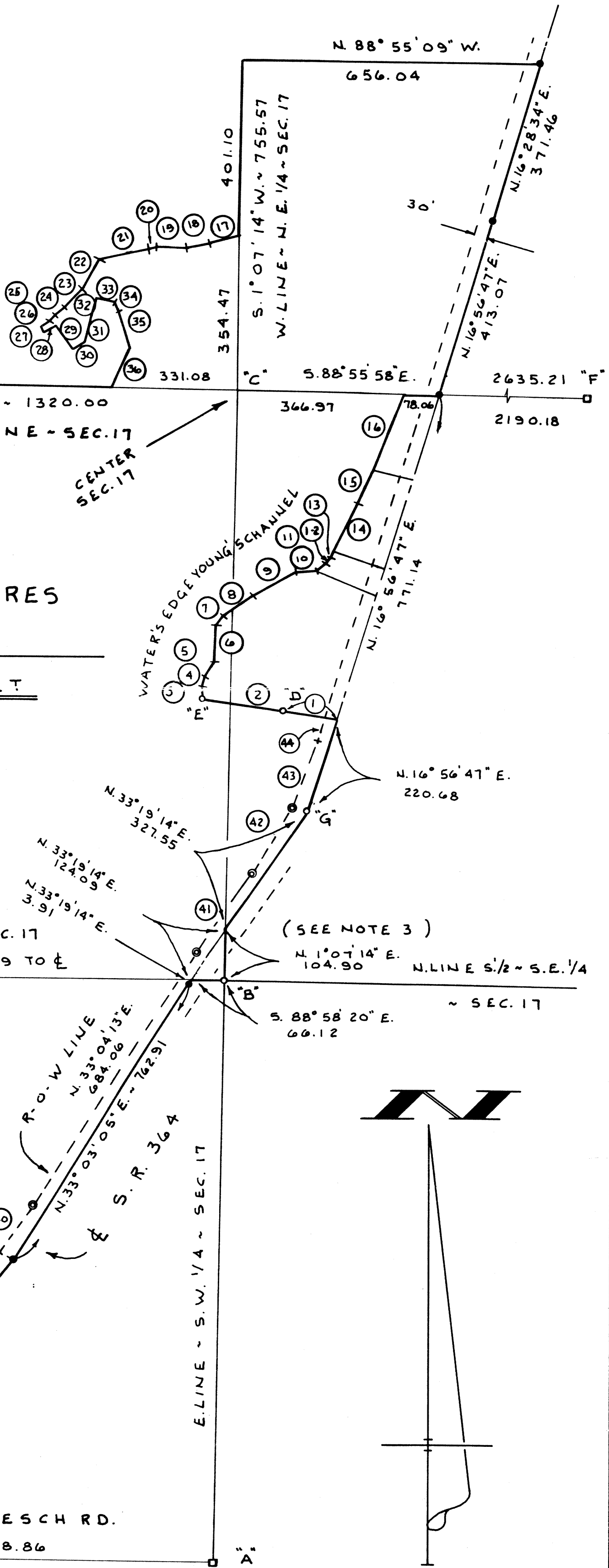
N. 55° 04' 49" E. ~ 185.56  
N. 50° 26' 02" E. ~ 268.45  
N. 67° 10' 09" E. ~ 201.83  
N. 50° 26' 32" E. ~ 688.39  
N. 33° 03' 05" E. ~ 762.91  
N. 33° 04' 13" E. ~ 684.06  
N. 33° 19' 14" E. ~ 327.55  
N. 33° 19' 14" E. ~ 124.09  
N. 33° 19' 14" E. ~ 3.91

W. WAESCH RD.  
1198.86

S. 89° 00' 41" E. ~ 2647.63

S. LINE ~ S.W. 1/4 ~ SEC. 17

S.W. COR. SEC. 17



### OTTERBEIN HOMES SURVEY DESCRIPTION

Being a parcel of land situated in St. Marys Township, Auglaize County, Ohio, in Section 17, Township 6 South, Range 4 East. Being more particularly described as follows:

Commencing for reference at a 5/8 inch iron bar at the southwest corner of said Section 17-

Thence, south 89°00'41" east, along the south line of the southwest quarter of said Section 17, a distance of one thousand three hundred twenty-three and 82/100 (1323.82) feet to a 5/8 inch iron bar. Said point being the place of beginning for the herein described parcel of land-

Thence, continuing, south 89°00'41" east, along the last described line, a distance of one hundred twenty-four and 95/100 (124.95) feet to a concrete monument-

Thence, north 50°26'32" east, along said centerline of State Route 364, a distance of six hundred eighty-eight and 39/100 (688.39) feet to a "P.K." nail at the "P.C." of a curve to the left having a radius of 1041.74 feet and a delta angle of 17°23'27"-

Thence, northeasterly along said curve in the centerline of State Route 364, an arc distance of three hundred sixteen and 20/100 (316.20) feet to a "P.K." nail at the "P.T." of said curve. The chord to the last described call bears north 41°44'47" east, 314.98 feet-

Thence, continuing, along the centerline of State Route 364, north 33°03'05" east, a distance of seven hundred sixty-two and 91/100 (762.91) feet to a "P.K." nail-

Thence, continuing, along the centerline of State Route 364, north 33°19'14" east, a distance of three and 91/100 (3.91) feet to a point in the south line of the northeast quarter of the southwest quarter of Section 17-

Thence, south 88°58'20" east, along said south line of the northeast quarter of the southwest quarter of Section 17, a distance of sixty-six and 12/100 (66.12) feet to a 5/8 inch iron bar at the southeast corner thereof-

Thence, north 01°07'14" east, along the east line of the southwest quarter of said Section 17, a distance of one hundred four and 90/100 (104.90) feet to a point in the centerline of the afore mentioned State Route 364-

Thence, north 33°19'14" east, along said centerline of State Route 364, a distance of three hundred twenty-seven and 55/100 (327.55) feet to a railroad spike-

Thence, continuing, along the centerline of State Route 364, north 16°56'47" east, a distance of two hundred twenty and 68/100 (220.68) feet to a point-

Thence, north 81°00'15" west, a distance of one hundred twenty-two and 96/100 (122.96) feet to an iron pipe set in concrete-

Thence, north 81°00'15" west, a distance of one hundred seventy-four and 76/100 (174.76) feet to an iron bar set in concrete-

Thence, north 03°08'41" west, a distance of thirty and 62/100 (30.62) feet to the waters edge of Young's Channel-

Thence, northeasterly, along the waters edge of Young's Channel, the following courses and distances:

north 19°20'38" east, 23.91 feet to a point-

north 33°09'45" east, 39.03 feet to a point-

north 02°14'54" east, 85.07 feet to a point-

north 36°17'52" east, 27.27 feet to a point-

north 52°26'54" east, 79.36 feet to a point-

north 64°00'18" east, 108.33 feet to a point-

north 86°05'55" east, 45.53 feet to a point-

north 51°19'33" east, 23.00 feet to a point-

north 39°08'33" east, 13.00 feet to a point-

north 21°14'54" east, 15.60 feet to a point-

north 25°08'33" east, 123.00 feet to a point-

north 23°30'57" east, 87.06 feet to a point-

north 22°04'10" east, 184.15 feet to a point in the east-west half section line of said Section 17-

Thence, south 88°55'58" east, along said east-west half section line, a distance of seventy-eight and 06/100 (78.06) feet to a "P.K." nail in the afore mentioned centerline of State Route 364-

Thence, north 16°56'47" east, along said centerline of State Route 364, a distance of four hundred thirteen and 07/100 (413.07) feet to a "P.K." nail-

(CONTINUED ON PG. 3)

### SURVEYOR'S CERTIFICATION

This survey is made for the benefit of Otterbein Homes; Fifth Third Bank; Chicago Title Insurance Company; and Longworth Title Agency, L.L.C. and their respective successors and assigns.

The undersigned hereby certifies to the aforesaid parties, as of the date set forth here below, that:

A. This survey was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; correctly shows the distance to the nearest intersecting street and the point of reference from which the land indicated hereon and each individual parcel thereof indicated hereon is measured in the record description; and correctly shows the location and dimensions of all alleys, streets, roads, and rights-of-way affecting the boundary or perimeter of the subject property in accordance with the field survey performed; and

B. Except as shown, there are no party walls or conflicts; no encroachments on adjoining premises, streets or alleys by any of the buildings, structures or other improvements located on the subject property; and no encroachments on the subject property by buildings, structures or other improvements situated on adjoining premises; and

C. I further certify that the right-of-way line(s) for State Route 364 is completely contiguous to the perimeter lines of the premises along the entire right-of-way, and said right-of-way is dedicated and accepted by Auglaize County.

JAMES W. GEESLIN

Surveyor No. 7764  
JULY 30, 1998

### LEGEND

- "A" = COR. STONE @ S. 1/4 PT. ~ SEC. 17.  
"B" = 5/8" IRON BAR FD.  
"C" = POINT @ FORMER LOCATION OF I. PIPE AS SET BY COMBS, 7/59.  
"D" = IRON PIPE SET IN CONC. FD.  
"E" = IRON BAR SET IN CONC. FD.  
O = CONC. MON. FD.  
o = 5/8" IRON BAR SET.  
• = P. K. NAIL SET.  
"F" = IRON BAR IN MON. BOX @ E. 1/4 PT. SEC. 17.  
"G" = R.R. SPIKE FD.

### NOTES

- 1) BEARINGS WERE BASED ON A SURVEY BY GORDON GEESLIN, P.S. 5372, 3-27-87.
- 2) E S.R. 364 BASED ON AUG-364-10.61 STATE R/W PLANS, 1988.
- 3) THE TRIANGLE FORMED @ THE S.E. COR. ~ N.E. 1/4 ~ S.W. 1/4 IS CLEARLY DEEDED TO OTTERBEIN HOMES BY DEED REC. @ O.R. 20, PG. 109. IT IS ALSO INCLUDED AS A PART OF LOT 36 OF ALLMAN'S SUBDIVISION. ALLMAN ACQUIRED A QUIT CLAIM DEED FROM OWNER OF N. 1/2 ~ S.E. 1/4 THAT LIES EAST OF S.R. 364 (VOL. 150, PG. 279). THE POSSIBILITY OF TITLE BY ADVERSE POSSESSION EXISTS.

Thence, continuing, along the centerline of said State Route 364, north 16°23'34" east, a distance of three hundred seventy-one and 46/100 (371.46) feet to a "P.K." nail-

Thence, north 88°55'09" west, a distance of six hundred fifty-six and 04/100 (656.04) feet to a point-

Thence, south 1°07'14" west, along the west line of the northeast quarter of said Section 17, a distance of four hundred one and 10/100 (401.10) feet to a point-

Thence, south 74°26'12" west, a distance of sixty-seven and 23/100 (67.23) feet to a point-

Thence, south 79°01'13" west, a distance of fifty-seven and 24/100 (57.24) feet to a point-

Thence, north 87°35'48" west, a distance of sixty-three and 35/100 (63.35) feet to a point-

Thence, south 79°49'49" west, a distance of eighteen and 97/100 (18.97) feet to a point-

Thence, south 78°06'50" west, a distance of one hundred nineteen and 23/100 (119.23) feet to a point-

Thence, south 27°58'00" west, a distance of eighty and 99/100 (80.99) feet to a point-

Thence, south 43°29'19" west, a distance of fifty-nine and 93/100 (59.93) feet to a point-

Thence, south 52°53'44" west, a distance of thirty-two (32.00) feet to a point-

Thence, south 31°41'02" west, a distance of seventeen and 67/100 (17.67) feet to a point-

Thence, south 58°36'00" west, a distance of twenty-three and 56/100 (23.56) feet to a point-

Thence, south 29°13'55" east, a distance of thirteen and 64/100 (13.64) feet to a point-

Thence, north 60°45'17" east, a distance of thirty-two and 07/100 (32.07) feet to a point-

Thence, south 37°51'20" east, a distance of seventy-two and 54/100 (72.54) feet to a point-

Thence, north 58°46'08" east, a distance of thirty and 03/100 (30.03) feet to a point-

Thence, north 15°50'27" east, a distance of sixty and 42/100 (60.42) feet to a point-

Thence, north 18°30'29" east, a distance of forty-eight and 34/100 (48.34) feet to a point-

Thence, south 77°03'11" east, a distance of thirty-eight and 81/100 (38.81) feet to a point-

Thence, south 23°49'05" east, a distance of twenty-four and 43/100 (24.43) feet to a point-

Thence, south 18°27'58" west, a distance of eighty-eight and 71/100 (88.71) feet to a point-

Thence, south 25°55'58" west, a distance of ninety-two and 58/100 (92.58) feet to a point in the south line of the northwest quarter of said Section 17-

Thence, north 88°55'58" west, along the south line of the northwest quarter of said Section 17, a distance of nine hundred eighty-nine and 12/100 (989.12) feet to a point-

Thence, south 1°11'53" west, along the west line of the east half of the southwest quarter of said Section 17, a distance of two thousand six hundred seventy-three and 59/100 (2673.59) feet to the place of beginning.

Containing 80.678 acres of land more or less.