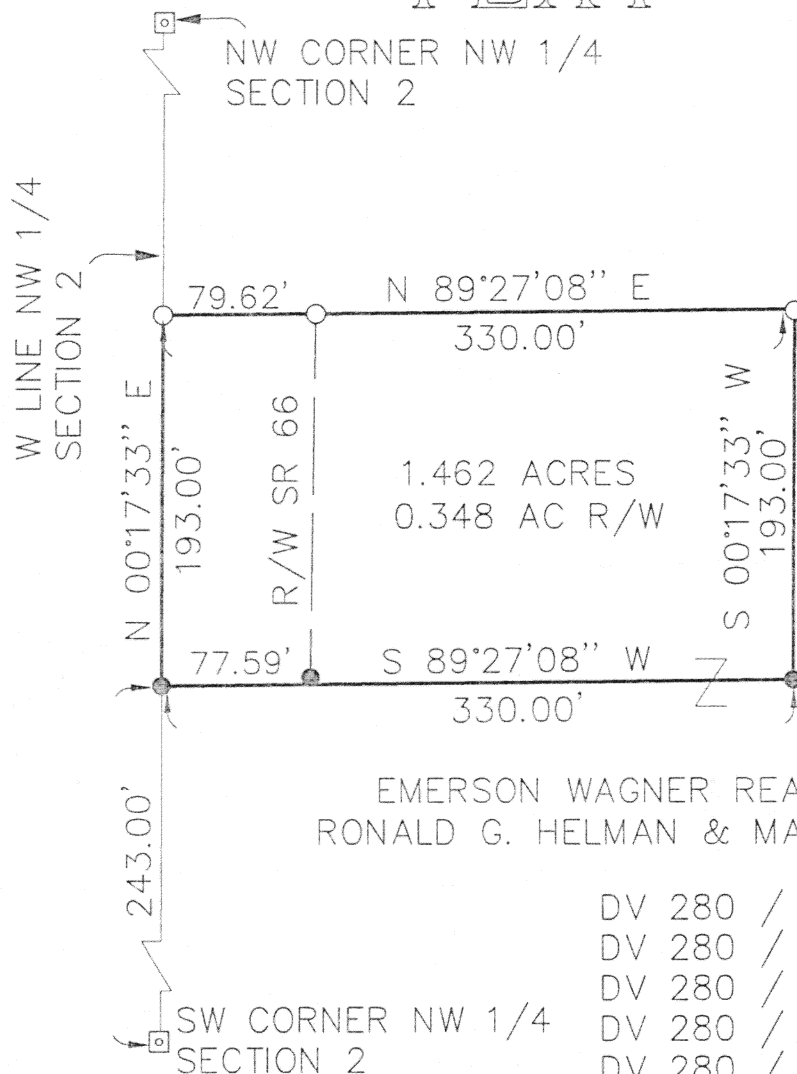


# HELMAN-WAGNER PLAT



SCALE 1" = 100'  
0 50' 100'



BASIS OF BEARING  
IS PER GPS  
SURVEY AS  
CONDUCTED UNDER  
REVIEW OF THE  
AUGLAIZE COUNTY  
ENGINEER'S OFFICE,  
NORTH LINE OF  
SECTION 2,  
S 89°10'48"E

EMERSON WAGNER REALTY &  
RONALD G. HELMAN & MARSHA HELMAN

DV 280 / 443  
DV 280 / 447  
DV 280 / 451  
DV 280 / 453  
DV 280 / 441  
DV 280 / 439

## LEGEND

- 5/8" X 30" REBAR  
W/CAP TO BE SET
- 5/8" X 30" REBAR  
W/CAP FOUND
- MONUMENT BOX W/IP FOUND



Thomas L. Coverstone  
THOMAS L. COVERSTONE, P.S. #7100

3/15/97  
DATE

Signature by a representative of the County Health Dept.  
denotes compliance with Health Regulations.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signature by a representative of the Auglaize County  
Regional Planning Commission denotes approval of this  
plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signature by a representative of City with 3 mile limit  
jurisdiction or Twp. Trustees or Village with zoning  
denotes approval of this plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signature by a representative of the County Engineer's  
Dept. denotes that this plat meets tax map requirements

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

for political S.D. of: \_\_\_\_\_

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**Choice ONE** Engineering Corporation  
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
Email: covec@bright.net

CLIENT Ron Helman & Emerson Wagner  
COUNTY Auglaize TOWNSHIP German SEC. 2  
DRAWN BY JPH SCALE 1" = 100' DRWG. No. 96112PLD  
CHECKED BY TLC DATE 3/15/97  
SHEET 1 OF 1 (T 7 S; R 4 E)

## LEGAL DESCRIPTION

GRANTOR: EMERSON WAGNER AND RON HELMAN  
GRANTEE:

BEING A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, TOWN 7 SOUTH, RANGE 4 EAST, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at a monument box found at the southwest corner of said northwest quarter of said Section 2;

thence, North 00°-17'-33" East with the west line of said northwest quarter of said Section 2, 243.00 feet to a capped 5/8 inch rebar set and the place of beginning;

thence, continuing North 00°-17'-33" East with said west line, 193.00 feet to a capped 5/8 inch rebar found;

thence, North 89°-27'-08" East, passing through a capped 5/8 inch rebar found at 79.62 feet, 330.00 feet to a capped 5/8 inch rebar found;

thence South 00°-17'-33" West, 193.00 feet to a capped 5/8 inch rebar set;

thence, South 89°-27'-08" West, passing through a capped 5/8 inch rebar set at 252.41 feet, 330.00 feet to the place of beginning.

Containing 1.462 acres more or less and subject to all highway and other easements of record.

Road right-of-way occupies 0.348 acre.

Basis of bearing is per GPS Survey as conducted under the review of the Auglaize County Engineer's Office, north line of Section 2, South 89°-10'-48" East.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey performed by same dated MARCH 17, 1997 with the bearings used in same being based on an assumed meridian to denote angles only.

Deed Reference: Deed Volume \_\_\_\_\_, Page \_\_\_\_\_.

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Proj-96112-lgl6