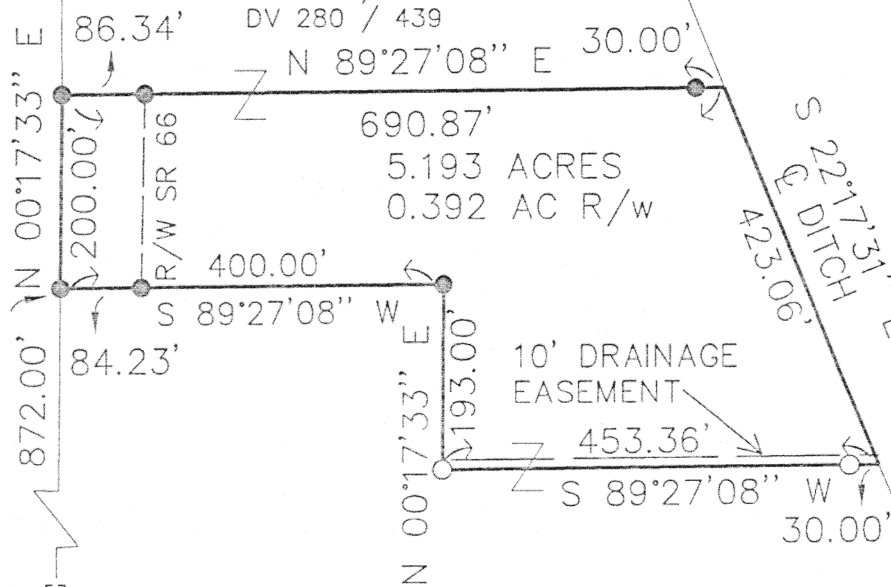


HELMAN-WAGNER PLAT

NW CORNER NW 1/4 SECTION 2

EMERSON WAGNER REALTY CO. &
RONALD G HELMAN & MARSHA A. HELMAN

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



SW CORNER NW 1/4 SECTION 2



SCALE 1" = 200'
0 100' 200'

LEGEND

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

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

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 of 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: cocec@bright.net

CLIENT Ron Helman & Emerson Wagner
COUNTY Auglaize TOWNSHIP German SEC. 2
DRAWN BY JPH SCALE 1" = 200' DRWG. No. 96112PLK
CHECKED BY TLC DATE 3/15/97
SHEET 1 OF 1 (T 7 S; R 4 E)

LEGAL DESCRIPTION
GRANTOR: WAGNER AND HELMAN

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 $00^{\circ}-17'-33''$ East with the west line of said Northwest quarter of said Section 2, 872.00 feet to a capped 5/8 inch rebar set and the place of beginning;

thence, continuing North $00^{\circ}-17'-33''$ East with said west line, 200.00 feet to a capped 5/8 inch rebar set;

thence, North $89^{\circ}-27'-08''$ East, passing through a capped 5/8 inch rebar set at 86.34 feet and at 660.87 feet, 690.87 feet to the centerline of an open ditch;

thence, South $22^{\circ}-17'-31''$ East, 423.06 feet along the centerline of said ditch to a point;

thence, South $89^{\circ}-27'-08''$ West, passing through a capped 5/8 inch rebar found at 30.00 feet, 453.36 feet to a capped 5/8 inch rebar found;

thence, North $00^{\circ}-17'-33''$ East, 193.00 feet to a capped 5/8 inch rebar set;

thence, South $89^{\circ}-27'-08''$ West, passing through a capped 5/8 inch rebar set at 315.77 feet, 400.00 feet to the place of beginning.

Containing 5.193 acres more or less and subject to all highway and other easements of record.

Road right-of-way occupies 0.392 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 $89^{\circ}-10'-48''$ East.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey by same dated March 7, 1997.

Deed Reference: Volume 280, Page 443.

Plat Reference: Volume _____, Page _____.

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C:\Proj\Aug\96112\LGLWagnerandHelman3