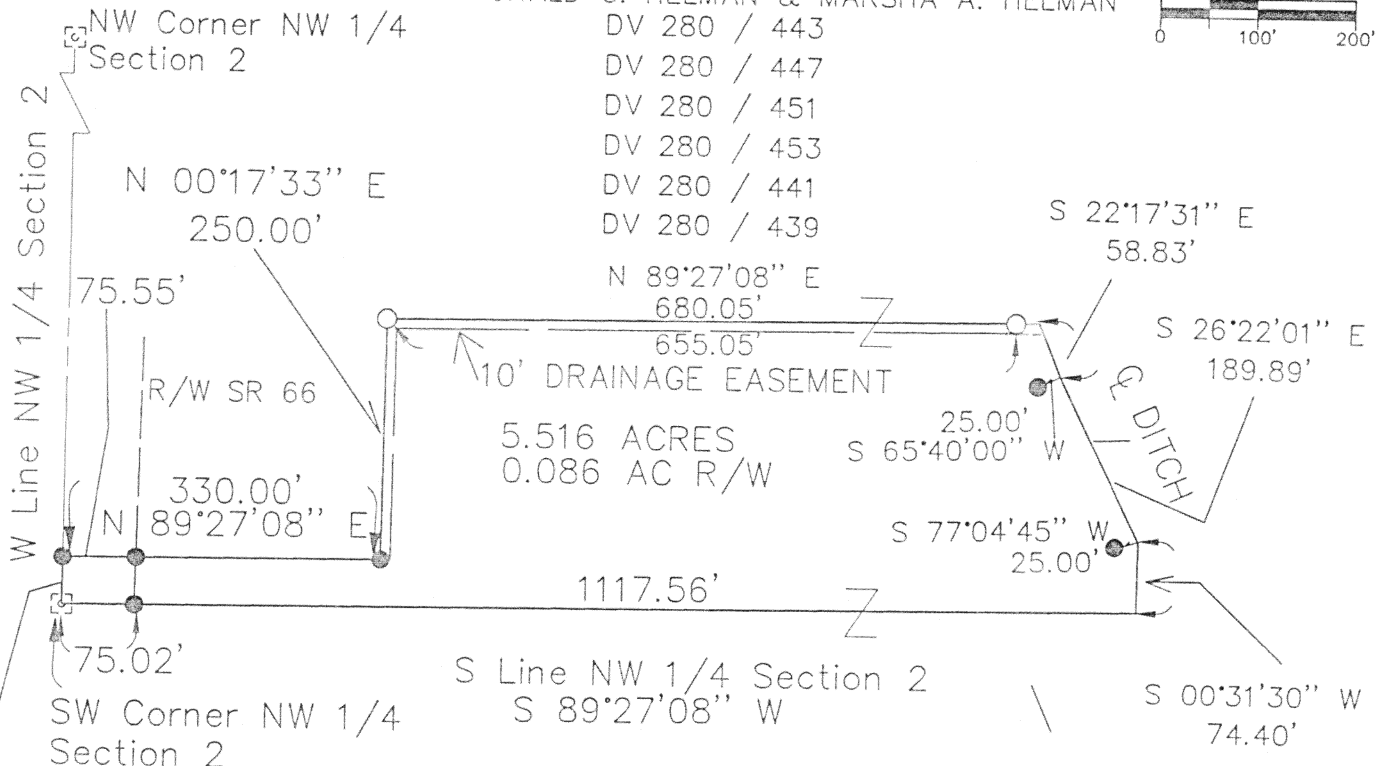


# HELMAN-WAGNER PLAT



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

SCALE 1" = 200'  
0 100' 200'



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

## LEGEND

- 5/8" X 30" REBAR  
W/CAP TO BE SET
- IRON PIN 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: cooc@bright.net

CLIENT Ron Helman & Emerson Wagner  
COUNTY Auglaize TOWNSHIP German SEC. 2  
DRAWN BY JPH SCALE 1" = 200' DRWG. No. 96112PLA  
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:

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

thence, North 00°-17'-33" East with said west line, 50.00 feet to a capped 5/8 inch rebar set;

thence, North 89°-27'-08" East, passing through a capped 5/8 inch rebar set at 75.55 feet,  
330.00 feet to a capped 5/8 inch rebar set;

thence, North 00°-17'-33" East, 250.00 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  
655.05 feet, 680.05 feet to a point on the centerline of an existing ditch;

thence, South 22°-17'-31" East, with said centerline, 58.83 feet to a point witness an iron pin set  
South 65°-40'-00" West, 25.00 feet;

thence, continuing with said centerline South 26°-22'-01" East, 189.89 feet to a point, witness an  
iron pin set South 77°-04'-45" West, 25.00 feet;

thence, continuing with said centerline South 00°-31'-30" West, 74.40 feet to the intersection  
with said centerline with the south line of said northwest quarter;

thence, South 89°-27'-08" West with said south line, passing through a capped 5/8 inch rebar set  
at 1042.54 feet, 1117.56 feet to the place of beginning.

Containing 5.516 acres more or less and subject to all highway and other easements of record.

Road right-of-way occupies 0.086 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 14, 1997 with the bearings  
used in same being based on an assumed meridian to denote angles only.

Deed Reference: Deed Volume 280, Page 442.

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