

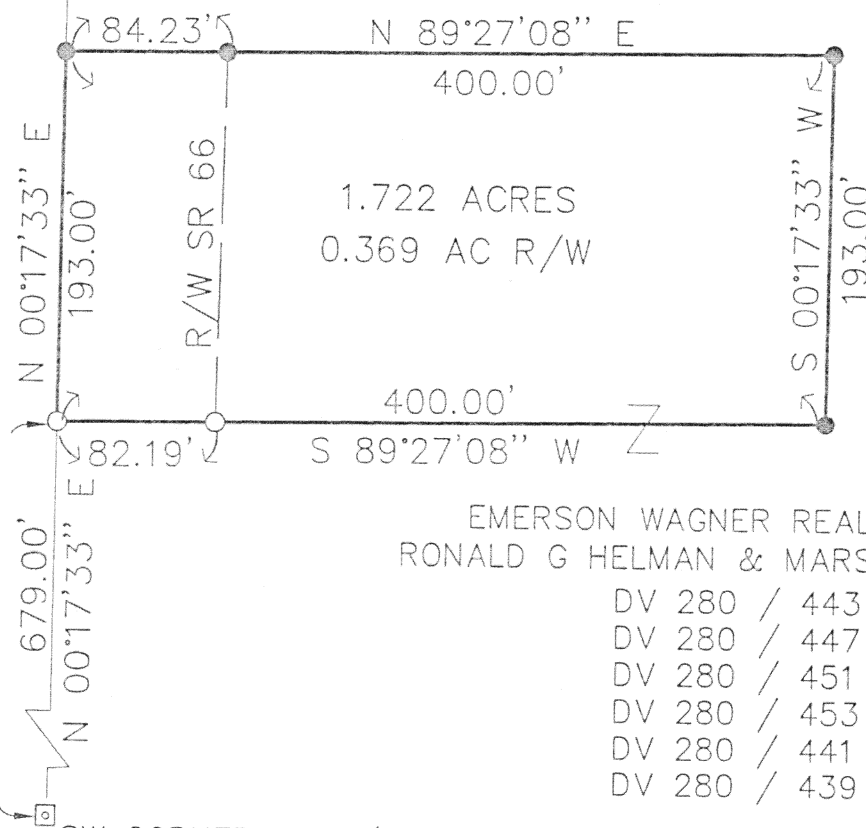
# HELMAN-WAGNER PLAT



SCALE 1" = 100'  
0 50' 100'

□ NW CORNER NW 1/4 SECTION 2

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



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

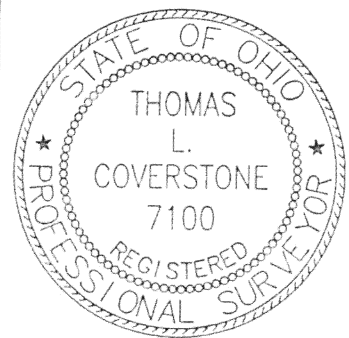
□ SW CORNER NW 1/4 SECTION 2

## 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 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 \_\_\_\_\_

*L-345*

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

CLIENT Ron Helman & Emerson Wagner  
COUNTY Auglaize TOWNSHIP German SEC. 2  
DRAWN BY JPH SCALE 1" = 100' DRWG. No. 96112PLB  
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  $00^{\circ}-17'-33''$  East with the west line of said northwest quarter of said Section 2, 679.00 feet to a capped  $5/8$  inch rebar found and the place of beginning;

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

thence, North  $89^{\circ}-27'-08''$  East, passing through a capped  $5/8$  inch rebar set at 84.23 feet, 400.00 feet to a capped  $5/8$  inch rebar set;

thence, South  $00^{\circ}-17'-33''$  West, 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 found at 317.81 feet, 400.00 feet to the place of beginning.

Containing 1.722 acres more or less and subject to all highway and other easements of record.

Road right-of-way occupies 0.369 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 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 443.

L-346

Proj\Auglaize\96112\LGL8