

PLAT OF A SURVEY
OF LOTS 30 & 31 IN GRAHAM'S ADDITION
(PLAT CAB. A, P.218)
IN THE N.W. 1/4 SECTION 35
T 4 S - R 6 E
VILLAGE OF CRIDERSVILLE
AUGLAIZE COUNTY, OHIO

TAX PARCELS
B06-016-033-00, B06-016-034-00
& B06-020-013-00

ALLEN COUNTY
AUGLAIZE COUNTY

POINT OF
BEGINNING
N.W. CORNER
LOT 31

SUGAR STREET (50')

(BEARING BASE)
N 89°26'16" E 174.45'(P)
174.58'(M)

FOUND
0.18' WEST OF
45' CENTERLINE
OFFSET

FOUND
1.61' S./4.01' E.
OF LINE

LOT 32
GRAHAM'S ADDITION
PLAT CAB. A, P.218

LOT 31

LOT 30

1.085 ACRES

(0.160 ACRES IN ROAD R/W)

3/4" PIPE FOUND
0.27' SOUTH
OF LINE

S 89°02'56" W
6.10'

D. & C. ROWE
O.R.71, P.616

150.40'(P)
150.43'(M)

N 00°33'44" W
105.61'
N 01°17'30" W

159.58'

154.99'

154.71'

174.45'(P)

174.58'(M)

149.35'

149.25'(CALC)

149.5'(P)

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CENTERLINE DIXIE HIGHWAY
(COUNTY ROAD 25-A)
(VARYING WIDTH R/W)

MAIN ST.

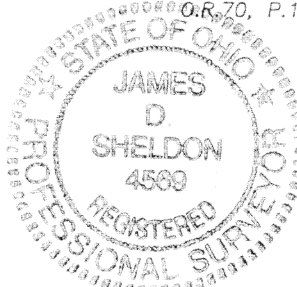
LEGEND

- 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "S & A / LIMA, OHIO" FOUND
- 5/8" IRON PIN FOUND (NOT CAPPED)
- 3/4" IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- ODOT R/W MONUMENT FOUND
- 1/2" IRON PIN FOUND (NOT CAPPED)
- PK NAIL SET

THIS PLAT REPRESENTS AN ACTUAL SURVEY
COMPLETED IN JUNE 2001.

REFERENCES INCLUDE DEEDS, OFFICE RECORDS, TAX MAPS
SUBDIVISION PLATS AND ODOT R/W PLANS.

BECKER & DICUS REALTY
O.R.40, P.812
O.R.70, P.148



25 Jun 2001

Date

James D. Sheldon, P.E. & P.S.
Ohio Surveyor # 4569

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 jurisdiction denotes
approval of this plat. Signed: _____
for political S.D. of: _____ Date _____

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

PREPARED BY:
SHELDON ENGINEERING & SURVEYING
1280 N. COLE ST. LIMA, OHIO 45801
TELE: (419) 228-4421
JAMES D. SHELDON, P.E. & P.S.

Client SUPER WASH, INC.
County AUGLAIZE Twp. Duchouquet Sec. 35
Drawn by SSM Scale 1"=40' Dwg. No. 21885SURVEY
Checked by JDS Date JUNE 19, 2001
Sheet 1 of 2 (T 4 S ; R 6 E)

m-374

DESCRIPTION

JOB #21885

1.085 ACRES

Being Lots 30 and 31 in Graham's Addition (Plat Cab.A, Page 218) and Part of the Northwest Quarter of Section 35, Township 4 South, Range 6 East, in the Village of Cridersville, Auglaize County, Ohio (Tax Parcel Numbers B06-016-033-00, B06-016-034-00 and B06-020-013-00) granted to James K. Vogelgesang and Marguerite Vogelgesang by instruments recorded in O.R. 194, Page 602, and Deed Volume 145, Page 514, of the Auglaize County deed records and being more particularly described as follows:

Beginning for the same at a 5/8-inch iron pin (no cap) found marking the northwest corner of Lot 31 and the south right of way of Sugar Street -

Thence **North 89°-26'-16" East (bearing base)** on and along the north line of said Lots 31 and 30 and the south line of Sugar Street for a distance of 174.58 feet to the northeast corner of Lot 30, passing at 159.58 feet a 5/8-inch iron pin with cap marked "S & A /LIMA, OHIO" found on the west R/W of Dixie Highway-

Thence South 01°-08'-19" East on and along the east line of Lot 30 for a distance 149.25 feet to the southeast corner of Lot 30-

Thence North 89°-02'-56" East for a distance of 30.00 feet to a PK nail set on the centerline of Dixie Highway-

Thence South 01°-08'-19" East on and along said centerline for a distance of 104.58 feet to a PK nail set, said PK is North 01°-08'-19" West a distance of 227.40 feet from a railroad spike found marking the intersection of the centerline of Dixie Highway with the centerline of Main Street-

Thence South 88°- 45'-15" West for a distance of 199.71 feet to a 5/8-inch iron pin found with cap marked "S & A /LIMA OHIO", passing at 45.00 feet a PK nail set -

Thence North 01°-17'-30" West for a distance of 105.61 feet to a 5/8-inch iron pin found with cap marked "S & A /LIMA OHIO"-

Thence South 89°-02'-56" West for a distance of 6.10 feet to a 5/8-inch iron pin found (no cap) marking the southwest corner of Lot 31-

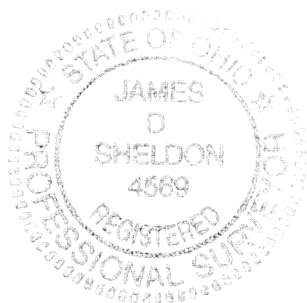
Thence North 00°-33'-44" West on and along the west line of said lot for a distance of 150.43 feet to the point of beginning.

The foregoing description is based on a field survey completed in June, 2001, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described **contains in all 1.085 acres of land** subject, however, to all legal easements and rights of way.

NOTE: All iron pins set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.

June 20, 2001

dk



James D. Sheldon
James D. Sheldon, P.E., P.S.
Registered Surveyor #4569

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 jurisdiction denotes approval of this plat. Signed: _____ for political S.D. of: _____ Date _____		Signature by a representative of the County Engineer's Dept. denotes that this plat meets tax map plat requirements. Signed: _____ Date _____	
PREPARED BY: SHELDON ENGINEERING & SURVEYING 1280 N. COLE ST. LIMA, OHIO 45801 TELE: (419) 228-4421 JAMES D. SHELDON, P.E. & P.S.		Client <u>SUPER WASH, INC,</u> County <u>AUGLAIZE</u> Twp. _____ Sec. _____ Drawn by <u>SSM</u> Scale <u>1"=40'</u> Dwg. No. <u>21885SURVEY</u> Checked by <u>JDS</u> Date <u>JUNE 19, 2001</u> Sheet <u>2</u> of <u>2</u> (T <u> </u> S <u> </u> R <u> </u> E)	

M-375