

north

Hand-drawn survey map showing Lot 32 and Lot 33, with dimensions, bearings, and area calculations.

Lot 32 Dimensions:

- Top boundary: 63.45'
- Right boundary: 94.22'
- Left boundary: 120.60'
- Left boundary bearing: S 40° 55' 34" E
- Right boundary bearing: N 09° 31' 02" W
- Area: 2,960 s.f.

Lot 33 Dimensions:

- Top boundary: 101.55'
- Right boundary: 130.33'
- Bottom boundary: 70.80'
- Bottom boundary bearing: S 01° 37' 83" E
- Area: 11,998 s.f.

Other Features:

- 12' EASEMENT:** Indicated on the right side of the map.
- 35' SETBACK:** Indicated on the bottom right side of the map.
- DOGWOOD DR (50'):** A curved line representing the road, with a radius of 80' and a length of 47.96'.
- REMAINDER:** Labeled as 11,998 s.f.
- LOT 32:** Labeled on the left side of the map.
- LOT 33:** Labeled in the center of the map.

LEGEND
O 5/8" RE-ROD W/CAP (FD.)
● " " " (SET)

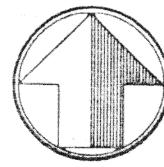
A circular professional seal for a registered professional surveyor in the State of Ohio. The outer ring of the seal contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom, separated by small dots. In the center of the seal, the name "JAMES M. KENT" is printed above the number "6702".

N-334

p.o. box 96 * 419/738-5677

wapakoneta, ohio

Wehner Survey



LEGAL DESCRIPTION

The westerly portion of Lot 33 of the Partial Replat of Bramblewood Estate Subdivision to the City of Wapakoneta, Auglaize County, Ohio and more particularly described as follows:

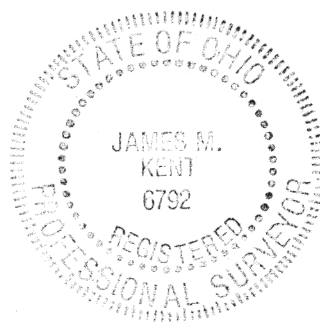
Commencing at a 5/8" re-rod w/cap (found) at the northeast corner of said Lot 33; thence, S 88 degrees 22' 14" W, along the northerly line of said Lot 33, for a distance of 101.55 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING**;

thence, continuing S 88 degrees 22' 14" W along the northerly line of Lot 33, for a distance of 63.45 feet to a 5/8" re-rod w/cap (found) at the northwest corner of said Lot 33;

thence, S 40 degrees 55' 34" E, along the westerly line of Lot 33, for a distance of 120.60 feet to a 5/8" re-rod w/cap (set);

thence, N 09 degrees 31' 02" W for a distance of 94.22 feet to the **POINT OF BEGINNING**, containing therein 2,960 square feet and being subject to all previously recorded plat restrictions and easements. Prepared by James M. Kent, PS 6792 OHIO with reference hereby made to a plat of survey; Kent Surveying drawing #2494, dated 6/13/96.

James M. Kent, P.S. 6792 OH



CLIENT JACK & REE WEHNER DATE 6/13/96
COUNTY AUGLAIZE TOWNSHIP -
SECTION - T---S; R---E
DRAWN BY - DRAWING NO. 2494
SHEET 2 OF 2

N-335

kent
s u r v e y i n g

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wapakoneta, ohio