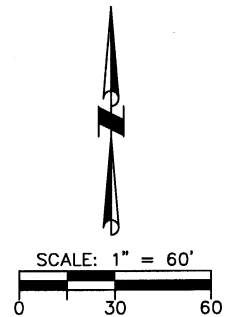


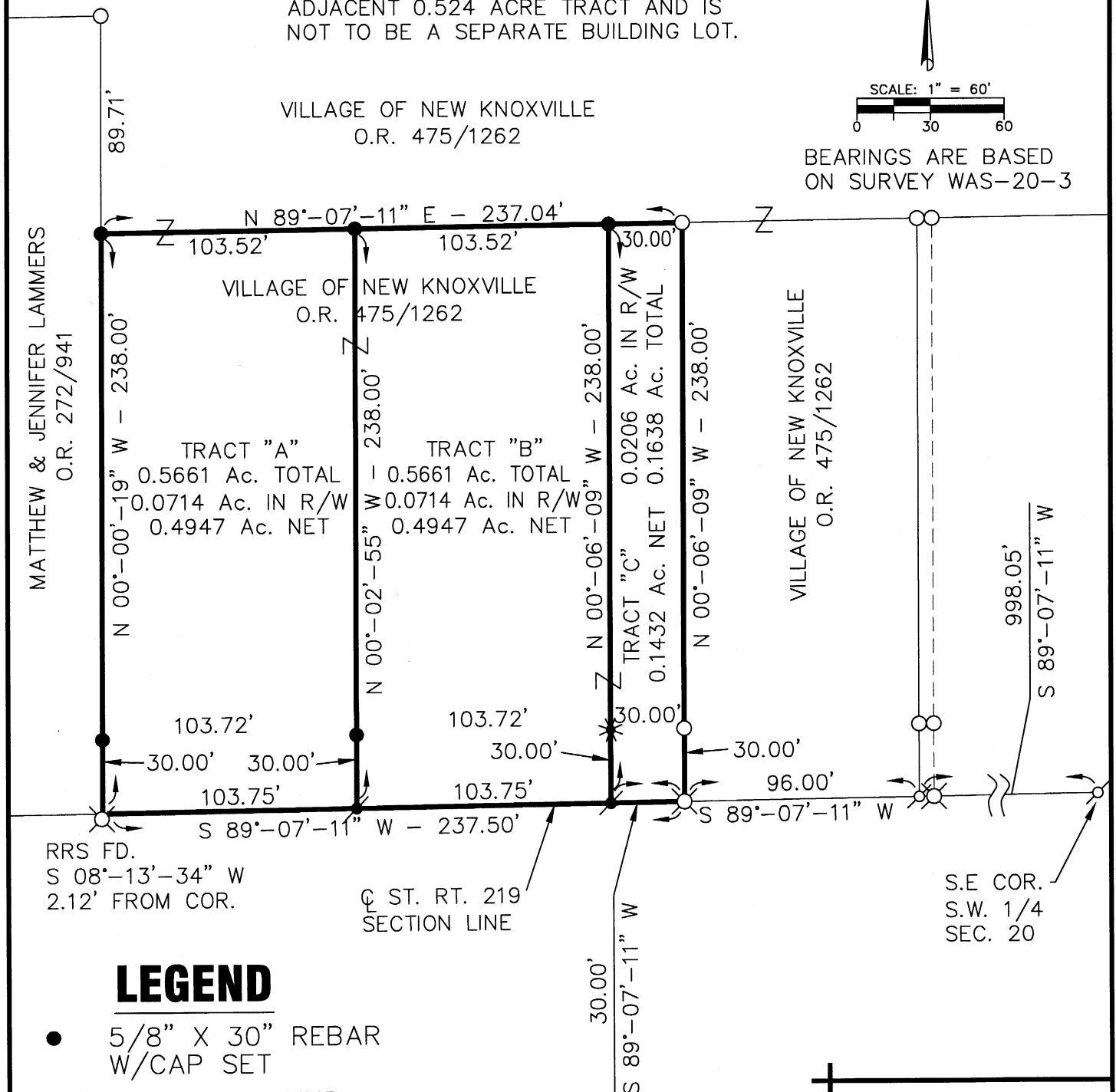
LOT SPLIT FOR THE VILLAGE OF NEW KNOXVILLE  
SW 1/4 OF SECTION 20, TOWN 6 SOUTH, RANGE 5 EAST  
WASHINGTON TOWNSHIP, VILLAGE OF NEW KNOXVILLE, AUGLAIZE COUNTY, OHIO

TRACT C IS TO BE AN ADD-ON TO THE  
ADJACENT 0.524 ACRE TRACT AND IS  
NOT TO BE A SEPARATE BUILDING LOT.

VILLAGE OF NEW KNOXVILLE  
O.R. 475/1262



BEARINGS ARE BASED  
ON SURVEY WAS-20-3



**LEGEND**

- 5/8" X 30" REBAR  
W/CAP SET
- IRON PIN FOUND
- ⦿ MAG NAIL SET
- ⦿ P.K. NAIL FOUND
- ⦿ RAILROAD SPIKE FOUND
- \* GIN SPINDLE SET

*Thomas L. Coverstone*  
THOMAS L. COVERSTONE, P.S. #7100

*11/18/04*  
DATE



Signature by the President of the Village of New Knoxville  
Planning Commission denotes approval of this plat.

Signed: *[Signature]* Date: *2-28-05*

Signature by the Mayor of the Village of New Knoxville  
denotes approval of this plat.

Signed: *[Signature]* Date: *2-28-05*



440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

CLIENT Village of New Knoxville  
VILLAGE New Knoxville Section No. 20 LOT No. xxx  
DRAWN BY GCA SCALE 1" = 60' DRWG. No. AUGKN0406  
CHECKED BY JMK DATE 11-18-2004  
SHEET 1 OF 1 (T 6 S; R 5 E)

## LEGAL DESCRIPTION

### TRACT A

BEING A PART OF A TRACT OF LAND OWNED BY THE VILLAGE OF NEW KNOXVILLE AS DESCRIBED IN OFFICIAL RECORD 475, PAGE 1262 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 20, TOWN 6 SOUTH, RANGE 5 EAST, WASHINGTON TOWNSHIP, VILLAGE OF NEW KNOXVILLE, AUGLAIZE COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a P.K. nail found at the southeast corner of the southwest quarter of Section 20, also being on the centerline of State Route 219;

thence, South  $89^{\circ}-07'-11''$  West, 1227.80 feet, along the south line of said quarter section and the centerline of State Route 219 to a Mag nail set and being the principal place of beginning of the tract herein conveyed;

thence, South  $89^{\circ}-07'-11''$  West, 103.75 feet, along the south line of said quarter section and the centerline of State Route 219 to a point at the southeast corner of a tract owned by Matthew and Jennifer Lammers as recorded in Official Record 272, Page 941, witness a railroad spike found South  $08^{\circ}-13'-34''$  West, 2.12 feet, from said point;

thence, North  $00^{\circ}-00'-19''$  West, 238.00 feet, along the east line of said Lammers tract to an iron pin with cap set, passing for reference an iron pin with cap set at 30.00 feet;

thence, North  $89^{\circ}-07'-11''$  East, 103.52 feet, to an iron pin with cap set;

thence, South  $00^{\circ}-02'-55''$  East, 238.00 feet, to the principal place of beginning, passing for reference an iron pin with cap set at 208.00 feet.

Containing 0.5661 acres more or less with 0.0714 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record.

The bearing of South  $89^{\circ}-07'-11''$  West, was used for the south line of the southwest quarter of Section 20 and the centerline of State Route 219 as per Survey WAS-20-3 of the Auglaize County Survey Records.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey performed under his direction and dated November 18, 2004.

AUGNKN0406LGLTractA

0-780

## LEGAL DESCRIPTION

### TRACT B

BEING A PART OF A TRACT OF LAND OWNED BY THE VILLAGE OF NEW KNOXVILLE AS DESCRIBED IN OFFICIAL RECORD 475, PAGE 1262 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 20, TOWN 6 SOUTH, RANGE 5 EAST, WASHINGTON TOWNSHIP, VILLAGE OF NEW KNOXVILLE, AUGLAIZE COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a P.K. nail found at the southeast corner of the southwest quarter of Section 20, also being on the centerline of State Route 219;

thence, South 89°-07'-11" West, 1124.05 feet, along the south line of said quarter section and the centerline of State Route 219 to a Mag nail set and being the principal place of beginning of the tract herein conveyed;

thence, South 89°-07'-11" West, 103.75 feet, along the south line of said quarter section and the centerline of State Route 219 to a Mag nail set;

thence, North 00°-02'-55" West, 238.00 feet, to an iron pin with cap set, passing for reference an iron pin with cap set at 30.00 feet;

thence, North 89°-07'-11" East, 103.52 feet, to an iron pin with cap set;

thence, South 00°-06'-09" East, 238.00 feet, to the principal place of beginning, passing for reference a gin spindle set at 208.00 feet.

Containing 0.5661 acres more or less with 0.0714 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record.

The bearing of South 89°-07'-11" West, was used for the south line of the southwest quarter of Section 20 and the centerline of State Route 219 as per Survey WAS-20-3 of the Auglaize County Survey Records.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey performed under his direction and dated November 18, 2004.

AUGNKN0406LGLTractB

0.781