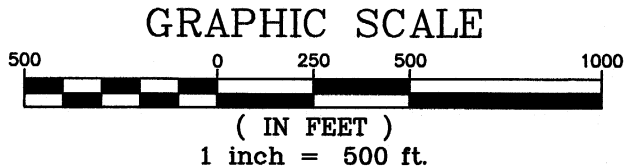


**PLAT OF A SURVEY
IN THE N.E. FRACTIONAL 1/4 SECTION 4
T5S-R5E, LOGAN TOWNSHIP
AUGLAIZE COUNTY, OHIO**

LEO A. MANGUM, JR. (O.R.14, P.495)
SPLIT OF TAX PARCEL: F19-004-010-04

T.R. 200 (MONROE ROAD)



LINE TABLE		
LINE	LENGTH	BEARING
L1	99.26'	N 00°58'27" E
L2	30.84'	S 00°45'12" W
L3	50.42'	S 89°59'22" E

THIS PLAT REPRESENTS AN ACTUAL
SURVEY COMPLETED APRIL 20, 2005.
REFERENCES INCLUDE DEEDS, TAX MAP,
OFFICE RECORDS AND THE FOLLOWING SURVEYS:
-T.C. HUBBELL SURVEYING SURVEY OF
29.488 ACRES DATED 6-17-1993.
-RICHARD MORRISSEY SURVEY OF
12.000 & 2.000 ACRES DATED 4-15-1985.

LEGEND

- 5/8" X 30" IRON PIN SET AND CAPPED
WITH A MARKER STAMPED
"SHELDON E & S / LIMA, OH"
- 1/2" IRON PIN FOUND (NOT CAPPED)
- △ RAILROAD SPIKE FOUND
- ▲ LATH SET BY OWNER FOR NEW LINE
- PK NAIL SET
- PK NAIL WITH SHINER FOUND
- 1" IRON PIN (NOT CAPPED) FOUND
UNDER LID OF A MONUMENT BOX
- ☒ CHISELED "X" IN A MONUMENT BOX FOUND
- 5/8" IRON PIN CAPPED WITH A MARKER
STAMPED "CHOICE ONE SURVEYING"
FOUND UNDER LID OF MONUMENT BOX



Date: 27 Apr 05 James O. J. J.

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

1320.54' S 89°59'54" E 1270.12'

E. CORNER, W. 1/4, N.E. FRACTIONAL 1/4 SECTION 4

1320.54' N.E. CORNER, N.E. FRACTIONAL 1/4 SECTION 4

1420.56' S 00°45'12" W

1423.11' S 00°58'27" W

40' R/W

T.R. 97 (CONANT ROAD)

1423.11'

555.90' N 00°58'27" E

20.00' R/W

20.02' N 89°53'43" E 1306.06' 1326.06'

TRACT B
16.445 ACRES
(0.255 ACRES IN R/W)

(S 88°30'52" W) N 88°30'52" E 1329.07'

1309.05' 20.02'

POINT OF BEGINNING TRACT B

768.00'(P) 767.95'(M) N 00°06'41" E

377.84'(M) 378.00'(P) 20.00' S 89°47'00" W 1321.08'

TRACT A
26.833 ACRES
(0.398 ACRES IN R/W)

1143.68' S 00°18'00" E (BEARING BASE)

S.W. CORNER, S.E. 1/4, N.E. FRACTIONAL 1/4, SECTION 4

POINT OF BEGINNING TRACT A

S.E. CORNER, S.E. 1/4, N.E. FRACTIONAL 1/4, SECTION 4

1163.02' S 00°41'00" W 865.87' 1420.55'

JEFFREY L. & KAREN K. HAGER O.R.142, P.915

MICHAEL A. & KIT E. BOWERSOCK O.R.186, P.479

EAST LINE SECTION 4

EMERSON E. & MARJORIE L. BURNFIELD, CO-TRUSTEES O.R.383, P.228

S 89°22'18" E 1301.30'

S.R. 197

P.S. 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, INC.
1280 N. COLE ST. LIMA, OHIO 45801
TELE: (419) 228-4421
JAMES D. SHELDON, P.E., P.S.

Client AL MANGUM, JR.
County AUGLAIZE Twp. LOGAN Drawn By WSM
Section N.E. FRACTIONAL 1/4, SEC. 4 Scale 1" = 500' Drwg. No. 22827
Checked by JDS Date 04-26-2005
Sheet 1 of 3 (T 5 S 1 R 5 E)

DESCRIPTION
TRACT A
26.833 ACRES

Being a parcel of land situated in the Northeast Fractional Quarter of Section 4, Township 5 South, Range 5 East, Logan Township, Auglaize County, Ohio, acquired by Leo A. Mangum, Jr. in Warranty Deed recorded in Official Record 14, Page 495, of the Auglaize County, Ohio, deed records and being more particularly described as follows:

BEGINNING FOR THE SAME at a 1" iron pin found under the lid of a monument box marking the southwest corner of the Southeast Quarter of the Northeast Fractional Quarter of Section 4 and the centerline of Township Road 97 (aka Conant Road) -

Thence North 00°-06'-41" East on and along said centerline and the west line of said Southeast Quarter of the Northeast Fractional Quarter for a distance of 767.95 feet to a PK nail with shiner found, passing at 377.84 feet a PK nail with shiner found -

Thence North 00°-58'-27" East on and along said centerline and said west line for a distance of 99.26 feet to a PK nail set -

Thence North 88°-30'-52" East for a distance of 1329.07 feet to a 5/8-inch iron pin set on the east line of Section 4, passing at 20.02 feet a 5/8-inch iron pin set -

Thence South 00°-45'-12" West on and along said east line for a distance of 30.84 feet to a 1/2-inch iron pin found -

Thence South 00°-41'-00" West on and along said east line for a distance of 865.87 feet to a 5/8-inch iron pin set for the southeast corner of the Southeast Quarter of the Northeast Fractional Quarter of Section 4 -

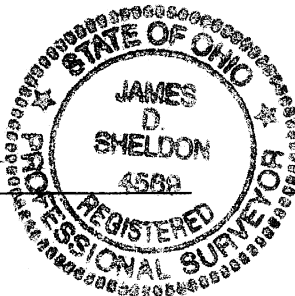
Thence South 89°-47'-00" West on and along the south line of said Southeast Quarter of the Northeast Fractional Quarter for a distance of 1321.08 feet to the **place of beginning**, passing at 1301.08 feet a 5/8-inch iron pin set.

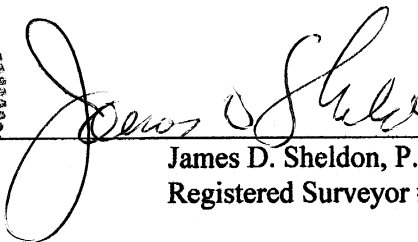
Containing in all 26.833 acres of land subject, however, to all legal easements and rights of way.

The foregoing description is based on a current field survey completed April 20, 2005, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

- NOTE: 1) Bearings are based on the centerline of Township Road 97 from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 4 to the centerline intersection with State Route 197 as being **South 00°-18'-00" East**.
2) All iron pins set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

Date: 27 Apr 05





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, INC. 1280 N. COLE ST. LIMA, OHIO 45801 TELE: (419) 228-4421 JAMES D. SHELDON, P.E., P.S.		Client <u>AL MANGUM, JR.</u> County <u>AUGLAIZE</u> Twp. <u>LOGAN</u> Drawn By <u>WSM</u> Section <u>N.E. FRACTIONAL 1/4, SEC. 4</u> Scale <u>1" = 500'</u> Drwg. No. <u>22827</u> Checked by <u>JDS</u> Date <u>04-26-2005</u> Sheet <u>2</u> of <u>3</u> (T <u>5</u> S <u>1</u> R <u>5</u> E)	

DESCRIPTION
TRACT B
16.445 ACRES

Being a parcel of land situated in the Northeast Fractional Quarter of Section 4, Township 5 South, Range 5 East, Logan Township, Auglaize County, Ohio, acquired by Leo A. Mangum, Jr. in Warranty Deed recorded in Official Record 14, Page 495, of the Auglaize County, Ohio, deed records and being more particularly described as follows:

Commencing for reference at a 1" iron pin found under the lid of a monument box marking the southwest corner of the Southeast Quarter of the Northeast Fractional Quarter of Section 4 and the centerline of Township Road 97 (aka Conant Road) -

Thence North 00°-06'-41" East on and along said centerline and the west line of said Southeast Quarter of the Northeast Fractional Quarter for a distance of 767.95 feet to a PK nail with shiner found, passing at 377.84 feet a PK nail with shiner found -

Thence North 00°-58'-27" East on and along said centerline and said west line for a distance of 99.26 feet to a PK nail set marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described by this instrument -

Thence continuing North 00°-58'-27" East on and along said centerline and said west line for a distance of 555.90 feet to a PK nail set marking the northwest corner of the Southeast Quarter of the Northeast Fractional Quarter of Section 4 -

Thence North 89°-53'-43" East on and along the north line of said Southeast Quarter of the Northeast Fractional Quarter for a distance of 1326.06 feet to a 5/8-inch iron pin set on the east line of Section 4, passing at 20.00 feet a 5/8-inch iron pin set -

Thence South 00°-45'-12" West on and along said east line for a distance of 523.84 feet to a 5/8-inch iron pin set -

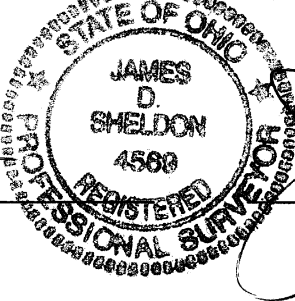
Thence South 88°-30'-52" West for a distance of 1329.07 feet to the **place of beginning**, passing at 1309.05 feet a 5/8-inch iron pin set.

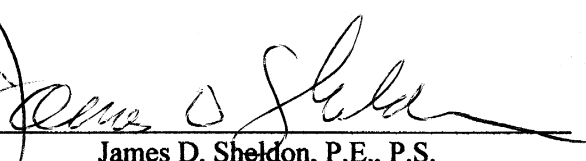
Containing in all 16.445 acres of land subject, however, to all legal easements and rights of way.

The foregoing description is based on a current field survey completed April 20, 2005, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

- NOTE: 1) Bearings are based on the centerline of Township Road 97 from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 4 to the centerline intersection with State Route 197 as being **South 00°-18'-00" East**.
2) All iron pins set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

Date: 27 Apr 05





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

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