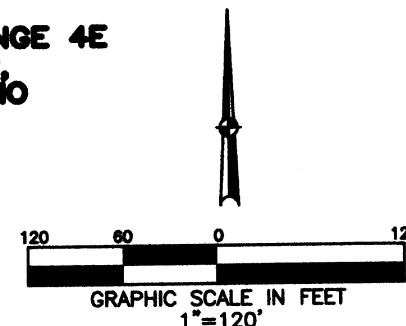


LOCATION MAP
NOT TO SCALE

BAUER SURVEY
SECTION 22, TOWN 6S, RANGE 4E
ST. MARYS TOWNSHIP,
AUGLAIZE COUNTY, OHIO



RAILROAD SPIKE
AS PER SUR.
N-627

DEE ANN BRADFORD, TRUSTEE
O.R. 503-1397

GAP IN DEEDS

PROP. LINES
BY DEEDS

OVERLAP IN DEEDS

O.R. 13-463

PERRY S. LIGHTY
O.R. 511-1029

SETH G. BAUER
O.R. 371-260
1.907 AC. TOTAL
0.724 AC. IN EX. R/W

GAP IN DEEDS

SPLIT RAIL
FENCE

ORVILLE L.
& ALMA C.
MANGEN
D.B. 178-217

S.E. CORNER,
S.E. QUARTER,
SEC. 22, T-6S., R-4E.

S.W. CORNER,
S.E. QUARTER,
SEC. 22, T-6S., R-4E.

R/W STATE ROUTE 219
& SECTION LINE (R/W
WIDTH VARIES)

R/W STATE ROUTE 66
(R/W WIDTH VARIES)

EAST LINE OF
SEC. 22 & R

NOTE: THE ORIGINAL TRACT OF LAND CALLED FOR IN O.R. 371-260 CALLS FOR A FRONTAGE OF 300 FEET FROM THE SEC. CORNER ON S.R. 219 AND 436 FEET NORTH OF S.R. 219 ALONG THE EAST LINE OF SEC. 22. ODOT R/W PLANS (DATED 1958 & 1961) FOR THIS AREA SHOW APPROXIMATELY 326 FEET OF FRONTAGE ALONG S.R. 219 FROM SEC. CORNER AND 458 FEET OF FRONTAGE ALONG THE EAST LINE OF THE SECTION. THESE FRONTAGES CLOSELY MATCH THE LINES OF OCCUPATION AND DEEDS TO THE WEST OF THE AREA SURVEYED. R/W PLANS FOR AUG-66-4.05 (1958) SHOW THE EAST PROPERTY LINE OF THE MANGEN PROPERTY AS MATCHING THE ADDITIONAL R/W LINE OF THE INTERSECTION.

ALSO, DEED BOOK 170, PAGE 336 (AN EASEMENT FOR HIGHWAY PURPOSES TO ODOT) CALLS FOR THE GRANTORS PROPERTY LINE TO EXTEND TO STA. 432+56.4 (APPROX. 458 FEET NORTH OF SECTION CORNER).

STA. 427+98.20 S.R. 66=
STA. 5+00 S.R. 219

REFERENCES

AUGLAIZE CO. ENGINEER'S
RECORD OF LAND SURVEYS:

J-711
N-627

ODOT R/W PLANS

AUG-66-4.05, 1958
AUG-219-0.00, 1961

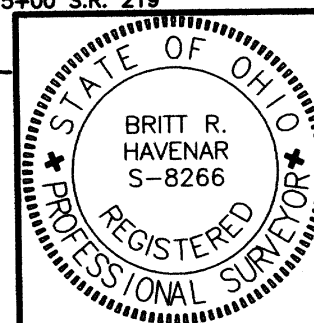
BASIS OF BEARINGS:

BEARINGS BASED AUG-219-0.00 R/W PLANS

LEGEND

- ⊗ MAG NAIL SET
- ✕ IRON PIN FOUND
- IRON PIN FOUND IN MONUMENT BOX (4" DEEP)
- 5/8" DIA. IRON PIN SET CAPPED "BRH PE PS, OHIO PS 8266"
- ⊙ WOOD POST FOUND
- ✕ RAILROAD SPIKE FOUND
- ⚡ IRON PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND

SURVEY OF 1.907 AC. IN ST. MARYS TWP.
FOR SETH BAUER. OCTOBER 26, 2005.



Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
HAVENAR ENGINEERING & SURVEYING, INC.
AMY L. HAVENAR, P.E.
BRITT R. HAVENAR, P.E., P.S.
1071 N. KUTHER ROAD
SIDNEY, OHIO 45365
(937) 492-7408
EMAIL: abhavenar@core.com

Legal Description for 1.907 Acres

Situate in the Southeast Quarter of Section Twenty-two (22), Town Six (6) South, Range Four (4) East, Township of St. Marys, County of Auglaize, State of Ohio, and being a tract of land conveyed to Seth G. Bauer in Official Record 371, Page 260 of the Recorder's Office of Auglaize County, Ohio as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and filed in the Auglaize County Engineer's Record of Land Surveys and being more particularly described as follows:

Commencing at an iron pin found in a monument box found at the Southeast corner of the Southeast quarter of Section Twenty-two (22), Town Six (6) South, Range Four (4) East, also being on the centerline of right-of-way of State Route 219 and being the south line of Section Twenty-two (22), said iron pin being the True Point of Beginning of the tract of land herein described;

Thence North 88 degrees 32 minutes 30 seconds West, along the centerline of right-of-way of State Route 219 and south line of said Section, a distance of 175.75 feet to a Mag Nail set;

Thence North 01 degrees 59 minutes 30 seconds East, a distance of 150.00 feet to a capped iron pin set, passing through a capped iron pin set at a distance of 30.00 feet which marks the north right-of-way line of State Route 219 and a concrete monument found at a distance of 79.00 feet which marks the right-of-way line of State Route 219;

Thence North 88 degrees 32 minutes 30 seconds West, a distance of 150.00 feet to a capped iron pin set;

Thence North 01 degrees 59 minutes 30 seconds East, a distance of 174.90 feet to a wood corner post found;

Thence South 88 degrees 22 minutes 23 seconds East, a distance of 325.12 feet to a capped iron pin set, said pin being on the east line of Section Twenty-two (22), passing through a capped iron pin set at a distance of 286.88 feet which marks the west right-of-way line of State Route 66;

Thence South 01 degrees 52 minutes 52 seconds West, along the east line of Section Twenty-two (22), a distance of 323.94 feet to an iron pin found in a monument box, said pin also being the Southeast corner of the Southeast quarter of Section Twenty-two (22), also being the True Point of Beginning of the above described tract, containing 1.907 acres more or less, subject to all easements of record, of which 0.724 acres are in the present right-of-way.

Civil Engineering & Surveying



Amy L. Havenar, P.E.
Britt R. Havenar, P.E., P.S.

Basis of bearings per ODOT Right-of-Way plans AUG-219-0.00 dated 1961 depicting the south line of Section Twenty-two (22) (State Route 219) as bearing South 88 degrees 32 minutes 30 seconds East.

Description prepared by:

Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266

1071 N. Kuther Rd., Sidney, Ohio 45365

(937) 492-7408

abhavenar@core.com

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