

BOUNDARY SURVEY OF PARCEL # 124-231-003-01, # 124-231-003-03 AND PART OF PARCEL 124-231-003-00 AS DESCRIBED IN VOL. 239, PG. 330; VOL. 246, PG. 394; OR VOL. 436, PG. 1447 AND OR VOL. 436, PG. 1449 OF THE AUGLAIZE COUNTY OFFICIAL RECORD OF DEEDS. SITUATED IN THE SE 1/4 OF SECTION 23, T-6-S, R-6-E, PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO.

Basis of Bearing for this plat assumes the West Line of the SE 1/4 of Section 23, also being the centerline of Shelby-Fryburg Road (TR 173), as N 00°-53'-31" E per Auglaize County GPS Survey.

NW Corner
SE 1/4
Section 23

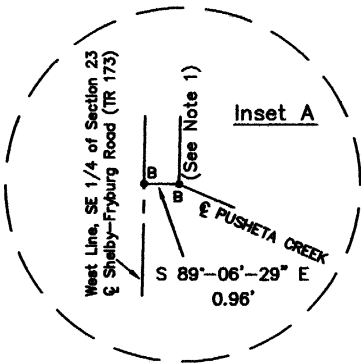
20.00'

19.04'

ROBERT J. & DANNA S. KOCH
OR VOL. 436, PG. 1447
OR VOL. 436, PG. 1449

- LEGEND
- A - SET 5/8 INCH IRON PIN W/ CAP
 - B - SET MAG NAIL
 - C - MONUMENT BOX FOUND
 - F - RAILROAD SPIKE FOUND
 - G - POINT IN PUSHETA CREEK

This Plat is recorded in
Survey Book P, Page 231
in the Auglaize County
Engineer's Office.



ROBERT J. & DANNA S. KOCH
OR VOL. 436, PG. 1447
OR VOL. 436, PG. 1449

PARCEL 1
3.133 ACRES
(0.257 acres in R/W)

JAMES R. & NANCY L. TESTER
VOL. 246, PG. 394

&

NANCY L. KOCH
(A.K.A. NANCY L. TESTER)
VOL. 239, PG. 330

Inset A

(POB)

31.36'

(PUSHETA CREEK)

N 66°-50'-29" W

291.28'

50.00'

280.31'

564.61'

284.30'

S 00°-53'-31" W

269.65'

N 89°-34'-23" E

108.18'

448.03'

N 00°-53'-31" E

339.85'

464.27'

30.00'

20.00'

West Line, SE 1/4 of Section 23
Shelby-Fryburg Road (TR 173) ~ 40'-60' R/W

SW Corner
SE 1/4
Section 23

Note 1: The West property line of the original tracts is in accordance with surveys conducted on May 28, 1974 & October 9, 1978 by Thomas W. Steinke PS #6177 recorded in Survey Book A, Page 71 and Survey Book D, Page 189.

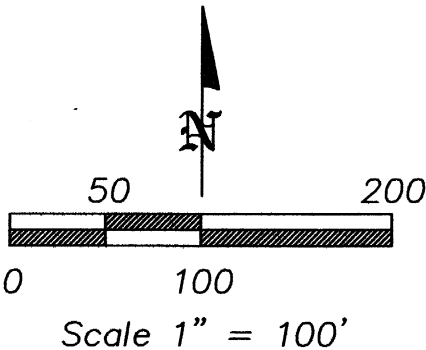
ROBERT J. & DANNA S. KOCH
OR VOL. 436, PG. 1447
OR VOL. 436, PG. 1449



Eric R. Pfenning

ERIC R. PFENNING P.S. #8129

THIS SURVEY REPRESENTS AN ACTUAL
FIELD SURVEY PERFORMED UNDER MY
SUPERVISION ON NOVEMBER 5, 2005.



ANGLE RIGHT, LTD	
1105 POPPY DRIVE WAPAKONETA, OHIO 45895 (419) 738-6264	
CLIENT: JIM & NANCY TESTER	
OWNER: JAMES R. & NANCY L. (KOCH) TESTER	
DATE: NOVEMBER 5, 2005	
TWP: PUSHETA	COUNTY: AUGLAIZE
PART OF SE 1/4, SEC 23, T-6-S, R-6-E	
SHEET 1 OF 2	SCALE: 1" = 100'

**PARCEL 1
LEGAL DESCRIPTION**

Being Part of Parcel #I24-231-003-01, #I24-231-003-03 and #I24-231-003-00 as described in Volume 239, Page 330 and Volume 246, Page 394 and OR Vol. 436, Page 1447 and OR Vol. 436, Page 1449 of the Auglaize County Official Record of Deeds. Situated in the SE ¼ of Section 23, T-6-S, R-6-E, Pusheta Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing at a monument box over an iron pin found at the southwest corner of said SE ¼ of Section 23; Thence along the west line of said SE ¼ of Section 23, also being the centerline of Shelby-Fryburg Road (TR 173), N 00°-53'-31" E (basis of bearing) a distance of 464.27 feet to a set mag nail;

Thence S 89°-06'-29" E a distance of 0.96 feet to a set mag nail marking the southwest corner of a 0.854 acre tract surveyed by Thomas W. Steinke, PS #6177 on May 28, 1974 recorded in Survey Book A, Page 71, being the POINT OF BEGINNING for the tract of land herein described;

thence parallel with said west line of the SE ¼ of Section 23, N 00°-53'-31" E a distance of 448.03 feet to a set mag nail, passing a railroad spike found at 339.85 feet marking the southwest corner of a 1.179 acre tract surveyed by Thomas W. Steinke, PS #6177 on October 9, 1978 recorded in Survey Book D, Page 189;

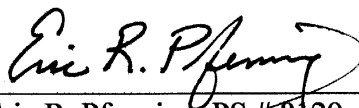
thence N 89°-34'-23" E a distance of 269.65 feet to a set 5/8 inch iron pin w/ cap, passing a set 5/8 inch iron pin w/ cap at 19.04 feet on the east right-of-way line of said Shelby-Fryburg Road (TR 173);

thence parallel with said west line of the SE ¼ of Section 23, S 00°-53'-31" W a distance of 564.61 feet to a point on the centerline of Pusheta Creek, passing a set 5/8 inch iron pin w/ cap at 284.30 feet and passing a set 5/8 inch iron pin w/ cap at 514.61 feet;

thence along said centerline of Pusheta Creek, N 66°-50'-29" W a distance of 291.28 feet, passing a point on said centerline of Pusheta Creek at 259.92 feet marking the east right-of-way line of said Shelby-Fryburg Road (TR 173) to the POINT OF BEGINNING.

The above described parcel contains 3.133 acres of land, of which 0.257 acres of land is occupied by the right-of-way of Shelby-Fryburg Road (TR 173), subject to all legal highways and easements of record at the time of recording of this instrument.

Basis of bearing for this legal description assumes the west line of the SE ¼ of Section 23, also being the centerline of Shelby-Fryburg Road (TR 173) as N 00°-53'-31" E per Auglaize County GPS survey. This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS # 8129 on November 5, 2005. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129 S-8162".


Eric R. Pfenning, PS # 8129

Angle Right, Ltd.
1105 Poppy Drive
Wapakoneta, Ohio 45895

This legal description is recorded in
Survey Book P , Page 232 in the
Auglaize County Engineer's Office

