

LEGEND

- Monument Box (found)
- 1" Iron Bar (found)
- Mag-Nail (set)
- 5/8" Re-Rod w/cap (set)

RECORD SURVEYS

- ◆ Survey prepared by Rolly L. Pion, PS 5013 for Ron Spencer Real Estate in April of 1979. Recorded in Book D-395
- ◆ Survey prepared by James M. Kent, PS 6792 for the Buffenbargers on July 9, 1996 (dwg#2503). (Basis of bearings for this plat)

AKERS ROAD (40' right-of-way)

N00°21'33"E

257.43'

right-of-way line

S00°21'33"W

3715.72'

NE Corner
SW 1/4, NW 1/4,
Section 26

tree on
right-of-way line

25.00'

N89°47'11"E
224.93'

1.335 ACRES
(0.118 acres right-of-way)

224.92'
N89°38'27"W

259.68'
S00°21'33"W

Donald & Diana Jarvis
OR Volume 63, Page 115

1323.21'
1098.28'

S89°47'11"W

large boulder
found 1' east
of post remnant

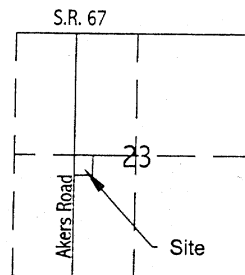
NE Corner, East Half
of the SW 1/4 of Section 23
(remnants of 6" diameter cedar post)

Note: A survey performed by Rolly L Pion, PS 5013 in April of 1979 (Survey Book "D", Page 395) depicts a stone found at a distance of 1322.60 feet. No stone was found at that location.

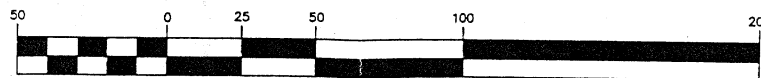
BUFFENBARGER SURVEY

A part of the east half of the
SW 1/4 of Section 23,
Town-5-South, Range-8-East,
Wayne Township, Auglaize County, Ohio
as evidenced by Deed Volume 185, Page 133.

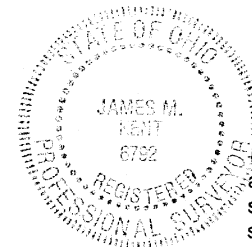
Richard K. Buffenbarger
Volume 185, Page 133



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



I hereby certify that this plat is an
accurate representation of a field
survey performed under my direct
supervision.

JAMES M. KENT, PS 6792

kent surveying, inc.

acad - Buffenbarger
dwg #4673
January 11, 2006

P- 253



SURVEYOR'S DESCRIPTION

scale:

Being a part of the east half of the southwest quarter of Section 23, Town-5-South, Range-8-East, Wayne Township, Auglaize County, Ohio as evidenced by Deed Volume 185, Page 133 and more particularly described as follows:

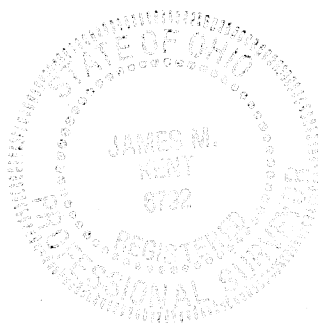
Commencing for reference at the northeast corner of the east half of the southwest quarter of Section 23 as marked by the remnants of a 6' diameter cedar post (found flush with the ground); thence, S 89 degrees 47' 11" W along the north line of the southwest quarter of Section 23, for a distance of 1098.28 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING** of the tract herein described;

thence, S 00 degrees 21' 33" W for a distance of 259.68 feet to a 5/8" re-rod w/cap (set);

thence, N 89 degrees 38' 27" W (passing through a 5/8" re-rod w/cap cap set on the east right-of-way line of Akers Road at a distance of 204.92 feet) for a total distance of 224.92 feet to a mag-nail (set) on the west line of the east half of the southwest quarter of Section 23, and the legal centerline of Akers Road;

thence, N 00 degrees 21' 33" E along the aforesaid east line and legal centerline, for a distance of 257.43 feet to a monument box (found) at the northwest corner of the east half of the southwest quarter of Section 23;

thence, N 89 degrees 47' 11" E along the north line of the aforesaid east half (passing the east right-of-way line of Akers Road at a distance of 20.00 feet and passing through a 5/8" re-rod w/cap set for reference at a distance of 25.00 feet) for a total distance of 224.93 feet to the **POINT OF BEGINNING**, containing therein **1.335 acres**, of which 0.118 acres is road right-of-way. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Prepared by James M. Kent, PS 6792 with reference hereby made to a plat of survey; Kent Surveying, Inc., drawing #4673 dated January 11, 2005. Basis of bearings is per "Buffenbarger Survey" performed by Kent Surveying (drawing #2503 dated July 9, 1996) depicting the west line of the east half of the southwest quarter of Section 23 as N 00 degrees 21' 33" E.




James M. Kent, PS 6792

CLIENT BUFFENBARGER DATE 1-12-06
COUNTY AUGLAIZE TOWNSHIP WAYNE
SECTION 23 T-5-S; R-8-E DRAWN BY JMK
SHEET 1 OF 1 DWG. # 4673

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