

22

S89°02'49"E  
175.64'

3.61'

S89°02'49"E  
163.81'

BLACKHOOF CREEK ROAD (25' R/W)

281.54'

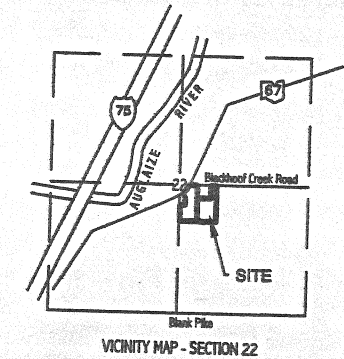
S89°02'49"E  
122.52'

NE Corner,  
SE 1/4, Section 22

1901.98'

# John and Doris Shepline Survey

Part of the SE 1/4 of Section 22,  
Town-5-South, Range-6-East,  
Duchouquet Township,  
Auglaize County, Ohio



STATE ROUTE 67  
N37°28'31"E

110.33'  
N62°45'22"E  
77.40'

Jack & Rose Deardorff  
GOSSARD  
OR 249, PG. 455

N00°58'39"E  
140.33'

S89°01'21"E  
96.67'

TRACT ONE  
5.007 ACRES  
(0.236 acres right-of-way)

S01°05'11"W  
260.00'

Greg  
BELLMAN  
OR 398, PG. 568

Maurice & Sarah  
DeVORE  
OR 519, PG. 611

N00°58'39"E  
260.00'

17.50'

S89°02'48"E  
264.53'

Note: Old fence line is approximately 3.5' south of deed line.  
Long standing occupation may bring questions as to who has  
Title to this strip.

TRACT TWO  
5.001 ACRES  
(0.070 acres right-of-way)

S01°05'11"W  
480.00'

S00°58'39"W  
740.00'

Gary & Raelene  
GEREN  
OR 519, PG. 1535

N00°58'39"E  
329.70'

355.54'

N89°02'49"W

387.97'

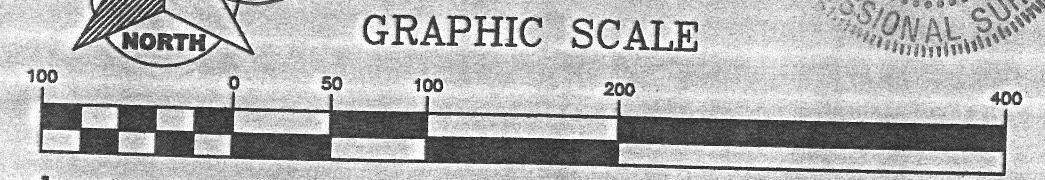
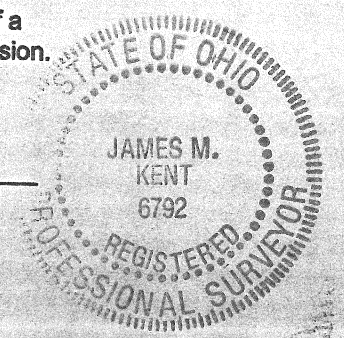
John & Doris  
SHEPLINE  
OR 539, PG. 658

- LEGEND**
- "A" □ Monument Box (found)
  - "B" ○ 1" Iron Pipe (found)
  - "C" RR Spike (found)
  - "D" Mag-Nail (set)
  - "E" 5/8" re-rod w/cap (set)
  - "F" 5/8" re-rod w/cap (found)
  - "G" Wooden Post (found)

- SURVEY REFERENCES**
- Irvin Shepline Survey" by Thomas Steinke, PS 6177  
dated May 1976 - Book B, Page 244
  - "Marie Weber Estate Surveys" by Richard Morrissey, PS 6470  
dated 8/24/87 - Book H Page 225 and 228
  - "Jack Gossard Survey" by Richard Morrissey, PS 6470  
dated 9/23/88 - Book H, Page 534
  - "Thompson Survey" by James M. Kent, PS 6792  
dated November 22, 2002 - drawing #4048

I hereby certify that this plat is representative of a  
field survey, conducted under my direct supervision.

JAMES M. KENT, Professional Surveyor #6792

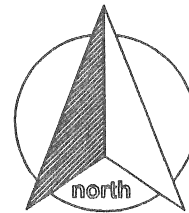


kent surveying, inc. ( IN FEET )  
drawing #4781 1 inch = 100 ft.  
August 6, 2006 and revised 9/9/06

Basis of bearings is per Auglaize  
County GPS depicting the north line  
of the southeast quarter of Section 22  
as bearing S 89° 02' 49" E.

P-409

Sheipline Survey  
Tract One



### SURVEYOR'S DESCRIPTION

scale:

Being a part of the southeast quarter of Section 22, Town-5-South, Range-6-East, Duchouquet Township, Auglaize County, Ohio as evidenced by Official Record Volume 539, Page 858 and more particularly described as follows:

Commencing for reference at a one inch iron pipe (found) at the northwest corner of the southeast quarter of Section 22; thence, S 89° 02' 49" E along the north line of the of the southeast quarter of Section 22 for a distance of 175.64 feet to the **POINT OF BEGINNING** for the tract herein described, said point being the centerline intersection of State Route 67 and Blackhoof Creek Road and is referenced by a railroad spike (found) bearing S 14° 01' 43" W of and 3.69 feet from the point of beginning;

thence, continuing along the north line of the southeast quarter of Section 22 and the legal centerline of Blackhoof Creek Road S 89° 02' 49"E for a distance of 163.81 feet to a mag-nail (set);

thence, S 01° 05' 11" W (passing through a 5/8" re-rod w/cap set on the south right-of-way line of Blackhoof Creek Road at a distance of 25.00 feet) for a total distance of 260.00 feet to a 5/8" re-rod w/cap (set);

thence, S 89° 02' 48" E for a distance of 17.50 feet to a 5/8" re-rod w/cap (set);

thence, S 01° 05' 11" W for a distance of 480.00 feet to a 5/8" re-rod w/cap (set);

thence, N 89° 02' 49" W for a distance of 355.54 feet to a 5/8" re-rod w/cap (set) on the west line of the southeast quarter of Section 22;

thence, N 00° 58' 39" E along the aforesaid west line, for a distance of 329.70 feet to a 5/8" re-rod w/cap (set);

thence, S 89° 01' 21" E for a distance of 96.67 feet to a 5/8" re-rod w/cap (set);

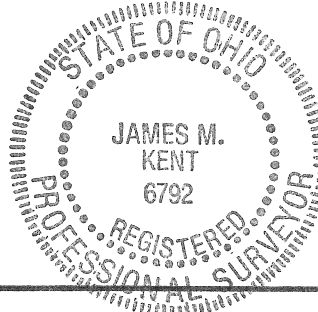
thence, N 00° 58' 39" E for a distance of 140.33 feet to a 5/8" re-rod w/cap (set);

thence, N 22° 54' 26" W (passing through a 5/8" re-rod w/cap set on the easterly right-of-way line of State Route 67 at a distance of 77.40 feet) for a total distance of 110.33 feet to a mag-nail (set);


thence, along the centerline of State Route 67 on a non-tangent curve which is concave to the northwest, said curve having a central angle which measures 10° 29' 16", a radius which measures 1146.28 feet, a chord which bears N 37° 08' 31"E and a chord which measures 209.53 feet, for a total arc length of 209.82 feet to the **POINT OF BEGINNING**, containing therein **5.007 acres** of which 0.236 acres is road right-of-way. Prepared by James M. Kent, P.S. 6792 with reference hereby made to a plat of survey; Kent Surveying, Inc. drawing #4781 dated August 6, 2006. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Basis of bearings is per Auglaize County GPS depicting the north line of the southeast quarter of Section 22 as S 89° 02' 49" E

corrected description 8/8/06

  
James M. Kent, PS 6792

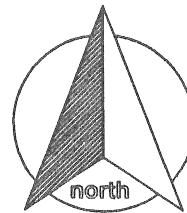


CLIENT SHEIPLINE DATE 8-6-06  
COUNTY AUGLAIZE TOWNSHIP DUCHOUQUET  
SECTION 22 T-5-S; R-6-E DRAWN BY JMK  
SHEET 1 OF 2 DWG. # 4781

 **kent surveying, inc.**  
P.O. Box 96 - 1750 Bellefontaine Street  
Wapakoneta, OH 45895  
419-738-5677 fax 419-738-7894

P-410

Sheipline Survey  
Tract Two



### SURVEYOR'S DESCRIPTION

scale:

Being a part of the southeast quarter of Section 22, Town-5-South, Range-6-East, Duchouquet Township, Auglaize County, Ohio as evidenced by Official Record Volume 539, Page 858 and more particularly described as follows:

Commencing for reference at a one inch iron pipe (found) at the northwest corner of the southeast quarter of Section 22; thence, S 89° 02' 49" E along the north line of the of the southeast quarter of Section 22 and the legal centerline of Blackhoof Creek Road, for a distance of 620.99 feet to a mag-nail (set), said nail being the **POINT OF BEGINNING** for the tract herein described;

thence, continuing along the north line of the southeast quarter of Section 22 and the legal centerline of Blackhoof Creek Road S 89° 02' 49"E for a distance of 122.52 feet to a mag-nail (set);

thence, S 00° 58' 39" W (passing through a 5/8" re-rod w/cap set on the south right-of-way line of Blackhoof Creek Road at a distance of 25.00 feet) for a total distance of 740.00 feet to a 5/8" re-rod w/cap (set);

thence, N 89° 02' 49" W for a distance of 387.97 feet to a 5/8" re-rod w/cap (set);

thence, N 01° 05' 11" W for a distance of 480.00 feet to a 5/8" re-rod w/cap (set);

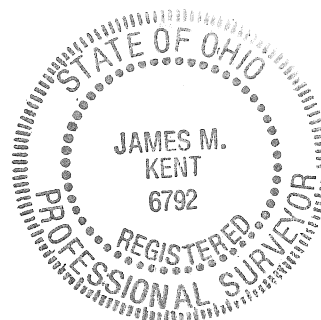
thence, S 89° 02' 48" E for a distance of 264.53 feet to a 5/8" re-rod w/cap (set);

thence, N 00° 58' 39" E (passing through a 5/8" re-rod w/cap set on the south right-of-way line of Blackhoof Creek Road at a distance of 235.00 feet) for a total distance of 260.00 feet to the **POINT OF BEGINNING**, containing therein **5.001 acres** of which 0.070 acres is road right-of-way. Prepared by James M. Kent, P.S. 6792 with reference hereby made to a plat of survey; Kent Surveying, Inc. drawing #4781 dated August 6, 2006. Subject to all easements and right-of-way of record at the time of the recording of this instrument.


Basis of bearings is per Auglaize County GPS depicting the north line of the southeast quarter of Section 22 as S 89° 02' 49" E

*corrected description 9/8/06*

  
James M. Kent, PS 6792



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