

DESCRIPTION

JOB #22882A

0.523 ACRES

Being a parcel of land situated in the Northeast Quarter of Section 31, Township 5 South, Range 6 East, Duchouquet Township, now in the City of Wapakoneta, Auglaize County, Ohio, acquired by Edward J. Rohrbaugh (Mary C. Rohrbaugh, Life Estate) in Instruments recorded in O.R. 554, Page 1311 and O.R. 554, Page 1313, of the Auglaize County, Ohio deed records and being more particularly described as follows:

Commencing for reference at a 1.5-inch (i.d.) iron pipe found marking the intersection of the north right-of-way line of Race Street with the west right-of-way line of Dearbaugh Avenue (50' right of way per Volume 71, Page 600) -

Thence **North 00°-00'-00" East (bearing base)** on and along said west right-of-way line of Dearbaugh Avenue for a distance of 293.32 feet to a 5/8-inch iron pin found in that portion of Vine Street vacated in Ordinance No. 75-31 (passed July 2, 1975), passing at 113.50 feet a 1.5-inch (i.d.) iron pipe found and at 216.03 feet a 5/8-inch iron rebar capped with a marker stamped "Kuck & Morrissey L.S. 6470" found marking the southeast corner of Lot 1442 in Kolter & Musser's Addition (Plat Book 2, Page 63) and being the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described by this instrument -

Thence South 89°-02'-15" West through said Vine Street vacated in Ordinance No. 75-31 for a distance of 150.03 feet to a 5/8-inch iron pin set on the east line of that part of Vine Street vacated in Ordinance No. 2002-27 passed May 1, 2002 -

Thence South 00°-00'-00" West on and along said east line for a distance of 6.77 feet to a 5/8-inch iron pin set -

Thence South 89°-38'-15" West in said Vine Street vacated in Ordinance No. 2002-27 for a distance of 121.99 feet to a 5/8-inch iron pin set -

Thence North 00°-00'-00" East for a distance of 88.00 feet to a 5/8-inch iron pin set -

Thence North 89°-38'-15" East for a distance of 272.01 feet to a 5/8-inch iron pin set on the west line of Dearbaugh Avenue -

Thence South 00°-00'-00" West on and along said west line for a distance of 79.66 feet to the **place of beginning.**

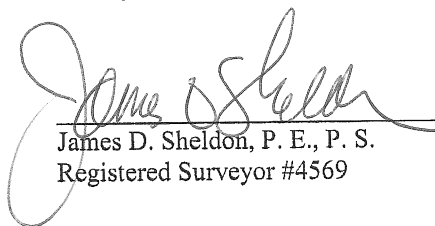
Containing in all 22,803 square feet or 0.523 acres of land subject, however, to all legal easements and rights of way.

The foregoing description is based solely on office records of a Sheldon Engineering & Surveying, Inc. field survey completed September 28, 2005, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

NOTES: 1) Bearing base derived from a Kuck & Morrissey survey dated December 30, 1998.
2) All iron pins set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

Date: 28 May 08

gw


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



SHEET 2 OF 2

**SHELDON ENGINEERING
& SURVEYING, INC.**



LIMA, OHIO

5/22/08	DATE	JOB NO.	22882QT
DRAWN	SSM	CHECKED	JDS
APPROVED	JDS	SCALE	1" = 60'

Q-105