

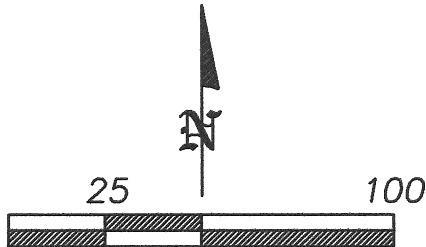
BOUNDARY SURVEY OF PART OF PARCEL # K31-172-035-00 AS DESCRIBED IN OR VOL. 457, PG. 1250 OF THE AUGLAIZE COUNTY OFFICIAL RECORD OF DEEDS. BEING PART OF LOT 35 OF SOUTHMOOR SHORES SUBDIVISION RECORDED IN PLAT BOOK C, PAGE 20 & 21. SITUATED IN SECTION 17, T-6-S, R-4-E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY, OHIO.

Basis of Bearing assumes the South Line of Lot 34 as N 81°-42'-24" E per recorded subdivision plat.

LEGEND

- A - SET 5/8 INCH IRON PIN CAPPED
- B - 5/8 INCH IRON PIN FOUND (GEESLIN #5372)
- C - SURVEY POINT
- D - 5/8 INCH IRON PIN FOUND (ANGLE RIGHT S-8129 S-8162)
- E - 5/8 INCH IRON PIN CAPPED FOUND

NOTE: PARCEL 1 IS TO BE TRANSFERRED TO LOT 34 AND IS NOT INTENDED TO BE A BUILDING LOT.



Scale 1" = 50'

Curve ①

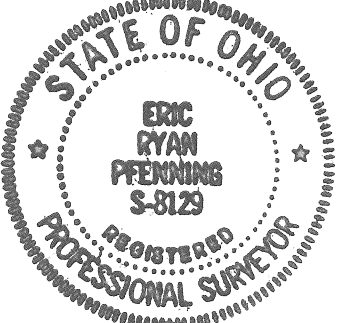
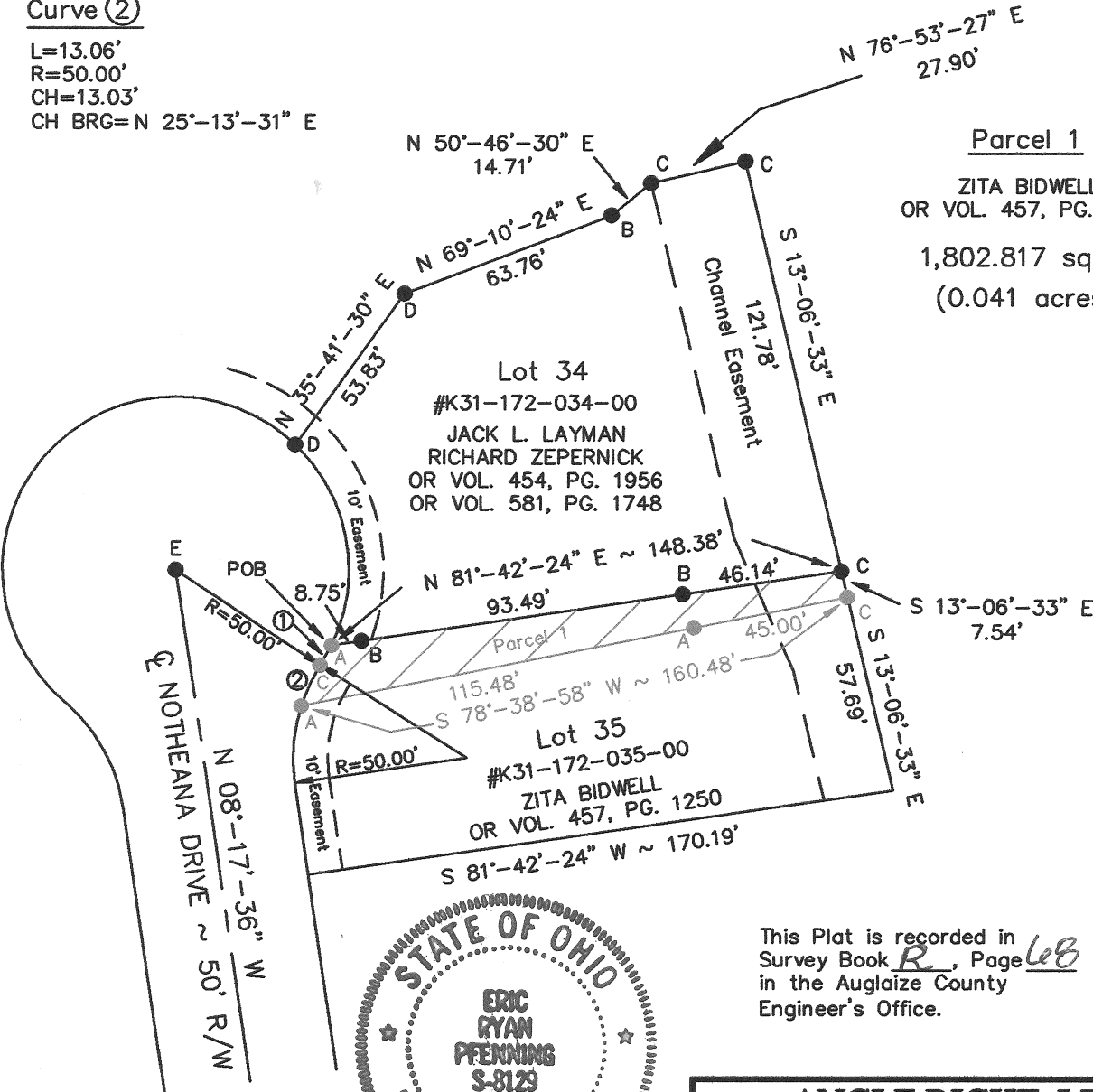
L=6.62'
R=50.00'
CH=6.61'
CH BRG= N 29°-43'-44" E

Curve ②

L=13.06'
R=50.00'
CH=13.03'
CH BRG= N 25°-13'-31" E

Parcel 1

ZITA BIDWELL
OR VOL. 457, PG. 1250
1,802.817 sq. ft.
(0.041 acres)



This Plat is recorded in
Survey Book R, Page 68
in the Auglaize County
Engineer's Office.

Survey Approved by KCR
on 11/12/11

Eric R. Pfennig

ERIC R. PFENNIG P.S. #8129
THIS SURVEY REPRESENTS AN ACTUAL
FIELD SURVEY PERFORMED UNDER MY
SUPERVISION ON NOVEMBER 12, 2011.

11/15/2011

ANGLE RIGHT, LTD	
1105 POPPY DRIVE WAPAKONETA, OHIO 45895 (419) 738-6264	
CLIENT: JACK L. LAYMAN & RICHARD ZEPERNICK	
OWNER: ZITA BIDWELL	
DATE: NOVEMBER 12, 2011	
TWP: ST. MARYS	COUNTY: AUGLAIZE
PART OF LOT 35, SOUTHMOOR SHORES SUBDIVISION SEC 17, T-6-S, R-4-E	
SHEET 1 OF 2	SCALE: 1" = 50'

**PARCEL 1
LEGAL DESCRIPTION**

Being Part of Parcel #K31-172-035-00 as described in OR Volume 457, Page 1250 of the Auglaize County Official Record of Deeds. Being part of Lot 35 of Southmoor Shores Subdivision recorded in Plat Book C, Page 20 & 21, situated in Section 17, T-6-S, R-4-E, St. Marys Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing at a set 5/8 inch iron pin capped marking the southwest corner of Lot 34 of said Southmoor Shores Subdivision being the POINT OF BEGINNING for the tract of land herein described;

thence along the south line of said Lot 34, N 81°-42'-24" E (basis of bearing) a distance of 148.38 feet to a point marking the southeast corner of said Lot 34 located within a channel easement, passing a 5/8 inch iron pin found (Geeslin #5372) at a distance of 8.75 feet and passing a 5/8 inch iron pin found (Geeslin #5372) at a distance of 102.24 feet;

thence along the east line of Lot 35 of said Southmoor Shores Subdivision, S 13°-06'-33" E a distance of 7.54 feet to a point located within a channel easement;

thence S 78°-38'-58" W a distance of 160.48 feet to a set 5/8 inch iron pin capped on the east right-of-way line of Notheana Drive, passing a set 5/8 inch iron pin capped at a distance of 45.00 feet;

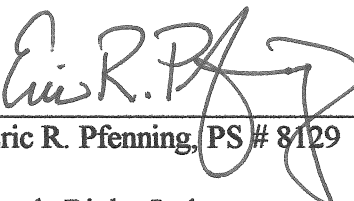
thence northeasterly along the curved east right-of-way line of Notheana Drive on a curve to the right having a radius of 50.00 feet, chord length of 13.03 feet, chord bearing N 25°-13'-31" E, an arc distance of 13.06 feet to a point;

thence continuing northeasterly along said curved east right-of-way line of Notheana Drive on a curve to the left having a radius of 50.00 feet, chord length of 6.61 feet, chord bearing N 29°-43'-44" E, an arc distance of 6.62 feet to the POINT OF BEGINNING.

The above described parcel contains 1,802.817 sq. ft. (0.041 acres) of land, 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 south line of Lot 34 of Southmoor Shores Subdivision recorded in Plat Book C, Page 20 & 21 as N 81°-42'-24" E. This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS # 8129 on November 12, 2011. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".

This legal description is recorded in
Survey Book R, Page 69 in the
Auglaize County Engineer's Office


Eric R. Pfenning, PS # 8129

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

