

ESCHMEYER SURVEY

JACK R. KLAER &
LINDA S. KLAER
O.R. 227/661

MATHEW &
CHRISTINE SETTLAGE
O.R. 128/762

WILLIAM & LYNDA
KATTERHEINRICH
O.R. 535/2455

*CURRENT AND PREVIOUS
DEEDS FOR THE ESCHMEYER
PROPERTY CALL FOR AN
INGRESS/EGRESS EASEMENT
(NO WIDTH SPECIFIED) ACROSS
THE SETTLAGE PROPERTY.

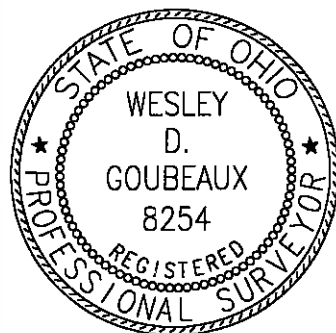
LEGEND

- 5/8" X 30" REBAR
W/CAP SET
- IRON PIN FOUND

*CURRENT AND PREVIOUS DEEDS FOR THE
ESCHMEYER PROPERTY CALL THE FOR THE
NORTH PROPERTY LINE TO BE THE SOUTH
LINE OF OL 2. CURRENT AND PREVIOUS
DEEDS FOR THE KATTERHEINRICH
PROPERTY CALL FOR THE SOUTH LINE TO
BE THE SOUTH LINE OL 2 PLUS AN
ADDITIONAL 3-FOOT STRIP. THEREFORE,
AN OVERLAP EXISTS. CURRENT
OCCUPATION SEEMS TO MATCH THE
KATTERHEINRICH DEED DESCRIPTION.

N 89°23'56" W 78.16'
NEW KNOXVILLE BOARD
OF EDUCATION
D.B. 141/580

LINE CHART		
LINE	BEARING	DIST.
L1	S 01°-26'-41" W	4.40'
L2	S 89°-19'-31" E	12.03'
L3	S 88°-44'-40" E	12.04'
L4	S 01°-27'-01" W	4.27'



Wesley D. Goubeaux, P.S. #8254

DATE

1-19-2012

CHOICE
ONE
ENGINEERING

440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45150
(513) 239-8554
www.choiceoneengineering.com

CLIENT ESCHMEYER

VILLAGE NEW KNOXVILLE BLOCK No. xxx LOT No. xxx

DRAWN BY JMK SCALE 1"=30' DRWG. No. AUGNKN1102

CHECKED BY WDG DATE 01-19-2012

SHEET 1 OF 1

(T 6 S; R 5 E)

LEGAL DESCRIPTION

BEING TRACT OF LAND OWNED BY ELLEN E. ESCHMEYER AND MARY L. BUCHANAN AS DESCRIBED IN OFFICIAL RECORD 601, PAGE 1248, SITUATE IN SECTION 30, TOWN 6 SOUTH, RANGE 5 EAST, WASHINGTON TOWNSHIP, VILLAGE OF NEW KNOXVILLE, AUGLAIZE COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin found at the northwest corner of Outlot 9;

thence, South 88°-55'-49" East, 130.83 feet, along the north line of Outlot 9 to an iron pin found and being the northeast property corner of a tract of land owned by Teleios Investment Inc. as described in Official Record 565, Page 1851 and being the southeast property corner of a tract of land owned by Jack R. and Linda S. Klaer as described in Official Record 227, Page 661 and being the southwest property corner of a tract of land owned by Mathew and Christine Settlage as described in Official Record 128, Page 762 and being the principal place of beginning of the tract herein conveyed;

thence, South 88°-44'-40" East, 66.00 feet, along the south property line of said Settlage tract to an iron pin with cap set on the west line of a tract of land owned by William and Lynda Katterheinrich as described in Official Record 535, Page 2455;

thence, South 01°-26°-41" West, 4.40 feet, along the west property line of said Katterheinrich tract to an iron pin with cap set;

thence, South 89°-19'-31" East, 12.03 feet, along the south property line of said Katterheinrich tract to an iron pin found at the northwest property corner of a tract of land owned by National Oil and Gas Inc. as described in Official Record 411, Page 444;

thence, South 01°-27'-01" West, 127.07 feet, along the west property line of said National Oil and Gas tract to an iron pin found on the north property line of a tract of land owned by the New Knoxville Board of Education as described in Deed Book 141, Page 580;

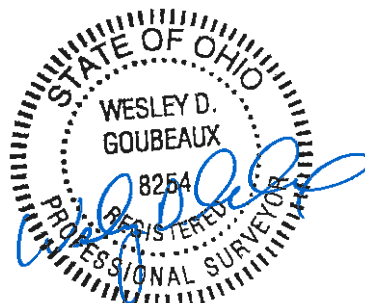
thence, North 89°-23'-56" West, 78.16 feet, along the north property line of said Board of Education tract to an iron pin found on the east property line of said Teleios tract;

thence, North 01°-29'-57" East, 132.24 feet, along the east property line of said Teleios tract to the principal place of beginning.

Containing 0.235 acres more or less and being subject to all legal highways and easements of record.

The bearings are assumed and used to denote angles only.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a survey performed under his direction supervision and dated January 19, 2012.



LEGAL DESCRIPTION

BEING TRACT OF LAND OWNED BY ELLEN E. ESCHMEYER AND MARY L. BUCHANAN AS DESCRIBED IN OFFICIAL RECORD 601, PAGE 1248, SITUATE IN SECTION 30, TOWN 6 SOUTH, RANGE 5 EAST, WASHINGTON TOWNSHIP, VILLAGE OF NEW KNOXVILLE, AUGLAIZE COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin found at the northwest corner of Outlot 9;

thence, South $88^{\circ}-55'-49''$ East, 130.83 feet, along the north line of Outlot 9 to an iron pin found and being the northeast property corner of a tract of land owned by Teleios Investment Inc. as described in Official Record 565, Page 1851 and being the southeast property corner of a tract of land owned by Jack R. and Linda S. Klaer as described in Official Record 227, Page 661 and being the southwest property corner of a tract of land owned by Mathew and Christine Settlege as described in Official Record 128, Page 762;

thence, South $88^{\circ}-44'-40''$ East, 66.00 feet, along the south property line of said Settlege tract to an iron pin with cap set on the west line of a tract of land owned by William and Lynda Katterheinrich as described in Official Record 535, Page 2455 and being the principal place of beginning of the tract herein conveyed;

thence, South $88^{\circ}-44'-40''$ East, 12.04 feet, to a point;

thence, South $01^{\circ}-27'-01''$ West, 4.27 feet, to an iron pin found at the northwest property corner of a tract of land owned by National Oil and Gas Inc. as described in Official Record 411, Page 444;

thence, North $89^{\circ}-19'31''$ West, 12.03 feet, to an iron pin with cap set;

thence, North $01^{\circ}-26'-41''$ East, 4.40 feet, to the principal place of beginning.

Containing 0.001 acres more or less and being subject to all legal highways and easements of record.

The bearings are assumed and used to denote angles only.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a survey performed under his direction supervision and dated January 19, 2012.

