

East Auglaize Street (66' R/W)

417 418 419

### Cory Brown Survey

Part of LOT 421 and 422 of Elliott's Addition to the City of Wapkoneta, Auglaize County, Ohio.

#### REPORT OF SURVEY:

The true south line of Lots 421 & 422 is also the south line of Section 29. A survey was conducted in the 1930's that mistakenly showed the south line of said Lots as being 16.5 feet north of the Section line. The legal description of the Senior Parcel north of Mr. Brown's property indicates the northeast corner of the Brown parcel is 130 feet south of the East Auglaize Street south right-of-way line, as staked per this Plat.

16.5' alley

16.5' alley

420

421

422

SWANEY  
OR Vol. 482, Page 2046

N89°09'04"E

87.34'  
Cory D. Brown  
OR Vol. 564, Page 1903  
5,464 s.f.

Agreement for Alley in Common  
Volume 104, Page 193 - 16.50'

9.17'

South Line of Section 29,  
and South Line of Elliot's East Addition

Dianne E. Jenkins, Trustee  
OR Volume 185, Page 329

Donald F. Oen, Trustee  
OR Vol. 482, Page 1773

Out Lot  
43

276.31' to N. RW Mechanic  
(276.5' per deed)

Seltzer Street (50' R/W)

former 16.5' alley

252.80' per deed

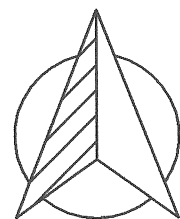
Wood Street

1712.96'  
S89°17'39"W

SE Corner,  
Section 29

#### LEGEND

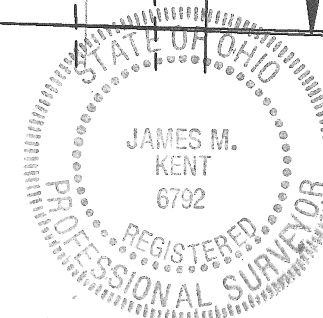
- A" Ⓞ mag-nail in concrete (set)
- B" Ⓞ mag-nail (set)
- C" Ⓞ cotton gin spindle (set)
- D" □ monument box (found)
- E" Ⓞ 5/8" re-rod w/cap (found)
- F" Ⓞ 3/4" Iron Pipe (found)
- G" Ⓞ 1" pinch pipe (found)
- H" Ⓞ cotton gin spindle (found)
- J" Ⓞ 1-1/2" iron bar (found) 14" deep



GRAPHIC SCALE



SE Corner Lot 1  
of Bothe's Addition



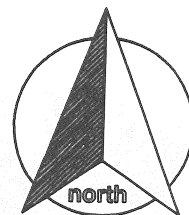
JAMES M. KENT, PS 6792

**kent surveying, Inc.**

acad - Brown, Cory  
drawing #5448  
August 10, 2013

R-435

Cory Brown Survey



scale:

### SURVEYOR'S DESCRIPTION

Being the south part of Lots 421 and 422 of Elliott's Addition to the City of Wapakoneta, Auglaize County, Ohio as evidenced by Official Record Volume 564, Page 1903 and more particularly described as follows:

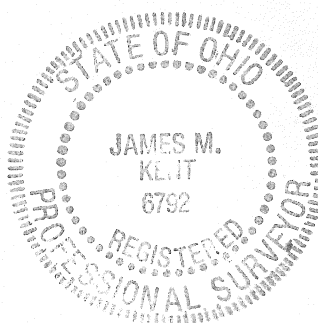
Commencing for reference at a mag-nail (set from previous survey) at the southwest corner of Lot 420 of said Elliott's Addition; thence, N 89° 17' 39" E along the south line of Lot 420 and the south line of Section 29 for a distance of 50.15 feet to a ma-nail (set from previous survey) to the southwest corner of Lot 421, said nail being the **POINT OF BEGINNING** for the property herein described;

thence, N 01° 41' 30" E along the west line of Lot 421 for a distance of 62.45 feet to a 5/8" re-rod w/cap (set);

thence, N 89° 09' 34" E for a distance of 87.34 feet to a 5/8" re-rod w/cap (set) on the east line west right-of-way line of Seltzer Street;


thence, S 01° 31' 40" W for a distance of 62.67 feet to a mag-nail (set) on the south line of Lot 422 and the south line of Section 29;

thence, S 89° 17' 39" W on the south line of Section 29 and the south line of Lot 422 and 421 for a distance of 88.18 feet to the **POINT OF BEGINNING**, containing therein 5,464 square feet. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Prepared by James M. Kent, Professional Surveyor No. 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing #5448 dated August 10, 2013.



  
James M. Kent, PS 6792

CLIENT CORY BROWN DATE 8-10-2013  
COUNTY AUGLAIZE TOWNSHIP -DUCHOUQUET  
SECTION 29 T-5-S; R-6-E DRAWN BY JMK  
SHEET 1 OF 1 DWG. # 5448

 **kent surveying, inc.**  
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