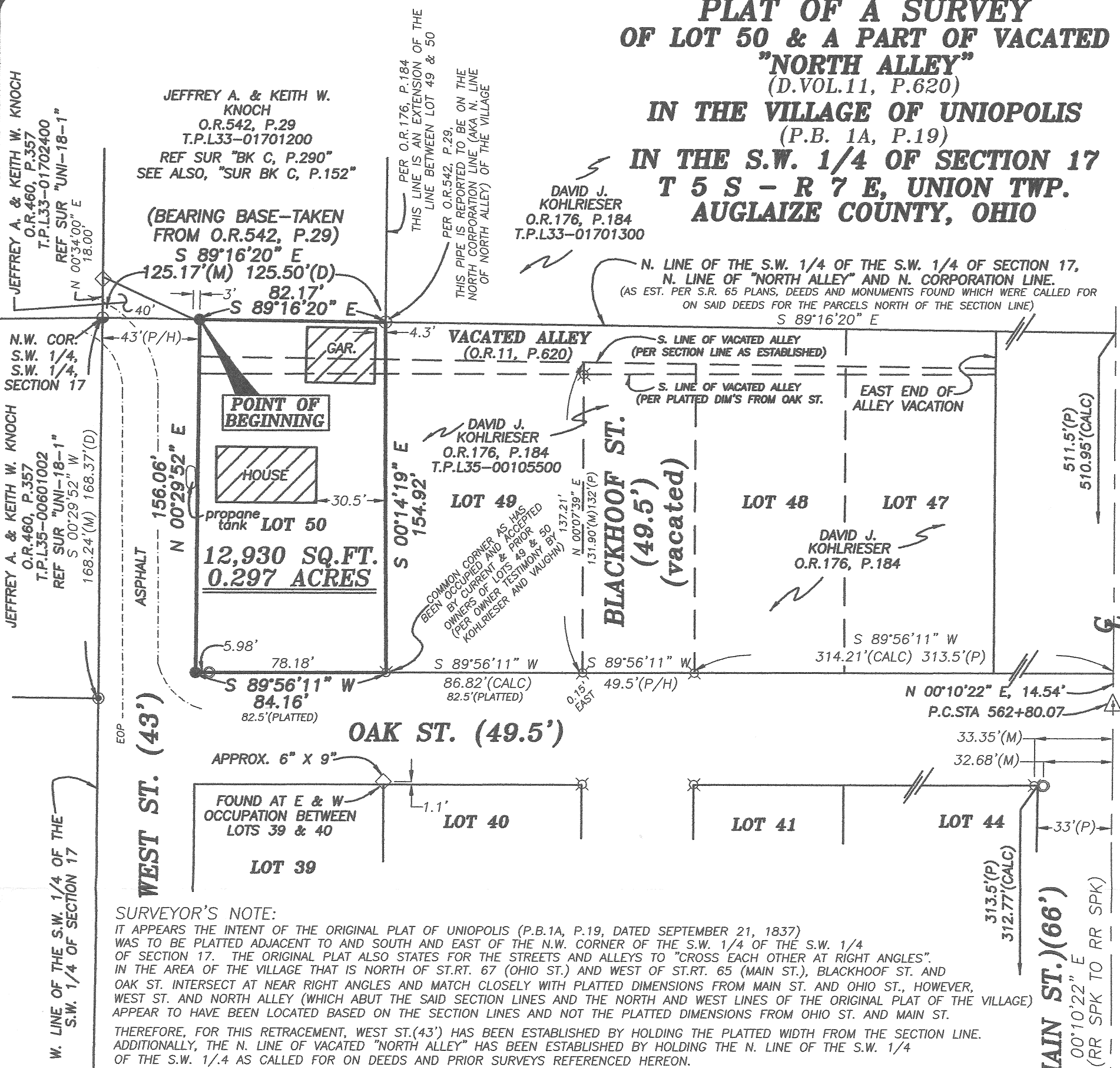


PLAT OF A SURVEY
OF LOT 50 & A PART OF VACATED
"NORTH ALLEY"
(D.VOL.11, P.620)
IN THE VILLAGE OF UNIOPOLIS
(P.B. 1A, P.19)
IN THE S.W. 1/4 OF SECTION 17
T 5 S - R 7 E, UNION TWP.
AUGLAIZE COUNTY, OHIO



SURVEYOR'S NOTE:

IT APPEARS THE INTENT OF THE ORIGINAL PLAT OF UNIOPOLIS (P.B.1A, P.19, DATED SEPTEMBER 21, 1837) WAS TO BE PLATTED ADJACENT TO AND SOUTH AND EAST OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 17. THE ORIGINAL PLAT ALSO STATES FOR THE STREETS AND ALLEYS TO "CROSS EACH OTHER AT RIGHT ANGLES". IN THE AREA OF THE VILLAGE THAT IS NORTH OF ST. RT. 67 (OHIO ST.) AND WEST OF ST. RT. 65 (MAIN ST.), BLACKHOOF ST. AND OAK ST. INTERSECT AT NEAR RIGHT ANGLES AND MATCH CLOSELY WITH PLATTED DIMENSIONS FROM MAIN ST. AND OHIO ST., HOWEVER, WEST ST. AND NORTH ALLEY (WHICH ABUT THE SAID SECTION LINES AND THE NORTH AND WEST LINES OF THE ORIGINAL PLAT OF THE VILLAGE) APPEAR TO HAVE BEEN LOCATED BASED ON THE SECTION LINES AND NOT THE PLATTED DIMENSIONS FROM OHIO ST. AND MAIN ST. THEREFORE, FOR THIS RETRACEMENT, WEST ST.(43') HAS BEEN ESTABLISHED BY HOLDING THE PLATTED WIDTH FROM THE SECTION LINE. ADDITIONALLY, THE N. LINE OF VACATED "NORTH ALLEY" HAS BEEN ESTABLISHED BY HOLDING THE N. LINE OF THE S.W. 1/4 OF THE S.W. 1/4 AS CALLED FOR ON DEEDS AND PRIOR SURVEYS REFERENCED HEREON.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND

- 5/8" x 30" IRON REBAR SET AND CAPPED WITH A MARKER STAMPED "SHELDON SURVEYING LLC"
- ⊙ 5/8" IRON REBAR CAPPED WITH A MARKER STAMPED "SCHNELL PS 7216" FOUND
- 1-1/4" (O.D) IRON PIPE PLUGGED WITH A MARKER STAMPED "STEINKE 6177" FOUND
- ⊗ 5/8" IRON REBAR CAPPED WITH A MARKER STAMPED "SES LIMA OH" FOUND
- ⊙ 5/8" IRON REBAR FOUND (NOT CAPPED)
- △ RAILROAD SPIKE FOUND ◇ CONCRETE POST FOUND
- MAG NAIL & SHINER FOUND
- ⊙ 2.5" DIA. STEEL POST FOUND (PAINTED SILVER)
- (CALC) CALCULATED (M) MEASURED (D) DEEDED
- (B.G.) BELOW GRADE (A.G.) ABOVE GRADE

ALL MONUMENTS FOUND IN GOOD CONDITION AND AT GRADE
UNLESS OTHERWISE NOTED.



CENTERLINE
ST. RT. 67 (OHIO ST.)(66')

THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED
OCTOBER 10, 2013.

REFERENCES INCLUDE DEEDS AND PLATS NOTED, TAX MAPS, OFFICE
RECORDS, R/W PLANS "AUG-65-10.66" AND SURVEY RECORDS NOTED.

EASEMENTS, OTHER THAN THOSE WHICH MAY
BE NOTED HEREON, HAVE NOT BEEN EXAMINED AS A PART
OF THIS SURVEY. OTHER EASEMENTS MAY EXIST WHICH
AFFECT THE PROPERTY.

Date: Oct 14, 2013

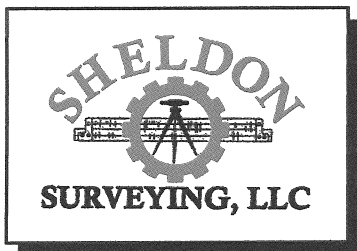
SARA S. MORRISSEY, P.S.
Ohio Registered Professional Surveyor # 8335

THIS PLAT IS RECORDED IN
SURVEY BOOK R, PAGE 472.

OWNER/CLIENT:
ALICE M. VAUGHN
O.R.555, P.43
TAX PARCEL:
L35-00105600

SHELDON
SURVEYING, LLC
2626 SHAWNEE ROAD, LIMA, OH
TELE: 419-228-4421
FAX: 419-222-7654

10-10-13	DATE	JOB NO.
DRAWN	SSM	23639
CHECKED	SSM-GSW	
APPROVED	SSM	SCALE 1" = 50'



Sheldon Surveying, LLC

A Family Owned Company Since 1951

2626 Shawnee Road, Lima, Ohio 45806

Phone: 419-228-4421 Fax: 419-222-7654

General E-Mail: surveyor@sheldonsurveying.com

DESCRIPTION

Job #23639

0.297 ACRES

Being Lot 50 and a portion of North Alley (vacated) in the Original Plat of the Village of Uniopolis and being situated in the Southwest Quarter of the Southwest Quarter of Section 17, Township 5 South, Range 7 East, Village of Uniopolis, Union Township, Auglaize County, Ohio, acquired by Alice M. Vaughn in Warranty Deed recorded in O.R. 555, Page 43 of the Auglaize County, Ohio, deed records and being more particularly described as follows:

Commencing for reference at a Mag nail and shiner found marking the northwest corner of the Southwest Quarter of the Southwest Quarter and the northwest corner of West Street (43' R/W);

Thence South 89°-16'-20" East (bearing base taken from O.R. 542, P.29) on and along the north line of said Southwest Quarter, the north terminus of said West Street and the north corporation line of the Village of Uniopolis for a distance of 43.00 feet to a 5/8-inch iron rebar set marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described by this instrument;

Thence continuing South 89°-16'-20" East on and along said north line and north line of vacated North Alley (O.R.11, P.620) for a distance of 82.17 feet to a 1-1/4-inch (o.d.) iron pipe plugged with a marker stamped "Stienke 6177" found;

Thence South 00°-14'-19" East through said vacated North Alley and on and along the east line of said Lot 50 as accepted for a distance of 154.92 feet to a 2-1/2 inch diameter steel post found on the north line of Oak Street (49.5' R/W);

Thence South 89°-56'-11" West on and along the north line of said Oak Street for a distance of 84.16 feet to a 5/8-inch iron rebar set on the east line of said West Street and marking the southwest corner of said Lot 50, passing at 78.18 feet an uncapped 5/8-inch iron rebar found;

Thence North 00°-29'-52" East on and along the east line of said West Street for a distance of 156.06 feet to the **place of beginning**.

Containing in all 0.297 acres or 12,930 square feet of land, and being subject, however, to all legal easements and rights of way of record.

The foregoing description is based on a field survey completed October 10, 2013, by or under the supervision of Ohio Registered Professional Surveyor Sara S. Morrissey (#8335) for and on behalf of Sheldon Surveying, LLC. Recorded in Survey Book R, Page 472.

- NOTES:
1. All rebar set are 5/8" x 30" with an orange "Sheldon Surveying LLC" cap.
 2. The above description represents Tax Parcel L35-00105600

Date:

Oct 14, 2013

Sara S. Morrissey, P.S.
Registered Surveyor #8335



R-473