

Survey of Parcel #B07-084-094-00 and being a part of Outlot #43 of Wild's Addition to the City of Wapakoneta, Auglaize County, Ohio. (Prior Deed Referenced in O.R. 468, Pg. 1220)



SCALE: 1" = 30'



GRAPHIC SCALE

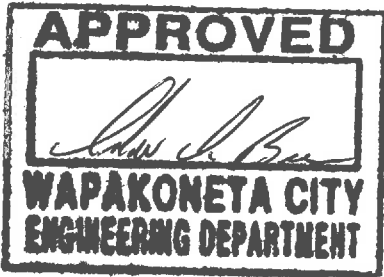
Legend

- A = Existing #5 Rebar
- B = Existing Mag Nail
- C = Existing 1/2" Iron Pipe
- D = Existing 2" Iron Pipe
- E = Set Mag Nail
- F = Set #5 Rebar

Note:
All distances shown are measured unless otherwise noted.

Surveyor's Note: Parcel "B" is a non-conforming lot that cannot be built on as per Section 1266.05 of the City of Wapakoneta's Zoning Code

BASIS OF BEARINGS : The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System.



This plat represents an actual boundary survey completed under my direct supervision on November 27, 2015.

Kyle J. Binkley
Kyle J. Binkley, P.S. #8587

Binkley LAND SURVEYING, LLC 121 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768			
CLIENT: Becky Curtis			
SURVEYED BY: K.J.B.	DATE: 11-27-2015	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 30'		PAGE 1	OF 3 PAGES

Parcel "A"
LEGAL DESCRIPTION

Being a part of Parcel #B07-084-094-00 and being a part of Outlot #43 of Wild's Addition to the City of Wapakoneta, Auglaize County, Ohio (Prior Deed Reference D.V. 468, Pg. 1220), more particularly described as follows:

Beginning at an existing Mag Nail at the SE corner of Lot #420 of Elliott's Addition to the City of Wapakoneta as shown in P.B. 1B, Pg. 103 and being the S line of Section 29; thence the following courses:

1. S 89°-37'-07" E with said S fractional section line and the S lines of Lot #420, 421, & 422 of said Elliott's Addition, 87.81' to a point on the W line of Seltzer Street as referenced by a PK Nail at N 89°-37'-07" W, 0.28' and a #5 Rebar at S 89°-37'-07" E, 0.86';
2. S 02°-17'-16" W with the W line of Seltzer Street, 59.43' to an existing ½" Iron Pipe;
3. N 86°-43'-31" W, 134.26' to a set #5 Rebar;
4. N 03°-13'-54" E, 52.69' to a Mag Nail set on the S line of Section 29 and being the S line of Lot #420 of said Elliott's Addition;
5. S 89°-37'-07" E with said S line, 45.64' to the POINT OF BEGINNING.

The above described parcel contains 0.172 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on November 27, 2015. All markers called for above are in place.

Parcel "B"
LEGAL DESCRIPTION

Being a part of Parcel #B07-084-094-00 and being a part of Outlot #43 of Wild's Addition to the City of Wapakoneta, Auglaize County, Ohio (Prior Deed Reference D.V. 468, Pg. 1220), more particularly described as follows:

Commencing at an existing Mag Nail at the SE corner of Lot #420 of Elliott's Addition to the City of Wapakoneta as shown in P.B. 1B, Pg. 103 and being the S line of Section 29; thence N 89°-37'-07" W with said S fractional section line and the S line of Lot #420 of said Elliott's Addition, 45.62' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. S 03°-13'-54" W, 52.69' to a set #5 Rebar;
2. N 86°-43'-31" W, 37.33' to an existing ½" Iron Pipe;
3. N 03°-20'-19" E, 50.81' to a Mag Nail set on the S line of Section 29 and the S line of Lot #419 of said Elliott's Addition;
4. S 89°-37'-07" E with the S line of said fractional section line and the S line of said Lot #419, 37.28' to the POINT OF BEGINNING, passing an existing Mag Nail at the SW corner of Lot #420 of said Elliott's Addition at 32.79'.

The above described parcel contains 0.044 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on November 27, 2015. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "KJB", located to the right of the professional seal.