

Prior Deed referenced in Book 655, Page 2298.

Part of the North line of the SW  $\frac{1}{4}$  of Section 15

Centerline of Arnold Road

Part of the North line of the SW  $\frac{1}{4}$  of Section 15

Centerline of St. Mary's River Road

P.O.B. "A" & P.O.C. "B"

P.O.B. "B"

Parcel "A"

Patricia Craft, Harry McPherson, Bradley McPherson, Connie Dietz, & Anne McPherson

Vol. 655, Pg. 2298

23.077 Acres of which 1.107 Acres are Road R/W

Parcel "B"

Patricia Craft, Harry McPherson, Bradley McPherson, Connie Dietz, & Anne McPherson

Vol. 655, Pg. 2298

1.174 Acres of which 0.148 Acres are Road R/W

Legend

A = Existing Monument Box at the NW Corner of the SW  $\frac{1}{4}$  of Section 15

B = Existing  $\frac{1}{2}$ " Iron Pin at the Intersection of Centerlines of Arnold Road and St. Marys River Road

C = Existing #5 Rebar

D = Existing Railroad Spike

E = Existing 12" X 12" Concrete Post

F = Existing  $\frac{3}{4}$ " Iron Pin

G = Set Mag Nail

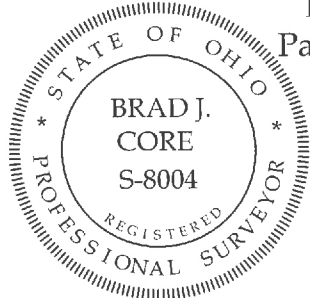
H = Set #5 Rebar


Basis of Bearings:  
The Ohio State Plane  
North Coordinate System.

Scale: 1" = 200'

GRAPHIC SCALE

Part of the West line of the SW  $\frac{1}{4}$  of Section 15



  
Brad J. Core, P.S. #8004

**Auglaize Co. Tax Map**  
**Survey Book** 5-347

**CORE CONSULTING**  
DIVISION OF MATERIALS TESTING, INC.

1660 S. DEFIANCE TRAIL  
SPENCERVILLE, OHIO 45887  
(419) 647-6163

CLIENT:

Brad McPheron

SURVEYED BY:

DATE:

1

DRAWN BY:

G.A.D.

CHECKED BY:

B.I.C.

SCALE:

$$1'' = 200'$$

PAGE

OF                      PAGES

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## LEGAL DESCRIPTION

Parcel "A"

Being part of parcel #H2301500600, with prior deed referenced in Vol. 655, Pg. 2298, located in the SW  $\frac{1}{4}$  of Section 15, T5S, R4E, Noble Township, Auglaize County, Ohio, more particularly described as follows:

Beginning at an existing Monument Box at the NW corner of the SW  $\frac{1}{4}$  of Section 15; thence the following courses:

1. N 89°-52'-29" E on the North line of the SW  $\frac{1}{4}$  of Section 15 (centerline of Arnold Road), 1329.54' to an existing  $\frac{1}{2}$ " Iron Pin at the intersection of the centerline of Arnold Road with the centerline of St. Mary's River Road (North);
2. N 89°-51'-43" E on the North line of the SW  $\frac{1}{4}$  of Section 15 (centerline of Arnold Road), 205.19' to a #5 Rebar set at the intersection of the centerlines of Arnold Road and St. Mary's River Road (South);
3. S 09°-58'-24" E on the centerline of St. Mary's River Road, 417.80' to an set Mag Nail;
4. N 89°-59'-13" W, 179.15' to a set #5 Rebar, passing a set #5 Rebar at 25.38';
5. S 00°-00'-47" W, 253.70' to a set #5 Rebar;
6. N 89°-59'-13" W, 1426.41' to an existing 12" X 12" Concrete Post on the West line of the SW  $\frac{1}{4}$  of Section 15;
7. N 00°-07'-35" W on said section line, 661.42' to the POINT OF BEGINNING, passing a set #5 Rebar at 636.42';

The above-described parcel of land contains 23.077 acres, more or less, of which 1.107 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey conducted under the direct supervision of Brad J. Core, P.S. #8004 on April 4, 2016. All markers called for above are in place.



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Brad McPherson  
Page 3 of 3  
April 4, 2016

## LEGAL DESCRIPTION

Parcel "B"

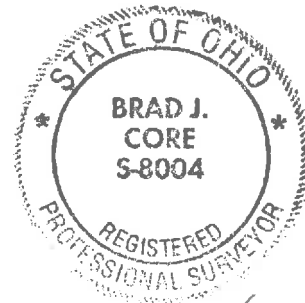
Being part of parcel #H2301500600, with prior deed referenced in Vol. 655, Pg. 2298, located in the SW ¼ of Section 15, T5S, R4E, Noble Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the NW corner of the SW ¼ of Section 15; thence N 89°-52'-29" E on the North line of the SW ¼ of Section 15 (centerline of Arnold Road), 1329.54' to an existing ½" Iron Pin at the intersection of the centerline of Arnold Road with the centerline of St. Mary's River Road (North); thence N 89°-51'-43" E on the North line of the SW ¼ of Section 15 (centerline of Arnold Road), 205.19' to a #5 Rebar set at the intersection of the centerlines of Arnold Road and St. Mary's River Road (South); Thence S 09°-58'-24" E on the centerline of St. Mary's River Road, 417.80' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continue S 09°-58'-24" E, 257.60' to an existing Railroad Spike;
2. N 89°-59'-13" W, 223.82' to a set #5 Rebar, passing an existing 12" x 12" Concrete Post at 24.82' and a set #5 Rebar at 25.38';
3. N 00°-00'-47" E, 253.70' to a set #5 Rebar;
4. S 89°-59'-13" E, 179.15' to the POINT OF BEGINNING, passing a set #5 Rebar at 153.77';

The above-described parcel of land contains 1.174 acres, more or less, of which 0.148 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey conducted under the direct supervision of Brad J. Core, P.S. #8004 on April 4, 2016. All markers called for above are in place.



A handwritten signature in cursive script, appearing to read "Brad J. Core", written over the bottom portion of the professional seal.

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