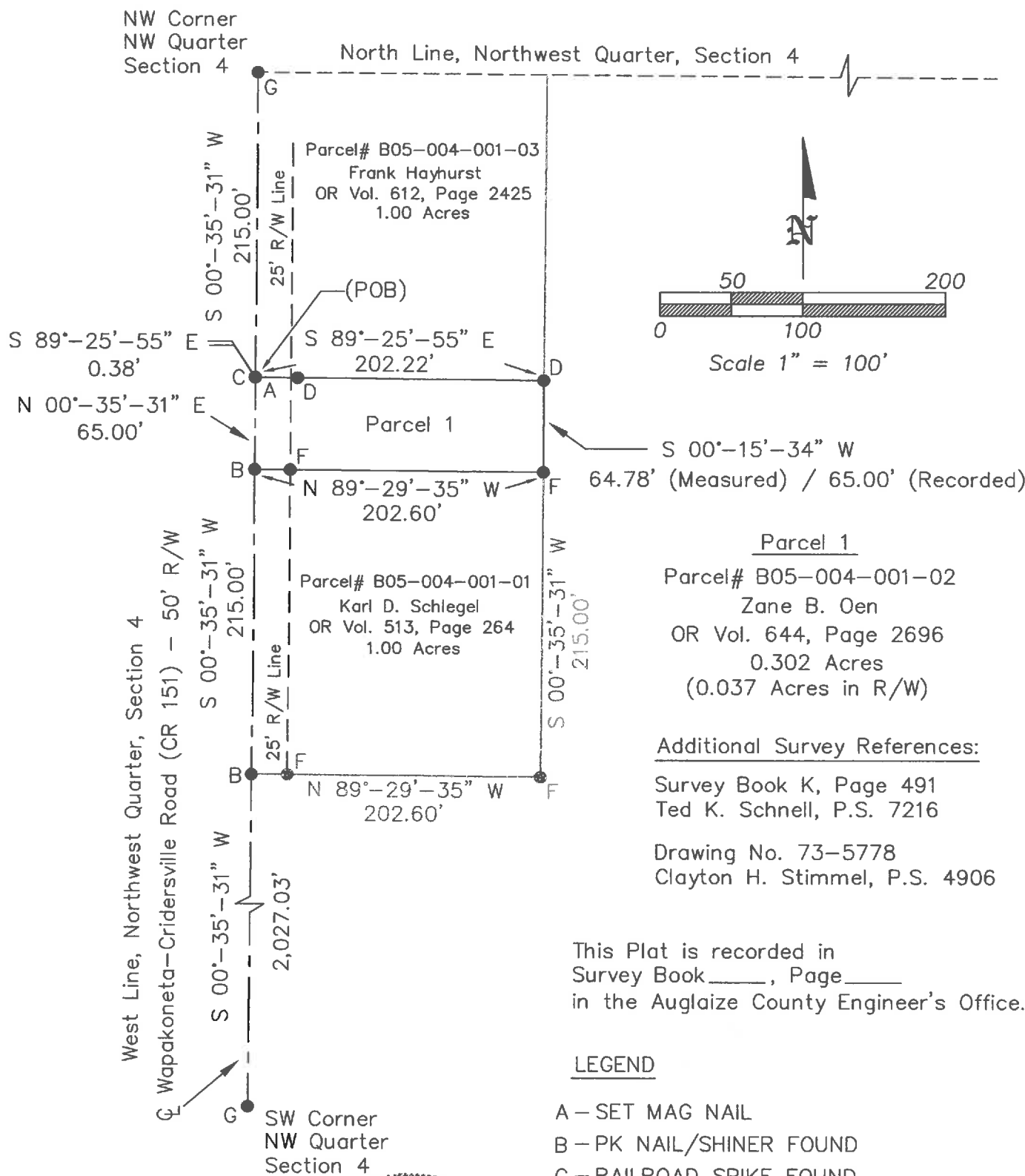


BOUNDARY SURVEY OF PARCEL # B05-004-001-02 AS DESCRIBED IN OR VOLUME 644, PAGE 2696 OF THE AUGLAIZE COUNTY OFFICIAL RECORD OF DEEDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 4, T-5-S, R-6-E, DUCHOUQUET TOWNSHIP, AUGLAIZE COUNTY, STATE OF OHIO.

Basis of Bearing for this plat assumes the West Line of the Northwest Quarter of Section 4 as S 00°-35'-31" W per Auglaize County GPS Survey.



Parcel 1
Parcel# B05-004-001-02
Zane B. Oen
OR Vol. 644, Page 2696
0.302 Acres
(0.037 Acres in R/W)

Additional Survey References:
Survey Book K, Page 491
Ted K. Schnell, P.S. 7216
Drawing No. 73-5778
Clayton H. Stimmel, P.S. 4906

This Plat is recorded in
Survey Book____, Page____
in the Auglaize County Engineer's Office.

LEGEND

- A - SET MAG NAIL
- B - PK NAIL/SHINER FOUND
- C - RAILROAD SPIKE FOUND
- D - 1 1/2 INCH IRON PIPE FOUND
- F - 5/8 INCH IRON PIN WITH CAP BY TED K. SCHNELL (PS #7216) FOUND
- G - MONUMENT BOX OVER IRON PIN FOUND



Eric R. Pfennig
ERIC R. PFENNING P.S. #8129
7/25/2016

THIS SURVEY REPRESENTS AN ACTUAL
FIELD SURVEY PERFORMED UNDER MY
SUPERVISION ON JULY 25, 2016.

ANGLE RIGHT, LTD	
1105 POPPY DRIVE WAPAKONETA, OHIO 45895 (419) 738-9696	
CLIENT: Neil Richards	
OWNER: Zane B. Oen	
DATE: July 25, 2016	
TWP: DUCHOUQUET	COUNTY: AUGLAIZE
CITY: WAPAKONETA	
Part of the Northwest Quarter, Section 4, T-5-S, R-6-E	
SHEET 1 OF 2	SCALE: 1" = 100'

Parcel 1
Legal Description

Being parcel #B05-004-001-02 as described in OR Volume 644, Page 2696 of the Auglaize County Official Record of Deeds. Situated in the Northwest Quarter of Section 4, T-5-S, R-6-E, Duchouquet Township, Auglaize County, State of Ohio a tract of land bounded and described as follows:

Commencing for reference at a monument box over an iron pin found marking the northwest corner of said Northwest Quarter of Section 4, Duchouquet Township;

Thence along the west line of said Northwest Quarter of Section 4, also being the centerline of Wapakoneta-Cridersville Road (CR 151), S 00°-35'-31" W (basis of bearing) a distance of 215.00 feet to a set mag nail, said mag nail being S 89°-25'-55" E a distance of 0.38 feet from a railroad spike found, being the POINT OF BEGINNING for the tract of land herein described;

thence along the south line of a 1.00 acre tract as described in OR Volume 612, Page 2425 of the Auglaize County Official Record of Deeds, S 89°-25'-55" E a distance of 202.22 feet to a 1 ½ inch iron pipe found marking the southeast corner of said 1.00 acre tract, passing a 1 1/2 inch iron pipe found at a distance of 29.62 feet;

thence S 00°-15'-34" W a distance of 64.78 feet (measured)/65.00 feet (recorded) to a 5/8 inch iron pin capped found marking the northeast corner of a 1.00 acre tract as described in OR Volume 513, Page 264 of the Auglaize County Official Record of Deeds;

thence along the north line of said 1.00 acre tract as described in OR Volume 513, Page 264 of the Auglaize County Official Record of Deeds, N 89°-29'-35" W a distance of 202.60 feet to a PK nail & shiner found on said west line of the Northwest Quarter of Section 4, also being the centerline of Wapakoneta-Cridersville Road (CR 151), passing a 5/8 inch iron pin capped found at a distance of 177.60 feet marking the east right-of-way line of said Wapakoneta-Cridersville Road (CR 151);

thence along said west line of the Northwest Quarter of Section 4, also being the centerline of Wapakoneta-Cridersville Road (CR 151), N 00°-35'-31" E a distance of 65.00 feet to the POINT OF BEGINNING.

The above described parcel contains 0.302 acres of land of which 0.037 acres of land is occupied by the right-of-way of Wapakoneta-Cridersville Road (CR 151), subject to all legal highways and easements of record at the time of recording of this instrument.

Basis of bearing for this legal description assumes the west line of the Northwest Quarter of Section 4, Duchouquet Township as S 00°-35'-31" W per Auglaize County GPS survey.

This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS # 8129 on July 25, 2016.

This legal description is recorded in
Survey Book ____, Page ____ in the
Auglaize County Engineer's Office


Eric R. Pfenning, PS #8129

Angle Right, Ltd.
1105 Poppy Drive
Wapakoneta, Ohio 45895

