

# LEGEND

- A - SET MAG NAIL
- B - SET 5/8 INCH IRON PIN CAPPED
- C - PK NAIL FOUND
- D - 5/8 INCH IRON PIN WITH CAP BY  
RICHARD D. MORRISEY (PS #6470) FOUND
- F - 5/8 INCH IRON PIN WITH CAP BY  
JOHN W. JAUERT (PS #6920) FOUND
- G - MONUMENT BOX OVER IRON PIN FOUND

BOUNDARY SURVEY OF PART OF PARCEL # M37-004-006-00 AS DESCRIBED IN OR VOLUME 559, PAGE 574 OF THE AUGLAIZE COUNTY OFFICIAL RECORD OF DEEDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, T-6-S, R-5-E, WASHINGTON TOWNSHIP, AUGLAIZE COUNTY, STATE OF OHIO.

Basis of Bearing for this plat assumes the South Line of the Southeast Quarter of Section 4 as N 89°-27'-28" W per Auglaize County GPS Survey.

*Eric R. Pfennig*  
ERIC R. PFENNING P.S. #8129

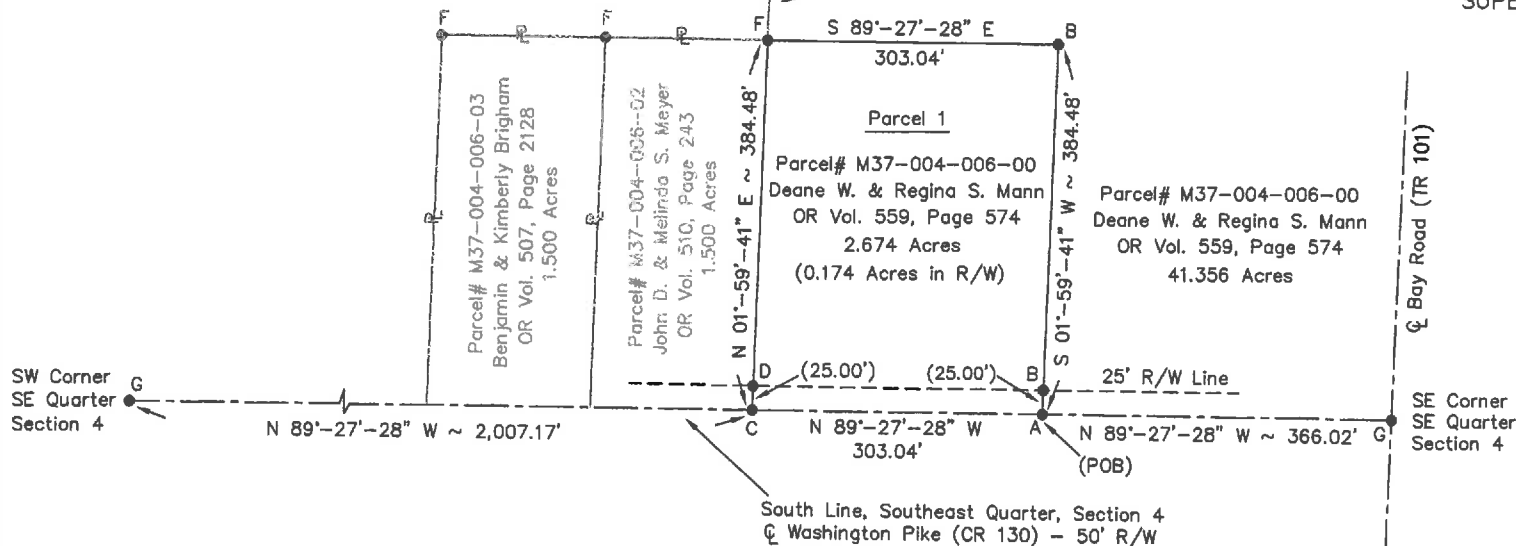
THIS SURVEY REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION ON AUGUST 8, 2016.

## Additional Survey References:

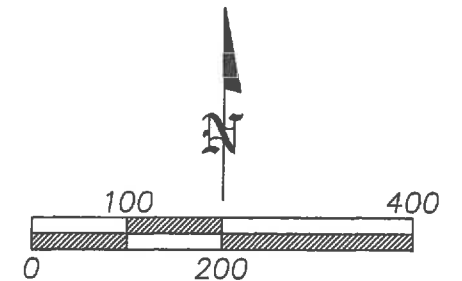
- Survey Book J, Page 108  
Richard D. Morrissey, P.S. 6470
- Survey Book K, Page 725  
John W. Jauert, P.S. 6920
- Survey Book Q, Page 596  
Christopher S. Harmon, P.S. 7988

Parcel# M37-004-006-01  
George Niemeyer  
OR Vol. 118, Page 269  
35.856 Acres

Parcel# M37-004-006-00  
Deane W. & Regina S. Mann  
OR Vol. 559, Page 574  
41.356 Acres



8/8/2016



## ANGLE RIGHT, LTD

1105 POPPY DRIVE  
WAPAKONETA, OHIO 45895  
(419) 738-9696

|   |                  |
|---|------------------|
| CLIENT: Deane Mann  |                  |
| OWNER: Deane W. & Regina S. Mann                          |                  |
| DATE: August 8, 2016                                      |                  |
| TWP: WASHINGTON   | COUNTY: AUGLAIZE |
| Part of the Southeast Quarter,<br>Section 4, T-6-S, R-5-E |                  |
| SHEET 1 OF 2  | SCALE: 1" = 200' |

Auglaize Co. Tax Map  
Survey Book 5-499

This Plat is recorded in  
Survey Book \_\_\_\_\_, Page \_\_\_\_\_  
in the Auglaize County Engineer's Office.

**Parcel 1**  
**Legal Description**

Being parcel #M37-004-006-00 as described in OR Volume 559, Page 574 of the Auglaize County Official Record of Deeds. Situated in the Southeast Quarter of Section 4, T-6-S, R-5-E, Washington 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 southeast corner of said Southeast Quarter of Section 4, Washington Township also being the intersection of the centerline of Bay Road (TR 101) and the centerline of Washington Pike (CR 130);

Thence along the south line of said Southeast Quarter of Section 4, also being the centerline of Washington Pike (CR 130), N 89°-27'-28" W (basis of bearing) a distance of 366.02 feet to a set mag nail being the POINT OF BEGINNING for the tract of land herein described;

thence continuing along said south line of said Southeast Quarter of Section 4, also being the centerline of Washington Pike (CR 130), N 89°-27'-28" W a distance of 303.04 feet to a PK nail found marking the southwest corner of the East ½ of the East ½ of said Southeast Quarter of Section 4, also being the southeast corner of a 1.500 acre tract as described in OR Volume 510, Page 243 of the Auglaize County Official Record of Deeds;

thence along the west line of said East ½ of the East ½ of said Southeast Quarter of Section 4, also being the east line of said 1.500 acre tract, N 01°-59'-41" E a distance of 384.48 feet to a 5/8 inch iron pin capped found marking the northeast corner of said 1.500 acre tract, passing a 5/8 inch iron pin capped found at a distance of 25.00 feet marking the north right-of-way line of said Washington Pike (CR 130);

thence parallel with said south line of the Southeast Quarter of Section 4, S 89°-27'-28" E a distance of 303.04 feet to a set 5/8 inch iron pin capped;

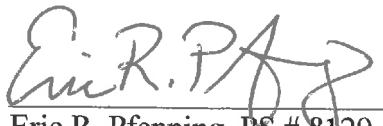
thence parallel with said west line of the East ½ of the East ½ of said Southeast Quarter of Section 4, S 01°-59'-41" W a distance of 384.48 feet, passing a set 5/8 inch iron pin capped at a distance of 359.48 feet marking said north right-of-way line of Washington Pike (CR 130) to the POINT OF BEGINNING.

The above described parcel contains 2.674 acres of land of which 0.174 acres of land is occupied by the right-of-way of Washington Pike (CR 130), 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 south line of the Southeast Quarter of Section 4, Washington Township as N 89°-27'-28" 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 August 8, 2016. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".

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



8/8/2016