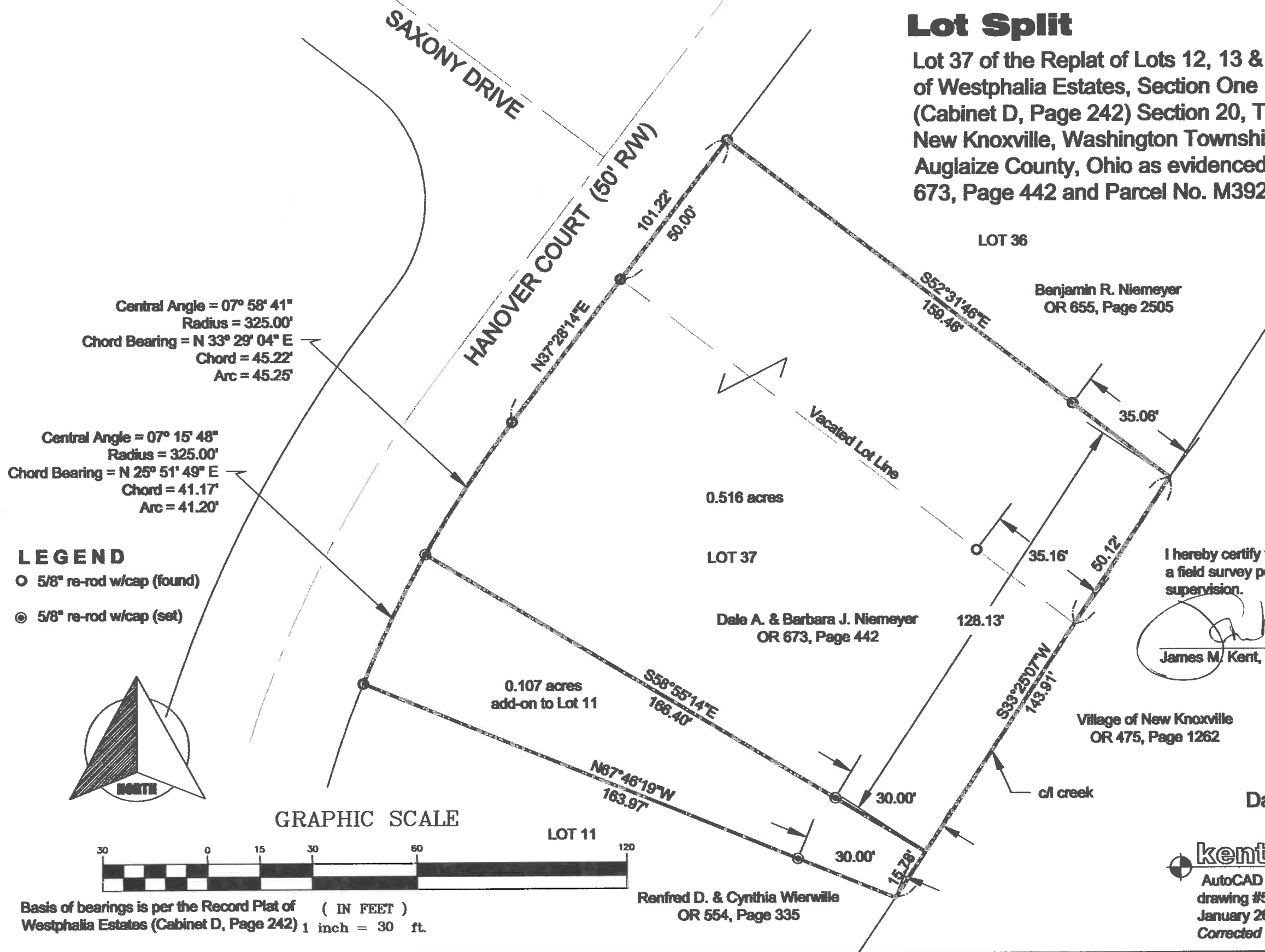


Lot Split

Lot 37 of the Replat of Lots 12, 13 & 14
of Westphalia Estates, Section One
(Cabinet D, Page 242) Section 20, T-6-S, R-5-E, Village of
New Knoxville, Washington Township,
Auglaize County, Ohio as evidenced by OR
673, Page 442 and Parcel No. M3920001200.



I hereby certify that this plat is representative of
a field survey performed under my direct
supervision.

James M. Kent
James M. Kent, Professional Surveyor No. 6792

Prepared for
Dale Niemeyer
by

kent surveying, inc.
AutoCAD ~ SITECERT
drawing #5479-20
January 26, 2017
Corrected February 27, 2016

Niemeyer Lot Split
North part of Lot 37



SURVEYOR'S DESCRIPTION

scale:

Being the north part of Lot 37 of the re-plat of Lots 12, 13 and 14 of Westphalia Estates, Section One (Cabinet D, Page 242) of Section 20, Town-6-South, Range-5-East, Village of New Knoxville, Washington Township, Auglaize County, Ohio as evidenced by OR 673, Page 442 and part of Parcel No. M3920001200 and more particularly described as follows:

Commencing for reference at the southeast corner of Lot 37 and the centerline of a creek; thence, N 33° 25' 07" E along the east line of Lot 37 and the centerline of a creek for a distance of 15.78 feet to the **POINT OF BEGINNING** for the tract herein described;

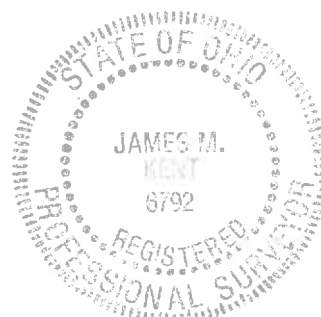
thence, N 58° 55' 14" W (passing through a 5/8" re-rod w/cap set for reference at a distance of 30.00 feet) for a total distance of 166.40 feet to a 5/8" re-rod w/cap (set) on the west line of Lot 37 and the east right-of-way line of Hanover Court along a curve to the northeast, having a central angle which measures 07° 58' 41", a radius which measures 325.00 feet, a chord which bears N 33° 29' 04" E, a chord which measures 45.22 feet, and an arc which measures 45.25 feet to a 5/8" re-rod w/cap (found);

thence, continuing along the aforesaid west line and east right-of-way line N 37° 28' 14" E for a distance of 101.22 feet to a 5/8" re-rod w/cap (found) on the northwest corner of Lot 37;

thence, along the north line of said Lot S 52° 31' 46" E (passing through a 5/8" re-rod found for reference at a distance of 124.40 feet) for a total distance of 159.46 feet to the northeast corner of Lot 37 and the centerline of a creek;


thence, along the aforesaid east line and centerline S 33° 25' 07" W for a distance of 128.13 feet to the **POINT OF BEGINNING** containing therein 0.516 acres. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Basis of bearings is per the recorded plat of Westphalia Estates, Section One. Prepared by James M. Kent, Professional Surveyor No. 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing #5479-20 dated January 26, 2017.


James M. Kent, PS 6792

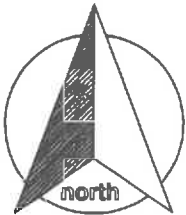


Revised

CLIENT D. Niemeyer DATE 2-15-17
COUNTY AUGLAIZE TOWNSHIP WASHINGTON
SECTION 20 T-6-S; R-5-E DRAWN BY JMK
SHEET 1 OF 2 DWG. # 5479-20

 **kent surveying, inc.**
P.O. Box 96 - 1750 Bellefontaine Street
Wapakoneta, OH 45895
419-738-5677 fax 419-738-7894

Niemeyer Lot Split
South part of Lot 37



SURVEYOR'S DESCRIPTION

scale:

Being the south part of Lot 37 of the re-plat of Lots 12, 13 and 14 of Westphalia Estates, Section One (Cabinet D, Page 242) of Section 20, Town-6-South, Range-5-East, Village of New Knoxville, Washington Township, Auglaize County, Ohio as evidenced by OR 673, Page 442 and part of Parcel No. M3920001200 and more particularly described as follows:


Commencing for reference at the north east corner of Lot 37 and the centerline of a creek; thence, S 33° 25' 07" W along the east line of Lot 37 and the centerline of a creek for a distance of 128.13 feet to the **POINT OF BEGINNING** for the tract herein described;

thence, continuing S 33° 25' 07" W along the aforesaid east line and centerline for a distance of 15.78 feet to a point at the southeast corner of Lot 37;

thence, N 67° 46' 19" W (passing through a 5/8" re-rod w/cap set for reference at a distance of 30.00 feet) for a total distance of 163.97 feet to a 5/8" re-rod w/cap (found) at the southwest corner of Lot 37;

thence, along the west line of said Lot and the east right-of-way line of Hanover Court along a curve to the northeast, said curve having a central angle which measures 07° 15' 48", a radius which measures 325.00 feet, a chord which bears N 25° 51' 49" E, a chord which measures 41.17 feet and an arc which measures 41.20 feet to a 5/8" re-rod w/cap (set);

thence, S 58° 55' 14" E (passing through a 5/8" re-rod w/cap set for reference at a distance of 136.40 feet) for a total distance of 166.40 feet to the **POINT OF BEGINNING** containing therein 0.107 acres. Subject to all easements and right-of-way of record at the time of the recording of this instrument. This tract is an "add-on" tract for the Lot south of this tract. Basis of bearings is per the recorded plat of Westphalia Estates, Section One. Prepared by James M. Kent, Professional Surveyor No. 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing #5479-20 dated January 26, 2017.


James M. Kent, PS 6792



Revised

CLIENT	<u>D. Niemeyer</u>	DATE	<u>2-15-17</u>
COUNTY	<u>AUGLAIZE</u>	TOWNSHIP	<u>WASHINGTON</u>
SECTION	<u>20</u>	T- <u>6</u> -S; R- <u>5</u> -E	DRAWN BY <u>JMK</u>
SHEET	<u>2</u> OF <u>2</u>	DWG. # <u>5479-20</u>	

**kent surveying, inc.**
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