

# Plat of Survey

Township of Union, County of Auglaize, State of Ohio, part West Half of Southwest Quarter Section 22, Township 5S, Range 7E.

PREPARED FOR:

Manley-Deas  
Columbus, Ohio

## PROPERTY LOCATION:

Situated in the Township of Union, County of Auglaize, State of Ohio, and being part of the West Half of the Southwest Quarter of Section 22, Township 5S, Range 7E.

Being a Re-Survey of a 2.181 Acre parcel now or formerly conveyed to Mary J. Joseph, as recorded in O.R. Book 440, Page 1679, in the Auglaize County Deed Records, and being all of Auditor's P.P.N. L34-022-003-00.

## BASIS OF BEARING

The bearings of this plat are based on the East line of the West Half of the Southwest Quarter of Section 22, as being S 00°05'00" E, and is an assumed Meridian used to denote angles only.

POINT OF COMMENCEMENT:  
NE CORNER OF WEST HALF  
OF SW QUARTER SEC. 22

Rickey A. & Carol A. Van Horn  
14.996 Acres  
O.R. Book 495, Page 2404  
P.P.N. L34-022-003-06

N 89°54'11" E  
300.50'

N 89°54'11" E

269.32'

299.16'

4.90'

S 00°05'00" E 1103.93'

PLACE OF  
BEGINNING

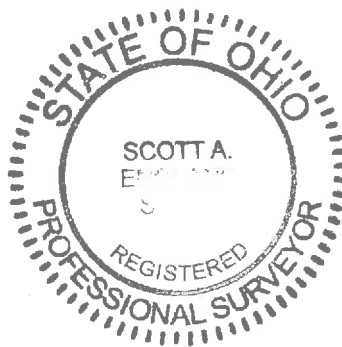
BOUNDARY ROAD (Twp. Road 223)

R/W Line

S 00°05'00" E

Mary J. Joseph  
2.181 Acres  
O.R. Book 440, Page 1679  
P.P.N. L34-022-003-00

2.174 Acres Total  
0.215 Acres in Road R/W



N 00°00'17" W

316.58'

Craig M. & Marilyn L. Shaw  
Tract III: 47.434 Acres  
O.R. Book 595, Page 2351  
P.P.N. L34-022-003-05

S 89°48'38" W

299.59'

4.76'

N 00°05'00" W

316.10'

29.44'

1229.52'

## PREPARED BY:

S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com

## LEGEND

- ⊕ - Iron Pin inside monument box
- - 5/8" o.d. Iron Pin Found
- - 3/4" o.d. Iron Pipe Found
- △ - Mag Nail Set

CENTERLINE INTERSECTION  
SE CORNER OF WEST HALF  
OF SW QUARTER SEC. 22

I hereby certify that an actual survey of the premises was made premises was made, and that this plat is correct to the best of my knowledge.

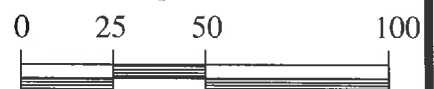
2/28/17

Date

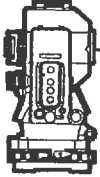
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

Blank Pike (Twp. Rd.160)

Graphic Scale



1 Inch = 50 Feet



## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
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Fax: 740-323-0272

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### Legal Description

2.174 Acres

#### All of Mary J. Joseph Parcel: O.R. Book 440, Page 1679

Situated in the Township of Union, County of Auglaize, State of Ohio, and being a part of the West Half of the Southwest Quarter of Section 22, Township 5S, Range 7E, and being more particularly described as follows;

Being a Re-Survey of a 2.181 Acre parcel conveyed to Mary J. Joseph, as recorded in O.R. Book 440, Page 1679, in the Auglaize County Deed Records, and being all of Auditor's Parcel No. 134-022-003-00, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found inside a monument box in the pavement of Boundary Road (Twp. Road 223) marking the Northeast corner of the West Half of the Southwest Quarter of Section 22;

Thence, S 00°05'00" E 1103.93 feet with the East line of the West Half of the Southwest Quarter of Section 22, to a mag nail set in the pavement of Boundary Road marking the Southeast corner of a 14.996 Acre parcel conveyed to Rickey A. & Carol A. Van Horn, as recorded in O.R. Book 495, Page 2404, and being the **PRINCIPLE PLACE OF BEGINNING** of the 2.174 Acre parcel herein to be described;

Thence, S 00°05'00" E 316.10 feet continuing with the East line of the West Half of the Southwest Quarter of Section 22, to a mag nail set in the pavement of Boundary Road marking the Northeast corner of 47.434 Acre parcel conveyed to Craig M. & Marilyn L. Shaw, as recorded in O.R. Book 595, Page 2351: said nail bears N 00°05'00" W 1229.52 feet from an iron pin found inside a monument box marking the Southeast corner of the West Half of the Southwest Quarter of Section 22, and being the intersection of the centerlines of Boundary Road and Blank Pike (Twp. Road 160);

Thence leaving Boundary Road with the boundary of said parcel conveyed to Shaw (O.R.595,Pg.2351), with the following two (2) courses and distances:

- 1) S 89°48'38" W 299.59 feet to a 3/4" o.d. iron pipe found, and passing over a 3/4" o.d. iron pipe found at 29.44 feet;
- 2) N 00°00'17" W 316.58 feet to a 3/4" o.d. iron pipe found on the South line of said parcel conveyed to Van Horn (O.R.495,Pg.2404).

Thence, N 89°54'11" E 299.16 feet with the South line of said parcel conveyed to Van Horn (O.R.495,Pg.2404), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 2.174 Acres more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 2.174 Acre parcel contains 0.215 Acres with the Road R/W of Boundary Road.

The bearings of the above description are based on the East line of the West Half of the Southwest Quarter of Section 22, as being S 00°05'00" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in February of 2017.

Dated

2/28/17

2975-17LI

Scott A. England P.S.  
Ohio Registered Surveyor #7452



S-656