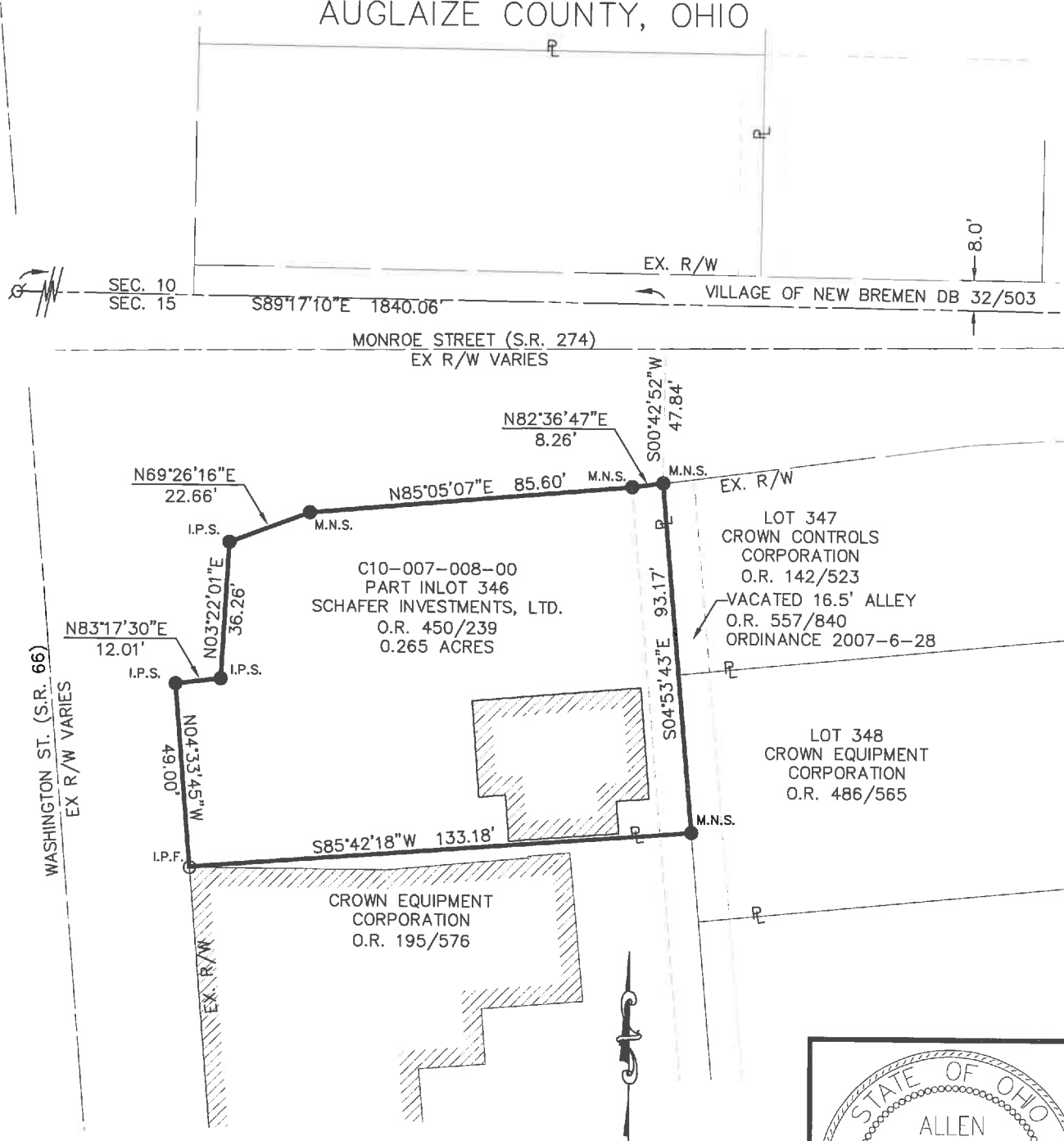


PART LOT 346
(LOT 1, ORIGINAL LOT NUMBER)
WILLIAM & BENJAMIN KOOP & JOHN BOSHE'S
ADDITION TO BREMEN
NE 1/4, SECTION 15, T 7 S, R 4 E,
VILLAGE OF NEW BREMEN, GERMAN TOWNSHIP
AUGLAIZE COUNTY, OHIO



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⌵ RAILROAD SPIKE FOUND

THIS SURVEY AND THE ACCOMPANYING LEGAL DESCRIPTIONS REPRESENT AN ACTUAL BOUNDARY SURVEY COMPLETED UNDER MY DIRECT SUPERVISION ON MAY 16, 2019.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
GEOD 12A, OHIO NORTH ZONE,
ODOT VRS CORS NETWORK

SCALE: 1"=40'
0 10 20 40



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
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DATE:
05-22-2019

DRAWN BY:
WDG

JOB NUMBER:
AUGNBR1903

SHEET NUMBER
1 OF 2

T-604

PART LOT 346
(LOT 1, ORIGINAL LOT NUMBER)
WILLIAM & BENJAMIN KOOP & JOHN BOSHE'S
ADDITION TO BREMEN
NE 1/4, SECTION 15, T 7 S, R 4 E,
VILLAGE OF NEW BREMEN, GERMAN TOWNSHIP
AUGLAIZE COUNTY, OHIO

BEING PARCEL C10-007-008-00, A 0.265-ACRE TRACT OF LAND OWNED BY SCHAFER INVESTMENT, LTD. AS CONVEYED IN OFFICIAL RECORD 450, PAGE 239 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHEAST QUARTER OF SECTION 15, TOWN 7 SOUTH, RANGE 4 EAST, VILLAGE OF NEW BREMEN, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET (S.R. 66) AND BEING ON THE NORTH LINE OF A TRACT OF LAND OWNED BY CROWN EQUIPMENT CORPORATION O.R. 195, PAGE 576;

THENCE, NORTH 04°-33'-45" WEST, 49.00 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET (S.R. 66) TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 83°-17'-30" EAST, 12.01 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET (S.R. 66) TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 03°-22'-01" EAST, 36.26 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET (S.R. 66) TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 69°-26'-16" EAST, 22.66 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET (S.R. 66) AND THE SOUTH RIGHT-OF-WAY LINE OF MONROE STREET (S.R. 274) TO A MAG NAIL SET;

THENCE, NORTH 85°-05'-07" EAST, 85.60 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONROE STREET (S.R. 274) TO A MAG NAIL SET;

THENCE, NORTH 82°-36'-47" EAST, 8.26 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONROE STREET (S.R. 274) TO A MAG NAIL SET ON THE CENTERLINE OF A VACATED 16.5' ALLEY BY ORDINANCE 2007-6-28 AND THE NORTHWEST CORNER OF A TRACT OF LAND OWNED BY CROWN CONTROL CORPORATION AS DESCRIBED IN OFFICIAL RECORD 142, PAGE 523;

THENCE, SOUTH 04°-53'-43" EAST, 93.17 FEET, ALONG THE WEST LINE OF SAID LOT 347 TO A MAG NAIL SET ON THE NORTHEAST CORNER OF CROWN EQUIPMENT CORPORATION TRACT DESCRIBED IN OFFICIAL RECORD 195, PAGE 576;

THENCE, SOUTH 85°-42'-18" WEST, 133.18 FEET, ALONG THE NORTH LINE OF SAID CROWN EQUIPMENT TRACT TO THE PLACE OF BEGINNING.

CONTAINING 0.265 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD. THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK.

THE ABOVE DESCRIPTION WAS PREPARED BY WESLEY D. GOUBEUX, OHIO PROFESSIONAL SURVEYOR NUMBER 8254, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED MAY 22, 2019.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-WDG PS 8254."



Allen J. Bertke

ALLEN J. BERTKE, P.S. #8629

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2 OF 2