

Survey of part of Parcel #N42-020-007-01, N42-020-011-00, & N42-020-011-01 and  
being a part of the NW 1/4 of Section 20, Town 5 South, Range 8 East, Village of  
Waynesfield, Auglaize County, Ohio.

(Prior Deed Referenced in O.R. 492, Pg. 1022)

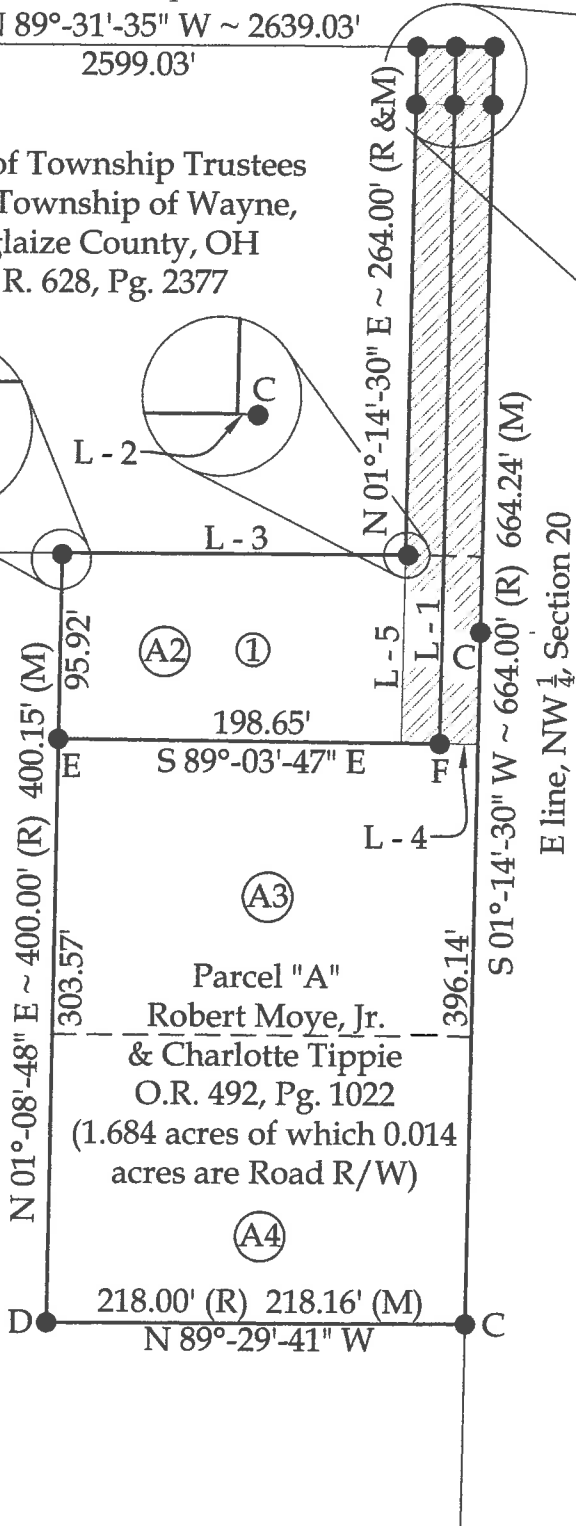
State Route 67  
N line, NW 1/4, Section 20  
N 89°-31'-35" W ~ 2639.03'  
2599.03'

Board of Township Trustees  
of the Township of Wayne,  
Auglaize County, OH  
O.R. 628, Pg. 2377

SAIMAA Investments, LLC  
O.R. 696, Pg. 60

William C. Pepple  
O.R. 231, Pg. 191

William C. Pepple  
O.R. 227, Pg. 923 & 926



- Ingress/Egress Easement

Line Data

- L - 1 = N 01°-14'-30" E ~ 362.15'  
L - 2 = S 86°-08'-53" E ~ 1.33'  
L - 3 = S 89°-30'-46" E ~ 178.00' (R) 178.82' (M)  
L - 4 = N 89°-03'-47" W ~ 20.00'  
L - 5 = N 01°-14'-30" E ~ 97.98'

**BASIS OF BEARINGS:** The system of bearings for  
this plat and legal description is based on the Ohio  
State Plane - North Coordinate System NAD 83 (2011).

This plat is recorded in Survey Book "T", Page  
669, in the Auglaize County Engineer's Office.

**NOTE:** All distances on this plat are measured  
unless otherwise noted.

Area

- A1 -Parcel #N42-020-007-01 (0.121 acres)  
A2 -Parcel #N42-020-011-00 (0.444 acres)  
A3 -Parcel #N42-020-011-00 (0.811 acres)  
A4 -Parcel #N42-020-011-01 (0.752 acres)

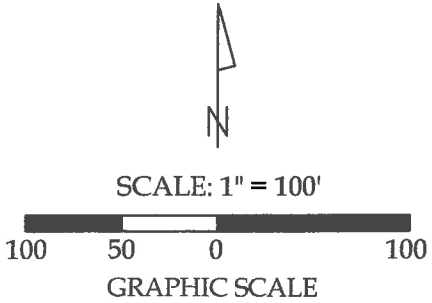
Legend

- A = Existing Monument Box at the NW  
corner of Section 20  
B = Existing Monument Box at the NE  
corner of the NW 1/4 of Section 20  
C = Existing #5 Rebar  
D = Existing 2" Iron Pipe  
E = Set #5 Rebar  
F = Set Mag Nail



Property Information

- ① Parcel "B"  
Robert Moye, Jr.  
& Charlotte Tippie  
O.R. 492, Pg. 1022  
(0.565 acres of which  
0.014 acres are Road R/W)



Approved by:

Mike Ridenour, Mayor  
Village of Wanyesfield

This plat and the accompanying legal  
description represents an actual boundary  
survey completed under my direct  
supervision on August 19, 2019.

Kyle J. Binkley, P.S. #8587

 121 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768			
CLIENT: Robert Moye			
SURVEYED BY: T.E.W./T.J.S.	DATE: 08-19-2019	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 80'		PAGE 1	OF 2

**Parcel "A"**  
**LEGAL DESCRIPTION**

Being a part of Parcels #N42-020-007-01 & N42-020-011-00 and all of Parcel #N42-020-011-01 and being a part of the NW  $\frac{1}{4}$  of Section 20, Town 5 South, Range 8 East, Village of Waynesfield, Auglaize County, Ohio (Prior Deed Referenced in O.R. 492, Pg. 1022), more particularly described as follows:

Beginning at an existing Monument Box at the NE corner of the NW  $\frac{1}{4}$  of Section 20; thence the following courses:

1. S 01°-14'-30" W with the E line of the NW  $\frac{1}{4}$  of Section 20, 664.24' to an existing #5 Rebar, passing an existing #5 Rebar at 30.19';
2. N 89°-29'-41" W, 218.16' to an existing 2" Iron Pipe;
3. N 01°-08'-48" E, 303.57' to a set #5 Rebar;
4. S 89°-03'-47" E, 198.65' to a set Mag Nail;
5. N 01°-14'-30" E, 362.15' to a Mag Nail set on the N line of the NW  $\frac{1}{4}$  of Section 20 (centerline of State Route 67), passing Mag Nail set at 332.15';
6. S 89°-31'-35" E with said fractional section line, 20.00' to the POINT OF BEGINNING.

The above described parcel contains 1.684 acres, more or less, of which 0.014 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on August 19, 2019. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "K. J. Binkley", written over a light blue horizontal line.

**Parcel "B"**  
**LEGAL DESCRIPTION**

Being a part of Parcels #N42-020-007-01 & N42-020-011-00 and being a part of the NW ¼ of Section 20, Town 5 South, Range 8 East, Village of Waynesfield, Auglaize County, Ohio (Prior Deed Referenced in O.R. 492, Pg. 1022), more particularly described as follows:

Commencing at an existing Monument Box at the NE corner of the NW ¼ of Section 20; thence N 89°-31'-35" W with the N line of the NW ¼ of Section 20 (centerline of State Route 67), 20.00' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. S 01°-14'-30" W, 362.15' to a set Mag Nail, passing a set Mag Nail at 30.00';
2. N 89°-03'-47" W, 198.65' to a set #5 Rebar;
3. N 01°-08'-48" E, 96.58' to a point, passing an existing 2" Iron Pipe at 95.92';
4. S 89°-30'-46" E, 178.82' to a point, as referenced by an existing #5 Rebar at S 86°-08'-53" E, 1.33';
5. N 01°-14'-30" E, 264.00' to a Mag Nail set on the N line of the NW ¼ of Section 20 (centerline of State Route 67), passing Mag Nail set at 233.82';
6. S 89°-31'-35" E with said fractional section line, 20.00' to the POINT OF BEGINNING.

The above described parcel contains 0.565 acres, more or less, of which 0.014 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on August 19, 2019. All markers called for above are in place.



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**Ingress/Egress Easement  
LEGAL DESCRIPTION**

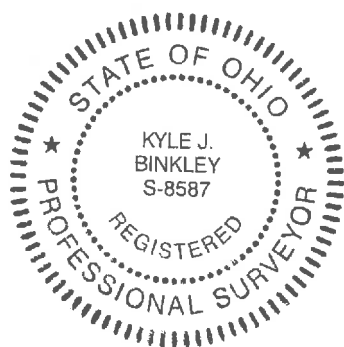
Being a part of Parcels #N42-020-007-01 & N42-020-011-00 and being a part of the NW ¼ of Section 20, Town 5 South, Range 8 East, Village of Waynesfield, Auglaize County, Ohio (Prior Deed Referenced in O.R. 492, Pg. 1022), more particularly described as follows:

Beginning at an existing Monument Box at the NE corner of the NW ¼ of Section 20; thence the following courses:

1. S 01°-14'-30" W with the E line of the NW ¼ of Section 20, 362.31' to a point;
2. N 89°-03'-47" W, 40.00' to a point;
3. N 01°-14'-30" E, 361.98' to a Mag Nail set on the N line of the NW ¼ of Section 20 (centerline of State Route 67), passing an existing #5 Rebar at 97.98' and a Mag Nail set at 331.80';
4. S 89°-31'-35" E with said fractional section line, 40.00' to the POINT OF BEGINNING.

The above description contains 0.332 acres, more or less, and has the sole purpose of creating an ingress/egress easement and is not intended for the transfer of ownership of real estate.

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on August 19, 2019. All markers called for above are in place.



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