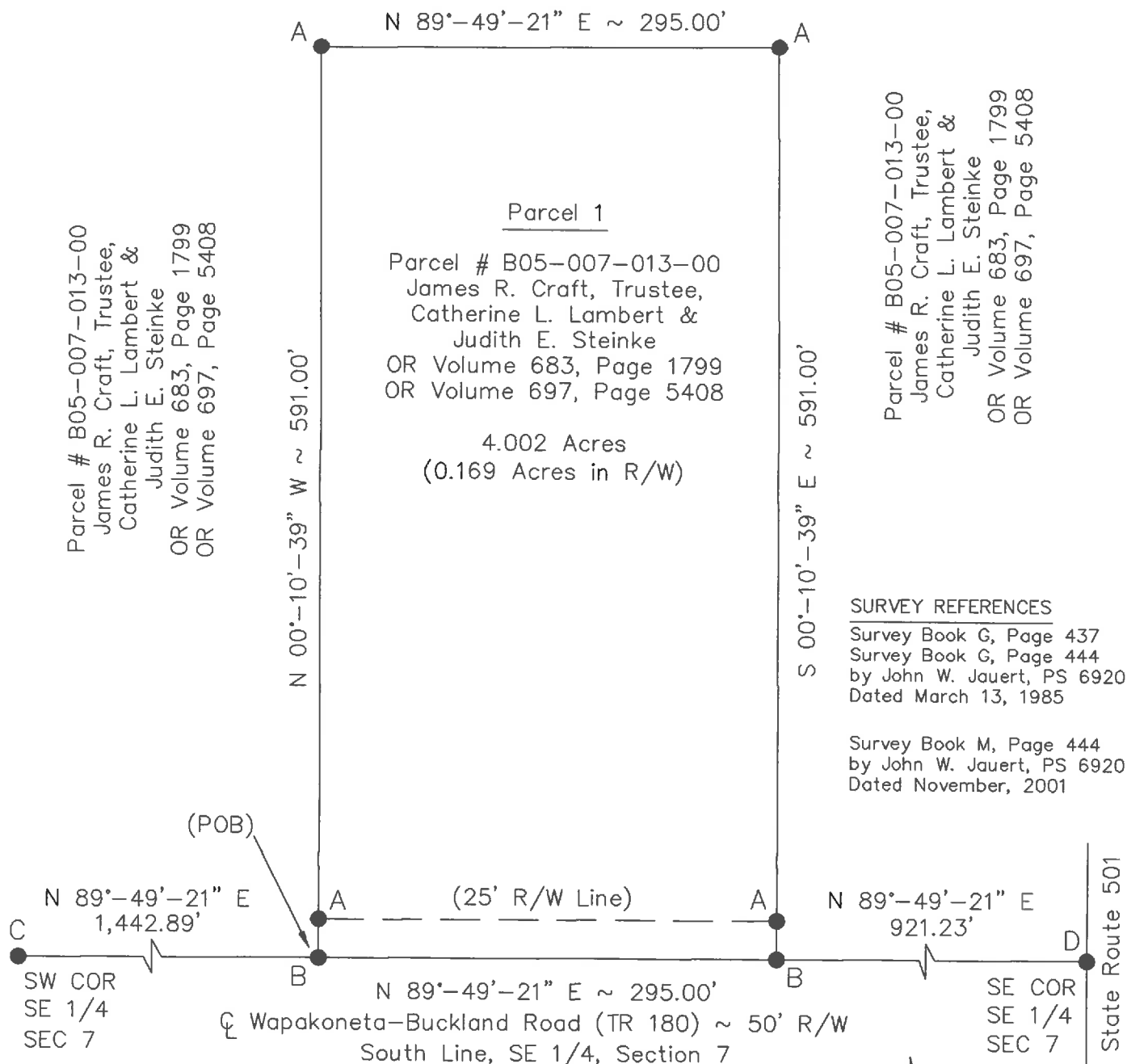


Basis of Bearings assumes the South line of the SE 1/4 of Section 7, Duchouquet Township, also being the centerline of Wapakoneta-Buckland Road (TR 180), as N 89°-49'-21" E per Auglaize County GPS Survey.

Parcel # B05-007-013-00
James R. Craft, Trustee, Catherine L. Lambert & Judith E. Steinke
OR Volume 683, Page 1799
OR Volume 697, Page 5408

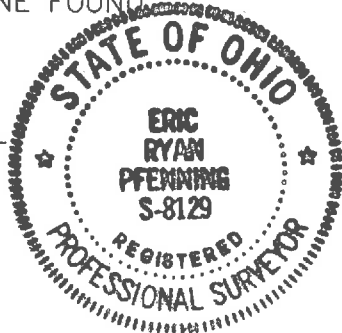


A - SET 5/8 INCH IRON PIN CAPPED
B - SET MAG NAIL
C - MONUMENT BOX OVER STONE FOUND
D - MONUMENT BOX FOUND

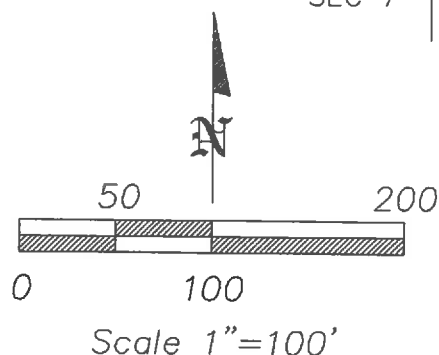
This Plat is recorded in
Survey Book u, Page 62
in the Auglaize County
Engineer's Office.

ERIC R. PFENNING P.S. #8129

THIS SURVEY REPRESENTS AN ACTUAL
FIELD SURVEY PREFORMED UNDER MY
SUPERVISION ON MAY 19, 2020.



5/20/2020



11593 CIRCLE DRIVE
LAKEVIEW, OHIO 43331
(567) 356-7192

CLIENT: Ryan Place, Merritt Real Estate

OWNER: James R. Craft - Trustee,
Catherine L. Lambert & Judith E. Steinke

DATE: May 19, 2020

TOWNSHIP: DUCHOUQUET | COUNTY: AUGLAIZE

Part of the SE 1/4,
Section 7, T-5-S, R-6-E

SCALE: 1"=100'

SHEET 1 OF 2

PARCEL 1
LEGAL DESCRIPTION

Being Part of Parcel #B05-007-013-00 as described in OR Volume 683, Page 1799 and OR Volume 697, Page 5408 of the Auglaize County Official Record of Deeds. Situated in the SE ¼ of Section 7, T-5-S, R-6-E, Duchouquet Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing at a stone in a monument box found at the southwest corner of said SE ¼ of Section 7, also being on the centerline of Wapakoneta-Buckland Road (TR 180);

Thence along the south line of said SE ¼ of Section 7, also being the centerline of Wapakoneta-Buckland Road (TR 180), N 89°-49'-21" E (basis of bearing) a distance of 1,442.89 feet to a set mag nail being the POINT OF BEGINNING for the tract of land herein described;

thence perpendicular to said south line of the SE ¼ of Section 7, N 00°-10'-39" W a distance of 591.00 feet to a set 5/8 inch iron pin capped, passing a set 5/8 inch iron pin capped at a distance of 25.00 feet marking the north right-of-way line of Wapakoneta-Buckland Road (TR 180);

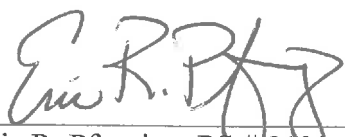
thence parallel to said south line of the SE ¼ of Section 7, N 89°-49'-21" E a distance of 295.00 feet to a set 5/8 inch iron pin capped;

thence perpendicular to said south line of the SE ¼ of Section 7, S 00°-10'-39" E a distance of 591.00 feet to a set mag nail on said south line of the SE ¼ of Section 7, also being the centerline of Wapakoneta-Buckland Road (TR 180), passing a set 5/8 inch iron pin capped at a distance of 566.00 feet marking the north right-of-way line of Wapakoneta-Buckland Road (TR 180);

thence along said south line of the SE ¼ of Section 7, also being the centerline of Wapakoneta-Buckland Road (TR 180), S 89°-49'-21" W a distance of 295.00 feet to the POINT OF BEGINNING.

The above described parcel contains 4.002 acres of land, of which 0.169 acres of land is occupied by the right-of-way of Wapakoneta-Buckland Road (TR 180), 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 SE ¼ of Section 7, also being the centerline of Wapakoneta-Buckland Road (TR 180), as N 89°-49'-21" E per Auglaize County GPS survey. This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS #8129 on May 19, 2020. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".


Eric R. Pfenning, PS #8129

This legal description is recorded in
Survey Book U, Page 63 in the
Auglaize County Engineer's Office

Angle Right, Ltd.
11593 Circle Drive
Lakeview, Ohio 43331

