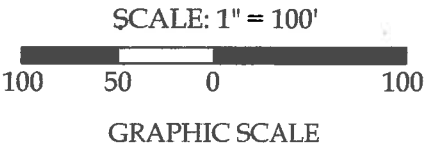


Survey of Parcel #B06-035-014-00 and being a part of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 35, Town 4 South, Range 6 East, Village of Criddersville, Duchouquet Township, Auglaize County, Ohio.
(Prior Deeds Referenced in O.R. 674, Pg. 1273)



Legend

- A = Existing Mag Nail at the intersection of the centerlines of Dixie Highway (CR 25-A; E line, $W\frac{1}{2}$, $NW\frac{1}{4}$, $NE\frac{1}{4}$, Section 35) and National Road
- B = Mag Spike set at the NE corner of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 35
- C = Mag Spike set at the SE corner of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 35
- D = Existing Mag Nail at the PT (Sta. 297+76.22) of Dixie Highway (C.R. 25-A)
- E = Existing ODOT Concrete Monument on the S line of the $NE\frac{1}{4}$ of Section 35
- F = Existing #5 Rebar at the SW corner of the $NE\frac{1}{4}$ of Section 35
- G = Existing 1" Iron Pipe
- H = Existing $\frac{1}{2}$ " Iron Pipe
- I = Existing Pinch Pipe
- J = Existing #5 Rebar
- K = Set #5 Rebar
- L = Set Mag Nail



This plat and the accompanying legal description represents an actual boundary survey completed under my direct supervision on January 30, 2020.

Kyle J. Binkley, P.S. #8587

<p>Binkley LAND SURVEYING, LLC</p> <p>121 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768</p>			
CLIENT: Patricia Hinegardner			
SURVEYED BY: T.J.S./T.E.W.	DATE: 08-19-2020	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 100'		PAGE 1	OF 2 PAGES

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

This plat is recorded in Survey Book "U", Page 147, in the Auglaize County Engineer's Office.

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).

Property Information

- ① David J. Warner & Sarah A. Young
O.R. 608, Pg. 1027

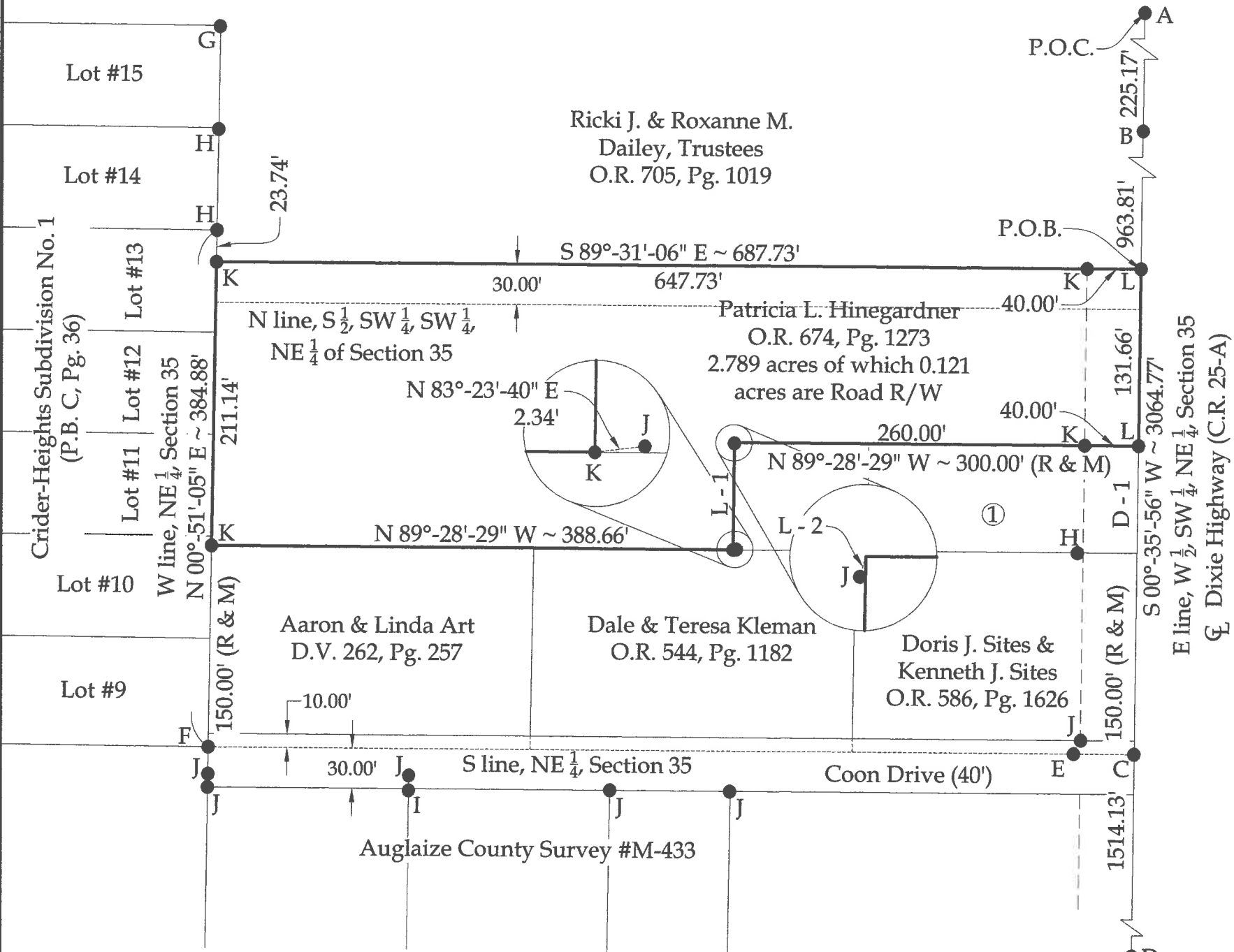
Distance Data

D - 1 = 80.00' (R & M)

Line Data

L - 1 = S 00°-35'-56" W ~ 80.00' (R & M)

L - 2 = S 16°-20'-56" W ~ 0.66'



LEGAL DESCRIPTION

Being Parcel #B06-035-014-00 and being a part of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Town 4 South, Range 6 East, Village of Cridersville, Duchouquet Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 674, Pg. 1273), more particularly described as follows:

Commencing at an existing Mag Nail at the intersection of the centerlines of Dixie Highway (C.R. 25-A; E line of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35) and National Road; thence S 00°-35'-56" W with said fractional section line (centerline of Dixie Highway), 225.17' to a Mag Spike set at the NE corner of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35; thence S 00°-35'-56" W with the E line of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35 (centerline of Dixie Highway), 963.81' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continuing S 00°-35'-56" W with said fractional section line, 131.66' to a set Mag Nail;
2. N 89°-28'-29" W, 300.00' to a point, as referenced by an existing #5 Rebar at S 16°-20'-56" W, 0.66', passing a set #5 Rebar at 40.00';
3. S 00°-35'-56" W, 80.00' to a set #5 Rebar;
4. N 89°-28'-29" W, 388.66' a #5 Rebar set on the W line of the NE $\frac{1}{4}$ of Section 35 and being the E line of the Crider-Heights Subdivision No. 1 (P.B. C, Pg. 36);
5. N 00°-51'-05" E with said fractional section line, 211.14' to a set #5 Rebar;
6. S 89°-31'-06" E, 687.73' to the POINT OF BEGINNING, passing a #5 Rebar set at 647.73'.

The above described parcel contains 2.789 acres, more or less, of which 0.121 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, 2020. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "KJ Binkley", written over a horizontal line.