

Survey of Parcel #J27-034-001-00, located in the NW ¼ of Section 34, T4S, R4E, Salem Township, Auglaize County, Ohio.

Prior Deed Referenced in O.R. 696, Page 2993.

- Legend
- A = Existing Mag Nail at a Deflection in the Centerline of State Route 197
 - B = Unmonumented NW Corner of the E ½ of the NW ¼ of Section 34
 - C = Unmonumented Point of Interest
 - D = Existing #5 Rebar
 - E = Existing Mag Nail at the NE Corner of the NW ¼ of Section 34
 - F = Existing PK Nail at the SW Corner of the NW ¼ of Section 34
 - G = Set Mag Spike at the NW Corner of Section 34
 - H = Set Mag Nail at a Deflection in the Centerline of State Route 197

Basis of Bearings:
The Ohio State Plane North Coordinate System.

Note:
All distances shown are measured unless otherwise noted.

(Centerline of State Route 197)
N 01° - 14' - 22" E ~ 2720.18'
2661.88'
West Line of the NW ¼ of Section 34

Parcel Line Table		
Line #	Length	Direction
L1	368.28'	S 56°-17'-15" W
L2	282.16'	S 43°-10'-05" W
L3	185.99'	S 12°-45'-53" W
L4	130.14'	S 27°-42'-07" E
L5	226.59'	S 70°-31'-48" E
L6	157.84'	S 79°-35'-23" E
L7	88.11'	S 04°-27'-29" W
L8	154.87'	S 60°-25'-35" W
L9	219.40'	N 77°-59'-43" W
L10	186.24'	S 87°-35'-36" W
L11	151.57'	N 56°-59'-03" W
L12	211.41'	N 84°-22'-13" W
L13	145.89'	N 54°-39'-45" W
L14	172.57'	N 05°-49'-57" W
L15	413.95'	N 34°-49'-09" E
L16	179.11'	N 59°-15'-19" E
L17	168.71'	N 75°-12'-09" E
L18	183.32'	N 12°-49'-02" E
L19	199.82'	N 50°-31'-34" W
L20	357.62'	N 64°-45'-05" W
L21	378.49'	N 53°-50'-29" W
L22	35.22'	N 01°-10'-00" E

Bryan S. Seffernick &
Carol M. Seffernick
Par. #J27-034-002-01
O.R. 643, Page 1787

(Centerline of State Route 197)
North Line of the NW ¼ of Section 34
S 88°-53'-52" E ~ 2654.62'

Freedus A. McDermitt Jr.
& Deborah L. McDermitt
Par. #J27-034-001-00
O.R. 696, Page 2993
25.019 Acres of which
0.884 Acres are Road R/W

Herritage Land Holdings, LLC
Par. #J27-034-003-02
O.R. 642, Page 2340

Venedocia Farms, LTD
Par. #J27-034-005-00
O.R. 620, Page 2126



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

Brad J. Core
Brad J. Core, P.S. #8004



SCALE: 1" = 300'



GRAPHIC SCALE

Arthur D. Lowry
Par. #J27-034-007-00
O.R. 676, Page 2488

CORE CONSULTING A Division of Materials Testing, Inc.		1660 S. Defiance Trail Spencerville, OH 45887 Phone/Fax: 419-647-6163	
CLIENT: Freedus McDermitt			
SURVEYED BY: P.J.M.	DATE: 2-19-2019	DRAWN BY: P.J.M.	CHECKED BY: B.J.C.
SCALE: 1" = 300'		PAGE 1 OF 2	

LEGAL DESCRIPTION

Being Parcel #J27-034-001-00 with prior deed referenced in O.R. 696, Page 2993, located in the NW ¼ of Section 34, T4S, R4E, Salem Township, Auglaize County, Ohio; and more particularly described as followed:

BEGINNING at an existing Mag Nail at the NE corner of the NW ¼ of Section 34; thence the following courses:

1. S 01°-05'-38" W on the East line of the NW ¼ of Section 34, 587.98' to a point at the centerline of the St. Marys River, passing existing #5 Rebars at 30.00' & 541.36';
2. S 56°- 17'-15" W on the centerline of the St. Marys River, 368.28' to a point;
3. S 43°- 10'- 05" W on the centerline of the St. Marys River, 282.16' to a point;
4. S 12°- 45'- 53" W on the centerline of the St. Marys River, 185.99' to a point;
5. S 27°- 42'- 07" E on the centerline of the St. Marys River, 130.14' to a point;
6. S 70°- 31'- 48" E on the centerline of the St. Marys River, 226.59' to a point;
7. S 79°- 35'- 23" E on the centerline of the St. Marys River, 157.84' to a point;
8. S 04°- 27'- 29" W on the centerline of the St. Marys River, 88.11' to a point;
9. S 60°- 25'- 35" W on the centerline of the St. Marys River, 154.87' to a point;
10. N 77°- 59'- 43" W on the centerline of the St. Marys River, 219.40' to a point;
11. S 87°- 35'- 36" W on the centerline of the St. Marys River, 186.24' to a point;
12. N 56°- 59'- 03" W on the centerline of the St. Marys River, 151.57' to a point;
13. N 84°- 22'- 13" W on the centerline of the St. Marys River, 211.41' to a point;
14. N 54°- 39'- 45" W on the centerline of the St. Marys River, 145.89' to a point;
15. N 05°- 49'- 57" W on the centerline of the St. Marys River, 172.57' to a point;
16. N 34°- 49'- 09" E on the centerline of the St. Marys River, 413.95' to a point;
17. N 59°- 15'- 19" E on the centerline of the St. Marys River, 179.11' to a point;
18. N 75°- 12'- 09" E on the centerline of the St. Marys River, 168.71' to a point;
19. N 12°- 49'- 02" E on the centerline of the St. Marys River, 183.32' to a point;
20. N 50°- 31'- 34" W on the centerline of the St. Marys River, 199.82' to a point;
21. N 64°- 45'- 05" W on the centerline of the St. Marys River, 357.62' to a point;
22. N 53°- 50'- 29" W on the centerline of the St. Marys River, 378.49' to a point;
23. N 01°-10'-00" E, 35.22' to a point on the North line of the NW ¼ of Section 34;
24. S 88°-53'-52" E on the North line of the NW ¼ of Section 34, 82.46' to a Mag Nail set at a deflection in the centerline of State Route 197;
25. Continue S 88°-53'-52" E on the North line of the NW ¼ of Section 34 (centerline of State Route 197), 1244.85' to the POINT OF BEGINNING;

The above-described parcel of land contains 25.019 acres, more or less, of which 0.884 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearing for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey conducted under the direct supervision of Brad J. Core #8004 on February 19, 2019. All markers called for above are in place.

