

Survey of a part of Parcel #G21-031-004-00 and being a part of the SW fractional $\frac{1}{4}$ of Section 31,
Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio.

(Prior Deed Referenced in O.R. 687, Pg. 383)

Legend

- A = Existing Monument Box at the NW corner of the SW $\frac{1}{4}$ of Section 31
B = Existing Monument Box at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31
C = Existing Stone at the NE corner of the SW $\frac{1}{4}$ of Section 31
D = Existing ODOT Concrete Monument
E = Existing Mag Nail
F = Existing #5 Rebar
G = Set Mag Nail
H = Set #5 Rebar

SCALE: 1" = 300'



GRAPHIC SCALE

Line Data

- L - 1 = N 01°-05'-16" E ~ 349.22' (R) 348.93' (M)
L - 2 = S 53°-17'-17" W ~ 255.54' (R & M)
L - 3 = N 01°-05'-11" E ~ 332.74' (R) 332.57' (M)
L - 4 = N 01°-05'-16" E ~ 359.84' (R & M)
L - 5 = S 01°-05'-16" W ~ 22.00'

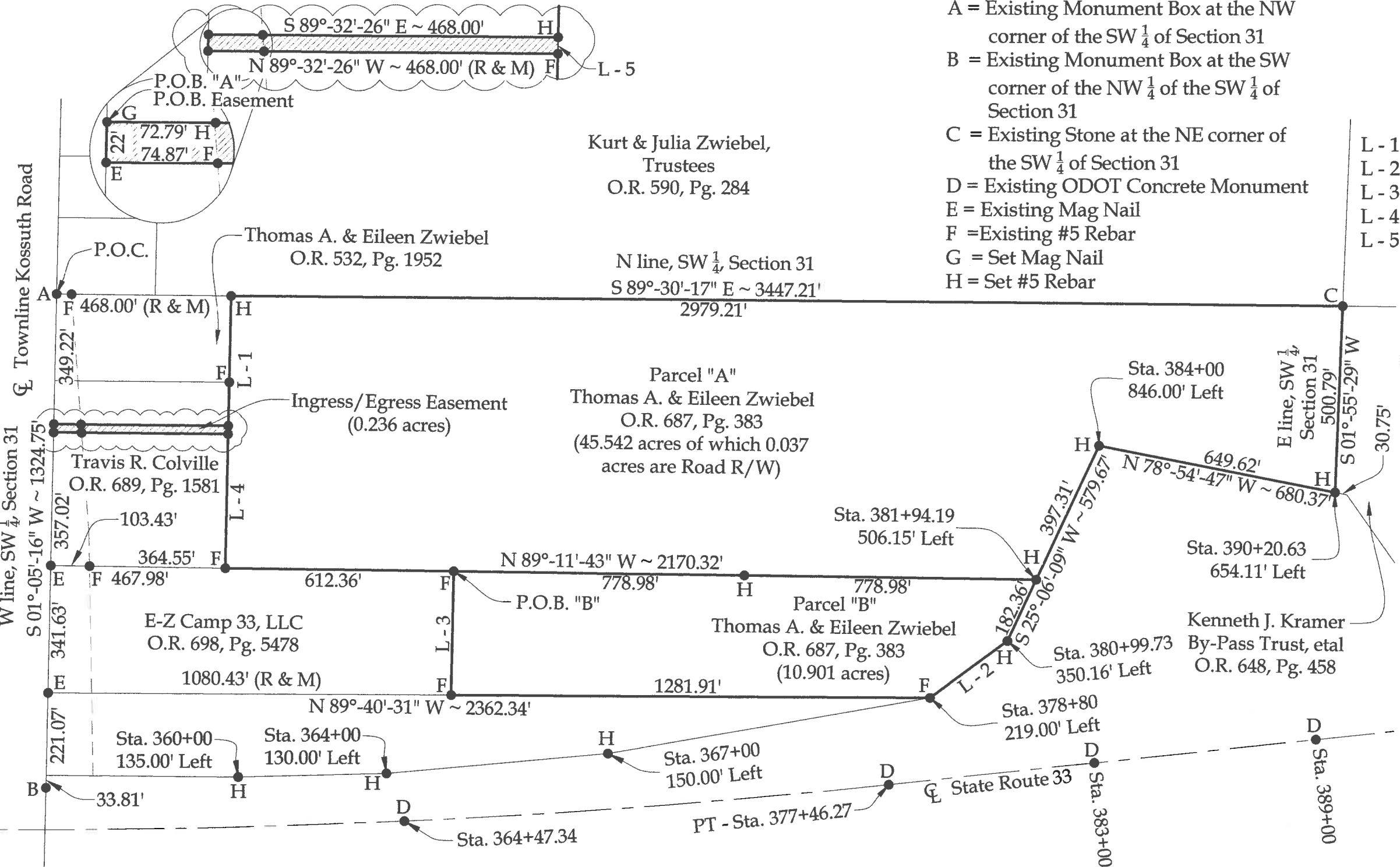


This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on December 02, 2020.

Kyle J. Binkley, P.S. #8587



CLIENT: Thomas Zwiebel			
SURVEYED BY: T.J.S./T.E.W.	DATE: 12-02-2020	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 300'	PAGE 1	OF 4	PAGES 4



BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

This plat is recorded in Survey Book "U", Page 287, in the Auglaize County Engineer's Office.

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

Parcel "A"
LEGAL DESCRIPTION

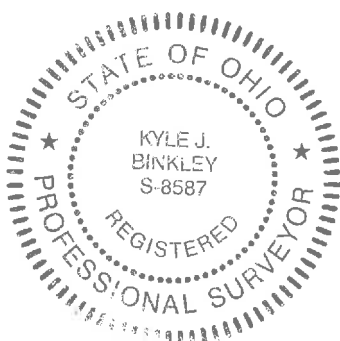
Being a part of Parcel #G21-031-004-00 (Prior Deed Referenced in O.R. 687, Pg. 383) and being a part of the SW $\frac{1}{4}$ of Section 31, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the NW corner of the SW $\frac{1}{4}$ of Section 31; thence S 01°-05'-16" W with the W line of the SW $\frac{1}{4}$ of Section 31 (centerline of Townline Kossuth Road), 349.22' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. S 89°-32'-26" E, 468.00' to a set #5 Rebar, passing a set #5 Rebar at 72.79';
2. N 01°-05'-16" E, 348.93' to a #5 Rebar set on the N line of the SW $\frac{1}{4}$ of Section 31;
3. S 89°-30'-17" E with said fractional section line, 2979.21' to an existing Stone at the NE corner of the SW $\frac{1}{4}$ of Section 31;
4. S 01°-55'-29" W with the E line of the SW $\frac{1}{4}$ of Section 31, 500.79' to a #5 Rebar set on the N right-of-way line of State Route 33 (Sta. 390+20.63, 654.11' Left);
5. N 78°-54'-47" W with the N right-of-way line of State Route 33, 649.62' to a set #5 Rebar (Sta. 384+00, 846.00' Left);
6. S 25°-06'-09" W with the N right-of-way line of State Route 33, 397.31' to a set #5 Rebar (Sta. 381+94.19, 506.15' Left);
7. N 89°-11'-43" W, 2170.32' to an existing #5 Rebar, passing a set #5 Rebar at 778.98' and an existing #5 Rebar at 1557.96';
8. N 01°-05'-16" E, 359.84' to an existing #5 Rebar;
9. N 89°-32'-26" W, 468.00' to an existing Mag Nail on the W line of the SW $\frac{1}{4}$ of Section 31 (centerline of Townline Kossuth Road), passing an existing #5 Rebar at 393.13';
10. N 01°-05'-16" E with said fractional section line, 22.00' to the POINT OF BEGINNING.

The above described parcel contains 45.542 acres, more or less, of which 0.037 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 the 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 December 02, 2020. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "KJB", located to the right of the professional seal.

Parcel "B"
LEGAL DESCRIPTION

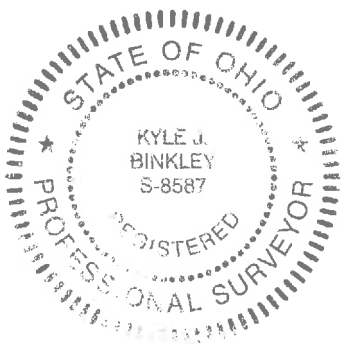
Being a part of Parcel #G21-031-004-00 (Prior Deed Referenced in O.R. 687, Pg. 383) and being a part of the SW ¼ of Section 31, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the NW corner of the SW ¼ of Section 31; thence S 01°-05'-16" W with the W line of the SW ¼ of Section 31 (centerline of Townline Kossuth Road), 728.24' to an existing Mag Nail; thence S 89°-11'-43" E, 1080.34' to an existing #5 Rebar at the POINT OF BEGINNING; thence the following courses:

1. Continuing S 89°-11'-43" E, 1557.96' to a #5 Rebar set on the N right-of-way line of State Route 33 (Sta. 381+94.19, 506.15' Left), passing a set #5 Rebar at 778.98';
2. S 25°-06'-09" W with the N right-of-way line of State Route 33, 182.36' to a set #5 Rebar (Sta. 380+99.73, 350.16' Left);
3. S 53°-17'-17" W with the N right-of-way line of State Route 33, 255.54' to an existing #5 Rebar (Sta. 378+80, 219.00' Left);
4. N 89°-40'-31" W, 1281.91' to an existing #5 Rebar;
5. N 01°-05'-11" E, 332.57' to the POINT OF BEGINNING.

The above described parcel contains 10.901 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the 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 December 02, 2020. All markers called for above are in place.



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

**Ingress/Egress Easement
LEGAL DESCRIPTION**

Being a part of Parcel #G21-031-004-00 (Prior Deed Referenced in O.R. 687, Pg. 383) and being a part of the SW ¼ of Section 31, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the NW corner of the SW ¼ of Section 31; thence S 01°-05'-16" W with the W line of the SW ¼ of Section 31 (centerline of Townline Kossuth Road), 349.22' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

- 1. S 89°-32'-26" E, 468.00' to a set #5 Rebar, passing a set #5 Rebar at 72.79';
- 2. S 01°-05'-16" W, 22.00' to an existing #5 Rebar;
- 3. N 89°-32'-26" W, 468.00' to an existing Mag Nail on the W line of the SW ¼ of Section 31 (centerline of Townline Kossuth Road, passing an existing #5 Rebar at 393.13';
- 4. N 01°-05'-16" E with said fractional section line, 22.00' to the POINT OF BEGINNING.

The above description contains 0.236 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 the 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 December 02, 2020. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "KJ Binkley", positioned to the right of the professional seal.