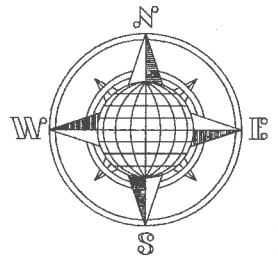


Lot 649 and 100 feet off the North end of Inlot 650 of the Fisher's Heirs Subdivision in the City of Wapakoneta, S.E. 1/4 Sec. 29, T-5-S, R-6-E, Duchouquet Township, Auglaize County, Ohio. Being Parcel Nos. B07-013-019-00 & B07-013-020-00.



This is a detailed survey map of Lot No. 649, which is 5,022 Sq. Ft. The lot is bounded by the following measurements:

- North:** S.86°49'54"E. 37.00' (to 33' R/W Line), S.86°49'54"E. 50.00' (to N.E. Corner of Outlot No. 44).
- East:** N.86°49'54"W. 50.00' (to N.E. Corner of Outlot No. 44).
- South:** S.03°06'56"W. 100.73' (to 33' R/W Line), S.03°05'38"W. 100.73' (to Curb).
- West:** N.00°23'01"E. 150.42' (to Curb), N.00°39'19"E. 150.19' (to Curb).

Adjacent properties and features include:

- North:** Becker Rental Properties, LLC (Deed: OR 706, Pg. 4015, 311 Auglaize Street) and Speckman Investments, LLC (Deed: OR 705, Pg. 3113, 315 Auglaize Street).
- East:** Brick Commercial Building.
- South:** Michael A & Alberta M. Hawk (Deed: OR 583, Pg. 2393, 5 Water Street).
- West:** West Line Fisher Heirs Subdivision.

Other features and notes:

- Iron Pin by Jim Kent found.** (at NW corner and SE corner).
- 1/2" Iron Pipe found** 0.13 feet North of and 0.15' West of Property Corner.
- 3/4" Iron Pipe found** 0.87 feet North of and 0.18' West of Property Corner.
- Property Corner is 0.5 feet South of Chain-link corner post.**
- Building Corner appears to be 0.1 foot± West of Property corner.**
- 16.50' Alley** runs along the south boundary.
- Curbs** are indicated on the north, east, and south boundaries.

A circular professional seal for a surveyor in the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom, separated by two stars. The inner circle contains the name "JOHN WILLIAM JAUERT" and the number "6920".

John W. Jauert  
Professional Surveyor No. 6920

CLIENT: Becker Rental Properties, LLC		
COUNTY: Auglaize	TOWNSHIP: Duchouquet SEC. 29	
DRAWN BY: J.W.J.	SCALE: 1"=30'	DWG.# 20-4583
CHECKED BY:	DATE: June 2021	
SHEET 1 OF 3		(T-5-S; R-6-E)

- John Jauert
- 11584 Monroe Road
- Wapakoneta, Ohio 45895.



- Phone: (419) 657-6999
- FAX: (419) 657-2745
- E-Mail: jjsurvey@ohiolink.net

## BECKER RENTAL PROPERTIES, LLC SURVEY 5,020 SQUARE FOOT (N. Pt. Lot 650) TRACT

The following described tract of land is the North part of Lot No. 650 of the Fisher's Heirs Subdivision to the City of Wapakoneta, recorded in Plat Book 1B, Page 131, located in the S.E. Quarter of Section 29, T-5-S, R-6-E, Duchouquet Township, Auglaize County, Ohio, being Parcel No. B07-013-020-00 and is more particularly described as follows:

Commencing at the Northeast corner of Out Lot No. 44 and the intersection of the right-of-way lines of Water Street and East Auglaize Streets;

Thence N.86°49'54"W. along the South right-of-way line of East Auglaize Street and the North line of Lot 651, a distance of 50.00 feet to a point, which is the PLACE OF BEGINNING for the tract of land herein described;

Thence S.03°06'56"W. a distance of 100.51 feet to a point;

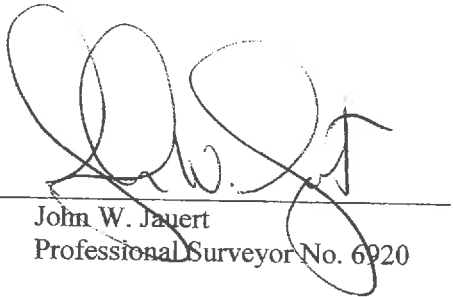
Thence N.86°34'56"W. a distance of 50.00 feet to a point;

Thence N.03°06'56"E. a distance of 100.29 feet to a 5/8-inch iron pin (set), passing thru a 2½-inch chain-link corner post (found) at 0.50 feet;

Thence S.86°49'54"E. along the South right-of-way line of East Auglaize Street, a distance of 50.00 feet to the point, which was the true PLACE OF BEGINNING.

Containing in all 5,020 square feet (0.115 Acre) and being subject to all legal easements, restrictions and reservations, if any, of record or in use on said premises. Previous deed reference: Volume OR 706, Page 4015. This plat is recorded in Survey Book "U", Page 446, in the Auglaize County Engineer's Office. Basis for bearings for this tract is holding the South right-of-way line of East Auglaize Street as N.86°49'54"W. from the Ohio State Plane-North Coordinate System NAD83 (2011). This Plat and description was prepared from an actual field survey of the above premises by John W. Jauert, Professional Surveyor No. 6920 in June 2021.

ATTEST:

  
John W. Jauert  
Professional Surveyor No. 6920



U-447

- John Jauert
- 11584 Monroe Road
- Wapakoneta, Ohio 45895



- Phone: (419) 657-6999
- FAX: (419) 657-2745
- E-Mail: jjsurvey@ohiolink.net

## BECKER RENTAL PROPERTIES, LLC SURVEY 5,022 SQUARE FOOT (Lot 649) TRACT

The following described tract of land is Lot No. 649 of the Fisher's Heirs Subdivision to the City of Wapakoneta, recorded in Plat Book 1B, Page 131, located in the Southeast Quarter of Section 29, T-5-S, R-6-E, Duchouquet Township, Auglaize County, Ohio, being Parcel No. B07-013-019-00 and is more particularly described as follows:

Commencing at the Northeast corner of Out Lot No. 44 and the intersection of the right-of-way lines of Water Street and East Auglaize Streets;

Thence N.86°49'54"W. along the South right-of-way line of East Auglaize Street and the North line of Lots 650 and 651, a distance of 100.00 feet to a 5/8-inch iron pin (set), which is the PLACE OF BEGINNING for the tract of land herein described;

Thence S.03°06'56"W. a distance of 150.35 feet to a point 0.18 feet East of and 0.87 feet South of a 3/4-inch iron pipe found, passing thru a 5/8-inch iron pin (set) at 100.29 feet;

Thence N.86°36'53"W. along the North side of a 16.50 foot alley, a distance of 29.83 feet to a point, 0.15 feet East of and 0.13 feet South of a 1/2-inch iron pipe found;

Thence N.00°23'01"E. along the West line of the Fisher Heirs Subdivision, a distance of 150.42 feet to a 5/8-inch iron pin (set);

Thence S.86°49'54"E. along the South right-of-way line of East Auglaize Street, a distance of 37.00 feet to the iron pin (set) which was the true PLACE OF BEGINNING.

Containing in all 5,022 square feet (0.115 Acre) and being subject to all legal easements, restrictions and reservations, if any, of record or in use on said premises. Previous deed reference: Volume OR 706, Page 4015. This plat is recorded in Survey Book "U", Page 446, in the Auglaize County Engineer's Office. Basis for bearings for this tract is holding the South right-of-way line of East Auglaize Street as N.86°49'54"W. from the Ohio State Plane-North Coordinate System NAD83 (2011). This Plat and description was prepared from an actual field survey of the above premises by John W. Jauert, Professional Surveyor No. 6920 in June 2021.

ATTEST: \_\_\_\_\_

John W. Jauert  
Professional Surveyor No. 6920



U.448