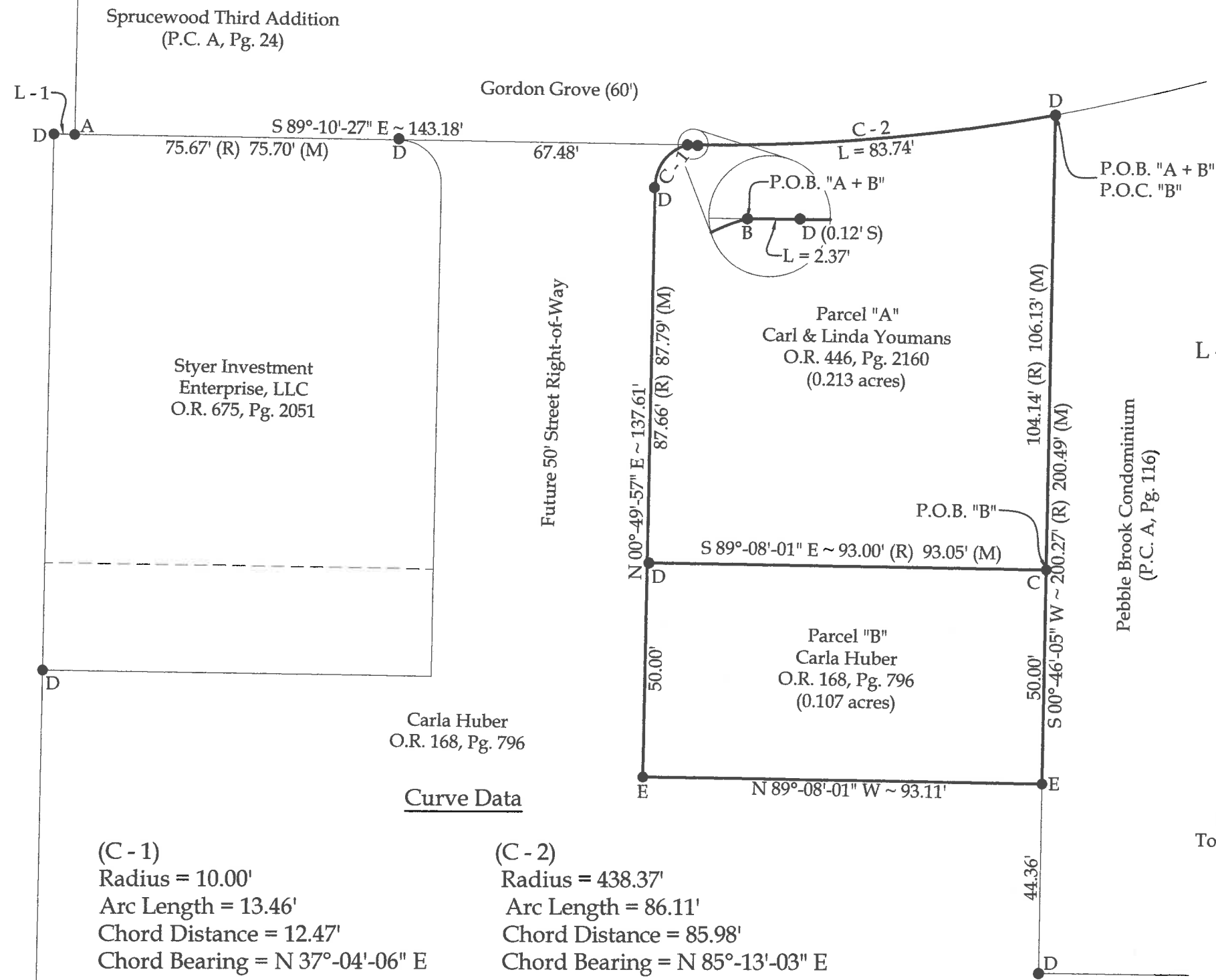
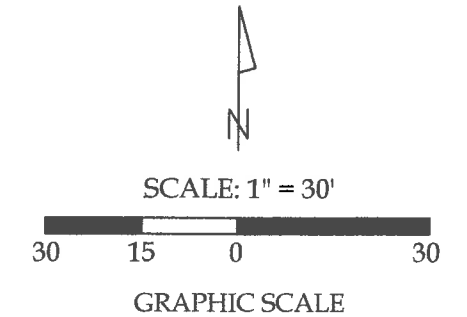


Survey of Parcel #K32-039-031-10 & a part of Parcel #K32-039-031-09 and being a part of Outlot #15 of the City of St. Marys and being located in the NE $\frac{1}{4}$ of Section 3, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio.
(Prior Deed Referenced in O.R. 168, Pg. 796 & O.R. 446, Pg. 2160)



Line Data

L - 1 = S 89°-10'-27" E ~ 4.86'

Curve Data

(C - 1)
Radius = 10.00'
Arc Length = 13.46'
Chord Distance = 12.47'
Chord Bearing = N 37°-04'-06" E

(C - 2)
Radius = 438.37'
Arc Length = 86.11'
Chord Distance = 85.98'
Chord Bearing = N 85°-13'-03" E



Parcel "A + B"
Total - (0.320 acres)

Legend

- A = Existing Concrete Monument at the SW corner of Sprucewood Third Addition
- B = Existing Concrete Monument
- C = Existing Drill Hole
- D = Existing #5 Rebar
- E = Set #5 Rebar

This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on September 14, 2021.

Kyle J. Binkley, P.S. #8587

121 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768			
CLIENT: Linda Youmans			
SURVEYED BY: T.J.S./T.E.W.	DATE: 09-14-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 30'		PAGE 1	OF 3

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

This plat is recorded in Survey Book "U", Page 533, in the Auglaize County Engineer's Office.

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

Parcel "B"
LEGAL DESCRIPTION

Being a part of Parcel #K32-039-031-09 and being a part of Outlot #15 of the City of St. Marys and being located in the NE ¼ of Section 3, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 168, Pg. 796), more particularly described as follows:

Commencing at an existing #5 Rebar at the NW corner of the Pebble Brook Condominium (P.C. A, Pg. 116); thence S 00°-46'-05" W with the W line of said Pebble Brook Condominium, 106.13' to an existing Drill Hole at the POINT OF BEGINNING; thence the following courses:

1. Continuing S 00°-46'-05" W with said W line, 50.00' to a set #5 Rebar;
2. N 89°-08'-01" W, 93.11' to a set #5 Rebar;
3. N 00°-49'-57" E, 50.00' to an existing #5 Rebar;
4. S 89°-08'-01" E, 93.05' to the POINT OF BEGINNING.

The above described parcel contains 0.107 acres, more or less, 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 September 14, 2021. All markers called for above are in place.



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

Parcel "A + B"
LEGAL DESCRIPTION

Being Parcel #K32-039-031-10 & a part of Parcel #K32-039-031-09 and being a part of Outlot #15 of the City of St. Marys and being located in the NE $\frac{1}{4}$ of Section 3, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio (Prior Deeds Referenced in O.R. 168, Pg. 796 & O.R. 446, Pg. 2160), more particularly described as follows:

Commencing at an existing #5 Rebar at the NW corner of the Pebble Brook Condominium (P.C. A, Pg. 116); thence the following courses:

1. S 00°-46'-05" W with the W line of said Pebble Brook Condominium, 156.13' to a set #5 Rebar;
2. N 89°-08'-01" W, 93.11' to a set #5 Rebar;
3. N 00°-49'-57" E, 137.61' to an existing #5 Rebar;
4. With a curve to the right, having a radius of 10.00', an arc length of 13.46', a chord bearing of N 37°-04'-06" E and a chord distance of 12.47' to an existing Concrete Monument;
5. With a curve to the left, having a radius of 438.37', an arch length of 86.11', a chord bearing of N 85°-13'-03" E, and a chord distance of 85.98' to the POINT OF BEGINNING, passing an existing #5 Rebar at an arc length of 2.37' and being 0.12' S.

The above described parcel contains 0.320 acres, more or less, 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 September 14, 2021. All markers called for above are in place.



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