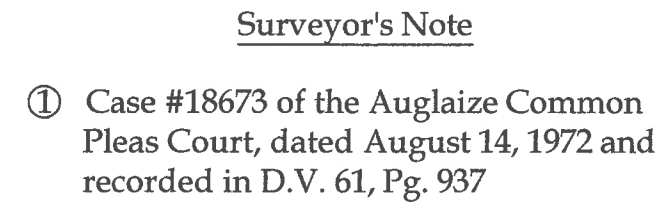


A north arrow pointing upwards, labeled 'N'.

SCALE: 1" = 50'

A graphic scale bar with markings at 50, 25, 0, and 50 feet.

GRAPHIC SCALE



This plat and the accompanying legal description represents an actual boundary survey completed under my direct supervision on November 05, 2021.

  
\_\_\_\_\_  
Kyle J. Binkley, P.S. #8587



**Binkley**  
LAND SURVEYING, LLC

121 W. Auglaize Street  
Wapakoneta, Ohio 45895  
(419) 236-3768

CLIENT:				Craig Opperman			
SURVEYED BY:		DATE:		DRAWN BY:		CHECKED BY:	
K.J.B./T.E.W.		11-05-2021		K.J.B.		K.J.B.	
SCALE:				PAGE		OF PAGES	
1" = 50'				1		2	

U-580

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).

Legend

A = Existing Monument Box at the intersection of the centerlines of Van Buren Street and Sidney Street

B = Existing Monument Box at the intersection of the centerlines of Sidney Street and the former centerline of Spring Street

C = Existing Monument Box at the intersection of the centerline of Sidney Street and the E line of the SE  $\frac{1}{4}$  of Section 15 (centerline of Wapak-Fryburg Road)

D = Existing Concrete Monument

E = Existing Railroad Spike

F = Existing Pinch Pipe

G = Existing #5 Rebar

H = Set Mag Spike

I = Set Mag Nail

J = Set #5 Rebar

Line Data

L - 1 = N 89°-11'-08" W ~ 330.80'

L - 2 = S 00°-28'-55" W ~ 30.00'

L - 3 = S 00°-28'-55" W ~ 30.00'

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

## LEGAL DESCRIPTION

Being Parcel #125-151-114-00 and being a vacated portion of Van Buren Street and being a part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 15, Town 6 South, Range 6 East, Pusheta Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 636, Pg. 1315), more particularly described as follows:

Commencing at an existing Monument Box at the intersection of the centerline of Sidney Street and the E line of the SE  $\frac{1}{4}$  of Section 15 (centerline of Wapak-Fryburg Road); thence N  $89^{\circ}$ - $11'$ - $08''$  W with the centerline of Sidney Street, 330.80' to an existing Monument Box at the intersection of the centerlines of Sidney Street and the former centerline of Spring Street; thence N  $89^{\circ}$ - $13'$ - $46''$  W with said centerline, 442.61' to a Mag Spike set at the intersection of the centerline of Sidney Street with the former centerline of Van Buren Street; thence S  $00^{\circ}$ - $28'$ - $55''$  W with said former centerline, 30.00' to a #5 Rebar set at the POINT OF BEGINNING; thence the following courses:

1. S  $89^{\circ}$ - $13'$ - $46''$  E with the S line of Sidney Street, 152.23' to a set Mag Nail, passing a #5 Rebar set on the former E line of Van Buren Street at 25.00';
2. S  $00^{\circ}$ - $28'$ - $55''$  W, 168.22' to a set #5 Rebar;
3. N  $89^{\circ}$ - $43'$ - $24''$  W, 152.23' to a point on the former centerline of Van Buren Street, as referenced by and existing Concrete Monument at (0.78' S), passing a #5 Rebar set on the former E line of Van Buren Street at 127.23';
4. N  $00^{\circ}$ - $28'$ - $55''$  E with said former centerline, 169.54' to the POINT OF BEGINNING.

The above described parcel contains 0.590 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 November 05, 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.