

(Prior Deeds Referenced in O.R. 716, Pg. 394)

S 88°-52'-13" E ~ 426.65'

(Prior Deeds Referenced in O.R. 716, Pg. 394)

S 89°-04'-04" E ~ 868.34'

£ Mulberry Street

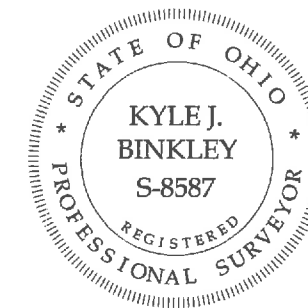
Michael R. &
Beverly J. Ridenour
O.R. 304, Pg. 580
O.R. 712, Pg. 5969

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

NOTE : See Sheet 2 for Legend, Line Data,
and Property Information.

This plat and accompanying legal description represents an actual boundary survey completed under my direct supervision on March 18, 2022.

Kyle J. Binkley, P.S. #8587



Waynesfield
Lots 114-121
(P.B. B, Pg. 9A)
(P.B. B, Pg. 81)

566.50' (R & M)

G

Electric Railway w

192, the original Pl

AY-18-3 of the Aug

Surveyor's Note: The former Ohio Electric Railway was re-established based on the original description in D.V. 84, Pg. 192, the original Plat of Waynesfield & the Atkinson Addition and Survey #WAY-18-3 of the Auglaize County Tax Map Office.

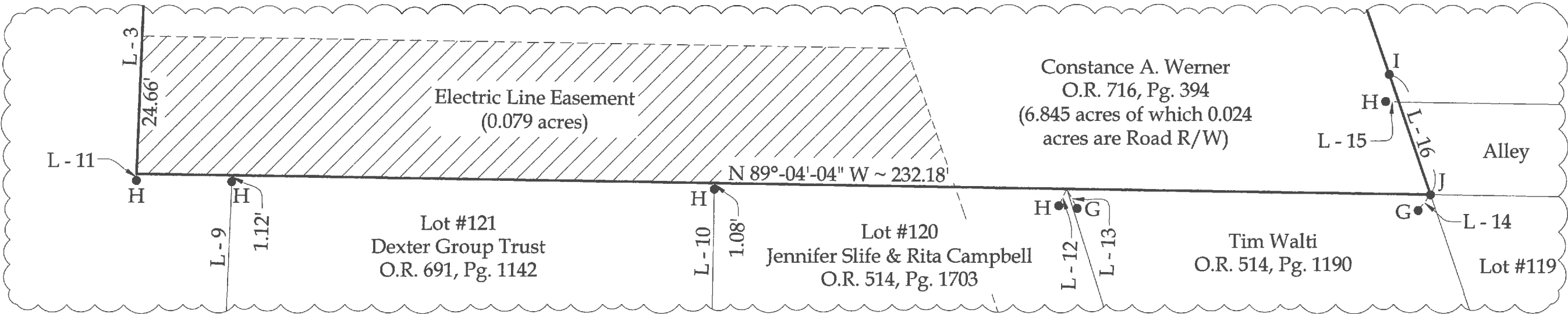
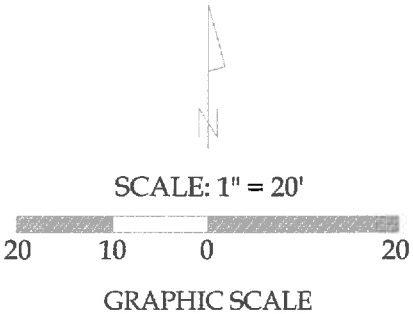
CLIENT:			
Tyler Turner			
SURVEYED BY:	DATE:	DRAWN BY:	CHECKED BY:
T.E.W./T.J.S.	03-18-2022	K.J.B.	K.J.B.
SCALE:	PAGE	OF	PAGES
1" = 100'	1		4

V-703

Survey of Parcel #N42-018-008-01 and being a part of the SE 1/4 of Section 18, Town 5 South, Range 8 East, Wayne Township, Village of Waynesfield, Auglaize County, Ohio.
(Prior Deeds Referenced in O.R. 716, Pg. 394)

Surveyor's Note: Easements shown are from previous surveys, no additional information has been provided for this survey.

Surveyor's Note: Lots 114 to 121 were established referencing P.B. B, Pg. 81 and P.B. B, Pg. 9A of the Auglaize County Tax Map Office due to the fact that there is no existing plat for those lots which were called out as part of the Atkinsons Addition (unplatted).



Line Data

L - 1 = N 01°-07'-26" E ~ 171.00' (R) 171.09' (M)	L - 10 = S 00°-46'-13" W ~ 132.00' (R & M)
L - 2 = N 89°-01'-25" W ~ 104.08' (R) 104.86' (M)	L - 11 = S 02°-02'-39" W ~ 1.18'
L - 3 = N 02°-02'-39" E ~ 102.87' (R) 101.76' (M)	L - 12 = S 23°-17'-29" W ~ 3.33'
L - 4 = N 46°-38'-51" W ~ 48.54' (R & M)	L - 13 = S 27°-42'-09" E ~ 4.08'
L - 5 = S 49°-07'-47" W ~ 83.81' (R) 84.01' (M)	L - 14 = S 35°-48'-50" W ~ 3.56'
L - 6 = S 01°-07'-06" W ~ 211.18' (R) 210.84' (R)	L - 15 = N 88°-19'-48" W ~ 2.21'
L - 7 = S 89°-04'-04" E ~ 242.00' (R) 241.89' (M)	L - 16 = S 19°-09'-43" E ~ 22.80'
L - 8 = S 02°-12'-26" W ~ 30.01'	
L - 9 = S 02°-12'-26" W ~ 132.00' (R) 132.04' (M)	

Legend

- A = Existing Monument Box at the SE corner of Section 18
- B = Existing Monument Box at the SW corner of the SE 1/4 of Section 18
- C = Set Mag Spike at the SE corner of Lot #16 of the Original Plat of Waynesfield
- D = Mag Spike set at the intersection of the centerlines of Mulberry Street and Westminster Street (S.R. 196)
- E = Existing Railroad Spike
- F = Existing 1/2" Iron Pipe
- G = Existing 1" Iron Pipe
- H = Existing #5 Rebar
- I = Set #5 Rebar
- J = Set Mag Nail

Property Information

- ① Rex & Barbara Motter
O.R. 445, Pg. 2562

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

CLIENT: Tyler Turner			
SURVEYED BY: T.E.W./T.J.S.	DATE: 03-18-2022	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 20'		PAGE 2	OF 4 PAGES

LEGAL DESCRIPTION

Being all of Parcel #N42-018-008-01 and being a part of the SE $\frac{1}{4}$ of Section 18, Town 5 South, Range 8 East, Village of Waynesfield, Wayne Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 716, Pg. 394), more particularly described as follows:

Commencing at an existing Monument Box at the SE corner of Section 18; thence N 89°-04'-04" W with the S line of the SE $\frac{1}{4}$ of Section 18 (centerline of Wapakoneta Street (S.R. 67)), 863.33' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continuing N 89°-04'-04" W with said fractional section line, 348.80' to a set Mag Nail;
2. N 01°-07'-26" E, 171.09' to an existing #5 Rebar, passing an existing #5 Rebar at 30.09';
3. N 89°-01'-25" W, 104.86' to an existing #5 Rebar;
4. N 01°-06'-08" E, 534.96' to an existing $\frac{1}{2}$ " Iron Pipe;
5. S 88°-52'-13" E, 426.65' to a Mag Nail set on the E line of the Former Ohio Electric Railway;
6. Southeasterly with the E line of the Former Ohio Electric Railway and being a curve to the right, having a radius of 3853.80', an arc length of 572.57', a chord bearing S 23°-23'-52" E and a chord distance of 572.05' to a set #5 Rebar, passing a #5 Rebar set at the intersection of said E line and the centerline of Mulberry Street at an arc length of 40.21' and an existing #5 rebar at an arc length of 401.97';
7. S 19°-09'-43" E with the E line of the Former Ohio Electric Railway, 22.80' to a Mag Nail set at the NW corner of Lot #119 of the unplatted portion of the Atkinsons Addition;
8. N 89°-04'-04" W with the N line of Lots #119, 120 & 121 of said Atkinsons Addition, 232.18' to a point, as referenced by an existing #5 Rebar at S 02°-02'-39" E, 1.18';
9. N 02°-02'-39" E, 101.76' to an existing #5 Rebar;
10. N 46°-38'-51" W, 48.54' to a set #5 Rebar;
11. N 88°-54'-46" W, 130.53' to an existing #5 Rebar;
12. S 49°-07'-47" W, 84.01' to an existing #5 Rebar;
13. S 01°-07'-06" W, 210.84' to a point on the N right-of-way line of Wapakoneta Street (S.R. 67), as referenced by an existing #5 Rebar at 0.33' S;
14. S 89°-04'-04" E with said N right-of-way line, 241.89' to a set #5 Rebar;
15. S 02°-12'-26" W, 30.01' to the POINT OF BEGINNING.

The above described parcel contains 6.845 acres, more or less, of which 0.240 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 March 18, 2022. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "KJ Binkley", written over the seal.