


Survey of Parcel #B07-361-007-00, B07-036-035-01 & B07-081-015-01 and being Lot #1 of Walter Stinebaugh's Resubdivision (P.B. C, Pg. 27), Lot #1270 of the Hoskins, Elliott's, Williamson's and Sheipline's Addition (P.B. 2, Pg. 51) and a vacated portion of Logan Street and being located in the SW $\frac{1}{4}$ of Section 32, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio.
(Prior Deeds Referenced in O.R. 566, Pg. 2626, O.R. 679, Pg. 2529, & O.R. 685, Pg. 415)

Property Information		Line Data	Distance Data	Legend
①	Parcel "A" Becker Rental Properties, LLC O.R. 685, Pg. 415 (0.171 acres)	L - 1 = N 89°-12'-49" W ~ 102.51'	D - 1 = 33.50' (R & M)	A = Existing Iron Pin in Concrete
		L - 2 = N 04°-54'-47" E ~ 8.25' (R & M)	D - 2 = 65.20' (R & M)	B = Existing Concrete Monument
		L - 3 = N 03°-02'-25" E ~ 8.25' (R & M)	D - 3 = 50.00' (R & M)	C = Existing $\frac{1}{2}$ " Iron Pipe
②	Part of Parcel #B07-036-035-01 (0.113 acres)	L - 4 = N 86°-49'-43" W ~ 9.15'	D - 4 = 75.00' (R & M)	D = Existing Pinch Pipe
③	Part of Parcel #B07-361-007-00 (0.136 acres)	L - 5 = S 68°-45'-40" E ~ 0.47'	D - 5 = 75.00' (R) 75.06' (M)	E = Existing #5 Rebar
		L - 6 = S 32°-54'-44" W ~ 0.08'	D - 6 = 75.00' (R) 75.69' (M)	F = Set #5 Rebar
④	Parcel "B" Becker Rental Properties, LLC O.R. 679, Pg. 2529 (0.258 acres)	L - 7 = N 77°-12'-14" W ~ 1.83'	D - 7 = 75.00' (R) 75.26' (M)	
		L - 8 = S 79°-44'-38" W ~ 4.78'	D - 8 = 83.25' (R) 82.93' (M)	
		L - 9 = N 75°-10'-07" E ~ 3.74'	D - 9 = 83.25' (R) 83.18' (M)	
⑤	TCA Cattle, LLC O.R. 696, Pg. 399	L - 10 = N 69°-56'-20" E ~ 3.70'	D - 10 = 83.25' (R) 83.40' (M)	
⑥	Marshall R. & Patricia A. Clark O.R. 692, Pg. 903		D - 11 = 83.25' (R) 83.23' (M)	

 121 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768			
CLIENT: Becker Rental Properties, LLC			
SURVEYED BY: K.J.B.	DATE: 07-28-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = N.T.S.	PAGE 2	OF 5	PAGES 5

Parcel "A"
LEGAL DESCRIPTION

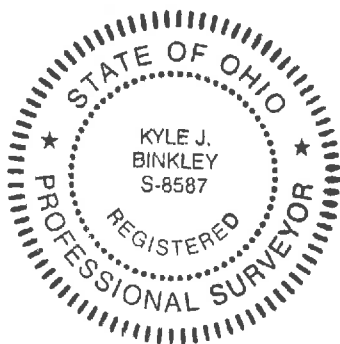
Being a part of Parcel #B07-036-035-01 (Prior Deed Referenced in O.R. 685, Pg. 415) and being all of Lot #1270 of Hoskin's, Elliott's, Williamson's & Sheipline's Addition (P.B. 2, Pg. 51) and being located in the SW ¼ of Section 32, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Beginning at a #5 Rebar set at the NE corner of said Lot #1270; thence the following courses:

1. S 03°-02'-25" W with the E line of said Lot #1270, 149.35' to a #5 Rebar set at the SE corner of said Lot #1270;
2. N 86°-49'-43" W with the S line of said Lot #1270, 50.00' to a #5 Rebar set at the SW corner of said Lot #1270;
3. N 03°-02'-25" E with the W line of said Lot #1270, 149.41' to a #5 Rebar set at the NW corner of said Lot #1270;
4. S 86°-45'-06" E with the N line of said Lot #1270, 50.00' to the POINT OF BEGINNING.

The above described parcel contains 0.171 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 April 28, 2022. 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

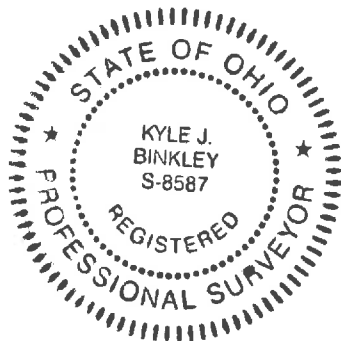
Being a part of Parcel #B07-361-007-00 (Prior Deed Referenced in O.R. 679, Pg. 2529) and being all of Lot #1 of Walter Stinebaugh's Resubdivision (P.B. C, Pg. 27) and being located in the SW $\frac{1}{4}$ of Section 32, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Beginning at an existing Pinch Pipe at the NW corner of said Lot #1; thence the following courses:

1. S 86°-45'-06" E with the N line of said Lot #1, 75.00' to a #5 Rebar set at the NE corner of said Lot #1;
2. S 05°-03'-22" W with the E line of said Lot #1, 149.59' to an existing Iron Pin in Concrete at the SE corner of said Lot #1;
3. N 86°-49'-43" W with the S line of said Lot #1, 75.06' to an existing Pinch Pipe at the SW corner of said Lot #1;
4. N 05°-04'-42" E with the W line of said Lot #1, 149.69' to the POINT OF BEGINNING.

The above described parcel contains 0.258 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 April 28, 2022. All markers called for above are in place.



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

Parcel "C"
LEGAL DESCRIPTION

Being a part of Parcels #B07-036-035-01 & B07-361-007-00 and all of Parcel #B07-081-015-01 (Prior Deeds Referenced in O.R. 566, Pg. 2626, O.R. 679, Pg. 2529 & O.R. 685, Pg. 415) and being a Vacated portion of Logan Street in Hoskin's, Elliott's, Williamson's & Sheipline's Addition (P.B. 2, Pg. 51) and being located in the SW $\frac{1}{4}$ of Section 32, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Beginning at a #5 Rebar set at the NE corner of Lot #1 of Stinebaugh's Resubdivision (P.B. C, Pg. 27); thence the following courses:

1. S 86°-45'-06" E with the S line of Jefferson Street, 69.89' to a #5 Rebar set at the NW corner of Lot #1270 of said Hoskin's, Elliott's, Williamson's & Sheipline's Addition;
2. S 03°-02'-25" W with the W line of said Lot #1270, 149.41' to a #5 Rebar set at the SW corner of said Lot #1270;
3. N 86°-49'-43" W, 9.20' to an existing #5 Rebar;
4. S 04°-51'-24" W, 200.93' to a point, as referenced by an existing #5 Rebar at 0.15' N;
5. N 89°-12'-49" W, 218.78' to an existing Concrete Monument;
6. N 04°-02'-45" E, 201.72' to a point, as referenced by an existing #5 Rebar at 0.13' N;
7. S 86°-49'-43" E with the S line of a remaining Alley in said Hoskin's, Elliott's, Williamson's & Sheipline's Addition, 164.64' to a #5 Rebar set at the SW corner of the said Vacated Logan Street;
8. N 03°-02'-25" E with the W line of said Vacated Logan Street, 8.25' to a set #5 Rebar;
9. N 86°-49'-43" W, 9.15' to an existing Iron Pin in Concrete at the SE corner of said Lot #1;
10. N 05°-03'-22" E with the E line of said Lot #1, 149.59' to the POINT OF BEGINNING.

The above described parcel contains 1.254 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 April 28, 2022. All markers called for above are in place.



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