

(Prior Deeds Referenced in O.R. 705, Pg. 878 & O.R. 717, Pg. 704)



A circular professional seal for 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 small stars. The center of the seal contains the name "KYLE J. BINKLEY" and the registration number "S-8587".

This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on July 11, 2022.



Binkley
LAND SURVEYING, LLC

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

CLIENT:			
Andrew Fisher			
SURVEYED BY:	DATE:	DRAWN BY:	CHECKED BY:
K.J.B.	07-11-2022	K.J.B.	K.J.B.
SCALE:		PAGE	PAGES
1" = 50'		1	3

This plat is recorded in Survey Book "U", Page 761, 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 #A03-020-001-02 (Prior Deed Reference O.R. 717, Pg. 704) and being a part of the NW $\frac{1}{4}$ of Section 20, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an Existing Monument Box at the NW corner of Section 20; thence S 00°-36'-31" W with the W line of the NW $\frac{1}{4}$ of Section 20 (centerline of Ashburn Road), 871.05' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. S 89°-36'-51" E, 308.73' to a set #5 Rebar, passing a #5 Rebar set at 25.00' and passing an existing Wood Post at 143.35';
2. S 00°-35'-40" W, 223.86' to a set #5 Rebar;
3. N 89°-33'-51" W, 8.78' to a point, passing a point as referenced by an existing #5 Rebar at S 45°-30'-54" W, 0.20';
4. N 00°-35'-40" E, 218.02' to an existing #5 Rebar;
5. N 89°-36'-51" W, 299.95' to an existing Mag Nail on the W line of the NW $\frac{1}{4}$ of Section 20 (centerline of Ashburn Road), passing an existing #5 Rebar at 274.95';
6. N 00°-36'-31" E with said fractional section line, 5.83' to the POINT OF BEGINNING;

The above described parcel contains 0.085 acres, more or less, of which 0.003 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 July 11, 2022. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "KJ Binkley", positioned to the right of the professional seal.

Parcel "A + B"
LEGAL DESCRIPTION

Being Parcel #A03-020-001-01 & a part of Parcel #A03-020-001-02 (Prior Deeds Reference O.R. 705, Pg. 878 & O.R. 717, Pg. 704) and being a part of the NW $\frac{1}{4}$ of Section 20, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an Existing Monument Box at the NW corner of Section 20; thence S 00°-36'-31" W with the W line of the NW $\frac{1}{4}$ of Section 20 (centerline of Ashburn Road), 871.05' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. S 89°-36'-51" E, 308.73' to a set #5 Rebar, passing a #5 Rebar set at 25.00';
2. S 00°-35'-40" W, 223.86' to a set #5 Rebar;
3. N 89°-33'-51" W, 308.78' to an existing Mag Nail on the W line of the NW $\frac{1}{4}$ of Section 20 (centerline of Ashburn Road), passing a point as referenced by an existing #5 Rebar at S 45°-30'-54" W, 0.20' and passing an existing #5 Rebar at 283.78';
4. N 00°-36'-31" E with said fractional section line, 223.59' to the POINT OF BEGINNING;

The above described parcel contains 1.586 acres, more or less, of which 0.128 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 July 11, 2022. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "K. Binkley", positioned to the right of the professional seal.