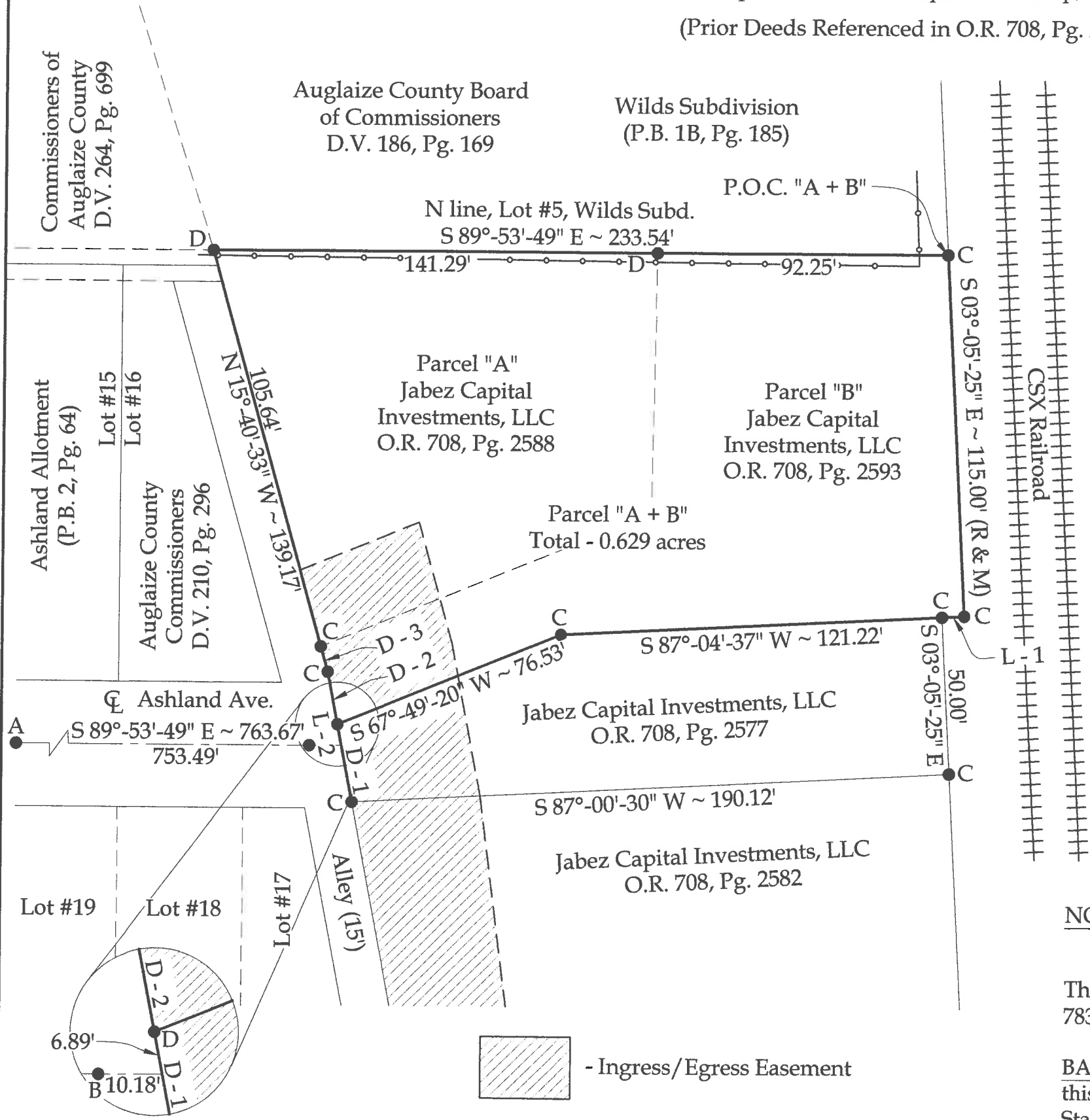
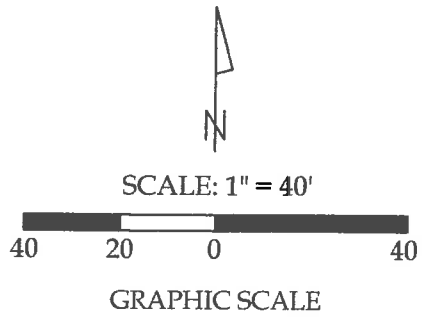


Survey of Parcels #B07-095-078-03 & B07-095-078-04 and being a part of Lot #5 of Wilds Subdivision (P.B. 1B, Pg. 185) and being located in the SW $\frac{1}{4}$ of Section 32, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio.
(Prior Deeds Referenced in O.R. 708, Pg. 2588 & O.R. 708, Pg. 2593)



Legend

- A = Existing 1" Iron Pin at the intersection of the centerlines of Ashland Avenue and Blackhoof Street
- B = Existing Concrete Monument
- C = Existing #5 Rebar
- D = Existing Mag Nail

Distance Data

- D - 1 = 25.23'
- D - 2 = 17.02'
- D - 3 = 8.37'

Line Data

- L - 1 = S 86°-54'-35" W ~ 7.00' (R & M)
- L - 2 = N 10°-52'-59" W ~ 42.25'




This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on October 12, 2022.


Kyle J. Binkley, P.S. #8587

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

This plat is recorded in Survey Book "U", Page 783, in the Auglaize County Engineer's Office.

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).



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

CLIENT: Jabez Capital Investments, LLC			
SURVEYED BY: T.J.S./T.E.W.	DATE: 10-12-2022	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 40'		PAGE 1	OF 2 PAGES

Parcel "A + B"
LEGAL DESCRIPTION

Being Parcels #B07-095-078-03 & B07-095-078-04 and being a part of Lot #5 of Wilds Subdivision (P.B. 1B, Pg. 185) and being a located in the SW ¼ of Section 32, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio (Prior Deeds Referenced in O.R. 708, Pg. 2588 & O.R. 708, Pg. 2593), more particularly described as follows:

Beginning at an existing #5 Rebar at the NE corner of said Lot #5; thence the following courses:

1. S 03°-05'-25" E with the E line of said Lot #5 and the W line of CSX Railroad, 115.00' to an existing #5 Rebar;
2. S 86°-54'-35" W with the N line of said CSX Railroad, 7.00' to an existing #5 Rebar;
3. S 87°-04'-37" W, 121.22' to an existing #5 Rebar;
4. S 67°-49'-20" W, 76.53' to an existing Mag Nail on the E line of a 15' Alley, as recorded in the plat for the Ashland Allotment (P.B. 2, Pg. 64);
5. N 10°-52'-59" W with the E line of said Alley, 17.02' to an existing #5 Rebar;
6. N 15°-40'-33" W with the E line of said Alley, 139.17' to an existing #5 Rebar, passing an existing #5 Rebar at 8.37';
7. S 89°-53'-49" E with the N line of said Lot #5, 233.54' to the POINT OF BEGINNING, passing an existing Mag Nail at 141.29'.

The above described parcel contains 0.629 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 October 12, 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.