

Survey of a part of Parcel #K31, Section 19, Town 6 South, Range 10 East (Prior Deed)

James A. & Meredith L. Speckman  
O.R. 717, Pg. 3073

Mark & Laura A. Scheper  
O.R. 699, Pg. 1989

Jan E. & Roberta J. Treise  
O.R. 561, Pg. 1000

Obringer Properties, LLC  
O.R. 701, Pg. 5282

Douglas L. Demange  
O.R. 523, Pg. 1615

Lonny D. & Amy B. Wilmer  
O.R. 715, Pg. 868

Ryan D. & Krysta K. Payne  
O.R. 717, Pg. 860

Susan M. Hegemann  
O.R. 593, Pg. 2278

Approx. Top of Bank

Channel

10' Access Easement

Channel

Breezewood Lane

① (0.064 acres)

① (0.182 acres)

L-5

L-6

L-4

L-7

L-2

L-1

N 55°-34'-28" W ~ 153.81'

N 36°-44'-24" W ~ 148.51'

N 36°-27'-59" E ~ 155.85' (R & M)

S 35°-35'-54" W ~ 143.29' (R & M)

N 28°-21'-02" E

S 35°-26'-13" W

S 23°-14'-29" W

S 07°-20'-30" W

N 88°-5' C

B (S 07°

P.O.B.

P.O.C.

L - 1 = N 66°-08'-11" W ~ 33.06'

L - 2 = S 55°-34'-28" E ~ 18.60'

L - 3 = S 12°-36'-50" E ~ 31.14'

L - 4 = N 48°-55'-24" W ~ 58.16'

L - 5 = N 36°-33'-04" E ~ 48.03'

L - 6 = S 46°-48'-56" E ~ 51.85'

L - 7 = S 17°-33'-40" W ~ 52.70'

50 25 0 50

GRAPHIC SCALE

A = Existing Monument Box at the NE corner of the NW  $\frac{1}{4}$  of Section 19  
B = Existing #5 Rebar  
C = Existing Iron Pin  
D = Set #5 Rebar  
E = Set Mag Nail

① James A. &  
Meredith L. Speckman  
O.R. 717, Pg. 3073  
Total - 0.246 acres



This plat and the accompanying legal description represents an actual boundary survey completed under my direct supervision on September 09, 2022.

Kyle J. Binkley, P.S. #8587

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

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

**BASIS OF BEARINGS** : The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD 83 (2011).



|                          |            |           |             |
|--------------------------|------------|-----------|-------------|
| CLIENT:                  |            |           |             |
| Obringer Properties, LLC |            |           |             |
| SURVEYED BY:             | DATE:      | DRAWN BY: | CHECKED BY: |
| T.E.W./T.J.S.            | 09-09-2022 | K.J.B.    | K.J.B.      |
| SCALE:                   |            | PAGE      | PAGES       |
| 1" = 50'                 |            | 1         | 2           |

LEGAL DESCRIPTION

Being a part of Parcel #K31-063-048-02 and being a part of the N ½ of the NW ¼ of Section 19, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 717, Pg. 3073), more particularly described as follows:

Commencing at an existing Monument Box at the NE corner of the NW ¼ of Section 19; thence N 88°-57'-26" W with the N line of Section 19, 1573.81' to a point, as referenced by an existing #5 Rebar at S 07°-04'-49" W, 0.35'; thence S 07°-20'-30" W, 93.06' to an existing #5 Rebar; thence S 23°-14'-29" W, 112.04' to an existing Iron Pin at the POINT OF BEGINNING; thence the following courses:

- 1. S 35°-26'-13" W, 80.01' to an existing #5 Rebar;
- 2. S 35°-35'-54" W, 143.29' to an existing #5 Rebar;
- 3. N 66°-08'-11" W, 33.06' to an existing #5 Rebar;
- 4. N 36°-27'-59" E, 155.85' to an existing Iron Pin;
- 5. N 36°-44'-24" W, 148.51' to a point, passing a set #5 Rebar at 137.36';
- 6. N 48°-55'-24" W, 58.16' to a point;
- 7. N 36°-33'-04" E, 48.03' to a point;
- 8. S 46°-48'-56" E, 51.85' to a point;
- 9. S 17°-33'-40" W, 52.70' to a set #5 Rebar;
- 10. S 36°-44'-24" E, 137.36' to an existing Iron Pin;
- 11. N 28°-21'-02" E, 95.32' to an existing #5 Rebar;
- 12. S 55°-34'-28" E, 18.60' to a set Mag Nail;
- 13. S 12°-36'-50" E, 31.14' to the POINT OF BEGINNING.

The above described parcel contains 0.246 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 September 09, 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.