

BOUNDARY SURVEY OF PART OF PARCEL 124-221-001-03 AS DESCRIBED IN OR VOL. 713, PG. 5253 AND PART OF PARCEL 124-221-001-01 AS DESCRIBED IN OR VOL. 282, PG. 482 OF THE AUGLAIZE COUNTY OFFICIAL RECORD OF DEEDS. SITUATED IN THE SW 1/4, SECTION 22, T-6-S, R-6-E, PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO.

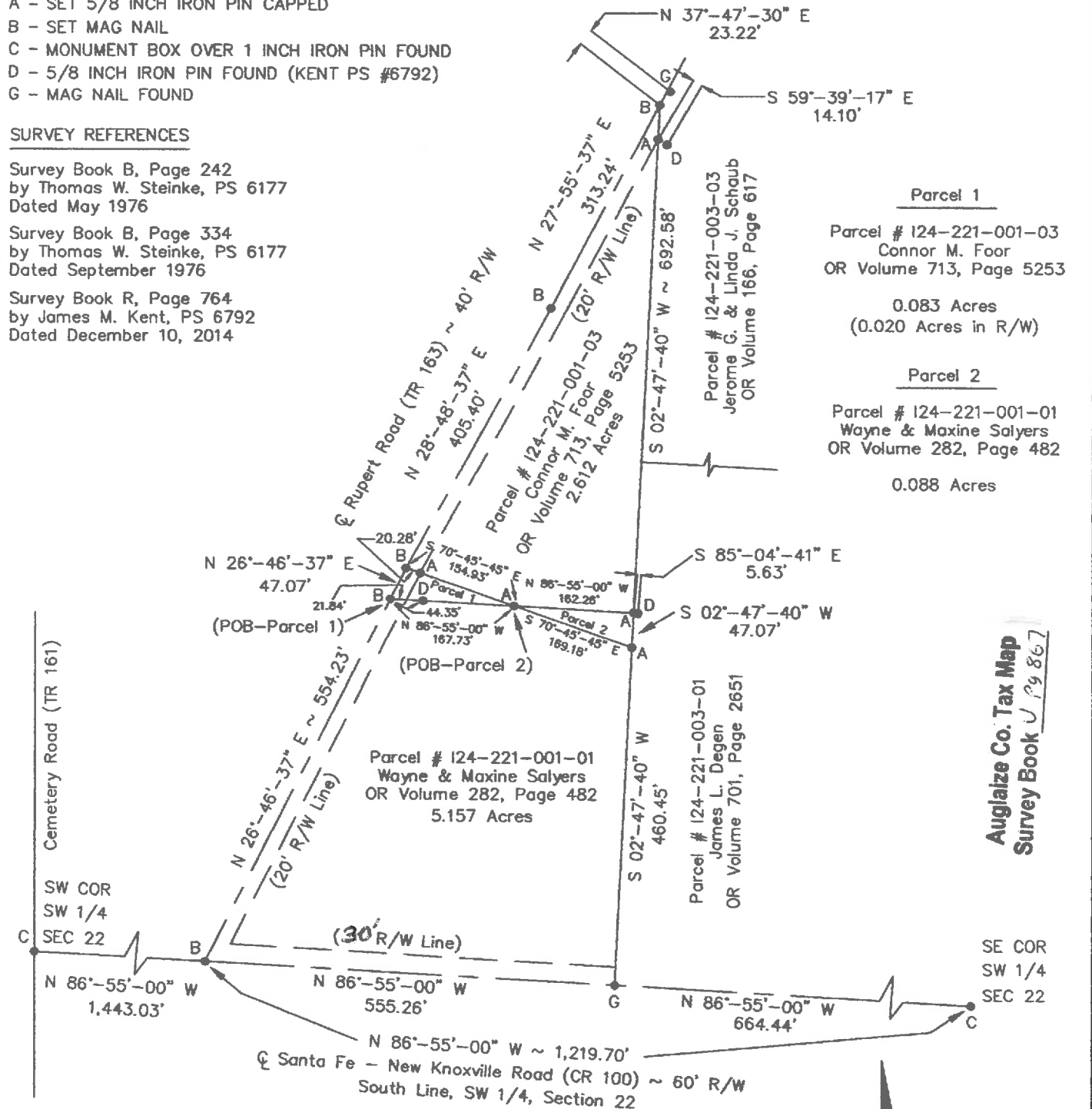
Basis of Bearings assumes the South line of the SW 1/4 of Section 22, Pusheta Township, also being the centerline of Santa Fe-New Knoxville Road (CR 100), as N 86°-55'-00" W per prior survey recorded as Survey Book R, Page 764 of the Auglaize County Engineer's Record of Surveys.

LEGEND

- A - SET 5/8 INCH IRON PIN CAPPED
- B - SET MAG NAIL
- C - MONUMENT BOX OVER 1 INCH IRON PIN FOUND
- D - 5/8 INCH IRON PIN FOUND (KENT PS #6792)
- G - MAG NAIL FOUND

SURVEY REFERENCES

- Survey Book B, Page 242
by Thomas W. Steinke, PS 6177
Dated May 1976
- Survey Book B, Page 334
by Thomas W. Steinke, PS 6177
Dated September 1976
- Survey Book R, Page 764
by James M. Kent, PS 6792
Dated December 10, 2014



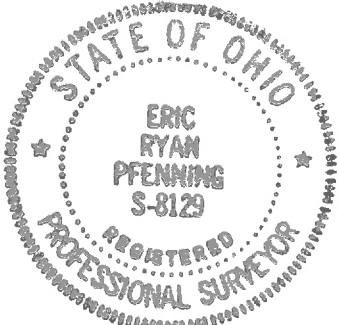
NOTE: Parcel 1 and Parcel 2 is intended to be a transfer of land between adjoining property owners and do not constitute stand alone buildable lots.

This Plat is recorded in Survey Book U, Page 867 in the Auglaize County Engineer's Office.

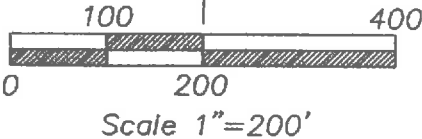
Eric R. Pfennig

ERIC R. PFENNIG P.S. #8129

THIS SURVEY REPRESENTS AN ACTUAL FIELD SURVEY PREFORMED UNDER MY SUPERVISION ON NOVEMBER 23, 2022.



11/23/2022



ANGLE RIGHT, LTD	
11593 CIRCLE DRIVE LAKEVIEW, OHIO 43331 (567) 356-7192	
CLIENT: Connor Foor	
OWNER: Connor M. Foor	
DATE: November 23, 2022	
TOWNSHIP: PUSHETA	COUNTY: AUGLAIZE
Part of the SW 1/4, Section 22, T-6-S, R-6-E	
SCALE: 1"=200'	SHEET 1 OF 3

Auglaize Co. Tax Map
Survey Book U 867

**PARCEL 1
LEGAL DESCRIPTION**

Being Part of Parcel #I24-221-001-03 as described in OR Volume 713, Page 5253 of the Auglaize County Official Record of Deeds. Situated in the SW ¼ of Section 22, T-6-S, R-6-E, Pusheta Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing for reference at a 1 inch iron pin in a monument box found at the southeast corner of said SW ¼ of Section 22, also being on the centerline of Santa Fe-New Knoxville Road (CR 100);

Thence along the south line of said SW ¼ of Section 22, also being the centerline of Santa Fe-New Knoxville Road (CR 100), N 86°-55'-00" W (basis of bearing) a distance of 1,219.70 feet to a set mag nail at the intersection of the centerlines of said Santa Fe-New Knoxville Road and Rupert Road (TR 163);

Thence along said centerline of Rupert Road (TR 163), N 26°-46'-37" E a distance of 554.23 feet to a set mag nail marking the southwest corner of a 2.612 acre tract of land as described in OR Volume 713, Page 5253 of the Auglaize County Official Record of Deeds, being the POINT OF BEGINNING for the tract of land herein described;

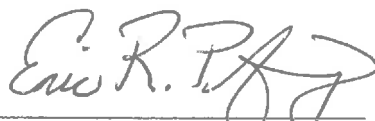
thence continuing along said centerline of Rupert Road (TR 163), N 26°-46'-37" E a distance of 47.07 feet to a set mag nail;

thence S 70°-45'-45" E a distance of 154.93 feet to a set 5/8 inch iron pin capped on the south line of said 2.612 acre tract of land, passing a set 5/8 inch iron pin capped at a distance of 20.28 feet marking the east right-of-way line of Rupert Road (TR 163);

thence along said south line of a 2.612 acre tract of land, N 86°-55'-00" W a distance of 167.73 feet, passing for reference a 5/8 inch iron pin found at a distance of 123.38 feet and a point marking the east right-of-way line of Rupert Road (TR 163) at a distance of 145.89 feet to the POINT OF BEGINNING.

The above described parcel contains 0.083 acres of land, of which 0.020 acres of land is occupied by the right-of-way of Rupert Road (TR 163), subject to all legal highways and easements of record at the time of recording of this instrument.

Basis of bearing for this legal description assumes the south line of the SW ¼ of Section 22, also being the centerline of Santa Fe-New Knoxville Road (CR 100), as N 86°-55'-00" W per prior survey recorded as Survey Book R, Page 764 of the Auglaize County Engineer's Record of Surveys. This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS #8129 on November 23, 2022. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".



Eric R. Pfenning, PS # 8129

This legal description is recorded in
Survey Book U, Page 868 in the
Auglaize County Engineer's Office

Angle Right, Ltd.
11593 Circle Drive
Lakeview, Ohio 43331



11/23/2022

**PARCEL 2
LEGAL DESCRIPTION**

Being Part of Parcel #124-221-001-01 as described in OR Volume 282, Page 482 of the Auglaize County Official Record of Deeds. Situated in the SW ¼ of Section 22, T-6-S, R-6-E, Pusheta Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing for reference at a 1 inch iron pin in a monument box found at the southeast corner of said SW ¼ of Section 22, also being on the centerline of Santa Fe-New Knoxville Road (CR 100);

Thence along the south line of said SW ¼ of Section 22, also being the centerline of Santa Fe-New Knoxville Road (CR 100), N 86°-55'-00" W (basis of bearing) a distance of 1,219.70 feet to a set mag nail at the intersection of the centerlines of said Santa Fe-New Knoxville Road and Rupert Road (TR 163);

Thence along said centerline of Rupert Road (TR 163), N 26°-46'-37" E a distance of 554.23 feet to a set mag nail marking the northwest corner of a 5.157 acre tract of land as described in OR Volume 282, Page 482 of the Auglaize County Official Record of Deeds;

Thence along the north line of said 5.157 acre tract of land, S 86°-55'-00" E a distance of 167.73 feet to a set 5/8 inch iron pin capped, passing a point marking the east right-of-way line of Rupert Road (TR 163) at a distance of 21.84 feet and passing for reference a 5/8 inch iron pin found at a distance of 44.35 feet, being the POINT OF BEGINNING for the tract of land herein described;

thence continuing along said north line of a 5.157 acre tract of land, S 86°-55'-00" E a distance of 162.26 feet to a set 5/8 inch iron pin capped marking the northeast corner of said 5.157 acre tract of land, said point being N 85°-04'-41" W a distance of 5.63 feet from a 5/8 inch iron pin found;

thence along the east line of said 5.157 acre tract of land, S 02°-47'-40" W a distance of 47.07 feet to a set 5/8 inch iron pin capped;

thence N 70°-45'-45" W a distance of 169.18 feet to the POINT OF BEGINNING.

The above described parcel contains 0.088 acres of land, subject to all legal highways and easements of record at the time of recording of this instrument.

Basis of bearing for this legal description assumes the south line of the SW ¼ of Section 22, also being the centerline of Santa Fe-New Knoxville Road (CR 100), as N 86°-55'-00" W per prior survey recorded as Survey Book R, Page 764 of the Auglaize County Engineer's Record of Surveys. This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS #8129 on November 23, 2022. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".


Eric R. Pfenning, PS # 8129

This legal description is recorded in
Survey Book U, Page 867 in the
Auglaize County Engineer's Office

Angle Right, Ltd.
11593 Circle Drive
Lakeview, Ohio 43331



LEGAL DESCRIPTION

Being part of Parcel #I24-221-001-03 as described in OR Volume 713, Page 5253 and part of Parcel #I24-221-001-01 as described in OR Volume 282, Page 482 of the Auglaize County Official Record of Deeds. Situated in the SW $\frac{1}{4}$ of Section 22, T-6-S, R-6-E, Pusheta Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing for reference at a 1 inch iron pin in a monument box found at the southeast corner of said SW $\frac{1}{4}$ of Section 22, also being on the centerline of Santa Fe-New Knoxville Road (CR 100);

Thence along the south line of said SW $\frac{1}{4}$ of Section 22, also being the centerline of Santa Fe-New Knoxville Road (CR 100), N $86^{\circ}-55'-00''$ W (basis of bearing) a distance of 1,219.70 feet to a set mag nail at the intersection of the centerlines of said Santa Fe-New Knoxville Road and Rupert Road (TR 163);

Thence along said centerline of Rupert Road (TR 163), N $26^{\circ}-46'-37''$ E a distance of 601.30 feet to a set mag nail, passing a set mag nail at a distance of 554.23 feet marking the southwest corner of a 2.612 acre tract of land as described in OR Volume 713, Page 5253 of the Auglaize County Official Record of Deeds, being the POINT OF BEGINNING for the tract of land herein described;

thence continuing along said centerline of Rupert Road (TR 163), N $28^{\circ}-48'-37''$ E a distance of 405.40 feet to a set mag nail;

thence continuing along said centerline of Rupert Road (TR 163), N $27^{\circ}-55'-37''$ E a distance of 313.24 feet to a set mag nail marking the northernmost corner of said 2.612 acre tract of land;

thence S $02^{\circ}-47'-40''$ W a distance of 739.65 feet to a set $\frac{5}{8}$ inch iron pin capped, passing a set $\frac{5}{8}$ inch iron pin capped at a distance of 47.09 feet marking the east right-of-way line of Rupert Road (TR 163) and passing a set $\frac{5}{8}$ inch iron pin capped at a distance of 692.58 feet marking the southeast corner of said 2.612 acre tract of land, said point being N $85^{\circ}-04'-41''$ W a distance of 5.63 feet from a $\frac{5}{8}$ inch iron pin found;

thence N $70^{\circ}-45'-45''$ W a distance of 324.11 feet, passing a set $\frac{5}{8}$ inch iron pin capped at a distance of 303.83 feet marking the east right-of-way line of Rupert Road (TR 163) to the POINT OF BEGINNING.

The above described parcel contains 2.617 acres of land, of which 0.300 acres of land is occupied by the right-of-way of Rupert Road (TR 163), subject to all legal highways and easements of record at the time of recording of this instrument.

Basis of bearing for this legal description assumes the south line of the SW $\frac{1}{4}$ of Section 22, also being the centerline of Santa Fe-New Knoxville Road (CR 100), as N $86^{\circ}-55'-00''$ W per prior survey recorded as Survey Book R, Page 764 of the Auglaize County Engineer's Record of Surveys. This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS #8129 on November 23, 2022. All set $\frac{5}{8}$ inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".


Eric R. Pfenning, PS # 8129

This legal description is recorded in
Survey Book U, Page 867 in the
Auglaize County Engineer's Office

Angle Right, Ltd.
11593 Circle Drive
Lakeview, Ohio 43331

