

Survey of part of Parcel #B05-351-005-00 & Parcel #B05-351-005-02  
and being a part of the SE 1/4 of Section 35, Town 5 South, Range 6  
East, Duchouquet Township, Auglaize County, Ohio.  
(Prior Deeds Referenced in O.R. 707, Pg. 857 & O.R. 721, Pg. 2479)



SCALE: 1" = 80'

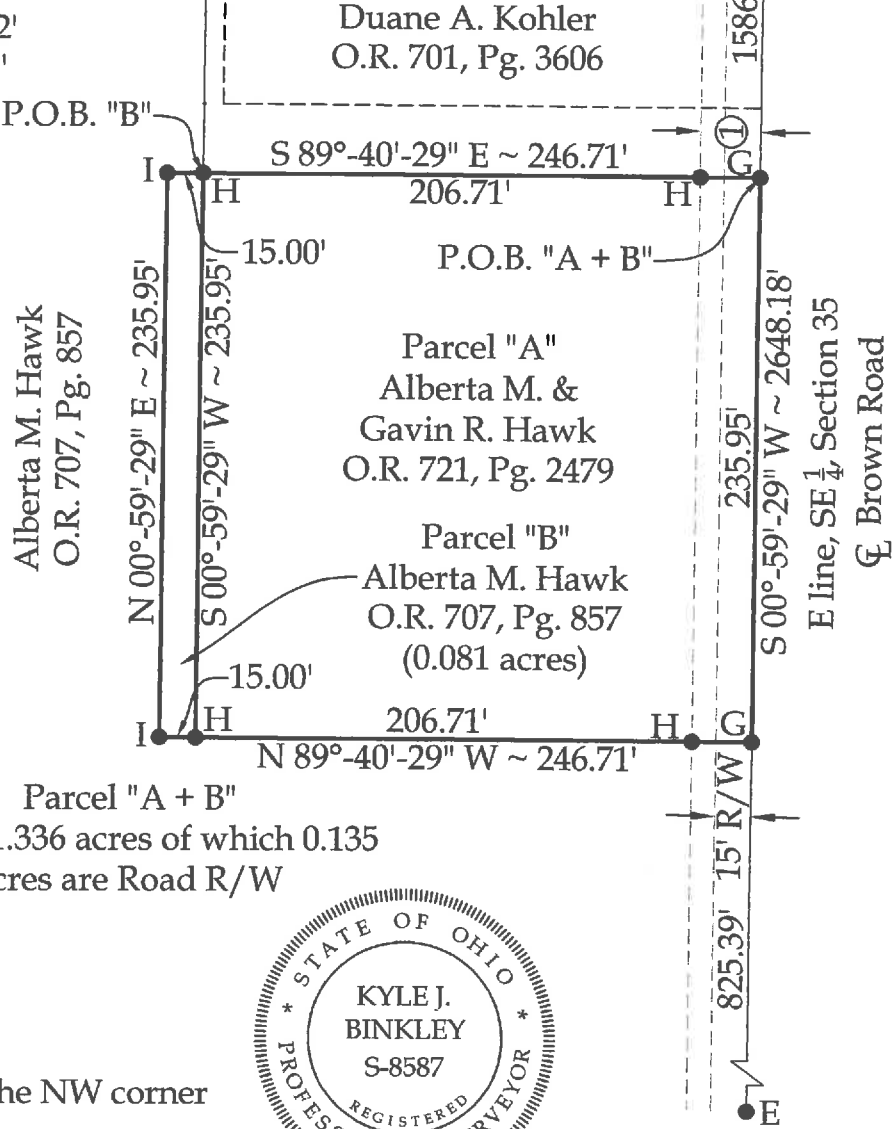
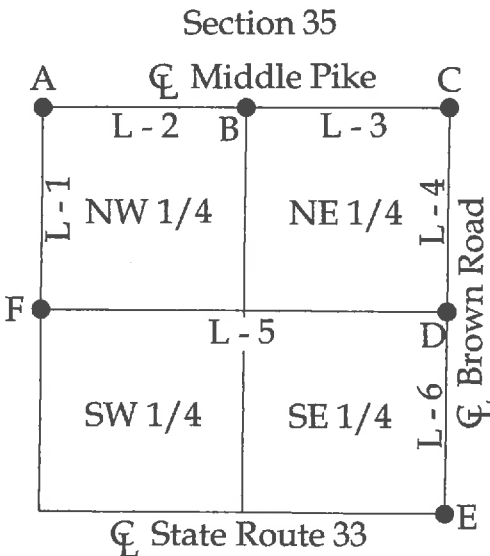


GRAPHIC SCALE

Line Data

- L - 1 = N 00°-49'-28" E ~ 2637.22'
- L - 2 = S 89°-56'-26" E ~ 2649.77'
- L - 3 = N 89°-51'-51" E ~ 2650.28'
- L - 4 = S 00°-52'-24" W ~ 2666.13'
- L - 5 = N 89°-43'-33" W ~ 5297.42'
- L - 6 = S 00°-59'-29" W ~ 2648.18'

Note:  
All distances shown are  
measured unless otherwise noted.



R/W Information

- ① 25' Easement for Highway Purposes (O.R. 457, Pg. 109)
- Total - 1.336 acres of which 0.135 acres are Road R/W

Legend

- A = Existing Monument Box at the NW corner of Section 35
- B = Existing Monument Box at the NW corner of the NE 1/4 of Section 35
- C = Existing Monument Box at the NE corner of Section 35
- D = Existing Monument Box at the NE corner of the SE 1/4 of Section 35
- E = Mag Spike set at the SE corner of Section 35
- F = Existing Concrete Post as established based on Survey I-432 of the Auglaize County Tax Map Office
- G = Existing Mag Nail
- H = Existing #5 Rebar
- I = Set #5 Rebar


This plat is recorded in Survey Book "V", Page 1, in the Auglaize County Engineer's Office.

BASIS OF BEARINGS: The bearings on this plat are based on the Ohio State Plane - North Coordinate System NAD83 (2011).



This plat and the accompanying legal description represents an actual boundary survey completed under my direct supervision on May 22, 2023.

  
Kyle J. Binkley, P.S. #8587

 121 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768			
CLIENT: Alberta Hawk			
SURVEYED BY: K.J.B.	DATE: 05-22-2023	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 80'		PAGE 1	OF 3 PAGES

**Parcel "A + B"**  
**LEGAL DESCRIPTION**

Being a part of Parcel #B05-351-005-00 & Parcel # B05-351-005-02 (Prior Deeds Referenced in O.R. 707, Pg. 857 & O.R. 721, Pg. 2479) and being a part of the SE ¼ of Section 35, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the NE corner of the SE ¼ of Section 35; thence S 00°-59'-29" W with the E line of the SE ¼ of Section 35 (centerline of Brown Road), 1586.84' to an existing Mag Nail at the POINT OF BEGINNING; thence the following courses:

- 5. Continuing S 00°-59'-29" W with said fractional section line, 235.95' to an existing Mag Nail;
- 6. N 89°-40'-29" W, 246.71' to a set #5 Rebar, passing an existing #5 Rebar at 25.00' and 231.71';
- 7. N 00°-59'-29" E, 235.95' to a set #5 Rebar;
- 8. S 89°-40'-29" E, 246.71' to the POINT OF BEGINNING, passing an existing #5 Rebar at 15.00' and 221.71'.

The above described parcel contains 1.336 acres, more or less, of which 0.135 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 May 22, 2023. 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.

**Parcel "B"**  
**LEGAL DESCRIPTION**

Being a part of Parcel #B05-351-005-00 (Prior Deed Referenced in O.R. 707, Pg. 857) and being a part of the SE ¼ of Section 35, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the NE corner of the SE ¼ of Section 35; thence S 00°-59'-29" W with the E line of the SE ¼ of Section 35 (centerline of Brown Road), 1586.84' to an existing Mag Nail; thence N 89°-40'-29" W, 231.71' to an existing #5 Rebar at the POINT OF BEGINNING; thence the following courses:

- 1. S 00°-59'-29" W, 235.95' to an existing #5 Rebar;
- 2. N 89°-40'-29" W, 15.00' to a set #5 Rebar;
- 3. N 00°-59'-29" E, 235.95' to a set #5 Rebar;
- 4. S 89°-40'-29" E, 15.00' to the POINT OF BEGINNING.

The above described parcel contains 0.081 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 May 22, 2023. All markers called for above are in place.



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