

Survey of a part of Parcel #K31-063-048-02 and being a part of the N 1/2 of the NW 1/4 of Section 19, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio.
(Prior Deed Referenced in O.R. 717, Pg. 3073)

N line of Section 19
N 88°-57'-26" W ~ 2016.27'

Distance Data

D - 1 = 11.49' (R & M)
David & Diane Hegeman
O.R. 509, Pg. 108
O.R. 538, Pg. 2549

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

Jan E. & Roberta J. Treise
O.R. 561, Pg. 1000
O.R. 580, Pg. 1278
O.R. 721, Pg. 4528

Parcel "B"
James A. &
Meredith L. Speckman
O.R. 717, Pg. 3073
(0.056 acres)

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

John & Carrie A. Adazzio
O.R. 722, Pg. 407

Douglas L. Demange
O.R. 523, Pg. 1615
O.R. 659, Pg. 876

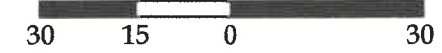
Obringer Properties, LLC
O.R. 701, Pg. 5282
O.R. 720, Pg. 4071

Parcel "A"
James A. & Meredith L. Speckman
O.R. 717, Pg. 3073
(0.040 acres)

Line Data

- L - 1 = S 69°-41'-13" E ~ 23.03'
- L - 2 = N 36°-44'-24" W ~ 11.15'
- L - 3 = N 27°-21'-16" W ~ 35.79'
- L - 4 = N 25°-55'-57" W ~ 13.88'
- L - 5 = N 02°-40'-03" W ~ 38.29'
- L - 6 = S 13°-36'-06" E ~ 21.72'
- L - 7 = S 82°-46'-58" E ~ 19.12'
- L - 8 = S 24°-12'-58" E ~ 18.62'
- L - 9 = S 61°-07'-41" W ~ 18.15'

SCALE: 1" = 30'



GRAPHIC SCALE

Legend

- A = Existing Monument Box at the NE corner of the NW 1/4 of Section 19
- B = Existing 1/2" Iron Pipe
- C = Existing #5 Rebar
- D = Existing Mag Nail
- E = Set #5 Rebar
- F = Set Mag Nail



This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on September 02, 2023.

Kyle J. Binkley, P.S. #8587

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

Survey Reference: Survey #STM-19-12 of the Auglaize County Tax Map Office.

This plat is recorded in Survey Book "V", Page 82, 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 NAD 83 (2011).

Property Information



CLIENT: Jan Treise			
SURVEYED BY: T.J.S./M.A.B.	DATE: 09-02-2023	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 30'		PAGE 1	OF 3 PAGES

Parcel "A"
LEGAL DESCRIPTION

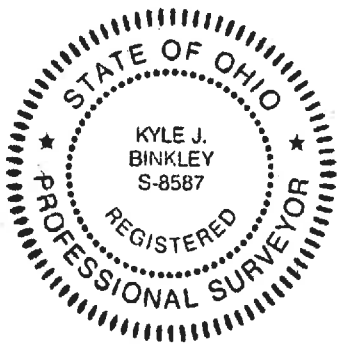
Being a part of Parcel #K31-063-048-02 and being a part of the N ½ of the NW ¼ of Section 19, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 717, Pg. 3073), more particularly described as follows:

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, 1771.71' to an existing #5 Rebar; thence S 69°-41'-13" E, 23.03' to an existing #5 Rebar; thence S 10°-24'-15" W, 74.75' to a point; thence S 17°-33'-40" W, 52.70' to an existing #5 Rebar; thence N 36°-44'-24" W, 11.15' to a point at the POINT OF BEGINNING; thence the following courses:

- 1. S 23°-47'-52" W, 48.43' to a point;
- 2. N 27°-21'-16" W, 35.79' to a point;
- 3. N 25°-55'-57" W, 13.88' to a point;
- 4. N 02°-40'-03" W, 38.29' to a point;
- 5. S 48°-55'-24" E, 58.16' to the POINT OF BEGINNING.

The above described parcel contains 0.040 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 02, 2023. All markers called for above are in place.



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

Parcel "B"
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, 2004.78' to an existing Mag Nail; thence S 13°-36'-06" E, 21.72' to an existing Mag Nail; thence S 23°-23'-11" E, 45.36' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. S 82°-46'-58" E, 19.12' to a set #5 Rebar;
2. S 24°-12'-58" E, 18.62' to an existing #5 Rebar;
3. S 33°-04'-46" E, 116.98' to a set #5 Rebar;
4. S 61°-07'-41" W, 18.15' to a set Mag Nail;
5. N 32°-20'-05" W, 118.01' to a set Mag Nail;
6. N 23°-23'-11" W, 28.83' to the POINT OF BEGINNING.

The above described parcel contains 0.056 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 02, 2023. All markers called for above are in place.



A handwritten signature in blue ink, appearing to read "KJB", located to the right of the professional seal.