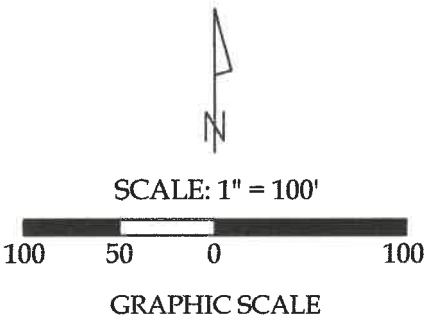
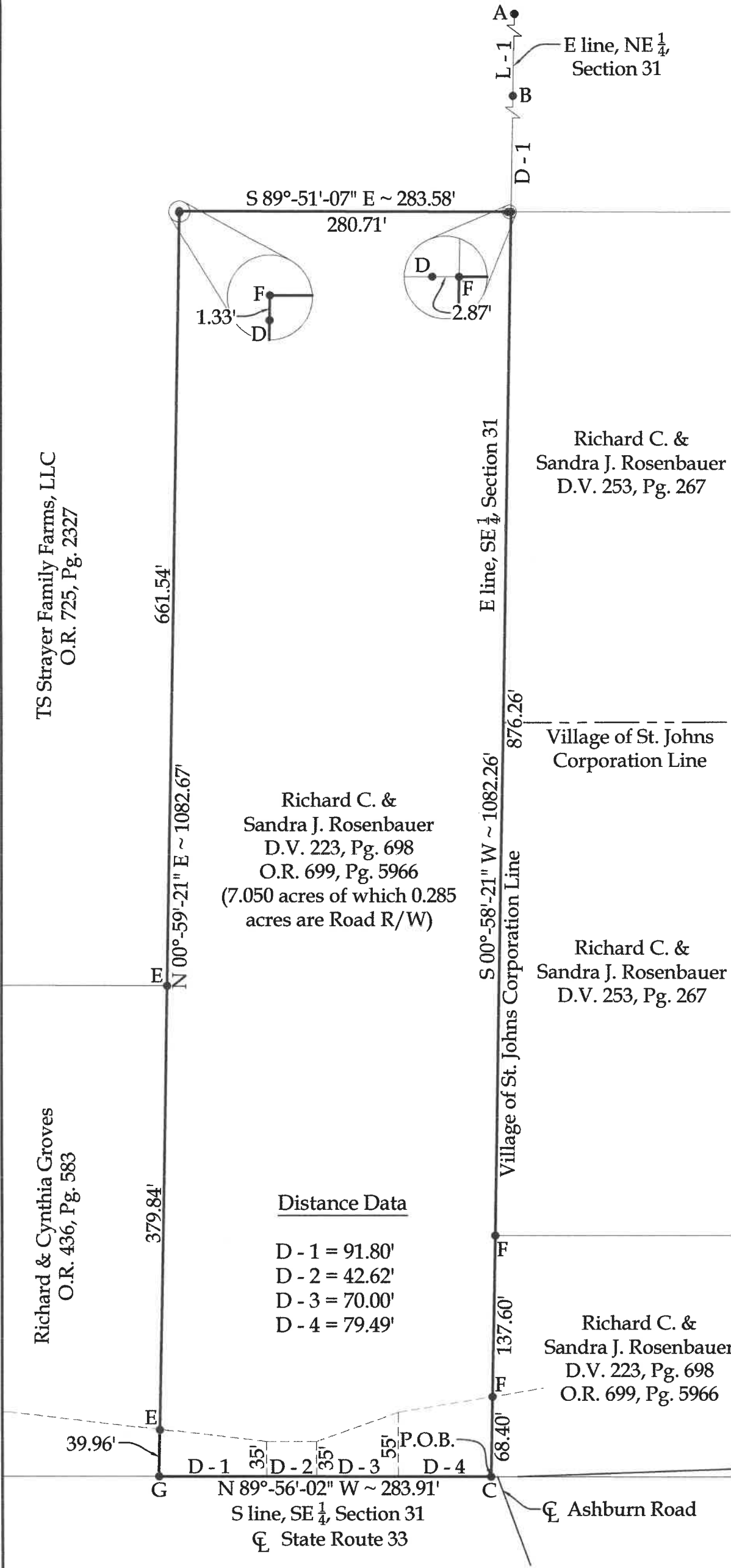


Survey of Parcel #L33-031-013-00 and a part of the SE  $\frac{1}{4}$  of Section 31, Town 5 South,  
Range 7 East, Union Township, Auglaize County, Ohio.

(Prior Deed Referenced in D.V. 223, Pg. 698)



Legend


- A = Existing Monument Box at the NW corner of Section 32
- B = Unmonumented Point of Interest at the NW corner of the SW  $\frac{1}{4}$  of Section 32, as re-established based on Survey #R-580 of the Auglaize County Tax Map Department
- C = Set Mag Spike at the SW corner of Section 32
- D = Existing 10" Concrete Corner Post
- E = Existing #5 Rebar
- F = Set #5 Rebar
- G = Set Mag Nail

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



This plat and the accompanying legal description represent an actual boundary survey completed under my direct supervision on August 16, 2023.

Kyle J. Binkley, P.S. #8587

 24 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768			
CLIENT: Richard Rosenbauer			
SURVEYED BY: T.J.S./M.A.B.	DATE: 08-16-2023	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 100'		PAGE 1	OF 2

This plat is recorded in Survey Book "V", Page 153, 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).

LEGAL DESCRIPTION

Being Parcels #L33-031-013-00 and being all of Lot #1 of Baughman’s Estate (Plat of Section 31, Lot #14 – P.B. 1B, Pg. 235) and being a part of the SE ¼ of Section 31, Town 5 South, Range 7 East, Union Township, Auglaize County, Ohio (Prior Deeds Referenced in D.V. 223, Pg. 698 & O.R. 699, Pg. 5966), more particularly described as follows:

Beginning at a Mag Spike set at the SE corner of Section 31; thence the following courses:

- 1. N 89°-56’-02” W with the S line of the SE ¼ of Section 31 (centerline of State Route 33), 283.91’ to a set Mag Nail;
- 2. N 00°-59’-21” E, 1082.67’ to a set #5 Rebar, passing an existing #5 Rebar at 39.96’ and 379.84’ and a 10” Concrete Corner Post at 1081.34’;
- 3. S 89°-51’-07” E, 283.58’ to a set #5 Rebar, passing an existing 10” Concrete Corner Post at 280.71’;
- 4. S 00°-58’-21” W, 1082.26’ to the POINT OF BEGINNING, passing a set #5 Rebar at 876.26’ and 1013.86’.

The above-described parcel contains 7.050 acres, more or less, of which 0.285 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 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 August 16, 2023. All markers called for above are in place.



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