



## LEGAL DESCRIPTION

Parcel #B05-030-005-00 with prior deed referenced in O.R. 700, Page 1865, being part of Lot #4 of the Hammel Estate, located in the SE  $\frac{1}{4}$  of Section 30, T5S, R6E, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at a Mag Nail set at the intersection of the centerlines of Kelley Drive and Jacobs Drive; thence N  $24^{\circ}-28'-06''$  E on the centerline of Jacobs Drive, 28.25' to a point; thence S  $73^{\circ}-19'-25''$  E, 25.23' to an existing #5 Rebar at the POINT OF BEGINNING; thence the following courses:

1. N  $68^{\circ}-11'-45''$  E, 138.38' to an existing #5 Rebar;
2. S  $18^{\circ}-36'-01''$  E, 5.00' to an existing #5 Rebar;
3. N  $67^{\circ}-51'-44''$  E, 14.80' to an existing #5 Rebar;
4. S  $22^{\circ}-13'-22''$  E, 121.93' to an existing #5 Rebar;
5. S  $24^{\circ}-55'-09''$  W, 43.83' to an existing #5 Rebar on the North line of Kelley Drive;
6. N  $44^{\circ}-42'-27''$  W on the North line of Kelley Drive, 32.16' to an existing  $\frac{3}{4}$ " Iron Pipe;
7. N  $42^{\circ}-51'-58''$  W on the North line of Kelley Drive, 35.90' to the PC of a curve to the left in the North line of Kelley Drive;
8. Northwesterly on said curve to the left in the North line of Kelley Drive, (Chord Bearing = N  $59^{\circ}-16'-29''$  W, Chord Distance = 55.05', and Radius = 100.00') and Arc Length of 55.77' to a #5 Rebar set at the PT of said curve;
9. N  $73^{\circ}-19'-25''$  W on the North line of Kelley Drive, 80.45' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.263 acres, more or less, of which 0.000 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on December 28, 2023. All markers called for above are in place.

