

Willow Branch Cemetery

Part of the SE $\frac{1}{4}$ of Section 17
Town-5-S, Range-8-E
Wayne Township, Auglaize County, Ohio

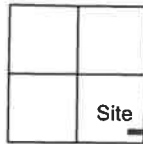
Frederick D. Pepple
Parcel #N41-017-001-01
OR 708 pg. 3962

60.926 Ac.
-2.000 Ac. this split
58.926 Ac. remaining

David and Melissa Pepple
OR 456 pg. 2670
11.612 Ac.

LOCATION PLAN

Section 17



Wayne Township
T-5-S, R-8-E
Auglaize County, Ohio

LEGEND

- County Monument Box (found)
- Mag Nail (set)
- $\frac{3}{8}$ " Iron Pin (set)
- $\frac{3}{8}$ " Iron Pin (found)
- Mag Nail (found)

BASIS OF BEARING

The basis of bearing is holding the centerline of Moyer Road (TWP Rd. 271) and the east line of Section 17 as N. 1° 09' 54" E. from the Ohio State Place - North Coordinate System NAD-83 (2011).

This Plat is recorded in Survey Book "V", Page 197-198 the Auglaize County Map Office

NOTES

- All distances are measured except where otherwise noted.

REFERENCES

- G-502
- G-643

S89° 39' 33"E 604.85'

Tract #1
2.000 Acres
Ac. 0.066 R/W

S89° 39' 33"E 605.64'

Willow Branch Cemetery
OR 70 pg. 451
5.190 Ac.

Centerline of State Route 67

N.E. Corner
S.E. Quarter
Section 17

R/W

R/W

Moyer Road (R/W 40')
2137.85'
S1° 09' 54"W
143.96'
N1° 09' 54"E
(20')

POB

Moyer Road
(R/W 40')

Moyer Road
(R/W 40')

S.E. Corner
S.E. Quarter
Section 17



0 100 200 Feet

Gregory P. & Pamela K. Bowsher
OR 659 pg. 1008
156.000 Ac.



This Plat represents an actual Boundary Survey completed under my direct supervision in April 2024

Andrew J. Baumer
Professional Surveyor No. 8820
1014 S. Blackhoof Street, Wapakoneta, OH, 45895

Auglaize County Engineers Office

Willow Branch Cemetery

DRAWN BY: SPP
CHK'D: AJB
SCALE: Shown
DATE: 4/2024
APP'D

1
1

Willow Branch Cemetery Survey

Southeast Quarter of Section 17

Tract 1

Being a parcel of land in the East 1/2 of the SE ¼ of Section 17, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio and being part of parcel No. N41-017-001-01 and is more particularly described as follows:

Commencing from a monument box with an iron pin (Found) at the Northeast corner of the Southeast quarter of Section 17, Wayne Township;

Thence S. 1° 09' 54" W. along the centerline of Moyer Road (TWP Rd. 271) and the East line of the Southeast quarter of Section 17, Wayne Township for a distance of 2137.85 feet to a mag nail (set) which is the PLACE OF BEGINNING;

Thence N. 89° 39' 33 W. for a distance of 604.85 feet to an iron pin (set) passing through an I.P. (set) on R/W at a distance of 20.00 feet;

Thence S. 1° 28' 49 W. along the East property line of David and Melissa Pepple as recorded in Book OR 456 Page 2670 for a distance of 143.98 feet to an iron pin (found);

Thence S. 89° 39' 33 E. along the north property line of Willow Branch Cemetery as recorded in Book OR 70 page 451 for a distance of 605.64 feet to a PK nail (found) and passing through an I.P. (set) on R/W at a distance of 585.64 feet;

Thence N. 1° 09' 54" E. along the centerline of Moyer Road (TWP Rd. 271) also being the East line of the Southeast quarter of Section 17, Wayne Township for a distance of 143.96 feet to a mag nail (set) and the PLACE OF BEGINNING.

The above-described parcel contains 2.000 acres, more or less, of which 0.066 acres are existing highway right-of-way. This parcel is also subject to any additional legal highway and easements of record at the time of survey.

This survey is a part of parcel N41-017-001-01. Previous References Vol. OR 708 Page 3962.

The basis of bearing is holding the centerline of Moyer Road (TWP Rd. 271) and the east line of Section 17 as N. 1° 09' 54" E. from the Ohio State Place – North Coordinate System NAD-83 (2011).

The above description was prepared by Samuel P. Philipot, S.I., under the direct supervision of Andrew J. Baumer PS #8820



Andrew J. Baumer PS #8820

