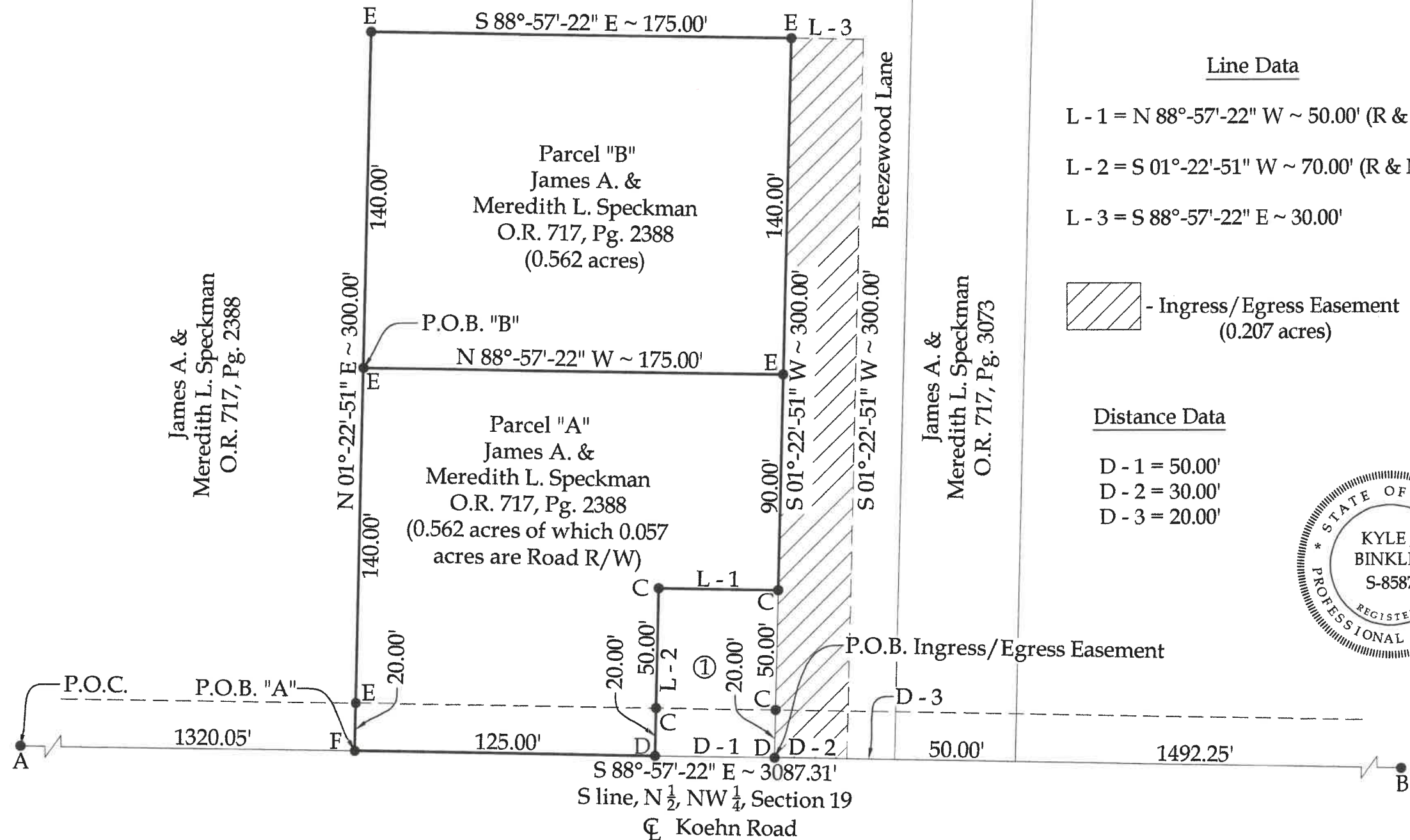


Survey of a part of Parcel #K31-063-048-00 and being a part of the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 19, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio.  
(Prior Deed Referenced in O.R. 717, Pg. 2388)

Property Information

- ① Board of County Commissioners  
O.R. 98, Pg. 907



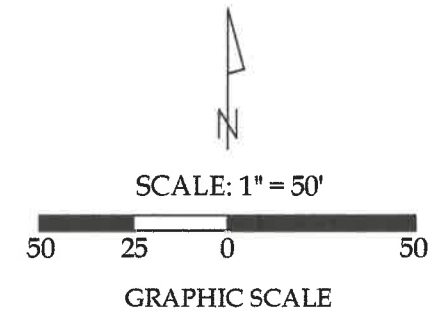
Line Data

- L - 1 = N 88°-57'-22" W ~ 50.00' (R & M)  
L - 2 = S 01°-22'-51" W ~ 70.00' (R & M)  
L - 3 = S 88°-57'-22" E ~ 30.00'

- Ingress/Egress Easement  
(0.207 acres)

Distance Data

- D - 1 = 50.00'  
D - 2 = 30.00'  
D - 3 = 20.00'



Legend

- A = Existing #5 Rebar at the SW corner  
of the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 19  
B = Existing Monument Box at the SE  
corner of the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of  
Section 19  
C = Existing #5 Rebar  
D = Existing Mag Nail  
E = Set #5 Rebar  
F = Set Mag Nail

This plat and the accompanying legal  
description represents an actual boundary  
survey completed under my direct  
supervision on March 19, 2024.

Kyle J. Binkley, P.S. #8587



24 W. Auglaize Street  
Wapakoneta, Ohio 45895  
(419) 236-3768

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).

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

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

CLIENT: Ronald & Debi Greber			
SURVEYED BY: T.J.S./M.A.B.	DATE: 03-19-2024	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 50'	PAGE 1	OF 4	PAGES 4

V-203

**Parcel "A"**  
**LEGAL DESCRIPTION**

Being a part of Parcel #K31-063-048-00 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. 2388), more particularly described as follows:

Commencing at an existing #5 Rebar at the SW corner of the N ½ of the NW ¼ of Section 19; thence S 88°-57'-22" E with the S line of the N ½ of the NW ¼ of Section 19 (centerline of Koehn Road), 1320.05' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. N 01°-22'-51" E, 160.00' to a set #5 Rebar, passing a set #5 Rebar at 20.00';
2. S 88°-57'-22" E, 175.00' to a set #5 Rebar;
3. S 01°-22'-51" W, 90.00' to an existing #5 Rebar;
4. N 88°-57'-22" W, 50.00' to an existing #5 Rebar;
5. S 01°-22'-51" W, 70.00' to an existing Mag Nail on the S line of the N ½ of the NW ¼ of Section 19 (centerline of Koehn Road), passing an existing #5 Rebar at 50.00';
6. N 88°-57'-22" W with said fractional section line, 125.00' to the POINT OF BEGINNING.

The above-described parcel contains 0.562 acres, more or less, of which 0.057 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 March 19, 2024. All markers called for above are in place.



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

Being a part of Parcel #K31-063-048-00 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. 2388), more particularly described as follows:

Commencing at an existing #5 Rebar at the SW corner of the N ½ of the NW ¼ of Section 19; thence S 88°-57'-22" E with the S line of the N ½ of the NW ¼ of Section 19 (centerline of Koehn Road), 1320.05' to a set Mag Nail; thence N 01°-22'-51" E, 160.00' to a #5 Rebar set at the POINT OF BEGINNING, passing a set #5 Rebar at 20.00'; thence the following courses:

- 1. Continuing N 01°-22'-51" E, 140.00' to a set #5 Rebar;
- 2. S 88°-57'-22" E, 175.00' to a set #5 Rebar;
- 3. S 01°-22'-51" W, 140.00' to a set #5 Rebar;
- 4. N 88°-57'-22" W, 175.00' to the POINT OF BEGINNING.

The above-described parcel contains 0.562 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 March 19, 2024. All markers called for above are in place.



A handwritten signature in blue ink, likely belonging to Kyle J. Binkley, positioned next to the professional seal.

V-205

**Ingress/Egress Easement  
LEGAL DESCRIPTION**

Being a part of Parcel #K31-063-048-00 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. 2388), more particularly described as follows:

Commencing at an existing #5 Rebar at the SW corner of the N ½ of the NW ¼ of Section 19; thence S 88°-57'-22" E with the S line of the N ½ of the NW ¼ of Section 19 (centerline of Koehn Road), 1495.05' to an existing Mag Nail; thence the following courses:

- 1. N 01°-22'-51" E, 300.00' to a set #5 Rebar, passing an existing #5 Rebar at 20.00' and 70.00' and a set #5 Rebar at 160.00';
- 2. S 88°-57'-22" E, 30.00' to a point;
- 3. S 01°-22'-51" W, 300.00' to a point on the S line of the N ½ of the NW ¼ of Section 19 (centerline of Koehn Road);
- 4. N 88°-57'-22" W with said fractional section line, 30.00' to the POINT OF BEGINNING.

The above description contains 0.207 acres, more or less, and has the sole purpose of creating an ingress/egress easement and is not intended for the transfer of ownership of real estate.

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 March 19, 2024. 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.