

Survey of Parcels #B06-019-021-03, #B06-019-021-02 & #B06-019-021-01, located in the NW ¼ of Section 35, T4S, R6E, Village of Cridersville, Duchouquet Township, Auglaize County, Ohio.

Prior Deeds Referenced in O.R. 535, Page 1680; O.R. 657, Page 1118 & O.R. 690, Page 261.



Legend

- A = Existing Iron Pin
- B = Set #5 Rebar
- C = Set #5 Rebar at the Northwest Corner of Lot #12 of Graham Addition (P.B. A, Page 45)
- D = Existing 3/4" Iron Pipe
- E = Existing #5 Rebar
- F = Existing 1/2" Iron Pipe
- G = Existing 6' PVC Corner Post
- H = Unmonumented Point of Interest

Basis of Bearings:  
The Ohio State Plane North Coordinate System.

Note:  
All distances shown are measured unless otherwise noted.



This plat & the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on April 01, 2024.

*Joshua R. Stephens*  
Joshua R. Stephens, P.S. #8899

<b>CORE CONSULTING</b> A Division of Materials Testing, Inc.		1660 S. Defiance Trail Spencerville, OH 45887 Phone/Fax: 419-647-6163	
CLIENT: Dylan Lauck			
SURVEYED BY: P.J.M.	DATE: 9-08-2020	DRAWN BY: P.J.M.	CHECKED BY: J.R.S.
SCALE: 1" = 70'	PAGE 1	OF 6 PAGES	6

## LEGAL DESCRIPTION Parcel "A"

Part of Parcel #B06-019-021-02 with prior deed referenced in O.R. 535, Page 1680, located in the NW  $\frac{1}{4}$  of Section 35, T4S, R6E, Village of Cridersville, Duchouquet Township, Auglaize County, Ohio; more particularly described as followed:

Commencing at an existing PVC Corner Post at the Northwest corner of Lot #2 in Graham Addition (P.B. A, Page 45); thence S  $02^{\circ}-16'-44''$  E on the West line of Lot #2, 15.61' to a point; thence S  $88^{\circ}-38'-51''$  W, 328.04' to an existing #5 Rebar at the PLACE OF BEGINNING; thence the following courses:

1. Continue S  $88^{\circ}-38'-51''$  W, 69.91' to a set #5 Rebar;
2. N  $17^{\circ}-35'-18''$  E, 184.96' to a set #5 Rebar;
3. N  $88^{\circ}-40'-11''$  E, 20.79' to an existing #5 Rebar;
4. S  $02^{\circ}-13'-06''$  W, 175.28' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.182 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 conducted under the direct supervision of Joshua R. Stephens, P.S. #8899 on April 01, 2024. All markers called for above are in place.



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

Part of Parcel #B06-019-021-01 with prior deed referenced in O.R. 690, Page 261, located in the NW  $\frac{1}{4}$  of Section 35, T4S, R6E, Village of Cridersville, Duchouquest Township, Auglaize County, Ohio; more particularly described as followed:

Commencing at an existing PVC Corner Post at the Northwest corner of Lot #2 in Graham Addition (P.B. A, Page 45); thence S 02°-16'-44" E on the West line of Lot #2, 15.61' to a point; thence S 88°-38'-51" W, 183.15' to a set #5 Rebar at the PLACE OF BEGINNING; thence the following courses:

1. Continue S 88°-38'-51" W, 25.01' to an existing #5 Rebar;
2. N 00°-02'-12" W, 174.94' to an existing #5 Rebar;
3. N 88°-40'-11" E, 25.01' to a set #5 Rebar;
4. S 00°-02'-12" E, 174.93' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.100 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 conducted under the direct supervision of Joshua R. Stephens, P.S. #8899 on April 01, 2024. All markers called for above are in place.



## LEGAL DESCRIPTION Parcel "C"

Part of Parcel #B06-019-021-02 with prior deed referenced in O.R. 535, Page 1680, located in the NW  $\frac{1}{4}$  of Section 35, T4S, R6E, Village of Cridersville, Duchouquet Township, Auglaize County, Ohio; more particularly described as followed:

Commencing at an existing PVC Corner Post at the Northwest corner of Lot #2 in Graham Addition (P.B. A, Page 45): thence S 02°-16'-44" E on the West line of Lot #2, 15.61' to a point; thence S 88°-38'-51" W, 397.95' to a set #5 Rebar at the PLACE OF BEGINNING; thence the following courses:

1. Continue S 88°-38'-51" W, 158.72' to an existing  $\frac{3}{4}$ " Iron Pipe;
2. N 01°-32'-40" E, 175.25' to an existing #5 Rebar;
3. N 88°-40'-11" E, 209.90' to a set #5 Rebar;
4. S 17°-35'-18" W, 184.96' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.740 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 conducted under the direct supervision of Joshua R. Stephens, P.S. #8899 on April 01, 2024. All markers called for above are in place.



## LEGAL DESCRIPTION Parcel "E"

Part of Parcel #B06-019-021-01 with prior deed referenced in O.R. 690, Page 261, located in the NW ¼ of Section 35, T4S, R6E, Village of Cridersville, Duchouquet Township, Auglaize County, Ohio; more particularly described as followed:

BEGINNING at an existing PVC Corner Post at the Northwest corner of Lot #2 in Graham Addition (P.B. A, Page 45); thence the following courses:

1. S 02°-16'-44" E on the West line of Lot #2, 15.61' to a point referenced by an existing #5 Rebar at N 68°-55'-29" W, 0.41';
2. S 88°-38'-51" W, 183.15' to a set #5 Rebar;
3. N 00°-02'-12" W, 174.93' to a set #5 Rebar;
4. N 88°-40'-11" E, 192.54' to an existing #5 Rebar on the West line of Graham Addition;
5. S 00°-52'-10" W on the West line Graham Addition, 159.04' to an existing ¾" Iron Pipe on the North line of Lot #2;
6. S 86°-29'-21" W on the North line of Lot #2, 7.50' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.765 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 conducted under the direct supervision of Joshua R. Stephens, P.S. #8899 on April 01, 2024. All markers called for above are in place.



**LEGAL DESCRIPTION**  
**Parcel "A+B+D"**

Part of Parcels #B06-019-021-02, #B06-019-021-01 & all of Parcel #B06-019-021-03 with prior deed referenced in O.R. 535, Page 1680; O.R. 657, Page 1118 & O.R. 690, Page 261, located in the NW ¼ of Section 35, T4S, R6E, Village of Cridersville, Duchouquet Township, Auglaize County, Ohio; more particularly described as followed:

Commencing at an existing PVC Corner Post at the Northwest corner of Lot #2 in Graham Addition (P.B. A, Page 45): thence S 02°-16'-44" E on the West line of Lot #2, 15.61' to a point; thence S 88°-38'-51" W, 183.15' to a set #5 Rebar at the PLACE OF BEGINNING; thence the following courses:

1. Continue S 88°-38'-51" W, 214.80' to a set #5 Rebar, passing existing #5 Rebars at 25.01' & 144.89';
2. N 17°-35'-18" E, 184.96' to a set #5 Rebar;
3. N 88°-40'-11" E, 158.78' to a set #5 Rebar, passing existing #5 Rebars at 20.79' & 133.77';
4. S 00°-02'-12" E, 174.93' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.750 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 conducted under the direct supervision of Joshua R. Stephens, P.S. #8899 on April 01, 2024. All markers called for above are in place.

