Survey of Parcels #B06-019-021-03, #B06-019-021-02 & #B06-019-021-01, located in the NW $\frac{1}{4}$ of Section 35, T4S, R6E, Village of Cridersville, Duchouquest Township, Auglaize County, Ohio. Prior Deeds Referenced in O.R. 535, Page 1680; O.R. 657, Page 1118 & O.R. 690, Page 261. 131.22 SCALE: 1'' = 70'**GRAPHIC SCALE** N 01°-38'-49" E 291.69 E Parcel "A" John & Angela Maynard Parcel "A+B+D" -32' - 27" W ~ 606.37" Pt. of Par. #B06-019-021-02 Dylan M. Lauck 199.69 O.R. 535, Page 1680 Par. #B06-019-021-03 (0.468 Acres) 0.182 Acres of Which 333,16' John & Angela Maynard 0.000 Acres are Road R/W Pt. of Par. #B06-019-021-02 (0.182 Acres) Ramesh N. & Lakshmi Gargesh Par. #B06-019-018-00 O.R. 568, Page 1178 ĮΕ Richard M. & Andrea L. Hartung Parcel "B" Pt. of Par. #B06-019-021-01 (0.100 Acres) N 01°- 21'- 27" E Richard M. & Andrea L. Hartung O.R. 690, Page 261 Pt. of Par. #B06-019-021-01 Linda S. Loescher O.R. 535, Page 1680 O.R. 690, Page 261 263.50' Par. #B06-019-021-04 O.R. 657, Page 1118 0.100 Acres of Which O.R. 711, Page 590 0.750 Acres of Which 0.000 Acres are Road R/W 0.000 Acres are Road R/W **SUGAR** STREET (50') Existing Ingress/Egress Easement 30' x390'(O.R. 244, Page 80) N 88° - 40' - 11" E ~ 561.22' 192.54 E 112.98 E 209.90 20.79 LOT #4 0.468 Acres of Which 0.000 Acres are Road R/W Parcel "E" GRAHAM ADDITION (P.B. A, Page 45) 00° - 02' - 12" E ~ 174.93 Richard M. & Andrea L. Hartung - 10" W Parcel "C" 02°-13'-06" W~175.28' 00° - 02' - 12" E ~ 174.94" Parcel "B" Parcel "D" Dylan M. Lauck Par. #806-019-021-03 Par. #B06-019-021-01 John & Angela Maynard O.R. 657, Page 1118 O.R. 690, Page 261 Par. #B06-019-021-02 N 01° - 32' - 40" 0.765 Acres of Which - 52 O.R. 535, Page 1680 0.000 Acres are Road R/W 0.740 Acres of Which 0.000 Acres are Road R/W LOT #3 P.O.B. "E" P.O.C. "D+A+B" "A", "B" & "C" P.O.B. "B" & P.O.B. "C" P.O.B. "A "A+B+D" 183,151 119.881 69.91 158.72 S 88° - 38' - 51" W ~ 556.67 Daniel & Christine Engle Scott M. Ranchel Marietta R. Marsden Ramesh N. & Lakshmi Gargesh Par. #B06-019-020-00 Par. #B06-019-019-01 Par. #B06-019-019-00 O.R. 694, Page 1981 Par. #B06-019-018-00 O.R. 234, Page 31 O.R. 690, Page 1185 O.R. 568, Page 1178 S 86°-29'-21" W 7.50 D 6' PVC Fence S 02°-16'-44" E-15.61 Legend 4' Chainlink A = Existing Iron Pin Fence B = Set #5 RebarN 68°-55'-29" W C = Set #5 Rebar at the Northwest Corner of Lot ~ 0.41' #12 of Graham Addition (P.B. A, Page 45) $D = Existing \frac{3}{4}$ " Iron Pipe E = Existing #5 Rebar $F = Existing \frac{1}{2}$ " 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. 1660 S. Defiance Trail Spencerville, OH 45887 JOSHUA R. Phone/Fax: 419-647-6163 **STEPHENS** PROF S-8899 Dylan Lauck MINTES I ONAL S I ONAL SURVEYED BY: DRAWN BY: P.J.M. 9-08-2020 P.J.M. J.R.S.

óshua R. Stephens, P.S. #889

1'' = 70'

Dylan Lauck Page 2 of 6 April 01, 2024

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 ¼ 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, 328.04' to an existing #5 Rebar at the PLACE OF BEGINNING; thence the following courses:

- 1. Continue S 88°-38'-51" W, 69.91' to a set #5 Rebar;
- 2. N 17°-35'-18" E, 184.96' to a set #5 Rebar;

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- 3. N 88°-40'-11" E, 20.79' to an existing #5 Rebar;
- 4. S 02°-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.

JOSHUA R. STEPHENS
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Dylan Lauck Page 3 of 6 April 01, 2024

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 ¼ 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;

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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.

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Dylan Lauck Page 4 of 6 April 01, 2024

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 ¼ 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, 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 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;

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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.

STEP S-88.

* STEP S-88.

* STEP S-88.

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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, Duchouquest 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;

Joshua R Alepho

- 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 3/4" 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.

JOSHUA R. STEPHENS
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S-8899

Dylan Lauck Page 6 of 6 April 01, 2024

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, 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, 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;

Joshua R Alexano

- 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.

JOSHUA R. STEPHENS
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