

A north arrow pointing upwards, labeled 'N' at the bottom. Below it is a graphic scale bar with markings at 20, 10, 0, and 20. The text 'SCALE: 1" = 20'' is written above the bar, and 'GRAPHIC SCALE' is written below it.

Legend

A = Existing #5 Rebar

B = Existing Iron Pin


C = Set Mag Nail

D = Set #5 Rebar

This plat and the accompanying legal description represents an actual boundary survey completed under my direct supervision on July 16, 2024.

Kyle J. Binkley, P.S. #8587



 <h1>Binkley</h1> <p>LAND SURVEYING, LLC</p> <p>24 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768</p>	
CLIENT: Donald Anderson	
SURVEYED BY: T.J.S./M.A.B.	DATE: 07-16-2024
DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 20'	PAGE OF 1 2

V-276

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).

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

This plat is recorded in Survey Book "V", Page 276, in the Auglaize County Engineer's Office.

LEGAL DESCRIPTION

Being a part of Parcel #K31-063-048-02 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. 3073), more particularly described as follows:

Beginning at an existing #5 Rebar at the NE corner of Lot #7 of Libbee's South Shore Acres (P.B. B, Pg. 35); thence the following courses:

1. N 83°-54'-56" E, 16.99' to a Mag Nail set at the approximate centerline of an existing private drive;
2. S 22°-49'-22" E with the approximate centerline of a private drive, 36.38' to a set Mag Nail;
3. S 06°-16'-28" E with the approximate centerline of a private drive, 37.09' to a set Mag Nail;
4. S 08°-25'-50" W with the approximate centerline of a private drive, 28.94' to a set Mag Nail;
5. N 87°-16'-23" W, 12.58' to an existing #5 Rebar at the SE corner of said Lot #7;
6. N 72°-39'-26" W with the S line of said Lot #7, 99.66' to a point at the SW corner of said Lot #7;
7. N 73°-29'-59" W, 19.73' to a point;
8. N 01°-24'-18" E, 71.85' to a point;
9. S 84°-03'-29" E, 9.44' to a point;
10. S 01°-24'-18" W, 73.65' to a point;
11. S 73°-29'-59" E, 9.98' to a point at the SW corner of said Lot #7;
12. S 72°-39'-26" E with the S line of said Lot #7, 99.66' to an existing #5 Rebar at the SE corner of said Lot #7;
13. N 10°-41'-30" W with the E line of said Lot #7, 98.34' to the POINT OF BEGINNING.

The above-described parcel contains 0.063 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 July 16, 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.