



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

Note:
All distances shown are measured
unless otherwise noted.



This plat and accompanying legal description represent
an actual boundary survey completed under my direct
supervision on June 26, 2024.

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

- Legend**
- A = Set Mag Nail
 - B = Set #5 Rebar
 - C = Unmonumented Point of Interest
 - D = Existing Monument Box at the
Intersection of the centerlines of Deep
Cut Road and County Road 66A
 - E = Existing ODOT Concrete Monument
 - F = Existing Railroad Spike
 - G = Existing Monument Box at the Northwest
Corner of Section 23
 - H = Existing #5 Rebar at the PI of two Curves
in the centerline of County Road 66A

CORE CONSULTING A Division of Material Testing, Inc.		201 N. Broadway St. Spencerville, OH 45887 Phone/Fax: 419-647-6163	
CLIENT: David Briggs			
SURVEYED BY: P.J.M.	DATE: 6-26-2024	DRAWN BY: P.J.M.	CHECKED BY: J.R.S.
SCALE: 1" = 80'		PAGE 1	OF 2

David Briggs
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June 26, 2024

LEGAL DESCRIPTION

Part of a Parcel #J27-023-002-00, with prior deed referenced in O.R. 127, Page 334, located in the NE ¼ of Section 23, T4S, R4E, Salem Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the intersection of the centerlines of Deep Cut Road & County Road 66A; thence N 07°-13'-04" W on the centerline of County Road 66A, 51.17' to an existing Railroad Spike; thence N 11°-59'-05" W on the centerline of County Road 66A, 349.41' to an existing Railroad Spike at the PC of a curve in the centerline of County Road 66A; thence Northwesterly on a curve to the right on the centerline of County Road 66A, (Chord Bearing = N 09°-56'-48" W, Chord Distance = 114.18', Radius = 1605.32', and Delta = 04°-04'-34") an Arc Length of 114.21' to an existing Railroad Spike at the PCC; thence Northwesterly on a curve to the right on the centerline of County Road 66A, (Chord Bearing = N 06°-16'-42" W, Chord Distance = 32.19', Radius = 565.83', and Delta = 03°-15'-37") an Arc Length of 32.20' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. N 85°-19'-13" W, 277.97' to a set #5 Rebar, passing a set #5 Rebar at 30.38';
2. N 04°-40'-47" E, 300.80' to a set #5 Rebar;
3. S 85°-19'-13" E, 295.18' to a Mag Nail set on the centerline of County Road 66A, passing a set #5 Rebar at 264.54';
4. Southwesterly on a curve to the left in the centerline of County Road 66A, (Chord Bearing = S 12°-24'-22" W, Chord Distance = 175.61', Radius = 1206.62', and Delta = 08°-20'-46") an Arc Length of 175.76' to an existing Railroad Spike at the PCC;
5. Southwesterly on a curve to the left in the centerline of County Road 66A, (Chord Bearing = S 01°-47'-33" W, Chord Distance = 126.94', Radius = 565.83', and Delta = 12°-52'-53") an Arc Length of 127.21' to the POINT OF BEGINNING.

The above-described parcel of land contains 1.916 acres, more or less, of which 0.209 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 completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on June 26, 2024. All markers called for above are in place.

