

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 Iron Pin at the Northwesterly corner of Lot #12 & the SW corner of Lot #11 of Libbee's South Shore Acres (P.B. B, Pg. 35); thence the following courses:

1. S 40°-07'-21" W, 14.94' to an existing #5 Rebar;
2. S 17°-48'-30" W, 55.71' to an existing #5 Rebar on the extension of the S line of said Lot #12;
3. S 88°-45'-56" E with the S line and extension thereof of said Lot #12, 125.06' to a point;
4. N 13°-24'-39" E, 92.65' to a point;
5. N 40°-25'-56" W, 78.70' to a point;
6. N 39°-42'-33" E, 34.11' to a point;
7. S 32°-44'-32" E, 91.28' to a point;
8. S 02°-47'-55" W, 100.39' to a point on the extension of the S line of said Lot #12;
9. N 88°-45'-56" W with the S line and extension thereof of said Lot #12, 175.88' to a Mag Nail set on the approximate centerline of a private drive, passing an existing #5 Rebar at 34.72' and 161.78';
10. N 18°-56'-29" E, 68.76' to an existing Mag Nail;
11. S 87°-16'-23" E, 18.46' to the POINT OF BEGINNING.

The above-described parcel contains 0.135 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 August 06, 2024. All markers called for above are in place.



A handwritten signature in blue ink, appearing to read "K. Binkley", written over a horizontal line.