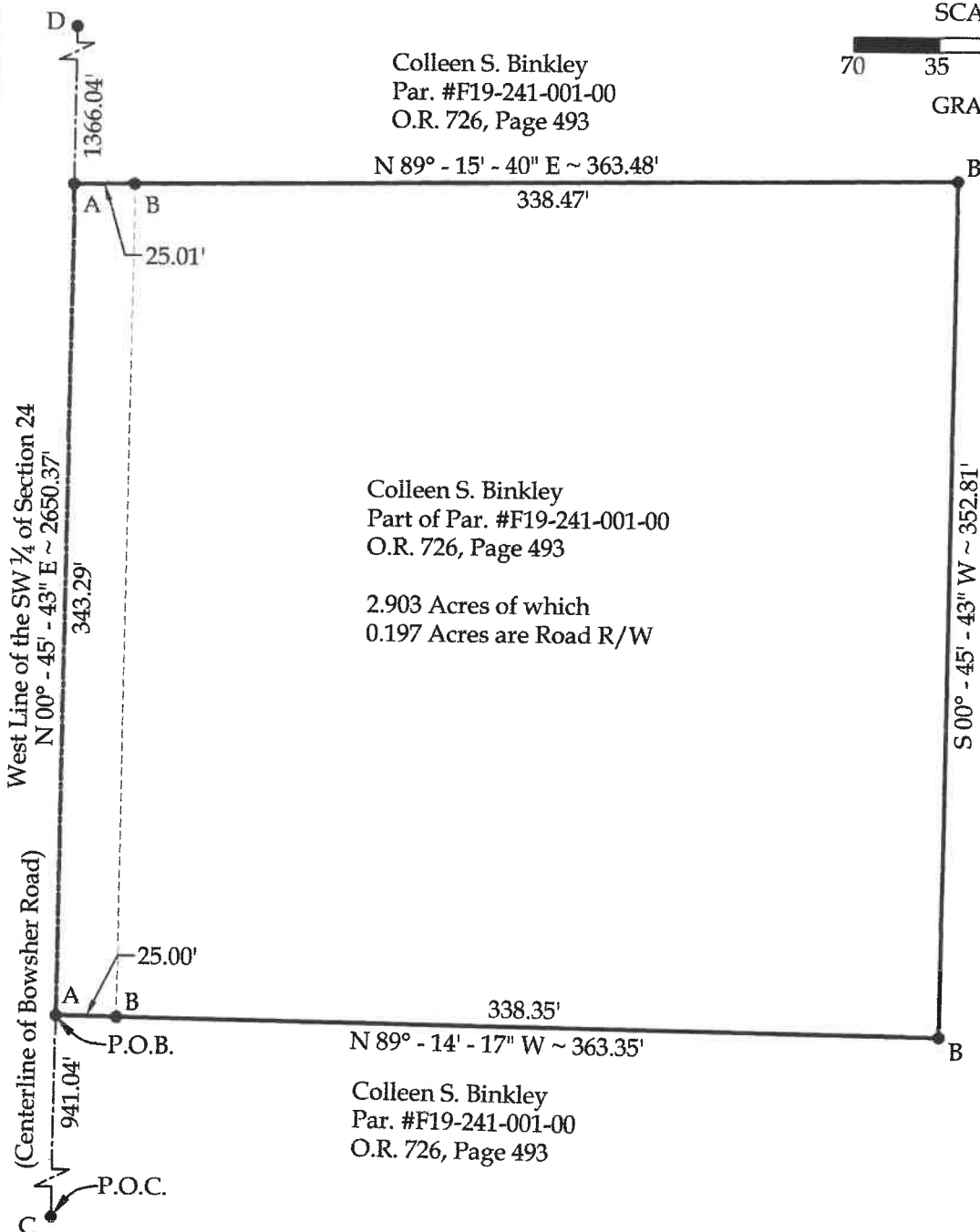


Prior Deed Referenced in O.R. 726, Page 493.



Note:
All distances shown
are measured unless
otherwise noted.

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

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Colleen S. Binkley
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2.903 Acres of which
0.197 Acres are Road R/W


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Legend

A = Set Mag Nail
B = Set #5 Rebar
C = Existing Monument Box at the Southwest
Corner of Section 24
D = Existing Monument Box at the Northwest
Corner of the SW $\frac{1}{4}$ of Section 24



This plat and accompanying legal description represent an actual boundary survey completed under my direct supervision on July 28, 2024.


Joshua R. Stephens, P.S. #8899

<h1 style="margin: 0;">CORE</h1> <h2 style="margin: 0;">CONSULTING</h2> <p style="font-size: small; margin: 0;">A Division of Materials Testing, Inc.</p>		<p style="font-size: large; margin: 0;">201 N. Broadway St. Spencerville, OH 45887 Phone/Fax: 419-647-6163</p>	
<p>CLIENT: Colleen Binkley</p>			
<p>SURVEYED BY: P.J.M.</p>	<p>DATE: 7-28-2024</p>	<p>DRAWN BY: P.J.M.</p>	<p>CHECKED BY: J.R.S.</p>
<p>SCALE: 1" = 70'</p>		<p>PAGE 1 OF 2 PAGES</p>	

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LEGAL DESCRIPTION

Part of Parcel #F19-241-001-00 with prior deed referenced in O.R. 726, Page 493, located in the SW $\frac{1}{4}$ of Section 24, T4S, R5E, Logan Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the Southwest corner of Section 24; thence N 00°-45'-43" E on the West line of the SW $\frac{1}{4}$ of Section 24 (centerline of Bowsher Road); 941.04' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continue N 00°-45'-43" E on the West line of the SW $\frac{1}{4}$ of Section 24 (centerline of Bowsher Road), 343.29' to a set Mag Nail;
2. N 89°-15'-40" E, 363.48' to a set #5 Rebar, passing a set #5 Rebar at 25.01';
3. S 00°-45'-43" W, 352.81' to a set #5 Rebar;
4. N 89°-14'-17" W, 363.35' to the POINT OF BEGINNING, passing a set #5 Rebar at 338.35'.

The above-described parcel of land contains 2.903 acres, more or less, of which 0.197 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 July 28, 2024. All markers called for above are in place.

