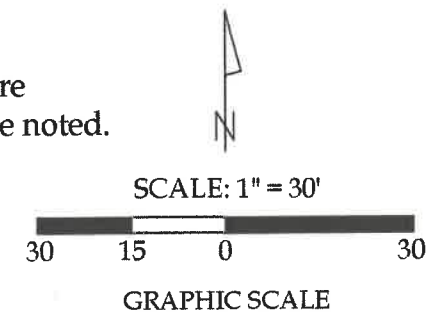


Survey of Parcels #G22-251-002-00 & G22-251-001-00 and being Lots #1 & 2 of
Beverly Hills Subdivision No. 1 (P.C. A, Pg. 52) and being located in the NE $\frac{1}{4}$ of
Section 25, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio.
(Prior Deeds Referenced in O.R. 696, Pg. 1907 & O.R. 720, Pg. 171)

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



Legend

- A = Existing Monument Box at the intersection of the centerlines of Glynwood Road and Ramga Road
- B = Mag Spike set at the intersection of the centerlines of Sunset Blvd. & Belair Place
- C = Existing Railroad Spike
- D = Existing 1" Iron Pipe
- E = Existing #5 Rebar
- F = Existing Mag Spike
- G = Set #5 Rebar

This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on August 29, 2024.


Kyle J. Binkley, P.S. #8587




Curve Data

(C - 1)
Radius = 30.00'
Tangent = 23.17'
Arc Length = 39.45'
Chord Distance = 36.67'
Chord Bearing = N 37°-28'-23" W

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

This plat is recorded in Survey Book "V", Page 335, in the Auglaize County Engineer's Office.

 24 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768			
CLIENT: Christine Bruewer			
SURVEYED BY: T.J.S./M.A.B.	DATE: 08-29-2024	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 30'		PAGE 1	OF 5

Parcel "C"
LEGAL DESCRIPTION

Being a part of Parcel #G22-251-001-00 and being a part of Lot #1 of Beverly Hills Subdivision No. 1 (P.C. A, Pg. 52) and being a located in the NE ¼ of Section 25, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 696, Pg. 1907), more particularly described as follows:

Beginning at an existing #5 Rebar at the NW corner of said Lot #1; thence the following courses:

1. S 89°-42'-46" E with the N line of said Lot #1 and the S line of Lot #18 of said Beverly Hills Subdivision No. 1, 10.67' to a set #5 Rebar;
2. S 07°-04'-14" W, 89.69' to a #5 Rebar set on the W line of said Lot # 1 and the E line of Lot #2 of said Beverly Hills Subdivision No. 1;
3. N 00°-14'-16" E with the W line of said Lot #1 and the E line of said Lot #2, 89.06' to the POINT OF BEGINNING.

The above-described parcel contains 0.011 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 29, 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.

Parcel "D"
LEGAL DESCRIPTION

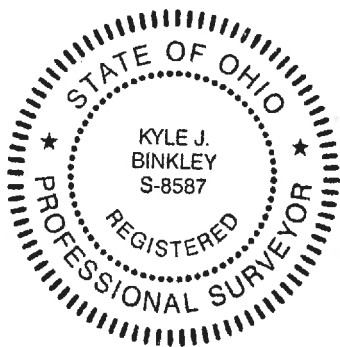
Being a part of Parcel #G22-251-002-00 and being a part of Lot #2 of Beverly Hills Subdivision No. 1 (P.C. A, Pg. 52) and being a located in the NE ¼ of Section 25, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 720, Pg. 171), more particularly described as follows:

Beginning at an existing 1" Iron Pipe at the SE corner of said Lot #2; thence the following courses:

- 1. N 75°-08'-51" W with the S line of said Lot #2 and the N right of way line of Glynwood Road, 9.33' to a set #5 Rebar;
- 2. N 07°-04'-14" E, 75.88' to a #5 Rebar set on the E line of said Lot # 2 and the W line of Lot #1 of said Beverly Hills Subdivision No. 1;
- 3. S 00°-14'-16" W with the E line of said Lot #2 and the W line of said Lot #1, 77.70' to the POINT OF BEGINNING.

The above-described parcel contains 0.008 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 29, 2024. All markers called for above are in place.



A handwritten signature in blue ink, appearing to read "K. Binkley", positioned to the right of the professional seal.

Parcel "A + C"
LEGAL DESCRIPTION

Being a part of Parcel #G22-251-001-00 and being a part of Lot #1 & being a part of Parcel #G22-251-002-00 and being a part of Lot #2 of Beverly Hills Subdivision No. 1 (P.C. A, Pg. 52) and being a located in the NE ¼ of Section 25, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio (Prior Deeds Referenced in O.R. 696, Pg. 1907 & O.R. 720, Pg. 171), more particularly described as follows:

Beginning at an existing #5 Rebar at the NW corner of said Lot #1; thence the following courses:

1. S 89°-42'-46" E with the N line of said Lot #1 and the S line of Lot #18 of said Beverly Hills Subdivision No. 1, 10.67' to a set #5 Rebar;
2. S 07°-04'-14" W, 165.57' to a #5 Rebar set on the S line of said Lot #2 and the N right-of-way line of Glynwood Road, passing a set #5 Rebar at 89.69';
3. N 75°-08'-51" W with the S line of said Lot #2 and the N right-of-way line of Glynwood Road, 86.26' to an existing #5 Rebar;
4. With a curve to the right, having a radius of 30.00', an arc length of 39.45', a chord bearing of N 37°-28'-23" W and a chord distance of 36.67' to an existing #5 Rebar on the E right-of-way line of Sunset Boulevard;
5. N 00°-12'-04" E with the W line of said Lot #2 and the E right-of-way line of Sunset Boulevard, 113.73' to an existing #5 Rebar at the NW corner of said Lot #2;
6. S 89°-42'-46" E with the N line of said Lot #2 and the S line of said Lot #18, 115.00' to the POINT OF BEGINNING.

The above-described parcel contains 0.401 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 29, 2024. All markers called for above are in place.



A handwritten signature in blue ink, appearing to read "K. Binkley", positioned to the right of the professional seal.

Parcel "B + D"
LEGAL DESCRIPTION

Being a part of Parcel #G22-251-001-00 and being a part of Lot #1 & being a part of Parcel #G22-251-002-00 and being a part of Lot #2 of Beverly Hills Subdivision No. 1 (P.C. A, Pg. 52) and being a located in the NE ¼ of Section 25, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio (Prior Deeds Referenced in O.R. 696, Pg. 1907 & O.R. 720, Pg. 171), more particularly described as follows:

Beginning at an existing 1" Iron Pipe at the SE corner of said Lot #2; thence the following courses; thence the following courses:

1. N 75°-08'-51" W with the S line of said Lot #2 and the N right-of-way line of Glynwood Road, 9.33' to an existing #5 Rebar;
2. N 07°-04'-14" E, 165.57' to a #5 Rebar set on the N line of said Lot #1 and the S line of Lot #18 of said Beverly Hills Subdivision No. 1, passing a set #5 Rebar at 75.88';
3. S 89°-42'-46" E with the N line of said Lot #1 and the S line of Lot #18 of said Beverly Hills Subdivision No. 1, 104.33' to a #5 Rebar set at the NE corner of said Lot #1;
4. S 00°-12'-04" W with the E line of said Lot #1, 196.68' to a #5 Rebar set at the SE corner of said Lot #1;
5. N 75°-08'-51" W with the S line of said Lot #1 and the N right-of-way line of Glynwood Road, 118.97' to the POINT OF BEGINNING.

The above-described parcel contains 0.477 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 29, 2024. All markers called for above are in place.



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