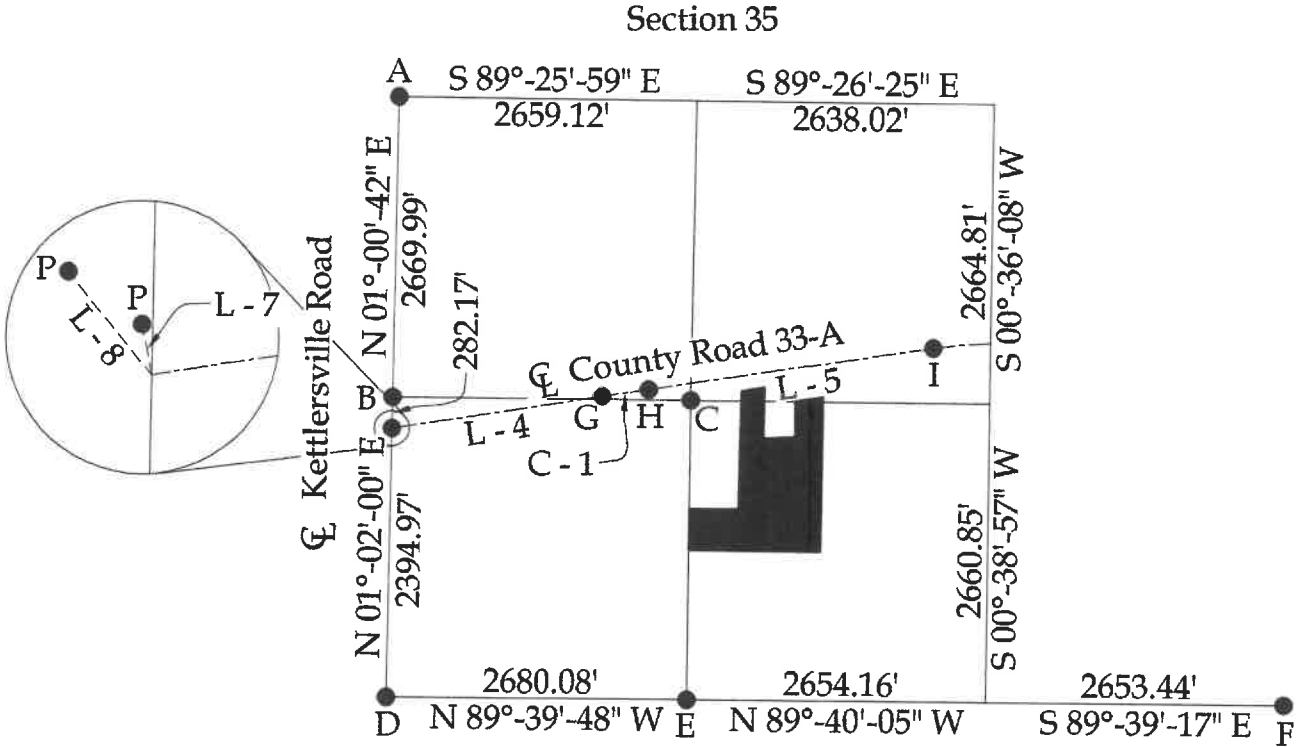


Survey of Parcels #G22-035-006-01 & G22-035-006-03 and being a part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ & the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio.
(Prior Deeds Referenced in O.R.663, Pg. 2516 & O.R. 683, Pg. 1253)

Line Data (Cont.)

L - 7 = N 10°-55'-36" W ~ 0.14'
L - 8 = N 39°-08'-40" W ~ 0.35'



Surveyor's Note

The South line of Parcel #G22-035-006-02 in the name of David J. Lhamon (O.R. 48, Pg. 209) has a record distance of 291.80', per his deed, and is shown on the survey completed by Clayton Stimmel, dated 09/04/1968, but has a closure error of 11.66'. A subsequent survey performed by Clayton Stimmel, dated 03/01/1971, on the adjoining property, #G22-035-006-01 in the name of Craig A. Opperman, Trustee and the subject of this survey, shows a record distance on the same South line as being 281.917'. For the purpose of this survey existing monumentation was held at the NW, NE and SW corners of the Lhamon property and the existing fence corner at the SE corner was held.

Legend

- A = Existing Monument Box at the NW Corner of Section 35
- B = Existing Monument Box at the SW Corner of the NW $\frac{1}{4}$ of Section 35
- C = Existing #5 Rebar at the NW corner of the SE $\frac{1}{4}$ of Section 35
- D = Existing Monument Box at the SW corner of Section 35
- E = Existing #5 Rebar at the SW corner of the SE $\frac{1}{4}$ of Section 35
- F = Existing Monument Box at the SE corner of the SW $\frac{1}{4}$ of Section 36
- G = Set Mag Spike at PC Sta. 625+31.22 (C.R. 33-A)
- H = Set Mag Spike at PT Sta. 629+47.89 (C.R. 33-A)
- I = Set Mag Spike at Sta. 655+00 (C.R. 33-A)
- J = Existing ODOT Concrete Monument, Sta. 634+00, 133.00' Right (C.R. 33-A)
- K = Existing ODOT Concrete Monument, Sta. 640+00, 133.00' Right (C.R. 33-A)
- L = Existing 1" Iron Pipe
- M = Existing $\frac{1}{2}$ " Iron Pipe
- N = Existing #5 Rebar
- O = Existing #5 Rebar encased in Concrete
- P = Existing Mag Nail
- Q = Set #5 Rebar

Curve Data

(C - 1)
Radius = 114,591.60'
Arc Length = 416.67'
Chord Distance = 416.37'
Chord Bearing = N 81°-18'-47" E

Survey's Referenced

All Surveys Referenced are from the Auglaize County Tax Map Office:


AUG-33-(11.50)(16.49) - ODOT R/W Plans

Hickory Hill Subdivision (P.B. B, Pg. 67)

Stimmel Survey, dated 09/04/1968

Stimmel Survey, dated 03/01/1971

I-653, MOU-35-0001, MOU-35-0003, MOU-35-0004, T-759, U-235, & U-238



24 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Craig Opperman			
SURVEYED BY: T.J.S./M.A.B.	DATE: 11-04-2024	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = N.T.S.		PAGE 2	OF 4 PAGES

Parcel "A"
LEGAL DESCRIPTION

Being all of Parcel #G22-035-006-03 and a part of Parcel #G22-035-006-01 and being a part of the SW ¼ of the NE ¼ and a part of the NW ¼ of the SE ¼ of Section 35, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 663, Pg. 2516 & O.R. 683, Pg. 1253), more particularly described as follows:

Commencing at an existing #5 Rebar at the NW corner of the NW ¼ of the SE ¼ of Section 35; thence N 00°-56'-10" E with the W line of the NE ¼ of Section 35, 16.21' to a point on the S right-of-way line of County Road 33-A; thence N 81°-29'-38" E with the S right-of-way line of County Road 33-A, 453.00' to a #5 Rebar set at the POINT OF BEGINNING; thence the following courses:

1. Continuing N 81°-29'-38" E with the S right-of-way line of County Road 33-A, 203.03' to an existing ½" Iron Pipe;
2. S 01°-25'-29" W, 453.71' to an existing ½" Iron Pipe;
3. S 87°-05'-01" W, 198.55' to a #5 Rebar set on the E line of Lot #24 of Hickory Hill Subdivision (P.B. B, Pg. 67);
4. N 01°-09'-35" E with the E line of said Hickory Hill Subdivision, 433.73' to the POINT OF BEGINNING, passing an existing 1" Iron Pipe at 231.49' and an existing #5 Rebar at 397.12'.

The above-described parcel contains 2.027 acres, more or less, of which 0.473 acres are located in the NE ¼ of Section 35 and 1.554 acres are located in the SE ¼ of Section 35, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the 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 November 04, 2024. All markers called for above are in place.



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

Parcel "B"
LEGAL DESCRIPTION

Being a part of Parcel #G22-035-006-01 and being a part of the SW ¼ of the NE ¼ and a part of the NW ¼ of the SE ¼ of Section 35, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 663, Pg. 2516), more particularly described as follows:

Commencing at an existing #5 Rebar at the NW corner of the NW ¼ of the SE ¼ of Section 35; thence N 00°-56'-10" E with the W line of the NE ¼ of Section 35, 16.21' to a point on the S right-of-way line of County Road 33-A; thence N 81°-29'-38" E with the S right-of-way line of County Road 33-A, 931.32' to an existing ½" Iron Pipe at the POINT OF BEGINNING; thence the following courses:

1. Continuing N 81°-29'-38" E with the S right-of-way line of County Road 33-A, 251.71' to a set #5 Rebar;
2. S 00°-48'-54" W, 1534.17' to a #5 Rebar set on the S line of the NW ¼ of the SE ¼ of Section 35;
3. N 89°-34'-47" W with said fractional section line, 1163.90' to a #5 Rebar set at the SW corner of the NW ¼ of the SE ¼ of Section 35;
4. N 00°-39'-40" E with the W line of the NW ¼ of the SE ¼ of Section 35, 367.41' to a set #5 Rebar;
5. S 89°-01'-59" E with the S line of Hickory Hill Subdivision (P.B. B, Pg. 67) and the extension thereof, 438.10' to a #5 Rebar set at the SE corner of Lot #30 of said Hickory Hill Subdivision, passing an existing #5 Rebar at 3.79' at the SW corner of Lot #10 of said Hickory Hill Subdivision;
6. N 01°-09'-35" E with the E line of said Hickory Hill Subdivision, 623.99' to a #5 Rebar set on the E line of Lot #24 of said Hickory Hill Subdivision;
7. N 87°-05'-01" E, 481.26' to a set #5 Rebar, passing an existing ½" Iron Pipe at 198.55';
8. N 00°-08'-38" E, 479.91' to the POINT OF BEGINNING.

The above-described parcel contains 23.241 acres, more or less, of which 1.033 acres are located in the NE ¼ of Section 35 and 22.208 acres are located in the SE ¼ of Section 35, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the 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 November 04, 2024. All markers called for above are in place.



A handwritten signature in blue ink, appearing to read "K. Binkley".