Survey of Parcel #I24-026-002-01, located in the NW $\frac{1}{4}$ of Section 26, T6S, R6E, Pusheta Township, Auglaize County, Ohio. Prior Deed Referenced in O.R. 705, Page 2785. SCALE: 1" =120' 120 120 0 **GRAPHIC SCALE** Tyler & Mary Armstrong Bambauer Properties, LLC Par. #I24-026-002-02 Par. #I24-026-002-04 O.R. 719, Page 5036 O.R. 688, Page 2001 West Line of the NW $\frac{1}{2}$ of the Section 26 S 85° - 39' - 35" E ~ 671.80' 194.97 (Centerline of Schuman Road) 456.80 20.031 N 01° - 12' - 25" E ~ 2638. Parcel "A" Timothy C. & Bethany M. LeMaster Pt. of Par. #I24-026-002-01 O.R. 705, Page 2785 87. Bambauer Properties, LL(3.467 Acres of which 0.120 Acres are Road R/W Par. #124-026-002-04 N 87° - 59' - 09" E ~ 671.86' S 01° - 12' - 25" W 651.831 20.031 Parcel "B" Timothy C. & Bethany M. LeMaster P.O.B. Pt. of Par. #I24-026-002-01 O.R. 705, Page 2785 3.667 Acres of which 0.109 Acres are Road R/W 20.031 651.77 S 88° - 04' - 25" W ~ 671.80' Bambauer Properties, LLC Par. #I24-026-002-04 P.O.C. O.R. 688, Page 2001 Legend A = Set Mag Nail B = Set #5 Rebar C = Existing Monumnent Box at the Northwest Corner of Section 26 D = Existing Monument Box at the Southwest Corner of the NW ¼ of Section 26 E = Existing #4 Rebar F = Existing 1" Iron Pipe **IOSHUAR** STEPHENS Basis of Bearings: Note: The Ohio State Plane All distances shown ESS IONAL North Coordinate are measured unless System. otherwise noted. This plat and accompanying legal description represent an actual boundary 201 N. Broadway St. Spencerville, OH 45887 survey completed under my direct Phone/Fax: 419-647-6163 supervision on January 23, 2025. John Barnett SURVEYED BY CHECKED BY:

1-23-2025

A.J.M.

1" =1201

oshua R. Stephens, P.S. #8899

John Barnett Page 2 of 3 January 23, 2025

LEGAL DESCRIPTION PARCEL "A"

Part of Parcel #I24-026-002-01, with prior deed referenced in O.R. 705, Page 2785, located in the NW ¼ of Section 26, T6S, R6E, Pusheta Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the Southwest Corner of the NW ¼ of Section 26; thence N 01°-12'-25" E on the West line of the NW ¼ of Section 26 (centerline of Schuman Road), 589.93' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

- 1. Continue N 01°-12'-25" E on the West line of the NW ¼ of Section 26 (centerline of Schuman Road), 262.36' to a set Mag Nail
- 2. S 85°-39'-35" E, 671.80' to an existing #4 Rebar, passing an existing 1" Iron Pipe at 20.03' and an existing #4 Rebar at 215.00';
- 3. S 01°-12'-25" W, 187.89' to a set #5 Rebar;

Joshua R Alepho

4. S 87°-59'-09" W, 671.86' to the POINT OF BEGINNING, passing a set #5 Rebar at 651.83'.

The above-described parcel of land contains 3.467 acres, more or less, of which 0.120 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 January 23, 2025. All markers called for above are in place.

JOSHUA R. * STEPHENS S-8899 O STEPHENS S-8899 O

John Barnett Page 3 of 3 January 23, 2025

LEGAL DESCRIPTION PARCEL "B"

Part of Parcel #I24-026-002-01, with prior deed referenced in O.R. 705, Page 2785, located in the NW ¼ of Section 26, T6S, R6E, Pusheta Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the Southwest Corner of the NW ¼ of Section 26; thence N 01°-12'-25" E on the West line of the NW ¼ of Section 26 (centerline of Schuman Road), 352.29' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

- 1. Continue N 01°-12'-25" E on the West line of the NW ¼ of Section 26 (centerline of Schuman Road), 237.64' to a set Mag Nail
- 2. N 87°-59'-09" E, 671.86' to a set #5 Rebar, passing a set #5 Rebar at 20.03';
- 3. S 01°-12'-25" W, 238.67' to an existing #4 Rebar;

Joshua R Stepho

4. S 88°-04'-25" W, 671.80' to the POINT OF BEGINNING, passing an existing 1" Iron Pipe at 651.77'.

The above-described parcel of land contains 3.667 acres, more or less, of which 0.109 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 January 23, 2025. All markers called for above are in place.