

Legend

- A = Existing Monument Box at the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4
- B = Existing Railroad Spike at the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4
- C = Existing #5 Rebar at the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4
- D = #5 Rebar set at the NW corner of the SW $\frac{1}{4}$ of Section 4 & being the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5
- E = Existing Monument Box at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5 and being the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4
- F = Mag Spike set at the Intersection of the N line of the SE $\frac{1}{4}$ of Section 5 and County Road 25-A as previously set in Survey #U-481 of the Auglaize County Tax Map Office
- G = Mag Spike set at the Intersection of the centerlines of Short Road and County Road 25-A as originally observed in Survey #S-193 of the Auglaize County Tax Map Office
- H = Existing #5 Rebar
- I = Set #5 Rebar
- J = Set Mag Spike

This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on December 19, 2024.



Kyle J. Binkley, P.S. #8587

Surveyor's Note: It appears that the Catch Basin improvements North side of Short Road were built outside of the 30' Utility Easement (O.R. 240, Pg. 442). No additional easements of record were found at the time of this survey therefore a title search is recommended.

This plat is recorded in Survey Book "V", Page 475, in the Auglaize County Engineer's Office.

Legend (Cont.)

CB = Catch Basin

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

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

24 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768			
CLIENT: Mike Nicely			
SURVEYED BY: M.A.B./T.E.W.	DATE: 12-19-2024	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 300'		PAGE 1	OF 3

Parcel "A"
LEGAL DESCRIPTION

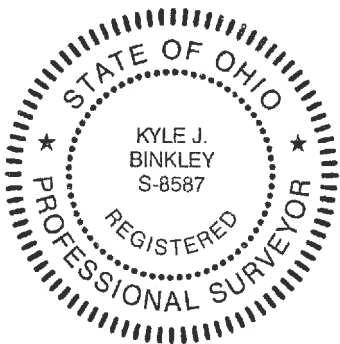
Being Parcel #145-005-022-00 (Prior Deed Referenced in O.R. 692, Pg. 2533 & O.R. 672, Pg. 306) and being a part of the N ½ of the SE ¼ of Section 5, Town 6 South, Range 6 East, Pusheta Township, City of Wapakoneta, Auglaize County, Ohio, more particularly described as follows:

Beginning at an existing Monument Box at the SE corner of the NE ¼ of the SE ¼ of Section 5; thence the following courses:

1. N 89°-00'-57" W with the S line of the N ½ of the SE ¼ of Section 5 (centerline of Short Road), 1067.71' to a set Mag Spike;
2. N 00°-49'-36" E, 1330.87' to a #5 Rebar set on the N line of the SE ¼ of Section 5 and being the S line of Parcel #4 of the West Central Ohio Industrial Park (P.C. C, Pg. 50), passing a set #5 Rebar at 50.00';
3. S 89°-10'-07" E with said fractional section and the S line of said Parcel #4, 1066.87' to a #5 Rebar set at the NE corner of the SE ¼ of Section 5;
4. S 00°-47'-27" W with the E line of the NE ¼ of the SE ¼ of Section 5, 1333.72' to the POINT OF BEGINNING.

The above-described parcel contains 32.643 acres, more or less, of which 0.404 acres are occupied by road right-of-way, 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 December 19, 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 "B"
LEGAL DESCRIPTION

Being Parcel #I45-004-019-00 (Prior Deed Referenced in O.R. 692, Pg. 2533 & O.R. 672, Pg. 306) and being a part of the NW ¼ of the SW ¼ of Section 4, Town 6 South, Range 6 East, Pusheta Township, City of Wapakoneta, Auglaize County, Ohio, more particularly described as follows:

Beginning at an existing Monument Box at the SW corner of the NW ¼ of the SW ¼ of Section 4; thence the following courses:

1. N 00°-47'-27" E with the W line of the NW ¼ of the SW ¼ of Section 4, 1333.72' to a #5 Rebar set at the NW corner of the SW ¼ of Section 4 and being the SW corner of Parcel #5 of the West Central Ohio Industrial Park (P.C. C, Pg. 50);
2. S 89°-05'-46" E with the N line of the SW ¼ of Section 4 and the S line of said Parcel #5, 1198.73' to a point as referenced by and existing #5 Rebar at (0.46' N, 0.25' W);
3. S 00°-43'-01" W, 1331.09' to a Mag Spike set on the S line of the N ½ of the SW ¼ of Section 4 (centerline of Short Road);
4. N 89°-13'-21" W with said fractional section line, 1200.44' to the POINT OF BEGINNING.

The above-described parcel contains 36.693 acres, more or less, of which 0.455 acres are occupied by road right-of-way, 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 December 19, 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.