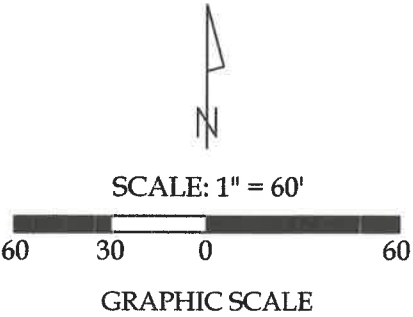


Survey of Parcels #I25-014-004-01 and being a part of the NW  
¼ of Section 14, Town 6 South, Range 6 East, Pusheta  
Township, Auglaize County, Ohio.  
(Prior Deed Referenced in O.R. 709, Pg. 1266)



Legend

- A = Existing Monument Box at the SW corner of the NW ¼ of Section 14  
B = Existing Monument Box at the NW corner of the NW ¼ of Section 14  
C = Existing Railroad Spike  
D = Existing #5 Rebar  
E = Set Mag Spike  
F = Set #5 Rebar

This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on February 12, 2025.

Kyle J. Binkley, P.S. #8587



CLIENT: Kent Welch			
SURVEYED BY: T.E.W./T.J.S.	DATE: 02-12-2025	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 60'	PAGE 1	OF 1	PAGES 3

Line Data

Surveyor's Note: Parcel "B" is a nonconforming lot and cannot be sold except to an adjoining owner.

- L - 1 = N 83°-27'-48" E ~ 109.47'  
L - 2 = N 87°-39'-55" E ~ 148.39'  
L - 3 = S 71°-22'-06" E ~ 59.43'  
L - 4 = S 64°-28'-19" E ~ 47.68'

Parcel "B"  
The Welch Principal  
Protection Trust  
O.R. 709, Pg. 1266  
(0.277 acres of which 0.017  
acres are Road R/W)

The Welch Principal  
Protection Trust  
O.R. 709, Pg. 1266

Parcel "A"  
The Welch Principal  
Protection Trust  
O.R. 709, Pg. 1266  
(2.000 acres of which 0.098  
acres are Road R/W)

Terrance A. Dershem  
O.R. 723, Pg. 2144

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).

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

This plat is recorded in Survey Book "V", Page 486, in the Auglaize County Engineer's Office.

Wapak-Fryburg Road  
W line, NW ¼ Section 14  
N 00°-31'-41" E ~ 2658.19'  
147.74'  
14.41'  
226.60' (R)  
226.20' (M)  
1993.84'  
276.00' (R & M)  
25.00'  
P.O.C.  
P.O.B. "A"  
P.O.B. "B"

N 79°-53'-41" E ~ 266.65'  
N 78°-14'-17" E ~ 167.25'  
L - 1  
L - 2  
L - 3  
L - 4  
S 86°-53'-19" E ~ 211.39'  
40.00'  
139.78'  
S 00°-07'-54" W ~ 179.78'  
S 00°-30'-53" W ~ 175.21'  
38.51'  
S 89°-48'-41" W ~ 516.54'  
453.03'

**Parcel "A"**  
**LEGAL DESCRIPTION**

Being a part of Parcel #125-014-004-01 and being a part of the NW ¼ of Section 14, Town 6 South, Range 6 East, Pusheta Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 709, Pg. 1266), more particularly described as follows:

Commencing at an existing Monument Box at the SW corner of the NW ¼ of Section 14; thence N 00°-31'-41" E with the W line of the NW ¼ of Section 14 (centerline of Wapak-Fryburg Road), 276.00' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continuing N 00°-31'-41" E with said fractional section line, 147.74' to a set Mag Nail;
2. N 78°-14'-17" E, 167.25' to a point within the banks of an open ditch;
3. N 83°-27'-48" E, 109.47' to a point within the banks of an open ditch;
4. N 87°-39'-55" E, 148.39' to a point within the banks of an open ditch;
5. S 71°-22'-06" E, 59.43' to a point within the banks of an open ditch;
6. S 00°-07'-54" W, 179.78' to a set #5 Rebar, passing a set #5 Rebar at 40.00';
7. S 89°-48'-41" W, 478.03' to the POINT OF BEGINNING, passing a #5 Rebar set at 453.03'.

The above-described parcel contains 2.000 acres, more or less, of which 0.098 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 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 February 12, 2025. All markers called for above are in place.



**Parcel "B"**  
**LEGAL DESCRIPTION**

Being a part of Parcel #I25-014-004-01 and being a part of the NW ¼ of Section 14, Town 6 South, Range 6 East, Pusheta Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 709, Pg. 1266), more particularly described as follows:

Commencing at an existing Monument Box at the SW corner of the NW ¼ of Section 14; thence N 00°-31'-41" E with the W line of the NW ¼ of Section 14 (centerline of Wapak-Fryburg Road), 423.74' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continuing N 00°-31'-41" E with said fractional section line, 14.41' to a set Mag Nail;
2. N 79°-53'-41" E, 266.65 to a point within the banks of an open ditch;
3. S 86°-53'-19" E, 211.39' to a point within the banks of an open ditch;
4. S 64°-28'-19" E, 47.68' to a set #5 Rebar;
5. S 00°-30'-53" W, 175.21' to an existing #5 Rebar;
6. S 89°-48'-41" W, 38.51' to a set #5 Rebar;
7. N 00°-07'-54" E, 179.78' to a point within the banks of an open ditch, passing a set #5 Rebar at 139.78';
8. N 71°-22'-06" W, 59.43' to a point within the banks of an open ditch;
9. S 87°-39'-55" W, 148.39' to a point within the banks of an open ditch;
10. S 83°-27'-48" W, 109.47' to a point within the banks of an open ditch;
11. S 78°-14'-17" W, 167.25' to the POINT OF BEGINNING.

The above-described parcel contains 0.277 acres, more or less, of which 0.017 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 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 February 12, 2025. All markers called for above are in place.

