

A = Existing Railroad Spike at the intersection
of N line of the S $\frac{1}{2}$ of Section 29 and the
centerline of Wheeler Lane

B = Existing #5 Rebar at the intersection of the
N line of the S $\frac{1}{2}$ of Section 29 and the
Easterly right-of-way of Defiance Street

C = Existing $\frac{1}{2}$ " Iron Pipe

D = Existing Pinch Pipe

E = Existing #5 Rebar

F = Existing Mag Spike

G = Existing Pinch Pipe

H = Set #5 Rebar

L - 1 = S 60°-16'-48" W ~ 3.68'

L - 2 = S 87°-50'-31" W ~ 162.47'

A circular professional seal for a registered professional surveyor in the State of Ohio. The outer ring of the seal contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom, separated by two small stars. The center of the seal contains the name "KYLE J. BINKLEY" and the registration number "S-8587".

This plat represents an actual boundary survey completed under my direct supervision on June 03, 2025.

Kyle J. Binkley, P.S. #8587



CLIENT:			
Lion Construction			
SURVEYED BY:	DATE:	DRAWN BY:	CHECKED BY:
M.A.B./T.E.W.	06-03-2025	K.J.B.	K.J.B.
SCALE:		PAGE	PAGES
1" = 40'		1	3

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD 83 (2011).

This plat is recorded in Survey Book "V", Page 508, in the Auglaize County Engineer's Office.

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

Parcel "A"
LEGAL DESCRIPTION

Being a part of Parcel #B07-073-010-00 and being all of Lot #11 and a part of Lot #10 of Dickman's Subdivision (P.B. 1B, Pg. 299) and being located in the SW ¼ of Section 29, Town 5 South, Range 6 East, City of Wapakoneta, Auglaize County, Ohio (Prior Deed Referenced in D.V. 176, Pg. 597), more particularly described as follows:

Beginning at an existing Pinch Pipe at the NW corner of said Lot #11; thence the following courses:

1. N 89°-58'-49" E with the N line of Lot #11, 164.86' to an existing #5 Rebar at the NE corner of said Lot #11;
2. S 02°-06'-35" E with the E line of Lots #11 and 10, 133.24' to a set #5 Rebar;
3. S 87°-50'-31" W, 162.47' to a #5 Rebar set on the W line of said Lot #10;
4. N 03°-02'-32" W with the W line of said Lots #10 and 11, 139.41' to the POINT OF BEGINNING.

The above-described parcel contains 0.512 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 June 03, 2025. All markers called for above are in place.



A handwritten signature in blue ink, appearing to read "K. Binkley", written over a horizontal line.

Parcel "B"
LEGAL DESCRIPTION

Being a part of Parcel #B07-073-010-00 and being a part of Lot #10 of Dickman's Subdivision (P.B. 1B, Pg. 299) and being located in the SW ¼ of Section 29, Town 5 South, Range 6 East, City of Wapakoneta, Auglaize County, Ohio (Prior Deed Referenced in D.V. 176, Pg. 597), more particularly described as follows:

Beginning at a point at the SW corner of said Lot #10; thence the following courses:

- 1. N 03°-02'-32" W with the W line of Lot #10, 0.82' to a set #5 Rebar;
- 2. N 87°-50'-31" E, 162.47' to a #5 Rebar set on the E line of said Lot #10;
- 3. S 02°-06'-35" E with the E line of said Lot #10, 5.80' to an existing #5 Rebar at the SE corner of said Lot #10;
- 4. S 89°-35'-48" W with the S line of said Lot #10, 162.54' to the POINT OF BEGINNING, passing an existing #5 Rebar at 162.28'.

The above-described parcel contains 0.012 acres, more or less, subject to all legal highways and easements of record.

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A handwritten signature in blue ink, likely belonging to Kyle J. Binkley, the registered professional surveyor.