

Survey of Parcel #L33-019-010-00 and being the E 1/2 of the SW 1/4 of the NE 1/4 of Section 19, Town 5 South, Range 7 East, Union Township, Auglaize County, Ohio.

(Prior Deed Referenced in O.R. 714, Pg. 2424)

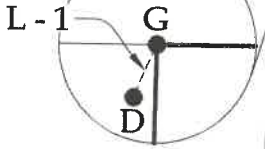
Survey #UNI-17-3 of the Auglaize  
County Tax Map Office

Richard & Lori Koenig  
O.R. 206, Pg. 626

N line, SW 1/4, NE 1/4, Section 19  
N 89°-50'-02" E ~ 1326.82'

663.41'

663.41'



W line, NE 1/4, Section 19  
N 00°-37'-56" E ~ 2673.26'

1336.78'

Kyle L. Koenig  
O.R. 714, Pg. 3026

W line, E 1/2, SW 1/4, NE 1/4, Section 19  
N 00°-36'-55" E ~ 1335.45'

901.05'

Parcel "B"  
Gregory Allen Johnson  
& Tricia A. White  
O.R. 714, Pg. 2424  
(17.032 acres of which  
0.115 acres are Road R/W)

1319.13'

S 00°-36'-14" W ~ 1334.13'  
E line, SW 1/4, NE 1/4, Section 19

Alan & Mark Van Horn  
O.R. 543, Pg. 71

Property Information

①

Parcel "A"  
Gregory Allen Johnson  
& Tricia A. White  
O.R. 714, Pg. 2424  
(3.298 acres of which 0.113  
acres are Road R/W)

- Legend
- A = Existing #5 Rebar at the NW corner of the NE 1/4 of Section 19
  - B = Existing Monument Box at the SW corner of the NE 1/4 of Section 19
  - C = Existing Monument Box at the SE corner of the NE 1/4 of Section 19
  - D = Existing Steel Post
  - E = Existing #5 Rebar
  - F = Existing Mag Nail
  - G = Set #5 Rebar
  - H = Set Mag Nail

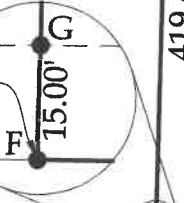
This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on November 04, 2024.



Line Data

L - 1 = S 23°-07'-22" W ~ 1.87'

P.O.B. "A"



P.O.B. "B"



663.82'

328.71'

334.99'

1327.48'

S 89°-43'-12" W ~ 2654.99'  
S line, NE 1/4, Section 19  
Blackhoof Creek Road

**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).

This plat is recorded in Survey Book "V", Page 518, in the Auglaize County Engineer's Office.

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

Kyle J. Binkley, P.S. #8587

24 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768			
CLIENT: Tricia White			
SURVEYED BY: M.A.B./T.E.W.	DATE: 11-04-2024	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 200'	PAGE 1	OF 1	PAGES 3

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

Being a part of Parcel #L33-019-010-00 and being a part of the E ½ of the SW ¼ of the NE ¼ of Section 19, Town 5 South, Range 7 East, Union Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 714, Pg. 2424), more particularly described as follows:

Commencing at an existing Monument Box at the SW corner of the NE ¼ of Section 19; thence N 89°-43'-12" E with the S line of the NE ¼ of Section 19 (centerline of Blackhoof Creek Road), 663.82' to an existing Mag Nail at the POINT OF BEGINNING; thence the following courses:

- 1. N 00°-36'-55" E with the W line of the E ½ of the SW ¼ of the NE ¼ of Section 19, 434.40' to a set #5 Rebar, passing a set #5 Rebar at 15.00';
- 2. S 89°-00'-45" E, 338.53' to a set #5 Rebar;
- 3. S 01°-56'-15" W, 427.18' to a Mag Nail set on the S line of the NE ¼ of Section 19 (centerline of Blackhoof Creek Road), passing a #5 Rebar set at 412.17';
- 4. S 89°-43'-12" W with said fractional section line, 328.71' to the POINT OF BEGINNING.

The above-described parcel contains 3.298 acres, more or less, of which 0.113 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 November 4, 2024. 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 #L33-019-010-00 and being a part of the E ½ of the SW ¼ of the NE ¼ of Section 19, Town 5 South, Range 7 East, Union Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 714, Pg. 2424), more particularly described as follows:

Commencing at an existing Monument Box at the SW corner of the NE ¼ of Section 19; thence N 89°-43'-12" E with the S line of the NE ¼ of Section 19 (centerline of Blackhoof Creek Road), 992.53' to Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. N 01°-56'-15" E, 427.18' to a set #5 Rebar, passing a set #5 Rebar at 15.01';
2. N 89°-00'-45" W, 338.53' to a #5 Rebar set on the W line of the E ½ of the SW ¼ of the NE ¼ of Section 19;
3. N 00°-36'-55" E with said fractional section line, 901.05' to a #5 Rebar set at the NW corner of the E ½ of the SW ¼ of the NE ¼ of Section 19;
4. N 89°-50'-02" E with the N line of the SW ¼ of the NE ¼ of Section 19, 663.41' to a #5 Rebar set at the NE corner of the SW ¼ of the NE ¼ of Section 19;
5. S 00°-36'-14" W with the E line of the SW ¼ of the NE ¼ of Section 19, 1334.13' to an existing Mag Nail at the SE corner of the SW ¼ of the NE ¼ of Section 19, passing a set #5 Rebar at 1319.13';
6. S 89°-43'-12" W with the S line of the NE ¼ of Section 19 (centerline of Blackhoof Creek Road), 334.99' to the POINT OF BEGINNING.

The above-described parcel contains 17.032 acres, more or less, of which 0.115 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 November 4, 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.