

Survey of Parcel #K32-070-002-00, located in the NW 1/4 of Section 2, T6S, R4E, City of St. Marys, St. Marys Township, Auglaize County, Ohio.

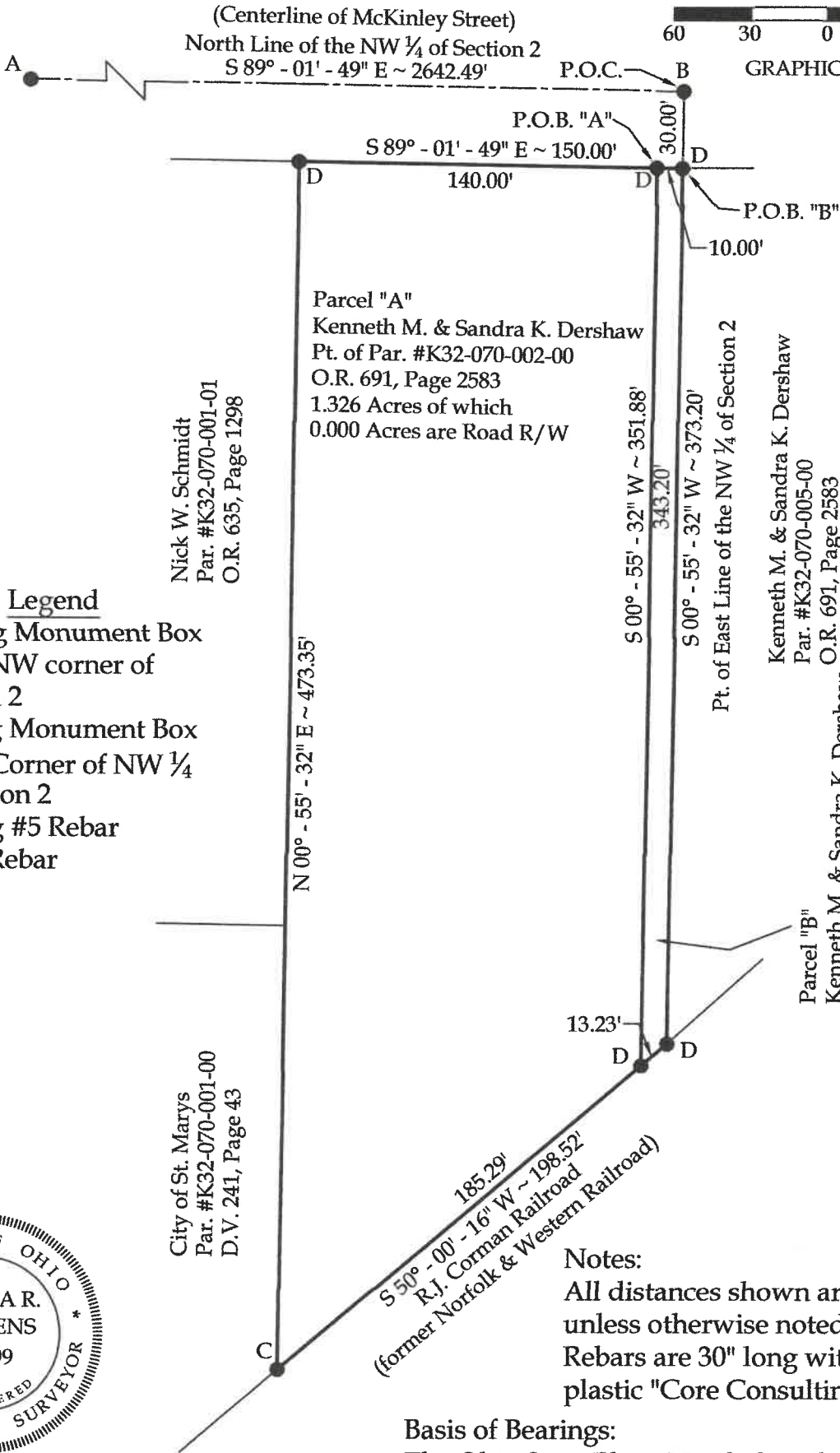
Prior Deed Referenced in O.R. 691, Page 2583.



SCALE: 1" = 60'



GRAPHIC SCALE



Legend

- A = Existing Monument Box at the NW corner of Section 2
- B = Existing Monument Box at NE Corner of NW 1/4 of Section 2
- C = Existing #5 Rebar
- D = Set #5 Rebar



This plat and accompanying legal description represent an actual boundary survey completed under my direct supervision on July 28, 2025.

Joshua R. Stephens
Joshua R. Stephens, P.S. #8899

Notes:
All distances shown are measured unless otherwise noted. All set #5 Rebars are 30" long with an orange plastic "Core Consulting" Cap.

Basis of Bearings:
The Ohio State Plane North Coordinate System.

CORE CONSULTING <small>A Division of Materials Testing, Inc.</small>				201 N. Broadway St. Spencerville, OH 45887 Phone/Fax: 419-647-6163	
CLIENT: Kenneth Dershaw					
SURVEYED BY: A.J.M.	DATE: 7-28-2025	DRAWN BY: A.J.M.	CHECKED BY: J.R.S.		
SCALE: 1" = 60'		PAGE 1 OF 3 PAGES			

LEGAL DESCRIPTION
Parcel "A"

Part of a parcel #K32-070-002-00 with prior deed referenced in O.R. 691, Page 2583, located in the NW ¼ of Section 2, T6S, R4E, City of St. Marys, St. Marys Township, Auglaize County, Ohio; more particularly described as followed:

Commencing at an Existing Monument Box at the NE corner of the NW ¼ of Section 2; thence S 00°-55'-32" W on the East line of the NW ¼ of Section 2, 30.00' to a #5 Rebar set on the South line of McKinley Street; thence N 89°-01'-49" W on the South line of McKinley Street, 10.00' to a #5 Rebar set at the POINT OF BEGINNING; thence the following courses:

1. S 00°-55'-32" W, 351.88' to a set #5 Rebar;
2. S 50°-00'-16" W, 185.29' to an existing #5 Rebar;
3. N 00°-55'-32" E, 473.35' to a #5 Rebar set on the South line of McKinley Street;
4. S 89°-01'-49" E on the South line of McKinley Street, 140.00' to the POINT OF BEGINNING.

The above-described parcel of land contains 1.326 acres, more or less, of which 0.000 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 conducted under the direct supervision of Joshua R. Stephens, P.S. #8899 on July 28, 2025. All markers called for above are in place. All set #5 Rebars are 30" long with an orange plastic "Core Consulting" cap.



LEGAL DESCRIPTION
Parcel "B"

Part of a parcel #K32-070-002-00 with prior deed referenced in O.R. 691, Page 2583, located in the NW ¼ of Section 2, T6S, R4E, City of St. Marys, St. Marys Township, Auglaize County, Ohio; more particularly described as followed:

Commencing at an Existing Monument Box at the NE corner of the NW ¼ of Section 2; thence S 00°-55'-32" W on the East line of the NW ¼ of Section 2, 30.00' to a #5 Rebar set on the South line of McKinley Street and the POINT OF BEGINNING; thence the following courses:

1. Continue S 00°-55'-32" W on East line of the NW ¼ of Section 2, 343.20' to a set #5 Rebar;
2. S 50°-00'-16" W, 13.23' to a set #5 Rebar;
3. N 00°-55'-32" E, 351.88' to a #5 Rebar set on the South line of McKinley Street;
4. S 89°-01'-49" E on the South line of McKinley Street, 10.00' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.080 acres, more or less, of which 0.000 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 conducted under the direct supervision of Joshua R. Stephens, P.S. #8899 on July 28, 2025. All markers called for above are in place. All set #5 Rebars are 30" long with an orange plastic "Core Consulting" cap.

