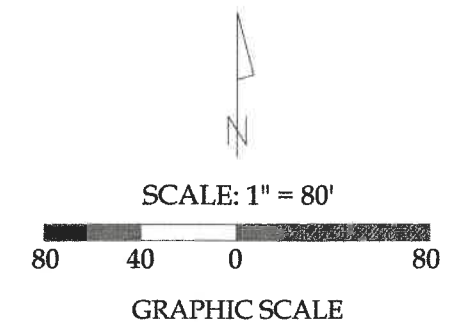Survey of Parcel #B07-044-061-00 and being a part of the SE $\frac{1}{4}$ of Section 31, Town 5 South, Range 6 East, Duchouquet Township, City of Wapakoneta, Auglaize County, Ohio.

(Deed Referenced in O.R. 660, Pg. 447)

SCALE: 1" = 80'

80   40   0   80

GRAPHIC SCALE

P.O.C.

Ｃ̸Ｌ Ashland Avenue

S 89°-16'-54" E ~ 1321.82'

459.83'   501.79'   10.00'   360.20'

A   C   S 89°-16'-54" E ~ 502.99'   C   B

L - 3   D   P.O.B.   D   L - 1

Legend

A = Existing Concrete Monument at the intersection of the centerlines of Ashland Avenue & Dearbaugh Road (aka Dearbaugh Avenue)

B = Existing Monument Box

C = Existing Mag Nail

D = Existing #5 Rebar

Wapakoneta Baptist Church
D.V. 252, Pg. 133
O.R. 128, Pg. 867

N 01°-24'-07" E ~ 380.12' (R) 379.97' (M)

N 00°-42'-58" W ~ 448.48'
S 00°-42'-58" E ~ 446.71' (R) 447.05' (M)

H & B Partnership
O.R. 507, Pg. 2449

Cherry Leaf Solutions, LLC
O.R. 660, Pg. 447
(5.120 acres)

▨ - Proposed Utility Easement
(0.103 acres)

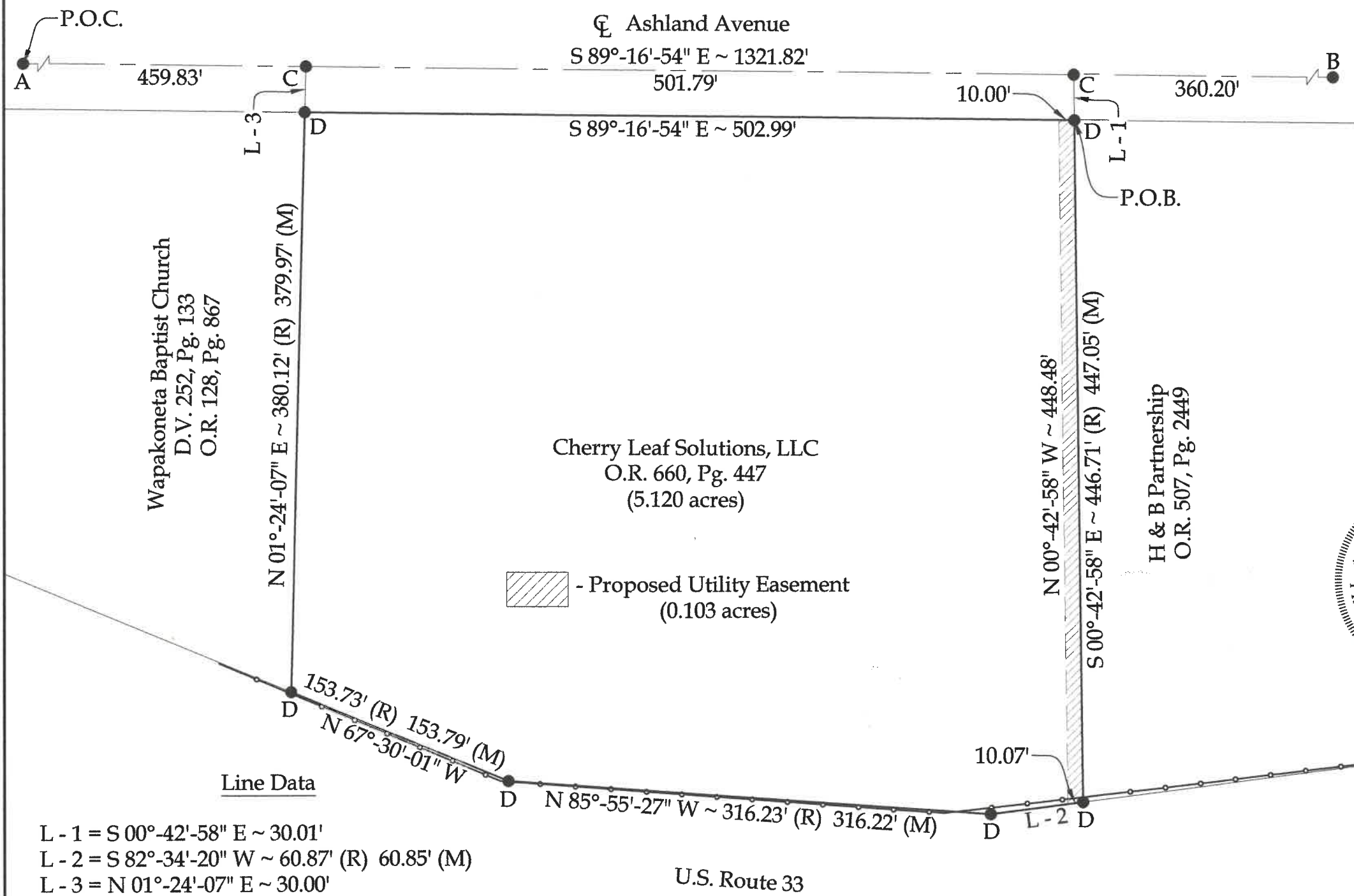This plat and the accompanying legal description represents an actual boundary survey completed under my direct supervision on October 20, 2025.

STATE OF OHIO
KYLE J. BINKLEY
S-8587
REGISTERED PROFESSIONAL SURVEYOR

Kyle J. Binkley, P.S. #8587

153.73' (R) 153.79' (M)
N 67°-30'-01" W

D

10.07'

D   N 85°-55'-27" W ~ 316.23' (R) 316.22' (M)   D   L - 2   D

Line Data

L - 1 = S 00°-42'-58" E ~ 30.01'
L - 2 = S 82°-34'-20" W ~ 60.87' (R) 60.85' (M)
L - 3 = N 01°-24'-07" E ~ 30.00'

U.S. Route 33

Binkley
LAND SURVEYING, LLC
24 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Cherry Leaf Solutions, LLC			
SURVEYED BY: M.A.B./T.E.W.	DATE: 10-20-2025	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 80'		PAGE 1	OF PAGES 2

This plat is recorded in Survey Book "V", Page 584, in the Auglaize County Engineer's Office.

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

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).

V - 584

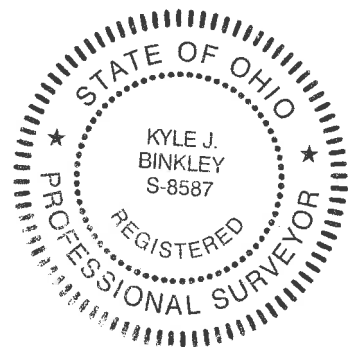## Utility Easement
Legal Description

Being a part of Parcel #B07-044-061-00 and being a part of the SE ¼ of Section 31, Town 5 South, Range 6 East, Duchouquet Township, City of Wapakoneta, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Concrete Monument at the intersection of the centerlines of Ashland Avenue and Dearbaugh Road (aka Dearbaugh Avenue); thence S 89°-13'-49" E with the centerline of Ashland Avenue, 961.62' to an existing Mag Nail; thence S 00°-42'-58" E, 30.01' to an existing #5 Rebar on the S right-of-way line of Ashland Avenue and being the POINT OF BEGINNING; thence the following courses:

1. Continuing S 00°-42'-58" E, 447.05' to an existing #5 Rebar on the N right-of-way of U.S. Route 33;

2. S 82°-34'-20" W with the N line of U.S. Route 33, 10.07' to a point;

3. N 00°-42'-58" W, 448.48' to a point on the S right-of-way line of Ashland Avenue;

4. S 89°-13'-49" E with the S right-of-way line of Ashland Avenue, 10.00' to the POINT OF BEGINNING.

The above description contains 0.103 acres, more or less, and has the sole purpose of creating a utility easement and is not intended for the transfer of ownership of real estate.

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 October 20, 2025. All markers called for above are in place.

STATE OF OHIO
KYLE J. BINKLEY
S-8587
REGISTERED
PROFESSIONAL SURVEYOR

V-585