

SECTION 34 - T-4-S, R-6-E
SECTION 3 - T-5-S, R-6-E

R. & C. Williams
OR V. 219, P. 979
S 89°35'38" E
740.70'

Leo Neal
V. 278, P. 178
S 89°35'38" E
429.17'

SECTION 34 - T-4-S, R-6-E
SECTION 3 - T-5-S, R-6-E
S.E. COR; W 1/2; S.E. 1/4 SEC 34
(6.18' EAST OF N.E. CORNER; W 1/2; NE 1/4 SEC 3)

TRACT TWO
13.349 acres

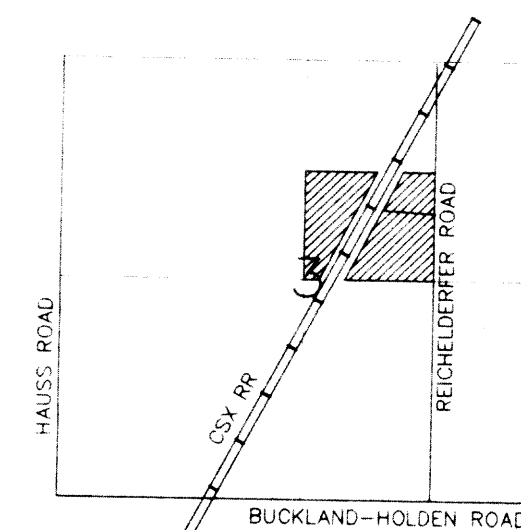
TRACT ONE
20.881 acres
(0.878 acres right-of-way)

Former Western Ohio Railway (Ohio Power Company) Vol. 73, Pg. 135
CSX Transportation Company

REICHELDERFER ROAD (60' R/W)

VERNON & HELEN RHODES ESTATE SURVEY

The South Half of the
West Half of the Northeast Quarter
of Section 3, T-5-S, R-6-E,
Duchouquet Township,
Auglaize County, Ohio
per Deed Volume 181, Page 350
PARCEL NUMBER B05-003-007-00



VICINITY MAP - SECTION 3

LEGEND

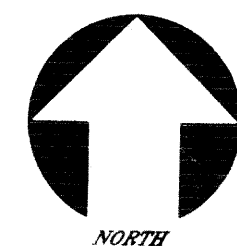
- DENOTES STONE (FOUND)
- 5/8" RE-ROD W/CAP #6792 (SET)
- ⊗ P-K NAIL (FOUND)
- ⊗ RR SPIKE (FOUND)
- ☆ COTTON GIN SPINDLE (SET)

The plat shown hereon is based upon
a survey conducted under my direct
supervision during June, 1999.

James M. Kent, PS #6792

Kent
surveying
p.o. box 96 - wapakoneta, ohio

SECTION 3 - T-5-S, R-6-E
SECTION 2 - T-5-S, R-6-E



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

acad-rhodes
June 29, 1999
dwg #3390

BASIS OF BEARINGS PER AUGLAIZE COUNTY GPS OF S.E. CORNER OF
WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3 AND THE S.E.
CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34
BEING N 00 DEGREES 36' 51" E.

SECTION 3 - T-5-S, R-6-E
SECTION 10 - T-5-S, R-6-E

BUCKLAND-HOLDEN ROAD

DUC-3-1

LEGAL DESCRIPTION

Tract One

Being a part of the south half of the west half of the northeast quarter of Section 3, T-5-S, R-6-E, Duchouquet Township, Auglaize County laying east of the CSX Transportation Company railroad as evidenced by Deed Volume 181, Page 350 and more particularly described as follows:

Commencing at a p-k nail (found) at the southeast corner of the west half of the southeast quarter of said Section 3 and the legal centerline intersection of Reichelderfer Road with Buckland-Holden Road; thence, N 00 degrees 39' 19" E along the east line of said west half of the southeast quarter of Section 3 and the legal centerline of Reichelderfer Road, for a distance of 2658.11 feet to a cotton gin spindle (set) at the southeast corner of the south half of the west half of the northeast quarter of Section 3, said spindle being the **POINT OF BEGINNING** for the tract herein described;

thence, N 89 degrees 26' 08" W along the south line of the south half of the west half of the northeast quarter, for a distance of 997.38 feet to a 5/8" re-rod w/cap (set) on the easterly right-of-way line of the CSX Transportation Company railway;

thence, N 24 degrees 28' 32" E along the aforesaid CSX easterly right-of-way line, for a distance of 1394.65 feet to a 5/8" re-rod w/cap (set) on the north line of the south half of the west half of the northeast quarter of Section 3;

thence, S 89 degrees 35' 38" E along the aforesaid north line, (passing through a 5/8" re-rod w/cap set on the westerly right-of-way line of Reichelderfer Road at a distance of 399.17 feet) for a total distance of 429.17 feet to a cotton gin spindle (set) at the northeast corner of the south half of the west half of the northeast quarter of Section 3 and the legal centerline of Reichelderfer Road;

thence, S 00 degrees 25' 59" W along the east line of the south half of the west half of the northeast quarter of Section 3 and the centerline of Reichelderfer Road, for a distance of 1276.15 feet to the **POINT OF BEGINNING**, containing therein 20.881 acres. ALSO:

Tract Two

Being a part of the south half of the west half of the northeast quarter of Section 3, T-5-S, R-6-E, Duchouquet Township, Auglaize County laying west of the CSX Transportation Company railroad and the former Western Ohio Railway as evidenced by Deed Volume 181, Page 350 and more particularly described as follows:

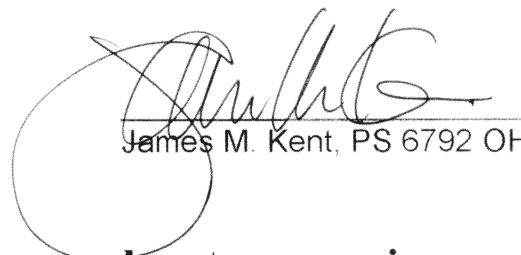
Commencing at a p-k nail (found) at the southeast corner of the west half of the southeast quarter of said Section 3 and the legal centerline intersection of Reichelderfer Road with Buckland-Holden Road; thence, N 00 degrees 39' 19" E along the east line of said west half of the southeast quarter of Section 3 and the legal centerline of Reichelderfer Road, for a distance of 2658.11 feet to a cotton gin spindle (set) at the southeast corner of the south half of the west half of the northeast quarter of Section 3; thence N 89 degrees 26' 08" W along the south line of the west half of the northeast quarter of Section 3, for a distance of 1139.58 feet to a 5/8" re-rod w/cap (set) on the westerly right-of-way line of the former Western Ohio Railway, said re-rod being the **POINT OF BEGINNING** for the tract herein described;

thence, continuing N 89 degrees 26' 08" W along the aforesaid south line, for a distance of 172.98 feet to a stone (found) at the center of Section 3;

thence, N 00 degrees 26' 48" E along the west line of the south half of the west half of the northeast quarter of Section 3, for a distance of 1272.52 feet to a 5/8" re-rod w/cap (set) at the northwest corner of the south half of the west half of the northeast quarter of Section 3;

thence, S 89 degrees 35' 38" E along the north line of the aforesaid south half, for a distance of 740.70 feet to a 5/8" re-rod w/cap (set) on the westerly right-of-way line of the former Western Ohio Railway;

thence, S 24 degrees 28' 32" W along the aforesaid westerly right-of-way line of the former railway, for a distance of 1394.22 feet to the **POINT OF BEGINNING**, containing therein 13.349 acres. Containing in all (Tract One and Tract Two) 34.230 acres, of which 0.878 acres is road right-of-way. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Prepared by James M. Kent, PS 6792 with reference hereby made to a plat of survey; Kent Surveying drawing #3390 dated June 29, 1999. Basis of bearings per Auglaize County GPS of a line between the southeast corner of the west half of the southeast quarter of Section 34 and the southeast corner of the west half of the southeast quarter of Section 3 being S 00 degrees 36' 51" W. Parcel #B05-003-007-00.


James M. Kent, PS 6792 OH

kent surveying
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Wapakoneta, OH

