

PLAT OF LAND DIVISION
for JOHN W. RICHARDSON
AS SITUATED IN
IN PART OF THE N.W. & S.W. 1/4'S OF
SECTION 8 - TOWN 5 SOUTH - RANGE 6 EAST
DUCHOUQUET TOWNSHIP, AUGLAIZE COUNTY, OHIO

SURVEYORS NOTES:

NORTH DIRECTION AND BEARING SYSTEM BASED UPON THE BEARING OF N89°36'00"W, AS DELINEATED FROM THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, DUCHOUQUET TOWNSHIP, AS ESTABLISHED BY THE AUGLAIZE COUNTY GPS SURVEY.

STATION AND OFFSETS SHOWN HEREON ARE DELINEATED FROM RIGHT-OF-WAY PLAN AUG-501 (3.28) (3.83), SHEETS 52 & 53.

EXISTING MONUMENTATION IS IN GOOD, USEABLE CONDITION UNLESS OTHERWISE NOTED HEREON.

MONUMENTATION TO BE SET AS SHOWN HEREON.

OWNERSHIP:

- ① JUANITA J. & MORRIS LEFFEL
D.B. 423, PG. 241
- ② JUANITA J. & MORRIS LEFFEL
D.B. 472, PG. 1467
- ③ ALVINA M. THOMAS (BROREIN)
D.B. 263, PG. 202
- ④ NORMAN & KATHLEEN GLICK
D.B. 242, PG. 648
- ⑤ DAVID L. & CHRISTINA BUCHER
D.B. 241, PG. 303
- ⑥ DOUGLAS & DEBORAH HATFIELD
O.R. 397, PG. 124
- ⑦ ERNEST & MARILYN HENGSTLER
D.B. 196, PG. 622
- ⑧ BETTY SHEIPLINE
O.R. 83, PG. 825
- ⑨ BETTY SHEIPLINE
O.R. 83, PG. 825
- ⑩ NOEL & GRETCHEN RITCHIE, TRUSTEE
O.R. 473, PG. 690
- ⑪ NOEL & GRETCHEN RITCHIE, TRUSTEE
O.R. 473, PG. 686

LEGEND:

- △ PK NAIL FOUND
- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- ⊗ SPIKE FOUND
- STONE FOUND
- ◇ MONUMENT FOUND
- 1/2" IRON PIN SET (CAPPED)
- ▲ MAG NAIL SET

LINE TABLE:

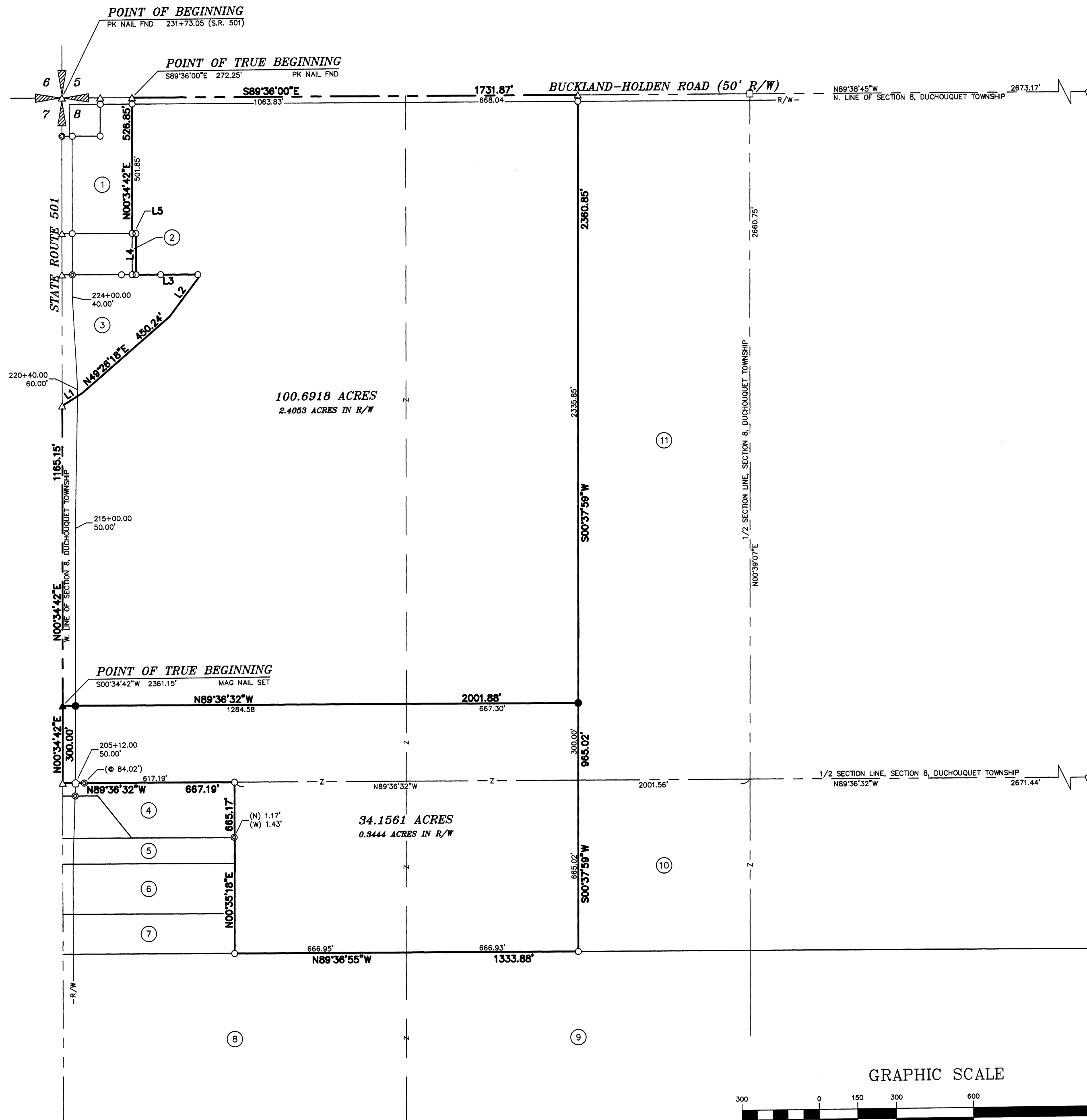
L1 N58°04'52"E	92.17'
L2 N37°06'29"E	204.43'
L3 N89°25'18"W	251.25'
L4 N00°34'42"E	160.00'
L5 N89°25'18"W	15.00'

CINCINNATI SURVEYING & APPRAISING, INC.

Kevin Richardson
KEVIN RICHARDSON, REG. SURVEYOR
 NO. 8011 IN THE STATE OF OHIO



REVISIONS:	CSA CINCINNATI SURVEYING & APPRAISING, INC. 116 WILLIAM HOWARD TAFT ROAD CINCINNATI, OHIO 45219 VOICE: 513.961.7580 FAX: 513.961.7581 EMAIL: SURVEYS@CINCINNATISURVEYINGANDAPPRISING.COM WEB: HTTP://WWW.CINCINNATISURVEYINGANDAPPRISING.COM	SCALE: 1" = 300'
REVISIONS:		DRAWN BY: R. RUSSELL
REVISIONS:		CHECKED BY: K. RICHARDSON
REVISIONS:		FILE NO.: 0489-04S
REVISIONS:		DATE: 07-06-2004



DVC-8-2



**LEGAL DESCRIPTION OF RESIDUAL LANDS
of JOHN W. RICHARDSON
100.6909 ACRES**

Situated in Section 8, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio, being the residual of the lands conveyed to John W. Richardson by D.B. 423, Page 249 of said County's Records and being more particularly described as follows:

Beginning at an existing PK Nail at the northwest corner of the northwest quarter of said Section 8, which point is also the intersection of S.R. 501 and Buckland-Holden Road, said point also being station 231+73.05 as delineated from the right-of-way plan AUG-501- (3.28) (3.83) sheets 52 and 53 of the ODOT District 7 records;

Thence, from said Point of Beginning, along the north line of the northwest quarter of said Section 8 and said centerline of Buckland-Holden Road, S89°36'00"E, a distance of 272.25 feet to an existing PK Nail at the Point of True Beginning for the herein described tract of land;

Thence, from said Point of True Beginning and continuing along said bearing, S89°36'00"E, a distance of 1,731.87 feet to an existing PK Nail;

Thence, departing from the aforementioned north line of the northwest quarter of Section 8 and the centerline of Buckland-Holden Road, S00°37'59"W, passing an existing 5/8" iron pin (capped) at 25.00 feet, a total distance of 2,360.85 feet to 1/2" iron pin set (capped);

Thence, N89°36'32"W, passing a 1/2" iron pin set (capped) at 1,951.88 feet, a total distance of 2,001.88 feet to a Mag Nail set in the west line of the northwest quarter of same Section 8 and the aforementioned centerline of S.R. 501;

Thence, along said west line of the northwest quarter of Section 8 and the centerline of S.R. 501, N00°34'42"E, a distance of 1,165.15 feet to an existing PK Nail;

Thence, departing from said west line of the northwest quarter of Section 8 and the centerline of S.R. 501, the following three (3) courses along the approximate centerline of Two Mile Creek;

- 1) N58°04'52"E, a distance of 92.17 feet to a point;
- 2) N49°26'18"E, a distance of 450.24 feet to a point;
- 3) N37°06'29"E, a distance of 204.43 feet to a point;

Thence, N89°25'18"W, passing existing iron pins at 11.67 feet and 155.57 feet a total distance of 251.25 feet to an existing 5/8" iron pin (capped);

Thence, N00°34'42"E, a distance of 160.00 feet to an existing 5/8" iron pin (capped);

Thence, N89°25'18"W, a distance of 15.00 feet to an existing 5/8" iron pin (capped);

Thence, N00°34'42"E, passing an existing 5/8" iron pin (capped) at 501.85 feet, a total distance of 526.85 feet to the Point of True Beginning.

Containing 4,386,135 square feet of land, more or less, which is 100.6918 acres, being subject to all legal highways, rights-of-way, easements, covenants and / or restrictions of record.

This description was prepared by Kevin Richardson, Registered Surveyor No. 8011 in the State of Ohio, from a survey performed by Cincinnati Land Surveying, Inc. dated July 6, 2004.

CINCINNATI SURVEYING & APPRAISING, INC.

116 William Howard Taft • Cincinnati, Ohio 45219 • Voice: 513.961.7580 • Fax: 513.961.7581 • Web: <http://www.cincinnatiurveyingandappraising.com>

DUC-8-CA



**LEGAL DESCRIPTION OF LAND DIVISION
for JOHN W. RICHARDSON**

Situated in Section 8, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio, being part of the lands conveyed to John W. Richardson by D.B. 423, Page 249 of said County's Records and being more particularly described as follows:

Beginning at an existing PK Nail at the northwest corner of the northwest quarter of said Section 8, which point is also the intersection of S.R. 501 and Buckland-Holden Road, said point also being station 231+73.05 as delineated from the right-of-way plan AUG-501- (3.28) (3.83) sheets 52 and 53 of the ODOT District 7 records;

Thence, from said Point of Beginning, along the west line of the northwest quarter of said Section 8 and said centerline of S.R. 501, S00°34'42"W, a distance of 2,361.15 feet to a Mag Nail set at the Point of True Beginning for the herein described tract of land;

Thence, from said Point of True Beginning, leaving the aforesaid west line of the northwest quarter of Section 8 and the centerline of S.R. 501, along a new division line, S89°36'32"E, passing a 1/2" iron pin set (capped) at 50.00 feet, a total distance of 2,001.88 feet to a 1/2" iron pin set (capped);

Thence, S00°37'59"W, a distance of 965.02 feet to an existing 5/8" iron pin;

Thence, N89°36'55"W, a distance of 1,333.88 feet to an existing 5/8" iron pin (capped);

Thence, N00°35'18"E, a distance of 665.17 feet to an existing 5/8" iron pin (capped) in the south line of the northwest quarter of Section 8;

Thence, along said south line of the northwest quarter of Section 8, N89°36'32"W, passing an existing iron pipe at 583.17 feet and an existing concrete monument at 617.19 feet, said monument being referenced at 50.00 feet right of station 205+12.00 of the above mentioned ODOT District 7 records, a total distance of 667.19 feet to an existing PK Nail in the west line of the northwest quarter of same Section 8 and the aforementioned centerline of S.R. 501;

Thence, along said west line of the northwest quarter of Section 8 and the centerline of S.R. 501, N00°34'42"E, 300.00 feet to the Point of True Beginning;

Containing 1,487,841 square feet of land, more or less, which is 34.1561 acres, being subject to all legal highways, rights-of-way, easements, covenants and / or restrictions of record.

This description was prepared by Kevin Richardson, Registered Surveyor No. 8011 in the State of Ohio, from a survey performed by Cincinnati Land Surveying, Inc. dated July 6, 2004.

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DUC-8-2B