

# B. B. Building Company of Western Ohio, LLC

Part of the northeast quarter of Section 30,  
Town-5-South, Range-6-East, Duchouquet Township,  
City of Wapakoneta, Auglaize County, Ohio as evidenced by  
Official Record Volume 633, Page 1788.

## Tract One Description:

Being a part of the northeast quarter of Section 30, Town-5-South, Range-6-East, Duchouquet Township, City of Wapakoneta, Auglaize County, Ohio as evidenced by Official Record Volume 633, Page 1788 and Parcel #B0708800105 and more particularly described as follows;

Commencing for reference at a p-k nail (found) at the intersection of the north line of the northeast quarter of Section 30 with the legal centerline of Defiance Street (State Route 198); thence, S 30° 45' 51" E along the aforesaid legal centerline for a distance of 1229.15 feet to a mag-nail (set), said mag-nail being the POINT OF BEGINNING for the tract herein described;  
thence, S 88° 52' 36" E (passing through a 5/8" re-rod set on the east right-of-way line of Defiance Street at a distance of 33.33 feet and passing through a 5/8" re-rod w/cap set on the west right-of-way line of Lincoln Avenue (State Route 501) at a distance of 434.86 feet) for a total distance of 464.86 feet to a mag-nail (set) on the legal centerline of Lincoln Avenue;  
thence, S 00° 59' 37" W along the aforesaid legal centerline for a distance of 219.92 feet to a mag-nail (set);  
thence, N 89° 00' 23" W (passing through a 5/8" re-rod w/cap set on the west right-of-way line of Lincoln Avenue at a distance of 30.00 feet) for a total distance of 156.00 feet to a 5/8" re-rod w/cap (set);  
thence, S 80° 36' 13" W (passing through a 5/8" re-rod w/cap set on the east right-of-way line of Defiance Street at a distance of 124.90 feet) for a total distance of 157.11 feet to a mag-nail (set) on the legal centerline of Defiance Street;  
thence, N 30° 45' 51" W along the aforesaid centerline for a distance of 293.20 feet to the POINT OF BEGINNING, containing therein 2.061 acres, of which 0.351 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. Basis of bearings is per "YMCA2" Kent Surveying drawing #3011 dated March 13, 1998. Prepared by James M. Kent, Professional Surveyor No. 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing # 5418-4 dated October 4, 2013.

## Tract Two Description:

Being a part of the northeast quarter of Section 30, Town-5-South, Range-6-East, Duchouquet Township, City of Wapakoneta, Auglaize County, Ohio as evidenced by Official Record Volume 633, Page 1788 and Parcel #B0708800105 and more particularly described as follows;

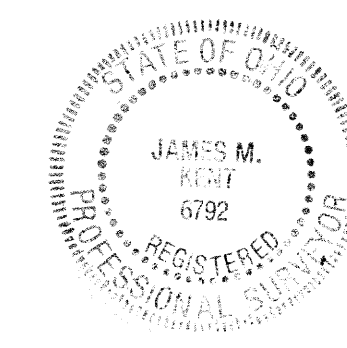
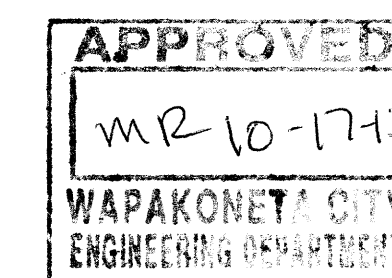
Commencing for reference at a p-k nail (found) at the intersection of the north line of the northeast quarter of Section 30 with the legal centerline of Defiance Street (State Route 198); thence, S 30° 45' 51" E along the aforesaid legal centerline for a distance of 1522.35 feet to a mag-nail (set), said mag-nail being the POINT OF BEGINNING for the tract herein described;  
thence, N 80° 36' 13" E (passing through a 5/8" re-rod w/cap set on the east right-of-way line of Defiance Street at a distance of 32.21 feet) for a total distance of 157.11 feet to a 5/8" re-rod w/cap (set);  
thence, S 89° 00' 23" E (passing through the west right-of-way line of Lincoln Avenue (State Route 501) at a distance of 126.00 feet) for a total distance of 156.00 feet to a mag-nail (set) on the legal centerline of Lincoln Avenue;  
thence, along the aforesaid legal centerline S 00° 59' 37" W for a distance of 530.00 feet to a railroad spike (found) at the centerline intersection of Lincoln Avenue and Defiance Street;  
thence, N 30° 45' 51" W along the legal centerline of Defiance Street for a distance of 590.00 feet to the POINT OF BEGINNING, containing therein 1.940 acres, of which 0.695 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. Basis of bearings is per "YMCA2" Kent Surveying drawing #3011 dated March 13, 1998. Prepared by James M. Kent, Professional Surveyor No. 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing # 5418-4 dated October 4, 2013

I hereby certify that this plat is representative of  
a field survey performed under my direct supervision.

James M. Kent, Professional Surveyor No. 6792

**Kent**  
surveying, inc.

AutoCAD - jarvis  
Drawing #5418-4  
October 7, 2013  
Added parcel number, subject to easements and  
right-of-way of record, and basis of bearings.  
October 17, 2013



North line of the NE 1/4 Section 30

ARCHDIOCESE OF CINCINNATI  
Deed Volume 167, Page 376

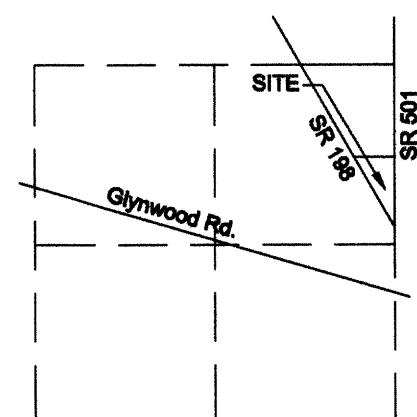
TRACT ONE  
**2.061 Acres**  
(0.351 acres right-of-way)

TRACT TWO  
**1.940 Acres**  
(0.695 acres right-of-way)

**4.001 Acres overall**  
(1.046 acres right-of-way)

B-2 Zoning Requirements

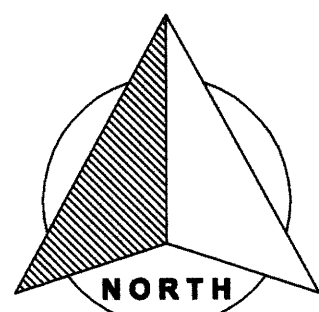
Front Setback = 40'  
Rear Yard = 20'  
Side Yard = 20'



VICINITY MAP - SECTION 30

## LEGEND

- ☆ Railroad Spike (found)
- ⬢ P-K Nail (found)
- 5/8" Re-rod w/cap (found)
- ⊙ 5/8" Re-rod w/cap (set)
- ⬢ Mag-Nail (set)



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

Auglaize Co. Tax Map  
Survey Book DUL-30-27

Stinebaugh Drive

Cole Drive

Hamilton Road