



## Buchanan - Tract One

### LEGAL DESCRIPTION

Being a part of the northwest quarter of Section 31, Town-5-South, Range-6-East, Duchouquet Township, Auglaize County, Ohio as evidenced by Official Record Volume 418, Page 40 and Official Record Volume 462, Page 2506 and more particularly described as follows:

Commencing for reference at a stone (found) at the west quarter corner of Section 31; thence, N 88 degrees 54' 42" E along the south line of the northwest quarter of Section 31 for a distance of 1268.56 feet to a railroad spike (found) in the centerline of Presar Road; thence, continuing along the south line of the northwest quarter of Section 31, N 89 degrees 01' 04" E for a distance of 820.30 feet to a 5/8" re-rod w/cap (set); thence, N 00 degrees 56' 41" W for a distance of 367.70 feet to a 1" iron pipe found, said pipe being the **POINT OF BEGINNING** for the tract herein described;

thence, S 85 degrees 19' 26" W for a distance of 220.60 feet to a 1" iron pipe (found);

thence, N 11 degrees 44' 47" W for a distance of 168.40 feet to a cotton gin spindle (set) in the centerline of an asphalt driveway;

thence, along the centerline of said driveway the following courses;

N 54 degrees 21' 01" E for a distance of 29.03 feet to a cotton gin spindle (set);

thence, N 74 degrees 23' 42" E for a distance of 25.98 feet to a cotton gin spindle (set);

thence, N 61 degrees 21' 07" E for a distance of 24.67 feet to a cotton gin spindle (set);

thence, N 20 degrees 50' 31" E for a distance of 30.85 feet to a cotton gin spindle (set)

thence, along a non-tangent curve to the left (concave to the west) having a radius of 150.00 feet, a central angle which measures 24 degrees 24' 44" a chord which bears N 17 degrees 35' 51" W and a chord which measures 63.43 feet, for a total arc length of 63.91 feet to a cotton gin spindle (set);

thence, along a non-tangent curve to the right (concave to the east) having a radius of 73.00 feet, a central angle of 75 degrees 22' 46", a chord which bears N 02 degrees 25' 32" W and a chord which measures 89.26 feet, for a total arc length of 96.04 feet to a cotton gin spindle (set) at a point of compound curve;

thence, along a curve to the left (concave to the west) having a radius of 100.00 feet, a central angle which measures 47 degrees 38' 14", a chord which bears N 09 degrees 20' 43" E and a chord which measures 80.77 feet, for a total arc length of 83.14 feet to a cotton gin spindle (set);

thence, N 15 degrees 07' 45" W for a distance of 98.39 feet to a cotton gin spindle (set);

thence, continuing along the centerline of the aforesaid asphalt driveway N 07 degrees 12' 00" W (passing through a cotton gin spindle set on the southerly right-of-way line of West Auglaize Street at a distance of 126.88 feet) for a total distance of 158.24 feet to a cotton gin spindle (set) on the centerline of West Auglaize Street;

thence, along the centerline of West Auglaize Street, N 65 degrees 51' 52" E for a distance of 25.19 feet to a 5/8" re-rod (found);

thence, S 16 degrees 16' 38" E (passing through a 5/8" re-rod w/cap set on the southerly right-of-way line of West Auglaize Street at a distance of 30.28 feet) for a total distance of 732.43 feet to the **POINT OF BEGINNING**, containing therein 1.764 acres, of which 0.019 acres is street right-of-way.

**ALSO:**

A sixteen (16) foot wide easement for ingress & egress, the centerline of which is more particularly described as follows:

Commencing for reference at a stone (found) at the west quarter corner of Section 31; thence, N 88 degrees 54' 42" E along the south line of the northwest quarter of Section 31 for a distance of 1268.56 feet to a railroad spike (found) in the centerline of Presar Road; thence, continuing along the south line of the northwest quarter of Section 31, N 89 degrees 01' 04" E for a distance of 820.30 feet to a 5/8" re-rod w/cap (set); thence, N 00 degrees 56' 41" W for a distance of 367.70 feet to a 1" iron pipe found; thence, S 85 degrees 19' 26" W for a distance of 220.60 feet to a 1" iron pipe (found); thence, N 11 degrees 44' 47" W for a distance of 168.40 feet to a cotton gin spindle (set) in the centerline of an asphalt driveway, said spindle being the **POINT OF BEGINNING** for the easement herein described;

thence, S 66 degrees 22' 51" W for a distance of 42.15 feet to a point;

thence, S 75 degrees 25' 22" W along the centerline of a gravel driveway for a distance of 209.65 feet to a point;

thence, continuing along the aforesaid centerline S 73 degrees 02' 45" W for a distance of 302.47 feet to a point;

thence, continuing along the aforesaid centerline S 86 degrees 05' 45" W for a distance of 32.49 feet to a cotton gin spindle (set) on the legal centerline of Presar Road said spindle being the **POINT OF TERMINATION**.

**ALSO:**

An easement for ingress and egress, being eight (8) feet in width, lying **north** and **west** of the centerline of an asphalt driveway more particularly described as follows:

Commencing for reference at a stone (found) at the west quarter corner of Section 31; thence, N 88 degrees 54' 42" E along the south line of the northwest quarter of Section 31 for a distance of 1268.56 feet to a railroad spike (found) in the centerline of Presar Road; thence, continuing along the south line of the northwest quarter of Section 31, N 89 degrees 01' 04" E for a distance of 820.30 feet to a 5/8" re-rod w/cap (set); thence, N 00 degrees 56' 41" W for a distance of 367.70 feet to a 1" iron pipe found; thence, S 85 degrees 19' 26" W for a distance of 220.60 feet to a 1" iron pipe (found); thence, N 11 degrees 44' 47" W for a distance of 168.40 feet to a cotton gin spindle (set) in the centerline of an asphalt driveway, said spindle being the **POINT OF BEGINNING** for the easement herein described;

thence, along the centerline of said driveway the following courses;

N 54 degrees 21' 01" E for a distance of 29.03 feet to a cotton gin spindle (set);

thence, N 74 degrees 23' 42" E for a distance of 25.98 feet to a cotton gin spindle (set);

thence, N 61 degrees 21' 07" E for a distance of 24.67 feet to a cotton gin spindle (set);

thence, N 20 degrees 50' 31" E for a distance of 30.85 feet to a cotton gin spindle (set)

thence, along a non-tangent curve to the left (concave to the west) having a radius of 150.00 feet, a central angle which measures 24 degrees 24' 44" a chord which bears N 17 degrees 35' 51" W and a chord which measures 63.43 feet, for a total arc length of 63.91 feet to a cotton gin spindle set;

thence, along a non-tangent curve to the right (concave to the east) having a radius of 73.00 feet, a central angle of 75 degrees 22' 46", a chord which bears N 02 degrees 25' 32" W and a chord which measures 89.26 feet, for a total arc length of 96.04 feet to a cotton gin spindle (set) at a point of compound curve;

thence, along a curve to the left (concave to the west) having a radius of 100.00 feet, a central angle which measures 47 degrees 38' 14", a chord which bears N 09 degrees 20' 43" E and a chord which measures 80.77 feet, for a total arc length of 83.14 feet to a cotton gin spindle (set);

thence, N 15 degrees 07' 45" W for a distance of 98.39 feet to a cotton gin spindle (set);

thence, continuing along centerline of the aforesaid asphalt driveway N 07 degrees 12' 00" W (passing through a cotton gin spindle set on the southerly right-of-way line of West Auglaize Street at a distance of 126.88 feet) for a total distance of 158.24 feet to a cotton gin spindle (set) on the centerline of West Auglaize Street, said spindle being the **POINT OF TERMINATION**;

#### **SUBJECT TO:**

An easement for ingress and egress, being eight (8) feet in width, lying **south** and **east** of the centerline of an asphalt driveway more particularly described as follows:

Commencing for reference at a stone (found) at the west quarter corner of Section 31; thence, N 88 degrees 54' 42" E along the south line of the northwest quarter of Section 31 for a distance of 1268.56 feet to a railroad spike (found) in the centerline of Presar Road; thence, continuing along the south line of the northwest quarter of Section 31, N 89 degrees 01' 04" E for a distance of 820.30 feet to a 5/8" re-rod w/cap (set); thence, N 00 degrees 56' 41" W for a distance of 367.70 feet to a 1" iron pipe found; thence, S 85 degrees 19' 26" W for a distance of 220.60 feet to a 1" iron pipe (found); thence, N 11 degrees 44' 47" W for a distance of 168.40 feet to a cotton gin spindle (set) in the centerline of an asphalt driveway, said spindle being the **POINT OF BEGINNING** for the easement herein described;

thence, along the centerline of said driveway the following courses;

N 54 degrees 21' 01" E for a distance of 29.03 feet to a cotton gin spindle (set);

thence, N 74 degrees 23' 42" E for a distance of 25.98 feet to a cotton gin spindle (set);

thence, N 61 degrees 21' 07" E for a distance of 24.67 feet to a cotton gin spindle (set);

thence, N 20 degrees 50' 31" E for a distance of 30.85 feet to a cotton gin spindle (set)

thence, along a non-tangent curve to the left (concave to the west) having a radius of 150.00 feet, a central angle which measures 24 degrees 24' 44" a chord which bears N 17 degrees 35' 51" W and a chord which measures 63.43 feet, for a total arc length of 63.91 feet to a cotton gin spindle set;

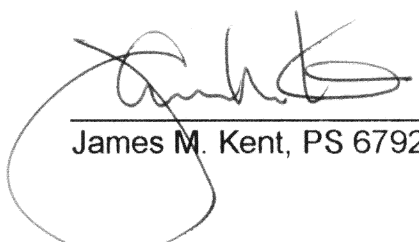
thence, along a non-tangent curve to the right (concave to the east) having a radius of 73.00 feet, a central angle of 75 degrees 22' 46", a chord which bears N 02 degrees 25' 32" W and a chord which measures 89.26 feet, for a total arc length of 96.04 feet to a cotton gin spindle (set) at a point of compound curve;

thence, along a curve to the left (concave to the west) having a radius of 100.00 feet, a central angle which measures 47 degrees 38' 14", a chord which bears N 09 degrees 20' 43" E and a chord which measures 80.77 feet, for a total arc length of 83.14 feet to a cotton gin spindle (set);

thence, N 15 degrees 07' 45" W for a distance of 98.39 feet to a cotton gin spindle (set);

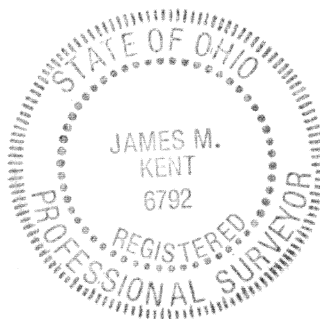
thence, continuing along the centerline of the aforesaid asphalt driveway N 07 degrees 12' 00" W (passing through a cotton gin spindle set on the southerly right-of-way line of West Auglaize Street at a distance of 126.88 feet) for a total distance of 158.24 feet to a cotton gin spindle (set) on the centerline of West Auglaize Street, said spindle being the **POINT OF TERMINATION**;

Prepared by James M. Kent, PS 6792 with reference hereby made to a plat of survey; Kent Surveying, Inc., drawing #4187 dated August 20, 2003. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Basis of bearings is per Stimmel & Associates drawing #65-5122 depicting the east line of Parcel One as S 16 degrees 16' 38" E.

  
James M. Kent, PS 6792 8/21/03

**kent surveying, inc.**

1750 Bellefontaine Street  
Wapakoneta, OH 45895



## Herwig - Tract Two

### LEGAL DESCRIPTION

Being a part of the northwest quarter of Section 31, Town-5-South, Range-6-East, Duchouquet Township, Auglaize County, Ohio as evidenced by Official Record Volume 418, Page 40 and Official Record Volume 462, Page 2506 and more particularly described as follows:

Commencing for reference at a stone (found) at the west quarter corner of Section 31; thence, N 88 degrees 54' 42" E along the south line of the northwest quarter of Section 31 for a distance of 1268.56 feet to a railroad spike (found) in the centerline of Presar Road, said spike being the **POINT OF BEGINNING** for the tract herein described;

thence, N 00 degrees 30' 50" W along the centerline of Presar Road for a distance of 808.77 feet to a point on the westerly extension of the centerline of West Auglaize Street, said point being referenced by a 1/2" iron bar (found) 0.30 feet north of said point;

thence, N 65 degrees 51' 52" E along the aforesaid westerly extension and the centerline of West Auglaize Street, for a distance of 649.91 feet to a cotton gin spindle (set);

thence, S 07 degrees 12' 00" E (passing through a cotton gin spindle set on the southerly right-of-way line of West Auglaize Street at a distance of 31.36 feet) and along the centerline of an asphalt driveway, for a total distance of 158.24 feet to a cotton gin spindle (set);

thence, continuing along the centerline of said driveway with the following courses;

thence, S 15 degrees 07' 45" E for a distance of 98.39 feet to a cotton gin spindle (set) at a point of curve;

thence, along a non-tangent curve to the right (concave to the west) having a radius of 100.00 feet, a central angle which measures 47 degrees 38' 14", a chord which bears S 09 degrees 20' 43" W and a chord which measures 80.77 feet, for a total arc length of 83.14 feet to a cotton gin spindle (set) at a point of compound curve;

thence, along a curve to the left (concave to the east) having a radius of 73.00 feet, a central angle of 75 degrees 22' 46", a chord which bears S 02 degrees 25' 32" E and a chord which measures 89.26 feet, for a total arc length of 96.04 feet to a cotton gin spindle (set);

thence, along a non-tangent curve to the right (concave to the west) having a radius of 150.00 feet, a central angle which measures 24 degrees 24' 44" a chord which bears S 17 degrees 35' 51" E and a chord which measures 63.43 feet, for a total arc length of 63.91 feet to a cotton gin spindle set;

thence, S 20 degrees 50' 31" W for a distance of 30.85 feet to a cotton gin spindle (set)



thence, S 61 degrees 21' 07" W for a distance of 24.67 feet to a cotton gin spindle (set);

thence, S 74 degrees 23' 42" W for a distance of 25.98 feet to a cotton gin spindle (set);

thence, S 54 degrees 21' 01" W for a distance of 29.03 feet to a cotton gin spindle (set);

thence, S 11 degrees 44' 47" E for a distance of 168.40 feet to a 1" iron pipe (found);

thence, N 85 degrees 19' 26" E for a distance of 220.60 feet to a 1" iron pipe (found);

thence, S 00 degrees 56' 41" E for a distance of 367.70 feet to a 5/8" re-rod w/cap (set) on the south line of the northwest quarter of Section 31;

thence, S 89 degrees 01' 04" W (passing through a 5/8" re-rod w/cap (set) on the east right-of-way line of Presar Road at a distance of 803.80) for a total distance of 820.30 feet to the **POINT OF BEGINNING**, containing therein 14.910 acres, of which 0.744 acres is road right-of-way.

**ALSO:**

An easement for ingress and egress, being eight (8) feet in width, lying **south** and **east** of the centerline of an asphalt driveway more particularly described as follows:

Commencing for reference at a stone (found) at the west quarter corner of Section 31; thence, N 88 degrees 54' 42" E along the south line of the northwest quarter of Section 31 for a distance of 1268.56 feet to a railroad spike (found) in the centerline of Presar Road; thence, continuing along the south line of the northwest quarter of Section 31, N 89 degrees 01' 04" E for a distance of 820.30 feet to a 5/8" re-rod w/cap (set); thence, N 00 degrees 56' 41" W for a distance of 367.70 feet to a 1" iron pipe found; thence, S 85 degrees 19' 26" W for a distance of 220.60 feet to a 1" iron pipe (found); thence, N 11 degrees 44' 47" W for a distance of 168.40 feet to a cotton gin spindle (set) in the centerline of an asphalt driveway, said spindle being the **POINT OF BEGINNING** for the easement herein described;

thence, along the centerline of said driveway the following courses;

N 54 degrees 21' 01" E for a distance of 29.03 feet to a cotton gin spindle (set);

thence, N 74 degrees 23' 42" E for a distance of 25.98 feet to a cotton gin spindle (set);

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thence, along a non-tangent curve to the left (concave to the west) having a radius of 150.00 feet, a central angle which measures 24 degrees 24' 44" a chord which bears N 17 degrees 35' 51" W and a chord which measures 63.43 feet, for a total arc length of 63.91 feet to a cotton gin spindle set;

thence, along a non-tangent curve to the right (concave to the east) having a radius of 73.00 feet, a central angle of 75 degrees 22' 46", a chord which bears N 02 degrees 25' 32" W and a chord which measures 89.26 feet, for a total arc length of 96.04 feet to a cotton gin spindle (set) at a point of compound curve;

thence, along a curve to the left (concave to the west) having a radius of 100.00 feet, a central angle which measures 47 degrees 38' 14", a chord which bears N 09 degrees 20' 43" E and a chord which measures 80.77 feet, for a total arc length of 83.14 feet to a cotton gin spindle (set);

thence, N 15 degrees 07' 45" W for a distance of 98.39 feet to a cotton gin spindle (set);

thence, continuing along centerline of the aforesaid asphalt driveway N 07 degrees 12' 00" W (passing through a cotton gin spindle set on the southerly right-of-way line of West Auglaize Street at a distance of 126.88 feet) for a total distance of 158.24 feet to a cotton gin spindle (set) on the centerline of West Auglaize Street, said spindle being the **POINT OF TERMINATION**.

**SUBJECT TO:**

An easement for ingress and egress, being eight (8) feet in width, lying **north** and **west** of the centerline of an asphalt driveway more particularly described as follows:

Commencing for reference at a stone (found) at the west quarter corner of Section 31; thence, N 88 degrees 54' 42" E along the south line of the northwest quarter of Section 31 for a distance of 1268.56 feet to a railroad spike (found) in the centerline of Presar Road; thence, continuing along the south line of the northwest quarter of Section 31, N 89 degrees 01' 04" E for a distance of 820.30 feet to a 5/8" re-rod w/cap (set); thence, N 00 degrees 56' 41" W for a distance of 367.70 feet to a 1" iron pipe found; thence, S 85 degrees 19' 26" W for a distance of 220.60 feet to a 1" iron pipe (found); thence, N 11 degrees 44' 47" W for a distance of 168.40 feet to a cotton gin spindle (set) in the centerline of an asphalt driveway, said spindle being the **POINT OF BEGINNING** for the easement herein described;

thence, along the centerline of said driveway the following courses;

N 54 degrees 21' 01" E for a distance of 29.03 feet to a cotton gin spindle (set);

thence, N 74 degrees 23' 42" E for a distance of 25.98 feet to a cotton gin spindle (set);

thence, N 61 degrees 21' 07" E for a distance of 24.67 feet to a cotton gin spindle (set);

thence, N 20 degrees 50' 31" E for a distance of 30.85 feet to a cotton gin spindle (set)

thence, along a non-tangent curve to the left (concave to the west) having a radius of 150.00 feet, a central angle which measures 24 degrees 24' 44" a chord which bears N 17 degrees 35' 51" W and a chord which measures 63.43 feet, for a total arc length of 63.91 feet to a cotton gin spindle set;

thence, along a non-tangent curve to the right (concave to the east) having a radius of 73.00 feet, a central angle of 75 degrees 22' 46", a chord which bears N 02 degrees 25' 32" W and a chord which measures 89.26 feet, for a total arc length of 96.04 feet to a cotton gin spindle (set) at a point of compound curve;