

Survey of Tracts One, Two Three and Four of portions of Lots 145, 146, 147 and 148 of Van Horn's East Addition; part of Lot 425 of Elliott's East Addition; and part of Lot 10 of the Bothe's Subdivision of Outlot 42 to the City of Wapakoneta, Auglaize County, Ohio.

The following plats of survey are hereby referenced:

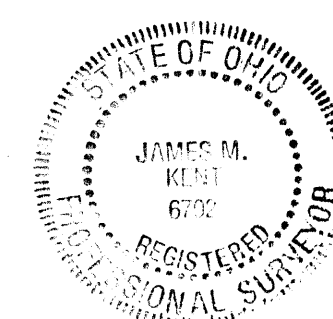
- * Kent Surveying Drawing #960-A & B, dated Feb. 16, 1990
- * Kent Surveying Drawing #1989, dated March 3, 1994
- * Broadway Street Dedicator's Plat, prepared by the City of Wapakoneta, Recorded August 29th 1994 in Plat Cab. "C" Page 89.

Note: Evidence of ownership to Tract One and Tract Two are evidenced by Official Record Volume 109, Page 884 - The Real Estate and Improvement Company of Baltimore City to Kogge.

James M. Kent
JAMES M. KENT, PS 6792

LEGEND

- ☆ DENOTES COTTON GIN SPINDLE (SET)
- DENOTES 5/8" RE-ROD W/CAP SET
- ✕ DENOTES P-K NAIL (FOUND)
- X CHISELED "X" (FOUND)



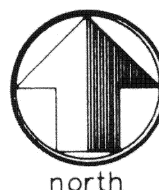
kent
surveying

HELEN KOGGE
SUBDIVISION OF LOTS
12-15-94

CAD - BUCHAN2

DUC-32-23

Helen Kogge - Tract One



scale:

LEGAL DESCRIPTION

Being a part of Lots 146 and 147 of Van Horn's East Addition to the City of Wapakoneta, County of Auglaize, State of Ohio and more particularly described as follows:

Commencing at a p-k nail (found) at the intersection of the centerline of the CSX Transportation Company Main Line and the South right-of-way line of East Auglaize Street; thence N 90 degrees 00' 00" E, along the South right-of-way line of said East Auglaize Street, for a distance of 53.64 feet to a chiseled "X" in concrete (found) on the Easterly right-of-way line of said CSX Transportation Main Line, and the **PLACE OF BEGINNING**;

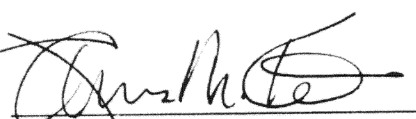
thence, continuing along the South right-of-way line of East Auglaize Street N 90 degrees 00' 00" E, for a distance of 23.11 feet to a cotton gin spindle (set) on the intersection of the West line of Broadway Street as recorded in a plat of Survey in Cabinet "C", Page 89;

thence S 00 degrees 06' 57" W, along the West right-of-way line of said Broadway Street, for a distance of 73.00 feet to a cotton gin spindle (set);

thence N 90 degrees 00' 00" W, parallel with the South right-of-way line of East Auglaize Street, for a distance of 51.32 feet to a cotton gin spindle (set) on the Easterly right-of-way line of said CSX Transportation Main Line;

thence N 21 degrees 13' 48" E, along said Easterly right-of-way line, for a distance of 78.31 feet to the **PLACE OF BEGINNING**, containing therein, 2,716 square feet. Prepared by James M. Kent, PS 6792, OH. Reference is hereby made to a plat of survey by Kent Surveying, drawing # 2159, dated 12/15/94. Basis of bearings is per Deed Volume 139, Page 68.

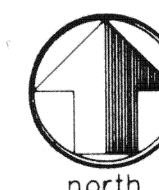



James M. Kent, P.S. 6792 OH

CLIENT HELEN KOGGE DATE 12-13-94
COUNTY AUGLAIZE TOWNSHIP DUCHOUQUET
SECTION 29 T-5-S; R-6-E
DRAWN BY JMK DRAWING NO. 2159
SHEET 1 OF 4

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wapakoneta, ohio

Helen Kogge - Tract Two



scale:

LEGAL DESCRIPTION

Being a part of Lots 145, 146 and 147 of Van Horn's East Addition to the City of Wapakoneta, County of Auglaize, State of Ohio and more particularly described as follows:

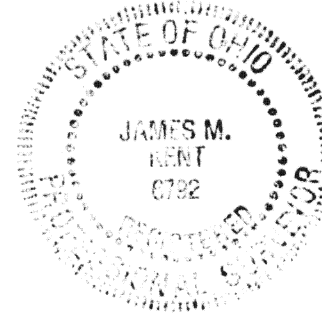
Commencing at a p-k nail (found) at the intersection of the centerline of the CSX Transportation Company Main Line and the South right-of-way line of East Auglaize Street; thence N 90 degrees 00' 00" E, along the South right-of-way line of said East Auglaize Street, for a distance of 53.64 feet to a chiseled "X" in concrete (found) on the Easterly right-of-way line of said CSX Transportation Main Line, thence, continuing along the South right-of-way line of East Auglaize Street N 90 degrees 00' 00" E, for a distance of 23.11 feet to a cotton gin spindle (set) on the intersection of the West line of Broadway Street as recorded in a plat of Survey in Cabinet "C", Page 89; thence S 00 degrees 06' 57" W, along the West right-of-way line of said Broadway Street, for a distance of 73.00 feet to a cotton gin spindle (set), and the **PLACE OF BEGINNING**;

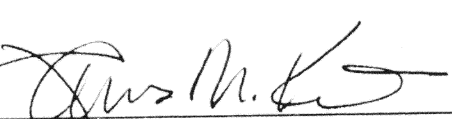
thence continuing along the West line of Broadway Street, S 00 degrees 06' 57" W, for a distance of 89.69 feet to a cotton gin spindle (set);

thence N 88 degrees 24' 10" W, for a distance of 85.09 feet to a cotton gin spindle (set) on the Easterly right-of-way line of the CSX Transportation Main Line;

thence N 21 degrees 13' 48" E, along said Easterly right-of-way line, for a distance of 93.68 feet to a cotton gin spindle (set);

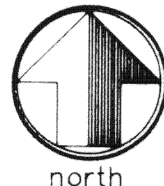
thence S 90 degrees 00' 00" E, parallel with the South right-of-way line of East Auglaize Street, for a distance of 51.32 feet to a cotton gin spindle (set) and the **PLACE OF BEGINNING**, containing therein, 6,055 square feet, and **SUBJECT TO** a portion of a public alley as delineated on the herein referenced plat of survey. Prepared by James M. Kent, PS 6792, OH. Reference is hereby made to a plat of survey by Kent Surveying, drawing # 2159, dated 12/15/94. Basis of bearings is per Deed Volume 139, Page 68.




James M. Kent, P.S. 6792 OH

CLIENT HELEN KOGGE DATE 12-13-94
COUNTY AUGLAIZE TOWNSHIP DUCHOUQUET
SECTION 29 T-5-S; R-6-E
DRAWN BY JMK DRAWING NO. 2159
SHEET 2 OF 4

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scale:

LEGAL DESCRIPTION

Being a part of Lots 147 and 148 of Van Horn's East Addition to the City of Wapakoneta, County of Auglaize, State of Ohio and more particularly described as follows:

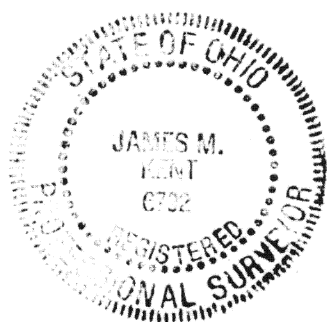
Commencing at a p-k nail (found) at the intersection of the centerline of the CSX Transportation Company Main Line and the South right-of-way line of East Auglaize Street; thence N 90 degrees 00' 00" E, along the South right-of-way line of said East Auglaize Street, for a distance of 98.75 feet to a cotton gin spindle (set) on the East right-of-way line of Broadway Street as recorded in a plat of Survey in Cabinet "C", Page 89 and the **PLACE OF BEGINNING**;

thence, continuing along the South right-of-way line of East Auglaize Street, N 90 degrees 00' 00" E, for a distance of 74.65 feet to the Northeast corner of Lot 148 of said Van Horn's East Addition;

thence, S 00 degrees 37' 23" E, along the East line of said Lot 148, for a distance of 76.61 feet to a cotton gin spindle (set);

thence, N 89 degrees 38' 32" W, for a distance of 75.64 feet to a cotton gin spindle (set) on the East right-of-way Broadway Street;

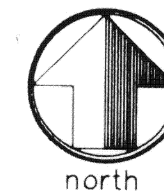
thence, N 00 degrees 06' 57" E, along said East right-of-way line of Broadway Street, for a distance of 77.07 feet to a cotton gin spindle (set) and the **PLACE OF BEGINNING**, containing therein, 5,774 square feet. Prepared by James M. Kent, PS 6792, OH. Reference is hereby made to a plat of survey by Kent Surveying, drawing # 2159, dated 12/15/94. Basis of bearings is per Deed Volume 139, Page 68.



James M. Kent, P.S. 6792 OH

CLIENT HELEN KOGGE DATE 12-13-94
 COUNTY AUGLAIZE TOWNSHIP DUCHOUQUET
 SECTION 28 T-5-S; R-6-E
 DRAWN BY JMK DRAWING NO. 2159
 SHEET 3 OF 4

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 wapakoneta, ohio



scale:

LEGAL DESCRIPTION

Being a part of Lots 147 and 148 of Van Horn's East Addition, and a portion of Lot 425 of Elliott's East Addition, and a portion of Lot 10 of Bothe's Subdivision of Outlot 42 to the City of Wapakoneta, County of Auglaize, State of Ohio and more particularly described as follows:

Commencing at a p-k nail (found) at the intersection of the centerline of the CSX Transportation Company Main Line and the South right-of-way line of East Auglaize Street; thence N 90 degrees 00' 00" E, along the South right-of-way line of said East Auglaize Street, for a distance of 173.40 feet to the Northeast corner of Lot 148 of Van Horn's East Addition; thence S 00 degrees 37' 23" E, along the East line of said Lot 148, for a distance of 76.61 feet to a cotton gin spindle (set), and the **PLACE OF BEGINNING**;

thence, continuing along the East line of said Lot 148, the East end of a 16.5 foot public alley, and the East line of Lot 425 of Elliott's East Addition, for a distance of 139.12 feet to a point;

thence, N 89 degrees 41' 23" E, for a distance of 31.77 feet to a 5/8" re-rod w/cap (found);

thence, S 01 degrees 57' 26" E, along the East line of Lot 10 of Bothe's Subdivision of Outlot 42, for a distance of 50.00 feet to a 5/8" re-rod w/cap (found);

thence, N 89 degrees 41' 23" W, for a distance of 111.02 feet to a cotton gin spindle (set) on the East right-of-way Broadway Street as recorded in Plat Cabinet "C", Page 89;

thence, N 00 degrees 06' 57" E, along said East right-of-way line of Broadway Street, for a distance of 198.04 feet to a cotton gin spindle (set);

thence, N 89 degrees 38' 32" E, for a distance of 75.64 feet to the **PLACE OF BEGINNING**, containing therein, 16,148 square feet and **SUBJECT TO** a portion of a 16.5 foot alley as delineated on the herein referenced plat of survey. Prepared by James M. Kent, PS 6792, OH. Reference is hereby made to a plat of survey by Kent Surveying, drawing # 2159, dated 12/15/94. Basis of bearings is per Deed Volume 139, Page 68.



James M. Kent, P.S. 6792 OH

CLIENT HELEN KOGGE DATE 12-13-94
 COUNTY AUGLAIZE TOWNSHIP DUCHOUQUET
 SECTION 24-32 T-5-S; R-6-E
 DRAWN BY JMK DRAWING NO. 2159
 SHEET 4 OF 4

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