

NW Corner:
NW 1/4, Section 16

NW Corner, SW 1/4;
NW 1/4, Section 16

W. & B. Stidman
OR Vol. 423, Pg. 819

Kohler
OR Vol. 416, Pg. 34

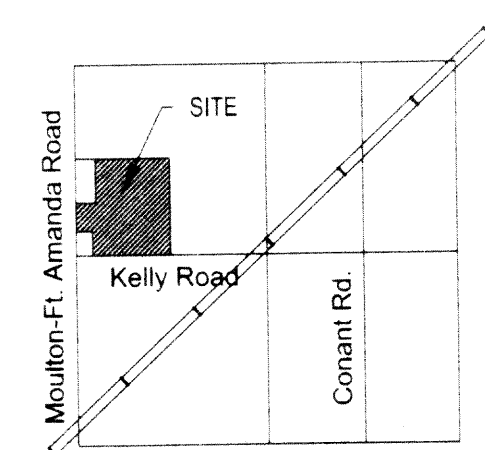
D. & J. Barret
OR Vol. 244, Pg. 992

R. Kiefer
OR Vol. 259, Pg. 502

NE Corner, SW 1/4;
NW 1/4, Section 16

Keysor Survey

Part of the southwest quarter of the northwest quarter
of Section 16, Moulton Township, Town-5-South, Range-5-East
Auglaize County, Ohio.



VICINITY MAP
SECTION 16, T-5-S, R-5-E;
MOULTON TOWNSHIP

M. Hines
OR Vol. 239, Pg. 57

LEGEND

- "A" □ Monument Box (found)
- "B" △ Stone (found)
- "C" ● "Mag-Nail" (set)
- "D" ● P-K Nail (found)
- "E" ○ 1" iron pipe (Steinke) (found)
- "F" ○ 5/8" re-rod w/cap (Jauert) (found)
- "G" ○ 5/8" re-rod w/cap (Kent) (found)
- "H" ☆ Cotton Gin Spindle (set)
- "I" ● 5/8" re-rod w/cap (set)

I hereby certify that this plat is an accurate
representation of a field survey performed
under my direct supervision

James M. Kent
James M. Kent, PS 6792 OH

kent surveying

acad- keysor16 dwg #3732-A
May, 2001

Auglaize County GPS

Moulton-Ft. Amanda Road (50' R/W)

TRACT ONE
1.373 ACRES
(0.132 acres right-of-way)

TRACT TWO
1.546 ACRES
(0.178 acres right-of-way)

TRACT THREE
32.943 ACRES
(0.633 acres right-of-way)

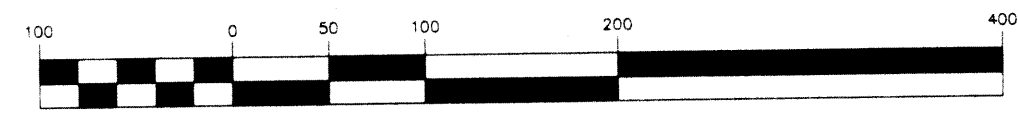
D. & F. Keysor
OR Vol. 258, Pg. 196

C. & S. Myer
OR Vol. 111, Pg. 408

M. & R. Maxson
OR Vol. 111, Pg. 410

Kelly Road (60' R/W)

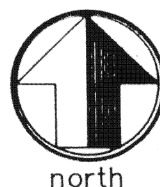
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

MOU-16-1

Keysor Estate - Tract Two



LEGAL DESCRIPTION

scale:

Being a part of the northwest quarter of Section 16, T-5-S, R-5-E, Moulton Township, Auglaize County, Ohio as evidenced by Official Record Volume 258, Page 196 and more particularly described as follows:

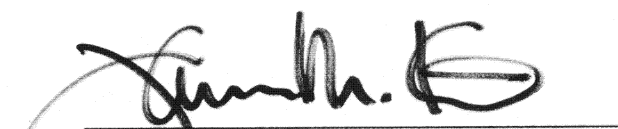
Commencing at a p-k nail (found) at the northwest corner of the southwest quarter of the northwest quarter of said Section 16 and the centerline of Moulton Ft. Amanda Road; thence, S 01 degree 06' 17" W along the west line of the southwest quarter of the northwest quarter of Section 16 for a distance of 530.05 feet to a cotton gin spindle (set), said point being the **POINT OF BEGINNING** for the tract herein described;

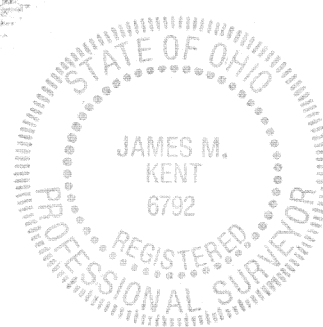
thence, S 89 degrees 13' 41" E (passsing through a 1" iron pipe found on the east right-of-way of Moulton-Ft. Amanda Road at a distance of 25.00 feet) for a total distance of 217.38 feet to a 5/8" re-rod w/cap (found);

thence, S 01 degrees 05' 47" W for a distance of 309.28 feet to a 5/8" re-rod w/cap (found);

thence, N 89 degrees 32' 19" W (passing through a 5/8" re-rod w/cap (found) on the east right-of-way line of Moulton-Ft. Amanda Road at a distance of 192.43 feet) for a total distance of 217.43 feet to a cotton gin spindle (set) on the west line of the northwest quarter of Section 16 and the centerline of Moulton-Ft. Amanda Road;

thence, N 01 degree 06' 17" E along the aforesaid west line and centerline for a distance of 310.45 feet to the **POINT OF BEGINNING**, containing therein 1.546 acres, of which 0.178 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 OH with reference hereby made to a plat of survey; Kent Surveying drawing #3732-A dated May of 2001. Basis of bearings is per Auglaize County GPS of the west line of the northwest quarter of Section 16 @ N 01 degree 06' 17" E.


James M. Kent, P.S. 6792 OH



CLIENT KEYSOR DATE 5-11-01
COUNTY AUGLAIZE TOWNSHIP MOULTON
SECTION 16 T-5-S; R-5-E
DRAWN BY JMK DRAWING NO. 3732-A
SHEET 2 OF 3

kent
surveying
p.o. box 96 • 419/738-5677
wapakoneta, ohio

Keysor Estate - Tract Three



LEGAL DESCRIPTION

scale:

Being a part of the northwest quarter of Section 16, T-5-S, R-5-E, Moulton Township, Auglaize County, Ohio as evidenced by Official Record Volume 258, Page 196 and more particularly described as follows:

Commencing at a p-k nail (found) at the northwest corner of the southwest quarter of the northwest quarter of said Section 16 and the centerline of Moulton Ft. Amanda Road; thence, S 89 degrees 25' 24" E along the north line of the southwest quarter of the northwest quarter of Section 16 (passing through a 5/8" re-rod w/cap found at a distance of 259.55 feet) for a total distance of 260.00 feet to the **POINT OF BEGINNING** for the tract herein described;

thence, continuing along the aforesaid north line, S 89 degrees 25' 24" E for a distance of 1058.97 feet to a 5/8" re-rod w/cap (set) at the northeast corner of the southwest quarter of the northwest quarter of Section 16;

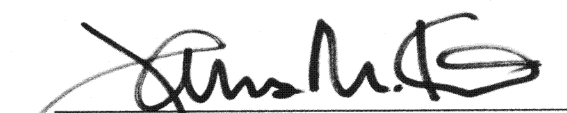
thence, S 00 degrees 58' 48" W along the east line of the southwest quarter of the northwest quarter of Section 16 (passing through a 5/8" re-rod w/cap set on the north right-of-way line of Kelly Road at a distance of 1290.48 feet) for a total distance of 1320.48 feet to a cotton gin spindle set at the southeast corner of the southwest quarter of the northwest quarter of Section 16 and the centerline of Kelly Road;

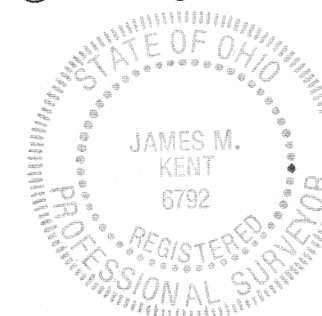
thence, N 89 degrees 32' 08" W along the south line of the southwest quarter of the northwest quarter of Section 16 and the centerline of Kelly Road, for a distance of 1104.36 feet to a "mag" nail (set);

thence, N 01 degree 05' 47" E (passing through a 5/8" re-rod w/cap (set) on the north right-of-way line of Kelly Road at a distance of 30.00 feet) for a total distance of 791.87 feet to a 5/8" re-rod w/cap (found);

thence, S 89 degrees 13' 41" E for a distance of 42.61 feet to a 1" iron pipe (found);

thence, N 01 degree 06' 18" E for a distance of 530.94 feet to the **POINT OF BEGINNING**, containing therein 32.943 acres, of which 0.633 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 OH with reference hereby made to a plat of survey; Kent Surveying drawing #3732-A dated May of 2001. Basis of bearings is per Auglaize County GPS of the west line of the northwest quarter of Section 16 @ N 01 degree 06' 17" E.


James M. Kent, P.S. 6792 OH



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SECTION 16 T-5-S; R-5-E
DRAWN BY JMK DRAWING NO. 3732-A
SHEET 3 OF 3

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