

Joe Braun - TRACT 1



LEGAL DESCRIPTION

scale:

Being a part of the northeast quarter of Section 20, T-6-S, R-6-E, Pusheta Township, Auglaize County, Ohio and more particularly described as follows:

Commencing at the northeast corner of the northeast quarter of Section 20 and the centerline of Freyburg Road; thence, S 88 degrees 53' 13" W along the North line of said northeast quarter and the legal centerline of said Freyburg Road, for a distance of 838.38 feet to a cotton gin spindle (set), said spindle being the **POINT OF BEGINNING**, for the tract herein described;

thence, S 06 degrees 54' 27" E (passing through a 5/8" re-rod w/cap set on the southerly right-of-way line of said Freyburg Road at a distance of 20.10 feet) for a total distance of 201.38 feet to a 5/8" re-rod w/cap (set);

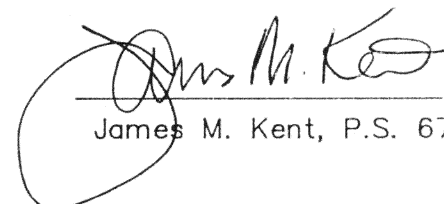
thence, S 87 degrees 14' 07" W (passing through a 5/8" re-rod w/cap set on the easterly right-of-way line of County Road 25-A (Dixie Highway) at a distance of 242.34 feet) for a total distance of 307.52 feet to a cotton gin spindle (set) on the centerline of said County Road 25-A;

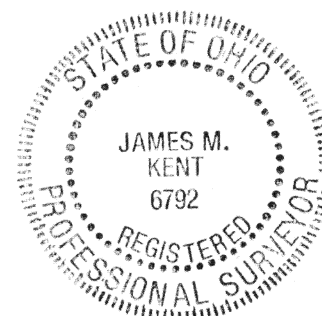
thence, N 06 degrees 58' 30" W along the aforesaid centerline of County Road 25-A, for a distance of 210.31 feet to a railroad spike (found) at the intersection of the centerline of said County Road 25-A with centerline of Freyburg Road;

thence, N 88 degrees 53' 13" E along the centerline of Freyburg Road and the North line of the northeast quarter of Section 20, for a distance of 308.54 feet to the **POINT OF BEGINNING**, containing therein 1.449 acres, of which 0.449 acres is road right-of-way.

Subject to a 15 foot wide easement for drainage purposes containing 5,183 square feet as depicted graphically on the plat of survey referenced below:

Prepared by James M. Kent, PS 6792 with reference hereby made to a plat of survey; Kent Surveying drawing #2246-A, dated May 8, 1996. Basis of bearings is per State Highway Department Right-of-Way drawings.

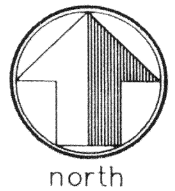
  
James M. Kent, P.S. 6792 OH



CLIENT JOE BRAUN DATE 5/14/96  
COUNTY AUGLAIZE TOWNSHIP PUSHETA  
SECTION 20 T-6-S; R-6-E  
DRAWN BY JMK DRAWING NO. 2246-A  
SHEET 1 OF 4

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

Joe Braun - TRACT 2



LEGAL DESCRIPTION

scale:

Being a part of the northeast quarter of Section 20, T-6-S, R-6-E, Pusheta Township, Auglaize County, Ohio and more particularly described as follows:

Commencing at the northeast corner of the northeast quarter of Section 20 and the centerline of Freyburg Road; thence, S 88 degrees 53' 13" W along the North line of said northeast quarter and the legal centerline of said Freyburg Road, for a distance of 838.38 feet to a cotton gin spindle (set);

thence, S 06 degrees 54' 27" E (passing through a 5/8" re-rod w/cap set on the southerly right-of-way line of said Freyburg Road at a distance of 20.10 feet) for a total distance of 201.38 feet to a 5/8" re-rod w/cap (set), said re-rod w/cap being the **POINT OF BEGINNING** for the tract herein described;

thence, continuing S 06 degrees 54' 27" E, for a distance of 180.39 feet to a 5/8" re-rod w/cap (set);

thence, S 87 degrees 14' 07" W (passing through a 5/8" re-rod w/cap set on the easterly right-of-way line of County Road 25-A (Dixie Highway) at a distance of 242.31 feet) for a total distance of 307.37 feet to a cotton gin spindle (set) on the centerline of said County Road 25-A;

thence, along the centerline of said CR 25-A on a curve which is concave to the West having a radius of 171,887.03 feet, a chord which bears N 06 degrees 56' 59" W and measures 150.45 feet, for a total arc distance of 150.45 feet to a point of tangency at STA 104+11.34;

thence, continuing along the along the aforesaid centerline of County Road 25-A, N 06 degrees 58' 30" W, for a distance of 29.95 feet to a cotton gin spindle (set);

thence, N 87 degrees 14' 07" E (passing through a 5/8" re-rod w/cap set on the easterly right-of-way line of CR 25-A at a distance of 65.18 feet) for a total distance of 307.52 feet to the **POINT OF BEGINNING**, containing therein 1.269 acres, of which 0.268 acres is road right-of-way.

Subject to a 15 foot wide easement for drainage purposes along the easterly side of the aforesaid tract containing 2,705 square feet as depicted graphically on the plat of survey referenced below:

Prepared by James M. Kent, PS 6792 with reference hereby made to a plat of survey; Kent Surveying drawing #2246-A, dated May 8, 1996. Basis of bearings is per State Highway Department Right-of-Way drawings.

  
James M. Kent, P.S. 6792 OH



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SECTION 20 T-6-S; R-6-E  
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SHEET 2 OF 4

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Joe Braun - TRACT 3



LEGAL DESCRIPTION

scale:

Being a part of the northeast quarter of Section 20, T-6-S, R-6-E, Pusheta Township, Auglaize County, Ohio and more particularly described as follows:

Commencing at the northeast corner of the northeast quarter of Section 20 and the centerline of Freyburg Road; thence, S 88 degrees 53' 13" W along the North line of said northeast quarter and the legal centerline of said Freyburg Road, for a distance of 838.38 feet to a cotton gin spindle (set);

thence, S 06 degrees 54' 27" E (passing through a 5/8" re-rod w/cap set on the southerly right-of-way line of said Freyburg Road at a distance of 20.10 feet) for a total distance of 381.77 feet to a 5/8" re-rod w/cap (set), said re-rod w/cap being the **POINT OF BEGINNING** for the tract herein described;

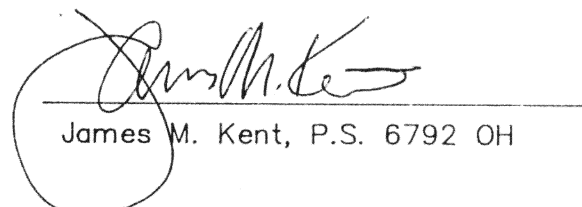
thence, continuing S 06 degrees 54' 27" E, for a distance of 180.40 feet to a 5/8" re-rod w/cap (set);

thence, S 87 degrees 14' 07" W (passing through the easterly right-of-way line of County Road 25-A (Dixie Highway) at a distance of 242.63 feet and a 5/8" re-rod w/cap set for reference at a distance of 248.42 feet) for a total distance of 307.41 feet to a cotton gin spindle (found) on the centerline of said County Road 25-A;

thence, along the centerline of said CR 25-A on a curve which is concave to the West having a radius of 171,887.03 feet, a chord which bears N 06 degrees 53' 41" W and chord which measures 180.40 feet, for a total arc distance of 180.40 feet to a cotton gin spindle (set);

thence, N 87 degrees 14' 07" E (passing through a 5/8" re-rod w/cap set on the easterly right-of-way line of CR 25-A at a distance of 65.06 feet) for a total distance of 307.37 feet to the **POINT OF BEGINNING**, containing therein 1.269 acres, of which 0.268 acres is road right-of-way.

Prepared by James M. Kent, PS 6792 with reference hereby made to a plat of survey; Kent Surveying drawing #2246-A, dated May 8, 1996. Basis of bearings is per State Highway Department Right-of-Way drawings.

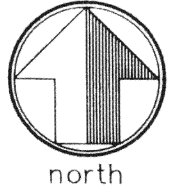
  
James M. Kent, P.S. 6792 OH



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SHEET 3 OF 4

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Joe Braun - TRACT 4



LEGAL DESCRIPTION

scale:

Being a part of the northeast quarter of Section 20, T-6-S, R-6-E, Pusheta Township, Auglaize County, Ohio and more particularly described as follows:

Commencing at the northeast corner of the northeast quarter of Section 20 and the centerline of Freyburg Road; thence, S 88 degrees 53' 13" W along the North line of said northeast quarter and the legal centerline of said Freyburg Road, for a distance of 543.32 feet to a cotton gin spindle (found), said point being the **POINT OF BEGINNING** of the tract herein described;

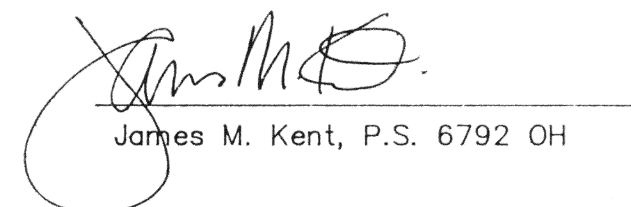
thence, S 02 degrees 27' 58" E (passing through a 5/8" re-rod w/cap set on the southerly right-of-way line of said Freyburg Road at a distance of 20.01 feet) for a total distance of 552.20 feet to a 5/8" re-rod w/cap (found);

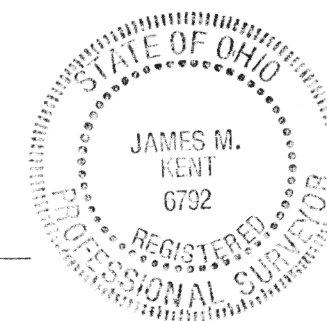
thence, S 87 degrees 14' 07" W for a distance of 251.45 feet to a 5/8" re-rod w/cap (set);

thence, N 06 degrees 54' 27" W (passing through a 5/8" re-rod w/cap set on the southerly right-of-way line of Freyburg Road at a distance of 542.07 feet) for a total distance of 562.17 feet to a cotton gin spindle (set) on the centerline of Freyburg Road and the North line of the northeast quarter of said Section 20;

thence, N 88 degrees 53' 13" E along the aforesaid North line and centerline for a distance of 295.06 feet to the **POINT OF BEGINNING**, containing therein 3.487 acres, of which 0.135 acres is road right-of-way.

Prepared by James M. Kent, PS 6792 with reference hereby made to a plat of survey; Kent Surveying drawing #2246-A, dated May 8, 1996. Basis of bearings is per State Highway Department Right-of-Way drawings.

  
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