

**O'Connor
TRACT "A"**

LEGAL DESCRIPTION

Being a part of the northeast quarter of Section 11 and a part of the east half of the southeast quarter of Section 2, St. Marys Township, T-6-S, R-4-E, Auglaize County, Ohio as evidenced by Official Record Volume 317, Page 1043, and more particularly described as follows:

Commencing at a monument box (found) at the southeast corner of the northeast quarter of Section 11 and the legal centerline of Plattner Pike; thence, N 01 degree 15' 19" E along the east line of the northeast quarter of said Section 11 and the legal centerline of Plattner Pike, for a distance of 539.11 feet to a railroad spike (found), said spike being the POINT OF BEGINNING for the tract herein described;

thence, N 88 degrees 59' 41" W (passing through the west right-of-way line of Plattner Pike at a distance of 25.00 feet) for a total distance of 50.00 feet to a 5/8" re-rod w/cap (found);

thence, N 01 degree 15' 19" E for a distance of 99.90 feet to a 5/8" re-rod w/cap (found);

thence, N 88 degrees 57' 58" W along the north line of that parcel evidenced by OR Vol. 335, Pg. 20, for a distance of 542.63 feet to a 5/8" re-rod w/cap (found);

thence, S 01 degree 17' 07" W along the west line of the aforementioned parcel, for a distance of 309.29 feet to a 5/8" re-rod w/cap (found) at the southwest corner of the aforementioned parcel and the north line of that tract evidenced by Volume 228, Pg. 148;

thence, N 88 degrees 59' 41" W along the north line of the aforementioned tract, for a distance of 2049.91 feet to the west line of the northwest quarter of Section 11 and a 5/8" re-rod w/cap (set);

thence, N 01 degree 09' 26" E along the west line of the northeast quarter (passing through an 8" wooden fence post found at a distance of 2321.17 feet) for a total distance of 2325.17 feet to the northwest corner of the northeast quarter of Section 11;

thence, S 89 degrees 59' 42" E along the north line of the northeast quarter for a distance of 1318.33 feet to a 5/8" re-rod w/cap (set) at the northwest corner of the northeast quarter of the northeast quarter of Section 11, said re-rod set 1.5 feet north of an 8" wooden fence post found;

thence, N 01 degree 28' 07" E along the west line of the east half of the southeast quarter of Section 2, for a distance of 413.75 feet to a 1" iron pipe (found) at the southwest corner of Lot 1 of the O'Connor Subdivision (Plat Cabinet B, Page 83);

thence, S 59 degrees 49' 46" E along the southerly line of Lots 1, 2, 3 and 4 for a distance of 389.91 feet to a 5/8" re-rod w/cap (set);

thence, N 22 degrees 05' 25" E along the easterly line of Lot 4 for a distance of 219.17 feet to the northeasterly corner of said Lot 4 and referenced by a concrete right-of-way monument bearing S 61 degrees 29' 52" E and 7.19 feet from said corner;

thence, N 61 degrees 29' 52" W along the northerly line of Lots 4, 3, and 2 for a distance of 292.88 feet to a point 45 feet right of STATION 287+35.37 of State Route 29;

thence, continuing along the northerly lines of Lots 2 and 1, N 63 degrees 39' 57" W for a distance of 174.49 feet to the northwest corner of Lot 1 of the O'Connor Subdivision and the west line of the east half of the southeast quarter of Section 2;

thence, N 01 degree 28' 07" E along the aforesaid west line, for a distance of 50.62 feet to the centerline of State Route 29 and a cotton gin spindle (set);

thence, S 63 degrees 08' 47" E along the centerline of State Route 29 (passing through a cotton gin spindle set to reference the northerly extension of the east line of Lot 8 of O'Connor's Subdivision at a distance of 934.45 feet) for a total distance of 1332.26 feet to a cotton gin spindle (set) at the intersection of State Route 29 with the centerline of the channel of East Branch of St. Marys River;

thence, S 32 degrees 55' 15" W along the centerline of said East Branch, passing through the southerly right-of-way line of State Route 29 at a distance of 89.29 feet, for a total distance of 100.77 feet to a point;

thence, continuing along the centerline of said East Branch S 52 degrees 34' 40" W (passing from Section 2 to Section 11 at a distance of 35.91 feet) for a total distance of 151.91 feet to a point referenced by a 5/8" re-rod w/cap set S 52 degrees 22' 41" E of and 27.82 feet from said point;

thence, continuing along the centerline of said East Branch S 41 degrees 12' 42" W for a distance of 96.66 feet to a point;

thence, continuing along the centerline said East Branch S 48 degrees 16' 32" W for a distance of 374.33 feet to a point referenced by a 5/8" re-rod w/cap set S 28 degrees 01' 43" E of and 25.86 feet from said point;

thence, continuing along the centerline of said East Branch S 73 degrees 36' 17" W for a distance of 75.88 feet to a point;

thence, continuing along the centerline of said East Branch on the following courses;

S 80 degrees 03' 25" W for a distance of 96.45 feet;

S 71 degrees 02' 52" W for a distance of 100.04 feet;

S 75 degrees 15' 54" W for a distance of 189.92 feet;

S 84 degrees 20' 25" W for a distance of 63.43 feet;

S 60 degrees 46' 02" W for a distance of 72.53 feet;

thence, S 63 degrees 56' 59" W for a distance of 49.26 feet to the intersection of the East Branch of the St. Marys River with the Center Branch of the St. Marys River, and being referenced by a

5/8" re-rod w/cap (set) S 79 degrees 28' 04" E of and 33.52 feet from said point;

thence, along the centerline of the Center Branch of the St. Marys River along the following courses;

S 35 degrees 31' 33" E for a distance of 171.55 feet;

S 23 degrees 01' 14" E for a distance of 151.16 feet;

S 21 degrees 50' 09" E for a distance of 60.20 feet;

S 32 degrees 48' 18" E for a distance of 91.07 feet;

S 25 degrees 27' 32" E for a distance of 131.43 feet;

thence, S 24 degrees 33' 29" E for a distance of 80.10 feet to a point referenced by a 5/8" re-rod w/cap (set) S 66 degrees 08' 43" W of and 16.76 feet from said point;

thence, continuing along the centerline of the Center Branch of the St. Marys River the following courses;

S 42 degrees 17' 09" E for a distance of 91.58 feet;

S 58 degrees 29' 36" E for a distance of 93.54 feet;

S 54 degrees 33' 37" E for a distance of 224.24 feet;

S 46 degrees 57' 01" E for a distance of 126.22 feet;

thence, S 65 degrees 59' 32" E for a distance of 120.44 feet to a point referenced by a 5/8" re-rod w/cap (set) S 34 degrees 21' 10" W of and 24.85 feet from said point;

thence, continuing along the centerline of the Center Branch of the St. Marys River along the following courses;

S 48 degrees 28' 37" E for a distance of 242.36 feet;

S 66 degrees 49' 12" E for a distance of 155.92 feet;

S 82 degrees 18' 46" E (passing through the west right-of-way line of Plattner Pike at a distance of 21.94 feet) for a total distance of 47.05 feet to a cotton gin spindle (set) at the intersection of then centerline of the Center Branch with the centerline of Plattner Pike and the east line of the northeast quarter of Section 11;

thence, S 01 degree 15' 19" W along the aforesaid centerline of Plattner Pike and the east line of the northeast quarter of Section 11, for a distance of 331.89 feet to the POINT OF BEGINNING.

SAVE AND EXCEPT that portion of O'Connor's Subdivision (Lots 5, 6, 7 and 8) and all of that parcel described in OR Volume 272, Page 653 which is located within the above described tract with none of its borders adjoining the subject tract and as depicted in a plat of survey; Kent Surveying drawing # 3480 dated December 13, 1999 and more particularly described as follows:

Commencing at a monument box (found) at the southeast corner of the east half of the southeast quarter of Section 2; thence, N 01 degree 15' 19" E along the east line of the east half of the southeast quarter of said Section 2, for a distance of 47.77 feet to a cotton gin spindle (set) on the centerline of State Route 29; thence, N 63 degrees 08' 47" W along the centerline of State Route 29, for a distance of 535.61 feet to a cotton gin spindle (set) at the northerly projection of the easterly line of Lot 8 of O'Connor's Subdivision; thence, S 22 degrees 27' 37" W for a

distance of 72.65 feet to the northeast corner of said Lot 8, and the POINT OF BEGINNING for the exception herein described;

thence, S 58 degrees 05' 54" E along the southerly right-of-way line of State Route 29, for a distance of 41.73 feet to a 1/2" re-rod (found) covered by a 6" diameter steel plate;

thence, S 30 degrees 42' 52" W for a distance of 221.70 feet to a 1" iron pin (found) covered by a 6" diameter steel plate;

thence, N 61 degrees 47' 44" W for a distance of 9.38 feet to a 5/8" re-rod (found) at the southeast corner of Lot 8;

thence, N 59 degrees 49' 46" W along the south line of Lots 8, 7, 6 and 5 of the O'Connor Subdivision, for a distance of 400.47 feet to a 5/8" re-rod w/cap (set) at the southwest corner of Lot 5 of the O'Connor Subdivision;

thence, N 22 degrees 05' 25" E along the west line of the aforesaid Lot 5, for a distance of 220.89 feet to the northwest corner of said Lot 5;

thence, S 61 degrees 49' 13" E along the northerly line of Lots 5, 6 and 7 (and the southerly right-of-way line of State Route 29) for a distance of 257.21 feet to a concrete right-of-way monument (found) 60 feet right of STA. 293+35.37;

thence, S 58 degrees 05' 54" E and continuing along the southerly right-of-way line of State Route 29 and the northerly line of Lots 7 and 8, for a distance of 144.30 feet to the POINT OF BEGINNING containing therein 2.193 acres.

Containing in all after said exception 114.091 acres, of which 6.654 acres is in Section 2 and 107.437 acres is in Section 11. 2.085 acres is public right-of-way. Prepared by James M. Kent, PS 6792 OH with reference hereby made to the above referenced plat. Basis of bearings is per Auglaize County GPS of the east line of the northeast quarter of Section 11 @ S 01 degree 15' 19" W.

James M. Kent, PS 6792

kent surveying



O'Connor
TRACT "B"
Greg O'Connor

LEGAL DESCRIPTION

Being a part of the northeast quarter of Section 11 and a part of the east half of the southeast quarter of Section 2, St. Marys Township, T-6-S, R-4-E, Auglaize County, Ohio as evidenced by Official Record Volume 317, Page 1043, and more particularly described as follows:

Commencing at a monument box (found) at the southeast corner of the northeast quarter of Section 11 and the legal centerline of Plattner Pike; thence, N 01 degree 15' 19" E along the east line of the northeast quarter of said Section 11 and the legal centerline of Plattner Pike, for a distance of 871.00 feet to a cotton gin spindle (set), said spindle being the intersection of said Plattner Pike with the Center Branch of the St. Marys River, an also being the POINT OF BEGINNING for the tract herein described;

thence, with the centerline of said Center Branch of the St. Marys River along the following courses;

N 81 degrees 18' 46" W (passing through the west right-of-way line of Plattner Pike at a distance of 25.11 feet) for a total distance of 47.05 feet;

N 66 degrees 49' 12" W for a distance of 155.92 feet;

N 48 degrees 28' 37" W for a distance of 242.36 feet to a point referenced by a 5/8" re-rod w/cap (set) bearing S 34 degrees 21' 10" W of and 24.85 feet from said point;

N 65 degrees 59' 32" W for a distance of 120.44 feet;

N 46 degrees 57' 01" W for a distance of 126.22 feet;

N 54 degrees 33' 37" W for a distance of 224.24 feet;

N 58 degrees 29' 36" W for a distance of 93.54 feet;

N 42 degrees 17' 09" W for a distance of 91.58 feet to a point referenced by a 5/8" re-rod w/cap (set) bearing S 66 degrees 08' 43" W of and 16.76 feet from said point;

N 24 degrees 33' 29" W for a distance of 80.10 feet;

N 25 degrees 27' 32" W for a distance of 131.43 feet;

N 32 degrees 48' 18" W for a distance of 91.07 feet;

N 21 degrees 50' 09" W for a distance of 60.20 feet;

N 23 degrees 01' 14" W for a distance of 151.16 feet;

N 35 degrees 31' 33" W for a distance of 171.55 feet to the intersection of the centerline of the Center Branch of the St. Marys River with the centerline of the East Branch of the St. Marys River, said intersection referenced by a 5/8" re-rod w/cap (set) S 79 degrees 28' 04" E of and 33.52 feet from said point;

thence, along the centerline of the East Branch of the St. Marys River along the following courses;

N 63 degrees 56' 59" E for a distance of 49.26 feet;

N 60 degrees 46' 02" E for a distance of 72.53 feet;

N 84 degrees 20' 25" E for a distance of 63.43 feet;
N 75 degrees 15' 54" E for a distance of 189.92 feet;
N 71 degrees 02' 52" E for a distance of 100.04 feet;
N 80 degrees 03' 25" E for a distance of 96.45 feet;
N 73 degrees 36' 17" E for a distance of 75.88 feet to a point referenced by a 5/8" re-rod w/cap (set) bearing S 28 degrees 01' 43" E of and 25.86 feet from said point;

thence, continuing along the centerline of the East Branch of the St. Marys River on the following courses;

N 48 degrees 16' 32" E for a distance of 374.33 feet;

N 41 degrees 12' 42" E for a distance of 96.66 feet to a point referenced by a 5/8" re-rod w/cap (set) S 52 degrees 22' 41" E of and 27.82 feet from said point;

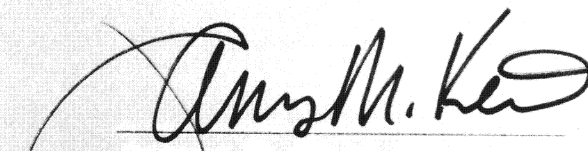
thence, continuing along the centerline of the East Branch of the St. Marys River on the following courses;

N 52 degrees 34' 40" E (passing from Section 11 into Section 2 at a distance of 116.00 feet) for a total distance of 151.91 feet;

N 32 degrees 55' 15" E (passing the southerly right-of-way of State Route 29 at a distance of 11.48 feet) for a total distance of 100.77 feet to a cotton gin spindle (set) on the centerline of State Route 29;

thence, S 63 degrees 08' 47" E along the centerline of State Route 29, for a distance of 137.80 feet to a cotton gin spindle (set) on the east line of the east half of the southeast quarter of Section 2;

thence, S 01 degree 15' 19" W along the aforesaid east line, passing the northeast corner of Section 11 at a distance of 47.77 feet, for a total distance of 1831.96 feet to the POINT OF BEGINNING, containing therein 29.949 acres, of which 0.308 acres is in Section 2 and 29.641 acres is in Section 11. 1.731 acres is public road right-of-way. Prepared by James M. Kent, PS 6792 OH with reference hereby made to a plat of survey; Kent Surveying drawing # 3480 dated December 7, 1999. Basis of bearings is per Auglaize County GPS of the east line of the northeast quarter of Section 11 @ S 01 degree 15' 19" W.


James M. Kent, PS 6792
kent surveying

