

wapakoneta, ohio

LEGAL DESCRIPTION

Being part of the west part of Parcel 1, Tract One of the WEST CENTRAL OHIO INDUSTRIAL PARK to the City of Wapakoneta, Auglaize County, Ohio as recorded in Plat Cabinet "C", Page 50 and 51, and being more particularly described as follows:

Commencing at a 5/8" re-rod w/cap (found) at the northeast corner of the South half of the northeast fractional quarter of Section 5, T-6-S, R-6-E, Pusheta Township; thence, N 89 degrees 22' 32" W along the north line of the West Central Ohio Industrial Park, for a distance of 2336.70 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING** for the land described herein;

thence, S 00 degrees 00' 00" W for a distance of 266.71 feet to a 5/8" re-rod w/cap (set) on the northerly right-of-way line of Commerce Drive;

thence, N 89 degree 51' 13" W along the northerly right-of-way line of Commerce Drive for a distance of 138.71 feet to a 5/8" re-rod w/cap (set) at a point of curve;

thence, along said curve which is concave to the northeast, having a radius of 40.00 feet, a central angle of 83 degrees 20' 04", a chord which bears N 48 degrees 11' 10" W and a chord which measures 53.18 feet, for a total arc length of 58.18 feet to a 5/8" re-rod w/cap (set) on the easterly right-of-way line of County Road 25-A (Dixie Highway);

thence, N 06 degrees 31' 08" W along the aforesaid easterly right-of-way line of County Road 25-A, for a distance of 234.65 feet to a concrete right-of-way monument found 40.21 feet right of STATION 253+24.74 on the north line of the West Central Ohio Industrial Park;

thence, S 89 degrees 22' 32" E along the aforesaid north line, for a distance of 205.00 feet to the **POINT OF BEGINNING**, containing therein 1.158 acres. Subject to all easements of record at the time of the recording of this instrument.

ALSO subject to an easement reserved by the grantor for sign purposes located in the southwest part of the subject property, and more particularly described as follows:

Commencing at the southeast corner of the above described tract at a 5/8" re-rod w/cap (set); thence, N 89 degrees 51' 13" W along the north right-of-way line of Commerce Drive for a distance of 138.71 feet to a 5/8" re-rod w/cap (set) on a point of curve; thence, along a chord of a portion of the aforesaid curve which is concave to the northeast, having a radius of 40.00 feet, said chord bearing N 80 degrees 39' 38" W, and said chord measuring 12.78 feet to the **POINT OF BEGINNING** for the easement herein described;

thence, continuing along a portion of the aforesaid curve having a radius of 40.00 feet, a chord which bears N 48 degrees 11' 10" W, a chord which measures 31.62 feet, for a total arc length of 32.51 feet to a point;

thence, N 86 degrees 40' 13" E for a distance of 20.00 feet to a point;

thence, S 03 degrees 02' 34" E for a distance of 20.00 feet to the POINT OF BEGINNING, containing therein 320 square feet, or 0.007 acres.

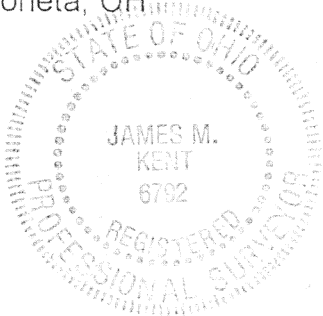
Prepared by James M. Kent, PS 6792 OH with reference hereby made to a plat of survey; Kent Surveying drawing #3073, dated 4/30/98. Basis of bearings per the recorded plat of West Central Ohio Industrial Park. Part of Parcel #I25-005-017-00. Prior Deed Reference - Official Record Volume 134, Page 804.

kent surveying

P.O. Box 96

1750 Bellefontaine Street

Wapakoneta, OH




James M. Kent, PS 6792

Easement area revised 5/14/98