

AUGLAIZE RIVER

**Tract "B"**  
**1.227 ACRES**

**Tract "A"**  
**0.996 ACRES**

Central Angle =  $6^{\circ}53'56''$   
Radius = 2824.79'  
Chord Bearing = S  $38^{\circ}24'11''$  W  
Chord = 339.92'  
Arc = 340.12'

**Charles Kantner**

BOUNDARY SURVEY

Part of Section 28, T-5-S, R-6-E,  
Duchouquet Township, City of  
Wapakoneta, Auglaize County,  
Ohio

Zoned M-1 Industrial

**LEGEND**

○ Iron pin (found)

⊙ 5/8" re-rod w/cap (set)



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

Central Angle =  $2^{\circ}08'12''$   
Radius = 2824.79'  
Chord Bearing = S  $42^{\circ}55'15''$  W  
Chord = 105.34'  
Arc = 105.35'

N  $48^{\circ}25'00''$  E - 497.59'

South Line

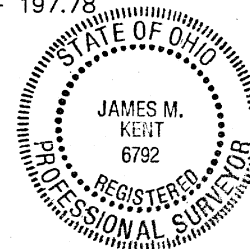
NW Quarter

P.I. Station 20+00

Proposed 0.105 acre  
Ingress/egress easement

Chord = N  $45^{\circ}59'25''$  E - 197.78'  
N  $48^{\circ}00'00''$  E - 95.82'

N  $48^{\circ}00'00''$  E - 504.29'



JAMES M. KENT, PS 6792

**kent**  
surveying

DWG #4468A ACAD  
DECEMBER 2, 2004  
revised 01/18/05

0-739

**SURVEYOR'S DESCRIPTION  
TRACT "A"**

Being a part of the northwest quarter of Section 28, T-5-S, R-6-E, Duchouquet Township, City of Wapakoneta, Auglaize County, Ohio and more particularly described as follows:

Commencing for reference at a point where the south line of the northwest quarter of Section 28 intersects the centerline of North Wood Street (former Dixie Highway); thence, N 48 degrees 25' 00" E along the centerline of North Wood Street on a chord, for a distance of 497.59 feet to a Point of Intersection at Station 20+00; thence, continuing along a chord bearing N 48 degrees 00' 00" E for a distance of 504.29 feet to a point; thence, N 36 degrees 41' 20" W for a distance of 40.17 feet to a point on the northerly right-of-way line of North Wood Street; thence, along the aforesaid northerly right-of-way line, N 48 degrees 00' 00" E for a distance of 95.82 feet to a point of curve; thence, along the chord of said curve, bearing N 45 degrees 59' 25" E for a distance of 197.78 feet to a 5/8" re-rod w/cap (set), thence, continuing along the aforesaid northerly right-of-way line on the projection of the previous curve, said curve having a central angle of 02 degrees 08' 12", a radius which measures 2824.79 feet, a chord which bear N 42 degrees 55' 15" E and a chord which measures 105.34 feet, for a total arc length of 105.35 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING** for the tract herein described;

thence, N 79 degrees 14' 53" W for a distance of 46.84 feet to a 5/8" re-rod w/cap (set);

thence, N 46 degrees 59' 17" W for a distance of 95.66 feet to a 5/8" re-rod w/cap (set);

thence, N 51 degrees 44' 16" E for a distance of 89.19 feet to a 5/8" re-rod w/cap (set);

thence, N 38 degrees 15' 44" W (passing through a 5/8" re-rod w/cap set for reference at a distance of 78.05 feet) for a total distance of 108.05 feet to a point on the left bank of the Auglaize River;

thence, along the aforesaid left bank N 80 degrees 49' 40" E for a distance of 328.19 feet to a 5/8" re-rod w/cap (set) on the westerly right-of-way line of North Wood Street;

thence, on a non tangent curve which is concave to the northwest, and along the aforesaid westerly right-of-way line, said curve having a central angle which measures 06 degrees 53' 56", a radius which measures 2824.79 feet, a chord which bears S 38 degrees 24' 11" W and a chord which measures 339.92 feet, for a total arc length of 340.12 feet to the **POINT OF BEGINNING**, containing therein **0.996 acres**.

**ALSO:** An ingress/egress easement across a portion of the tract lying south of, and abutting a portion of the subject tract, to-wit:

Commencing for reference at a point where the south line of the northwest quarter of Section 28 intersects the centerline of North Wood Street (former Dixie Highway); thence, N 48 degrees 25' 00" E along the centerline of North Wood Street on a chord, for a distance of 497.59 feet to a Point of Intersection at Station 20+00;

thence, continuing along a chord bearing N 48 degrees 00' 00"E for a distance of 504.29 feet to a point; thence, N 36 degrees 41' 20" W for a distance of 40.17 feet to a point on the northerly right-of-way line of North Wood Street; thence, along the aforesaid northerly right-of-way line, N 48 degrees 00' 00" E for a distance of 95.82 feet to a point of curve; thence, along the chord of said curve, bearing N 45 degrees 59' 25" E for a distance of 197.78 feet to a 5/8" re-rod w/cap (set); thence, continuing along the aforesaid northerly right-of-way line on a tangent curve, concave to the northwest, having a central angle of 01 degrees 12' 49", a radius which measures 2824.79 feet, a chord which bears N 43 degrees 22' 57" E and a chord which measures 59.83 feet, for a total arc length of 59.83 feet to the **POINT OF BEGINNING** for the easement herein described;

thence, N 38 degrees 15' 44" W for a distance of 62.58 feet to the northeasterly corner of a building;

thence, along the north exterior wall of said building, N 55 degrees 53' 30" W for a distance of 78.47 feet to a point;

thence, leaving said exterior wall line, N 51 degrees 44' 16" E for a distance of 22.34 feet to a 5/8" re-rod w/cap (set);

thence, S 46 degrees 59' 17" E for a distance of 95.66 feet to a 5/8" re-rod w/cap (set);

thence, S 79 degrees 14' 53" E for a distance of 46.84 feet to a 5/8" re-rod w/cap set on the northerly right-of-way line of Wood Street;

thence, along the aforesaid northerly right-of-way line on a non-tangent curve which is concave to the northwest, having a central angle of 00 degrees 55' 24", a radius which measures 2824.79 feet, a chord which bears S 42 degrees 18' 51" W and a chord which measures 45.52 feet, for a total arc length of 45.52 to the **POINT OF BEGINNING** containing therein 0.063 acres.

**SUBJECT TO:** An ingress/egress easement across a portion of the subject tract, lying north of, and abutting the tract to the south, to-wit:

Commencing for reference at a point where the south line of the northwest quarter of Section 28 intersects the centerline of North Wood Street (former Dixie Highway); thence, N 48 degrees 25' 00" E along the centerline of North Wood Street on a chord, for a distance of 497.59 feet to a Point of Intersection at Station 20+00; thence, continuing along a chord bearing N 48 degrees 00' 00"E for a distance of 504.29 feet to a point; thence, N 36 degrees 41' 20" W for a distance of 40.17 feet to a point on the northerly right-of-way line of North Wood Street; thence, along the aforesaid northerly right-of-way line, N 48 degrees 00' 00" E for a distance of 95.82 feet to a point of curve; thence, along the chord of said curve, bearing N 45 degrees 59' 25" E for a distance of 197.78 feet to a 5/8" re-rod w/cap (set); thence, continuing along the aforesaid northerly right-of-way line on a tangent curve, concave to the northwest, having a central angle of 02 degrees 08' 12", a radius which measures 2824.79 feet, a chord which bears N 42 degrees 55' 15" E and a chord which measures 105.34 feet, for a total arc length of 105.35 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING** for the easement herein described;

thence, N 79 degrees 14' 53" W for a distance of 46.84 feet to a 5/8" re-rod w/cap (set);

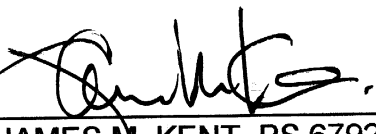
thence, N 46 degrees 59' 17" W for a distance of 95.66 feet to a 5/8" re-rod w/cap (set);

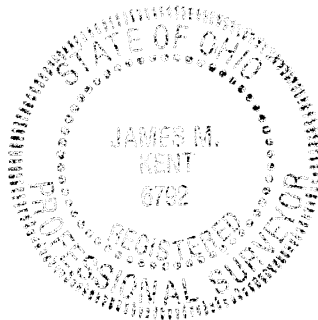
thence, N 51 degrees 44' 16" E for a distance of 21.89 feet to a point;

thence, S 38 degrees 15' 44" E for a distance of 70.00 feet to a point at the southeasterly corner of a building;

thence, S 59 degrees 32' 45" E for a distance of 64.30 feet to the **POINT OF BEGINNING**, containing therein 0.041 acres.

. Prepared by James M. Kent, PS 6792, with reference herein made to a plat of survey; Kent Surveying, Inc., drawing #4468A dated December 2, 2004 and revised January 18, 2005. Subject to all easements and restrictions of record at the time of the recording of this instrument. Basis of bearings is per "H&W Leasing" survey by Thomas Steinke, PS 6177 dated December 16, 1981 and filed in Survey Book F, Page 158.

  
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JAMES M. KENT, PS 6792  
**kent surveying, inc.**



**SURVEYOR'S DESCRIPTION  
TRACT "B"**

Being a part of the northwest quarter of Section 28, T-5-S, R-6-E, Duchouquet Township, City of Wapakoneta, Auglaize County, Ohio and more particularly described as follows:

Commencing for reference at a point where the south line of the northwest quarter of Section 28 intersects the centerline of North Wood Street (former Dixie Highway); thence, N 48 degrees 25' 00" E along the centerline of North Wood Street on a chord, for a distance of 497.59 feet to a Point of Intersection at Station 20+00; thence, continuing along a chord bearing N 48 degrees 00' 00"E for a distance of 504.29 feet to a point; thence, N 36 degrees 41' 20" W for a distance of 40.17 feet to a point on the northerly right-of-way line of North Wood Street; thence, along the aforesaid northerly right-of-way line, N 48 degrees 00' 00" E for a distance of 95.82 feet to a point of curve; thence, along the chord of said curve, bearing N 45 degrees 59' 25" E for a distance of 197.78 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING** for the tract herein described;

thence, N 55 degrees 53' 30" W (passing through an iron pipe found at a distance of 351.53 feet) for a total distance of 405.68 feet to the left bank of the Auglaize River;

thence, along said bank N 69 degrees 41' 40" E for a distance of 82.41 feet to a point;

thence, continuing along said bank N 80 degrees 49' 40" E for a distance of 220.32 feet to a point;

thence, leaving the aforesaid bank, S 38 degrees 15' 44" E (passing through a 5/8" re-rod set for reference at a distance of 30.0 feet) for a total distance of 108.05 feet to a 5/8" re-rod w/cap (set);

thence, S 51 degrees 44' 16" W for a distance of 89.19 feet to a 5/8" re-rod w/cap (set);

thence, S 46 degrees 59' 17" E for a distance of 95.66 feet to a 5/8" re-rod w/cap (set);

thence, S 79 degrees 14' 53" E for a distance of 46.84 feet to a 5/8" re-rod w/cap (set) on the northerly right-of-way line of North Wood Street;

thence, along a non-tangent curve which is concave to the northwest, having a central angle of 02 degrees 08' 12", a radius of 2824.79 feet, a chord which bears S 42 degrees 55' 15" W and a chord which measures 105.34 feet, for a total arc length of 105.35 feet to the **POINT OF BEGINNING**, containing therein **1.227 acres**.

**ALSO:** An ingress/egress easement across a portion of the tract lying north of and abutting the subject tract, to-wit:

Commencing for reference at a point where the south line of the northwest quarter of Section 28 intersects the centerline of North Wood Street (former Dixie Highway); thence, N 48 degrees 25' 00" E along the centerline of North

Wood Street on a chord, for a distance of 497.59 feet to a Point of Intersection at Station 20+00; thence, continuing along a chord bearing N 48 degrees 00' 00"E for a distance of 504.29 feet to a point; thence, N 36 degrees 41' 20" W for a distance of 40.17 feet to a point on the northerly right-of-way line of North Wood Street; thence, along the aforesaid northerly right-of-way line, N 48 degrees 00' 00" E for a distance of 95.82 feet to a point of curve; thence, along the chord of said curve, bearing N 45 degrees 59' 25" E for a distance of 197.78 feet to a 5/8" re-rod w/cap (set); thence, continuing along the aforesaid northerly right-of-way line on a tangent curve, concave to the northwest, having a central angle of 02 degrees 08' 12", a radius which measures 2824.79 feet, a chord which bears N 42 degrees 55' 15" E and a chord which measures 105.34 feet, for a total arc length of 105.35 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING** for the easement herein described;

thence, N 79 degrees 14' 53" W for a distance of 46.84 feet to a 5/8" re-rod w/cap (set);

thence, N 46 degrees 59' 17" W for a distance of 95.66 feet to a 5/8" re-rod w/cap (set);

thence, N 51 degrees 44' 16" E for a distance of 21.89 feet to a point;

thence, S 38 degrees 15' 44" E for a distance of 70.00 feet to a point at the southeasterly corner of a building;

thence, S 59 degrees 32' 45" E for a distance of 64.30 feet to the **POINT OF BEGINNING**, containing therein 0.041 acres.

**SUBJECT TO:** An ingress/egress easement across a portion of the subject parcel lying south of and abutting a portion of the tract to the north tract, to-wit: Commencing for reference at a point where the south line of the northwest quarter of Section 28 intersects the centerline of North Wood Street (former Dixie Highway); thence, N 48 degrees 25' 00" E along the centerline of North Wood Street on a chord, for a distance of 497.59 feet to a Point of Intersection at Station 20+00; thence, continuing along a chord bearing N 48 degrees 00' 00"E for a distance of 504.29 feet to a point; thence, N 36 degrees 41' 20" W for a distance of 40.17 feet to a point on the northerly right-of-way line of North Wood Street; thence, along the aforesaid northerly right-of-way line, N 48 degrees 00' 00" E for a distance of 95.82 feet to a point of curve; thence, along the chord of said curve, bearing N 45 degrees 59' 25" E for a distance of 197.78 feet to a 5/8" re-rod w/cap (set); thence, continuing along the aforesaid northerly right-of-way line on a tangent curve, concave to the northwest, having a central angle of 01 degrees 12' 49", a radius which measures 2824.79 feet, a chord which bears N 43 degrees 22' 57" E and a chord which measures 59.83 feet, for a total arc length of 59.83 feet to the **POINT OF BEGINNING** for the easement herein described;

thence, N 38 degrees 15' 44" W for a distance of 62.58 feet to the northeasterly corner of a building;

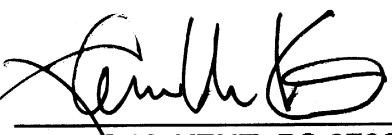
thence, along the north exterior wall of said building, N 55 degrees 53' 30" W for a distance of 78.47 feet to a point;

thence, leaving said exterior wall line, N 51 degrees 44' 16" E for a distance of 22.34 feet to a 5/8" re-rod w/cap (set);

thence, S 46 degrees 59' 17" E for a distance of 95.66 feet to a 5/8" re-rod w/cap (set);

thence, S 79 degrees 14' 53" E for a distance of 46.84 feet to a 5/8" re-rod w/cap set on the northerly right-of-way line of Wood Street;

thence, along the aforesaid northerly right-of-way line on a non-tangent curve which is concave to the northwest, having a central angle of 00 degrees 55' 24", a radius which measures 2824.79 feet, a chord which bears S 42 degrees 18' 51" W and a chord which measures 45.52 feet, for a total arc length of 45.52 to the **POINT OF BEGINNING** containing therein 0.063 acres. Prepared by James M. Kent, PS 6792, with reference herein made to a plat of survey; Kent Surveying, Inc., drawing #4468A dated December 2, 2004 and revised January 18, 2005. Subject to all easements and restrictions of record at the time of the recording of this instrument. Basis of bearings is per "H&W Leasing" survey by Thomas Steinke, PS 6177 dated December 16, 1981 and filed in Survey Book F, Page 158.

  
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