

CLIENT: DONALD ZINK	
OWNER: DONALD R. ZINK	
DATE: NOVEMBER 11, 2015	
TWP: DUCHOUQUET	COUNTY: AUGLAIZE
PART OF THE NW 1/4 OF THE SW 1/4, SECTION 21, T-5-S, R-6-E	
SHEET 1 OF 2	SCALE: 1" = 200'

Parcel 1 – 1.184 Acres
Legal Description

Being part of parcel #B05-021-004-00 as described in OR Volume 652, Page 1491 of the Auglaize County Official Record of Deeds. Situated in the Northwest Quarter of the Southwest Quarter of Section 21, T-5-S, R-6-E, Duchouquet Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing for reference at a monument box over an iron pin found marking the northwest corner of the Southwest Quarter of Section 21, Duchouquet Township;

Thence along the north line of said Southwest Quarter of Section 21, also being the centerline of Infirmary Road (CR 166), S 89°-45'-04" E (basis of bearing) a distance of 1,268.70 feet to a set mag nail being the POINT OF BEGINNING for the tract of land herein described;

thence continuing along said north line of the Southwest Quarter of Section 21, also being the centerline of Infirmary Road (CR 166), S 89°-45'-04" E a distance of 58.29 feet to a mag nail found on the east line of the Northwest Quarter of said Southwest Quarter of Section 21;

thence along said east line of the Northwest Quarter of the Southwest Quarter of Section 21, S 01°-08'-21" W a distance of 378.71 feet to a set 5/8 inch iron pin capped, passing a set 5/8 inch iron pin capped at a distance of 25.00 feet marking the south right-of-way line of said Infirmary Road (CR 166) and passing a 5/8 inch iron pin capped found at a distance of 300.10 feet marking the northwest corner of a 1.488 acre tract as described in OR Volume 590, Page 1025;

thence N 85°-46'-51" W a distance of 216.74 feet to a set 5/8 inch iron pin capped marking the east right-of-way line of the CSX Corporation Railroad;

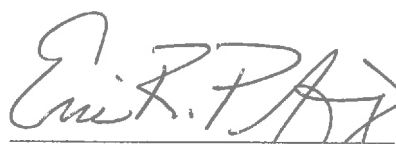
thence along said east right-of-way line of the CSX Corporation Railroad, N 24°-29'-54" E a distance of 398.85 feet, passing a set 5/8 inch iron pin capped at a distance of 371.43 feet marking said south right-of-way line of Infirmary Road (CR 166) to the POINT OF BEGINNING.

The above described parcel contains 1.184 acres of land of which 0.037 acres of land is occupied by the right-of-way of Infirmary Road (CR 166), subject to all legal highways and easements of record at the time of recording of this instrument.

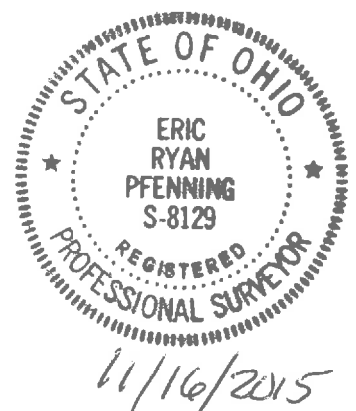
Basis of bearing for this legal description assumes the north line of the Southwest Quarter of Section 21, Duchouquet Township as S 89°-45'-04" E per Auglaize County GPS survey.

This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS # 8129 on November 11, 2015. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".

This legal description is recorded in
Survey Book S, Page 267 in the
Auglaize County Engineer's Office


Eric R. Pfenning, PS # 8129

Angle Right, Ltd.
1105 Poppy Drive
Wapakoneta, Ohio 45895



Parcel 2 – 9.380 Acres
Legal Description

Being part of parcel #B05-021-004-00 as described in OR Volume 652, Page 1491 of the Auglaize County Official Record of Deeds. Situated in the Northwest Quarter of the Southwest Quarter of Section 21, T-5-S, R-6-E, Duchouquet Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing for reference at a monument box over an iron pin found marking the northwest corner of the Southwest Quarter of Section 21, Duchouquet Township;

Thence along the north line of said Southwest Quarter of Section 21, also being the centerline of Infirmary Road (CR 166), S 89°-45'-04" E (basis of bearing) a distance of 1,326.99 feet to a mag nail found on the east line of the Northwest Quarter of said Southwest Quarter of Section 21;

Thence along said east line of the Northwest Quarter of the Southwest Quarter of Section 21, S 01°-08'-21" W a distance of 378.71 feet to a set 5/8 inch iron pin capped, passing a set 5/8 inch iron pin capped at a distance of 25.00 feet marking the south right-of-way line of said Infirmary Road (CR 166) and passing a 5/8 inch iron pin capped found at a distance of 300.10 feet marking the northwest corner of a 1.488 acre tract as described in OR Volume 590, Page 1025 being the POINT OF BEGINNING for the tract of land herein described;

thence continuing along said east line of the Northwest Quarter of the Southwest Quarter of Section 21, S 01°-08'-21" W a distance of 948.27 feet to a set 5/8 inch iron pin capped marking the south line of said Northwest Quarter of the Southwest Quarter of Section 21, passing a 5/8 inch iron pin capped found at a distance of 195.81 feet marking the southwest corner of said 1.488 acre tract as described in OR Volume 590, Page 1025;

thence along said south line of the Northwest Quarter of the Southwest Quarter of Section 21, N 89°-45'-20" W a distance of 635.37 feet to a set 5/8 inch iron pin capped marking the east right-of-way line of the CSX Corporation Railroad;

thence along said east right-of-way line of the CSX Corporation Railroad, N 24°-29'-54" E a distance of 1,056.43 feet to a set 5/8 inch iron pin capped;

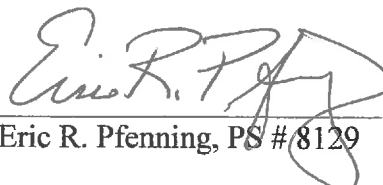
thence S 85°-46'-51" E a distance of 216.74 feet to the POINT OF BEGINNING.

The above described parcel contains 9.380 acres of land, subject to all legal highways and easements of record at the time of recording of this instrument.

Basis of bearing for this legal description assumes the north line of the Southwest Quarter of Section 21, Duchouquet Township as S 89°-45'-04" E per Auglaize County GPS survey.

This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS # 8129 on November 11, 2015. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".

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