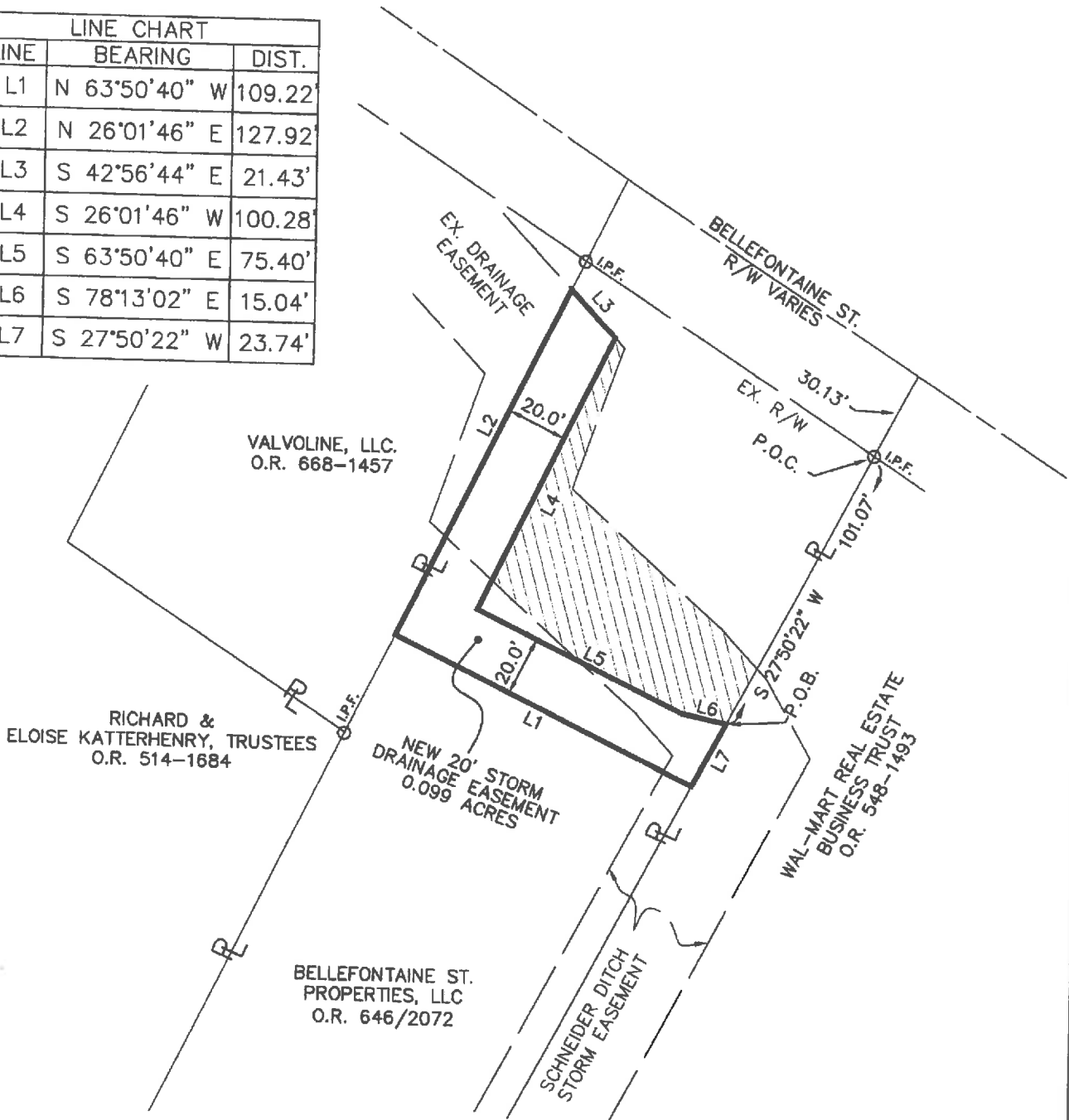


# EXHIBIT B

BEING A 20-FOOT WIDE STORM DRAINAGE EASEMENT  
SITUATED IN SECTION 33, T 5 S, R 6 E,  
CITY OF WAPAKONETA, AUGLAIZE COUNTY, OHIO

LINE CHART		
LINE	BEARING	DIST.
L1	N 63°50'40" W	109.22'
L2	N 26°01'46" E	127.92'
L3	S 42°56'44" E	21.43'
L4	S 26°01'46" W	100.28'
L5	S 63°50'40" E	75.40'
L6	S 78°13'02" E	15.04'
L7	S 27°50'22" W	23.74'



## AUGLAIZE COUNTY ENGINEER

THIS PLAT WAS APPROVED FOR RECORDING BY  
ME THIS 17<sup>th</sup> DAY OF April, 2017.

*Douglas Reinhardt, P.E., P.S.*  
AUGLAIZE COUNTY ENGINEER

THE BEARINGS ARE BASED ON  
NAD 83 CORS 2011 ADJUSTMENT,  
OHIO NORTH ZONE,  
ODOT VRS CORS NETWORK

SCALE 1"=50'  
0 25 50

### LEGEND

- I.P.F. IRON PIN FOUND  
⊙ P.F. IRON PIPE FOUND  
 EXISTING EASEMENT TO  
BE VACATED HEREON

**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
PORTLAND, INDIANA 260.766.2500  
www.CHOICEONEENGINEERING.com

DATE:  
04-05-2017  
DRAWN BY:  
RMF  
JOB NUMBER:  
AUGWAP1703  
SHEET NUMBER  
1 OF 1

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

BEING A 20-FOOT WIDE STORM DRAINAGE EASEMENT OVER, THROUGH, AND ACROSS A TRACT OF LAND OWNED BY BELLEFONTAINE ST. PROPERTY, LLC. AS DESCRIBED IN OFFICIAL RECORD 646, PAGE 2072 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN SECTION 33, TOWN 5 SOUTH, RANGE 6 EAST, CITY OF WAPAKONETA, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin found on the Grantor's east property line and being at the northwesterly corner of a tract of land owned by Wal-Mart Real Estate Business Trust as shown on Consolidation Plat filed DUC-33-27 and recorded in Official Record 548, Page 1493 of the Auglaize County Deed Recorders and being on the south right-of-way line Bellefontaine Street;

thence, South 27°-50'-22" West, 101.07 feet, along the Grantor's east property line and the westerly line of said Wal-Mart tract to a point and being the principal place of beginning of the easement herein conveyed;

thence, South 27°-50'-22" West, 23.74 feet, along the Grantor's east property line and the westerly line of said Wal-Mart tract to a point;

thence, North 63°-50'-40" West, 109.22 feet, to a point on the east line of a tract of land owned by Valvoline, LLC. as described in Official Record 668, Page 1457;

thence, North 26°-01'-46" East, 127.92 feet, along the east line of said Valvoline tract to a point;

thence, South 42°-56'-44" East, 21.43 feet, to a point;

thence, South 26°-01'-46" West, 100.28 feet, to a point;

thence, South 63°-50'-40" East, 75.40 feet, to a point.

thence, South 78°-13'-02" East, 15.04 feet, to the principal place of beginning.

Containing 0.099 acres more or less with all being subject to any legal highway and easements of record. The bearings are based on NAD 83 CORS 2011 Adjustment, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, and dated April 5, 2017. For a pictorial representation, see attached Exhibit "B".