

BOUNDARY SURVEY OF PARCEL F20-005-005-00 AS DESCRIBED IN OR VOL. 465, PG. 1042 OF THE AUGLAIZE COUNTY OFFICIAL RECORD OF DEEDS. SITUATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 10, T-5-S, R-5-E, LOGAN TOWNSHIP, AUGLAIZE COUNTY, VILLAGE OF BUCKLAND, OHIO.

Basis of Bearings assumes the East line of the East 1/2 of the NE 1/4 of Section 10, also being the centerline of Main Street (SR 197), as N 00°-29'-13" E as shown on the survey plat recorded in Plat Cabinet D, Slide 342 of the Auglaize County Recorder's Office.

PROPERTY LINE AGREEMENT (North Line of Parcel 1)

Whereas, in order to settle and establish the line between said parcels, the parties hereto do agree as follows:

That Eric R. Pfennig, as a Registered Surveyor in the State of Ohio, P.S. #8129, may run and establish said property line according to his opinion based upon the evidence found on said parcels. Evidence being that while Ordinance #148 adopted by the Village of Buckland on November 13, 1978 was to execute a common line agreement including said North line of Parcel 1, no required deeds of record could be found formally establishing said common line agreement. Also, a boundary survey recorded in Survey Book S, Page 526 of the Auglaize County Engineer's Office established a common line between the subject parcels. Therefore, this line so run and marked shall be the true and correct dividing line between the subject parcels of land.

In witness whereof, said parties hereunto set their hands this 28 day of June, 2019.

In the presence of:

Donna Michael
Robert L. Kinstle

Aaron M. Vorhees
Aaron M. Vorhees, President
Buckland Volunteer Fire Department, Inc.

Laura Norman
Laura Norman
Parcel 1, Owner of Record

ACKNOWLEDGEMENT

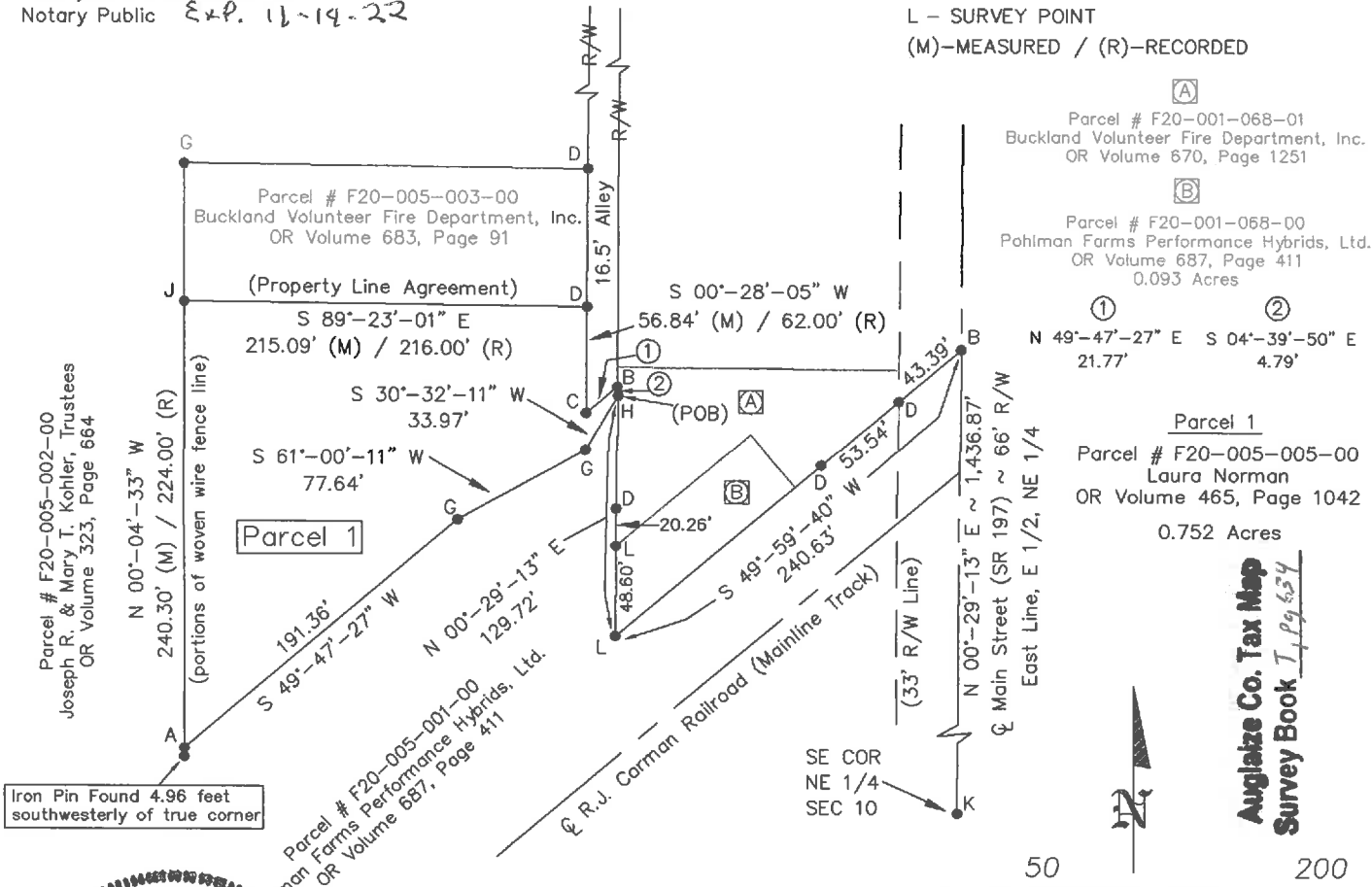
Before me, a Notary Public in and for the said County of Auglaize, State of Ohio, personally appeared the above signed owners and acknowledged the signing of the forgoing instrument to be their own free act and deed.

In testimony thereof, I have affixed my hand and seal this 29 day of June, 2019.

Dean Rick
Notary Public Exp. 11-19-22

LEGEND

- A - SET 5/8 INCH IRON PIN CAPPED
- B - SET MAG NAIL
- C - SET DRILL HOLE IN CONCRETE SIDEWALK
- D - 5/8 INCH IRON PIN FOUND (P.S. #6792)
- G - IRON PIPE FOUND
- H - CHISELED "X" ON A MANHOLE LID
- J - ANGLE IRON FENCE POST FOUND
- K - MONUMENT BOX FOUND
- L - SURVEY POINT
- (M)-MEASURED / (R)-RECORDED



This Plat is recorded in
Survey Book _____, Page _____
in the Auglaize County Engineer's Office.

SURVEY REFERENCES

- Survey Book B, Page 340
by Thomas W. Steinke, PS 6177
Dated September 11, 1976
- Survey Book S, Page 526
by James M. Kent, PS 6792
Dated September 27, 2016
- Plat Cabinet D, Slide 330
by Allen J. Bertke, PS 8629
Choice One Engineering
Dated September 8, 2017
- Plat Cabinet D, Slide 342
by Allen J. Bertke, PS 8629
Choice One Engineering
Dated March 21, 2018

ANGLE RIGHT, LTD

1105 POPPY DRIVE
WAPAKONETA, OHIO 45895
(419) 738-9696

CLIENT: Laura Norman	
OWNER: Laura Norman	
DATE: April 26, 2019	
TWP: Logan	COUNTY: Auglaize
Part of the East 1/2 of the NE 1/4, Section 10, T-5-S, R-5-E Village of Buckland, Ohio	
SCALE: 1"=100'	SHEET 1 OF 2

STATE OF OHIO
ERIC RYAN PFENNING
S-8129
REGISTERED PROFESSIONAL SURVEYOR
4/26/2019
ERIC R. PFENNING P.S. #8129
THIS SURVEY REPRESENTS AN ACTUAL
FIELD SURVEY PREFORMED UNDER MY
SUPERVISION ON APRIL 26, 2019.

PARCEL 1 ~ LEGAL DESCRIPTION

Being Parcel #F20-005-005-00 as described in OR Volume 465, Page 1042 of the Auglaize County Official Record of Deeds. Situated in the East ½ of the NE ¼ of Section 10, T-5-S, R-5-E, Logan Township, County of Auglaize, Village of Buckland, State of Ohio a tract of land bounded and described as follows:

Commencing for reference at monument box found at the southeast corner of the NE ¼ of Section 10, said point being on the centerline of Main Street (SR 197);

Thence along the east line of said East ½ of the NE ¼ of Section 10, also being the centerline of Main Street (SR 197), N 00°-29'-13" E (basis of bearing) a distance of 1,436.87 feet to a set mag nail on the north right-of-way line of the railroad;

Thence S 49°-59'-40" W a distance of 240.63 feet to a point marking the southwest corner of a 0.093 acre tract of land as described in OR Volume 687, Page 411 of the Auglaize County Official Record of Deeds, passing a 5/8 inch iron pin capped (P.S.#6792) found at a distance of 43.39 feet marking the west right-of-way line of Main Street (SR 197) and passing a 5/8 inch iron pin capped (P.S.#6792) found at a distance of 96.93 feet;

Thence along the west line of said 0.093 acre tract and an easterly line of a 1.500 acre tract of land also described in said OR Volume 687, Page 411, N 00°-29'-13" E a distance of 129.72 feet to a chiseled "X" on a manhole lid found, passing a point at a distance of 48.60 feet marking the northwest corner of said 0.093 acre tract and passing a 5/8 inch iron pin capped (P.S.#6792) found at a distance of 68.86 feet, being the POINT OF BEGINNING for the tract of land herein described;

thence along the north line of said 1.500 acre tract, S 30°-32'-11" W a distance of 33.97 feet to an iron pipe found;

thence along said north line of a 1.500 acre tract, S 61°-00'-11" W a distance of 77.64 feet to an iron pipe found;

thence along said north line of a 1.500 acre tract, S 49°-47'-27" W a distance of 191.36 feet to a set 5/8 inch iron pin capped, said point being 4.96 feet northeasterly of an iron pin found;

thence N 00°-04'-33" W a distance of 240.30 feet (measured) / 224.00 feet (recorded) to an angle iron fence post found;

thence S 89°-23'-01" E a distance of 215.09 feet (measured) / 216.00 feet (recorded) to a 5/8 inch iron pin capped (P.S.#6792) found on the west right-of-way line of a 16.50 feet wide public alley;

thence along said west right-of-way line of a public alley, S 00°-28'-05" W a distance of 56.84 feet (measured) / 62.00 feet (recorded) to set drill hole in concrete sidewalk;

thence N 49°-47'-27" E a distance of 21.77 feet to a set mag nail on the east right-of-way line of said public alley;

thence S 04°-39'-50" E a distance of 4.79 feet to the POINT OF BEGINNING.

The above described parcel contains 0.752 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 east line of the East 1/2 of the NE ¼ of Section 10, also being the centerline of Main Street (SR 197) as N 00°-29'-13" E as shown on the survey plat recorded in Plat Cabinet D, Slide 342 of the Auglaize County Recorder's Office.

This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS #8129 on April 26, 2019. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".


Eric R. Pfenning, PS # 8129

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

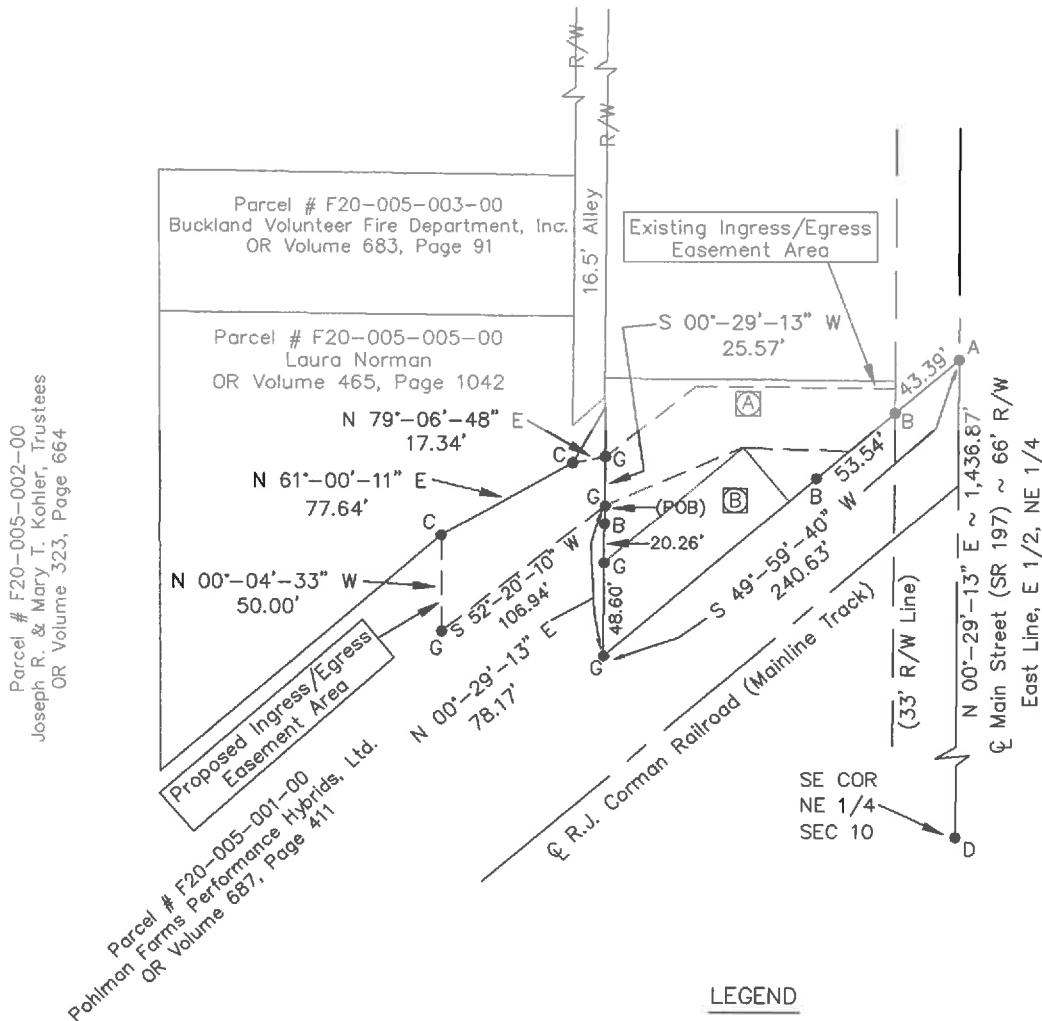
Angle Right, Ltd.
1105 Poppy Drive
Wapakoneta, Ohio 45895



Ingress / Egress Easement

BEING A PLAT OF EASEMENT FOR INGRESS/EGRESS ACROSS PARCEL F20-005-001-00 AS DESCRIBED IN OR VOLUME 687, PAGE 411 OF THE AUGLAIZE COUNTY OFFICIAL RECORD OF DEEDS. SITUATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 10, T-5-S, R-5-E, LOGAN TOWNSHIP, AUGLAIZE COUNTY, VILLAGE OF BUCKLAND, OHIO.

Basis of Bearings assumes the East line of the East 1/2 of the NE 1/4 of Section 10, also being the centerline of Main Street (SR 197), as N 00°-29'-13" E as shown on the survey plat recorded in Plat Cabinet D, Slide 342 of the Auglaize County Recorder's Office.

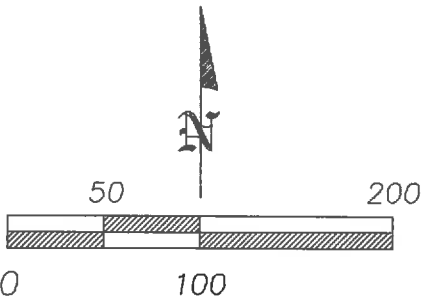
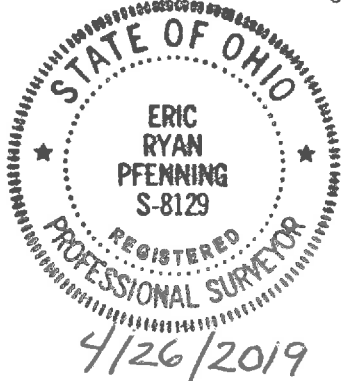


LEGEND

- A - SET MAG NAIL
- B - 5/8 INCH IRON PIN FOUND (P.S. #6792)
- C - IRON PIPE FOUND
- D - MONUMENT BOX FOUND
- G - SURVEY POINT

Parcel # F20-001-068-01
Buckland Volunteer Fire Department, Inc.
OR Volume 670, Page 1251
&
Existing Ingress/Egress Easement
OR Volume 684, Page 1095
OR Volume 687, Page 411

Parcel # F20-001-068-00
Pohlmans Farms Performance Hybrids, Ltd.
OR Volume 687, Page 411
0.093 Acres



Scale 1"=100'

This Plat is recorded in
Survey Book _____, Page _____
in the Auglaize County Engineer's Office.

Eric R. Pfennig
ERIC R. PFENNIG P.S. #8129

THIS SURVEY REPRESENTS AN ACTUAL
FIELD SURVEY PERFORMED UNDER MY
SUPERVISION ON APRIL 26, 2019.

SURVEY REFERENCES

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by Thomas W. Steinke, PS 6177
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ANGLE RIGHT, LTD

1105 POPPY DRIVE
WAPAKONETA, OHIO 45895
(419) 738-9696

CLIENT: Laura Norman	
OWNER: Laura Norman	
DATE: April 26, 2019	
TWP: Logan	COUNTY: Auglaize
Located in the East 1/2 of the NE 1/4, Section 10, T-5-S, R-5-E Village of Buckland, Ohio	
SCALE: 1"=100'	SHEET 1 OF 2

**INGRESS / EGRESS EASEMENT
LEGAL DESCRIPTION**

Being an Easement for Ingress and Egress purposes over, through and across Parcel #F20-005-001-00 owned by Pohlman Farms Performance Hybrids, Ltd. as described in OR Volume 687, Page 411 of the Auglaize County Official Record of Deeds. Situated in the East ½ of the NE ¼ of Section 10, T-5-S, R-5-E, Logan Township, County of Auglaize, Village of Buckland, State of Ohio being more particularly described as follows:

Commencing for reference at monument box found at the southeast corner of the NE ¼ of Section 10, said point being on the centerline of Main Street (SR 197);

Thence along the east line of said East ½ of the NE ¼ of Section 10, also being the centerline of Main Street (SR 197), N 00°-29'-13" E (basis of bearing) a distance of 1,436.87 feet to a set mag nail on the north right-of-way line of the railroad;

Thence S 49°-59'-40" W a distance of 240.63 feet to a point marking the southwest corner of a 0.093 acre tract of land as described in said OR Volume 687, Page 411 of the Auglaize County Official Record of Deeds, passing a 5/8 inch iron pin capped (P.S.#6792) found at a distance of 43.39 feet marking the west right-of-way line of Main Street (SR 197) and passing a 5/8 inch iron pin capped (P.S.#6792) found at a distance of 96.93 feet;

Thence along the west line of said 0.093 acre tract and an easterly line of a 1.500 acre tract of land also described in said OR Volume 687, Page 411, N 00°-29'-13" E a distance of 78.17 feet to a point, passing a point at a distance of 48.60 feet marking the northwest corner of said 0.093 acre tract and passing a 5/8 inch iron pin capped (P.S.#6792) found at a distance of 68.86 feet, being the POINT OF BEGINNING for the easement for ingress and egress herein described;

thence S 52°-20'-10" W a distance of 106.94 feet to a point;

thence N 00°-04'-33" W a distance of 50.00 feet to an iron pipe found on the southwest corner of an approximate 750 square feet tract of land as described in OR Volume 465, Page 1042;

thence along the southerly line of said approximate 750 square feet tract, N 61°-00'-11" E a distance of 77.64 feet to an iron pipe found;

thence N 79°-06'-48" E a distance of 17.34 feet to a point on said easterly line of a 1.500 acre tract;

thence along said easterly line of a 1.500 acre tract, S 00°-29'-13" W a distance of 25.57 feet to the POINT OF BEGINNING.

The above described Easement for Ingress and Egress contains 0.078 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 east line of the East 1/2 of the NE ¼ of Section 10, also being the centerline of Main Street (SR 197) as N 00°-29'-13" E as shown on the survey plat recorded in Plat Cabinet D, Slide 342 of the Auglaize County Recorder's Office.

This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS #8129 on April 26, 2019.


Eric R. Pfenning, PS # 8129

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

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



T-637