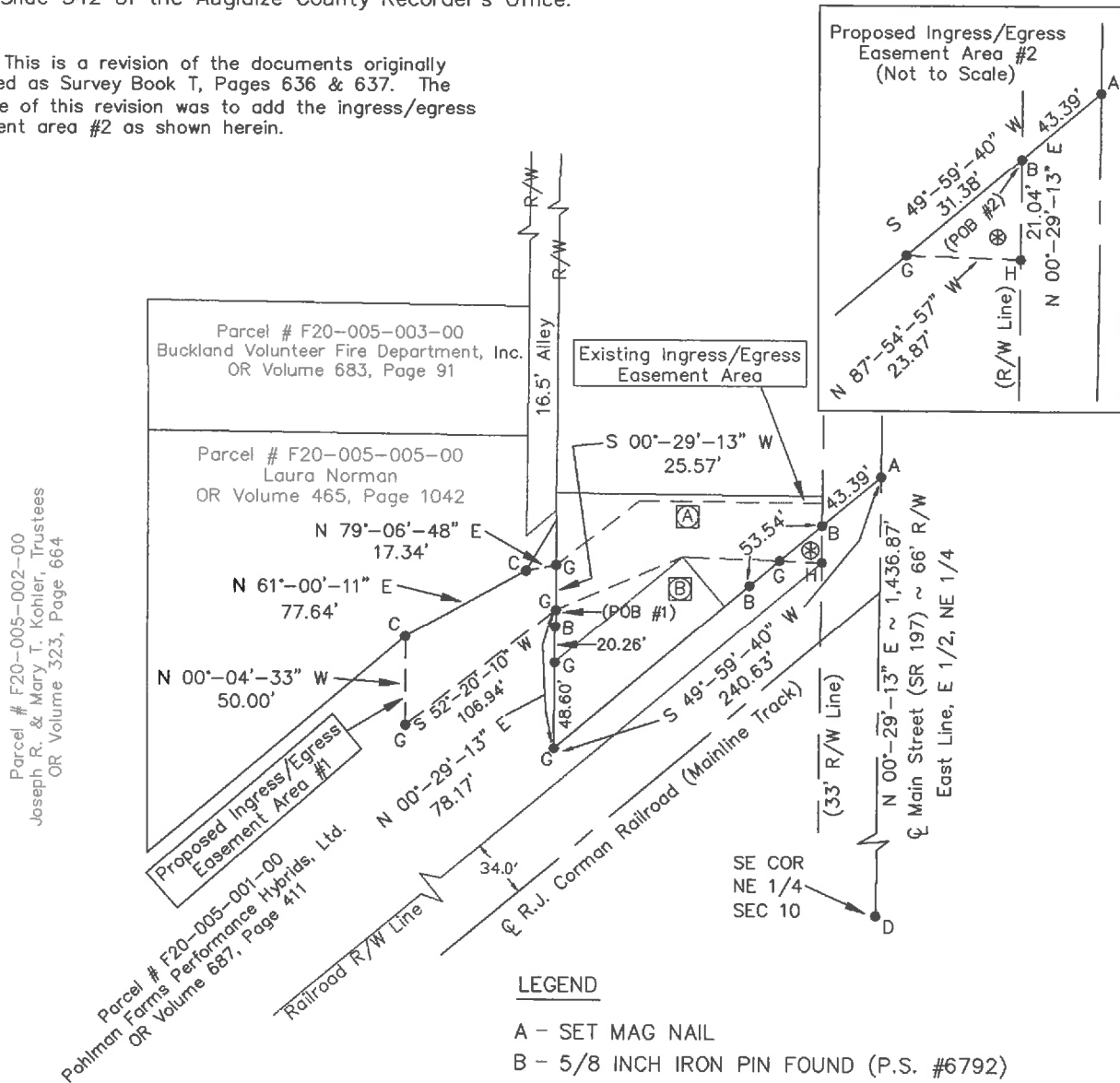


## Ingress / Egress Easement

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.

NOTE: This is a revision of the documents originally recorded as Survey Book T, Pages 636 & 637. The purpose of this revision was to add the ingress/egress easement area #2 as shown herein.



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  
Pohlman Farms Performance Hybrids, Ltd.  
OR Volume 687, Page 411  
0.093 Acres

### 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  
H - 5/8 INCH IRON PIN FOUND (Choice One Engineering)



## SURVEY REFERENCES

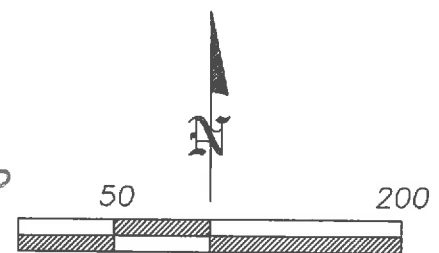
Survey Book B, Page 340  
by Thomas W. Steinke, PS 6177  
Dated September 11, 1976

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

Survey Book T, Pages 634-637  
by Eric R. Pfenning, PS 8129  
Dated April 26, 2019



Scale 1"=100'

**ANGLE RIGHT, LTD**

11593 CIRCLE DRIVE  
LAKEVIEW, OHIO 43331  
(567) 356-7192

CLIENT: Laura Norman

OWNER: Laura Norman

DATE: May 6, 2020

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 3

This Plat is recorded in  
Survey Book u, Page 55  
in the Auglaize County Engineer's Office.

ERIC R. PFENNING P.S. #8129

THIS SURVEY REPRESENTS AN ACTUAL  
FIELD SURVEY PREFORMED UNDER MY  
SUPERVISION ON MAY 6, 2020.

**INGRESS / EGRESS EASEMENT #1  
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;

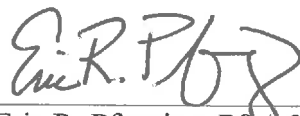
thence N 79°-06'-48" E a distance of 17.34 feet to a point on said easterly line of a 1.500 acre tract;

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 May 6, 2020.



Eric R. Pfenning, PS #8129

This legal description is recorded in  
Survey Book U, Page 56 in the  
Auglaize County Engineer's Office

Angle Right, Ltd.  
11593 Circle Drive  
Lakeview, Ohio 43331



**INGRESS / EGRESS EASEMENT #2  
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 43.39 feet to a 5/8 inch iron pin capped (P.S.#6792) found marking the west right-of-way line of Main Street (SR 197) and the northeasterly corner of a 1.500 acre tract of land as described in said OR Volume 687, Page 411 of the Auglaize County Official Record of Deeds, being the POINT OF BEGINNING for the easement for ingress and egress herein described;

thence along said west right-of-way line of Main Street (SR 197), S 00°-29'-13" W a distance of 21.04' feet to a 5/8 inch iron pin capped (Choice One Engineering) found marking the north right-of-way line of the R.J. Corman railroad and the southeasterly corner of said 1.500 acre tract of land as described in OR Volume 687, Page 411 of the Auglaize County Official Record of Deeds;

thence N 87°-54'-57" W a distance of 23.87 feet to point on a northeasterly line of said 1.500 acre tract of land as described in OR Volume 687, Page 411 of the Auglaize County Official Record of Deeds;

thence along said northeasterly line of a 1.500 acre tract of land as described in OR Volume 687, Page 411 of the Auglaize County Official Record of Deeds, N 49°-59'-40" E a distance of 31.38 feet to the POINT OF BEGINNING.

The above described Easement for Ingress and Egress contains 0.006 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 May 6, 2020.

  
Eric R. Pfenning, PS #8129

This legal description is recorded in  
Survey Book U, Page 57 in the  
Auglaize County Engineer's Office

Angle Right, Ltd.  
11593 Circle Drive  
Lakeview, Ohio 43331

