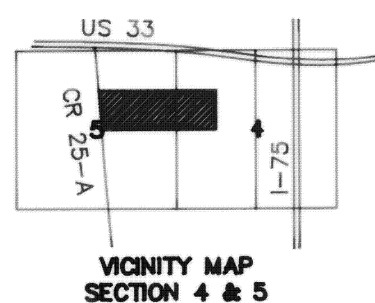


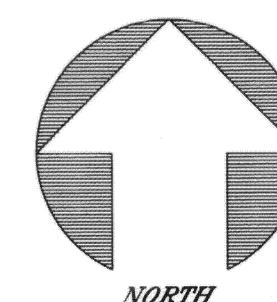
WEST CENTRAL OHIO INDUSTRIAL PARK TRACT ONE, PARCELS 1, 2, 3, 4 AND 5

PART OF THE NORTHEAST FRACTIONAL
QUARTER OF SECTION 5 AND A PART OF
THE NORTHWEST FRACTIONAL QUARTER OF
SECTION 4; T-6-S, R-6-E, PUSHETA TOWNSHIP,
CITY OF WAPAKONETA, AUGLAIZE COUNTY, OHIO.

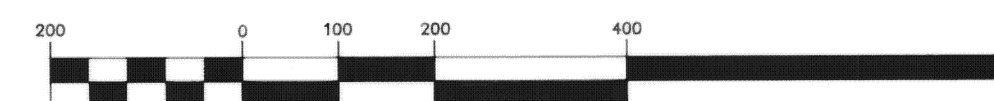
104.410 net acres including pond; zoned M-1 Industrial
Permanent Markers will be set at all corners per Minimum Boundary Standards
The subject parcel is not in a Flood Hazard Area per FIRM 39011C0105 C



I. BAR AT NW COR. SEC. 4

DUCHOUQUET TOWNSHIP
PUSHETA TOWNSHIP

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

KINSTLE

KINSTLE

PARCEL 1
11.8452 ACRESPARCEL 2
8.2578 ACRES
(5.39± ACRES)PARCEL 3
22.478 ACRESPARCEL 4
42.1412 ACRESPARCEL 5
19.8878 ACRES

Indian Run

HARTARD

HARTARD

NUSS

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	2044.34'	492.54'	247.47'	491.35'	N 82°57'05" W	13°48'15"
C-2	1776.60'	398.32'	200.00'	397.49'	S 82°28'20" E	12°50'48"
C-3	40.00'	58.18'	35.60'	53.18'	S 48°11'10" E	83°20'04"
C-4	40.00'	62.96'	40.13'	56.66'	N 46°00'45" E	90°11'04"
C-5	40.00'	62.70'	39.87'	56.48'	N 43°59'15" W	89°48'56"

GENERAL NOTES: Any subsequent subdivision of Parcels 1, 3, 4 and 5 shall be in accordance with Chapter 151.14 "Minor Subdivisions or Lot Splits" as required by said Chapter of the Codified Ordinances of the City of Wapakoneta. Easement widths and locations along the boundary of said subsequent subdivisions shall be determined by the City of Wapakoneta Planning Commission representative prior to approval of same.

The improvements necessary to develop Nuss Drive shall be at the sole expense of that person(s), firm(s) or entity requiring the use of said Drive for the development of adjacent or abutting land.

LEGEND

- RAILROAD SPIKE (FOUND)
- MINE SPIKE (FOUND)
- △ ODOT MON. (FOUND)
- ▲ MONUMENT BOX (FOUND)
- 5/8" RE-ROD W/CAP (FOUND)
- 5/8" RE-ROD W/CAP (SET)
- ☆ COTTON GIN SPINDLE (SET)
- ⊙ DENOTES LOCATION OF NATIONAL GEODETIC SURVEY CALIBRATION MONUMENTS; 0-METER, 30.480 METER, 150 METER, 280 METER & 800 METER MARKS.

WAPAKONETA
INDUSTRIAL DEVELOPMENT
INCORPORATED

CAD-WD13
03-11-93

James M. Kent, PS 6792 OH

DESCRIPTION

Being a part of the northeast fractional quarter of Section 5, and a part of the northwest fractional quarter of Section 4, T-6-S, R-6-E, Pusheta Township, City of Wapakoneta, Auglaize County, Ohio and more particularly described as follows:

Beginning at a Cotton Gin Spindle (set) at STATION 240+02.4 of the centerline of County Road 25-A, where said centerline intersects the south line of the northeast quarter of said Section 5;

thence N 04°53'04"W along the centerline of said CR 25-A for a distance of 197.81 feet to a Point of Intersection at STATION 242+00.21;

thence continuing along the centerline of said CR 25-A, N 04°47'35"W for a distance of 236.82 feet to a point 0.58' east of a spike (found), said spike being one and the same as that spike described as being the southwest corner of that tract described in OR Vol. 139, Page 665 of the Deed Records of Auglaize County;

thence N 85°08'47"E for a distance of 485.39 feet to a 5/8" re-rod w/cap (found);

thence N 00°08'47"E (passing through a 5/8" re-rod w/cap set at a distance of 184.05 feet) for a total distance of 199.05 feet to the centerline of a creek;

thence with the centerline of said creek N 75°56'07"W for a distance of 28.01 feet to a point (said point referenced by a 5/8" re-rod w/cap found N 02°21'17"E, 15.00 feet);

thence N 79°21'13"W along the centerline of said creek for a distance of 145.31 feet to a point;

thence leaving said creek on a bearing of N 00°08'47"E (passing through a 5/8" re-rod w/cap found at a distance of 15.00 feet) for a total distance of 274.88 feet to a 5/8" re-rod w/cap found;

thence N 89°51'13"W for a distance of 360.97 feet to a mine spike (found) on the centerline of CR 25-A;

thence N 04°47'35"W along said centerline for a distance of 340.02 feet to a Cotton Gin Spindle (set) on the north line of the south fractional half of the north-east fractional quarter of said Section 5;

thence S 89°22'32"E along said north line (passing through a concrete monument found 40.21 feet right of STATION 253+24.74) for a total distance of 2,582.10 feet to a 5/8" re-rod w/cap (set) at the northeast corner of the south fractional half of the north-east fractional quarter of said Section 5;

thence S 89°38'53"E for a distance of 1,316.51 feet to a 5/8" re-rod w/cap (set) at a point midway between the north line of Section 4 and the north line of the southwest quarter of Section 4;

thence S 00°55'13"W along the said north/south quarter Section line for a distance of 1,356.52 feet to a 5/8" re-rod w/cap (set) on the north line of the southwest quarter of Section 4;

thence N 88°52'53"W along the north line of the aforesaid southwest quarter for a distance of 1,318.77 feet to a 5/8" re-rod w/cap (set) at the northwest corner of said southwest quarter of Section 4;

thence N 88°56'19"W along the south line of the fractional south half of the northeast fractional quarter of Section 5 for a distance of 2,447.42 feet to the Place of Beginning.

ALSO; the following described property lying west of the centerline of said CR 25-A and more particularly described as follows:

Beginning at a Cotton Gin Spindle (set) at STATION 240+02.4 of the centerline of County Road 25-A, where said centerline intersects the south line of the northeast quarter of said Section 5;

thence N 88°56'19"W for a distance of 50.27 feet to a point on the westerly right-of-way line of CR 25-A;

thence N 04°53'04"W along said westerly right-of-way line for a distance of 192.60 feet to a point;

thence N 04°47'35"W along said westerly right-of-way line for a distance of 599.71 feet to a point;

thence N 30°04'35"W for a distance of 140.52 feet to the west line of the fractional south half of the northeast fractional quarter of Section 5;

thence N 00°58'54"E along said west line for a distance of 410.26 feet to the northwest corner of the fractional south half of the fractional northeast quarter of said Section 5;

thence S 89°22'32"E along the north line of said fractional south half for a distance of 69.04 feet to a Cotton Gin Spindle (set) on the centerline of CR 25-A;

thence S 04°47'35"E along said centerline of CR 25-A for a distance of 1,128.34 feet to a Point of Intersection at STATION 242+00.21;

thence continuing along said centerline of CR 25-A, S 04°53'04"E for a distance of 197.81 feet to the Place of Beginning. The above described parcels contain in all a total of 114.432 acres, of which, 73.6945 acres is in Section 5 and 40.7375 acres is in Section 4. Approximately 10.022 acres constitutes road right-of-way.

RESTRICTIVE COVENANTS

1. Before commencing the construction or alteration of all buildings, enclosures, fences, loading docks, parking facilities, storage yards or any other structures or permanent improvements on or to any site or any parcel within WEST CENTRAL OHIO INDUSTRIAL PARK, Tract One, the property owner shall first submit site plan or plans and specifications and landscape plans thereof to the Planning Advisory Board of the Wapakoneta Industrial Development, Inc., for its written approval, which shall not be unreasonably withheld. In the event that such Board, or its designated representative, shall fail to approve or disapprove such building plans, specifications, or site plans within thirty (30) days after they have been submitted to the Board, such approval will not be required and this covenant will be deemed to have been complied with.

2. All streets, alleys and parking areas must be bituminous or concrete. The parking areas may not be closer than 20 feet from any street within the subdivision, and this 20 foot area measured from the street edge shall be grass landscape area.

3. There shall be no open outside storage unless it shall be screened from public view and shall be placed so as to conform with the building setback lines as shown upon the plat, unless a written variance is granted by the Planning Advisory Board of Wapakoneta Industrial Development, Inc., its successors or assigns. Said Planning Advisory Board reserves the right to grant variances upon application where undue hardship would otherwise occur.

4. Parking shall not be permitted on streets or highways and all parking must be off street.

5. No billboards and signs other than those identifying the name, business or products of the person or firm occupying the premises shall be permitted, except that one sign not to exceed twenty (20) feet in width and ten (10) feet in height offering the premises for sale or lease may be permitted. The plans and specifications for the construction, installation or alteration of all outdoor signs shall be first submitted to and have written approval of the Planning Advisory Board of the Wapakoneta Industrial Development, Inc., its successors or assigns, which approval may not be unreasonably withheld.

6. The invalidation of any one of the restrictions herein set forth or the failure to enforce any of said restrictions at the time of this violation shall in no event affect any of the other restrictions nor be deemed a waiver of the right to enforce the same thereafter.

DEDICATION

We, the undersigned owners of the land shown, have caused the area encompassed by this plat to be surveyed, platted and to known as WEST CENTRAL OHIO INDUSTRIAL PARK, TRACT ONE, and do hereby certify that said plat is a true representation of the same. We also dedicate the street right-of-ways and the utility easements as shown on the above plat to the public for their use forever.

WAPAKONETA INDUSTRIAL DEVELOPMENT, INC.

Witness:

CHK

Philip E. Schlenker
Philip E. Schlenker, President

Robert C. Wiesenmayer
Robert C. Wiesenmayer, Secretary

ACKNOWLEDGEMENT

STATE OF OHIO

§

COUNTY OF AUGLAIZE

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Philip E. Schlenker, President and Robert C. Wiesenmayer, Secretary of WAPAKONETA INDUSTRIAL DEVELOPMENT, INC., an Ohio Corporation, and acknowledged the signing of the foregoing instrument to be their free act and deed.

IN TESTIMONY WHEREOF, I have affixed my hand and seal on this 23 day of April, 1993.

Barlene J. Haynes
Notary Public

DEDICATION

We, the undersigned owners of a portion of the land shown, do hereby dedicate those street right-of-way areas that are in the confines of our property, to the public forever.

Witness:

Pat Shennis

LeRoy M. Nuss
LeRoy M. Nuss, Trustee

Barlene J. Haynes

ACKNOWLEDGEMENT

STATE OF OHIO

§

COUNTY OF AUGLAIZE

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Leroy M. Nuss, Trustee, of a portion of the land shown hereon, and acknowledged the signing of the foregoing instrument to be their free act and deed.

IN TESTIMONY WHEREOF, I have affixed my hand and seal on this 7th day of May, 1993.

Barlene J. Haynes
Notary Public

PLANNING COMMISSION APPROVAL

The Planning Commission of the City of Wapakoneta hereby certifies that the above plat was approved by said Commission on the 31st day of March, 1993.

John Swartz
John Swartz, Chairman

Thomas W. Steinke
Thomas Steinke, Secretary

CERTIFICATE OF ACCEPTANCE

I hereby certify that the above plat was approved and the street right-of-way and easements dedicated thereon were accepted by the City of Wapakoneta, Ohio

Rex A. Katterheirich 5/20/93
Rex Katterheirich, date
Director of Public Service & Safety

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 3rd day of June, 1993.

Fee: _____

Karyn Schumann
Karyn Schumann, County Auditor

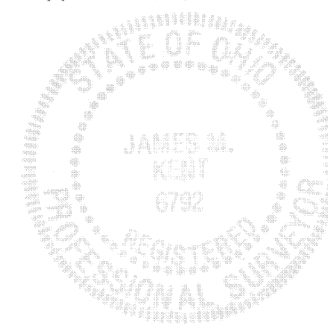
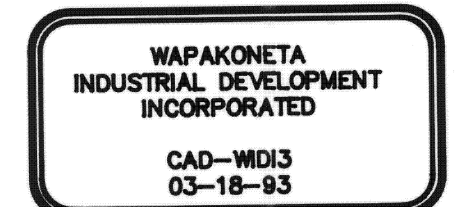
RECORDER'S CERTIFICATE

Number: _____

#43.20

Filed for record in the Auglaize County Recorder's Office on this 3rd day of June, 1993 at 9:30 a.m., and recorded in Plat Cabinet C, Page 50-51.

Marlene Schumann
Marlene Schumann, County Recorder



James M. Kent
James M. Kent, PS 6792 OH