### LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATE IN SECTIONS 17 AND 20, TOWN 5 SOUTH, RANGE 7 EAST, UNION TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A MONUMENT BOX WITH IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17 AND BEING ON THE CENTERLINE OF STATE ROUTE 67;

THENCE, NORTH 64-55'-57" WEST, 595.98 FEET, ALONG THE CENTERLINE OF STATE ROUTE 67 TO A MAG NAIL FOUND AT THE NORTHWEST CORNER OF A 1.332-ACRE TRACT OF LAND OWNED BY MARK A. AND CONNIE S. GOSSARD AS DESCRIBED IN OFFICIAL RECORD 646, PAGE 1781 AND BEING THE PRINCIPAL PLACE OF BEING OF THE TRACT HEREIN CONVEYED;

THENCE, SOUTH 00'-19'-33" WEST, 283.02 FEET, ALONG THE WEST PROPERTY LINE OF SAID GOSSARD TRACT TO AN IRON PIN FOUND, PASSING FOR REFERENCE AN IRON PIN FOUND AT 27.53 FEET ON THE SOUTH RIGHT-OF-WAY LINE OF STATE

THENCE, NORTH 89'-56'-53" EAST, 155.48 FEET, ALONG THE SOUTH PROPERTY LINE OF SAID GOSSARD TRACT TO AN IRON PIN FOUND;

THENCE, SOUTH 00'-33'-02" WEST, 2628.66 FEET, ALONG THE WEST LINE OF A TRACT OF LAND OWNED BY THOMAS J. KOHLRIESER AND NANCY L. KOHLRIESER TRUSTEES OF THE KOHLRIESER LIVING TRUST AS DESCRIBED IN OFFICIAL RECORD 462, PAGE 1555 TO AN IRON PIN FOUND ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 AND BEING THE NORTH PROPERTY LINE OF A TRACT OF LAND OWNED BY ALAN VAN HORN AND MARK VAN HORN AS DESCRIBED IN OFFICIAL RECORD 543, PAGE 71;

THENCE, SOUTH 89'-52'-04" WEST, 387.15 FEET, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTH PROPERTY LINE OF SAID VAN HORN TRACT TO AN IRON PIN WITH CAP SET AND BEING ON THE EAST RIGHT-OF-WAY LINE OF THE INDIANA AND OHIO RAILWAY COMPANY;

THENCE, NORTH 13'-55'-59" WEST, 1492.11 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INDIANA AND OHIO RAILWAY COMPANY TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 76'-04'-01" EAST, 33.00 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INDIANA AND OHIO RAILWAY COMPANY TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 13'-55'-59" WEST, 226.16 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INDIANA AND OHIO RAILWAY COMPANY TO AN IRON PIN WITH CAP SET;

THENCE, ON A CURVE TO THE RIGHT WITH A RADIUS OF 2798.93 FEET. AN ARC DISTANCE OF 638.54 FEET, A DELTA OF 13'-04'-17", AND A CHORD BEARING NORTH 07'-23'-51" WEST, 637.16 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INDIANA AND OHIO RAILWAY COMPANY TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 89'-54'-28" WEST, 34.32 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INDIANA AND OHIO RAILWAY COMPANY TO AN IRON PIN WITH CAP SET;

THENCE NORTH 00'-53'-44" EAST, 951.89 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INDIANA AND OHIO RAILWAY COMPANY TO A MAG NAIL SET ON THE CENTERLINE OF STATE ROUTE 67, PASSING FOR REFERENCE AN IRON PIN WITH CAP SET AT 924.49 FEET ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE 67;

THENCE, SOUTH 64'-55'-57" EAST, 818.85 FEET, ALONG THE CENTERLINE OF STATE ROUTE 67 TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 49.757 ACRES MORE OR LESS WITH 0.470 ACRES MORE OR LESS BEING WITHIN EXISTING ROAD RIGHT-OF-WAY AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD. OF WHICH 7.235 ACRES ARE WITHIN SECTION 17 AND 42.522 ACRES WITHIN SECTION 20.

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, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED JUNE 13. 2017.

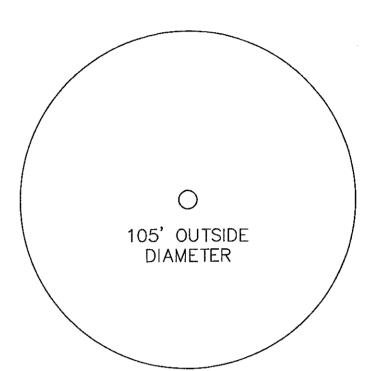
# **ACREAGE SUMMERY**

49.757 ACRES -0.285 UNIT A 49.472 ACRES REMAINING TRANSFERRED AND NUMBERED THIS T DAY OF LIBRORY AUGLAIZE COUNTY AUDITOR

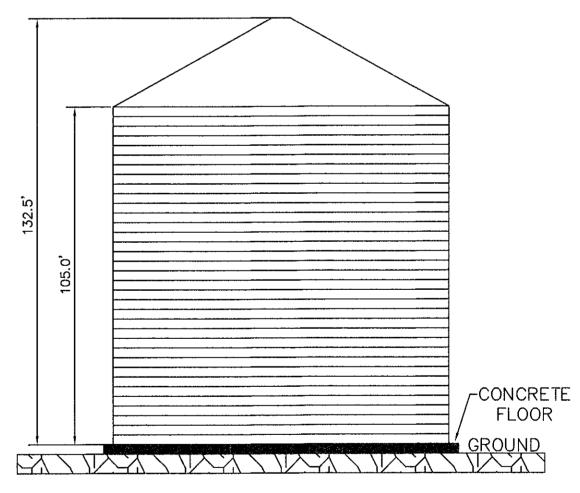
FILED THIS 9 DAY OF MUGUST, 2017, AT RECORDED THIS 9 DAY OF MUGUST, 2017.
PLAT CABINET D, SLIDE 326-329 #4111

AUGLAIZE COUNTY RECORDER

0



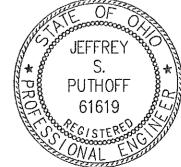
## **PLAN VIEW-UNIT A** SCALE 1"=30'



**ELEVATION VIEW-UNIT A** 

SCALE 1"=30'

CERTIFY THAT THIS DRAWING ACCURATELY SHOWS THE SUNRISE CONDOMINIUM AS CONSTRUCTED.



**ENGINEER'S STATEMENT** 

JEFFREY'S. PUTHOFF, PE #61619

SURVEYOR'S STATEMENT

I CERTIFY THAT THIS DRAWING ACCURATELY SHOWS THE SUNRISE CONDOMINIUM AS CONSTRUCTED.

ALLEN J. BERTKE, PS #8629

DATE

BERTKE

of 2

SUN

**REVISIONS:** 

AUGUNI1703Plat DRAWN BY

CHECKED BY

AJB

PROJECT No.

AUGUNI1703

06-13-2017

SHEET NUMBER

## EXHIBIT A: UNIT A LEGAL DESCRIPTION

BEING A PARCEL OF LAND SITUATED IN SECTION 20, TOWN 5 SOUTH, RANGE 7 EAST, UNION TOWNSHIP, AUGLAIZE COUNTY,

COMMENCING FOR REFERENCE AT A MONUMENT BOX WITH IRON PIN FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 20 AND BEING ON THE CENTERLINE OF STATE ROUTE 67;

THENCE, NORTH 64-55'-57" WEST, 595.98 FEET, ALONG THE CENTERLINE OF STATE ROUTE 67 TO A MAG NAIL FOUND AT THE NORTHWEST CORNER OF A 1.332-ACRE TRACT OF LAND OWNED BY MARK A. AND CONNIE S. GOSSARD AS DESCRIBED IN OFFICIAL RECORD 646, PAGE 1781;

THENCE, SOUTH 00'-19'-33" WEST, 283.02 FEET, ALONG THE WEST PROPERTY LINE OF SAID GOSSARD TRACT TO AN IRON PIN FOUND, PASSING FOR REFERENCE AN IRON PIN FOUND AT 27.53 FEET ON THE SOUTH RIGHT-OF-WAY LINE OF STATE

THENCE, NORTH 89'-56'-53" EAST, 155.48 FEET, ALONG THE SOUTH PROPERTY LINE OF SAID GOSSARD TRACT TO AN IRON PIN FOUND ON THE WEST LINE OF A TRACT OF LAND OWNED BY THOMAS J. KOHLRIESER AND NANCY L. KOHLRIESER TRUSTEES OF THE KOHLRESER LIVING TRUST AS DESCRIBED IN OFFICIAL RECORD 462, PAGE 1555;

THENCE, SOUTH 00'-33'-02" WEST, 315.16 FEET, ALONG THE WEST LINE OF SAID KOHLRIESER TRACT TO A POINT;

THENCE, NORTH 89'-26'-58" WEST, 599.21 FEET, TO A POINT AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE TRACT HEREIN CONVEYED;

THENCE, SOUTH 00'-00'-00" WEST, 91.00 FEET, TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 54'-11'-52" WEST, 41.03 FEET, TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 90'-00'-00" WEST, 48.00 FEET, TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 54'-33'-49" WEST, 41.39 FEET, TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 00'-00'-00" EAST, 91.00 FEET, TO AN IRON PIN WITH CAP SET;

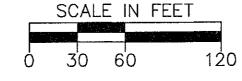
THENCE, NOIRTH 90'-00'-00" EAST, 115.00 FEET, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 0.285 ACRES MORE OR LESS WITH ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS 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, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED JUNE 9, 2017.

PEAK HEIGHT= 132.5' 842,565 BUSHELS TOTAL CAPACITY THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK



# **LEGEND**

• I.P.S. 5/8" X 30" REBAR W/CAP SET

o<sup>i.p.f.</sup> IRON PIN FOUND

o<sup>M.N.F.</sup> MAG NAIL FOUND

MONUMENT BOX W/IP FOUND

SHEET NUMBER

SUNRISE GF SWNSHIP, AUGI BIN CONDOMI Z O Z

**REVISIONS:** 

FILE NAME AUGUNI1703 DRAWN BY RMF CHECKED BY AJB PROJECT No. AUGUNI1703

DATE 06-13-2017

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