

476 E RIVERVIEW AVE

Governor's Deed State of Ohio

KNOW ALL MEN BY THESE PRESENTS: THAT,

WHEREAS: The provisions of Section 1501.01 of the Ohio Revised Code authorize the exchange or sale of lands or property, real or personal, when such is advantageous to the State of Ohio; and

WHEREAS: The Automatic Feed Company has entered into an agreement on July 23, 2001, with the Department of Natural Resources to purchase the referenced real estate for the consideration of Ten Thousand Seven Hundred and No/100 Dollars (\$10,700.00); and

WHEREAS: The Director of the Ohio Department of Natural Resources, State of Ohio, has deemed the above sale beneficial to the citizens of the State of Ohio; and

WHEREAS: By Journal Entry dated August 29, 2001, the Director of the Ohio Department of Natural Resources and the Chief of the Division of Water have declared the hereafter described real estate situated in the City of Napoleon, County of Henry, State of Ohio, and being part of the Miami and Erie Canal as surplus.

NOW, THEREFORE: THE STATE OF OHIO, by BOB TAFT, GOVERNOR, acting under the authority of Sections 117.50, 1501.01 and 5301.13 of the Ohio Revised Code, and the covenants contained in the Agreement to Buy and Sell Land and the payment of the sum of Ten Thousand Seven Hundred and No/100 Dollars (\$10,700.00), the receipt of which is hereby acknowledged does hereby remise, release and forever quitclaim unto the Automatic Feed Company, whose tax mailing address is 476 E. Riverview Avenue, Napoleon, Ohio 43545, its successors and assigns all right, title and interest of the State of Ohio (Ohio Department of Natural Resources) in the following described real estate:

Sec. 13-93 R.
Sec. 18-015 R.
APPROVED 5/21
By DK Date 12/14/01

A parcel of land being a part of the abandoned Miami and Erie Canal Lands located in the Northeast quarter of Section 13, Town 5 North, Range 6 East and the Northwest quarter of Section 18, Town 5 North, Range 7 East, City of Napoleon, Henry County, Ohio, and being more particularly described as follows:

Beginning at the point of intersection of the Northwesterly boundary line of the Miami and Erie Canal lands with the East line of the Northeast quarter of Section 13, Town 5 North, Range 6 East, and the West line of the Northwest quarter of

Section 18, Town 5 North, Range 7 East, said point of intersection being 89.89 feet right of Station 1976+62.28 of the Buchanan baseline of the Miami and Erie Canal and also described as being 50.00 feet left of Station 32+47.08 of the centerline stationing of State Route 424, (said stationing having been established on a highway right-of-way drawing prepared by the Ohio Department of Highways, dated 1935.)

thence South $41^{\circ} 56' 46''$ West, on a line being 50.00 feet Northwesterly of, and parallel with the centerline of, State Route 424 and parallel with the Buchanan baseline of the Miami and Erie Canal, a distance of 637.85 feet to a point;

thence North $50^{\circ} 27' 22''$ West, a distance of 15.12 feet to a point of intersection with the Northwesterly boundary line of the Miami and Erie Canal, said point of intersection being 105.00 feet right of Station 1982+00.76 of the Buchanan baseline of the Miami and Erie Canal;

thence North $41^{\circ} 56' 46''$ East, on the Northwesterly line of the Miami and Erie Canal Lands, a distance of 300.76 feet to a point, said point being 105.00 feet right of Station 1979+00.00 of the Buchanan baseline of the Miami and Erie Canal;

thence North $39^{\circ} 05' 01''$ East, continuing on the Northwesterly line of the Miami and Erie Canal Lands, a distance of 377.35 feet to a point of intersection with the East line of the Northeast quarter of Section 13, Town 5 North, Range 6 East, and the West line of the Northwest quarter of Section 18, Town 5 North, Range 7 East, said point of intersection being 123.84 feet right of Station 1975+23.12 of the Buchanan baseline of the Miami and Erie Canal;

thence continuing North $39^{\circ} 05' 01''$ East, on the Northwesterly line of the Miami and Erie Canal Lands, a distance of 23.15 feet to a point, said point being 125.00 feet right of Station 1975+00.00 of the baseline of the Miami & Erie Canal;

thence North $32^{\circ} 17' 53''$ East, continuing on the Northwesterly line of the Miami and Erie Canal Lands, a distance of 117.90 feet to a point, said point being 144.76 feet right of Station 1973+83.77 of the Buchanan baseline of the Miami and Erie Canal;

thence South $47^{\circ} 56' 13''$ East, a distance of 54.87 feet to a point, said point being 89.89 feet right of Station 1973+83.88 of the Buchanan baseline of the Miami and Erie Canal and also described as being 50.00 feet left of Station 34+25.48 of the centerline stationing of State Route 424;

thence South $41^{\circ} 56' 46''$ West, on a line being parallel with the centerline of State Route 424 and parallel with the Buchanan baseline of the Miami and Erie Canal, a distance of 178.40 feet to the point of BEGINNING of the parcel herein

described, containing 12,894 square feet of land, more or less, in the Northeast quarter of Section 13 and 6,708 square feet of land, more or less, in the Northwest quarter of Section 18, totaling 19,602 square feet or 0.450 acres of land, more or less.

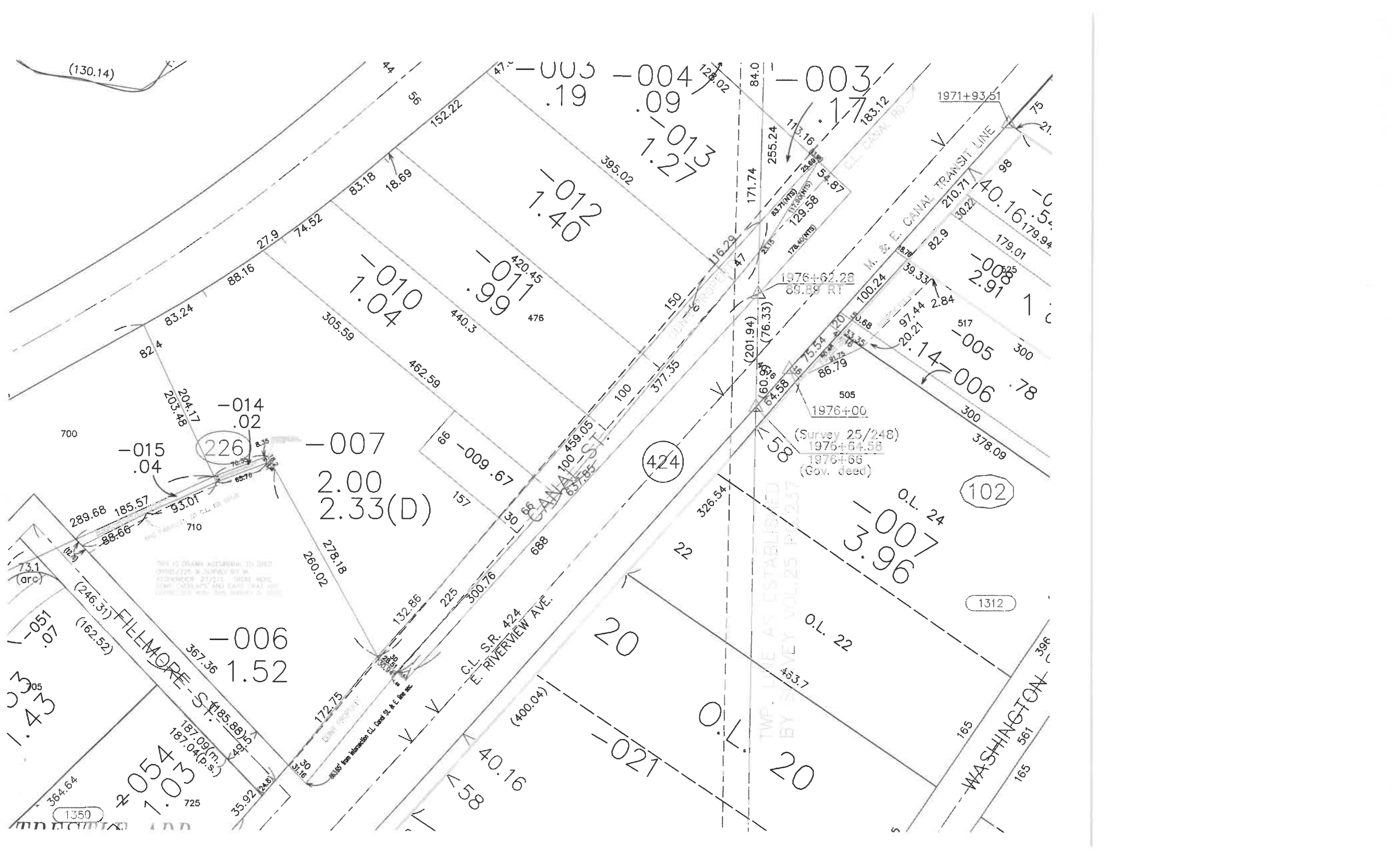
The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North.

This description was prepared by Robert B. Ernsberger, P.S., Professional Surveyor #5520 on May 19, 1998.

Reference is hereby made to Plat No. 37 of the S.A. Buchanan Survey of said canal property on file in the Office of the Ohio Department of Natural Resources, Division of Real Estate and Land Management, Columbus, Ohio 43224.

Subject to any and all outstanding easements, rights, permits and right-of-way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources whether or not the same may be of record.

TO HAVE AND TO HOLD said premises with all the privileges and appurtenances thereunto belonging to the Automatic Feed Company, its successors and assigns forever.



(130.14)

700

226

424

102

1312

1350

(130.14)

-010
1.04

-011
.99

-012
1.40

-004
.09
1.27

-003
.17

-014
.02

-015
.04

-007
2.00
2.33(D)

-009
.67

58

O.L. 24
-007
3.96

-005
.78
-006
2.91

FILLMORE ST.
(246.31)
(162.52)

CANAL ST.
100 459.05
657.85

E. RIVERVIEW AVE.
C.L. S.R. 424

M. & E. CANAL TRANSIT LINE
1971+93.51

WASHINGTON

THIS IS DRAWN ACCORDING TO DEED
1976+61.28 & SURVEY BY W.
EDWARDS 27/211 THERE BEING
NO CHANGE AND CANAL HAS THE
CORRECTION WITH THE SURVEY 3/10

TEMP. LINE AS ESTABLISHED
BY SURVEY VOL. 25 P. 237

(Survey 25/248)
1976+61.58
1976+65
(Gov. deed)

116' from Intersection C.L. Canal St. & E. Riv. Ave.

187.09(m.)
187.04(p.s.)

MD DEEDS 100

situated in the City of Napoleon, County of Henry and State of Ohio, and being on Canal Road along State Route 424, a part of Section 13 in Napoleon Township, Town 5 North, Range 6 East bounded and described as follows:

Commencing at the Northeast corner of Section 13 at an iron pipe, thence South 0 degrees 28 minutes West a distance of 255.24 feet along the East line of Section 13, to a point in the centerline of the Canal Road;

thence South 38 degrees 30 minutes West a distance of 463.00 feet along the centerline of Canal Road to the Southeast corner of the parcel and the PRINCIPAL PLACE OF BEGINNING;

thence continuing South 38 degrees 30 minutes West a distance of 225.00 feet to a point in the centerline of Canal Road and being the Southwest corner of the parcel being described;

thence North 31 degrees 30 minutes West a distance of 30.00 feet to a point in the North right of way line of Canal Road;

thence North 30 degrees 18 minutes West a distance of 278.18 feet to a point;

thence South 70 degrees 31 minutes West a distance of 70.35 feet to a point;

thence North 26 degrees 37 minutes West along the West line a distance of 204.17 feet to a point in the Northwest corner of the property and south right of way line of the Norfolk and Western Railroad;

thence North 56 degrees 19 minutes East on a chord a distance of 83.24 feet to a stake on the said railroad right of way line, having a radius of 2204.69 feet;

thence North 54 degrees 01 minute East on a chord a distance of 88.16 feet to a stake on the said railroad right of way line having a radius of 2,204.69 feet;

thence along the East line of said property South 51 degrees 30 minutes East a distance of 305.59 feet to a point;

thence South 38 degrees 30 minutes West a distance of 66 feet to a point;

thence South 51 degrees 30 minutes East a distance of 127 feet to a point in the North right of way line of Canal Road;

thence continuing South 51 degrees 30 minutes East a distance of 30 feet to the point of beginning.

Containing 2.3271± acres of which the present road occupies 0.155 acres.

LESS AND EXCEPTING THE FOLLOWING PARCEL OF LAND:

.Situated in the City of Napoleon, County of Henry and State of Ohio and known as:

Being a parcel of land situated in part of the Northeast one-quarter of Section 13, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and being more particularly described as follows:

Commencing for the same at iron pin found at the intersection of the Easterly line of Section 13, Napoleon Township, with the centerline of Canal Street;

Thence South 38°30'00" West on and along the centerline of Canal Street, a distance of 463.18 feet to an iron pin found;

Thence North 51°28'54" West on and along the Easterly line of property owned by the City of Napoleon, Ohio, a distance of 157.00 feet to an iron pin found; said iron pin marking the principal POINT OF BEGINNING for this description;

Thence continuing North 51°28'54" West, a distance of 75.00 feet to a railroad spike set;

Thence North 38°30'00" East on and along a line parallel to the centerline of Canal Street, a distance of 66.00 feet to an iron pin set;

Thence South 51°28'54" East, a distance of 75.00 feet to an iron pin found;

Thence South 38°30' West on a line parallel to the centerline of Canal Street, a distance of 66.00 feet to the principal POINT OF BEGINNING.

Said parcel containing 4,950 square feet, or 0.114 acres of land, more or less;

CONTAINING, after said exception, 2.2131 acres of land, more or less.

But subject to the following, if any: easements, restrictions and leases of record; zoning ordinances; legal highways; and all obligations and responsibilities for repair and maintenance of a common right-of-way and driveway as set forth in an instrument recorded in Volume 236 at Page 972, Deed Records of Henry County, Ohio.

ALSO LESS AND EXCEPTING THE FOLLOWING PARCEL OF LAND:

Tax Map Dept By OK Date 12/13/83

APPROVED

situated in the City of Napoleon, County of Henry and State of Ohio and known as:

A parcel of land being situated in the City of Napoleon, in the Northeast quarter (1/4) of Section 13, Town 5 North, Range 6 East, Napoleon Township, Henry County, Ohio, and which is more particularly described as follows:

Commencing at an iron pin at the intersection of the Easterly line of said Section 13, Napoleon Township, with the centerline of Canal Street; thence South 38°30' West on the centerline of said Canal Street, three hundred ninety-seven and zero hundredths (397.00) feet to a point; thence North 51°30' West, two hundred thirty-two and zero hundredths (232.00) feet to an iron pin and the point of beginning; ---thence South 38°30' West, sixty-six and zero hundredths (66.00) feet to a railroad spike; thence North 51°30' West, two hundred forty-eight and sixty-four hundredths (248.64) feet to an iron pin on the Southerly right-of-way line of the Wabash Railroad; thence Northeastly on the Southerly right-of-way line of said Railroad and on a curve to the left having a radius of two thousand two hundred four and sixty-nine hundredths (2204.69) feet, for an arc length of sixty-eight and forty-two hundredths (68.42) feet to an iron pipe; thence South 51°30' East, two hundred thirty and fifty-nine hundredths (230.59) feet to the point of beginning.

Containing 0.363 acres of land more or less. Together with a driveway easement, twenty-five (25) feet in width for the purposes of ingress and egress. Said easement adjoins the West side of the above described property and is more particularly described as follows:

Beginning at a railroad spike at the most Southwesterly corner of the above described property; thence South 38°30' West, twenty-five and zero hundredths (25.00) feet to a point;

thence North 51°30' West, two hundred fifty-six and six hundredths (256.06) feet to a point on the Southerly right-of-way line of the Norfolk and Western Railroad; thence on the Southerly right-of-way line of said Railroad and on a curve to the left having a radius of two thousand two hundred four and sixty-nine hundredths (2204.69) feet, for an arc length of twenty-six and eight hundredths (26.08) feet to an iron pin; thence South 51°30' East, two hundred forty-eight and sixty-four hundredths (248.64) feet to the point of beginning. Containing 0.145 acres of land more or less. This easement shall run with the land and be binding upon the heirs, grantees, executors, and assigns of the grantees herein.

CONTAINING, after said exceptions, 1.8501 acres of land, more or less.

AUTOMATIC FEED CO. PROPERTY
Parcel 2, former Freytag property

Situated in the City of Napoleon, County of Henry and State of Ohio, and described as follows:

A parcel of land in the Northeast quarter of Section 13, Town 5 North, Range 6 East, more particularly described as follows:

Commencing at an iron pin marking the intersection of the East line of said Northeast quarter with the centerline of Canal Street; thence South 38 degrees 30 minutes West, along the centerline of Canal Street, 397 feet; thence North 51 degrees 30 minutes West 25 feet to the point of beginning; thence South 38 degrees 30 minutes West, along the North line of Canal Street, 66 feet; thence North 51 degrees 30 minutes West, 455.64 feet to an iron pin on the South right-of-way line of the Wabash Railroad; thence Northeasterly, on the South right-of-way line of said railroad and on a curve to the left having a radius of 2204.69 feet, for an arc length of 68.42 feet to an iron pipe; thence South 51 degrees 30 minutes East 437.59 feet to the point of beginning, containing .67 acre of land, more or less, TOGETHER WITH easements of ingress and egress set forth in deeds recorded in Volume 236, Page 972 and volume 244, Page 424, Deed Records, Henry County, Ohio.

Prior Instrument Reference(s): Volume 209, Page 724
Volume 236, Page 972
Volume 244, Page 424

APPROVED

Combined # 00001
00002

Tex Map Dept. By *WLB* Date 4/15/94