

Vol: 751 Pg: 482

APPROVED - No Plat Required 30/88

City of Rossford, Ohio  
PLANNING COMMISSION  
BY: Mark S. Zuchowski  
DATE: 9/2/99

99 18413 30-  
Recorded in Wood County, Ohio  
Sept 3 1999 2:31 PM  
Vol 751 Pg 482 Record of Deed  
SUE KINDER, WOOD COUNTY RECORDER

PORT LAWRENCE  
(2)

GENERAL WARRANTY DEED (Statutory Form) Revised Code Sec. 5302.05 AND 5302.06

### GENERAL WARRANTY DEED

Rossford Arena Amphitheater Authority, an Ohio nonprofit corporation, for valuable consideration paid grant with general warranty covenants to Rossford Arena Amphitheater Authority, an Ohio nonprofit corporation, whose tax mailing address is: c/o 133 Osborn Street, Rossford, Ohio 43460-1236.

the following described property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Parcel #2 cannot be sold independently without the approval of the City of Rossford.

GRANTOR CLAIMS TITLE BY RECORD VOLUME 749, PAGE 747, WOOD COUNTY RECORDS.

Witness their hands this 29 day of September, 1999

Signed, acknowledged and  
Delivered in the presence of

ROSSFORD ARENA AMPHITHEATER  
AUTHORITY

William C. Cramer  
Print Name: WILLIAM C. CRAMER

Mark S. Zuchowski  
By: MARK S. ZUCHOWSKI  
Its: PRESIDENT

Bruce A. Cramer  
Print Name: BRUCE A. CRAMER

Vincent H. Langevin  
By: VINCENT H. LANGEVIN  
Its: TREASURER

Vol: 751 Pg: 483

STATE OF OHIO, LUCAS COUNTY, ss:

BE IT REMEMBERED, that on this 2nd day of September, 1999, before me, the subscriber, a notary public in and for said state, personally came ROSSFORD ARENA AMPHITHEATER AUTHORITY, an Ohio nonprofit corporation, by MARK G. ZUCHOWSKI, PRESIDENT AND VINCENT H. LANGEVIN, TREASURER the Grantors in the foregoing deed, and acknowledged the signing to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

  
Notary Public



KARLA G. JUERGENS  
Notary Public, State of Ohio  
My Commission Expires 7-8-2003

This instrument prepared by:  
Law Office of William C. Caughey  
900 W. South Boundary, Suite 8A  
Perry Towne Square  
Perrysburg, OH 43551

SEWRDC/GWDdeed

Vol: 751 Pg: 484

**POGGEMEYER DESIGN GROUP, INC.**

**1168 NORTH MAIN STREET  
BOWLING GREEN, OHIO 43402  
(419) 352-7537**

E-MAIL: sanfordb@poggemeyer.com

**LEGAL DESCRIPTION OF 87.6977 ACRES  
FOR ROSSFORD ARENA AMPHITHEATER AUTHORITY (RAAA)  
PARCEL - ONE**

THE FOLLOWING REAL ESTATE BEING A PART OF THE NORTH TWO THIRDS OF THE SOUTH HALF AND PART OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SECTION 3, TOWN 4, UNITED STATES RESERVE, CITY OF ROSSFORD, (PERRYSBURG TOWNSHIP), WOOD COUNTY, OHIO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 POST OF SAID SECTION 3, AT A FOUND PK NAIL (WOOD COUNTY RECORDS), THENCE S 00DEG 01MIN 28SEC W (REFERENCE BEARING) 436.00 FEET ON AND ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3 (ALSO THE CENTERLINE OF LIME CITY ROAD) TO A SET RAILROAD SPIKE AND THE PRINCIPAL PLACE OF BEGINNING FOR THE TRACT HEREIN TO BE DESCRIBED;

THENCE CONTINUING ON AND ALONG SAID EAST LINE AND LIME CITY ROAD S 00DEG 01MIN 28SEC W 1796.00 FEET ON AND ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3 TO THE NORTHEAST CORNER OF A 27.68 ACRE TRACT OF LAND AS CONVEYED TO WILLIAM J. WOLF BY INSTRUMENT RECORDED IN VOLUME 547 OF DEEDS, PAGE 314, WOOD COUNTY RECORDS AT A SET RAILROAD SPIKE;

THENCE N 89DEG 38MIN 22SEC W 2194.05 FEET ON AND ALONG THE NORTH LINE OF SAID 27.68 ACRE TRACT, BEING 8 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH TWO THIRDS OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3;

THENCE N 00DEG 01MIN 28SEC E 1689.37 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TO THE SOUTH LINE OF A 3.9755 ACRE TRACT OF LAND AS CONVEYED TO ROSSFORD, OHIO TRANSPORTATION IMPROVEMENT DISTRICT BY INSTRUMENT RECORDED IN VOLUME 739 OF DEEDS, PAGE 399, WOOD COUNTY RECORDS, AT A SET IRON PIN;

THENCE EASTERLY ON AND ALONG THE SOUTH LINE OF SAID 3.9755 ACRE TRACT S 73DEG 42MIN 35SEC E 111.53 FEET TO A SET IRON PIN; N 82DEG 28MIN 55SEC E 439.85 FEET TO A SET IRON PIN; S 59DEG 26MIN 10SEC E 51.38 FEET TO A SET IRON PIN; S 25DEG 34MIN 43SEC E 103.73 FEET TO A SET IRON PIN; S 49DEG 19MIN 22SEC E 62.48 FEET TO A SET IRON PIN; S 84DEG 16MIN 19SEC E

Vol: 751 Pg: 485

79.61 FEET TO A SET IRON PIN; N 50DEG 44MIN 18SEC E 87.06 FEET TO A SET IRON PIN; AND N 13DEG 04MIN 23SEC E 189.32 FEET TO THE SOUTHERLY LINE OF EAST ARENA DRIVE, PASSING THROUGH AN IRON PIN AT 163.68 FEET;

THENCE S 89DEG 44MIN 47SEC E 1295.08 FEET ON AND ALONG THE SOUTHERLY LINE OF ARENA DRIVE TO THE PLACE OF BEGINNING ENCLOSING AN AREA OF 87.6977 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, RECORDED EASEMENTS AND RESTRICTIONS, OF WHICH THE PRESENT ROAD RIGHT-OF-WAY OCCUPIES 1.2369 ACRE OF LAND.

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT. IRON PINS SET ARE 5/8 INCH DIAMETER STEEL REBARS WITH PLASTIC CAPS BEARING COMPANY NAME.

THIS LEGAL DESCRIPTION IS BASED UPON A LAND SURVEY PERFORMED DURING JANUARY 1998, OCT 1998 AND JULY 1999 BY POGGEMEYER DESIGN GROUP, INC. AND WAS PREPARED BY ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424.

- TP# T68-400-0300-00-039.000<sup>1</sup> = 22.1299 ACRES *USA 4-3 N 1/4 S 1/4 E 1/4 W 1/4 22.13a*
- TP# T68-400-0300-00-040.000<sup>2</sup> = 2.1085 ACRES *USA 4-3 E 1/4 W 1/4 N 2/4 S 1/4 E 1/4 2.11a*
- TP# T68-400-0300-00-040.001 = 1.0000 ACRES *USA 4-3 B N 1/4 S 1/4 E 1/4 1.00a*
- TP# T68-400-0300-00-040.002 = 9.2254 ACRES *USA 4-3 E 1/4 S 1/4 E 1/4 N 1/4 S 1/4 E 1/4 9.23a*
- TP# T68-400-0300-00-040.003 = 10.1990 ACRES *USA 4-3 MID PT N 1/4 S 1/4 E 1/4 10.20a*
- TP# T68-400-0300-00-041.000<sup>3</sup> = 3.4933 ACRES *USA 4-3 E 1/4 W 1/4 S 1/4 E 1/4 3.49a*
- TP# T68-400-0300-00-041.003 = 0.7449 ACRES *USA 4-3 25' Strip Com 436' S + 30' W E 1/4 Pt SE, T 1/4*
- TP# T68-400-0300-00-041.004 = 20.2732 ACRES *USA 4-3 20.27a Pt Com 436' SNE COR SE 20.27a*
- TP# T68-400-0300-00-041.005 = 18.5235 ACRES *USA 4-3 MID PT S 1/4 N 1/4 E 1/4 18.52a*

*Robert A. Sanford*  
ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424 DATE 8/23/99

REV: August 23, 1999  
August 12, 1999  
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Vol: 751 Pg: 486

**POGGEMEYER DESIGN GROUP, INC.**

1168 NORTH MAIN STREET  
BOWLING GREEN, OHIO 43402  
(419) 352-7537  
E-MAIL: seanfordb@poggemeyer.com

LEGAL DESCRIPTION OF 18.8416 ACRES  
FOR ROSSFORD ARENA AMPHITHEATER AUTHORITY (RAAA)  
PARCEL - TWO

THE FOLLOWING REAL ESTATE BEING A PART OF THE NORTH TWO THIRDS OF THE SOUTH HALF AND PART OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SECTION 3, TOWN 4, UNITED STATES RESERVE, CITY OF ROSSFORD, (PERRYSBURG TOWNSHIP), WOOD COUNTY, OHIO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 POST OF SAID SECTION 3, AT A FOUND PK NAIL (WCR), THENCE S 00DEG 01MIN 28SEC W (REFERENCE BEARING) 2232.00 FEET ON AND ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3 (ALSO THE CENTERLINE OF LIME CITY ROAD) TO THE NORTHEAST CORNER OF A 27.68 ACRE TRACT OF LAND AS CONVEYED TO WILLIAM J. WOLF BY INSTRUMENT RECORDED IN VOLUME 547 OF DEEDS, PAGE 314, WOOD COUNTY RECORDS AT A SET RAILROAD SPIKE;

THENCE N 89DEG 38MIN 22SEC W 2194.05 FEET ON AND ALONG THE NORTH LINE OF SAID 27.68 ACRE TRACT, BEING 8 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH TWO THIRDS OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3 TO THE PRINCIPAL PLACE OF BEGINNING FOR THE TRACT HEREIN TO BE DESCRIBED;

THENCE CONTINUING N 89DEG 36MIN 22SEC W 450.18 FEET ON AND ALONG THE NORTH LINE OF SAID 27.68 ACRE TRACT, TO THE NORTH-SOUTH 1/2 SECTION LINE OF SAID SECTION 3, AT A SET IRON PIN;

THENCE N 00DEG 25MIN 55SEC E 1889.52 FEET ON AND ALONG SAID 1/2 SECTION LINE TO THE SOUTHWEST CORNER OF THE N1/4 OF THE N1/2 OF THE SE 1/4 OF SECTION 3 AT A SET IRON PIN;

THENCE S 89DEG 44MIN 47SEC E 358.87 FEET ON AND ALONG THE SOUTH LINE OF SAID N1/4 TO THE WEST LINE OF A 3.9755 ACRE TRACT OF LAND AS CONVEYED TO ROSSFORD, OHIO TRANSPORTATION IMPROVEMENT DISTRICT BY INSTRUMENT RECORDED IN VOLUME 739 OF DEEDS, PAGE 399, WOOD COUNTY RECORDS AT A SET IRON PIN;

THENCE EASTERLY ON AND ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID 3.9755 ACRE TRACT; THENCE S 13DEG 42MIN 06SEC W 117.11 FEET TO A

Vol: 751 Pg: 487

SET IRON PIN; THENCE S 19DEG 41MIN 38SEC E 67.61 FEET TO A SET IRON PIN;  
THENCE S 73DEG 42MIN 35SEC E 86.19 FEET;

THENCE S 00DEG 01MIN 28SEC W 1689.37 FEET TO THE PLACE OF BEGINNING  
ENCLOSING AN AREA OF 18.8416 ACRES OF LAND, MORE OR LESS, SUBJECT TO  
ALL LEGAL HIGHWAYS, RECORDED EASEMENTS AND RESTRICTIONS.

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN  
AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT.  
IRON PINS SET ARE 5/8 INCH DIAMETER STEEL REBARS WITH PLASTIC CAPS  
BEARING COMPANY NAME.

THIS LEGAL DESCRIPTION IS BASED UPON A LAND SURVEY PERFORMED DURING  
JANUARY 1998, OCT 1998 AND JULY 1999 BY POGGEMEYER DESIGN GROUP, INC.  
AND WAS PREPARED BY ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO.  
5424.

TP# T68-400-0300-00-039.000 = 4.5171 ACRES *432.4-3 WPT NPT 304 4.52ac*  
TP# T68-400-0300-00-040.000 = 4.5672 ACRES *434.3 WPT 7126.95A SSE 4.57ac*  
TP# T68-400-0300-00-041.000 = 9.7573 ACRES *432.4-3 WPT 584 NISE 693 P/B 9.76ac*

*Robert A. Sanford*

DATE *8/23/99*

ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424

*Anthony L. Allison*

WOOD COUNTY ENGINEER

DESCRIPTION

APPROVED BY: *985 9-3-99*

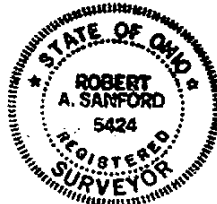
REV: August 23, 1999

August 12, 1999

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TRANSFERRED *6/05*

THIS CONVEYANCE HAS BEEN EXAMINED  
AND THE GRANTOR HAS COMPLIED WITH  
SECTION 319.202 OF THE REVISED CODE



SEP 3 1999

FEE            EXEMPT *M*  
MICHAEL SIBBERSEN  
WOOD COUNTY AUDITOR