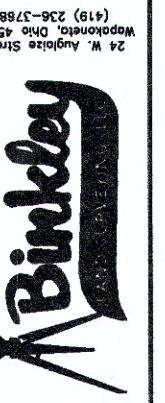


Survey of Parcels #B05-311-009-01 & B05-311-010-00 and being a part of the SE $\frac{1}{4}$ & SW $\frac{1}{4}$ of
Section 31, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio.
(Prior Deed Referenced in O.R. 641, Pg. 915)

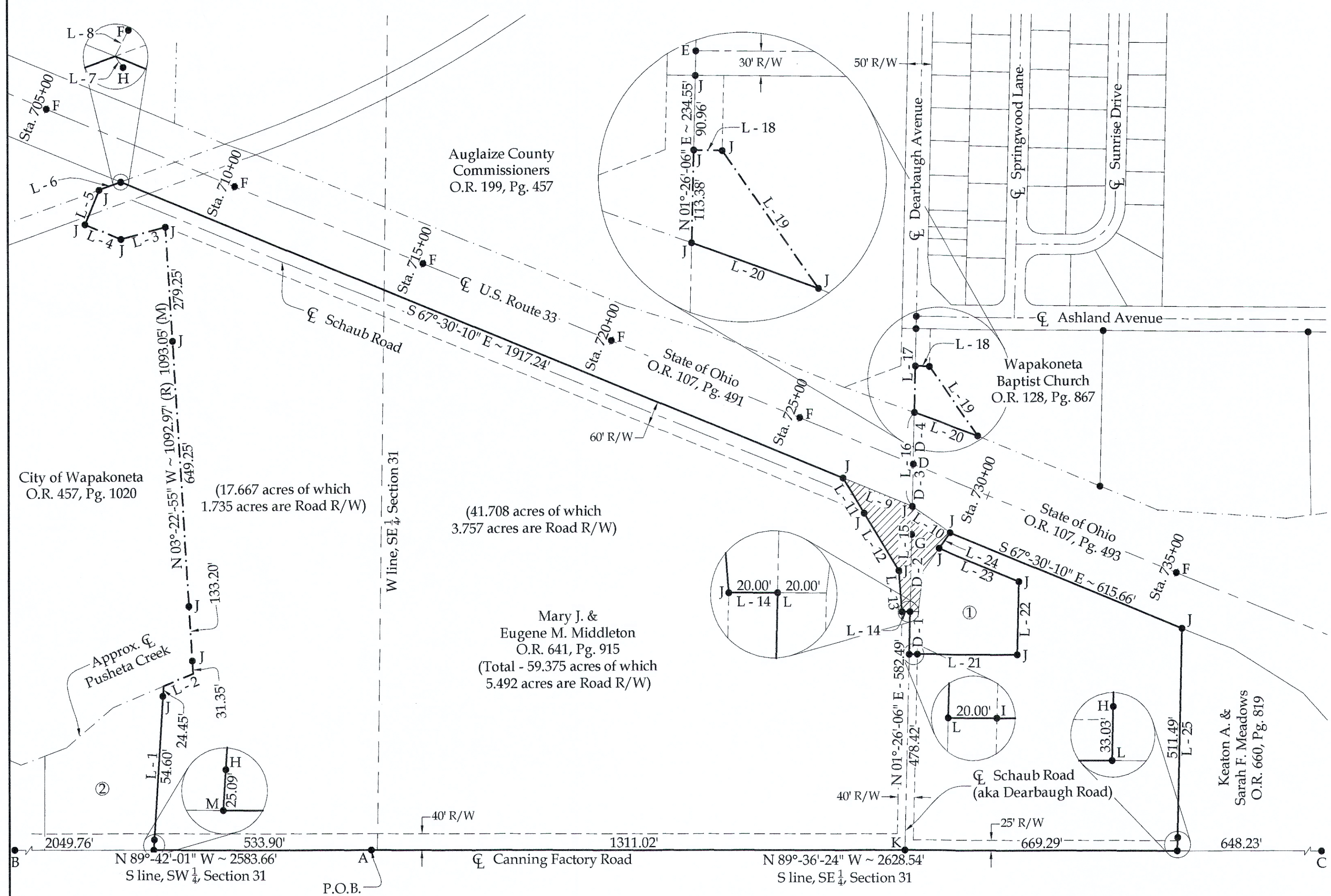
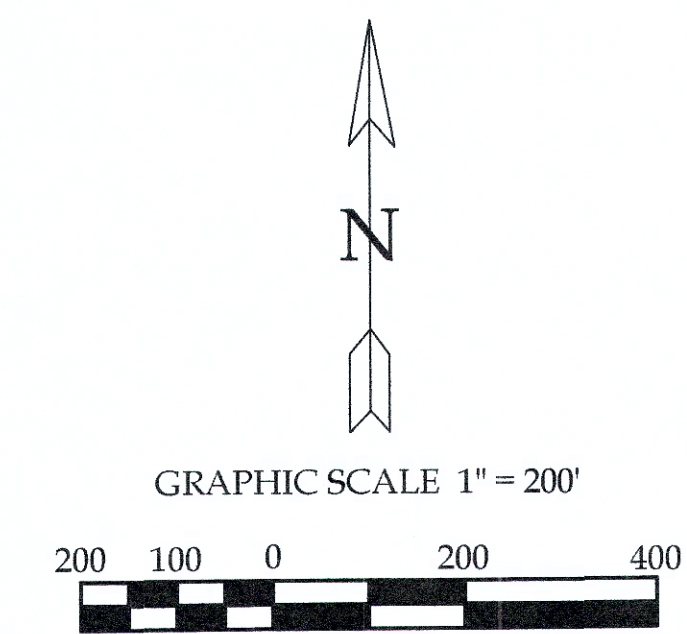


Prepared By:

Boundary Survey

Mary J. Middleton
12649 Canning Factory Road
Wapakoneta, OH 45895

Surveyed By: T.J.S./M.A.B.
Checked By: K.J.B.
Date: 01/08/2024
Drawn By: K.J.B.



Legend

- A = Existing Monument Box at the NW corner of the NE $\frac{1}{4}$ of Section 6, Town 6 South, Range 6 East, Pusheta Township, Auglaize County
- B = Existing Monument Box at the SW corner of Section 31
- C = Existing Concrete Monument at the SE corner of Section 31
- D = Existing ODOT Concrete Monument at Sta. 728+01.18 of U.S. Route 33 and Sta. 20+00 of Dearbaugh Road (per ODOT R/W Plans Aug-33-13.44)
- E = Existing Concrete Monument at the Intersection of the Centerlines of Ashland Avenue & Dearbaugh Road (aka Dearbaugh Avenue)
- F = Existing ODOT Concrete Monument
- G = Existing Concrete Monument
- H = Existing #5 Rebar
- I = Existing Iron Pin in Concrete
- J = Set #5 Rebar
- K = Set Mag Spike
- L = Set Mag Nail
- M = Existing Mag Nail
- Corporation Line

Line Data

L - 1 = N 03°-37'-41" E ~ 401.14' (R & M)	L - 14 = S 89°-26'-08" E ~ 20.00'
L - 2 = N 67°-24'-39" E ~ 78.89'	L - 15 = N 01°-26'-06" E ~ 257.48'
L - 3 = S 75°-01'-16" W ~ 113.41' (R & M)	L - 16 = N 01°-26'-06" E ~ 229.17'
L - 4 = N 67°-30'-09" W ~ 95.00' (R & M)	L - 17 = N 01°-26'-06" E ~ 234.55'
L - 5 = N 22°-29'-50" E ~ 91.08'	L - 18 = S 88°-33'-39" E ~ 35.00'
L - 6 = N 70°-18'-15" E ~ 56.54' (R) 56.46' (M)	L - 19 = S 34°-49'-40" E ~ 206.06'
L - 7 = S 35°-39'-06" E ~ 0.26'	L - 20 = N 69°-58'-25" W ~ 165.52'
L - 8 = N 27°-22'-42" E ~ 0.55'	L - 21 = S 89°-40'-48" E ~ 265.96' (R & M)
L - 9 = S 67°-30'-10" E ~ 184.18'	L - 22 = N 01°-23'-21" E ~ 178.93' (R & M)
L - 10 = S 55°-13'-19" E ~ 112.83'	L - 23 = N 67°-29'-01" W ~ 212.10' (R & M)
L - 11 = S 30°-55'-59" E ~ 100.71'	L - 24 = N 35°-26'-19" E ~ 47.21'
L - 12 = S 30°-56'-12" E ~ 164.06'	L - 25 = S 01°-23'-39" W ~ 544.16' (R) 544.52' (M)
L - 13 = S 04°-19'-23" E ~ 100.86'	

Distance Data

D - 1 = 103.70' (R) 104.07' (M)
D - 2 = 188.59'
D - 3 = 102.87'
D - 4 = 126.30'

Property Information

- ① Frederick F. Koenig
O.R. 696, Pg. 722
- ② Mark E. & Tracy A. McDonald
O.R. 716, Pg. 4155

Parcel #B05-311-009-01
(50.183 acres of which 4.900 acres are Road R/W)

Parcel #B05-311-010-00
(9.192 acres of which 0.592 acres are Road R/W)

- Former right-of-way of U.S. Route 33, reverted to Auglaize County per ODOT R/W Plans Aug-33-13.44

NOTE: All distances on this plat are measured unless otherwise noted.

Basis of Bearings
The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

This plat is recorded in Survey Book "____",
in the Auglaize County Engineer's Office.



This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on January 08, 2024.

Kyle J. Binkley, P.S. #8587

LEGAL DESCRIPTION

Being all of Parcels #B05-311-009-01 & B05-311-010-00 (Prior Deed Referenced in O.R. 641, Pg. 915) and being a part of the SE $\frac{1}{4}$ & SW $\frac{1}{4}$ of Section 31, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Beginning at a Monument Box at the NW corner of the NE $\frac{1}{4}$ of Section 6, Town 6 South, Range 6 East, Pusheta Township, Auglaize County; thence the following courses:

1. N 89°-42'-01" W with the S line of the SW $\frac{1}{4}$ of Section 31 (centerline of Canning Factory Road), 533.90' to an existing Mag Nail;
2. N 03°-37'-41" E, 401.14' to point within the banks of Pusheta Creek, passing an existing #5 Rebar at 25.09' and a set #5 Rebar at 376.69';
3. N 67°-24'-39" E with the approximate centerline of Pusheta Creek, 78.89' to a point within the banks of Pusheta Creek;
4. N 03°-22'-55" W, 1093.05' to a set #5 Rebar on the Southerly right-of-way line of Schaub Road, passing a set #5 Rebar at 31.35', 164.55' and 813.80';
5. S 75°-01'-16" W with the Southerly right-of-way line of Schaub Road, 113.41' to a set #5 Rebar;
6. N 67°-30'-09" W with the Southerly right-of-way line of Schaub Road, 95.00' to a set #5 Rebar;
7. N 22°-29'-50" E with the Westerly right-of-way line of Schaub Road, 91.08' to a set #5 Rebar;
8. N 70°-18'-15" E with the Westerly right-of-way line of Schaub Road, 56.46' to a point on the Northerly right-of-way line of Schaub Road and the Southerly right-of-way line of U.S. Route 33, as referenced by an existing Concrete Monument at N 27°-22'-42" E, 0.55' and an existing #5 Rebar at S 35°-39'-06" E, 0.26';
9. S 67°-30'-10" E with the Northerly right-of-way line of Schaub Road and the Southerly right-of-way line of U.S. Route 33, 1917.24' to a set #5 Rebar;
10. S 30°-55'-59" E with the former right-of-way line of U.S. Route 33, 100.71' to a #5 Rebar set on the Southerly right-of-way line of Schaub Road;
11. S 30°-56'-12" E with the former right-of-way line of U.S. Route 33, 164.06' to a set #5 Rebar;
12. S 04°-19'-23" E with the former right-of-way line of U.S. Route 33, 100.86' to a set #5 Rebar;
13. S 89°-26'-08" E with the former right-of-way line of U.S. Route 33, 20.00' to a Mag Nail set on the centerline of Schaub Road (aka Dearbaugh Road);

14. N 01°-26'-06" E with the centerline of Schaub Road (aka Dearbaugh Road), 486.65' to a #5 Rebar set on the S line of U.S. Route 33, passing an existing Concrete Monument at 188.59', a #5 Rebar set on the S line of U.S. Route 33 at 257.48', an existing ODOT Concrete Monument (Sta. 728+01.18, U.S.R. 33 & Sta. 20+00, Dearbaugh Road) at 360.35';
15. Continuing N 01°-26'-06" E with said centerline, 113.38' to a set #5 Rebar on the N line of the former right-of-way line of U.S. Route 33;
16. S 88°-33'-39" E with the former right-of-way line of U.S. Route 33, 35.00' to a set #5 Rebar;
17. S 34°-49'-40" E with the former right-of-way line of U.S. Route 33, 206.06' to a #5 Rebar set on the N right-of-way line of U.S. Route 33;
18. N 69°-58'-25" W with the N right-of-way line of U.S. Route 33, 165.52' to a set #5 Rebar on the centerline of Schaub Road (aka Dearbaugh Road);
19. S 01°-26'-06" W with the centerline of Schaub Road (aka Dearbaugh Road), 486.65' to a set Mag Nail, passing an existing ODOT Concrete Monument (Sta. 728+01.18, U.S.R. 33 and Sta. 20+00, Dearbaugh Road) at 126.30', a #5 Rebar set on the S line of U.S. Route 33 at 229.17' and an existing Concrete Monument at 298.06';
20. Continuing S 01°-26'-06" W with said centerline, 104.07' to a set Mag Nail;
21. S 89°-40'-48" E, 265.96' to a set #5 Rebar, passing an existing Iron Pin in Concrete at 20.00';
22. N 01°-23'-21" E, 178.93' to a set #5 Rebar;
23. N 67°-29'-01" W, 212.10' to a #5 Rebar set on the former right-of-way line of U.S. Route 33;
24. N 35°-26'-19" E with the former right-of-way line of U.S. Route 33, 47.21' to a #5 Rebar set on the S line of U.S. Route 33;
25. S 67°-30'-10" E with the S line of U.S. Route 33, 615.66' to a set #5 Rebar;
26. S 01°-23'-39" W, 544.52' to a Mag Nail set on the S line of the SE ¼ of Section 31 (centerline of Canning Factory Road), passing an existing #5 Rebar at 511.49';
27. N 89°-36'-24" W with said fractional section line, 1980.31' to the POINT OF BEGINNING, passing a Mag Spike set at the intersection of the centerline of Schaub Road (aka Dearbaugh Road) and the S line of the SE ¼ of Section 31 (centerline of Canning Factory Road) at 669.29'.

The above-described parcel contains 59.375 acres, more or less, of which 17.667 acres are located in the SW ¼ of Section 31, 41.708 acres are located in the SE ¼ of Section 31, and 5.492 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on January 08, 2024. All markers called for above are in place.



A handwritten signature in blue ink, appearing to read "K. Binkley", written over the seal.