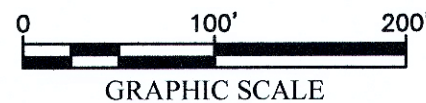
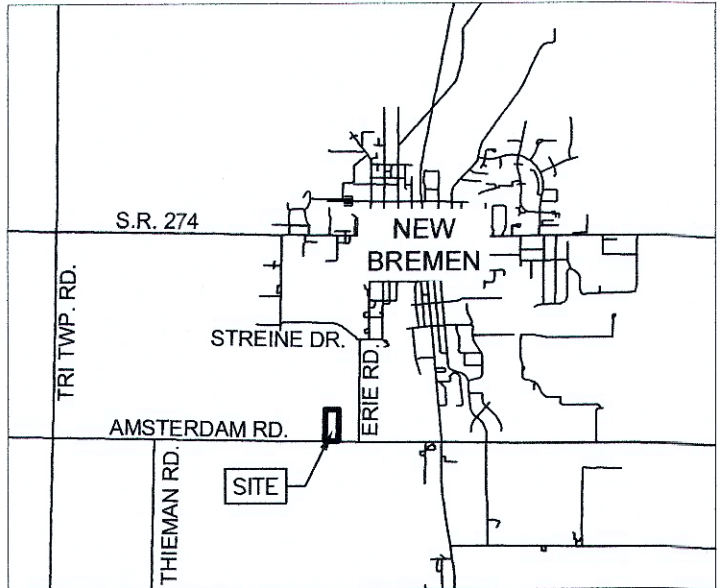


6.519 ACRES SITUATED IN:
STATE OF OHIO
COUNTY OF AUGLAIZE
TOWNSHIP OF GERMAN
SW 1/4 SECTION 15
TOWNSHIP 7S, RANGE 4E

VICINITY MAP: NOT TO SCALE



TANGEMAN FAMILY FARMS, LLC, AN
OHIO LIMITED LIABILITY COMPANY
O.R. 666, PG. 2227
30.861 AC. (DEED)
PID: C0901500801

WEST OHIO RAIL AUTHORITY
(FORMER N&W RAILROAD)
O.R. 130, PG. 698
PID: C0901502800

MIAMI VALLEY
LEASING INC. AN
OHIO CORPORATION
O.R. 182, PG. 787
2.998 AC. (DEED)
PID: C0901500802

THE DAYTON POWER
& LIGHT COMPANY
(dba AES OHIO), AN
OHIO CORPORATION
O.R. 718, PG. 5685
2.841 AC. (DEED)
PID: C0901500804

THE DAYTON POWER
& LIGHT COMPANY
D.V. 146, PG. 542
3.3 AC. (DEED)
PID: C0990000100

REFERENCE DOCUMENTS:

DEEDS:
AS SHOWN

ROAD AND RAILROAD RIGHT-OF-WAY:
SHOWN PER SURVEYS LISTED BELOW

AUGLAIZE COUNTY SURVEYS:
PLAT CABINET C, PAGE 97: (BUNKER HILL FIRST ADDITION),
LOUIS J. BERGMAN #7177 (5/11/1994)
NO. N-775: RICHARD W. ANDERS #5850 (5/20/1993)
NO. GER-15-38: TONY L. SKILES #8095 (11/28/2022)
NO. GER-15-20: LOUIS J. BERGMAN #7177 (1/15/1999)
NO. E-361: DOUG REINHART #6507 (10/1/1980)

FLOOD STATEMENT:

ACCORDING TO F.E.M.A. MAP No.
39011C0175C, DATED SEPTEMBER 6,
1989, NO PORTION OF THE SUBJECT
PROPERTY SHOWN HEREON LIES WITHIN A
SPECIAL FLOOD HAZARD AREA. THIS
STATEMENT IS FOR INSURANCE PURPOSES
ONLY AND IS NOT A GUARANTEE THAT THE
PROPERTY WILL OR WILL NOT FLOOD.

SURVEY NOTES:

BASIS FOR BEARINGS:
BEARINGS AND DISTANCES, SHOWN HEREON, WERE DERIVED FROM GPS
OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD83 (2011), U.S. SURVEY FEET.

OCCUPATION LINES GENERALLY AGREE WITH THE BOUNDARY LINES AS SHOWN.

SURVEY MONUMENTS WERE FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE
TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED IN OCTOBER OF
2024 IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS
INDICATED IN OHIO REVISED CODE RULE 4733-37-05. SAID SURVEY WAS OVERSEEN
BY STEVEN L. SEESE, OHIO PROFESSIONAL SURVEYOR NUMBER 8895.



STEVEN L. SEESE
PROFESSIONAL SURVEYOR No. 8895

10-15-2024
DATE

LEGEND

PROPERTY LINES (SUBJECT)
PROPERTY LINES (ADJACENT)
SECTION LINES
ROAD RIGHT-OF-WAY
RAILROAD CENTERLINE
RAILROAD RIGHT-OF-WAY
5/8"X30" IRON REBAR SET,
CAPPED "SAM LLC"
MAG NAIL SET
IRON REBAR FOUND
MAG NAIL FOUND
3/4" IRON PIN FOUND INSIDE
AUGLAIZE COUNTY MONUMENT BOX

ABBREVIATIONS

D.V. DEED VOLUME
O.R. OFFICIAL RECORD
PID: PARCEL IDENTIFICATION
R/W RIGHT-OF-WAY
T.P.O.B. TRUE POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

3/4" SOLID IRON PIN
FOUND IN MONUMENT BOX
SW CORNER
SW 1/4 SECTION 15

SW 1/4 SECTION 15, TOWNSHIP 7 SOUTH, RANGE 4 EAST
NW 1/4 SECTION 22, TOWNSHIP 7 SOUTH, RANGE 4 EAST

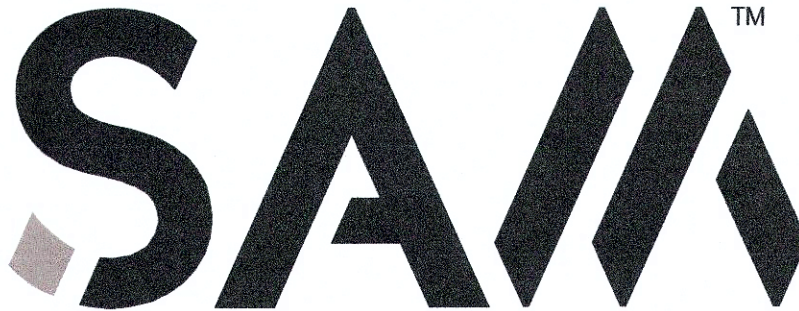
ANN HUEGEL, AND CHARLES E. ISERN
O.R. 647, PG. 1272
76 AC. (AUDITOR)
PID: E1402200200

N89°07'35"W 2634.68'

MAG NAIL FOUND

T.P.O.B.

P.O.C.



929 Eastwind Drive, Suite 201
Westerville, Ohio 43081
Ofc: 614.899.0079
Fax: 614.899.3175
email: info@sam.biz

PROJECT: AES Ohio
Amsterdam Sub Expansion
JOB NUMBER: 92105
DATE: 2024-10-15
SCALE: 1" = 100'
SURVEYOR: SLS
TECHNICIAN: SLS
DRAWING: 92105 BNDY
TRACT ID: C0901500801
PARTY CHIEF: JSS
FIELDBOOKS:

6.519 ACRES OUT OF TANGEMAN FAMILY FARMS, LLC
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP
7 SOUTH, RANGE 4 EAST OF THE FIRST PRINCIPAL MERIDIAN.
PERFORMED FOR AES OHIO (DAYTON POWER & LIGHT CO.)

SHEET 1
OF 1



October 15, 2024

Legal Description – 6.519 acre parcel

Situated in the State of Ohio, County of Auglaize, Township of German, being located in the Southwest quarter of Section 15, Township 7 South, Range 4 East of the First Principal Meridian, and being a portion of a 30.861 acre parcel granted to Tangeman Family Farms, LLC, an Ohio Limited Liability Company (tax parcel number C0901500801) by Official Record 666, Page 2227 (all references herein are to the records of the Auglaize County Recorder's office);

Commencing at a 3/4 inch solid iron pin found in an Auglaize County monument box at the Southeast corner of said Southwest quarter section, also being in the centerline of Amsterdam Road (50 foot wide right-of-way);

Thence **North 89°07'35" West**, along the southerly line of said quarter section and the centerline of said Amsterdam Road, a distance of **494.18 feet** to a mag nail found at the southernmost Southeast corner of said Tangeman parcel, also being the Southwest corner of a 2.841 acre parcel granted to The Dayton Power & Light Company (dba AES Ohio), and Ohio Corporation, by Official Record 718, Page 5685, and being the True Point of Beginning of this survey;

Thence continuing **North 89°07'35" West**, along the southerly line of said quarter section and the centerline of said Amsterdam Road, a distance of **344.20 feet** to a mag nail set;

Thence leaving said quarter section line and along two (2) new division lines through said Tangeman parcel:

1. **North 00°55'39" East**, passing an iron rebar set at a distance of 25.00 feet, a total distance of **825.02 feet** to an iron rebar set;
2. **South 89°07'35" East**, a distance of **344.20 feet** to a 5/8 inch iron rebar (no cap) found 1 inch below grade at the Northwest corner of said Dayton Power & Light parcel, being an interior corner of said Tangeman parcel;

Thence **South 00°55'39" West**, along a common line to said Dayton Power & Light parcel and said Tangeman parcel, passing a 5/8 inch iron rebar with yellow plastic cap inscribed "VOLKERT INC" at a distance of 799.95 feet, a total distance of **825.02 feet** to the Point of Beginning;

Containing **6.519 acres**, more or less, of which 0.198 of an acre falls within and is subject to the 50 foot right-of-way of said Amsterdam Road, said parcel also being subject to all legal easements of record.

This legal description is based on an actual field survey completed by SAM on October 15, 2024. Bearings and distances were derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011), U.S. Survey Feet. All iron rebar set are 5/8 inch by 30 inches with cap inscribed "SAM LLC".

10-15-2024

Steven L. Seese, Professional Surveyor No. 8895



SAM COMPANIES

929 Eastwind Drive / Suite 201 / Westerville, OH 43081
614-899-0079 Office / 614-899-3175 Fax

sam.biz

GER-15-39a