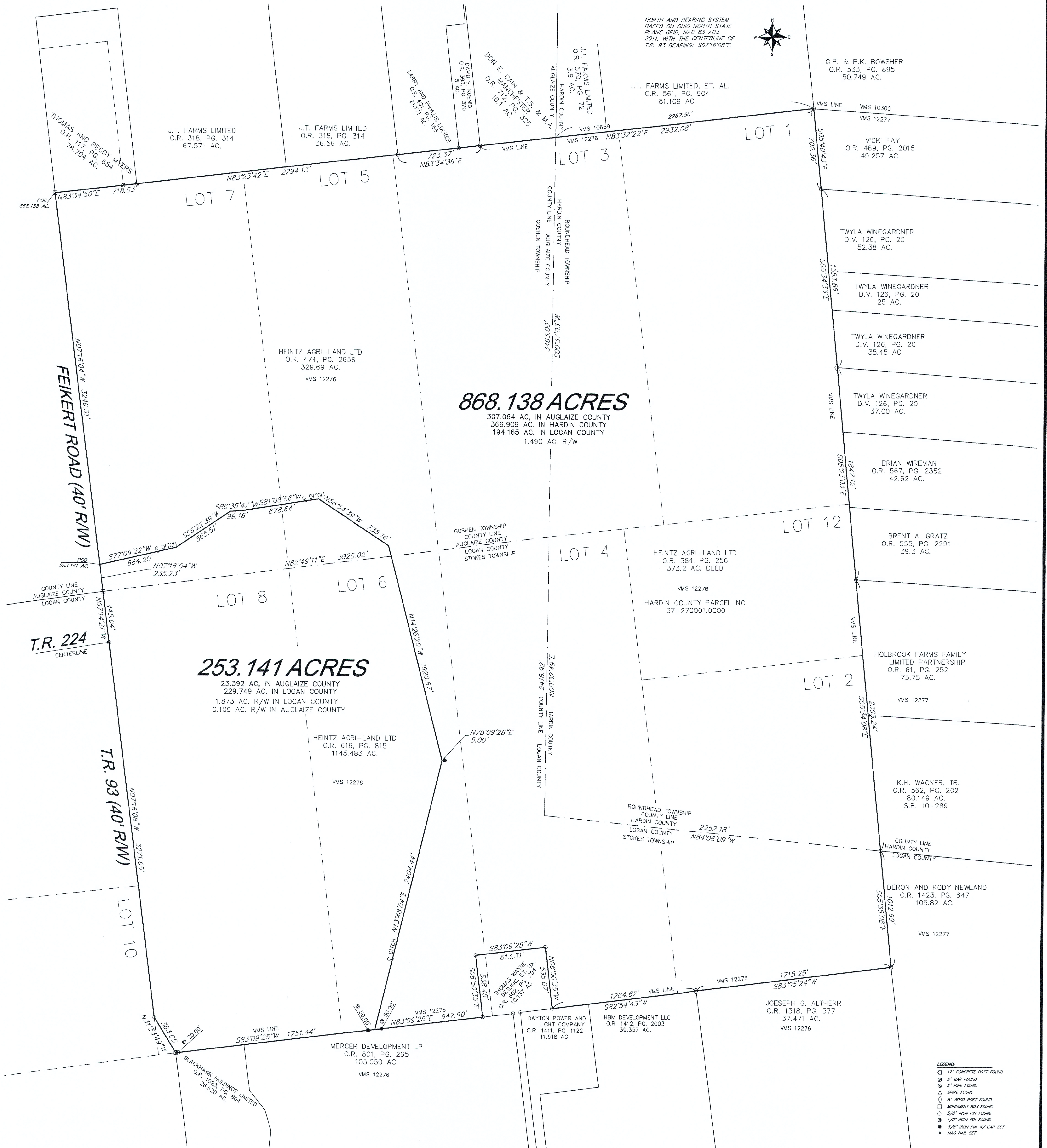


PLAT OF SURVEY
FOR
HEINTZ

SITUATED IN:
DANIEL HOPKINS SUBDIVISION OF VALENTINE PEER'S SURVEY VMS 12276,
LOTS 1, 2, 3, 5, 7, 8 AND 12 AND PART OF LOT 4 AND 6
VOLUME Q, PAGE 759 & PLAT CABINET A, SLIDE 211
GOSHEN TOWNSHIP, AUGLAIZE COUNTY,
ROUNDHEAD TOWNSHIP, HARDIN COUNTY,
STOKES TOWNSHIP, LOGAN COUNTY, OHIO

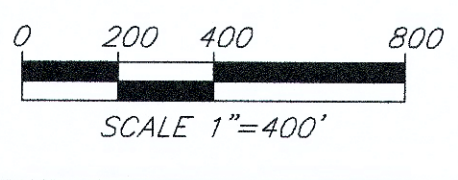
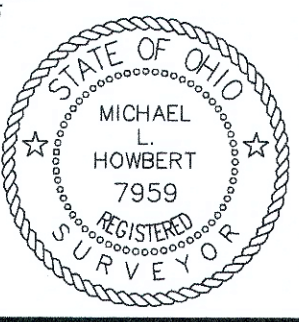


HOWBERT SURVEYING
LLC
8477 MERICLE ROAD
FORT JENNINGS, OHIO 43044
419-863-0289

DATE: 1/23/25
CLIENT: HEINTZ
JOB #: 010-01-25

REV:
SCALE: 1" = 400'
CHK:

MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
JANUARY 25, 2025



Description
For
868.138 Acres

Situated in Goshen Township, Auglaize County, Roundhead Township, Hardin County and Stokes Township, Logan County, Ohio, being part of Virginia Military Survey No. 12276, being all of Lots 1, 2, 3, 12 and part of Lots 4, 5, 6, 7 as platted by Dan Hopkins Subdivision of George Herbst's part of V. Peer's Survey 12276, being part of a 1145.483 acres heretofore conveyed to Heintz AGRI-Land LTD by Official Record Volume 474, Page 2656 (Auglaize County), Official Record Volume 384, Page 256 (Hardin County) and Official Record Volume 616, Page 815 and Plat Cabinet A, Slide 211 (Logan County) of said County Deed Records and being more particularly described as follows;

Beginning at the northwest corner of Lot 7, being a monument box found, also the intersection of the north line of VMS 12276 with the centerline of Feikert Road;

Thence along the north line of Lots 1, 3, 5, 7 on the following four (4) courses and distances:

1. N.83°34'50"E., a distance of 718.53 feet to 2" pipe found;
2. N.83°23'42"E., a distance of 2294.13 feet to a 12" concrete post found;
3. N.83°34'36"E., a distance of 723.37 feet to a 1/2" iron pin found;
4. N.83°32'22"E., a distance of 2932.08 feet to a 5/8" iron pin found at the northeast corner of Lot 1;

Thence along the east line of VMS 12276 on the following five (5) courses and distances:

1. S.05°40'43"E., a distance of 702.36 feet to a 5/8" iron pin found;
2. S.05°34'33"E., a distance of 1553.86 feet to a 8" wood post found;
3. S.05°23'03"E., a distance of 1847.12 feet to a 8" wood post found;
4. S.05°34'08"E., a distance of 2363.24 feet to a 5/8" iron pin found, also being in the north line of Logan County;
5. S.05°35'08"E., a distance of 1012.69 feet to a 5/8" iron pin found at the southeast corner of Lot 2 and on the west line of a 105.820 acre tract conveyed to Deron Newland and Koby Newland., as described in Official Record Volume 1423, Page 647, also the northeast corner of a 37.471 acres conveyed to Joseph G. Altherr as described in Official Record Volume 1318, Page 577 and in the east line of VMS 12276;

Thence along the north line of said 37.471 acre tract, S.83°05'24"W., a distance of 1715.25 feet to a 8" wood post found at the northeast corner of a 39.357 acre tract conveyed to HBM Development LLC as described in Official Record Volume 1412, Page 2003;

Thence on the north line of said 39.357 acre tract and the north line of an 11.918 acre tract conveyed to The Dayton Power and Light Company as described in Official Record Volume 1411, Page 1122, S.82°54'43"W., a distance of 1264.62 feet to a 5/8" iron pin found at a southeast corner of a 10.137 acre tract conveyed to Thomas Wayne Detling, Et. Ux., and described in Official Record Volume 602, Page 204;

Thence running along said 10.137 acre tract on the following three (3) courses and distances:

1. N.06°50'35"W., a distance of 535.07 feet to a 5/8" iron pin found;
2. S.83°09'25"W., a distance of 613.31 feet to a 5/8" iron pin found;
3. S.06°50'35"E., a distance of 538.45 feet to a 5/8" iron pin found the north line of a 105.050 acre tract conveyed to Mercer Development LP as described in Official Record Volume 801, Page 265;

Thence on the north line of said 105.05 acre tract, S.83°09'25"W., a distance of 947.90 feet to a point in the centerline of a ditch, passing a 5/8" iron pin set at 897.90 feet;

Thence along the centerline of said ditch on the following seven (7) courses and distances:

1. N.13°48'04"E., a distance of 2404.44 feet to a point, witness a 5/8" iron pin set, N.78°09'28"E., a distance of 5.00 feet;
2. N.14°26'20"W., a distance of 1920.67 feet to a point;
3. N.56°54'39"W., a distance of 735.16 feet to a point;
4. S.81°08'56"W., a distance of 678.64 feet to a point;
5. S.86°35'47"W., a distance of 99.16 feet to a point;
6. S.56°22'39"W., a distance of 565.51 feet to a point;
7. S.77°09'22"W., a distance of 684.20 feet to a mag nail set in the west line of Lot 7;

Thence on the west line of Lot 7 and the centerline of Feikert Road, N.07°16'04"W., a distance of 3246.31 feet to the Point of Beginning;

Containing 868.138 acres, more or less with 307.064 acres in Auglaize County, 366.909 acres in Hardin County and 194.165 acres in Logan County and having 1.490 acres in the road right of way in Auglaize County and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in January of 2025. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011 with the centerline of TR 93 bearing: S.07°16'08"E.


Michael L. Howbert, P.S.



Description
For
253.141 Acres

Situated in Goshen Township, Auglaize County and Stokes Township, Logan County, Ohio, being part of Virginia Military Survey No. 12276, being part of Lots 5, 6, 7, and 8 as platted by Dan Hopkins Subdivision of George Herbst's part of V. Peer's Survey 12276, being part of a 1145.483 acres heretofore conveyed to Heintz AGRI-Land LTD by Official Record Volume 474, Page 2656 (Auglaize County), Official Record Volume 384, Page 256 (Hardin County) and Official Record Volume 616, Page 815 and Plat Cabinet A, Slide 211 (Logan County) of said County Deed Records and being more particularly described as follows;

Commencing at the northwest corner of Lot 7, being a monument box found, also the intersection of the north line of VMS 12276 with the centerline of Feikert Road;

Thence on the west line of Lot 7 and the centerline of Feikert Road, S.07°16'04"E., a distance of 3246.31 feet to a mag nail set, being the Point of Beginning;

Thence along the centerline of said ditch on the following seven (7) courses and distances:

1. N.77°09'22"E., a distance of 684.20 feet to a point;
2. N.56°22'39"E., a distance of 565.51 feet to a point;
3. N.86°35'47"E., a distance of 99.16 feet to a point;
4. N.81°08'56"E., a distance of 678.64 feet to a point;
5. S.56°54'39"E., a distance of 735.16 feet to a point;
6. S.14°26'20"E., a distance of 1920.67 feet to a point, witness a 5/8" iron pin set, N.78°09'28"E., a distance of 5.00 feet ;
7. S.13°48'04"W., a distance of 2404.44 feet to a point in the south line of Lot 7 also the north line of a 105.050 acre tract conveyed to Mercer Development LP as described in Official Record Volume 801, Page 265;

Thence on the north line of said 105.05 acre tract and the north line of a 26.620 acres conveyed to Blackhawk Holdings, Limited as described in Official Record Volume 1023, Page 804, S.83°09'25"W., a distance of 1751.44 feet to a monument box found, passing a 5/8" iron pin set at 50.00 feet and a 5/8" iron pin found at 1731.44 feet;

Thence along the centerline of Township Road 93 (40' R/W) on the following three (3) courses and distances:

1. N.31°33'49"W., a distance of 363.05 feet to a spike found;
2. N.07°16'08"W., a distance of 3271.65 feet to a 5/8" iron pin found at the intersection of TR 224;
3. N.07°14'21"W., a distance of 445.04 feet to a monument box found at the Auglaize County Line;

Thence on the west line of Lot 7 and the centerline of Feikert Road, N.07°16'04"W., a distance of 235.23 feet to the Point of Beginning;

Containing 253.141 acres, more or less with 23.392 acres in Auglaize County and 229.749 acres in Logan County and having 1.873 acres in the road right of way in Logan County and 0.109 acres in road right of way in Auglaize County and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in January of 2025. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011 with the centerline of TR 93 bearing: S.07°16'08"E.


Michael L. Howbert, P.S.

