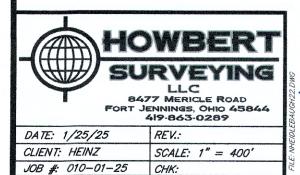
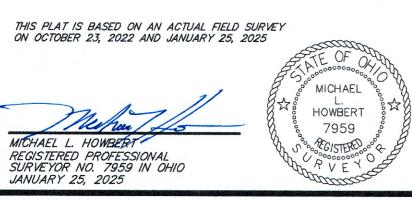
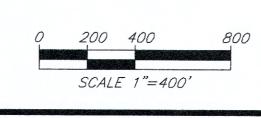
PLAT OF SURVEY SITUATED IN: **FOR** DANIEL HOPKINS SUBDIVISON OF VALENTINE PEER'S SURVEY VMS 12276, LOTS 1, 2, 3, 5, 7, 8 AND 12 AND PART OF LOT 4 AND 6 VOLUME Q, PAGE 759 & PLAT CABINETA, SLIDE 211 **HEINTZ** GOSHEN TOWNSHIP, AUGLAIZE COUNTY, ROUNDHEAD TOWNSHIP, HARDIN COUNTY, STOKES TOWNSHIP, LOGAN COUNTY, OHIO NORTH AND BEARING SYSTEM BASED ON OHIO NORTH STATE PLANE GRID, NAD 83 ADJ. 2011, WITH THE CENTERLINF OF T.R. 93 BEARING: S07'16'08"E. G.P. & P.K. BOWSHER O.R. 533, PG. 895 50.749 AC. FARMS LIMITED 7. 570, PG. 72 3.9 AC. J.T. FARMS LIMITED, ET. AL. O.R. 561, PG. 904 81.109 AC. VMS LINE VMS 10300 2267.50 VMS 12277 2932.08 J.T. FARMS LIMITED LOT J.T. FARMS LIMITED O.R. 318, PG. 314 67.571 AC. O.R. 318, PG. 314 VICKI FAY O.R. 469, PG. 2015 49.257 AC. 36.56 AC. VMS LINE 723.37' N83°34'36"E N83°23'42"E 2294.13' POB N83°34'50"E 718.53' LOT 7 TWYLA WINEGARDNER D.V. 126, PG. 20 52.38 AC. TWYLA WINEGARDNER D.V. 126, PG. 20 25 AC. TWYLA WINEGARDNER D.V. 126, PG. 20 HEINTZ AGRI-LAND LTD 35.45 AC. O.R. 474, PG. 2656 FEIKERT 329.69 AC. VMS 12276 868.138 ACRES TWYLA WINEGARDNER D.V. 126, PG. 20 37.00 AC. 307.064 AC, IN AUGLAIZE COUNTY 366.909 AC. IN HARDIN COUNTY 194.165 AC. IN LOGAN COUNTY ROAD (40' R/W) 1.490 AC. R/W BRIAN WIREMAN O.R. 567, PG. 2352 42.62 AC. LOT 12 GOSHEN TOWNSHIP COUNTY LINE AUGLAIZE COUNTY LOGAN COUNTY STOKES TOWNSHIP BRENT A. GRATZ O.R. 555, PG. 2291 39.3 AC. 3925.02 HEINTZ AGRI-LAND LTD N82°49'11"E_ O.R. 384, PG. 256 373.2 AC. DEED POB 253.141 AC. NO7°16'04"W 235.23 COUNTY LINE AUGLAIZE COUNTY VMS 12276 LOT 8 LOGAN COUNTY HARDIN COUNTY PARCEL NO. 37-270001.0000 CENTERLINE HOLBROOK FARMS FAMILY 253.141 ACRES LIMITED PARTNERSHIP O.R. 61, PG. 252 75.75 AC. 23.392 AC, IN AUGLAIZE COUNTY 229.749 AC. IN LOGAN COUNTY VMS 12277 1.873 AC. R/W IN LOGAN COUNTY 0.109 AC. R/W IN AUGLAIZE COUNTY N78°09'28"E HEINTZ AGRI-LAND LTD 5.00' O.R. 616, PG. 815 T.R. 1145.483 AC. 93 K.H. WAGNER, TR. O.R. 562, PG. 202 80.149 AC. VMS 12276 (40' ROUNDHEAD TOWNSHIP COUNTY LINE HARDIN COUNTY S.B. 10-289 LOGAN COUNTY HARDIN COUNTY LOGAN COUNT DERON AND KODY NEWLAND O.R. 1423, PG. 647 105.82 AC. VMS 12277 S83°09'25"W VMS 12276 S83°05'24"W 1264.62' VMS LINE, S82°54'43"W JOESEPH G. ALTHERR % VMS 12276 N83°09'25"E 947.90' O.R. 1318, PG. 577 HBM DEVELOPMENT LLC O.R. 1412, PG. 2003 39.357 AC. 37.471 AC. DAYTON POWER AND VMS LINE 583°09'25"W 1751.44' LIGHT COMPANY O.R. 1411, PG. 1122 11.918 AC. VMS 12276 MERCER DEVELOPMENT LP O.R. 801, PG. 265 105.050 AC. LEGEND: 12" CONCRETE POST FOUND VMS 12276 2" BAR FOUND 2" PIPE FOUND △ SPIKE FOUND B" WOOD POST FOUND MONUMENT BOX FOUND ○ 5/8" IRON PIN FOUND ● 5/8" IRON PIN W/ CAP SET MAG NAIL SET







NOTES:
FOUND MONUMENTATION IN GOOD CONDITION
UNLESS OTHERWISE NOTED.
DATA SOURCES INCLUDE DOCUMENTS CITED.

A TITLE SEARCH IS RECOMMENDED TO DETERMINE
EASEMENTS, RESTRICTIONS, AND/OR OTHER
ENCUMBRANCES AFFECTING THE PROPERTY
SHOWN HEREON.



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.

