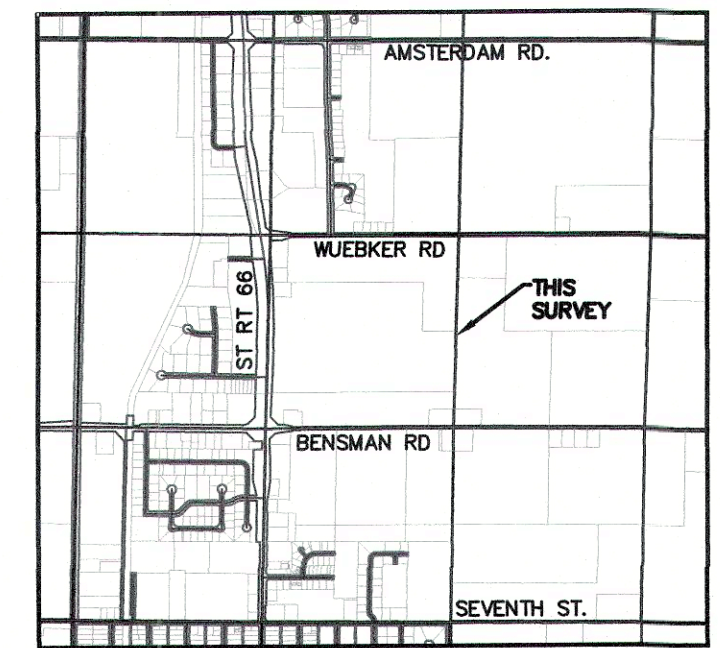


WOEHRMYER SURVEY

108.120 ACRES, SW 1/4, SECTION 23, T 7 S, R 4 E
JACKSON TWP., AUGLAIZE CO., OHIO



VICINITY MAP

LEGEND

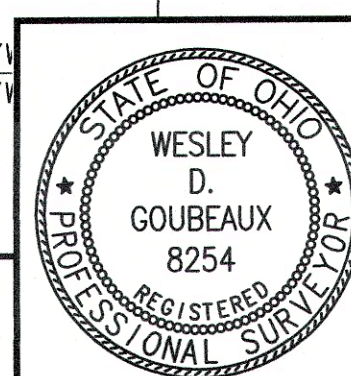
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊙ P.F. IRON PIPE FOUND
- ⋈ RAILROAD SPIKE FOUND
- △ POST FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊠ MONUMENT BOX FOUND

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
GEOID 18, OHIO NORTH ZONE,
ODOT VRS CORS NETWORK

SCALE: 1"=200'

0 100 200 400

THIS SURVEY AND THE ACCOMPANYING
LEGAL DESCRIPTIONS REPRESENT AN ACTUAL
BOUNDARY SURVEY COMPLETED UNDER MY
DIRECT SUPERVISION ON JULY 16, 2021.



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:
08-31-2021
DRAWN BY:
WDG
JOB NUMBER:
AUGJAC2103
SHEET NUMBER
1 OF 1

Wesley D. Goubeaux, P.S. #8254

9/2/2021
DATE

JAC-23-4

**EXHIBIT A
LEGAL DESCRIPTION
TRACT 1 – 51.941 ACRES**

BEING PART OF E1402300603, A 81.584-ACRE TRACT OF LAND OWNED BY JON H. WOEHRMYER AND SANDRA L. ALBERS AS CONVEYED IN OFFICIAL RECORD 586, PAGE 2558, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 23, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP, STATE OF OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a monument box with iron pin found at the southwest corner of the southwest quarter of Section 23 and being the intersection of the centerlines of Bensman Road and State Route 66;

thence, North 01°-16'-59" East, 713.43 feet, along the west line of the southwest quarter of Section 23 to a Mag nail set and being the principal place of beginning of the tract herein conveyed;

thence, North 01°-16'-59" East, 1105.09 feet, along the west line of the southwest quarter of Section 23 to a Mag nail set at the southwest corner of a 1.416-acre tract owned by Jon H. Woehrmyer as conveyed in Official Record 666, Page 906;

thence, South 89°-54'-20" East, 310.66 feet, along the south line of said 1.416-acre tract to an iron pin with cap set, passing for reference a bent iron pin found at 61.84 feet;

thence, North 00°-29'-40" East, 199.96 feet, along the east line of said 1.416-acre tract to an iron pin with cap set on the south property line of a tract of land owned by Riethman Farms, LLC as conveyed in Official Record 604, Page 770 and Official Record 604, Page 794;

thence, South 89°-42'-28" East, 1449.17 feet, along the south line of said Riethman Farms tract to an iron pin with cap set;

thence, South 00°-17'-32" West, 1323.00 feet, along a new division line to an iron pin with cap set;

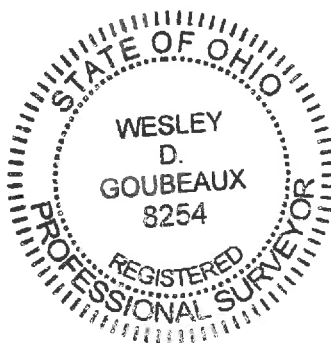
thence, North 89°-09'-33" West, 1779.73 feet, along a new division line to the principal place of beginning, passing for reference an iron pin with cap set at 1700.99.

Containing 51.941 acres more or less with 1.940 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a field survey performed under his direct supervision and dated August 31, 2021.


Wesley D. Goubeaux, PS #8254



8/31/2021
Date

**EXHIBIT A
LEGAL DESCRIPTION
TRACT 2 – 56.179 ACRES**

BEING PART OF E1402300603, A 81.584-ACRE TRACT OF LAND AND E1402300604, A 26.463-ACRE TRACT OF LAND BOTH OWNED BY JON H. WOEHMYER AND SANDRA L. ALBERS AS CONVEYED IN OFFICIAL RECORD 514, PAGE 1620 AND OFFICIAL RECORD 586, PAGE 2558, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 23, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP, STATE OF OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a monument box with iron pin found at the southwest corner of the southwest quarter of Section 23 and being the intersection of the centerlines of Bensman Road and State Route 66;

thence, North 01°-16'-59" East, 713.43 feet, along the west line of the southwest quarter of Section 23 to a Mag nail set;

thence, South 89°-09'-33" East, 1779.73 feet, along a new division line to an iron pin with cap set, passing for reference an iron pin with cap set at 78.74;

thence, North 00°-17'-32" East, 1323.00 feet, along a new division line to an iron pin with cap set on the south property line of a tract of land owned by Riethman Farms, LLC as conveyed in Official Record 604, Page 770 and Official Record 604, Page 794;

thence, South 89°-42'-28" East, 387.33 feet, along the south line of said Riethman Farms tract to a wood post found;

thence, South 02°-43'-50" West, 670.90 feet, along the west line of said Riethman Farms tract to a wood post found;

thence, South 89°-52'-42" East, 491.17 feet, along the south line of said Riethman Farms tract to an iron pin with cap set on the east line of the southwest quarter of Section 23;

thence, South 01°-28'-39" West, 1073.51 feet, along the east line of said quarter section to an iron pin found at the northeast corner of a 2.0-acre tract of land owned by Andrew J. and Ellen M. Baumer as conveyed in Official Record 700, Page 5642;

thence, South 89°-41'-44" West, 348.71 feet, along the north line of said Baumer tract to an iron pin found;

thence, South 01°-28'-28" West, 250.00 feet, along the west line of said Baumer tract to a railroad spike found on the south line of said quarter section and being the centerline of Bensman Road, passing for reference an iron pin found at 225.00 feet;

thence, South 89°-41'-45" West, 1755.55 feet, along the south line of said quarter section line and the centerline of Bensman Road to a Mag nail found at the southeast corner of a 1.537-acre tract of land owned by Jon J. and Julie M. Woehrmyer as conveyed in Official Record 654, Page 81;

thence, North 00°-18'-15" West, 239.14 feet, along the east line of said 1.537-acre tract to an iron pin found, passing for reference an iron pin found at 20.00 feet;

thence, North 89°-47'-32" West, 61.18 feet, along the northerly line of said 1.537-acre tract to an iron pin found;

thence, North 00°-12'-28" East, 22.69 feet, along the northerly line of said 1.537-acre tract to an iron pin found;

thence, South 89°-41'-45" West, 199.48 feet, along the northerly line of said 1.537-acre tract to an iron pin found;

thence, South 00°-18'-15" East, 262.38 feet, along the west line of said 1.537-acre tract to an iron pin found, passing for reference a concrete monument found at 202.38 feet;

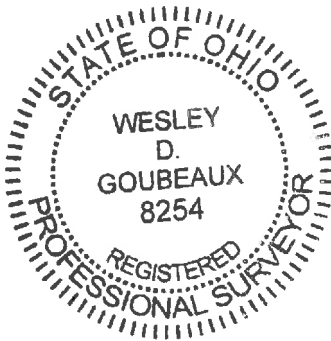
thence, South 89°-41'-45" West, 250.00 feet, along the south line of said quarter section line and the centerline of Bensman Road to the place of beginning.

Containing 56.179 acres more or less with 2.374 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a field survey performed under his direct supervision and dated August 31, 2021.


Wesley D. Goubeaux, PS #8254



8/31/2021
Date