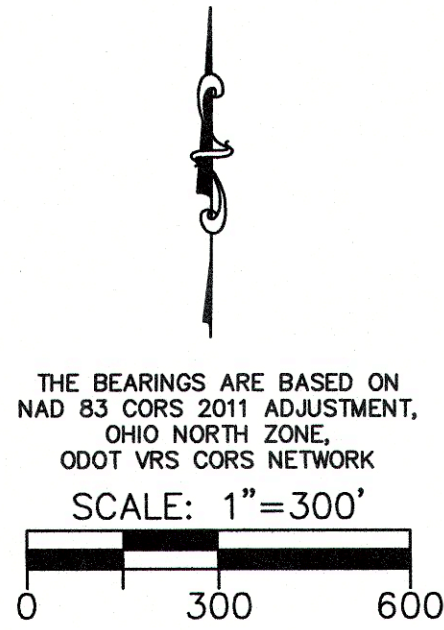


**NE 1/4 SEC. 8, &
NW 1/4 SEC. 9,
T 6 S, R 6 E,
PUSHETA TOWNSHIP,
AUGLAIZE CO., OHIO**



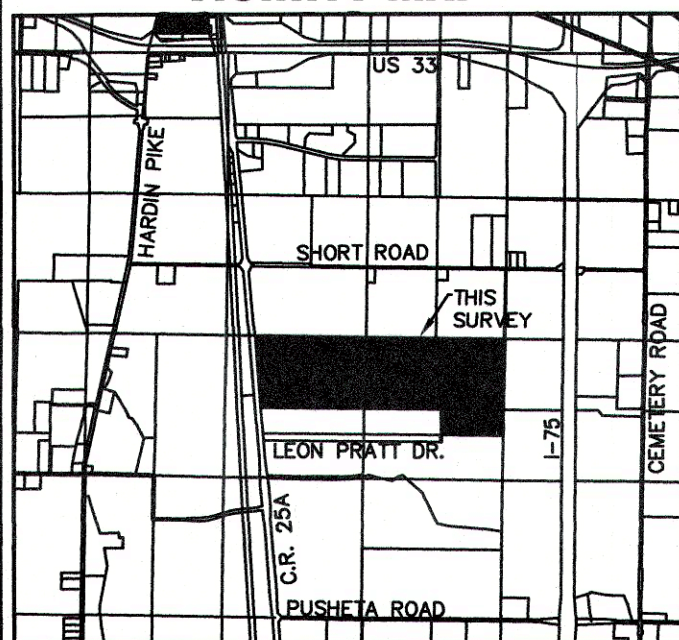
LEGEND

- 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 MON. FOUND
- ☆ STONE FOUND
- MON. BOX W/IP FOUND

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	BEARING
C1	473.69'	30°35'35"	252.93'	249.93'	N73°43'37"W

VICINITY MAP



ChoiceOne
Engineering

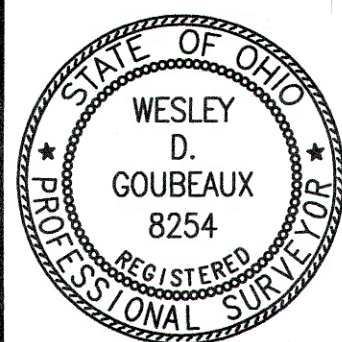
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
03-02-2020

DRAWN BY:
RMF

JOB NUMBER:
AUGWAP2006

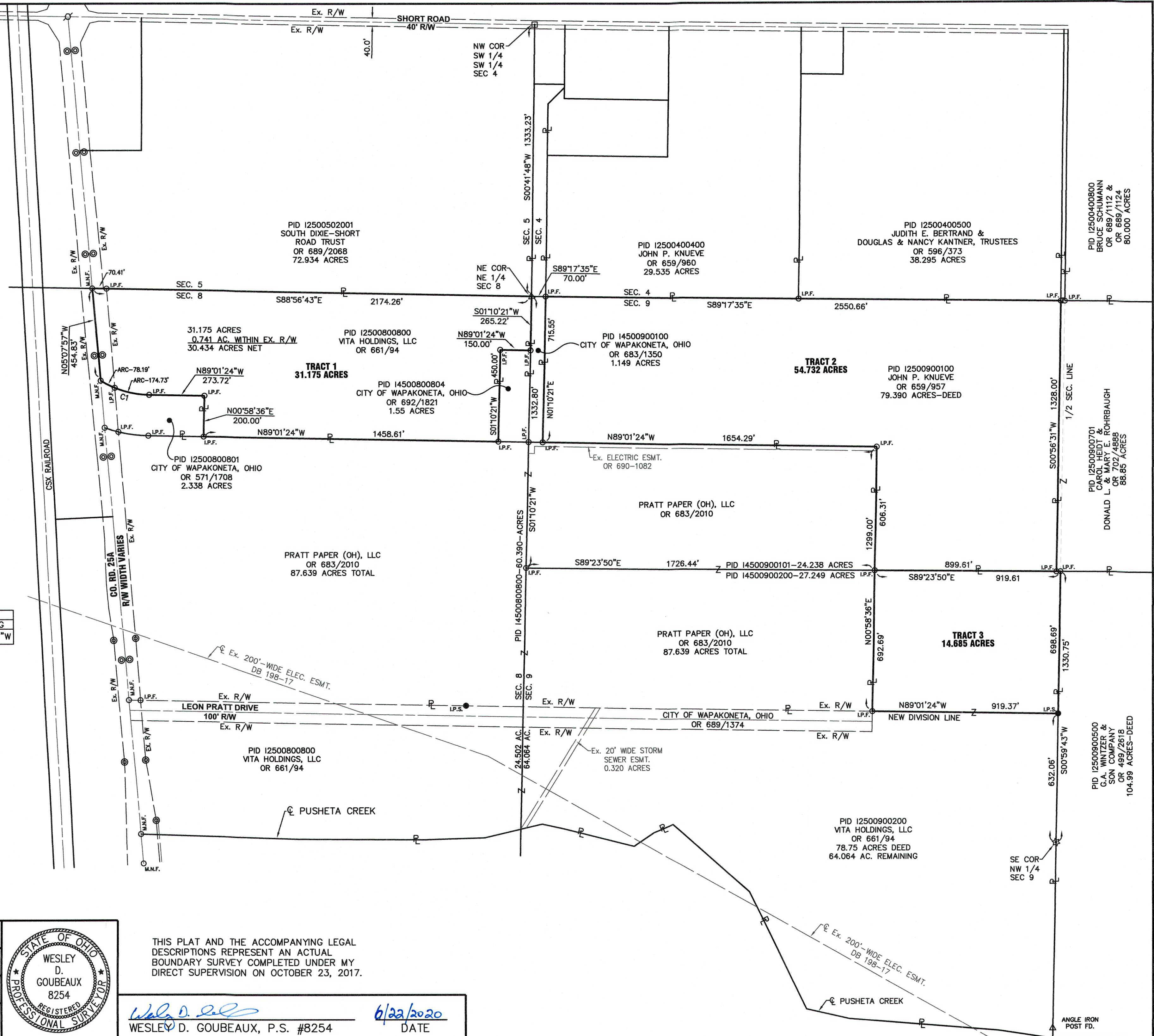
SHEET NUMBER
1 OF 1



THIS PLAT AND THE ACCOMPANYING LEGAL DESCRIPTIONS REPRESENT AN ACTUAL BOUNDARY SURVEY COMPLETED UNDER MY DIRECT SUPERVISION ON OCTOBER 23, 2017.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

6/22/2020
DATE



PUS-9-1

LEGAL DESCRIPTION
TRACT 1 – 31.175 ACRES

BEING PART OF PARCEL I2500800800, A 55.677-ACRE TRACT OF LAND OWNED BY VITA HOLDINGS, LLC AS CONVEYED IN OFFICIAL RECORD 661, PAGE 94 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHEAST QUARTER OF SECTION 8, TOWN 6 SOUTH, RANGE 6 EAST, PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a monument box found at the northwest corner of the southwest quarter of the southwest quarter of Section 4 and being on the centerline of Short Road;

thence, South 00°-41'-48" West, 1333.23 feet, along the west line of the southwest quarter of the southwest quarter of Section 4 to a concrete post found at the northeast corner of the northeast quarter of Section 8 and being the southwest corner of a 72.934-acre tract of land owned by South Dixie-Short Road Trust as conveyed in Official Record 689, Page 2068 and being on west line of a 1.149-acre tract of land owned by the City of Wapakoneta, Ohio as conveyed in Official Record 683, Page 1350 and being the principal place of beginning of the tract herein conveyed;

thence, South 01°-10'-21" West, 265.22 feet, along the west line of said 1.149-acre City of Wapakoneta tract and the east line of the northeast quarter of Section 8 to an iron pin found at the northeast corner of a 1.55-acre tract of land owned by the City of Wapakoneta, Ohio as conveyed in Official Record 692, Page 1821;

thence, North 89°-01'-24" West, 150.00 feet, along the north line of said 1.55-acre City of Wapakoneta tract to an iron pin found;

thence, South 01°-10'-21" West, 450.00 feet, along the west line of said 1.55-acre City of Wapakoneta tract to an iron pin found on the north line of a 87.639-acre tract of land owned by Pratt Paper (OH), LLC as conveyed in Official Record 683, Page 2010;

thence, North 89°-01'-24" West, 1458.61 feet, along the north line of said Pratt Paper tract to an iron pin found at the southeast corner of a 2.338-acre tract of land owned by City of Wapakoneta, Ohio as conveyed in Official Record 571, Page 1708;

thence, North 00°-58'-36" East, 200.00 feet, along the east line of said 2.338-acre City of Wapakoneta tract to an iron pin found;

thence, North 89°-01'-24" West, 273.72 feet, along the north line of said 2.338-acre City of Wapakoneta tract to an iron pin found;

thence, on a curve to the right with a radius of 473.69 feet, an arc distance of 252.93 feet, a delta angle of 30°-35'-35", and a chord bearing North 73°-43'-37" West, 249.93 feet, along the north

line of said 2.338-acre City of Wapakoneta tract to a Mag nail found on the centerline of County Road 25-A, passing for reference an iron pin found at 174.73 feet;

thence, North 05°-07'-57" West, 454.83 feet, along the centerline of County Road 25-A to a Mag nail found on the north line of said Section 8 and being on the south line of Section 5;

thence, South 88°-56'-43" East, 2174.26 feet, along the north line of said Section 8 and south line of said Section 5 to the principal place of beginning.

Containing 31.175 acres more or less with 0.741 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record.

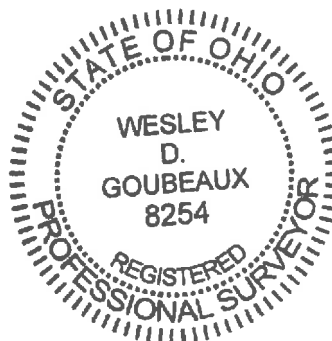
The bearings are based on NAD 83 CORS 2011 adjustment, Ohio North Zone, ODOT VRS CORS Network.

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 March 2, 2020.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-WDG PS 8254."


Wesley D. Goubeaux, PS #8254

03/02/2020
Date



LEGAL DESCRIPTION
TRACT 2 – 54.732 ACRES

BEING PARCEL I2500900100, A TRACT OF LAND OWNED BY JOHN P. KNUEVE AS CONVEYED IN OFFICIAL RECORD 659, PAGE 957 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 9, TOWN 6 SOUTH, RANGE 6 EAST, PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a monument box found at the northwest corner of the southwest quarter of the southwest quarter of Section 4 and being on the centerline of Short Road;

thence, South 00°-41'-48" West, 1333.23 feet, along the west line of the southwest quarter of the southwest quarter of Section 4 to a concrete post found at the northeast corner of the northeast quarter of Section 8 and being at the northwest corner of the northwest quarter of Section 9 and being on the north line of a 1.149-acre tract of land owned by the City of Wapakoneta as conveyed in Official Record 683, Page 1350;

thence, South 89°-17'-35" East, 70.00 feet, along the north line of said northwest quarter of Section 9 and said 1.149-acre City of Wapakoneta tract to an iron pin found at the southwest corner of a 29.535-acre tract of land owned by John P. Knueve as described in Official Record 659, Page 960 and being the principal place of beginning of the tract herein conveyed;

thence, South 89°-17'-35" East, 2550.66 feet, along the north line of said northwest quarter of Section 9 and the south line of said 29.535-acre Knueve tract to an iron pin found on the west line of a tract of land owned by Carol Heidt and Donald L. and Mary E. Rohrbaugh as conveyed in Official Record 702, Page 4888;

thence, South 00°-56'-31" West, 1328.00 feet, along the west line of said Heidt and Rohrbaugh tract to an iron pin found on the north line of a 78.75-acre tract of land owned by Vita Holdings, LLC as conveyed in Official Record 661, Page 94;

thence, North 89°-23'-50" West, 899.61 feet, along the north line of said 78.75-acre Vita Holdings tract to an iron pin found on the west line of a 24.238-acre tract of land owned by Pratt Paper (OH), LLC as conveyed in Official Record 683, Page 2010;

thence, North 00°-58'-36" East, 606.31 feet, along the west line of said 24.238-acre Pratt Paper tract to an iron pin found;

thence, North 89°-01'-24" West, 1654.29 feet, along the north line of said 24.238-acre Pratt Paper tract to an iron pin found on the east line of said 1.149-acre City of Wapakoneta tract;


thence, North 01°-10'-21" East, 715.55 feet, along the east line of said 1.149-acre City of Wapakoneta tract to the principal place of beginning.

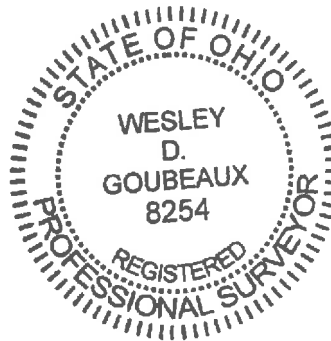
Containing 54.732 acres more or less and all being subject to any legal highways and easements of record.

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 March 2, 2020.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-WDG PS 8254."


Wesley D. Goubeaux, PS #8254



03/02/2020
Date

LEGAL DESCRIPTION
TRACT 3 – 14.685 ACRES

BEING PART OF PARCEL I2500900200, A 78.75-ACRE TRACT OF LAND OWNED BY VITA HOLDINGS, LLC AS CONVEYED IN OFFICIAL RECORD 661, PAGE 94 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 9, TOWN 6 SOUTH, RANGE 6 EAST, PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a monument box found at the northwest corner of the southwest quarter of the southwest quarter of Section 4 and being on the centerline of Short Road;

thence, South 00°-41'-48" West, 1333.23 feet, along the west line of the southwest quarter of the southwest quarter of Section 4 to a concrete post found at the northeast corner of the northeast quarter of Section 8 and being at the northwest corner of the northwest quarter of Section 9 and being on the west line of a 1.149-acre tract of land owned by the City of Wapakoneta as conveyed in Official Record 683, Page 1350;

thence, South 01°-10'-21" West, 1332.80 feet, along the west line of said northwest quarter of Section 9 and west line of said 1.149-acre City of Wapakoneta tract to an iron pin found at the southwest corner of a 24.238-acre tract of land owned by Pratt Paper (OH), LLC as conveyed in Official Record 683, Page 2010;

thence, South 89°-23'-50" East, 1726.44 feet, along the south line of said 24.238-acre Pratt Paper tract to an iron pin found on the south line of a 79.390-acre tract of land owned by John P. Knueve as conveyed in Official Record 659, Page 957 and being the principal place of beginning of the tract herein conveyed;

thence, South 89°-23'-50" East, 919.61 feet, along the south line of said 79.390-acre Knueve tract to an iron pin found on the west line of a 104.99-acre tract of land owned by G.A. Wintzer and Son Company as conveyed in Official Record 499, Page 2618 and being the east line of said northwest quarter of Section 9;

thence, South 00°-59'-43" West, 698.69 feet, along the east line of said northwest quarter of Section 9 and the west line of said G.A. Wintzer tract to an iron pin set on a new division line;

thence, North 89°-01'-24" West, 919.37 feet, along the new division line to an iron pin found on the north right-of-way line of Leon Pratt Drive and being the southeast corner of an 87.639-acre tract of land owned by Pratt Paper (OH), LLC as conveyed in Official Record 683, Page 2010;


thence, North 00°-58'-36" East, 692.69 feet, along the east line of said 87.639-acre Pratt Paper tract to the principal place of beginning.

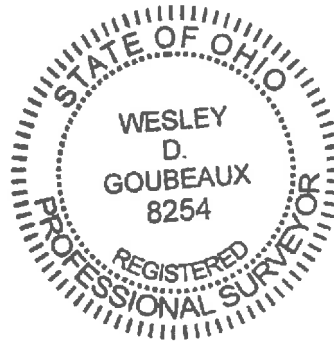
Containing 14.685 acres more or less and all being subject to any legal highways and easements of record.

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 March 2, 2020.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-WDG PS 8254."


Wesley D. Goubeaux, PS #8254



03/02/2020
Date