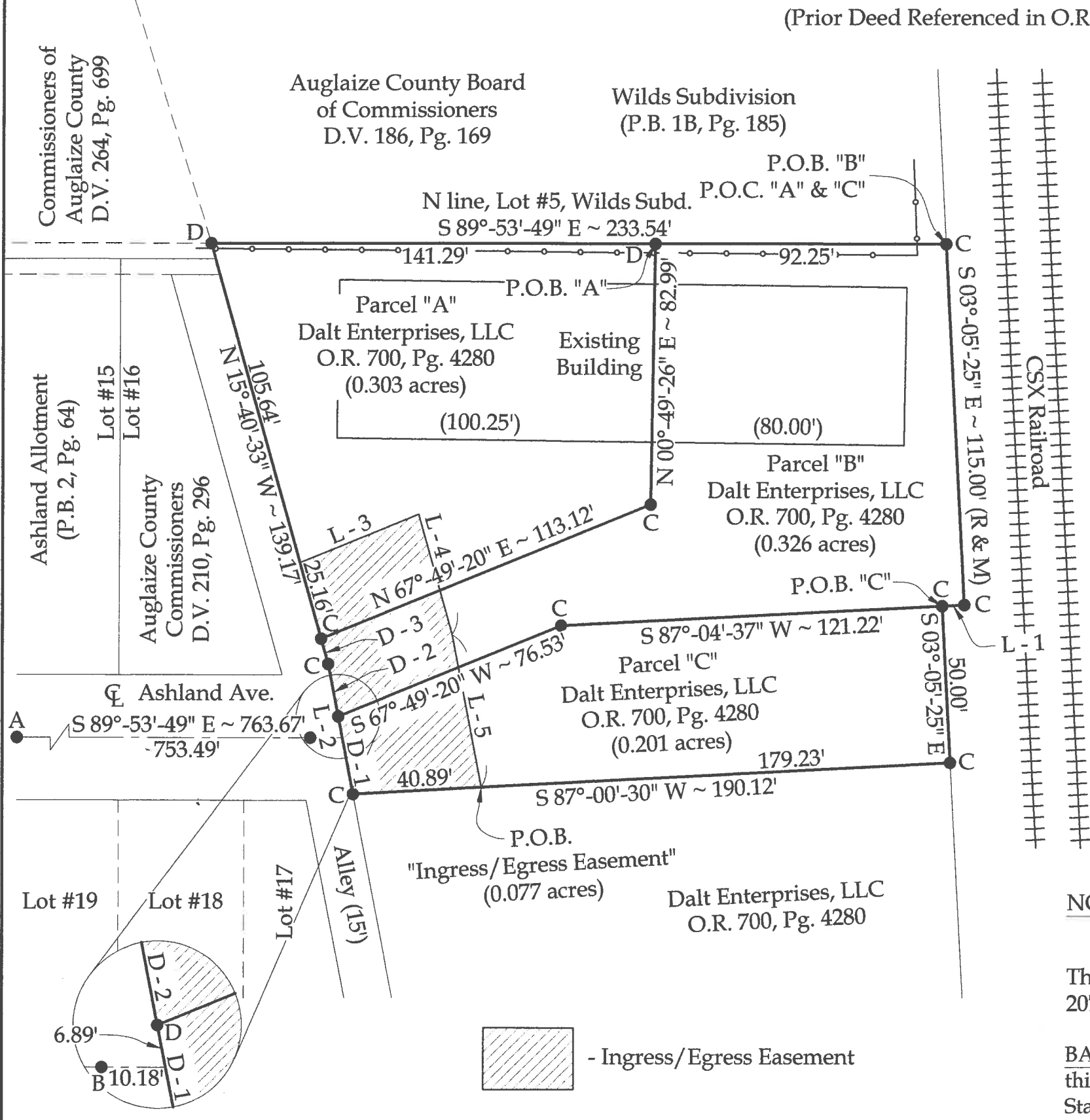
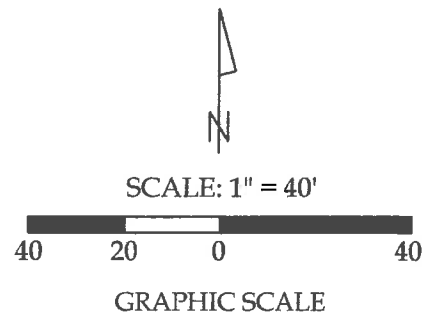


Survey of part of Parcel #B07-095-078-00 and being a part of Lot #5 of
Wilds Subdivision (P.B. 1B, Pg. 185) and being located in the SW 1/4 of
Section 32, Town 5 South, Range 6 East, City of Wapakoneta,
Duchouquet Township, Auglaize County, Ohio.
(Prior Deed Referenced in O.R. 700, Pg. 4280)



Legend

- A = Existing 1" Iron Pin at the intersection of the centerlines of Ashland Avenue and Blackhoof Street
- B = Existing Concrete Monument
- C = Set #5 Rebar
- D = Set Mag Nail

Distance Data

- D - 1 = 25.23'
- D - 2 = 17.02'
- D - 3 = 8.37'

Line Data

- L - 1 = S 86°-54'-35" W ~ 7.00' (R & M)
- L - 2 = N 10°-52'-59" W ~ 42.25'
- L - 3 = N 67°-49'-20" E ~ 40.76'
- L - 4 = S 15°-40'-33" E ~ 39.84'
- L - 5 = S 10°-52'-59" E ~ 49.56'



This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on October 26, 2020.

Kyle J. Binkley
Kyle J. Binkley, P.S. #8587

NOTE: All distances on this plat are measured unless otherwise noted.

This plat is recorded in Survey Book "U", Page 207, in the Auglaize County Engineer's Office.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

Binkley
LAND SURVEYING, LLC
121 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Jabez Capital Investments, LLC			
SURVEYED BY: T.J.S./T.E.W.	DATE: 10-26-2020	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 40'	PAGE 1	OF 1	PAGES 5

Parcel "A"
LEGAL DESCRIPTION

Being a part of Parcel #B07-095-078-00 and being a part of Lot #5 of Wilds Subdivision (P.B. 1B, Pg. 185) and being a located in the SW ¼ of Section 32, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 700, Pg. 4280), more particularly described as follows:

Commencing at #5 Rebar set at the NE corner of said Lot #5; thence N 89°-53'-49" W with the N line of said Lot #5, 92.25' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. S 00°-49'-26" W, 82.99' to a set #5 Rebar;
2. S 67°-49'-20" W, 113.12' to a #5 Rebar set on the E line of a 15' Alley, as recorded in the plat for the Ashland Allotment (P.B. 2, Pg. 64);
3. N 15°-40'-33" W with the E line of said Alley, 130.80' to a Mag Nail set on the N line of said Lot #5;
4. S 89°-53'-49" E with the N line of said Lot #5, 141.29' to the POINT OF BEGINNING.

The above described parcel contains 0.303 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on October 26, 2020. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "K. Binkley", written over a horizontal line.

Parcel "B"
LEGAL DESCRIPTION

Being a part of Parcel #B07-095-078-00 and being a part of Lot #5 of Wilds Subdivision (P.B. 1B, Pg. 185) and being located in the SW ¼ of Section 32, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 700, Pg. 4280), more particularly described as follows:

Beginning at #5 Rebar set at the NE corner of said Lot #5; thence the following courses:

1. S 03°-05'-25" E with the E line of said Lot #5 and the W line of CSX Railroad, 115.00' to a set #5 Rebar;
2. S 86°-54'-35" W with the N line of said CSX Railroad, 7.00' to a set #5 Rebar;
3. S 87°-04'-37" W, 121.22' to a set #5 Rebar;
4. S 67°-49'-20" W, 76.53' to a Mag Nail set on the E line of a 15' Alley, as recorded in the plat for the Ashland Allotment (P.B. 2, Pg. 64);
5. N 10°-52'-59" W with the E line of said Alley, 17.02' to a set #5 Rebar;
6. N 15°-40'-33" W with the E line of said Alley, 8.37' to a set #5 Rebar;
7. N 67°-49'-20" E, 113.12' to a set #5 Rebar;
8. N 00°-49'-26" E, 82.99' to a set Mag Nail set on the N line of said Lot #5;
9. S 89°-53'-49" E with the N line of said Lot #5, 92.25' to the POINT OF BEGINNING.

The above described parcel contains 0.326 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on October 26, 2020. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "KJB", located to the right of the professional seal.

Parcel "C"
LEGAL DESCRIPTION

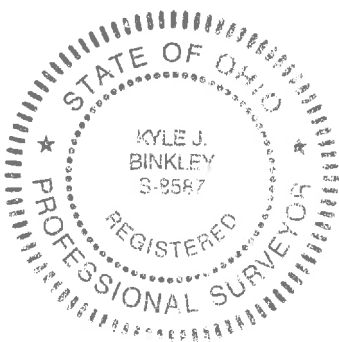
Being a part of Parcel #B07-095-078-00 and being a part of Lot #5 of Wilds Subdivision (P.B. 1B, Pg. 185) and being a located in the SW ¼ of Section 32, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 700, Pg. 4280), more particularly described as follows:

Commencing at #5 Rebar set at the NE corner of said Lot #5; thence S 03°-05'-25" E with the E line of said Lot #5 and the W line of the CSX Railroad, 115.00' to a set #5 Rebar; thence S 86°-54'-35" W with the N line of said CSX Railroad, 7.00' to a #5 Rebar set at the POINT OF BEGINNING; thence the following courses:

1. S 03°-05'-25" E with the W line of said CSX Railroad, 50.00' to a set #5 Rebar;
2. S 87°-00'-30" W, 190.12' to a #5 Rebar set on the E line of a 15' Alley, as recorded in the plat for the Ashland Allotment (P.B. 2, Pg. 64);
3. N 10°-52'-59" W with the E line of said Alley, 25.23' to a set Mag Nail;
4. N 67°-49'-20" E, 76.53' to a set #5 Rebar;
5. N 87°-04'-37" E, 121.22' to the POINT OF BEGINNING.

The above described parcel contains 0.201 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on October 26, 2020. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "KJ Binkley", positioned to the right of the professional seal.

**Ingress/Egress Easement
LEGAL DESCRIPTION**

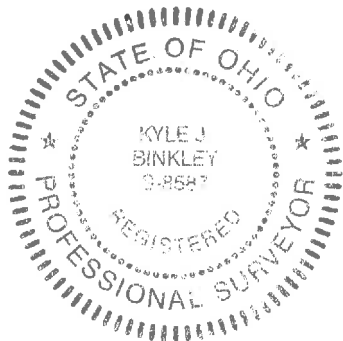
Being a part of Parcel #B07-095-078-00 and being a part of Lot #5 of Wilds Subdivision (P.B. 1B, Pg. 185) and being a located in the SW ¼ of Section 32, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 700, Pg. 4280), more particularly described as follows:

Commencing at #5 Rebar set at the NE corner of said Lot #5; thence S 03°-05'-25" E with the E line of said Lot #5 and the W line of the CSX Railroad, 115.00' to a set #5 Rebar; thence S 86°-54'-35" W with the N line of said CSX Railroad, 7.00' to a set #5 Rebar; thence S 03°-05'-25" E with the W line of said CSX Railroad, 50.00' to a set #5 Rebar; thence S 87°-00'-30" W, 179.23' to the POINT OF BEGINNING; thence the following courses:

1. S 87°-00'-30" W, 40.89' to a #5 Rebar set on the E line of a 15' Alley, as recorded in the plat for the Ashland Allotment (P.B. 2, Pg. 64);
2. N 10°-52'-59" W with the E line of said Alley, 42.25' to a set #5 Rebar;
3. N 15°-40'-33" W with the E line of said Alley, 33.53' to a point;
4. N 67°-49'-20" E, 40.76' to a point;
5. S 15°-40'-33" E, 39.84' to a point;
6. S 10°-52'-59" E, 49.56' to the POINT OF BEGINNING.

The above described parcel contains 0.077 acres, more or less, and has the sole purpose of creating an ingress/egress easement and is not intended for the transfer of ownership of real estate.

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on October 26, 2020. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "KJ Binkley", written over a horizontal line.