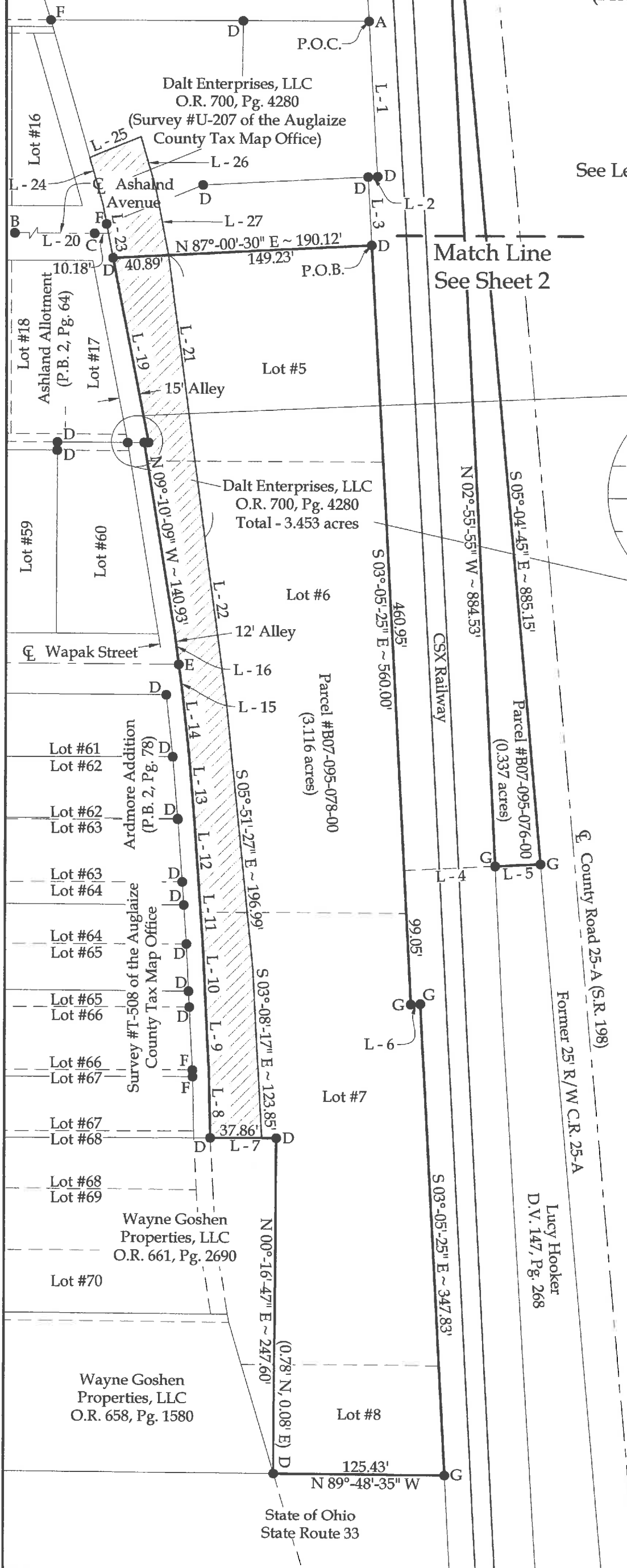


Auglaize County Board
of Commissioners
D.V. 186, Pg. 169

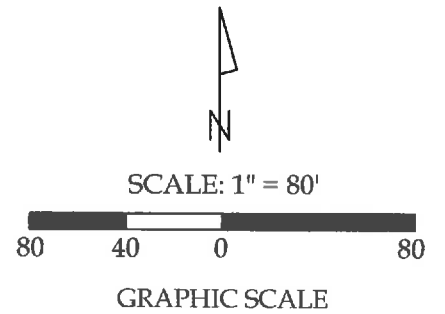
Wilds Subdivision
(P.B. 1B, Pg. 185)

Survey of Parcel #B07-095-076-00 and being a part of Lots #12, 13, & 14 and part of Parcel #B07-095-078-00 and being a part of Lots #5, 6, 7, & 8 of Wilds Subdivision (P.B. 1B, Pg. 185) and being located in the SW $\frac{1}{4}$ of Section 32, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio.

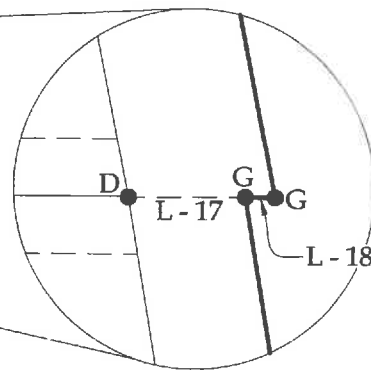
(Prior Deed Referenced in O.R. 700, Pg. 4280)



See Legend on Sheet 2



 - Ingress/Egress Easement



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


This plat is recorded in Survey Book "U", Page 257, 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).



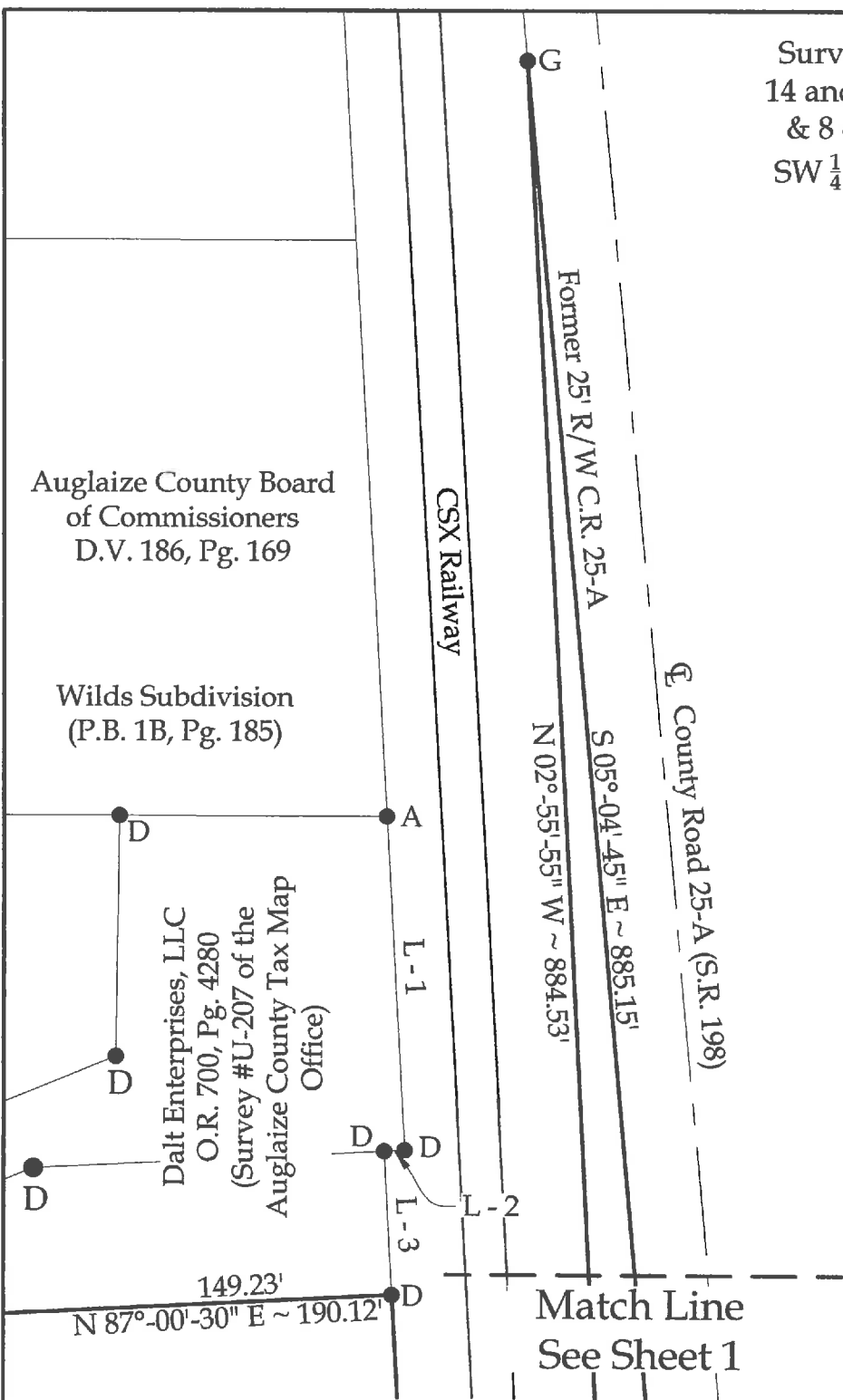
This plat and the accompanying legal description represent an actual boundary survey completed under my direct supervision on November 22, 2020.


Kyle J. Binkley, P.S. #8587

 121 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768			
CLIENT: Jabez Capital Investments, LLC			
SURVEYED BY: T.J.S./T.E.W.	DATE: 11-22-2020	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 80'		PAGE 1	OF 6 PAGES

U-257

Survey of Parcel #B07-095-076-00 and being a part of Lots #12, 13, & 14 and part of Parcel #B07-095-078-00 and being a part of Lots #5, 6, 7, & 8 of Wilds Subdivision (P.B. 1B, Pg. 185) and being located in the SW $\frac{1}{4}$ 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)




Line Data

- L - 1 = S 03°-05'-25" E ~ 115.00' (R & M)
- L - 2 = S 86°-54'-35" W ~ 7.00' (R & M)
- L - 3 = S 03°-05'-25" E ~ 50.00'
- L - 4 = N 87°-04'-05" E ~ 66.88'
- L - 5 = S 87°-04'-05" W ~ 33.16'
- L - 6 = N 86°-54'-35" E ~ 7.00' (R & M)
- L - 7 = S 89°-46'-26" W ~ 48.57'
- L - 8 = N 01°-10'-26" W ~ 50.60'
- L - 9 = N 03°-02'-19" W ~ 46.19'
- L - 10 = N 02°-54'-47" W ~ 46.32'
- L - 11 = N 04°-01'-34" W ~ 46.42'
- L - 12 = N 04°-16'-24" W ~ 46.36'
- L - 13 = N 04°-46'-01" W ~ 46.52'
- L - 14 = N 06°-14'-28" W ~ 45.68'
- L - 15 = N 07°-34'-21" W ~ 21.35'
- L - 16 = N 07°-34'-21" W ~ 24.68'
- L - 17 = S 89°-48'-23" E ~ 12.16'
- L - 18 = S 89°-48'-23" E ~ 3.12'
- L - 19 = N 10°-52'-59" W ~ 138.87'
- L - 20 = S 89°-53'-49" E ~ 753.49'
- L - 21 = S 07°-20'-07" E ~ 209.78'
- L - 22 = S 07°-36'-00" E ~ 123.77'
- L - 23 = N 10°-52'-59" W ~ 42.25'
- L - 24 = N 15°-40'-33" W ~ 33.53'
- L - 25 = N 67°-49'-20" E ~ 40.76'
- L - 26 = S 15°-40'-33" E ~ 39.84'
- L - 27 = S 10°-52'-59" E ~ 49.56'

Legend

- A = Existing #5 Rebar at the NW corner of Lot #5 of Wild's Subdivision
- B = Existing 1" Iron Pin at the intersection of the centerlines of Ashland Avenue and Blackhoof Street
- C = Existing Concrete Monument
- D = Existing #5 Rebar
- E = Existing Mag Spike
- F = Existing Mag Nail
- G = Set #5 Rebar



121 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Jabez Capital Investments, LLC			
SURVEYED BY: T.J.S./T.E.W.	DATE: 11-22-2020	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 60'		PAGE 2	OF 6 PAGES

LEGAL DESCRIPTION

Being Parcel #B07-095-076-00 and being a part of Lots#12, 13, & 14 and a part of Parcel #B07-095-078-00 and being a part of Lots #5, 6, 7 & 8 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 an existing #5 Rebar 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 CSX Railway, 115.00' to an existing #5 Rebar; thence S 86°-54'-35" W with the N line of said CSX Railway, 7.00' to an existing #5 Rebar; thence S 03°-05'-25" E with the E line of said Lot #5 and the W line of said CSX Railway, 50.00' to an existing #5 Rebar at the POINT OF BEGINNING; thence the following courses:

1. Continuing S 03°-05'-25" E with the E line of said Lots #5 & 6 and the W line of said CSX Railway, 460.95' to a point;
2. N 87°-04'-05" E across said CSX Railway, 66.88' to a #5 Rebar set on the E line of said CSX Railway;
3. N 02°-55'-55" W with the E line of said CSX Railway, 884.53' to a #5 Rebar set at the intersection of the E line of said CSX Railway and the Former Westerly 25' right-of-way line of County Road 25-A (S.R. 198);
4. S 05°-04'-45" E with said Former Westerly right-of-way line, 885.15' to a set #5 Rebar;
5. S 87°-04'-05" W, 33.16' to a #5 Rebar set on the E line of said CSX Railway;
6. S 87°-04'-05" W across said CSX Railway, 66.88' to a point on the E line of said Lot #6 and the W line of said CSX Railway;
7. S 03°-05'-25" E with the E line of said Lots #6 & 7 and the W line of said CSX Railway, 99.05' to a set #5 Rebar;
8. N 86°-54'-35" E with the S line of said CSX Railway, 7.00' to a set #5 Rebar;
9. S 03°-05'-25" E with the E line of said Lots #7 & 8 and the W line of said CSX Railway, 347.83' to a set #5 Rebar;
10. N 89°-48'-35" W, 125.43' to a point, as referenced by an existing #5 Rebar at (0.78' N, 0.08' E);
11. N 00°-16'-47" E, 247.60' to an existing #5 Rebar;
12. S 89°-46'-26" W, 48.57' to an existing #5 Rebar on the E line of a 12' Alley as platted in the Ardmore Addition (P.B. 2, Pg. 78);
13. N 01°-10'-26" W with the E line of said Alley, 50.60' to a point;
14. N 03°-02'-19" W with the E line of said Alley, 46.19' to a point;

15. N 02°-54'-47" W with the E line of said Alley, 46.32' to a point;
16. N 04°-01'-34" W with the E line of said Alley, 46.42' to a point;
17. N 04°-16'-24" W with the E line of said Alley, 46.36' to a point;
18. N 04°-46'-01" W with the E line of said Alley, 46.52' to a point ;
19. N 06°-14'-28" W with the E line of said Alley, 45.68' to a point;
20. N 07°-34'-21" W with the E line of said Alley, 21.35' to an existing Mag Spike at the intersection of the E line of said Alley and the centerline of Wapak Street;
21. N 07°-34'-21" W with the E line of said Alley, 24.68' to a point;
22. N 09°-10'-09" W with the E line of said Alley, 140.93' to a #5 Rebar set on the N line of said Ardmore Addition and the S line of the Ashland Allotment (P.B. 2, Pg. 64);
23. S 89°-48'-23" E with the S line of said Ashland Allotment, 3.12' to a #5 Rebar set on the E line of a 15' Alley of said Ashland Allotment;
24. N 10°-52'-59" W with the E line of said Alley, 138.87' to an existing #5 Rebar;
25. N 87°-00'-30" E, 190.12' to the POINT OF BEGINNING.

The above described parcel contains 3.453 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 November 22, 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 Lots #5, 6, & 7 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 an existing #5 Rebar 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 an existing #5 Rebar; thence S 86°-54'-35" W with the N line of said CSX Railroad, 7.00' to an existing #5 Rebar; thence S 03°-05'-25" E with the W line of said CSX Railroad, 50.00' to an existing #5 Rebar; thence S 87°-00'-30" W, 149.23' to the POINT OF BEGINNING; thence the following courses:

1. S 07°-20'-07" E, 209.78' to a point;
2. S 07°-36'-00" E, 123.77' to a point;
3. S 05°-51'-27" E, 196.99' to a point;
4. S 03°-08'-17" E, 123.85' to a point;
5. S 89°-46'-26" W, 37.86' to an existing #5 Rebar on the E line of a 12' Alley as platted in the Ardmore Addition (P.B. 2, Pg. 78);
6. N 01°-10'-26" W with the E line of said Alley, 50.60' to a point;
7. N 03°-02'-19" W with the E line of said Alley, 46.19' to a point;
8. N 02°-54'-47" W with the E line of said Alley, 46.32' to a point;
9. N 04°-01'-34" W with the E line of said Alley, 46.42' to a point;
10. N 04°-16'-24" W with the E line of said Alley, 46.36' to a point;
11. N 04°-46'-01" W with the E line of said Alley, 46.52' to a point ;
12. N 06°-14'-28" W with the E line of said Alley, 45.68' to a point;
13. N 07°-34'-21" W with the E line of said Alley, 21.35' to an existing Mag Spike at the intersection of the E line of said Alley and the centerline of Wapak Street;
14. N 07°-34'-21" W with the E line of said Alley, 24.68' to a point;
15. N 09°-10'-09" W with the E line of said Alley, 140.93' to a #5 Rebar set on the N line of said Ardmore Addition and the S line of the Ashland Allotment (P.B. 2, Pg. 64);
16. S 89°-48'-23" E with the S line of said Ashland Allotment, 3.12' to a #5 Rebar set on the E line of a 15' Alley of said Ashland Allotment;
17. N 10°-52'-59" W with the E line of said Alley, 138.87' to an existing #5 Rebar;

18. N 10°-52'-59" W with the E line of said Alley, 42.25' to a point;

19. N 15°-40'-33" W with the E line of said Alley, 33.53' to a point;

20. N 67°-49'-20" E, 40.76' to a point;

21. S 15°-40'-33" E, 39.84' to a point;

22. S 10°-52'-59" E, 49.56' to the POINT OF BEGINNING.

The above described parcel contains 0.589 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 November 22, 2020. All markers called for above are in place.



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