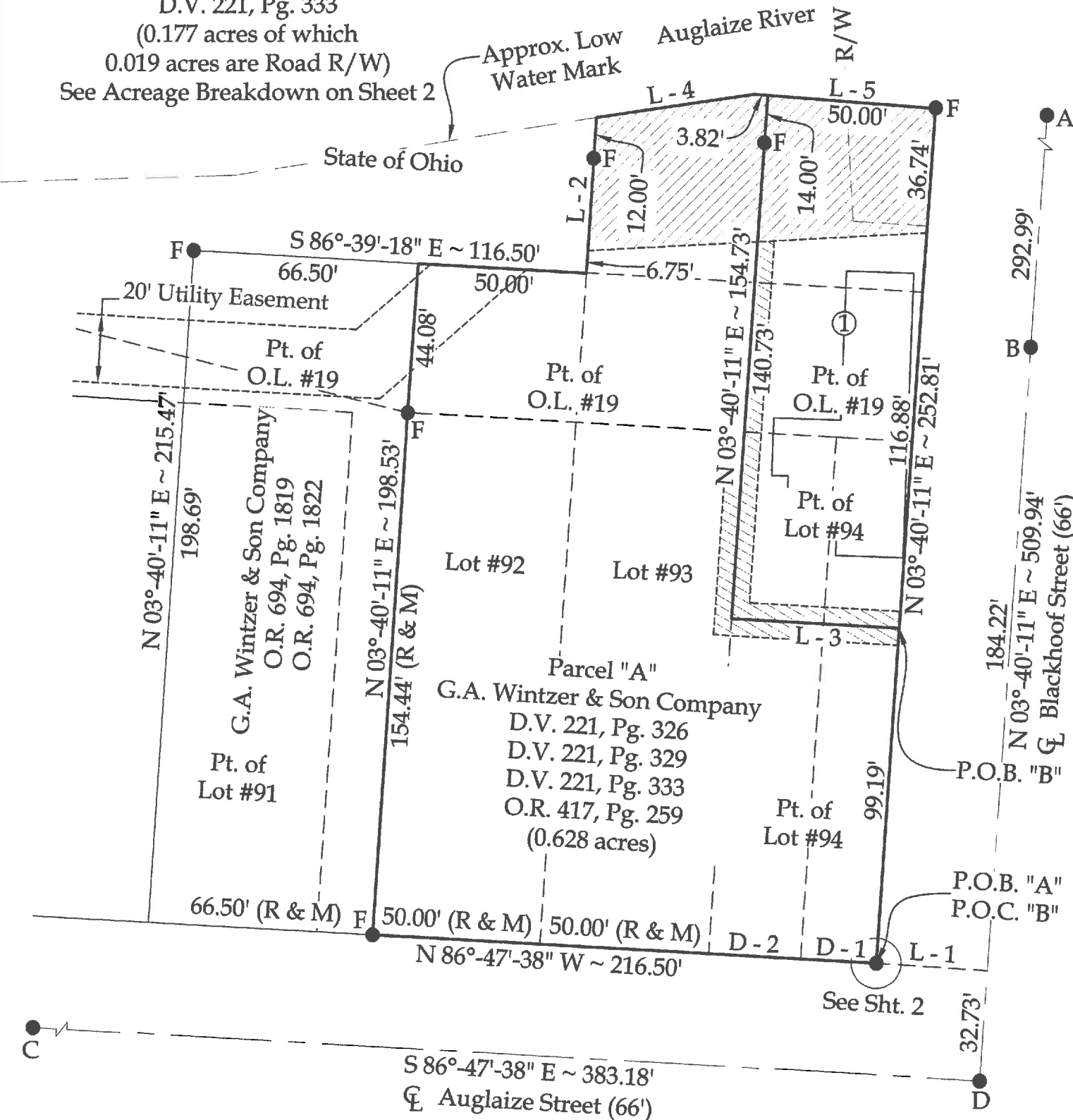


Property Information

①

Parcel "B"
G.A. Wintzer & Son Company
D.V. 221, Pg. 326
D.V. 221, Pg. 329
D.V. 221, Pg. 333
(0.177 acres of which
0.019 acres are Road R/W)
See Acreage Breakdown on Sheet 2

Survey of Parcel #B07-002-007-00, B07-002-008-00, B07-002-009-00, B07-002-010-00, B07-002-011-00, & B07-002-012-00 and being Lots 92, 93, & 94 of the First North Addition (P.B. 1B, Pg. 20) and part of Outlot #19 of the Resurvey of Town Lots (P.B. A, Pg. 1) to the City of Wapakoneta and being a part of the SW $\frac{1}{4}$ of Section 29, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio.
(Prior Deeds Referenced in D.V. 221, Pg. 326; D.V. 221, Pg. 329; D.V. 221, Pg. 333; & D. V. 417, Pg. 259)



Legend

- A = Existing ODOT Monument Box (PI Station 83+14.08)
- B = Existing ODOT Monument Box (PC Station 80+31.55)
- C = Mag Spike set at the intersection of the centerlines of Auglaize Street and Logan Street, as re-established based on Survey #M-214 of the Auglaize County Tax Map Office
- D = Existing Iron Pin at the intersection of the centerlines of Auglaize Street and Blackhoof Street
- E = Existing Chiseled 'X' in Concrete
- F = Set #5 Rebar

Distance Data

- D - 1 = 22.50' (R & M)
- D - 2 = 27.50' (R & M)
- D - 3 = 18.01'
- D - 4 = 16.78'

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

This plat is recorded in Survey Book "U", Page 335, 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).

SCALE: 1" = 40'

40 20 0 40

GRAPHIC SCALE

Line Data

- L - 1 = N 86°-19'-49" W ~ 33.00'
- L - 2 = N 03°-40'-11" E ~ 46.10'
- L - 3 = N 86°-47'-38" W ~ 50.00'
- L - 4 = N 81°-36'-31" E ~ 47.22'
- L - 5 = S 85°-32'-01" E ~ 53.82'



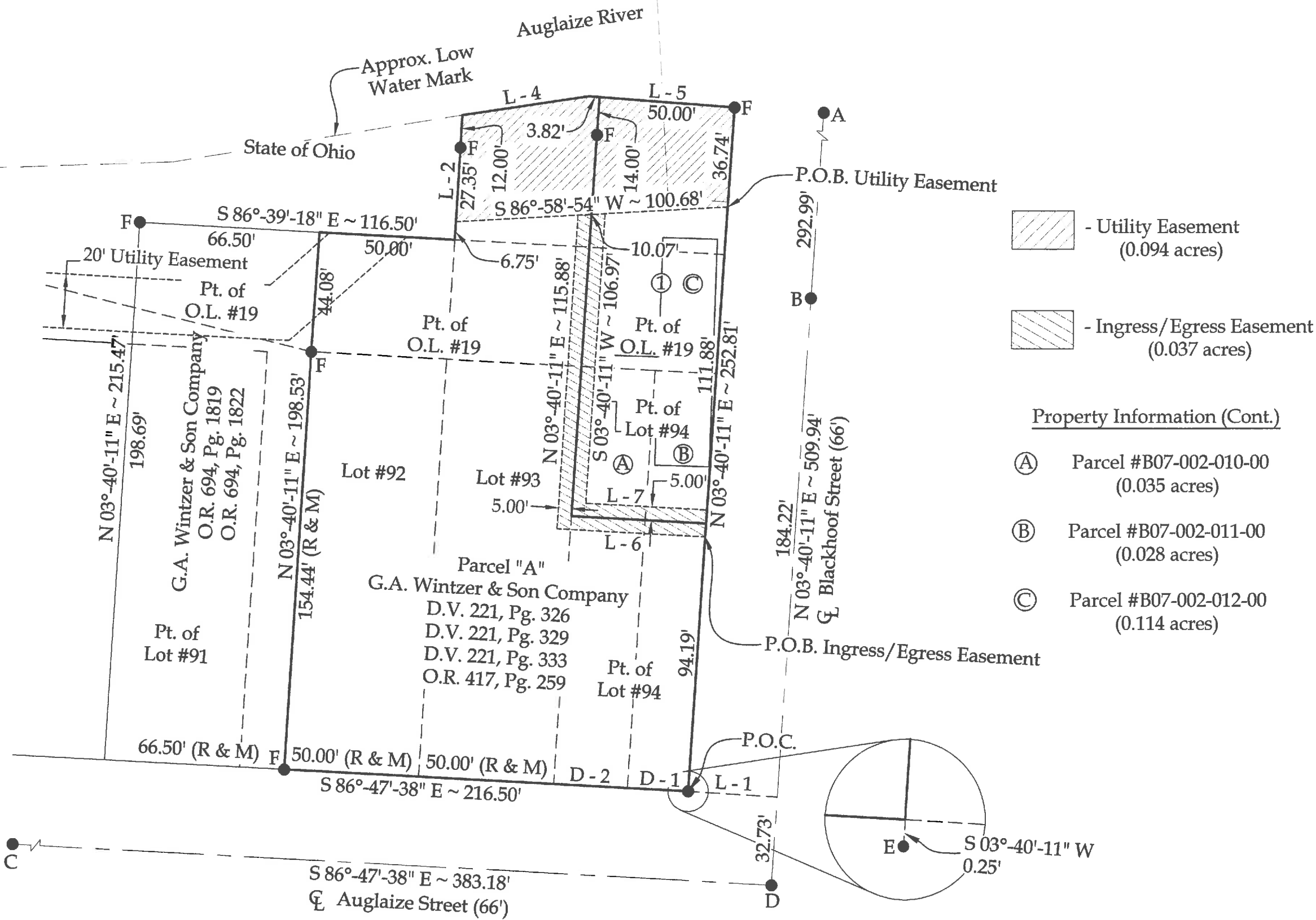
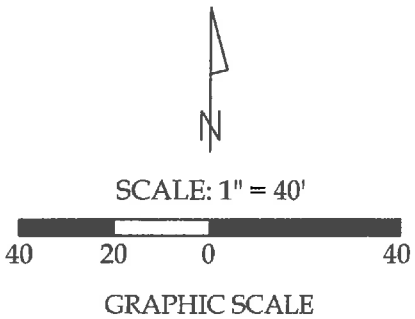
This plat and the accompanying legal description represent an actual boundary survey completed under my direct supervision on February 03, 2021.

Kyle J. Binkley, P.S. #8587

<p>Binkley LAND SURVEYING, LLC 121 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768</p>			
CLIENT: G.A. Wintzer & Sons			
SURVEYED BY: K.J.B.	DATE: 02-03-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 40'		PAGE 1 OF 6	

U-335

Survey of Parcel #B07-002-007-00, B07-002-008-00, B07-002-009-00, B07-002-010-00, B07-002-011-00, & B07-002-012-00 and being Lots 92, 93, & 94 of the First North Addition (P.B. 1B, Pg. 20) and part of Outlot #19 of the Resurvey of Town Lots (P.B. A, Pg. 1) to the City of Wapakoneta and being a part of the SW 1/4 of Section 29, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio.
(Prior Deeds Referenced in D.V. 221, Pg. 326; D.V. 221, Pg. 329; D.V. 221, Pg. 333; & D. V. 417, Pg. 259)



- Utility Easement (0.094 acres)
- Ingress/Egress Easement (0.037 acres)

Line Data (Cont.)
L - 6 = N 86°-47'-38" W ~ 55.00'
L - 7 = S 86°-47'-38" E ~ 45.00'

- Property Information (Cont.)
- Ⓐ Parcel #B07-002-010-00 (0.035 acres)
 - Ⓑ Parcel #B07-002-011-00 (0.028 acres)
 - Ⓒ Parcel #B07-002-012-00 (0.114 acres)

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

CLIENT: G.A. Wintzer & Sons			
SURVEYED BY: K.J.B.	DATE: 02-03-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 40'		PAGE 2	OF 6 PAGES

Parcel "A"
LEGAL DESCRIPTION

Being Parcels #B07-002-007-00, B07-002-008-00, & B07-002-009-00 and a part of Parcels #B07-002-010-00 & B07-002-011-00 and being Lots #92 & 93 and a part of Lot #94 of the First North Addition (P.B. 1B, Pg. 20) and a part of Outlot #19 of the Resurvey of Town Lots (P.B. A, Pg. 1) and being located in the SW ¼ of Section 29, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio (Prior Deeds Referenced in D.V. 221, Pg. 326; D.V. 221, Pg. 329; D.V. 221, Pg. 333 & D.V. 417, Pg. 259), more particularly described as follows:

Beginning at the SE corner of said Lot #94, as referenced by an existing Chiseled 'X' in concrete at S 03°-40'-11" W, 0.25'; thence the following courses:

1. N 86°-47'-38" W with the S line of said Lots #94, 93, & 92, 150.00' to a set #5 Rebar;
2. N 03°-40'-11" E with the W line of said Lot #92 and the extension thereof, 198.53' to a point on the N line of said O.L. 19, passing a #5 Rebar set at the NW corner of said Lot #92 at 154.44';
3. S 86°-39'-18" E with the N line of said O.L. 19, 50.00' to a point;
4. N 03°-40'-11" E, 46.10' to a point along the S line of the Auglaize River;
5. N 81°-36'-31" E with the S line of the Auglaize River, 47.22' to a point;
6. S 85°-32'-01" E with the S line of the Auglaize River, 3.82' to a point;
7. S 03°-40'-11" W with the W line of said Lot #94 and the extension thereof, 154.73' to a point, passing a set #5 Rebar at 14.00';
8. S 86°-47'-38" E, 50.00' to a point on the W line of Blackhoof Street;
9. S 03°-40'-11" W with the W line of Blackhoof Street, 99.19' to the POINT OF BEGINNING.

The above described parcel contains 0.628 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the 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 February 03, 2021. 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 Parcels #B07-002-012-00 and a part of Parcels #B07-002-010-00 & B07-002-011-00 and being a part of Lot #94 of the First North Addition (P.B. 1B, Pg. 20) and a part of Outlot #19 of the Resurvey of Town Lots (P.B. A, Pg. 1) and being a part of the SW ¼ of Section 29, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio (Prior Deeds Referenced in D.V. 221, Pg. 326; D.V. 221, Pg. 329 & D.V. 221, Pg. 333), more particularly described as follows:

Commencing at the SE corner of said Lot #94, as referenced by an existing Chiseled 'X' in concrete at S 03°-40'-11" W, 0.25'; thence N 03°-40'-11" E with the E line of said Lot #94, 99.19' to the POINT OF BEGINNING; thence the following courses:

1. N 86°-47'-38" W, 50.00' to a point;
2. N 03°-40'-11" E with the W line of said Lot #94 and the extension thereof, 154.73' to a point on the S line of the Auglaize River, passing a #5 Rebar set at 140.73';
3. S 85°-32'-01" E with the S line of the Auglaize River, 50.00' to a #5 Rebar set on the W line of Blackhoof Street;
4. S 03°-40'-11" W with the W line of Blackhoof Street, 153.62' to the POINT OF BEGINNING.

The above described parcel contains 0.177 acres, more or less, of which 0.019 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the 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 February 03, 2021. All markers called for above are in place.



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

**Ingress/Egress Easement
LEGAL DESCRIPTION**

Being a part of Parcels #B07-002-008-00, B07-002-009-00, B07-002-010-00, B07-002-011-00, & B07-002-012-00 and being a part of Lots #93 & 94 of the First North Addition (P.B. 1B, Pg. 20) and a part of Outlot #19 of the Resurvey of Town Lots (P.B. A, Pg. 1) and being a part of the SW ¼ of Section 29, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio (Prior Deeds Referenced in D.V. 221, Pg. 326; D.V. 221, Pg. 329 & D.V. 221, Pg. 333), more particularly described as follows:

Commencing at the SE corner of said Lot #94, as referenced by an existing Chiseled 'X' in concrete at S 03°-40'-11" W, 0.25'; thence N 03°-40'-11" E with the E line of said Lot #94, 94.19' to the POINT OF BEGINNING; thence the following courses:

1. N 86°-47'-38" W, 55.00' to a point;
2. N 03°-40'-11" E, 115.88' to a point;
3. N 86°-58'-54" E, 10.07' to a point;
4. S 03°-40'-11" W, 106.97' to a point;
5. S 86°-47'-38" E, 45.00' to a point on the E line of said Lot #94;
6. S 03°-40'-11" W with said E line, 10.00' to the POINT OF BEGINNING.

The above description contains 0.037 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 the 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 February 03, 2021. All markers called for above are in place.



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

**Utility Easement
LEGAL DESCRIPTION**

Being a part of Parcels #B07-002-008-00 & B07-002-012-00 and being a part of the SW ¼ of Section 29, Town 5 South, Range 6 East, City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio (Prior Deeds Referenced in D.V. 221, Pg. 326; D.V. 221, Pg. 329 & D.V. 221, Pg. 333), more particularly described as follows:

Commencing at the SE corner of Lot #94 of the First North Addition (P.B. 1B, Pg. 20) to the City of Wapakoneta, as referenced by an existing Chiseled 'X' in concrete at S 03°-40'-11" W, 0.25'; thence N 03°-40'-11" E with the E line of said Lot #94 and the extension thereof, 216.07' to the POINT OF BEGINNING; thence the following courses:

1. S 86°-58'-54" W, 100.68' to a point;
2. N 03°-40'-11" E, 39.35' to a point on the S line of the Auglaize River, passing a set #5 Rebar at 27.35';
3. N 81°-36'-31" E with the S line of the Auglaize River, 47.22' to a point;
4. S 85°-32'-01" E with the S line of the Auglaize River, 53.82' to #5 Rebar set on the W line of Blackhoof Street;
5. S 03°-40'-11" W with said W line, 36.74' to the POINT OF BEGINNING.

The above description contains 0.094 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 the 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 February 03, 2021. All markers called for above are in place.



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