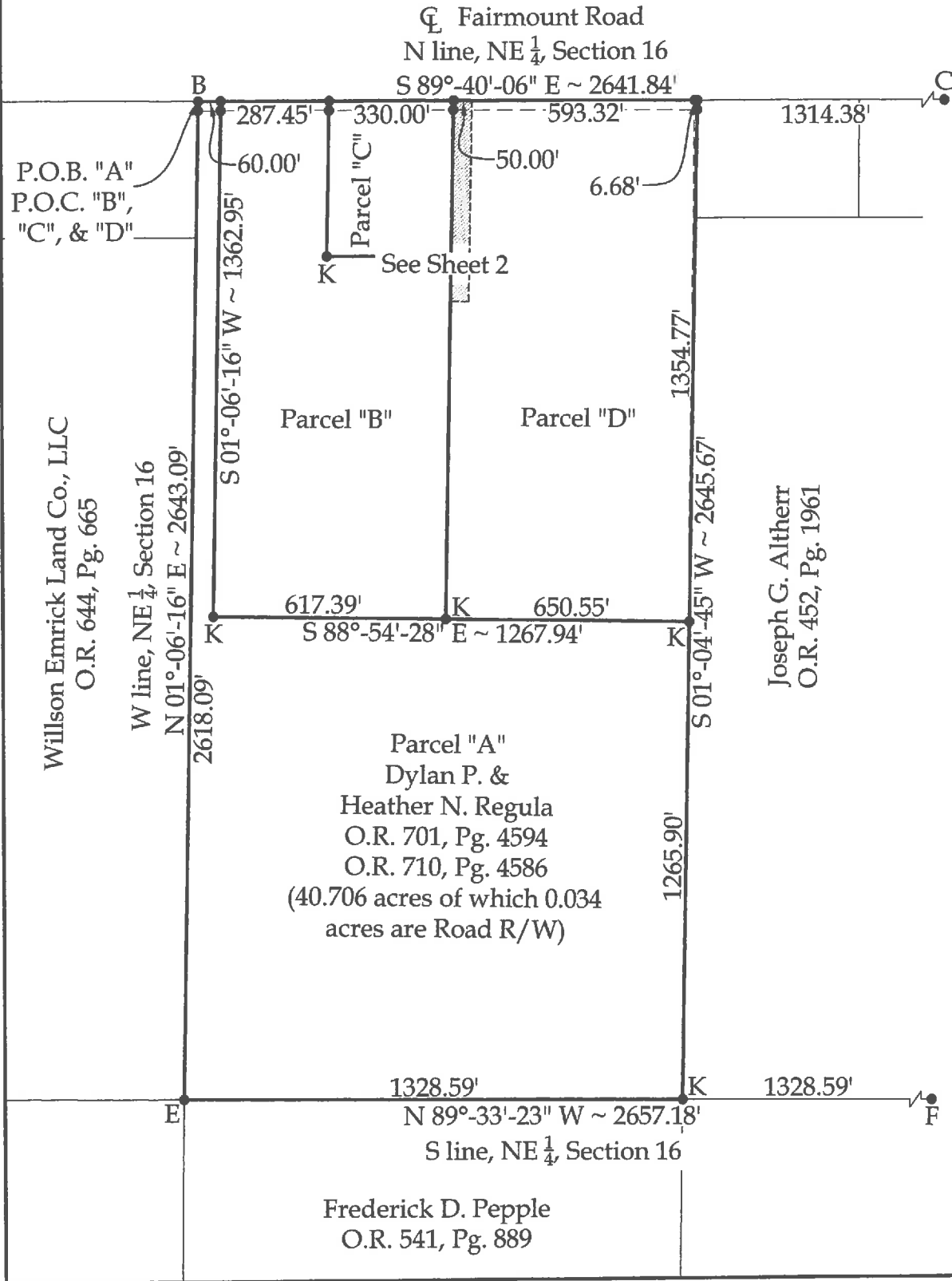


Survey of Parcel #N41-016-011-00 and being a part of the NE 1/4 of Section 16,  
South, Range 8 East, Wayne Township, Auglaize County, Ohio.  
(Prior Deed Referenced in O.R. 701, Pg. 4594 & O.R. 710, Pg. 4586)



Legend

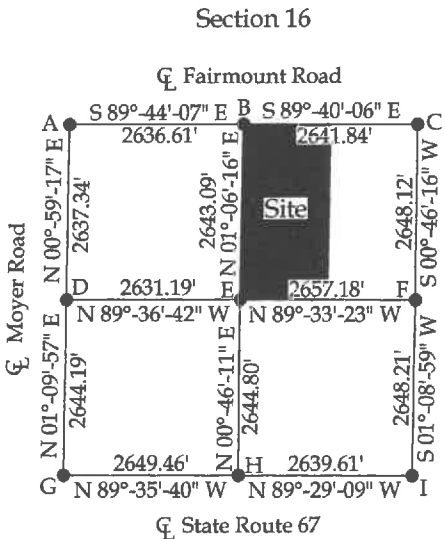
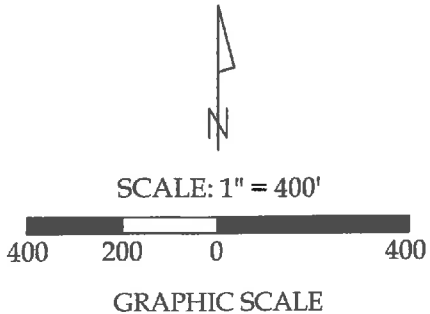
- A = Existing Monuement Box at the NW corner of Section 16
- B = Existing Monument Box at the NW corner of the NE 1/4 of Section 16
- C = Existing Monument Box at the NE corner of Section 16
- D = Existing Monument Box at the NW corner of the SW 1/4 of Section 16
- E = #5 Rebar set at the SW corner of the NE 1/4 of Section 16, as re-established based on coordinates from John Jauert in Survey #M-466 of the Auglaize County Tax Map Office
- F = Wood corner post as established based on Survey #M-466 of the Auglaize County Tax Map Office, not observed this survey
- G = Existing Monument Box at the SW corner of Section 16
- H = Existing Monument Box at the SW corner of the SE 1/4 of Section 16
- I = Existing Railroad Spike at the SE corner of Section 16
- J = Existing Mag Nail
- K = Set #5 Rebar
- L = Set Mag Nail



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

This plat is recorded in Survey Book "U", Page 427, 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).



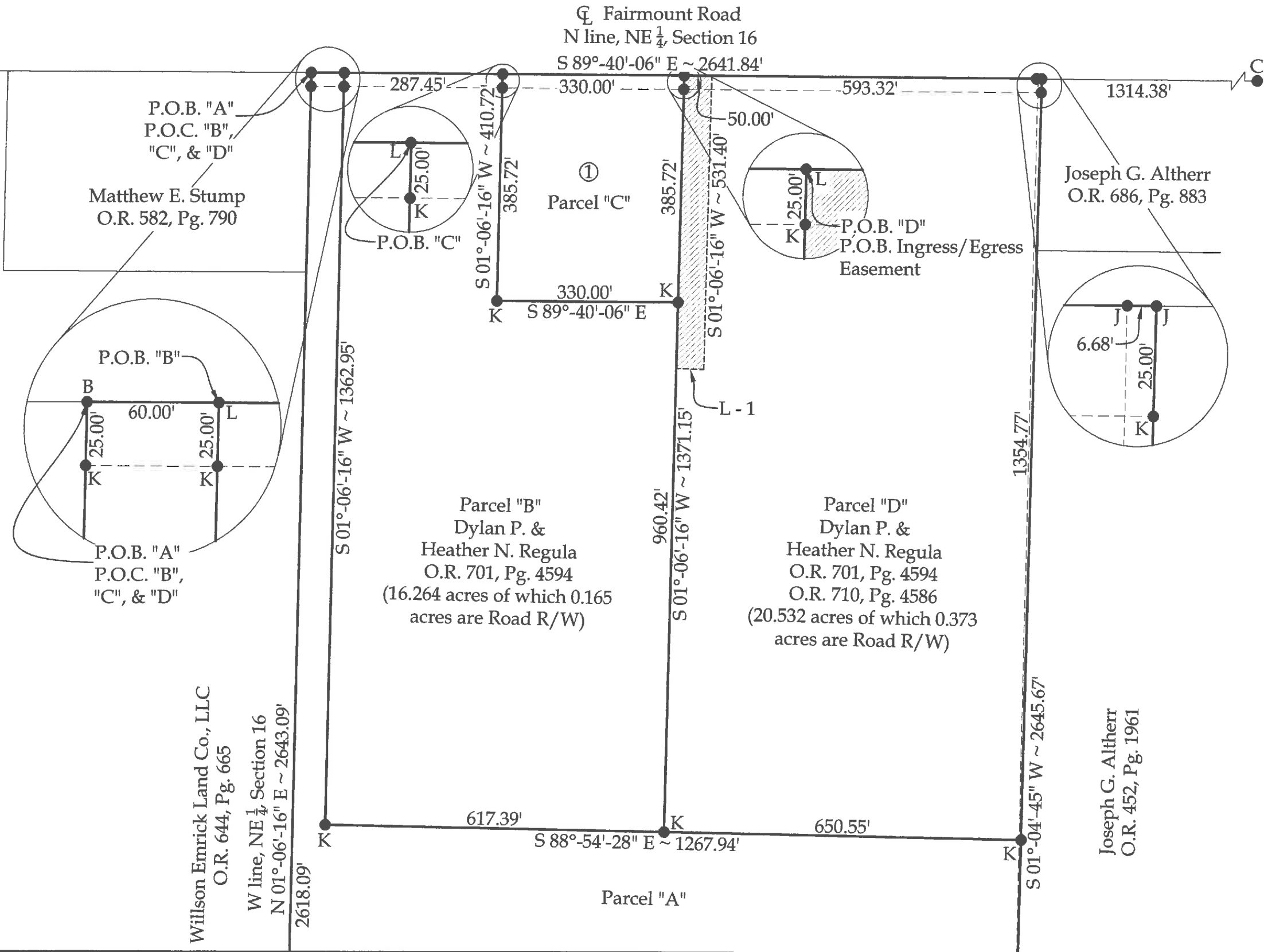
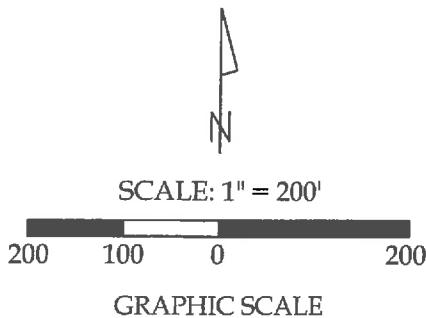
This plat and accompanying legal description represent an actual boundary survey completed under my direct supervision on May 18, 2021.

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

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

CLIENT: Dylan Regula			
SURVEYED BY: T.J.S./T.E.W.	DATE: 05-18-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 400'		PAGE 1	OF 7 PAGES

Survey of Parcel #N41-016-011-00 and being a part of the NE 1/4 of Section 16, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio.  
(Prior Deed Referenced in O.R. 701, Pg. 4594 & O.R. 710, Pg. 4586)




Property Information

- ① Dylan P. & Heather N. Regula  
O.R. 701, Pg. 4594  
3.111 acres of which  
0.189 acres are Road R/W

Line Data

L - 1 = N 88°-53'-44" W ~ 50.00'

 - Ingress/Egress Easement  
(0.610 acres)



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

CLIENT: Dylan Regula			
SURVEYED BY: T.J.S./T.E.W.	DATE: 05-18-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 200'		PAGE 2	OF 7

0-428

**Parcel "A"**  
**LEGAL DESCRIPTION**

Being a part of Parcel #N41-016-011-00 and being a part of the NE ¼ of Section 16, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 701, Pg. 4594 & O.R. 710, Pg. 4586), more particularly described as follows:

Beginning at an existing Monument Box at the NW corner of the NE ¼ of Section 16; thence the following courses:

1. S 89°-40'-06" E with the N line of the NE ¼ of Section 16 (centerline of Fairmount Road), 60.00' to a set Mag Nail;
2. S 01°-06'-16" W, 1362.95' to a set #5 Rebar, passing a set #5 Rebar at 25.00';
3. S 88°-54'-28" E, 1267.94' to a set #5 Rebar;
4. S 01°-04'-45" W, 1265.90' to a #5 Rebar set on the S line of the NE ¼ of Section 16;
5. N 89°-33'-23" W with said fractional section line, 1328.59' to a set #5 Rebar;
6. N 01°-06'-16" E with the W line of the NE ¼ of Section 16, 2643.09' to the POINT OF BEGINNING, passing a set #5 Rebar at 2618.09'.

The above described parcel contains 40.706 acres, more or less, of which 0.034 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 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 May 18, 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 a part of Parcel #N41-016-011-00 and being a part of the NE ¼ of Section 16, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 701, Pg. 4594), more particularly described as follows:

Commencing at an existing Monument Box at the NW corner of the NE ¼ of Section 16; thence S 89°-40'-06" E with the N line of the NE ¼ of Section 16 (centerline of Fairmount Road), 60.00' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

- 1. Continuing S 89°-40'-06" E with the N line of the NE ¼ of Section 16 (centerline of Fairmount Road), 287.45' to a set Mag Nail;
- 2. S 01°-06'-16" W, 410.72' to a set #5 Rebar, passing a set #5 Rebar at 25.00';
- 3. S 89°-40'-06" E, 330.00' to a set #5 Rebar;
- 4. S 01°-06'-16" W, 960.42' to a set #5 Rebar;
- 5. N 88°-54'-28" W, 617.39' to a set #5 Rebar;
- 6. N 01°-06'-16" E, 1362.95' to the POINT OF BEGINNING, passing a set #5 Rebar at 1337.95'.

The above described parcel contains 16.264 acres, more or less, of which 0.165 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 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 May 18, 2021. All markers called for above are in place.



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

**Parcel "C"**  
**LEGAL DESCRIPTION**

Being a part of Parcel #N41-016-011-00 and being a part of the NE ¼ of Section 16, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 701, Pg. 4594), more particularly described as follows:

Commencing at an existing Monument Box at the NW corner of the NE ¼ of Section 16; thence S 89°-40'-06" E with the N line of the NE ¼ of Section 16 (centerline of Fairmount Road), 347.45' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continuing S 89°-40'-06" E with the N line of the NE ¼ of Section 16 (centerline of Fairmount Road), 330.00' to a set Mag Nail;
2. S 01°-06'-16" W, 410.72' to a set #5 Rebar, passing a set #5 Rebar at 25.00';
3. N 89°-40'-06" W, 330.00' to a set #5 Rebar;
4. N 01°-06'-16" E, 410.72' to the POINT OF BEGINNING, passing a set #5 Rebar at 385.72'.

The above described parcel contains 3.111 acres, more or less, of which 0.189 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 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 May 18, 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 "D"**  
**LEGAL DESCRIPTION**

Being a part of Parcel #N41-016-011-00 and being a part of the NE ¼ of Section 16, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 701, Pg. 4594 & O.R. 710, Pg. 4586), more particularly described as follows:

Commencing at an existing Monument Box at the NW corner of the NE ¼ of Section 16; thence S 89°-40'-06" E with the N line of the NE ¼ of Section 16 (centerline of Fairmount Road), 677.45' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

- 1. Continuing S 89°-40'-06" E with the N line of the NE ¼ of Section 16 (centerline of Fairmount Road), 650.00' to an existing Mag Nail, passing an existing Mag Nail at 643.32';
- 2. S 01°-04'-45" W, 1379.77' to a set #5 Rebar, passing a set #5 Rebar at 25.00';
- 3. N 88°-54'-28" W, 650.55' to a set #5 Rebar;
- 4. N 01°-06'-16" E, 1371.15' to the POINT OF BEGINNING, passing a set #5 Rebar at 1346.15'.

The above described parcel contains 20.532 acres, more or less, of which 0.373 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 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 May 18, 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 Parcel #N41-016-011-00 and being a part of the NE ¼ of Section 16, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 701, Pg. 4594), more particularly described as follows:

Commencing at an existing Monument Box at the NW corner of the NE ¼ of Section 16; thence S 89°-40'-06" E with the N line of the NE ¼ of Section 16 (centerline of Fairmount Road), 677.45' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

- 1. Continuing S 89°-40'-06" E with the N line of the NE ¼ of Section 16 (centerline of Fairmount Road), 50.00' to a point;
- 2. S 01°-06'-16" W, 531.40' to a point;
- 3. N 88°-53'-44" W, 50.00' to a point;
- 4. N 01°-06'-16" E, 530.72' to the POINT OF BEGINNING.

The above description contains 0.610 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 May 18, 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.