

Parcel "B" LEGAL DESCRIPTION

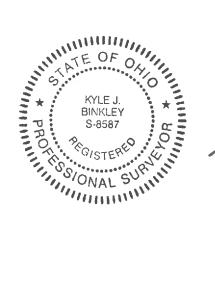
Being a part of Parcel #A03-020-001-02 (Prior Deed Reference O.R. 717, Pg. 704) and being a part of the NW ¼ of Section 20, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an Existing Monument Box at the NW corner of Section 20; thence S 00°-36′-31″ W with the W line of the NW ¼ of Section 20 (centerline of Ashburn Road), 871.05′ to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

- 1. S 89°-36′-51" E, 308.73' to a set #5 Rebar, passing a #5 Rebar set at 25.00' and passing an existing Wood Post at 143.35';
- 2. S 00°-35'-40" W, 223.86' to a set #5 Rebar;
- 3. N 89°-33′-51″ W, 8.78′ to a point, passing a point as referenced by an existing #5 Rebar at S 45°-30′-54″ W, 0.20′;
- 4. N 00°-35'-40" E, 218.02' to an existing #5 Rebar;
- 5. N 89°-36′-51" W, 299.95' to an existing Mag Nail on the W line of the NW ¼ of Section 20 (centerline of Ashburn Road), passing an existing #5 Rebar at 274.95';
- 6. N 00°-36′-31" E with said fractional section line, 5.83' to the POINT OF BEGINNING;

The above described parcel contains 0.085 acres, more or less, of which 0.003 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 July 11, 2022. All markers called for above are in place.





Parcel "A + B" LEGAL DESCRIPTION

Being Parcel #A03-020-001-01 & a part of Parcel #A03-020-001-02 (Prior Deeds Reference O.R. 705, Pg. 878 & O.R. 717, Pg. 704) and being a part of the NW ¼ of Section 20, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an Existing Monument Box at the NW corner of Section 20; thence S 00°-36′-31″ W with the W line of the NW ¼ of Section 20 (centerline of Ashburn Road), 871.05′ to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

- 1. \$ 89°-36'-51" E, 308.73' to a set #5 Rebar, passing a #5 Rebar set at 25.00';
- 2. S 00°-35'-40" W, 223.86' to a set #5 Rebar;
- 3. N 89°-33'-51" W, 308.78' to an existing Mag Nail on the W line of the NW ¼ of Section 20 (centerline of Ashburn Road), passing a point as referenced by an existing #5 Rebar at S 45°-30'-54" W, 0.20' and passing an existing #5 Rebar at 283.78';
- 4. N 00°-36'-31" E with said fractional section line, 223.59' to the POINT OF BEGINNING;

The above described parcel contains 1.586 acres, more or less, of which 0.128 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 July 11, 2022. All markers called for above are in place.



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