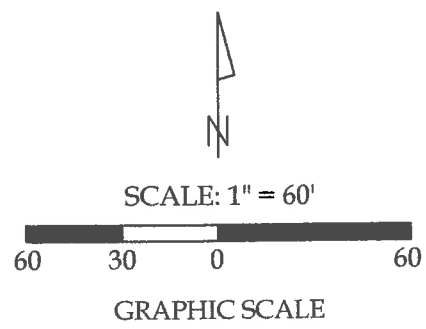
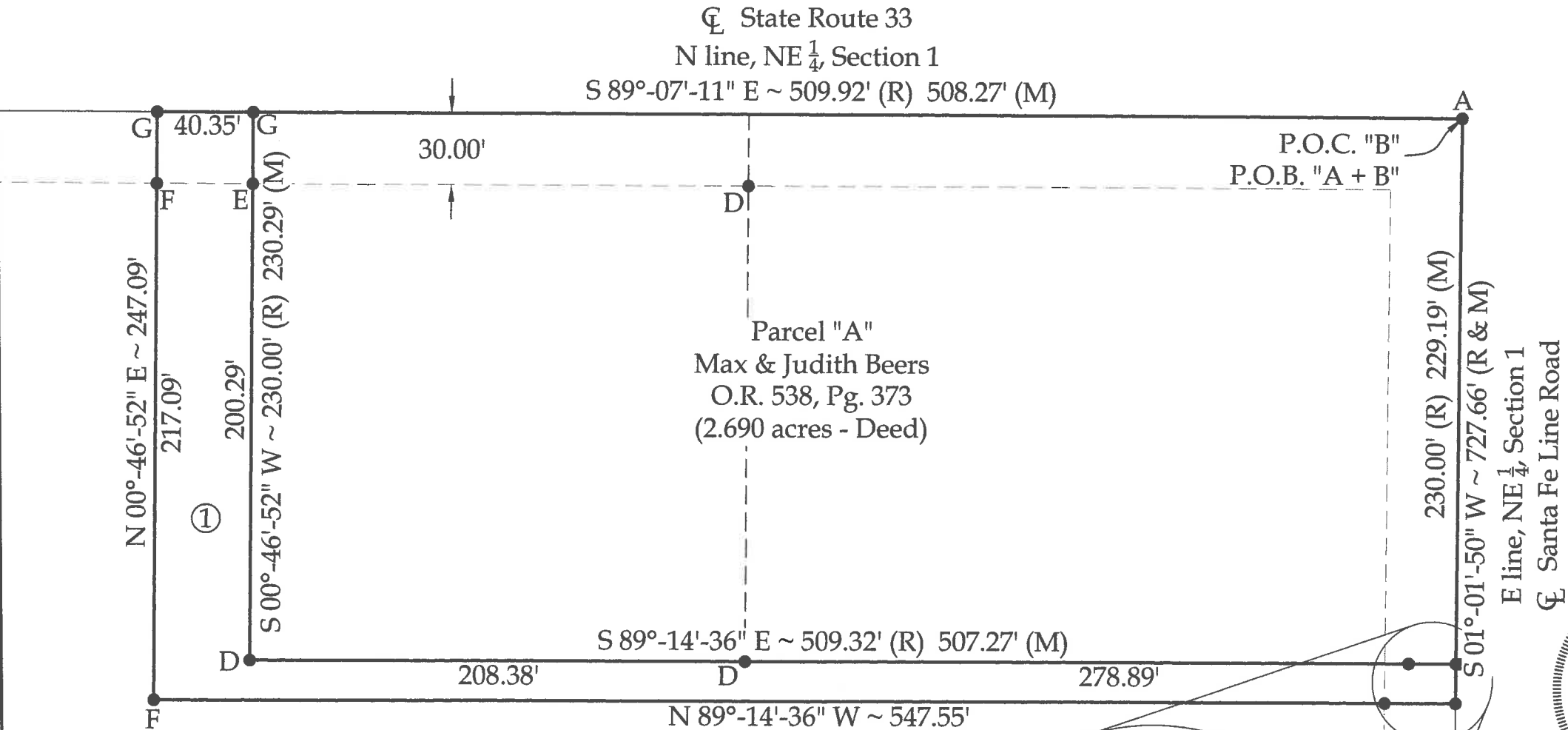


Survey of Parcels #A04-011-002-01 & A04-011-002-02 and a part of
Parcel #A04-011-002-04 and being a part of the NE $\frac{1}{4}$ of Section 1, Town
6 South, Range 7 East, Clay Township, Auglaize County, Ohio.
(Prior Deeds Referenced in O.R. 538, Pg. 373 & O.R. 626, Pg. 72)

Line Data

L - 1 = S 84°-55'-20" E ~ 1.58'



Legend

- A = Mag Spike set at the NE corner of Section 1 (as re-established based on Survey #R-50 of the Auglaize County Tax Map Office)
- B = Existing Mag Nail
- C = Existing #5 Rebar
- D = Existing $\frac{1}{2}$ " Iron Pipe
- E = Existing 1" Iron Pipe
- F = Set #5 Rebar
- G = Set Mag Nail

This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on September 14, 2022.



Kyle J. Binkley, P.S. #8587

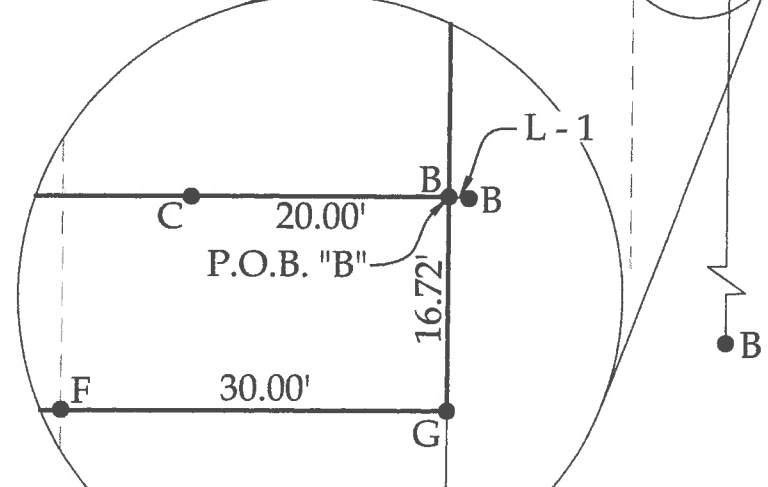
Binkley
LAND SURVEYING, LLC
121 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

| | | | |
|---------------------|------------------|------------------|--------------------|
| CLIENT: Max Beers | | | |
| SURVEYED BY: K.J.B. | DATE: 09-14-2022 | DRAWN BY: K.J.B. | CHECKED BY: K.J.B. |
| SCALE: 1" = 60' | PAGE 1 | OF 1 | PAGES 3 |

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

This plat is recorded in Survey Book "U", Page 832, in the Auglaize County Engineer's Office.

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



Parcel "B"
LEGAL DESCRIPTION

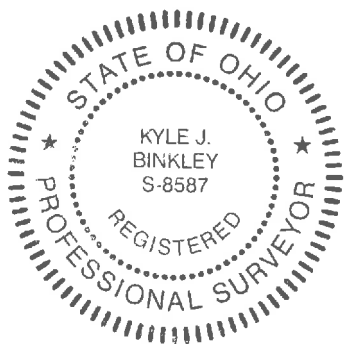
Being a part of Parcel #A04-011-002-04 (Prior Deed Reference O.R. 626, Pg. 72) and being a part of the NE ¼ of Section 1, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at a Mag Spike set at the NE corner of Section 1; thence S 01°-01'-50" W with the E line of the NE ¼ of Section 1 (centerline of Santa Fe Line Road), 229.19' to an existing Mag Nail at the POINT OF BEGINNING; thence the following courses:

- 1. Continuing S 01°-01'-50" W with said fractional section line, 16.72' to a set Mag Nail;
- 2. N 89°-14'-36" W, 547.55' to a set #5 Rebar, passing a set #5 Rebar at 30.00';
- 3. N 00°-46'-52" E, 247.09' to a Mag Nail set on the N line of the NE ¼ of Section 1 (centerline of State Route 33), passing a set #5 Rebar at 217.09';
- 4. S 89°-07'-11" E with said fractional section line, 40.35' to a set Mag Nail;
- 5. S 00°-46'-52" W, 230.29' to an existing ½" Iron Pipe, passing an existing 1" Iron Pipe at 30.00';
- 6. S 89°-14'-36" E, 507.27' to the POINT OF BEGINNING, passing an existing ½" Iron Pipe at 208.38' and an existing #5 Rebar at 487.27';

The above described parcel contains 0.423 acres, more or less, of which 0.039 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 September 14, 2022. 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 "A + B"
LEGAL DESCRIPTION

Being Parcels # A04-011-002-01 & A04-011-002-02 and a part of Parcel # A04-011-002-04 (Prior Deeds Referenced in O.R. 538, Pg. 373 & O.R. 626, Pg. 72) and being a part of the NE ¼ of Section 1, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, more particularly described as follows:

Beginning at a Mag Spike set at the NE corner of Section 1; thence the following courses:

- 1. S 01°-01'-50" W with the E line of the NE ¼ of Section 1 (centerline of Santa Fe Line Road), 245.91' to a set Mag Nail;
- 2. N 89°-14'-36" W, 547.55' to a set #5 Rebar;
- 3. N 00°-46'-52" E, 247.09' to a Mag Nail set on the N line of the NE ¼ of Section 1 (centerline of State Route 33), passing a set #5 Rebar at 217.09';
- 4. S 89°-07'-11" E with said fractional section line, 548.62' to the POINT OF BEGINNING;

The above described parcel contains 3.101 acres, more or less, of which 0.527 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 September 14, 2022. 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.