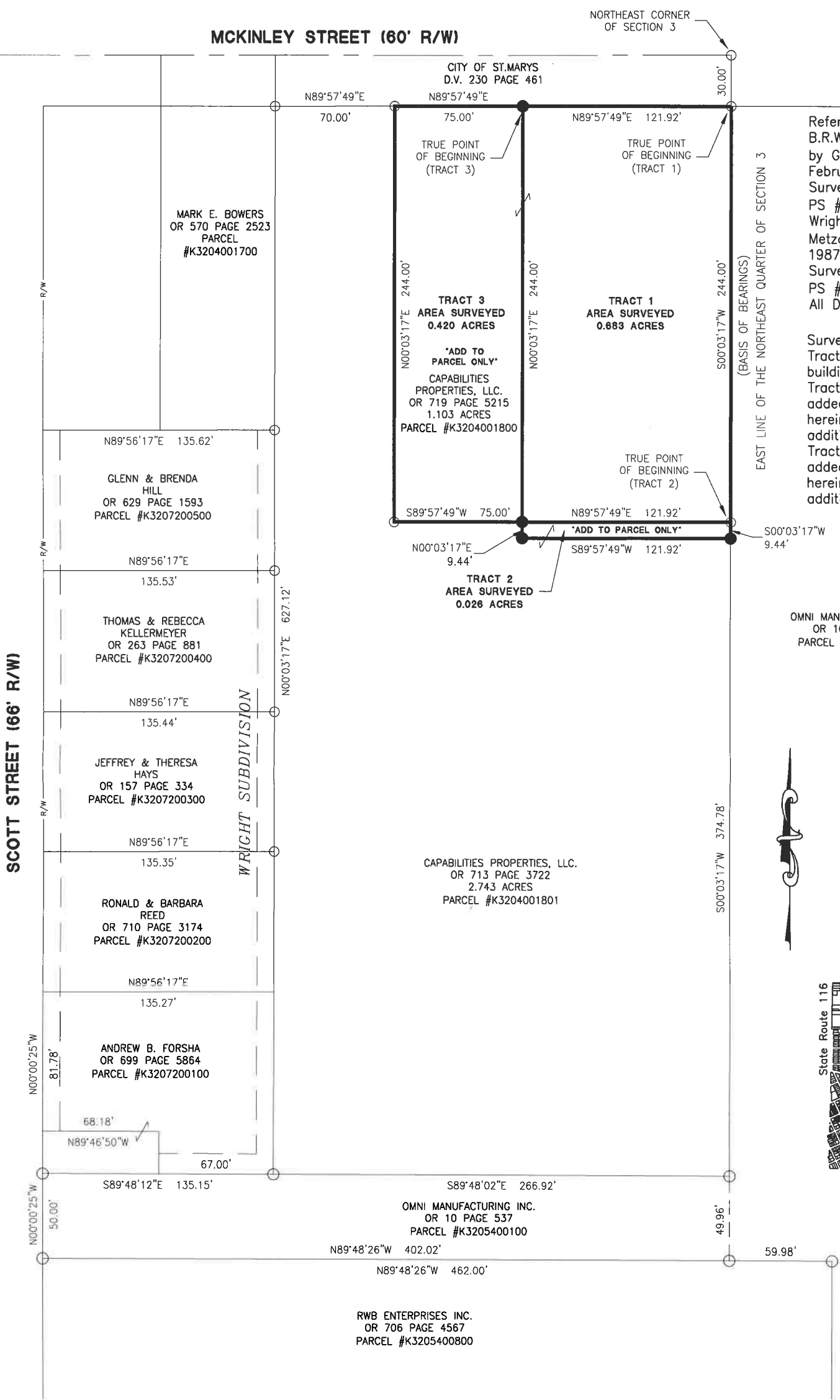


SURVEY FOR CAPABILITIES PROPERTIES, LLC.

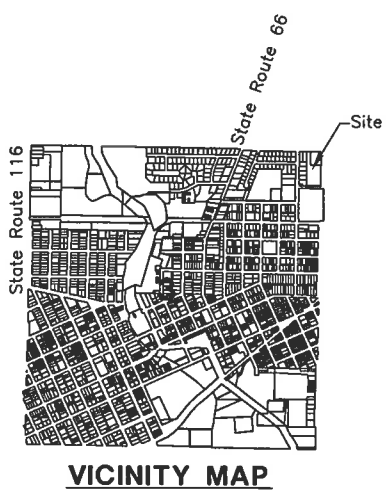


References:
B.R.W. Tool & Machine Co. Survey by Gordon L. Geeslin PS #5372 in February of 1983.
Survey N-28 by Gordon L. Geeslin PS #5372 in July of 1986.
Wright Subdivision by Theodore A. Metzger PS #5514 in February of 1987.
Survey U-488 by Craig W. Mescher PS #8237 in August of 2021.
All Deeds on Record.

Surveyors Notes:
Tract 1 - 0.683 acre - separate building site.
Tract 2 - 0.026 acre tract will be added to the 0.683 acre tract shown herein and does not create an additional building site.
Tract 3 - 0.420 acre tract will be added to the 2.743 acre tract shown herein and does not create an additional building site.

OMNI MANUFACTURING INC.
OR 10 PAGE 537
PARCEL #K3205400100

Surveyors Clause:
This plat represents an actual survey performed on June 22, 2023.



LEGEND

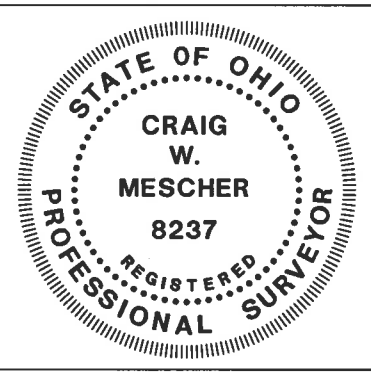
- ⊗ RR Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Con Mon. Found
- △ Section Corner

Scale: 1" = 70'

PROJECT # 223808.70

ACCESS
Engineering Solutions

1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
www.accessengllc.com | 419-586-1430



Basis of Bearings:
Bearings from Survey N-28 by Gordon L. Geeslin P.S.# 5372 in July of 1986.

State of: Ohio County: Auglaize
Township: St. Marys City: St. Marys
Sec.: NE 1/4 3 Town: 6S Range: 4E
Deed Ref.: O.R. 719 Pg. 5215, O.R. 713 Pg. 3722
Date Surveyed: June 22, 2023

Surveyed By: Craig W. Mescher
Craig W. Mescher Reg. Surveyor No. 8237

**Description for
Capabilities Properties, LLC
0.026 Acres**

Being part of a 2.743 acres tract as recorded in Official Records Volume 713 Page 3722, being part of Outlot 16, situated in the Northeast Quarter of Section 3, Township 6 South, Range 4 East, St. Marys Township, Auglaize County, City of St. Marys, Ohio and being more particularly described as follows;

Commencing for reference at an Iron Pin Found at the Northeast Corner of said Section 3;

Thence South 00°03'17" West (Basis of Bearings) along the East line of the Northeast Quarter of said Section 3, a distance of two hundred seventy-four and zero hundredths feet (274.00') to an Iron Pin Found. Said point being the **TRUE POINT OF BEGINNING**, for the herein described parcel of land;

Thence continuing South 00°03'17" West along the East line of the Northeast Quarter of said Section 3, a distance of nine and forty-four hundredths feet (9.44') to an Iron Pin Set;

Thence South 89°57'49" West a distance of one hundred twenty-one and ninety-two hundredths feet (121.92') to an Iron Pin Set;

Thence North 00°03'17" East a distance of nine and forty-four hundredths feet (9.44') to an Iron Pin Set;

Thence North 89°57'49" East along the South line of a tract as recorded in Official Records Volume 719 Page 5215, a distance of one hundred twenty-one and ninety-two hundredths feet (121.92') to the **TRUE POINT OF BEGINNING**, containing **0.026 acres** of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Official Records Volume 713 Page 3722, Parcel #K3204001801

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in June of 2023 and is on file with the Auglaize County Engineers Office.

**Description for
Capabilities Properties, LLC
0.420 Acres**

Being part of a 1.103 acres tract as recorded in Official Records Volume 719 Page 5215, being part of Outlot 16, situated in the Northeast Quarter of Section 3, Township 6 South, Range 4 East, St. Marys Township, Auglaize County, City of St. Marys, Ohio and being more particularly described as follows;

Commencing for reference at an Iron Pin Found at the Northeast Corner of said Section 3;

Thence South 00°03'17" West (Basis of Bearings) along the East Line of the Northeast Quarter of said Section 3, a distance of thirty and zero hundredths feet (30.00') to an Iron Pin Found;

Thence South 89°57'49" West along the South line of a tract as recorded in Deed Volume 230 Page 461 and also being the South right-of-way line of McKinley Street, a distance of one hundred twenty-one and ninety-two hundredths feet (121.92') to an Iron Pin Set. Said point being the **TRUE POINT OF BEGINNING**, for the herein described parcel of land;

Thence South 00°03'17" West a distance of two hundred forty-four and zero hundredths feet (244.00') to an Iron Pin Set;

Thence South 89°57'49" West along the North line of a tract as recorded in Official Record Volume 713 Page 3722, a distance of seventy-five and zero hundredths feet (75.00') to an Iron Pin Found;

Thence North 00°03'17" East along the East line of a tract as recorded in Official Records Volume 713 Page 3722, a distance of two hundred forty-four and zero hundredths feet (244.00') to an Iron Pin Found;

Thence North 89°57'49" East along the South line of a tract as recorded in Deed Volume 230 Page 461 and also being the South right-of-way line of McKinley Street, a distance of seventy-five and zero hundredths feet (75.00') to the **TRUE POINT OF BEGINNING**, containing **0.420 acres** of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Official Records Volume 719 Page 5215, Parcel #K3204001800

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in June of 2023 and is on file with the Auglaize County Engineers Office.

**Description for
Capabilities Properties, LLC
0.683 Acres**

Being part of a 1.103 acres tract as recorded in Official Records Volume 719 Page 5215, being part of Outlot 16, situated in the Northeast Quarter of Section 3, Township 6 South, Range 4 East, St. Marys Township, Auglaize County, City of St. Marys, Ohio and being more particularly described as follows;

Commencing for reference at an Iron Pin Found at the Northeast Corner of said Section 3;

Thence South $00^{\circ}03'17''$ West (Basis of Bearings) along the East Line of the Northeast Quarter of said Section 3, a distance of thirty and zero hundredths feet (30.00') to an Iron Pin Found. Said point being the **TRUE POINT OF BEGINNING**, for the herein described parcel of land;

Thence continuing South $00^{\circ}03'17''$ West along the East line of the Northeast Quarter of said Section 3, a distance of two hundred forty-four and zero hundredths feet (244.00') to an Iron Pin Found;

Thence South $89^{\circ}57'49''$ West along the North line of a tract as recorded in Official Record Volume 713 Page 3722, a distance of one hundred twenty-one and ninety-two hundredths feet (121.92') to an Iron Pin Set;

Thence North $00^{\circ}03'17''$ East a distance of two hundred forty-four and zero hundredths feet (244.00') to an Iron Pin Set;

Thence North $89^{\circ}57'49''$ East along the South line of a tract as recorded in Deed Volume 230 Page 461 and also being the South right-of-way line of McKinley Street, a distance of one hundred twenty-one and ninety-two hundredths feet (121.92') to the **TRUE POINT OF BEGINNING**, containing **0.683 acres** of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Official Records Volume 719 Page 5215, Parcel #K3204001800

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in June of 2023 and is on file with the Auglaize County Engineers Office.

**Description for
Capabilities Properties, LLC
0.709 Acres**

Being part of a 1.103 acres tract as recorded in Official Records Volume 719 Page 5215, also being part of a 2.743 acres tract as recorded in Official Records Volume 713 Page 3722, being part of Outlot 16, situated in the Northeast Quarter of Section 3, Township 6 South, Range 4 East, St. Marys Township, Auglaize County, City of St. Marys, Ohio and being more particularly described as follows;

Commencing for reference at an Iron Pin Found at the Northeast Corner of said Section 3;

Thence South 00°03'17" West (Basis of Bearings) along the East Line of the Northeast Quarter of said Section 3, a distance of thirty and zero hundredths feet (30.00') to an Iron Pin Found. Said point being the **TRUE POINT OF BEGINNING**, for the herein described parcel of land;

Thence continuing South 00°03'17" West along the East line of the Northeast Quarter of said Section 3, a distance of two hundred fifty-three and forty-four hundredths feet (253.44') to an Iron Pin Set;

Thence South 89°57'49" West a distance of one hundred twenty-one and ninety-two hundredths feet (121.92') to an Iron Pin Set;

Thence North 00°03'17" East a distance of two hundred fifty-three and forty-four hundredths feet (253.44') to an Iron Pin Set;

Thence North 89°57'49" East along the South line of a tract as recorded in Deed Volume 230 Page 461 and also being the South right-of-way line of McKinley Street, a distance of one hundred twenty-one and ninety-two hundredths feet (121.92') to the **TRUE POINT OF BEGINNING**, containing **0.709 acres** of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Official Records Volume 719 Page 5215, Parcel #K3204001800
Official Records Volume 713 Page 3722, Parcel #K3204001801

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in June of 2023 and is on file with the Auglaize County Engineers Office.