


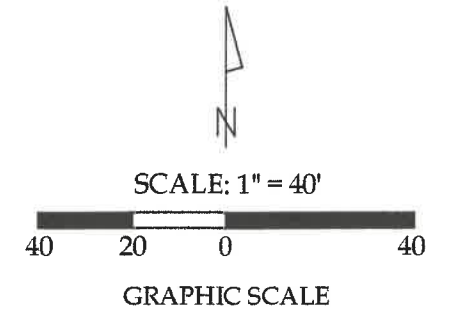
Line Data

L - 1 = S 88°-51'-26" E ~ 154.52'
 L - 2 = S 88°-51'-26" E ~ 93.40'
 L - 3 = N 88°-51'-26" W ~ 93.28'
 L - 4 = N 88°-51'-26" W ~ 11.91'
 L - 5 = S 24°-09'-21" E ~ 6.04'
 L - 6 = S 01°-50'-55" W ~ 9.87'

Survey of Parcels #K32-015-395-00 & K32-015-395-01 and being a part Lot #6 of Block #47 of Scotts Addition (P.B. 1B, Pg. 74) & Parcels #K32-015-039-00 & K32-015-040-00 and being a Fractional piece N of Lot #8, all of Lot #8 and a part of Lot #7 of Block 4 of the East Addition (P.B. 1B, Pg. 46) and being located in the E 1/2 of Section 3, Town 6 South, Range 4 East, St. Marys Township, City of St. Marys, Auglaize County, Ohio.

(Prior Deed Referenced in O.R. 722, Pg. 4503)

 - Proposed Ingress/Egress Easement (0.021 acres)



Legend

A = Existing 1/2" Iron Pipe
 B = Existing 2" Iron Pipe
 C = Existing Iron Pin
 D = Set Mag Nail in Drill Hole
 E = Set #5 Rebar

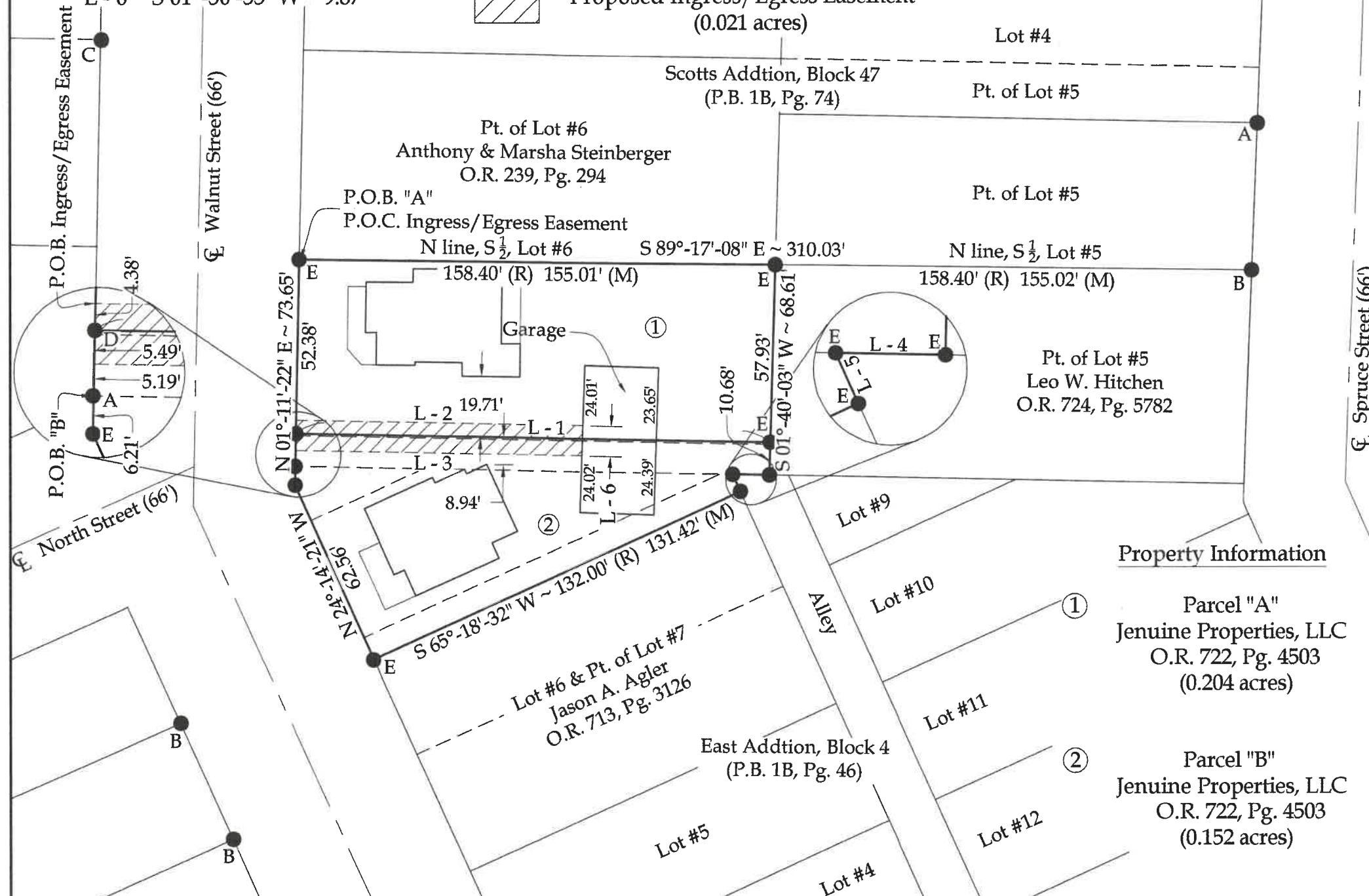


This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on March 05, 2024.

Kyle J. Binkley, P.S. #8587



CLIENT: Jenuine Properties, LLC			
SURVEYED BY: T.J.S./M.A.B.	DATE: 03-05-2024	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 40'	PAGE 1	OF 4	PAGES 4



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 is recorded in Survey Book "V", Page 189, in the Auglaize County Engineer's Office.

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

Parcel "A"
LEGAL DESCRIPTION

Being a part of Parcel #K32-015-395-00 and being a part of Lot #6 of Block 47 of Scotts Addition (P.B. 1B, Pg. 74) and being located in the NE ¼ of Section 3, Town 6 South, Range 4 East, City of St. Marys, St. Marys Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 722, Pg. 4503), more particularly described as follows:

Beginning at a #5 Rebar set at the NW corner of the S ½ of said Lot #6; thence the following courses:

- 1. S 89°-17'-08" E with the N line of said Lot #6, 155.01' to a #5 Rebar set at the NE corner of the S ½ of said Lot #6;
- 2. S 01°-40'-03" W with the E line of said Lot #6, 57.93' to a set #5 Rebar;
- 3. N 88°-51'-26" W, 154.52' to a Mag Nail set in Drill Hole on the W line of said Lot #6 and the E right-of-way line of Walnut Street;
- 4. N 01°-11'-22" E with the W line of said Lot #6 and the E right-of-way line of Walnut Street, 56.76' to the POINT OF BEGINNING.

The above-described parcel contains 0.204 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 March 05, 2024. All markers called for above are in place.



A handwritten signature in blue ink, appearing to read "KJB", located to the right of the professional seal.

Parcel "B"
LEGAL DESCRIPTION

Being all of Parcel # K32-015-395-01 & a part of Parcel #K32-015-395-00 and being a part of Lot #6 of Block 47 of Scotts Addition (P.B. 1B, Pg. 74) & all of Parcels #K32-015-040-00 & K32-015-039-00 and being a Fractional piece N of Lot #8, all of Lot #8, & a part of Lot #7 of the East Addition (P.B. 1B, Pg. 46) and being located in the E ½ of Section 3, Town 6 South, Range 4 East, City of St. Marys, St. Marys Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 722, Pg. 4503), more particularly described as follows:

Beginning at an existing ½" Iron Pipe at the NW corner of said Fractional piece N of Lot #8 in said East Addition; thence the following courses:

1. N 01°-11'-22" E with the W line of said Lot #6 and the E right-of-way line of Walnut Street, 10.68' to a Mag Nail set in a Drill Hole;
2. S 88°-51'-26" E, 154.52' to a #5 Rebar set on the E line of said Lot #6;
3. S 01°-40'-03" W with the E line of said Lot #6, 10.68' to a #5 Rebar set at the SE corner of said Lot #6 and the N line of said East Addition;
4. N 88°-51'-26" W with the S line of said Lot #6 and the N line of said East Addition, 11.91' to a #5 Rebar set on the E line of said Lot #7;
5. S 24°-09'-21" E with the E line of said Lot #7, 6.04' to a set #5 Rebar;
6. S 65°-18'-32" W, 131.42' to a #5 Rebar set on the W line of said Lot #7 and the E right-of-way line of Walnut Street;
7. N 24°-14'-21" W with the W line of Lots #7, 8 & the Fractional Lot N of Lot #8 and the E right-of-way line of Walnut Street, 62.56' to a set #5 Rebar;
8. N 01°-11'-22" E with the W line of said Fractional Lot N of Lot #8 and the E right-of-way line of Walnut Street, 6.21' to the POINT OF BEGINNING.

The above-described parcel contains 0.152 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 March 05, 2024. All markers called for above are in place.



A handwritten signature in blue ink, appearing to read "KJB", located to the right of the professional seal.

**Ingress/Egress Easement
LEGAL DESCRIPTION**

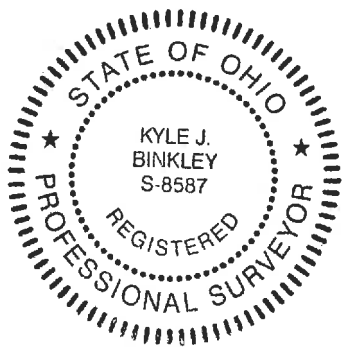
Being a part of Parcel #K32-015-395-00 & K32-015-395-01 and being a part of Lot #6 of Block 47 of Scotts Addition (P.B. 1B, Pg. 74) and being located in the NE ¼ of Section 3, Town 6 South, Range 4 East, City of St. Marys, St. Marys Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 722, Pg. 4503), more particularly described as follows:

Commencing at a #5 Rebar set at the NW corner of the S ½ said Lot #6; thence S 01°-11'-22" W with the W line of said Lot #6 and the E right-of-way line of Walnut Street, 52.38' to a point at the POINT OF BEGINNING; thence the following courses:

- 1. S 88°-51'-26" E, 93.40' to a point at the face of an existing garage;
- 2. S 01°-50'-55" W with the face of said garage, 9.87' to a point;
- 3. N 88°-51'-26" W, 93.28' to a point on the W line of said Lot #6 and the E right-of-way line of Walnut Street;
- 4. N 01°-11'-22" E with the W line of said Lot #6 and the E right-of-way line of Walnut Street, 9.87' to the POINT OF BEGINNING, passing a Mag Nail set in Drill Hole at 5.49'.

The above description contains 0.021 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 March 05, 2024. All markers called for above are in place.



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