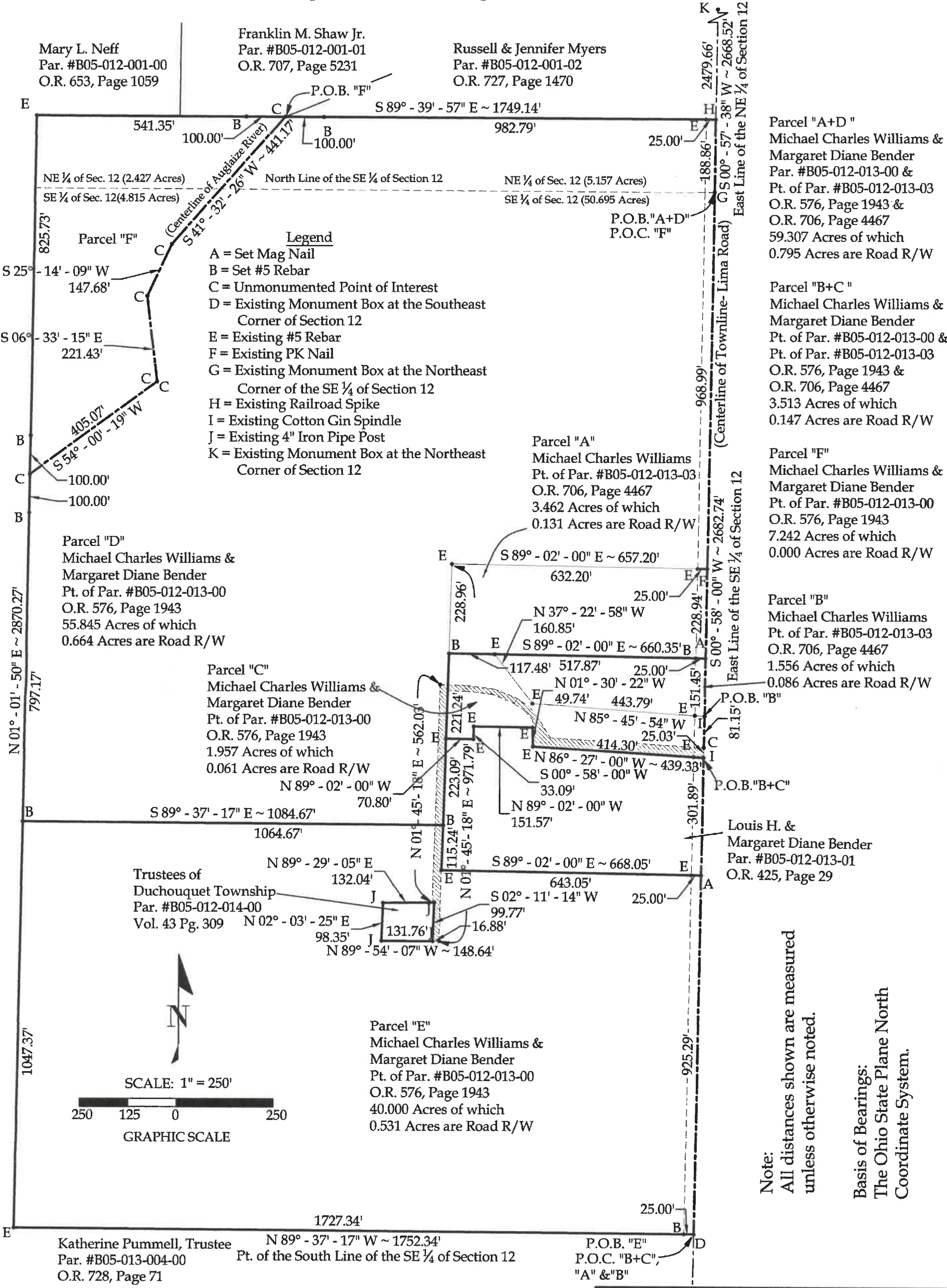


Survey of Parcels #B05-012-013-00 & #B05-012-013-03, located in the SE ¼ & the NE ¼ of Section 12, T5S, R6E, Duchouquet Township, Auglaize County, Ohio.

Prior Deeds Referenced in O.R. 576, Page 1943 & O.R. 706, Page 4467.



Note:  
All distances shown are measured  
unless otherwise noted.

Basis of Bearings:  
The Ohio State Plane North  
Coordinate System.



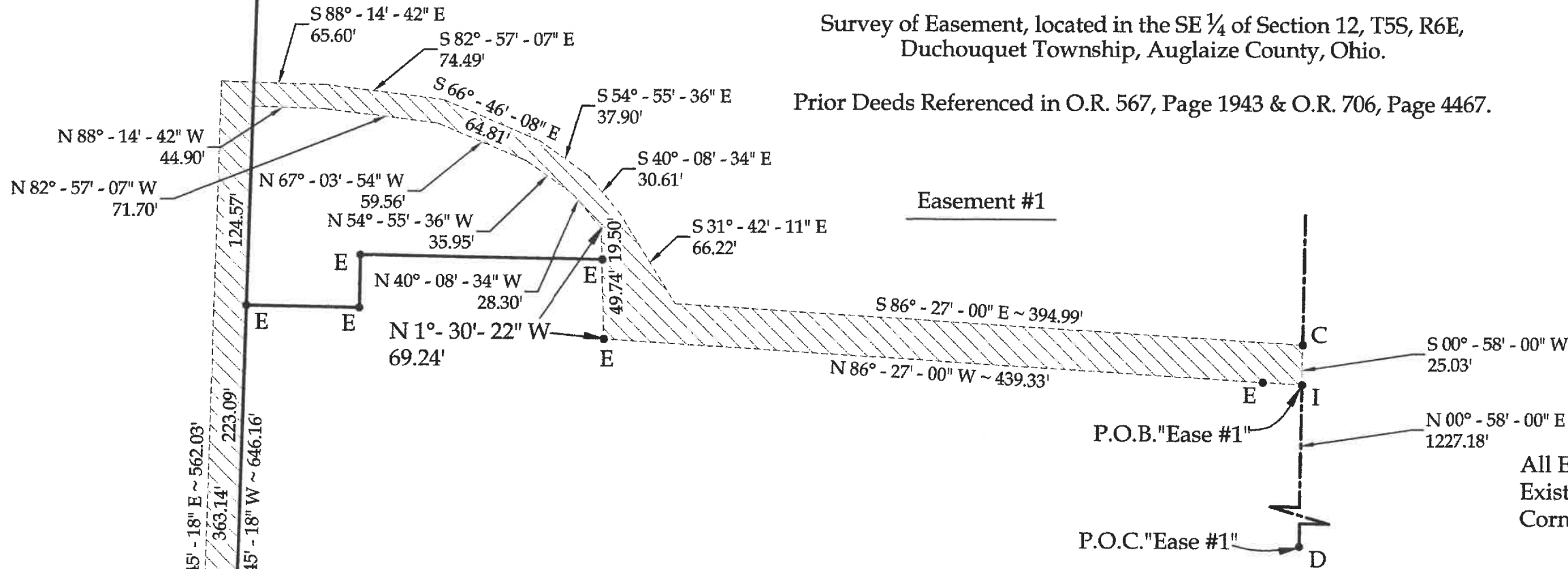
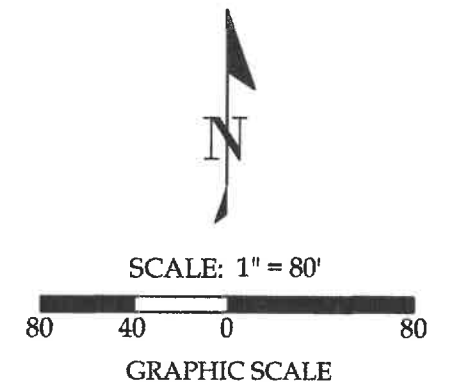
This plat and accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on May 06, 2024.

*Joshua R. Stephens*  
Joshua R. Stephens, P.S. #8899

<b>CORE CONSULTING</b> A Division of Materials Testing, Inc.			
CLIENT: Diane Bender & Michael Williams			
SURVEYED BY: P.J.M.	DATE: 5-6-2024	DRAWN BY: P.J.M.	CHECKED BY: J.R.S.
SCALE: 1" = 250'		PAGE 1	OF 10 PAGES

Survey of Easement, located in the SE 1/4 of Section 12, T5S, R6E,  
Duchouquet Township, Auglaize County, Ohio.

Prior Deeds Referenced in O.R. 567, Page 1943 & O.R. 706, Page 4467.

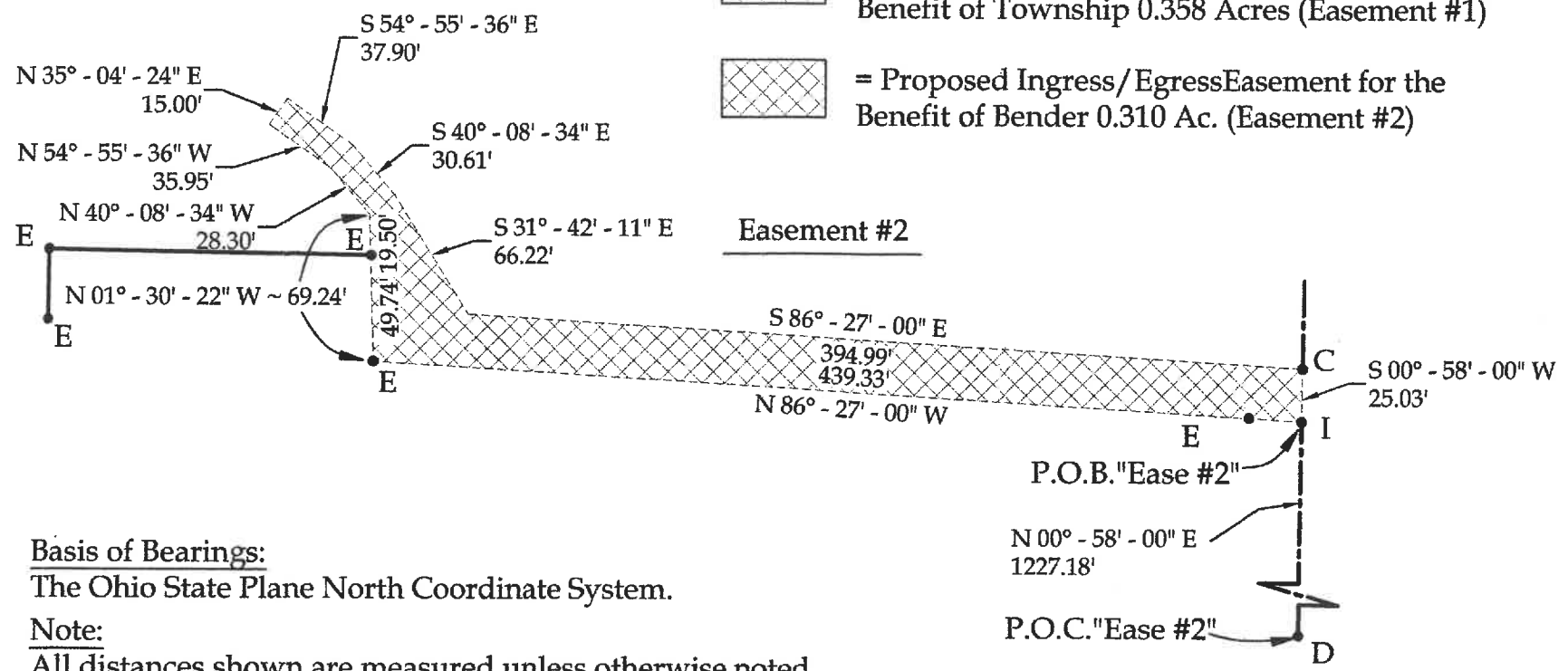


Easement Legend:

- = Proposed Ingress/Egress Easement for the Benefit of Township 0.358 Acres (Easement #1)
- = Proposed Ingress/Egress Easement for the Benefit of Bender 0.310 Ac. (Easement #2)

Commencement  
All Easements Commence from an Existing Monument Box at the Southeast Corner of Section 12

- Legend
- A = Existing Concrete Monument
  - B = Set #5 Rebar
  - C = Unmonumented Point of Interest
  - D = Existing Monument Box at the Southeast Corner of Section 12
  - E = Existing #5 Rebar
  - I = Existing Cotton Gin Spindle
  - J = Existing 4" Iron Pipe Post cut off just above ground level and set in concrete



Basis of Bearings:  
The Ohio State Plane North Coordinate System.  
Note:  
All distances shown are measured unless otherwise noted.

J  
S 89° - 29' - 05" W 3.88'  
Trustees of Duchouquet Township  
Par. #B05-012-014-00  
Vol. 43 Pg. 309  
N 02° - 11' - 14" E 99.77'  
N 89° - 54' - 07" W 16.88'  
C

**CORE CONSULTING**  
A Division of Materials Testing, Inc.

201 N. Broadway St.  
Spencerville, OH 45887  
Phone/Fax: 419-647-6163

CLIENT: Diane Bender & Michael Williams			
SURVEYED BY: P.J.M.	DATE: 5-06-2024	DRAWN BY: P.J.M.	CHECKED BY: J.R.S.
SCALE: 1" = 80'		PAGE 2	OF 10 PAGES

## LEGAL DESCRIPTION PARCEL "A"

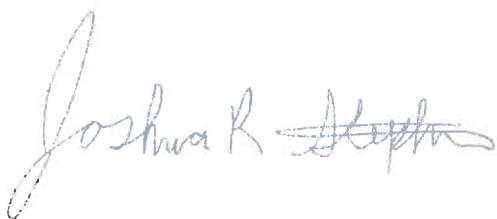
Part of Parcel #B05-012-013-03 with prior deed referenced in O.R. 706, Page 4467, located in the SE  $\frac{1}{4}$  of Section 12, T5S, R6E, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the Southeast Corner of Section 12; thence N 00°-58'-00" E on the East line of the SE  $\frac{1}{4}$  of Section 12, 1484.81' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. N 89°-02'-00" W, 660.35' to a set #5 Rebar, passing a set #5 Rebar at 25.00' and an existing #5 Rebar at 542.87';
2. N 01°-45'-18" E, 228.96' to an existing #5 Rebar;
3. S 89°-02'-00" E, 657.20' to an existing PK Nail on the East line of the SE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), passing an existing #5 Rebar at 632.20';
4. S 00°-58'-00" W on the East line of the SE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), 228.94' to the POINT OF BEGINNING.

The above-described parcel of land contains 3.462 acres, more or less, of which 0.131 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on The Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on May 06, 2024. All markers called for above are in place.



## LEGAL DESCRIPTION PARCEL "B"

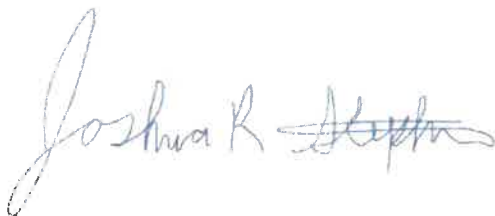
Part of Parcel #B05-012-013-03, with prior deed referenced in O.R. 706, Page 4467, located in the SE  $\frac{1}{4}$  of Section 12, T5S, R6E, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the Southeast Corner of the SE  $\frac{1}{4}$  of Section 12; thence N 00°-58'-00" E on the East line of the SE  $\frac{1}{4}$  of Section 12, 1333.36' to an existing Cotton Gin Spindle at the POINT OF BEGINNING; thence the following courses:

1. N 85°-45'-54" W, 443.79' to an existing #5 Rebar, passing an existing #5 Rebar at 25.04';
2. N 37°-22'-58" W, 160.85' to an existing #5 Rebar;
3. S 89°-02'-00" E, 542.87' to a Mag Nail set on the East line of the SE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), passing a set #5 Rebar at 517.87';
4. S 00°-58'-00" W on the East line of the SE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), 151.45' to the POINT OF BEGINNING.

The above-described parcel of land contains 1.556 acres, more or less, of which 0.086 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on The Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on May 06, 2024. All markers called for above are in place.





## LEGAL DESCRIPTION PARCEL "B + C"

Part of Parcel #B05-012-013-00, with prior deed referenced in O.R. 576, Page 1943 & part of Parcel #B05-012-013-03 with prior deed referenced in O.R. 706, Page 4467, located in the SE  $\frac{1}{4}$  of Section 12, T5S, R6E, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the Southeast corner of Section 12; thence N  $00^{\circ}-58'-00''$  E on the East line of the SE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), 1227.18' to an existing Cotton Gin Spindle at the POINT OF BEGINNING; thence the following courses:

1. N  $86^{\circ}-27'-00''$  W, 439.33' to an existing #5 Rebar, passing an existing #5 Rebar at 25.00';
2. N  $01^{\circ}-30'-22''$  W, 49.74' to an existing #5 Rebar;
3. N  $89^{\circ}-02'-00''$  W, 151.57' to an existing #5 Rebar;
4. S  $00^{\circ}-58'-00''$  W, 33.09' to an existing #5 Rebar;
5. N  $89^{\circ}-02'-00''$  W, 70.80' to an existing #5 Rebar;
6. N  $01^{\circ}-45'-18''$  E, 221.24' to a set #5 Rebar;
7. S  $89^{\circ}-02'-00''$  E, 660.35' to a Mag Nail set on the East line of the SE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), passing an existing #5 Rebar at 117.48' & a set #5 Rebar at 635.35';
8. S  $00^{\circ}-58'-00''$  W on the East line of the SE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), 257.63' to the POINT OF BEGINNING, passing an existing Cotton Gin Spindle at 151.45'.

The above-described parcel of land contains 3.513 acres, more or less, of which 0.147 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on The Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on May 06, 2024. All markers called for above are in place.



## LEGAL DESCRIPTION PARCEL "E"

Part of Parcel #B05-012-013-00 with prior deed referenced in O.R. 576, Page 1943, located in the SE  $\frac{1}{4}$  of Section 12, T5S, R6E, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

BEGINNING at an existing Monument Box at the Southeast corner of Section 12; thence the following courses:

1. N 89°-37'-17" W on the South line of the SE  $\frac{1}{4}$  of Section 12, 1752.34' to an existing #5 Rebar, passing a set #5 Rebar at 25.00';
2. N 01°-01'-50" E, 1047.37' to a set #5 Rebar;
3. S 89°-37'-17" E, 1084.67' to a set #5 Rebar;
4. S 01°-45'-18" W, 298.50' to a point;
5. N 89°-54'-07" W, 148.64' to an existing 4" Iron Pipe Post, passing an existing 4" Iron Pipe Post at 16.88';
6. N 02°-03'-25" E, 98.35' to an existing 4" Iron Pipe Post;
7. N 89°-29'-05" E, 132.04' to an existing 4" Iron Pipe Post;
8. S 02°-11'-14" W, 99.77' to an existing 4" Iron Pipe Post;
9. S 89°-54'-07" E, 16.88' to a point;
10. N 01°-45'-18" E, 183.26' to an existing #5 Rebar;
11. S 89°-02'-00" E, 668.05' to a Mag Nail set on the East line of the SE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), passing an existing #5 Rebar at 643.05';
12. S 00°-58'-00" W on the East line of the SE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), 925.29' to the POINT OF BEGINNING.

The above-described parcel of land contains 40.000 acres, more or less, of which 0.531 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on The Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on May 06, 2024. All markers called for above are in place.



## LEGAL DESCRIPTION PARCEL "A + D"

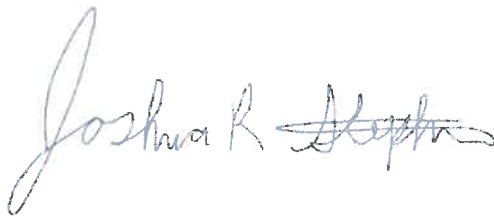
Part of Parcel #B05-012-013-00 with prior deed referenced in O.R. 576, Page 1943 & part of Parcel #B05-012-013-03 with prior deed referenced in O.R. 706, Page 4467, located in the SE  $\frac{1}{4}$  & the NE  $\frac{1}{4}$  of Section 12, T5S, R6E, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

BEGINNING at an existing Monument Box at the Northeast corner of the SE  $\frac{1}{4}$  of Section 12; thence the following courses:

1. S 00°-58'-00" W on the East line of the SE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), 1197.93' to a set Mag Nail, passing an existing PK Nail at 968.99';
2. N 89°-02'-00" W, 660.35' to a set #5 Rebar, passing a set #5 Rebar at 25.00' & an existing #5 Rebar 542.87';
3. S 01°-45'-18" W, 444.33' to a set #5 Rebar, passing an existing #5 Rebar at 221.24';
4. N 89°-37'-17" W, 1084.67' to a set #5 Rebar;
5. N 01°-01'-50" E, 897.17' to a point on the centerline of the Auglaize River, passing a set #5 Rebar at 797.17';
6. N 54°-00'-19" E on the centerline of the Auglaize River, 405.07' to a point;
7. N 06°-33'-15" W on the centerline of Auglaize River, 221.43' to a point;
8. N 25°-14'-09" E on the centerline of Auglaize River, 147.68' to a point;
9. N 41°-32'-26" E on the centerline of Auglaize River, 441.17' to a point;
10. S 89°-39'-57" E, 1107.79' to an existing Railroad Spike on the East line of the NE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), passing a set #5 Rebar at 100.00' & an existing #5 Rebar at 1082.79';
11. S 00°-57'-38" W on the East line of the NE  $\frac{1}{4}$  of Section 12 (centerline of Townline-Lima Road), 188.86' to the POINT OF BEGINNING.

The above-described parcel of land contains 59.307 acres, more or less, of which 0.795 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on The Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on May 06, 2024. All markers called for above are in place.



## LEGAL DESCRIPTION PARCEL "F"

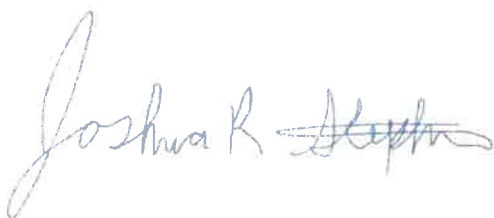
Part of Parcel #B05-012-013-00 with prior deed referenced in O.R. 576, Page 1943, located in the SE ¼ & the NE ¼ of Section 12, T5S, R6E, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the Northeast corner of the SE ¼ of Section 12; thence N 00°-57'-38" E on the East line of the NE ¼ of Section 12, 188.86' to an existing Railroad Spike; thence N 89°-39'-57" W, 1107.79' to a point on the centerline of Auglaize River and being the POINT OF BEGINNING; thence the following courses:

1. S 41°-32'-26" W on the centerline of Auglaize River, 441.17' to a point;
2. S 25°-14'-09" W on the centerline of Auglaize River, 147.68' to a point;
3. S 06°-33'-15" E on the centerline of Auglaize River, 221.43' to a point;
4. S 54°-00'-19" W on the centerline of the Auglaize River, 405.07' to a point;
5. N 01°-01'-50" E, 925.73' to an existing #5 Rebar, passing a set #5 Rebar at 100.00';
6. S 89°-39'-57" E, 641.35' to the POINT OF BEGINNING, passing a set #5 Rebar at 541.35'.

The above-described parcel of land contains 7.242 acres, more or less, of which 0.000 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on The Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on May 06, 2024. All markers called for above are in place.



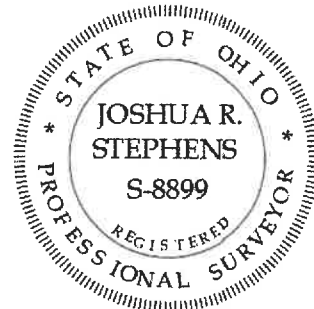
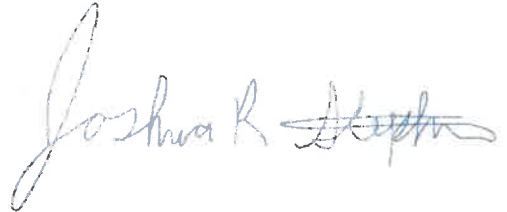


## LEGAL DESCRIPTION Ingress/Egress Easement #1

Part of Parcel #B05-012-013-00 with prior deed referenced in O.R. 576, Page 1943, located in the SE ¼ of Section 12, T5S, R6E, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the Southeast Corner of the SE ¼ of Section 12; thence N 00°-58'-00" E on the East line of the SE ¼ of Section 12 (centerline of Townline-Lima Road), 1227.18' to an existing Cotton Gin Spindle at the POINT OF BEGINNING; thence the following courses:

1. N 86°-27'-00" W, 439.33' to an existing #5 Rebar, passing an existing #5 Rebar at 25.00';
2. N 01°-30'-22" W, 69.24' to a point;
3. N 40°-08'-34" W, 28.30' to a point;
4. N 54°-55'-36" W, 35.95' to a point;
5. N 67°-03'-54" W, 59.56' to a point;
6. N 82°-57'-07" W, 71.70' to a point;
7. N 88°-14'-42" W, 44.90' to a point;
8. S 01°-45'-18" W, 646.16' to a point;
9. N 89°-54'-07" W, 16.88' to an existing 4" Iron Pipe Post;
10. N 02°-11'-14" E, 99.77' to an existing 4" Iron Pipe Post;
11. S 89°-29'-05" W, 3.88' to a point;
12. N 01°-45'-18" E, 562.03' to a point;
13. S 88°-14'-42" E, 65.60' to a point;
14. S 82°-57'-07" E, 74.49' to a point;
15. S 66°-46'-08" E, 64.81' to a point;
16. S 54°-55'-36" E, 37.90' to a point;
17. S 40°-08'-34" E, 30.61' to a point;
18. S 31°-42'-11" E, 66.22' to a point;
19. S 86°-27'-00" E, 394.99' to a point on the East line of the SE ¼ of Section 12 (centerline of Townline-Lima Road);
20. S 00°-58'-00" W on the East line of the SE ¼ of Section 12 (centerline of Townline-Lima Road), 25.03' to the POINT OF BEGINNING.



The above-described parcel of land contains 0.667 acres, more or less, of which 0.014 acres are occupied by road right-of-way. This legal description was prepared for the sole purpose of creating an ingress/egress easement and it shall not be used for the transfer of ownership of real property.

The bearings for this easement description are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on May 06, 2024. All markers called for above are in place.

## LEGAL DESCRIPTION Ingress/Egress Easement #2

Part of Parcel #B05-012-013-00 with prior deed referenced in O.R. 576, Page 1943, located in the SE ¼ of Section 12, T5S, R6E, Duchouquet Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the Southeast Corner of the SE ¼ of Section 12; thence N 00°-58'-00" E on the East line of the SE ¼ of Section 12 (centerline of Townline-Lima Road), 1227.18' to an existing Cotton Gin Spindle at the POINT OF BEGINNING; thence the following courses:

1. N 86°-27'-00" W, 439.33' to an existing #5 Rebar, passing an existing #5 Rebar at 25.00';
2. N 01°-30'-22" W, 69.24' to a point;
3. N 40°-08'-34" W, 28.30' to a point;
4. N 54°-55'-36" W, 35.95' to a point;
5. N 35°-04'-24" E, 15.00' to a point;
6. S 54°-55'-36" E, 37.90' to a point;
7. S 40°-08'-34" E, 30.61' to a point;
8. S 31°-42'-11" E, 66.22' to a point;
9. S 86°-27'-00" E, 394.99' to a point on the East line of the SE ¼ of Section 12 (centerline of Townline-Lima Road);
10. S 00°-58'-00" W on the East line of the SE ¼ of Section 12 (centerline of Townline-Lima Road), 25.03' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.310 acres, more or less, of which 0.014 acres are occupied by road right-of-way. This legal description was prepared for the sole purpose of creating an ingress/egress easement and it shall not be used for the transfer of ownership of real property.

The bearings for this easement description are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on May 06, 2024. All markers called for above are in place.

