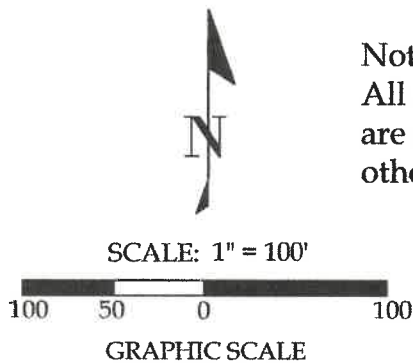


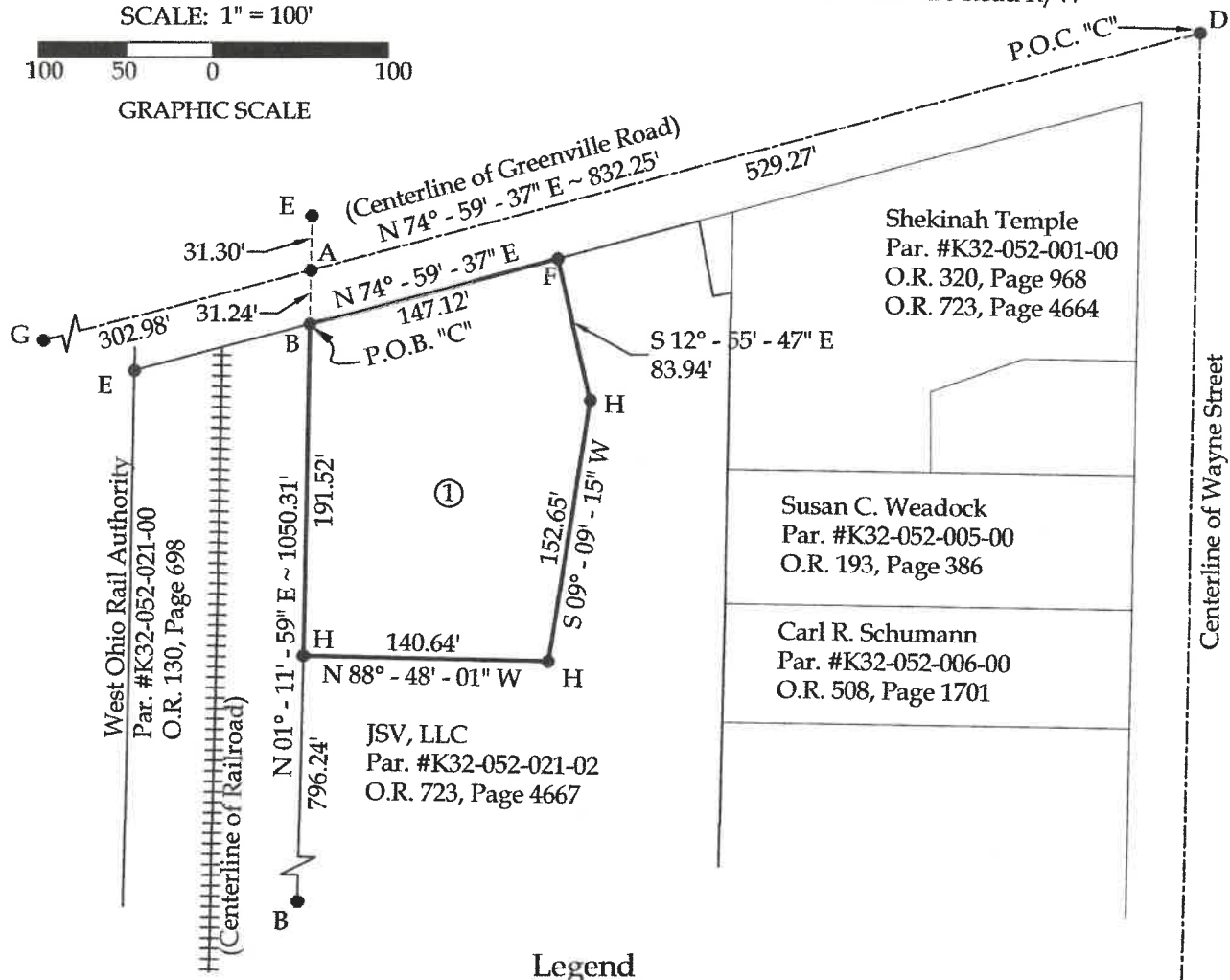
Survey of part of Parcel #K32-052-021-02, being part of Outlot #87, Located in the NW ¼ of Section 10, T6S, R4E, City of St. Marys, St. Marys Township, Auglaize County, Ohio.

Prior Deed Referenced in O.R. 723, Page 4667.



Note:
All distances shown
are measured unless
otherwise noted.

① Parcel "C"
JSV, LLC
Pt. of Par. #K32-052-021-02
O.R. 723, Page 4667
0.741 Acres of Which
0.000 Acres are Road R/W



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



Legend

- A = Existing Mag Nail
- B = Existing #5 Rebar (Core #8004)
- C = Unmonumented Point of Interest
- D = Existing PK Nail at the Intersection of the centerlines of Wayne Street & Greenville Road
- E = Existing #5 Rebar
- F = Set Mag Nail
- G = Existing Mag Spike at the intersection of the centerlines of Greenville Road & Ash Street
- H = Set #5 Rebar

This plat and accompanying legal description represents an actual boundary survey completed under my direct supervision on December 18, 2024.

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

CORE CONSULTING <small>A Division of Materials Testing, Inc.</small>				201 N. Broadway St. Spencerville, OH 45887 Phone/Fax: 419-647-6163	
CLIENT: Jason Vanderhorst					
SURVEYED BY: P.J.M.	DATE: 12-18-2024	DRAWN BY: P.J.M.	CHECKED BY: B.J.C.		
SCALE: 1" = 100'	PAGE 1	OF 1	PAGES 2		

Jason Vanderhorst
Page 2 of 2
December 18, 2024

LEGAL DESCRIPTION PARCEL "C"

Part of Parcel #K32-052-021-02, with prior deed referenced in O.R. 723, Page 4667, being part of Outlot #87 of the City of St. Marys, located in the NW $\frac{1}{4}$ of Section 10, T6S, R4E, City of St. Marys, St. Marys Township, Auglaize County, Ohio, more particularly described as follows:

Commencing at an existing Mag Spike at the intersection of the centerlines of Wayne Street and Greenville Road; thence S $74^{\circ}-59'-37''$ W on the centerline of Greenville Road, 529.27' to an existing Mag Nail; thence S $01^{\circ}-11'-59''$ W, 31.24' to an existing #5 Rebar at the South line of Greenville Road and being at the POINT OF BEGINNING; thence the following courses:

1. N $74^{\circ}-59'-37''$ E on the South line of Greenville Road, 147.12' to a set Mag Nail;
2. S $12^{\circ}-55'-47''$ E, 83.94' to a set #5 Rebar;
3. S $09^{\circ}-09'-15''$ W, 152.65' to a set #5 Rebar;
4. N $88^{\circ}-48'-01''$ W, 140.64' to a #5 Rebar;
5. N $01^{\circ}-11'-59''$ E, 191.52' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.741 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 December 18, 2024. All markers called for above are in place.



V-430