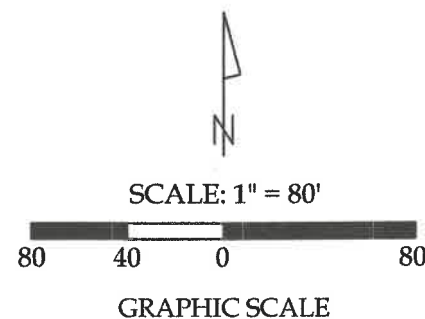
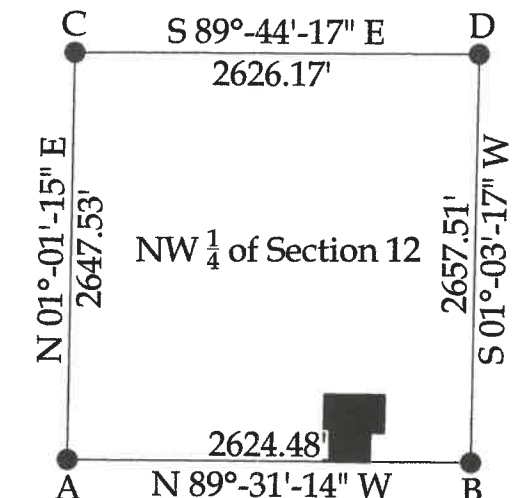


Survey of Parcel #N41-012-006-01 & a part of Parcel #N41-012-007-00 and being a part of the NW 1/4 of Section 12, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio.
(Prior Deeds Referenced in O.R. 584, Pg. 1650 & O.R. 636, Pg. 1961)



Legend

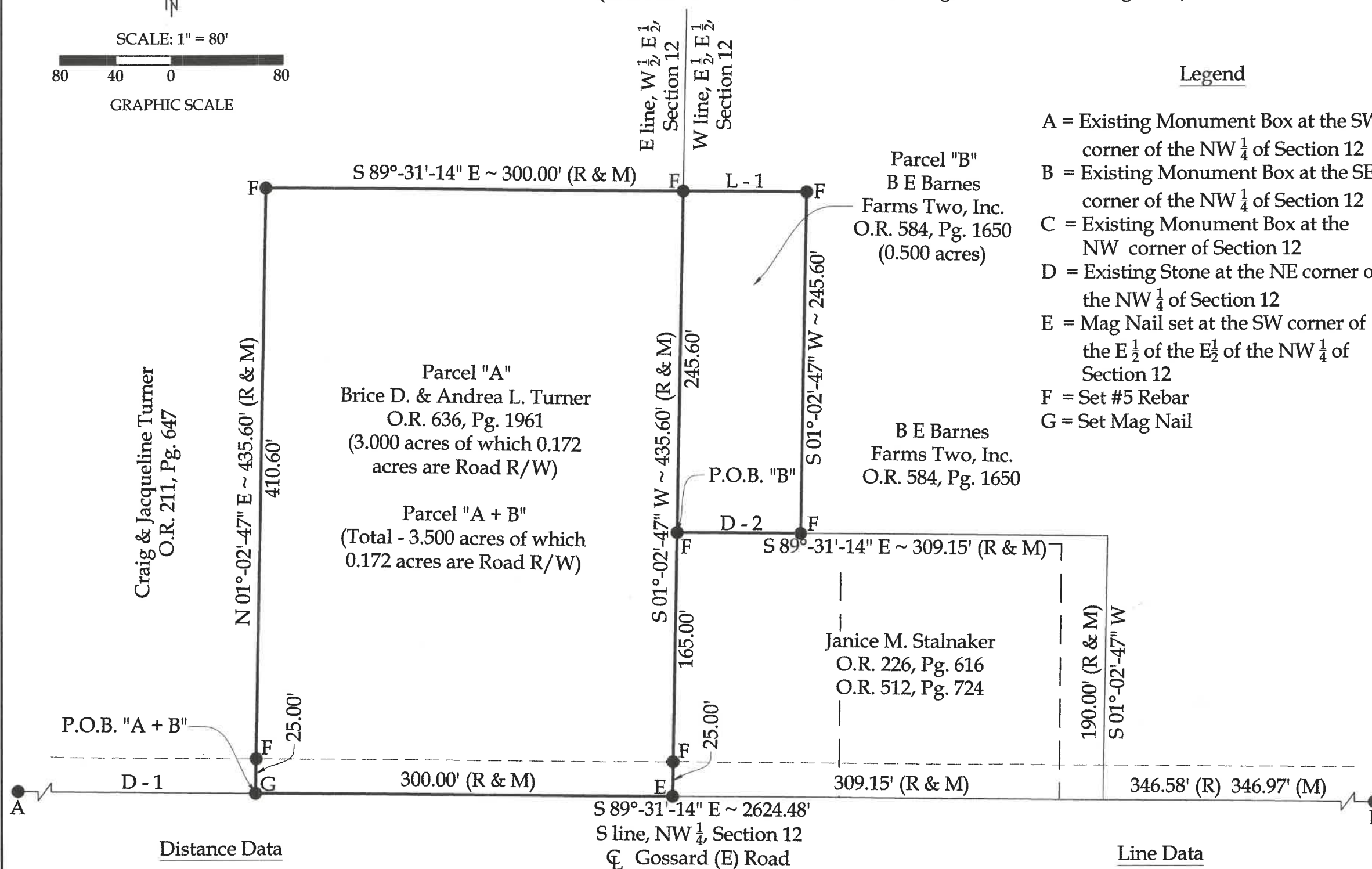
- A = Existing Monument Box at the SW corner of the NW 1/4 of Section 12
B = Existing Monument Box at the SE corner of the NW 1/4 of Section 12
C = Existing Monument Box at the NW corner of Section 12
D = Existing Stone at the NE corner of the NW 1/4 of Section 12
E = Mag Nail set at the SW corner of the E 1/2 of the E 1/2 of the NW 1/4 of Section 12
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 March 13, 2025.

Kyle J. Binkley, P.S. #8587

24 W. Auglaize Street Wapakoneta, Ohio 45895 (419) 236-3768			
CLIENT: Brice Turner			
SURVEYED BY: M.A.B./T.E.W.	DATE: 03-12-2025	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 80'	PAGE 1	OF 1	PAGES 3



Distance Data

Line Data

D - 1 = 1669.01' (R) 1668.36' (M)
D - 2 = 88.69'

L - 1 = S 89°-31'-14" E ~ 88.69'

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).

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

This plat is recorded in Survey Book "V", Page 494, in the Auglaize County Engineer's Office.

Parcel "B"
LEGAL DESCRIPTION

Being a part of Parcel #N41-012-007-00 and being a part of the E ½ of the E ½ of the NW ¼ of Section 12, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 584, Pg. 1650), more particularly described as follows:

Commencing at an existing Monument Box at the SW corner of the NW ¼ of Section 12; thence S 89°-31'-14" E with the S line of the NW ¼ of Section 12 (centerline of Gossard (E) Road), 1968.36' to a Mag Nail set at the SW corner of the E ½ of the E ½ of the NW ¼ of Section 12; thence N 01°-02'-47" E with the W line of the E ½ of the E ½ of the NW ¼ of Section 12, 190.00' to a #5 Rebar set at the POINT OF BEGINNING, passing a #5 Rebar set at 25.00'; thence the following courses:

1. Continuing N 01°-02'-47" E with said fractional section line, 245.60' to a set #5 Rebar;
2. S 89°-31'-14" E, 88.69' to a set #5 Rebar;
3. S 01°-02'-47" W, 245.60' to a set #5 Rebar;
4. N 89°-31'-14" W, 88.69' to the POINT OF BEGINNING.

The above-described parcel contains 0.500 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on 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 12, 2025. All markers called for above are in place.



A handwritten signature in blue ink, appearing to read "K. Binkley", positioned to the right of the professional seal.

Parcel "A + B"
LEGAL DESCRIPTION

Being all of Parcel #N41-012-006-01 and being a part of the W ½ of the E ½ of the NW ¼ of Section 12 & a part of Parcel #N41-012-007-00 and being a part of the E ½ of the E ½ of the NW ¼ of Section 12, Town 5 South, Range 8 East, Wayne Township, Auglaize County, Ohio (Prior Deed Referenced in O.R. 584, Pg. 1650), more particularly described as follows:

Commencing at an existing Monument Box at the SW corner of the NW ¼ of Section 12; thence S 89°-31'-14" E with the S line of the NW ¼ of Section 12 (centerline of Gossard (E) Road), 1668.36' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. N 01°-02'-47" E, 435.60' to a set #5 Rebar, passing a set #5 Rebar at 25.00';
2. S 89°-31'-14" E, 388.69' to a set #5 Rebar, passing a #5 Rebar set on the E line of the W ½ of the E ½ of the NW ¼ of Section 12 at 300.00';
3. S 01°-02'-47" W, 245.60' to a set #5 Rebar;
4. N 89°-31'-14" W, 88.69' to a #5 Rebar set on the E line of the W ½ of the E ½ of the NW ¼ of Section 12;
5. S 01°-02'-47" W with said fractional section line, 190.00' to a Mag Nail set at the SW corner of the E ½ of the E ½ of the NW ¼ of Section 12 and being the centerline of Gossard (E) Road, passing a set #5 Rebar at 165.00';
6. N 89°-31'-14" W, 300.00' to the POINT OF BEGINNING.

The above-described parcel contains 3.500 acres, more or less, of which 0.172 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 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 12, 2025. All markers called for above are in place.



A handwritten signature in blue ink, appearing to read "K. Binkley", positioned to the right of the professional seal.