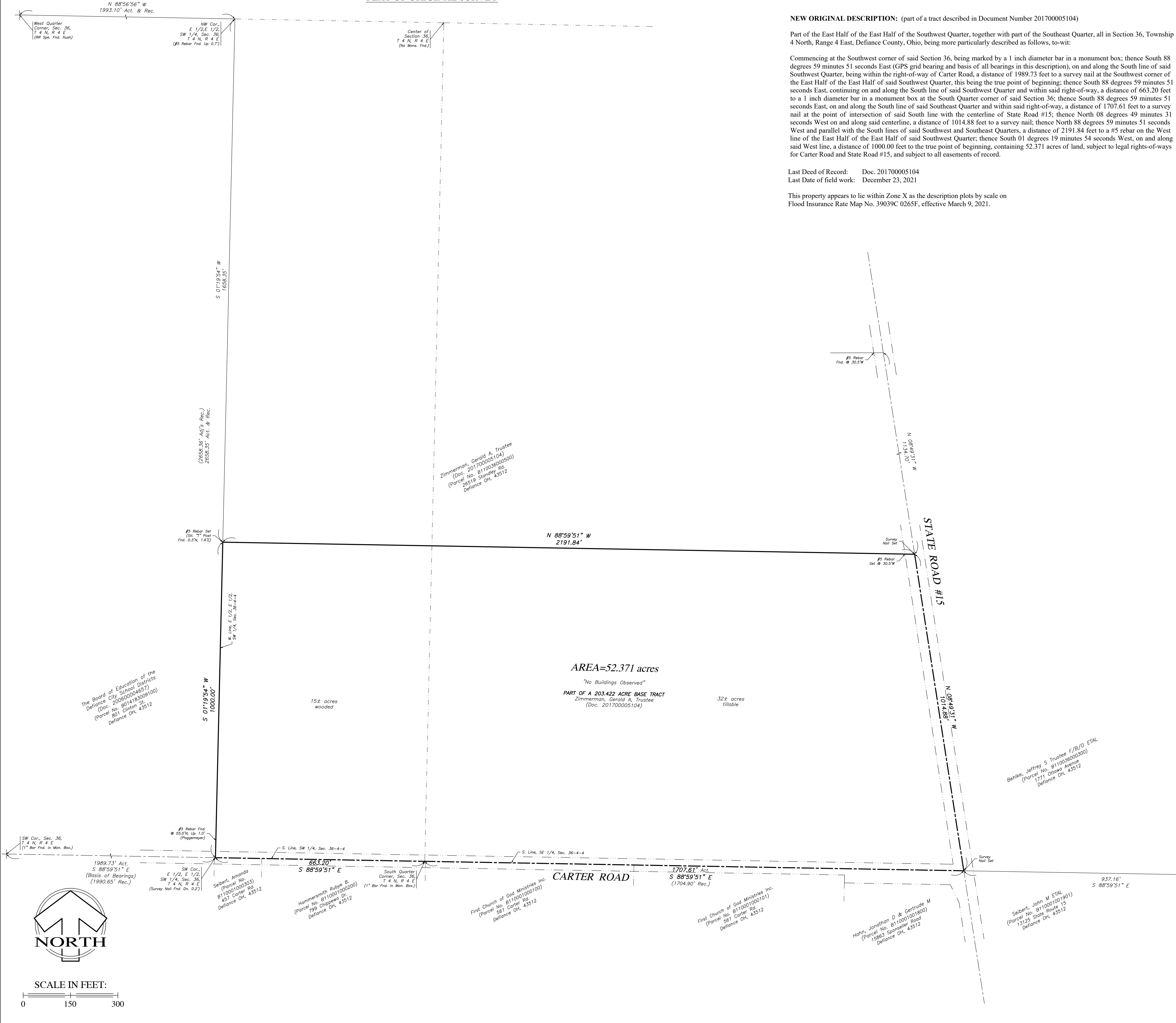


PLAT OF ORIGINAL SURVEY



NEW ORIGINAL DESCRIPTION: (part of a tract described in Document Number 201700005104)
 Part of the East Half of the East Half of the Southwest Quarter, together with part of the Southeast Quarter, all in Section 36, Township 4 North, Range 4 East, Defiance County, Ohio, being more particularly described as follows, to-wit:
 Commencing at the Southwest corner of said Section 36, being marked by a 1 inch diameter bar in a monument box; thence South 88 degrees 59 minutes 51 seconds East (GPS grid bearing and basis of this description), on and along the South line of said Southwest Quarter, being within the right-of-way of Carter Road, a distance of 1989.73 feet to a survey nail at the Southwest corner of the East Half of the East Half of said Southwest Quarter, this being the true point of beginning; thence South 88 degrees 59 minutes 51 seconds East, continuing on and along the South line of said Southwest Quarter and within said right-of-way, a distance of 663.20 feet to a 1 inch diameter bar in a monument box at the South Quarter corner of said Section 36; thence South 88 degrees 59 minutes 51 seconds East, on and along the South line of said Southeast Quarter and within said right-of-way, a distance of 1707.61 feet to a survey nail at the point of intersection of said South line with the centerline of State Road #15; thence North 08 degrees 49 minutes 31 seconds West on and along said centerline, a distance of 1014.88 feet to a survey nail; thence North 88 degrees 59 minutes 51 seconds West and parallel with the South lines of said Southwest and Southeast Quarters, a distance of 2191.84 feet to a #5 rebar on the West line of the East Half of the East Half of said Southwest Quarter; thence South 01 degrees 19 minutes 54 seconds West, on and along said West line, a distance of 1000.00 feet to the true point of beginning, containing 52.371 acres of land, subject to legal rights-of-ways for Carter Road and State Road #15, and subject to all easements of record.

Last Deed of Record: Doc. 201700005104
 Last Date of field work: December 23, 2021
 This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map No. 39039C 0265F, effective March 9, 2021.

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.
 Address: Carter Road, Defiance, OH 43512
 This survey is intended to create a new tax parcel lying entirely within the record boundaries of a tract of real estate described as Parcel 2 in a Fiduciary Deed from Gerald A. Zimmerman, Trustee of the Gerald A. Zimmerman Trust, to Gerald A. Zimmerman, Trustee of the Mary F. Zimmerman Trust, dated August 10, 2017, and recorded in Document Number 201700005104 in the Office of the Recorder of Defiance County, Ohio.

REFERENCES: Copies of the following documents were reviewed in completion of this survey:
 -The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
 -Defiance County Section Corner Records.
 -A survey of the base tract by Emsberger, Miller & Associates, dated July 31, 1998.
 -A survey of the West adjoining tract by Poggemeyer Design Group, Inc., dated March 8, 2006.
 -A centerline survey plat of Carter Road, Survey Volume 12, page 43.

(A) AVAILABILITY OF REFERENCE MONUMENTS:
 The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The found monuments are considered by the undersigned surveyor to be "local corners" which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners:
 -The Southwest corner of Section 36.....County witnessed 1 inch diameter bar and monument box found.
 -The South Quarter corner of Section 36.....County witnessed 1 inch diameter bar and monument box found.
 -The Southeast corner of Section 36.....#5 rebar found as shown on above-referenced surveys.
 -The SW Cor., E 1/2, E 1/2, SW 1/4 of Section 36.....Survey nail found.
 -The NW Cor., E 1/2, E 1/2, SW 1/4 of Section 36.....#5 rebar found.
 -The West Quarter corner of Section 36.....County witnessed railroad spike found.
 -The Center of Section 36.....No monument evidence found.

The South lines of the Southwest and Southeast Quarters and the West line of the East Half of the East Half of said Southwest Quarter were all established between the above-referenced monuments. Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 2.71 feet in the East-West direction. Uncertainties due to variances between all found monuments and record distances were determined to be 2.71 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:
 Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. There are no observable uncertainties in occupation and/or possession lines.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:
 Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoining descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) ESTABLISHMENT OF LINES AND CORNERS:
 1. The South lines of subject tract were established on and along the South lines of the Southwest and Southeast Quarters.
 2. The West line of subject tract was established on and along the West line of the East Half of the East Half of the Southwest Quarter.
 3. The East line of subject tract was established on and along the centerline of State Road #15, using found monuments.
 4. The North line of subject tract was established at the direction of the client.

(E) NOTES:
 1. This survey is an opinion of a licensed land surveyor in the State of Ohio as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
 2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent.
 3. The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey. No title commitment has been provided by the client.
 4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
 5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
 6. All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
 7. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
 8. Subsurface and environmental conditions were not examined or considered as a part of this survey.
 9. Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
 10. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units.
 11. Since the last date of field work of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
 12. Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of survey.
 13. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate in conformity with the requirements of Ohio Revised Code 4733-37 and with established practices of surveying, and made in accordance with the records on file in the Office of the Recorder of Defiance County, Ohio. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Date: 02/08/2022
 Ohio Professional Land Surveyor

OAC 4733 Survey of Part of the East Half of the East Half of the Southwest Quarter, together with part of the Southeast Quarter, all in Section 36, Township 4 North, Range 4 East, Defiance County, Ohio		
Revisions:	For:	Zimmerman, Gerald A., Trustee
	By:	Sauer Land Surveying, Inc.
	Checked By:	JRH
	Scale:	1" = 150'
	Job No.:	DEF-001
	Date:	February 8, 2022

