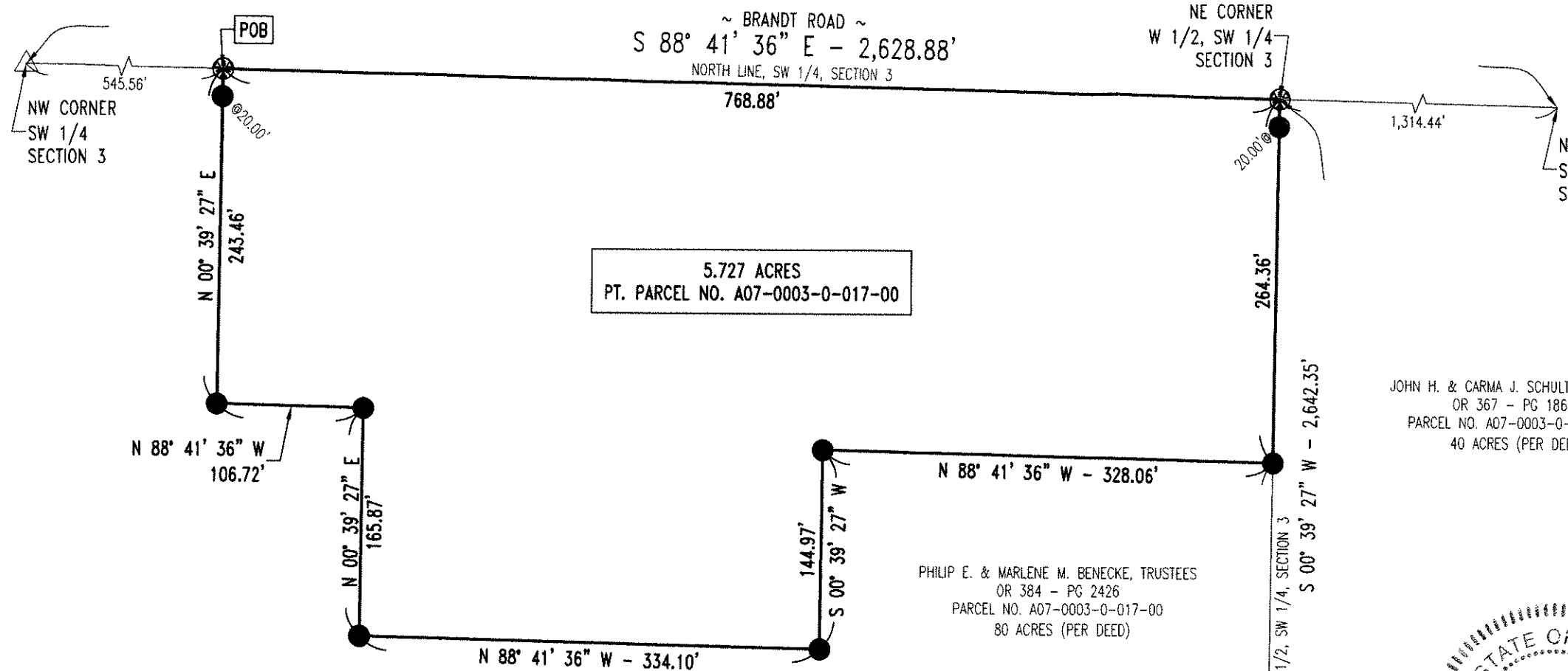


PLAT OF SURVEY

STATE OF OHIO, COUNTY OF DEFIANCE, TOWNSHIP OF ADAMS,
A PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 5 EAST, FIRST PRINCIPAL MERIDIAN



5.727 ACRES
PT. PARCEL NO. A07-0003-0-017-00

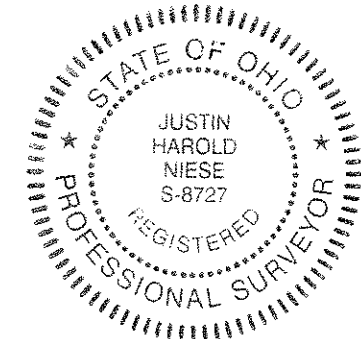
JOHN H. & CARMA J. SCHULT, TRUSTEES
OR 367 - PG 1863
PARCEL NO. A07-0003-0-015-00
40 ACRES (PER DEED)

PHILIP E. & MARLENE M. BENECKE, TRUSTEES
OR 384 - PG 2426
PARCEL NO. A07-0003-0-017-00
80 ACRES (PER DEED)

- NOTES:**
- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND DOES NOT REPRESENT A TITLE REPORT OR A GUARANTEE OF TITLE. THERE MAY BE APPARENT, RECORDED, OR UNRECORDED EASEMENTS NOT SHOWN ON THIS DRAWING.
 - 2) THIS SURVEY USED THE LATEST RECORDED DEEDS AT THE DATE OF THIS SURVEY.
 - 3) DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE OHIO CO-ORDINATE 1983, NORTH ZONE (3401) GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR OF 0.9999282928.
 - 4) IRON PINS CALLED FOR AS SET ARE NUMBER 5 REBAR, WITH A NOMINAL DIAMETER OF 5/8 OF AN INCH, A CROSS-SECTIONAL AREA OF 0.31 SQUARE INCHES, THIRTY (30) INCHES IN LENGTH, AND CAPPED WITH A PLASTIC YELLOW MARKER INSCRIBED WITH "NIESE/JHN-PS8727."
 - 5) FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.

LEGEND

- 5/8" IRON PIN WITH CAP SET
- ⊗ MAG NAIL SET
- △ RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- ⊙ 5/8" IRON PIN WITH CAP FOUND

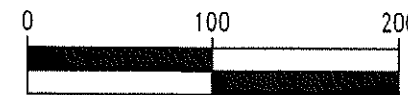
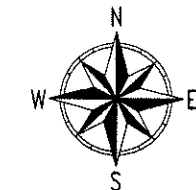


I HEREBY DECLARE THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES.

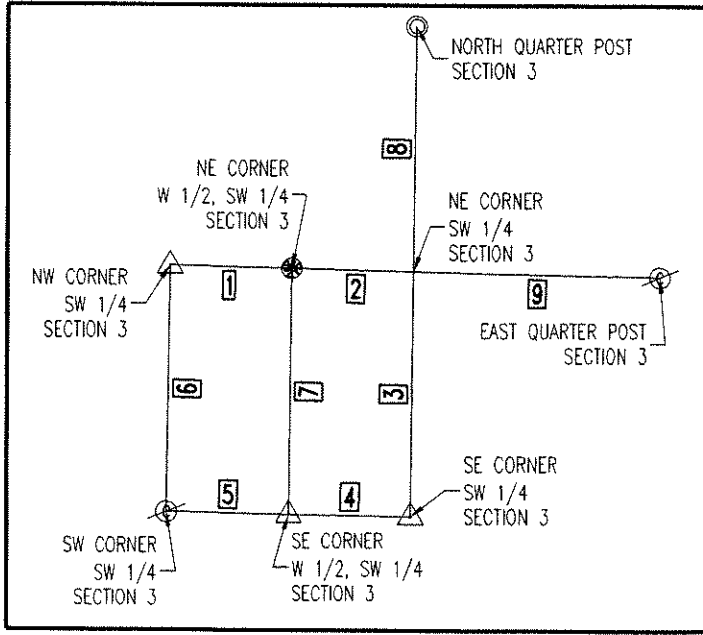
Justin H. Niese 04-28-2021
JUSTIN H. NIESE, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. 8727

| LINE TABLE | | |
|------------|-----------------|-----------|
| LINE # | DIRECTION | LENGTH |
| 1 | S 88° 41' 36" E | 1,314.44' |
| 2 | S 88° 41' 36" E | 1,314.44' |
| 3 | S 00° 35' 26" W | 2,633.43' |
| 4 | N 89° 05' 00" W | 1,317.46' |
| 5 | N 89° 05' 00" W | 1,317.46' |
| 6 | N 00° 43' 27" E | 2,651.30' |
| 7 | S 00° 39' 27" W | 2,642.36' |
| 8 | N 00° 35' 26" E | 2,632.66' |
| 9 | S 88° 41' 36" E | 2,629.62' |

BASIS OF BEARINGS:
THE BEARINGS SHOWN ARE BASED UPON THE OHIO CO-ORDINATE SYSTEM OF 1983, NAD83(2011), 2010.0 EPOCH, NORTH ZONE (3401), IN ACCORDANCE WITH THE OHIO REVISED CODE SECTIONS 157.01-157.10; SAID BEARINGS ARE BASED ON LOCAL FIELD OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S (ODOT'S) VIRTUAL REFERENCE STATION (VRS) NETWORK. OBSERVATIONS WERE TAKEN ON MARCH OF 2021.



SCALE 1" = 100'



NIESE & ENGINEERING, LLC

SURVEY PLAT FOR:
PHILIP & MARLENE BENECKE

JUSTIN H. NIESE, P.E., P.S.
211 E. MAIN CROSS STREET
P.O. BOX 112
MILLER CITY, OHIO 45864
567-825-1523

JOB NUMBER:
2021-40

PAGE 1/1

5.727 Acres

Situated in the State of Ohio, County of Defiance, Township of Adams, being that portion of that West Half of the Southwest Quarter of Section 3, Township 5 North, Range 5 East, of the First Principal Meridian, being part of that 80 acre tract of land as described in a deed to Philip E. & Marlene M. Benecke, Trustees, recorded in Official Record Volume 384, Page 2426, (reference recorded in the Recorder's Office, Defiance County, Ohio), and being more particularly described as follows:

COMMENCING at a railroad spike found at the northwest corner of the Southwest Quarter of Section 3;

THENCE easterly with the north line of the Southwest Quarter of Section 3 (Brandt Road), South 88° 41' 36" East, 545.56 feet to a MAG nail set at the TRUE POINT OF BEGINNING;

THENCE continuing easterly with the north line of the Southwest Quarter of Section 3 (Brandt Road), South 88° 41' 36" East, 768.88 feet to a MAG nail set at the northeast corner of the West Half of the Southwest Quarter of Section 3;

THENCE southerly with the east line of the West Half of the Southwest Quarter of Section 3, South 00° 39' 27" West, (passing a 5/8" iron pin set at 20.00 feet), a distance of 264.36 feet to a 5/8" iron pin set;

The following six (6) courses are through said 80 acre tract:

THENCE westerly, North 88° 41' 36" West, 328.06 feet to a 5/8" iron pin set;

THENCE southerly, South 00° 39' 27" West, 144.97 feet to a 5/8" iron pin set;

THENCE westerly, North 88° 41' 36" West, 334.10 feet to a 5/8" iron pin set;

THENCE northerly, North 00° 39' 27" East, 165.87 feet to a 5/8" iron pin set;

THENCE westerly, North 88° 41' 36" West, 106.72 feet to a 5/8" iron pin set;

THENCE northerly, North 00° 39' 27" East, (passing a 5/8" iron pin set at 223.46 feet), a distance of 243.46 feet to the TRUE POINT OF BEGINNING, containing 5.727 acres of land, more or less, as surveyed and described in March of 2021, by Ohio Registered Professional Surveyor Justin H. Niese, Ohio Surveyor No. 8727.

Subject to any and all legal right-of-ways, easements, exceptions, and/or restrictions whether apparent, recorded, and/or unrecorded.

Basis of Bearings: The bearings in the foregoing description are based upon the Ohio co-ordinate system of 1983, NAD83(2011), 2010.0 EPOCH, North zone (3401), in accordance with the Ohio Revised Code Sections 157.01-157.10; said bearings are based on local field observations utilizing the Ohio Department of Transportation's (ODOT's) Virtual Reference Station (VRS) Network.

Iron pins called for as set are number 5 rebar, with a nominal diameter of 5/8 of an inch, a cross-sectional area of 0.31 square inches, thirty (30) inches in length, and capped with a plastic yellow survey marker inscribed with "NIESE/JHN-PS8727."

* End of Description *

By Justin N

04-28-2021

Justin H. Niese, P.E., P.S.

Date

Ohio Registered Surveyor No. 8727

