

GARCIA SURVEYORS, INC.

TOLEDO - COLUMBUS - CLEVELAND - LIMA

DBE, MBE, EDGE Certified - ODOT Prequalified for Right-of-Way Development

August 5, 2025

NORTH PARCEL (Tax Parcel C17-0036-0-004-01 & C17-0036-0-004-00)

A parcel of land being part of the Northeast Quarter (1/4) and part of the Northwest Quarter (1/4), all being in Section thirty-six (36), Town four (4) North, Range three (3) East, in Delaware Township, Defiance County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the intersection of the North line of said Northeast Quarter (1/4) of Section thirty-six (36) with the East line of said Northeast Quarter (1/4) of Section thirty-six (36), said East line of the Northeast Quarter (1/4) of Section thirty-six (36) also being the Delaware Township and Defiance Township line, said East line of the Northeast Quarter (1/4) of Section thirty-six (36) also being the centerline of Ashwood Road, also known as Township Road 144, as it now exists, said point of intersection being marked with a found 5/8" iron pin;

1. Thence in a southerly direction along said East line of the Northeast Quarter (1/4) of Section thirty-six (36), having a bearing of South zero (00) degrees, twenty-nine (29) minutes, thirty-seven (37) seconds East based on the Ohio County Coordinate System, Defiance County, NAD 83 (2011), U.S. Survey Feet, passing through a found Mag nail at a distance of one thousand three hundred nineteen and ninety-five hundredths (1319.95') feet, a total distance of one thousand four hundred forty-eight and fifty-eight hundredths (1448.58') feet to a point, said point being marked with a set Mag nail;
2. Thence South eighty-nine (89) degrees, thirty (30) minutes, twenty-three (23) seconds West along a line, passing through a set capped iron rebar at a distance of twenty and zero hundredths (20.00') feet, a total distance of two thousand nine hundred fourteen and forty hundredths (2914.40') feet to a point, said point being marked with a set capped iron rebar;
3. Thence North zero (00) degrees, zero (00) minute, zero (00) seconds East along a line, a distance of one thousand four hundred thirty-eight and thirty-four hundredths (1438.34') feet to the intersection of the North line of said Northwest Quarter (1/4) of Section thirty-six (36), said point of intersection being marked with a set capped iron rebar;
4. Thence North eighty-nine (89) degrees, eighteen (18) minutes, six (06) seconds East along said North line of the Northwest Quarter (1/4) of Section thirty-six (36), a distance of two hundred eighteen and forty-two hundredths (218.42') feet to the intersection of the West line of said Northeast Quarter (1/4) of Section thirty-six (36), said point of intersection being marked with a found capped iron pin stamped "D.W.EIS 5758";
5. Thence North eighty-nine (89) degrees, eighteen (18) minutes, eleven (11) seconds East along said North line of the Northeast Quarter (1/4) of Section thirty-six (36), a distance

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of two thousand six hundred eighty-three and sixty-one hundredths (2683.61') feet to the Point of Beginning.

Said parcel of land having an area of 4,197,780 square feet or 96.368 acres of land, more or less. Said parcel of land having a present road occupied area of 28,971 square feet or 0.665 acres of land, more or less. Defiance County Tax Parcel C17-0036-0-004-00 having an area of 89,606 square feet or 2.057 acres of land more or less, having a present road occupied area of 2,573 square feet or 0.059 acres of land more or less. Defiance County Tax Parcel C17-0036-0-004-01 having an area of 4,108,174 square feet or 94.311 acres of land, more or less, having a present road occupied area of 26,398 square feet or 0.606 acres of land, more or less. Northwest Quarter (1/4) of Section thirty-six (36) having an area of 329,599 square feet or 7.567 acres of land, more or less. Northeast Quarter (1/4) of Section thirty-six (36) having an area of 4,108,174 square feet or 94.311 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

Prior deed references are Deed Book 352, Page 2688, Defiance County Deed Records, currently deeded to Jeffery T. Hange, Donald B. Hange & Ann W. Hange, Trustee, also Deed Book 352, Page 1683, Defiance County Deed Records, currently deeded to Samuel A. & Julie A. Bok.

The bearings used hereon are based on the Ohio County Coordinate System, Defiance County, NAD 83 (2011), U.S. survey feet.

Said set capped iron rebars being a 5/8" diameter by 30" long iron rebar with a plastic cap stamped "PS 7973".

The above described is based on an actual field survey performed under my supervision during April, 2025.



Prepared by:
Garcia Surveyors, Inc.


Daniel C. Kaiser, P.S.
Registered Surveyor No. 7973

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SOUTH PARCEL (Tax Parcel C17-0036-0-004-01 & C17-0036-0-004-00)

A parcel of land being part of the Northeast Quarter (1/4) and part of the Northwest Quarter (1/4), all being in Section thirty-six (36), Town four (4) North, Range three (3) East, in Delaware Township, Defiance County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the intersection of the South line of said Northeast Quarter (1/4) of Section thirty-six (36) with the East line of said Northeast Quarter (1/4) of Section thirty-six (36), said East line of the Northeast Quarter (1/4) of Section thirty-six (36) also being the Delaware Township and Defiance Township line, said East line of the Northeast Quarter (1/4) of Section thirty-six (36) also being the centerline of Ashwood Road, also known as Township Road 144, as it now exists, said point of intersection being marked with a found 5/8" iron pin;

1. Thence in a westerly direction along said South line of the Northeast Quarter (1/4) of Section thirty-six (36), having a bearing of South eighty-nine (89) degrees, twenty-three (23) minutes, fifty-eight (58) seconds West based on the Ohio County Coordinate System, Defiance County, NAD 83 (2011), U.S. Survey Feet, passing through a set capped iron rebar at a distance of twenty and zero hundredths (20.00') feet, a total distance of two thousand six hundred sixty-seven and six hundredths (2667.06') feet to the intersection of the West line of the Northeast Quarter (1/4) of Section thirty-six (36), said West line of the Northeast Quarter (1/4) of Section thirty-six (36) being marked with a found capped iron pin stamped "EIS 5758";
2. Thence South eighty-nine (89) degrees, twenty-three (23) minutes, forty-six (46) seconds West along the South line of said Northwest Quarter (1/4) of Section thirty-six (36), a distance of two hundred fifty-seven and seventy-eight hundredths (257.78') feet to a point, said point being marked with a set capped iron rebar;
3. Thence North zero (00) degrees, zero (00) minute, zero (00) seconds East along a line, a distance of one thousand two hundred twelve and eleven hundredths (1212.11') feet to a point, said point being marked with a set capped iron rebar;
4. Thence North eighty-nine (89) degrees, thirty (30) minutes, twenty-three (23) seconds East along a line, passing through a set capped iron rebar at a distance of two thousand eight hundred ninety-four and forty hundredths (2894.40') feet, a total distance of two thousand nine hundred fourteen and forty hundredths (2914.40') feet to the intersection of said East line of the Northeast Quarter (1/4) of Section thirty-six (36), said point of intersection being marked with set Mag nail;

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5. Thence South zero (00) degrees, twenty-nine (29) minutes, thirty-seven (37) seconds East along said East line of the Northeast Quarter (1/4) of Section thirty-six (36), passing through a found Mag nail at a distance of one thousand one hundred eighty-four and eighty-one hundredths (1184.81') feet, a total distance of one thousand two hundred six and fifty-nine hundredths (1206.59') feet to the Point of Beginning.

Said parcel of land having an area of 3,530,740 square feet or 81.055 acres of land, more or less. Said parcel of land having a present road occupied area of 24,132 square feet or 0.554 acres of land, more or less. Defiance County Tax Parcel C17-0036-0-004-00 having an area of 829,073 square feet or 19.033 acres of land more or less, having a present road occupied area of 24,132 square feet or 0.554 acres of land more or less. Defiance County Tax Parcel C17-0036-0-004-01 having an area of 2,701,667 square feet or 62.022 acres of land, more or less. Northwest Quarter (1/4) of Section thirty-six (36) having an area of 301,476 square feet or 6.921 acres of land, more or less. Northeast Quarter (1/4) of Section thirty-six (36) having an area of 3,229,264 square feet or 74.134 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

Prior deed references are Deed Book 352, Page 2688, Defiance County Deed Records, currently deeded to Jeffery T. Hange, Donald B. Hange & Ann W. Hange, Trustee, also Deed Book 352, Page 1683, Defiance County Deed Records, currently deeded to Samuel A. & Julie A. Bok.

The bearings used hereon are based on the Ohio County Coordinate System, Defiance County, NAD 83 (2011), U.S. survey feet.

Said set capped iron rebars being a 5/8" diameter by 30" long iron rebar with a plastic cap stamped "PS 7973".

The above described is based on an actual field survey performed under my supervision during April, 2025.



Prepared by:
Garcia Surveyors, Inc.

A handwritten signature in blue ink, followed by the date "08/05/2025" written in blue ink.

Daniel C. Kaiser, P.S.
Registered Surveyor No. 7973

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WEST PARCEL (Tax Parcel C17-0036-0-004-01)

A parcel of land being part of the Northwest Quarter (1/4) of Section thirty-six (36), Town four (4) North, Range three (3) East, in Delaware Township, Defiance County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the intersection of the North line of said Northwest Quarter (1/4) of Section thirty-six (36) with the West line of said Northwest Quarter (1/4) of Section thirty-six (36), said West line of the Northwest Quarter (1/4) of Section thirty-six (36) also being the centerline of Whetstone Road, also known as Township Road 141, as it now exists, said point of intersection being marked with a found 1" iron pipe;

1. Thence in an easterly direction along said North line of the Northwest Quarter (1/4) of Section thirty-six (36), having a bearing of North eighty-nine (89) degrees, eighteen (18) minutes, six (06) seconds East based on the Ohio County Coordinate System, Defiance County, NAD 83 (2011), U.S. Survey Feet, passing through a found iron pin lying South zero and twenty-three hundredths (0.23') feet, also lying West zero and fourteen hundredths (0.14') feet at a distance of twenty and zero hundredths (20.00') feet, a total distance of two thousand four hundred forty-one and sixteen hundredths (2441.16') feet to a point, said point being marked with a set capped iron rebar;
2. Thence South zero (00) degrees, zero (00) minute, zero (00) seconds West along a line, passing through a set capped iron rebar at a distance of one thousand four hundred thirty-eight and thirty-four hundredths (1438.34') feet, a total distance of two thousand six hundred fifty and forty-five hundredths (2650.45') feet to the intersection of the South line of said Northwest Quarter (1/4) of Section thirty-six (36), said point of intersection being marked with a set capped iron rebar;
3. Thence South eighty-nine (89) degrees, twenty-three (23) minutes, forty-six (46) seconds West along said South line of the Northwest Quarter (1/4) of Section thirty-six (36), a distance of two thousand three hundred thirty-one and eighty-four hundredths (2331.84') feet to the intersection of the easterly right of way line of Whetstone Road, also known as Township Road 141, as it now exists, said point being marked with a found 2" aluminum cap stamped "ODOT ROW" lying North and zero hundredths (0.40') feet;

The following nine (9) courses follow on and along said easterly right of way line of Whetstone Road :

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4. Thence North zero (00) degrees, fifty-seven (57) minutes, twenty-nine (29) seconds West, a distance of three hundred five and fifty-eight hundredths (305.58') feet to a point, said point being marked with a found 2" aluminum cap stamped "ODOT ROW" lying South zero and twenty-five hundredths (0.25') feet;
5. Thence North thirty-two (32) degrees, forty-one (41) minutes, thirteen (13) seconds East, a distance of thirty-six and nine hundredths (36.09') feet to a point, said point being marked with a found 2" aluminum cap stamped "ODOT ROW" lying South zero and eighteen hundredths (0.18') feet;
6. Thence North zero (00) degrees, fifty-six (56) minutes, forty-four (44) seconds West, a distance of forty and twenty-two hundredths (40.22') feet to a point, said point being marked with a found 2" aluminum cap stamped "ODOT ROW" lying South zero and forty-five hundredths (0.45') feet;
7. Thence North eighteen (18) degrees, seven (07) minutes, forty-one (41) seconds West, a distance of sixty-seven and seventy-five hundredths (67.75') feet to a point, said point being marked with a found 2" aluminum cap stamped "ODOT ROW" lying South zero and thirty-one hundredths (0.31') feet;
8. Thence North one (01) degree, fifty-two (52) minutes, eight (08) seconds West, a distance of three hundred fifteen and two hundredths (315.02') feet to a point, said point being marked with a found bent iron pin lying South zero and seventy-three hundredths (0.73') feet also lying West zero and sixty-three hundredths (0.63') feet;
9. Thence North zero (00) degrees, fifty-seven (57) minutes, thirty (30) seconds West, a distance of four hundred ten and zero hundredths (410.00') feet to a point, said point being marked with a found 2" aluminum cap stamped "ODOT ROW" lying South zero and twenty-one hundredths (0.21') feet;
10. Thence North ten (10) degrees, twenty (20) minutes, fifty-one (51) seconds East, a distance of fifty-one and one hundredth (51.01') feet to a point, said point being marked with a found iron pin;
11. Thence North zero (00) degrees, fifty-seven (57) minutes, thirty-five (35) seconds West, a distance of one hundred eighty-five and zero hundredths (185.00') feet to a point, said point being marked with a found 2" aluminum cap stamped "ODOT ROW" lying South zero and twelve hundredths (0.12') feet;
12. Thence North sixty-one (61) degrees, nineteen (19) minutes, twenty-six (26) seconds West, a distance of eighty-two and twenty-three hundredths (82.23') feet to the intersection of said West line of the Northwest Quarter (1/4) of Section thirty-six (36), said point being marked with a found nail shaft;

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13. Thence North zero (00) degrees, fifty-three (53) minutes, nineteen (19) seconds West along said West line of the Northwest Quarter (1/4) of Section thirty-six (36), a distance of one thousand two hundred five and twenty-three hundredths (1205.23') feet to the Point of Beginning.

Said parcel of land having an area of 6,314,796 square feet or 144.968 acres of land, more or less. Said parcel of land having a present road occupied area of 24,217 square feet or 0.556 acres of land, more or less. Said parcel of land all being in Defiance County Tax Parcel C17-0036-0-004-01.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

Prior deed reference is Deed Book 352, Page 2688, Defiance County Deed Records, currently deeded to Jeffery T. Hange, Donald B. Hange & Ann W. Hange, Trustee.

The bearings used hereon are based on the Ohio County Coordinate System, Defiance County, NAD 83 (2011), U.S. survey feet.

Said set capped iron rebars being a 5/8" diameter by 30" long iron rebar with a plastic cap stamped "PS 7973".

The above described is based on an actual field survey performed under my supervision during April, 2025.



Prepared by:
Garcia Surveyors, Inc.

A handwritten signature in blue ink, appearing to read "DK", followed by the date "08/05/2025".

Daniel C. Kaiser, P.S.
Registered Surveyor No. 7973