

APPLICATION FOR SURVEY APPROVAL

REGULATED BY THE OHIO REVISED CODE 711.131 AND THE SUBDIVISION REGULATIONS OF HANCOCK COUNTY

NOTE: A copy of the completed application must be filed with the Hancock County Engineer, Real Estate Division when submitting a survey for approval.

Name of Applicant or Agent: Peterman Associates, Inc.

Name of Grantor: KINDER-SEREN, LLC & RIEMAN TRUST

Name of Grantee: _____

Township: Union Section: 27 Size of Parcel: 38.659 56.514
49.819 6.872

Corporation or Village: 145.463

Addition or Subdivision: _____ Lot # _____

Fax Results To: Gregory G. Burks Fax #: 419-422-9466

Telephone Results To: Same Phone #: 419-422-6672

Email Results To: PetermanSW@aol.com

IMPORTANT: ADMINISTRATIVE APPROVAL IS PROVIDED FOR CONVENIENCE. IT DOES NOT, IN ANY WAY, RELIEVE THE APPLICANT OF MEETING ALL HANCOCK COUNTY SUBDIVISION REQUIREMENTS.

FOR AUDITORS USE ONLY:

Acreage/Closure Check
Hancock Co. Engineer
By C-9-23 AC
Subject to Planners Approval



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-01

LEGAL DESCRIPTION
Schrader Real Estate and Auction Co., Inc.

38.659 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the NW1/4 of Section 27, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a mag nail set marking the northeast corner of the NW1/4 of said Section 27;

thence along east line of the NW1/4 of said Section 27, S00°01'01"E, a distance of 1345.49 feet to a 5/8" iron pin found marking the southeast corner of the NE1/4 of the NW1/4 of said Section 27;

thence along the south line of the NE1/4 of the NW1/4 of said Section 27, N89°26'44"W, a distance of 1341.98 feet to a 5/8" iron pin found marking the southwest corner of the NE1/4 of the NW1/4 of said Section 27;

thence along the west line of the NE1/4 of the NW1/4 of said Section 27, N00°01'23"W, a distance of 890.10 feet to the southerly right of way line of the Norfolk Southern Railroad (100' R/W), referenced by an 5/8" iron pin found N20°21'07"W, a distance of 0.38 feet thereof;

thence along the southerly right of way of said Norfolk Southern Railroad, N49°51'26"E, a distance of 698.12 feet to a mag nail set on the north line of the NW1/4 of said Section 27, passing an iron pin set at 29.67 feet southwest thereof;

thence along the north line of the NW1/4 of said Section 27, also being the centerline of County Road 26 (40' R/W), S89°27'23"E, a distance of 808.25 feet to the Point of Beginning, containing 38.659 acres of land, more or less, of which 0.376 acre lie in the road right of way, subject however to all legal highway and prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust - OR 2127, Page 69
Kinder-Segeen, LLC - OR 2433, Page 215


Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 in April, 2023.

Date: May 31, 2023





Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

Acreage/Closure Check
Hancock Co. Engineer

By G-9-1300
Subject to Planners Approval



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-02

LEGAL DESCRIPTION

Schrader Real Estate and Auction Co., Inc.

49.819 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the NE1/4 of Section 27, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a mag nail set marking the northwest corner of the NE1/4 of said Section 27;

thence along north line of the NE1/4 of said Section 27, also being the centerline of County Road 26 (R/W Varies), S89°24'42"E, a distance of 834.70 feet to a mag nail set marking the northwest corner of a 0.275 acre tract of land dedicated for the right of way for said County Road 26 as platted in Plat Book 21, Page 472 of the Hancock County Plat Records;

thence along the west line of said 0.275 acre tract, S00°35'18"W, a distance of 40.00 feet to an iron pin set marking the southwest corner of said 0.275 acre tract

thence along the south line of said 0.275 acre tract, S89°24'42"E, a distance of 300.00 feet to an iron pin set on the west line of said County Road 26;

thence along the west line of said County Road 26, S00°08'54"E, a distance of 1396.66 feet to a mag nail found on the centerline of County Road 313 (60'R/W), said mag nail marking the southwest corner of said County Road 26, passing a 5/8" iron pin found 39.16 feet north thereof;

thence along the centerline of said County Road 313, S49°56'28"W, a distance of 1485.71 feet to a mag nail set on the west line of the NE1/4 of said Section 27, said mag nail marking the southeast corner of a 39.896 acre tract of land conveyed to Neal A. Harris and Julie L. Harris as described in OR 2287, Page 2645 of the Hancock County Official Records;

thence along the west line of the NE1/4 of said Section 27, also being the east line of said 39.896 acre tract, N00°01'01"W, a distance of 2404.47 feet to the Point of Beginning, passing a 5/8" iron pin found at 39.23 feet, and passing a 5/8" iron pin found at 1058.98 feet and passing an iron pin set 20.00 feet south of said Point of Beginning, containing 49.819 acres of land, more or less, of which 1.406 acre lie in the road right of way, subject however to all legal highway and prior easements of record.

Hancock County Official Record:
Teresa A Riemann Living Trust – OR 2127, Page 69
Kinder-Segen, LLC – OR 2433, Page 215


Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 in April, 2023.

Date: May 31, 2023




Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

**Acreage/Closure Check
Hancock Co. Engineer**

By CG-23
Subject to Planners Approval



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-03

LEGAL DESCRIPTION

Schrader Real Estate and Auction Co., Inc.

165.063 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the NE1/4 and SE1/4 of Section 27, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the east line of the SE1/4 of said Section 27, described as lying, S00°06'02"E, a distance of 927.58 feet from a 1/2" iron pin found marking the northeast corner of the SE1/4 of said Section 27;

thence along the east line of the SE1/4 of said Section 27, also being the centerline of Township Road 56 (40' R/W), S00°06'02"E, a distance of 619.37 feet to a mag nail set marking the northeast corner of a 0.45 acre tract of land conveyed to the State of Ohio as described in DV 296, Page 540 in the Hancock County Deed Records;

thence along the north line of said 0.45 acre tract, S89°53'58"W, a distance of 20.00 feet to an iron pin set marking the northwest corner of said 0.45 acre tract;

thence along the west line of said 0.45 acre tract, S03°53'02"W, a distance of 771.23 feet to an iron pin set on the northerly L/A R/W line of Interstate Highway 75 (300' R/W);

thence along the northerly L/A R/W line of said Interstate Highway 75, on a curve segment to the right in a southwesterly direction, having a radius of 12127.67 feet, a central angle of 2°38'19", an arc length of 558.49 feet, the chord of said curve bearing, S51°43'59"W, a distance of 558.44 feet to an iron pin set on the south line of the SE1/4 of said Section 27;

thence along the south line of the SE1/4 of said Section 27, N89°47'55"W, a distance of 2166.52 feet to a 1/2" axle rod found marking the southwest corner of the SE1/4 of said Section 27;

thence along the west line of the SE1/4 of said Section 27, N00°10'11"W, a distance of 2681.17 feet to an iron pin set marking the southwest corner of the NE1/4 of said Section 27;

thence along the west line of the NE1/4 of said Section 27, N00°01'01"W, a distance of 284.55 feet to a mag nail set on the centerline of County Road 313 (60' R/W), passing an iron pin set 39.12 feet south thereof;

thence along the centerline of said County Road 313, N49°56'28"E, a distance of 1485.71 feet to a mag nail found marking a deflection point in the centerline of said County Road 313;

thence continuing along the centerline of said County Road 313, N49°49'35"E, a distance of 273.49 feet to a mag nail set marking the intersection of said centerline with the centerline of the E.E. Urban Single County Ditch;

thence along the centerline of said E.E. Urban Single County Ditch for the following 19 courses;

- 1) thence, S10°51'21"W, a distance of 178.18 feet;
- 2) thence, S03°00'20"W, a distance of 169.06 feet;
- 3) thence, S01°50'03"W, a distance of 405.49 feet;
- 4) thence, S00°18'13"W, a distance of 163.55 feet;
- 5) thence, S04°37'28"W, a distance of 151.90 feet;
- 6) thence, S03°00'11"E, a distance of 57.33 feet;
- 7) thence, S03°17'30"W, a distance of 38.70 feet;
- 8) thence, S09°03'24"W, a distance of 160.87 feet;
- 9) thence, S11°00'29"W, a distance of 49.75 feet;
- 10) thence, S12°23'52"E, a distance of 32.87 feet;
- 11) thence, S19°46'28"E, a distance of 228.23 feet;

- 12) thence, S37°47'20"E, a distance of 87.40 feet;
- 13) thence, S20°54'20"E, a distance of 50.81 feet;
- 14) thence, S39°10'29"E, a distance of 80.79 feet;
- 15) thence, S60°39'57"E, a distance of 675.48 feet;
- 16) thence, S47°32'49"E, a distance of 325.47 feet;
- 17) thence, S53°12'56"E, a distance of 30.84 feet;
- 18) thence, S79°13'08"E, a distance of 26.88 feet;
- 19) thence, S89°26'54"E, a distance of 353.50 feet to the Point of Beginning, containing 165.063 acres of land, more or less, of which 1.493 acres lie in the road right of way, also of which 24.707 acres lie in the NE1/4 and 140.356 acres lie in the SE1/4, subject however to all legal highways and prior easements of record.

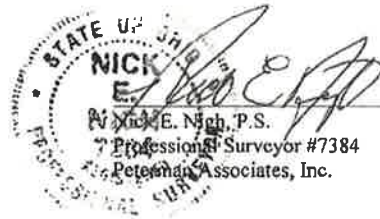
Hancock County Official Record:
 Teresa A Rieman Living Trust – OR 2127, Page 69
 Kinder-Segen, LLC – OR 2433, PG 215 & OR 2433, Page 491

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. in April, 2023.

Date: June 8, 2023



**Acres/Closure Check
 Hancock Co. Engineer**

By 6-9-23
 Subject to Planners Approval



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-04

LEGAL DESCRIPTION

Schrader Real Estate and Auction Co., Inc.

56.514 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the NE1/4 and SE1/4 of Section 27, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the east line of the NE1/4 of said Section 27, described as lying, N00°05'33"W, a distance of 198.00 feet from a 1/2" iron pin found marking the southeast corner of the NE1/4 of said Section 27, said beginning point being the northeast corner of a 1.000 acre tract of land conveyed to Daniel L. Fout & Deborah A. Fout, as described in OR 2143, Page 651 of the Hancock County Official Records;

thence along the north line of said 1.000 acre tract of land, N89°26'04"W, a distance of 220.00 feet to an iron pin set marking the northwest corner of said 1.000 acre tract, passing an iron pin set at 20.00 feet;

thence along the west line of said 1.000 acre tract, S00°05'33"E, a distance of 198.00 feet to a 1/2" iron pin found on the south line of the NE1/4 of said Section 27, said iron pin marking the southwest corner of said 1.000 acre tract;

thence along the south line of said NE1/4 of said Section 27, N89°26'04"W, a distance of 278.29 feet to an iron pin set;

thence, S00°06'02"E, a distance of 605.00 feet to an iron pin set;

thence, S89°53'58"W, a distance of 288.97 feet to the centerline of the E.E. Urban Single County Ditch, passing an iron pin set 25.00 feet east thereof;

thence along the centerline of said E.E. Urban Single County Ditch for the following 13 courses;

- 1) thence, N60°39'57"W, a distance of 511.36 feet;
- 2) thence, N39°10'29"W, a distance of 80.79 feet;
- 3) thence, N20°54'20"W, a distance of 50.81 feet;
- 4) thence, N37°47'20"W, a distance of 87.40 feet;
- 5) thence, N19°46'28"W, a distance of 228.23 feet;
- 6) thence, N12°23'52"W, a distance of 32.87 feet;
- 7) thence, N11°00'29"E, a distance of 49.75 feet;
- 8) thence, N09°03'24"E, a distance of 160.87 feet;
- 9) thence, N03°17'30"E, a distance of 38.70 feet;
- 10) thence, N03°00'11"W, a distance of 57.33 feet;
- 11) thence, N04°37'28"E, a distance of 151.90 feet;
- 12) thence, N00°18'13"E, a distance of 163.55 feet;
- 13) thence, N01°50'03"E, a distance of 405.49 feet to the southwest corner of a 1.178 acre tract of land conveyed to Jeremy R. Downing & Kathleen L. Downing as described in OR 2328, Page 2292 of the Hancock County Official Records;

thence leaving the centerline of said E.E. Urban Single County Ditch and along the southerly line of said 1.178 acre tract and the southerly line of 1.00 acre tract of land conveyed to Michael David Shaffer as described in OR 588, Page 447 and the southerly line of a 1.500 acre tract of land conveyed to Duane H. Shafer & Stephanie D. Shafer as described in OR 2561, Page 3519, and the southerly line of a 1.500 acre tract of land conveyed to Jerry K. Dearth & Pamela K. Dearth as described in OR 1043, Page 93, all of the Hancock County Official Records, N49°40'23"E, a distance of 1097.05 feet to a 5/8" iron pin found marking the southeast corner of said 1.500 acre Dearth tract and a westerly corner of a 2.365 acre tract of land conveyed to Jerry K. Dearth & Pamela K. Dearth as described in OR 507, Page 91 of the Hancock County Official Records;

thence along the westerly line of said 2.365 acre tract, S39°57'54"E, a distance of 24.93 feet (25.00 feet per prior deed) to a 1/2" iron pin found marking the southwest corner of 2.365 acre tract;

thence along the south line of said 2.365 acre tract, N66°03'28"E, a distance of 331.93 feet (331.69 feet per prior deed) to the northwest corner of Lot 4 in the Barber Subdivision as platted in Plat Book 8, Page 26 of the Hancock County Plat Records, referenced by a 5/8" iron pin found N66°03'28"E, a distance of 0.34 feet thereof;

thence along the west line of Lot 4, Lot 5 and Lot 6 of said Barber Subdivision, S00°05'33"E, a distance of 791.76 feet (792.00 feet per plat) to the southwest corner of said Lot 6, referenced by a 5/8" iron pin found S89°41'33"E, a distance of 0.56 feet thereof;

thence along the south line of said Lot 6, S89°41'33"E, a distance of 220.00 feet to a mag nail set over a spike found on the east line of the NE1/4 of said Section 27, passing a 1/2" iron pin found 20.00 feet west thereof;

thence along the east line of the NE1/4 of said Section 27, S00°05'33"E, a distance of 934.41 feet to the Point of Beginning containing 56.514 acres of land, more or less, of which 0.429 acres lie in the road right of way, also of which 46.618 acres lie in the NE1/4 and 9.896 acres lie in the SE1/4 of said Section 27, subject however to all legal highway and prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust – OR 2127, Page 69
Kinder-Sege, LLC – OR 2433, Page 215 & OR 2433, Page 491


Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 in April, 2023.

Date: May 31, 2023




Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

**Acres/Closure Check
Hancock Co. Engineer**
By G-4-23
Subject to Planners Approval



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-05

LEGAL DESCRIPTION

Schrader Real Estate and Auction Co., Inc.

6.872 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the SE1/4 of Section 27, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the east line of the SE1/4 of said Section 27, described as lying, S00°06'02"E, a distance of 467.00 feet from a 1/2" iron pin found marking the northeast corner of the SE1/4 of said Section 27, said beginning point being the southeast corner of a 4.216 acre tract of land conveyed to Karl L. Rieman Living Trust as described in OR 2433, Page 489 and the Teresa A. Rieman Living Trust as described in OR 2127, Page 69, both of the Hancock County Official Records;

thence along the east line of the SE1/4 of said Section 27, also being the centerline of Township Road 56 (40' R/W), S00°06'02"E, a distance of 460.58 feet to a mag nail set on the centerline of the E.E. Urban Single County Ditch;

thence along the centerline of said E.E. Urban Single County Ditch for the following 5 courses;

- 1) thence, N89°26'54"W, a distance of 353.50 feet;
- 2) thence, N79°13'08"W, a distance of 26.88 feet;
- 3) thence, N53°12'56"W, a distance of 30.84 feet;
- 4) thence, N47°32'49"W, a distance of 325.47 feet;
- 5) thence, N60°39'57"W, a distance of 164.11 feet;

thence leaving the centerline of said E.E. Urban Single County Ditch, N89°53'58"E, a distance of 288.97 feet to an iron pin set, passing an iron pin set at 25.00 feet;

thence, N00°06'02"W, a distance of 605.00 feet to an iron pin set on the north line of the SE1/4 of said Section 27;

thence along the north line of the SE1/4 of said Section 27, S89°26'04"E, a distance of 105.00 feet to a 5/8" iron pin found (PAI Cap) marking the northwest corner of said 4.216 acre tract;

thence along the west line of said 4.216 acre tract, S00°06'02"E, a distance of 467.00 feet to a 5/8" iron pin found marking the southwest corner of said 4.216 acre tract;

thence along the south line of said 4.216 acre tract, S89°26'04"E, a distance of 393.29 feet to the Point of Beginning, passing a 1/2" iron pin found 20.00 feet west thereof, and containing 6.872 acres of land, more or less, of which 0.211 acres lie in the road right of way, subject however to all legal highway and prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust – OR 2127, Page 69
Kinder-Segen, LLC – OR 2433, Page 491

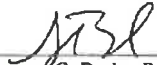
I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 in April, 2023.

Date: May 31, 2023

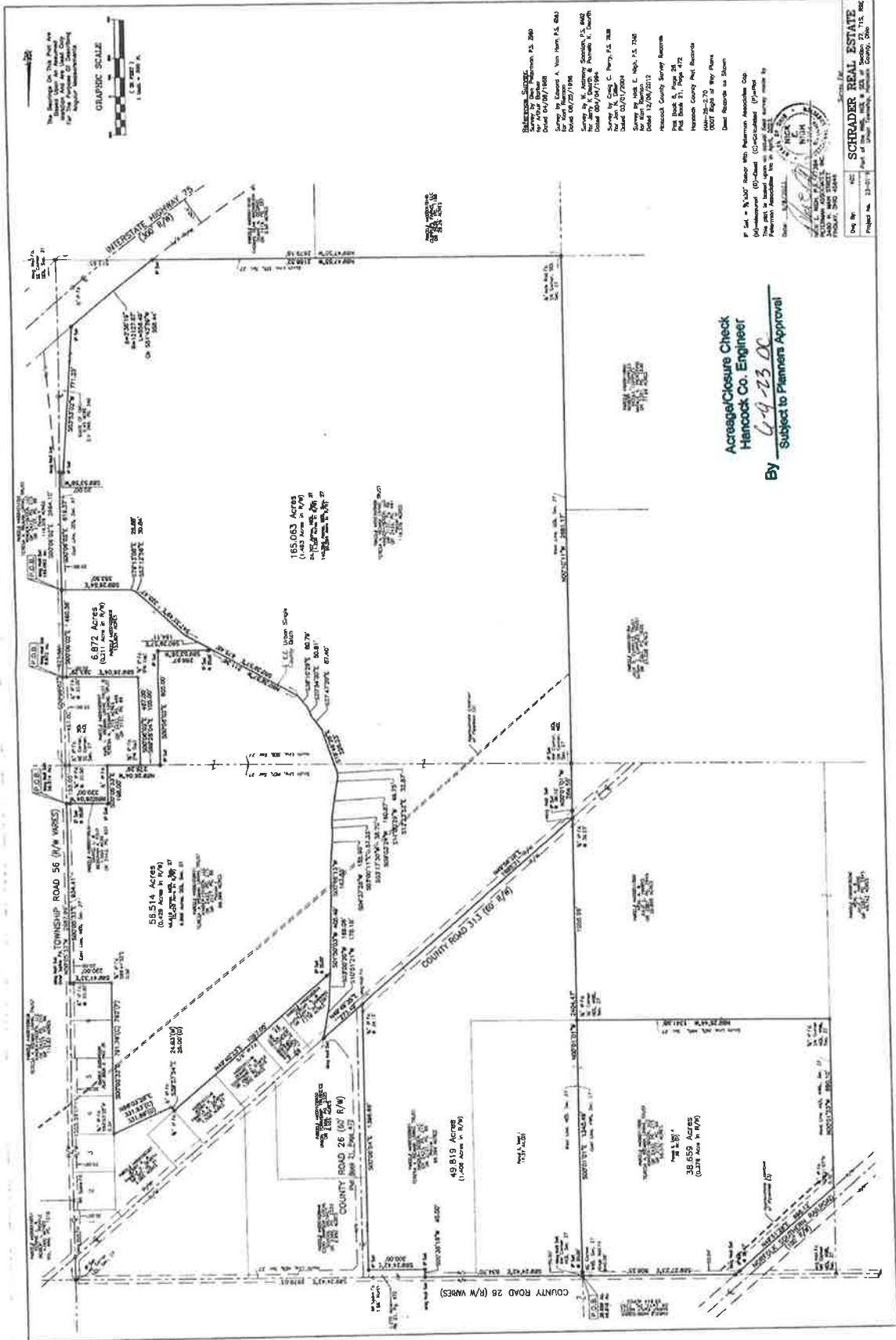




Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

**Acreage/Closure Check
Hancock Co. Engineer**

By 6-9-23
Subject to Planners Approval



Blairmore Survey
 Survey by Blair Peterson, P.S. 200
 Dated 01/20/1988

Survey by Edward A. Van Horn, P.S. 680
 Dated 03/27/1988

Survey by Anthony Sweeney, P.S. 682
 Dated 03/27/1988

Survey by Carl C. Perry, P.S. 288
 Dated 03/27/2004

Survey by Dale E. Holt, P.S. 700
 As Amended 2013
 Hancock County Survey Records

Page 2 of 26
 Hancock County Plat Records
 Volume 2-279, Page 472
 Date: 03/27/2013
 Dated Record as Shown

Acres/Closure Check
Hancock Co. Engineer
 By G.A. 23.00
 Subject to Planners Approval



SCRADDER REAL ESTATE
 1000 N. 1st St., Suite 100
 Knoxville, TN 37902
 Phone: 615.252.1000
 Fax: 615.252.1001
 Email: info@scradder.com
 Website: www.scradder.com

Project No. 13-01-1
 Date: 03-27-13
 Date: 03-27-13
 Date: 03-27-13

APPLICATION FOR SURVEY APPROVAL

REGULATED BY THE OHIO REVISED CODE 711.131 AND THE SUBDIVISION REGULATIONS OF HANCOCK COUNTY

NOTE: A copy of the completed application must be filed with the Hancock County Engineer, Real Estate Division when submitting a survey for approval.

Name of Applicant or Agent: Peterman Associates, Inc.

Name of Grantor: KINDER SELEN LLC & RIEMAN TRUST

Name of Grantee: _____

Township: Union Section: 26 Size of Parcel:

<u>56.432</u>	<u>3.077</u>
<u>39.271</u>	<u>25.031</u>
<u>129.629</u>	<u>5.051</u>
<u>5.024</u>	<u>52.719</u>
	<u>8.452</u>

Corporation or Village: _____

Addition or Subdivision: _____

Lot # _____

Fax Results To: Gregory G. Burks

Fax #: 419-422-9466

Telephone Results To: Same

Phone #: 419-422-6672

Email Results To: PetermanSW@aol.com

IMPORTANT: ADMINISTRATIVE APPROVAL IS PROVIDED FOR CONVENIENCE. IT DOES NOT, IN ANY WAY, RELIEVE THE APPLICANT OF MEETING ALL HANCOCK COUNTY SUBDIVISION REQUIREMENTS.

FOR AUDITORS USE ONLY:

Acreage/Closure Check
Hancock Co. Engineer

By 6-20-2300
Subject to Planners Approval

Acreage/Closure Checked
Hancock Co. Engineer

BY 6-20-2300



3480 N. Main St., Findlay, Ohio 45840

website: petermanacs.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-06

LEGAL DESCRIPTION
Schrader Real Estate and Auction Co., Inc.

5.024 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the SW1/4 of Section 26, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the west line of the SW1/4 of said Section 26, described as lying, S00°06'02"E, a distance of 952.77 feet from a 1/2" iron pin found marking the northwest corner of the SW1/4 of said Section 26;

thence, N89°53'58"E, a distance of 416.87 feet to an iron pin set, passing an iron pin set at 20.00 feet;

thence, S00°06'02"E, a distance of 525.00 feet to an iron pin set;

thence, S89°53'58"W, a distance of 416.87 feet to a mag nail set on the west line of the SW1/4 of said Section 26, passing an iron pin set 20.00 feet east thereof;

thence along the west line of the SW1/4 of said Section 26, also being the centerline of Township Road 56 (40' R/W), N00°06'02"W, a distance of 525.00 feet to the Point of Beginning, containing 5.024 acres of land, more or less, of which 0.241 acres lie in the road right of way, subject however to all legal highway and prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust – OR 2127, Page 69
Kinder-Segen, LLC – OR 2433, Page 215


Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 in April, 2023.

Date: May 25, 2023




Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

Acres/Closure Check
Hancock Co. Engineer

By 10-20-23 DC
Subject to Planners Approval



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-07

LEGAL DESCRIPTION
Schrader Real Estate and Auction Co., Inc.

39.251 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the NW1/4 of Section 26, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a 1/2" iron pin found marking the southwest corner of the NW1/4 of said Section 26;

thence along the west line of the NW1/4 of said Section 26, also being the centerline of Township Road 56 (40' R/W), N00°05'33"W, a distance of 794.00 feet to a mag nail set;

thence, N89°48'58"E, a distance of 1970.00 feet to an iron pin set, passing an iron pin set at 20.00 feet;

thence, S00°11'04"E, a distance of 350.00 feet to an iron pin set;

thence, N89°48'58"E, a distance of 270.00 feet to an iron pin set;

thence, S16°25'00"E, a distance of 80.00 feet to an iron pin set;

thence, S70°35'39"E, a distance of 100.00 feet to an iron pin set;

thence, S21°15'05"E, a distance of 30.00 feet to an iron pin set;

thence, S06°45'42"W, a distance of 75.00 feet to an iron pin set;

thence, S27°59'35"W, a distance of 130.00 feet to an iron pin set;

thence, S46°30'04"W, a distance of 170.00 feet to an iron pin set on the south line of the NW1/4 of said Section 26;

thence along the south line of the NW1/4 of said Section 26, S89°48'58"W, a distance of 2174.49 feet to the Point of Beginning, passing an iron pin set 20.00 feet east thereof, and containing 39.251 acres of land, more or less, of which 0.365 acres lie in the road right of way, subject however to all legal highway and prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust - OR 2127, Page 69
Kinder-Segen, LLC - OR 2433, Page 215


Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 in April, 2023.

Date: May 25, 2023




Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

Acreage/Closure Check
Hancock Co. Engineer

By 6-20-23 ac
Subject to Planners Approval



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-08

LEGAL DESCRIPTION
Schrader Real Estate and Auction Co., Inc.

129.629 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the NW1/4 and the NE1/4 of Section 26, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the west line of the NW1/4 of said Section 26, described as lying, N00°05'33"W, a distance of 794.00 feet from a 1/2" iron pin found marking the southwest corner of the NW1/4 of said Section 26;

thence along the west line of the NW1/4 of said Section 26, also being the centerline of Township Road 56 (R/W Varies), N00°05'33"W, a distance of 1476.78 feet to a railroad spike found marking the southwest corner of a 4.000 acre tract of land conveyed to Rennie L. Pepple & Robert L. Pepple as described in OR 490, Page 1216 of the Hancock County Official Records;

thence along the south line of said 4.000 acre tract, S89°54'47"E, a distance of 416.74 feet (417.42 feet per prior deed) to a 1/2" iron pin found marking the southeast corner of said 4.000 acre tract;

thence along the east line of said 4.000 acre tract, N00°00'36"W, a distance of 417.27 feet (417.42 feet per prior deed), to a railroad spike found on the north line of the W1/2 of the NW1/4 of said Section 26, said railroad spike marking the northeast corner of said 4.000 acre tract;

thence along the north line of the W1/2 of the NW1/4 of said Section 26, also being the centerline of County Road 26 (40' R/W), S89°55'12"E, a distance of 906.21 feet to a railroad spike found marking the northwest corner of the E1/2 of the NW1/4 of said Section 26 and marking the northwest corner of a 4.00 acre tract of land conveyed to Mitchell Lee Montgomery as described in OR 2530, Page 661 of the Hancock County Official Records;

thence along the west line of the E1/2 of the NW1/4 of said Section 26, also being the west line of said 4.00 acre tract, S00°04'40"E, a distance of 388.82 feet to a 5/8" iron pin found marking the southwest corner of said 4.00 acre tract, passing a 12" concrete post at 20.00 feet;

thence along the south line of said 4.00 tract, N89°55'07"E, a distance of 448.12 feet to a 5/8" iron pin found marking the southeast corner of said 4.00 acre tract;

thence along the east line of said 4.00 acre tract, N00°04'40"W, a distance of 388.82 feet to a railroad spike found on the north line of the E1/2 of the NW1/4 of said Section 26, passing a 5/8" iron pin found 20.11 feet south thereof;

thence along the north line of the E1/2 of the NW1/4 of said Section 26, also being the centerline of said County Road 26, N89°55'07"E, a distance of 25.88 feet to a mag nail set marking the northwest corner of a 1.24 acre tract of land conveyed to Allan J. Baird as described in OR 988, Page 315 of the Hancock County Official Records;

thence along the west line of said 1.24 acre tract, S00°04'53"E, a distance of 270.00 feet to an iron pin set, passing an iron pin set at 20.00 feet;

thence along the south line of said 1.24 acre tract, N89°55'07"E, a distance of 200.00 feet to an iron pin set marking the southeast corner of said 1.24 acre tract;

thence along the east line of said 1.24 acre tract, N00°04'53"W, a distance of 90.00 feet to the centerline of Ottawa Creek;

thence along the centerline of Ottawa Creek for the following 10 courses;

- 1) thence, S30°29'59"E, a distance of 44.75 feet;
- 2) thence, S47°37'58"E, a distance of 88.49 feet;
- 3) thence, S73°12'03"E, a distance of 55.94 feet;
- 4) thence, S85°21'41"E, a distance of 57.54 feet;
- 5) thence, N41°14'07"E, a distance of 109.70 feet;
- 6) thence, N86°00'37"E, a distance of 60.04 feet;
- 7) thence, S49°17'56"E, a distance of 52.12 feet;
- 8) thence, S21°07'02"E, a distance of 56.16 feet;
- 9) thence, S82°46'46"E, a distance of 57.11 feet;
- 10) thence, N63°20'02"E, a distance of 68.46 feet to the southwest corner of a 1.500 acre tract of land conveyed to Barbara J. Lehman as described in OR 2423, Page 1638 of the Hancock County, Official Records, referenced by a 1/2" iron pin found, N00°23'35"W, a distance of 17.00 feet thereof;

thence continuing along centerline of Ottawa Creek, also being the south line of said 1.500 acre tract, for the following 4 courses;

- 1) thence, N69°03'20"E, a distance of 31.65 feet;
- 2) thence, S83°51'34"E, a distance of 54.65 feet;
- 3) thence, S50°19'25"E, a distance of 171.85 feet;
- 4) thence, S70°34'12"E, a distance of 131.79 feet to the southeast corner of said 1.500 acre tract, referenced by a 1/2" iron pin found (PAI cap), N00°14'20"W, a distance of 20.00 feet thereof;

thence continuing along centerline of Ottawa Creek for the following 15 courses;

- 1) thence, S54°50'35"E, a distance of 36.53 feet;
- 2) thence, S29°19'59"E, a distance of 56.88 feet;
- 3) thence, S13°37'33"W, a distance of 63.02 feet;
- 4) thence, S07°42'07"E, a distance of 39.54 feet;
- 5) thence, S53°07'33"E, a distance of 121.80 feet;
- 6) thence, S27°11'44"E, a distance of 280.06 feet;
- 7) thence, S00°47'06"W, a distance of 33.87 feet;
- 8) thence, S29°13'27"W, a distance of 110.51 feet;
- 9) thence, S11°19'12"W, a distance of 38.44 feet;
- 10) thence, S02°57'45"E, a distance of 67.22 feet;
- 11) thence, S40°51'15"E, a distance of 266.12 feet;
- 12) thence, S22°24'52"E, a distance of 79.95 feet;
- 13) thence, S38°16'47"E, a distance of 72.04 feet;
- 14) thence, S52°54'07"E, a distance of 178.03 feet;
- 15) thence, S24°50'01"E, a distance of 17.77 feet to the northerly L/A R/W line of Interstate Highway 75 (300' R/W);

thence leaving the centerline of Ottawa Creek, along the northerly L/A R/W line of said Interstate Highway 75, S45°33'39"W, a distance of 1531.99 feet to an iron pin set on the south line of the NW1/4 of said Section 26, passing an iron pin set at 30.00 feet;

thence along the south line of the NW1/4 of said Section 26, S89°48'58"W, a distance of 188.06 feet to an iron pin set;

thence, N46°30'04"E, a distance of 170.00 feet to an iron pin set;

thence, N27°59'35"E, a distance of 130.00 feet to an iron pin set;

thence, N06°45'42"E, a distance of 75.00 feet to an iron pin set;

thence, N21°15'05"W, a distance of 30.00 feet to an iron pin set;

thence, N70°35'39"W, a distance of 100.00 feet to an iron pin set;

thence, N16°25'00"W, a distance of 80.00 feet to an iron pin set;

thence, S89°48'58"W, a distance of 270.00 feet to an iron pin set;

thence, N00°11'04"W, a distance of 350.00 feet to an iron pin set;

thence, S89°48'58"W, a distance of 1970.00 feet to the Point of Beginning, passing an iron pin set 20.00 feet east thereof, and containing 129.629 acres of land, more or less, of which 1.106 acres lie in the road right of way, subject however to all legal highway and prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust – OR 2127, Page 69
Kinder-Segen, LLC – OR 2433, Page 215

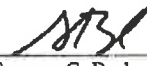
Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 in April, 2023.

Date: May 25, 2023





Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

Acreage/Closure Checked
Hancock Co. Engineer
BY G-20-23A



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-09

LEGAL DESCRIPTION
Schrader Real Estate and Auction Co., Inc.

3.077 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the NW1/4 of Section 26, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a railroad spike found on the north line of the E1/2 of the NW1/4 of said Section 26, described as lying, S89°55'07"W, a distance of 144.10 feet from a mug nail set marking the northeast corner of the NW1/4 of said Section 26, said railroad spike also marking the northwest corner of 1.500 acre tract of land conveyed to Barbara J. Lehman as described in OR 2423, Page 1638 of the Hancock County Official Records;

thence along the west line of said 1.500 acre tract, S00°23'35"E, a distance of 275.90 feet to the centerline of Ottawa Creek, passing an iron pin set at 20.00 feet and passing a 1/2" iron pin found at 258.90 feet;

thence along the centerline of Ottawa Creek for the following 10 courses;

- 1) thence, S63°20'02"W, a distance of 68.46 feet
- 2) thence, N82°46'46"W, a distance of 57.11 feet
- 3) thence, N21°07'02"W, a distance of 56.16 feet;
- 4) thence, N49°17'56"W, a distance of 52.12 feet;
- 5) thence, S86°00'37"W, a distance of 60.04 feet;
- 6) thence, S41°14'07"W, a distance of 109.70 feet;
- 7) thence, N85°21'41"W, a distance of 57.54 feet;
- 8) thence, N73°12'03"W, a distance of 55.94 feet;
- 9) thence, N47°37'58"W, a distance of 88.49 feet;
- 10) thence, N30°29'59"W, a distance of 44.75 feet to the east line of a 1.24 acre tract of land conveyed to Allan J. Baird as described in OR 988, Page 315 of the Hancock County Official Records;

thence leaving the centerline of said Ottawa Creek and along the east line of said 1.24 acre tract, N00°04'53"W, a distance of 180.00 feet to a mug nail set on the north line of the E1/2 of the NW1/4 of said Section 26, passing an iron pin set 20.00 feet south thereof;

thence along the north line of the E1/2 of the NW1/4 of said Section 26, also being the centerline of County Road 26 (40' R/W), N89°55'07"E, a distance of 507.14 feet to the Point of Beginning, containing 3.077 acres of land, more or less, of which 0.233 acres lie in the road right of way, subject however to all legal highway and prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust – OR 2127, Page 69
Kinder-Segen, LLC – OR 2433, Page 215

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 in April, 2023.

Date: May 25, 2023



MB

Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

Acresage/Closure Check
Hancock Co. Engineer

By 6-20-23 AC
Subject to Planners Approval



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-10

LEGAL DESCRIPTION
Schrader Real Estate and Auction Co., Inc.

25.431 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the W1/2 of the NE1/4 of Section 26, T1S, R9E, a tract of land bounded and described as follows:

Beginning at railroad spike found marking the northeast corner of the W1/2 of the NE1/4 of said Section 26;

thence along the east line of the W1/2 of the NE1/4 of said Section 26, S00°09'09"E, a distance of 1112.41 feet to the northerly L/A R/W line of Interstate Highway 75 (300' R/W), referenced by a 1/2" iron pin found (VHHA Cap), N07°44'20"W, a distance of 1.24 feet thereof;

thence along the northerly L/A R/W line of said Interstate Highway 75, S45°33'39"W, 715.43 feet to the centerline of Ottawa Creek, passing an iron pin set 30.00 feet northeast thereof;

thence continuing along centerline of Ottawa Creek for the following 15 courses;

- 1) thence, N24°50'01"W, a distance of 17.77 feet
- 2) thence, N52°54'07"W, a distance of 178.03 feet;
- 3) thence, N38°16'47"W, a distance of 72.04 feet;
- 4) thence, N22°24'52"W, a distance of 79.95 feet;
- 5) thence, N40°51'15"W, a distance of 266.12 feet;
- 6) thence, N02°57'45"W, a distance of 67.22 feet;
- 7) thence, N11°19'12"E, a distance of 38.44 feet;
- 8) thence, N29°13'27"E, a distance of 110.51 feet;
- 9) thence, N00°47'06"E, a distance of 33.87 feet;
- 10) thence, N27°11'44"W, a distance of 280.06 feet;
- 11) thence, N53°07'33"W, a distance of 121.80 feet;
- 12) thence, N07°42'07"W, a distance of 39.54 feet;
- 13) thence, N13°37'33"E, a distance of 63.02 feet;
- 14) thence, N29°19'59"W, a distance of 56.88 feet;
- 15) thence, N54°50'35"W, a distance of 36.53 feet to the southeast corner of a 1.500 acre tract of land conveyed to Barbara J. Lehman as described in OR 2423, Page 1638 of the Hancock County Official Records, referenced by a 1/2" iron pin found (PAI cap), N00°14'20"W, a distance of 20.00 feet thereof;

thence leaving the centerline of Ottawa Creek and along the east line of said 1.500 acre tract and the east line of a 1.150 acre tract of land conveyed to Barbara J. Lehman as described in OR 2423, Page 1638 of the Hancock County Official Records, N00°14'20"W, a distance of 425.00 feet to a railroad spike found on the north line of the W1/2 of the NE1/4 of said Section 26, passing an iron pin set 20.00 feet south thereof;

thence along the north line of the W1/2 of the NE1/4 of said Section 26, also being the centerline of County Road 26 (40' R/W), N89°45'40"E, a distance of 797.65 feet to a mag nail found marking the northwest corner of a 6.189 acre tract of land conveyed to Nathan E. Powell and Tabitha A. Powell as described in OR 2299, Page 1301 of the Hancock County Official Records;

thence along the westerly line of said 6.189 acre tract, S23°44'32"W, a distance of 209.17 feet to a 5/8" iron pin found (VHHA Cap) marking a westerly corner of said 6.189 acre tract;

thence along the westerly line of said 6.189 acre tract, N66°15'28"W, a distance of 83.59 feet to a 5/8" iron pin found (VHHA Cap) marking a westerly corner of said 6.189 acre tract;

thence along the westerly line of said 6.189 acre tract, S23°44'32"W, a distance of 640.60 feet to a 5/8" iron pin found (VHHA Cap) marking the southwest corner of said 6.189 acre tract;

thence along the south line of said 6.189 acre tract, S66°15'28"E, a distance of 400.00 feet to a 1/2" iron pin found (VHHA Cap) marking the southeast corner of said 6.189 acre tract;

thence along the easterly line of said 6.189 acre tract, N23°44'32"E, a distance of 640.60 feet to a 5/8" iron pin found (VHHA Cap) marking a easterly corner of said 6.189 acre tract;

thence along the easterly line of said 6.189 acre tract, N66°15'28"W, a distance of 256.41 feet to a 5/8" iron pin found (VHHA Cap) marking a easterly corner of said 6.189 acre tract;

thence along the easterly line of said 6.189 acre tract, N23°44'32"E, a distance of 235.86 feet to a mag nail found on the north line of the W1/2 of the NE1/4 of said Section 26, said mag nail marking the northeast corner of said 6.189 acre tract;

thence along the north line of the W1/2 of the NE1/4 of said Section 26, also being the centerline of said County Road 26, N89°45'40"E, a distance of 260.09 feet to the Point of Beginning, containing 25.431 acres of land, more or less, of which 0.486 acres lie in the road right of way, subject however to all legal highway and prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust – OR 2127, Page 69
Kinder-Segen, LLC – OR 2433, Page 215


Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 in April, 2023.

Date: May 25, 2023




Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

Acres/Closure Checked
Hancock Co. Engineer
BY G. 20-23 or



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-11

LEGAL DESCRIPTION
Schrader Real Estate and Auction Co., Inc.

5.051 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the SW1/4 of Section 26, T1S, R9E, a tract of land bounded and described as follows:

Beginning at mag nail set on the south line of the SW1/4 of said Section 26, described as lying S89°50'03"W, a distance of 1288.91 feet from a mag nail found marking the southeast corner of the SW1/4 of said Section 26;

thence along the south line of the SW1/4 of said Section 26, also being the centerline of Township Road 25 (33' R/W), S89°50'03"W, a distance of 500.00 feet to a mag nail found marking the southeast corner of a 4.259 acre tract of land conveyed to James S. Leming as described in OR 1045, Page 72 of the Hancock County Official Records;

thence along the east line of said 4.259 acre tract, N00°08'21"W, a distance of 440.00 feet to an iron pin set, passing a 1/2" iron pin found 20.07 feet north thereof;

thence, N89°50'03"E, a distance of 500.00 feet to an iron pin set;

thence, S00°08'21"E, a distance of 440.00 feet to the Point of Beginning, passing an iron pin set 16.50 feet north thereof, containing 5.051 acres of land, more or less, of which 0.189 acres lie in the road right of way, subject however to all legal highway and prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust – OR 2127, Page 69
Kinder-Sege, LLC – OR 2433, Page 215


Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 in April, 2023.

Date: May 25, 2023





Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

Acres/Closure Check
Hancock Co. Engineer

By G-20-23A
Subject to Planners Approval



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-12

LEGAL DESCRIPTION
Schrader Real Estate and Auction Co., Inc.

52.719 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the SW1/4 of Section 26, T1S, R9E, a tract of land bounded and described as follows:

Beginning at mag nail set on the south line of the SW1/4 of said Section 26, described as lying S89°50'03"W, a distance of 60.00 feet from a mag nail found marking the southeast corner of the SW1/4 of said Section 26;

thence along the south line of the SW1/4 of said Section 26, also being the centerline of Township Road 25 (R/W Varies), S89°50'03"W, a distance of 1228.91 feet to a mag nail set;

thence, N00°08'21"W, a distance of 440.00 feet to an iron pin set, passing an iron pin set at 16.50 feet;

thence, S89°50'03"W, a distance of 500.00 feet to an iron pin set on the east line of a 4.259 acre tract of land conveyed to James S. Leming as described in OR 1045, Page 72 of the Hancock County Official Records;

thence along the east line of said 4.259 acre tract, N00°08'21"W, a distance of 332.93 feet to the southerly L/A R/W line of Interstate Highway 75 (300.00' R/W), referenced by a 1/2" iron pin found, N00°08'21"W, a distance of 0.56 feet thereof;

thence along the southerly L/A R/W line of said Interstate 75, on a curve segment to the left in a northeasterly direction, having a radius of 12427.67 feet, a central angle of 0°17'58", an arc length of 64.95 feet, the chord of said curve bearing, N45°42'38"E, a distance of 64.95 feet to an iron pin set at the point of tangency of said curve;

thence along the southerly L/A R/W line of said Interstate Highway 75, N45°33'39"E, a distance of 1185.23 feet to the south line of a 9.000 acre tract of land conveyed to Margaret A. Hixson as described in OR 2466, Page 347 of the Hancock County Official Records, referenced by a 1/2" iron pin found, S89°54'15"W; a distance of 1.24 feet thereof;

thence along the south line of said 9.000 acre tract, N89°54'15"E, a distance of 895.07 feet (896.15 per prior deed) to an iron pin set on the east line of the SW1/4 of said Section 26, said iron pin marking the southeast corner of said 9.000 acre tract;

thence along the east line of the SW1/4 of said Section 26, S00°06'12"E, a distance of 1026.45 feet to an iron pin set marking the northeast corner of Deerefield Lane as platted in Plat Book 18, Page 32 of the Hancock County Plat Records, a private road shown as being attached to Lot 3 on said plat;

thence along the north line of Deerefield Lane, S89°50'03"W, a distance of 60.00 feet to an iron pin set marking the northwest corner of Deerefield Lane;

thence along the west line of said Deerefield Lane, S00°06'12"E, a distance of 618.00 feet to the Point of Beginning, passing an iron pin set 30.00 feet north thereof, containing 52.719 acres of land, more or less, of which 0.465 acre lies in the road right of way, subject however to all legal highways and prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust - OR 2127, Page 69
Kinder-Segen, LLC - OR 2433, Page 215

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. in April, 2023.

Date: June 12, 2023


NICK E. NIGH
Professional Surveyor #7384
Peterman Associates, Inc.



Acreage/Closure Checked
Hancock Co. Engineer
BY 0-20-23 DC

new
1/4
Ohio

X
✓



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-13

LEGAL DESCRIPTION
Schrader Real Estate and Auction Co., Inc.

8.458 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the W1/2 of the NE1/4 of Section 26, T1S, R9E, a tract of land bounded and described as follows:

Beginning a 1/2" iron pin found marking the southeast corner of the W1/2 of the NE1/4 of said Section 26;

thence along the south line of the W1/2 of the NE1/4 of said Section 26, also being the north line of Lot 3 of Deerefield Place Subdivision as platted in Plat Book 18, Page 32 of the Hancock County Plat Records, S89°48'59"W, a distance of 1178.94 feet (1178.60 feet per Plat) to the southerly L/A R/W line of Interstate highway 75 (300' R/W), referenced by a 1/2" iron pin found S89°48'59"W, a distance of 2.04 feet thereof;

thence along the southerly L/A R/W line of said Interstate Highway 75, N45°33'39"E, a distance of 450.30 feet to the westerly line of a 7.106 acre tract of land conveyed to Wade E. Weber & Janet M. Weber as described in OR 2504, Page 1357 of the Hancock County Official Records, referenced by a 5/8" iron pin found (PAI cap), N09°54'31"W, a distance of 0.56 feet;

thence along the southerly line of said 7.106 acre tract for the following 6 courses;

- 1) thence, S09°54'31"E, a distance of 182.68 feet (183.23 feet per prior deed) to a 5/8" iron pin found (PAI Cap);
- 2) thence, N89°49'05"E, a distance of 105.67 feet to a 5/8" iron pin found (PAI Cap);
- 3) thence, N46°48'08"E, a distance of 79.71 feet to a 5/8" iron pin found (PAI Cap);
- 4) thence, N38°44'27"E, a distance of 191.06 feet to a 5/8" iron pin found (PAI Cap);
- 5) thence, N54°34'18"E, a distance of 314.49 feet to a 5/8" iron pin found (PAI Cap);
- 6) thence, S87°25'49"E, a distance of 285.32 feet (285.30 feet per prior deed) to a 5/8" iron pin found (PAI Cap) on the east line of the W1/2 of the NE1/4 of said Section 26, said iron pin marking the southeast corner of said 7.106 acre tract;

thence along the east line of the W1/2 of the NE1/4 of said Section 26, S00°09'09"E, a distance of 504.99 feet (504.84 feet per prior deed) to the Point of Beginning, containing 8.458 acres of land, more or less, subject however to all prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust - OR 2127, Page 69
Kinder-Sege, LLC - OR 2433, Page 215

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above described tract of land must be transferred to an adjoining parcel and cannot be transferred separate and apart without consent from the proper zoning authority.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 in April, 2023.

Date: May 25, 2023



GB
Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

Acreage/Closure Checked
Hancock Co. Engineer
BY 6-20-23 OC

✓ X



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 23-0119-15

LEGAL DESCRIPTION

Schrader Real Estate and Auction Co., Inc.

57.219 Acres

Situated in Union Township, County of Hancock, State of Ohio and being a part of the SW1/4 of Section 26, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a 1/2" iron pin found marking the northwest corner of the SW1/4 of said Section 26;

thence along the north line of the SW1/4 of said Section 26, N89°48'58"E, a distance of 2362.55 feet to an iron pin set on the northerly L/A R/W line of Interstate Highway 75 (300' R/W), passing an iron pin set at 20.00 feet;

thence along the northerly L/A R/W line of said Interstate Highway 75, S45°33'39"W, a distance of 2337.68 feet to an iron pin set at a point of curvature in said L/A R/W;

thence continuing along the northerly L/A R/W line of said Interstate Highway 75, on a curve segment to the right in a southwesterly direction, having a radius of 12127.67 feet, a central angle of 4°24'03", an arc length of 931.53 feet, the chord of said curve bearing, S47°45'41"W, a distance of 931.31 feet to a mag nail set on the west line of the SW1/4 of said Section 26;

thence along the west line of the SW1/4 of said Section 26, also being the centerline of Township Road 56 (R/W Varies), N00°06'02"W, a distance of 777.42 feet to a mag nail set;

thence, N89°53'58"E, a distance of 416.87 feet to an iron pin set, passing an iron pin set at 20.00 feet;

thence, N00°06'02"W, a distance of 525.00 feet to an iron pin set;

thence, S89°53'58"W, a distance of 416.87 feet to a mag nail set on the west line of the SW1/4 of said Section 26, passing an iron pin set 20.00 feet east thereof;

thence along the west line of the SW1/4 of said Section 26, also being the centerline of Township Road 56 (R/W Varies), N00°06'02"W, a distance of 952.77 feet to the Point of Beginning, containing 57.219 acres of land, more or less, of which 1.250 acres lie in the road right of way, subject however to all legal highways and prior easements of record.

Hancock County Official Record:
Teresa A Rieman Living Trust - OR 2127, Page 69
Kinder-Segen, LLC - OR 2433, Page 215

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

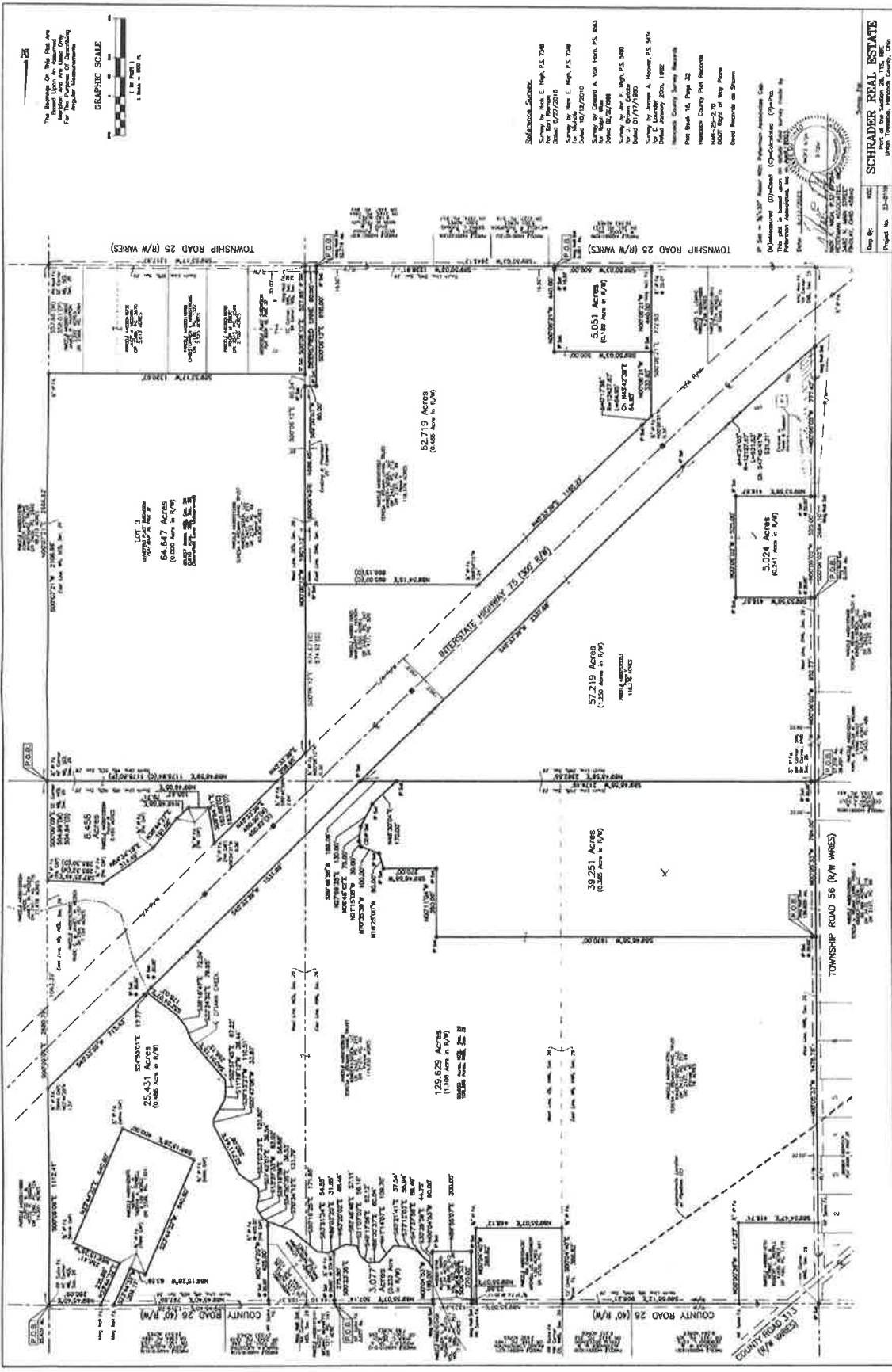
NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. in April, 2023.

Date: June 12, 2023

Acres/Closure Checked
Hancock Co. Engineer
BY 12-20-23





The Bearing On This Plat Are
 Made From The True Meridian
 For Hancock County, Missouri
 As Determined By
 Regular Measurements

GRAPHIC SCALE
 1 Inch = 100 Ft.

Reference Sources:
 Survey by Herb E. High, P.S., 798
 Dated 6/27/2018
 Survey by Herb E. High, P.S., 798
 Dated 10/12/2010
 Survey by Edward A. Van Natta, P.S., 800
 Dated 02/02/08
 Survey by John F. High, P.S., 800
 Dated 01/17/08
 Survey by James A. Hoover, P.S., 574
 Dated 02/02/08
 Plat Book 18, Page 32
 Hancock County Plat Records
 0001 Right of Way Plats
 Deed Records as Shown

Plat No. 11137, Master 020, Hancock County, Missouri
 (D) - Observed (O) - Calculated (P) - Plat
 The area is bounded as shown. The survey is made by
 the following methods:
 Date: 02/02/2018



SCHRAMER REAL ESTATE
 Project No. 23-0110
 Date: 02/02/2018

Acreage/Closure Checked
 Hancock Co. Engineer
 By 1-20-23
 Subject to Planners Approval

Acreage/Closure Checked
 Hancock Co. Engineer
 BY 1-20-23