

LEGAL DESCRIPTION

Pt. of the SE1/4 & Pt. of the NE1/4, Section 23,
Also Pt. of the NW1/4, Sec. 24, T2N, R12E,
Washington Township, Hancock County
State of Ohio

PARCEL 'A'

77.000 Acres

Situated in Washington Township, County of Hancock, State of Ohio and being a part of the Southeast Quarter and part of the Northeast Quarter of Section 23. Also being a part of the Northwest Quarter of Section 24, all in Township 2 North, Range 12 East, also being part of a Parcel of Land previously conveyed to FOGO, LLC, as per OR Book 2595, Page 274 of the Hancock County Deed Records, and being a part of Parcel #510000131760 and all of Parcel #510000131910, a Parcel of Land bounded and described as follows:

BEGINNING at a Boat Spike found marking the northeast corner of the Southeast Quarter of Section 23, said Spike being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along the east line of said Southeast Quarter, also being the centerline of County Road 23 (60' R/W), S 00°12'23" W, a distance of 1138.23 feet to a Mag Nail Set;

Thence, N 89°47'37" W, a distance of 436.68 feet to a 5/8 inch Capped Rebar Set and passing a 5/8 inch Capped Rebar Set at 30.00 feet;

Thence, S 00°12'23" W, a distance of 545.80 feet to a 5/8 inch Capped Rebar Set;

Thence, S 89°47'37" E, a distance of 436.68 feet to a Mag Nail Set on the east line of said Southeast Quarter and passing a 5/8 inch Capped Rebar Set 30.00 feet west thereof;

Thence along the east line of said Southeast Quarter, also being the centerline of County Road 23 (60' R/W), S 00°12'23" W, a distance of 750.12 feet to a Mag Nail Set marking the northeast corner of a Parcel of Land previously conveyed to Jonathan J. and Amanda M. Moyer, as per OR 2410, Page 2397 of the Hancock County Deed Records;

Thence along the north line of said Moyer Parcel, and as extended westerly, N 89°36'24" W, a distance of 1316.74 feet to a 5/8 inch Capped Rebar Set on the west line of the east half of the Southeast Quarter of said Section 23. Said Rebar also marking the northwest corner of a Parcel of Land previously conveyed to Robert T. and Dorothy I. Copas, as per Volume 503, Page 1102 of the Hancock County Deed Records and passing a 5/8 inch Capped Rebar set at 30.00 feet;

Thence along the west line of said east half, also being the east line of a Parcel of Land previously conveyed to Donna K. Wolke, as per Volume 1175, Page 283 and along the east line of a Parcel of Land previously conveyed to Jan E. Bair Trust, as per OR 2575, Page 2224 and OR 2139, Page 283 of the Hancock County Deed Records, N 00°19'15" E, a distance of 2433.04 feet to a 1/2 inch Rebar found marked "Peterman" marking the northwest corner of the east half of the Southeast Quarter of said Section 23, also marking the northeast corner of said Bair Parcel;

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PARCEL 'A'

77.000 Acres

(Cont.)

Thence along the north line of said Southeast Quarter, also being the south line of a Parcel of Land previously conveyed to the City of Fostoria, as per Volume 270, Page 369 of the Hancock County Deed Records, S 89°39'18" E, a distance of 391.89 feet to a 5/8 inch Capped Rebar Set on the East Bank of the East Branch of the Portage River and marking the southeast corner of said City of Fostoria Parcel;

Thence along the east line of said City of Fostoria Parcel and along another Parcel of Land previously conveyed to the City of Fostoria, as per Volume 270, Page 364 of the Hancock County Deed Records, also being the East Bank of the East Branch of said Portage River, the following Thirteen 13) courses:

1. N 25°42'53" E, a distance of 43.10 feet to a 5/8 inch Capped Rebar Set;
2. N 83°47'12" E, a distance of 44.64 feet to a 5/8 inch Capped Rebar Set;
3. N 42°34'17" E, a distance of 60.56 feet to a 5/8 inch Capped Rebar Set;
4. N 31°01'11" E, a distance of 132.84 feet to a 5/8 inch Capped Rebar Set;
5. N 29°03'06" E, a distance of 113.79 feet to a 5/8 inch Capped Rebar Set;
6. N 45°24'55" E, a distance of 41.07 feet to a 5/8 inch Capped Rebar Set;
7. N 63°58'14" E, a distance of 139.47 feet to a 5/8 inch Capped Rebar Set;
8. N 61°15'32" E, a distance of 90.02 feet to a 5/8 inch Capped Rebar Set;
9. N 64°24'37" E, a distance of 75.19 feet to a 5/8 inch Capped Rebar Set;
10. N 65°18'23" E, a distance of 234.91 feet to a 5/8 inch Capped Rebar Set;
11. N 65°09'59" E, a distance of 91.11 feet to a 5/8 inch Capped Rebar Set;
12. N 63°48'15" E, a distance of 87.56 feet to a 5/8 inch Capped Rebar Set;
13. N 64°47'32" E, a distance of 21.68 feet to a 5/8 inch Capped Rebar Set;

Thence leaving said East Bank and along a southwesterly line of said City of Fostoria Parcel, S 55°25'57" E, a distance of 214.19 feet to a 5/8 inch Capped Rebar Set on the westerly Right-of-Way of County Road 23 (60' R/W);

Thence along said westerly Right-of-Way, S 34°34'03" W, a distance of 370.00 feet to a 5/8 inch Capped Rebar Set at an angle point in said westerly Right-of-Way;

Thence continuing along said westerly Right-of-Way, S 00°02'13" E, a distance of 230.83 feet to a 5/8 inch Capped Rebar Set on the south line of the Northeast Quarter of Section 23;

Thence along said south line, also being the north line of the Southeast Quarter of said Section 23, S 89°39'18" E, a distance of 30.00 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 77.000 Acres of land, more or less, of which 1.300 acres lie within the west Right-of-Way of said County Road 23, all being subject to any prior easements of record or otherwise.

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PARCEL 'A'

77.000 Acres

(Cont.)

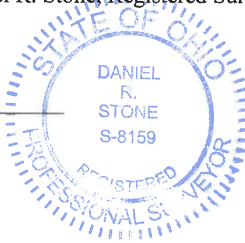
Of the 77.000 Acres described above, 76.204 acres lie within Parcel #510000131760 and 0.796 acres lie within Parcel #510000131910. 67.956 acres lie within the Southeast Quarter of Section 23, 8.248 acres lie within the Northeast Quarter of Section 23, and 0.796 acres lie within the Northwest Quarter of Section 24, more or less, all being subject to any prior easements of record or otherwise.

Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011). Distances referenced are ground distances.

Where described above, all 5/8 inch Capped Rebar Set are 30 inches in length, with an orange plastic cap stamped 'VHHA #8159' placed on top.

This description was prepared in accordance with a Field Survey performed in September 2023 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

Date: 18. OCT. 2023



Survey and Legal Description by:

Daniel R. Stone

Daniel R. Stone, P.E., P.S.
Ohio Registered Surveyor #8159

LEGAL DESCRIPTION

Pt. of the SE1/4, Section 23, T2N, R12E,
Washington Township, Hancock County
State of Ohio

PARCEL 'B'

5.472 Acres

Situated in Washington Township, County of Hancock, State of Ohio and being a part of the Southeast Quarter of Section 23, Township 2 North, Range 12 East, also being part of a Parcel of Land previously conveyed to FOGO, LLC, as per OR Book 2595, Page 274 of the Hancock County Deed Records, and being a part of Parcel #510000131760, a Parcel of Land bounded and described as follows:

Commencing at a Boat Spike found marking the northeast corner of the Southeast Quarter of Section 23;

Thence along the east line of said Southeast Quarter, also being the centerline of County Road 23 (60' R/W), S 00°12'23" W, a distance of 1138.23 feet to a Mag Nail Set and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence continuing along said east line and said centerline, S 00°12'23" W, a distance of 545.80 feet to a Mag Nail Set;

Thence, N 89°47'37" W, a distance of 436.68 feet to a 5/8 inch Capped Rebar Set and passing a 5/8 inch Capped Rebar Set at 30.00 feet;

Thence, N 00°12'23" E, a distance of 545.80 feet to a 5/8 inch Capped Rebar Set;

Thence, S 89°47'37" E, a distance of 436.68 feet to the PRINCIPAL POINT OF BEGINNING, and passing a 5/8 inch Capped Rebar Set 30.00 feet west thereof;

Containing 5.472 Acres of land, more or less, of which 0.376 acres lie within the west Right-of-Way of said County Road 23, all being subject to any prior easements of record or otherwise.

Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011). Distances referenced are ground distances.

Where described above, all 5/8 inch Capped Rebar Set are 30 inches in length, with an orange plastic cap stamped 'VHHA #8159' placed on top.

This description was prepared in accordance with a Field Survey performed in September 2023 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

Date: 18. Oct. 2023



Survey and Legal Description by:

Daniel R. Stone

Daniel R. Stone, P.E., P.S.
Ohio Registered Surveyor #8159

