

PARCEL 1

Bockrath & Associates Engineering and Surveying, LLC
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PARCEL 1 57.240 ACRE

Situated as being part of the North Half Northeast Quarter of Section 12, Town 6 North, Range 8 East, Swan Creek Township, Fulton County, Ohio, also being part of a 60 acre tract of land owned by Norman Mercer as recorded in Deed Volume 233, Page 874 and more particularly described as follows:

Commencing at a Mag nail and shiner found marking the Northwest corner of the Northeast Quarter of Section 12;

Thence North 89°28'28" East along the North line of the Northeast quarter (County Road B) a distance of 387.50 feet to a Mag nail set and the POINT OF BEGINNING;

Thence North 89°28'28" East continuing along said North line a distance of 1610.07 feet to a Mag nail set marking the Northwest corner of a 1 acre tract of land owned by Nathan R. Perry as recorded in Official Record Volume 267, Page 648;

Thence South 00°51'52" West along the West line of said 1 acre tract and the West line of a 2.500 acre tract of land owned by Linda Totzke as recorded in Official Record Volume 364, Page 1707, and the West line of a 3.000 acre tract of land owned by Scott Grant as recorded in Official Record Volume 269, Page 787, and the West line of a 3.709 acre tract of land owned by Arthur L. & Loretta L. Henson as recorded in Deed Volume 250, Page 166, the also West line of a 5.337 acre tract of land owned by Margie A. Pfaff as recorded in Official Record Volume 336, Page 149 a distance of 1320.26 feet to a point on the South line of the North half of the Northeast quarter (referenced by a 1/2 inch rebar located 0.55 feet North and 0.77 feet East) and passing a 5/8 inch rebar with ID cap set at 25.00 feet;

Thence South 89°30'24" West along said South line and continuing along the North line of said 5.337 acre tract and the North line of a 20 acre tract of land owned by the State of Ohio as recorded in Deed Volume 140, Page 445 a distance of 1969.30 feet to a point (referenced by a Department of Natural Resources 3 inch disc in a concrete monument found located 4.69 feet

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South and 1.87 feet West) and passing a Department of Natural Resources 3 inch disc in a concrete monument found at 647.15 feet;

Thence North $00^{\circ}30'23''$ East along the East line of said 20 acre tract a distance of 1018.99 feet to a 5/8 inch rebar with ID cap set;

Thence along a line of new division the following two courses;

North $89^{\circ}28'28''$ East a distance of 367.50 feet to a 5/8 inch rebar with ID cap set;

North $00^{\circ}30'23''$ East a distance of 300.00 feet to a point on the North line of the Northeast quarter and the POINT OF BEGINNING, and passing a 5/8 inch rebar with ID cap set at 270.00 feet, said tract containing 57.240 acres of land more or less..

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual field survey performed in August, 2024, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

Note: The bearings used in this description are on an assumed meridian assuming the North line of the Northeast Quarter of Section 12 to be North $89^{\circ}28'28''$ East and are for the purpose of angle determination only.



S.D.S. 8-20-24

Seth D. Schroeder P.S.
Registered Surveyor No. 8784
Bockrath & Associates
Engineering and Surveying, LLC