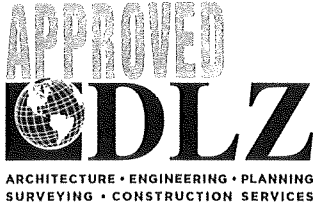


2-3-2021



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**54-5E34-20-01TQR**  
**34.726 ACRES**

Exhibit A

Description of NRCS Conservation Easement, NRCS Agreement Number: 54-5E34-20-01TQR on lands of Ryan Alan Dickson and Beth Dickson, prepared for USDA-Natural Resources Conservation Service.

Lying in the southeast quarter of Section 35, Township 6 South, Range 8 East, South and East of the First Principal Meridian Survey, Washington Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being a conservation easement on part of the Ryan Alan Dickson and Beth Dickson, 40 acre tract as deeded and described in Official Record 810, Page 712, and being more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rebar found (N=298,279.36, E=1,576,852.20, LAT=40°28'36.14", LON=83°54'28.22") at the center of Section 35, being the intersection of the center-line of Ohio Route 720 extended (Logan County Engineer's File X-81) and the quarter section line of said Section 35, said quarter section line also being a common line of Washington Township and Stokes Township and said rebar found being a northerly corner common to said 40 acre tract and the Christine E. Dickson 9.483 acre tract as deeded and described in Official Record 846, page 951, Parcel 6;

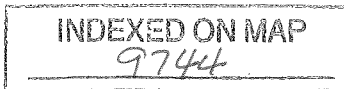
THENCE, with said quarter section line and township line and line common to said 40 acre and 9.483 acre tract, S 00°-46'-17" W, passing an iron rebar set at a distance of 20.05 feet, a total distance of 447.92 feet to an iron rod set (N=297,831.48, E=1,576,846.17, LAT=40°-28'31.71", LON=83°54'28.20") at the **TRUE POINT OF BEGINNING**;

THENCE, with new division lines through said 40 acre tract, the following three (3) courses:

1. **S 83°-24'-25" E**, a distance of **310.58 feet** to an iron rebar set;
2. **N 56°-50'-53" E**, a distance of **329.71 feet** to an iron rebar set; and
3. **N 19°-29'-58" E**, a distance of **241.27 feet** to an iron rebar set (N=298,203.56, E=1,577,511.27, LAT=40°-28'35.50", LON=83°54'19.68") on the southerly right-of-way line of said Ohio Route 720 (60 feet wide);

THENCE, with said southerly right-of-way line and through said 40 acre tract, **S 85°-10'-01" E**, passing an iron rebar set at a distance of 320.66 feet, a total distance of **641.33 feet** to an iron rod set (N=298,149.52, E=1,578,150.32, LAT=40°-28'35.06", LON=83°54'11.40") on the top of the bank of a creek;

THENCE, with new division lines through said 40 acre tract and said top of bank, the following two (2) courses:





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1. **S 00°-04'-33" E**, passing an iron rebar set at a distance of 488.00 feet, a total distance of **976.01 feet** to an iron rebar set; and

2. **S 00°-33'-29" W**, a distance of **319.28 feet** to an iron rebar set (N=296,854.25, E=1,578,148.50, LAT=40°-28'22.27", LON=83°54'11.15") on a line common to said 40 acre tract and the Christine E. Dickson 47.30 acre tract as deeded and described in Official Record 846, Page 933, Parcel 8, Tract II;

THENCE, with said common line, **N 88°-41'-58" W**, passing an iron rebar set at distances of 315.33 feet and 815.33 feet, a total distance of **1315.33 feet** to an iron rebar set (N=296,884.11, E=1,576,833.42, LAT=40°-28'22.35", LON=83°54'28.17") on the corner common to said 40 acre and 47.30 acre tracts, being on said quarter section line of Section 35 and on said common Township line, referenced by a concrete post found lying on its side bears **N 88°-41'-58" W**, a distance of 0.32 feet and being on the easterly line of the Ronald C. Barnes and Gloria J. Barnes, as trustees, 50 acre tract as deeded and described in Official Record 856, Page 717, Tract IV;

THENCE, with said quarter section line and township line and a line common to said 40 acre and 50 acre tracts, **N 00°-46'-17" E**, a distance of **64.71 feet** to a 5/8 inch iron rod found at a corner common to said 50 acre and 9.483 acre tracts and on the westerly line of said 40 acre tract;

THENCE, continuing with said quarter section and Township line and the line common to said 40 acre and 9.483 acre tracts, **N 00°-46'-17" E**, passing an iron rebar set at a distance of 435.29 feet, a total distance of **882.75 feet** to the **POINT OF BEGINNING**.

Containing **34.726 acres**, more or less.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

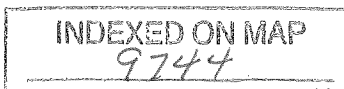
Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on grid north, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, epoch 2010), with the southerly right-of-way line of Ohio Route 720, having a bearing of **S 85°-10'-01" E**. Distances are expressed in U.S. survey feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. On December 23, 2020.

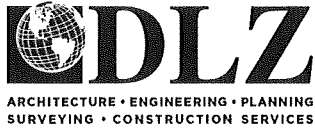
Exhibit B – Route of Ingress and Egress

The easement area described in Exhibit A is accessed by Ohio Route 720 in Logan County, Ohio (N=298,151.46, E=1,578,127.40, LAT=40°28'35.08", LON=83°54'11.69").

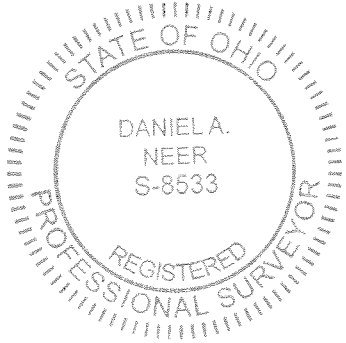
The aforementioned road is a public maintained road, and provides ingress and egress to the easement area as it is described in Exhibit A of the Warranty Deed.



117 N Madriver St, Bellefontaine, OH 43311 | OFFICE 937.593.7335 | ONLINE WWW.DLZ.COM



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Description prepared by:

  
Daniel A. Neer

Professional Surveyor No. 8533

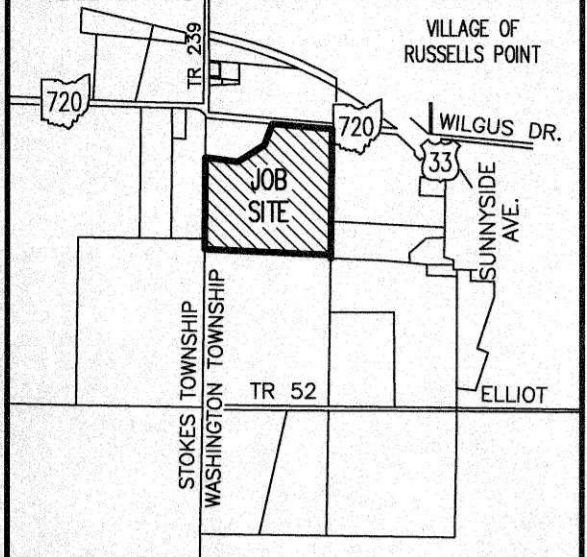
December 16, 2020.

2021-2126.00

INDEXED ON MAP  
9744



APPROVED



LOCATION MAP NOT TO SCALE

EXHIBIT A  
DESCRIPTION OF NRCS CONSERVATION EASEMENT, NRCS AGREEMENT NUMBER: 54-5E34-20-01TQR ON LANDS OF RYAN ALAN DICKSON AND BETH DICKSON, PREPARED FOR USDA-NATURAL RESOURCES CONSERVATION SERVICE.

LYING IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SOUTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN SURVEY, WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO (ALL RECORDS REFERENCED HEREIN REFER TO THE LOGAN COUNTY RECORDS OF DEEDS).

BEING A CONSERVATION EASEMENT ON PART OF THE RYAN ALAN DICKSON AND BETH DICKSON, 40 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 810, PAGE 712, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 IRON REBAR FOUND (N=298,279.36, E=1,576,852.20, LAT=40°28'36.14", LON=83°54'28.22") AT THE CENTER OF SECTION 35, BEING THE INTERSECTION OF THE CENTER-LINE OF OHIO ROUTE 720 EXTENDED (LOGAN COUNTY ENGINEER'S FILE X-81) AND THE QUARTER SECTION LINE OF SAID SECTION 35, SAID QUARTER SECTION LINE ALSO BEING A COMMON LINE OF WASHINGTON TOWNSHIP AND STOKES TOWNSHIP AND SAID REBAR FOUND BEING A NORTHERLY CORNER COMMON TO SAID 40 ACRE TRACT AND THE CHRISTINE E. DICKSON 9.483 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 846, PAGE 951, PARCEL 6;

THENCE, WITH SAID QUARTER SECTION LINE AND TOWNSHIP LINE AND LINE COMMON TO SAID 40 ACRE AND 9.483 ACRE TRACT, S 00°46'17" W, PASSING AN IRON REBAR SET AT A DISTANCE OF 20.05 FEET, A TOTAL DISTANCE OF 447.92 FEET TO AN IRON ROD SET (N=297,831.48, E=1,576,846.17, LAT=40°28'31.71", LON=83°54'28.20") AT THE TRUE POINT OF BEGINNING;

THENCE, WITH NEW DIVISION LINES THROUGH SAID 40 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- 1. S 83°-24'-25" E, A DISTANCE OF 310.58 FEET TO AN IRON REBAR SET;
2. N 56°-50'-53" E, A DISTANCE OF 329.71 FEET TO AN IRON REBAR SET; AND
3. N 19°-29'-58" E, A DISTANCE OF 241.27 FEET TO AN IRON REBAR SET (N=298,203.56, E=1,577,511.27, LAT=40°28'35.50", LON=83°54'19.68") ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OHIO ROUTE 720 (60 FEET WIDE);

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE AND THROUGH SAID 40 ACRE TRACT, S 85°-10'-01" E, PASSING AN IRON REBAR SET AT A DISTANCE OF 320.66 FEET, A TOTAL DISTANCE OF 641.33 FEET TO AN IRON ROD SET (N=298,149.52, E=1,578,150.32, LAT=40°28'35.06", LON=83°54'11.40") ON THE TOP OF THE BANK OF A CREEK;

THENCE, WITH NEW DIVISION LINES THROUGH SAID 40 ACRE TRACT AND SAID TOP OF BANK, THE FOLLOWING TWO (2) COURSES:

- 1. S 00°-04'-33" E, PASSING AN IRON REBAR SET AT A DISTANCE OF 488.00 FEET, A TOTAL DISTANCE OF 976.01 FEET TO AN IRON REBAR SET; AND
2. S 00°-33'-29" W, A DISTANCE OF 319.28 FEET TO AN IRON REBAR SET (N=296,854.25, E=1,578,148.50, LAT=40°28'22.27", LON=83°54'11.15") ON A LINE COMMON TO SAID 40 ACRE TRACT AND THE CHRISTINE E. DICKSON 47.30 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 846, PAGE 933, PARCEL 8, TRACT II;

THENCE, WITH SAID COMMON LINE, N 88°-41'-58" W, PASSING AN IRON REBAR SET AT DISTANCES OF 315.33 FEET AND 815.33 FEET, A TOTAL DISTANCE OF 1315.33 FEET TO AN IRON REBAR SET (N=296,884.11, E=1,576,833.42, LAT=40°28'22.35", LON=83°54'28.17") ON THE CORNER COMMON TO SAID 40 ACRE AND 47.30 ACRE TRACTS, BEING ON SAID QUARTER SECTION LINE OF SECTION 35 AND ON SAID COMMON TOWNSHIP LINE, REFERENCED BY A CONCRETE POST FOUND LYING ON ITS SIDE BEARS N 88°-41'-58" W, A DISTANCE OF 0.32 FEET AND BEING ON THE EASTERLY LINE OF THE RONALD C. BARNES AND GLORIA J. BARNES, AS TRUSTEES, 50 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 856, PAGE 717, TRACT IV;

THENCE, WITH SAID QUARTER SECTION LINE AND TOWNSHIP LINE AND A LINE COMMON TO SAID 40 ACRE AND 50 ACRE TRACTS, N 00°-46'-17" E, A DISTANCE OF 64.71 FEET TO A 5/8 INCH IRON ROD FOUND AT A CORNER COMMON TO SAID 50 ACRE AND 9.483 ACRE TRACTS AND ON THE WESTERLY LINE OF SAID 40 ACRE TRACT;

THENCE, CONTINUING WITH SAID QUARTER SECTION AND TOWNSHIP LINE AND THE LINE COMMON TO SAID 40 ACRE AND 9.483 ACRE TRACTS, N 00°-46'-17" E, PASSING AN IRON REBAR SET AT A DISTANCE OF 435.29 FEET, A TOTAL DISTANCE OF 882.75 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 34.726 ACRES, MORE OR LESS.

IRON REBAR SET, WHERE INDICATED, ARE 30 INCHES IN LENGTH, 5/8 INCH IN DIAMETER WITH A PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."

PROPERTY IS SUBJECT TO ANY AND ALL PREVIOUS EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES, DESCRIBED HEREIN, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF OHIO ROUTE 720, HAVING A BEARING OF S 85°-10'-01" E. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET. ALL OTHER MEASUREMENTS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY DLZ OHIO, INC. ON DECEMBER 23, 2020.

EXHIBIT B - ROUTE OF INGRESS AND EGRESS

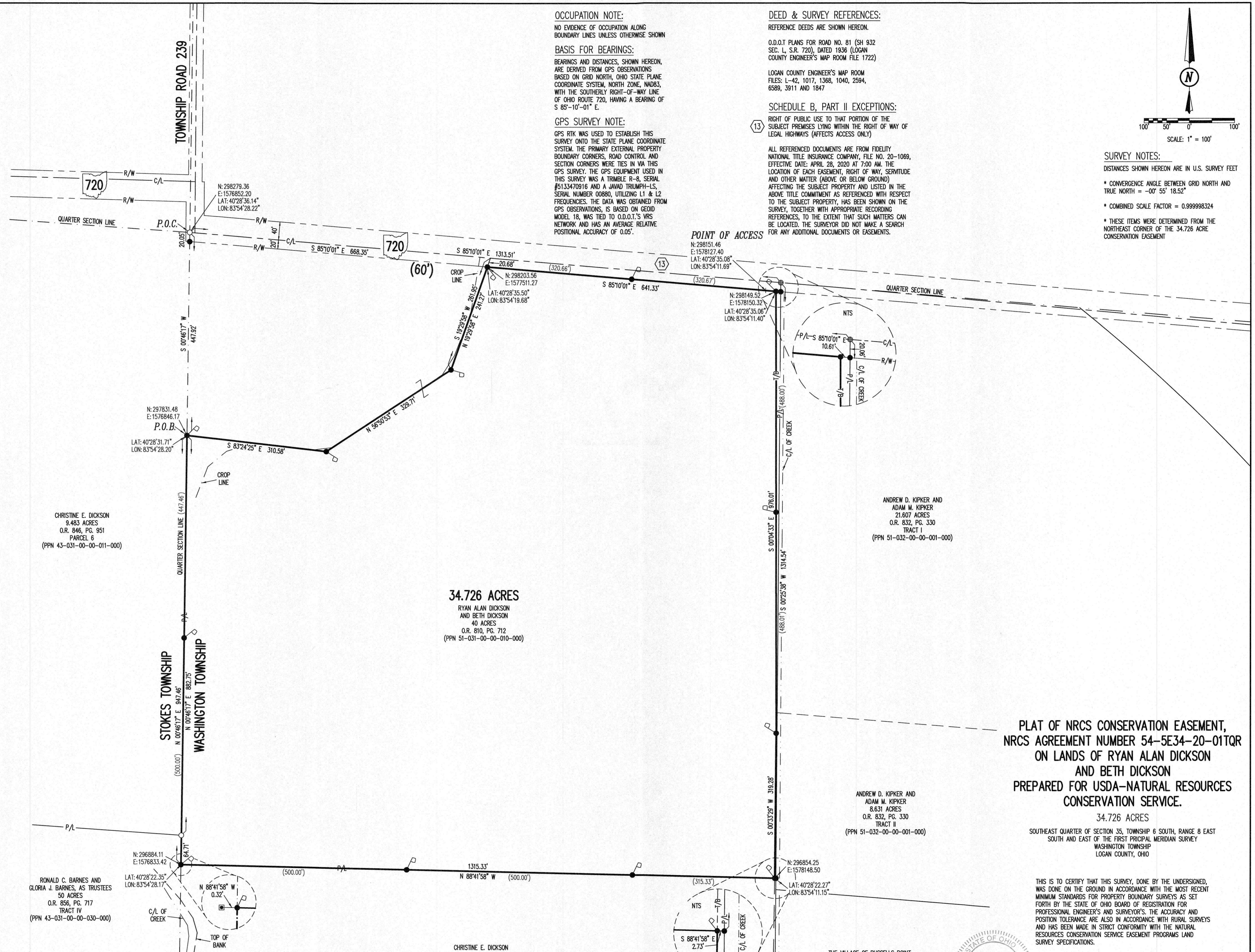
THE EASEMENT AREA DESCRIBED IN EXHIBIT A IS ACCESSED BY OHIO ROUTE 720 IN LOGAN COUNTY, OHIO (N=298,151.46, E=1,578,127.40, LAT=40°28'35.08", LON=83°54'11.69").

THE AFOREMENTIONED ROAD IS A PUBLIC MAINTAINED ROAD, AND PROVIDES INGRESS AND EGRESS TO THE EASEMENT AREA AS IT IS DESCRIBED IN EXHIBIT A OF THIS WARRANTY DEED.

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Table with columns: DRAWN BY, DESCRIPTION, REV. NO., DATE. Includes drawing number KSS and date 1/6/2021.

LEGEND table defining symbols for concrete post, iron rebar, steel post, top of bank, permanent parcel number, point of commencement, point of beginning, right-of-way, center-line, official record, page, and property line.



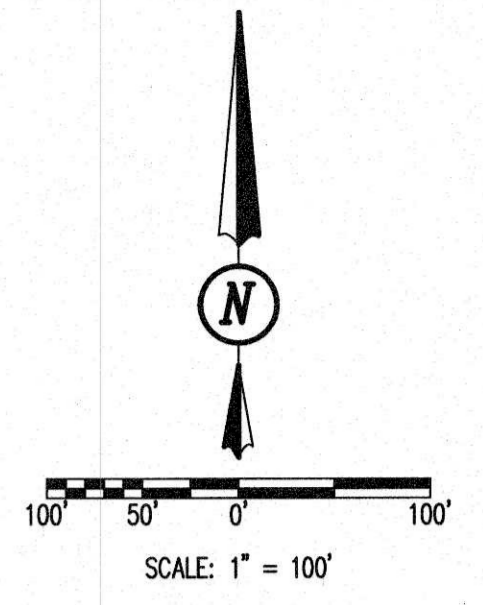
OCCUPATION NOTE: NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN. BASIS FOR BEARINGS: BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF OHIO ROUTE 720, HAVING A BEARING OF S 85°-10'-01" E.

GPS SURVEY NOTE: GPS RTK WAS USED TO ESTABLISH THIS SURVEY ONTO THE STATE PLANE COORDINATE SYSTEM. THE PRIMARY EXTERNAL PROPERTY BOUNDARY CORNERS, ROAD CONTROL AND SECTION CORNERS WERE TIES IN VIA THIS GPS SURVEY. THE GPS EQUIPMENT USED IN THIS SURVEY WAS A TRIMBLE R-8, SERIAL #5133470916 AND A JAVAD TRIUMPH-L5, SERIAL NUMBER 00880, UTILIZING L1 & L2 FREQUENCIES. THE DATA WAS OBTAINED FROM GPS OBSERVATIONS, IS BASED ON GEOID MODEL 18, WAS TIED TO O.D.O.T.'S VRS NETWORK AND HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.05'.

DEED & SURVEY REFERENCES: REFERENCE DEEDS ARE SHOWN HEREON. O.D.O.T PLANS FOR ROAD NO. 81 (SH 932 SEC. L, S.R. 720), DATED 1936 (LOGAN COUNTY ENGINEER'S MAP ROOM FILE 1722). LOGAN COUNTY ENGINEER'S MAP ROOM FILES: L-42, 1017, 1368, 1040, 2594, 6589, 3911 AND 1847.

SCHEDULE B, PART II EXCEPTIONS: RIGHT OF PUBLIC USE TO THAT PORTION OF THE SUBJECT PREMISES LYING WITHIN THE RIGHT OF WAY OF LEGAL HIGHWAYS (AFFECTS ACCESS ONLY).

ALL REFERENCED DOCUMENTS ARE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 20-1069, EFFECTIVE DATE: APRIL 28, 2020 AT 7:00 AM. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE ABOVE TITLE COMMITMENT AS REFERENCED WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE SURVEYOR DID NOT MAKE A SEARCH FOR ANY ADDITIONAL DOCUMENTS OR EASEMENTS.



SURVEY NOTES: DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET. \* CONVERGENCE ANGLE BETWEEN GRID NORTH AND TRUE NORTH = -00° 55' 18.52". \* COMBINED SCALE FACTOR = 0.999998324. \* THESE ITEMS WERE DETERMINED FROM THE NORTHEAST CORNER OF THE 34.726 ACRE CONSERVATION EASEMENT.

CHRISTINE E. DICKSON 9.483 ACRES O.R. 846, PG. 951 PARCEL 6 (PPN 43-031-00-00-011-000)

34.726 ACRES RYAN ALAN DICKSON AND BETH DICKSON 40 ACRES O.R. 810, PG. 712 (PPN 51-031-00-00-010-000)

ANDREW D. KIPKER AND ADAM M. KIPKER 21.807 ACRES O.R. 832, PG. 330 TRACT I (PPN 51-032-00-00-001-000)

ANDREW D. KIPKER AND ADAM M. KIPKER 8.631 ACRES O.R. 832, PG. 330 TRACT II (PPN 51-032-00-00-001-000)

PLAT OF NRCS CONSERVATION EASEMENT, NRCS AGREEMENT NUMBER 54-5E34-20-01TQR ON LANDS OF RYAN ALAN DICKSON AND BETH DICKSON PREPARED FOR USDA-NATURAL RESOURCES CONSERVATION SERVICE.

34.726 ACRES SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 8 EAST SOUTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN SURVEY WASHINGTON TOWNSHIP LOGAN COUNTY, OHIO

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE STATE OF OHIO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS AND HAS BEEN MADE IN STRICT CONFORMITY WITH THE NATURAL RESOURCES CONSERVATION SERVICE EASEMENT PROGRAMS LAND SURVEY SPECIFICATIONS.



DANIEL A. NEER PROFESSIONAL SURVEYOR NO. 8533 DECEMBER 23, 2020