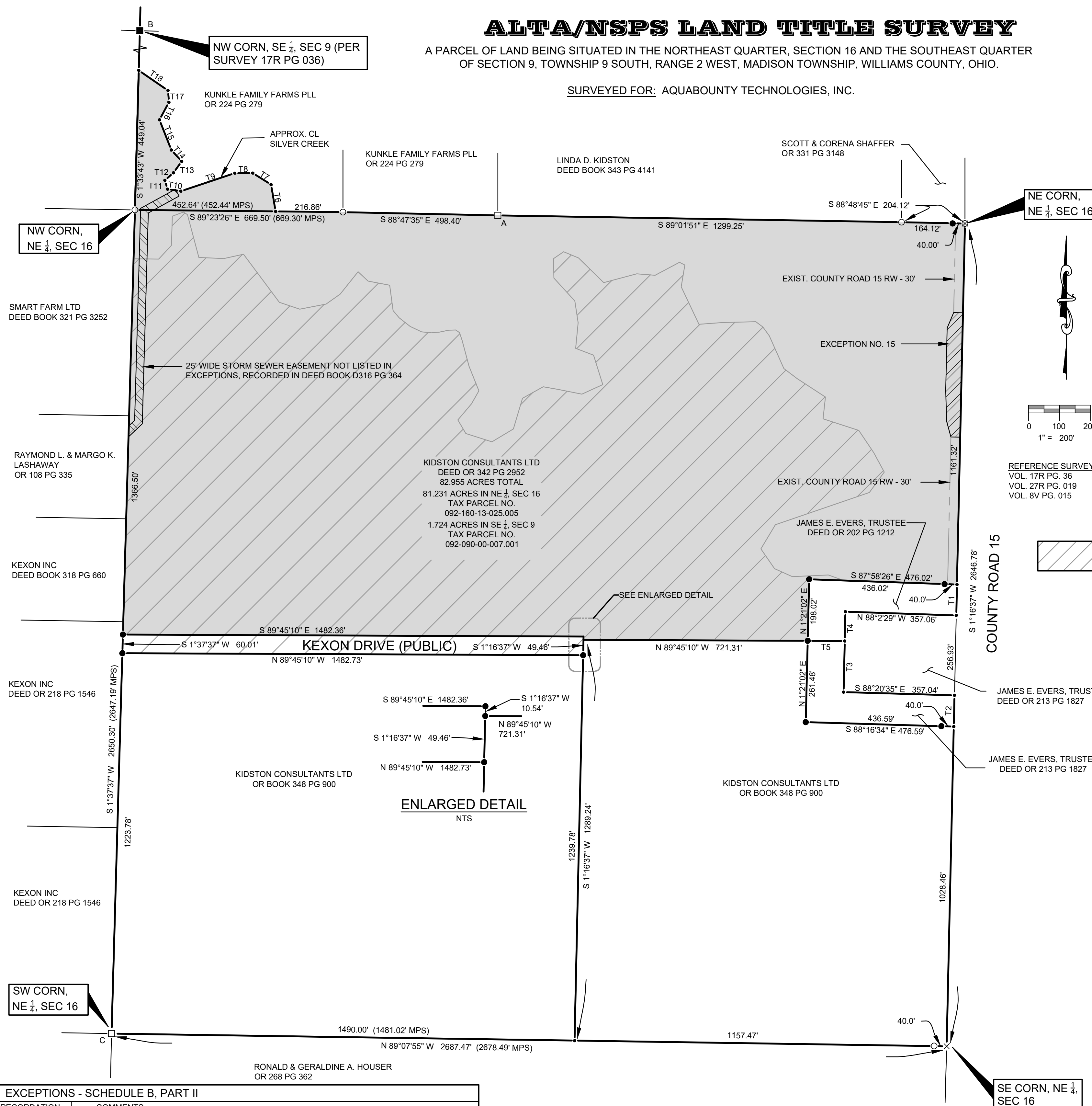


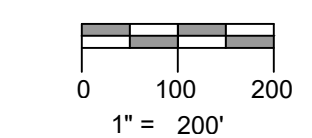
# ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST QUARTER, SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 2 WEST, MADISON TOWNSHIP, WILLIAMS COUNTY, OHIO.

SURVEYED FOR: AQUABOUNTY TECHNOLOGIES, INC.



TANGENT TABLE		
NO	BEARING	DISTANCE
T1	S 1°16'37\"	99.53'
T2	S 1°16'37\"	100.54'
T3	S 1°16'37\"	164.43'
T4	S 1°16'37\"	94.38'
T5	N 89°45'10\"	119.21'
T6	N 9°37'46\"	87.52'
T7	N 57°5'00\"	69.41'
T8	S 89°45'50\"	57.96'
T9	S 71°35'09\"	183.04'
T10	N 81°37'11\"	43.11'
T11	N 16°46'42\"	29.83'
T12	N 48°47'13\"	36.96'
T13	N 35°39'55\"	45.03'
T14	N 42°19'01\"	49.44'
T15	N 21°24'17\"	104.26'
T16	N 28°16'28\"	64.08'
T17	N 4°40'09\"	38.15'
T18	N 55°31'23\"	114.10'

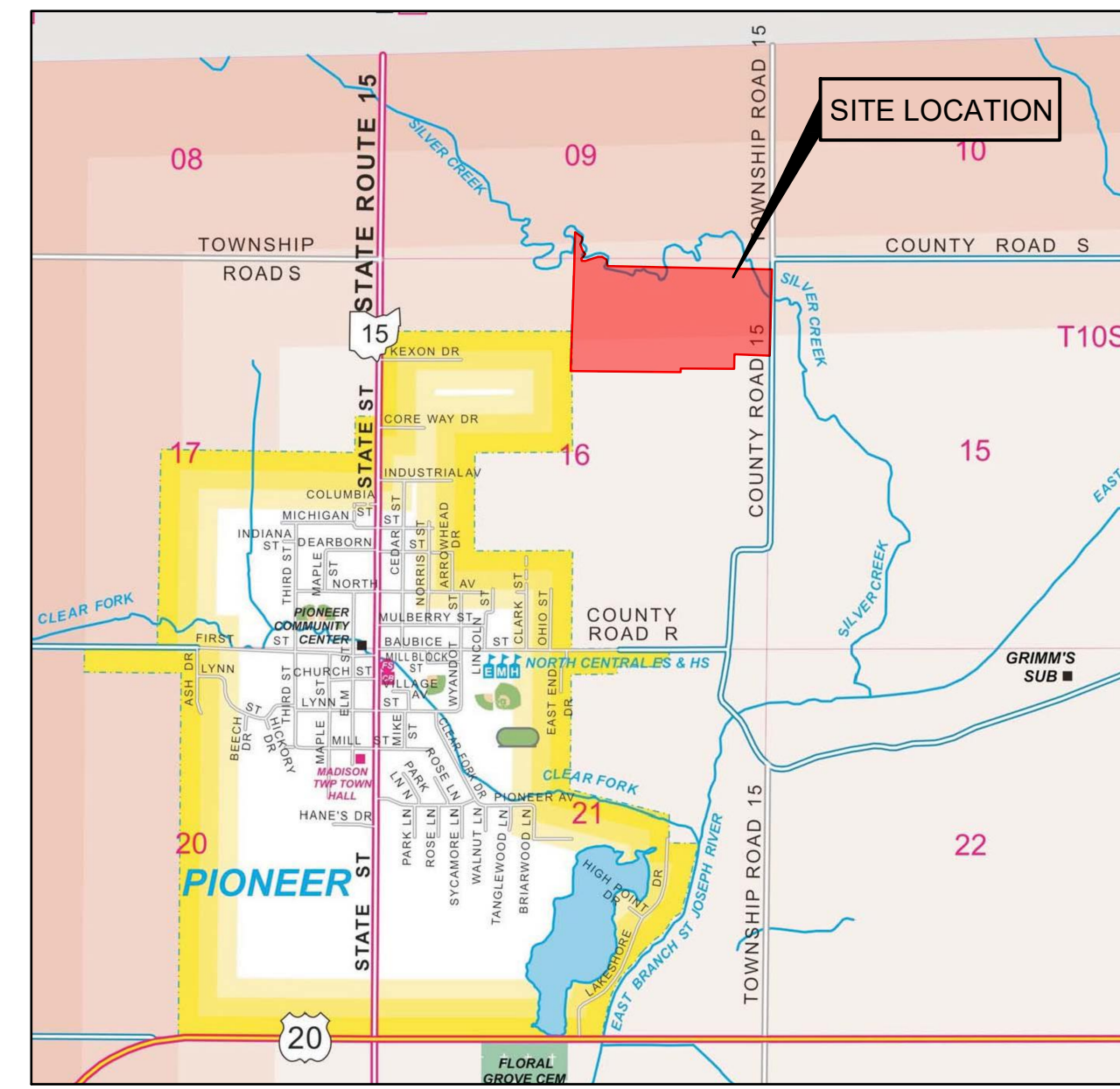


REFERENCE SURVEYS:  
VOL. 17R PG. 36  
VOL. 27R PG. 019  
VOL. 8V PG. 015

INDICATES THE PORTION OF PROPERTY REMOVED FROM FLOOD ZONE A IN FEMA LETTER OF MAP AMENDMENT

### LEGEND

- PLACED 5/8\"
- × FOUND P.K. NAIL
- POINT ESTABLISHED THIS SURVEY
- (R) RECORDED DISTANCE FROM DEED
- (MPS) MEASURE DISTANCE PREVIOUS SURVEY
- ⊠ FOUND RAILROAD SPIKE
- ⊡ FOUND IRON PIN OR PIPE
- ▲ FOUND STONE
- (M) MEASURED DISTANCE THIS SURVEY
- A □ FOUND STEEL POST IN CONCRETE
- B □ FOUND SLED SHOE (17R PG 036)
- C □ FOUND WOOD CORNER POST (8V PG 015)



VICINITY MAP  
NTS

**PROPERTY ADDRESS:**  
7 KEXON DRIVE, PIONEER, OHIO 43554

**DEED REFERENCE**  
DEED OR 342 PG 2952  
PARCEL NO: 092-160-13-025.005 & 092-090-00-007.001

**LEGAL DESCRIPTION:**  
BEING A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER, SECTION 16, AND THE SOUTHEAST QUARTER, SECTION 9, TOWNSHIP 9 SOUTH, RANGE 2 WEST, MADISON TOWNSHIP, WILLIAMS COUNTY, OHIO, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16, SAID POINT BEING A PK NAIL FOUND THIS SURVEY;  
THENCE NORTH 89 DEGREES 07 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 2687.47 FEET TO A WOOD POST FOUND THIS SURVEY AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE NORTH 01 DEGREES 37 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 A DISTANCE OF 1283.76 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;  
THENCE CONTINUING NORTH 01 DEGREES 37 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1366.50 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16, SAID POINT BEING A REBAR FOUND THIS SURVEY;  
THENCE NORTH 01 DEGREES 33 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 449.04 FEET TO THE APPROXIMATE CENTER LINE OF SILVER CREEK;

THENCE FOLLOWING THE APPROXIMATE CENTERLINE OF SILVER CREEK THE FOLLOWING COURSES:  
SOUTH 55 DEGREES 31 MINUTES 23 SECONDS EAST A DISTANCE OF 114.10 FEET TO A POINT;  
SOUTH 04 DEGREES 40 MINUTES 09 SECONDS EAST A DISTANCE OF 38.15 FEET TO A POINT;  
SOUTH 29 DEGREES 16 MINUTES 28 SECONDS WEST A DISTANCE OF 64.89 FEET TO A POINT; SOUTH 21 DEGREES 24 MINUTES 17 SECONDS EAST A DISTANCE OF 104.26 FEET TO A POINT; SOUTH 42 DEGREES 19 MINUTES 01 SECONDS EAST A DISTANCE OF 49.44 FEET TO A POINT;  
SOUTH 35 DEGREES 39 MINUTES 55 SECONDS WEST A DISTANCE OF 45.03 FEET TO A POINT; SOUTH 48 DEGREES 47 MINUTES 13 SECONDS WEST A DISTANCE OF 36.96 FEET TO A POINT; SOUTH 16 DEGREES 46 MINUTES 42 SECONDS EAST A DISTANCE OF 29.83 FEET TO A POINT;  
SOUTH 81 DEGREES 37 MINUTES 11 SECONDS EAST A DISTANCE OF 43.11 FEET TO A POINT;  
NORTH 71 DEGREES 35 MINUTES 09 SECONDS EAST A DISTANCE OF 183.04 FEET TO A POINT; NORTH 89 DEGREES 48 MINUTES 50 SECONDS EAST A DISTANCE OF 57.96 FEET TO A POINT; SOUTH 57 DEGREES 05 MINUTES 08 SECONDS EAST A DISTANCE OF 69.41 FEET TO A POINT;  
SOUTH 09 DEGREES 37 MINUTES 46 SECONDS EAST A DISTANCE OF 87.52 FEET TO THE NORTH LINE OF SAID SECTION 16;

THENCE SOUTH 89 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 216.86 FEET TO A REBAR FOUND THIS SURVEY;  
THENCE SOUTH 88 DEGREES 47 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 498.40 FEET TO THE CENTER OF A STEEL POST FOUND THIS SURVEY;  
THENCE SOUTH 89 DEGREES 01 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 1299.25 FEET TO A STEEL PIN FOUND THIS SURVEY;  
THENCE, SOUTH 88 DEGREES 48 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 204.12 FEET TO THE NORTHEAST CORNER OF SAID SECTION 16, SAID POINT BEING A RAILROAD SPIKE FOUND THIS SURVEY;  
THENCE SOUTH 01 DEGREES 16 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 16 A DISTANCE OF 1161.32 FEET TO A POINT;

THENCE NORTH 87 DEGREES 58 MINUTES 26 SECONDS WEST A DISTANCE OF 40.0 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY;  
THENCE CONTINUING NORTH 87 DEGREES 58 MINUTES 26 SECONDS WEST A DISTANCE OF 436.02 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY;  
THENCE SOUTH 01 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 198.02 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY;  
THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST A DISTANCE OF 721.31 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY;  
THENCE NORTH 01 DEGREES 16 MINUTES 37 SECONDS EAST A DISTANCE OF 10.54 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY;  
THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST A DISTANCE OF 1482.36 FEET THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 82.955 ACRES, MORE OR LESS, (1.724 ACRES IN THE SOUTHEAST QUARTER OF SAID SECTION 9 AND 81.231 ACRES IN THE NORTHEAST QUARTER OF SAID SECTION 16) AND SUBJECT TO HIGHWAY RIGHTS OF WAY AND EASEMENTS OF RECORD. THE BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON STATE PLANE COORDINATES, SPC 83, ZONE-OHIO NORTH.

**TITLE COMMITMENT:**  
THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1071317-DC72, ISSUED AUGUST 20, 2021 (REVISED OCTOBER 27, 2021).  
**EXCEPTIONS - SCHEDULE B, PART II EXCEPTIONS ARE SHOWN IN THE TABLE ON THIS SHEET.**

**GROSS AREA OF PROPERTY SURVEYED:**  
82.955 ACRES

**CURRENT ZONING:**  
THIS PARCEL IS ZONED M-2, GENERAL INDUSTRIAL.

**FLOOD HAZARD ZONE:**  
A PORTION OF THIS PROPERTY IS LOCATED IN ZONE A (1% CHANCE FLOOD WITH NO BASE FLOOD ELEVATION) AS SHOWN ON THE FEMA FIRM MAP WILLIAMS COUNTY, OHIO, COMMUNITY PANEL NO. 390785 00508, EFFECTIVE DATE, AUGUST 19, 1987. THIS PROPERTY IS ALSO SUBJECT TO A FEMA LETTER OF MAP AMENDMENT CASE 21-05-2875A (JUNE 3, 2021) THAT REMOVED A PORTION OF THIS PROPERTY FROM ZONE A AND PLACED THE PORTION REMOVED IN A ZONE X (SHADED), INDICATES AN AREA WHERE THE ANNUAL FLOOD RISK IS BETWEEN ONE PERCENT AND 0.2 PERCENT. THE AREA THAT WAS REMOVED FROM THE ZONE A FLOOD ZONE IS CROSS HATCHED IN THE SURVEY DRAWING.

**EVIDENCE OF CONSTRUCTION ACTIVITIES:**  
NO CONSTRUCTION ACTIVITY WAS OBSERVED DURING THE PERFORMANCE OF THIS SURVEY. A TEMPORARY ACCESS DRIVE HAS BEEN CONSTRUCTED OFF OF COUNTY ROAD 15. EVIDENCE OF SOIL BORING WORK WAS OBSERVED.

TO AQUABOUNTY FARMS OHIO LLC, AN OHIO LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, KIDSTON CONSULTANTS LTD AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 13, 14, 15 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 2, 2021.  
DATE OF PLAT: SEPTEMBER 15, 2021

DENNIS M. BELL  
REGISTERED SURVEYOR NO. 6717



THE BEARINGS SHOWN ON THE PLAT ABOVE ARE BASED ON STATE PLANE COORDINATES, SPC83, ZONE-OHIO NORTH. THIS SURVEY HAS BEEN RECORDED IN VOL. 10V PAGE 158 OF THE WILLIAMS COUNTY SURVEY RECORDS.

1  
2

REPLACEMENT COPY 4/20/2022

EXCEPTIONS - SCHEDULE B, PART II		
NO.	RECORDATION	COMMENTS
1	N/A	CANNOT BE PLOTTED
2	N/A	CANNOT BE PLOTTED
3	N/A	CANNOT BE PLOTTED
4	N/A	CANNOT BE PLOTTED
5	N/A	CANNOT BE PLOTTED
6	N/A	CANNOT BE PLOTTED
7	N/A	CANNOT BE PLOTTED
8	N/A	CANNOT BE PLOTTED
9	N/A	CANNOT BE PLOTTED
10	N/A	CANNOT BE PLOTTED
11	BOOK 342 PG 2944	CANNOT BE PLOTTED
12	BOOK 344 PG 2145	THE ENTIRE SUBJECT PARCEL IS INCLUDED IN THIS ANNEXATION
13	BOOK 342 PG 2963	THIS AGREEMENT IS FOR TWO ADJACENT PARCELS TO THE SOUTH OF THE SUBJECT PROPERTY
14	BOOK 269 PG 605	THIS LEASE AGREEMENT COVERS THE ENTIRE SUBJECT PROPERTY
15	BOOK 306 PG 528	THIS HAS BEEN PLATTED ADJACENT TO COUNTY ROAD 15
16	BOOK 344 PG 2168	THE ENTIRE SUBJECT PARCEL IS INCLUDED IN THIS ANNEXATION
17	N/A	CANNOT BE PLOTTED
18	N/A	CANNOT BE PLOTTED
19	N/A	CANNOT BE PLOTTED
20	N/A	CANNOT BE PLOTTED
21	N/A	CANNOT BE PLOTTED
22	N/A	CANNOT BE PLOTTED
23	N/A	THE 48 X76 ELLIPTICAL CULVERT IS LOCATED WITHIN THE EXISTING CR 15 RIGHT OF WAY OF 30'

REVISED: 11/02/2021, 04/19/2022, 04/20/2022

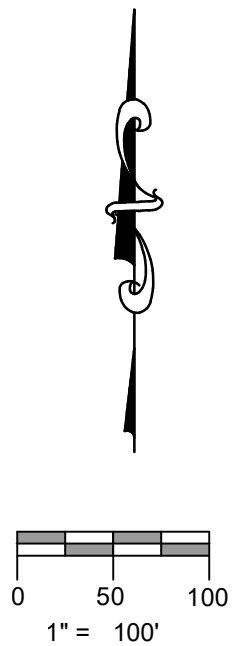
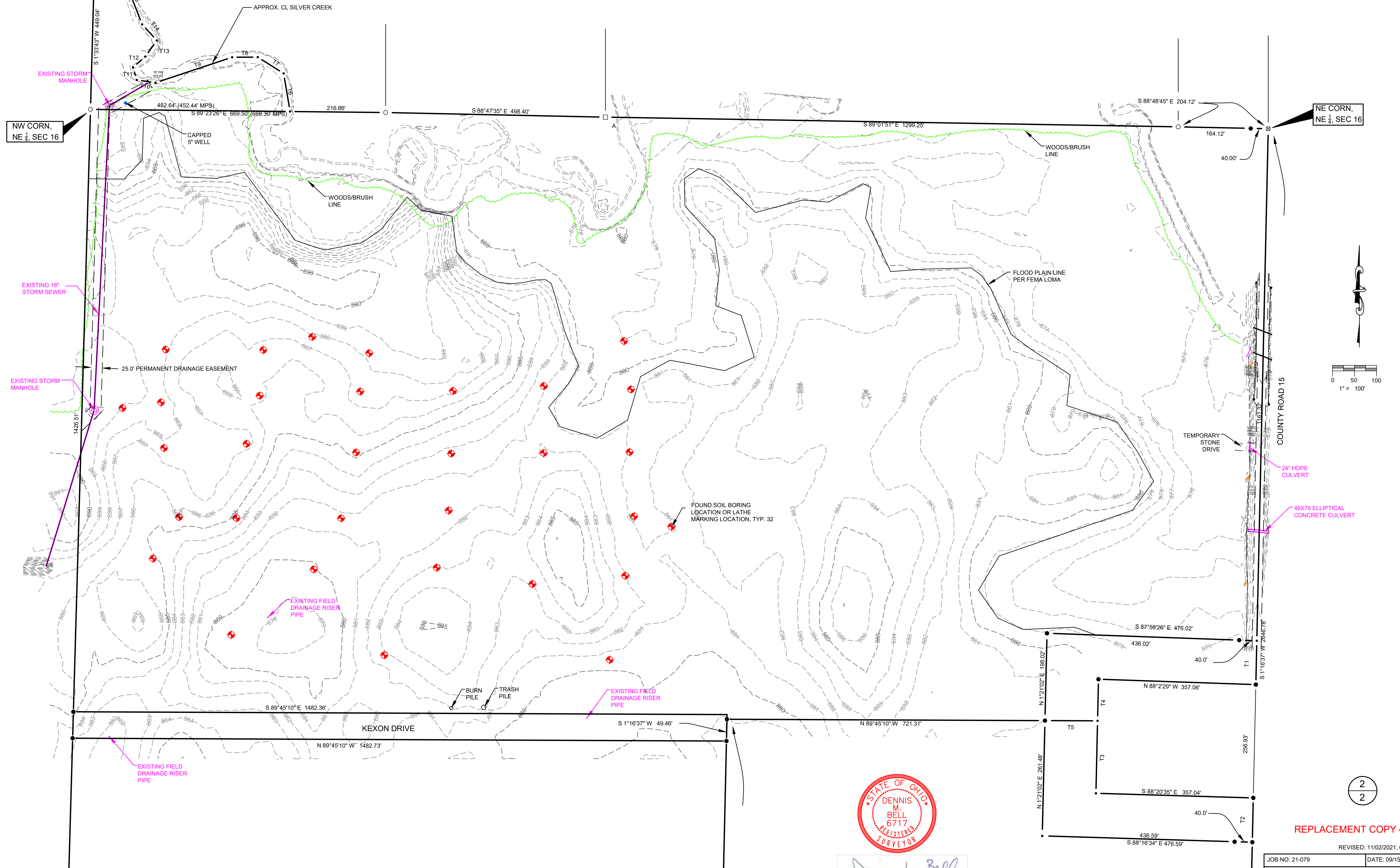
JOB NO: 21-079 DATE: 09/15/2021

05691A State Route 15  
P.O. Box 565  
Bryan, OH 43506  
419-636-2585  
419-636-8434  
bellengineeringlimited.com

ORIGINAL DOCUMENT SIZE: 36"x24" (ARCH D)

# ALTA/NSPS LAND TITLE SURVEY

TOPOGRAPHIC & PHYSICAL FEATURE SURVEY



*Dennis M. Bell*

2  
2

REPLACEMENT COPY 4/20/2022

REVISED: 11/02/2021, 04/19/2022, 04/20/2022

JOB NO: 21-079 DATE: 09/15/2021

ORIGINAL DOCUMENT SIZE: 36"x24" (ARCH D)

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