

# BOUNDARY SURVEY

## PART OF NORTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 1 EAST, VILLAGE OF EDON, WILLIAMS COUNTY, OHIO

### FOR AGRACEL, INC.

**DESCRIPTIONS**

**PARCEL 1:** Situated in the Northeast one-quarter (1/4) of Section 20, Town 7 North, Range 1 East, Township of Florence, County of Williams and State of Ohio, to wit: Described as being a part of the East part of Outlot Number One (1) to the Village of Edon, Florence Township, Williams County, Ohio, as shown on the Appraisers Plat of 1910, described as, commencing at a point 85 feet West and 212 feet South of the Northwest corner of Lot Number Seven (7) in West View Addition to the Village of Edon, Williams County, Ohio, running; Thence South to the right-of-way of the Wabash Railway now known as Indiana Northeastern Railway; Thence in a Northeasterly direction along said right-of-way to the West line of West View Addition to said Village of Edon, County and State aforesaid; Thence North along said line to a point 212 feet South of the North line of Lots Five (5), Six (6), and Seven (7), in said West View Addition to said Village of Edon, said county and State aforesaid; Thence West to the place of beginning. Subject to legal highways. Now known as Outlot 3, survey reference 40224. PPN: 071-200-05-016.000

**PARCEL 2:** Situated in the Village of Edon, County of Williams and State of Ohio: And known as and being the North part of Outlot Three (3) as shown by the Auditor's Plat for the year 1961, in the Northeast one-quarter (1/4) of Section 20, Town 7 North, Range 1 East, and more particularly described as follows: Commencing at the Northwest corner of Lot Number Seven (7) in Westview Addition to the said Village of Edon, running; Thence West along the South line of Indiana Street a distance of 85 feet to the East line of a certain easement given to the incorporated Village of Edon, which easement is recorded in Volume 104, Page 261 of the Deed Records of Williams County, Ohio; Thence South along the East line of said easement a distance of 212 feet; Thence East on a line parallel with the north line of said Section a distance of approximately 254 feet recorded, 224 feet measured, to the west line of Lot Eight (8) in Westview Addition; Thence North approximately 80 feet to the south line of Lot Five (5) in said Addition; Thence West along the South line of Lots Five (5), Six (6), and Seven (7); Thence North 132 feet along the West side of Lot Seven (7) to the point of beginning, but subject to all legal highways. PPN: 071-200-05-015.000

**PARCEL 4:** Situated in the Village of Edon, County of Williams, and State of Ohio and bounded and described as follows: Known as and being Lot Number forty-two (42) in and of West View Addition to the village of Edon, Williams County, Ohio. part of PPN: 071-200-05-007. 000

**PARCEL 5:** Situated in the Village of Edon, County of Williams, and State of Ohio: Known as and being Lots Numbered Forty-Three (43), Forty-Four (44), Forty-Nine (49), Fifty (50), Fifty-One (51), Fifty-Two (52), Fifty-Five (55), Fifty-Six (56), (Sixty-One (61), Sixty-Two (62), Sixty-Three (63), Sixty-Four (64), Sixty-Eight (68), Sixty-Nine (69), Seventy (70), and Seventy-One (71) in and of West View Addition to the said Village of Edon, Ohio;

TOGETHER WITH that portion of the West one-half (1/2) of vacated Toner Street lying south of the north line of Lot Forty-Three (43) and the East one-half (1/2) of vacated Toner Street lying South of North line of the South one-half (1/2) of vacated West View Street adjacent to Lot 44 and South one-half (1/2) of vacated West View Street, adjacent to Lot 44 in West View Addition and North of the Wabash Railroad now known as Indiana Northeastern Railway as vacated and South one-half (1/2) vacated West View Street adjacent to Lot Forty-Four (44) and also West one-half (1/2) of vacated alley adjacent to Lots Forty-Four (44), Forty-Nine (49), Fifty-Two (52), Fifty-Six (56), Sixty-One (61), Sixty-Four (64), Sixty-Eight (68), and Seventy (70), all vacated by Ordinance No. 7-92 of the Village of Edon, recorded in Volume 16, Page 589, of the Miscellaneous Records of Williams County, Ohio.

The land shown in this survey is the same parcel(s) described in Esquire Interstate Title, LLC, as agent for Fidelity National Title Insurance Company, Commitment # ESQ-4510-21, dated July 26, 20

**PARCEL A** (Legal for 25' x 135.83' piece of land to school): Situated in the Northeast 1/4 of Section 20, Township 7 North Range 1 East, Village of Edon, County of Williams, and State of Ohio, being part of a parcel of land conveyed to Copperfoam Properties, LLC by Deed Book 346, Page 4941 of the Williams County Records, bounded and described as follows: Commencing at a found iron pin with cap stamped "6717" on the southerly right-of-way line of Indiana Street West (a.k.a. SR 34) at the northwest corner of Lot 7 of the plat of West View Addition to the Village of Edon, as recorded in Plat Book 3, Page 42 of the Williams County Records;

Thence South 01 degrees, 30 minutes, 09 seconds West along the westerly line of said Lot 7 a distance of 132.00 feet to a found iron pin with cap being illegible at the southwest corner of said Lot 7; Thence South 88 degrees, 34 minutes 50 seconds East along the southerly line of Lots 7, 6 and 5 of said West View Addition a distance of 142.99 feet to a found iron pin with cap stamped "6717" on the West line of Lot 8 of said West View Addition, extended northerly; Thence South 01 degrees, 30 minutes, 09 seconds West along the west line of said Lot 8 (passing a found iron pin at 79.98 feet) a total distance of 139.60 feet, to a capped iron pin set and also being the PLACE OF BEGINNING of the parcel herein described:

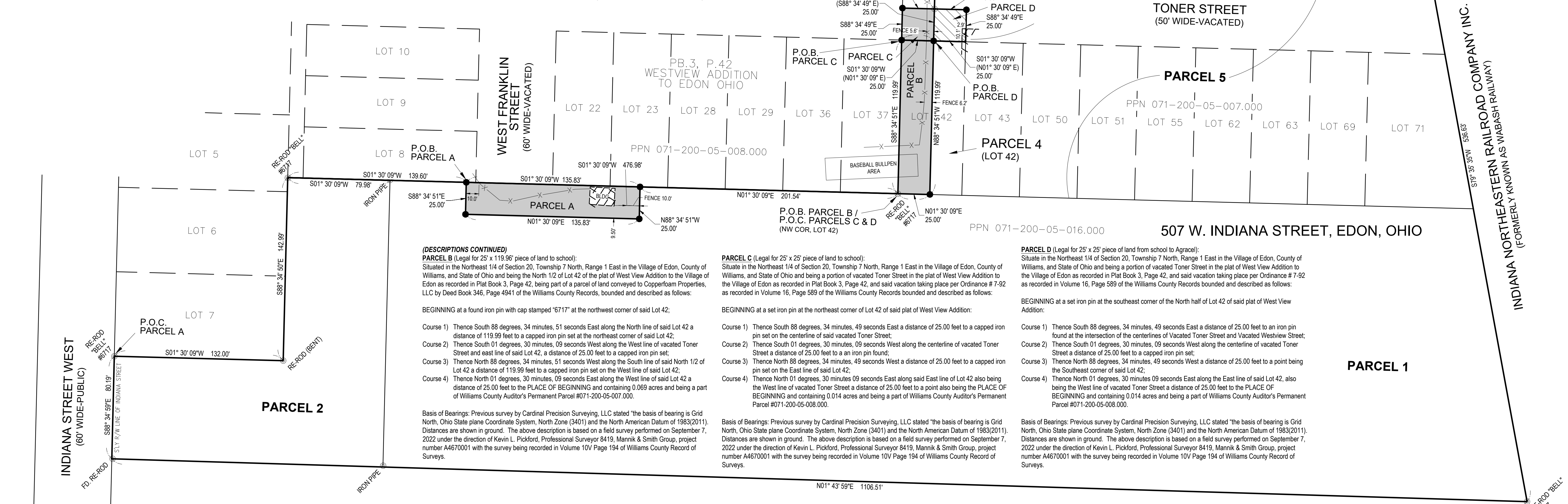
Course 1) Thence South 01 degrees, 30 minutes, 09 seconds West continuing along said west line of the plat of West View Addition a distance of 135.83 feet to capped iron pin set located North 01 degrees 30 minutes 09 seconds East 201.54 feet from the Northwest corner of Lot 42 of the plat of West View Addition to the Village of Edon;

Course 2) Thence North 88 degrees, 34 minutes 51 seconds West a distance of 25.00 feet to a capped iron pin set;

Course 3) Thence North 01 degrees, 30 minutes, 09 seconds East a distance of 135.83 feet to a capped iron pin set;

Course 4) Thence South 88 degrees, 34 minutes, 51 seconds East a distance of 25.00 feet to a capped iron pin set also being the PLACE OF BEGINNING and containing 0.078 acres and being a part of Williams County Auditor's Permanent Parcel #071-200-05-016.000.

Basis of Bearings: Previous survey by Cardinal Precision Surveying, LLC stated "the basis of bearing is Grid North, Ohio State plane Coordinate System, North Zone (3401) and the North American Datum of 1983(2011). Distances are shown in ground. The above description is based on a field survey performed on September 7, 2022 under the direction of Kevin L. Pickford, Professional Surveyor 8419, Mannik & Smith Group, project number A4670001 with the survey being recorded in Volume 10V Page 194 of Williams County Record of Surveys. (DESCRIPTIONS CONTINUED BELOW)



**BASIS OF BEARING:**  
PREVIOUS SURVEY BY CARDINAL PRECISION SURVEYING, LLC WHICH STATED "The basis of bearings is Grid North, Ohio State Plane Coordinate System, North Zone (3401), NAD 83 (2011). Distances are shown in ground."

**(DESCRIPTIONS CONTINUED)**

**PARCEL B** (Legal for 25' x 119.99' piece of land to school): Situated in the Northeast 1/4 of Section 20, Township 7 North, Range 1 East in the Village of Edon, County of Williams, and State of Ohio and being the North 1/2 of Lot 42 of the plat of West View Addition to the Village of Edon as recorded in Plat Book 3, Page 42, being part of a parcel of land conveyed to Copperfoam Properties, LLC by Deed Book 346, Page 4941 of the Williams County Records, bounded and described as follows: BEGINNING at a found iron pin with cap stamped "6717" at the northwest corner of said Lot 42;

Course 1) Thence South 88 degrees, 34 minutes, 51 seconds East along the North line of said Lot 42 a distance of 119.99 feet to a capped iron pin set at the northeast corner of said Lot 42;

Course 2) Thence South 01 degrees, 30 minutes, 09 seconds West along the West line of vacated Toner Street and east line of said Lot 42, a distance of 25.00 feet to a capped iron pin set;

Course 3) Thence North 88 degrees, 34 minutes, 51 seconds West along the South line of said North 1/2 of Lot 42 a distance of 119.99 feet to a capped iron pin set on the West line of said Lot 42;

Course 4) Thence North 01 degrees, 30 minutes, 09 seconds East along the West line of said Lot 42 a distance of 25.00 feet to the PLACE OF BEGINNING and containing 0.069 acres and being a part of Williams County Auditor's Permanent Parcel #071-200-05-007.000.

Basis of Bearings: Previous survey by Cardinal Precision Surveying, LLC stated "the basis of bearing is Grid North, Ohio State plane Coordinate System, North Zone (3401) and the North American Datum of 1983(2011). Distances are shown in ground. The above description is based on a field survey performed on September 7, 2022 under the direction of Kevin L. Pickford, Professional Surveyor 8419, Mannik & Smith Group, project number A4670001 with the survey being recorded in Volume 10V Page 194 of Williams County Record of Surveys.

**PARCEL C** (Legal for 25' x 25' piece of land to school): Situate in the Northeast 1/4 of Section 20, Township 7 North, Range 1 East in the Village of Edon, County of Williams, and State of Ohio and being a portion of vacated Toner Street in the plat of West View Addition to the Village of Edon as recorded in Plat Book 3, Page 42, and said vacation taking place per Ordinance # 7-92 as recorded in Volume 16, Page 589 of the Williams County Records bounded and described as follows: BEGINNING at a set iron pin at the northeast corner of Lot 42 of said plat of West View Addition:

Course 1) Thence South 88 degrees, 34 minutes, 49 seconds East a distance of 25.00 feet to a capped iron pin set on the centerline of said vacated Toner Street;

Course 2) Thence South 01 degrees, 30 minutes, 09 seconds West along the centerline of vacated Toner Street a distance of 25.00 feet to an iron pin found;

Course 3) Thence North 88 degrees, 34 minutes, 49 seconds West a distance of 25.00 feet to a capped iron pin set on the East line of said Lot 42;

Course 4) Thence North 01 degrees, 30 minutes 09 seconds East along said East line of Lot 42 also being the West line of vacated Toner Street a distance of 25.00 feet to a point also being the PLACE OF BEGINNING and containing 0.014 acres and being a part of Williams County Auditor's Permanent Parcel #071-200-05-008.000.

Basis of Bearings: Previous survey by Cardinal Precision Surveying, LLC stated "the basis of bearing is Grid North, Ohio State plane Coordinate System, North Zone (3401) and the North American Datum of 1983(2011). Distances are shown in ground. The above description is based on a field survey performed on September 7, 2022 under the direction of Kevin L. Pickford, Professional Surveyor 8419, Mannik & Smith Group, project number A4670001 with the survey being recorded in Volume 10V Page 194 of Williams County Record of Surveys.

**PARCEL D** (Legal for 25' x 25' piece of land from school to Agracel): Situate in the Northeast 1/4 of Section 20, Township 7 North, Range 1 East in the Village of Edon, County of Williams, and State of Ohio and being a portion of vacated Toner Street in the plat of West View Addition to the Village of Edon as recorded in Plat Book 3, Page 42, and said vacation taking place per Ordinance # 7-92 as recorded in Volume 16, Page 589 of the Williams County Records bounded and described as follows: BEGINNING at a set iron pin at the southeast corner of the North half of Lot 42 of said plat of West View Addition:

Course 1) Thence South 88 degrees, 34 minutes, 49 seconds East a distance of 25.00 feet to an iron pin found at the intersection of the centerlines of Vacated Toner Street and Vacated Westview Street;

Course 2) Thence South 01 degrees, 30 minutes, 09 seconds West along the centerline of vacated Toner Street a distance of 25.00 feet to a capped iron pin set;

Course 3) Thence North 88 degrees, 34 minutes, 49 seconds West a distance of 25.00 feet to a point being the Southeast corner of said Lot 42;

Course 4) Thence North 01 degrees, 30 minutes 09 seconds East along the East line of said Lot 42, also being the West line of vacated Toner Street a distance of 25.00 feet to the PLACE OF BEGINNING and containing 0.014 acres and being a part of Williams County Auditor's Permanent Parcel #071-200-05-008.000.

Basis of Bearings: Previous survey by Cardinal Precision Surveying, LLC stated "the basis of bearing is Grid North, Ohio State plane Coordinate System, North Zone (3401) and the North American Datum of 1983(2011). Distances are shown in ground. The above description is based on a field survey performed on September 7, 2022 under the direction of Kevin L. Pickford, Professional Surveyor 8419, Mannik & Smith Group, project number A4670001 with the survey being recorded in Volume 10V Page 194 of Williams County Record of Surveys.

**CERTIFICATION:**  
THIS SURVEY MEETS THE REQUIREMENTS OF PARAGRAPH (B) OF RULE 4733-37-04 OF THE ADMINISTRATIVE CODE. THE UNDERSIGNED STATES TO THE CORPORATION NAMED HEREON THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE SURVEY MADE IN MARCH OF 2022 BY THE UNDERSIGNED AS ESTABLISHED BY ACTUAL FIELD MEASUREMENTS; THAT NO ENCROACHMENTS BY OR ON THE PLATTED PREMISES EXIST, UNLESS OTHERWISE SHOWN AND NOTED. THIS SURVEY HAS BEEN RECORDED IN VOL. 10V PAGE 194 OF THE WILLIAMS COUNTY RECORD OF SURVEYS.

*Kevin L. Pickford*  
KEVIN L. PICKFORD, P.S.  
LICENSED PROFESSIONAL SURVEYOR  
OHIO LICENSE NO. S-8419  
DATE: 10/13/2022  
JOB NUMBER: A4670001



W:\Projects\Projects A-E\A4670001\CAD\SURVEY\A4670001\_BOUNDARY (rev. 11-22-2022).dwg - Last printed 11/22/2022 12:48 PM