

**Description for  
Machine-Pro Technologies, LLC.  
5.684 Acres**

Being part of a 32.60 acres tract, located in the Northeast Quarter of Section 2, Jefferson Township, Town 6 South, Range 2 East, Jefferson Township, Town 6 South, Range 2 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at an Iron Pin Found marking the Northeast corner of Section 2;

Thence South 00°13'44" West along the East line of the Northeast Quarter of Section 2, a distance of nine hundred thirty-seven and eighty-seven hundredths feet (444.25') to an Iron Pin Found;

Thence North 89°46'16" West a distance of seventy-eight and zero hundredths feet (78.00') to an Iron Pin Set, marking the **TRUE POINT OF BEGINNING**;

Thence South 00°13'44" West a distance of four hundred ninety and fifty-five hundredths feet (490.55') to a Mag Nail Set, passing an Iron Pin Set at 460.05';

Thence North 79°25'04" West along the approximate centerline of Mud Pike, a distance of five hundred seventy-three and ninety-eight hundredths feet (573.98') to a Railroad Spike Found;

Thence North 00°25'24" East along the East line of a tract as recorded in Instrument #201800000051, a distance of three hundred eighty-seven and forty hundredths feet (387.40') to an Iron Pin Set, passing an Iron Pin Set at 30.48';

Thence South 89°46'16" East a distance of five hundred sixty-three and thirty-two hundredths feet (563.32') to the **TRUE POINT OF BEGINNING**, containing **5.684 acres** of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Instrument #201400004449

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in April of 2024 and is on file with the Mercer County Engineers Office.

**Ingress/Egress Easement**  
**0.179 Acres**

Being part of a 32.60 acres tract, located in the Northeast Quarter of Section 2, Jefferson Township, Town 6 South, Range 2 East, Jefferson Township, Town 6 South, Range 2 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at an Iron Pin Found marking the Northeast corner of Section 2;

Thence South 00°13'44" West along the East line of the Northeast Quarter of Section 2, a distance of nine hundred thirty-seven and eighty-seven hundredths feet (444.25') to an Iron Pin Found;

Thence North 89°46'16" West a distance of six hundred twenty-one and thirty-two hundredths feet (621.32') to a point, marking the **TRUE POINT OF BEGINNING**;

Thence South 00°25'24" West a distance of three hundred ninety-one and five hundredths feet (391.05') to a point;

Thence North 79°25'04" West along the approximate centerline of Mud Pike, a distance of twenty and thirty-two hundredths feet (20.32') to a Railroad Spike Found;

Thence North 00°25'24" East along the East line of a tract as recorded in Instrument #201800000051, a distance of three hundred eighty-seven and forty hundredths feet (387.40') to an Iron Pin Set, passing an Iron Pin Set at 30.48';

Thence South 89°46'16" East a distance of twenty and zero hundredths feet (20.00') to the **TRUE POINT OF BEGINNING**, containing **0.179 acres** of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference:

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in April of 2024 and is on file with the Mercer County Engineers Office.

**Description for  
Machine-Pro Technologies, LLC.  
0.891 Acres**

Being part of a 32.60 acres tract, located in the Northeast Quarter of Section 2, Jefferson Township, Town 6 South, Range 2 East, Jefferson Township, Town 6 South, Range 2 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at an Iron Pin Found marking the Northeast corner of Section 2;

Thence South  $00^{\circ}13'44''$  West along the East line of the Northeast Quarter of Section 2, a distance of nine hundred thirty-seven and eighty-seven hundredths feet (444.25') to an Iron Pin Found, marking the **TRUE POINT OF BEGINNING**;

Thence continuing South  $00^{\circ}13'44''$  West along the East line of the Northeast Quarter of Section 2, a distance of five hundred four and eighty hundredths feet (504.80') to a point;

Thence North  $79^{\circ}25'04''$  West along the approximate centerline of Mud Pike, a distance of seventy-nine and twenty-nine hundredths feet (79.29') to a Mag Nail Set;

Thence North  $00^{\circ}13'44''$  East a distance of four hundred ninety and fifty-five hundredths feet (490.55') to an Iron Pin Set, passing an Iron Pin Set at 30.50';

Thence South  $89^{\circ}46'16''$  East a distance of seventy-eight and zero hundredths feet (78.00') to the **TRUE POINT OF BEGINNING**, containing **0.891 acres** of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Instrument #201400004449

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in April of 2024 and is on file with the Mercer County Engineers Office.