

VICINITY MAP

NO SCALE

SR 65

SR 720

SITE

WESTSIDE CREEK RD.

0' 300' 600'

SCALE 1" = 300'

LEGEND

- | LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 78°22'28" E | 286.20' |
| L2 | S 74°08'34" E | 254.23' |
| L3 | S 25°41'11" E | 114.26' |
| L4 | S 46°14'02" E | 222.12' |
| L5 | S 62°16'30" E | 335.12' |
| L6 | S 71°21'10" E | 197.32' |
| L7 | S 71°34'31" E | 73.30' |
| L8 | S 80°07'22" E | 230.33' |
| L9 | S 84°34'11" E | 285.78' |
| L10 | N 88°59'16" W | 209.47' |
| L11 | N 00°31'11" E | 302.52' |
| L12 | N 89°00'01" W | 345.67' |
| L13 | S 00°31'11" W | 302.44' |

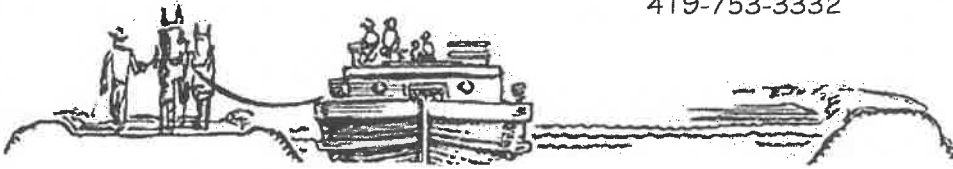
LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332

SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF.
ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF
THE TIME THE FIELD WORK WAS PERFORMED IN MARCH, 2024 AND DONE WITHOUT THE
BENEFIT OF A TITLE SEARCH.

Lock Two Surveying, LLP.

5166 Lock Two Rd.
New Bremen, Oh 45869
419-753-3332

Cell: Jenny Saintignon 419-733-9606
Chris Harmon P.S. 419-733-9607



**J & E REINHART, LLC SURVEY
PT. PARCELS #A0222100101 & #A0302201000
TRACT 1
84.420 ACRES**

SITUATE IN THE SOUTHEAST & SOUTHWEST QUARTERS OF SECTION 22, TOWN 6S, RANGE 7E
CLAY TOWNSHIP, AUGLAIZE COUNTY OHIO AND BEING PART OF THOSE LANDS OWNED BY J & E
REINHART, LLC AS BEING RECORDED IN OFFICIAL RECORD 718 PAGE 796 AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a Railroad Spike found at the southwest corner of the southeast quarter of Section 22 and being in the
centerline of State Route 720, said Railroad spike also marking the **Point of Beginning** of the tract herein
described;

Thence, with the south line of the southwest quarter of Section 22 and the centerline of State Route 720, North
88°59'16" West, 209.47 feet to a Mag Nail found at the southeast corner of a 2.398 acre tract of land owned by Jared
W. Selover & Elizabeth L. Ruppert as recorded in Official Record 599 Page 1598;

Thence, with the lines of said 2.398 acre tract the following 3 courses:

1. North 00°31'11" East, 302.52 feet to a 5/8 inch iron pin found, passing for reference at 20.26 feet an iron
pin with "Jauert" cap found and at 25.00 feet the north right of way line of State Route 720;
2. North 89°00'01" West, 345.67 feet to a 3 inch diameter steel post;
3. South 00°31'11" West, 302.44 feet to a Mag Nail found in the south line of the southwest quarter of Section
22 and the centerline of State Route 720, passing for reference at 277.44 feet the north right of way line of
State Route 720 and at 281.46 feet an angle iron post;

Thence, with the south line of the southwest quarter of Section 22 and the centerline of State Route 720, North
88°59'16" West, 770.32 feet to a railroad spike found in the centerline of State Route 65;

Thence, with the centerline of State Route 65, North 01°04'04" East, 2079.17 feet to a Mag Nail set;

Thence, with new division lines the following 10 courses:

1. South 89°19'33" East, 909.12 feet to an iron pin set, passing for reference at 30.00 feet an iron pin set in
the east right of way line of State Route 65;
2. with the general centerline of an open ditch, South 78°22'28" East, 286.20 feet;
3. with the general centerline of an open ditch, South 74°08'34" East, 254.23 feet;
4. with the general centerline of an open ditch, South 25°14'11" East, 146.26 feet;
5. with the general centerline of an open ditch, South 46°01'02" East, 112.28 feet;
6. with the general centerline of an open ditch, South 62°16'30" East, 335.12 feet;
7. with the general centerline of an open ditch, South 61°21'10" East, 197.32 feet;
8. with the general centerline of an open ditch, South 71°43'31" East, 73.30 feet;
9. with the general centerline of an open ditch, South 80°07'22" East, 230.33 feet;
10. with the general centerline of an open ditch, South 84°34'11" East, 285.78 feet to the west line of a 92.123
acre tract of land owned by Emily Elsass & Adam Elsass as recorded in Official Record 722 Page 3519;

Thence, with the west line of said 92.123 acre tract and the west line of a 40 acre tract of land owned by J & E
Reinhart, LLC as recorded in Official Record 718 Page 796, South 00°52'08" West, 190.26 feet to an iron pin set at
the northeast corner of a 25.000 acre tract of land owned by James K. Seger & Tiffahanie J. Seger as recorded in
Official Record 714 Pages 4376 & 4380, passing for reference at 25.00 feet an iron pin set;

Thence, with the north line of said 25.000 acre tract, North 88°53'42" West, 875.45 feet to an iron pin set;

Thence, with the west line of said 25.000 acre tract, South 00°32'06" West, 1249.48 feet to a Mag Nail found in the
south line of the southeast quarter of Section 22 and the centerline of State Route 720, passing for reference at
1224.35 feet an iron pin with "Binkley" cap found and at 1224.48 feet the north right of way line of State Route 720;

Continued

Thence, with the south line of the southeast quarter of Section 720 and the centerline of State Route 720, North 88°53'42" West, 451.64 feet to the **Point of Beginning**, containing 84.420 acres more or less of which 2.242 acres are in the rights of way of State Route 65 and State Route 720, with 24.036 acres being in the southeast quarter of Section 22 and 60.384 acres being in the southwest quarter of Section 22 and being subject to all legal rights of way, easements, agreements and restrictions of record.

Basis of bearings is based on the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011ADJ). The Official Records and Deed Volumes are all recorded in Auglaize County Recorder's Office. Pins noted as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in March, 2024 and filed as **Survey Book** CLA-22-2 in the Auglaize County Tax Map Office.

Christopher S. Harmon

Christopher S. Harmon P.S. #7988



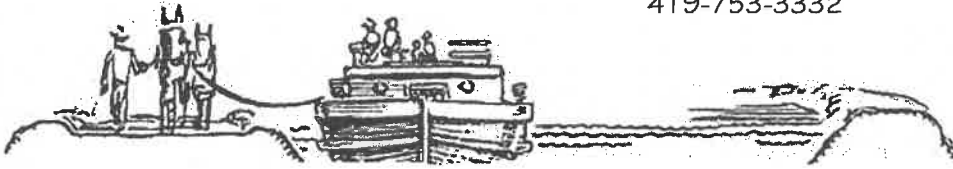
3/16/24

Date

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J & E REINHART, LLC SURVEY
PT. PARCELS #A0222100101 & #A0302201000
TRACT 2
48.351 ACRES

SITUATE IN THE SOUTHEAST & SOUTHWEST QUARTERS OF SECTION 22, TOWN 6S, RANGE 7E CLAY TOWNSHIP, AUGLAIZE COUNTY OHIO AND BEING PART OF THOSE LANDS OWNED BY J & E REINHART, LLC AS BEING RECORDED IN OFFICIAL RECORD 718 PAGE 796 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin with "Binkley" cap found at the northwest corner of the southeast quarter of Section 22 and the southwest corner of a 49.187 acre tract of land owned by Alan G. S. Boogher as recorded in Deed Volume 261 Page 279, said iron pin also marking the **Point of Beginning** of the tract herein described;

Thence, with the north line of the southeast quarter of Section 22 and the south line of said 49.187 acre tract and the south line of a 26.860 acre tract of land owned by Sally S. Boogher as recorded in Deed Volume 261 Page 281, South 89°01'25" East, 1322.17 feet the northwest corner of a 92.123 acre tract of land owned by Emily Elsass & Adam Elsass as recorded in Official Record 722 Page 3519, witnessing at North 32°26'17" East, 1.42 feet a 12 inch x 12 inch concrete post found;

Thence, with the west line of said 92.123 acre tract, South 00°52'08" West, 1204.12 feet to the centerline of an open ditch, passing for reference at 1187.75 feet a steel post found;

Thence, with new division lines the next 10 courses:

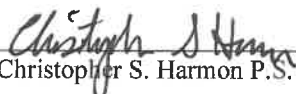
1. with the general centerline of an open ditch, North 84°34'11" West, 285.78 feet;
2. with the general centerline of an open ditch, North 80°07'22" West, 230.33 feet;
3. with the general centerline of an open ditch, North 71°43'31" West, 73.30 feet;
4. with the general centerline of an open ditch, North 61°21'10" West, 197.32 feet;
5. with the general centerline of an open ditch, North 62°16'30" West, 335.12 feet;
6. with the general centerline of an open ditch, North 46°01'02" West, 112.28 feet;
7. with the general centerline of an open ditch, North 25°14'11" West, 146.26 feet;
8. with the general centerline of an open ditch, North 74°08'34" West, 254.23 feet;
9. with the general centerline of an open ditch, North 78°22'28" West, 286.20 feet;
10. North 89°19'33" West, 909.12 feet to a Mag Nail set in the centerline of State Route 65, passing for reference at 879.12 feet an iron pin set in the east right of way line of State Route 65;

Thence, with the centerline of State Route 65 and the east line of a 80 acre tract of land owned by Highlawn Farms Family Limited Partnership as recorded in Official Record 560 Page 317, North 01°03'41" East, 564.28 feet to a 6 inch wood post found in the north line of the southwest quarter of Section 22 and the south line of a 49.190 acre tract of land owned by Greve Family Farm, LLC as recorded in Official Record 711 Page 892, leaving said centerline at 474.73 feet and passing for reference at 546.41 feet the west right of way line of State Route 65;

Thence, with the north line of the southwest quarter of Section 22 and the south line of said 49.190 acre tract, South 88°52'27" East, 1313.99 feet to the **Point of Beginning**, passing for reference at 8.23 feet the west right of way line of State Route 65, at 41.16 feet the centerline of State Route 65 and at 74.26 feet the east right of way line of State Route 65, containing 17.263 acres lie in the southeast quarter of Section 22 and 31.088 acres lie in the southwest quarter of Section 22 totaling 48.351 acres more or less with 0.436 acres being in the right of way of State Route 65 and being subject to all legal rights of way, easements, agreements and restrictions of record.

Basis of bearings is based on the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011ADJ). The Official Records and Deed Volumes are all recorded in Auglaize County Recorder's Office. Pins noted as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

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Christopher S. Harmon P.S. 7988



3/16/24
Date

CLA-22-2E