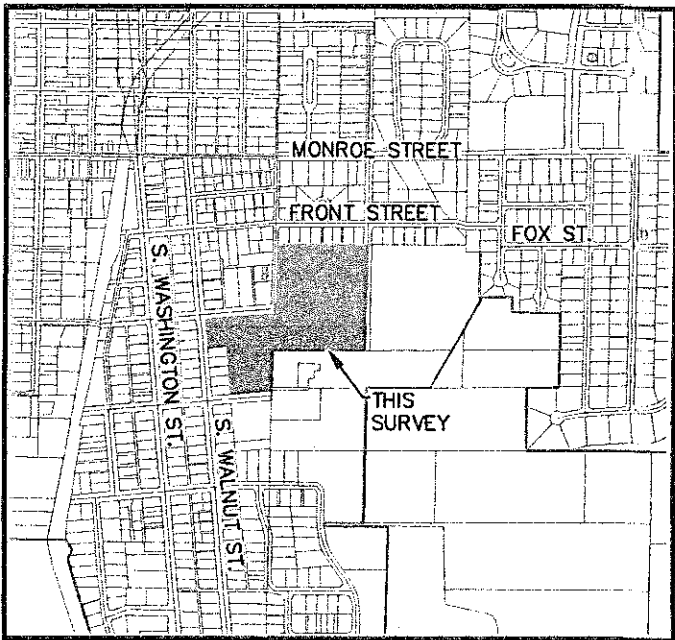


# NEW BREMEN SCHOOL RETRACEMENT SURVEY

NORTHEAST 1/4 SECTION 15, T 7 S, R 4 E  
NORTHWEST 1/4 SECTION 14, T 7 S, R 4 E  
GERMAN TWP., AUGLAIZE CO., OHIO



VICINITY MAP

THE BEARINGS ARE BASED ON  
NAD 83 CORS 2011 ADJUSTMENT, OHIO  
NORTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100'

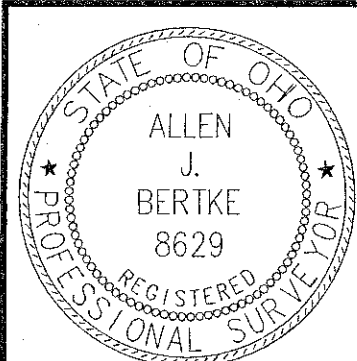


## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊗ I.P.F. IRON PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⌵ RAILROAD SPIKE FOUND

## SURVEY NOTE

ALTHOUGH THE BOARD OF EDUCATION DEED BOOK 156, PAGE 303 AND THE CLOVERLEAF FARMS PARTNERSHIP TRACT BOTH DESCRIBE THE WEST LINE OF SECTION 14 AS THEIR WEST LINE, I HELD THE IRON PIN FOUND AS THE CORNER BECAUSE IT MATCHES OCCUPATION AND PREVIOUS EASEMENT DOCUMENTS AGREED UPON BY THE OWNER. THE SECTION LINE WAS ESTABLISHED BY HOLDING THE RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SECTION 14 AND THE CONCRETE MONUMENT ON THE NORTH LINE OF THE 16.5' ALLEY. BY DOING THIS IT ALIGNS WITH A MAG NAIL FOUND ON THE CENTELINE OF PARK STREET SET BY STEVEN KREMER, P.S. 7487 AND FILED AS SURVEY P378.



**ChoiceOne**  
Engineering

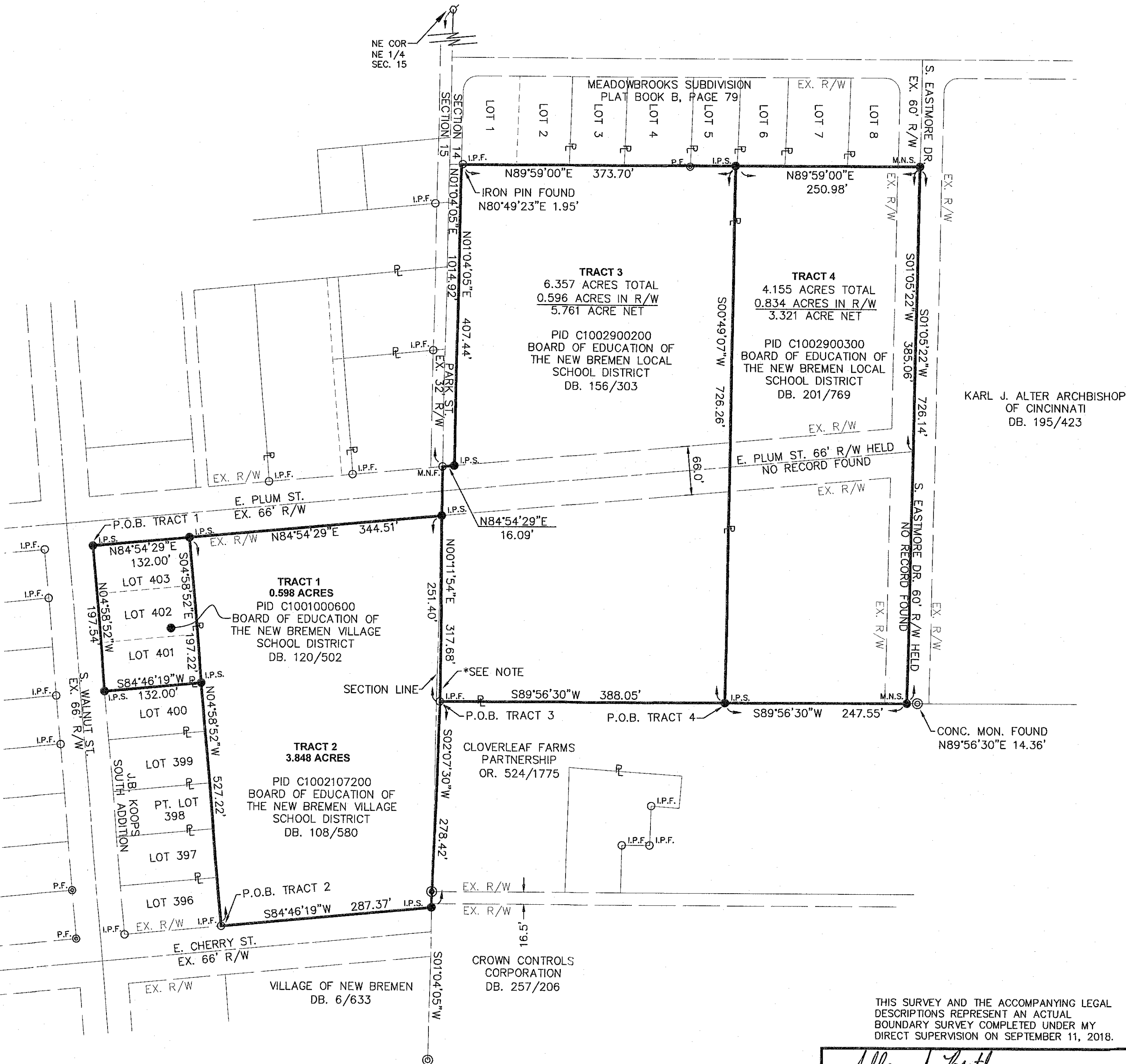
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
PORTLAND, INDIANA 260.766.2500  
www.CHOICEONEENGINEERING.com

DATE:  
09-11-2018  
DRAWN BY:  
AJB  
JOB NUMBER:  
AUGNBR1811  
SHEET NUMBER  
1 OF 1

THIS SURVEY AND THE ACCOMPANYING LEGAL DESCRIPTIONS REPRESENT AN ACTUAL BOUNDARY SURVEY COMPLETED UNDER MY DIRECT SUPERVISION ON SEPTEMBER 11, 2018.

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629

9-14-18  
DATE



**LEGAL DESCRIPTION  
TRACT 1**

BEING ALL OF LOT 401, 402 AND 403 OF J.B. KOOPS SOUTH ADDITION AS SHOWN IN PLAT BOOK 1B, PAGE 35 OWNED BY THE BOARD OF EDUCATION OF NEW BREMEN VILLAGE SCHOOL DISTRICT AS DESCRIBED IN DEED BOOK 120, PAGE 502 (PARCEL ID C100100600) OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHEAST QUARTER OF SECTION 15, TOWN 7 SOUTH, RANGE 4 EAST, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin with cap set at the intersection of the south right-of-way line of East Plum Street and the east right-of-way line of South Walnut Street;

thence, North  $84^{\circ}-54'-29''$  East, 132.00 feet, along the south right-of-way line of East Plum Street to an iron pin with cap set on the northeast corner of Lot 403;

thence, South  $04^{\circ}-58'-52''$  East, 197.22 feet, along the east line of Lot 403 and it's extension to an iron pin with cap set on the northeast corner of Lot 400 and the southeast corner of Lot 401;

thence, South  $84^{\circ}-46'-19''$  West, 132.00 feet, along the north line of Lot 400 to an iron pin with cap set on the east right-of-way line of South Walnut Street;

thence, North  $04^{\circ}-58'-52''$  West, 197.54 feet, along the east right-of-way line of South Walnut Street to the place of beginning.

Containing 0.598 acres more or less and all being subject to any legal highways and easements of record. The bearings are based on NAD 83 CORS 2011 Adjustment, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated September 11, 2018.



**LEGAL DESCRIPTION  
TRACT 2**

BEING A TRACT OF LAND OWNED BY THE BOARD OF EDUCATION OF NEW BREMEN VILLAGE SCHOOL DISTRICT AS DESCRIBED IN DEED BOOK 108, PAGE 580 (PARCEL ID C1002107200) OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHEAST QUARTER OF SECTION 15, TOWN 7 SOUTH, RANGE 4 EAST, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin found at the southeast corner of Lot 396 of J.B. Koops South Addition and being on the north right-of-way line of East Cherry Street;

thence, North 04°-58'-52" West, 527.22 feet, along the east line of said Lot 396 and it's extension to an iron pin with cap set on the northeast corner of Lot 403 and being on the south right-of-way line of East Plum Street;

thence, North 84°-54'-29" East, 344.51 feet, along the south right-of-way line of East Plum Street to an iron pin with cap set on the west line of a 6.357-acre tract of land owned by the Board of Education of the New Bremen Local School District as described in Deed Book 156, Page 303;

thence, South 00°-11'-54" West, 251.40 feet, along the west line of said 6.357-acre tract to an iron pin found at the northwest corner of a tract of land owned by Cloverleaf Farms Partnership as described in Official Record 524, Page 1775;

thence, South 02°-07'-30" West, 278.42 feet, along the west line of said Cloverleaf Farms Partnership tract to an iron pin with cap set on the north right-of-way line of East Cherry Street, passing for reference a concrete monument found at 257.01 feet;

thence, South 84°-46'-19" West, 287.37 feet, along the north right-of-way line of East Cherry Street to the place of beginning.

Containing 3.848 acres more or less and all being subject to any legal highways and easements of record. The bearings are based on NAD 83 CORS 2011 Adjustment, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated September 11, 2018.



**LEGAL DESCRIPTION  
TRACT 3**

BEING A TRACT OF LAND OWNED BY THE BOARD OF EDUCATION OF NEW BREMEN VILLAGE SCHOOL DISTRICT AS DESCRIBED IN DEED BOOK 156, PAGE 303 (PARCEL ID C1002900200) OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 14, TOWN 7 SOUTH, RANGE 4 EAST, GERMAN TOWNSHIP; AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin found on the northwest corner of a tract of land owned by Cloverleaf Farms Partnership as described in Official Record 524, Page 1775 and being on the east line of a 3.848-acre tract of land owned by the Board of Education of the New Bremen Village School District as described in Deed Book 108, Page 580;

thence, North 00°-11'-54" East, 317.68 feet, along the east line of said 3.848-acre Board of Education tract to a Mag Nail found at the intersection of the centerline and Park Street on the north right-of-way line of East Plum Street;

thence, North 84°-54'-29" East, 16.09 feet, along the north right-of-way line of East Plum Street to an iron pin with cap set;

thence, North 01°-04'-05" East, 407.44 feet, along the east right-of-way of Park Street to a point, on the southwest corner of Lot 1 of Meadowbrooks Subdivision as shown in Plat Book B, Page 79, witness an iron pin found North 80°-49'-23" East, 1.95 feet;

thence, North 89°-59'-00" East, 373.70 feet, along the south line of Lot 1 and it's extension to an iron pin with cap set on the northwest corner of a 4.155-acre tract of land owned by the Board of Education of the New Bremen Local School District as described in Deed Book 201, Page 769;

thence, South 00°-49'-07" West, 726.26 feet, along the west line of said 4.155-acre tract Board of Education tract to an iron pin with cap set on the north line of said Cloverleaf Farms Partnership tract;

thence, South 89°-56'-30" West, 388.05 feet, along the north line of said Cloverleaf Farms Partnership tract to the place of beginning.

Containing 6.357 acres more or less with 0.596 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record. The bearings are based on NAD 83 CORS 2011 Adjustment, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated September 11, 2018.



**LEGAL DESCRIPTION**  
**TRACT 4**

BEING A TRACT OF LAND OWNED BY THE BOARD OF EDUCATION OF NEW BREMEN VILLAGE SCHOOL DISTRICT AS DESCRIBED IN DEED BOOK 201, PAGE 769 (PARCEL ID C1002900300) OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 14, TOWN 7 SOUTH, RANGE 4 EAST, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin found on the northwest corner of a tract of land owned by Cloverleaf Farms Partnership as described in Official Record 524, Page 1775 and being on the east line of a 3.848-acre tract of land owned by the Board of Education of the New Bremen Village School District as described in Deed Book 108, Page 580;

thence, North 89°-56'-30" East, 388.05 feet, along the north line of said Cloverleaf Farms Partnership tract to an iron pin with cap set on the east line of a 6.357 acre tract of land owned by the Board of Education of the New Bremen Local School District as described in Deed Book 156, Page 303 and being the principal place of beginning of the tract herein described;

thence, North 00°-49'-07" East, 726.26 feet, along the east line of said 6.357 acre Board of Education tract to an iron pin with cap set on the south line of Lot 5 of Meadowbrooks Subdivision as shown on Plat Book B, Page 79;

thence, North 89°-59'-00" East, 250.98 feet, along the south line of said Meadowbrooks Subdivision to a Mag nail set on the centerline of South Eastmore Drive and being on the west line of a tract of land owned by Karl J. Alter Archbishop of Cincinnati as described in Deed Book 195, Page 423;

thence, South 01°-05'-22" West, 726.14 feet, along the centerline of South Eastmore Drive and the west line of said Karl J. Alter Archbishop of Cincinnati tract to a Mag nail set on the north line of said Cloverleaf Farm Partnership tract;

thence, South 89°-56'-30" West, 247.55 feet, along the north line of said Cloverleaf Farms Partnership tract to the principal place of beginning.

Containing 4.155 acres more or less with 0.834 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record. The bearings are based on NAD 83 CORS 2011 Adjustment, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated September 11, 2018.

