

PLAT of SURVEY  
of  
**EAST HALF of LOTS 250, 251 & 252**  
(VOGELSANG TOWN PLAT)  
in  
**VILLAGE OF NEW BREMEN**  
**GERMAN TOWNSHIP AUGLAIZE COUNTY**  
**STATE of OHIO**

for  
**J. DICKE & CO.**

by  
**FREYTAG & ASSOCIATES, INC.** ARCHITECTS/ENGINEERS  
226 NORTH MIAMI AVENUE SIDNEY, OHIO 45365  
GEORGE P. FERNANDEZ REGISTERED SURVEYOR #4079  
MICHAEL R. HOLT REGISTERED SURVEYOR #7108



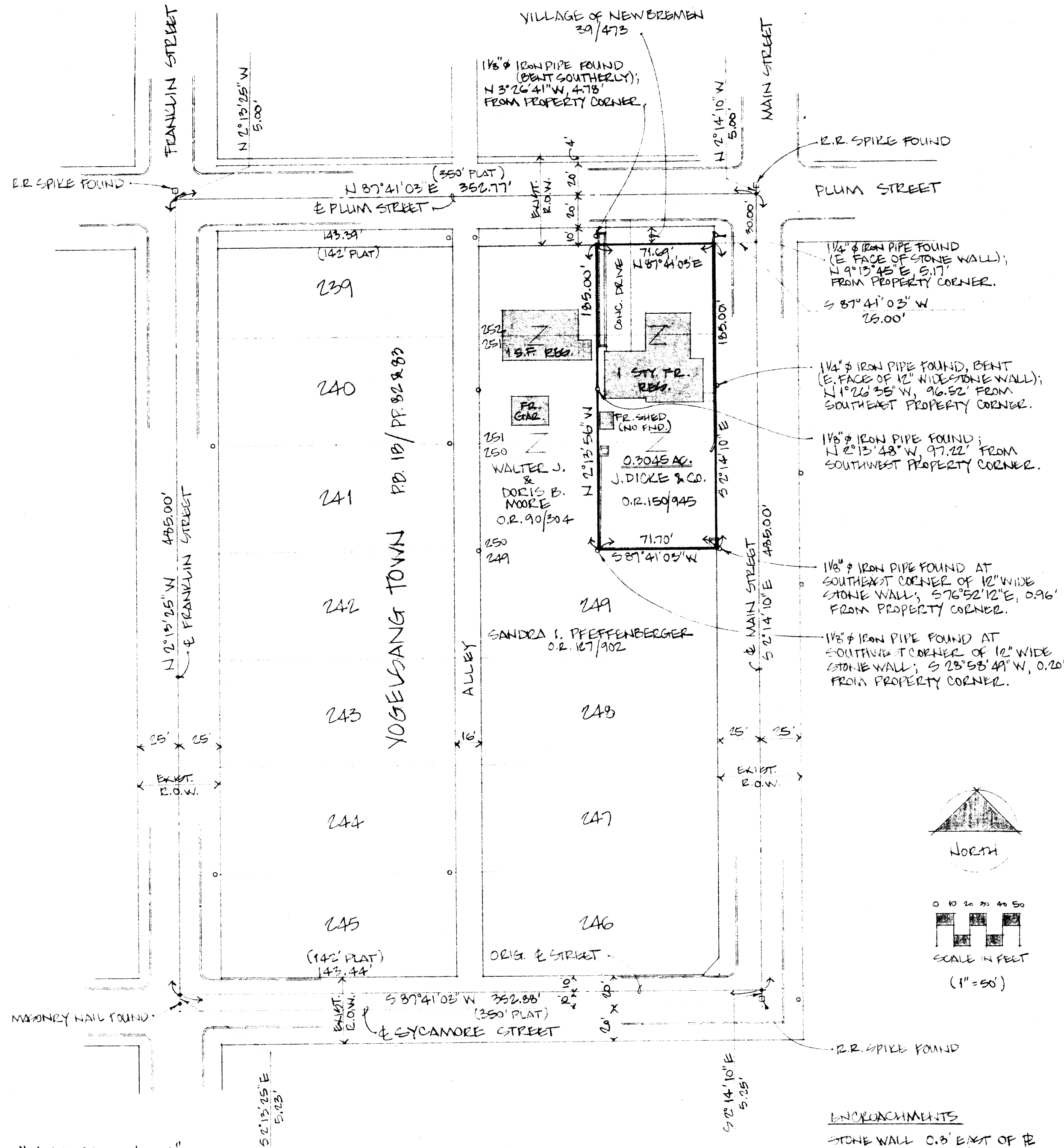
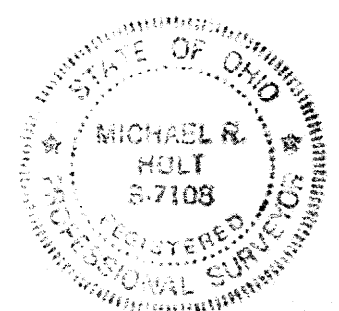
LOCATION MAP

NO SCALE

I HEREBY STATE TO J. DICKE & CO. AND THE CHICAGO TITLE INSURANCE COMPANY THAT THE DRAWING ATTACHED HERETO IS REPRESENTATIVE OF A TRUE AND ACCURATE SURVEY MADE BY MICHAEL R. HOLT OF FREYTAG & ASSOCIATES, INC.; THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS; THAT MONUMENTS WERE FOUND AND SET HEREON; AND THAT ALL PROPERTIES SURVEYED AND DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION ARE CONTIGUOUS ALONG THEIR ENTIRE COMMON BOUNDARIES AND ARE ENCLOSED WITHIN THE PERIMETER HEREIN;

I FURTHER STATE THAT THE RIGHT-OF-WAY LINES OF MAIN STREET AND PLUM STREET ARE COMPLETELY CONTIGUOUS TO THE PERIMETER LINE OF THE PREMISES ALONG THE ENTIRE RIGHT-OF-WAY AS NOTED AND SHOWN HEREON; I FURTHER STATE THAT THERE ARE NO BUILDINGS OR ABOVE-GROUND STRUCTURES OF ANY KIND, OR MONUMENTS, IRON PINS, OR ENCROACHMENTS, LOCATED ON SAID PROPERTY AT THE DATE OF THIS SURVEY, OTHER THAN THESE SHOWN HEREON.

*Michael R. Holt*  
MICHAEL R. HOLT REGISTERED SURVEYOR #7108 JULY 30, 1992 DATE



SURVEYOR'S NOTES

THERE IS AN EXCESS OF LAND EAST-WEST WITHIN THE BLOCK.

THE LOCATION OF THE MONUMENTS FOUND WITHIN THE BLOCK INDICATE THAT THE CENTERLINE OF PLUM STREET IS 5 FEET SOUTH OF THE LINE BETWEEN THE RAILROAD SPIKES FOUND. ALSO, THE OCCUPATION OF LOTS BETWEEN POPLAR AND PLUM STREETS INDICATE AN EXCESS OF LAND IN THAT BLOCK, NORTH-SOUTH.

REFERENCE "VOGELSANG TOWN" IN PLAT BOOK 18, PAGES 82 AND 83 OF THE RECORDS OF AUGLAIZE COUNTY.

STARTING BEARING, S 2° 14' 10" E, ALONG THE CENTERLINE OF MAIN STREET, BASED ON AN ASSUMED MERIDIAN AND USED TO DENOTE ANGLES ONLY.

ENCROACHMENTS

STONE WALL 0.8' EAST OF PL AT N.E. CORNER OF LOT 252.  
STONE WALL 1.1' EAST OF PL NEAR N.E. CORNER OF LOT 250.  
STONE WALL 0.9' EAST & 0.3' SOUTH OF PL AT S.E. CORNER OF LOT 250.  
STONE WALL 0.1' WEST & 0.2' SOUTH OF PL AT S.W. CORNER OF LOT 250.

GER-15-2

**LEGAL DESCRIPTION  
OF  
EAST ONE-HALF OF LOTS 250, 251 & 252  
IN THE  
VILLAGE OF NEW BREMEN**

Situate in the east one-half of Lots 250, 251 and 252 in Vogelsang Town Plat, in the Village of New Bremen, German Township, Auglaize County, State of Ohio, and being more particularly described as follows, to-wit:

Commencing at the intersection of centerlines of Main Street and Plum Street, reference a railroad spike found North 2 degrees 14' 10" West, 5.00 feet;

thence, South 2 degrees 14' 10" East, 30.00 feet along the centerline of Main Street to a point;

thence, South 87 degrees 41' 03" West, 25.00 feet to the point of beginning on the west right-of-way line of Main Street, said point being the northeast corner of the herein described tract, reference a 1 1/4 inch iron pipe found at the east face of a 12 inch wide stone wall North 9 degrees 13' 45" East, 5.17 feet;

thence, South 2 degrees 14' 10" East, 185.00 feet along the west right-of-way line of Main Street to a point at the southeast corner of the herein described tract and the northeast corner of Lot 249 in the Vogelsang Town Plat, reference a 1 1/8 inch iron pipe found at the southeast corner of a 12 inch wide stone wall South 76 degrees 52' 12" East, 0.96 feet;

thence, South 87 degrees 41' 03" West, 71.70 feet along the north line of said Lot 249, to a point at the southwest corner of the herein described tract, reference a 1 1/8 inch iron pipe found at the southwest corner of a 12 inch wide stone wall South 28 degrees 58' 49" West, 0.20 feet;

thence, North 2 degrees 13' 56" West, 185.00 feet along the east lines of the west halves of Lots 250, 251 and 252 to a point at the northwest corner of the herein described tract, said point being on the south right-of-way line of Plum Street, reference a 1 1/8 inch iron pipe found North 3 degrees 26' 41" West, 4.78 feet;

thence, North 87 degrees 41' 03" East, 71.69 feet along the south right-of-way line of Plum Street to the point of beginning.

Containing 0.3045 acre, more or less, and being the east one-half of Lots 250, 251 and 252 of the Vogelsang Town Plat in the Village of New Bremen, Ohio.

Subject to all easements of record.

Reference the plat of Vogelsang Town as recorded in Plat Book 1B, Page 82 and 83 of the records of Auglaize County, Ohio. Reference Deed Volume 39, Page 473 for a 10 feet wide strip along the south side of Plum Street dedicated for street purposes to the Village of New Bremen.

The starting bearing, South 2 degrees 14' 10" East, along the centerline of Main Street, is based on an assumed meridian and is used to denote angles only.

The above description prepared by Michael R. Holt, Registered Surveyor #7108, of Freytag and Associates, Inc., 226 North Miami Avenue, Sidney, Ohio, from a field survey completed by same on July 30, 1992.