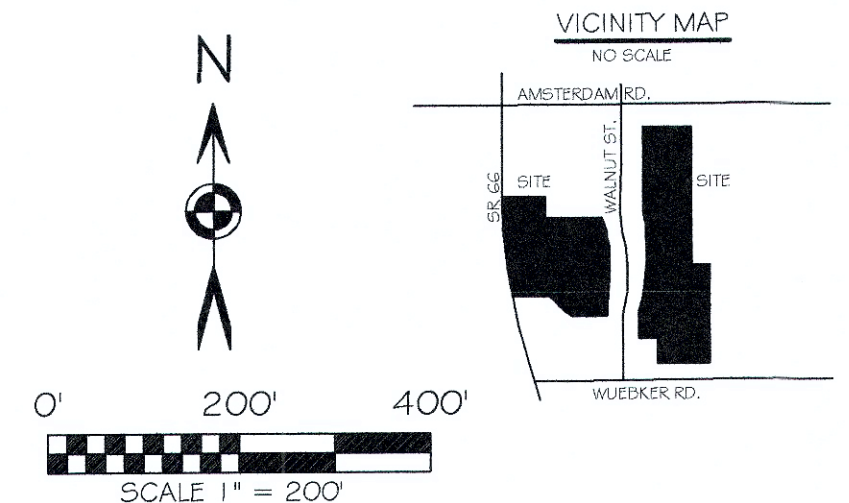


NIEKAMP FAMILY TRUST SURVEY
N.E. 1/4 SEC. 22 & N.W. 1/4 SEC. 23, T 7S, R 4E
JACKSON TWP., AUGLAIZE CO., OHIO
PARCEL #E4602200202
PARCEL #E4602300206



BASIS OF BEARING: BEARINGS ARE OHIO STATE PLANE NORTH ZONE, 3401, NAD 83, GRID DISTANCES SHOWN ARE GROUND.

LEGEND

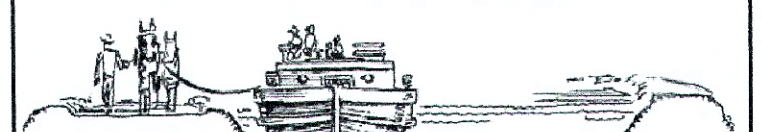
- 5/8x30" IRON PIN (SET) W/ PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- ✱ MAG NAIL (SET)
- IRON PIN (FOUND)
- ✕ RAILROAD SPIKE (FOUND)
- ✕ MAG NAIL (FOUND)
- ⊠ MONUMENT BOX
- ⊙ STEEL "TEE" POST
- K IRON PIN WITH KENT CAP
- B IRON PIN WITH BERGMAN CAP
- L IRON PIN WITH LOCK TWO CAP
- H IRON PIN WITH HOLT CAP
- * NEW DIVISION LINE

SURVEY REFERENCES

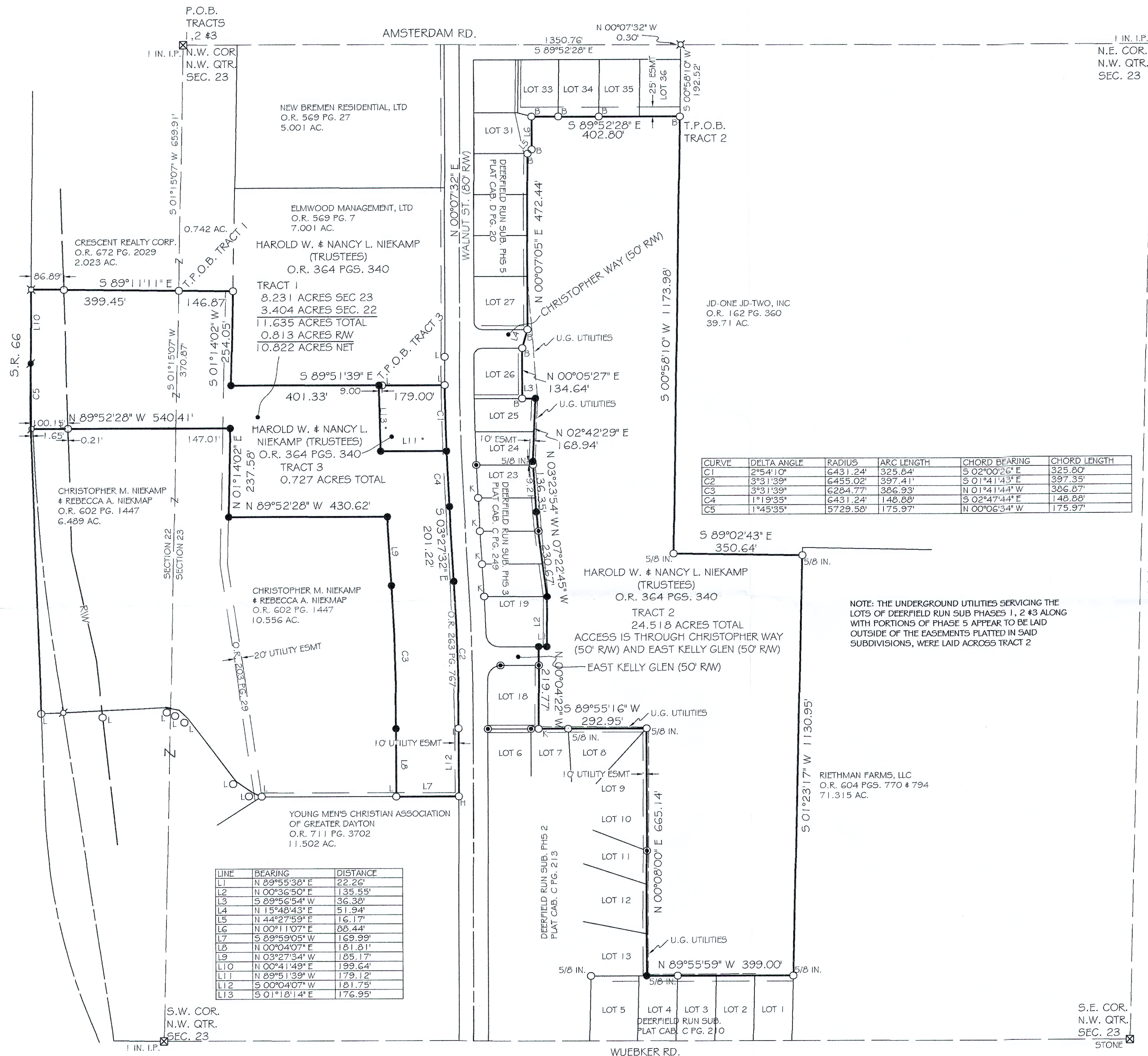
SUR BK A PG 215 JAC 22-9
SUR BK B PG 140 JAC 22-11
SUR BK J PG 515 JAC 22-14
SUR BK L PG 596 JAC 23-2
SUR BK N PG 739 JAC 23-3
SUR BK O PG 786
SUR BK Q PG 651

FILED AS SURVEY JAC 22-15 IN THE AUGLAIZE COUNTY TAX MAP OFFICE.

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

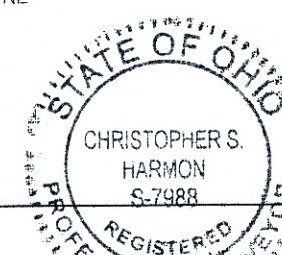


#23043



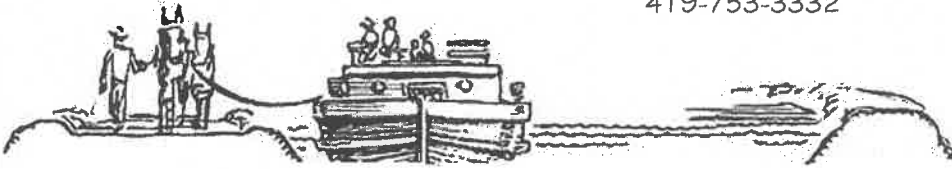
Christopher S. Harmon P.S. #7988

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 JULY, 2023 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.



9/6/23
DATE

JAC-22-15



**NIEKAMP FAMILY TRUST SURVEY
TRACT 1
PART PAR. #E4602300206 &
PAR.#4602200202
11.635 ACRES**

SITUATE IN THE NORTHEAST QUARTER OF SECTION 22 & THE NORTHWEST QUARTER OF SECTION 23, TOWN 7S, RANGE 4E, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY HAROLD W. NIEKAMP & NANCY L. NIEKAMP, TRUSTEES AS RECORDED IN OFFICIAL RECORD 364 PAGE 340 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 1 inch iron pin in monument box found at the northeast corner of the northeast quarter of Section 22 and being in the centerline of Amsterdam Road;

Thence, with the east line of the northeast quarter of Section 22, South $01^{\circ}15'07''$ West, 659.91 feet to a 5/8 inch iron pin found in the south line of a 2.023 acre tract of land owned by Crescent Realty Corporation as recorded in Official Record 672 Page 2029, said iron pin also marking the **True Point of Beginning** of the tract herein described;

Thence, with the south line of said 2.023 acre tract, South $89^{\circ}11'11''$ East, 146.87 feet to a 5/8 inch iron pin found in the west line of a 7.001 acre tract of land owned by Elmwood Management, LTD as recorded in Official Record 569 Page 7;

Thence, with the west line of said 7.001 acre tract, South $01^{\circ}14'02''$ West, 254.05 feet to an iron pin set;

Thence, with the south line of said 7.001 acre tract, South $89^{\circ}51'39''$ East, 401.33 feet to an iron pin set;

Thence, with a new division line South $01^{\circ}18'14''$ East, 176.95 feet to an iron pin set;

Thence, with a new division line, South $89^{\circ}51'39''$ East, 179.12 feet to an iron pin set in the west right of way line of Walnut Street;

Thence, with the west right of way line of Walnut Street, along a curve to the left having a Delta Angle of $01^{\circ}19'35''$, Radius of 6431.24 feet, Arc Length of 148.88 feet with a Chord Bearing South $02^{\circ}47'44''$ East, 148.88 feet to an iron pin set;

Thence, with the west right of way line of Walnut Street, South $03^{\circ}27'32''$ East, 201.22 feet to an iron pin set;

Thence, with the west right of way line of Walnut Street, along a curve to the right having a Delta Angle of $03^{\circ}31'39''$, Radius of 6455.02 feet, Arc Length of 397.41 with a Chord Bearing South $01^{\circ}41'43''$ East, 397.35 feet to an iron pin with "Lock Two" cap found;

Thence, with the west right of way line of Walnut Street, South $00^{\circ}04'07''$ West, 181.75 feet to an iron pin with "Holt" cap found at the northeast corner of a 11.502 acre tract of land owned by Young Men's Christian Association of Greater Dayton as recorded in Official Record 711 Page 3702;

Thence, with the north line of said 11.502 acre tract, South $89^{\circ}59'05''$ West, 169.99 feet to an iron pin with "Lock Two" cap found at the southeast corner of a 10.556 acre tract of land owned by Christopher M. Niekamp & Rebecca A. Niekamp as recorded in Official Record 602 Page 1447;

Thence, with the line of said 10.556 acre tract the following 6 courses:

1. North $00^{\circ}04'07''$ East, 181.81 feet to an iron pin set;
2. Along a curve to the left having a Delta Angle of $03^{\circ}31'39''$, Radius of 6284.77 feet, Arc Length of 386.93 feet with a Chord Bearing North $01^{\circ}41'44''$ West, 386.87 feet to an iron pin set;
3. North $03^{\circ}27'34''$ West, 185.17 feet to an iron pin set;
4. North $89^{\circ}52'28''$ West, 430.62 feet to an iron pin set;
5. North $01^{\circ}14'02''$ East, 237.58 feet to an iron pin set;

6. North 89°52'28" West, 540.41 feet to the former centerline of State Route 66, passing at 538.76 feet a Mag Nail found and passing for reference at 147.01 feet the east line of the northeast quarter of Section 22 and at 440.26 feet the east right of way line of State Route 66;


Thence, with the former centerline of State Route 66 and a curve to the right having a Delta Angle of 01°45'35", Radius of 5729.58, Arc Length of 175.97 feet, with a Chord Bearing North 00°06'34" West, 175.97 feet to a Mag Nail set:

Thence, with the former centerline of State Route 66, North 00°41'49" East, 199.64 feet to a railroad spike found at the southwest corner of the aforesaid 2.023 acre Crescent Reality Corp. tract;

Thence, with said 2.023 acre tract, South 89°11'11" East, 399.45 feet to the **True Point of Beginning**, passing for reference at 86.69 feet a 5/8 inch iron pin found, containing 11.635 acres more or less of which 8.231 acres lie in Section 23 and 3.404 acre being in the Section 22 and having 0.813 acres lying in the right of way of State Route 66 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 the 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 July, 2023 and filed as Survey JAC-22-15 at the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988

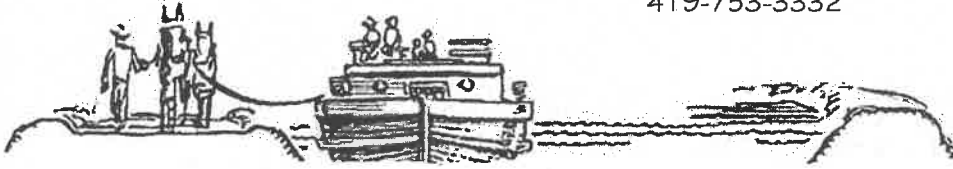


9/6/23
Date

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



**NIEKAMP FAMILY TRUST SURVEY
TRACT 2
PART PAR. #E4602300206
24.518 ACRES**

SITUATE IN THE NORTHWEST QUARTER OF SECTION 23, TOWN 7S, RANGE 4E, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY HAROLD W. NIEKAMP & NANCY L. NIEKAMP TRUSTEES AS RECORDED IN OFFICIAL RECORD 364 PAGE 3 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 1 inch iron pin in monument box found at the northwest corner of the northwest quarter of Section 23 and also being in the centerline of Amsterdam Road;

Thence, with the north line of the northwest quarter of Section 23 and the centerline of Amsterdam Road, South 89°52'28" East, 1350.76 feet to the northwest corner of a 39.71 acre tract of land owned by JD-One JD Two, Inc. as recorded in Official Record 162 Page 360, witnessing at North 00°07'32" West, 0.30 feet a rail road spike found;

Thence, with the west line of said 39.71 acre tract and the east line of Deerfield Run Subdivision Phase 5 as recorded in Plat Cabinet D Page 20, South 00°58'10" West, 192.52 feet to an iron pin with "Bergman" cap found, said iron pin also marking the **True Point of Beginning** of the tract herein described;

Thence, continuing with the east line of said 39.71 acre tract, South 00°58'10" West, 1173.98 feet to a 5/8 inch iron pin found;

Thence, with the south line of said 39.71 acre tract, South 89°02'43" East, 350.64 feet to a 5/8 inch iron pin found in the west line of a 71.315 acres tract owned by Riethman Farms, LLC as recorded in Official Record 604 Pages 770 & 794;

Thence, with the west line of said 71.315 acre tract, South 01°23'17" West, 1130.95 feet to a 5/8 inch iron pin found at the northeast corner of Deerfield Run Subdivision as recorded in Plat Cabinet C Page 210;

Thence, with the north line of Deerfield Run subdivision, North 89°55'59" West, 399.00 feet to an iron pin set at the southeast corner of Deerfield Run Subdivision Phase 2 as recorded in Plat Cabinet C Page 213;

Thence, with the east line of Deerfield Run Phase 2, North 00°08'00" East, 665.14 feet to a 5/8 inch iron pin with "Kent" cap found;

Thence, with the north line of Deerfield Run Phase 2 South 89°55'16" West, 292.95 feet to a 5/8 inch iron pin found at the southeast corner of Deerfield Run Subdivision Phase 3 as recorded in Plat Cabinet C Page 249;

Thence, with east lines of said Deerfield Run Subdivision Phase 3 the following 7 courses:

1. North 00°04'22" West, 219.77 feet to an iron pin set in the north right of way line of East Kelly Glen and the south line of Lot 19;
2. with the south line of Lot 19, North 89°55'38" East, 22.26 feet to an iron pin set;
3. North 00°36'50" East, 135.55 feet to an iron pin set;
4. North 07°22'45" West, 230.67 feet to an iron pin set;
5. North 03°23'54" West, 136.35 feet to an iron pin set, passing for reference at 127.14 feet a 5/8 inch iron pin found;
6. North 02°42'29" East, 168.94 feet to an iron pin set at the northeast corner of Lot 25;
7. South 89°56'54" West, 36.38 feet to an iron pin with "Bergman" cap found at the southeast corner of Deerfield Run Phase 5;

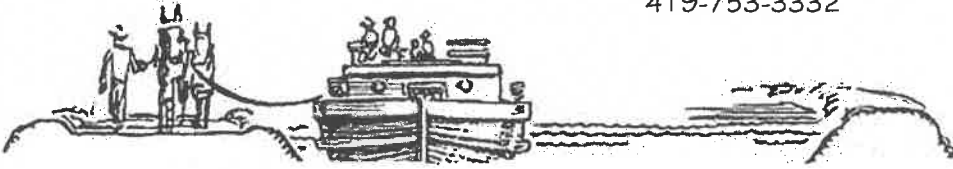
Thence, with the lines of said Deerfield Run Phase 5 the following 6 courses:

1. North 00°05'27" East, 134.64 feet to an iron pin with "Bergman" cap found at the northeast corner of Lot 26 and the south right of way line of Christopher Way;
2. North 15°48'43" East, 51.94 feet to an iron pin with "Bergman" cap found at the southeast corner of Lot 27 and the north right of way line of Christopher Way;
3. North 00°07'05" East, 472.44 feet to an iron pin with "Bergman" cap found;
4. North 44°27'59" East, 16.17 feet to an iron pin with "Bergman" cap found;
5. North 00°11'07" East, 88.44 feet to an iron pin with "Bergman" cap found;

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



6. South $89^{\circ}52'28''$ East, 402.80 feet to the **True Point of Beginning**, containing 24.518 acres more or less 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 the 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 August, 2023 and filed as Survey JAC-22-15 at the Auglaize County Tax Map Office.

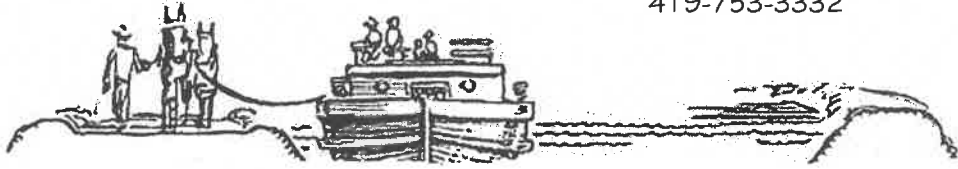

Christopher S. Harmon P.S. #7988



9/6/23
Date

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



**NIEKAMP FAMILY TRUST SURVEY
TRACT 3
PART PAR. #E4602300206
0.727 ACRES**

SITUATE IN THE NORTHWEST QUARTER OF SECTION 23, TOWN 7S, RANGE 4E, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY HAROLD W. NIEKAMP & NANCY L. NIEKAMP, TRUSTEES AS RECORDED IN OFFICIAL RECORD 364 PAGE 340 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 1 inch iron pin in monument box found at the northeast corner of the northeast quarter of Section 22 and being in the centerline of Amsterdam Road;

Thence, with the east line of the northeast quarter of Section 22, South $01^{\circ}15'07''$ West, 659.91 feet to a 5/8 inch iron pin found in the south line of a 2.023 acre tract of land owned by Crescent Realty Corporation as recorded in Official Record 672 Page 2029;

Thence, with the south line of said 2.023 acre tract, South $89^{\circ}11'11''$ East, 146.87 feet to a 5/8 inch iron pin found in the west line of a 7.001 acre tract of land owned by Elmwood Management, LTD as recorded in Official Record 569 Page 7;

Thence, with the west line of said 7.001 acre tract, South $01^{\circ}14'02''$ West, 254.05 feet to an iron pin set;

Thence, with the south line of said 7.001 acre tract, South $89^{\circ}51'39''$ East, 401.33 feet to an iron pin set, said iron pin also marking the **True Point of Beginning** of the tract herein described;

Thence, continuing with the south line of said 7.001 acre tract, South $89^{\circ}51'39''$ East, 179.00 feet to an iron pin with "Lock Two" cap found in the west right of way line of Walnut Street, passing for reference at 9.00 feet an iron pin with "Lock Two" cap found;

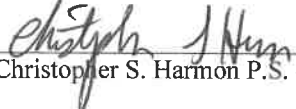
Thence, with the west right of way line of Walnut Street with a curve to left having a Delta Angle of $01^{\circ}34'35''$, Radius of 6431.24 feet, Arc Length of 176.96 feet with a Chord Bearing South $01^{\circ}20'39''$ East, 176.95 feet to an iron pin set;

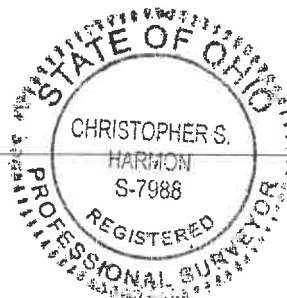
Thence, with a new division line, North $89^{\circ}51'39''$ West, 179.12 feet to an iron pin set;

Thence, with a new division North $01^{\circ}18'14''$ West, 176.95 feet to the **True Point of Beginning**, containing 0.727 acres more or less 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 the 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 July, 2023 and filed as Survey JAC-22-15 at the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



9/6/23
Date