

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP
STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- ⚡ RAILROAD SPIKE (FOUND)
- ✂ P.K. NAIL (FOUND)
- ⊕ FIELD STONE (FOUND) BURIED W/STEEL POST
- ⊗ A.C.E.O. MONUMENT BOX (FOUND)
- WOOD POST (FOUND)

SURVEY BK F - 70
SURVEY BK G - 315
SURVEY BK G - 321
SURVEY BK U - 165
ODOT RW PLANS AUG 119 - 2.90
NORFOLK & WESTERN RAILWAY
COMPANY VAL MAP SHEET AA-98

0' 300' 600'

SCALE 1" = 300'

BASIS OF BEARINGS IS BASED ON THE OHIO
DEPARTMENT OF TRANSPORTATION V.R.S. OHIO
STATE PLANE NORTH ZONE 3401, NAD 83(2011 ADJ).

SURVEY BK F - 70
SURVEY BK G - 315
SURVEY BK U - 165
ODOT RW PLANS AUG 119 - 2.90
NORFOLK & WESTERN RAILWAY
COMPANY VAL MAP SHEET AA-98

STATE PLANE NORTH ZONE 3401, NAD 83(2011 ADJ).

AMSTERDAM RD. ~ 50' RW

N.W. COR. N.W. 1/4 SEC. 22

N 89°07'38" W 2634.59'

N.E. COR. N.W. 1/4 SEC. 22

N 01°08'12" E 2675.37'

ROBERT H. KNAPKE (TRUSTEE)
VIRGINIA F. KNAPKE (TRUSTEE)
OR 565 PG 747
100 AC

S 42°35'02" W 0.93'

N 88°49'44" W 1325.58'

S 88°49'44" E 1325.58'

15.00 AC

EUGENE DIRCKSEN
OR 699 PG 1660

Z 2.53'

15.66 AC

TRACT 2
12.878 ACRES PAR. #E1402200500
6.400 ACRES PAR. #E1402200600
81.283 ACRES PAR. #E1402100700
100.561 ACRES TOTAL
1.810 ACRES R/W
98.751 ACRES NET

0.81'

201°08'55" E 2669.37'

JAMES A. STEINEMANN
JANE M. STEINEMANN
OR 563 PG 2613
50.00 AC

PAR. #E1402100700
THIEMAN FARM, LLC
OR 600 PG 2679
80 ACRES

416.91'

2193.72'

RYAN T. ALBERS (TRUSTEE)
OR 726 PG 76
76.202 ACRES

50.00'

28.00'

WEST OHIO RAIL AUTHORITY
OR 130 PG 698
4.660 AC

2001.13'

PAR. #E1402200500
THIEMAN FARM, LLC
OR 600 PG 2679
98.87 ACRES (TAX MAP)

TRACT 1
86.961 ACRES PAR. #E1402200500
13.600 ACRES PAR. #E1402200600
100.561 ACRES TOTAL
2.341 ACRES R/W
98.220 ACRES NET

N 01°07'51" E 2666.70'

N 01°04'57" W 667.09'

N 01°04'57" E 2666.47'

N 00°54'12" E 1999.65'

NEW DIVISION LINE

LINES TO BE VACATED BY THIS SURVEY

PAR. #E1402200600
THIEMAN FARM, LLC
OR 600 PG 2679
20 ACRES

NOTE: RIGHT OF WAY BASED ON
OR 9 PG 519 # OR 8 PG 543

ROBERT P. FRERICKS
SHARON A. FRERICKS
OR 400 PG 468
0.7 AC (TAX MAP)

R/W

S 88°57'13" E 1328.51'

N 88°57'13" W 1328.66'

S 89°07'59" E 423.02'

423.06'

S 89°07'59" E 1466.58'

N 89°07'59" W 2185.88'

N 00°52'01" E 5.00'

S 89°07'59" E 719.49'

28.00'

28.00'

STATE ROUTE 119 ~ RW VARIABLE

P.O.B TRACTS 1 & 2

T.P.O.B TRACTS 1

S.W. COR. S.W. 1/4 SEC. 22

S.W. COR. S.E. 1/4 SEC. 22

S.E. COR. S.E. 1/4 SEC. 22

S.E. COR. S.E. 1/4 SEC. 22

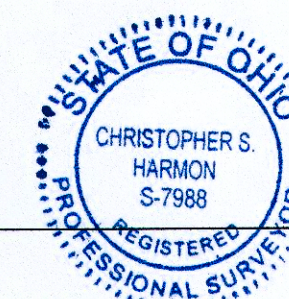
N 89°07'24" W 2616.63'

FILED AS SURVEY JAC 22-16 IN THE AUGLAIZE
COUNTY TAX MAP OFFICE.

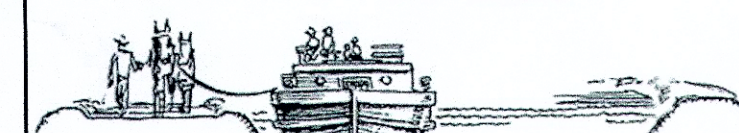
LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332

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, MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD
WORK WAS PERFORMED IN APRIL, 2025 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.



DATE

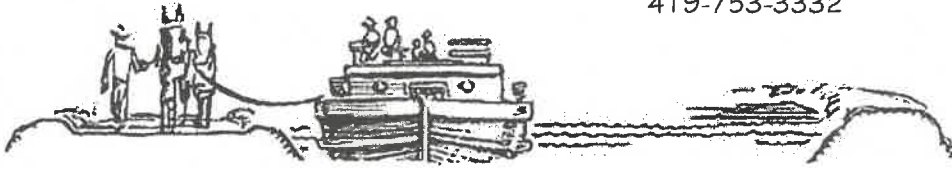


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JAC-22-16

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



**THIEMAN FARM LLC SURVEY
PTS. PARCELS E1402200500 & E1402200600
TRACT 1
100.561 ACRES**

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 22 TOWN 7S RANGE 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS OWNED BY THIEMAN FARM, LLC AS RECORDED IN OFFICIAL RECORD 600 PAGE 2679 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a railroad spike found at the southwest corner of the southwest quarter of Section 22, said railroad spike being in the centerline of State Route 119;

Thence, with the south line of the southwest quarter of Section 22 and the centerline of State Route 119, South 89°07'59" East, 423.06 feet to a Mag Nail set, said Mag Nail marking the **True Point of Beginning** of the tract herein described;

Thence, with a new division line, North 00°54'22" East, 1999.65 feet to an iron pin set in the south line of a 76.202 acre tract of land owned by Ryan T. Albers (Trustee) as recorded in Official Record 726 Page 76, passing for reference at 45.00 feet an iron pin set in the north right of way line of State Route 119;

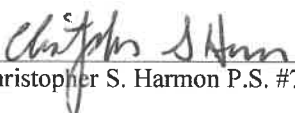
Thence, with the south line of said 76.202 acres, South 89°10'16" East, 2193.72 feet to an iron pin set in the west line of a railroad owned by the West Ohio Rail Authority as recorded in Official Record 130 Page 698;

Thence, with the west line of said railroad, South 01°07'51" West, 2001.13 feet to a Mag Nail set in the south line of the southwest quarter of Section 22 and the center line of State Route 119, passing for reference at 1951.13 feet an iron pin set in the north right of way line of State Route 119;

Thence, with the south line of the southeast quarter of Section 22 and the center line of State Route 119, North 89°07'59" West, 2185.88 feet to the **True Point of Beginning**, containing 100.561 acres more or less with 86.961 acres being in Parcel #E1402200500 and 13.600 acres being in Parcel #E1402200600 and having 2.341 acres lying in the right of way of State Route 119 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 April, 2025 and filed in Survey JAC 22-16 in the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



11/10/25
Date

JAC-22-16a

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

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



**THIEMAN FARM LLC SURVEY
PTS. PARCELS E1402200500, E1402200600 & ALL OF E1402100700
TRACT 2
100.561 ACRES**

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE SOUTHWEST QUARTER OF SECTION 22 TOWN 7S RANGE 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS OWNED BY THIEMAN FARM, LLC AS RECORDED IN OFFICIAL RECORD 600 PAGE 2679 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a railroad spike found at the southeast corner of the southeast quarter of Section 21 and being in the centerline of State Route 119, said railroad spike also marks the **Point of Beginning** of the tract herein described;

Thence, with the south line of the southeast quarter of Section 21 and the centerline of State Route 119, North $88^{\circ}57'13''$ West, 1328.66 feet to a Mag Nail set at the southeast corner of a 0.70 acre tract of land owned by Robert P. Frericks & Sharon A. Frericks as recorded in Official Record 400 Page 468;

Thence, with the east line of said 0.70 acre tract and the east lines of a 50.00 acre tract of land owned by James A. Steinemann & Jane M. Steinemann as recorded in Official Record 563 Page 2613 and a 15.66 acre & 15.00 acre tracts of land owned by Eugene Dirksen as recorded in Official Record 699 Page 1660, North $01^{\circ}08'55''$ East, 2669.37 feet to the south line of a 100 acre tract of land owned by Robert H. Knapke (Trustee) & Virginia F. Knapke (Trustee) as recorded in Official Record 565 Page 747, witnessing at South $42^{\circ}35'02''$ West, 0.93 feet an $\frac{5}{8}$ inch iron pin found;

Thence, with the south line of said 100 acre tract, South $88^{\circ}49'44''$ East, 1325.58 feet to a planted field stone found at the northwest corner of the southwest quarter of Section 22;

Thence, with the west line of the southwest quarter of Section 22 and the west line of a 76.202 acre tract of land owned by Ryan T. Albers (Trustee), South $01^{\circ}04'57''$ West, 667.09 feet to a $\frac{5}{8}$ inch iron pin found;

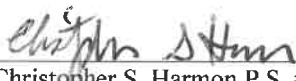
Thence, with the south line of said 76.202 acre tract, South $89^{\circ}10'16''$ East, 416.91 feet to an iron pin set;

Thence, with a new division line, South $00^{\circ}54'22''$ West, 1999.65 feet to a Mag Nail set in the south line of the southwest quarter of Section 22 and the centerline of State Route 119, passing for reference at 1954.65 feet an iron pin set in the north right of way line of State Route 119;

Thence, with the south line of the southwest quarter of Section 22 and the centerline of State Route 119, North $89^{\circ}07'59''$ West, 423.06 feet to the **Point of Beginning**, containing 100.561 acres more or less, with 12.878 acres being in Parcel #E1402200500, 6.400 acres being in Parcel #E1402200600 and 81.283 acres being in Parcel #E1402100700, with 1.810 acres being in the right of way of State Route 119 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 $\frac{5}{8}$ " 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 April, 2025 and filed in Survey JAC 22-16 in the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



11/10/25
Date

Jac-22-16b