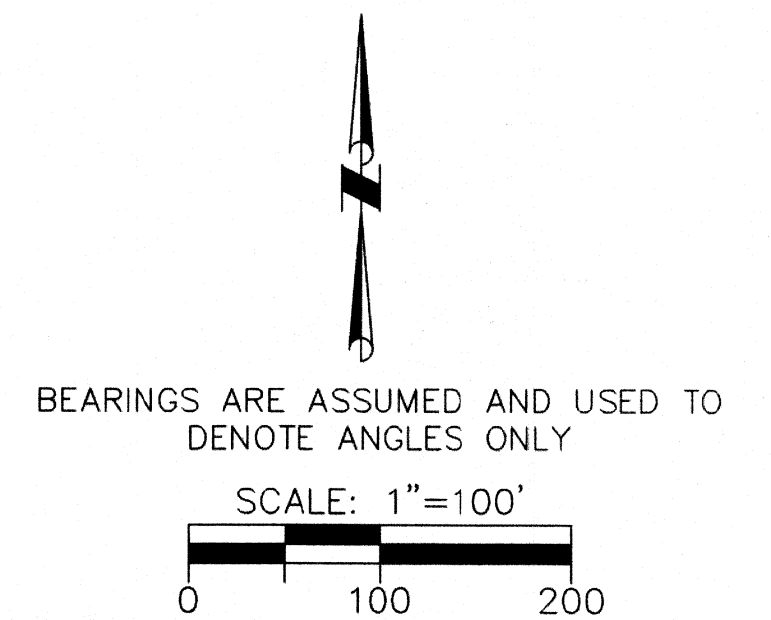
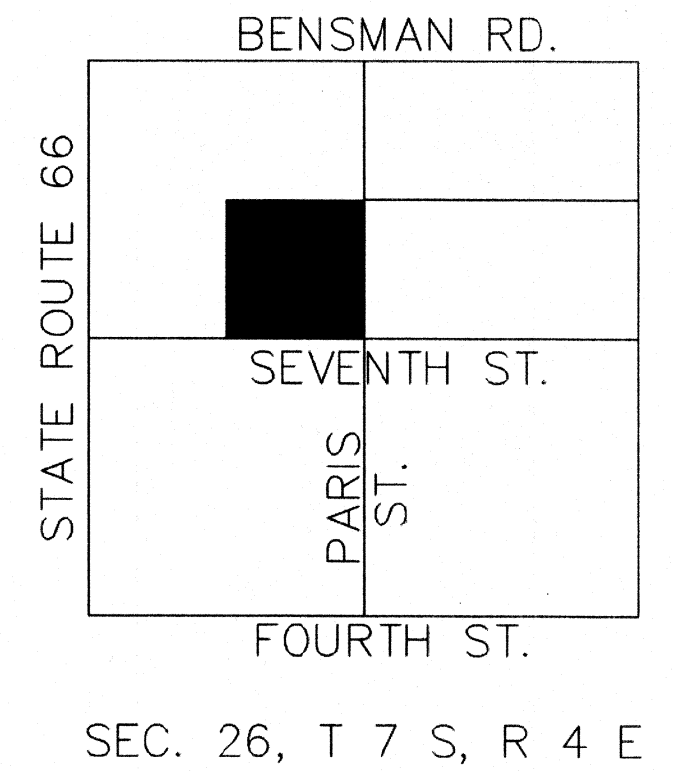
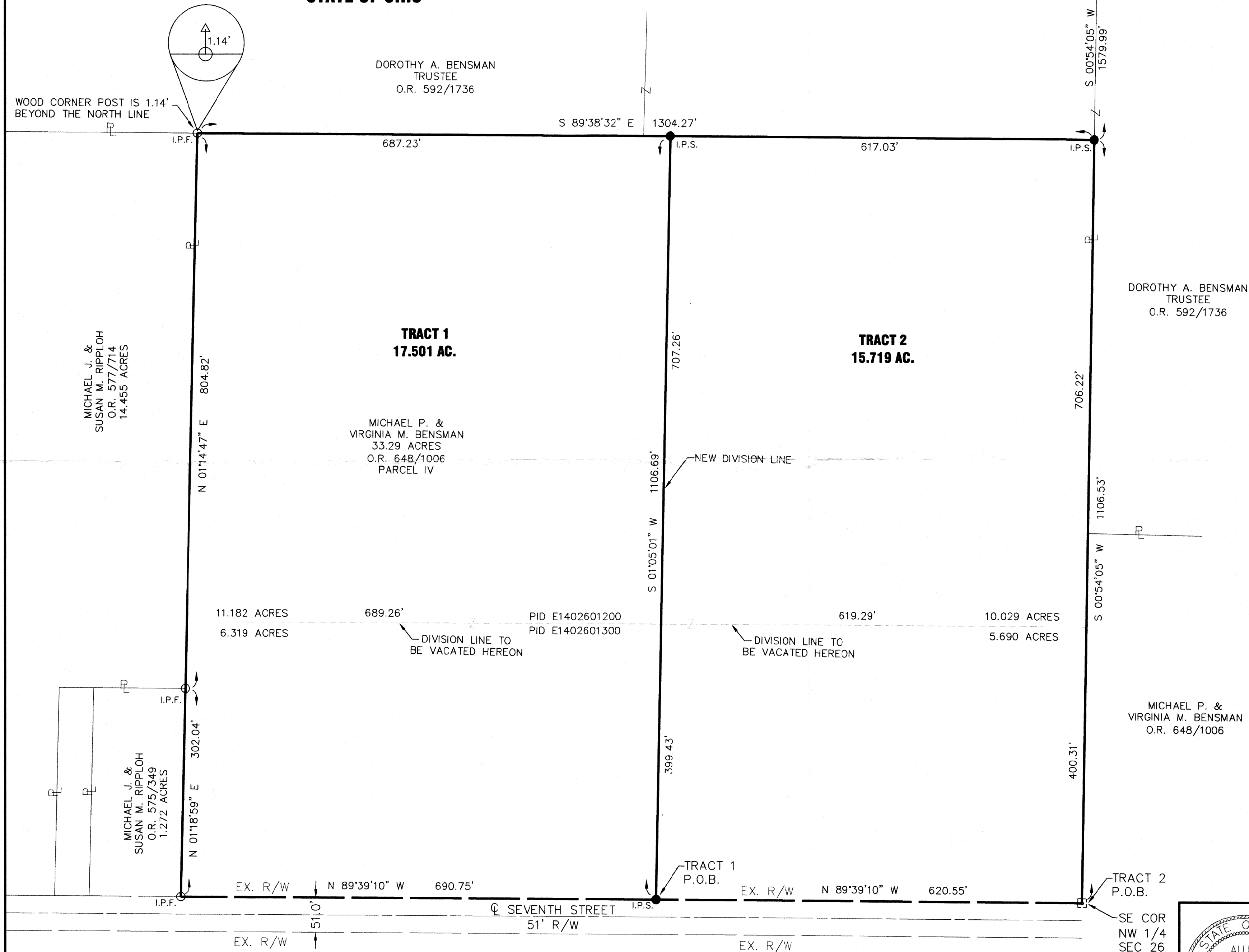


# BENSMAN SURVEY

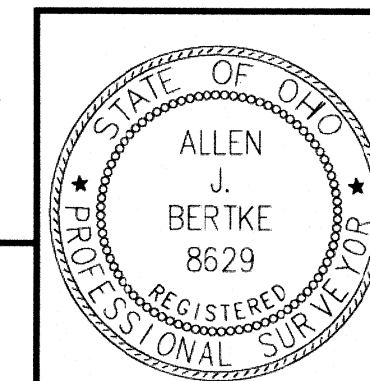
33.220 ACRES SITUATED IN THE NORTHWEST QUARTER OF SECTION 26,  
JACKSON TOWNSHIP, TOWN 7 SOUTH, RANGE 4 EAST, COUNTY OF AUGLAIZE,  
STATE OF OHIO



LAND SURVEY REFERENCE  
BOOK J, PAGE 524  
BOOK Q, PAGE 233  
BOOK Q, PAGE 261

## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- ☒ MONUMENT BOX W/IP FOUND
- △ POST FOUND



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(513) 239-8554

DATE:	02-03-16
DRAWN BY:	AJB
JOB NUMBER:	AUGJAC1601
SHEET NUMBER	1 OF 1

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

2-10-2016  
DATE

JAC-26-6

**LEGAL DESCRIPTION  
TRACT 1**

BEING A PART OF A TRACT OF LAND OWNED BY MICHAEL P. & VIRGINIA M. BENSMAN AS DESCRIBED IN OFFICIAL RECORD 648, PAGE 1006(PARCEL ID E1402601200 AND E1402601300) OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a monument box found at the southeast corner of the northwest quarter of Section 26;

thence, North 89°-39'-10" West, 620.55 feet, along the south line of said quarter section and the north right-of-way line of Seventh Street to an iron pin with cap set and being the principal place of beginning of the tract herein conveyed;

thence, North 89°-39'-10" West, 690.75 feet, along the south line of said quarter section and the north right-of-way line of Seventh Street to an iron pin found at the southeast corner of a 1.272 acre tract of land owned by Michael J. and Susan M. Ripploh as described in Official Record 575, Page 349;

thence, North 01°-18'-59" East, 302.04 feet, along the east line of said 1.272 acre Ripploh tract to an iron pin found at the southeasterly corner of a 14.455 acre of land owned by Michael J. & Susan M. Ripploh as described in Official Record 577, Page 714;

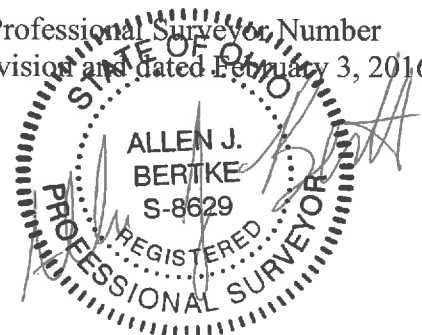
thence, North 01°-14'-47" East, 804.82 feet, along the east line of said 14.455 acre Ripploh tract to an iron pin found on the southerly line of a tract of land owned by Dorothy A. Bensman Trustee as described in Official Record 592, Page 1736, witness a wood post found north of said corner 1.14 feet;

thence, South 89°-38'-32" East, 687.23 feet, along the southerly line of said Dorothy A. Bensman tract to an iron pin with cap set;

thence, South 01°-05'-01" West, 1106.69 feet, to the principal place of beginning.

Containing 17.501 acres more or less and all being subject to any legal highways and easements of record. The bearings are assumed and used to denote angles only.

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 February 3, 2016.



JAC-26-6A

**LEGAL DESCRIPTION  
TRACT 2**

BEING A PART OF A TRACT OF LAND OWNED BY MICHAEL P. & VIRGINIA M. BENSMAN AS DESCRIBED IN OFFICIAL RECORD 648, PAGE 1006(PARCEL ID E1402601200 AND E1402601300) OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a monument box found at the southeast corner of the northwest quarter of Section 26;

thence, North 89°-39'-10" West, 620.55 feet, along the south line of said quarter section and the north right-of-way line of Seventh Street to an iron pin with cap set;

thence, North 01°-05'-01" East, 1106.69 feet, to an iron pin with cap set on the south line of a tract of land owned by Dorothy A. Bensman Trustee as described in Official Record 592, Page 1736;

thence, South 89°-38'-32" East, 617.03 feet, along the south line of said Dorothy A. Bensman tract to an iron pin with cap set on the east line of said quarter section;

thence, South 00°-54'-05" West, 1106.53 feet, along the east line of said quarter section and a westerly line of said Dorothy A. Bensman tract to the place of beginning.

Containing 15.719 acres more or less and all being subject to any legal highways and easements of record. The bearings are assumed and used to denote angles only.

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 February 3, 2016.



JAC-26-4B