

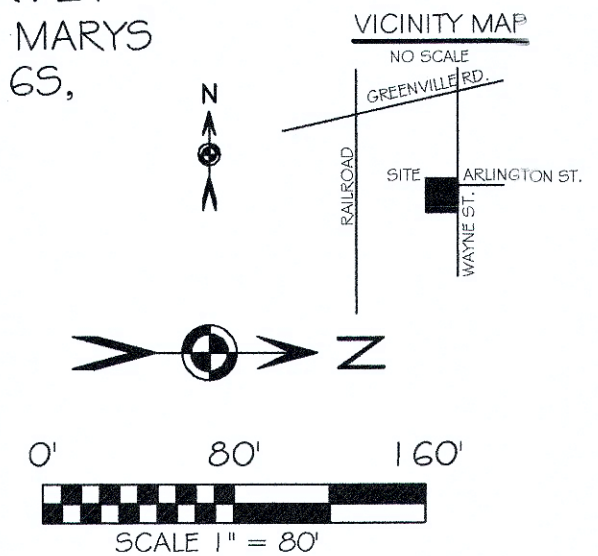
HOMAN / KOCH RETRACEMENT SURVEY  
PARTS OF OUT LOTS 87 & 88, IN THE CITY OF ST. MARYS  
N.W. 1/4 SEC. 10, ST. MARYS TWP., TOWN 6S,  
RANGE 4E, AUGLAIZE CO., OHIO  
PAR. #K3205200700  
PAR. #K3205200800  
PT. PAR. #K3205202102

Ⓐ PAR. #K3205200800  
MICHAEL D. KOCH  
& KRISTI K. KOCH  
O.R. 145 PG. 646  
0.572 ACRES TOTAL  
0.071 ACRES RAW  
0.501 ACRES NET

Ⓑ PAR. #K3205200700  
MICHAEL LEE HOMAN & CHRISTINE  
CORRINE LAMPERT  
D.V. 226 PG. 288  
0.449 ACRES TOTAL  
0.055 ACRES RAW  
0.394 ACRES NET

Ⓒ PART PAR. #K3205202102  
JSV, LLC  
O.R. 723 PG. 4667  
NOT A NEW BUILDING  
LOT. TO BE AN ADD TO  
ONLY PARCEL TO THE KOCH  
0.106 ACRES TOTAL

Ⓓ PART PAR. #K3205202102  
JSV, LLC  
O.R. 723 PG. 4667  
NOT A NEW BUILDING  
LOT. TO BE AN ADD TO  
ONLY PARCEL TO THE HOMAN  
0.084 ACRES TOTAL



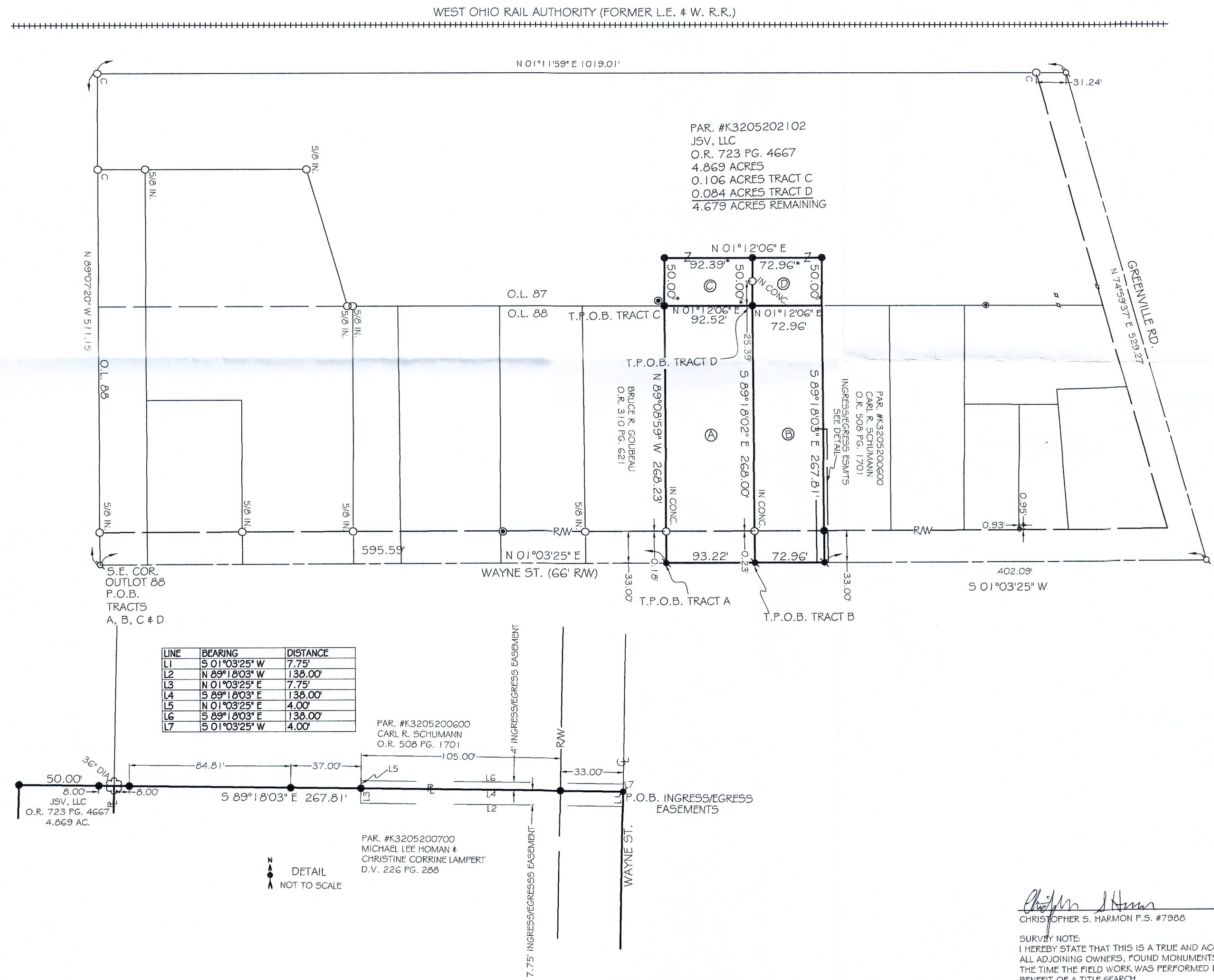
BASIS OF BEARING: BEARINGS ARE BASED UPON THE OHIO  
DEPARTMENT OF TRANSPORTATION V.R.S. NAD 83(2011).  
OHIO STATE PLANE NORTH ZONE 3041. GEIOD 12A GROUND  
DISTANCES USED.

LEGEND

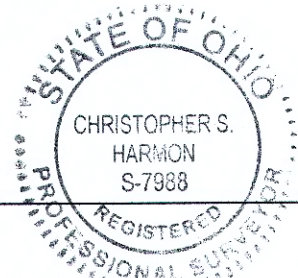
- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP  
STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- MAG NAIL (FOUND)
- ⊙ STEEL POST
- ⊙ TREE
- NEW DIVISION LINE

SURVEY REFERENCES

- SURVEY BOOK R PG 499
- SURVEY BOOK S PG 485
- SURVEY BOOK U PG 985



LINE	BEARING	DISTANCE
L1	S 01°03'25" W	7.75'
L2	N 89°18'03" W	138.00'
L3	N 01°03'25" E	7.75'
L4	S 89°18'03" E	138.00'
L5	N 01°03'25" E	4.00'
L6	S 89°18'03" E	138.00'
L7	S 01°03'25" W	4.00'

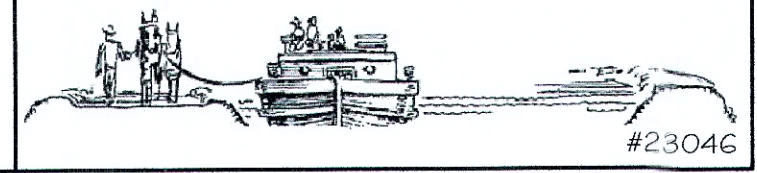


11/11/24  
DATE

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

FILED AS SUR STM 10-7 IN THE AUGLAIZE COUNTY  
TAX MAP OFFICE.

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



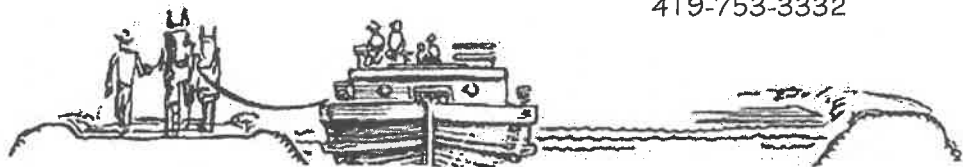
#23046



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



**HOMAN / KOCH / JVS, LLC SURVEY**  
**PAR. #K3205200800**  
**TRACT A**  
**0.572 ACRES**

SITUATE IN OUTLOT 88 OF THE CITY OF ST. MARYS AND BEING IN THE NORTHWEST QUARTER OF SECTION 10, R 4E, T 6S, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING ALL OF A TRACT OF LAND OWNED BY MICHAEL D. KOCH & KRISTI K. KOCH AS RECORDED IN OFFICIAL RECORD 145 PAGE 646 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a Mag Nail found in the south line of the northwest quarter of Section 10 and the south east corner of Out Lot 88 of the City of St. Marys and being in the centerline of Wayne Street;

Thence, with the east line of the Out Lot 88 and the centerline of Wayne Street, North  $01^{\circ}03'25''$  East, 595.59 feet to a Mag Nail set at the northeast corner of a tract of land owned by Bruce R. Goubeau as recorded in Official Record 310 Page 621, said Mag Nail also marking the **True Point of Beginning** of the tract herein described;

Thence, with the north line of said Goubeau tract, North  $89^{\circ}08'59''$  West, 268.23 feet to an iron pin set in the east line of a 4.869 acre tract of land owned by JSV, LLC as recorded in Official Record 723 Page 4667, passing for reference at 32.82 feet an iron pin in concrete found and at 33.00 feet the west right of way line of Wayne Street;

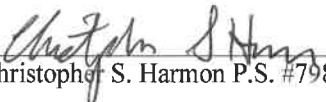
Thence, with the east line of said 4.869 acre tract, North  $01^{\circ}12'06''$  East, 92.52 feet to an iron pin set in the south line of a tract of land owned by Michael Lee Homan & Christine Corrine Lampert as recorded in Deed Volume 226 Page 288;

Thence, with the south line of said Homan & Lampert tract, South  $89^{\circ}18'02''$  East, 268.00 feet to a Mag Nail set in the east line of OutLot 88 and the centerline of Wayne Street, passing for reference at 235.00 feet the west right of way line of Wayne Street and at 235.23 feet an iron pin found in concrete;

Thence, with the east line of said OutLot 88 and the centerline of Wayne Street, South  $01^{\circ}03'25''$  West, 93.22 feet to the **True Point of Beginning**, containing 0.572 acres more or less of which 0.071 acres being in the right of way of Wayne Street 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 December, 2023 and filed as **STM 10-7** at the Auglaize County Tax Map Office.

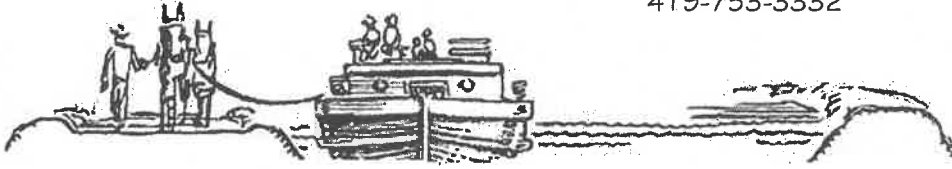
  
Christopher S. Harmon P.S. #7988



11/11/24  
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



**HOMAN / KOCH / JVS, LLC SURVEY**  
**PAR. #K3205200700**  
**TRACT B**  
**0.449 ACRES**

SITUATE IN OUTLOT 88 OF THE CITY OF ST. MARYS AND BEING IN THE NORTHWEST QUARTER OF SECTION 10, R 4E, T 6S, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING ALL OF A TRACT OF LAND OWNED BY MICHAEL LEE HOMAN & CHRISTINE CORRINE LAMPERT AS RECORDED IN DEED VOLUME 226, PAGE 288 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a Mag Nail found in the south line of the northwest quarter of Section 10 and the south east corner of Out Lot 88 of the City of St. Marys and being in the centerline of Wayne Street;

Thence, with the east line of the Out Lot 88 and the centerline of Wayne Street, North 01°03'25" East, 688.81 feet to a Mag Nail set at the northeast corner of a tract of land owned by Michael D. Koch & Kristi K. Koch as recorded in Official Record 145 Page 646, said Mag Nail also marking the **True Point of Beginning** of the tract herein described;

Thence, with the north line of said Koch tract, North 89°18'02" West, 268.00 feet to an iron pin set in the east line of a 4.869 acre tract of land owned by JSV, LLC as recorded in Official Record 723 Page 4667, passing for reference at 33.00 feet the east right of way line of Wayne Street and at 32.77 feet an iron pin found in concrete;

Thence, with the east line of said 4.869 acre tract, North 01°12'06" East, 72.96 feet to the southwest corner of a tract of land owned by Carl R. Schumann as recorded in Official Record 508 Page 1701, said point being in a 36 inch maple tree, witnessing at North 89°18'03" West, 8.00 feet an iron pin set;

Thence, with the south line of said Schumann tract, South 89°18'03" East, 267.81 feet to a Mag Nail set in the east line of Out Lot 88 and the centerline of Wayne Street, passing for reference at 8.00 feet, 92.81 feet & 129.81 feet iron pins set and passing at 234.81 feet an iron pin set in the west right of way line of Wayne Street;

Thence, with the west line of Out Lot 88 and the centerline of Wayne Street, South 01°03'25" West, 72.96 feet to the **True Point of Beginning**, containing 0.449 acres more or less of which 0.055 acres lie within the right of way of Wayne Street and being subject to all legal rights of way, easements, agreements and restrictions of record.

**Ingress / Egress Easement:**

The above described tract shall be burdened by an Ingress / Egress Easement described as follows:

Beginning at a Mag Nail set at the northeast corner of the above described tract and the southeast corner of a tract of land owned by Carl R. Schumann as recorded in Official Record 508 Page 1701, said Mag Nail marking the **Point of Beginning** of the Easement herein described;

Thence, with the west line of Out Lot 88 and the centerline of Wayne Street, South 01°03'25" West, 7.75 feet;

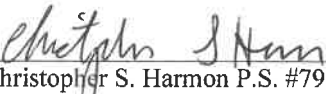
Thence, North 89°18'03" West, 138.00 feet;

Thence, North 01°03'25" East, 7.75 feet to the south line of said Schumann tract;

Thence, with the south line of said Schumann tract, South 89°18'03" East, 138.00 feet to the **Point of Beginning**.

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 December, 2023 and filed as **STM 10-7** at the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



11/11/24  
Date

STM-10-7b

Lock Two Surveying, LLP.

5166 Lock Two Rd.

New Bremen, Oh 45869

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Chris Harmon P.S. 419-733-9607



**HOMAN / KOCH / JSV, LLC SURVEY**

**PAR. #K3205202102**

**TRACT C**

**0.106 ACRES**

SITUATE IN OUTLOT 87 OF THE CITY OF ST. MARYS AND BEING IN THE NORTHWEST QUARTER OF SECTION 10, R 4E, T 6S, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING ALL OF A TRACT OF LAND OWNED BY JSV, LLC AS RECORDED IN OFFICIAL RECORD 723 PAGE 4667 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a Mag Nail found in the south line of the northwest quarter of Section 10 and the south east corner of Out Lot 88 of the City of St. Marys and being in the centerline of Wayne Street;

Thence, with the east line of the Out Lot 88 and the centerline of Wayne Street, North  $01^{\circ}03'25''$  East, 595.59 feet to a Mag Nail set at the southeast quarter of a tract of land owned by Michael D. Koch & Kristi K. Koch as recorded in Official Record 145 Page 646;

Thence, with the south line of said Koch tract, North  $89^{\circ}08'59''$  West, 268.23 feet to an iron pin set in the east line of OutLot 87 and being in the east line of a 4.869 acre tract of land owned by JSV, LLC as recorded in Official Record 723 Page 4667, said iron pin also marking the **True Point of Beginning** of the tract herein described;

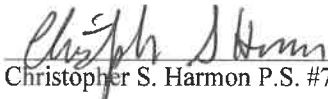
Thence, with new division lines the following 3 courses:

1. North  $89^{\circ}08'59''$  West, 50.00 feet to an iron pin set;
2. North  $01^{\circ}12'06''$  East, 92.39 feet to an iron pin set;
3. South  $89^{\circ}18'02''$  East, 50.00 feet to an iron pin set in the east line of OutLot 87 and the west line of said Koch tract, passing for reference at 24.61 feet an iron pin in concrete found;

Thence, with the east line of OutLot 87 and the west line of said Koch tract, South  $01^{\circ}12'06''$  West, 92.52 feet to the **True Point of Beginning** containing 0.106 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".

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Christopher S. Harmon P.S. #7988



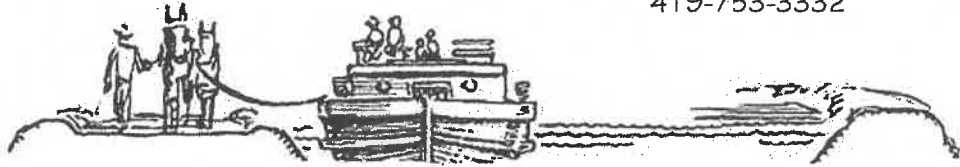
1/22/24  
Date

STM-10-7c

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



**HOMAN / KOCH / JSV, LLC SURVEY**  
**PAR. #K3205202102**  
**TRACT D**  
**0.084 ACRES**

SITUATE IN OUTLOT 87 OF THE CITY OF ST. MARYS AND BEING IN THE NORTHWEST QUARTER OF SECTION 10, R 4E, T 6S, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING ALL OF A TRACT OF LAND OWNED BY JSV, LLC AS RECORDED IN OFFICIAL RECORD 723 PAGE 4667 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a Mag Nail found in the south line of the northwest quarter of Section 10 and the south east corner of Out Lot 88 of the City of St. Marys and being in the centerline of Wayne Street;

Thence, with the east line of the Out Lot 88 and the centerline of Wayne Street, North 01°03'25" East, 688.81 feet to a Mag Nail set at the southeast quarter of a tract of land owned by Michael Lee Homan & Christine Corrine Lampert as recorded in Deed Volume 226 Page 288;

Thence, with the south line of said Homan/Lampert tract, North 89°18'02" West, 268.00 feet to an iron pin set in the east line of OutLot 87 and being in the east line of a 4.869 acre tract of land owned by JSV, LLC as recorded in Official Record 723 Page 4667, said iron pin also marking the **True Point of Beginning** of the tract herein described;


Thence, with new division lines the following 3 courses:

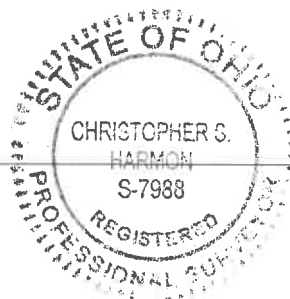
1. North 89°18'02" West, 50.00 feet to an iron pin set, passing for reference at 25.39 feet an iron pin in concrete found;
2. North 01°12'06" East, 72.96 feet to an iron pin set;
3. South 89°18'03" East, 50.00 feet to the east line of OutLot 87 and the west line of said Homan/Lampert tract;

Thence, with the east line of OutLot 87 and the west line of said Homan/Lampert tract, South 01°12'06" West, 72.96 feet to the **True Point of Beginning** containing 0.084 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".

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Christopher S. Harmon P.S. #7988



1/22/24  
Date

STM-10-7d

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

**HOMAN / KOCH / JVS, LLC SURVEY  
PART OF PAR. #K3205200600  
INGRESS / EGRESS EASEMENT**

SITUATE IN OUTLOT 88 OF THE CITY OF ST. MARYS AND BEING IN THE NORTHWEST QUARTER OF SECTION 10, R 4E, T 6S, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY CARL R. SCHUMANN AS RECORDED IN OFFICIAL RECORD 508 PAGE 1701 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the southeast corner of the above described tract and the northeast corner of a tract of land owned by Michael Lee Homan & Christine Corrine Lampert as recorded in Deed Volume 226 Page 288 and being in the east line of OutLot 88 and the centerline of Wayne Street, said point marking the **Point of Beginning** of the easement herein described;

Thence, with the north line of said Homan/Lampert tract, North  $89^{\circ}18'03''$  West, 138.00 feet;

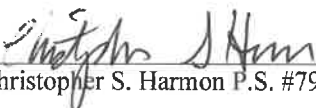
Thence, North  $01^{\circ}03'25''$  East, 4.00 feet;

Thence, South  $89^{\circ}18'03''$  West, 138.00 feet to the east line of OutLot 88 and the centerline of Wayne Street;

Thence, with the east line of OutLot 88 and the centerline of Wayne Street, South  $01^{\circ}03'25''$  West, 4.00 feet to the **Point of Beginning**.

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".

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Christopher S. Harmon P.S. #7988



11/11/24  
Date

STM-10-7e