

# Topp Survey

Part of the NE 1/4 of the NE 1/4 of  
Section 4, T7S, R4E  
German Twp., Auglaize County, Ohio

Scale: 1" = 40'  
0 20 40 80



## ~ Legend ~

- Railroad spk fd.
- R/W Mon. fd.
- P.K. nail fd.
- Mag nail set
- Iron pin w/ cap fd.
- Iron pin w/ cap set
- ✕ Mon. box fd.

Brg on Clover Four Rd from  
Previous Surveys.

CR 66A & Curve Data:  
Δ = 12°-18'-08"  
R = 954.93'  
T = 102.91'  
L = 205.04'  
D = 6°-00'-00"

## \* Note for Tract 2:

Previous deeds established  
Property line for Tract currently  
owned by Adam Topp (OR 403, Pg. 731)  
along Road R/W of Clover Four Rd  
& C.R. 66A. Survey of Tract 2  
is intended to convey  
Fee Title to R/W from current  
owner, Cloverleaf Farm Part'n'p  
(OR 524, Pg. 1775) To Adam M. Topp.  
Also see: OR 297, Pg. 707  
OR 2, Pg. 563

Note: Bearings and/or dimensions  
in parentheses are corrections  
from previous survey performed  
by me on July 12, 1996. (Survey Bk N, Pg. 748)

φ Note: Survey dated July 12, 1996 added a 60' x 130'

Tract to the west side of the existing 0.456 Ac Tract.  
The south line of the add-on (60.00') and the existing  
Tract (162.25') was correct. However, the Total length  
of the combined south line was incorrectly shown as  
225.25'. Correct distance is 222.25'. The length of 222.09'  
is correct due to an error in the R/W curve calculation.

North Line, NE 1/4, Sec 4  
& Clover Four Rd.

N 89°-50'-27"E ~ 254.58'

5 1/4 Post, Sec 33,  
Used for line,  
Mon Box fd.

NW Corner,  
NE 1/4, Sec 4  
Mon Box fd.

NE Corner, Sec 4  
RR. Spk fd. 0.25'  
South of Line

## \* Tract 2

0.274 Ac ~ All R/W on Clover 4  
and CR 66A

S 89°-50'-27"W ~ 200.00'  
Clover Four Rd. South R/W Line N 12°-53'-28"W  
17.18'

Adam M. Topp  
OR 403, Pg. 731  
0.635 Ac.

West Line R/W Curve Data  
R = 924.93'  
Δ = 7°-06'-38"  
D = 6°-11'-40"

φ (225.25')

N 89°-50'-27"E ~ 222.09'  
N 89°-50'-27"E ~ 255.90'

## Tract 1

0.400 Ac Total  
0.049 Ac Rd R/W  
0.351 Ac Net

West Line R/W Curve Data  
R = 924.93'  
Δ = 4°-13'-16"  
D = 6°-11'-40"

Cloverleaf Farms Partnership  
OR 524, Pg. 1775  
71.88 Ac.

S 89°-50'-27"W ~ 256.47'

East Line, NE 1/4, Sec 4



Survey Completed Dec. 26, 2006

By Steven H. Kremer  
New Bremen, Ohio  
Registered Surveyor No. 7487

P-517

**Legal Description for Deed  
Topp Survey  
Cloverleaf Farms Partnership, Grantor.**

**Tract 1.**

Real Estate situated in German Township, Auglaize County, State of Ohio and bounded and described as follows:

Being a part of the northeast quarter of the northeast quarter of Section 4, Town 7 South, Range 4 East, commencing at a point at the northeast corner of said Section 4, witness a railroad spike South 00° 38' 45" East 0.25 feet; thence South 00° 38' 45" East 155.01 feet along the East Line of the northeast quarter of said Section 4 to a P.K. nail for the true point of beginning;

thence continuing South 00° 38' 45" East 68.00 feet along the East Line of the northeast quarter of said Section 4 to a Mag nail;

thence South 89° 50' 27" West 256.47 feet to an iron pin, passing through an iron pin for reference at the existing west right-of-way line of County Road 66A at 30.22 feet;

thence North 00° 09' 33" West 68.00 feet to an iron pin;


thence North 89° 50' 27" East 255.90 feet along the property line of a tract currently owned by Adam M. Topp by Official Record 403, Page 731, passing through an iron pin for reference at the existing west right-of-way line of County Road 66A at 222.09 feet, to the point of beginning containing 0.400 acres of land more or less of which 0.049 acre is existing right-of-way.

Said tract shall be subject to highways and to any other easement or restriction of record.

Basis of bearing on the north line of the northeast quarter of said Section 4 and centerline of Clover Four Road is from previous surveys.

Previous Deed Reference: Official Record 524, Page 1775

Description from survey completed on December 26, 2006 by Steven H. Kremer, Registered Surveyor No. 7487.

  
Steven H. Kremer, P.S.  
New Bremen, Ohio  
Cell: 937-638-8237



P-518

**Legal Description for Deed  
Topp Survey  
Cloverleaf Farms Partnership, Grantor.**

**Tract 2.**

Real Estate situated in German Township, Auglaize County, State of Ohio and bounded and described as follows:

Being a part of the northeast quarter of the northeast quarter of Section 4, Town 7 South, Range 4 East, commencing at a point at the northeast corner of said Section 4, witness a railroad spike South  $00^{\circ} 38' 45''$  East 0.25 feet, for the true point of beginning;

thence South  $00^{\circ} 38' 45''$  East 155.01 feet along the East Line of the northeast quarter of said Section 4 to a P.K. nail;

thence South  $89^{\circ} 50' 27''$  West 33.81 feet to an iron pin at the existing west right-of-way line of County Road 66A;

thence in a northerly direction along the west right-of-way of County Road 66A on the arc of a  $6^{\circ} 11' 40''$  curve, arc length being 114.79 feet and chord to said curve bearing North  $9^{\circ} 20' 09''$  West 114.71 feet to a right-of-way monument (also being the point of tangency);

thence North  $12^{\circ} 53' 28''$  West 17.18 feet along the west right-of-way line of County Road 66A to an iron pin at the intersection of the west right-of-way line of County Road 66A and the South right-of-way line of Clover Four Road.

thence South  $89^{\circ} 50' 27''$  West 200.00 feet along the south right-of-way line of Clover Four Road to an iron;

thence North  $00^{\circ} 09' 33''$  West 25.00 feet to a railroad spike;


thence North  $89^{\circ} 50' 27''$  East 254.58 feet along the north line of the northeast quarter of said Section 4 and centerline of Clover Four Road to the point of beginning containing 0.274 acre of land more or less all of which is existing road right-of-way.

Said tract shall be subject to highways and to any other easement or restriction of record.

Basis of bearing on the north line of the northeast quarter of said Section 4 and centerline of Clover Four Road is from previous surveys.

Previous Deed Reference: Official Record 524, Page 1775

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