

MERCER AUGLAIZE
COUNTY LINE RD.

LOCK TWO RD.

SITE

S.R. 274

S.R. 364

RONALD & RITA KREMER
O.R. 522\2635
51.04 AC. (AS PER TAX MAP)
2.078 AC.

48.962 AC. REMAINING

RONALD & RITA KREMER
37.00 AC. (AS PER TAX MAP)
O.R. 5211926

N.W. COR.
N.W. 1/4
SEC. 7

588.00

S 88°00'00" E
50.00'

LOCK TWO RD. (50' R/W)
NORTH LINE NORTHWEST QUARTER SECTION 10
N 88°00'00" W 753.21'

N.E. COR.
N.W. 1\4
SEC. 7

P.O.B

10' INGRESS\EGRESS EASEMENT

- ① $502^{\circ}00'00''\text{W}$ 920.06'
- ② $550^{\circ}47'29''\text{E}$ 85.93'
- ③ $500^{\circ}23'21''\text{W}$ 128.00'

20' INGRESS/EGRESS EASEMENT

- ④ 582°17'54"W 54.80
- ⑤ 500°00'00"W 9.17'

LEGEND

- 5/8x30" IRON PIN (SET) W/ORANGE PLASTIC CAP STAMPED "LOCK TWO 7988"
- 🔩 MAG NAIL (SET)
- 🔩 P.K. NAIL (FOUND)
- 🔩 RAILROAD SPIKE (FOUND)
- 🔩 A.C.E.O. MONUMENT BOX W/1" IRON PIN

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39011C017C EFFECTIVE DATE OF SEPTEMBER 6, 1989 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS PROPERTY "IS
NOT" IN A SPECIAL FLOOD HAZARD AREA.

SURVEY REFERENCES

O.R. 521\926	<u>SURVEY BOOK</u>
O.R. 522\2635	B\182
	B\214
	J\774
	J\775

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, 2008 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

DATE _____

FILED IN SURVEY BOOK _____, PAGE _____ IN THE
AUGLAIZE COUNTY TAX MAP OFFICE.

LOCK-TWO SURVEYING

5166 LOCK TWO RD. NEW BREMEN, OH

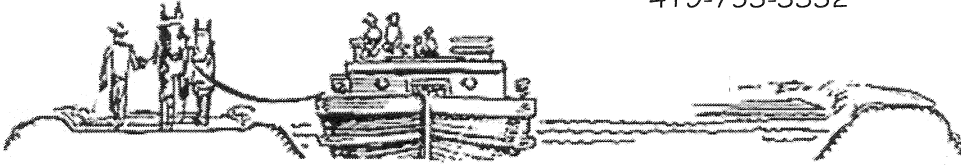
419-753-3332

#08039

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



KREMER SURVEY 2.078 ACRES

SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWN 7S, RANGE 4E, GERMAN TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS OWNED BY RONALD & RITA KREMER AS RECORDED IN OFFICAL RECORD 522 PAGE 2635 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at an iron pin found in an A.C.E.O. Monument Box at the northeast corner of the northwest quarter of Section 7 and in the centerline of Lock Two Road;

Thence, with the north line of the northwest quarter of Section 7 and the centerline of Lock Two Road, North 88°00'00" West, 753.31 feet to a Railroad Spike found, said Railroad Spike marking the **True Point of Beginning** of the tract herein;

Thence, with the west line of a 1.000 acre tract of land and a 37.000 acre tract of land owned by Ronald & Rita Kremer as recorded in Official Record 521 Page 926, South 02°00'00" West, 920.06 feet to an iron pin set, passing for reference at 25.00 feet an iron pin found in the south right of way line of Lock Two Road;

Thence, with new division lines, the following 6 courses:

1. South 88°00'00" East, 160.00 feet to an iron pin set;
2. South 02°00'00" West, 179.80 feet to an iron pin set;
3. North 88°04'22" West, 247.42 feet to an iron pin set;
4. North 02°00'00" East, 180.11 feet to an iron pin set;
5. South 88°00'00" East, 37.42 feet to an iron pin set;
6. North 02°00'00" East, 920.06 feet to a Mag Nail set, passing for reference at 895.06 feet an iron pin set in the south right of way line of Lock Two Road;

Thence, with the north line of the northwest quarter of Section 7 and the centerline of Lock Two Road, South 88°00'00" East, 50.00 feet to the **True Point of Beginning**, containing 2.078 acres more or less of which 0.029 acres lie within the right of way of Lock Two Road and being subject to all legal rights of way, easements, agreements and restrictions of record.

The above described 2.078 acre tract shall also be subject to the following easements for the purpose of ingress and egress reserved by the Grantors for their use over the existing driveway:

10 Foot Ingress / Egress Easement

Commencing at the northwest corner of a 1.000 acre tract of land owned by Ronald & Rita Kremer as recorded in Official Record 521 Page 926, said northwest corner marking the beginning of the centerline of a 10.00 foot wide ingress egress easement herein described;

Thence, with the centerline of said 10 foot wide ingress and egress easement, the following 3 courses:

1. South 02°00'00" West, 920.06 feet;
2. South 50°47'29" East, 85.93 feet;

3. South 00°23'21" West, 128.00 feet to the terminus in the south line of the 2.078 acre tract described above;

20 Foot Ingress / Egress Easement

Beginning for reference at the terminus of the centerline of the above described 10.00 foot wide ingress egress easement;

Thence, with the centerline of said easement, North 00°23'21" East, 10.00 feet to the beginning of the centerline of the 20.00 foot wide ingress egress easement herein described;

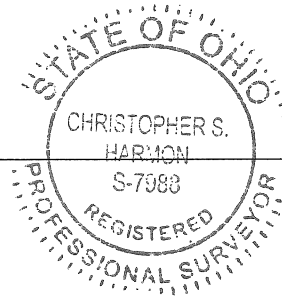
Thence, South 82°17'54" West, 54.80 feet;

Thence, South 00°00'00" West, 9.17 feet to the terminus in the south line of the 2.078 acre tract described above.

Bearings listed above are based upon the centerline of Lock Two Road being North 88°00'00" West as per Survey Book "B" Page 214. The deed records referenced are all recorded in the Auglaize County Recorder's Office. Pins noted as set are 5/8" x 30" rebar with orange 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 of 2008 and filed in Survey Book _____, Page _____ in the Auglaize County Tax Map Office.

Christopher S. Harmon
Christopher S. Harmon #7988



9/29/08
Date

Q186