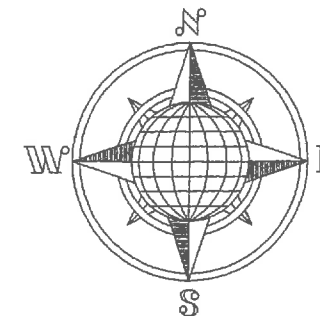


Minster-Egypt Pike

Mon. Box Found
N.W. Corner,
N.E. Quarter,
S.W. Quarter,
Section 34,
Jackson Twp.

LARGER PROPERTY GROUP LLC SURVEY

BEING A LOT SPLIT OF 2.264 ACRES LOCATED IN THE
S.W. 1/4 OF SECTION 34, T-7-S, R-4-E, VILLAGE OF
MINSTER, JACKSON TOWNSHIP, AUGLAIZE COUNTY, OHIO.



Industrial Park Drive

Bearings are Based on a Previous Survey
("Q"-220) by Choice One Engineering Dated
02-22-2002, S.01°02'06"W. for the 2.264 Acre
Tract in the Village of Minster.

This Plat is Recorded in Survey Book "S",
Page 198, in the Auglaize County Engineer's
Office.

Signature by Donald W. Harrod, Village of
Minster Administrator denoted approval
of this Plat.

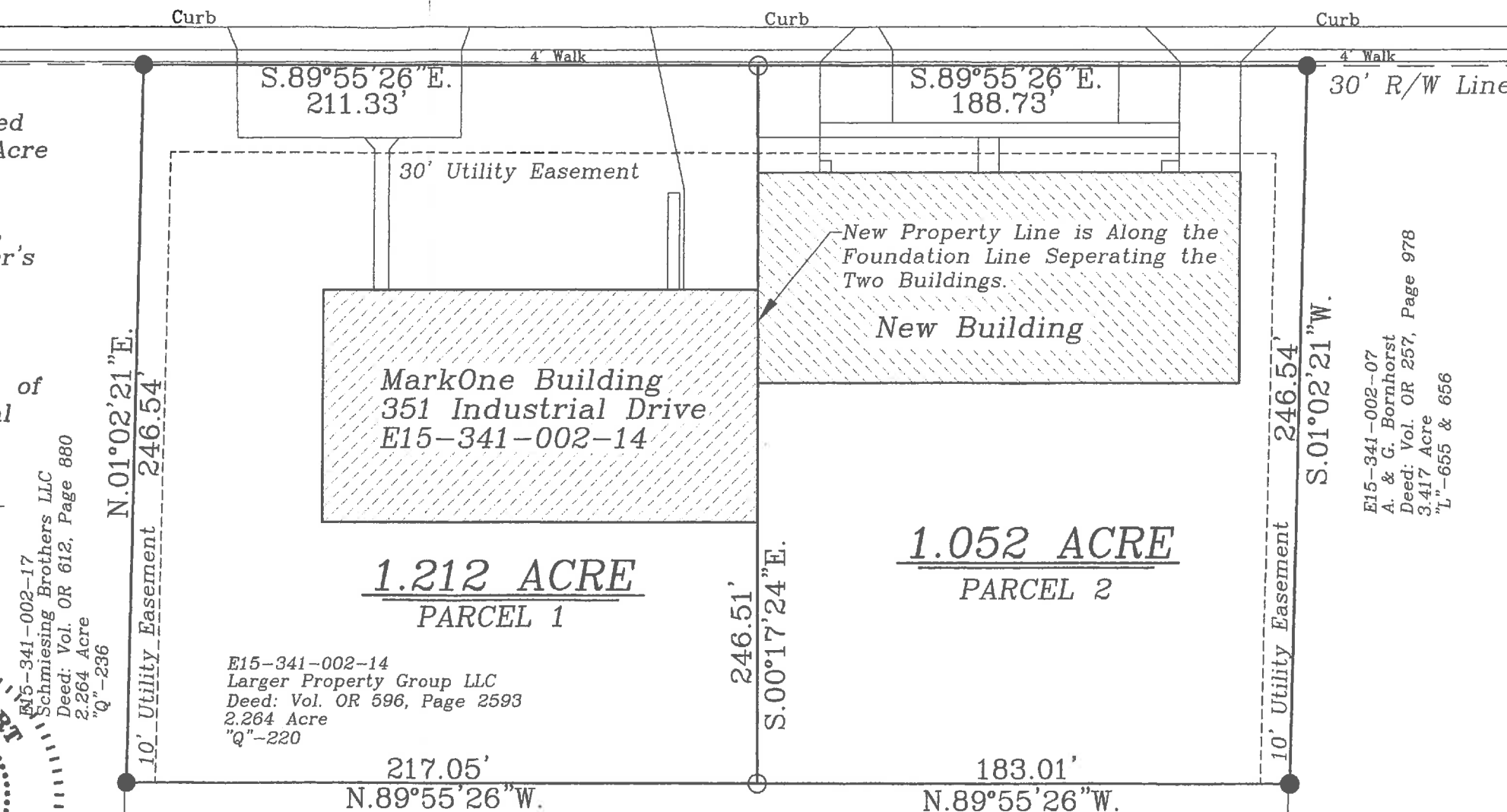
Signed: *Donald W. Harrod* Date: *9/14/15*

S.01°02'06"W.
1,333.99'



Center of the
S.W. Quarter
of Section 34,
Jackson Twp.

679.10'
S.89°58'04"E.



E15-341-002-17
Schmiesing Brothers LLC
Deed: Vol. OR 612, Page 880
2.264 Acre
"Q"-236

N.01°02'21"E.
246.54'
10' Utility Easement
217.20'
N.01°02'21"E.

E15-341-002-14
Larger Property Group LLC
Deed: Vol. OR 596, Page 2593
2.264 Acre
"Q"-220

1.212 ACRE
PARCEL 1

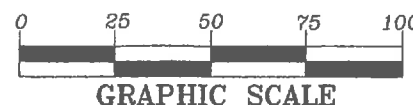
E15-341-002-00
Village of Minster
Deed: Vol. OR 16, Page 221
7.82 Acre

LEGEND

- Iron Pin Found
- Iron Pin with Cap Set
- Monument Box

ATTEST:

John W. Jauert
Professional Surveyor No. 6920



1.052 ACRE
PARCEL 2

183.01'
N.89°55'26"W.

30' R/W Line
S.01°02'21"W.
246.54'
10' Utility Easement
E15-341-002-07
A. & G. Bornhorst
Deed: Vol. OR 257, Page 978
3.417 Acre
"L"-655 & 656

Jauert
surveying

11584 Monroe Road
Wapakoneta, Ohio
45895
(419) 657-6999

CLIENT: Larger Property Group LLC, MarkOne

COUNTY: Auglaize TOWNSHIP: Jackson SEC. 34

DRAWN BY: J.W.J. SCALE: 1"=50' DWG.# 15-4167

CHECKED BY: DATE: August, 2015

SHEET 1 OF 3 (T-7-S; R-4-E)

- John Jauert
- 11584 Monroe Road
- Wapakoneta, Ohio 45895



- Phone: (419) 657-6999
- FAX: (419) 657-2745
- E-Mail: jjsurvey@ohiolink.net

LARGER PROPERTY GROUP LLC SURVEY 1.212 ACRE, PARCEL NO. 1

The following described tract of land is part of the Southwest Quarter of Section 34, Town 7 South, Range 4 East, in the Village of Minster, Jackson Township, Auglaize County, Ohio, being Parcel Number E15-341-002-14 and is more particularly described as follows:

Commencing at a Monument Box (found) at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 34, Jackson Township and in the centerline of County Road 26 (Minster-Egypt Pike);

Thence S.01°02'06"W. a distance of 1,333.99 feet to an iron pin (found) at the Center of the Southwest Quarter of Section 34, Jackson Township;

Thence S.89°58'04"E. a distance of 679.10 feet to a point;

Thence N.01°02'21"E. a distance of 217.20 feet to an iron pin (found) which is the PLACE OF BEGINNING for the tract of land herein described;

Thence N.01°02'21"E. a distance of 246.54 feet to an iron pin (found);


Thence S.89°55'26"E. along the South Right-of-Way line of Industrial Park Drive, a distance of 211.33 feet to a 5/8-inch dia. iron pin (set);

Thence S.00°17'24"E. a distance of 246.51 feet to a 5/8-inch dia. iron pin with cap (set);

Thence N.89°55'26"W. a distance of 217.05 feet to the iron pin (found) which was the true PLACE OF BEGINNING.

Containing in all 1.212 Acre. The above-described tract of land is subject to all legal easements, restrictions and reservations, if any, of record or in use on said premises. Previous deed reference: Volume OR 596, page 2,593. The above description and plat are recorded in Survey Book "S", Page 198, in the Auglaize County Engineer's Office. Basis of bearing is holding the West line of the Original 2.264 Acre Tract as N.01°02'21"E. from previous survey (Q-220) by Choice One Engineering in 02/22/2002. This plat and description is based on a field survey by Jauert Surveying, under the direction of John W. Jauert P.S. No. 6920 in August 2015.

ATTEST:


John W. Jauert
Professional Surveyor No. 6920



- John Jauert
- 11584 Monroe Road
- Wapakoneta, Ohio 45895.



- Phone: (419) 657-6999
- FAX: (419) 657-2745
- E-Mail: jjsurvey@ohiolink.net

LARGER PROPERTY GROUP LLC SURVEY 1.052 ACRE, PARCEL NO. 2

The following described tract of land is part of the Southwest Quarter of Section 34, Town 7 South, Range 4 East, in the Village of Minster, Jackson Township, Auglaize County, Ohio, being Parcel Number E15-341-002-14 and is more particularly described as follows:

Commencing at a Monument Box (found) at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 34, Jackson Township and in the centerline of County Road 26 (Minster-Egypt Pike);

Thence S.01°02'06"W. a distance of 1,333.99 feet to an iron pin (found) at the Center of the Southwest Quarter of Section 34, Jackson Township;

Thence S.89°58'04"E. a distance of 679.10 feet to a point;

Thence N.01°02'21"E. a distance of 217.20 feet to an iron pin (found);

Thence S.89°55'26"E. a distance of 217.05 feet to a 5/8-inch dia. iron pin with cap (set), which is the PLACE OF BEGINNING for the tract of land herein described;

Thence N.00°17'24"W. a distance of 246.51 feet to a 5/8-inch dia. iron pin with cap (set);


Thence S.89°55'26"E. along the South Right-of-Way line of Industrial Park Drive, a distance of 188.73 feet to an iron pin (found);

Thence S.01°02'21"W. a distance of 246.54 feet to an iron pin (found);

Thence N.89°55'26"W. a distance of 183.01 feet to the 5/8-inch dia. iron pin with cap (set) which was the true PLACE OF BEGINNING.

Containing in all 1.052 Acre. The above-described tract of land is subject to all legal easements, restrictions and reservations, if any, of record or in use on said premises. Previous deed reference: Volume OR 596, page 2,593. The above description and plat are recorded in Survey Book "S", Page 198, in the Auglaize County Engineer's Office. Basis of bearing is holding the West line of the Original 2.264 Acre Tract as N.01°02'21"E. from previous survey (Q-220) by Choice One Engineering in 02/22/2002. This plat and description is based on a field survey by Jauert Surveying, under the direction of John W. Jauert P.S. No. 6920 in August 2015.

ATTEST:


John W. Jauert
Professional Surveyor No. 6920

