

N.W. COR.  
S.E. QTR.  
SEC. 33

N.E. COR. P.O.B.  
S.E. QTR. TRACTS  
SEC. 33 1, 2, 3 & 4

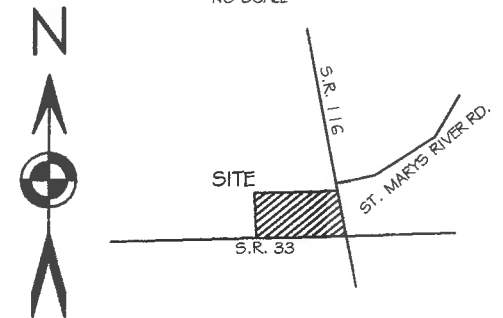
# SHANER SURVEY

N. PT. LOT 4 & 5, BUEHLER'S SUBDIVISION  
S.E. 1/4 SEC. 33, T 5S, R 4E  
NOBLE TWP., AUGLAIZE COUNTY, OH

BUEHLER'S SUBDIVISION WAS PLATTED IN PLAT BOOK 1 PAGE 180 TO BE 40 CHAINS NORTH & SOUTH BY 40 CHAINS EAST & WEST. THE LOTS WEST OF VAN WERT ROAD ARE PLATTED TO BE 10 CHAINS NORTH & SOUTH, WITH 20 FOOT ALLEY ONE OF WHICH LIES ALONG THE NORTH LINE OF LOTS 3 THRU 5 AND THE SOUTH LINE OF LOTS 1 & 2. WITH BUEHLER'S SUBDIVISION BEING 40 CHAINS NORTH & SOUTH AND THE LOTS PLATTED AT 10 CHAINS EACH. THE ALLEYS MUST BE CENTERED ALONG THE LOT LINES AND NOT BEING BETWEEN THE SOUTH LOT LINES OF LOTS 2 AND LOTS 4/5 AS CALLED FOR IN SURVEY NOB 33-3. NO EVIDENCE OF VACATION COULD BE FOUND EITHER FOR THE ALLEY OR LOTS.

## VICINITY MAP

NO SCALE



0' 160' 320'



SCALE 1" = 160'

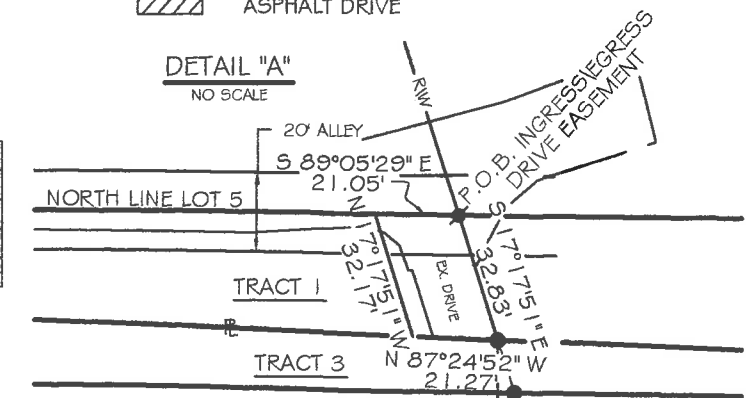
BASIS OF BEARING: BEARINGS ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION VRS OHIO STATE PLANE NORTH ZONE 3401 NAD 83(2011 ADJ).

## LEGEND

- 5/8x30" IRON PIN (SET) W/ PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- 5/8" IRON PIN (FOUND)
- IRON PIPE (FOUND)
- CONCRETE MONUMENT (FOUND)
- A.C.E.O. MONUMENT BOX W/ 1" IRON PIN
- FENCE POST (FOUND)
- WELL
- WOVEN WIRE FENCE
- ASPHALT DRIVE

## DETAIL "A"

NO SCALE



FILED IN SURVEY BOOK "T", PAGE 434 IN THE AUGLAIZE COUNTY TAX MAP OFFICE.

## LOCK-TWO SURVEYING

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



#18039

*Christopher S. Harmon*  
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, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN OCTOBER, 2018 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.



10/25/18  
DATE

MICHAEL E. HARVEY  
& REBECCA S. HARVEY  
O.R. 650 PG. 1021  
PT. SW 1/4 SEC. 33 PT. LOTS 1 & 3  
25.124 AC.

BEST PERFORMANCE LTD.  
O.R. 457 PG. 75  
BUEHLER'S SUBDIVISION  
PT. LOT 2  
P.B. 1 PG. 180  
8.838 AC.

RICHARD L. BROCK  
& A. KAY BROCK  
O.R. 94 PG. 270  
BUEHLER'S SUBDIVISION  
PT. LOT 2  
P.B. 1 PG. 180  
1.153 AC.

## RIGHT OF WAY

L9	N 87°24'18" W	130.09'
L10	N 17°17'51" W	190.35'
L11	S 88°54'25" E	118.69'
L12	S 89°05'29" E	116.08'
L13	N 87°24'52" W	119.20'
L14	N 17°17'51" W	32.83'
L15	N 17°17'51" W	13.92'

GRADY L. SHANER, LLC  
O.R. 611 PG. 2488  
N. PT. LOTS 4 & 5  
3.87 AC.

TRACT 3  
0.098 AC. TOTAL  
0.032 AC. RW  
0.066 AC. NET

NOTE: NOT A BUILDING LOT TO BE ADDED TO TRACT 2.

LINE	BEARING	DISTANCE
L1	S 20°06'56" E	10.84'
L2	N 88°54'25" W	306.78'
L3	N 02°16'58" E	17.99'
L4	S 87°24'52" E	302.59'

	S 20°06'56" E	197.41'
	N 87°24'18" W	381.94'
L5	N 02°16'58" E	174.07'
L2	S 88°54'25" E	306.78'

TRI -SHA INC.  
O.R. 114 PG. 875  
N. PT. LOT 5  
1.58 AC.  
TRACT 2  
1.411 AC. TOTAL  
0.518 AC. RW  
0.893 AC. NET

NOTE: NOT A BUILDING LOT TO BE ADDED TO TRACT 1.

L5	S 02°16'58" W	174.07'
L6	N 87°24'18" W	41.13'
L7	N 01°37'49" E	172.96'
L8	S 88°54'25" E	43.11'

GRADY L. SHANER, LLC  
O.R. 611 PG. 2488  
N. PT. LOTS 4 & 5  
3.87 AC.

## TRACT 1

	S 89°05'29" E	981.04'
	S 20°06'56" E	37.14'
L4	N 87°24'52" W	302.59'
L3	S 02°16'58" W	17.99'
L8	N 88°54'25" W	43.11'
L7	S 01°37'49" W	172.96'
	N 87°24'18" W	231.44'
	S 88°18'47" W	416.67'
	N 01°15'17" E	228.67'



**SHANER SURVEY  
PT. PARCEL H2303301903  
N. PT. LOTS 4 & 5  
TRACT 1  
3.478 ACRES**

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 33 TOWN 5S RANGE 4E, NOBLE TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THE NORTH PART OF LOTS 4 AND 5 OF BUEHLER'S SUBDIVISION AS PER PLAT BOOK 1, PAGE 180 AND OWNED BY GRADY L. SHANER LLC AS RECORDED IN OFFICIAL RECORD 611, PAGE 2488 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at a 1 inch iron pin found in an Auglaize County Engineer's Office box at the northeast corner of the southeast quarter of Section 33;

Thence, with the north line of a 8.838 acre tract of land know as Pt. Lot 2 of said Buehler's Subdivision owned by Best Performance LTD as recorded in Official Record 457, Page 75, North  $89^{\circ}11'21''$  West, 1990.84 feet to an iron pin found with Geeslin cap;

Thence, with the west line of said Pt. Lot 2 of said Buehler's Subdivision, South  $01^{\circ}15'17''$  West, 653.03 feet to an iron pin found with Geeslin cap, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with the south line of said Pt. Lot 2 and the south line of a 1.153 acre tract of land know as Pt. Lot 2 of Buehler's Subdivision owned by Richard L. Block and A. Kay Block as recorded in Official Record 94, Page 270, South  $89^{\circ}05'29''$  East, 981.04 feet to a Mag Nail set in the centerline of State Route 116, passing for reference at 864.96 feet to an iron pin set in the west right of way line of State Route 116;

Thence, with the centerline of State Route 116, South  $20^{\circ}06'56''$  East, 37.14 to a Mag Nail set;

Thence, with a new division line the following 2 courses;

1. North  $87^{\circ}24'52''$  West, 302.59 feet to an iron pin set, passing for reference at 119.20 feet and iron pin set in the west right of way line of State Route 116;
2. South  $02^{\circ}16'58''$  West, 17.99 feet to an iron pin set;

Thence, with the north and west line of Pt. Lot 5 of Buehler's Subdivision owned by Tri-Sha Inc. as recorded in Official Record 114, Page 875, the following 2 courses;

1. North  $88^{\circ}54'25''$  West, 43.11 feet to an iron pin set;
2. South  $01^{\circ}37'49''$  West, 172.96 feet to an iron pin found with Jauert cap in the north right of way line of US Route 33;


Thence, with the north right of way line of US Route 33 the following 2 courses;

1. North  $87^{\circ}24'18''$  West, 231.44 feet to an bent iron pin found;
2. South  $88^{\circ}18'47''$  West, 416.67 feet to an iron pin found with Schnell cap;

Thence, with east line of a 25.124 acre tract of land owned by Michael E. and Rebecca S. Harvey as recorded in Official Record 650, Page 1021, North  $01^{\circ}15'17''$  East, 228.67 feet to the **True Point of Beginning** containing 3.478 acres more or less of which 0.088 acre lie within the rights of way of State Route 116, 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 Auglaize 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 October of 2018 and filed in Survey Book "T", Page 434 in the Auglaize County Tax Map Office.

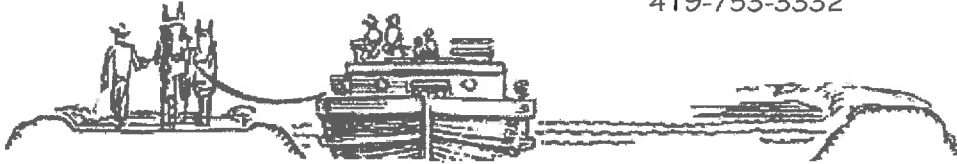
  
Christopher S. Harmon P.S. #7988



10/16/18  
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



**SHANER SURVEY  
PT. PARCEL H2303301900  
N. PT. LOT 5  
TRACT 2  
1.411 ACRES**

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 33 TOWN 5S RANGE 4E, NOBLE TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THE NORTH PART OF LOT 5 OF BUEHLER'S SUBDIVISION AS PER PLAT BOOK 1, PAGE 180 AND OWNED BY TRI-SHA INC. AS RECORDED IN OFFICIAL RECORD 114, PAGE 875 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at a 1 inch iron pin found in an Auglaize County Engineer's Office box at the northeast corner of the southeast quarter of Section 33;

Thence, with the north line of a 8.838 acre tract of land know as Pt. Lot 2 of said Buehler's Subdivision owned by Best Performance LTD as recorded in Official Record 457, Page 75, North  $89^{\circ}11'21''$  West, 1990.84 feet to an iron pin found with Geeslin cap;

Thence, with the west line of said Pt. Lot 2 of said Buehler's Subdivision, South  $01^{\circ}15'17''$  West, 653.03 feet to an iron pin found with Geeslin cap;

Thence, with the south line of said Pt. Lot 2 and the south line of a 1.153 acre tract of land know as Pt. Lot 2 of Buehler's Subdivision owned by Richard L. Block and A. Kay Block as recorded in Official Record 94, Page 270, South  $89^{\circ}05'29''$  East, 981.04 feet to a Mag Nail set in the centerline of State Route 116, passing for reference at 864.96 feet to an iron pin set in the west right of way line of State Route 116;

Thence, with the centerline of State Route 116, South  $20^{\circ}06'56''$  East 47.98 feet to a Mag Nail set, said Mag Nail marking the **True Point of Beginning** of the tract herein described;

Thence, with the centerline of State Route 116, South  $20^{\circ}06'56''$  East, 197.41 feet to a Mag Nail set, in the north right of way line of Us Route 33;

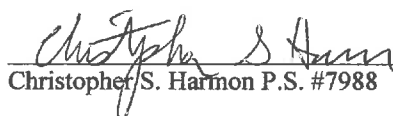
Thence, with the north right of way line of US Route 33, North  $87^{\circ}24'18''$  West, 381.94 feet to an iron pin set, passing for reference at 130.09 feet an iron pin set in the west right of way line of State Route 116;

Thence, with a new division line, North  $02^{\circ}16'58''$  East, 174.07 feet to an iron pin set;

Thence, with the south line of a 3.87 acre tract of land owned by Grady Shanner LLC as recorded in Official Record 611, Page 2488, South  $88^{\circ}54'25''$  East, 306.78 feet to the **True Point of Beginning** containing 1.411 acres more of less of which 0.518 acre lie within the rights of way of State Route 116, passing for reference at 188.09 feet an iron pin set in the west right of way line of State Route 116 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 Auglaize 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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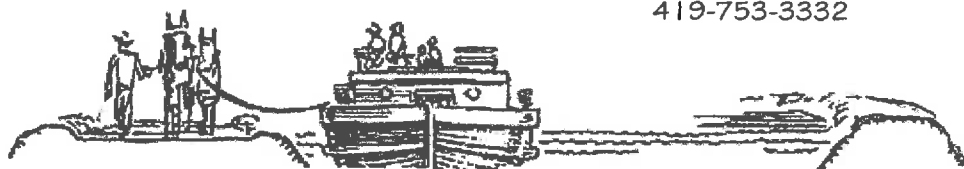
  
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**SHANER SURVEY  
PT. PARCEL H2303301903  
N. PT. LOTS 4 & 5  
TRACT 3  
0.098 ACRES**

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 33 TOWN 5S RANGE 4E, NOBLE TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THE NORTH PART OF LOTS 4 AND 5 OF BUEHLER'S SUBDIVISION AS PER PLAT BOOK 1, PAGE 180 AND OWNED BY GRADY L. SHANER LLC AS RECORDED IN OFFICIAL RECORD 611, PAGE 2488 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at a 1 inch iron pin found in an Auglaize County Engineer's Office box at the northeast corner of the southeast quarter of Section 33;

Thence, with the north line of a 8.838 acre tract of land know as Pt. Lot 2 of said Buehler's Subdivision owned by Best Performance LTD as recorded in Official Record 457, Page 75, North  $89^{\circ}11'21''$  West, 1990.84 feet to an iron pin found with Geeslin cap;

Thence, with the west line of said Pt. Lot 2 of said Buehler's Subdivision, South  $01^{\circ}15'17''$  West, 653.03 feet to an iron pin found with Geeslin cap;

Thence, with the south line of said Pt. Lot 2 and the south line of a 1.153 acre tract of land know as Pt. Lot 2 of Buehler's Subdivision owned by Richard L. Block and A. Kay Block as recorded in Official Record 94, Page 270, South  $89^{\circ}05'29''$  East, 981.04 feet to a Mag Nail set in the centerline of State Route 116, passing for reference at 864.96 feet to an iron pin set in the west right of way line of State Route 116;

Thence, with the centerline of State Route 116, South  $20^{\circ}06'56''$  East 37.14 feet to a Mag Nail set, said Mag Nail marking the **True Point of Beginning** of the tract herein described;

Thence, with the centerline of State Route 116, South  $20^{\circ}06'56''$  East, 10.84 feet to a Mag Nail set;

Thence, with the north line a 1.58 acre tract of land owned by Tri-Sha Inc. as recorded in Official Record 114, Page 875, North  $88^{\circ}54'25''$  West, 306.78 feet to an iron pin set, passing for reference at 118.69 feet an iron pin set in the west right of way line of State Route 116;

Thence, with a new division line, North  $02^{\circ}16'58''$  East, 17.99 feet to an iron pin set;

Thence, with a new division line, South  $87^{\circ}24'52''$  East, 302.59 feet to the **True Point of Beginning** containing 0.098 acres more of less of which 0.032 acre lie within the rights of way of State Route 116, passing for reference at 183.90 feet an iron pin set in the west right of way line of State Route 116 and being subject to all legal rights of way, easements, agreements and restrictions of record.

The above described tract will benefit from an Ingress / Egress Easement granted by Tract One of this survey and being more fully described as follows:

Beginning for reference at a Mag Nail set in the North line of Tract 1 at the west right of way line of State Route 116, said Mag Nail marking the **Point of Beginning** of the above Ingress/Egress Easement;

Thence, with the west right of way line of State Route 116, South  $17^{\circ}17'51''$  East, 32.83 feet to an iron pin set;

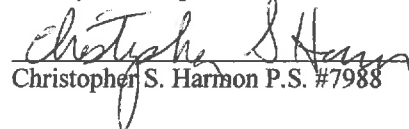
Thence, North  $87^{\circ}24'52''$  West, 21.27 feet;

Thence, North  $17^{\circ}17'51''$  West, 32.17 feet;

Thence, South  $89^{\circ}05'29''$  East, 21.05 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 Auglaize 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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T-437

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**SHANER SURVEY  
PT. PARCEL H2303301900  
N. PT. LOT 5  
TRACT 4  
0.168 ACRES**

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 33 TOWN 5S RANGE 4E, NOBLE TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THE NORTH PART OF LOT 5 OF BUEHLER'S SUBDIVISION AS PER PLAT BOOK 1, PAGE 180 AND OWNED BY TRI-SHA INC. AS RECORDED IN OFFICIAL RECORD 114, PAGE 875 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Thence, with the north line of a 8.838 acre tract of land know as Pt. Lot 2 of said Buehler's Subdivision owned by Best Performance LTD as recorded in Official Record 457, Page 75, North  $89^{\circ}11'21''$  West, 1990.84 feet to an iron pin with Geeslin cap found;

Thence, with the west line of said Pt. Lot 2 of said Buehler's Subdivision, South  $01^{\circ}15'17''$  West, 653.03 feet to an iron pin with Geeslin cap found,

Thence, with the south line of said Pt. Lot 2 and the south line of a 1.153 acre tract of land know as Pt. Lot 2 of Buehler's Subdivision owned by Richard L. Block and A. Kay Block as recorded in Official Record 94, Page 270, South  $89^{\circ}05'29''$  East, 981.04 feet to a Mag Nail set in the centerline of State Route 116, passing for reference at 864.96 feet to an iron pin set in the west right of way line of State Route 116;

Thence, with the centerline of State Route 116, South  $20^{\circ}06'56''$  East 47.98 feet to a Mag Nail set,

Thence, with the south line of a 3.87 acre tract of land owned by Grady L. Shanner LLC as recorded in Official Record 611, Page 2488, North  $88^{\circ}54'25''$  West 306.78 feet to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with a new division line, South  $02^{\circ}16'58''$  West, 174.07 feet to an iron pin set in the north right of way line of US Route 33;

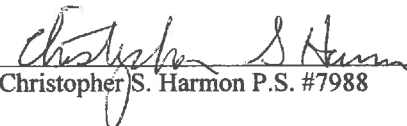
Thence, with the north right of way line of US Route 33, North  $87^{\circ}24'18''$  West, 41.13 feet to an iron pin found with Jauert cap;

Thence, with the east line of said 3.87 acre tract, North  $01^{\circ}37'49''$  East, 172.96 feet to an iron pin set;

Thence, with the south line of said 3.87 acre tract, South  $88^{\circ}54'25''$  East, 43.11 feet to the **True Point of Beginning** containing 0.168 acres 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 Auglaize 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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