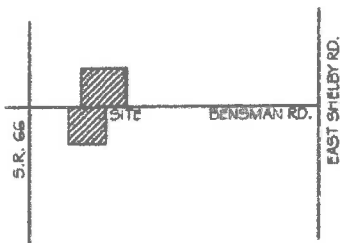


VICINITY MAP
NO SCALE



DOROTHY BENSMAN SURVEY

N.E. 1/4, N.W. 1/4 SEC. 26 & S.E. 1/4 SEC. 23, T 7S, R 4E
JACKSON TWP., AUGLAIZE CO., OH.



0' 100' 200'
SCALE 1" = 100'

BASIS OF BEARING: BEARINGS ARE BASED THE
OHIO DEPARTMENT OF TRANSPORTATION V.R.S.,
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)
- IRON PIN (FOUND)
- ⊠ A.C.E.O. MONUMENT BOX (FOUND)

S.W. COR.
S.W. 1/4
SEC. 23
N.W. COR.
N.W. 1/4
SEC. 26

S.E. COR.
S.E. 1/4
SEC. 23

DAVID K. & ANN M.
GOSSMAN
O.R. 580 PG. 2507
2 AC.

TRACT 2
2.209 ACRES TOTAL
0.175 ACRES RW
2.034 ACRES NET

DOROTHY A.
BENSMAN (TRUSTEE)
O.R. 592 PG. 1736
50.788 ACRES
2.209 ACRES TRACT 2
48.579 ACRES REMAINING

TRACT 1
3.282 ACRES TOTAL
0.205 ACRES RW
3.077 ACRES NET

DOROTHY A.
BENSMAN (TRUSTEE)
O.R. 592 PG. 1736
60.000 ACRES
3.282 ACRES TRACT 1
56.718 ACRES REMAINING

NEW DIVISION LINE

NEW DIVISION LINE

NEW DIVISION LINE

S.W. COR.
N.E. 1/4
SEC. 26

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 FEBRUARY, 2019 AND DONE WITHOUT THE
BENEFIT OF A TITLE SEARCH.



DATE
3/15/19

FILED IN SURVEY BOOK "T", PAGE 538 IN THE
AUGLAIZE COUNTY TAX MAP OFFICE.

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



#19006

T-538

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



**DOROTHY BENSMAN SURVEY
TRACT 1
PT. PARCEL E1402600200
3.282 ACRES**

SITUATE IN THE NORTHWEST & NORTHEAST QUARTERS OF SECTION 26 TOWN 7S RANGE 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF A 60.000 ACRE TRACT OF LAND OWNED BY DOROTHY BENSMAN (TRUSTEE) AS RECORDED IN OFFICIAL RECORD 592 PAGE 1736 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning at stone found in an Auglaize County monument box at the northeast corner of the northwest quarter of Section 26 and being in the centerline of Bensman Road, said stone also marking the **Point of Beginning** of the tract herein described;

Thence, with the north line of the northeast quarter of Section 26 and the centerline of Bensman Road, South $89^{\circ}26'50''$ East, 275.86 feet to a Mag Nail set;

Thence, with a new division line, South $03^{\circ}02'33''$ West, 331.50 feet to an iron pin set, passing for reference at 20.00 feet an iron pin set in the south right of way line of Bensman Road;

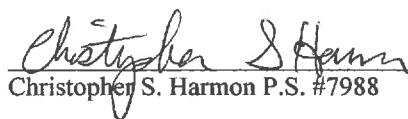
Thence, with a new division line, North $88^{\circ}40'58''$ West, 426.00 feet to an iron pin set, passing for reference at 263.48 feet the west line of the northeast quarter of Section 26;

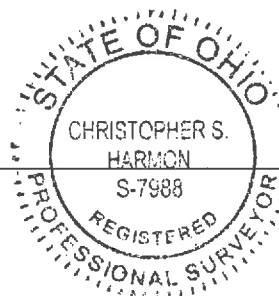
Thence, with a new division line, North $00^{\circ}26'45''$ West, 323.00 feet to a Mag Nail set in the north line of the northwest quarter of Section 26, passing for reference at 303.00 feet an iron pin set in the south right of way line of Bensman Road;

Thence, with the north line of the northwest quarter of Section 26 and the centerline of Bensman Road, North $89^{\circ}41'36''$ East, 170.15 feet to the **Point of Beginning** containing 3.282 acres more or less of which 0.205 acres lie within the right of way of Bensman Road and being subject to all legal rights of way, easements, agreements and restrictions of record.

Basis of bearing 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 February of 2019 and filed in Survey Book "T", Page 538 in the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



3/15/19
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



**DOROTHY BENSMAN SURVEY
TRACT 2
PT. PARCEL E1402300700
2.209 ACRES**

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 23 TOWN 7S RANGE 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF A 50.788 ACRE TRACT OF LAND OWNED BY DOROTHY BENSMAN (TRUSTEE) AS RECORDED IN OFFICIAL RECORD 592 PAGE 1736 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a stone found in an Auglaize County monument box found at the southwest corner of the southeast quarter of Section 23 and also being in the centerline of Bensman Road said stone also marking the **Point of Beginning** of the tract herein described;

Thence, with the west line of the southeast quarter of said Section 23 and the east line of a 2 acre tract of land owned by David K. & Ann M. Gossman as recorded in Official Record 580 Page 2507, North $01^{\circ}28'45''$ East, 250.00 feet to an iron pin with "Jauert" cap found in concrete, passing for reference at 20.00 feet the north right of way line of Bensman Road;

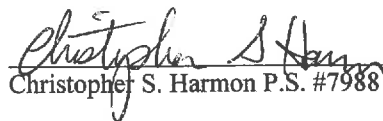
Thence, with a new division line, North $89^{\circ}41'36''$ East, 380.70 feet to an iron pin set;

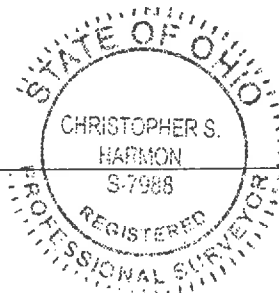
Thence, with a new division line, South $01^{\circ}26'56''$ West, 255.71 feet to a Mag Nail set in the south line of the southeast quarter of Section 23 passing for reference at 235.71 feet an iron pin set in the north right of way line of Bensman Road;

Thence, with the south line of southeast quarter of Section 23 and the centerline of Bensman Road, North $89^{\circ}26'50''$ West, 380.70 feet to the **Point of Beginning** containing 2.209 acres more or less of which 0.175 acres lie within the right of way of Bensman Road and being subject to all legal rights of way, easements, agreements and restrictions of record.

Basis of bearing 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 February, 2019 and filed in Survey Book "T", Page 538 in the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



3/15/19
Date