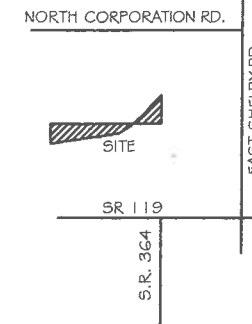


# VILLAGE OF MINSTER / BECKMAN FARM PARTNERSHIP SURVEY

S.W. 1/4 SEC. 25, T 7S, R 4E  
JACKSON TWP., AUGLAIZE CO., OH

## VICINITY MAP

NO SCALE



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

BASIS OF BEARINGS IS BASED ON 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"
- IRON PIN (FOUND)
- ⊗ MAG NAIL (FOUND O/IRON PIN)
- ⊠ A.C.E.O. MONUMENT BOX (FOUND)
- \* NEW DIVISION LINE

VILLAGE OF MINSTER  
O.R. 697 PG. 1772  
139.791 ACRES TOTAL  
0.581 ACRES TRACT 2  
139.210 ACRES REMAINING

BECKMAN FARM PARTNERSHIP  
O.R. 587 PG. 962  
117.822 ACRES TOTAL  
0.510 ACRES TRACT 1  
117.312 ACRES REMAINING

LINE	BEARING	DISTANCE
L1	N 35°26'58" E	64.70'
L2	S 48°24'01" W	47.55'
L3	S 78°09'41" W	50.67'
L4	S 82°22'29" W	61.61'
L5	S 73°16'35" W	82.20'
L6	S 80°49'27" W	105.95'
L7	N 00°52'36" E	91.67'

HOFFHAUS DITCH

T.P.O.B. #2

N 88°14'08" W 162.87'

N 89°18'07" W 152.18'

TRACT 1  
0.510 ACRES

N 23°33'17" E  
174.97'

N 30°21'09" E  
96.17'

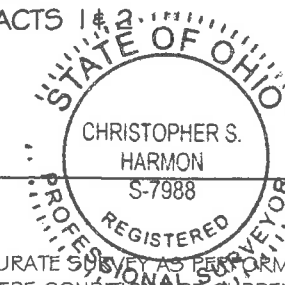
N.E. COR.  
S.W. QTR.  
SEC. 25

P.O.B.  
TRACTS 1 & 2

VILLAGE OF MINSTER  
O.R. 697 PG. 1772  
139.791 ACRES TOTAL

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



12/2/19  
DATE

FILED IN SURVEY BOOK T, PAGE 725 IN THE  
AUGLAIZE COUNTY TAX MAP OFFICE.

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



#19047

T-725

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



**VILLAGE OF MINSTER / BECKMAN FARM PARTNERSHIP SURVEY  
PT. PARCEL E1402500300  
TRACT 1  
0.510 ACRES**

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 25 TOWN 7S RANGE 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS OWNED BY BECKMAN FARM PARTNERSHIP AS RECORDED IN OFFICIAL RECORD 587 PAGE 962 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 1 inch iron pin found in an Auglaize County Engineers Office Box found at the northeast corner of the southwest quarter of Section 25 and being in the centerline of North Corporation Road;

Thence, with the east line of the southwest quarter of Section 25 and the west line of a 139.791 acre tract of land owned by the Village of Minster as recorded in Official Record 697 Page 1772, South 00°44'46" West, 1054.96 feet to the center of Hoffhaus Ditch, said point marking the **True Point of Beginning** of the tract herein described;

Thence, continuing with the east line of the southwest quarter of Section 25 and the west line of said 139.791 acre tract of land, South 00°44'46 West, 297.97 feet to an iron pin set in the north line of said 139.791 acre tract, passing for reference at 30.50 feet an iron pin set;

Thence, with the north line of said 139.791 acre tract, North 89°18'07" West, 152.18 feet to the centerline of Hoffhaus Ditch, passing for reference at 124.18 feet an iron pin set;


Thence, with the centerline of Hoffhaus Ditch the following 3 courses:

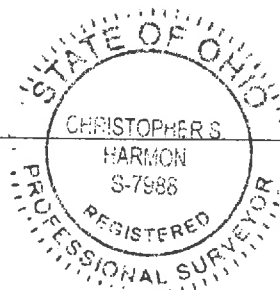
1. North 35°26'58" East, 64.70 feet;
2. North 23°33'17" East, 174.97 feet;
3. North 30°21'09" East, 96.17 feet to the **True Point of Beginning**

containing 0.510 acres more or less 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 November of 2019 and filed in Survey Book "T", Page 725 in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



12/2/19  
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



**VILLAGE OF MINSTER / BECKMAN FARM PARTNERSHIP SURVEY  
PT. PARCEL E1402500700  
TRACT 2  
0.581 ACRES**

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 25 TOWN 7S RANGE 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS OWNED BY VILLAGE OF MINSTER AS RECORDED IN OFFICIAL RECORD 697 PAGE 1772 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 1 inch iron pin found in an Auglaize County Engineers Office Box found at the northeast corner of the southwest quarter of Section 25 and being in the centerline of North Corporation Road;

Thence, with the east line of the southwest quarter of Section 25 and east line of a 117.822 acre tract of land owned by Beckman Farm Partnership as recorded in Official Record 587 Page 962, South 00°44'46" West, 1352.93 feet to an iron pin set;

Thence, with the south line of said 117.822 acre tract, North 89°18'07" West, 152.18 feet to the center of Hoffhaus Ditch said point marking the **True Point of Beginning** of the tract herein described, passing for reference at 124.18 feet an iron pin set;

Thence, with the centerline of Hoffhaus Ditch the following 6 courses:

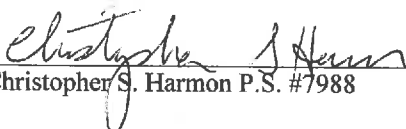
1. South 48°24'01" West, 47.55 feet;
2. South 78°09'41" West, 50.67 feet;
3. North 88°14'08" West, 162.87 feet;
4. South 82°22'29" West, 61.61 feet;
5. South 73°16'35" West, 82.20 feet;
6. South 80°49'27" West, 105.95 feet;

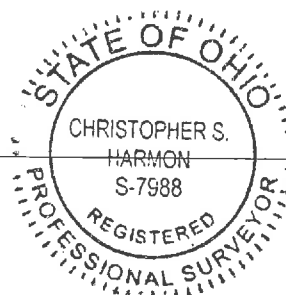
Thence, with the east line of a 50.251 acre tract of land owned by Michael P. Bensman (Trustee) as recorded in Official Record 659 Page 143, North 00°52'36" East, 91.67 feet to an iron pin set in the south line of said 117.822 acre tract, passing for reference at 20.00 feet an iron pin set;

Thence, with the south line of said 117.822 acre tract, South 89°18'07" East, 490.96 feet to the **True Point of Beginning** and containing 0.581 acres more or less 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 November of 2019 and filed in Survey Book "T", Page 725 in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



12/2/19  
Date