

VICINITY MAP

NO SCALE

N

S.R. 66

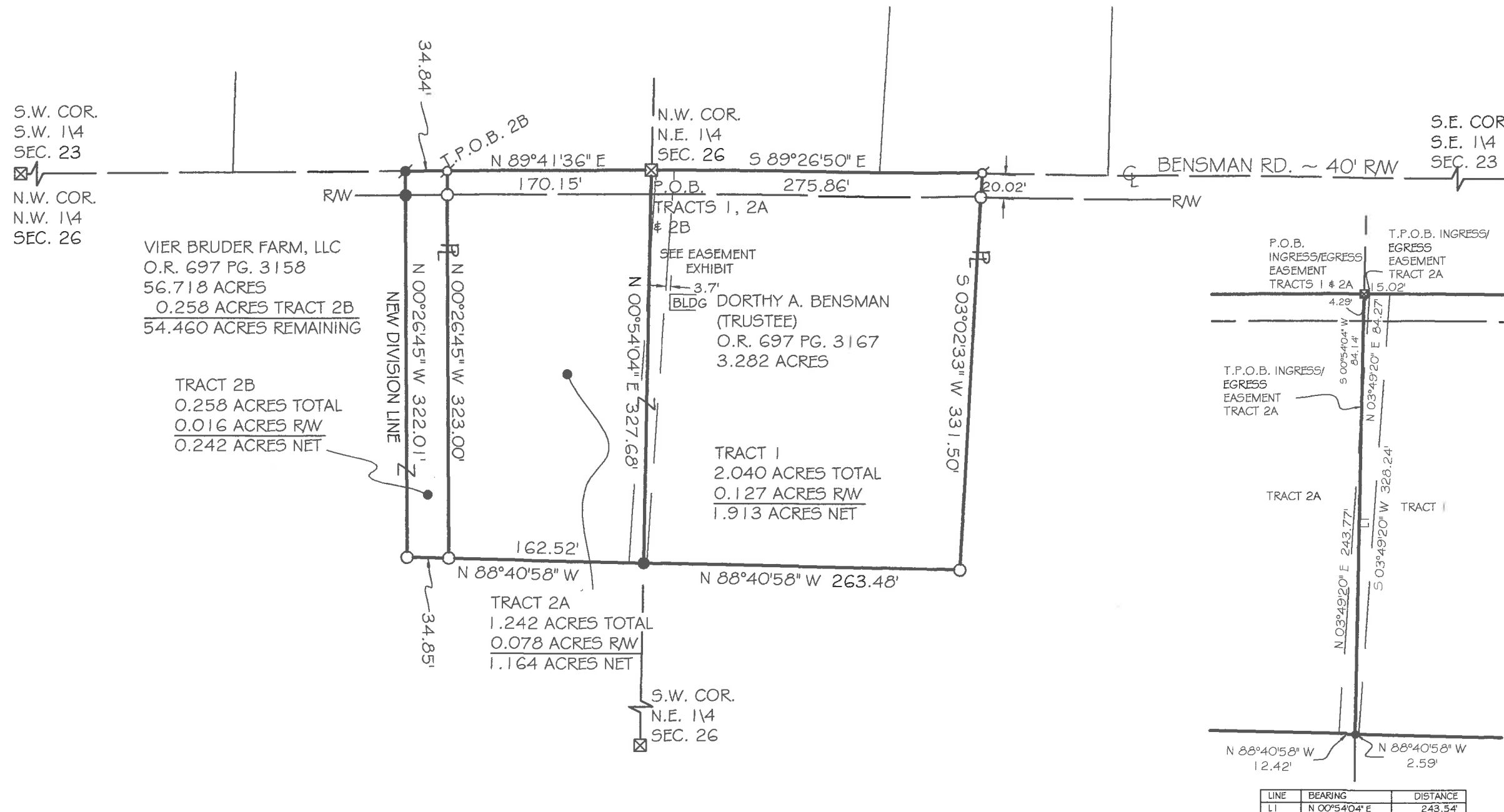
BENSMAN RD.

SITE

EAST SHELBY RD.

BASIS OF BEARING: BEARINGS ARE BASED THE  
OHIO DEPARTMENT OF TRANSPORTATION V.R.S.,  
OHIO STATE PLANE NORTH ZONE 3401, NAD  
83(2011 ADJ).

- 5/8x30" IRON PIN (SET) W/ PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- 🌀 MAG NAIL (SET)
- IRON PIN (FOUND)
- 🌀 MAG NAIL (FOUND)
- ☒ A.C.E.O. MONUMENT BOX (FOUND)



LINE	BEARING	DISTANCE
L1	N 00°54'04" E	243.5

EXHIBIT "A" NO SCALE

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 AUGUST, 2020 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

FILED IN SURVEY BOOK "U", PAGE 149 IN THE  
AUGLAIZE COUNTY TAX MAP OFFICE.

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



#20063

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  
2.040 ACRES**

SITUATE IN THE NORTHEAST QUARTER OF SECTION 26 TOWN 7S RANGE 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF A 3.282 ACRE TRACT OF LAND OWNED BY DOROTHY A. BENSMAN (TRUSTEE) AS RECORDED IN OFFICIAL RECORD 697 PAGE 3167 AND BEING MORE PARTICULARLY 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°26'50" East, 275.86 feet to a Mag Nail found;

Thence, with east line of a 56.718 acre tract of land owned by Vier Bruder Farm, LLC as recorded in Official Record 697 Page 3158, South 03°02'33" West, 331.50 feet to an iron pin found with "Lock Two" cap, passing for reference at 20.02 feet an iron pin found with "Lock Two" cap in the south right of way line of Bensman Road;

Thence, with the north line of said 56.718 acre tract, North 88°40'58" West, 263.48 feet to an iron pin set in the west line of the northeast quarter of Section 26;

Thence, with the west line of the northeast quarter of Section 26, North 00°54'04" East, 327.68 feet to the **Point of Beginning** passing for reference at 307.68 feet the south right of way line of Bensman Road, containing 2.040 acres more or less of which 0.127 acres being in the right of way of Bensman Road and being subject to all legal rights of way, easements, agreements and restrictions of record.

**Ingress / Egress Easement**

The above parcel shall be grant an ingress / egress easement to the lands owned by Vier Bruder Farm LLC as recorded in Official Record 697 Page 3158 and described as follows:

Beginning for reference at a stone found in an Auglaize County monument box at the northeast corner of the northwest quarter of Section 26 and centerline of Bensman Road;

Thence, with the north line of the northeast quarter of Section 26 and the centerline of Bensman Road, South 89°26'50" East, 4.29 feet to the **True Point of Beginning** of the easement herein described;

Thence, with the north line of the northeast quarter of Section 26 and the centerline of Bensman Road, South 89°26'50" East, 15.02 feet;

Thence, South 03°49'20" West, 328.24 feet to the north line of a 56.718 acre tract of land owned by Vier Bruder Farm, LLC as recorded in Official Record 697 Page 3158;

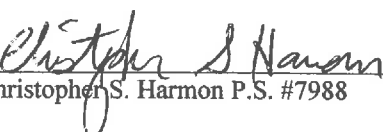
Thence, with the north line of said 56.718 acre, North 88°40'58" West, 2.59 feet to the west line of the northeast quarter of Section 26;

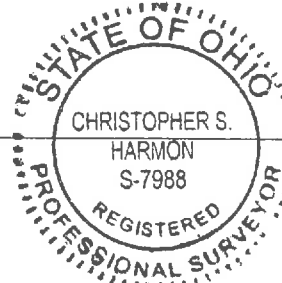
Thence, with the west line of the northeast quarter of Section 26, North 00°54'04" East, 243.54 feet;

Thence, North 03°49'20" East, 84.27 feet to the **True Point of Beginning**.

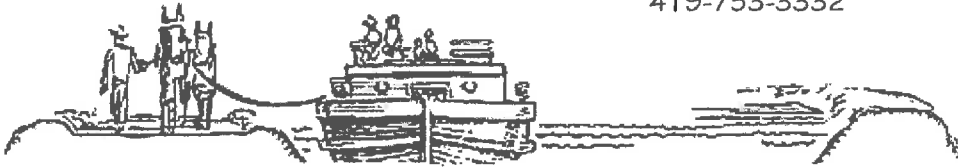
Basis of bearing is based on the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011ADJ). The Official Records and Deed Volumes are all recorded in Auglaize County Recorder's Office. Pins noted as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in August of 2020 and filed in Survey Book "U", Page 149 in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



9/8/20  
Date



**DOROTHY A. BENSMAN / VIER BRUDER FARM, LLC SURVEY  
TRACT 2A  
PT. PARCEL E1402600200  
1.242 ACRES**

SITUATE IN THE NORTHWEST QUARTER OF SECTION 26 TOWN 7S RANGE 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF A 3.282 ACRE TRACT OF LAND OWNED BY DOROTHY A. BENSMAN (TRUSTEE) AS RECORDED IN OFFICIAL RECORD 697 PAGE 3167 AND BEING MORE PARTICULARLY 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 east line of the northwest quarter of Section 26, South 00°54'04" West, 327.68 feet to an iron pin set in the north line of a 56.718 acre tract of land owned by Vier Bruder Farm LLC as recorded in Official Record 697 Page 3158, passing for reference at 20.00 feet the south right of way line of Bensman Road;

Thence, with the north line of said 56.718 acre tract, North 88°40'58" West, 162.52 feet to an iron pin with "Lock Two" cap found;

Thence, with the east line of said 56.718 acre tract, North 00°26'45" West, 323.00 feet to a Mag Nail found in the north line of the northwest quarter of Section 26 and the centerline of Bensman Road, passing for reference at 303.00 feet an iron pin with "Lock Two" cap found 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°41'36" East, 170.15 feet to the **Point of Beginning** containing 1.242 acres more or less of with 0.078 acres being in the right of way of Bensman Road and being subject to all legal rights of way, easements, agreements and restrictions of record.

**Ingress / Egress Easement**

The above parcel shall be grant an ingress / egress easement to the lands owned by Vier Bruder Farm LLC as recorded in Official Record 697 Page 3158 and described as follows:

Beginning for reference at a stone found in an Auglaize County monument box at the northeast corner of the northwest quarter of Section 26 and centerline of Bensman Road;

Thence, with the east line of the northwest quarter of Section 26, South 00°54'04" West, 84.14 feet to the **True Point of Beginning** of the easement herein described;

Thence, continuing along the east line of the northwest quarter, South 00°54'04" West, 243.54 feet to the north line of a 56.718 acre tract of land owned by Vier Bruder Farm, LLC as recorded in Official Record 697 Page 3158;

Thence, with the north line of said 56.718 acre tract, North 88°40'58" West, 12.42 feet;

Thence, North 03°49'20" East, 243.77 feet to the **True Point of Beginning**.

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 August of 2020 and filed in Survey Book "U", Page 149 in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



9/6/20  
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 A. BENSMAN / VIER BRUDER FARM, LLC SURVEY  
TRACT 2B  
PT. PARCEL E1402600201  
0.258 ACRES**

SITUATE IN THE NORTHWEST QUARTER OF SECTION 26 TOWN 7S RANGE 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF A 56.718 ACRE TRACT OF LAND OWNED BY VIER BRUDER FARM, LLC AS RECORDED IN OFFICIAL RECORD 697 PAGE 3158 AND BEING MORE PARTICULARLY 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;

Thence, with the north line of the northwest quarter of Section 26 and the centerline of Bensman Road, South  $89^{\circ}41'36''$  West, 170.15 feet to a Mag Nail found, said Mag Nail marking the **True Point of Beginning** of the tract herein described;

Thence, with the west line of a 3.282 acre tract of land owned by Dorothy A. Bensman as recorded in Official Record 697 Page 3167, South  $00^{\circ}26'45''$  East, 323.00 feet to an iron pin with "Lock Two" cap found, passing for reference at 20.00 feet an iron pin with "Lock Two" cap found in the south right of way line of Bensman Road;

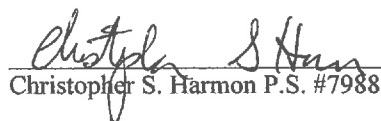
Thence, with a new division line, North  $88^{\circ}40'58''$  West, 34.85 feet to an iron pin set;

Thence, with a new division line, North  $00^{\circ}26'45''$  West, 322.01 feet to a Mag Nail set in the north line of the northwest quarter of Section 26 and the centerline of Bensman Road passing for reference at 302.01 an iron pin set in the south right of way line;

Thence, with the north line of the northwest quarter of Section 26 and the centerline of Bensman Road, North  $89^{\circ}41'36''$  East, 34.84 feet to the **True Point of Beginning** containing 0.258 acres more or less with 0.016 acres being in 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 August of 2020 and filed in Survey Book "U", Page 149 in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



9/8/20  
Date