



	<p>SEAL IS EMBOSSED SIGNATURE BLUE INK</p>	<p>GYM SUPPLY WAREHOUSE DBA AMERICAN MANUFACTURING 1.476 ACRE SURVEY RESURVEY OF THE REMAINDER OF DV 80 PAGE 908</p> <p>LOCATED IN THE STATE OF OHIO, TOWNSHIP OF ST. MARYS, COUNTY OF AUGLAIZE, BEING PART OF THE W1/2 OF THE E1/2 OF THE SW1/4 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 4 EAST</p>	<p>GRAND LAKE SURVEYING LLC 15730 MACKLIN RD MARYSVILLE OH PHONE: 614-353-8462 EMAIL: TIM@GRANDLAKESURVEYING.COM WWW.GRANDLAKESURVEYING.COM BASED ON AN ACTUAL FIELD SURVEY</p> <p><i>Timothy A. Burkholder</i> DATE: 10/15/2020 TIMOTHY A. BURKHOLDER P.S. 8464</p>
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U-178

**GYM SUPPLY WAREHOUSE
DBA AMERICAN MANUFACTURING
1.476 ACRE SURVEY
RETRACEMENT SURVEY OF
DV 80, PG 908; OR 444, PG 1170; OR 508, PG 1807
BEING A 1.476 ACRE TRACT**

Situated in the State of Ohio, County of Auglaize, in St. Marys Township, located in part of the W ½ of the E ½ of the SW ¼ of Section 4, Township 6, South and Range 4 East; also being the remainder of a 12.866 acre tract found in DV 80, Page 908, also being described in OR 508, PG 1807, known as parcel number K3206208203, found in the Auglaize County Recorder's Office, more particularly described as follows:

Commencing at a concrete Right of Way Monument Found being 30' south of the centerline of State Route 703 along the east line of the W ½ of the E ½ of the SW ¼ of Section 4;

Thence, with east line of said W ½, also being the east line of a 1.276 acre tract found in OR 439, PG 1396 and a 3.743 acre tract found in OR 499, PG 1178, also being the west line to Freewalt Way Subdivision found in Plat Cabinet D slide 357-358, a bearing of **S01°15'46"W** (passing through a 5/8" Iron Pin Found stamped "Geeslin" at 306.46) a **total distance of 676.53'** to a 5/8" Iron Pin Found with "Kuck and Morrissey" on the cap, said point is recorded to be 1304.26' from the NE corner of the W ½ of the E ½ of the SW ¼ of Section 4 in DV 80 Page 908, also being the same point referred as "point which is 1' (foot) south of the edge of the existing parking lot and which is the place of beginning in OR 508, PG 1807, also being the **TRUE POINT OF BEGINNING**;

Thence, with the west property lines of said Freewalt Way Subdivision, and a 18.633 acre tract found in OR 636, PG 1339 a bearing of **S01°15'46"W** (passing through a 5/8" Iron Pin Found at 38.94' stamped "Geeslin", and a 5/8" Iron Pin Found at 89.04', stamped "COEC") a **total distance of 200'** to a 5/8" Iron Pin Found stamped "Kuck and Morrissey";

Thence with a northern line of parcel 1 in DV 228, PG 449, also being the northern line of Phase 1 of the Park Place Subdivision found in Plat cabinet C, page 96, a bearing of **N88°44'14"W** (passing through a 5/8" Iron PIN Found stamped "Geeslin" at a distance of 82.35') a **total distance of 321.40'** to a 5/8" Iron Pin Found with no cap;

Thence with a easterly line of said Park Place Subdivision **N01°15'46"E a distance of 200'** to an Iron Pin Set;

Thence, with the southern property line of said 3.743 acre tract of land, **S88°44'14"E, 321.40'** back to **the TRUE POINT OF BEGINNING**;

Containing 1.476 acres, more or less, however subject to all legal road right of way and prior easements of record.

Also

A non-exclusive easement for ingress and egress over the following described parcel; to wit,

Commencing at a concrete Right of Way Monument Found being 30' south of the centerline of State Route 703 along the east line of the W ½ of the E ½ of the SW ¼ of Section 4;

Thence, with east line of said W ½, also being the east line of a 1.276 acre tract found in OR 439, PG 1396 and a 3.743 acre tract found in OR 499, PG 1178, also being the west line to Freewalt Way Subdivision, a bearing of **S01°15'46"W** (passing through a 5/8" Iron Pin Found stamped "Geeslin" at 306.46) a **total distance of 676.53'** to a 5/8" Iron Pin Found with "Kuck and Morrissey" on the cap, said point is recorded to be 1304.26' from the NE corner of the W ½ of the E ½ of the SW ¼ of Section 4 in DV 80 Page 908, also being the same point referred as "point which is 1' (foot) south of the edge of the existing parking lot and which is the place of beginning in OR 508, PG 1807";

Thence, with the southern property line of said 3.743 acre tract of land, **N88°44'14"W, 321.40'** and Iron Pin Set also being **The TRUE POINT OF BEGINNING**;

Thence, **N88°44'14"W, 50.00'** to a 5/8" Iron Pin Found stamped "Geeslin";

Thence, **N01°15'46"E, 671.08** to a **MAG NAIL set** in the centerline of State Route 703;

Thence, **N85°37'15"W, 50.24'** to a **MAG NAIL** found in the said centerline;

Thence, **S01°15'46"W**, (passing through a 5/8" Iron Pin Found stamped "Kuck Morrissey" at a distance of 240.03') for a total distance of 676.02' back to **the TRUE POINT OF BEGINNING**;

All Iron Pins Set are 5/8" inch diameter and 30" long with a pink cap stamped "Grand Lake P.S. 8468".

Both descriptions were written from an actual field survey in August of 2020 by Grand Lake Surveying LLC.

Bearings are based on Ohio State Plane NAD 83 North Zone VRS (2011) Scaled to the ground at 0,0 with a scale factor of 1.0000555244.

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original signature in blue ink

Date: 10/15/2020