

SEVERT REVOCABLE LIVING FAMILY TRUST SURVEY

N.E. 1/4 SEC. 31, T 55 R 5E  
MOULTON TWP., AUGLAIZE CO., OHIO

N.W. COR.  
N.E. QTR.  
SEC. 31

P.O.B.  
N.E. COR.  
N.E. QTR.  
SEC. 31

JAMES A. CLARK  
& NANCY L. CLARK  
O.R. 308 PG. 828  
1.95 AC.

PATRICK R. SEVERT & VICTORIA L. SEVERT  
REVOCABLE LIVING FAMILY TRUST  
O.R. 438 PG. 1832  
9.649 ACRES TOTAL  
0.664 ACRES RW  
8.985 ACRES NET

CORY J. COLVIN  
O.R. 697 PG. 687  
4.417 AC.

PATRICK R. SEVERT & VICTORIA L. SEVERT  
REVOCABLE LIVING FAMILY TRUST  
O.R. 438 PG. 1832  
61.343 ACRES  
9.649 ACRES THIS SPLIT  
51.694 ACRES REMAINING

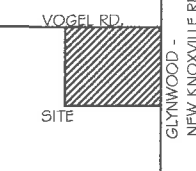
JOHN J. LUTHMAN &  
JUDITH L. LUTHMAN  
O.R. 695 PG. 1927  
0.87 AC.

S.E. COR.  
N.E. QTR.  
SEC. 31



VICINITY MAP

NO SCALE



0' 100' 200'



SCALE 1" = 100'

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

LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP  
STAMPED "LOCK TWO 7988"
- ⊙ POST
- ⊠ A.C.E.O. MON. BOX W/ 1 IN. IP (FOUND)
- IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊙ GIN SPINDLE (FOUND)

SURVEY REFERENCES

J-485  
MOU 31-3

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS  
PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP,  
COMMUNITY PANEL NO. 39011C0085C EFFECTIVE DATE OF SEPT. 6,  
1989 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN  
ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS  
PROPERTY "IS NOT" IN A SPECIAL FLOOD HAZARD AREA.



FILED IN SURVEY BOOK "U", PAGE 721 IN THE  
AUGLAIZE COUNTY TAX MAP OFFICE.

LOCK-TWO SURVEYING

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



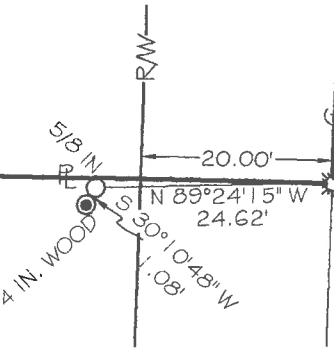
#22038

*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 MAY, 2022 AND DONE WITHOUT THE BENEFIT  
OF A TITLE SEARCH.

5/20/22  
DATE

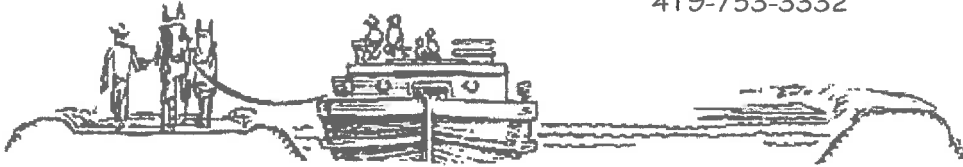


DETAIL A  
NOT TO SCALE

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



**SEVERT REVOCABLE LIVING TRUST FAMILY SURVEY  
PT. PARCEL G2103100900  
9.649 ACRES**

SITUATE IN THE NORTHEAST QUARTER OF SECTION 31, T5S, R 5E, MOULTON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF A 61.343 ACRE TRACT OF LAND OWNED BY PATRICK R. SEVERT AND VICTORIA L. SEVERT REVOCABLE LIVING FAMILY TRUST AS RECORDED IN OFFICIAL RECORD 438 PAGE 1832 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at one inch iron pin found in a monument box at the northeast corner of the northeast quarter of Section 31 and being in the intersection of the centerlines of Vogel and Glynwood - New Knoxville Road, said iron pin marking the **Point of Beginning** of the tract herein described;

Thence, with the east line of the northeast quarter of Section 31 and the centerline of Glynwood - New Knoxville Road, South  $01^{\circ}52'56''$  West, 652.32 feet to a Gin Spindle found at the northeast corner of a 0.87 acre tract of land owned by John J. Luthman & Judith L. Luthman as recorded in Official Record 695 Page 1927;

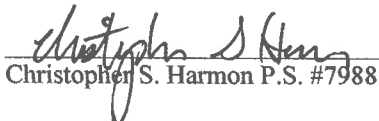
Thence, with the north line of said 0.87 acre tract and a new division line, North  $88^{\circ}43'48''$  West, 640.84 feet to an iron pin set in the east line of a 4.417 acre tract of land owned by Cory J. Colvin as recorded in Official Record 697 Page 687 witnessing at South  $00^{\circ}37'18''$  West, 1.37 feet a  $\frac{5}{8}$  inch iron pin found, passing for reference at 20.00 feet the west right of way line of Glynwood - New Knoxville Road and witnessing at North  $89^{\circ}24'15''$  West, 24.62 feet a  $\frac{5}{8}$  inch iron pin found;

Thence, with the east line of said 4.417 acre Colvin tract and the east line of a 1.95 acre tract of land owned by James A. Clark & Nancy L. Clark as recorded in Official Record 308 Page 828, North  $00^{\circ}37'18''$  East, 645.00 feet to a railroad spike found in the north line of the northeast quarter of Section 31 and the centerline of Vogel Road, passing for reference at 219.90 feet a  $\frac{5}{8}$  inch iron pin found at the base of a 18 inch tree and at 620.00 feet an iron pin set in the south right of way line of Vogel Road;

Thence, with the north line of the northeast quarter of Section 31 and the centerline of Vogel Road, South  $89^{\circ}22'15''$  East, 655.15 feet to the **Point of Beginning**, containing 9.649 acres more or less of which 0.644 acres lie within the rights of way of Vogel & Glynwood - New Knoxville Road 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  $\frac{5}{8}$ " 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 May, 2022 and filed in Survey Book "U", Page 721 in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



5/20/22  
Date