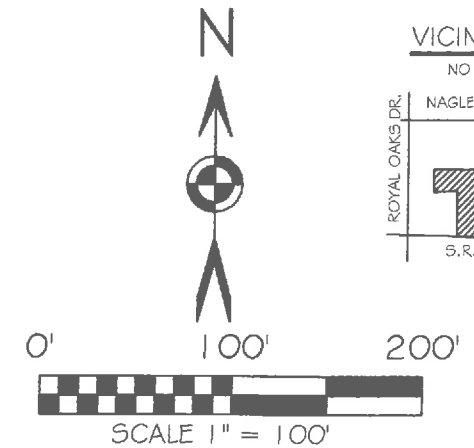


JACK CARPENTER SURVEY  
S.W. 1/4 SEC. 4, T 6S, R 4E ST. MARYS TWP.  
CITY OF ST. MARYS  
AUGLAIZE COUNTY, OHIO



BASIS OF BEARING: BEARINGS ARE OHIO STATE PLANE NORTH ZONE, 3401, NAD 83, GRID DISTANCES SHOWN ARE GROUND.

LEGEND

- 5/8x30" IRON PIN (SET) W PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- IRON PIN (FOUND)
- ⊕ CONCRETE MONUMENT (FOUND)
- ⊙ FENCE POST (FOUND)
- \* NEW DIVISION LINE
- E — OVERHEAD ELECTRIC LINE
- "B" BUILDING
- "R" RESIDENCE

SURVEYOR NOTE

- 1.) TRACT 1, 0.404 AC. IN TRACT 2, AND 0.507 AC. IN TRACT 4 OWNED BY JACK EDWARD CARPENTER (PARCEL 1) AS RECORDED IN OFFICIAL RECORD 703, PAGE 179.
- 2.) 0.171 AC. TRACT 2, TRACT 3, 0.140 TRACT 4, TRACT 5 AND TRACT 6 OWNED BY JACK EDWARD CARPENTER (PARCEL 2) AS RECORDED IN OFFICIAL RECORD 703, PAGE 179.
- 3.) TRACT 2 AND 3 ARE ADD TO ONLY PARCELS AND CAN ONLY BE TRANSFERRED TO AN ADJOINING LOT WITH A MINIMUM OF 50' FRONTAGE.
- 4.) TRANSFER OF LOTS 4, 5 & 6 MUST INCLUDE 2 & OR 3 UNLESS PREVIOUSLY SOLD TO ADJOINER.
- 5.) TRACT 5 & 6 MUST BE SOLD TOGETHER AS LONG AS THE EXISTING BUILDING REMAIN ON THE LOTS.
- 6.) THERE IS A TRACT OF LAND FORMERLY OCCUPIED BY THE W.O. ELECTRIC RAILROAD WHICH LIES BETWEEN THE SOUTH LINE OF PARCEL 1 AND THE RIGHT OF WAY OF STATE ROUTE 703. LEGAL ADVICE IS ADVISED.

FILED IN SURVEY BOOK "U", PAGE 747 IN THE  
AUGLAIZE COUNTY TAX MAP OFFICE.



7/29/22  
DATE

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

SHEET 1 OF 2 #22034

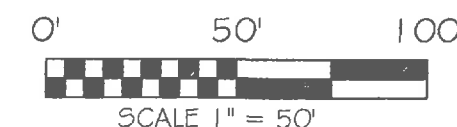
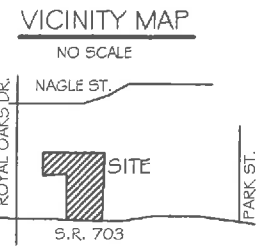
VILLAGE OF ST. MARYS (CRAIG MOELLER)

7-29-2022  
DATE

CHRISTOPHER S. HARMON P.S. #7988  
SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY 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.

# JACK CARPENTER SURVEY

S.W. 1/4 SEC. 4, T 6S, R 4E ST. MARYS TWP.  
CITY OF ST. MARYS  
AUGLAIZE COUNTY, OHIO



BASIS OF BEARING: BEARINGS ARE OHIO STATE PLANE NORTH ZONE, 3401, NAD 83, GRID DISTANCES SHOWN ARE GROUND.

## LEGEND

- 5/8x30" IRON PIN (SET) W PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- IRON PIN (FOUND)
- ⊕ CONCRETE MONUMENT (FOUND)
- ⊙ FENCE POST (FOUND)
- \* NEW DIVISION LINE
- E — OVERHEAD ELECTRIC LINE

## 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. 39011C0080 EFFECTIVE DATE OF SEPTEMBER 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 747 IN THE AUGLAIZE COUNTY TAX MAP OFFICE.

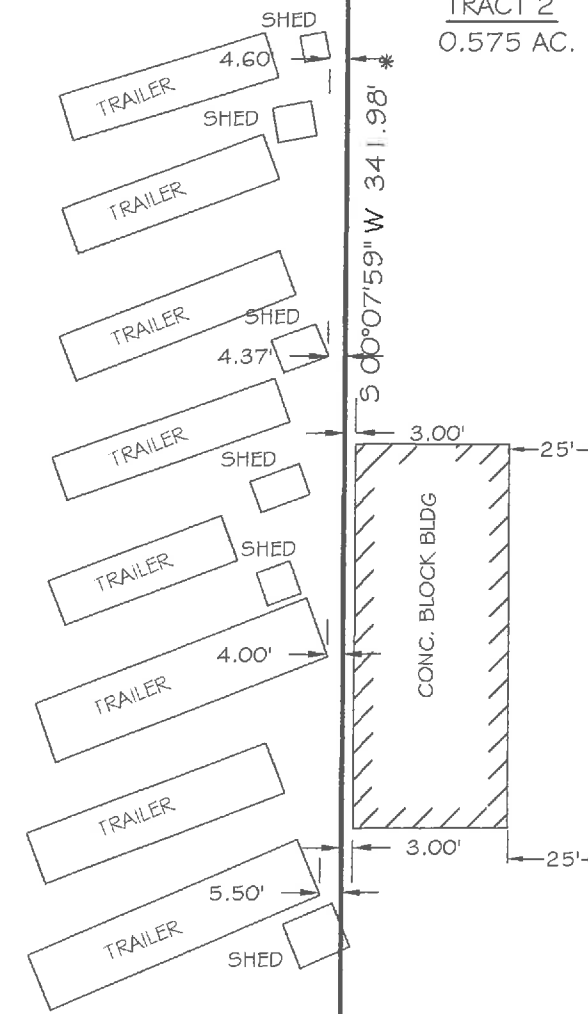
**LOCK-TWO SURVEYING**  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332



EASTERN EDGE OF TRAILERS TO WEST LINE OF TRACT 2  
NOT TO SCALE

S 89°02'49" E  
67.60'

TRACT 2  
0.575 AC.



N 00°06'40" E 357.23' \*

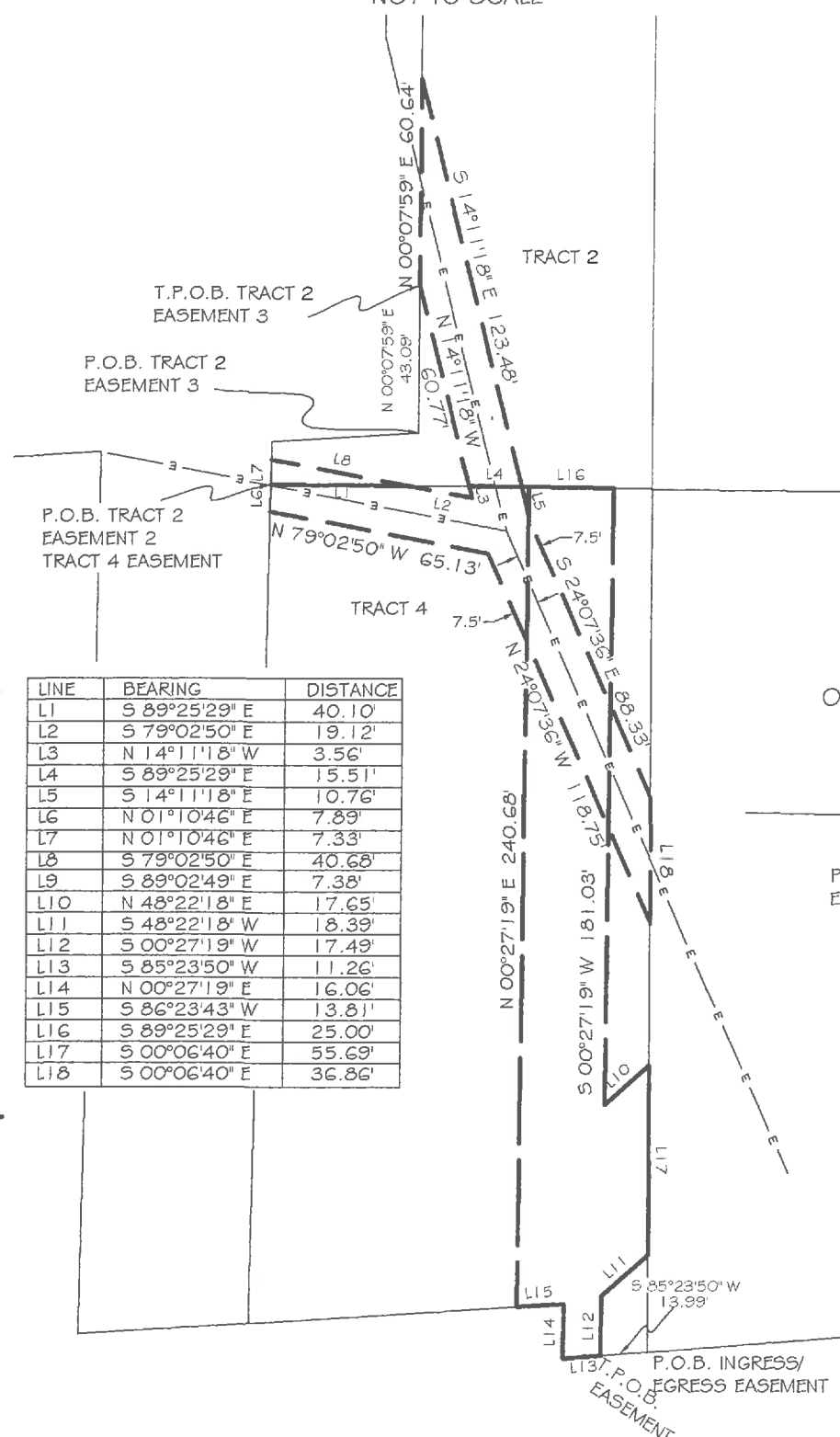
T.P.O.B. TRACT 4 & 5

S 86°27'27" W  
42.82' \*

TRACT 4  
0.647 AC.

246.44' \*

OVERHEAD ELECTRIC EASEMENT  
INGRESS / EGRESS EASEMENT DETAIL  
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 89°25'29" E	40.10'
L2	S 79°02'50" E	19.12'
L3	N 14°11'18" W	3.56'
L4	S 89°25'29" E	15.51'
L5	S 14°11'18" E	10.76'
L6	N 01°10'46" E	7.89'
L7	N 01°10'46" E	7.33'
L8	S 79°02'50" E	40.68'
L9	S 89°02'49" E	7.38'
L10	N 48°22'18" E	17.65'
L11	S 48°22'18" W	18.39'
L12	S 00°27'19" W	17.49'
L13	S 85°23'50" W	11.26'
L14	N 00°27'19" E	16.06'
L15	S 86°23'43" W	13.81'
L16	S 89°25'29" E	25.00'
L17	S 00°06'40" E	55.69'
L18	S 00°06'40" E	36.86'

OVERHEAD ELECTRIC EASEMENT  
DETAIL  
NOT TO SCALE

P.O.B. TRACT 2  
EASEMENT 1

TRACT 2

P.O.B. INGRESS/  
EGRESS EASEMENT

NOTE: ALL SHEDS ARE ON SKIDS. PROPERTY LINE WILL BE MARKED AND ENCHROCHING SHED WILL BE MOVED.



**JACK CARPENTER SURVEY  
PT. PARCEL K3206209100  
TRACT 1  
2.477 ACRES**

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 4 TOWN 6S RANGE 4E, ST MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS (PARCEL 1) OWNED BY JACK EDWARD CARPENTER AS RECORDED IN OFFICIAL RECORD 703 PAGE 179 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning for reference at a concrete monument found at the southwest corner of Lot 88 of West Oaks 2<sup>nd</sup> Addition as recorded in Plat Book C, Page 18-19;

Thence, with the south line of Lots 84-88 of said West Oaks 2<sup>nd</sup> Addition, South 89°02'49" East, 162.01 feet to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with the south line of said West Oaks 2<sup>nd</sup> Addition, South 89°02'49" East, 266.31 feet to an iron pin set;

Thence, with new division lines the following 3 courses;

1. South 00°07'59" West, 341.98 feet to an iron pin set;
2. South 86°27'27" West, 42.82 feet to an iron pin set;
3. South 01°10'46" West 259.05 feet to an iron pin set in the north line of the former Western Ohio Rail Way;

Thence, with the north line of said former Western Ohio Rail Way, South 86°23'43" West, 50.17 feet to an iron pin set in the east line of a 0.534 acre tract of land owned by Venessa R. Chorvas as recorded in Official Record 668, Page 2642;


Thence, with the east line of said 0.534 acre tract, North 01°10'46" East, 259.10 feet to an iron pin set;

Thence, with the north line of said 0.534 acre tract and the north line of a 0.533 acre tract of land owned by Bernard P. and Carol J. Klosterman as recorded in Deed Volume 229, Page 390, South 86°27'27" West, 180.00 feet to an iron pin set in the east line of Tract 2 of said West Oaks 2<sup>nd</sup> Addition;

Thence, with the east line of said Tract 2 and the east line of Lots 54-57 of said West Oaks 2<sup>nd</sup> Addition, North 01°06'11" East, 363.34 feet to the **Point of Beginning**, containing 2.477 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 May, 2022 and filed in Book "U" Page 747 in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988

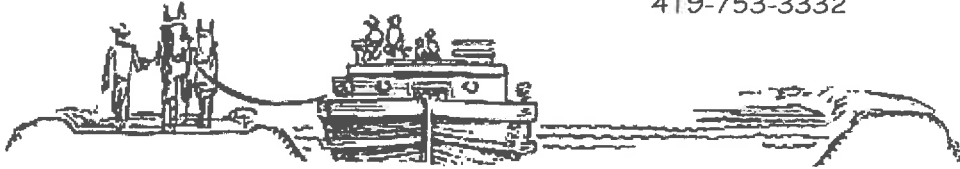


7/29/22  
Date

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



**JACK CARPENTER SURVEY  
PT. PARCEL K3206209100  
TRACT 2  
0.575 ACRES**

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 4 TOWN 6S RANGE 4E, ST MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS (PARCEL 1 AND PARCEL 2) OWNED BY JACK EDWARD CARPENTER AS RECORDED IN OFFICIAL RECORD 703 PAGE 179 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a concrete monument found at the southwest corner of Lot 88 of West Oaks 2<sup>nd</sup> Addition as recorded in Plat Book C, Page 18-19;

Thence, with the south line of Lots 83-88 of said West Oaks 2<sup>nd</sup> Addition, South 89°02'49" East, 428.32 feet to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with the south line of said Lot 83 of West Oaks 2<sup>nd</sup> Addition, South 89°02'49" East, 67.60 feet to an iron pin set;

Thence, with new division lines the following 5 courses;

1. South 00°06'40" East, 357.23 feet to an iron pin set;
2. North 89°25'29" West, 112.08 feet to an iron pin set;
3. North 01°10'46" East, 12.60 feet to an iron pin set;
4. North 86°27'27" East, 42.82 feet to an iron pin set;
5. North 00°07'59" East, 341.98 feet to the **Point of Beginning**, containing 0.575 acres more or less with 0.404 acres from Parcel 1 and 0.171 acres from Parcel 2 and being subject to all legal rights of way, easements, agreements and restrictions of record.

**OVERHEAD ELECTRICAL LINE EASEMENTS**

Tract 2 as described above shall be burdened by an easements to the City of St. Mary's for the installation, maintenance and replacement of overhead electric lines and poles owned by the City of St. Mary's Electric System as described as follows.

**Easement Number 1:**

Beginning at the northwest corner of the tract described above, said point marking the **Point of Beginning** of the easement herein described;

Thence, with the south line of West Oaks 2<sup>nd</sup> Addition as recorded in Plat Book C Pages 18-19, South 89°02'49" East, 7.38 feet;

Thence, South 02°26'15" West, 102.99 feet;

Thence, South 03°15'38" West, 59.37 feet;

Thence, North 00°07'59" East, 162.29 feet to the **Point of Beginning**.

**Easement Number 2:**

Beginning at the southwest corner of the tract described above, said point marking the **Point of Beginning** of the easement herein described;

Thence, with the west line of said tract, North 01°10'46" East, 7.33 feet;

Thence, South 79°02'50" East, 40.68 feet to the south line of said tract;

Thence, with the south line of said tract, North 89°25'29" West, 40.10 feet to the **Point of Beginning**.

**Easement Number 3:**

Beginning for reference at the southwest corner of the tract described above;

Thence, with the south line of said tract, South 89°25'29" East, 58.00 feet to the **True Point of Beginning** of the easement herein described;

Thence, North 14°11'18" West, 60.77 feet to the west line of said tract;

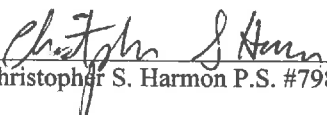
Thence, with the west line of said tract, North 00°07'59" East, 60.64 feet;

Thence, South 14°11'18" East, 123.48 feet to the south line of said tract;

Thence, with the south line of said tract, North 89°25'29" West, 15.51 feet to the **True Point of Beginning**.

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 May, 2022 and filed in **Book "U" Page 747** in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



7/29/22  
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

**JACK CARPENTER SURVEY  
PT. PARCEL K3206209100  
TRACT 3  
1.953 ACRES**

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 4 TOWN 6S RANGE 4E, ST MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS (PARCEL 2) OWNED BY JACK EDWARD CARPENTER AS RECORDED IN OFFICIAL RECORD 703 PAGE 179 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning for reference at a concrete monument found at the southwest corner of Lot 88 of West Oaks 2<sup>nd</sup> Addition as recorded in Plat Book C, Page 18-19;

Thence, with the south line of Lots 83-88 of said West Oaks 2<sup>nd</sup> Addition, South 89°02'49" East, 495.92 feet to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with the south line of said Lot 83 and Tract 3 of West Oaks 2<sup>nd</sup> Addition, South 89°02'49" East, 242.49 feet to the west line of a 1.655 acre tract of land owned by Gregory F. Kremer as recorded in Official Record 683, Page 2629, witnessing at South 01°55'20" East, 1.35 feet a 6 inch steel post;


Thence, with the west line of said 1.655 acre tract, South 01°05'13" West, 355.62 feet to an iron pin set;

Thence, with new division line, North 89°25'29" West, 235.02 feet to an iron pin set;

Thence, with a new division line, North 00°06'40" West, 357.23 feet to the **Point of Beginning**, containing 1.953 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 May, 2022 and filed in Book "U" Page 747 in the Auglaize County Tax Map Office.

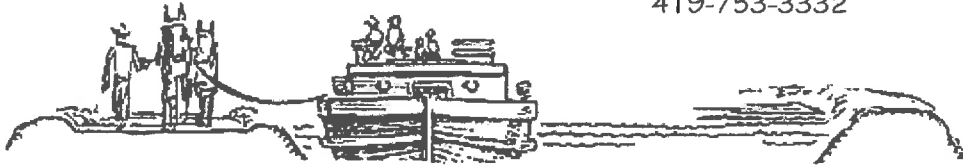
  
Christopher S. Harmon P.S. #7988



7/29/22  
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



**JACK CARPENTER SURVEY  
PT. PARCEL K3206209100  
TRACT 4  
0.647 ACRES**

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 4 TOWN 6S RANGE 4E, ST MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS (PARCEL 1 AND PARCEL 2) OWNED BY JACK EDWARD CARPENTER AS RECORDED IN OFFICIAL RECORD 703 PAGE 179 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning for reference at a concrete monument found at the southwest corner of Lot 88 of West Oaks 2<sup>nd</sup> Addition as recorded in Plat Book C, Page 18-19;

Thence, with the south line of Lots 83-88 of said West Oaks 2<sup>nd</sup> Addition, South 89°02'49" East, 495.92 feet;

Thence, South 00°06'40" East, 357.23 to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with a new division line South 00°06'40" East 253.46 to an iron pin set in the north right of way line of State Route 703;

Thence, with the north right of way line of State Route 703, South 85°23'50" West, 25.25 feet to an iron pin set in the east line of the former Western Ohio Rail Way;

Thence, with the east line of said former Western Ohio Rail Way, North 00°27'19" East, 16.06 feet to an iron pin set in the north line of the former Western Ohio Rail Way;

Thence, with the north line of said former Western Ohio Rail Way, South 86°23'43" West, 92.78 feet to an iron pin set;

Thence, with a new division line, North 01°10'46" East, 246.44 feet to an iron pin set;

Thence, with a new division line, South 89°25'29" East, 112.08 feet to the **Point of Beginning**, containing 0.647 acres more or less with 0.507 acres from Parcel 1 and 0.140 acres from Parcel 2 and being subject to all legal rights of way, easements, agreements and restrictions of record.

**OVERHEAD ELECTICAL LINE EASEMENT**

Tract 4 as described above shall be burdened by an easements to the City of St. Mary's for the installation, maintenance and replacement of overhead electric lines and poles owned by the City of St. Mary's Electric System as described as follows.

Beginning at the northwest corner of said tract, said point marking the **Point of Beginning** of the easement herein described;

Thence, with the north line of said tract, South 89°25'29" East, 40.10 feet;

Thence, South 79°02'50" East, 19.12 feet;

Thence, North 14°11'18" West, 3.56 feet to the north line of tract;

Thence, with the north line of said tract, South 89°25'29" East, 15.51 feet;

Thence, South 14°11'18" East, 10.76 feet;

Thence, South 24°07'36" East, 88.33 feet to the east line of said tract;

Thence, with the east line of said tract, South 00°06'40" East, 36.86 feet;

Thence, North 24°07'36" West, 118.75 feet;

Thence, North 79°02'50" West, 65.13 feet to the west line of said tract;

Thence, with the west line of said tract, North 01°10'46" East, 7.89 feet to the northwest corner of said tract and **Point of Beginning** of the easement herein described.

**INGRESS / EGRESS EASEMENT**

Tract 4 as described above shall be burden by an ingress / egress easement granted to Tracts 2 & 5 of the survey creating said tract and more fully described as follows:

Beginning for reference at the southeast corner of said Tract 4;

Thence, with the south line of said Tract 4, South 85°23'50" West, 13.99 feet to the **True Point of Beginning** of the easement herein described;

Thence, continuing with the south line of said Tract 4, South 85°23'50" West, 11.26 feet to the west line said Tract 4;

Thence, with the west line of said Tract 4, North 00°27'19" East, 16.06 feet to the south line of said Tract 4;

Thence, with the south line of said Tract 4, South 86°23'43" West, 13.81 feet;

Thence, North 00°27'19" East, 240.68 feet to the north line of said Tract 4;

Thence, with the north line of said Tract 4, South 89°25'29" East, 25.00 feet;

Thence, South 00°27'19" West, 181.03 feet ;

Thence, North 48°22'18" East, 17.65 feet to the east line of said Tract 4;

Thence, with the east line of said Tract 4, South 00°06'40" East, 55.69 feet;

Thence, South 48°22'18" West, 18.39 feet;

Thence, South 00°27'19" West, 17.49 feet to the **True Point of Beginning**.

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 May, 2022 and filed in Book "U" Page 747 in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



7/29/22  
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

**JACK CARPENTER SURVEY  
PT. PARCEL K3206209100  
TRACT 5  
0.663 ACRES**

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 4 TOWN 6S RANGE 4E, ST MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS (PARCEL 2) OWNED BY JACK EDWARD CARPENTER AS RECORDED IN OFFICIAL RECORD 703 PAGE 179 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning for reference at a concrete monument found at the southwest corner of Lot 88 of West Oaks 2<sup>nd</sup> Addition as recorded in Plat Book C, Page 18-19;

Thence, with the south line of Lots 83-88 of said West Oaks 2<sup>nd</sup> Addition, South 89°02'49" East, 495.92 feet;

Thence, South 00°06'40" East, 357.23 to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with a new division line, South 89°25'29" East, 117.51 feet to an iron pin set;

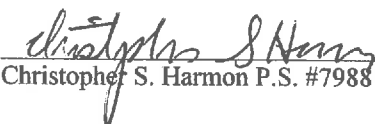
Thence, with a new division line, South 00°27'44" West, 243.03 feet to an iron pin set in the north right of way line of State Route 703;

Thence, with the north right of way line of State Route 703, South 85°23'50" West 115.43 feet to an iron pin set;

Thence, with a new division line, North 00°06'40" West, 253.46 feet to the **Point of Beginning**, containing 0.663 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 May, 2022 and filed in Book "U" Page 747 in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988

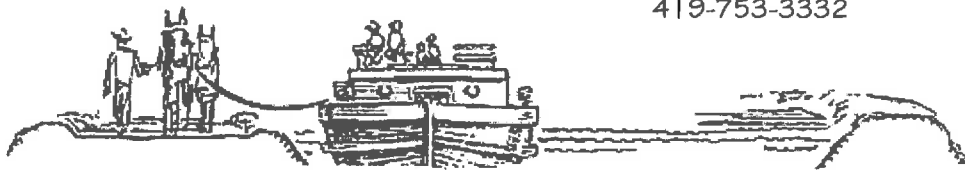


7/29/22  
Date

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



**JACK CARPENTER SURVEY  
PT. PARCEL K3206209100  
TRACT 6  
0.635 ACRES**

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 4 TOWN 6S RANGE 4E, ST MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS (PARCEL 2) OWNED BY JACK EDWARD CARPENTER AS RECORDED IN OFFICIAL RECORD 703 PAGE 179 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning for reference at a concrete monument found at the southwest corner of Lot 88 of West Oaks 2<sup>nd</sup> Addition as recorded in Plat Book C, Page 18-19;

Thence, with the south line of Lots 83-88 of said West Oaks 2<sup>nd</sup> Addition, South 89°02'49" East, 738.41 feet to the west line of a 1.655 acre tract of land owned by Gregory F. Kremer as recorded in Official Record 683, Page 2629;

Thence, with the east line of said 1.655 acre tract, South 01°05'13" West, 355.62 to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, continuing with said west line of 1.655 acre tract, South 01°05'13" West, 232.62 feet to an iron pin set in the north right of way line of State Route 703, witnessing at North 85°23'50" East, 2.21 feet a bent 5/8 inch iron pin found, passing for reference at 218.88 feet a iron pin found;


Thence, with the north right of way line of State Route 703, South 85°23'50" West, 115.43 feet to an iron pin set;

Thence, with a new division line, North 00°27'44" East 243.03 feet to an iron pin set;

Thence, with a new division line, South 89°25'29" East, 117.51 feet to the **Point of Beginning**, containing 0.635 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 May, 2022 and filed in Book "U" Page 747 in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



7/29/22  
Date