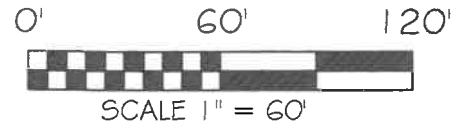
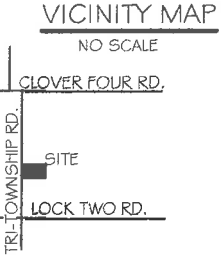


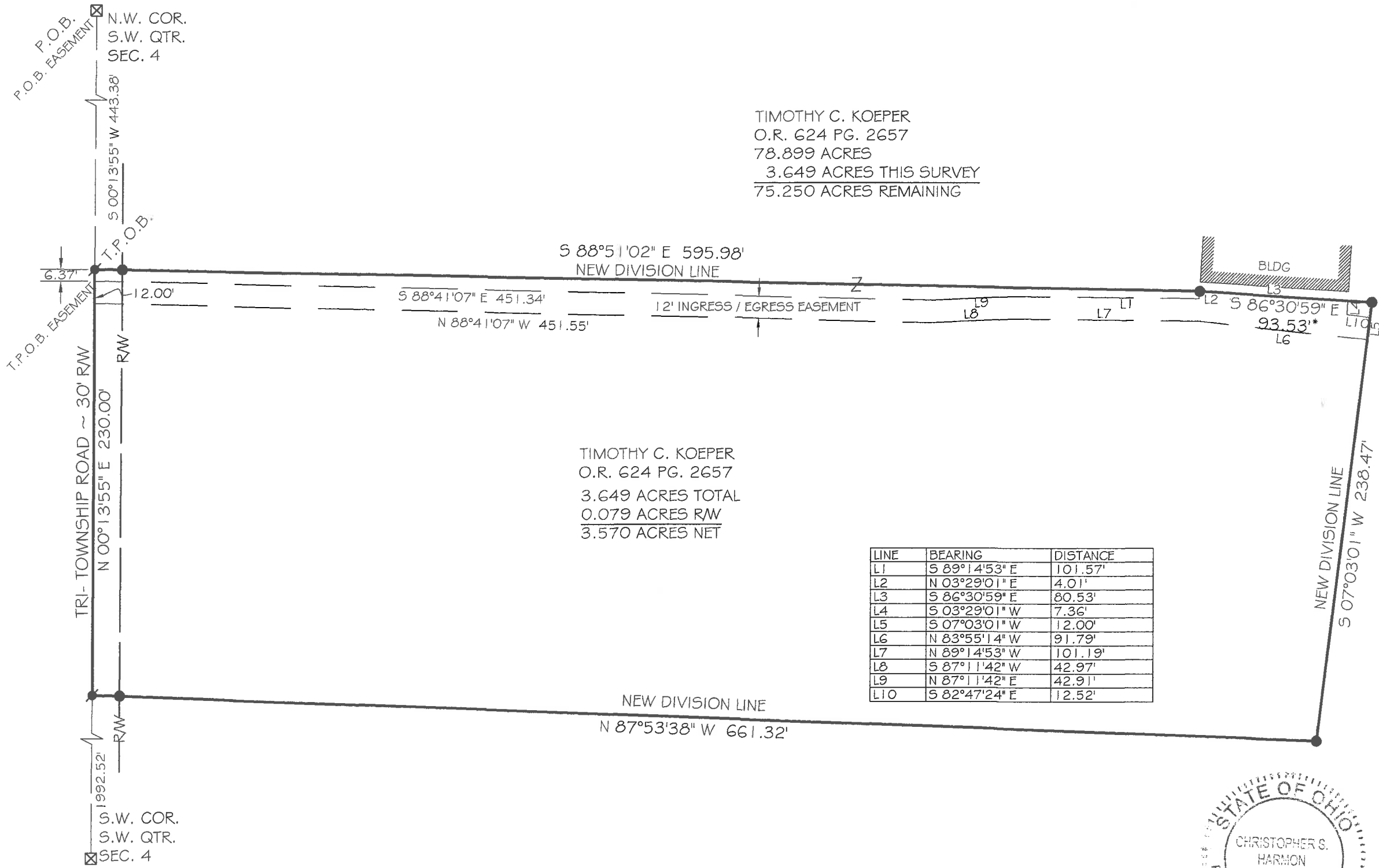
TIMOTHY KOEPER SURVEY  
S.W. 1/4 SEC. 4, T 7S, R 4E  
GERMAN TWP., AUGLAIZE COUNTY, OHIO



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

LEGEND

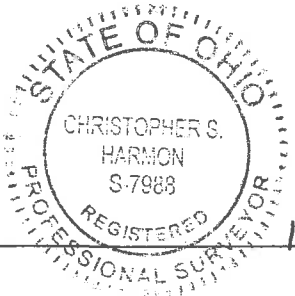
- 5/8x30" IRON PIN (SET) WPINK PLASTIC CAP  
STAMPED "LOCK TWO 7988"
- ⦿ MAG NAIL (SET)
- ⊠ MONUMENT BOX FOUND
- \* NEW DIVISION LINE



TIMOTHY C. KOEPER  
O.R. 624 PG. 2657  
78.899 ACRES  
3.649 ACRES THIS SURVEY  
75.250 ACRES REMAINING

TIMOTHY C. KOEPER  
O.R. 624 PG. 2657  
3.649 ACRES TOTAL  
0.079 ACRES RW  
3.570 ACRES NET

LINE	BEARING	DISTANCE
L1	S 89°14'53" E	101.57'
L2	N 03°29'01" E	4.01'
L3	S 86°30'59" E	80.53'
L4	S 03°29'01" W	7.36'
L5	S 07°03'01" W	12.00'
L6	N 83°55'14" W	91.79'
L7	N 89°14'53" W	101.19'
L8	S 87°11'42" W	42.97'
L9	N 87°11'42" E	42.91'
L10	S 82°47'24" E	12.52'



10/7/22  
DATE

*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 THEIR CONDITION ARE CURRENT AS OF THE  
TIME THE FIELD WORK WAS PERFORMED IN SEPTEMBER, 2022 AND DONE WITHOUT THE  
BENEFIT OF A TITLE SEARCH.

FILED IN SURVEY BOOK U, PAGE 816 IN THE  
AUGLAIZE COUNTY TAX MAP OFFICE.

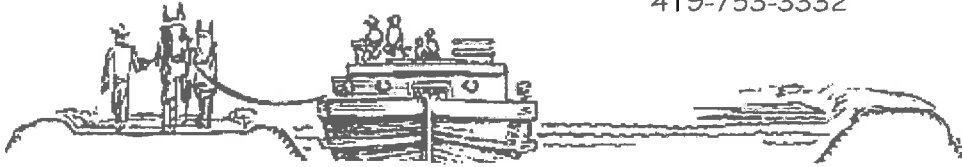
LOCK-TWO SURVEYING  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332



#22070

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



**TIMOTHY KOEPER SURVEY  
PT. PARCEL C09000400201  
3.649 ACRES**

SITUATE IN TH SOUTHWEST QUARTER OF SECTION 4 TOWN 7S, RANGE 4E, GERMAN TOWNSHIP, AUGLAIZE COUNTY OHIO, AND PART OF THOSE LANDS OWNED BY TIMOTHY C. KOEPER AS RECORDED IN OFFICAL RECORD 624 PAGE 2657 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning for reference at a monument box found at the northwest corner of the southwest of Section 4 and the centerline of Tri-Township Road;

Thence, with the west line of the southwest quarter of Section 4 and the center line of Tri-Township Road South 00°13'55" West, 443.38 feet to a Mag Nail set, said Mag Nail marking the **True Point of Beginning** of the tract herein described;

Thence, with new division lines the following 4 courses;

1. South 88°51'02" East, 595.98 feet to an iron pin set, passing for reference at 15.00 feet an iron pin set in the east right of way line of Tri-Township Road;
2. South 86°30'59" East, 93.53 feet to an iron pin set;
3. South 07°03'01" West, 238.47 feet to an iron pin set;
4. North 87°53'38" West, 661.32 feet to a Mag Nail set in the west line of the southwest quarter of Section 4 and the centerline of Tri-Township Road, passing for reference at 646.32 feet an iron pin set in the east right of way line of Tri-Township Road;

Thence, with the west line of the southwest quarter of Section 4 and the centerline of Tri-Township Road, North 00°13'55" East, 230.00 feet to the **True Point of Beginning**, containing 3.649 acres more or less of which 0.079 acres lie in the right of way of Tri-Township Road and being subject to all legal right of way, easements, agreements and restrictions of record.

**INGRESS/EGRESS EASEMENT:**

Beginning at a monument box found at the northwest corner of the southwest quarter of Section 4 and being in the centerline of Tri-Township Road;

Thence, with the west line of the southwest quarter of Section 4 and the centerline of Tri-Township Road, South 00°13'55" West, 449.75 feet to the **True Point of Beginning** of an Ingress/Egress Easement herein described;

Thence, with the following 12 lines of the Ingress/Egress Easement;

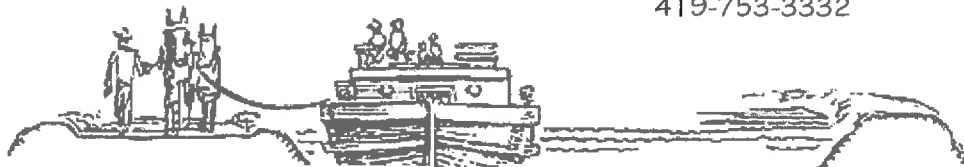
1. South 88°41'07" East, 451.34 feet;
2. North 87°11'42" East, 42.91 feet;
3. South 89°14'53" East, 101.57 feet;
4. North 03°29'01" East, 4.01 feet;
5. South 86°30'59" East, 80.53 feet;
6. South 03°29'01" West, 7.36 feet;
7. South 82°47'24" East, 12.52 feet;
8. South 07°03'01" West, 12.00 feet;
9. North 83°55'14" West, 91.79 feet;
10. North 89°14'53" West, 101.19 feet;
11. South 87°11'42" West, 42.97 feet;
12. North 88°41'07" West, 451.55 feet to the west line of the southwest quarter of Section 4 and the center line of Tri-Township Road;

Thence, with the west line of the southwest quarter of Section 4 and the centerline of Tri-Township, North 00°13'55" West, 12.00 feet to the **True Point of Beginning**;

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



Basis of bearings is based on the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011 ADJ). The Official Records and Deed Volumes are all recorded in Auglaize County Recorders's Office. Pins noted as set are 5/8x30" 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 Chistopher S. Harmon, Professional Surveyor #7988 in September, 2022 and filed in Survey Book   U   Page   816   in the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



10/7/22  
Date