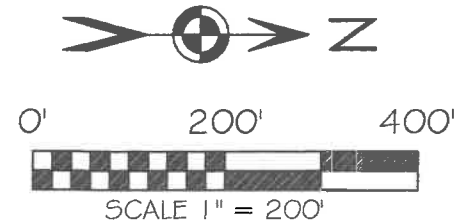
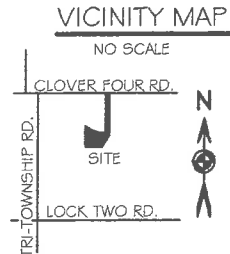
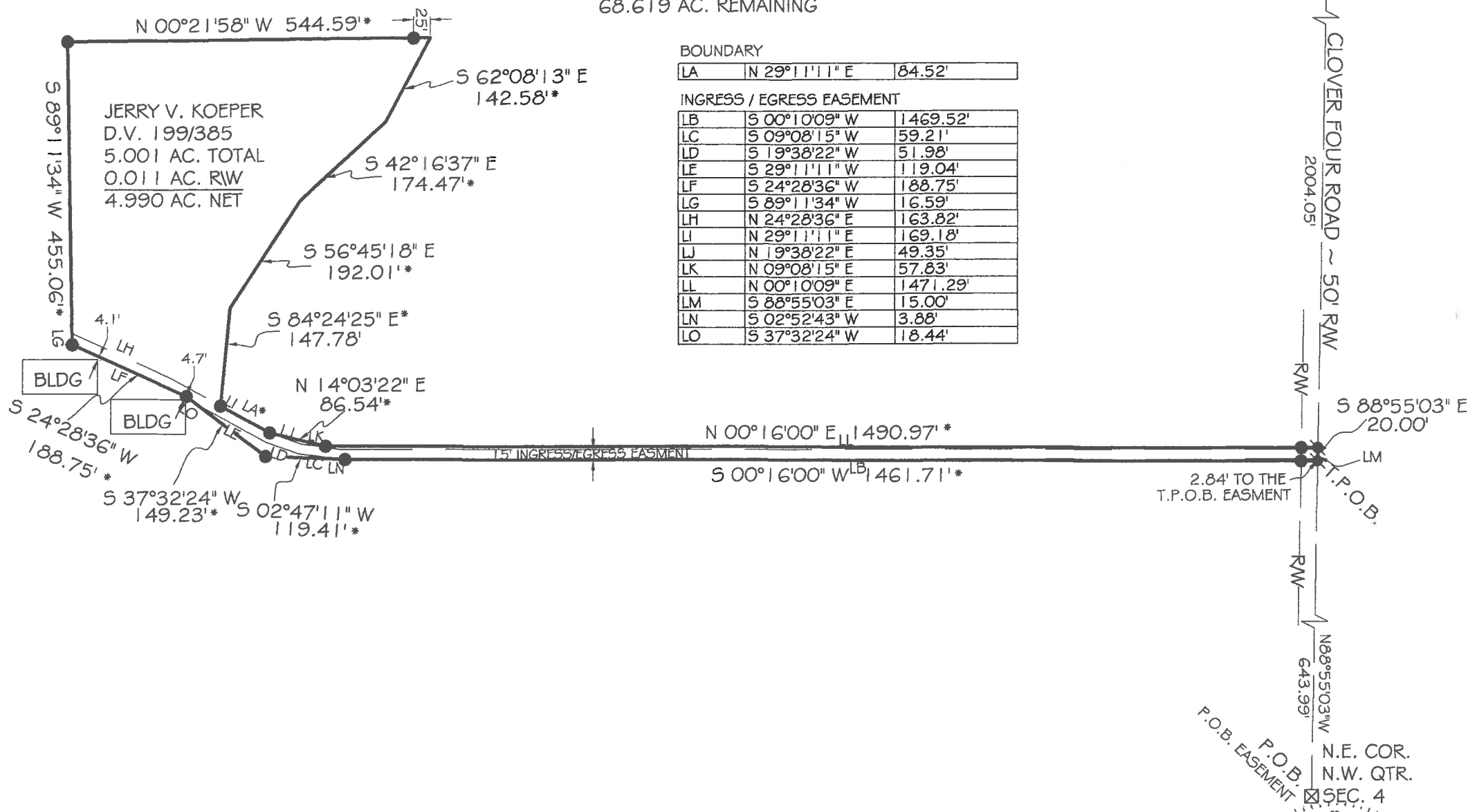


JERRY KOEPER SURVEY  
N.W. 1/4 SEC. 4, T 7S, R 4E  
GERMAN TWP., AUGLAIZE COUNTY, OHIO

JERRY V. KOEPER  
D.V. 199/385  
73.620 AC.  
5.001 AC TRACT  
68.619 AC. REMAINING

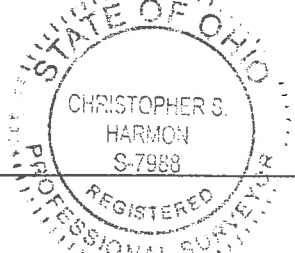
BOUNDARY		
LA	N 29°11'11" E	84.52'
INGRESS / EGRESS EASEMENT		
LB	S 00°10'09" W	1469.52'
LC	S 09°08'15" W	59.21'
LD	S 19°38'22" W	51.98'
LE	S 29°11'11" W	119.04'
LF	S 24°28'36" W	188.75'
LG	S 89°11'34" W	16.59'
LH	N 24°28'36" E	163.82'
LI	N 29°11'11" E	169.18'
LJ	N 19°38'22" E	49.35'
LK	N 09°08'15" E	57.83'
LL	N 00°10'09" E	1471.29'
LM	S 88°55'03" E	15.00'
LN	S 02°52'43" W	3.88'
LO	S 37°32'24" W	18.44'



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) W/PINK PLASTIC CAP  
STAMPED "LOCK TWO 7988"
  - ⦿ MAG NAIL (SET)
  - ⊠ MONUMENT BOX FOUND
  - \* NEW DIVISION LINE

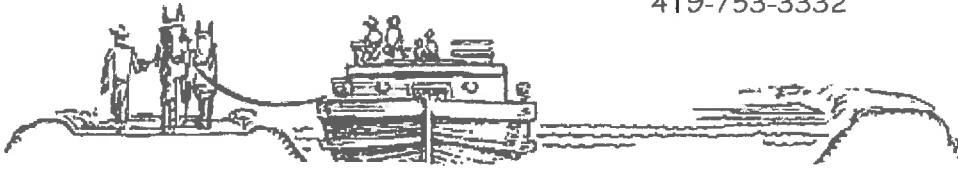
*Christopher S. Harmon*  
CHRISTOPHER S. HARMON P.S. #7988  
SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL  
ADJOINING OWNERS, MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD  
WORK WAS PERFORMED IN SEPTEMBER, 2022 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.



FILED IN SURVEY BOOK U, PAGE 819 IN THE  
AUGLAIZE COUNTY TAX MAP OFFICE.

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

#22070



**JERRY KOEPER SURVEY  
PT. PARCEL C0900401000  
5.001 ACRES**

SITUATE IN THE NORTHWEST QUARTER OF SECTION 4 TOWN 7S, RANGE 4E, GERMAN TOWNSHIP, AUGLAIZE COUNTY OHIO, AND PART OF THOSE LANDS OWNED BY JERRY V. KOEPER AS RECORDED IN DEED VOLUME 199 PAGE 385 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a monument box found at the northeast corner of the northwest quarter of Section 4 and being in the center line of Clover Four Road;

Thence, with the north line of the northwest quarter of Section 4 and the center line of Clover Four Road, North 88°55'03" West, 643.99 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 13 courses:

1. South 00°16'00" West, 1461.71 feet to an iron pin set, passing for reference at 25.00 feet an iron pin set in the south right of way line of Clover Four Road;
2. South 02°47'11" West, 119.41 feet to an iron pin set;
3. South 37°32'24" West, 149.23 feet to an iron pin set;
4. South 24°28'36" West, 188.75 feet to an iron pin set;
5. South 89°11'34" West, 455.06 feet to an iron pin set;
6. North 00°21'58" West, 544.59 feet to the center line of an open ditch, passing for reference at 519.59 feet an iron pin set;
7. with the center of an open ditch, South 62°08'13" East, 142.58 feet;
8. with the center of an open ditch, South 42°16'37" East, 174.47 feet;
9. with the center of an open ditch, South 56°45'18" East, 192.01 feet;
10. with the center of an open ditch, South 84°24'25" East, 147.78 feet to an iron pin set;
11. North 29°11'11" East, 84.52 feet to an iron pin set;
12. North 14°03'22" East, 86.54 feet to an iron pin set;
13. North 00°16'00" East, 1490.97 feet to a Mag Nail set in the north line of the northwest quarter of Section 4 and the center line of Clover Four Road, passing for reference at 1465.97 feet to an iron pin set in the south right of way line of Clover Four Road;

Thence, with the north line of the northwest quarter of Section 4 and the center line of Clover Four Road, South 88°55'03" East, 20.00 feet to the **True Point of Beginning**, containing 5.001 acres more or less of which 0.011 acres lie in the right of way line of Clover Four Road and being subject to all legal rights of way, easements, agreements and restrictions of record.

**INGRESS / EGRESS EASEMENT:**

Beginning at a monument box found at the northeast corner of the northwest quarter of Section 4 and being in the center line of Clover Four Road;

Thence with the north line of the northwest quarter of Section 4 and the center line of Clover Four Road, North 88°55'03" West, 646.83 feet to the **True Point of Beginning** of an Ingress / Egress Easement herein described;

Thence, with the following 11 lines of the Ingress / Egress Easement:

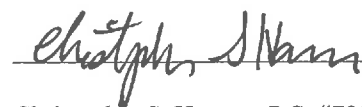
1. South 00°10'09" West, 1469.52 feet;
2. South 02°52'43" West, 3.88 feet;
3. South 09°08'15" West, 59.21 feet;
4. South 19°38'22" West, 51.98 feet;
5. South 29°11'11" West, 119.04 feet;
6. South 37°32'24" West, 18.44 feet;

7. South 24°28'36" West, 188.75 feet;
8. South 89°11'34" West, 16.59 feet;
9. North 24°28'36" East, 163.82 feet;
10. North 29°11'11" East, 169.18 feet;
11. North 19°38'22" East, 49.35 feet;
12. North 09°08'15" East, 57.83 feet;
13. North 00°10'09" East, 1471.29 feet to the north line of the northwest quarter of Section 4 and the center line of Clover Four Road;

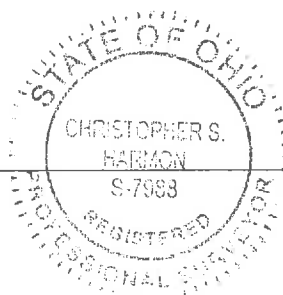
Thence, with the north line of the northwest quarter of Section 4 and the center line of Clover Four Road, South 88°55'03" East, 15.00 feet to the **True Point of Beginning**;

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 September, 2022 and filed in **Survey Book U Page 819** in the Auglaize County Tax Map Office.



Christopher S. Harmon P.S. #7988



10/7/22

Date: