

VICINITY MAP

NO SCALE

WILLIES WAY

PRIVATE DR.

LLETTE LN.

KOEHN RD.

SCHROEDER RD.

SITE



LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP
STAMPED "LOCK TWO 7988"
- IRON PIN (FOUND)
- ⊙ IRON PIPE (FOUND)
- ☒ 1 IN. IRON PIN IN MONUMENT BOX (FOUND)

SURVEY REFERENCES

M-299
M-290
R-188
PLAT CAB. C PG. 155

SCHROEDER ROAD

NO 1° 10' E 873.22'

P.O.B.
S.W. COR.
S.E. QTR.
☒ SEC. 18

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 3901TC0090 C EFFECTIVE DATE OF SEPT. 6, 1989 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA.

PUBLIC ROW WILLIE'S WAY ~ 50' ROW

DELTA: 16°55'35"
ARC: 60.90'
RAD: 206.13'
L.C.: N 81°58'09" E
60.67'

TRACT 3-a
CALVIN HARMON JR.
& DORA HARMON
D.V. 147 PG. 420
0.0596 ACRES

0.0595 ACRES

TRACT 2-a
BRB HOLDINGS, LLC
O.R. 618 PG. 511
0.0551 AC.

BRB HOLDINGS, LLC
O.R. 618 PG. 511
LOT 2 HARMON'S PROP.
SUBDIVISION

CALVIN HARMON II
O.R. 3 PG. 785
LOT 3 HARMON'S PROPOSED
SUB. (UNRECORDED)
0.083 ACRES

TRACT 4-a
MICHAEL A. TOTH
O.R. 183 PG. 827
0.077 AC.

MICHAEL A. TOTH
O.R. 183 PG. 827
LOT 4 HARMON'S PROP.
SUBDIVISION

PRIVATE DRIVE

A circular professional seal for Christopher S. Harmon, a Registered Professional Surveyor in the State of Ohio. The seal features the text "STATE OF OHIO" at the top, "REGISTERED PROFESSIONAL SURVEYOR" around the bottom, and the name "CHRISTOPHER S. HARMON" and number "S-7988" in the center.

10/17/22
DATE

FILED IN SURVEY BOOK " U " , PAGE 841 IN THE
AUGLAIZE COUNTY TAX MAP OFFICE.

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

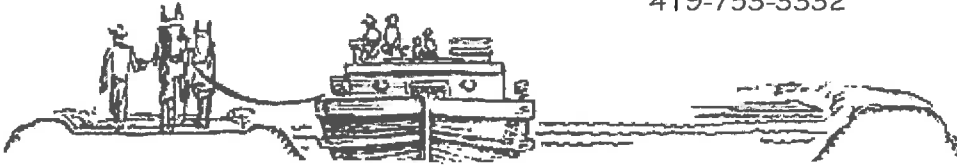
#22077

U-841

Lock Two Surveying, LLP.

5166 Lock Two Rd.
New Bremen, Oh 45869
419-753-3332

Cell: Jenny Santignon 419-733-9606
Chris Harmon P.S. 419-733-9607



**CALVIN HARMON RE-TRACEMENT SURVEY
PT. PARCEL K3101801600
LOT 3 OF HARMON'S PROPOSED SUBDIVISION (UNRECORDED)
0.083 ACRES**

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 18, T 6S, R 4E ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING KNOWN AS LOT 3 OF HARMON'S PROPOSED SUBDIVISION (UNRECORDED) AND ALL OF THOSE LANDS OWNED BY CALVIN HARMON II AS RECORDED IN OFFICIAL RECORD 3 PAGE 785 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 1 inch iron pin found in a monument box at the southwest corner of the southeast quarter of Section 18 and being in the center line of Schroeder Road;

Thence, with the west line of the southeast quarter of Section 18 and the center line of Schroeder Road, North 01°11'01" East, 873.22 feet;

Thence, South 89°04'51" East, 141.25 feet to a 5/8 inch iron pin found at the northeast quarter of Lot 2 of said Harmon's Proposed Subdivision and the southwest corner of Tract 3-a of Survey Book M-299 owned by Calvin Harmon Jr. & Dora M. Harmon as recorded in Deed Volume 147 Page 420 said 5/8 inch iron pin being the **True Point of Beginning** of the tract herein described;

Thence, with the south line of said Tract 3-a, South 89°04'51" East, 60.00 feet to a 1 ½ inch iron pipe found at the northwest corner of Lot 4 of said Harmon's Subdivision owned by Michael A. Toth as recorded in Official Record 183 Page 827;

Thence, with the west line of said Lot 4, South 01°26'49" West, 60.05 feet to a 1 ½ inch iron pipe found at the southwest corner of said Lot 4 and being in the north line of a private drive;

Thence, with the north line of said private drive, North 89°07'46" West, 60.00 feet to an iron pin set at the southeast corner of Lot 2 of said Harmon's Subdivision owned by BRB Holdings, LLC as recorded in Official Record 618 Page 511;

Thence, with the east line of said Lot 2, North 01°26'19" East, 60.10 feet to the **True Point of Beginning**, containing 0.083 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 October, 2022 and filed in Survey Book **"U"**Page **841** in the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



10/17/22
Date

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New Bremen, Oh 45869
419-753-3332

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Chris Harmon P.S. 419-733-9607



**CALVIN HARMON RE-TRACEMENT SURVEY
PT. PARCEL K3101801600
TRACT 3-a OF SURVEY BOOK M-299
0.0595 ACRES**

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 18, T 6S, R 4E ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING KNOWN AS TRACT 3-a OF SURVEY BOOK M-299 AND PART OF THOSE LANDS OWNED BY CALVIN HARMON JR. & DORA M. HARMON AS RECORDED IN DEED VOLUME 147 PAGE 420 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 1 inch iron pin found in a monument box at the southwest corner of the southeast quarter of Section 18 and being in the center line of Schroeder Road;

Thence, with the west line of the southeast quarter of Section 18 and the center line of Schroeder Road, North $01^{\circ}11'01''$ East, 873.22 feet;

Thence, South $89^{\circ}04'51''$ East, 141.25 feet to a 5/8 inch iron pin found at the northeast quarter of Lot 2 of Harmon's Proposed Subdivision (un-recorded), said 5/8 inch iron pin being the **True Point of Beginning** of the tract herein described;

Thence, with the east line of a 0.0551 acre tract of land owned by BRB Holdings, LLC as recorded in Official Record 618 Page 511 and described in Survey Book M-299, North $00^{\circ}46'38''$ East, 40.01 feet to a 5/8 inch pin found in the south right of way line of Willie's Way;

Thence, with the south right of way line of Willie's Way and a curve to the left having a Delta Angle of $16^{\circ}55'35''$, a Radius of 206.13 feet, a Arc Length of 60.90 feet and having a Long Chord Bearing North $81^{\circ}58'09''$ East for 60.67 feet to a 5/8 inch iron pin found at the northwest corner of a 0.077 acre tract of land owned by Michael A. Toth as recorded in Official Record 183 Page 827 as described in Survey Book M-299;

Thence, with the west line of said 0.077 acre tract, South $00^{\circ}43'33''$ West, 49.45 feet to a 1 1/2 inch iron pipe found;

Thence, with the north line of Lot 3 of said Harmon's Proposed Subdivision owned by Calvin Harmon II as recorded in Official Record 3 Page 785, North $89^{\circ}04'51''$ West, 60.00 feet to the **True Point of Beginning**, containing 0.0595 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 October, 2022 and filed in Survey Book "U" Page 841 in the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



10/17/22
Date