

SURVEY NOTES:

BASIS FOR BEARINGS:  
BEARINGS AND DISTANCES, SHOWN HEREON,  
WERE DERIVED FROM GPS OBSERVATIONS  
BASED ON GRID NORTH, OHIO STATE PLANE  
COORDINATE SYSTEM, SOUTH ZONE, NAD83  
(2011), U.S. SURVEY FEET.

THIS SURVEY WAS PREPARED IN THE ABSENCE  
OF A COMPLETE AND ACCURATE TITLE SEARCH  
AND DOES NOT GUARANTEE TITLE.

THIS PLAT REPRESENTS AN ACTUAL FIELD  
SURVEY COMPLETED ON 12/22/2022.

REFERENCE DOCUMENTS:

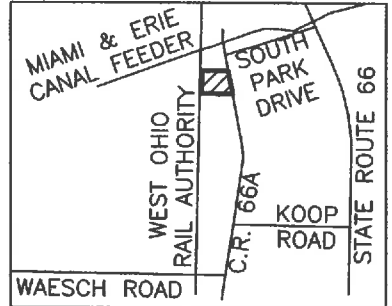
DEEDS:  
AS SHOWN BELOW

ROAD RIGHT-OF-WAY:  
SHOWN PER SURVEYS

RAILROAD RIGHT-OF-WAY:  
SHOWN PER VALUATION MAP

AUGLAIZE COUNTY SURVEYS:  
NO. STM-15-0006:  
HARMON PS #7988 (11/14/2012)  
NO. STM-15-0007:  
CORE PS #8004 (1/6/2016)  
NO. STM-22-0003:  
JAUERT PS #6920 (11/2002)

10.000 ACRES SITUATED IN:  
STATE OF OHIO  
COUNTY OF AUGLAIZE  
TOWNSHIP OF ST. MARYS  
NW 1/4 SECTION 15  
TOWNSHIP 6S, RANGE 4E



SW 1/4 SEC. 10, T6S, R4E  
NW 1/4 SEC. 15, T6S, R4E

**FLOOD STATEMENT:**  
ACCORDING TO THE F.E.M.A.  
MAP No. 39011C0090C,  
DATED SEPTEMBER 6, 1989,  
NO PORTION OF THE  
SUBJECT PROPERTY SHOWN  
HEREON LIES WITHIN A  
SPECIAL FLOOD HAZARD  
AREA. THIS STATEMENT IS  
FOR INSURANCE PURPOSES  
ONLY AND IS NOT A  
GUARANTEE THAT THE  
PROPERTY WILL OR WILL  
NOT FLOOD.

COLE STEINBRUNNER AND  
MINDY STEINBRUNNER  
O.R. 626, PG. 2373  
47.633 AC.  
PID: K3101500703

PASSING MAG  
NAILS AT  
45.47' AND  
785.60'

POINT OF  
TANGENCY:  
NO MONUMENT  
FOUND

**P.O.C.**  
1" IRON PIN FOUND  
IN AUGLAIZE COUNTY  
MONUMENT BOX  
@ INTERSECTION OF  
CENTERLINE OF  
COUNTY ROAD AND  
SOUTH LINE OF NW  
1/4 SECTION 15

MARK HOMAN  
LAND TRUST, LLC  
O.R. 714, PG. 2494  
77 AC.  
PID: K3101500800

BRASS CAP  
"DPNL PROP"  
THE DAYTON POWER  
AND LIGHT COMPANY  
D.V. 195, PG. 410  
1.65 AC.  
PID: K3190000101

5/8", PINK CAP  
LOCK TWO 7988

**10.000 ACRES, AS SURVEYED**  
(0.414 ACRE BEING IN ROAD RIGHT-OF-WAY)  
BEING A PART OF  
**KARL L. DAMMEYER AND DENISE L. DAMMEYER**  
O.R. 624, PG. 228  
TRACT 1 - 57.085 AC.  
PID: K3101500700

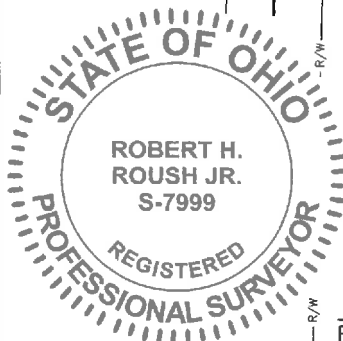
REMAINDER OF  
**KARL L. DAMMEYER AND  
DENISE L. DAMMEYER**  
O.R. 624, PG. 228  
TRACT 1 - 57.085 AC.  
PID: K3101500700

LEGEND

- PROPERTY LINES (SUBJECT)
- PROPERTY LINES (ADJACENT)
- ROAD RIGHT-OF-WAY
- 5/8"X30" IRON REBAR SET,  
CAPPED "SAM LLC"
- MAG NAIL SET
- IRON REBAR FOUND
- MAG NAIL FOUND
- 1" IRON PIN FOUND INSIDE  
AUGLAIZE COUNTY MONUMENT BOX

ABBREVIATIONS

- D.V. DEED VOLUME
- O.R. OFFICIAL RECORD
- PID: PARCEL IDENTIFICATION
- R/W RIGHT-OF-WAY
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



*Robert H. Roush Jr.*  
ROBERT H. ROUSH JR.  
PROFESSIONAL SURVEYOR No. 7999

12-23-22  
DATE

NW 1/4 SEC. 15, T6S, R4E  
SW 1/4 SEC. 15, T6S, R4E

JOB NUMBER: 74895  
DATE: 12/22/2022  
SCALE: 1"=200'  
SURVEYOR: R. ROUSH  
TECHNICIAN: S. SEESE  
DRAWING: 74895-BDY  
TRACT ID: K3101500700  
PARTY CHIEF: K. RAUCH  
FIELDBOOKS:



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email: info@sam.biz

PROJECT: AES OHIO  
DAMMEYER BOUNDARY

SHEET 1  
OF 1



**Legal Description of 10.000 acres**  
**KARL L. DAMMEYER AND DENISE L. DAMMEYER**

Situated in the State of Ohio, County of Auglaize, Township of St. Marys, located in the Northwest Quarter of Section 15, Township 6 South, Range 4 East, and being a part of an existing 57.085 acre parcel (tax parcel K3101500700) granted to Karl L. Dammeyer and Denise L. Dammeyer by Official Record 624, Page 228 (all deed records referenced herein refer to the Office of the Recorder, Auglaize County, Ohio).

**COMMENCING** at a 1 inch iron pin found in an Auglaize County monument box at the intersection of the centerline of County Road 66A (60 foot wide right of way) and the southerly line of the Northwest Quarter of said Section 15, also being the Southeast corner of said 57.085 acre parcel;

Thence along the centerline of said County Road 66A and the easterly line of said 57.085 acre parcel, the following three (3) courses:

1. **North 08°39'39" East**, a distance of **259.94 feet** to a mag nail found;
2. On a curve to the left, having a **radius of 1,622.33 feet**, an **arc length of 480.07 feet**, a chord bearing of **North 01°10'37" West**, and a chord length of **478.32 feet** to the point of tangency of said centerline;
3. **North 10°33'48" West**, passing mag nails found at 45.47 feet and 785.60 feet, a total distance of **1,354.46 feet** to a mag nail set on the easterly line of said 57.085 acre parcel and the westerly line of a 47.633 acre parcel granted to Cole Steinbrunner and Mindy Steinbrunner by Official Record 626, Page 2373, being the **TRUE POINT OF BEGINNING**;

Thence leaving said County Road and along a new line through said 57.085 acre parcel, **North 88°45'49" West**, a distance of **801.68 feet** to a 5/8 inch iron rebar set on the easterly right of way of the West Ohio Rail Authority (100 foot wide right of way) per Official Record 130, Page 698, also being on the westerly line of said 57.085 acre parcel;

Thence along said westerly line and said easterly right of way, **North 01°11'09" East**, a distance of **588.26 feet** to a 5/8 inch iron rebar with pink cap stamped "Lock Two 7988" found at the Northwest corner of said 57.085 acre parcel, also being the Southwest corner of a 1.65 acre parcel granted to The Dayton Power and Light Company by Deed Volume 195, Page 410;

Thence along the line common to said 57.085 acre parcel and said 1.65 acre parcel, **South 88°45'49" East**, a distance of **679.31 feet** to a 1 inch iron pin found in an Auglaize County monument box at the intersection of the centerline of County Road 66A and the northerly line of said Section 15, also being the Northeast corner of said 57.085 acre parcel, the Southeast corner of said 1.65 acre parcel, and the Northwest corner of said 47.633 acre parcel;

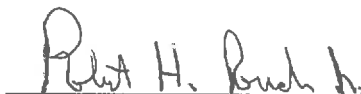
Thence along the centerline of said County Road 66A and the line common to said 57.085 acre parcel and said 47.633 acre parcel, **South 10°33'48" East**, a distance of **600.96 feet** to the **POINT OF BEGINNING**.

Containing 10.000 acres as-surveyed, of which 0.414 acre is within road right-of-way of said County Road 66A.

Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, were derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011), U.S. Survey Feet.

This description was written by Robert H. Roush Jr., Professional Land Surveyor #7999, based on a field survey completed on December 22, 2022. All iron rebar set are 5/8-inch x 30-inches, capped with a yellow identification cap, inscribed "SAM, LLC".

  
Robert H. Roush Jr. P.S. #7999      12-23-22  
Date

**SAM COMPANIES**

929 Eastwind Drive / Suite 201 / Westerville, OH 43081  
614-899-0079 Office / 614-899-3175 Fax



**sam.biz**

U-864