

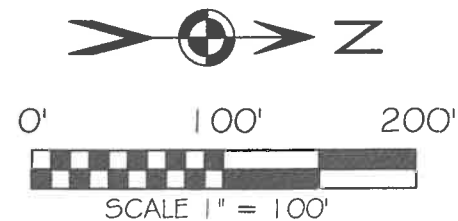
VICINITY MAP

NO SCALE



WARNER SURVEY

N.E. 1/4 SEC. 35, T 6S, R 4E
ST. MARYS TWP., AUGLAIZE COUNTY, OHIO
PT. PARCEL #K2903500104



BASIS OF BEARING: BEARINGS ARE OHIO STATE PLANE
NORTH ZONE, 3401, NAD 83(2011 ADJ.) GEIOD 12A.
DISTANCES SHOWN ARE GROUND.

LEGEND

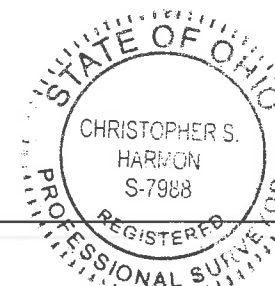
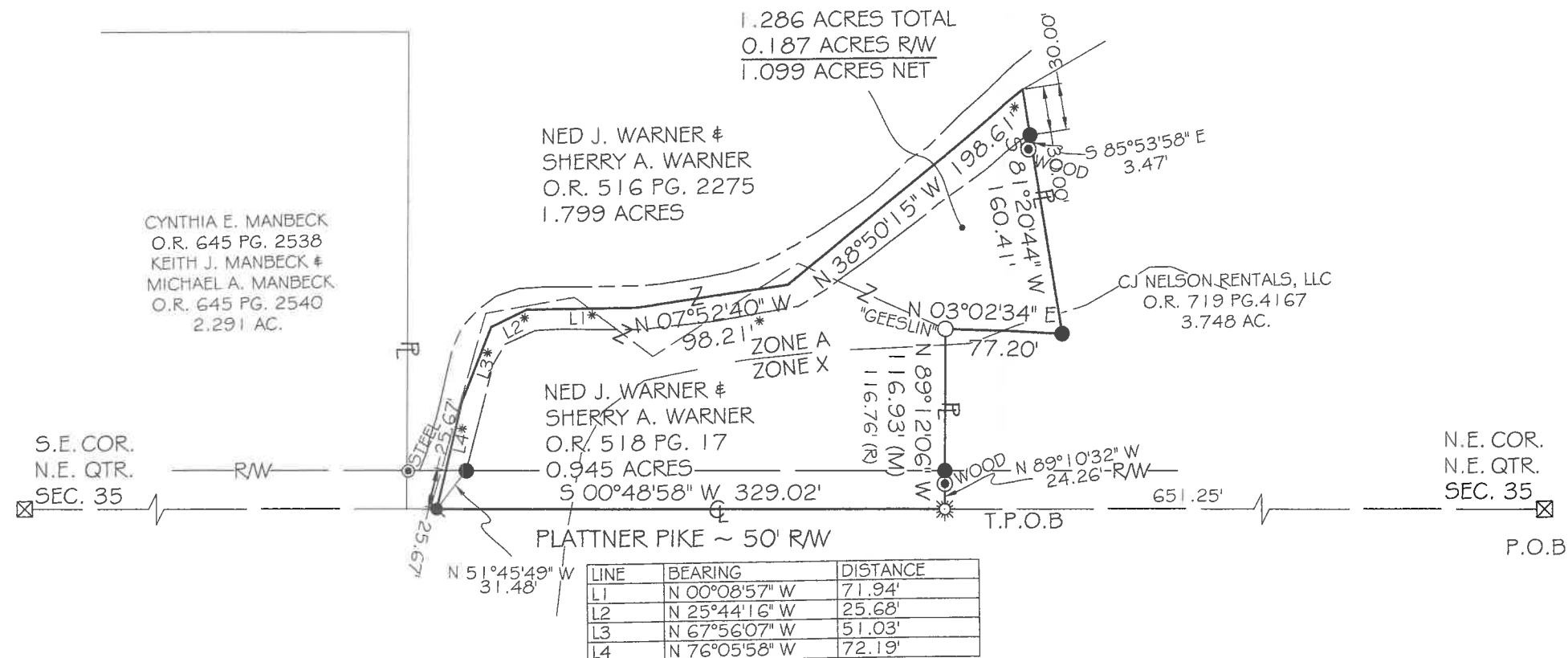
- 5/8X30" IRON PIN (SET) WPINK PLASTIC
CAP STAMPED "LOCK TWO 7988"
- ⦿ MAG SPIKE (SET)
- IRON PIN (FOUND)
- ⊙ GIN SPINDLE (FOUND)
- ⦿ POST (FOUND)
- ⊠ MONUMENT BOX W/1 IN. IRON PIN (FOUND)
- * NEW DIVISION LINE

SURVEY REFERENCES

O-37
O-639
STM 35-1

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS
PROPERTY IS IN ZONES X & A OF THE FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL NO. 390761 0090 C EFFECTIVE DATE OF SEPT.
6, 1989 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN
ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION,
PORTIONS OF THIS PROPERTY ARE IN A SPECIAL FLOOD HAZARD
AREA.



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 NOVEMBER, 2022 AND DONE
WITHOUT THE BENEFIT OF A TITLE SEARCH.

DATE

12/5/22

FILED IN SURVEY BOOK "U", PAGE 881 IN THE
AUGLAIZE COUNTY TAX MAP OFFICE.

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



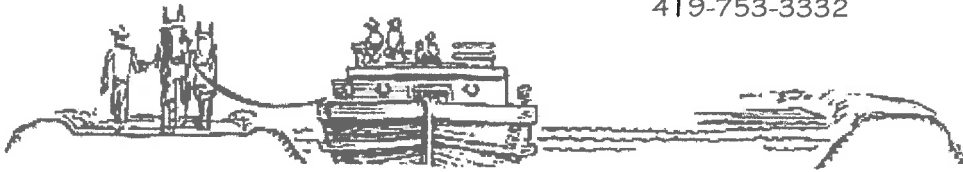
#22086

U-881

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



**WARNER SURVEY
PT. PARCEL K2903500104
1.286 ACRES**

SITUATE IN THE NORTHEAST QUARTER OF SECTION 35 TOWN 6S RANGE 4E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF THOSE LANDS OWNED BY NED J. WARNER & SHERRY A. WARNER AS RECORDED IN OFFICIAL RECORD 516 PAGE 2275 AND OFFICIAL RECORD 518 PAGE 17 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at an one inch iron pin in a monument box found at the northeast corner of the northeast quarter of Section 35 and being in the intersection of the center lines of Southland Road and Plattner Pike;

Thence, with the east line of the northeast quarter of Section 35 and the center line of Plattner Pike, South 00°48'58" West, 651.25 feet to a Gin Spindle found at the southeast corner of a 3.748 acre tract of land owned by CJ Nelson Rentals, LLC as recorded in Official Record 719 Page 4167, said Gin Spindle also marks the **True Point of Beginning** of the tract herein described;

Thence, continuing with the east line of the northeast quarter of Section 35 and the center line of Plattner Pike, South 00°48'58" West, 329.02 feet to a Mag Nail set;

Thence, with a new division line and the center line of an open ditch the following 6 course:

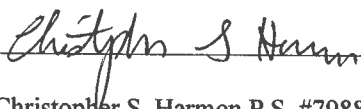
1. North 76°05'58" West, 72.19 feet, passing for reference at 25.67 feet the west right of way line of Plattner Pike and witnessing at an iron pin set at North 51°45'49" West, 31.48 feet;
2. North 67°56'07" West, 51.03 feet;
3. North 25°44'16" West, 25.68 feet;
4. North 00°08'57" West, 71.94 feet;
5. North 07°52'40" West, 98.21 feet;
6. North 38°50'15" West, 198.61 feet to the south line of the aforesaid 3.748 acre CJ Rentals, LLC tract;

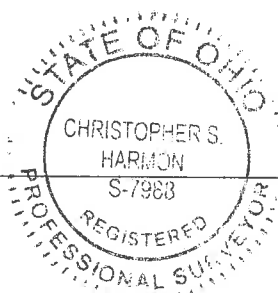
Thence, with the lines of a 3.748 acre tract the following 3 courses:

1. North 81°20'44" East, 160.41 feet to an iron pin set, passing for reference at 30.00 feet an iron pin set;
2. South 03°02'34" West, 77.20 feet to an iron pin with "Geeslin" cap found;
3. South 89°12'06" East, 116.93 feet to the **True Point of Beginning**, passing for reference at 86.93 feet an iron pin set in the west right of way line of Plattner Pike and witnessing at South 89°10'32" East 24.26 feet a wood post and containing 1.286 acres more or less of which 0.187 acres lie in the right of way of Plattner Pike 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 881 in the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



12/5/22
Date

U-882