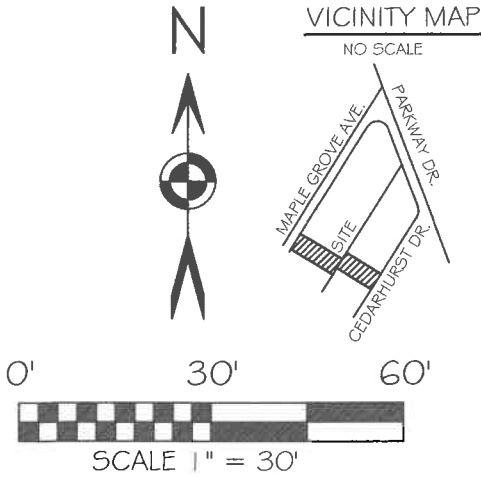


SURVEY OF LOTS 465 & 479 IN VILLA NOVA ON THE LAKE SUBDIVISION

S.W. 1/4, SEC. 5, T 6S, R 4E
ST. MARYS TWP., AUGLAIZE CO., OHIO
PARCELS K3104002000 & K3104000600



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

LEGEND

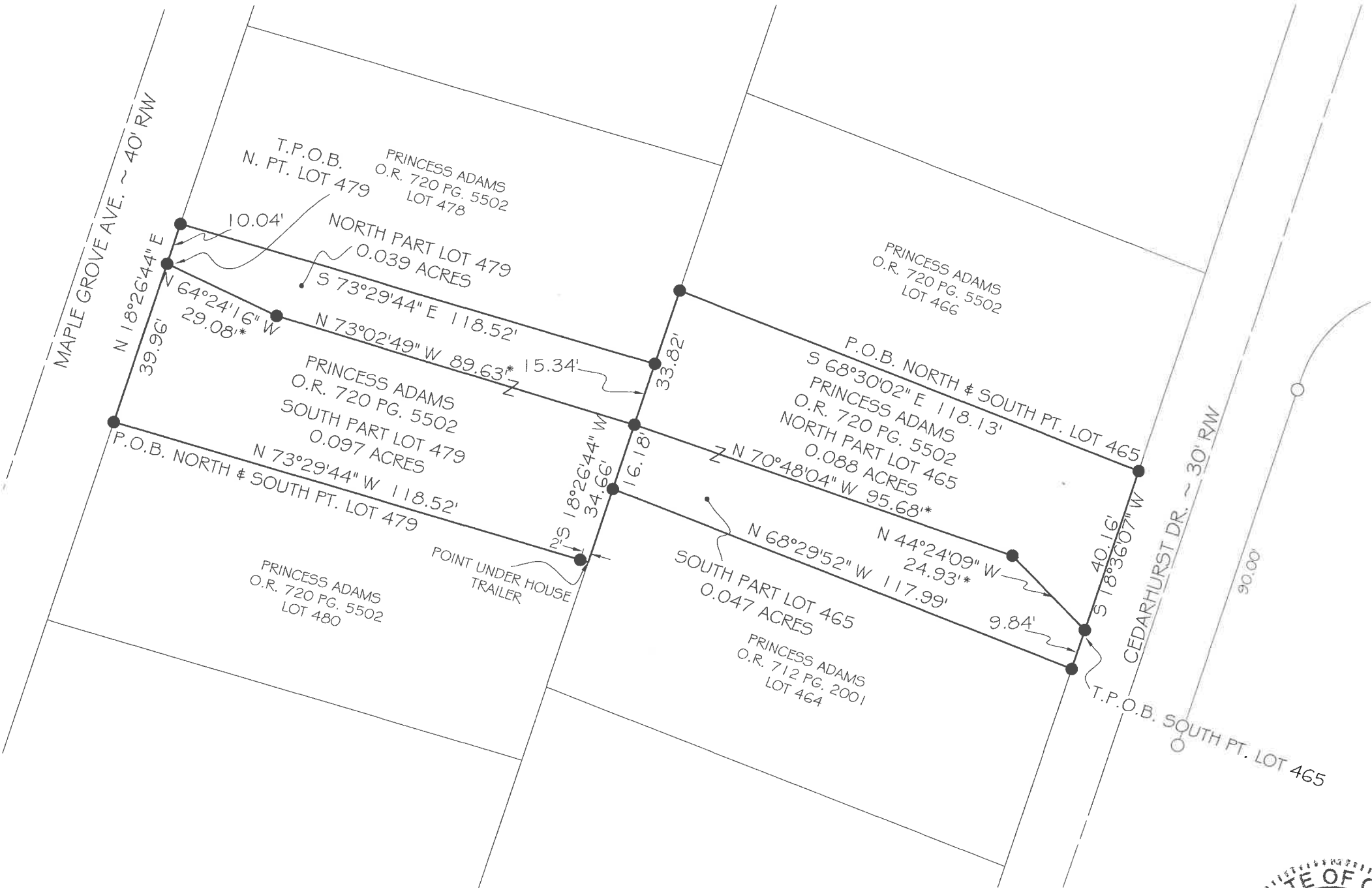
- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- 5/8 IN. IRON PIN (FOUND)
- * NEW DIVISION LINE

SURVEY REFERENCES

SUR. BK. T PG. 196
SUR. BK. O PG. 709
SUR. BK. O PG. 191
SUR. BK. K PG. 273
PLAT BOOK A PG. 15

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 39011C0080C, EFFECTIVE DATE OF SEPTEMBER 6, 1989. EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS PROPERTY "IS NOT" IN A SPECIAL FLOOD HAZARD AREA.



CHRISTOPHER S. HARMON P.S. #7988



3/23/23
DATE

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 MARCH, 2023 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

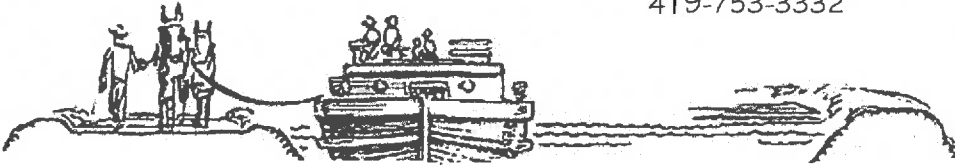
FILED IN SURVEY BOOK "U", PAGE 956 IN THE AUGLAIZE COUNTY TAX MAP OFFICE.

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

#23015

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



**SURVEY OF LOT 465 & 479
IN VILLA NOVA ON THE LAKE SUBDIVISION**

**NORTH PT. LOT 479
0.039 ACRES
PT. PARCEL # K3104002000**

BEING A PART OF LOT 479 OF VILLA NOVA ON THE LAKE SUBDIVISION, SOUTHWEST QUARTER OF SECTION 5, T 6S, R 4E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AS SHOWN IN PLAT BOOK A PAGE 15 OWNED BY PRINCESS ADAMS AS DESCRIBED IN OFFICIAL RECORD 720 PAGE 5502 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning at an iron pin set at the southwest corner of Lot 479 of Villa Nova On The Lake Subdivision as recorded in Plat Book A Page 15 and being in the east right of way line of Maple Grove Avenue;

Thence, with the east right of way line of Maple Grove Avenue, North 18°26'44" East, 39.96 feet to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, continuing with the east right of way line of Maple Grove Avenue, North 18°26'44" East, 10.04 feet to an iron pin set at the southwest corner of Lot 478 of said Villa Nova On The Lake Subdivision;

Thence, with the south line said Lot 478, South 73°29'44" East, 118.52 feet to an iron pin set in the east line of Lot 465 of the aforesaid Villa Nova On The Lake Subdivision;

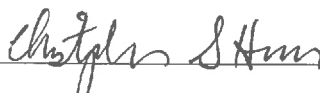
Thence, with the east line of said Lot 465, South 18°26'44" West, 15.34 feet to an iron pin set;

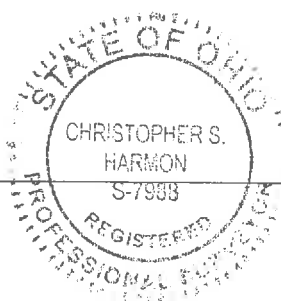
Thence, with a new division line, North 73°02'49" West, 89.63 feet to an iron pin set;

Thence, with a new division line, North 64°24'16" West, 29.08 feet to the **True Point of Beginning**, containing 0.039 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., 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 March, 2023 and filed in **Survey Book "U" Page 956** of the Auglaize County Tax Map Office.

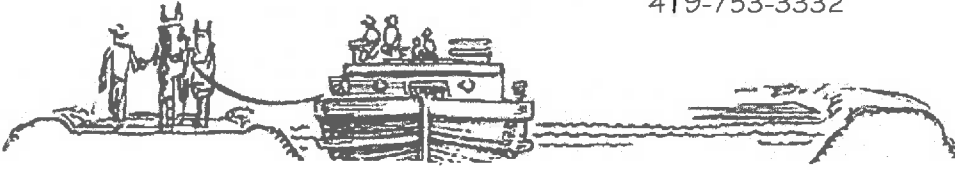

Christopher S. Harmon P.S. #7988



3/23/23
Date

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New Bremen, Oh 45869
419-753-3332

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



**SURVEY OF LOTS 465 & 479
IN VILLA NOVA ON THE LAKE SUBDIVISION**

**SOUTH PT. LOT 479
0.097 ACRES
PT. PARCEL # K3104002000**

BEING A PART OF LOT 479 OF VILLA NOVA ON THE LAKE SUBDIVISION, SOUTHWEST QUARTER OF SECTION 5, T 6S, R 4E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AS SHOWN IN PLAT BOOK A PAGE 15 OWNED BY PRINCESS ADAMS AS DESCRIBED IN OFFICIAL RECORD 720 PAGE 5502 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning at an iron pin set at the southwest corner of Lot 479 of Villa Nova On The Lake Subdivision as recorded in Plat Book A Page 15 and being in the east right of way line of Maple Grove Avenue, said iron pin also marking the **Point of Beginning** of the tract herein described;

Thence, with the east right of way line of Maple Grove Avenue, North 18°26'44" East, 39.96 feet to an iron pin set;

Thence, with a new division line, South 64°24'16" East, 29.08 feet to an iron pin set;

Thence, with a new division line, South 73°02'49" East, 89.63 feet to an iron pin set in the west line of Lot 465 said Villa Nova On The Lake Subdivision;

Thence, with the west line of said Lot 465 and the west line of Lot 464 of aforesaid Villa Nova On The Lake Subdivision, South 18°26'44" West, 34.66 feet to the northeast corner of Lot 480 of aforesaid Villa Nova On The Lake Subdivision;

Thence, with the north line of said Lot 480, North 73°29'44" West, 118.52 feet to the **Point of Beginning**, passing for reference at 2.00 feet an iron pin set, containing 0.097 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., 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".

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Christopher S. Harmon

Christopher S. Harmon P.S. #7988

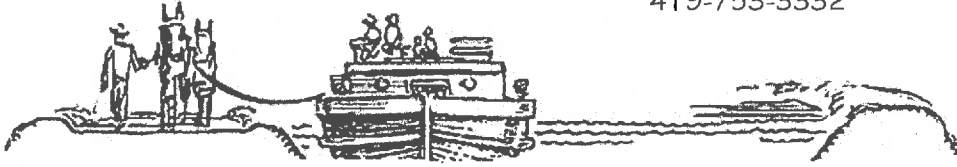


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**SURVEY OF LOT 465 & 479
IN VILLA NOVA ON THE LAKE SUBDIVISION**

**SOUTH PT. LOT 465
0.047 ACRES
PT. PARCEL # K3104000600**

BEING A PART OF LOT 465 OF VILLA NOVA ON THE LAKE SUBDIVISION, SOUTHWEST QUARTER OF SECTION 5, T 6S, R 4E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AS SHOWN IN PLAT BOOK A PAGE 15 OWNED BY PRINCESS ADAMS AS DESCRIBED IN OFFICIAL RECORD 720 PAGE 5502 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin set at the northeast corner of Lot 465 of Villa Nova On The Lake Subdivision as recorded in Plat Book A Page 15 and being in the west right of way line of Cedarhurst Drive;

Thence, with the west right of way line of Cedarhurst Drive, South 18°36'07" West, 40.16 feet to an iron pin set, said iron pin also marking the **True Point of Beginning** of the tract herein described;

Thence, continuing with the west right of way line of Cedarhurst Drive, South 18°36'07" West, 9.84 feet to an iron pin set at the northeast corner of Lot 464 of said Villa Nova On The Lake Subdivision;

Thence, with the north line of said Lot 464, North 68°29'52" West, 117.99 feet to an iron pin set in the east line of Lot 479 of said Villa Nova On The Lake Subdivision;


Thence, with the east line of said Lot 479, North 18°26'44" East, 16.18 feet to an iron pin set;

Thence, with a new division line, South 70°48'04" East, 95.68 feet to an iron pin set;

Thence, with a new division line, South 44°24'09" East, 24.93 feet to the **True Point of Beginning**, containing 0.047 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., 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".

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Christopher S. Harmon P.S. #7988

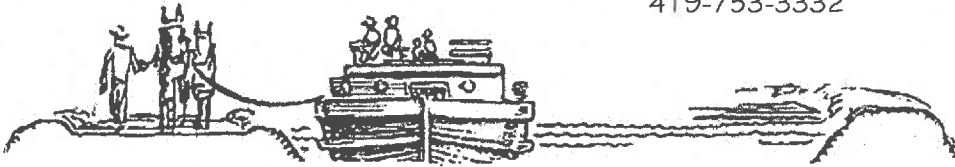


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**SURVEY OF LOT 465 & 479
IN VILLA NOVA ON THE LAKE SUBDIVISION**

**NORTH PT. LOT 465
0.088 ACRES
PT. PARCEL # K3104000600**

BEING A PART OF LOT 465 OF VILLA NOVA ON THE LAKE SUBDIVISION, SOUTHWEST QUARTER OF SECTION 5, T 6S, R 4E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AS SHOWN IN PLAT BOOK A PAGE 15 OWNED BY PRINCESS ADAMS AS DESCRIBED IN OFFICIAL RECORD 720 PAGE 5502 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin set at the northeast corner of Lot 465 of Villa Nova On The Lake Subdivision as recorded in Plat Book A Page 15 and being in the west right of way line of Cedarhurst Drive, said iron pin also marking the **Point of Beginning** of the tract herein described;

Thence, with the west right of way line of Cedarhurst Drive, South 18°36'07" West, 40.16 feet to an iron pin set;

Thence, with a new division line, North 44°24'09" West, 24.93 feet to an iron pin set;

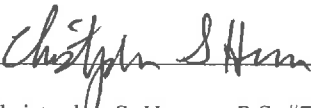
Thence, with a new division line, North 70°48'04" West, 95.68 feet to an iron pin set in the east right of way line of Lot 479 of said Villa Nova On The Lake Subdivision;

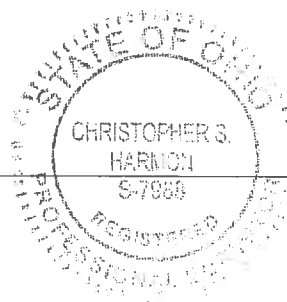
Thence, with the east line of Lot 479 and Lot 478 of said Villa Nova On The Lake, North 18°26'44" East, 33.82 feet to an iron pin set at the southwest corner of Lot 466 of said Villa Nova On The Lake;

Thence, South 68°30'02" East, 118.13 feet the **Point of Beginning**, containing 0.088 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., 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".

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Christopher S. Harmon P.S. #7988



3/23/23

Date