

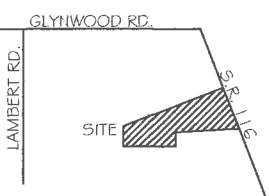
LANGSDON / KARNER SURVEY

N.W. 1/4 SEC. 28, T 5S, R 4E
NOBLE TWP., AUGLAIZE CO., OHIO
PT. PAR. H2302800102



VICINITY MAP

NO SCALE



0' 100' 200'



SCALE 1" = 100'

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

LEGEND

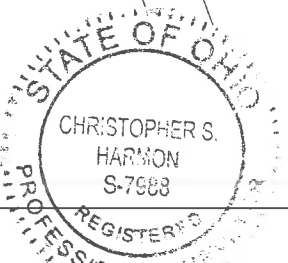
- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- ☼ MAG SPIKE (FOUND)
- IRON PIN W/GEESLIN CAP (FOUND) UNLESS OTHERWISE NOTED
- ☒ A.C.E.O. MONUMENT BOX (FOUND) W IRON PIN
- POST (FOUND)

SURVEY REFERENCES

NOB 28-8
NOB 28-4
NOB 28-5
F-10
L-518
L-519
L-522
M-247

F.E.M.A.

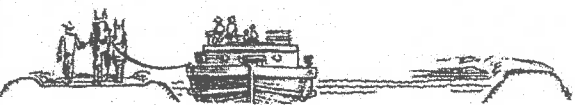
FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39011C0080C EFFECTIVE DATE OF SEPT. 6, 1989 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS PROPERTY IS NOT IN A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



4/14/23
DATE

FILED IN SURVEY BOOK "U", PAGE 973 IN THE AUGLAIZE COUNTY TAX MAP OFFICE.

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



#23023

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

P.O.B.
N.W. COR.
N.W. 1/4
SEC. 28

GLYNWOOD RD.
S 89°16'22" E 981.11'

5.884 AC.

JAMES KARNER &
LORI KARNER
O.R. 397 PG. 731
O.R. 412 PG. 92
8.119 AC.

2.235 AC.

N 69°23'44" E 726.47'

RUTH LANGSDON
O.R. 717 PG. 4981

4.000 ACRES TOTAL
0.205 ACRES RW
3.795 ACRES NET

CAROL A. BRYANT
O.R. 518 PG. 231
8.145 AC.

CAROL L. KILL
O.R. 706 PG. 4385
1.500 AC.

RUTH LANGSDON
O.R. 717 PG. 4981
38.809 ACRES
4.000 ACRES THIS SURVEY
34.809 ACRES REMAINING

S 87°43'07" W 359.79'
NEW DIVISION LINE

26.80'

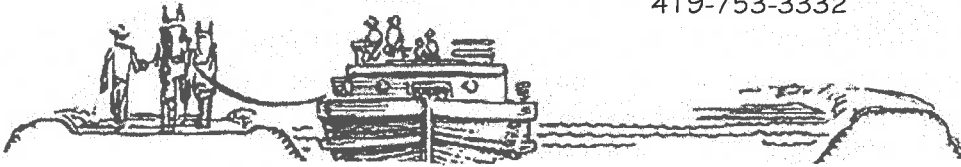
CHRISTOPHER S. HARMON P.S. #7988

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

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



LANGSDON/KARNER SURVEY
4.000 ACRES
PART PARCEL H2302800102

SITUATE IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5S, RANGE 4E, NOBLE TOWNSHIP, AUGLAIZE COUNTY AND BEING PART OF THOSE LANDS OWNED BY RUTH LANGSDON AS RECORDED IN OFFICIAL RECORD 717 PAGE 4981 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 1 inch iron pin found in a monument box at the northwest corner of the northwest quarter of Section 28 and being in the intersection of the centerline of Glynwood and Lambert Roads;

Thence, with the north line of the northwest quarter of Section 28 and the centerline of Glynwood Road, South $89^{\circ}16'22''$ East, 981.11 feet to a monument box at the intersection of Glynwood and State Route 116;

Thence, with the centerline of State Route 116, South $20^{\circ}36'16''$ East, 1008.00 feet to a Mag Spike found, said Mag Spike also marking the **True Point of Beginning** of the tract herein described;

Thence, continuing with the centerline of State Route 116, South $20^{\circ}36'16''$ East, 302.50 feet to a Mag Spike found at the northeast corner of a 1.500 acre tract of land owned by Carol L. Kill as recorded in Official Record 706, Page 4385;

Thence, with the north line of said 1.500 acre tract, South $87^{\circ}43'05''$ West, 435.29 to a wood post found, witnessing at North $02^{\circ}16'21''$ West, 0.32 feet an iron pin with "Geeslin" cap found and passing for reference at 31.60 feet an iron pin with "Lock Two" cap found in the west right of way line of State Route 116;

Thence, with the west line of said 1.500 acre tract, South $02^{\circ}16'21''$ East, 115.59 feet to an iron pin set;

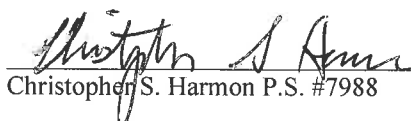
Thence, with a new division line, South $87^{\circ}43'07''$ West, 359.79 feet to an iron pin set in the east line of a 8.145 acre tract of land owned by Carol A. Bryant as recorded in Official Record 518 Page 231;

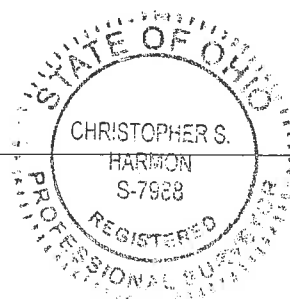
Thence, with the east line of said 8.145 acre tract, North $01^{\circ}07'06''$ East, 174.68 feet to an iron pin with "Lock Two" cap found at the southwest corner of a 2.235 acre tract of land owned by James Karner & Lori Karner as recorded in Official Record 412 Page 92;

Thence, with the south line of said 2.235 acre tract, North $69^{\circ}23'44''$ East, 726.47 feet to the **True Point of Beginning**, passing for reference at 10.05 feet a 5/8 inch iron pin found and at 696.47 feet an iron pin found in the west right of way line of State Route 116 containing 4.000 acres more or less of which 0.205 acres lie in the right of way of State Route 116, 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 March, 2023 and filed as **Survey Book "U" Page 973** in the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



4/14/23
Date