

DAMMEYER / KRAMER SURVEY
N.W. & S.W. 1/4 SEC. 9, T 7S, R 4E
GERMAN TWP., AUGLAIZE COUNTY, OHIO

NOTE: PARCEL #C0900901200 IS TRACT III OF OFFICIAL RECORD 559 PAGES 480 & 485. AFTER EXCEPTIONS THIS LEAVES A 6 FOOT WIDE STRIP ALONG THE EAST LINE OF SAID TRACT. TRACT I SHOWN HEREON IS TO INCLUDE THE 16.5 FOOT "LANE" OF PARCEL #C0900900700 & 4.311 ACRES SPLIT FROM SAID PARCEL ALONG WITH SAID 6 FOOT WIDE STRIP. PARCEL #C0900900700 IS TRACT II OF SAID OFFICIAL RECORD AND CONTAINS 80 ACRES OF THE NORTHWEST QUARTER AND THE 16.5 FOOT PARCEL EXCEPTED FROM TRACT III.

TRACT 3
0.560 ACRES PAR. #C0900901201
0.055 ACRES PAR. #C0900901200
0.615 ACRES TOTAL
0.054 ACRES RW
0.561 ACRES NET
AN ADD TO ONLY PARCEL TO THE
ADJOINING 4.000 ACRE TRACT.

ROGER L. RUTSCHILLING
& LORA R. RUTSCHILLING
O.R. 300 PG. 375
4.000 AC.

PAR #C0900901201
DON I. DAMMEYER &
JANICE L. DAMMEYER (TRUSTEES)
O.R. 559 PGS. 480 & 485
1.1 ACRES
0.540 ACRES TRACT 2
0.560 ACRES TRACT 3

EDITH F. GREIWE (TRUSTEE)
O.R. 348 PG. 404
20.236 AC.

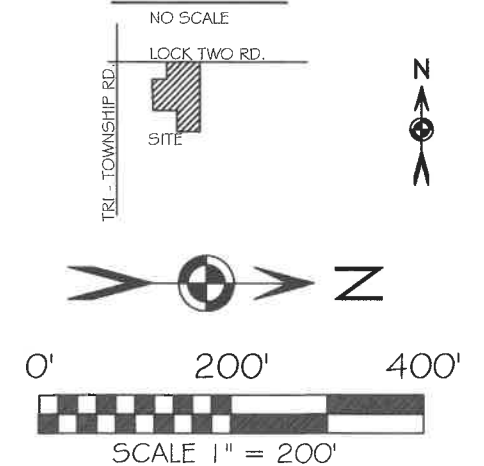
PAR #C0900901200
DON I. DAMMEYER &
JANICE L. DAMMEYER (TRUSTEES)
O.R. 559 PGS. 480 & 485
14.499 ACRES
0.615 ACRES TRACT 3
14.670 ACRES TRACT 2
TRACT 2
0.540 ACRES PAR. #C0900901201
14.670 ACRES PAR. #C0900901200
15.210 ACRES TOTAL
0.185 ACRES RW
15.025 ACRES NET

① JERRY KOEPER & BARBARA KOEPER
D.V. 243 PG. 167
17.571 AC
② J&B KOEPER FAMILY LLC
O.R. 722 PG. 111
20.000 AC

TRACT I
0.184 ACRES PAR. #C0900901200
4.817 ACRES PAR. #C0900900700
0.690 ACRES N.W. QTR.
4.311 ACRES S.W. QTR.
5.001 ACRES TOTAL
0.013 ACRES RW
4.988 ACRES NET

PAR #C0900900700
DON I. DAMMEYER &
JANICE L. DAMMEYER (TRUSTEES)
O.R. 559 PGS. 480 & 485
80.600 ACRES
4.817 ACRES TRACT I
75.783 ACRES REMAINING

VICINITY MAP



BASIS OF BEARING: BEARINGS ARE BASED UPON THE OHIO
DEPARTMENT OF TRANSPORTATION V.R.S. NAD 83(2011).
OHIO STATE PLANE NORTH ZONE 3041. GEIOD 12A GROUND
DISTANCES USED.

LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP
- STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND)
- MAG NAIL (FOUND)
- POST
- * NEW DIVISION LINE

SURVEY REFERENCES

GER 09-1
BOOK A PG. 300
BOOK H PG. 263
BOOK L PG. 363
BOOK S PG. 286

FILED IN SURVEY BOOK "V", PAGE 132 IN THE
AUGLAIZE COUNTY TAX MAP OFFICE.

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



#23069



12/8/23
DATE

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

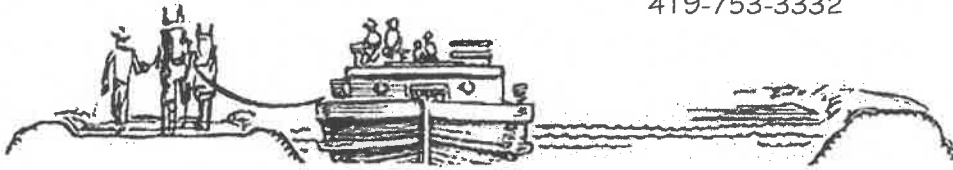
Lock Two Surveying, LLP.

5166 Lock Two Rd.
New Bremen, Oh 45869

419-753-3332

Cell: Jenny Saintignon 419-733-9606

Chris Harmon P.S. 419-733-9607



DAMMEYER/KRAMER SURVEY

PT. PAR. #C0900901200 &

PT. PAR. #C0900900700

TRACT 1

5.001 ACRES

SITUATE IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 9 TOWN 7S RANGE 4E, GERMAN TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY DON I. DAMMEYER TRUSTEE ½ INTEREST AS RECORDED IN OFFICIAL RECORD 559 PAGE 480 & JANICE L. DAMMEYER TRUSTEE ½ INTEREST AS RECORDED IN OFFICIAL RECORD 559 PAGE 485 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at an 1 inch iron pin found in a monument box found at the northwest corner of the northwest quarter of Section 9 and in the intersection of the centerlines of Lock Two and Tri – Township Roads;

Thence, with the north line of the northwest quarter of Section 9 and the centerline of Lock Two Road, South 89°09'46" East, 1980.30 feet to a Mag Nail set, said Mag Nail marking the **True Point of Beginning** of the Tract herein described;

Thence, continuing with the north line of the northwest quarter of Section 9 and the centerline of Lock Two Road, South 89°09'46" East, 22.50 feet to a railroad spike found at the northwest corner of a 20.236 acre tract of land owned by Edith F. Griewe (Trustee);

Thence with the west line of said 20.236 acre tract and a new division line, South 00°48'45" West, 1990.93 feet to an iron pin set, passing for reference at 25.00 feet an iron pin set in the south right of way line of Lock Two Road and at 1335.08 feet the south east corner of said 20.236 acre tract;

Thence, with a new division line, North 89°15'46" West, 286.34 feet to an iron pin set;


Thence, with a new division line, North 00°48'45" East, 655.87 feet to an iron pin set it the south line of a 14.499 acre tract of land owned by Don I. Dammeyer (Trustee) & Janice L. Dammeyer (Trustee) as recorded in Official Recorder 559 Pages 480 & 485;

Thence, with the south line of said 14.499 acre tract, South 89°15'46" East, 263.84 feet to an iron pin set;

Thence, with the east line of Tract III of said Official Record 559 Pages 480 & 485, North 00°48'45" East, 1335.09 feet to the **True Point of Beginning**, passing for reference at 1310.09 feet an iron pin set in the south right of way line of Lock Two Road and containing 5.001 acres more or less of which 0.013 acre in the south right of way line of Lock Two Road with 0.184 acres lying within Parcel #C0900901200, 4.817 acres lying within Parcel #C0900900700, 0.690 acres being in the northwest quarter of Section 9 and 4.311 acres being in the southwest quarter of Section 9 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 the 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, 2023 and filed in Survey Book "V", Page 132 at the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



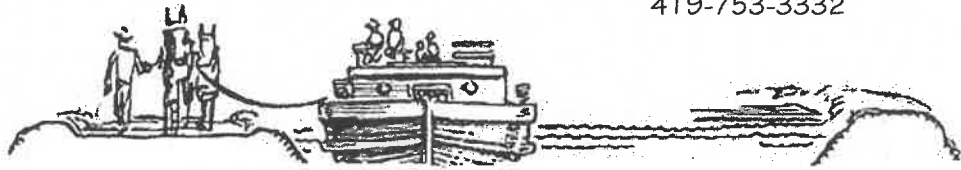
12/8/23
Date

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



**DAMMEYER/KRAMER SURVEY
PT. PAR. #C0900901200 &
PT. PAR. #C0900901201
TRACT 2
15.210 ACRES**

SITUATE IN THE NORTHWEST QUARTER OF SECTION 9 TOWN 7S RANGE 4E, GERMAN TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY DON I. DAMMEYER TRUSTEE ½ INTEREST AS RECORDED IN OFFICIAL RECORD 559 PAGE 480 & JANICE L. DAMMEYER TRUSTEE ½ INTEREST AS RECORDED IN OFFICIAL RECORD 559 PAGE 485 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning for reference at an 1 inch iron pin found in a monument box found at the northwest corner of the northwest quarter of Section 9 and in the intersection of the centerlines of Lock Two and Tri – Township Roads;

Thence, with the north line of the northwest quarter of Section 9 and the centerline of Lock Two Road, South 89°09'46" East, 1657.26 feet to a Mag Nail set, said Mag Nail marking the **True Point of Beginning** of the tract herein described;

Thence, continuing with the north line of the northwest quarter of Section 9 and the centerline of Lock Two Road, South 89°09'46" East, 323.04 feet to a Mag Nail set at the northeast corner of Tract III of said Official Record 559 Pages 480 & 485;

Thence, with the east line of said Tract III, South 00°48'45" West, 1335.09 feet to an iron pin set in the north line of a 80 acre tract of land owned by Don I. Dammeyer Trustee ½ interest as recorded in Official Record 559 Page 480 & Janice L. Dammeyer Trustee ½ interest as recorded in Official Record 559 Page 485;

Thence, with the north line of said 80 acre tract, North 89°15'46" West, 645.35 feet to an iron pin set in the east line of a 20 acre tract of land owned by J & B Koeper Family, LLC as recorded in Official Record 722 Page 111, witnessing at North 83°21'16" West, 1.73 feet a 5/8 inch iron pin (disturbed) found;


Thence, with the east line of said 20 acre tract and a 17.571 acre tract of land owned by Jerry Koeper & Barbara Koeper as recorded in Deed Volume 243 Page 167, North 00°42'42" East, 716.66 feet to an iron pin with "Kremer" cap found at the southwest corner of a 4.000 acre owned by Roger L. Rutschilling & Lora R. Rutschilling as recorded in Official Record 300 Page 375;

Thence, with the south line of said 4.000 acre tract, South 89°13'04" East, 324.27 feet to an iron pin with "Kremer" cap found;

Thence, with the east line of said 4.000 acre tract and a new division line, North 00°44'53" East, 619.25 feet to the **True Point of Beginning**, passing for reference at 336.97 an iron pin set at and at 594.25 feet an iron pin set in the south right of way line of Lock Two Road, containing 15.210 acres more or less of which 0.185 acres lie within the right of way of Lock Two Road, 0.540 acres lying in Parcel #C0900901201 and 14.670 acres lying in Parcel #C0900901200 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 the 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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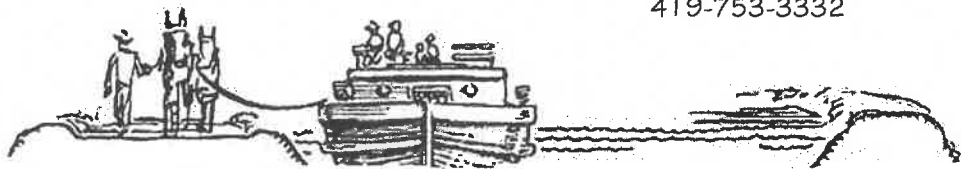


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DAMMEYER/KRAMER SURVEY
PT. PAR. #C0900901200 &
PT. PAR. #C0900901201
TRACT 3
0.615 ACRES

SITUATE IN THE NORTHWEST QUARTER OF SECTION 9 TOWN 7S RANGE 4E, GERMAN TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY DON I. DAMMEYER TRUSTEE ½ INTEREST AS RECORDED IN OFFICIAL RECORD 559 PAGE 480 & JANICE L. DAMMEYER TRUSTEE ½ INTEREST AS RECORDED IN OFFICIAL RECORD 559 PAGE 485 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning for reference at an 1 inch iron pin found in a monument box found at the northwest corner of the northwest quarter of Section 9 and in the intersection of the centerlines of Lock Two and Tri – Township Roads;

Thence, with the north line of the northwest quarter of Section 9 and the centerline of Lock Two Road, South 89°09'46" East, 1562.60 feet to a railroad spike found, said railroad spike marking the **True Point of Beginning** of the Tract herein described;

Thence, continuing with the north line of the northwest quarter of Section 9 and the centerline of Lock Two Road, South 89°09'46" East, 94.66 feet to a Mag Nail set;

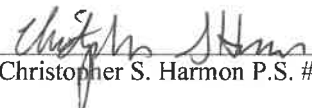
Thence, with a new division line, South 00°44'53" West, 282.28 feet to an iron pin set at the northeast corner of a 4.000 acre tract of land owned by Roger L. Rutschilling & Lora R. Rutschilling as recorded in Official Record 300 Page 375, passing for reference at 25.00 feet an iron pin set in the south right of way line of Lock Two Road;

Thence, with the north line of said 4.000 acre tract, North 88°46'50" West, 95.37 feet to an iron pin set in the east line of said 4.000 acre tract;

Thence, with the east line of said 4.000 acre tract, North 00°53'32" East, 281.64 feet to the **True Point of Beginning**, passing for reference at 256.64 feet an iron pin set it the south right of way line of Lock Two Road, containing 0.615 acres more or less of which 0.054 feet lie in the right of way of Lock Two Road, with 0.560 acres being in Parcel #C0900901201 & 0.055 acres being in Parcel #C0900901200 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 the 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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