

LAFFIN, MOYLER & HURT SURVEY
N.E. 1/4 & S.E. 1/4 SEC. 33, T 5S, R 5E
MOULTON TWP., AUGLAIZE CO., OHIO
PARCEL # G2103302800

NW COR
SE QTR
SEC 33
POB TRACTS 1 & 2
1 IN. IP IN MON. BOX
FD.
S 89°49'32" E, 6.73
FT. FROM COR.

S 89°29'17" E
659.06'

U.S. 33
TPOB TRACT 1 N 83°53'54" E
668.73'

MARK LAFFIN,
DAWN MICHELLE MOYLER
& LORA LEE HURT
OR 710 PG 4847
20.491 ACRES

TRACT 1
10.731 ACRES NE QTR
0.569 ACRES SE QTR
11.300 ACRES TOTAL
0.140 ACRES RW
10.160 ACRES NET

LMN FARM, LLC
OR 648 PG 1438
4.647 AC.

NE COR
SE QTR
SEC 33

S 00°44'35" W
75.79'
N 44°21'37" E
0.49'

N 00°48'50" E
451.79'

N 89°11'10" W
TPOB 2 422.37'

DENNIS H. KATTER
OR 153 PG 671
23.210 AC.

MARK LAFFIN,
DAWN MICHELLE MOYLER
& LORA LEE HURT
OR 710 PG 4847
20.491 ACRES

TRACT 2
9.190 ACRES TOTAL
0.477 ACRES RW
8.713 ACRES NET

JOSHUA H. TESTER
& JENNIFER M. TESTER
OR 666 PG 1451
32.800 AC.

SHERRY L. FIELDER
OR 715 PG 3666
0.982 AC.

WOVEN WIRE FENCE

N 00°48'50" E 904.77'

N 00°48'52" E 463.06'

S 00°48'52" W 1257.92'

S 86°51'47" W
84.17'

N 00°16'30" W
366.75'

40.35'

40.44'

1.084 AC.
S 37°36'21" W
1.27'

S 81°38'47" W
106.00' C3

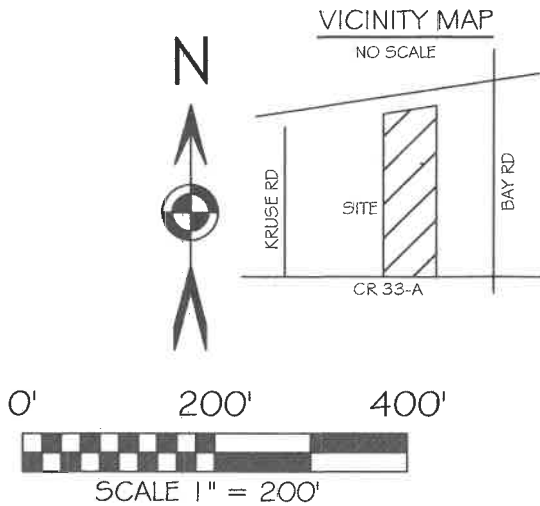
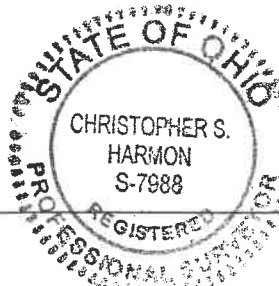
C2

C.R. 33-A ~ 90 FT. RW
(40' NORTH/50' SOUTH)

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'11"	42971.90'	152.32'	S 82°17'58" W	152.32'
C2	0°33'05"	42971.90'	413.63'	S 81°55'20" W	413.63'
C3	0°33'31"	43011.90'	419.30'	N 81°55'33" E	419.30'
C4	0°12'14"	43011.90'	153.10'	N 82°18'25" E	153.10'

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 APRIL, 2024 AND DONE WITHOUT THE BENEFIT
OF A TITLE SEARCH.



BASIS OF BEARING: BEARINGS ARE OHIO STATE PLANE
NORTH ZONE, 3401, NAD 83, GRID DISTANCES SHOWN
ARE GROUND.

LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND) W/"LOCK TWO" CAP AS PER SURVEY BOOK "S" PAGE 635
- MAG NAIL (FOUND)
- ⊠ A.C.E.O. MONUMENT BOX W/1" IP
- WOOD POST (FOUND)
- * NEW DIVISION LINE

SURVEY REFERENCES

SURVEY MOU 33-1
SURVEY BOOK K-215
SURVEY BOOK K-634
SURVEY BOOK U-569
SURVEY BOOK V-4

FILED IN SURVEY BOOK "V", PAGE 235 IN THE
AUGLAIZE COUNTY TAX MAP OFFICE.

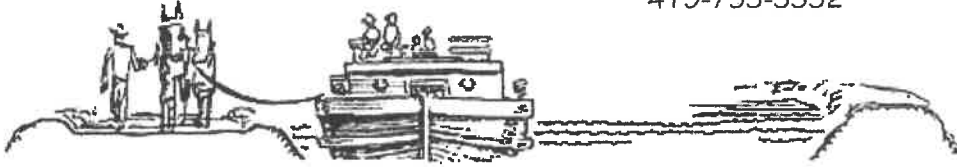
LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332



#24029

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**LAFFIN, MOYLER & HURT SURVEY
PT. PAR. #G210332800
TRACT 1
11.300 ACRES**

SITUATE IN THE NORTHEAST & SOUTHEAST QUARTER OF SECTION 33 TOWN 5S RANGE 5E, MOULTON TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY MARK LAFFIN, DAWN MICHELLE MOYLER & LORA LEE LAFFIN AS RECORDED IN OFFICIAL RECORD 710 PAGE 4847 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at the northwest corner of the southeast quarter of Section 33, witnessing at South 89°49'32" East, 6.73 feet a monument box with one inch iron pin found;

Thence, with the north line of the southeast quarter of Section 33, South 89°29'17" East, 659.06 feet;

Thence, South 00°48'50" West, 1.23 feet to an iron pin with "Jauert" cap found at the northeast corner of a 23.210 acre tract of land owned by Dennis H. Katter as recorded in Official Record 153 Page 671 and the south right of way line of U.S. Route 33, said iron pin marking the **True Point of Beginning** of the tract herein described,;

Thence, with the south right of way line of State Route 33, North 83°53'54" East, 668.73 feet to an iron pin with "Jauert" cap found at the northwest corner of a 4.647 acre tract owned by LMN Farm, LLC as recorded in Official Record 648 Page 1438, passing for reference at 10.66 feet the south line of the northeast quarter of Section 33;

Thence, with the west line of said 4.647 acre tract, South 00°44'35" West, 75.79' feet to the north line of the southeast quarter and the northwest corner of said 32.800 acre tract of land owned by Joshua H. Tester as recorded in Official Record 666 Page 1451, witnessing at North 44°21'37" East, 0.49 feet an 5/8 inch iron pin;

Thence, with the west line of said 32.800 acre tract and a 0.982 acre tract owned by Sherry L. Fielder as recorded in Official Record 715 Page 3666, South 00°48'52" West, 1257.92 feet to a Mag Nail found in the centerline of County Road 33-A, passing for reference at 1217.48 an iron pin with "Jauert" cap found in the north right of way line of County Road 33-A;

Thence, with the centerline of County Road 33-A and along a curve to the left having a Delta Angle of 0°12'11", Radius of 42971.90 feet, Arc Length of 152.32 feet, with a Long Chord Bearing South 82°17'58" West, 152.32 feet to a Mag Nail set;


Thence, with new division lines the following 4 courses:

1. North 00°16'30" West, 366.75 feet to an iron pin set, passing for reference at 40.35 feet an iron pin set in the north right of way line of County Road 33-A;
2. South 86°51'47" West, 84.17' feet to an iron pin set;
3. North 00°48'52" East, 463.06 feet to an iron pin set;
4. North 89°11'10" West, 422.37 feet to an iron pin set in the east line of the said 23.210 acre Katter tract;

Thence, with the east line of said 23.210 acre tract, North 00°48'50" East, 451.79 feet to the **True Point of Beginning**, containing 0.569 acres in the northeast quarter and 10.731 acres in the southeast quarter of Section 33 for a total of 11.300 acres more or less of which 0.140 acres lie in the right of way of County Road 33-A 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 April, 2024 and filed in Survey Book "V", Page 235 at the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



5/14/24
Date

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LAFFIN, MOYLER & HURT SURVEY
PT. PAR. #G210332800
TRACT 2
9.190 ACRES

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 33 TOWN 5S RANGE 5E, MOULTON TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY MARK LAFFIN, DAWN MICHELLE MOYLER & LORA LEE LAFFIN AS RECORDED IN OFFICIAL RECORD 710 PAGE 4847 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning for reference at the northwest corner of the southeast quarter of Section 33, witnessing at South 89°49'32" East, 6.73 feet a monument box with one inch iron pin found;

Thence, with the north line of the southeast quarter of Section 33, South 89°29'17" East, 659.06 feet;

Thence, with the east line of a 23.210 acre tract of land owned by Dennis H. Katter as recorded in Official Record 153 Page 671, South 00°48'50" West, 453.02 feet, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with new division lines the following 4 courses;

1. South 89°11'10" East, 422.37 feet to an iron pin set;
2. South 00°48'52" West, 463.06 feet to an iron pin set;
3. North 86°51'47" East, 84.17 feet to an iron pin set;
4. South 00°16'30" East, 366.75 feet to a Mag Nail set in the centerline of County Road 33A, passing for reference 326.40 feet an iron pin set in the north right of way line of County Road 33A;

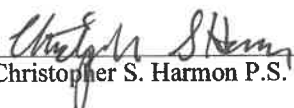
Thence, with the centerline of County Road 33-A and along a curve to the left having a Delta Angle of 0°33'05", Radius of 42971.90 feet, Arc Length of 413.63 feet, with a Long Chord Bearing South 81°55'20" West, 413.63 feet to a Mag Nail found;

Thence, with the centerline of County Road 33A, South 81°38'47" West, 106.00 feet;

Thence, with the east line of said 23.210 acre tract, North 00°48'50" East, 904.77 feet to the **True Point of Beginning**, containing 9.190 acres more or less of which 0.477 acres lie in the right of way of County Road 33-A, passing for reference at 40.51 feet an iron pin found in the north right of way line of County Road 33A 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 April, 2024 and filed in Survey Book "V", Page 235 at the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



5/14/24
Date