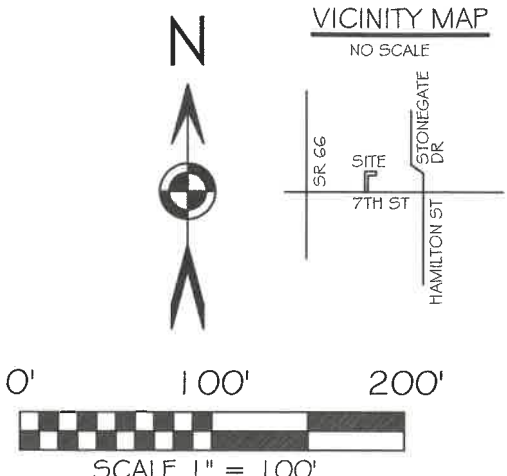
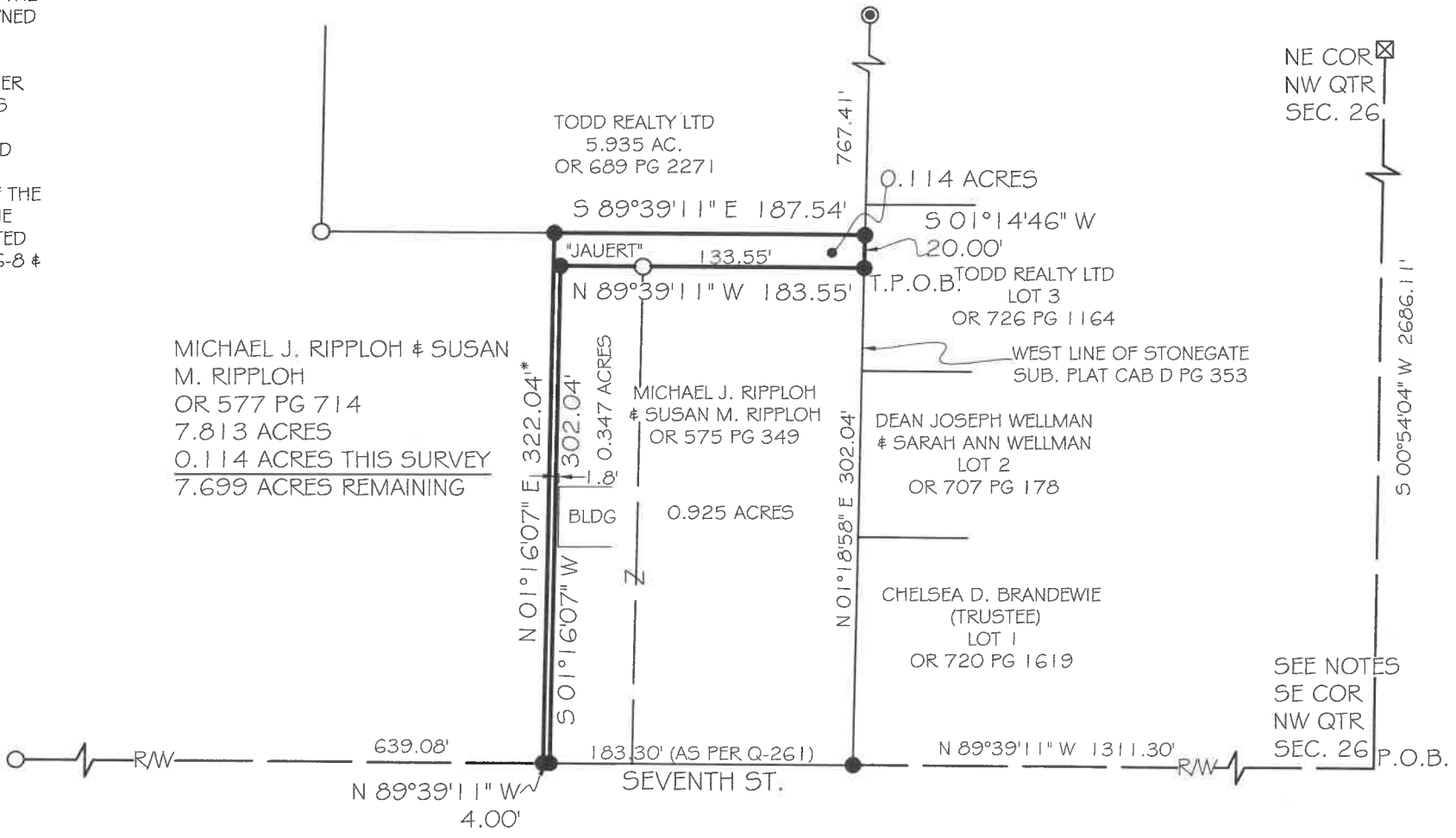


RIPPLOH SURVEY
N.W. 1/4 SEC. 26, T 7S, R 4E
JACKSON TWP., AUGLAIZE COUNTY, OH

SURVEY NOTES

1) THE TRACT BEING CREATED HEREON IS NOT TO BE A SEPARATE BUILDING TRACT. IT IS TO BE ADDED TO THE EXISTING 0.349 ACRE & 0.925 ACRES TRACTS OWNED BY MICHAEL J. RIPPLOH & SUSAN M. RIPPLOH AS SHOWN.
2) THE MONUMENT BOX LOCATED AT THE SE CORNER OF THE NORTHWEST QUARTER OF SECTION 26 HAS BEEN REMOVED DURING CONSTRUCTION WORK DURING THE SPRING OF 2024. THE LOCATION USED HEREON IS BASED ON THE LOCATIONS OF THE NE CORNER OF THE NW QUARTER, THE NE CORNER OF THE SOUTHEAST QUARTER AND THE SW CORNER OF THE SOUTHEAST QUARTER. ALL OF SECTION 26, LOCATED IN PREVIOUS SURVEYS PERFORMED BY US, JAC 26-8 & SUR BK T-538.



BASIS OF BEARING: BEARINGS & COORDINATES ARE OHIO STATE PLANE NORTH ZONE, 3401, NAD 83 (2011 ADJ.), GRID. DISTANCES SHOWN ARE GROUND.

- LEGEND**
- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
 - MAG NAIL (SET)
 - 5/8 IN. DIA IRON PIN (FOUND)
 - ⊠ MONUMENT BOX (FOUND)
 - ⊙ 4 IN. DIA WEATHER WOODEN POST
 - * NEW DIVISION LINE

SURVEY REFERENCES

SUR BK T-185
SUR BK Q-623
SUR BK Q-233
PLAT CABINET D PG 353

Donald E. Harrod
VILLAGE OF MINSTER ADMINISTRATOR
DON HARROD
4/6/2024
DATE

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



FILED IN SURVEY BOOK V, PAGE 251 IN THE AUGLAIZE COUNTY TAX MAP OFFICE.

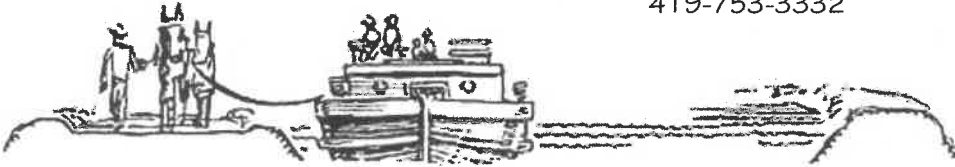
LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332

#24040
V-251

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



**RIPPLOH SURVEY
PT. PAR. #E1503202400
0.114 ACRES**

SITUATE IN THE VILLAGE OF MINSTER AND BEING IN THE NORTHWEST QUARTER OF SECTION 26 TOWN 7S RANGE 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY MICHAEL J. RIPPLOH & SUSAN M. RIPPLOH AS RECORDED IN OFFICIAL RECORD 577 PAGE 714 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at the southeast corner of the northwest quarter of Section 26;

Thence, with the south line of the northwest quarter of Section 26 and the north right of way line of Seventh Street, North 89°39'11" West, 1311.30 feet to an iron pin set at the southwest corner of Stonegate Subdivision as recorded in Plat Cabinet D Page 353;

Thence, with the west line of said Stonegate Subdivision, North 01°18'58" East, 302.04 feet to an iron pin set at the northeast corner of a 0.925 acre tract of land owned by Michael J. Ripploh & Susan M. Ripploh as recorded in Official Record 575 Page 349, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with the north line of said 0.925 acre tract and the north line of a 0.347 acre tract of land owned by Michael J. Ripploh & Susan M. Ripploh as described in Official Record 575 Page 349, North 89°39'11" West, 183.55 feet to an iron pin set, passing for reference at 133.55 feet an iron pin with "Jauert" cap found;

Thence, with the west line of said 0.347 acre tract, South 01°16'07" West, 302.04 feet to an iron pin set in the south line of the northwest quarter of Section 26 and north right of way line of Seventh Street;

Thence, with the south line of the northwest quarter of Section 26 and the north right of way line of Seventh Street, North 89°39'11" West, 4.00 feet to an iron pin set;

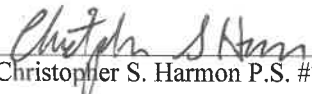
Thence, with a new division line, North 01°16'07" East, 322.04 feet to an iron pin set in the south line of a 5.935 acre tract of land owned by Todd Realty LTD. As recorded in Official Record 689 Page 2271;

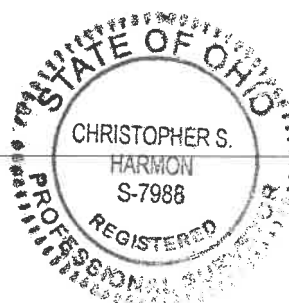
Thence, with the south line of said 5.935 acre tract, South 89°39'11" East, 187.54 feet to an iron pin set in the west line of aforesaid Stonegate Subdivision;

Thence, with the west line of said Stonegate Subdivision, South 01°14'46" West, 20.00 feet to the **True Point of Beginning**, containing 0.114 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., 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 May, 2024 and filed in Survey Book V, Page 251 at the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



6/5/24
Date