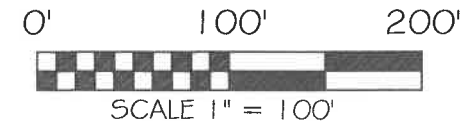
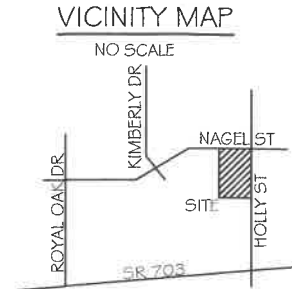


TRACI & MELISSA PROPERTIES SURVEY
CITY OF ST. MARYS
NW 1/4 SECTION 4, T 6S, R 4E
ST. MARYS TOWNSHIP, AUGLAIZE COUNTY, OHIO



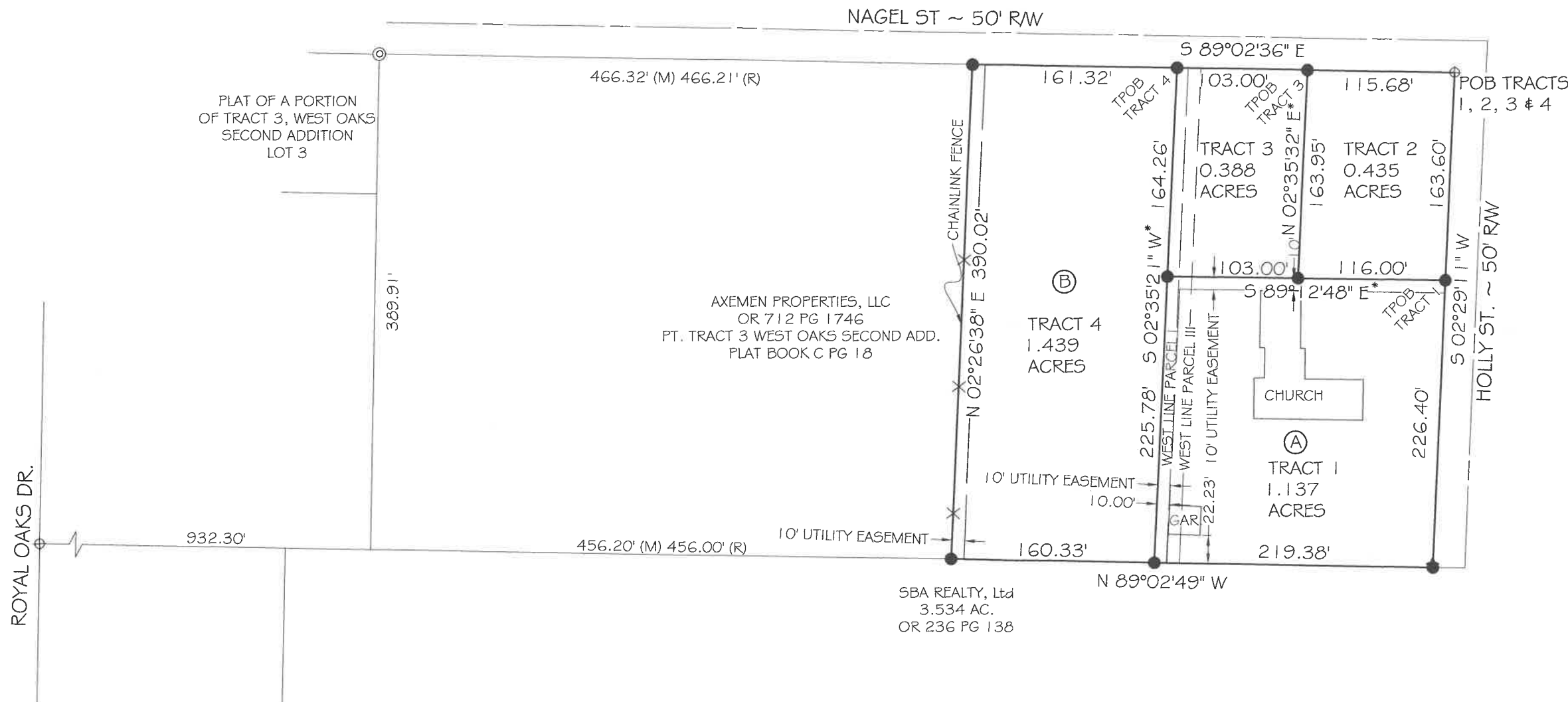
BASIS OF BEARING: BEARINGS ARE OHIO STATE
PLANE NORTH ZONE, 3401, NAD 83, GRID
DISTANCES SHOWN ARE GROUND.

LEGEND

- 5/8X30" IRON PIN (SET) W/PINK PLASTIC
CAP STAMPED "LOCK TWO 7988"
- ⊙ IRON PIPE (FOUND)
- ⊕ CONCRETE MONUMENT (FOUND)

SURVEY REFERENCES

SURVEY BOOK J PG 686
SURVEY BOOK R PG 337
SURVEY BOOK U PG 747
SURVEY STM 4 - 18
PLAT BOOK C PG 11
PLAT BOOK C PG 18 - 19
PLAT CABINET A PG 101



Ⓐ TRACI & MELISSA PROPERTIES, LLC
PARCEL I, 1.85 ACRES
OR 728 PG 2372

Ⓑ TRACI & MELISSA PROPERTIES, LLC
PARCEL III, 1.61 ACRES
OR 728 PG 2372

SBA REALTY, Ltd
3.534 AC.
OR 236 PG 138

CHRISTOPHER S. HARMON P.S. #7988
DATE 9/23/24

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



FILED IN SURVEY BOOK "V", PAGE 294 IN THE
AUGLAIZE COUNTY TAX MAP OFFICE.

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



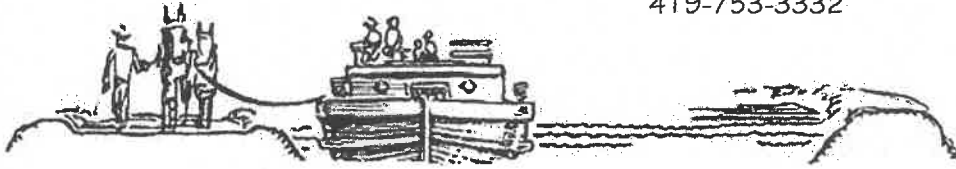
#24059

V-294

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



TRACI & MELISSA PROPERTIES, LLC
PART PARCELS K3205800100 & K3205800301
TRACT 1
1.137 ACRES

SITUATE IN THE NORTHWEST QUARTER OF SECTION 4 TOWN 6S RANGE 4E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, IN THE CITY OF ST. MARYS AS OWNED BY TRACI & MELISSA PROPERTIES, LLC AS RECORDED IN OFFICIAL RECORD 728 PAGE 2372 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a concrete monument found in the intersection of the south right of way line of Nagel Street and the west right of way line of Holly Street;

Thence, with the west line of Holly Street, South 02°29'11" West, 163.60 feet to an iron pin set at the **True Point of Beginning** of the tract herein described;

Thence, continuing with the west line of Holly Street, South 02°29'11" West, 226.40 feet to an iron pin set in the north line of a 3.534 acre tract owned by SBA Realty, Ltd. as recorded in Official Record 236 Page 138;

Thence, with the north line of said 3.534 acre tract, North 89°02'49" West, 219.38 feet to an iron pin set;

Thence, with a new division line, North 02°35'21" East, 225.78 feet to an iron pin set;

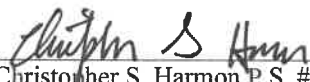
Thence, with a new division line, South 89°12'48" East, 219.00 feet to the **True Point of Beginning**, containing 1.137 acres more or less, and being subject to all legal rights of way, easements, agreements and restrictions of record.

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".

10 FOOT UTILITY EASEMENT:

The above referenced tract shall be subject to a 10 foot wide utility easement being parallel and adjacent to the west and north lines, said easement being granted to the City of St. Marys Electric Department.

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in August, 2024 and filed in **Survey Book "V", Page 294** at the Auglaize County Tax Map Office.

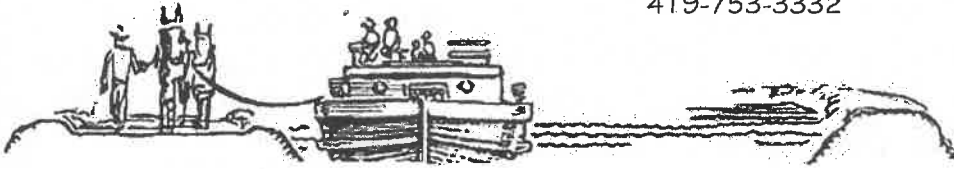

Christopher S. Harmon P.S. #7988



9/23/24
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



TRACI & MELISSA PROPERTIES, LLC
PART PARCEL & K3205800100
TRACT 2
0.435 ACRES

SITUATE IN THE NORTHWEST QUARTER OF SECTION 4 TOWN 6S RANGE 4E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, IN THE CITY OF ST. MARYS AS OWNED BY TRACI & MELISSA PROPERTIES, LLC AS RECORDED IN OFFICIAL RECORD 728 PAGE 2372 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a concrete monument at the intersection of the south right of way line of Nagel Street and the west right of way line of Holly Street, said concrete monument marking the **Point of Beginning** of the tract herein described;

Thence, with the west right of way line of Holly Street, South $02^{\circ}29'11''$ West, 163.60 feet to an iron pin set;

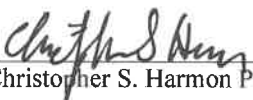
Thence, with a new division line, North $89^{\circ}12'48''$ West, 116.00 feet to an iron pin set;

Thence, with a new division line, North $02^{\circ}35'32''$ East, 163.95 feet to an iron pin set in the south right of way line of Nagel Street;

Thence, with the south right of way line of Nagel Street, South $89^{\circ}02'36''$ East, 115.68 feet to the **Point of Beginning**, containing 0.435 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 August, 2024 and filed in **Survey Book "V"**, Page **294** at the Auglaize County Tax Map Office.

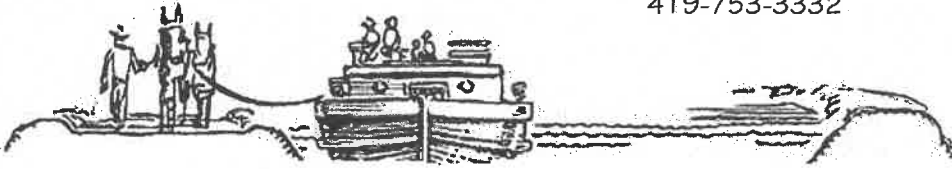

Christopher S. Harmon P.S. #7988



9/23/24
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



TRACI & MELISSA PROPERTIES, LLC
PART PARCELS K3205800100 & K3205800301
TRACT 3
0.388 ACRES

SITUATE IN THE NORTHWEST QUARTER OF SECTION 4 TOWN 6S RANGE 4E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, IN THE CITY OF ST. MARYS AS OWNED BY TRACI & MELISSA PROPERTIES, LLC AS RECORDED IN OFFICIAL RECORD 728 PAGE 2372 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a concrete monument at the intersection of the south right of way line of Nagel Street and the west right of way line of Holly Street;

Thence, with the south right of way line of Nagel Street, North 89°02'36" West, 115.68 feet to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with a new division line, South 02°35'32" West, 163.95 feet to an iron pin set;

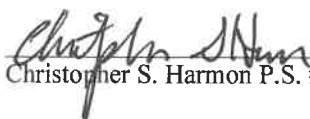
Thence, with a new division line, North 89°12'48" West, 103.00 feet to an iron pin set;

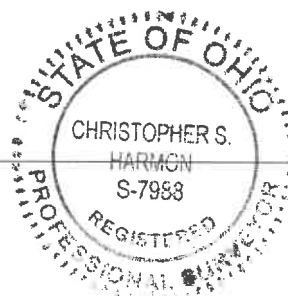
Thence, with a new division line, North 02°35'21" East, 164.26 feet to an iron pin set in the south right of way line of Nagel Street;

Thence, with the south right of way line of Nagel Street, South 89°02'36" East, 103.00 feet to the **True Point of Beginning**, containing 0.388 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 August, 2024 and filed in Survey Book "V", Page 294 at the Auglaize County Tax Map Office.

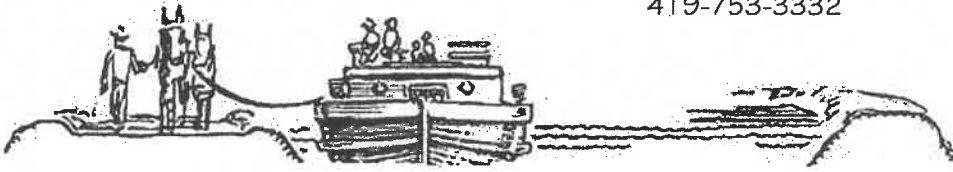

Christopher S. Harmon P.S. #7988



9/23/24
Date

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TRACI & MELISSA PROPERTIES, LLC
PART PARCEL K3205800301
TRACT 4
1.439 ACRES

SITUATE IN THE NORTHWEST QUARTER OF SECTION 4 TOWN 6S RANGE 4E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, IN THE CITY OF ST. MARYS AS OWNED BY TRACI & MELISSA PROPERTIES, LLC AS RECORDED IN OFFICIAL RECORD 728 PAGE 2372 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a concrete monument at the intersection of the south right of way line of Nagel Street and the west right of way line of Holly Street;

Thence, with the south right of way line of Nagel Street, North 89°02'36" West, 218.68 feet to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with a new division line, South 02°35'21" West, 390.04 feet to an iron pin set in the north line of a 3.534 acre tract of land owned by SBA Realty, Ltd as recorded in Official Record 236 Page 138;

Thence, with the north line of said 3.534 acre tract, North 89°02'49" West, 160.33 feet to an iron pin set at the southeast corner of Tract 3 of West Oaks Second Add. as recorded in Plat Book "C" Page 18 being owned by Axemen Properties, LLC as recorded in Official Record 712 Page 1746;

Thence, with the east line of said Tract 3, North 02°26'38" East, 390.02 feet to an iron pin set in the south right of way line of Nagel Street;

Thence, with the south right of way line of Nagel Street, South 89°02'36" East, 161.32 feet to the **True Point of Beginning**, containing 1.439 acres more or less, and being subject to all legal rights of way, easements, agreements and restrictions of record.

10 FOOT UTILITY EASEMENT:

The above described tract shall be subject to a 10' wide utility easement running parallel and adjacent to the west line of said easement being granted to the City of St. Marys Electric Department.

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 August, 2024 and filed in **Survey Book "V", Page 294** at the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



9/23/24
Date