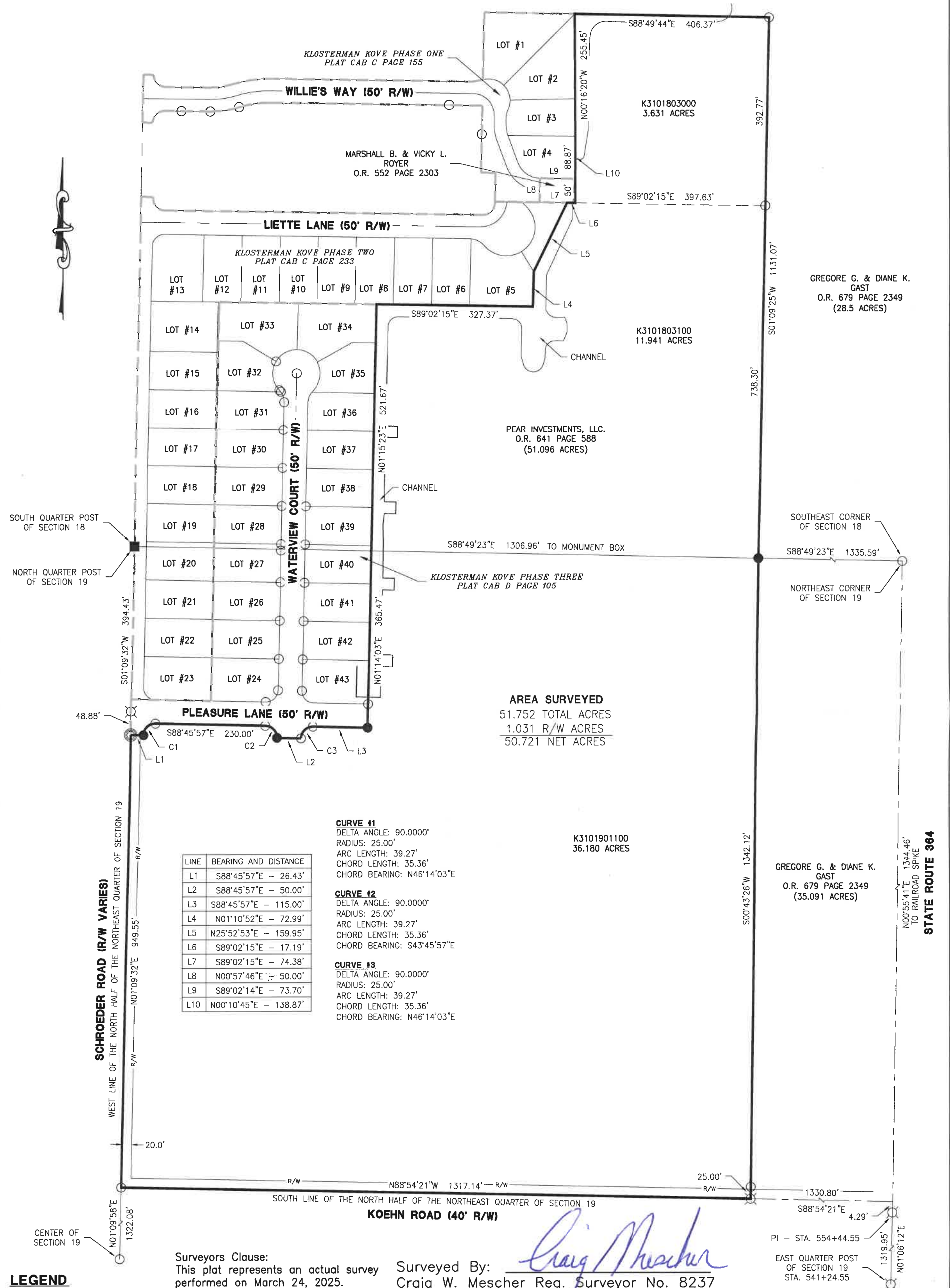


SURVEY FOR PEAR INVESTMENTS, LLC.



- LEGEND**
- RR Spike Found
  - Iron Pin Found
  - Iron Pin Set
  - Mag Nail Set
  - Mag Nail Found
  - Con Mon. Found
  - Section Corner

Surveyors Clause:  
This plat represents an actual survey performed on March 24, 2025.

Surveyed By: *Craig W. Mescher*  
Craig W. Mescher Reg. Surveyor No. 8237

Scale: 1" = 200'

PROJECT # 224843.01

**ACCESS**  
Engineering Solutions

1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822  
www.accessengllc.com | 419-586-1430



Basis of Bearings:  
Bearings from Klosterman Kove Phase Two by James M. Kent PS #6792 in October of 2000.

State of: Ohio County: Auglaize  
Township: St. Marys  
Sec.: SE 1/4 18, NE 1/4 19 Town: 6S Range: 4E  
Deed Ref.: O.R. 641 Page 588  
Date Surveyed: March 28, 2025

V-454

**Description for  
Pear Investments, LLC.  
51.752 Acres**

Being part of the Southwest Quarter of the Southeast Quarter of Section 18, also being part of the Northwest Quarter of the Northeast Quarter of Section 19, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio, and described as follows:

Commencing at a Monument Box Found marking the North Quarter Post of Section 19 and the South Quarter Post of Section 18;

Thence South  $01^{\circ}09'32''$  West (Basis of Bearings) along the West line of the North Half of the Northeast Quarter of Section 19 and the approximate centerline of Schroeder Road, a distance of three hundred ninety-four and forty-three hundredths feet (394.43') to a Mag Nail Set, marking the **TRUE POINT OF BEGINNING**;

Thence South  $88^{\circ}45'57''$  East along the South right-of-way line of Pleasure Lane, a distance of twenty-six and forty-three hundredths feet (26.43') to an Iron Pin Set;

Thence Northeasterly along a curve to the right, having a radius of 25.00', a delta angle of  $90.0000^{\circ}$ , an arc length of 39.27', and a chord bearing North  $46^{\circ}14'03''$  East a distance of thirty-five and thirty-six hundredths feet (35.36') to an Iron Pin Found;

Thence South  $88^{\circ}45'57''$  East along the South right-of-way line of Pleasure Lane, a distance of two hundred thirty and zero hundredths feet (230.00') to an Iron Pin Found;

Thence Southeasterly along a curve to the right, having a radius of 25.00', a delta angle of  $90.0000^{\circ}$ , an arc length of 39.27', and a chord bearing South  $43^{\circ}45'57''$  East a distance of thirty-five and thirty-six hundredths feet (35.36') to an Iron Pin Set;

Thence South  $88^{\circ}45'57''$  East along the South right-of-way line of Pleasure Lane, a distance of fifty and zero hundredths feet (50.00') to an Iron Pin Found;

Thence Northeasterly along a curve to the right, having a radius of 25.00', a delta angle of 90.0000°, an arc length of 39.27', and a chord bearing North 46°14'03" East a distance of thirty-five and thirty-six hundredths feet (35.36') to an Iron Pin Found;

Thence South 88°45'57" East along the South right-of-way line of Pleasure Lane, a distance of one hundred fifteen and zero hundredths feet (115.00') to an Iron Pin Set;

Thence North 01°14'03" East along the East line of Klosterman Kove Phase Three as recorded in Plat Cabinet D Page 105, a distance of three hundred sixty-five and forty-seven hundredths feet (365.47') to a point;

Thence North 01°15'23" East along the East line of Klosterman Kove Phase Three as recorded in Plat Cabinet D Page 105, a distance of five hundred twenty-one and sixty-seven hundredths feet (521.67') to a point;

Thence South 89°02'15" East along the South line of Klosterman Kove Phase Two as recorded in Plat Cabinet C Page 233, a distance of three hundred twenty-seven and thirty-seven hundredths feet (327.37') to a point;

Thence North 01°10'52" East along the East line of Klosterman Kove Phase Two as recorded in Plat Cabinet C Page 233, a distance of seventy-two and ninety-nine hundredths feet (72.99') to a point;

Thence North 25°52'53" East along the East line of Klosterman Kove Phase Two as recorded in Plat Cabinet C Page 233, a distance of one hundred fifty-nine and ninety-five hundredths feet (159.95') to a point;

Thence South 89°02'15" East along the South line of a tract as recorded in Official Records Volume 552 Page 2303, a distance of seventeen and nineteen hundredths feet (17.19') to a point;

Thence North 00°10'45" East along the East line of a tract as recorded in Official Records Volume 552 Page 2303 and Klosterman Kove Phase One as recorded in Plat Cab C Page 155, a distance of one hundred thirty-eight and eighty-seven hundredths feet (138.87') to a point;

Thence North  $00^{\circ}16'20''$  West along the East line of Klosterman Kove Phase One as recorded in Plat Cabinet C Page 155, a distance of two hundred fifty-five and forty-five hundredths feet (255.45') to a point;

Thence South  $88^{\circ}49'44''$  East along the North line of a tract as recorded in Official Records Volume 641 Page 588, a distance of four hundred six and thirty-seven hundredths feet (406.37') to an Iron Pin Found;

Thence South  $01^{\circ}09'25''$  West along the West line of a tract as recorded in Official Records Volume 679 Page 2349, a distance of one thousand one hundred thirty-one and seven hundredths feet (1131.07') to an Iron Pin Set, passing an Iron Pin Found at 392.77';

Thence South  $00^{\circ}43'26''$  West along the West line of a tract as recorded in Official Records Volume 679 Page 2349, a distance of one thousand three hundred forty-two and twelve hundredths feet (1342.12') to a Railroad Spike Found, passing an Iron Pin Found at 1317.12';

Thence North  $88^{\circ}54'21''$  West along the South line of the North Half of the Northeast Quarter of Section 19 and the approximate centerline of Koehn Road, a distance of one thousand three hundred and seventeen and fourteen hundredths feet (1317.14') to an Iron Pin in a Monument Box Found;

Thence North  $01^{\circ}09'32''$  East along the West line of the North Half of the Northeast Quarter of Section 19 and the approximate centerline of Schroeder Road, a distance of nine hundred forty-nine and fifty-five hundredths feet (949.55') to the **TRUE POINT OF BEGINNING**, containing **51.752 acres** of land more or less. Of which 36.180 acres is in section 19, and 15.572 acres is in section 18.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed References: Official Records Volume 641 Page 588, Parcels #K3101803000, K3101803100 and #K3101901100.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in March of 2025 and is on file with the Auglaize County Engineers Office.