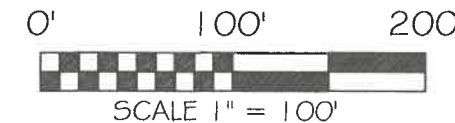


# BECKMAN FARM PARTNERSHIP SURVEY

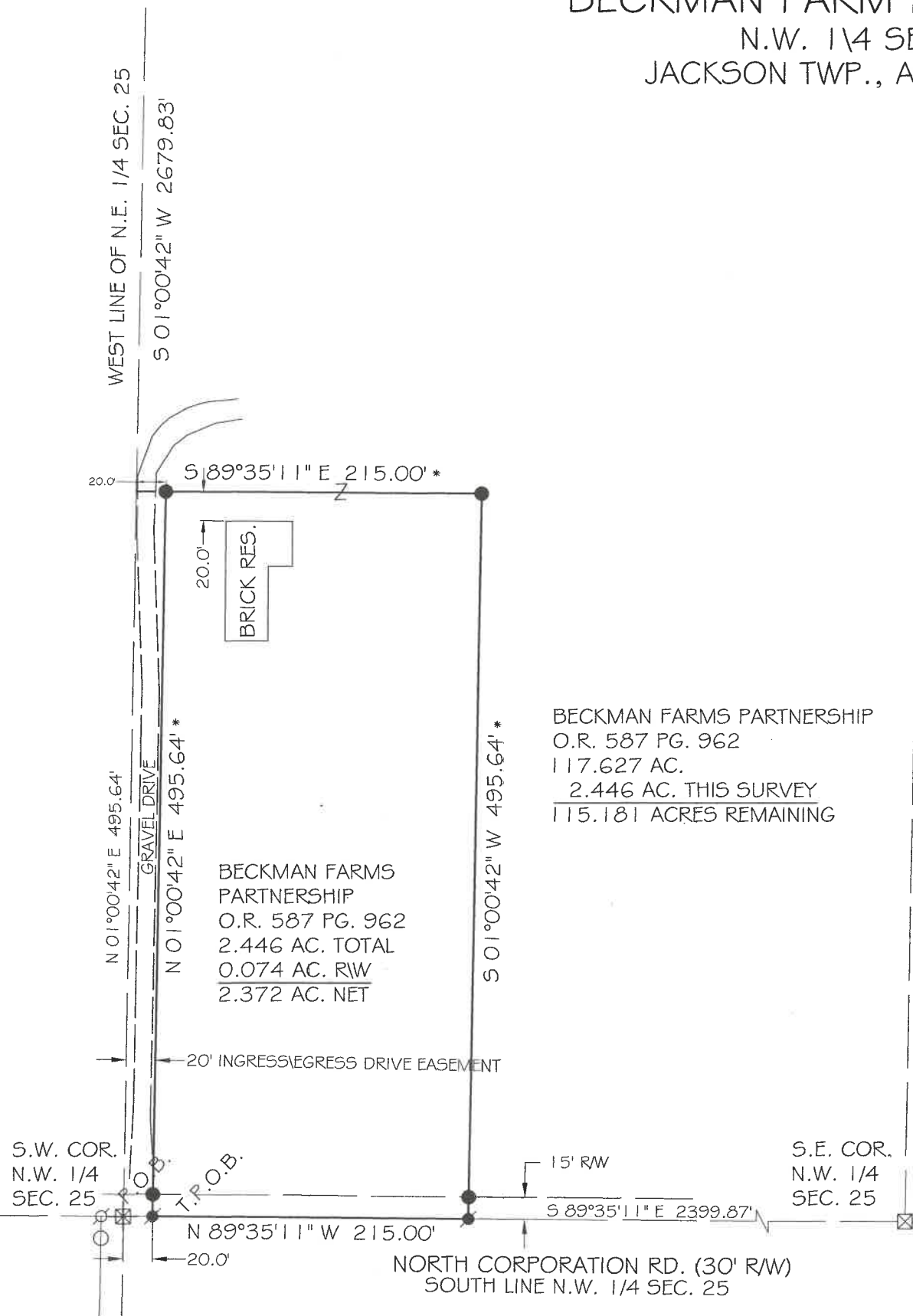
N.W. 1/4 SEC. 25, T 7S, R 4E  
JACKSON TWP., AUGLAIZE COUNTY, OHIO



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"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- MAG NAIL (FOUND)
- ☒ A.C.E.O. MONUMENT BOX (FOUND) W1" IP



*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 FEBRUARY, 2025 AND DONE WITHOUT THE  
BENEFIT OF A TITLE SEARCH.



4/1/25  
DATE

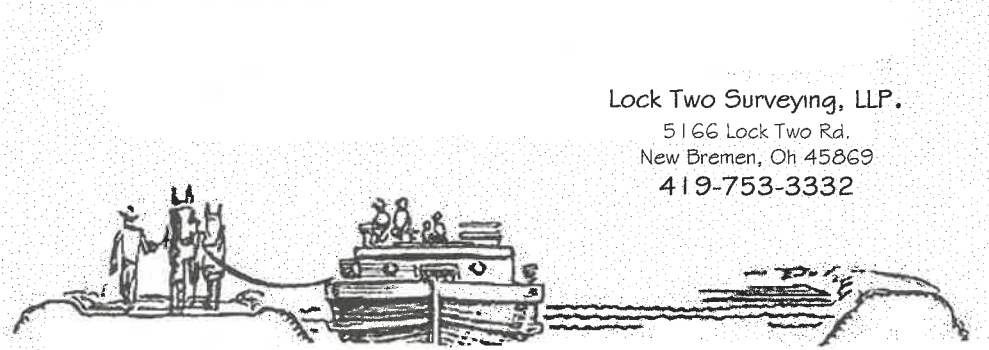
FILED IN SURVEY BOOK "V", PAGE 464 IN THE  
AUGLAIZE COUNTY TAX MAP OFFICE.

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



#25010

V-464



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

**BECKMAN FARM PARTNERSHIP SURVEY  
PT. PARCEL #E1402500300  
2.446 ACRES**

SITUATE IN THE NORTHWEST QUARTERS OF SECTION 25, TOWN 7S, RANGE 4E JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO AND BEING PART OF THOSE LANDS OWNED BY BECKMAN FARMS PARTNERSHIP AS RECORDED IN OFFICIAL RECORD 587 PAGE 962 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a Auglaize County Engineer Office Monument box found with a 1 inch iron pin found at the southwest corner of the northwest quarter of Section 25 and being in the centerline of North Corporation Road, said Monument Box also marking the **Point of Beginning** of the tract herein described;

Thence, with the south line of the northwest quarter of Section 25 and the centerline of North Corporation Road, South 89°35'11" East, 20.00 feet to a Mag Nail set, said Mag Nail marking the **True Point of Beginning** of the tract herein described;

Thence, with a new division line, North 01°00'42" East, 495.64 feet to a iron pin set, passing for reference at 15.00 feet an iron pin set in the north right of way line of North Corporation Road;

Thence, with a new division line, South 89°35'11" East, 215.00 feet to a iron pin set;

Thence, with a new division line, South 01°00'42" West, 495.64 feet to a Mag Nail set in the south line of the northwest quarter of said Section 25 and the centerline of North Corporation Road, passing for reference at 480.64 feet an iron pin set in the north right of way line of North Corporation Road;

Thence, with the south line of the northwest quarter of said Section 25 and the centerline of North Corporation Road, North 89°35'11" West, 215.00 feet to the **True Point of Beginning**, containing 2.446 acres more or less of which 0.074 acres lie in the right of way of North Corporation Road and being subject to all legal rights of way, easements, agreements and restrictions of record.

**Ingress / Egress Drive Easement:**

The above reference tract is to benefit from a 20.00 foot wide **Ingress / Egress Drive Easement**. Said easement is more particularly described as follows:

Commencing at a Monument Box found at the southwest corner of the northwest quarter of Section 25, said Monument Box marking the **Point of Beginning** of the **Ingress / Egress Drive Easement** herein described;

Thence, with the west line of the northwest quarter of Section 25, North 01°00'42" East, 495.64 feet;

Thence, South 89°35'11" East, 20.00 feet to the west line of above tract,

Thence South 01°00'42" West, 495.64 feet to the south line of the northwest quarter of Section 25 and the centerline of North Corporation Road;

Thence, with the south line of the northwest quarter of Section 25 and the centerline of North Corporation Road, North 89°35'11" West 20.00 feet to the **Point of Beginning of the Ingress/Egress Drive Easement**;

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 Auglaize 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 February, 2025 and filed as Survey Book "V" Page 453 in the Auglaize County Tax Map Office. 464

Christopher S. Harmon P.S. #7988



4/1/25

Date