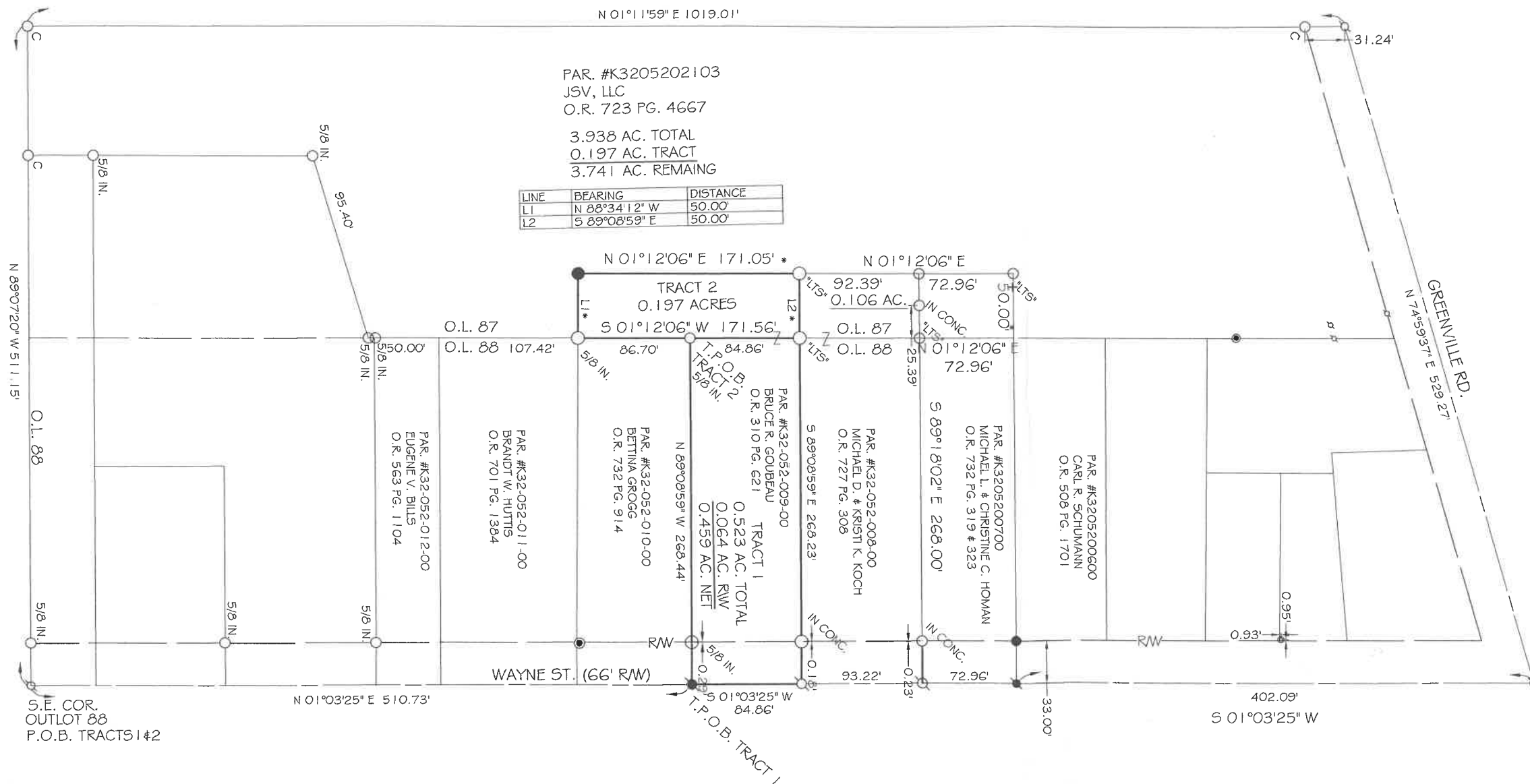
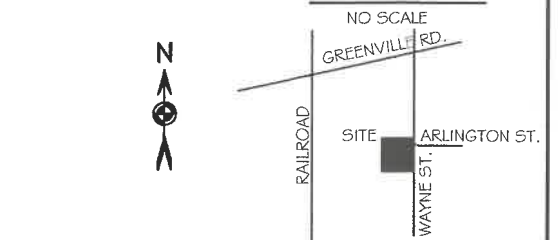


JSV, LLC\GOUBEAU SURVEY
PART OF OUT LOT 87 & 88, IN THE CITY OF ST. MARYS
N.W. 1/4, SEC. 10, ST. MARYS TWP., T 6S,
RANGE 4E, AUGLAIZE CO., OHIO

WEST OHIO RAIL AUTHORITY (FORMER L.E. & W. R.R.)



VICINITY MAP



0' 80' 160'



SCALE 1" = 80'

BASIS OF BEARING: BEARINGS ARE BASED UPON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S. NAD 83(2011). OHIO STATE PLANE NORTH ZONE 3041. GEIOD 12A GROUND DISTANCES USED.

LEGEND

- 5/8x30" IRON PIN (SET) WPINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- MAG NAIL (FOUND)
- STEEL POST
- "LTS" LOCK TWO 7988 CAP
- "C" CORE CAP

SURVEY REFERENCES

SURVEY BOOK R PG 499
SURVEY BOOK S PG 485
SURVEY BOOK U PG 985
STM-10-7



Christopher S. Harmon

CHRISTOPHER S. HARMON P.S. #7988

SURVEY NOTE:

I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN MARCH, 2025 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

4/3/25

DATE

FILED IN SURVEY BOOK "V", PAGE 466 IN THE AUGLAIZE COUNTY TAX MAP OFFICE.

LOCK-TWO SURVEYING

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



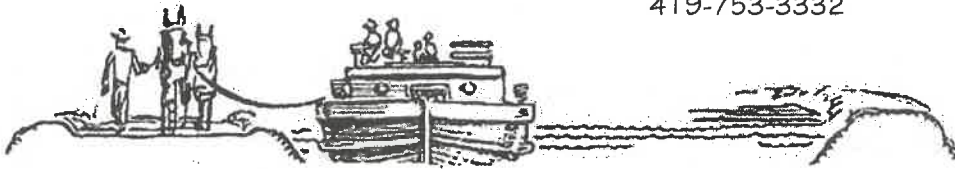
#25003

V-466

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



**JSV, LLC\ GOUBEAU SURVEY
PT. PAR. #K3205202103
0.197 ACRES**

SITUATE IN OUTLOT 87 OF THE CITY OF ST. MARYS AND BEING IN THE NORTHWEST QUARTER OF SECTION 10, R 4E, T 6S, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY JSV, LLC AS RECORDED IN OFFICIAL RECORD 723 PAGE 4667 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a Mag Nail found in the south line of the northwest quarter of Section 10 and the south east corner of Out Lot 88 of the City of St. Marys and being in the centerline of Wayne Street;

Thence, with the east line of the Out Lot 88 and the centerline of Wayne Street, North $01^{\circ}03'25''$ East, 510.73 feet to a Mag Nail set at the southeast corner of a tract of land owned by Bettina Grogg as recorded in Official Record 732 Page 914;

Thence, with the north line of said Grogg tract of land owned, North $89^{\circ}08'59''$ West, 268.44 feet to an iron pin found in the east line of OutLot 87 and being in the east line of a 3.938 acre tract of land owned by JSV, LLC as recorded in Official Record 723 Page 4667, said iron pin also marking the **True Point of Beginning** of the tract herein described;

Thence, with the east line of Out Lot 87 and the west line of said Grogg tract, South $01^{\circ}12'06''$ West, 86.70 feet to an iron pin found;

Thence, with new division lines the following 2 courses:

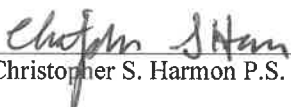
1. North $88^{\circ}34'12''$ West, 50.00 feet to an iron pin set;
2. North $01^{\circ}12'06''$ East, 171.05 feet to an iron pin with "Lock Two" cap found at the southwest corner of a 0.106 acre tract of land owned by Michael D. and Kristi K. Koch as recorded in Official Record 727, Page 308;

Thence, with the south line of said Koch tract, South $89^{\circ}08'59''$ East, 50.00 feet to a iron pin with "Lock Two" cap found;

Thence, with the east line of Out Lot 87 and the west line of a tract of land owned by Bruce R. Goubeau as recorded in official Record 310, Page 621, South $01^{\circ}12'06''$ West, 84.86 feet to the **True Point of Beginning** containing 0.197 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 March, 2025 and filed in Survey Book "V", Page 466 at the Auglaize County Tax Map Office.

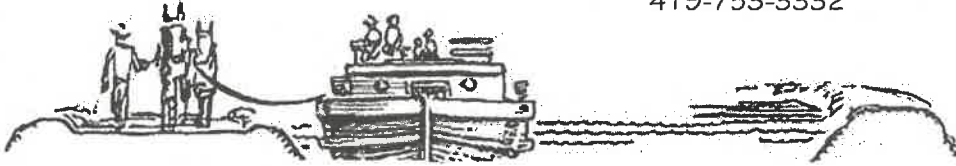

Christopher S. Harmon P.S. #7988



4/3/25

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



**JVS, LLC / GOUBEAU SURVEY
PT. OUT LOT 88 CITY OF ST. MARYS
PAR. #K3205200900
0.523 ACRES**

SITUATE IN THE NORTHWEST QUARTER OF SECTION 10 TOWN 6S RANGE 4E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF OUTLOT 88 IN THE CITY OF ST. MARYS AS OWNED BY BRUCE R. GOUBEAU AS RECORDED IN OFFICIAL RECORD OFFICIAL RECORD 310 PAGE 621 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a Mag Nail found in the south line of the northwest quarter of Section 10 and at the southeast corner of Out Lot 88 and being in the centerline of Wayne Street;

Thence, with east line of Out Lot 88 and the centerline of Wayne Street, North 01°03'25" East, 510.73 feet to a Mag Nail set at the northeast corner of a tract of land owned by Bettina Grogg as recorded in Official Record 732 Page 914, said Mag Nail also marking the **True Point of Beginning** of the tract herein described;

Thence, with the north line of said Grogg tract, North 89°08'59" West, 268.44 feet to an iron pin found in the west line of Out Lot 88 and the east line of a 3.938 acre tract of land owned by JSV, LLC as recorded in Official Record 723 Page 4667, passing for reference at 32.71 feet an iron pin found and at 33.00 feet the west right of way line of Wayne Street;


Thence, with the west line of Out Lot 88 and the east line of said 3.938 tract, North 01°12'06" East, 84.86 feet to an iron pin with Lock Two cap found at the southwest corner of a tract of land owned by Michael D. and Kristi K. Koch as recorded in Official Record 727 Page 308;

Thence, with the south line of said Koch tract, South 89°08'59" East, 268.23 feet to a Mag Nail found in the east line of Out Lot 88 and the centerline of Wayne Street, passing for reference at 235.23 feet the west right of way line of Wayne Street and at 235.41 feet an iron pin in concrete found;

Thence, with the east line of Out Lot 88 and the centerline Wayne Street, South 01°03'25" West, 84.86 feet to the **True Point of Beginning** containing 0.523 acres more or less of which 0.064 acres lie in the right of way of Wayne Street 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(2011 ADJ). 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 March, 2025 and filed in Survey Book "V", Page 466 at the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



4/3/25
Date