

EDWARD J. DIRCKSEN REV. TRUST SURVEY

PT PAR #E1402702204

PART OF LOT 3, 4, 5 & 6

SPREHES 3RD ADD. PLAT BOOK | PG. 121

N.E. 1/4 SEC. 27, T 7S, R 4E

JACKSON TWP., AUGLAIZE COUNTY, OHIO

LINE	BEARING	DISTANCE
L1	N 89°00'26" W	15.00'
L2	N 00°59'34" E	60.00'
L3	N 00°59'34" E	40.00'
L4	S 01°34'56" W	40.00'

LEGEND

- 5/8X30" IRON PIN (SET) WPINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- * NEW DIVISION LINE
- C CHOICE ONE ENGINEERING CAP

SURVEY REFERENCES

PLAT BOOK I PG 70
PLAT BOOK I PG 121
PLAT BOOK I A PG 49
PLAT BOOK I A PG 69
SURVEY BOOK C PG 88
SURVEY BOOK K PG 187
SURVEY BOOK M PG 565
ODOT AUG 119~3.6 1979
NORFOLK & WESTERN RAILWAY COMPANY
VAL MAP SHEET AA-98

VICINITY MAP

NO SCALE

SR 119

SEVENTH ST

OHIO ST

CANAL RD

SITE

0' 200' 400'

SCALE 1" = 200'

BASIS OF BEARING: BEARINGS ARE OHIO STATE PLANE NORTH
ZONE, 3401, NAD 83(2011 ADJ.) GEIOD 12A.
DISTANCES SHOWN ARE GROUND.

FILED IN SURVEY BOOK "V", PAGE 571 IN THE
AUGLAIZE COUNTY TAX MAP OFFICE.

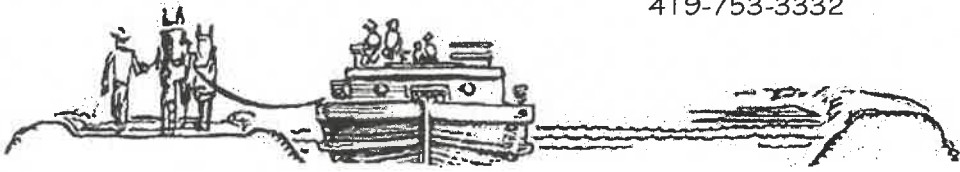
LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332

25049

1-571

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



TRACT 1

EDWARD J. DIRCKSEN, REV. TRUST SURVEY PT. PARCEL E1402702204 0.547 ACRES

SITUATE IN THE NORTHEAST QUARTER OF SECTION 27, T 7S, R 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF A 22.014 ACRE TRACT OF LAND OWNED BY EDWARD J. DIRCKSEN, REVOCABLE TRUST AS RECORDED IN OFFICIAL RECORD 609 PAGE 1464 ALSO BEING PART OF LOT 4 OF SPREHES 3RD ADDITION AS RECORDED IN PLAT BOOK 1 PAGE 121 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 5/8 inch iron pin found at the southwest corner of the northeast quarter of Section 27;

Thence, with the south line of the northeast quarter of Section 27 and the north right of way line of Seventh Street, South 89°13'22" East, 671.40 feet to the west right of way line of Canal Road and the east line of Sprehes 3rd Addition as recorded in Plat Book 1 Page 121;

Thence, with the west right of way line of Canal Road and the east line of said Sprehes 3rd Addition, North 01°34'56" East, 1035.98 feet to the northeast east part of Lot 4 of Sprehes 3rd Addition and being a part of a 2.801 acre tract of land owned by Mark Becker & Laura Becker as recorded in Official Record 258 Page 515, said point marking the **True Point of Beginning** of the tract herein described, witnessing at South 89°07'24" East, 3.85 feet a 5/8 inch iron pin found;

Thence, with the north line of said 2.801 acre tract, North 89°07'24" West, 595.55 feet to an iron pin set in the east right of way line of a 4.660 acre tract of land owned by West Ohio Rail Authority, passing for reference at 5.00 feet the west right of way of Canal Road as recorded in Official Record 735 Page 948;

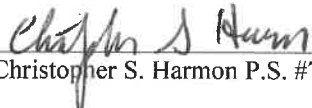
Thence, with the east line of said 4.660 acre tract, North 00°59'34" East, 40.00 feet to an iron pin set;

Thence, with a new division line South 89°07'24" East, 595.96 feet to an iron pin set in the east line of said Sprehes 3rd Addition, passing for reference at 590.96 feet the west right of way line of Canal Road;

Thence, with the east line of said Sprehes 3rd Addition, South 01°34'56" West, 40.00 feet to the **True Point of Beginning**, containing 0.547 acres more or less with 0.005 acres lie within the right of way of Canal Road, 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 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 August, 2025 and filed in Survey Book "V", Page 571 in the Auglaize County Tax Map Office.

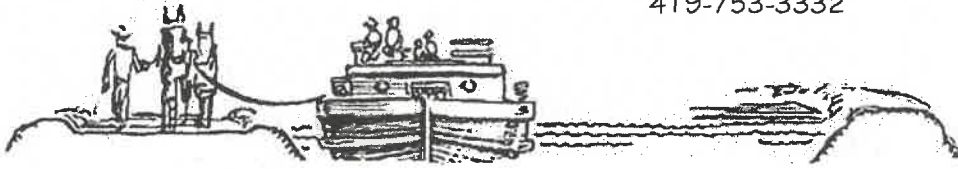

Christopher S. Harmon P.S. #7988



10/8/25
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



TRACT 2

EDWARD J. DIRCKSEN, REV. TRUST SURVEY PT. PARCEL E1402702204 2.741 ACRES

SITUATE IN THE NORTHEAST QUARTER OF SECTION 27, T 7S, R 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF A 22.014 ACRE TRACT OF LAND OWNED BY EDWARD J. DIRCKSEN, REVOCABLE TRUST AS RECORDED IN OFFICIAL RECORD 609 PAGE 1464 ALSO BEING PART OF LOT 4 OF SPREHES 3RD ADDITION AS RECORDED IN PLAT BOOK 1 PAGE 121 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 5/8 inch iron pin found at the southwest corner of the northeast quarter of Section 27;

Thence, with the south line of the northeast quarter of Section 27 and the north right of way line of Seventh Street, South 89°13'22" East, 671.40 feet to the west right of way line of Canal Road and the east line of Sprehes 3rd Addition as recorded in Plat Book 1 Page 121;

Thence, with the east line of said Sprehes 3rd Addition, North 01°34'56" East, 1075.98 feet to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with the a new division line, North 89°07'24" West, 595.96 feet to an iron pin set in the east right of way line of a 4.660 acre tract of land owned by West Ohio Rail Authority, passing for reference at 590.96 feet the west right of way line of Canal Road;

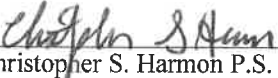
Thence, with the east line of said 4.660 acre tract, North 00°59'34" East, 200.00 feet to an iron pin set;

Thence, with a new division line, South 89°07'18" East, 598.02 feet to an iron pin set in the east line of said Sprehes 3rd Addition, passing for reference at 593.02 feet the west right of way line of Canal Road;

Thence, with the east line of said Sprehes 3rd Addition, South 01°34'56" West, 200.00 feet to the **True Point of Beginning**, containing 2.741 acres more or less of which 0.023 acres lie in the right of way of Canal Road, 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 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 August, 2025 and filed in Survey Book "V", Page 571 in the Auglaize County Tax Map Office.

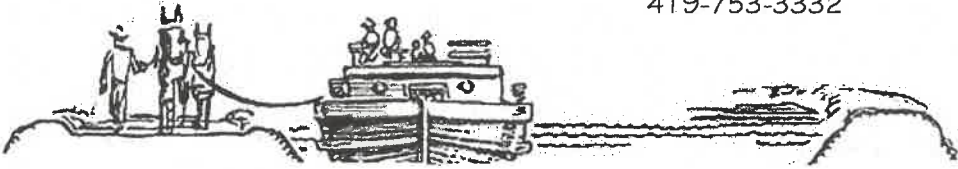

Christopher S. Harmon P.S. #7988



10/8/25
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



TRACT 3

**EDWARD J. DIRCKSEN, REV. TRUST SURVEY
PT. PARCEL E1402702204
2.750 ACRES**

SITUATE IN THE NORTHEAST QUARTER OF SECTION 27, T 7S, R 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF A 22.014 ACRE TRACT OF LAND OWNED BY EDWARD J. DIRCKSEN, REVOCABLE TRUST AS RECORDED IN OFFICIAL RECORD 609 PAGE 1461 ALSO BEING PART OF LOTS 4 & 5 OF SPREHES 3RD ADDITION AS RECORDED IN PLAT BOOK 1 PAGE 121 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 5/8 inch iron pin found at the southwest corner of the northeast quarter of Section 27;

Thence, with the south line of the northeast quarter of Section 27 and the north right of way line of Seventh Street, South 89°13'22" East, 671.40 feet to the west right of way line of Canal Road and the east line of Sprehes 3rd Addition as recorded in Plat Book 1 Page 121;

Thence, with the east line of said Sprehes 3rd Addition, North 01°34'56" East, 1275.89 feet to an iron pin set, said iron pin marking the **True Point of Beginning**;

Thence, with the a new division line, North 89°07'18" West, 598.02 feet to an iron pin set in the east right of way line of a 4.660 acre tract of land owned by West Ohio Rail Authority, passing for reference at 5.00 feet the west right of way line of Canal Road;

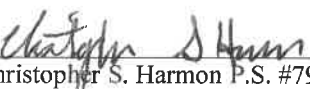
Thence, with the east line of said 4.660 acre tract, North 00°59'34" East, 200.00 feet to an iron pin set;

Thence, with a new division line, South 89°07'14" East, 600.08 feet to an iron pin set in the east line of said Sprehes 3rd Addition, passing for reference at 595.08 feet the west line of Canal Road;

Thence, with the east line said Sprehes 3rd Addition, South 01°34'56" West, 200.00 feet to the **True Point of Beginning**, containing 2.750 acres more or less of which 0.023 acres lie in the right of way of Canal Road, being subject to all legal rights of way, easements, agreements and restrictions of record.

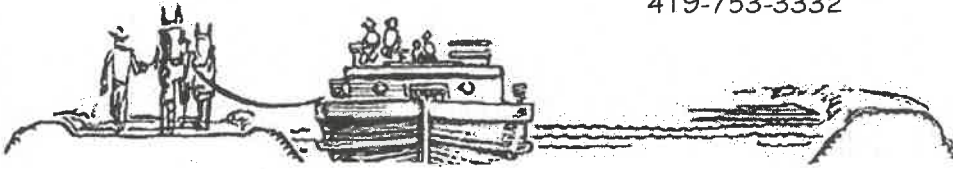
Basis of bearings is based on the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011ADJ). The Official Records and Deed Volumes are all recorded in Auglaize County Recorder's Office. Pins noted as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in August, 2025 and filed in Survey Book "V", Page 571 in the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



10/8/25
Date



TRACT 4

EDWARD J. DIRCKSEN, REV. TRUST SURVEY PT. PARCEL E1402702204 2.780 ACRES

SITUATE IN THE NORTHEAST QUARTER OF SECTION 27, T 7S, R 4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF A 22.014 ACRE TRACT OF LAND OWNED BY EDWARD J. DIRCKSEN, REVOCABLE TRUST AS RECORDED IN OFFICIAL RECORD 609 PAGE 1461 ALSO BEING PART OF LOTS 5 & 6 OF SPREHES 3RD ADDITION AS RECORDED IN PLAT BOOK 1 PAGE 121 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 5/8 inch iron pin found at the southwest corner of the northeast quarter of Section 27;

Thence, with the south line of the northeast quarter of Section 27 and the north right of way line of Seventh Street, South 89°13'22" East, 671.40 feet to the west right of way line of Canal Road and the east line Sprehes 3rd Addition as recorded in Plat Book 1 Page 121;

Thence, with the east line of said Sprehes 3rd Addition, North 01°34'56" East, 1475.98 feet to an iron pin set, said iron pin marking the **True Point of Beginning**;

Thence, with the a new division line, North 89°07'14" West, 600.08 feet to an iron pin set in the east right of way line of a 4.660 acre tract of land owned by West Ohio Rail Authority, passing for reference at 595.08 feet the west right of way line of Canal Road;

Thence, with the east line of said 4.660 acre tract, North 00°59'34" East, 139.95 feet to an iron pin set;

Thence, with the south line of said 4.660 acre tract, North 89°00'26" West, 15.00 feet to an iron pin set;

Thence, with the east line of said 4.660 acre tract, North 00°59'34" East, 60.00 feet to an iron pin set;

Thence, with a new division line, South 89°07'14" East, 617.13 feet to an iron pin set in the east line of said Sprehes 3rd Addition, passing for reference at 612.13 feet the west right of way line Canal Road;

Thence, with the east line of said Sprehes 3rd Addition, South 01°34'⁵⁶~~66~~" West, 200.00 feet to the **True Point of Beginning**, containing 2.780 acres more or less, 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 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 August, 2025 and filed in Survey Book "V", Page 571 in the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



10/8/25
Date