

Northwest corner,  
of the East half,  
of the Northeast Quarter,  
Section 17, Clay Twp.  
SEE DETAIL 1

North line of the East half of the Northeast Quarter of Section 17, Clay Twp.

S. 88°-18'-28" E. - 1,335.40'

Darren & Idadella Bush  
A03-017-011-00  
Deed Vol OR 512, Pg 2151

Edward & Sharon Schultz  
A03-017-011-01  
Deed Vol OR 521, Pg 205

Northeast corner,  
of the East half,  
of the Northeast Quarter,  
Section 17, Clay Twp.

# KAVERMAN SURVEY

Being situated in the East half of the Northeast Quarter of Section 17, Clay Township,  
Town-6-South, Range-7-East, Auglaize County, Ohio, and being referenced as  
Permanent Parcel #A03-017-007-01 and prior deed reference O.R. 721, Page 5290  
Containing 68.741 Acres of land

## SURVEY REFERENCES

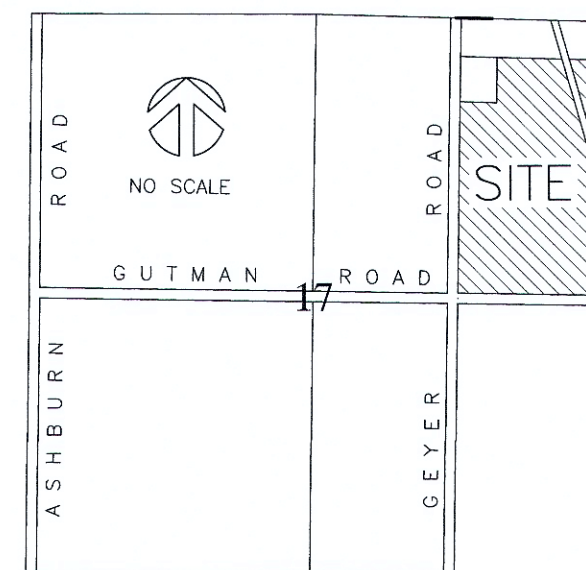
Survey Plat by Samuel Craig, Surveyor  
See Survey Book 3, Page 99  
Auglaize County Engineer's Office  
April 11, 1898

Survey Plat by John Jauert PS #6920  
See Survey Book K, Page 418  
Auglaize County Map Office  
April, 1999

Survey Plat by Eric Pfenning PS #8129  
See Survey CLA-8-1  
Auglaize County Map Office  
April 28, 2003

Survey Plat by Eric Pfenning PS #8129  
See Survey Book O, Page 392  
Auglaize County Map Office  
September 9, 2003

## LOCATION



Section 17  
Clay Township

## LEGEND

- Δ Mag Nail (set)
- ▲ Mag Nail (fnd)
- ⊗ R.R. Spike over Stone (fnd)
- 5/8" Iron Pin (set)
- 5/8" Iron Pin (fnd)
- Monument Box (fnd)
- ⊙ 4 1/2" Steel Post (fnd)

## NOTES

- 1) The Basis of Bearings used for this Survey assumed that the bearing of the West line of the East half of the Northeast Quarter of Section 17, Clay Township, has a bearing of N. 00°-40'-19" E. consistent with a prior survey performed by Eric Pfenning, P.S. #8129, See Survey Book O, Page 392, Auglaize County Map Office.
- 2) The centerline and bearing of the Indiana & Ohio Railroad was determined from a prior survey performed by Eric Pfenning, P.S. #8129, See Survey Book O, Page 392, Auglaize County Map Office.
- 3) This parcel split is subject to any and all easements, reservations, or restrictions of record for utility purposes or otherwise. This survey was performed without the benefit of a Title Search provided by the owners.
- 4) This survey is on file with the Auglaize County Engineer's Map Office, filed at Survey CLA-17-01.

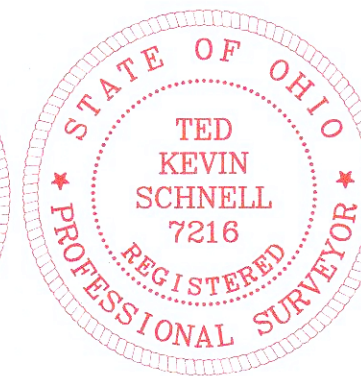
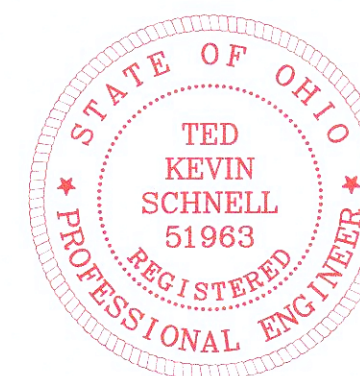
## SURVEYOR'S CERTIFICATION

I do hereby Attest that this Survey and Plat as Recorded  
is a true and accurate representation of the measurements  
taken under my direct supervision on April 26 & 27, 2023.

*Ted K. Schnell*

Ted K. Schnell  
Professional Engineer #51963 (Ohio)  
Professional Surveyor # 7216 (Ohio)

4-28-2023  
date



RAILROAD NOTE:  
The Indiana and Ohio Railroad occupies a 66 foot wide  
dedeed right-of-way through and across this surveyed  
property, and contains 1.456 Acres of land situated  
between the North and East property lines of said  
Parcel #A03-017-007-01.

ACREAGE NOTE:  
Of the net total acreage of this surveyed parcel being  
68.741 Acres, there are 66.488 Acres situated to the  
West of the Railroad, and there are 2.253 Acres  
situated to the East of the Railroad.

TRACT 1 per Deed Reference (O.R. 721, Page 5305)  
TRACT 2 per Deed Reference (O.R. 721, Page 5305)

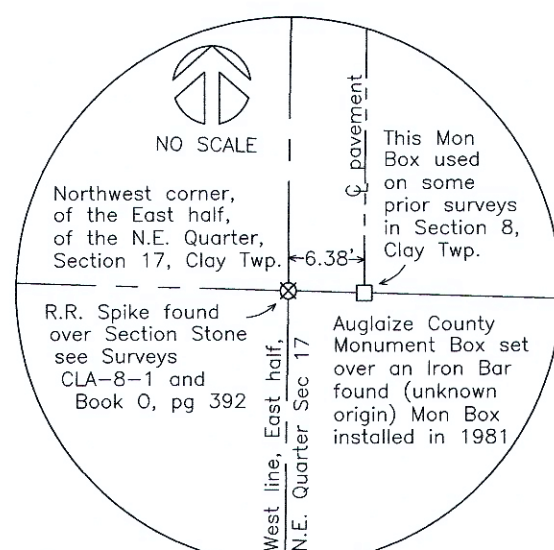
NET TOTAL ACRES = 68.741 Ac.

1.919 Acres in Road right-of-way

( 70.197 Acres = Area of Perimeter  
1.456 Acres = Area of Railroad  
68.741 Acres = Net Area of Parcel )

Dennis Kaverman (1/7th), David Thomas Kaverman (1/7th),  
Marie Ann Hellman (1/7th), Mary Lou Carman (1/7th), Janice Rose Tangeman (1/7th)  
Linda Jean Hillman (1/7th), and Paul Joseph Kaverman (1/7th)  
A03-017-007-01  
Deed Vol OR 721, Pg 5290-5306

TRACT 2 per Deed Reference (O.R. 721, Page 5305)  
TRACT 3 per Deed Reference (O.R. 721, Page 5305)



DETAIL 1

GUTMAN ROAD T. R. # 116 (40')  
1,337.49'

N. 88°-59'-53" W.

South line of the East half of the Northeast Quarter of Section 17, Clay Twp.

Southwest corner,  
of the East half,  
of the Northeast Quarter,  
Section 17, Clay Twp.

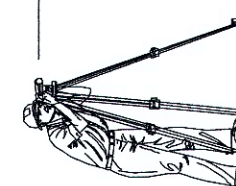
Southeast corner,  
of the East half,  
of the Northeast Quarter,  
Section 17, Clay Twp.

TITLE

K A V E R M A N S U R V E Y

T E D K . S C H N E L L P . E . P . S .

913 Fieldstone Court Wapakoneta, Ohio 45895  
Voice: (419) 738-4758 cell: (419) 230-7896  
e-mail: kschnell7216@gmail.com



No.	Revision/Issue	Date
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Project Name

SURVEY FOR  
DENNIS KAVERMAN et al  
PERMANENT  
PARCEL  
#A03-017-007-01

Project Location

SITUATED IN THE EAST HALF  
OF THE NORTHEAST  
QUARTER OF SECTION 17  
CLAY TOWNSHIP

Project	Sheet
KAVERMAN '23	1
Date	04/28/2023
Scale	see 3 pages of attached legal descriptions
SHOWN	

4

CLA-17-01



Ted K. Schnell PE, PS  
913 Fieldstone Court  
Wapakoneta, Ohio 45895  
Phone (419) 230-7896  
e-mail: kschnell7216@gmail.com



### Surveyor's Description for a 68.741 Acre Parcel

Referenced as Permanent Parcel #A03-017-007-01

The following described parcel of land is a part of the East half of the Northeast Quarter of Section 17, Clay Township, Town-6-South, Range-7-East, Auglaize County, Ohio, and is referenced as Permanent Parcel #A03-017-007-01 as referenced by Deed Volume OR 721, Page 5290, and is more particularly described as follows:

Commencing for reference at a Railroad Spike (found) over a Section Stone situated at the Northwest corner of the East half of the Northeast Quarter of said Section 17, Clay Township, Town-6-South, Range-7-East, Auglaize County, Ohio;

Thence with a bearing of S.  $00^{\circ}-40'-19''$  W. along the West line of the East half of the Northeast Quarter of said Section 17, Clay Township, and the legal centerline of Geyer Road, County Road #207, for a distance of 366.96 feet to a Mag Nail (found) and the PLACE OF BEGINNING;

Thence with a bearing of S.  $88^{\circ}-25'-17''$  E. along the North line of said Permanent Parcel #A03-017-007-01, for a total distance of 1,335.67 feet to a  $4\frac{1}{2}$  inch diameter steel post (found), passing thru an Iron Pin (found) at a distance of 25.06 feet, and passing thru an Iron Pin (found) on the Westerly side of the Indiana and Ohio Railroad at a distance of 1,021.34 feet, and passing thru a  $4\frac{1}{2}$  inch diameter steel post (found) on the Easterly side of the Indiana and Ohio Railroad at a distance of 1,090.69 feet;

Thence with a bearing of S.  $00^{\circ}-37'-21''$  W. along the East line of the East half of the Northeast Quarter of said Section 17, Clay Township, for a total distance of 2,281.23 feet to a Mag Nail (found), passing thru an Iron Pin (set) on the Easterly side of the Indiana and Ohio Railroad at a distance of 801.18 feet, and passing thru an Iron Pin (set) on the Westerly side of the Indiana and Ohio Railroad at a distance of 1,027.97 feet, and passing thru an Iron Pin (set) on the Northerly right-of-way line of Gutman Road (T.R. #116) at a distance of 2,261.23 feet;

Thence with a bearing of N.  $88^{\circ}-59'-53''$  W. along the South line of the East half of the Northeast Quarter of said Section 17, Clay Township, and the legal centerline of Gutman Road (T.R. #116), for a distance of 1,337.49 feet to a Monument Box (found);

continued

Thence with a bearing of N. 00°-40'-19" E. along the West line of the East half of the Northeast Quarter of said Section 17, Clay Township, and the legal centerline of Geyer Road, County Road #207, for a distance of 2,294.67 feet to a Mag Nail (found) and the original PLACE OF BEGINNING. Containing in all 70.197 Acres of land.

*Save and Except:* All that part of the Indiana and Ohio Railroad that traverses diagonally through the above described parcel of land, being further described as follows:

Commencing for reference at a Railroad Spike (found) over a Section Stone situated at the Northwest corner of the East half of the Northeast Quarter of said Section 17, Clay Township, Town-6-South, Range-7-East, Auglaize County, Ohio;

Thence with a bearing of S. 00°-40'-19" W. along the West line of the East half of the Northeast Quarter of said Section 17, Clay Township, and the legal centerline of Geyer Road, County Road #207, for a distance of 366.96 feet to a Mag Nail (found);

Thence with a bearing of S. 88°-25'-17" E. along the North line of said Permanent Parcel #A03-017-007-01, for a distance of 1,021.34 feet to an Iron Pin (found) on the Westerly side of the Indiana and Ohio Railroad and the PLACE OF BEGINNING;

Thence continuing with a bearing of S. 88°-25'-17" E. for a distance of 69.35 feet to a 4½ inch diameter steel post (found) on the Easterly side of the Indiana and Ohio Railroad;

Thence with a bearing of S. 16°-17'-46" E. along the Easterly side of the Indiana and Ohio Railroad, for a distance of 841.70 feet to an Iron Pin (set);

Thence with a bearing of S. 00°-37'-21" W. along the East line of the East half of the Northeast Quarter of said Section 17, Clay Township, for a distance of 226.79 feet to an Iron Pin (set);

Thence with a bearing of N. 16°-17'-46" W. along the Westerly side of the Indiana and Ohio Railroad, for a distance of 1,079.96 feet to an Iron Pin (found) and the original PLACE OF BEGINNING. This section of the Indiana and Ohio Railroad containing in all 1.456 Acres of land traversing diagonally through said Permanent Parcel #A03-017-007-01.

The above described parcel of land contains a net acreage of 68.741 Acres of land, of which, 1.919 Acres being previously dedicated for highway purposes. Of the total net acreage of 68.741 Acres, 66.488 Acres is situated West of the Railroad, and 2.253 Acres is situated East of the Railroad. The above described parcel of land is also subject to any or all legal easements, reservations, or restrictions, if any, upon said premises.

continued

CLA-17-16

The basis of bearings used for this survey and legal description assumed that the bearing of the West line of the East half of the Northeast Quarter of Section 17, Clay Township, has a bearing of N. 00°-40'-19" E. consistent with a prior survey performed by Eric Pfenning P.S. #8129 (see Survey Book 0, Page 392, Auglaize County Map Office.

This legal description was prepared from an actual survey performed by Ted K. Schnell, PS #7216 (Ohio) on April 26 & 27, 2023. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey CLA-17-01.

The above described 68.741 Acre parcel of land is referenced as Permanent Parcel #A03-017-007-01 as referenced by Deed Volume OR 721, Page 5290.

Prepared By:



Ted K. Schnell  
Professional Engineer 51963 (Ohio)  
Professional Surveyor 7216 (Ohio)

