

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.

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

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

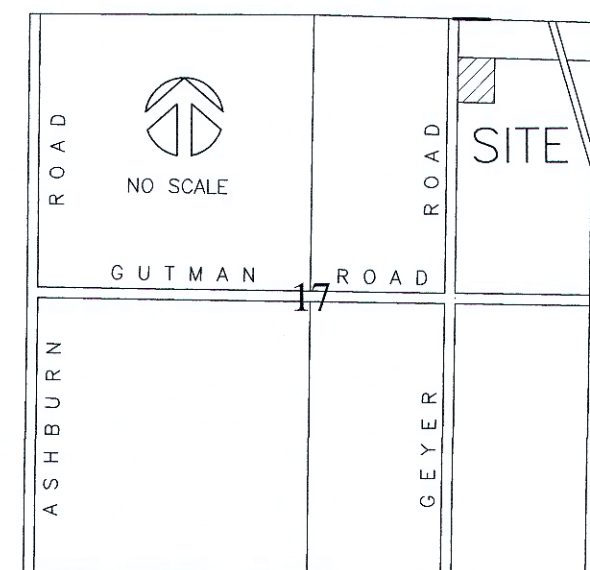
Edward & Sharon Schultz
A03-017-011-01
Pg 205
Deed Vol OR 521, Pg 205

KAVERMAN PARCEL SPLIT 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 is being split out of
Permanent Parcel #A03-017-007-01 and prior deed reference O.R. 721, Page 5290
Parcel Split Containing 3.348 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

- △ 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-17-02.

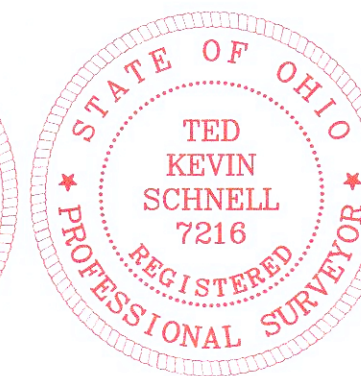
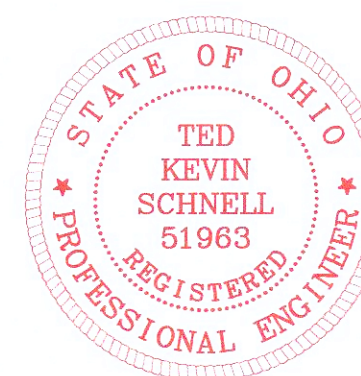
SURVEYOR'S CERTIFICATION

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



TITLE		
KAVERMAN PARCEL SPLIT SURVEY		
913 Fieldstone Court Wapakoneta, Ohio 45895 Voice: (419) 738-4758 cell: (419) 230-7896 e-mail: kschnell7216@gmail.com		
No.	Revision/Issue	Date
Project Name PARCEL SPLIT SURVEY FOR DENNIS KAVERMAN et al OUT OF PERMANENT PARCEL #A03-017-007-01		
Project Location SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17 CLAY TOWNSHIP		
Project KAVERMAN '23	Sheet 1 3	see 2 pages of attached legal descriptions
Date 04/28/2023	Scale SHOWN	

CLA-17-02

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



Surveyor's Description of a 3.348 Acre Parcel Split

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 a parcel of land being split out of 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 Permanent Parcel #A03-017-007-01 as referenced by Deed Volume OR 721, Page 5290, for a distance of 341.59 feet to an Iron Pin (set), and passing thru an Iron Pin (found) for reference at a distance of 25.06 feet;

Thence with a bearing of S. $00^{\circ}-40'-19''$ W. and parallel with 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 427.00 feet to an Iron Pin (set);

Thence with a bearing of N. $88^{\circ}-25'-17''$ W. and parallel with the North line of said Permanent Parcel #A03-017-007-01, for a distance of 341.59 feet to a Mag Nail (set), and passing thru an Iron Pin (set) for reference at a distance of 316.59 feet;

Thence with a bearing of N. $00^{\circ}-40'-19''$ 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 427.00 feet to a Mag Nail (found) and the original PLACE OF BEGINNING.

Containing in all 3.348 Acres of land, of which, 0.245 Acre being previously dedicated for highway purposes. The above described parcel of land is also subject to any or all legal easements, reservations, or restrictions, if any, upon said premises.

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-17-02.

The above described 3.348 Acre parcel of land is being split out of Permanent Parcel #A03-017-007-01 as referenced by Deed Volume OR 721, Page 5290.

Prepared By:

Ted K. Schnell

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

