

North line of sanitary easement: S. 89°-20'-39" E. - 304.50'

PARCEL #1 0.6833 Acres

Add-On for
Parcel A03-018-011-01

Irrevocable Trust of
Ivan & Velma Zwiebel
Parcel A03-018-014-00
Vol OR 609 Pg 1831

Gustave & Craig Zwiebel
Christina Bodenmiller
(Trustees)

Charles E. Webb Jr.
Parcel A03-018-011-01
Vol OR 640 Pg 2160

Prior 1.00 Acre Survey by
Tom Steinke (Book B, Pg 231)
May 6, 1976

South property line of 1.00 Acre parcel
and sanitary easement line
N. 89°-20'-39" W. - 240.00'

NOTE #2

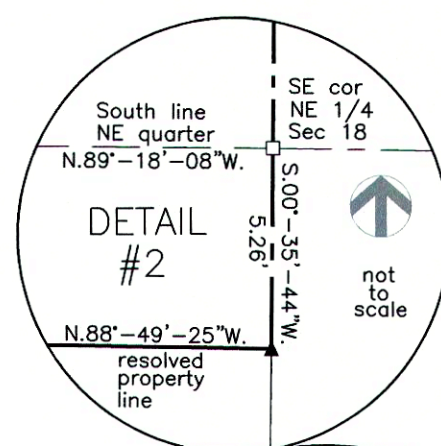
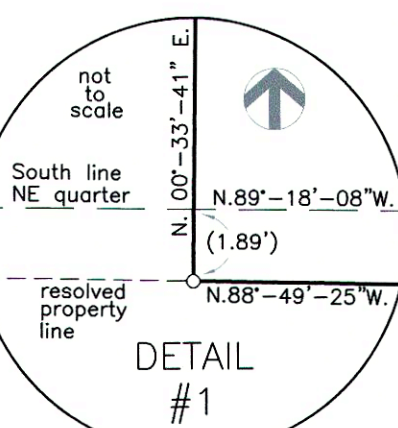
A perpetual easement
for sanitary purposes
exists for the benefit of
parcel #A03-018-011-01
containing 4.00 Acres of
land as per Steinke survey
Book B, Page 231 and as
referenced in prior deed
Volume OR 611, Page 5

Prior 0.755 Acre Survey by
Tom Steinke (Book E, Pg 41)
June 1979

Hibner Family Farm LLC
Parcel A03-018-011-00
Vol OR 611 Pg 5

PARCEL #2 4.2539 Acres

4.2208 Acres in the Northeast Quarter
0.0331 Acre in the Southeast Quarter
(0.264 Acre in road right-of-way)



N. 89°-18'-08" W. - 404.00' (South line, N.E. quarter)

N. 88°-49'-25" W. - 404.02'

PROPERTY LINE DISPUTE/RESOLVE

By ORDER of the Court of Common Pleas, Auglaize County, Case
#2019 CV 0053, Judge Frederick Pepple residing, dated March 6,
2020, Clerk of Courts Vol 188, Pages 1592-93, and also recorded
as Judgement Entry OR 702, pages 2099-2100, Recorder's Office,
the above noted property line assignment has been interpreted as
shown and is based upon a survey by Richard Morrissey as is
recorded in Survey Book U, Page 33, Auglaize County Map Office.

Dennis & Judith Werling
(Trustees)
Parcel A03-018-006-00
Vol OR 589 Pg 1352

SURVEY FOR THE HIBNER FAMILY FARM LLC

Part of the Northeast Quarter and Southeast Quarter of
Section 18, Clay Township, Town-6-South, Range-7-East,
Auglaize County, Ohio

PARCEL #1 - 0.6833 Acre

PARCEL #2 - 4.2539 Acres

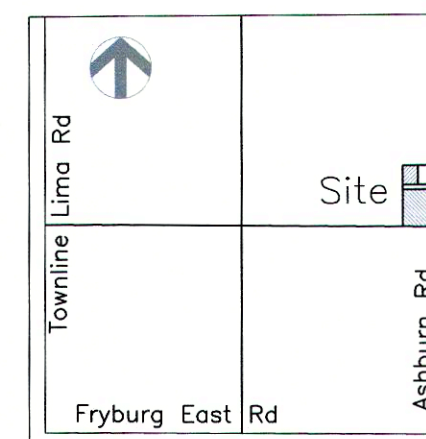
LEGEND

- ▲ Mag Nail (found)
- △ Mag Nail (set)
- Iron Pin (found)
- Iron Pin (set)
- Monument Box (found)
- Railroad Spike (found)

NOTE #1

Mag Nail (set) over a
Railroad Spike (found)

LOCATION



Section 18
Clay Township

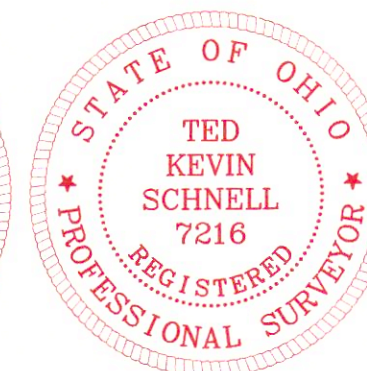
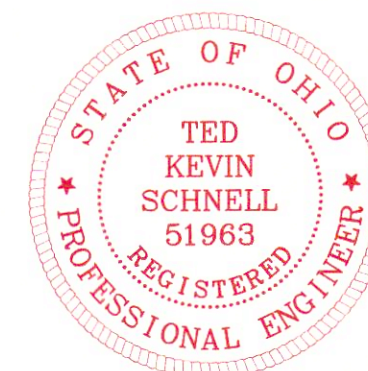
SURVEYOR'S CERTIFICATION

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 the 25th & 26th day of March,
2020.

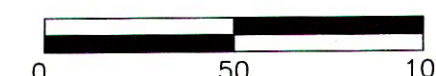
Ted K. Schnell

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

3 / 27 / 2020
date



SCALE



GUTMAN ROAD (T.R. 116)

Southeast corner
Northeast quarter
Section 18

Northeast corner
Southeast quarter
Section 18

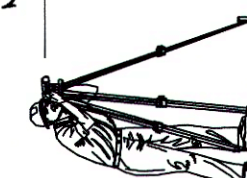
Basis of Bearings used for this Survey is consistent with the Auglaize County Engineer's Global
Positioning Survey and Coordinate System whereas the East line of the Northeast Quarter of
Section 18, and the centerline of Ashburn Road, bears S. 00°-33'-41" W.

TITLE

SURVEY FOR HIBNER FAMILY FARM LLC

Ted K. Schnell 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

Project Name

SURVEY FOR
THE HIBNER
FAMILY FARM LLC

Project Location

PART OF THE
NORTHEAST QUARTER
AND
SOUTHEAST QUARTER
OF SECTION 18
CLAY TOWNSHIP

Project

HIBNER 2020

Date

MAR 27, 2020

Scale

SHOWN

Sheet

1

1

CLA-18-3

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



SURVEYOR'S DESCRIPTION

4.2539 Acre Parcel

The following described parcel of land is a part of the Northeast quarter and the Southeast quarter of Section 18, Clay Township, Town-6-South, Range-7-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Southeast corner of the Northeast quarter (same being the Northeast corner of the Southeast quarter) of said Section 18, Clay Township, and the PLACE OF BEGINNING;

Thence with a bearing of S. 00°-35'-44" W. along the East line of the Southeast quarter of said Section 18, Clay Township, and the centerline of Ashburn Road (County Road #201), for a distance of 5.26 feet to a Mag Nail (found);

Thence with a bearing of N. 88°-49'-25" W. for a distance of 404.02 feet to an Iron Pin (set);

Thence with a bearing of N. 00°-33'-41" E. and being parallel to the East line of the Northeast quarter of said Section 18, Clay Township, and parallel to the centerline of Ashburn Road (County Road #201), for a distance of 456.83 feet to an Iron Pin (set), and passing thru a point on the South line of the Northeast quarter of said Section 18, Clay Township, at a distance of 1.89 feet;

Thence with a bearing of S. 89°-20'-39" E. for a distance of 404.00 feet to a Mag Nail (set), and passing thru an Iron Pin (set) for reference at a distance of 379.00 feet;

Thence with a bearing of S. 00°-33'-41" W. along the East line of the Northeast quarter of said Section 18, Clay Township, and the centerline of Ashburn Road (County Road #201), for a distance of 455.24 feet to a Monument Box (found) and the original PLACE OF BEGINNING.

Containing in all, 4.2539 Acre of land, of which, 0.264 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 of record upon said premises.

(continued)

The South line of the above described parcel of land has been determined by order of the Court of the Common Pleas, Case #2019 CV 0053, dated March 6, 2020, Clerk of Courts Volume 188, Pages 1592-93, and recorded as Judgement Entry OR 702, Pages 2099-2100, Auglaize County Recorder's Office, to resolve a property line dispute. Also refer to a field survey of occupation as filed in Survey Book U, Page 33, Auglaize County Map Office, which was inherently utilized to resolve said dispute.

Prior Deed References: Deed Volume: OR 611, Page 5.

This parcel is a split out of permanent parcel #A03-018-011-00.

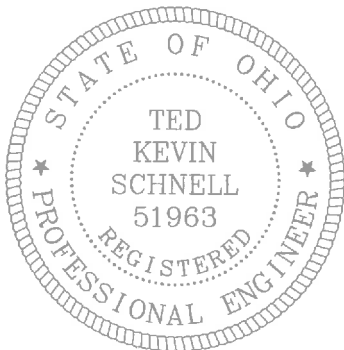
The basis of bearings used for this description were determined from the Auglaize County Engineer's Global Positioning Survey and Coordinate System whereas the East line of the Northeast Quarter of said Section 18, Clay Township, and the centerline of Ashburn Road (County Road #201), bears S. 00°-33'-41" W.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on the 25th and 26th day of March, 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office at CLA-18-3.

Prepared By:

Ted K. Schnell

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



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



SURVEYOR'S DESCRIPTION

0.6833 Acre "Add-On"
to parcel #A03-018-011-01

The following described parcel of land is a part of the Northeast quarter of Section 18, Clay Township, Town-6-South, Range-7-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Southeast corner of the Northeast quarter of said Section 18, Clay Township;

Thence with a bearing of N. 00°-33'-41" E. along the East line of the Northeast quarter of said Section 18, Clay Township, and the centerline of Ashburn Road (County Road #201), for a distance of 480.24 feet to a Mag Nail (set) over a Railroad Spike (found) at the Southeast corner of permanent parcel #A03-018-011-01;

Thence with a bearing of N. 89°-20'-39" W. along the South line of permanent parcel #A03-018-011-01 for a distance of 240.00 feet to an Iron Pin (found) at the Southwest corner of permanent parcel #A03-018-011-01, and the PLACE OF BEGINNING;

Thence continuing with a bearing of N. 89°-20'-39" W. for a distance of 164.00 feet to an Iron Pin (set);

Thence with a bearing of N. 00°-33'-41" E. and being parallel to the East line of the Northeast quarter of said Section 18, Clay Township, and parallel to the centerline of Ashburn Road (County Road #201), for a distance of 181.50 feet to an Iron Pin (set);

Thence with a bearing of S. 89°-20'-39" E. for a distance of 164.00 feet to an Iron Pin (set) at the Northwest corner of permanent parcel #A03-018-011-01;

Thence with a bearing of S. 00°-33'-41" W. along the West line of permanent parcel #A03-018-011-01 and being parallel to the East line of the Northeast quarter of said Section 18, Clay Township, and parallel to the centerline of Ashburn Road (County Road #201), for a distance of 181.50 feet to an Iron Pin (found) and the original PLACE OF BEGINNING.

(continued)

CLA-18-3c

Containing in all, 0.6833 Acre of land being considered as "add-on" acreage to an existing and adjoining 1.00 Acre parcel of land referenced as permanent parcel #A03-018-011-01, and is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

Prior Deed References: Deed Volume: OR 611, Page 5.

This parcel is a split out of permanent parcel #A03-018-011-00.

The basis of bearings used for this description were determined from the Auglaize County Engineer's Global Positioning Survey and Coordinate System whereas the East line of the Northeast quarter of said Section 18, Clay Township, and the centerline of Ashburn Road (County Road #201), bears N. 00°-33'-41" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on the 25th and 26th day of March, 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office at CLA-18-3.

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