

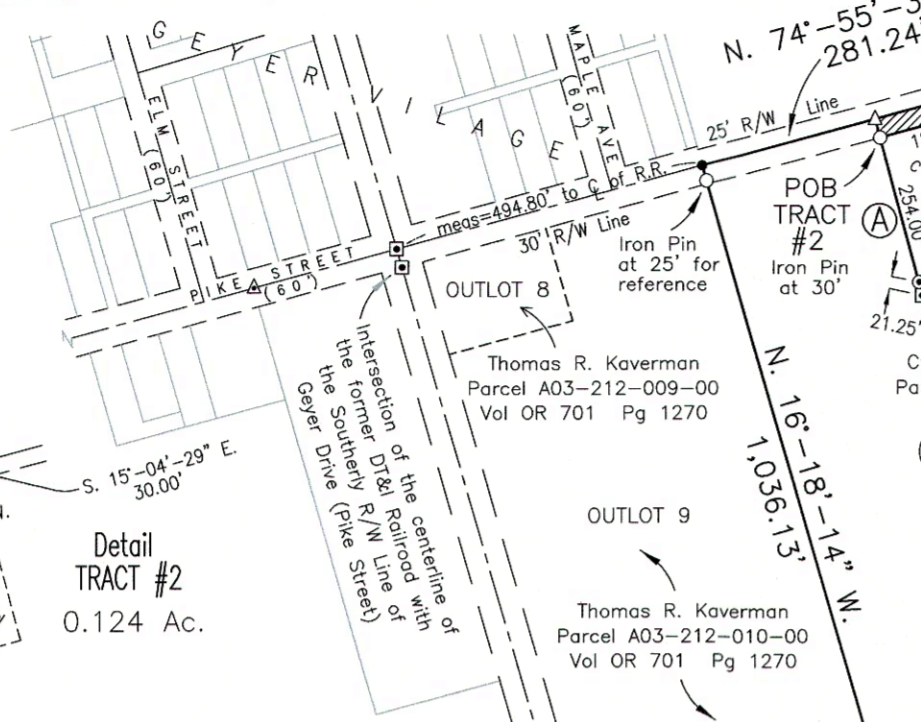
KAVERMAN SURVEY PERMANENT PARCEL #A03-021-008-02

Tract #1 153.4956 Acres
Tract #2 0.1240 Acres

Being a part of the Northwest and Northeast Fractional Quarters, and the
Southwest and Southeast Quarters of Section 21, Clay Township
Town-6-South, Range 7-East, Auglaize County, Ohio

Plat of Geyer City
Plat Book 1A, Page 385
Plat Book 1B, Page 385
Surveyed by Samuel Craig
Sept 20, 1893
Recorded December 26, 1893

Incorporation of Geyer Village
Plat Book 2, Page 43A
November, 1900
County Recorder's Office



Detail
TRACT #2
0.124 Ac.

SURVEY REFERENCES

Survey by Samuel Craig, County Surveyor
Survey Book 3, page 151
January 14, 1902
County Engineer's Records

Survey by Thomas Steinke
Survey Book B, page 179, 210
March 17, 1976
County Engineer's Map Office

Survey by Ted K. Schnell
Survey Book K, page 5A
July 6, 1994
County Engineer's Map Office

Survey by John Jauert
Survey CLA-16-1
March, 2000
County Engineer's Map Office

Surveys by Lock-Two Surveying
Survey CLA-15-2, CLA-15-3
August 30, 2005, September 26, 2007
County Engineer's Map Office

Survey by F.A. Runkle, County Surveyor
Survey Book 3, page 219
April 15, 1912
County Engineer's Records

Survey by Thomas Kuck
Survey Book C, page 364
April 13, 1977
County Engineer's Map Office

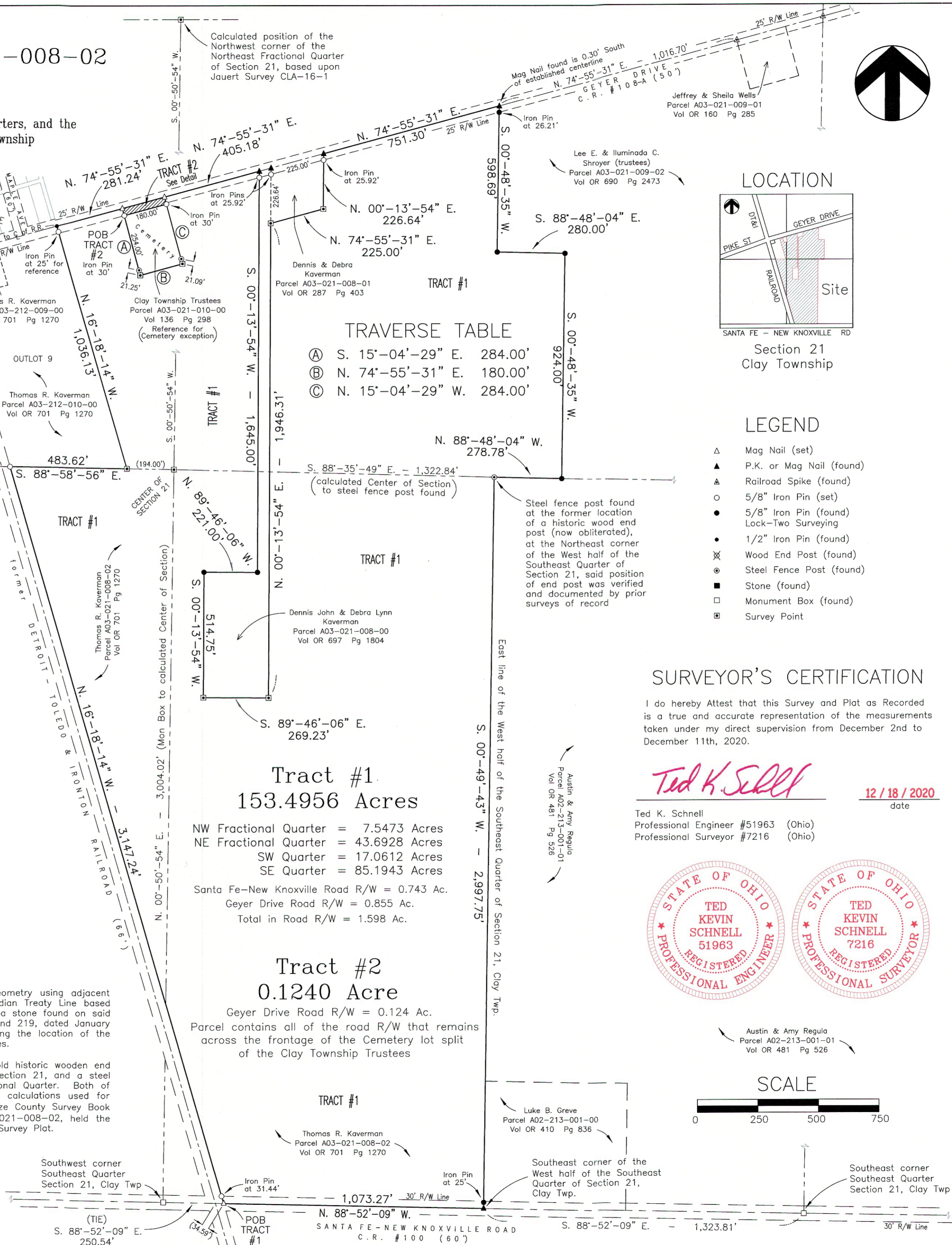
Survey by Ted K. Schnell
Survey CLA-21-1
November 8, 1996
County Engineer's Map Office

Survey by Ted K. Schnell
Survey Book M, page 98
September 15, 2000
County Engineer's Map Office

NOTES

- 1) The calculated position for the Center of Section 21 was determined by section geometry using adjacent surveys of record, and by consideration of the existing line of occupation of the Indian Treaty Line based upon monumentation found at the site in the form of existing end posts, as well as a stone found on said Indian Treaty Line that is documented in Auglaize County Survey Book 3, Pages 151 and 219, dated January 14, 1902 and April 15, 1912. Both of these surveys also show a stone monumenting the location of the Center of Section 21, however, the stone has since been destroyed by farming practices.
- 2) During the survey performed by me for Survey CLA-21-1, in November of 1996 an old historic wooden end post existed at the Northeast corner of the West half of the Southeast Quarter of Section 21, and a steel fence post existed at the Northeast corner of the West half of the Northeast Fractional Quarter. Both of these posts were traversed to in order to document their positions. The pro-rata calculations used for Survey CLA-21-1 considered the call dimensions (in chains) as shown in said Auglaize County Survey Book 3, Pages 151 and 219. This survey, performed by me for permanent parcel #A03-021-008-02, held the monumentation of points found as were set by Lock-Two Surveying as shown on this Survey Plat.
- 3) The Basis of Bearings used for this Survey is consistent with the Auglaize County Engineer's Global Positioning Survey and Coordinate System whereas the South line of the Southeast Quarter of Section 21 Clay Township, and the legal centerline of Santa Fe-New Knoxville Road (County Road #100), bears S. 88°-52'-09" E.

Southwest corner
Southwest Quarter
Section 21, Clay Twp



TRAVERSE TABLE	
①	S. 15°-04'-29" E. 284.00'
②	N. 74°-55'-31" E. 180.00'
③	N. 15°-04'-29" W. 284.00'

LOCATION



Section 21
Clay Township

LEGEND

- △ Mag Nail (set)
- ▲ P.K. or Mag Nail (found)
- Railroad Spike (found)
- 5/8" Iron Pin (set)
- 5/8" Iron Pin (found)
- Lock-Two Surveying
- 1/2" Iron Pin (found)
- ⊗ Wood End Post (found)
- Steel Fence Post (found)
- Stone (found)
- Monument Box (found)
- Survey Point

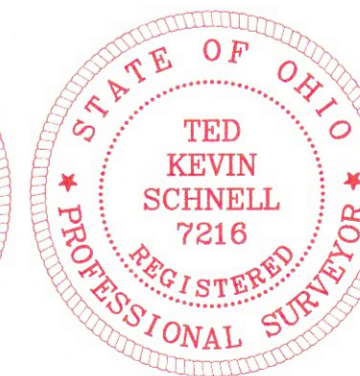
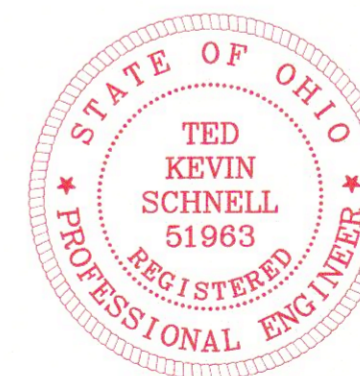
SURVEYOR'S CERTIFICATION

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 from December 2nd to December 11th, 2020.

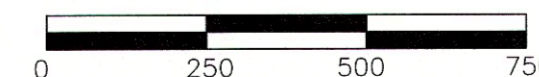
Ted K. Schnell

12 / 18 / 2020
date

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



SCALE



SURVEY OF PERMANENT PARCEL #A03-021-008-02

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 OF
PERMANENT PARCEL
A03-021-008-02
THOMAS R. KAVERMAN

Project Location

LOCATED IN THE NORTHWEST AND
NORTHEAST FRACTIONAL QUARTERS,
AND THE SOUTHWEST AND SOUTHEAST
QUARTERS OF SEC 21, CLAY TWP
TOWN-6-SOUTH
RANGE-7-EAST

Project
KAVERMAN 2020

Date
12/18/2020

Scale
SHOWN

Sheet
1

5

SEE 4 PAGES OF
ATTACHED LEGALS

CLA-21-2

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



SURVEYOR'S DESCRIPTION
Permanent Parcel #A03-021-008-02

The following described parcel of land is a part of the Northwest and Northeast Fractional Quarters of Section 21, Clay Township, and the Southwest and Southeast Quarters of Section 21, Clay Township, Town-6-South, Range-7-East, Auglaize County, Ohio, and is currently referenced as permanent parcel #A03-021-008-02. The description for this parcel shall include of two tracts of land, TRACT #1 and TRACT #2, and is more particularly described as follows:

Tract #1

Commencing for reference at a Monument Box (found) situated at the Southwest corner of the Southeast Quarter of said Section 21, Clay Township, Town-6-South, Range-7-East;

Thence with a bearing of S. 88°-52'-09" E. along the South line of the Southeast Quarter of said Section 21, Clay Township, and the legal centerline of Santa Fe-New Knoxville Road (County Road #100), for a distance of 250.54 feet to a Mag Nail (set) and the PLACE OF BEGINNING;

Thence with a bearing of N. 16°-18'-14" W. along the East line of the former Detroit - Toledo & Ironton (DT&I) Railroad, for a distance of 3,147.24 feet to an Iron Pin (set) at the Southwest corner of OutLot 9 to the Village of Geyer, Ohio, as referenced by permanent parcel #A03-212-010-00, and by Deed Volume OR 701, Page 1270, and passing thru an Iron Pin (set) at the intersection of the East line of said Railroad with the Northerly right-of-way line of said Santa Fe-New Knoxville Road, at a distance of 31.44 feet;

Thence with a bearing of S. 88°-58'-56" E. along the South line of said OutLot 9, and the Southerly corporation line of said Village of Geyer, same line being the South line of the Northwest Fractional Quarter of said Section 21, Clay Township (also known as the former Indian Treaty / Boundary Line), for a distance of 483.62 feet to a Point at the Southeast corner of said OutLot 9;

Thence with a bearing of N. 16°-18'-14" W. along the East line of said OutLot 9, and the Easterly corporation line of said Village of Geyer, for a distance of 1,036.13 feet to a ½ inch Iron Pin (found) in the legal centerline of Geyer Drive (County Road #108A), also known as Pike Street, and passing thru an Iron Pin (set) for reference at a distance of 1,011.13 feet;

Thence with a bearing of N. 74°-55'-31" E. along the legal centerline of Geyer Drive (County Road #108A), for a distance of 281.24 feet to a Mag Nail (set);

(continued)

Thence with a bearing of S. 15°-04'-29" E. for a distance of 284.00 feet to a Point at the Southwest corner of a Cemetery referenced by permanent parcel #A03-021-010-00, and as referenced by Deed Volume 136, Page 298, and passing thru an Iron Pin (set) at the Northwest corner of said Cemetery at a distance of 30.00 feet, and also passing by a steel fence post (found) for reference at a distance of 262.75 feet;

Thence with a bearing of N. 74°-55'-31" E. along the South line of said Cemetery for a distance of 180.00 feet to a Point at the Southeast corner of said Cemetery;

Thence with a bearing of N. 15°-04'-29" W. along the East line of said Cemetery for a distance of 284.00 feet to a Mag Nail (set), and passing thru an Iron Pin (set) at the Northeast corner of said Cemetery at a distance of 254.00 feet, and passing by a steel fence post (found) for reference at a distance of 21.09 feet;

Thence with a bearing of N. 74°-55'-31" E. along the legal centerline of Geyer Drive (County Road #108A), for a distance of 405.18 feet to a P.K. Nail (found) at the Northwest corner of permanent parcel #A03-021-008-00 as referenced by Deed Volume OR 697, Page 1804;

Thence with a bearing of S. 00°-13'-54" W. along the West line of said permanent parcel #A03-021-008-00, for a distance of 1,645.00 feet to an Iron Pin (found), and passing thru an Iron Pin (set) for reference at a distance of 25.92 feet;

Thence with a bearing of N. 89°-46'-06" W. along a line of said permanent parcel #A03-021-008-00, for a distance of 221.00 feet to an Iron Pin (found);

Thence with a bearing of S. 00°-13'-54" W. along the West line of said permanent parcel #A03-021-008-00 for a distance of 514.75 feet to a Point;

Thence with a bearing of S. 89°-46'-06" E. along the South line of said permanent parcel #A03-021-008-00, for a distance of 269.23 feet to a Point;

Thence with a bearing of N. 00°-13'-54" E. along the East line of said permanent parcel #A03-021-008-00, for a distance of 1,946.31 feet to a Point at the Southwest corner of permanent parcel #A03-021-008-01 as referenced by Deed Volume OR 287, Page 403;

Thence with a bearing of N. 74°-55'-31" E. along the South line of said permanent parcel #A03-021-008-01, and parallel with the legal centerline of Geyer Drive (County Road #108A), for a distance of 225.00 feet to a Point at the Southeast corner of said permanent parcel #A03-021-008-01;

Thence with a bearing of N. 00°-13'-54" E. along the East line of said permanent parcel #A03-021-008-01 for a distance of 226.64 feet to a P.K. Nail (found) at the Northeast corner of said permanent parcel #A03-021-008-01, and passing thru an Iron Pin (set) for reference at a distance of 200.72 feet;

Thence with a bearing of N. 74°-55'-31" E. along the legal centerline of Geyer Drive (County Road #108A), for a distance of 751.30 feet to a Point;

Thence with a bearing of S. 00°-48'-35" W. along the West line of permanent parcel #A03-021-009-02 as referenced by Deed Volume OR 690, Page 2473, for a distance of 598.69 feet to an Iron Pin (found), and passing thru a Mag Nail (found) at a distance of 0.30 feet, and passing thru an Iron Pin (found) for reference at a distance of 26.21 feet;

(continued)

Thence with a bearing of S. 88°-48'-04" E. along a line of said permanent parcel #A03-021-009-02 for a distance of 280.00 feet to an Iron Pin (found);

Thence with a bearing of S. 00°-48'-35" W. along the West line of said permanent parcel #A03-021-009-02 for a distance of 924.00 feet to an Iron Pin (found);

Thence with a bearing of N. 88°-48'-04" W. along the North line of permanent parcel #A02-213-001-01 as referenced by Deed Volume OR 481, Page 526, for a distance of 278.78 feet to a steel fence post (found) at the Northeast corner of the West half of the Southeast Quarter of said Section 21, Clay Township;

Thence with a bearing of S. 00°-49'-43" W. along the East line of the West half of the Southeast Quarter of said Section 21, Clay Township, and along the West line of permanent parcel #A02-213-001-01 as referenced by Deed Volume OR 481, Page 526, and the West line of permanent parcel #A02-213-001-00 as referenced by Deed Volume OR 410, Page 836, for a distance of 2,997.75 feet to a P.K. Nail (found) at the Southeast corner of the West half of the Southeast Quarter of said Section 21, Clay Township, and passing thru an Iron Pin (found) at a distance of 2,972.75 feet;

Thence with a bearing of N. 88°-52'-09" W. along the South line of the Southeast Quarter of said Section 21, Clay Township, and the legal centerline of Santa Fe-New Knoxville Road (County Road #100), for a distance of 1,073.27 feet to a Mag Nail (set) and the original PLACE OF BEGINNING.

TRACT #1 containing in all, 153.4956 Acres of land. The above described tract of land contains a total of 1.598 Acres previously dedicated for highway purposes, and is subject to any or all legal easements, reservations, or restrictions of record upon said premises. Tract #1 contains 7.5473 Acres situated in the Northwest Fractional Quarter, 43.6928 Acres situated in the Northeast Fractional Quarter, 17.0612 Acres situated in the Southwest Quarter, and 85.1943 Acres situated in the Southeast Quarter, all being located in Section 21, Clay Township, Town-6-South, Range-7-East.

TRACT #2

Commencing for reference at a Point situated at the intersection of the centerline of the former Detroit – Toledo & Ironton (DT&I) Railroad with the Southerly right-of-way line of Geyer Drive (County Road #108A), also known as Pike Street, in the Village of Geyer, Ohio;

Thence with a bearing of N. 74°-55'-31" E. along the Southerly right-of-way line of Geyer Drive (County Road #108A), for a distance of 775.40 feet to an Iron Pin (set) at the Northwest corner of a Cemetery referenced by permanent parcel #A03-021-010-00, and as referenced by Deed Volume 136, Page 298, and the PLACE OF BEGINNING;

Thence with a bearing of N. 15°-04'-29" W for a distance of 30.00 feet to a Mag Nail (set) in the legal centerline of Geyer Drive (County Road #108A);

Thence with a bearing of N. 74°-55'-31" E. along the legal centerline of Geyer Drive (County Road #108A), for a distance of 180.00 feet to a Mag Nail (set);

(continued)

Thence with a bearing of S. 15°-04'-29" E. for a distance of 30.00 feet to an Iron Pin (set) at the Northeast corner of said Cemetery;

Thence with a bearing of S. 74°-55'-31" W. along the Southerly right-of-way line of Geyer Drive (County Road #108A), and the Northerly line of said Cemetery, for a distance of 180.00 feet to an Iron Pin (set) at the Northwest corner of said Cemetery, and the original PLACE OF BEGINNING.

TRACT #2 containing in all, 0.124 Acre of land, all of which has been previously dedicated for highway purposes, and is also subject to any or all legal easements, reservations, or restrictions of record upon said premises. Tract #2 being situated entirely in the East half of the Northwest Fractional Quarter of said Section 21, Clay Township.

TRACT #1 and TRACT #2, when combined, contains a total of 153.6196 Acres of land, with 1.722 Acres being previously dedicated for highway purposes. This parcel, in its' entirety, is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

This parcel describing TRACT #1 and TRACT #2, when combined, is currently referenced as permanent parcel #A03-021-008-02

Prior Deed References: Deed Volume: OR 701, Page 1270.

Reference is made to a plat of Geyer City as surveyed by Samuel Craig, September 20, 1893, and recorded December 26, 1893, in Plat Book 1A, page 385, and Plat Book 1B, page 385. Also, reference is made to a Plat of Incorporation of the Village of Geyer as recorded January 14th, 1901, in Plat Book 2, Page 43A, in the Auglaize County Recorder's Office.

The basis of bearings used for this description were determined from the Auglaize County Engineer's Global Positioning Survey whereas the South line of the Southeast Quarter of said Section 21, Clay Township, and the legal centerline of Santa Fe - New Knoxville Road (County Road #100), has a bearing of S. 88°-52'-09" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, from December 2nd to December 11th, 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office located at Survey CLA-21-2.

Prepared By:

Ted K. Schnell

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

