

R.R. Spike (fnd) at the NW corner of the SW Quarter of the SW Quarter of Section 15, Duchouquet Township

# STAHLER to HUFFMAN PARCEL SPLIT

Situated in the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, with 2.047 Acres being split from Parcel #B05-015-006-00 in the SW Quarter of Section 15, and 1.889 Acres as the entire Permanent Parcel #B05-022-004-00 in the NW Quarter of Section 22

Combined Total = 3.936 Acres  
(combined total of road right-of-way = 0.408 Acres)

## PRIOR REFERENCES

Cheryl A. Stahler  
Vol 724 Pg 3271  
Parcel B05-015-006-00  
Parcel B05-022-004-00

## LEGEND

- ▲ Mag Nail (found)
- △ Mag Nail (set)
- Iron Pin (found)
- Iron Pin (set)
- Monument Box (found)
- Conc Monument (found)
- ⊗ R.R. Spike (found)
- (rec) record dimension
- (meas) measured dimension

## NOTES

- The basis of bearings used for this survey and legal description assumed the centerline of C.R. 25A (Dixie Highway) to bear S. 27°-37'-13" W. per prior surveys performed by James M. Kent PS #6792, Survey DUC-15-4 and Survey Book Q, Page 455.
- The centerline of C.R. 25A has been established per James M. Kent by honoring the call-outs from existing R/W monuments as found and shown herein and as provided for on ODOT 25 R/W plan S.H. 126, Section "H" Auglaize County, sheet 2 of 6, on file with the Auglaize County Engineer's Office.
- Parcel Split was approved for a Variance request of a zero (0') foot setback by Duchouquet Twp Board of Zoning Appeals on October 16, 2023.



Part of the SW Quarter of Sec 15 and part of the the NW Quarter of Section 22,

Robert D. Cunningham Jr.  
Parcel B05-015-006-01  
Vol 664 Pg 1854

Cheryl A. Stahler  
Parcel B05-015-006-00  
Vol 724 Pg 3271

Jamie K. Stettler  
Parcel B05-022-006-00  
Vol 642 Pg 546

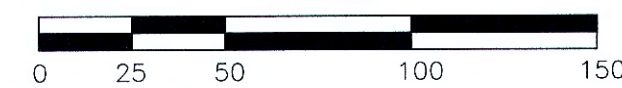
## SURVEY REF'S

James M. Kent PS #6792  
Survey DUC-15-4 (County Map Office)  
May 17, 2002

James M. Kent PS #6792  
Survey Book Q, Page 455 (County Map Office)  
December 7, 2009

ODOT R/W Plans for C.R. 25A  
See S.H. 126, Section "H" (Pt.)  
Sheet 2 of 6 Fiscal year 1940

## SCALE



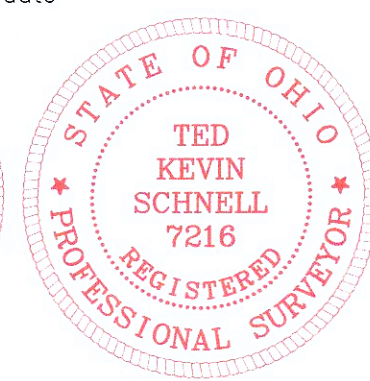
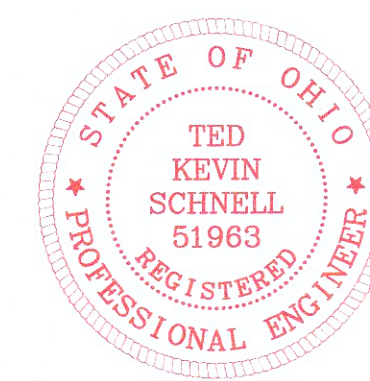
## SURVEYOR'S CERTIFICATION

I do hereby Attest that this Survey and Plat as filed is a true and accurate representation of the measurements taken under my direct supervision on the 17th day of October, 2023.

*Ted K. Schnell*

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

10-20-2023  
date

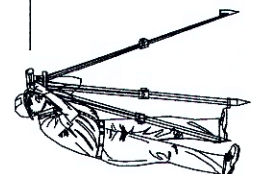


TITLE

STAHLER - HUFFMAN PARCEL SPLIT SURVEY

Ted K. Schnell P.E. P.S.

913 Fieldstone Court Wapakoneta, Ohio 45896  
Voice: (419) 738-4758 Cell: (419) 230-7896  
e-mail: kschnell7216@gmail.com



No.	Revision/Issue	Date

Project Name

STAHLER TO HUFFMAN  
PARCEL SPLIT  
SURVEY

Project Location

PART OF THE SW 1/4 OF  
SECTION 15 AND THE NW 1/4  
OF SECTION 22, DUCHOUQUET TWP  
AUGLAIZE COUNTY, OHIO

Project

HUFFMAN

Date

10-20-2023

Scale

SHOWN

Sheet

1

3

See attached 2 pages  
of legal description

DUC-15-5



Ted K. Schnell PE, PS  
913 Fieldstone Court  
Wapakoneta, Ohio 45895  
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e-mail: kschnell7216@gmail.com



### Surveyor's Description of a 3.936 Acre Parcel Split

The following described 3.936 Acre parcel split of land is situated in the Southwest Quarter of Section 15, and in the Northwest Quarter of Section 22, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, and is being further described as follows:

Commencing for reference at a Monument Box (found) being situated at the Southwest corner of the Southwest Quarter of the Southwest Quarter said Section 15, Duchouquet Township, and the PLACE OF BEGINNING;

Thence with a bearing of N.  $00^{\circ}-48'-56''$  E. along the West line of the Southwest Quarter of the Southwest Quarter said Section 15, Duchouquet Township, and along the legal centerline of Hauss Road (Township Road #161), for a distance of 220.00 feet to a Mag Nail (set);

Thence with a bearing of S.  $89^{\circ}-11'-04''$  E. for a distance of 240.00 feet to an Iron Pin (set), and passing thru an Iron Pin (set) for reference at a distance of 20.00 feet;

Thence with a bearing of S.  $55^{\circ}-31'-58''$  E. for a distance of 397.11 feet to a Mag Nail (set) situated at centerline Station 108+77.45 of the State of Ohio, Department of Transportation, right-of-way plans for County Road 25A (Dixie Highway), and passing thru an Iron Pin (set) for reference on the Westerly right-of-way line of County Road 25A (Dixie Highway) at a distance of 351.79 feet;

Thence with a bearing of S.  $27^{\circ}-37'-13''$  W. along the centerline of County Road 25A (Dixie Highway) for a distance of 172.87 feet to a Mag Nail (found) situated at centerline Station 107+04.58 of said right-of-way plans for County Road 25A (Dixie Highway);

Thence with a bearing of N.  $89^{\circ}-17'-33''$  W. along the Northerly line of Permanent Parcel #B05-022-004-01 as referenced by Deed Volume OR 702, Page 414, for a distance of 492.85 feet to an Mag Nail (found), and passing thru an Iron Pin (found) on the Westerly right-of-way line of County Road 25A (Dixie Highway) at a distance of 50.47 feet, and also passing thru an Iron Pin (found) for reference at a distance of 472.85 feet;

continued

DUC-15-Sca

Thence with a bearing of N. 00°-54'-19" E. along the West line of the Northwest Quarter of said Section 22, Duchouquet Township, and along the legal centerline of Hauss Road (Township Road #161), for a distance of 155.28 feet to a Monument Box (found) and the original PLACE OF BEGINNING.

The above described parcel of land contains in all 3.936 Acres of land, of which 0.408 Acre previously dedicated for highway purposes and is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

The above described 3.936 Acres contains 2.047 Acres being situated in the Southwest Quarter of Section 15, Duchouquet Township, (split out of Permanent Parcel #B05-015-006-00), and also contains 1.889 Acres being situated in the Northwest Quarter of Section 22, Duchouquet Township, (all of Permanent Parcel #B05-022-004-00).

Prior Deed References: Deed Volume OR 724, Page 3271, Auglaize County Recorder's Office.

The basis of bearings used for this description assumed the centerline of C.R. 25A (Dixie Highway) to bear S. 27°-37'-13" W. per prior surveys of record performed by James M. Kent P.S. #6792, surveys DUC-15-4 and Survey Book Q, page 455, Auglaize County Map Office.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on October 17<sup>th</sup> of 2023. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey DUC-15-5.

Prepared By:

*Ted K. Schnell*

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

October 23, 2023

