

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

STAHLER to CUNNINGHAM ADD-ON SURVEY

Situated in the Southwest Quarter of Section 15, Dushouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, being a 1.278 Acre parcel of land being split from Parcel #B05-015-006-00. This Parcel Split has not been approved, nor shall be occupied as a new residential or commercial building site.

Total Acres = 1.278 Acres

(road right-of-way = 0.262 Acres)

PRIOR REFERENCES

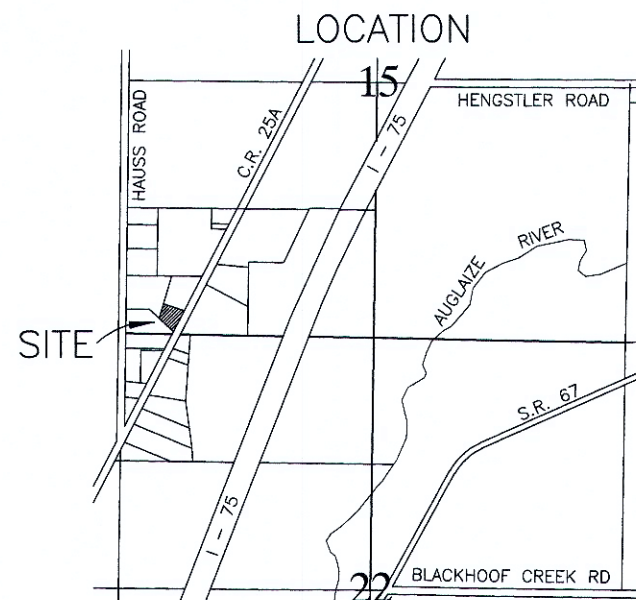
Cheryl A. Stahler
Vol OR 724 Pg 3271
Parcel B05-015-006-00

LEGEND

- ▲ Mag Nail (found)
- Iron Pin (found)
- Monument Box (found)
- Conc Monument (found)
- ⊗ R.R. Spike (found)

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 20, 2025.



Located in the SW Quarter of Sec 15
Duchouquet Twp, T-5-S, R-6-E.

Robert D. Cunningham Jr.
Parcel B05-015-006-01
Vol OR 664 Pg 1854
Existing 2.509 Acre Parcel

This Parcel Split from:
Cheryl A. Stahler
Parcel B05-015-006-00
Vol OR 724 Pg 3271

1.278 Acres
(R/W = 0.262 Acres)

SURVEY REF'S

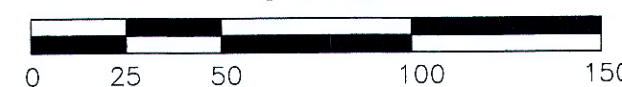
Ted K. Schnell PS #7216
Survey DUC-15-5 (County Map Office)
October 20, 2023

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



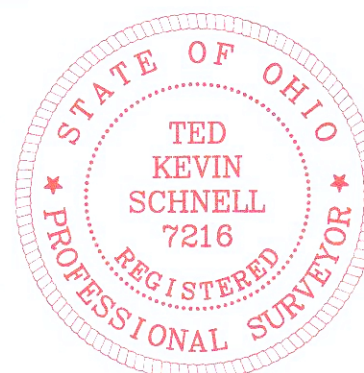
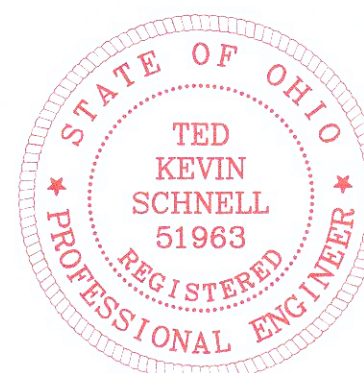
SURVEYOR'S CERTIFICATION

I do hereby Attest that this Survey and Plat as filed is a true and accurate representation of the measurements and relative field data taken under my direct supervision on October 17, 2023, referenced by prior survey DUC-15-5, dated October 20, 2023. Said measurements and field data being used for this current survey and description now being referenced as survey DUC-15-6, dated October 28, 2025, Auglaize County Map Office.

Ted K. Schnell

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

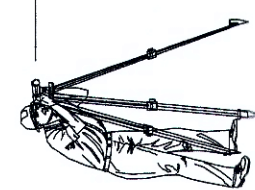
10-28-2025
date



STAHLER - CUNNINGHAM PARCEL SPLIT SURVEY

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

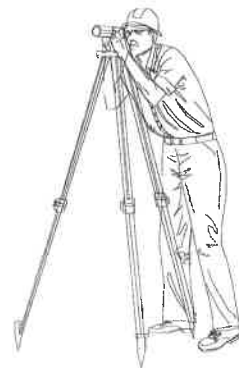
Project Name
STAHLER TO CUNNINGHAM
PARCEL SPLIT
SURVEY

Project Location
PART OF THE SW 1/4
OF SECTION 15
DUCHOUQUET TWP
AUGLAIZE COUNTY, OHIO

Project CUNNINGHAM	Sheet 1 3
Date 10-28-2025	Scale SHOWN
See attached 2 pages of legal description	

DUC-15-6

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 1.278 Acre Parcel Split

The following described 1.278 Acre parcel split of land is situated in the Southwest Quarter of Section 15, 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;

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 (found);

Thence with a bearing of S. $89^{\circ}-11'-04''$ E. along the Northerly line of permanent parcel #B05-015-006-02 as referenced by Deed Volume OR 728, Page 4702, for a distance of 240.00 feet to an Iron Pin (found), and passing thru an Iron Pin (found) for reference at a distance of 20.00 feet;

Thence with a bearing of S. $55^{\circ}-31'-58''$ E. and continuing along the Northerly property line of said permanent parcel #B05-015-006-02 as referenced by Deed Volume OR 728, Page 4702, for a distance of 166.26 feet to a Point, said Point being the PLACE OF BEGINNING;

Thence continuing with a bearing of S. $55^{\circ}-31'-58''$ E. and along the Northerly property line of said permanent parcel #B05-015-006-02 as referenced by Deed Volume OR 728, Page 4702, for a distance of 230.85 feet to a Mag Nail (found) 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 (found) on the Westerly right-of-way line of said County Road 25A (Dixie Highway) at a distance of 185.53 feet;

Thence with a bearing of N. $27^{\circ}-37'-13''$ E. along the centerline of County Road 25A (Dixie Highway) for a distance of 260.20 feet to a Mag Nail (found) situated at centerline Station 111+37.65 of said right-of-way plans for County Road 25A (Dixie Highway);

(continued)

DVC-15-6a

Thence with a bearing of N. 71°-51'-37" W. along the Southerly line of Permanent Parcel #B05-015-006-01 as referenced by Deed Volume OR 664, Page 1854, for a distance of 269.56 feet to an Iron Pin (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 45.61 feet;

Thence with a bearing of S. 16°-35'-52" W. for a distance of 191.82 feet to a Point, said Point being the original PLACE OF BEGINNING.

The above described parcel of land contains in all 1.278 Acres of land, of which 0.262 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 1.278 Acres is a split out of Permanent Parcel #B05-015-006-00 and is referenced by prior 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 N. 27°-37'-13" E. 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, with measurements and relative field data taken under my direct supervision on October 17th of 2023, referenced by prior survey DUC-15-5, dated October 20, 2023. Said measurements and field data being used for this current survey and description now being referenced as survey DUC-15-6, dated October 28, 2025, Auglaize County Map Office.

Prepared By:

Ted K. Schnell

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

October 28, 2025

