

STEINKE TO HELMSTETTER ADD-ON SURVEY

0.4764 Acre Parcel

Located in the Southwest Quarter of Section 19, Duchouquet Township,
Town-5-South, Range 6-East, Auglaize County, Ohio

LEGEND

- △ RR Spike (found)
- Iron Pin (found)
- Iron Pin (set)
- Monument Box (found)
- Wood Stake (set)

SCALE



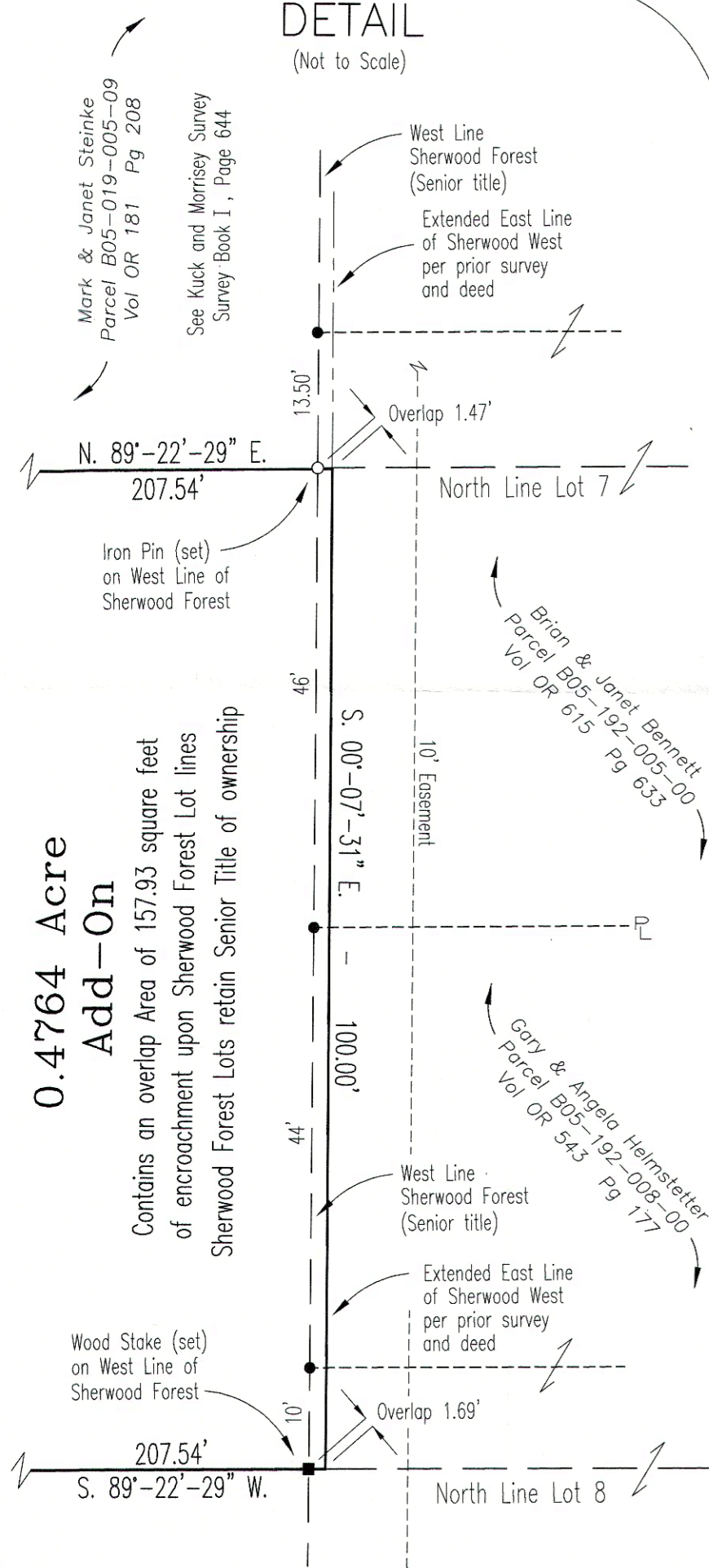
LOCATION



Section 19
Duchouquet Township

DETAIL

(Not to Scale)



Note #1

The North line of the Sherwood West Subdivision was surveyed and platted such that the North line of the Southwest Quarter of Section 19, Duchouquet Township was used for the centerline of Infirmary Road. The resulting plat caused an interior angle of 89°-31'-20" as shown herein with the East line of the Sherwood West Subdivision from said North line of the Southwest Quarter of Section 19.

Note #2

The North line of Sherwood Forest Subdivision was surveyed and platted such that the assumed centerline intersection of Infirmary Road with Nottingham Drive created an interior angle of 89°-20'-00" as shown herein and also an interior angle of 89°-24'-44" with the North line of the Southwest Quarter of Section 19, Duchouquet Township with the centerline of Nottingham Drive as shown herein.

Note #3

The resulting variation of the bearing and direction of the West line of Sherwood Forest Subdivision and the East line of Sherwood West Subdivision has created an overlap. The angular variation between the 2 lines results in a discrepancy of 00°-06'-36" causing the East Line of Sherwood West Subdivision to diverge in an Southeasterly direction away from the East line of Sherwood Forest. See Jim Kent surveys: Book N, Page 438, Book N, Page 440, and Book N, Page 441, Auglaize County Map Office. Overlaps are as shown.

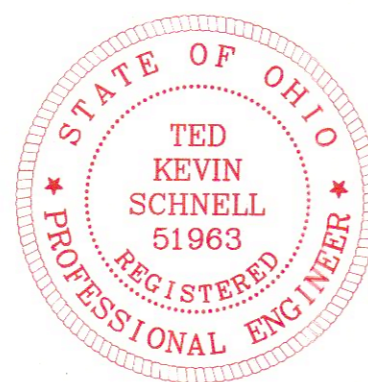
Southwest corner,
Lot 5, Sherwood
West Subdivision

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 6th day of July, 2020.

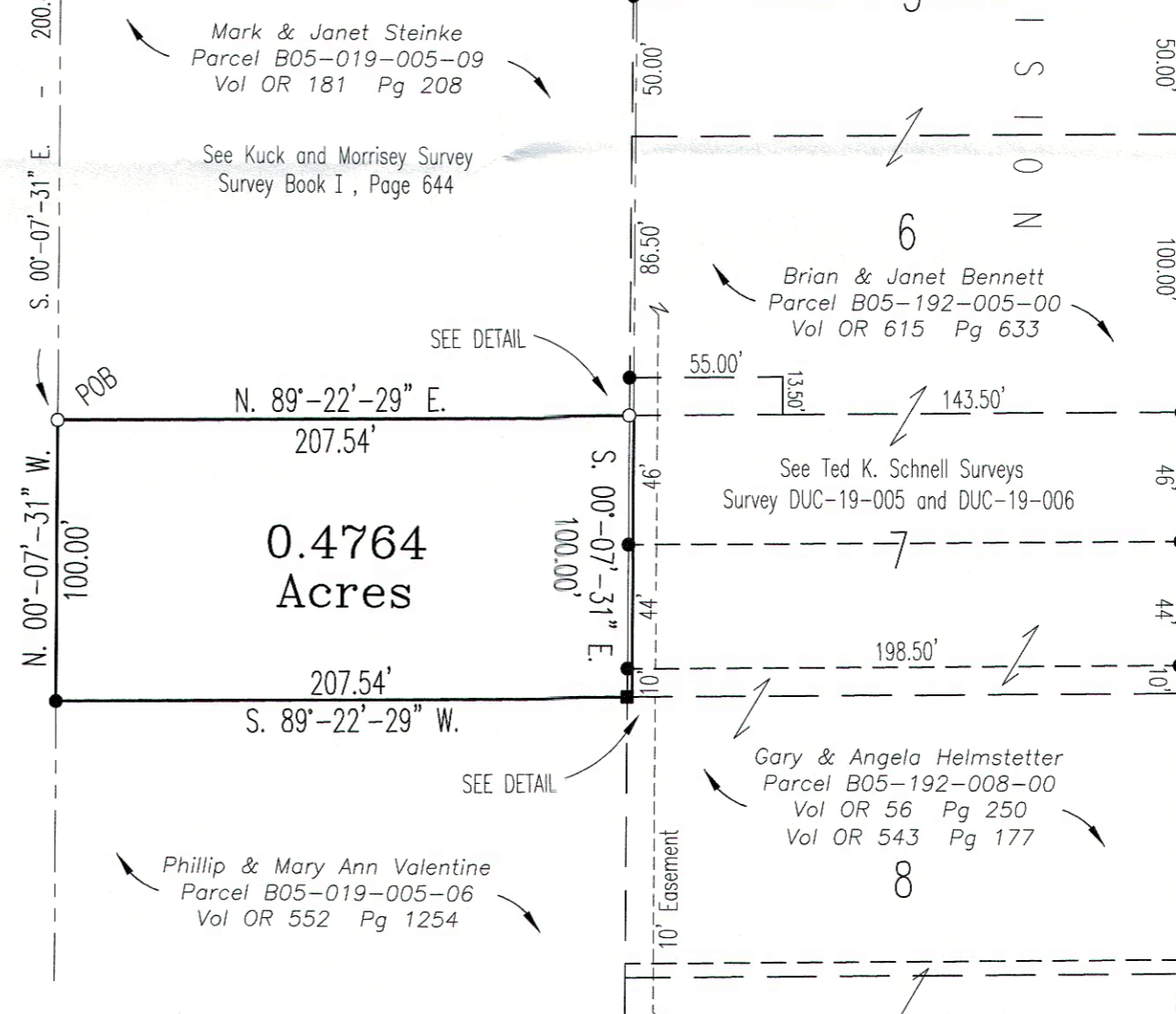
Ted K. Schnell
Ted K. Schnell
Professional Engineer #51963 (Ohio)
Professional Surveyor #7216 (Ohio)

7 / 07 / 2020
date



Basis of Bearings used for this Survey is consistent with the Sherwood West Subdivision Plat as Recorded on October 3, 1985, Plat Cabinet A, Slide 289, whereas the North line of the Southwest Quarter of Section 19, Duchouquet Township, bears N. 89°-23'-49" E.

0.4764
Acres

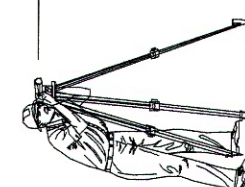


Sherwood Forest Subdivision Plat
as Recorded on July 11, 1967,
Plat Book C, Slide 4

STEINKE TO HELMSTETTER ADD-ON SURVEY

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

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No.	Revision/Issue	Date

Project Name

STEINKE TO
HELMSTETTER
ADD-ON SURVEY
0.4764 ACRES

Project Location

SOUTHWEST QUARTER
SECTION 19
DUCHOUQUET TOWNSHIP
TOWN-5-SOUTH, RANGE-6-EAST

Project

STEINKE 2020

Date

07/07/2020

Scale

SHOWN

Sheet

1

1

DUC-19-7

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



SURVEYOR'S DESCRIPTION 0.4764 Acre "Add-On" Parcel

The following described parcel of land is a part of the Southwest Quarter of Section 19, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Northwest corner of the Southwest Quarter of said Section 19, Duchouquet Township, Town-5-South, Range-6-East;

Thence with a bearing of N. 89°-23'-49" E. along the North line of the Southwest Quarter of said Section 19, Duchouquet Township, and the centerline of Infirmary Road (County Road #166) for a distance of 609.53 feet to a Railroad Spike (found);

Thence with a bearing of S. 00°-07'-31" E. along the West line of the Sherwood West Subdivision (recorded in Plat Cabinet A, Slide 289) for a distance of 430.00 to a Point situated at the Southwest corner of Lot 5 of said Sherwood West Subdivision;

Thence with a bearing of N. 89°-23'-49" E. along the South line of said Sherwood West Subdivision for a distance of 422.46 feet to an Iron Pin (found) at the Northwest corner of a 1.431 Acre parcel being referenced by Deed Volume OR 181, Page 208;

Thence with a bearing of S. 00°-07'-31" E. along the West line of said 1.431 Acre Parcel referenced by Deed Volume OR 181, Page 208, for a distance of 200.43 feet to an Iron Pin (set) and the PLACE OF BEGINNING;

Thence with a bearing of N. 89°-22'-29" E. for a distance of 207.54 feet to a Point, and passing thru an Iron Pin (set) at a distance of 206.07 feet;

Thence with a bearing of S. 00°-07'-31" E. along the East line of said 1.431 Acre Parcel referenced by Deed Volume OR 181, Page 208, for a distance of 100.00 feet to a Point situated at the Southeast corner of said 1.431 Acre Parcel;

Thence with a bearing of S. 89°-22'-29" W. along the South line of said 1.431 Acre Parcel referenced by Deed Volume OR 181, Page 208, for a distance of 207.54 feet to an Iron Pin (found), and passing thru an wooden stake (set) at a distance of 1.69 feet;

(continued)

Thence with a bearing of N. 00°-07'-31" W. along the West line of said 1.431 Acre Parcel referenced by Deed Volume OR 181, Page 208, for a distance of 100.00 feet to an Iron Pin (set) and the original PLACE OF BEGINNING.

Containing in all, 0.4764 Acre of land being considered as "add-on" acreage to an existing and adjoining parcel of land to the East being the South part of Lot 7 of the Sherwood Forest Subdivision. Prior references for the existing and adjoining parcel of land is: Deed Volume OR 543, Page 177, being referenced as permanent Parcel #B05-192-008-00.

The above described 0.4764 Acre tract of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

The basis of bearings used for this description were determined from the Sherwood West Subdivision Plat (recorded in Plat Cabinet A, Slide 289) whereas the North line of the Southwest Quarter of said Section 19, Duchouquet Township bears N. 89°-23'-49" E.

Grantor's Prior Deed References: Deed Volume OR 181, Page 208, Auglaize County Recorder's Office.

This parcel is a split out of permanent parcel #B05-019-005-09.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on the 6th day of July, 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office at Survey DUC-19-7.

Prepared By:



Ted K. Schnell
Professional Engineer 51963
Professional Surveyor 7216

