

# Parcel Split off of Lot 32, Wilderness Trails #2 Subdivision

Proposed Transfer of Land from Trenton & Brandi Fahncke to Jamey & Denise Sims  
0.0503 Acre (2193.13 sq.ft.) of land being a part of Lot #32 of Wilderness Trails Subdivision #2 to the City of Wapakoneta as Recorded in Plat Cabinet C, Slides 136-137, Auglaize County Recorder's Office, also being situated in the Southwest Quarter of Section 20, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County Ohio  
Current Deed Reference: OR 705, Page 1491 Current Permanent Parcel #B07-204-003-00

Kah Family Farm LLC  
Parcel B05-020-008-00  
Vol OR 662 Pg 1457

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0.0503 Acre  
(2,193.13 sq.ft.)

Parcel is subject to any record easements, reservations, or restrictions, if any, upon said premises

detention pond bank area

## 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 22nd day of September, 2020.

*Ted K. Schnell*

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

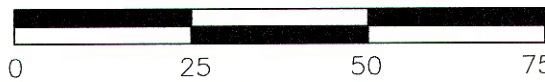
9/22/2020  
date



## LEGEND

- Iron Pin (found)
- Iron Pin (set)
- ⊕ "+" Mark (scribed) in Concrete
- ⚓ Steel Fence T-Post (found)

## SCALE



## REVIEWED AND APPROVED

*Mary Ruck*

Mary Ruck  
City of Wapakoneta, Engineering Dept.

9-24-2020  
date

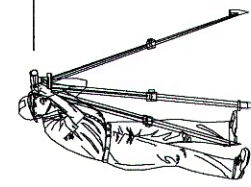
Basis of Bearings used for this Survey is consistent with the Wilderness Trails Subdivision #2 Plat as recorded in Plat Cabinet C, Slides 136-137, Auglaize County Recorder's Office, whereas the North Line of Lot #33 was assumed to bear N. 88°-27'-51" E.

TITLE

PARCEL SPLIT FAHNCKE TO SIMS

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

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Voice: (419) 738-4758 Cell: (419) 230-7896  
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No.	Revision/Issue	Date

Project Name

PARCEL SPLIT  
FAHNCKE  
TO  
SIMS

Project Location

A PARCEL SPLIT TRANSFER  
OF A 0.0503 ACRE PARCEL  
OUT OF LOT #32 OF THE  
WILDERNESS TRAILS SUBDIVISION #2  
PARCEL #B07-204-003-00

Project  
SIMS

Date  
SEPT 22, 2020  
Scale  
SHOWN

Sheet

1  
1

DUC-20-7



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



## Surveyor's Description of 0.0503 Acre Parcel (2,193.13 square feet)

( Parcel being split out of Permanent Parcel # B07-204-003-00 )

The following described parcel of land is a part of Lot #32 of Wilderness Trails Subdivision #2 to the City of Wapakoneta, Ohio, as recorded in Plat Cabinet C, Slides 136-137, Auglaize County Recorder's Office, Permanent Parcel #B07-204-003-00, and being situated in the Southwest Quarter of Section 20, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at an Iron Pin (found) situated in the center of the cul-de-sac of Mohican Trail in the Wilderness Trails Subdivision #2 to the City of Wapakoneta, Ohio;

Thence with a bearing of N. 29°-20'-22" W. and radial to the center of said cul-de-sac of Mohican Trail, for a distance of 50.00 feet to a plus (+) mark (scribed) in a concrete sidewalk, and being the intersection of the street right-of-way line of Mohican Trail with the Easterly lot line of said Lot #32 of Wilderness Trails Subdivision #2;

Thence continuing with a bearing of N. 29°-20'-22" W. and radial to the center of said cul-de-sac of Mohican Trail, and along the Easterly lot line of said Lot #32 of Wilderness Trails Subdivision #2, for a distance of 135.65 feet to a Point at the Southerly water's edge of the Wilderness Trails Subdivision #2 storm water detention pond, and passing thru an Iron Pin (set) for reference at a distance of 104.00 feet, said Point at the Southerly water's edge being the PLACE OF BEGINNING;

Thence with a bearing of N. 42°-20'-42" W. and traversing across the body of said storm water detention pond, for a distance of 118.15 feet to a Point;

Thence with a bearing of N. 01°-16'-01" W. along the Westerly lot line of said Lot #32 of Wilderness Trails Subdivision #2, for a distance of 56.50 feet to an Iron Pin (found), and passing thru a Point on the Northerly water's edge of the Wilderness Trails Subdivision storm water detention pond at a distance of 4.00 feet, and also passing thru an Iron Pin (set) for reference at a distance of 10.50 feet, said Iron Pin (found) being the Northwest corner of said Lot #32 of Wilderness Trails Subdivision #2;

Thence with a bearing of S. 29°-20'-22" E. along the Easterly lot line of said Lot #32 of Wilderness Trails Subdivision #2, for a distance of 164.97 feet to a Point and the original PLACE OF BEGINNING.

(continued)

Containing in all, 0.0503 Acre of land (2,193.13 square feet). The above described tract of land is also subject to all other recorded easements, reservations, or restrictions, if any, upon said premises.

The basis of bearings used for this survey is consistent with the Wilderness Trails Subdivision #2 Plat as recorded in Plat C, Slides 136-137, Auglaize County Recorder's Office.

Previous Deed References: Deed Volume OR 705, PAGE 1491, Auglaize County Recorder's Office.

This Parcel as described above is a split out of permanent parcel B07-204-003-00.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on September 22<sup>nd</sup>, 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey DUC-20-7.

*Ted K. Schnell*

Prepared By:

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

