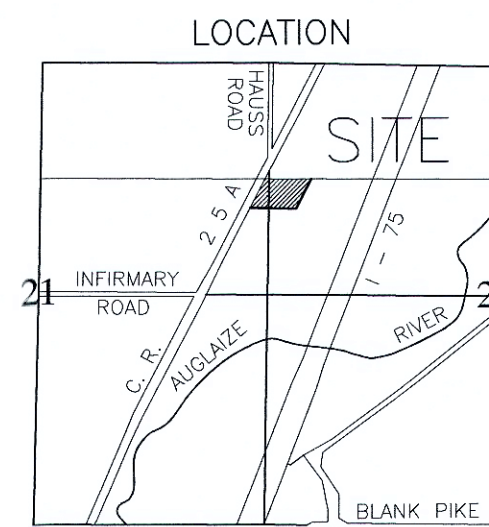


Northeast Corner,  
Northeast Quarter,  
Section 21,  
Duchouquet Twp.

Northwest Corner,  
Northwest Quarter,  
Section 22,  
Duchouquet Twp.

# ZWIEBEL SURVEY

Being a 3.000 Acre Parcel Split situated in the Northeast Quarter of Section 21,  
and in the Northwest Quarter of Section 22, Duchouquet Township,  
Town-5-South, Range-6-East, Auglaize County, Ohio



East 1/2 Section 21  
West 1/2 Section 22  
Duchouquet Township

## NOTES

1) The bearings used for this Survey were derived from the Auglaize County Global Positioning Survey of County Road 25-A right-of-way monumentation as originally set by the Ohio Department of Transportation, whereas the bearing of the Easterly right-of-way line from the concrete monument (found) at Station 83+00 (45' Rt) to the concrete monument (found) at Station 99+00 (45' Rt) bears N. 27°-33'-23" E. Both concrete monuments were found in good condition. Refer to the ODOT right-of-way plans S.H. 126 Sec "H", pages 1-6, dated 1940, and the point files of the County's Global Positioning Survey of 25-A, both on file with the Auglaize County Engineer's Office.

Prior Deed Reference  
Bradley & Annette Zwiebel  
Vol OR 294 Pg 478

## SURVEY REFERENCES

Surveys by James M. Kent PS #6792  
Survey Book J, Page 351  
Survey Book J, Page 353  
Survey Book Q, Page 001  
Survey Book Q, Page 414  
(County Map Office)

Surveys by Eric R. Pfenning PS #8129  
Survey Book O, Page 368  
Survey Book O, Page 442  
(County Map Office)

Survey by Kyle Binkley PS #8587  
Survey Book S, Page 537  
(County Map Office)

3.000 ACRES

0.310 Acre in R/W

1.029 Acres in the NE 1/4 of Sec 21  
(split out of Parcel #B05-021-026-01)

1.971 Acres in the NW 1/4 of Sec 22  
(split out of Parcel #B05-022-011-00)

## SURVEYOR'S CERTIFICATION

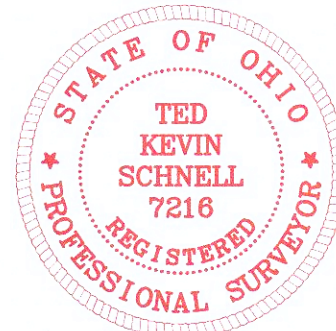
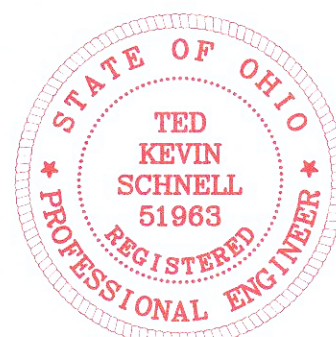
I do hereby Attest that this Survey and Plat is a true and accurate representation of the measurements taken under my direct supervision on the 25th day of October, 2022.

*Ted K. Schnell*

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

10-27-2022  
date

Bradley & Annette Zwiebel  
Parcel B05-022-011-00  
Vol OR 294 Pg 478



## LEGEND

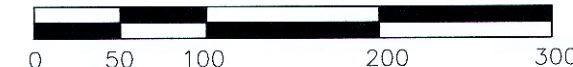
- Δ Mag Nail (set)
- Iron Pin (found)
- Iron Pin (set)
- ⊗ Calculated Point
- Monument Box (found)
- Conc. Monument (found)
- (rec) Record distance

GLOBAL POSITIONING COORDINATES  
(based on 1996 Auglaize County Base Monument Network Survey)

R/W Mon	Sta 71+00 Rt 55'	North 340797.646	East 1505118.831	good cond
R/W Mon	Sta 74+00 Rt 55'	North 341063.848	East 1505257.620	fair cond
R/W Mon	Sta 78+00 Rt 60'	North 341416.663	East 1505447.116	destroyed
R/W Mon	Sta 83+00 Rt 45'	North 341866.216	East 1505664.695	good cond
R/W Mon	Sta 90+00 Rt 45'	North 342486.817	East 1505988.584	missing disk
R/W Mon	Sta 99+00 Rt 45'	North 343283.557	East 1506404.288	good cond

RAD Family Holdings, LLC  
Parcel B05-022-010-00  
Vol OR 668 Pg 2691

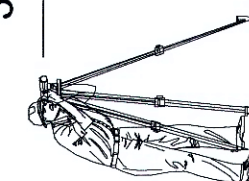
## SCALE



3.000 ACRE PARCEL SPLIT OFF OF PARCELS #B05-021-026-01 and #B05-022-011-00

TITLE  
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  
3.000 ACRE  
PARCEL SPLIT OFF  
Parcel #B05-021-026-01  
Parcel #B05-022-011-00

Project Location  
PART OF THE NE QUARTER  
OF SEC 21 AND PART OF  
THE NW QUARTER OF  
SEC 22, DUCHOUQUET TWP

Project  
ZWIEBEL  
Date  
10-27-2022  
Scale  
SHOWN

Sheet  
1  
3  
Attached 2 Pages  
Legal Description

DUC-22-12



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 3.000 Acre Parcel Split

The following described 3.000 Acre parcel split of land is situated in the Northeast Quarter of Section 21, 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 being situated at the Southeast corner of the Northeast Quarter of said Section 21, Duchouquet Township;

Thence with a bearing of N.  $00^{\circ}-55'-03''$  E. along the East line of the Northeast Quarter of said Section 21, Duchouquet Township, for a distance of 1,063.68 feet to a point, said point being the PLACE OF BEGINNING;

Thence with a bearing of N.  $89^{\circ}-07'-28''$  W. and parallel with the North line of the South half of the Northwest Quarter of said Section 22, Duchouquet Township, for a distance of 234.24 feet to a Mag Nail (set), and passing thru an Iron Pin (set) for reference on the Easterly right-of-way line of County Road 25-A (also known as Dixie Highway) at a distance of 183.88 feet;

Thence with a bearing of N.  $27^{\circ}-33'-23''$  E. along the centerline of County Road 25-A (also known as Dixie Highway) for a distance of 300.00 feet to a Mag Nail (set);

Thence with a bearing of S.  $89^{\circ}-39'-47''$  E. along the North line of the South half of the Northeast Quarter of said Section 21, Duchouquet Township, for a distance of 99.73 feet to an Iron Pin (found), and passing thru an Iron Pin (found) for reference at a distance of 50.51 feet;

Thence with a bearing of S.  $89^{\circ}-07'-28''$  E. along the North line of the South half of the Northwest Quarter of said Section 22, Duchouquet Township, for a distance of 386.71 feet to an Iron Pin (set);

Thence with a bearing of S.  $27^{\circ}-33'-23''$  W. and parallel with the centerline of County Road 25-A (also known as Dixie Highway) for a distance of 301.06 feet to an Iron Pin (set);

Thence with a bearing of N.  $89^{\circ}-07'-28''$  W. and parallel with the North line of the South half of the Northwest Quarter of said Section 22, Duchouquet Township, for a distance of 251.72 feet to a point, said point being the original PLACE OF BEGINNING.

The above described parcel of land contains in all 3.000 Acres of land, of which 0.310 Acre previously dedicated for highway purposes and is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

This parcel contains 1.029 Acres being situated in the Northeast Quarter of Section 21, Duchouquet Township, and 1.971 Acres being situated in the Northwest Quarter of Section 22, Duchouquet Township.

The above described 3.000 Acres is being split out of Permanent Parcel No. B05-021-026-01 and out of Permanent Parcel No. B05-022-011-00. Prior Deed References: Deed Volume OR 294, Page 478, Auglaize County Recorder's Office.

The basis of bearings used for this description were derived from the Auglaize County Engineer's Global Positioning Survey of County Road 25-A right-of-way monumentation as originally set by the Ohio Department of Transportation, whereas the Easterly right-of-way line from the concrete monument (found) at Station 83+00 (45' Right) to the concrete monument (found) at Station 99+00 (45' Right) bears N. 27°-33'-23" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on October 25<sup>th</sup> of 2022. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey DUC-22-12.

Prepared By:

*Ted K. Schnell*

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

