

# SURVEY FOR MARIAN L. PHILLIPS REVOCABLE LIVING TRUST and JOHN HIRSCHFELD

Situated in the Northwest and Northeast Quarters of Section 28,  
Duchouquet Township, Town-5-South, Range-6-East, as referenced  
by Deed Volume OR 676, Page 1645, having permanent parcel #B07-090-017-00  
located inside the corporation limits of the City of Wapakoneta, Ohio

NICHOLAS & LISA HEITZ  
B05-021-037-00  
OR 623  
Page 311

## LEGAL DESCRIPTION

The following described tract of land is situated in the Northwest and Northeast Quarters of Section 28, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, and also within the corporation limits of the City of Wapakoneta, Ohio, and is further described as follows:

Commencing for reference at a Section stone (found) located at the Northwest Corner of the Northeast Quarter of said Section 28, Duchouquet Township;

Thence with a bearing of S. 89°-46'-33" E. along the North line of the Northeast Quarter of said Section 28, Duchouquet Township, for a distance of 99.01 feet to an Iron Pin (set) and the PLACE OF BEGINNING;

Thence continuing with a bearing of S. 89°-46'-33" E. along the North line of the Northeast Quarter of said Section 28, Duchouquet Township, for a distance of 518.00 feet to an Iron Pin (set) on the Westerly right-of-way line of County Road 25A;

Thence Southerly along the Westerly right-of-way line of County Road 25A with a curve to the right for an arc length of 460.55 feet to an Iron Pin (set) at the P.C. of the curve, said Iron Pin (set) being located 40.00 feet left of centerline station 44+59.50 of the former State of Ohio right-of-way plans, project S.H. 126, Section "H", dated 1940. Said curve to the right contains a chord bearing S. 29°-35'-56" W. at a distance of 460.04 feet. Centerline data for said curve: Delta ( $\Delta$ )=10°-52'-50" Radius (R)=2,851.83' Length (L)=541.57' Tangent (T)=271.60' based upon existing centerline and right-of-way monumentation found;

Thence continuing along the Westerly right-of-way line of County Road 25A with a bearing of S. 34°-17'-27" W. for a distance of 362.24 feet to a concrete monument (found) being 40.00 feet left of centerline station 40+97.26 of said County Road 25A right-of-way plans;

Thence continuing along the Westerly right-of-way line of County Road 25A with a bearing of S. 34°-17'-27" W. for a distance of 277.21 feet to an Iron Pin (set) being 40.00 feet left of centerline station 38+20.05 of said County Road 25A right-of-way plans;

Thence with a bearing of N. 55°-58'-38" W. for a distance of 260.00 feet to an Iron Pin (set);

Thence with a bearing of N. 19°-57'-21" E. for a distance of 835.00 feet to an Iron Pin (set) and the original PLACE OF BEGINNING.

The total lengths of the road frontage (1,100 feet), rear line (835 feet), north line (518 feet), and south line (260 feet), are based upon and consistent with the calls and dimensions as referred to in prior deed references.

Containing in all 8.293 Acres of land subject to any or all easements, reservations, or restrictions, if any, upon said premises. Approximately 6.950 Acres being located in the Northeast Quarter of said Section 28, Duchouquet Township, and approximately 1.343 Acres being located in the Northwest Quarter of said Section 28, Duchouquet Township.

The grantee is reserved the right to an easement for the use of a driveway along the south side of the premises as referenced to in prior deed references.

The basis of bearing used for this description were determined from the Auglaize County Engineer's Global Positioning Survey whereas the North line of the Northeast Quarter of Section 28, Duchouquet Township bears S. 89°-46'-33" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on September 10, 2019. This Survey Plat and Legal Description is filed with the Auglaize County Engineer's Map Office under LARGE TWP SURVEYS - DUC-028-07.

Previous Deed References for this parcel is recorded in Deed Volume OR 676, Page 1645, Auglaize County Recorder's Office. Permanent Parcel Number of record is B07-090-017-00.

Northwest Corner,  
Northeast Quarter,  
Section 28,  
Duchouquet Twp.

RUCK LIMITED PARTNERSHIP  
B07-090-016-00  
OR 562  
Page 1931

8.293 Acres  
6.950 Ac. (NE 1/4)  
1.343 Ac. (NW 1/4)

## PREVIOUS DEED

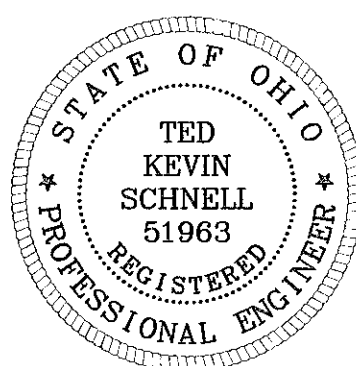
MARIAN L. PHILLIPS  
REVOCABLE LIVING TRUST  
AND  
JOHN HIRSCHFELD  
B07-090-017-00  
OR 676  
Page 1645

PREPARED BY:

*Ted K. Schnell*

Ted K. Schnell  
Professional Engineer #51963  
Professional Surveyor #7216

I do hereby certify that the plat of survey as shown herein was performed by me on the 10th day of September, 2019, and that the procedures used to measure, locate, and or set property corner monumentation were done in accordance within the minimum standards as required under Section 4733-37 of the Ohio Revised Code.



CENTERLINE DATA  
CURVE - 1  
 $\Delta$  = 13°-30'  
L = 675.00'  
T = 339.07'  
R = 2864.93'

NOTE: Basis of Bearings for this Survey was based upon the Auglaize County Engineer's Global Positioning Survey and Coordinate System. The North line of the Northeast Quarter of Section 28, Duchouquet Township, bears S. 89°-46'-33" E. Right-of-Way data for C.R. 25A originated from State of Ohio R/W Plans SH126 Sec"H", sheet 1/6, dated 1940.

NICHOLAS & LISA HEITZ  
B05-021-037-00  
OR 623  
Page 311

P.T.  
Sta 50+01.07

P.C.  
Sta 61+06.80  
50' Lt

DUCHOUQUET TOWNSHIP  
TRUSTEES  
B05-021-033-01  
OR 544  
Page 1425

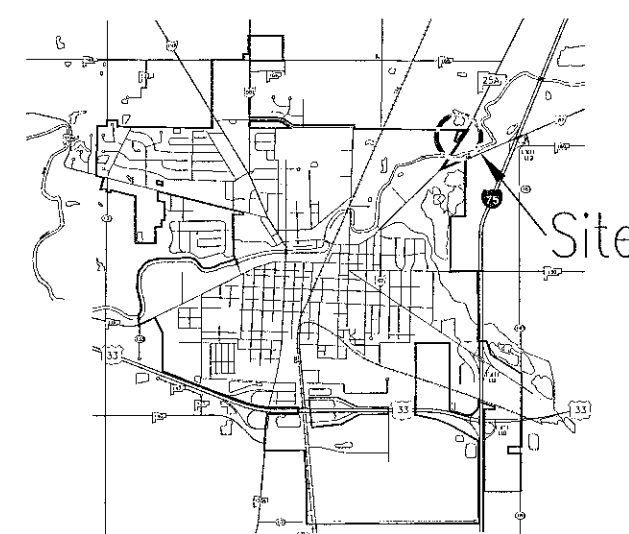
DUCHOUQUET TOWNSHIP  
TRUSTEES  
B05-021-039-00  
Vol 222  
Page 359

DUCHOUQUET TOWNSHIP TRUSTEES  
B05-028-001-01  
Vol OR 330, Page 616

CENTERLINE DATA  
CURVE - 2  
 $\Delta$  = 10°-52'-50"  
L = 541.57'  
T = 271.60'  
R = 2851.83'  
P.I. = Sta 47+31.10

NOTE: Curve data based on Centerline and Right-of-Way monumentation found from Sta 29+42.90 to Sta 71+00

## LOCATION PLAN



City of Wapakoneta  
Ohio

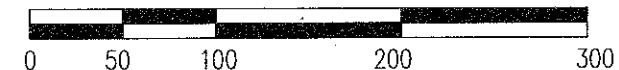
## GLOBAL POSITIONING REFERENCES

Object	Northing	Easting
NE Cor, NE 1/4 Sec. 28 (Mon Box)	338869.44	1506166.97
NW Cor, NE 1/4 Sec. 28 (Stone)	338879.89	1503496.27
P.K. Nail at P.I. 29+42.90	337199.34	1503062.89
P.K. Nail on C.P.O.T. 40+97.26	338155.79	1503715.11
R/W Mon P.O.T. 40+97.26 40' Lt	338178.21	1503682.01
P.K. Nail on C.P.C. 61+06.80	339940.32	1504618.07
R/W Mon P.C. 61+06.80 50' Lt	339959.94	1504572.42
R/W Mon 71+00 55' Rt	340797.65	1505118.83
RR Spike Intersect at Infirmary Rd	341518.97	1505432.99

## LEGEND

- 5/8" Iron Pin (set)
- △ Mag Nail (gps references)
- Concrete R/W Monument (found)
- Monument Box w/Bar (found)
- ⊙ Section Stone (found)

## SCALE



SURVEY FOR MARIAN L. PHILLIPS REVOCABLE  
LIVING TRUST & JOHN HIRSCHFELD

TED K. SCHNELL P.E. P.S.

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

Project Name

SURVEY FOR  
MARIAN L. PHILLIPS  
AND  
JOHN HIRSCHFELD

Project Location

PART OF THE  
NW and NE QUARTERS  
OF SECTION 28  
DUCHOUQUET TWP  
TOWN-5-SOUTH RANGE-6-EAST

Project

Phillips/Hirschfeld

Date

09-12-19

Scale

SHOWN

Sheet

1

DUC-28-07

DUC-28-7