

SURVEY FOR QUAKER RUN FARMS, INC

1.861 Acres

Situated in the Southeast and Southwest Quarters of Section 32,
Duchouquet Township, Town-5-South, Range-6-East, and is a part
of Lots #12 and #13 of the Wild's Addition to the
City of Wapakoneta, Ohio

FENIX LLC
B07-079-008-00
OR 516
Page 778

SURVEY REFERENCES

DUC-32-18 Kent Survey
DUC-32-37 Kent Survey
Book N, Pg 329 Kent Survey
Book N, Pg 327 City of Wapak Survey
On file at the Auglaize County Engineer's
Tax Map Office.

LEGEND

- 5/8" Iron Pin (set)
- 5/8" Iron Pin (found)
- △ Mag Nail (set)
- Concrete Monument (found)
- ⊙ Gin Spindle (found)
- ⊙ Sanitary Sewer Manhole

Ingress-Egress Easement

LOCATION PLAN



City of Wapakoneta
Ohio

Northeast Corner
B07-079-009-00
5.783 Acre Parcel

NOTE #1
Northwest Corner
B07-079-009-01
3.632 Acre Parcel

N. 86°-59'-34" E.

272.74'

20' Setback Line

1.861 Ac.

Zoned M-1

PREVIOUS DEED

QUAKER RUN FARMS, INC
B07-079-009-01
OR 266
Page 646

NOTE #2 Sanitary
Manhole

239.50'
S. 88°-11'-06" W.

Southwest Corner
B07-079-009-01
3.632 Acre Parcel

INDUSTRIAL DRIVE (80')

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 20th day of October, 2018, 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.

NOTE: Basis of Bearings for this Survey was based upon previously recorded surveys of Record whereas the Northerly right-of-way line of Industrial Drive bears
S. 88°-11'-06" W. All bearings should be rotated clockwise 02°-10'-06" to achieve Auglaize County Tax Map (GPS) Bearing Basis.

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Northeast Corner
B07-079-009-01
3.632 Acre Parcel

N. 86°-59'-34" E.

(199.74')

(125.97')

- NOTE #1 A temporary 1/2" dia x 8" long reference pin was placed above the
existing original Iron Pin (found) from Kent Survey
- NOTE #2 A sanitary sewer manhole exists near the Southeastly corner of this
1.861 Acre parcel split as shown. A sanitary sewer easement may exist
on this parcel split. The outlet of the sanitary sewer manhole appears to
be an 8" dia. sewer and is flowing to the East out of the manhole.

A.I.P. BLDG
300 Industrial Drive

South Line of Lot 12, Wild's Addition
North Line of Lot 13, Wild's Addition

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NOTE #1
Southeast Corner
B07-079-009-01
3.632 Acre Parcel

110.00'
S. 88°-11'-06" W.

INDUSTRIAL DRIVE (80')

Southeast Corner
B07-079-009-00
5.783 Acre Parcel

APPROVED

Mary A. Ruck
City of Wapakoneta, Engineering Dept.

REVIEWED

Kurt Ruck
Auglaize County Tax Map

SCALE
0 25 50 100

N. 88°-06'-23" E. 222.57'
Northeast Corner
Lot 11, Wild's Subdv

S. 01°-06'-58" E.
500.14'

S. 01°-06'-58" E.
327.75'

SURVEY FOR QUAKER RUN FARMS - 1.861 AC

H & S Civil Engineers and Land Surveyors
913 Fieldstone Court Wapakoneta, Ohio 45896
Voice: (419) 738-4758 Fax: (419) 739-7631
E-Mail: hscivil@bright.net

No.	Revision/Issue	Date

Project Name
PART OF THE
SE and SW QUARTER
OF SECTION 32
DUCHOUQUET TWP

Project Location
CITY OF
WAPAKONETA,
AUGLAIZE COUNTY
STATE OF OHIO

Project	Sheet
Quaker Run Farms	1
Date	10-24-18
Scale	1" = 100'
SHOWN	

This Survey Plat is Recorded in the Large Township Survey Records: **DUC-32-44**
Auglaize County Engineer's Tax Map Office.

H & S Civil Engineers and Land Surveyors

913 Fieldstone Court

Wapakoneta, Ohio 45895

Phone (419) 738-4758

e-mail: hscivil@bright.net

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



Surveyor's Description for 1.861 Acre Parcel

The following described parcel of land is situated in the Southwest and Southeast Quarters of Section 32, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, and is a part of Lots #12 and #13 of the Wild's Addition to the City of Wapakoneta as recorded in Plat Book 1B, Page 185, said parcel being more particularly described as follows:

Commencing for reference at an Iron Pin (found) situated at the intersection of the Northerly right-of-way line of Industrial Drive and the Easterly right-of-way line of Willipie Street (aka South Dixie Highway, 25-A), and being the PLACE OF BEGINNING;

Thence with a bearing of N. 07°-50'-00" W. along the Easterly right-of-way line of Willipie Street (aka South Dixie Highway, 25-A), also being the West line of a 3.632 Acre Parcel as referenced by Deed Volume OR 266, Page 646, for a distance of 315.29 feet to an Iron Pin (found);

Thence with a bearing of N. 86°-59'-34" E. along the North line of a 3.632 Acre Parcel as referenced by Deed Volume OR 266, Page 646, for a distance of 272.74 feet to an Iron Pin (set);

Thence with a bearing of S. 01°-47'-34" E. for a distance of 319.23 feet to an Iron Pin (set) on the Northerly right-of-way line of Industrial Drive;

Thence with a bearing of S. 88°-11'-06" W. along the Northerly right-of-way line of Industrial Drive, also being the South line of a 3.632 Acre Parcel as referenced by Deed Volume OR 266, Page 646, for a distance of 239.50 feet to an Iron Pin (found) and the original PLACE OF BEGINNING.

The above described parcel of land contains in all 1.861 Acres of land, and 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 previous surveys of record as found in the Auglaize County Engineer's Tax Map Office, whereas the Northerly line of Industrial Drive was assumed to bear S. 88°-11'-06" W.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, in October of 2018. A survey plat of this field survey is recorded with the Auglaize County Engineer's Tax Map Office, refer to the Large Township Surveys being recorded as Survey DUC-32-44.

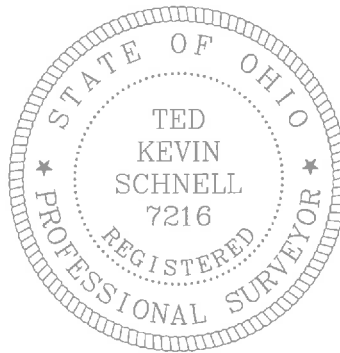
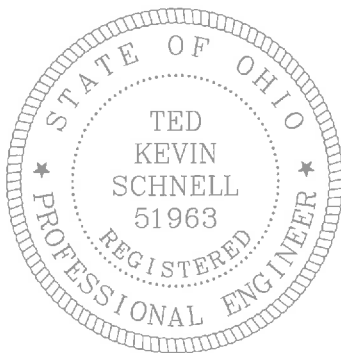
Grantor's Prior Deed References: Deed Volume OR 266, Page 646, Auglaize County Recorder's Office. Permanent Parcel Identification #B07-079-009-01.

Prepared By:



Ted K. Schnell
Professional Engineer
Professional Surveyor

10-25-18



H & S Civil Engineers and Land Surveyors

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



Ingress – Egress Easement 0.384 Acre Parcel

The following described easement for Ingress–Egress purposes is situated in the Southeast Quarter of Section 32, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, and is a part of Lots #12 and #13 of the Wild's Addition to the City of Wapakoneta as recorded in Plat Book 1B, Page 185, said Ingress-Egress easement is more particularly described as follows:

Commencing for reference at an Iron Pin (found) situated at the intersection of the Northerly right-of-way line of Industrial Drive and the Easterly right-of-way line of Willipie Street (aka South Dixie Highway, 25-A);

Thence with a bearing of N. 88°-11'-06" E. along the Northerly right-of-way line of Industrial Drive, also being the South line of a 3.632 Acre Parcel as referenced by Deed Volume OR 266, Page 646, for a distance of 369.19 feet to a Mag Nail (set) and the PLACE OF BEGINNING;

Thence with a bearing of N. 31°-03'-34" E. for a distance of 129.05 feet to an Mag Nail (set);

Thence with a bearing of N. 01°-47'-34" W. for a distance of 215.00' feet to an Iron Pin (set);

Thence with a bearing of N. 86°-59'-34" E. along the North line of a 3.632 Acre Parcel as referenced by Deed Volume OR 266, Page 646, for a distance of 40.00 feet to an Iron Pin (set);

Thence with a bearing of S. 01°-47'-34" E. along the East line of a 3.632 Acre Parcel as referenced by Deed Volume OR 266, Page 646, for a distance of 324.22 feet to an Iron Pin (found);

Thence with a bearing of S. 88°-11'-06" W. along the Northerly right-of-way line of Industrial Drive for a distance of 110.00 feet to a Mag Nail (set) and the original PLACE OF BEGINNING;

The above described Ingress-Egress Easement encompasses 0.384 Acres of land, and is subject to any or all legal easements, reservations, or restrictions of record upon said premises. The designated use of this perpetual easement is exclusively for Ingress – Egress purposes in order to provide vehicular traffic access to a certain 5.783 Acre Parcel of land having a Permanent Parcel Identification #B07-079-009-00 as referenced by Deed Volume OR 281, Page 420.

The basis of bearings used for this description were determined from previous surveys of record as found in the Auglaize County Engineer's Tax Map Office, whereas the Northerly line of Industrial Drive was assumed to bear N. 88°-11'-06" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, in October of 2018. A survey plat of this field survey is recorded with the Auglaize County Engineer's Tax Map Office, refer to the Large Township Surveys being recorded as Survey DUC-32-44.

Grantor's Prior Deed References: Deed Volume OR 266, Page 646, Auglaize County Recorder's Office. Permanent Parcel Identification #B07-079-009-01.

Prepared By:



Ted K. Schnell
Professional Engineer
Professional Surveyor

10-25-18

