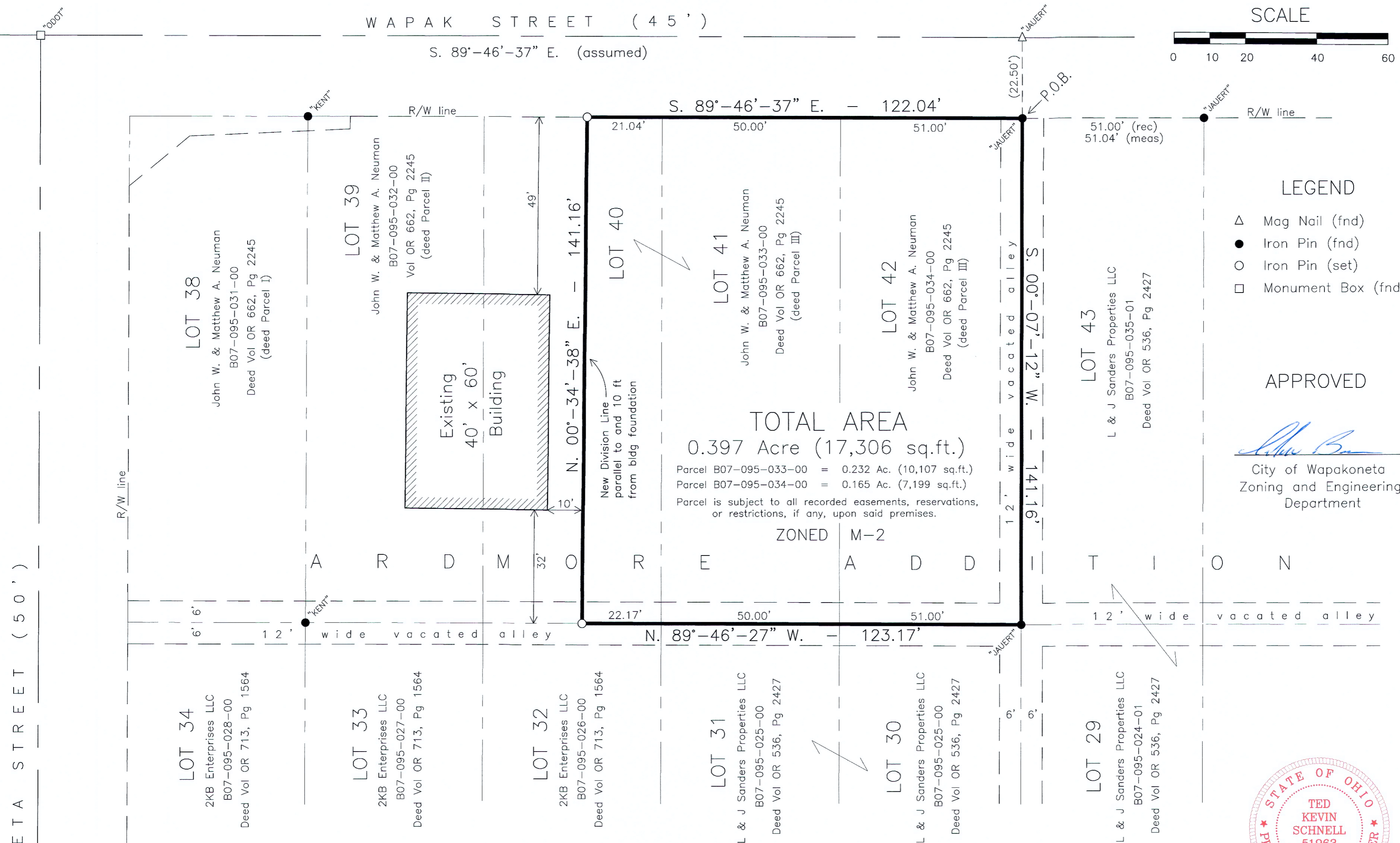


NEUMAN SURVEY

Being the East Part of Lot 40, and all of Lots 41 and 42, and including those portions of the vacated alleys which abut said Lots pursuant to Auglaize County Commissioner's Journal 52, Pages 402, 403, and 473, located in the Ardmore Addition to the City of Wapakoneta as referenced by Plat Book 2, Page 78, Auglaize County Recorder's Office, and also being situated in the Southwest Quarter of Section 32, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio



SURVEY REF'S

John W. Jauert PS #6920
Survey DUC-32-8 (Nov 1996)
Survey Book K, Pg 546 (April 1997)
Survey Book K, Pg 693 (April 1998)
Survey Book K, Pg 768 (October 1998)

James M Kent PS #6792
Survey Book N, Pg 338 (Sept 1997)

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 9th day of January, 2023.

Ted K. Schnell

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

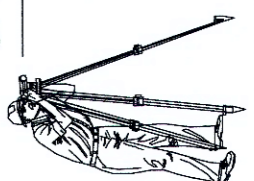
BEARING BASIS: Basis of Bearings used for this Survey were assumed such that the centerline of Wapak Street bears S. 89°-46'-37" E.

TITLE

NEUMAN SURVEY - ARDMORE ADDITION

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
SURVEY OF A
PART OF LOT 40 AND
ALL OF LOTS 41 AND 42
INCLUDING THE PORTIONS OF
OF A VACATED ALLEY

Project Location
ARDMORE ADDITION
CITY OF WAPAKONETA
AUGLAIZE COUNTY
STATE OF OHIO

Project	Sheet
NEUMAN-2023	1
Date	01/18/23
Scale	See 2 pages of attached legals
SHOWN	

DUC-32-45

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



NEUMAN SURVEY LEGAL DESCRIPTION

The following described parcel of land contains the East part of Lot 40, and all of Lot 41 and Lot 42, and includes all those halved portions of the vacated alleys which abut said Lots pursuant to the Auglaize County Commissioner's Journal 52, Pages 402, 403, and 473, being located in the Ardmore Addition to the City of Wapakoneta as referenced by Plat Book 2, Page 78, Auglaize County Recorder's Office, and also being situated in the Southwest Quarter of Section 32, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio;

Commencing at an Iron Pin (found) situated at the intersection of the Southerly right-of-way line of Wapak Street with the former centerline of a vacated alley, said Iron Pin (found) being referenced by the original Northeast corner of Lot 42 of said Ardmore Addition to the City of Wapakoneta at a bearing of N. 89°-46'-37" W. and a distance of 6.00 feet, said Iron Pin (found) also being the PLACE OF BEGINNING;

Thence with a bearing of S. 00°-07'-12" W. along the former centerline of a vacated alley, being parallel to and 6.00 feet East of the Easterly line of Lot 42 of said Ardmore Addition, for a distance of 141.16 feet to an Iron Pin (found);

Thence with a bearing of N. 89°-46'-27" W. along the former centerline of a vacated alley, being parallel to and 6.00 feet South of the Southerly line of Lot 42, Lot 41, and Lot 40 of said Ardmore Addition, for a distance of 123.17 feet to an Iron Pin (set);

Thence with a bearing of N. 00°-34'-38" E. for a distance of 141.16 feet to an Iron Pin (set;)

Thence with a bearing of S. 89°-46'-37" E. along the Southerly right-of-way line of Wapak Street, and along the Northerly line of Lot 40, Lot 41, and Lot 42 of said Ardmore Addition, for a distance of 122.04 feet to an Iron Pin (found) and the original PLACE OF BEGINNING.

Containing in all, 0.397 Acres of land (17,306 square feet). The above described 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 legal description and survey were assumed such that the centerline of Wapak Street bears S. 89°-46'-37" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on January 9, 2023. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey #DUC-32-45, Auglaize County Engineer's Map Office.

Prior Deed References: Deed Volume OR 662, Page 2245, Auglaize County Recorder's Office.

The above described parcel contains all of Lot 42 (Parcel B07-095-034-00), all of Lot 41 and a portion of Lot 40 (part of Parcel B07-095-033-00), and includes all those halved portions of the vacated alleys which abut said Lots pursuant to the Auglaize County Commissioner's Journal 52, Pages 402, 403, and 473, being located in the Ardmore Addition to the City of Wapakoneta as referenced by Plat Book 2, Page 78.

Prepared By:

Ted K. Schnell

01-11-2023

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

