

- LEGEND**
- △ Mag Nail (set)
 - ▲ Mag Nail (fnd)
 - ⊗ R.R. Spike (set)
 - 5/8" Iron Pin (set)
 - 5/8" Iron Pin (fnd)
 - Monument Box (fnd)
 - ⊙ 4" Steel Post (fnd)
 - 15+0 • ODOT Station Point (typ)

APPROVED

[Signature]
City of Wapakoneta
Zoning and Engineering
Department

4-19-2023
date

PLAT REFERENCE

Ardmore Addition
Plat Book 2
Page 78

Sta 17+48.18
Blackhoof Street
Intersection with
the extension of
the South line of
Ardmore Addition

P.O.B.
(new split)

Sta 17+48.18
30' Lt
Blackhoof St

Ohio Department of Transportation
B07-032-075-01
Deed Vol OR 118, Pg 120

Sta 21+21.19
Hardin Pike (aka Blackhoof St)
Sta 49+98.14
Canning Factory Rd

SCALE



PARCEL SPLIT SURVEY

Being a portion of the West part of Lot 8 of Wild's Addition as located in the Southwest Quarter of Section 32,
Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, and being a parcel split
containing 0.404 Acres (17,580 sq.ft.) of land out of permanent parcel #B07-095-077-00

SURVEY REFERENCES

ODOT R/W Plans for U.S. Route 33 improvements
See AUG-33-13.44, pages 2/19, 13/19, and 18/19
On-file with Auglaize County Engineer's Office
August 11, 1989

Survey Plat by James Kent PS #6792
See Survey DUC-32-9
Auglaize County Map Office
July 18, 1991

Survey Plat by John Jauert PS #6920
See Survey Book K, Page 161
Auglaize County Map Office
December, 1995

Survey by James Kent PS #6792
(An unrecorded survey performed for Chris Luma)
Lots 17, 18, and 19, Ardmore Addition
May 29, 2018

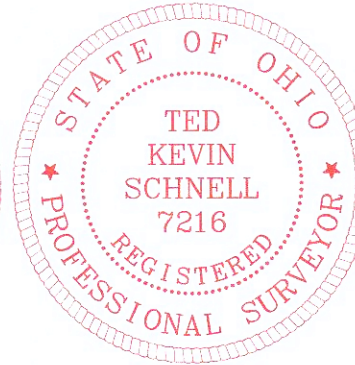
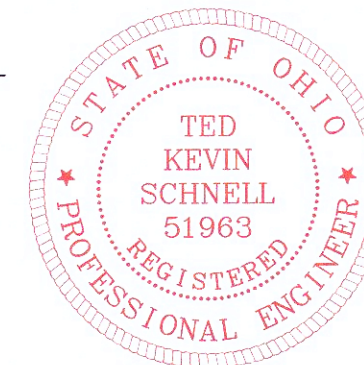
SURVEYOR'S CERTIFICATION

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 April 10 & 11, 2023.

Ted K. Schnell

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

4-12-2023
date

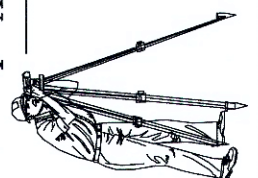


TITLE

PARCEL SPLIT SURVEY - CJS STORAGE LLC

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

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



No.	Revision/Issue	Date

Project Name

PARCEL SPLIT
SURVEY FOR
CJS STORAGE LLC
OUT OF
PARCEL B07-095-077-00

Project Location

SITUATED IN THE EAST PART
OF WILD'S ADDITION IN THE
SW QUARTER OF SECTION 32
DUCHOUQUET TOWNSHIP

Project

CJS-2023
Date
04/12/2023
Scale
SHOWN

Sheet
1
5
see 4 pages of
attached legal
descriptions

DUC-32-46

WAPA STREET (4'5")

KONETA STREET (5'0")

KONETA STREET (4'5")

A R D M O R E

A D D I T I O N

9

12

13

14

15

16

17

18

19

11

10

Roger R. Davis
B07-095-007-00
Deed Vol OR 689
Pg 614

Roger R. Davis
B07-095-009-00
Deed Vol OR 689
Pg 614

Roger R. Davis
B07-095-011-00
Deed Vol OR 689
Pg 614

Roger & Doris Davis
B07-095-012-00
Deed Vol 252, Pg 728

Roger R. Davis
B07-095-013-00
Deed Vol OR 689, Pg 614

Roger R. Davis
B07-095-014-00
Deed Vol OR 689, Pg 614

Alycia McKercher
B07-095-015-00
Deed Vol OR 711, Pg 3691

City of Wapakoneta
B07-095-016-00
Deed Vol OR 108, Pg 560/564
Existing Street (un-named)

Chris & Tina Luma
B07-095-017-00
Deed Vol OR 658, Pg 87

Chris & Tina Luma
B07-095-018-00
Deed Vol OR 658, Pg 87

Chris & Tina Luma
B07-095-019-00
Deed Vol OR 658, Pg 87

Alley Vacation per City Ordinance #2001-47

0.072 Acre (3,131 sq.ft.) Perpetual Ingress - Egress Easement
(for the benefit of the grantee of the parcel split)

Alley Vacation per County Commissioner's
Journal #65, pages 379-381, 420-421
and 426

TRAVERSE TABLE
Ingress - Egress Easement

(A)	S. 00°-26'-26" W.	15.00'
(B)	S. 89°-55'-25" W.	208.95'
(C)	N. 01°-12'-49" E.	15.00'
(D)	N. 89°-55'-25" E.	208.74'

CJS Storage, LLC
B07-095-077-00
Deed Vol OR 718, Pg 4422

Limited Access R/W Line U.S. Rt. #33

N. 88°-30'-02" W. - 322.55'

Ohio Department of Transportation
B07-032-073-00
Deed Vol OR 118, Pg 120

former R/W Line U.S. Rt. #33

Sta 760+11.57
142.20 Lt
U.S. Route #33

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



LEGAL DESCRIPTION

0.404 ACRE PARCEL SPLIT SURVEY FOR CJS STORAGE, LLC

The following described parcel of land is a portion of the West part of Lot 8 of Wild's Addition as located in the Southwest Quarter of Section 32, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, containing 0.404 Acre of land, and is being split out of permanent parcel #B07-095-077-00, said parcel being further described as follows:

Commencing for reference at a monument box (found) situated at the intersection of the centerlines of Ashland Avenue and Blackhoof Street (aka Hardin Pike) in the City of Wapakoneta, Ohio, said monument box also being referenced as Station 9+12.66 of the centerline survey of Blackhoof Street (aka Hardin Pike) by the Ohio Department of Transportation (ODOT) dated August 11, 1989, project number AUG-33-13.44, on file with the Auglaize County Engineer's Office;

Thence with a bearing of S. 15°-05'-22" W. along the centerline of Blackhoof Street (aka Hardin Pike) for a distance of 835.52 feet to a Mag Nail (set) being situated at Station 17+48.18 of Blackhoof Street (aka Hardin Pike) from said ODOT centerline survey;

Thence with a bearing of N. 89°-55'-25" E. for a distance of 31.08 feet to a Railroad Spike (set) being situated 30.00 feet Left of Station 17+40.05 of Blackhoof Street (aka Hardin Pike) from said ODOT centerline survey and the PLACE OF BEGINNING;

Thence continuing with a bearing of N. 89°-55'-25" E. along the South line of the Ardmore Addition to the City of Wapakoneta as referenced by Plat Book 2, Page 78, Auglaize County Recorder's Office, for a distance of 211.82 feet to an Iron Pin (set);

Thence with a bearing of S. 01°-12'-49" W. for a distance of 104.69 feet to an Iron Pin (set), and passing thru a 4" diameter iron post for reference at a distance of 21.90 feet;

Thence with a bearing of N. 88°-30'-02" W. along the limited access right-of-way line of U.S. Route #33, for a distance of 122.30 feet to an Iron Pin (set) being situated 140.68 feet Left of Station 18+15.00 of Blackhoof Street (aka Hardin Pike) from said ODOT centerline survey;

Thence with a bearing of N. 43°-47'-11" W. along the limited access right-of-way line of U.S. Route #33, for a distance of 129.28 feet to a Railroad Spike (set) being situated 30.00 feet Left of Station 17+48.18 of Blackhoof Street (aka Hardin Pike) from said ODOT centerline survey;

Thence with a bearing of N. 15°-05'-22" E. along the limited access right-of-way line of U.S. Route #33, for a distance of 8.13 feet to a Railroad Spike (set) being situated 30.00 feet Left of Station 17+40.05 of Blackhoof Street (aka Hardin Pike) from said ODOT centerline survey and the original PLACE OF BEGINNING.

Containing in all, 0.404 Acres of land (17,580 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 assumed that the legal centerline of Blackhoof Street (aka Hardin Pike) has a bearing of S. 15°-05'-22" W. per the Ohio Department of Transportation (ODOT) construction plans dated August 11, 1989, see ODOT project number AUG-33-13.44, as filed with the Auglaize County Engineer's Office.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on April 10 and 11, 2023. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey #DUC-32-46, Auglaize County Engineer's Map Office.

Prior Deed References: Deed Volume OR 718, Page 4422, Auglaize County Recorder's Office.

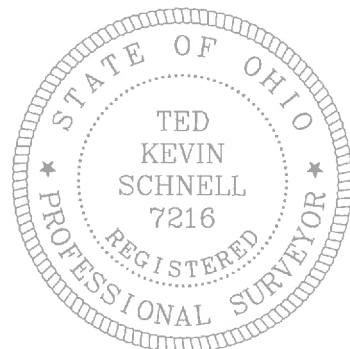
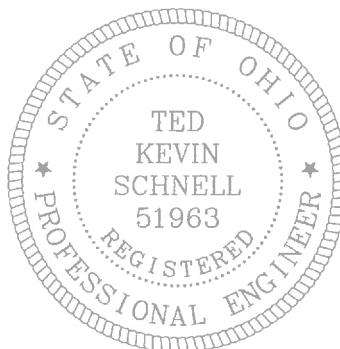
The above described parcel is being split out of permanent parcel #B07-095-077-00.

Prepared By:

Ted K. Schnell

04-12-2023

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



DUC-32-46b

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



LEGAL DESCRIPTION

PERPETUAL INGRESS-EGRESS EASEMENT

(for the benefit and use by the grantee of the 0.404 Acre Parcel Split)

The following described parcel of land is a portion of the West part of Lot 8 of Wild's Addition to the City of Wapakoneta as located in the Southwest Quarter of Section 32, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, and contains a 15 foot wide perpetual Ingress-Egress easement along and across a parcel of land as referenced by permanent parcel #B07-095-077-00, said easement being further described as follows:

Commencing for reference at a monument box (found) situated at the intersection of the centerlines of the North/South section of Koneta Street with the East/West section of Koneta Street in the City of Wapakoneta, Ohio, said monument box also being referenced as Station 12+83.59 of the centerline survey of the East/West section of Koneta Street performed by the Ohio Department of Transportation (ODOT) dated August 11, 1989, project number AUG-33-13.44, on file with the Auglaize County Engineer's Office;

Thence with a bearing of S. 89°-33'-26" E. along the centerline of the East/West section of Koneta Street for a distance of 124.92 feet to a Mag Nail (found), said Mag Nail being situated at Station 14+08.51 of the East/West section of Koneta Street;

Thence with a bearing of S. 00°-26'-26" W. along the East line of Lot #16 of the Ardmore Addition to the City of Wapakoneta as referenced by Plat Book 2, Page 78, Auglaize County Recorder's Office, for a distance of 160.71 feet to a Point situated on the South line of said Ardmore Addition, and passing thru Iron Pins (found) for reference at a distance of 22.50 feet, and at a distance of 156.09 feet, said Point on the South line of Ardmore being the PLACE OF BEGINNING;

Thence continuing with a bearing of S. 00°-26'-26" W. for a distance of 15.00 feet to a Point;

Thence with a bearing of S. 89°-55'-25" W. and parallel with the South line of said Ardmore Addition, for a distance of 208.95 feet to a Point;

continued

DVC-32-46c

Thence with a bearing of N. 01°-12'-49" E. for a distance of 15.00 feet to an Iron Pin (set);

Thence with a bearing of N. 89°-55'-25" E. along the South line of said Ardmore Addition, for a distance of 208.74 feet to a Point and the original PLACE OF BEGINNING.

Containing in all, 0.072 Acres of land (3,131 square feet). The above described tract of land is subject to any or all other legal easements, reservations, or restrictions of record upon said premises.

The basis of bearings used for this legal description and survey assumed that the legal centerline of Blackhoof Street (aka Hardin Pike) has a bearing of S. 15°-05'-22" W. per the Ohio Department of Transportation (ODOT) construction plans dated August 11, 1989, see ODOT project number AUG-33-13.44, as filed with the Auglaize County Engineer's Office.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on April 10 and 11, 2023. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey #DUC-32-46, Auglaize County Engineer's Map Office.

Prior Deed References: Deed Volume OR 718, Page 4422, Auglaize County Recorder's Office.

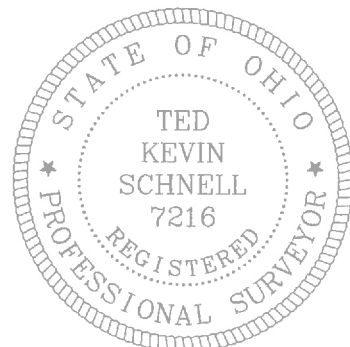
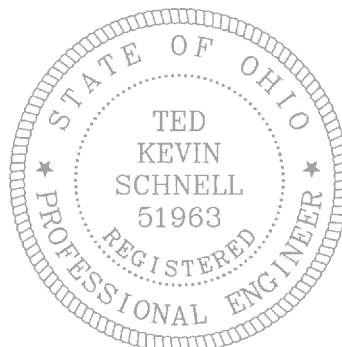
The above described Ingress-Egress parcel is along and across permanent parcel #B07-095-077-00.

Prepared By:

Ted K. Schnell

04-12-2023

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



DUC-32-46d