

# HOYING SURVEY

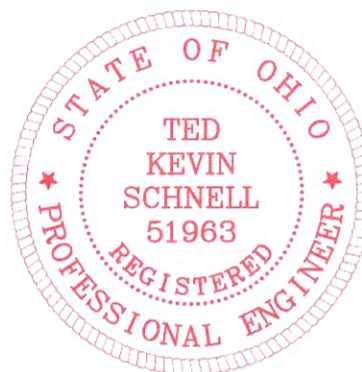
Being a part of OutLot 5 of the Schroeder's Subdivision in the Village of New Bremen, Ohio, as referenced by Plat Book 1, Page 115, dated May 30, 1854, Auglaize County Recorder's Office, and also being situated in the Southeast Quarter of Section 10, German Township, Town-7-South, Range-4-East, Auglaize County, Ohio.

## 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 16th day of March, 2023.

*Ted K. Schnell*

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



Jamie & Shiela Kuhn  
C10-022-004-01  
Deed Vol OR 171, Pg 740  
440 N. Herman St.

Tyler M. Nuss  
C10-022-004-03  
Deed Vol OR 719, Pg 1271  
411 N. Franklin St.

Bryon Meiring  
C10-022-004-00  
Deed Vol OR 236, Pg 451  
409 N. Franklin St.

**TOTAL AREA**  
0.579 Acre (25,226 sq.ft.)

Janet A. Hoying (Trustee)  
Janet A. Hoying Revocable Trust  
Parcel C10-022-009-00  
Deed Vol OR 674, Page 1284  
204 E. Pearl St.

Parcel is subject to all recorded easements, reservations, or restrictions, if any, upon said premises.

69.00' (rec)  
68.85' (meas)

Tony M. Brown & Andrea C. Westgerdes  
C10-022-008-00  
Deed Vol OR 656, Pg 513  
218 W. Pearl St.

N. 88°-59'-50" W. - 348.00'  
(Iron Bar to P.K. Nail)

N. 88°-59'-50" W.

151.76'

P.O.B.  
S 88°-59'-50" E  
29.70'  
30.00'

S. 00°-20'-46" W.

166.38'

"MOTE"

S. 89°-00'-57" E.  
151.52'

166.33'

N. 00°-25'-48" E.

(73.65')

(73.65')

(73.65')

(73.75')

(73.75')

(73.75')

Village of New Bremen Parcel C10-022-008-01  
Deed Vol 230, Pg 226

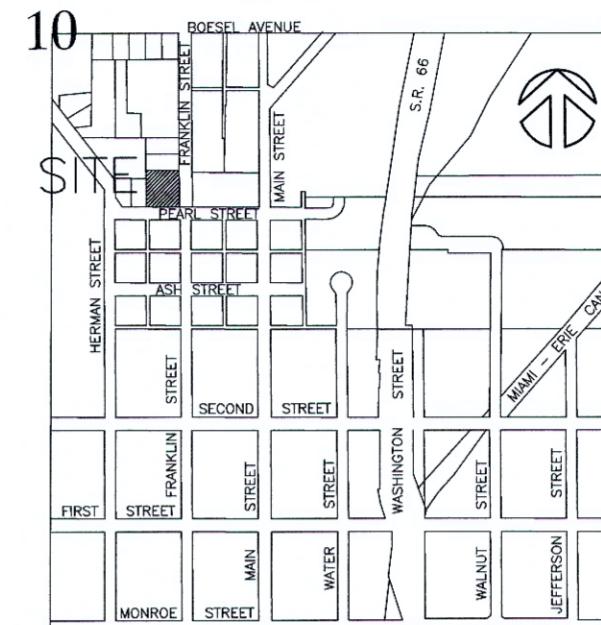
Village of New Bremen Parcel C10-022-009-01  
Deed Vol 265, Pg 470

FRANKLIN STREET (60')

SCALE  
0 10 20 40 60

HERMAN STREET (50')

## LOCATION



## LEGEND

- △ P.K. Nail (found)
- Iron Pin (found)
- 3/4" Iron Bar (found)
- (rec) Record distance
- (meas) Measured distance

## SURVEY REF'S

Mote Engineering (R/W Plat, pg 25 of 25)  
Survey Ger-10-24 (June 26, 1974)

Thomas W. Steinke PS #6177  
Survey Book F, Page 123 (Oct 3, 1981)

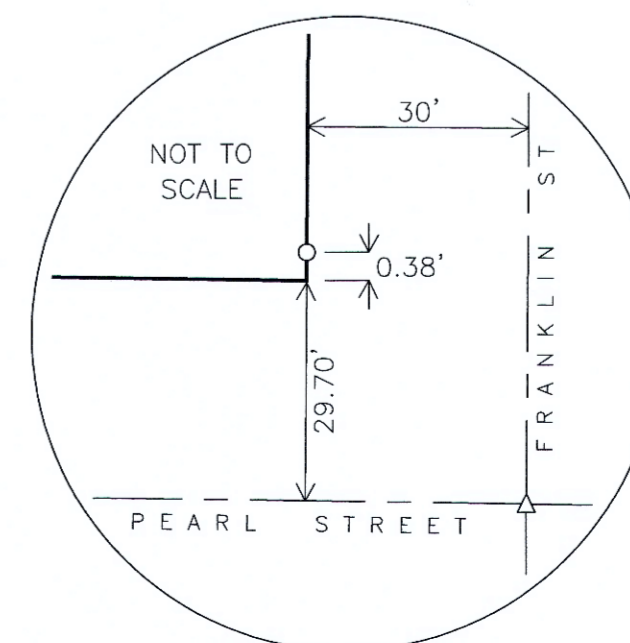
Thomas W. Steinke PS #6177  
Survey Book G, Page 217 (Sept 28, 1983)

Daniel Weaver PS #7472  
Survey Book I, Page 669 (May 23, 1993)

## BEARING BASIS:

Basis of Bearings used for this Survey were assumed such that the centerline of Pearl Street bears N. 88°-59'-50" W. per County GPS Survey

## DETAIL



TITLE

HOYING SURVEY - PART OF OUTLOT 5

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 FOR  
JANET HOYING  
TRUSTEE OF THE  
JANET A. HOYING  
REVOCABLE TRUST

Project Location

SURVEY OF A  
PART OF OUTLOT #5  
SCHROEDER'S SUBDIVISION  
TO THE  
VILLAGE OF NEW BREMEN

Project

HOYING-2023

Date

03/17/23

Scale

SHOWN

Sheet

1

3

See 2 pages of  
attached legals

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



## HOYING SURVEY LEGAL DESCRIPTION

The following described parcel of land is a part of OutLot #5 of the Schroeder's Subdivision in the Village of New Bremen, Ohio, as referenced by Plat Book 1, Page 115, Auglaize County Recorder's Office, and also being situated in the Southeast Quarter of Section 10, German Township, Town-7-South, Range-4-East, Auglaize County, Ohio, being further described as follows;

Commencing for reference at a P.K. Nail (found) situated at the intersection of the centerline of Franklin Street with the centerline of Pearl Street in the Village of New Bremen, Ohio;

Thence with an assumed bearing of N.  $88^{\circ}-59'-50''$  W. along the centerline of said Pearl Street for a distance of 30.00 feet to a Point;

Thence with a bearing of N.  $00^{\circ}-20'-46''$  E. for a distance of 29.70 feet to a Point situated at the intersection of the Westerly right-of-way line of Franklin Street with the Northerly right-of-way line of Pearl Street and being the PLACE OF BEGINNING;

Thence with a bearing of N.  $88^{\circ}-59'-50''$  W. along the Northerly right-of-way line of Pearl Street for a distance of 151.76 feet to an Iron Pin (found);

Thence with a bearing of N.  $00^{\circ}-25'-48''$  E. for a distance of 166.33 feet to an Iron Pin (found);

Thence with a bearing of S.  $89^{\circ}-00'-57''$  E. for a distance of 151.52 feet to an Iron Pin (found);

Thence with a bearing of S.  $00^{\circ}-20'-46''$  W. along the Westerly right-of-way line of Franklin Street for a distance of 166.38 feet to a Point, and passing thru an Iron Bar (found) at a distance of 166.00 feet, said Point being the original PLACE OF BEGINNING.

Containing in all, 0.579 Acres of land (25,226 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 Pearl Street bears N. 88°-59'-50" W. per Auglaize County Engineer's GPS survey.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on March 16, 2023. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey GER-10-39, Auglaize County Engineer's Map Office.

Prior Deed References: Deed Volume OR 674, Page 1284, Auglaize County Recorder's Office.

The above described parcel is a part of OutLot #5 of the Schroeder's Subdivision in the Village of New Bremen, Ohio, and is referenced by Permanent Parcel #C10-022-009-00.

Prepared By:

*Ted K. Schnell*

03-17-2023

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

