

4.126 ACRE PARCEL SPLIT SURVEY

Being situated in the Northeast Quarter of Section 10, Logan Township, Town-5-South, Range-5-East, Auglaize County, Ohio, and also being situated in the incorporated Village of Buckland, Ohio, and is a 4.126 Acre Parcel of land being split out of Permanent Parcel #F20-005-005-01.

Christopher L. & Chelsea A. Junkins
F19-003-008-02
Deed Vol OR 678, Pg 1056
(See Survey Book S, Pg 759)
35.971 ACRES

James F. Jr. & Sarah L. Trogdon
F20-005-005-04
Deed Vol OR 718, Pg 1245
(See Survey Book U, Pg 670)
2.135 ACRES

James F. Trogdon Jr. & Sarah Maynard
F20-005-005-02
Deed Vol OR 680, Pg 904
(See Survey Book C, Pg 149)
1.318 ACRES

SURVEY REFERENCES

- Centerline Plat of State Route 197
Ohio Department of Transportation
Project Plan AUG-197-7.69
dated 1963
- Survey Plat by Thomas Steinke PS #6177
See Survey Book B, Page 343
Auglaize County Map Office
September, 1976
- Survey Plat by Thomas Steinke PS #6177
See Survey Book C, Page 149
Auglaize County Map Office
July, 1977
- Survey Plat by Jack McDonald PS #6826
See Survey Book G, Page 514
Auglaize County Map Office
June 5, 1985
- Survey Plat by John W. Jauert PS #6920
Jauert Surveying
See Survey LOG-3-1
Auglaize County Map Office
June, 1996
- Survey Plat by Brad Core PS #8004
Core Consulting
See Survey LOG-2-4
Auglaize County Map Office
May 7, 2010
- Survey Plat by Leland Yoakam PS #7676
See Survey Book S, Page 759
Auglaize County Map Office
May 24, 2017
- Survey Plat by Chris Harmon PS #7988
Lock Two Surveying
See Survey Book U, Page 670
Auglaize County Map Office
April 8, 2022

North line of the Northeast Quarter of Section 10, Logan Township

N. 88°-06'-52" E.
431.34'

NEW
PARCEL SPLIT
4.126 ACRES

Split off Permanent Parcel
F20-005-005-01
Prior Deed Reference
Deed Vol OR 715, Pg 2468

(w o o d l a n d)

NOTE: THIS PARCEL SPLIT SHALL NOT BE USED
AS A NEW BUILDING SITE. THE INTENT OF THIS
SPLIT IS TO BE USED AS A PARCEL "ADD-ON"
TO AN ADJOINING PARCEL OF LAND OWNED BY
CHRISTOPHER & CHELSEA JUNKINS (PARCEL #F19-003-008-02)

N. 89°-40'-32" W.
419.75'

New division line

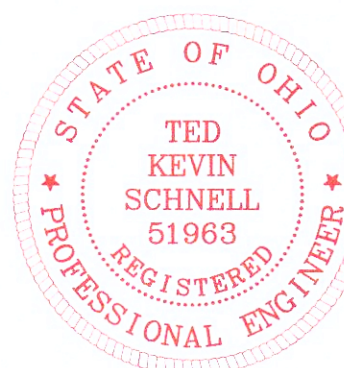
SURVEYOR'S CERTIFICATION

I do hereby Attest that this Survey and Plat
as filed is a true and accurate representation
of the measurements taken under my direct
supervision on July 11, 2023.

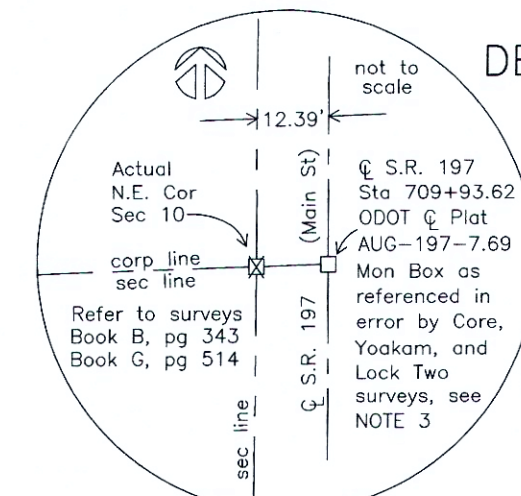
Ted K. Schnell

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

7-15-2023
date

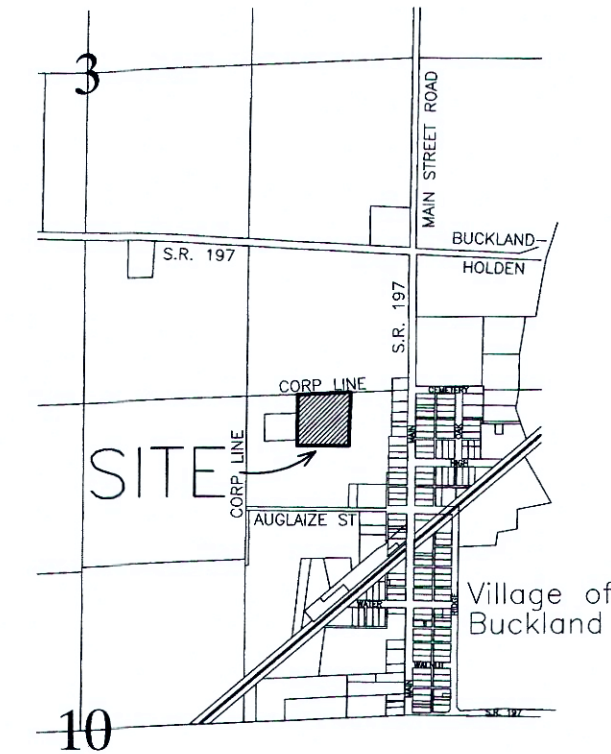


Christopher L. & Chelsea A. Junkins
F19-003-008-02
Deed Vol OR 678, Pg 1056
(See Survey Book S, Pg 759)
35.971 ACRES



CORP LINE VILLAGE OF BUCKLAND
S. 88°-06'-52" W. - 498.98

LOCATION



Part of the NE 1/4 of Section 10
Logan Township, Auglaize County,
in the Village of Buckland, Ohio

PRIOR REFERENCES

- David E. & Rosalind A. Moon (1/2 Int.)
Russel E. Moon (1/4 Int.)
Betty L. Moon (1/4 Int.)
F20-005-005-01
Deed Vol OR 715, Pg 2468
Deed Vol OR 227, Pg 257-259

LEGEND

- 5/8" Iron Pin (set)
● 5/8" Iron Pin (fnd)
⊙ 5/8" Iron Pipe (fnd)
□ ODOT Monument Box (fnd)
△ R.R. Spike (fnd)
⊠ Reference Point marking
the location of a prior
monumented section corner
has been destroyed by
construction activities

NOTES

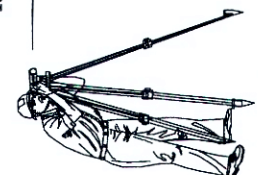
- The Basis of Bearings used for this Survey assumed that the bearing of the Corporation Line of the Village of Buckland, Ohio, as shown on this plat, and the North line of the Northeast Quarter of Section 10, Logan Township, have a bearing of S. 88°-06'-52" W. consistent with a prior survey of record performed by Lock Two Surveying whose basis of bearings were based upon the Ohio Department of Transportation's V.R.S. NAD 83 (2011) Ohio State Plane, North Zone 3041.
- This parcel split is subject to any and all easements, reservations, or restrictions of record for utility purposes or otherwise. This survey was performed without the benefit of a Title Search provided by the owners.
- The prior surveys as filed by Core Consulting (LOG-2-4), Yoakam (S-759), and Lock Two Surveying (U-670), have erroneously called the ODOT Monument Box at the intersection of the centerline of State Route 197 with the North Corporation Line of the Village of Buckland as the NE corner of Section 10, or as the SE corner of Section 3, Logan Township. The true Section corner is located 12.39 feet West of the ODOT Monument Box that exists on the centerline of State Route 197 (Main Street). The monumentation marking the true Section corner has been destroyed by construction activities. See Detail as shown herein.
- This survey is on file with the Auglaize County Engineer's Map Office, filed at Survey LOG-10-1.

AUGLAIZE STREET

TITLE

MOON to JUNKINS PARCEL SPLIT SURVEY

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
PARCEL SPLIT SURVEY
MOON to JUNKINS
SPLIT OUT OF
PERMANENT PARCEL
#F20-005-005-01

Project Location
SITUATED IN THE NORTHEAST
QUARTER OF SECTION 10
LOGAN TOWNSHIP
TOWN-5-SOUTH, RANGE-5-EAST
AUGLAIZE COUNTY, OHIO

Project
MOON-JUNKINS
Date
07/15/2023
Scale
SHOWN

Sheet
1
3
see 2 pages of
attached legal
description

LOG-10-1

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



Surveyor's Description of 4.126 Acre Parcel

The following described parcel of land is situated in the Northeast Quarter of Section 10, Logan Township, Town-5-South, Range-5-East, Auglaize County, Ohio, and also being situated in the incorporated Village of Buckland, Ohio, and is a parcel of land being split out of Permanent Parcel #F20-005-005-01 referenced by Deed Volume OR 715, Page 2468 and Deed Volume OR 227, Pages 257-259, and is more particularly described as follows:

Commencing for reference at an ODOT Monument Box (found) situated at the intersection of the centerline of State Route 197 (aka Main Street) with the North line of the Northeast Quarter of said Section 10, Logan Township, same being the Corporation Line of the Village of Buckland, said Monument Box being situated at centerline station 709+93.62 of the Ohio Department of Transportation centerline survey per ODOT project AUG-197-7.69;

Thence with a bearing of S. 88°-06'-52" W. along the North line of the Northeast Quarter of said Section 10, Logan Township, and also being the corporation line of the Village of Buckland, for a distance of 498.98 feet to an Iron Pin (set), and passing thru a point referencing the location of the Northeast corner of said Section 10, Logan Township, at a distance of 12.39 feet, said Iron Pin (set) being the PLACE OF BEGINNING;

Thence with a bearing of S. 01°-40'-40" W. for a distance of 431.06 feet to an Iron Pin (set);

Thence with a bearing of N. 89°-40'-32" W. for a distance of 419.75 feet to an Iron Pin (set);

Thence with a bearing of N. 00°-10'-29" E. for a distance of 414.31 feet to an Iron Pin (found);

Thence with a bearing of N. 88°-06'-52" E. along the North line of the Northeast Quarter of said Section 10, Logan Township, and also being the corporation line of the Village of Buckland, for a distance of 431.34 feet to an Iron Pin (set) and the original PLACE OF BEGINNING.

Containing in all 4.126 Acres of land. The above described parcel of land is subject to any or all legal easements, reservations, or restrictions, if any, upon said premises. This parcel split is not intended to be used for a new residential building site, but is intended to be used as an "add-on" to an adjoining parcel of land.

The basis of bearings used for this survey and legal description assumed that the bearing of the corporation line of the Village of Buckland, Ohio, and the North line of the Northeast Quarter of Section 10, Logan Township, have a bearing of S. 88°-06'-52" W. consistent with a prior survey of record performed by Lock Two Surveying (see Survey Book U, Page 670) whose basis of bearings were based upon the Ohio Department of Transportation's V.R.S. NAD 83 (2011) Ohio State Plane, North Zone 3041.

This legal description was prepared from an actual survey performed by Ted K. Schnell, PS #7216 (Ohio) on July 11, 2023. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey LOG-10-1.

The above described 4.126 Acre parcel of land is being split out of Permanent Parcel #F20-005-005-01 and referenced by prior Deed Volume OR 715, Page 2468, and Deed Volume OR 227, Pages 257-259.

Prepared By:

Ted K. Schnell

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

