

# 4.119 ACRE PARCEL SPLIT SURVEY

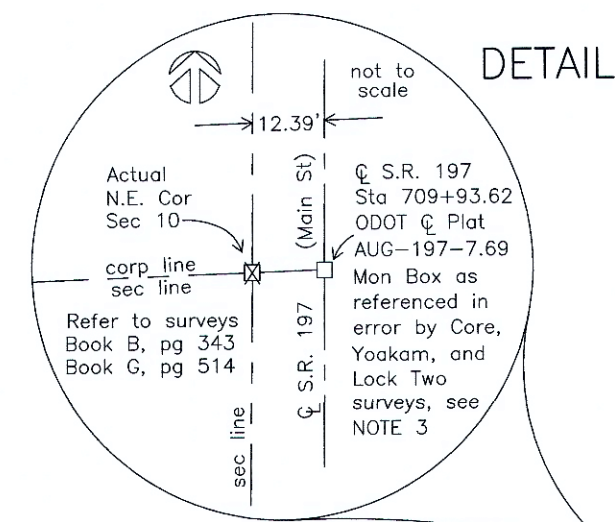
Being situated in the Northeast Quarter of Section 10, Logan Township, Town-5-South, Range-5-East, Auglaize County, Ohio, and also being situated in the incorporated Village of Buckland, Ohio, and is a 4.119 Acre Parcel of land being split out of Permanent Parcel #F20-005-005-01.

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

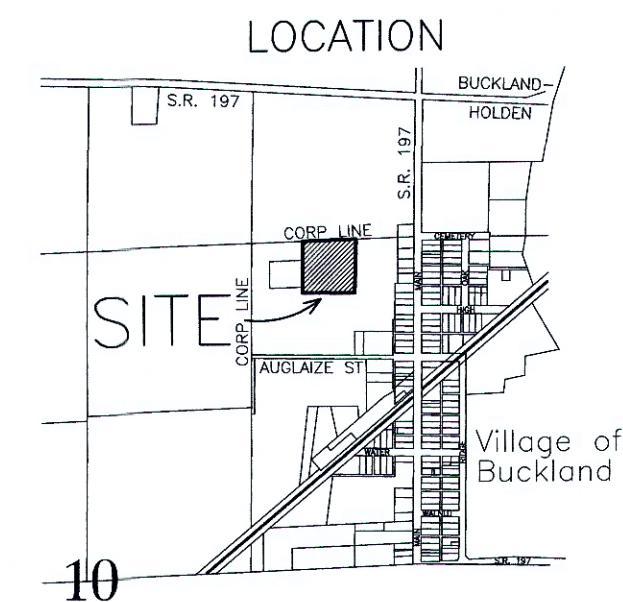
This Parcel Split shall not be used as a new residential or commercial building site. The intent of this Split is to be used as an "Add-On" to an adjoining parcel of land owned by Christopher & Chelsea Junkins (Permanent Parcel #F19-003-008-02)

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

Deed OR 718, Pg 1245 call for tie distance from mon box at C.S.R. 197 for Parcel F20-005-005-04 = 930.32'  
"Trogdon Re-Survey" by Lock-Two Surveying (Survey Book V, Pg 44) results in a revised tie distance = 929.70'



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



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

N. 88°-06'-52" E. 430.64'

430.64'

NEW  
PARCEL SPLIT  
4.119 ACRES

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

(woodland)

## PURPOSE

On July 15, 2023, this Surveyor (Ted K. Schnell) submitted a 4.126 Acre Parcel Split survey plat and legal description with the County Map Office and was filed as Survey LOG-10-1. Said survey LOG-10-1 dated July 15, 2023, had noted missing property corner monumentation that were "set" by Lock-Two Surveying per Survey Book U, Pg 670, dated April 8, 2022. Said survey, LOG-10-1, honored all of the dimensions submitted by Lock-Two Surveying per Survey Book U, Pg 670, as true and accurate. On or about Friday, July 21, 2023, the prior owners and clients of the land surveyed by Lock-Two Surveying (David and Rosalind Moon) contacted me and explained that the corners indeed were never "set" at the locations as shown on that survey (per Book U, Pg 670), and they proceeded to contact Lock-Two Surveying about the discrepancy. On Wednesday, July 26, 2023, Lock-Two Surveying performed a Re-Survey of the parcel in question, and as a result of the Re-Survey, some of the original dimensions as shown on their survey (per Book U, Pg 670) were revised. On July 31, 2023, Lock-Two Surveying filed a new re-survey plat as Survey Book V, Pg 44. As a result of this re-survey, I have updated my survey plat and legal description to accommodate the changes made by Lock-Two Surveying, thus, the purpose of re-filing a new survey, and is now referenced by Survey LOG-10-2.

N. 89°-40'-32" W. - 419.06'

New division line

## 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 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

Re-Survey Plat by Chris Harmon PS #7988  
Lock Two Surveying  
See Survey Book V, Page 44  
Auglaize County Map Office  
July 31, 2023

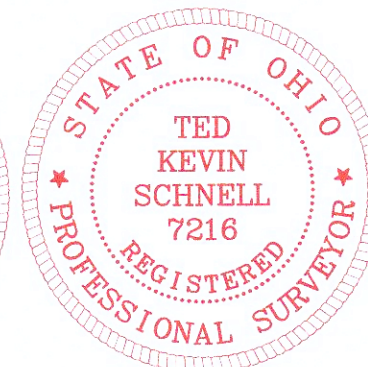
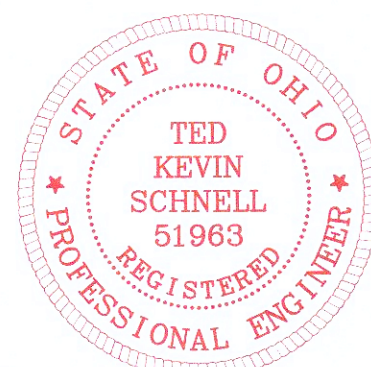
## SURVEYOR'S CERTIFICATION

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 and August 4, 2023.

*Ted K. Schnell*

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

8-5-2023  
date



NEW

## 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
- (REC) Record dimension per prior surveys and/or deeds
- (REV) Revision per Trogdon "Re-Survey" by Lock-Two Surveying dated 7/31/2023 see Survey Book V, Pg 44
- (MEAS) Measured this Survey

## NOTES

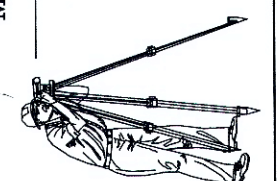
- The Basis of Bearings used for this Survey assumed that the bearing of the Corporation Line of the Village of Buckland, Ohio, as shown on this plat, and the North line of the Northeast Quarter of Section 10, Logan Township, have a bearing of S. 88°-06'-52" W. consistent with a prior survey of record 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-10-2.

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

08/5/2023

Scale

SHOWN

Sheet

1

3

see 2 pages of  
attached legal  
description

LOG-10-2



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



### Surveyor's Description of 4.119 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 419.06 feet to an Iron Pin (set);

Thence with a bearing of N. 00°-10'-29" E. for a distance of 414.34 feet to an Iron Pin (found), and passing thru Iron Pipes (found) for reference at distances of 49.02 feet and 265.24 feet;

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 430.64 feet to an Iron Pin (set) and the original PLACE OF BEGINNING.

Containing in all 4.119 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.

continued

LOG-10-2a

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.

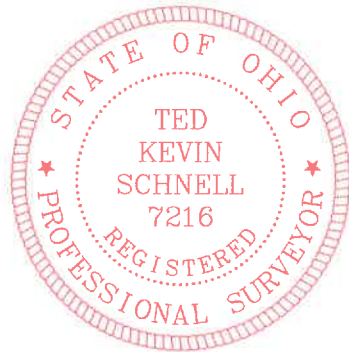
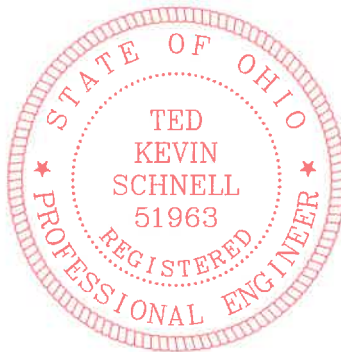
This legal description was prepared from an actual survey performed by Ted K. Schnell, PS #7216 (Ohio) on July 11 and August 4, 2023. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey LOG-10-2.

The above described 4.119 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)



COUNCIL MEMBER	YES	NO	ABSTAIN
Penny Heil	✓		
Scott May	✓		
Laura Norman	✓		
Dave Spradlin	✓		
Monika Stauffer			
Jessica Wegesin	✓		

**RESOLUTION NO.:** 609.23

A RESOLUTION APPROVING A LOT SPLIT OUT OF PERMANENT PARCEL NUMBER F20-005-005-01 AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY VOTE OF THREE QUARTERS OR MORE OF THE COUNSEL OF THE VILLAGE OF BUCKLAND OHIO.

**SECTION ONE:** The council of the Village of Buckland, Ohio believes it is the best interests of the citizens of Buckland, Ohio to allow a lot split off Parcel No. F20-005-005-01 pursuant to the legal description and survey map attached hereto and incorporated herein.

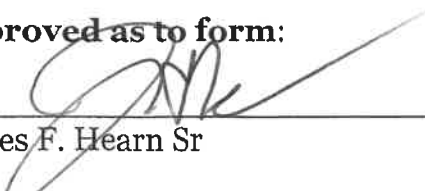
**SECTION TWO:** This resolution is being passed as an emergency to allow for the transfer of the involved real property upon the earliest date allowed by law.

**SECTION THREE:** The Clerk of this council is ordered to post and make publication of the Resolution in a manner as has been established by this Council and is consistent with Ohio law.

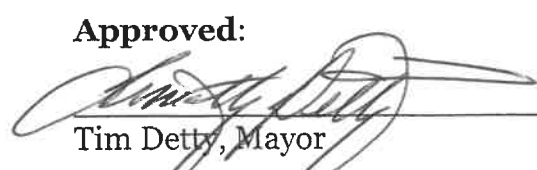
POSTED: 8/10/23

PASSED: 8/9/23

**Approved as to form:**

  
James F. Hearn Sr

**Approved:**

  
Tim Detty, Mayor

**Attest:**

  
Cindy Sidey, Clerk/Treasurer

  
Jessica Wegesin, President

**CERTIFICATE OF FISCAL OFFICER**

I, Cindy Sidey, Fiscal Officer of the Village of Buckland, Ohio, do hereby certify that the foregoing is taken and copied from the Ordinance of the Village of Buckland and that the same has been compared by me with the original ordinance on said record and that it is a true and correct copy thereof.

Witness my signature this 10 day of August 2023.

  
Cindy Sidey Fiscal Officer