

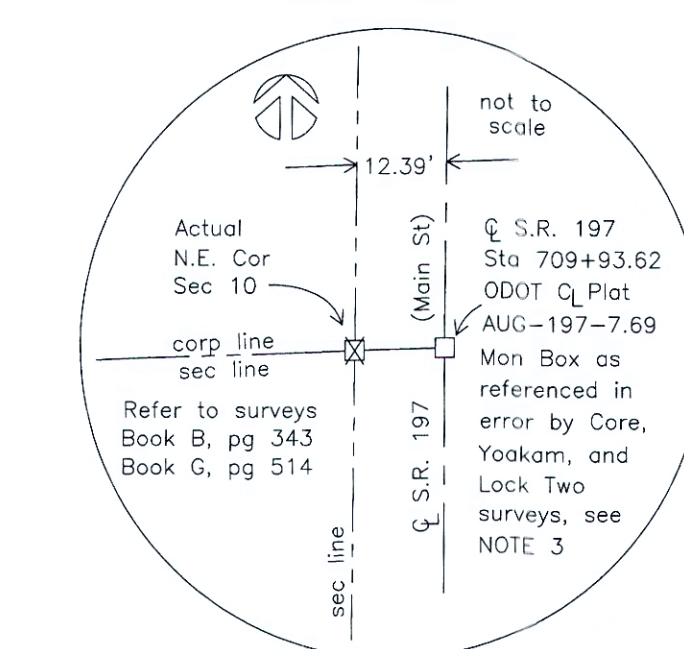
15.619 ACRE BOUNDARY SURVEY

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 portion of a parcel of land referred to as Tract No. 2 of the Clawson Estate which contained 24.87 Acres as described in a deed from William A. Crow, and his wife, to Anna M. Ziegenbusch dated March 14, 1898, and is also a portion of a parcel of land being referenced as Permanent Parcel #F20-005-005-01.

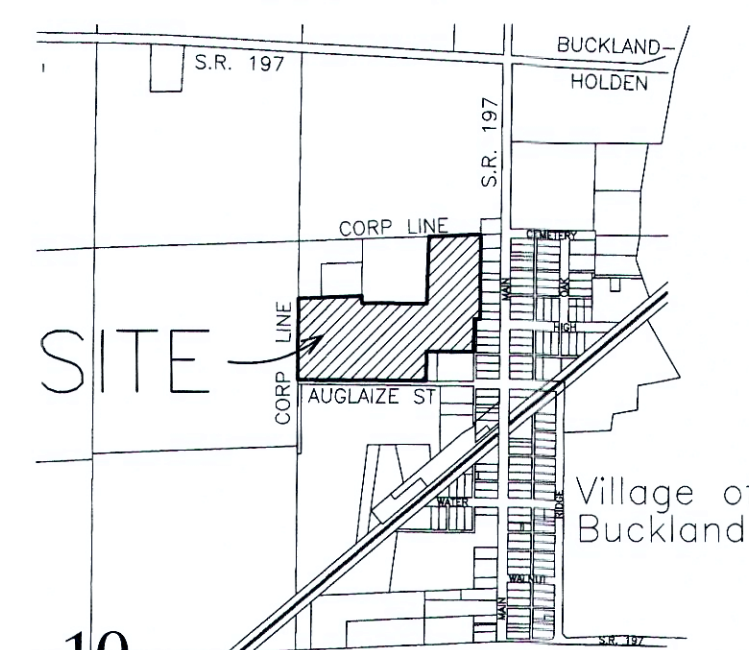
Christopher L & Chelsea A. Junkins
F19-003-008-02
Deed Vol OR 678, Pg 1056
(See Survey Book S, Pg 759)
35.971 ACRES

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F19-003-008-02
Deed Vol OR 678, Pg 1056
(See Survey Book S, Pg 759)
35.971 ACRES

DETAIL 1



LOCATION



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

LEGEND

- 5/8" Iron Pin (set)
- 5/8" Iron Pin (fnd)
- ⊙ 5/8" Iron Pipe (fnd)
- ⊙ 2" cut-off fence post (fnd)
- ODOT Monument Box (fnd)
- Concrete End Post
- △ R.R. Spike (fnd)
- ✱ Calculated point
- ⊙ Reference Point marking the location of a prior monumented section corner (formerly a Monument Box) has been destroyed by construction activities

(REC) Record dimension per prior surveys and/or deeds
(REV) Revision per Troglon
"Re-Survey" by Lock-Two Surveying dated 7/31/2023
see Survey Book V, Pg 44
Affidavit on file at OR 724, pg 2510
(MEAS) Measured this Survey

SURVEYOR'S CERTIFICATION

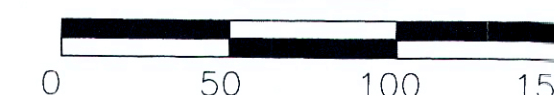
I do hereby Attest that this Survey and Plat as filed is a true and accurate representation of the measurements taken under my direct supervision on August 4, 2023.

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

8-07-2023
date



SCALE



TITLE

SURVEY OF REMAINDER OF PARCEL F20-005-005-01

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
REMAINDER
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 FARM

Date

08/7/2023

Scale

SHOWN

Sheet

1

4

see 3 pages of
attached legal
description

LOG-10-3

Thomas J. & Carol S. Kohler (Trustees)
F19-010-004-00
Deed Vol OR 639, Pg 2296

NOTE: This property is subject to an easement of unspecified width for the purposes of installing and maintaining electrical power lines and poles which are currently located along the Western property line of this parcel of land. See Vol 234, pg 436 (Ohio Power)

SURVEY REFERENCES

Also refer to references from prior Survey LOG-10-1 performed by me dated July 15, 2023

Survey Plat by Samuel Craig
Village of Buckland Incorporation proceedings
dated February 21, 1891
see Plat Book 1B, Pages 364 thru 369

Survey Plat by Samuel Craig
Tracts No.1 thru No. 4 of the
Clawson Estate (dated January 13, 1898)
see survey Book 3, Page 94

Survey Plat by John W. Jauert PS #6920
Jauert Surveying
see Survey Book H, Page 215
Auglaize County Map Office
March 23, 1988

Survey Plat by John W. Jauert PS #6920
Jauert Surveying
see Survey Book I, Page 321
Auglaize County Map Office
March 17, 1991

Survey Plat by John W. Jauert PS #6920
Jauert Surveying
see Survey Book P, Page 754
Auglaize County Map Office
November, 2007

Survey Plat by Chris Harmon PS #7988
Lock Two Surveying
See Survey Book U, Page 670
Auglaize County Map Office
April 8, 2022

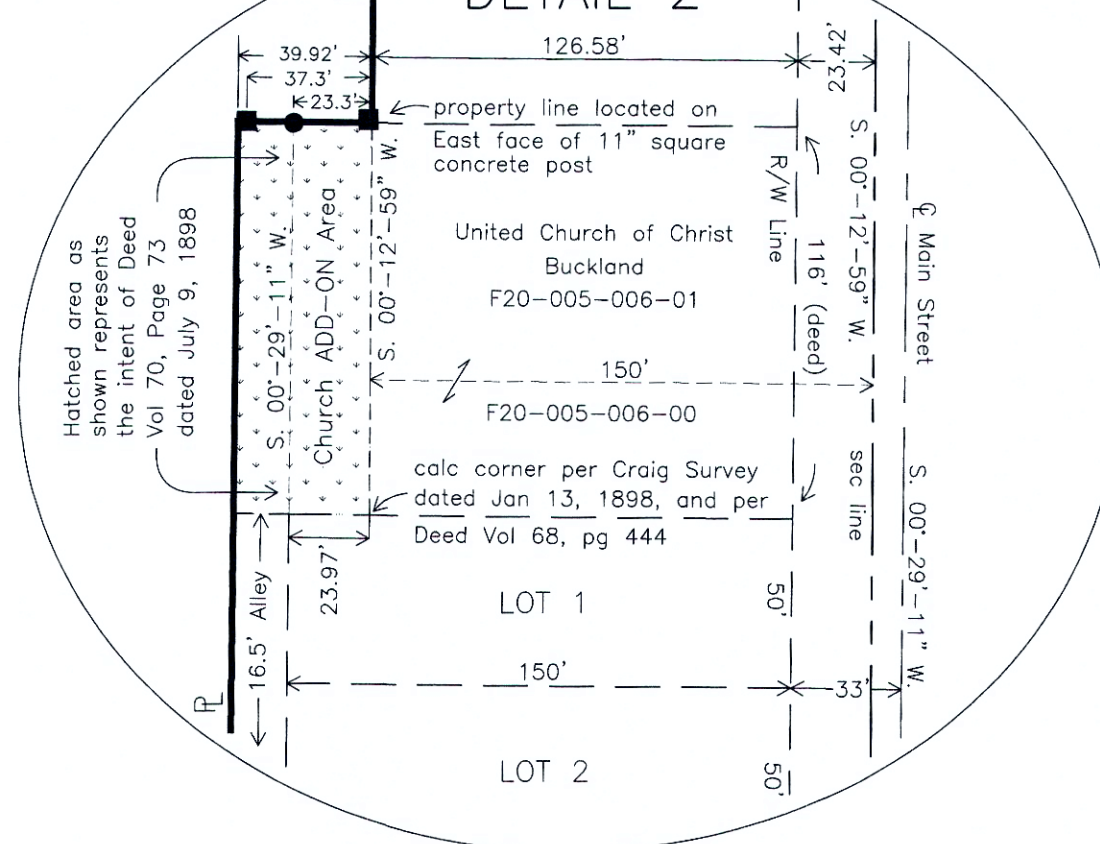
Re-Survey Plat by Chris Harmon PS #7988
Lock Two Surveying
See Survey Book V, Page 44
Auglaize County Map Office
July 31, 2023

15.619 ACRE PARCEL (THIS SURVEY)

NOTES

- This surveyor cannot find a certain recorded transfer of deed from the Trustees of the Buckland Christian Church to the United Church of Christ of Buckland. The parcel in question was an Add-on parcel containing 0.10 Acre more or less that was originally deeded from Francis Clawson to the Buckland Christian Church dated July 9, 1898 per Deed Vol 70, pg 73. A transfer of deed was found from the Trustees of the Buckland Christian Church to the United Church of Christ of Buckland dated November 14, 1962 per Deed Vol 184, pg 711, however, the area of the 0.10 Acre Add-on parcel was not included in the description of that deed. Legal advice is recommended.
- This tract of land 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 complete Title Search provided by the owners.
- The Iron Pins (set) as called for in the Lock Two survey as filed in Survey Book U, Page 670, dated 4/8/2022, were not physically set until Wednesday, 7/26/2023. See noted Discrepancy in this survey plat.

DETAIL 2



N. 89°-21'-14" W. - 307.00'

S. 00°-29'-11" W. - 190.00'

S. 00°-29'-11" W. - 190.00'

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



Surveyor's Description of 15.619 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 portion of a parcel of land referred to as Tract No. 2 of the Clawson Estate which contained 24.87 Acres as described in a deed from William A. Crow, and his wife, to Anna M. Ziegenbusch dated March 14, 1898, and is also a portion of a parcel of land being referenced as Permanent Parcel #F20-005-005-01, and is more particularly described as follows:

Commencing for reference at an existing 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 12.39 feet to a point referencing the location of the Northeast corner of said Section 10, Logan Township;

Thence continuing 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 150.00 feet to a concrete end post (found) and the PLACE OF BEGINNING;

Thence with a bearing of S. 00°-12'-59" W. and parallel with the East line of the Northeast Quarter of said Section 10, Logan Township, for a distance of 544.76 feet to a point on the East face of a concrete end post (found), said point also being located on the North line of a parcel currently owned by the United Church of Christ, Buckland, Ohio, being referenced by Deed Volume 184, page 711, and also being referenced as permanent parcel #F20-005-006-01;

Thence with a bearing of N. 89°-30'-49" W. along the North line of said permanent parcel #F20-005-006-01, for a distance of 39.92 feet to a point, and passing thru an Iron Pin (found) for reference at a distance of 23.30 feet, and also passing thru a concrete end post (found) for reference at a distance of 37.30 feet, said point being on the extension of the West line of a 16.50 feet wide public alley;

Thence with a bearing of S. 00°-29'-11" W. and parallel with the centerline of Main Street (aka State Route 197), and along the West side of said alley and it's extension, for a distance of 210.50 feet to an Iron Pin (found);

Thence with a bearing of N. 89°-21'-14" W. and parallel with the centerline of Auglaize Street, and along the North line of two combined parcels of land, the first parcel being referenced by Deed Volume OR 568, page 2468, the second parcel being referenced by Deed Volume OR 568, page 2470, being combined are referenced as permanent parcel #F20-005-005-03, for a total distance of 307.00 feet to an Iron Pin (found);

Thence with a bearing of S. 00°-29'-11" W. along the West line of said combined parcel of land being referenced as permanent parcel #F20-005-005-03, for a distance of 190.00 feet to an Iron Pin (found);

Thence with a bearing of N. 89°-21'-14" W. along the Northerly right-of-way line of Auglaize Street for a distance of 833.58 feet to a point, and passing thru a concrete end post (found) at a distance of 832.88 feet, said point also being referenced by a Railroad Spike (found) at the intersection of the centerline of Auglaize Street with the West line of the East half of the Northeast Quarter of said Section 10, Logan Township, at a bearing of S. 00°-24'-07" W. and 15.00 feet;

Thence with a bearing of N. 00°-24'-07" E. along the West line of the East half of the Northeast Quarter of said Section 10, Logan Township, same being the West Corporation Line of the Village of Buckland, for a distance of 527.89 feet to an Iron Pin (found);

Thence with a bearing of N. 88°-07'-09" E. along the South line of two contiguous parcels of land, the first parcel being referenced by Deed Volume OR 718, page 1245 (Affidavit filed in Volume OR 724, page 2510), and being permanent parcel #F20-005-005-04, and the second parcel being referenced by Deed Volume OR 680, page 904, and being permanent parcel #F20-005-005-02, and passing thru an Iron Pin (found) for reference at a distance of 148.46 feet, for a total distance of 414.46 feet to an Iron Pipe (found);

Thence with a bearing of S. 00°-10'-29" E. for a distance of 49.02 feet to an Iron Pin (found);

Thence with a bearing of S. 89°-40'-32" E. for a distance of 419.06 feet to an Iron Pin (found);

Thence with a bearing of N. 01°-40'-40" E. for a distance of 431.06 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 336.59 feet to a concrete end post and the original PLACE OF BEGINNING;

Containing in all 15.619 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.

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 August 4, 2023. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey LOG-10-3.

The above described 15.619 Acre parcel of land is a part of Permanent Parcel #F20-005-005-01 and is 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)

