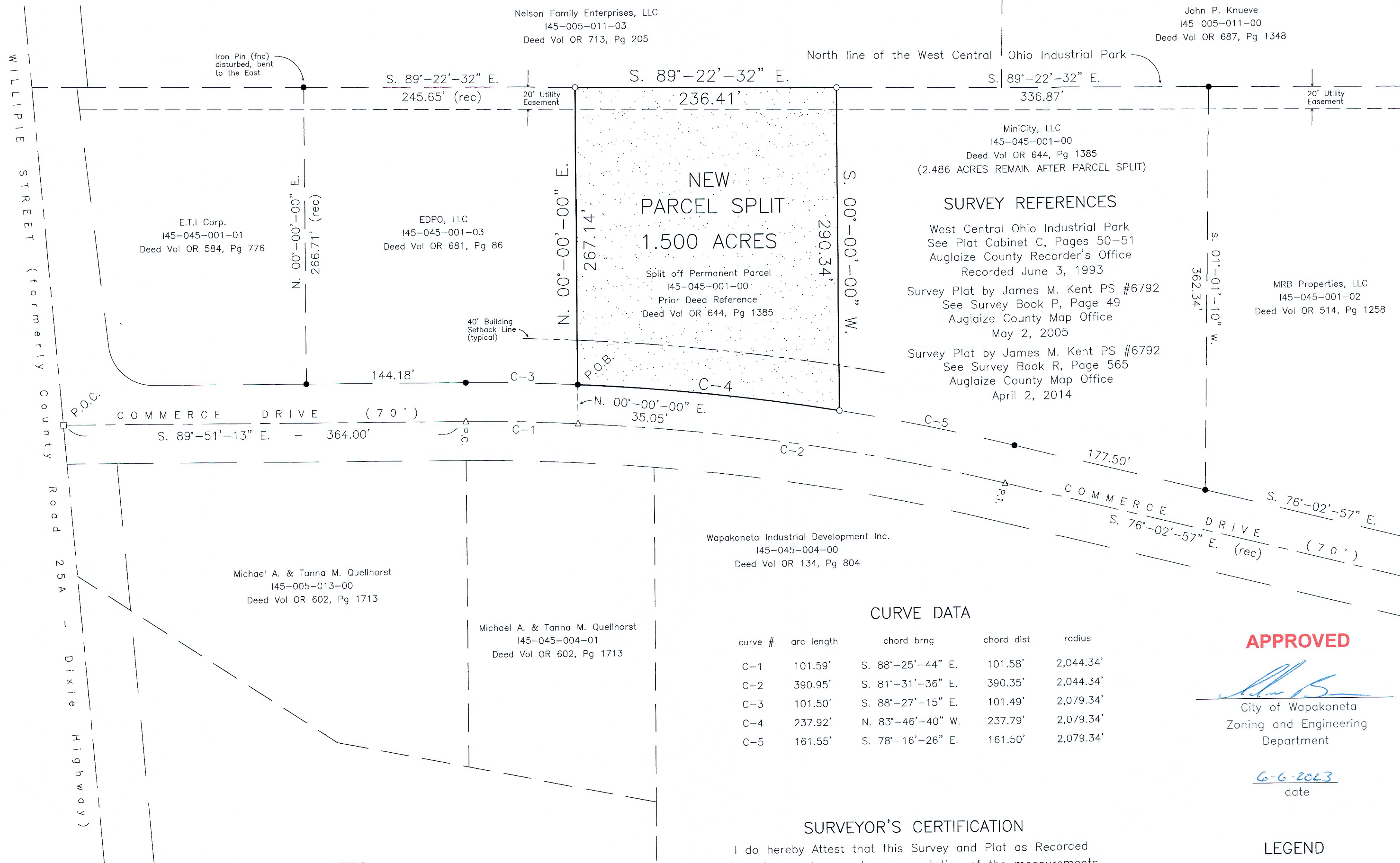


# 1.500 ACRE PARCEL SPLIT SURVEY

Being a part of Tract One, Parcel 1, of the West Central Ohio Industrial Park in the City of Wapakoneta, Ohio, as referenced by Plat Cabinet C, Pages 50-51, Auglaize County Recorder's Office, and being situated in the Northeast Quarter of Section 5, Pusheta Township, Town-6-South, Range-6-East, Auglaize County, Ohio, and being 1.500 Acres of Land being split out of Permanent Parcel # 1-45-045-001-00

Nelson Family Enterprises, LLC  
I45-005-011-03  
Deed Vol OR 713, Pg 205

John P. Kneue  
I45-005-011-00  
Deed Vol OR 687, Pg 1348



**SURVEY REFERENCES**  
West Central Ohio Industrial Park  
See Plat Cabinet C, Pages 50-51  
Auglaize County Recorder's Office  
Recorded June 3, 1993  
Survey Plat by James M. Kent PS #6792  
See Survey Book P, Page 49  
Auglaize County Map Office  
May 2, 2005  
Survey Plat by James M. Kent PS #6792  
See Survey Book R, Page 565  
Auglaize County Map Office  
April 2, 2014

Wapakoneta Industrial Development Inc.  
I45-045-004-00  
Deed Vol OR 134, Pg 804

Michael A. & Tanna M. Quellhorst  
I45-005-013-00  
Deed Vol OR 602, Pg 1713

Michael A. & Tanna M. Quellhorst  
I45-045-004-01  
Deed Vol OR 602, Pg 1713

## CURVE DATA

curve #	arc length	chord brng	chord dist	radius
C-1	101.59'	S. 88°-25'-44" E.	101.58'	2,044.34'
C-2	390.95'	S. 81°-31'-36" E.	390.35'	2,044.34'
C-3	101.50'	S. 88°-27'-15" E.	101.49'	2,079.34'
C-4	237.92'	N. 83°-46'-40" W.	237.79'	2,079.34'
C-5	161.55'	S. 78°-16'-26" E.	161.50'	2,079.34'

**APPROVED**

*[Signature]*  
City of Wapakoneta  
Zoning and Engineering  
Department

6-6-2023  
date

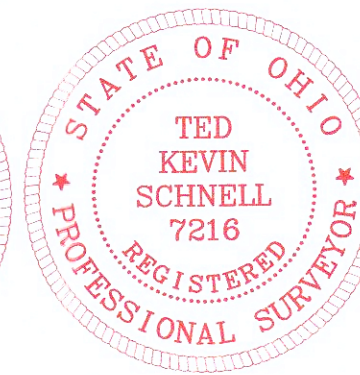
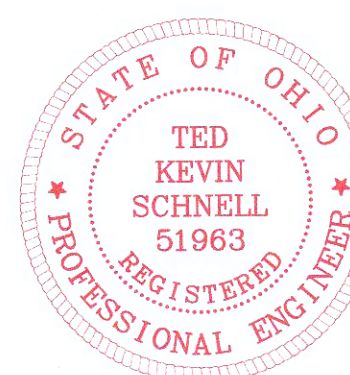
## SURVEYOR'S CERTIFICATION

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 May 27, 2023.

*Ted K. Schnell*

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

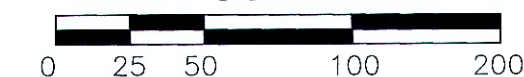
5-30-2023  
date



## LEGEND

- 5/8" Iron Pin (set)
- 5/8" Iron Pin (fnd)
- Monument Box (fnd)
- △ Survey Point (calc)
- (rec) Plat record

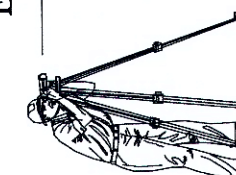
## SCALE



TITLE

EARL SCHAUB PARCEL SPLIT SURVEY

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 EARL SCHAUB  
SPLIT OUT OF  
PERMANENT PARCEL  
#I45-045-001-00

Project Location

SITUATED IN THE WEST  
CENTRAL OHIO  
INDUSTRIAL PARK  
PART OF THE N.E. 1/4  
SECTION 5, PUSHETA TWP

Project

EARL SCHAUB

Date

05/30/2023

Scale

SHOWN

Sheet

1

3

see 2 pages of  
attached legal  
descriptions

**PUS-5-9**



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



### Surveyor's Description of 1.500 Acre Parcel

The following described parcel of land is a part of Tract One, Parcel 1, of the West Central Ohio Industrial Park in the City of Wapakoneta, Ohio, as referenced by Plat Cabinet C, Pages 50-51, Auglaize County Recorder's Office, and being situated in the Northeast Quarter of Section 5, Pusheta Township, Town-6-South, Range-6-East, Auglaize County, Ohio, and being 1.500 Acres of land being split out of Permanent Parcel #I45-045-001-00, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the intersection of the centerline of Commerce Drive with Willipie Street (formerly County Road 25A, Dixie Highway);

Thence with a bearing of S.  $89^{\circ}51'13''$  E. along the centerline of said Commerce Drive, for a distance of 364.00 feet to point situated at the P.C. of a curve to the right;

Thence continuing along the centerline of said Commerce Drive with a curve to the right, for an arc length of 101.59 feet to a point, said curve to the right having a radius of 2,044.34 feet, having a chord distance of 101.58 feet at a bearing of S.  $88^{\circ}25'44''$  E.;

Thence with a bearing of N.  $00^{\circ}00'00''$  E. for a distance of 35.05 feet to an Iron Pin (found) at the Southeast corner of Permanent Parcel #I45-045-001-03 as referenced by Deed Volume OR 681, Page 86, said Iron Pin (found) situated on the Northerly right-of-way line of said Commerce Drive and being the PLACE OF BEGINNING;

Thence continuing with a bearing of N.  $00^{\circ}00'00''$  E. along the East line of said Permanent Parcel #I45-045-001-03, for a distance of 267.14 feet to an Iron Pin (set);

Thence with a bearing of S.  $89^{\circ}22'32''$  E. along the North line of said West Central Ohio Industrial Park, for a distance of 236.41 feet to an Iron Pin (set);

Thence with a bearing of S.  $00^{\circ}00'00''$  W. for a distance of 290.34 feet to an Iron Pin (set) on the Northerly right-of-way line of said Commerce Drive;

Thence along the Northerly right-of-way line of said Commerce Drive with a curve to the left for an arc length of 237.92 feet to an Iron Pin (found), said curve to the left having a radius of 2,079.34 feet, having a chord distance of 237.79 feet at a bearing of N.  $83^{\circ}46'40''$  W., said Iron Pin (found) being the original PLACE OF BEGINNING.

continued

PUS-S-9a

The above described parcel split of land containing in all 1.500 Acres of land being 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 North line of the West Central Ohio Industrial Park from the centerline of County Road 25A to the East line of Section 5, Pusheta Township bears S. 89°-22'-32" E. consistent with the subdivision plat as filed at Plat Cabinet C, Pages 50-51, Auglaize County Recorder's Office.

This legal description was prepared from an actual survey performed by Ted K. Schnell, PS #7216 (Ohio) on May 27, 2023. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey PUS-5-9.

The above described 1.500 Acre parcel of land is being split out of Permanent Parcel #I45-045-001-00 and referenced by prior Deed Volume OR 644, Page 1385.

Prepared By:



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

