

LOCATION PLAN



Section 25, Salem Township

Sandkuhl Survey 28.563 Acre Parcel

Situated in the West Half of the Southeast Quarter of Section 25,
Salem Township, Town-4-South, Range-4-East, Auglaize County, State of Ohio,
and contains all of OutLot 20 to the Hamlet of Kossuth

S. 89°-10'-41" E.

1,328.78'

13.571 Acres
Deed Volume OR 426
Page 453

S. 89°-10'-41" E.

1,328.78'

Calculated position
for the N.E. Corner of the
S.E. Quarter of Section 25
(Twp jog based upon prior
deed calls = 11.5 Rods)

Outlot 20
14.992 Acres
(includes street vacation)
Deed Volume OR 386
Page 677

LEGEND

- Iron Pin (found)
- Iron Pin (set)
- ⊠ Railroad Spike (found)
- △ P.K. Nail (found)
- ▲ P.K. Nail/Shiner (set)
- Monument Box (found)

Curve Data
Kossuth-Amanda Road
Delta (Δ) = 06°-12'
Radius (R) = 2,585.03'
Tangent (T) = 140.00'
Length (L) = 279.73'

ATTEST

Ted K. Schnell
Professional Engineer
Professional Surveyor

8-24-04

BASIS OF BEARINGS

The basis of bearings were determined
from and consistent with the Auglaize
County Engineer's Global Positioning Survey

This Survey is Recorded with the Auglaize County Engineer's
Tax Map Office located in the Auglaize County Administration Building
209 South Blackhoof Street, Wapakoneta, Ohio

SURVEYOR'S DESCRIPTION OF LAND

The following described parcel of land is a part of the West Half of the Southeast Quarter of Section 25, Salem Township, Town-4-South, Range-4-East, Auglaize County, Ohio, and also contains all of OutLot 20 to the Hamlet of Kossuth, the entire parcel as a whole being further described as follows:

Commencing at a Monument Box (found) situated at the Northwest Corner of the Southeast Quarter of said Section 25, Salem Township, and the PLACE OF BEGINNING;

Thence with a bearing of S. 89°-10'-41" E. along the North Line of the Southeast Quarter of said Section 25, Salem Township, for a distance of 1,328.78 feet to an Iron Pin (set), and passing thru an Iron Pin (set) for reference at 25.00 feet;

Thence with a bearing of S. 01°-24'-17" W. along the East Line of the West Half of the Southeast Quarter of said Section 25, Salem Township, for a distance of 573.57 feet to a Monument Box (found), and passing thru an Iron Pin (set) for reference at 542.45 feet;

Thence with a bearing of S. 54°-50'-38" W. along the centerline of Kossuth-Amanda Road (County Road #222A) for a distance of 423.49 feet to a P.K. Nail/Shiner (found);

Thence with a bearing of S. 88°-24'-28" W. for a distance of 421.23 feet to an Iron Pin (found), and passing thru an Iron Pin (found) for reference at 45.22 feet;

Thence with a bearing of S. 00°-16'-18" W. for a distance of 280.44 feet to a P.K. Nail/Shiner (found), and passing thru an Iron Pin (found) for reference at 250.87 feet;

Thence Westerly along the centerline of Kossuth-Amanda Road (County Road #222A) with a curve to the right for an Arc Length of 129.58 feet to a P.K. Nail/Shiner (found) at the P.C. of the curve, said curve containing a chord bearing S. 59°-33'-07" W. and a distance of 129.56 feet, Curve Data (Δ) = 6°-12', (R) = 2,585.03', (T) = 140.00';

Thence with a bearing of S. 61°-02'-38" W. along the centerline of Kossuth-Amanda Road (County Road #222A) for a distance of 224.14 feet to a Mag Nail/Shiner (set);

Thence with a bearing of N. 28°-57'-22" W. along the East Line of Ash Street for a distance of 372.90 feet to a point, and passing thru an Iron Pin (set) for reference at 25.00 feet;

Thence with a bearing of S. 61°-02'-38" W. for a distance of 59.40 feet to a point;

Thence with a bearing of S. 28°-57'-22" E. for a distance of 29.70 feet to a point;

Thence with a bearing of S. 61°-02'-38" W. along the former centerline of Wayne Street a distance of 47.74 feet to an Iron Pin (set);

Thence with a bearing of N. 01°-11'-00" E. along the West Line of the Southeast Quarter of said Section 25, Salem Township, and the centerline of Swartz Road (Township Road #65), for a distance of 1,054.42 feet to a Monument Box (found) and the PLACE OF BEGINNING.

Containing in all 28.563 Acres of Land, of which, approximately 0.933 Acres being previously dedicated for highway purposes. Said described parcel of land contains approximately 14.964 Acres consisting of OutLot #20. The above described parcel of land is also subject to all other legal easements, reservations, or restrictions, if any, upon said premises.

2,653.82'

N. 88°-49'-51" W.

A Iron Pin (found) at the centerline intersection of Ash Street and the former centerline of Wayne Street

B Property corner located at the intersection of the former North line of Wayne Street (now vacated) with the East line of Ash Street

C Iron Pin (set) at the intersection of the former centerline of Wayne Street (now vacated) with the West line of the SE Quarter of Section 25

D Wayne Street vacated from the Miami-Erie Canal East to Ash Street as per vacation proceedings dated May 31, 1994, Commissioners Resolution No. 94-343

E S. 28°-57'-22" E.
29.70'

F S. 61°-02'-38" W.
47.74'

DISCLAIMER

Due to the fact that Wayne Street was vacated from the Miami-Erie Canal to Ash Street, there now appears limited right-of-way remaining for the existing Swartz Road to be continuous through to adjoin Ash Street without encroaching onto private property outside of the existing and platted right-of-ways. Legal advice is suggested to attend to the road and pavement encroachment issue.

SURVEY REFERENCES

Charles Sandkuhl Survey
Survey of 1.376 Acre Parcel Split
along Kossuth-Amanda Road
Filed in Tax Map file SAL-25-1
Surveyed by Ted K. Schnell
July 15, 1999

Survey by ODOT

State Route 197

Centerline and R/W Plans

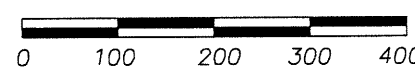
Project SR 197 (7.69)

Project SR 197 (7.70) (13.23)

RIGHT-OF-WAY WIDTHS

MAIN ST. 66'
ASH ST. 59.4'
ELM ST. 59.4'
WAYNE ST. 59.4'
WALNUT ST. 59.4'
SWARTZ RD.
(T.R. #65) 40'
KOSSUTH-AMANDA RD.
(C.R. #222A) 50'

SCALE



Calculated position for the S.W.
Corner of the S.E. Quarter of
Section 25, by the equidistant split
of the South line of said Section

TITLE

SANDKUHL SURVEY

H & S Civil Engineers and Land Surveyors
913 Fieldstone Court
Wapakoneta, Ohio
Voice: (419) 738-4758
Fax: (419) 739-7631
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No. Revision/Issue Date

Project Name

28.563 ACRE
PARCEL OF LAND
INCLUDING OUTLOT 20
HAMLET OF KOSSUTH

Project Location

PART OF THE WEST
HALF OF THE SOUTHEAST
QUARTER OF SECTION 25
SALEM TOWNSHIP

Project

SANDKUHL

Date

07/14/04

Scale

SHOWN

Sheet

1

1

SHOWN

SHOWN

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