

# DAVIS SURVEY

Two parcel splits being a part of Lots #3 and #4  
of the subdivision of the West half of Fractional  
Section 7, Town-5-South, Range-7-East,  
Union Township, Auglaize County, Ohio

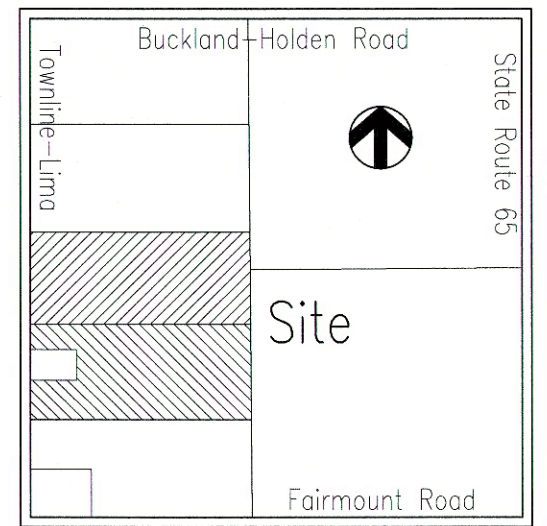
## LEGEND

- Monument Box (found)
- Iron Pin (set)
- Steel End Post (found)
- △ Mag Nail (set)
- 8" Wood End Post (found)

## SCALE



## LOCATION PLAN



Fractional Section 7  
Town-5-South, Range-7-East  
Union Township  
Auglaize County, Ohio

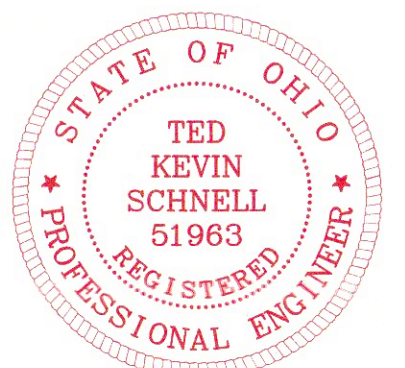
## NOTES

(1) Lots 1, 2, 3, 4, and 5 were created as the "Subdivision of the West Half of Section 7, Union Township" and was casually named the "Justice Estate" in some prior records. The subdivision of the West Half of Section 7 originally had the following Lot width calls: Lot 1: (70<sup>1</sup>/<sub>3</sub> Rods) & 62 Acres; Lot 2: (69<sup>1</sup>/<sub>3</sub> Rods) & 61 Acres; Lot 3: (59 Rods) & 52 Acres; Lot 4: (62<sup>1</sup>/<sub>3</sub> Rods) & 55 Acres; Lot 5 (59 Rods) & 52 Acres. The call depths of all lots was 141 Rods. Lots were first recorded between March 31, 1879 to May 12, 1881. It was assumed that the total distance of the East and West lines of the subdivision was 320 Rods (5,280 feet). This survey represents a distance proration to both the East and West lines of the West Half of the subdivision of said Section 7, with proration applied to the front and rear of the lots. Lot 4 was at one point divided such that the original 62<sup>1</sup>/<sub>3</sub> Rods of width was split so that the South Part contained 28<sup>1</sup>/<sub>3</sub> Rods of width, and the North Part contained 34 Rods of width, hence explaining the call tie distance for the Livingston property, Parcel #L33-007-005-00, as being 87<sup>1</sup>/<sub>3</sub> Rods = Lot 5 width (59 Rods) plus the South Part of Lot 4 width (28<sup>1</sup>/<sub>3</sub> Rods). This survey thence applied the same proration techniques to determine both tie distance and the direction of the sides of said Parcel #L33-007-005-00.

(2) A field survey was performed on the Subdivision of the West Half of Section 7 by Samuel Craig, County Surveyor, on October 12, 1881, and was recorded in Book 2, Page 283, of the survey records found at the Auglaize County Engineer's office. The 1881 Craig survey was used as the basis of prorations calculated as a part of this survey to determine the lot widths of all lot lines as shown in this plat. The Craig survey shows the following west and east lines as follows: Lot 1: west line=17.86 chains, east line=17.75 chains; Lot 2: west line=17.61 chains, east line=17.50 chains; Lot 3: west line=14.92 chains, east line=14.82 chains; Lot 4: west line=15.75 chains, east line=14.65 chains (typo corrected to 15.65 chains); and Lot 5: west line=14.92 chains, east line=14.82 chains. Corner stones were found by Craig and designated as A, B, C, and D, located respectively at the Southwest, Northwest, Northeast, and Southeast corners of the west half of Section 7.

## ATTEST

*Ted K. Schnell*  
Ted K. Schnell  
Professional Engineer #51963  
Professional Surveyor #7216



I do hereby certify that the plot of survey as shown herein was performed by me on the 18th day of October, 2019, and that the procedures used to measure, locate, and or set property corner monumentation were done in accordance within the minimum standards as required under Section 4733-37 of the Ohio Revised Code.

## BASIS OF BEARINGS

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

## SURVEYOR'S DISCLAIMER STATEMENT

In all cases where the surveyed property lines and corners have been established by competent interpretation of prior deeds and surveys of record, and all proration of excess or deficiencies have been applied, and if they have created discrepancies or conflict with the physical lines of occupation, then legal advice can be considered. The rules of adverse-possession may or may not apply.

## DAVIS SURVEY

TED K. SCHNELL P.E. P.S.

913 Fieldstone Court Wapakoneta, Ohio 45895  
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TITLE

UNI-7-1

Project	DAVIS
Date	10/18/19
Scale	AS SHOWN

Project Location	PART OF THE WEST HALF OF FRACTIONAL SECTION 7 AUGLAIZE COUNTY, OHIO
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Project Name	DAVIS SURVEY TWO PARCELS SPLITS 53.562 & 53.561 ACRES
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No.	
Revision/Issue	
Date	



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Surveyor's Description of Parcel #1  
53.562 Acre Parcel

The following described parcel of land is a part of Lots 3 & 4 of the subdivision of the West half of fractional Section 7, Union Township, Town-5-South, Range-7-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Southwest corner of the West half of said fractional Section 7, Union Township, also being the intersection of Fairmount Road (County Road #180) with Townline-Lima Road (County Road #191);

Thence with a bearing of N. 00°-58'-50" E. along the West line of the West half of said fractional Section 7, Union Township, and the centerline of Townline-Lima Road (County Road #191), for a distance of 2,019.58 feet to a Mag Nail (set) and the PLACE OF BEGINNING;

Thence continuing with a bearing of N. 00°-58'-50" E. along the West line of the West half of said fractional Section 7, Union Township, and the centerline of Townline-Lima Road (County Road #191), for a distance of 663.13 feet to a Monument Box (found) situated at the West quarter corner of said fractional Section 7;

Thence with a bearing of N. 00°-55'-28" E. along the West line of the West half of said fractional Section 7, Union Township, and the centerline of Townline-Lima Road (County Road #191), for a distance of 333.64 feet to a Mag Nail (set);

Thence with a bearing of N. 89°-43'-21" E. along the North line of Lot #3 of the subdivision of the West half of said fractional Section 7, Union Township, for a distance of 2,343.81 feet to a Point referenced by a 3" steel post (found), said steel post being 7.89 feet South and 1.92 feet East of said Point;

Thence with a bearing of S. 00°-34'-40" W. along the East line of the West half of said fractional Section 7, Union Township, for a distance of 991.72 feet to a Point referenced by a 3" steel post (found), said steel post being 1.19 feet North and 5.63 feet East of said Point;

Thence with a bearing of S. 89°-36'-08" W. for a distance of 2,350.57 feet to a Mag Nail (set), and passing thru an Iron Pin (set) for reference at a distance of 2,325.57 feet, said Mag Nail (set) being the original PLACE OF BEGINNING.

Containing in all, 53.562 Acres of land, of which 0.687 Acre being previously dedicated for highway purposes. The above described parcel of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

Of the 53.562 Acres of land described above, approximately 18.058 Acres are situated in the Northwest fractional quarter of said Section 7, Union Township, and approximately 35.504 Acres are situated in the Southwest fractional quarter of said Section 7, Union Township.


The basis of bearings used for this description were determined from the Auglaize County Engineer's Global Positioning Survey and Coordinate System, whereas the North line of the West half of fractional Section 7, Union Township, bears N. 89°-58'-58" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, completed on October 18, 2019. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office, refer to document UNI-7-1.

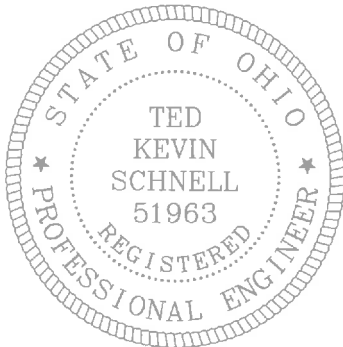
Grantor's Prior Deed References: Deed Volume OR 516, Page 2174, Auglaize County Recorder's Office.

This parcel is a split out of permanent parcel #L33-007-002-00.

Prepared By:

  
Ted K. Schnell  
Professional Engineer 51963  
Professional Surveyor 7216

10/18/19



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Surveyor's Description of Parcel #2  
53.561 Acre Parcel

The following described parcel of land is a part of Lot 4 of the subdivision of the West half of fractional Section 7, Union Township, Town-5-South, Range-7-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Southwest corner of the West half of said fractional Section 7, Union Township, also being the intersection of Fairmount Road (County Road #180) with Townline-Lima Road (County Road #191);

Thence with a bearing of N.  $00^{\circ}-58'-50''$  E. along the West line of the West half of said fractional Section 7, Union Township, and the centerline of Townline-Lima Road (County Road #191), for a distance of 987.15 feet to a Mag Nail (set) and the PLACE OF BEGINNING;

Thence continuing with a bearing of N.  $00^{\circ}-58'-50''$  E. along the West line of the West half of said fractional Section 7, Union Township, and the centerline of Townline-Lima Road (County Road #191), for a distance of 473.66 feet to a Mag Nail (set);

Thence with a bearing of N.  $89^{\circ}-32'-18''$  E. for a distance of 364.24 feet to an Iron Pin (set), and passing thru an Iron Pin (set) for reference at a distance of 25.00 feet;

Thence with a bearing of N.  $00^{\circ}-58'-50''$  E. and parallel with the West line of the West half of said fractional Section 7, Union Township, and the centerline of Townline-Lima Road (County Road #191), for a distance of 250.00 feet to an Iron Pin (set);

Thence with a bearing of S.  $89^{\circ}-32'-18''$  W. for a distance of 364.24 feet to a Mag Nail (set), and passing thru an Iron Pin (set) for reference at a distance of 339.24 feet;

Thence with a bearing of N.  $00^{\circ}-58'-50''$  E. along the West line of the West half of said fractional Section 7, Union Township, and the centerline of Townline-Lima Road (County Road #191), for a distance of 308.77 feet to a Mag Nail (set);

Thence with a bearing of N.  $89^{\circ}-36'-08''$  E. for a distance of 2,350.57 feet to a Point referenced by a 3" steel post (found), said steel post being 1.19 feet North and 5.63 feet East of said Point, and passing thru an Iron Pin (set) for reference at a distance of 25.00 feet;

Thence with a bearing of S. 00°-34'-40" W. along the East line of the West half of said fractional Section 7, Union Township, for a distance of 1,027.46 feet to a Point referenced by a 3" steel post (found), said steel post being 1.37 feet North and 6.27 feet East of said Point;

Thence with a bearing of S. 89°-29'-07" W. along the South line of Lot #4 of the subdivision of the West half of said fractional Section 7, Union Township, for a distance of 2,357.91 feet to a Mag Nail (set) and the original PLACE OF BEGINNING.

Containing in all, 53.561 Acres of land, of which 0.449 Acre being previously dedicated for highway purposes. The above described parcel of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

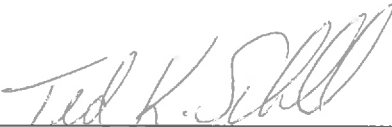
The basis of bearings used for this description were determined from the Auglaize County Engineer's Global Positioning Survey and Coordinate System, whereas the North line of the West half of fractional Section 7, Union Township, bears N. 89°-58'-58" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, completed on October 18, 2019. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office, refer to document UNI-7-1.

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This parcel is a split out of permanent parcel #L33-007-002-00.

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