

KLOPFENSTEIN SURVEY

6.585 Acres being a part of the Southeast Quarter of Section 16,
Town-6-South, Range-5-East,
Washington Township, Auglaize County, Ohio

Louis J. & Sandra E. Klopfenstein
Deed Vol OR 643
Pages 88-91
Tract 2 of Deed
Parcel M36-016-007-00

Matthew Sanford & Terrie Delph
Deed Vol OR 690
Page 621
Parcel M36-016-009-00

Louis J. & Sandra E. Klopfenstein
Deed Vol OR 643
Pages 88-91
Tract 3 of Deed (30' Lane)

Boat Spike (found)
Reference Point
Stimmel Survey
Survey 73-5811

Center of
Muddy Creek
Deflection Point

Center of gravel lane
Brng = N. 87°-42'-36" W.
R.R. Spike to Boat Spike = 745.42'

S. 87°-31'-05" E. - 642.58'

S. 87°-42'-36" E. - 691.15'

N. 87°-42'-36" W. - 688.84'

S. 03°-04'-12" E.
87.80'

S. 01°-18'-48" W.
526.28' (meas) 526.45' (rec)

S. 01°-18'-48" W.
30.00'

S. 01°-18'-48" W. - 774.82' (meas)

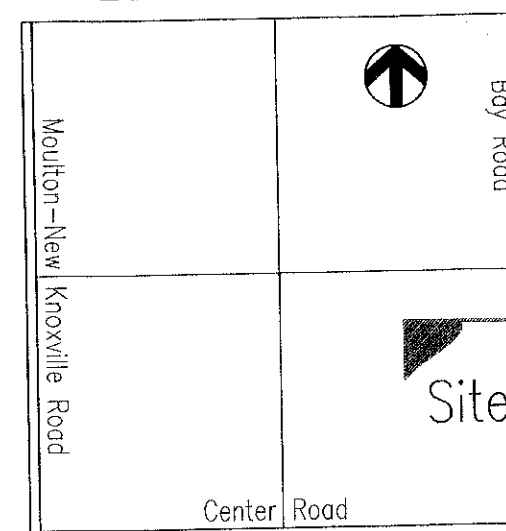
90°42'0" (rec)

BAY ROAD

Southeast Corner,
Southeast Quarter
Section 16

BURR OAK ROAD

LOCATION PLAN



Section 16
Town-6-South, Range-5-East
Washington Township
Auglaize County, Ohio

LEGEND

- Monument Box (found)
- Iron Pin (set)
- Boat Spike (found) Stimmel
- △ Mag Nail (set)
- ▲ R.R. Spike (found) Gebhart
- (rec) record call distance
- (meas) field measured distance

SURVEY REFERENCES

Survey for Robert Kuck
13.03 Acre Parcel Split
Surveyed by Skip Stimmel
Survey 73-5811
Nov 7, 1973

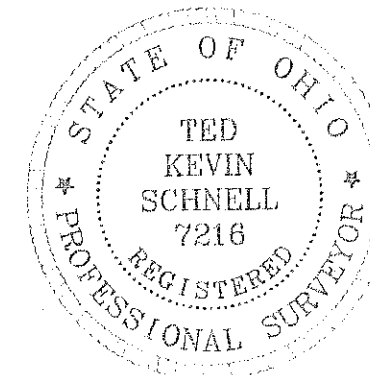
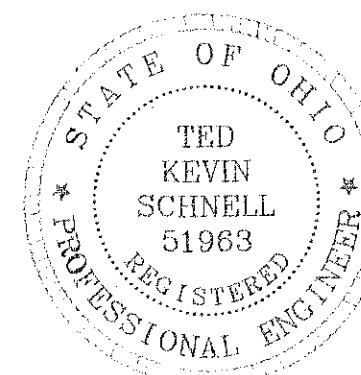
Survey for Etter Farm
3 Tract Survey
Surveyed by B.R. Gebhart
Survey GEB-36a
May 28, 1963

ATTEST

Ted K. Schnell
Ted K. Schnell
Professional Engineer
Professional Surveyor

4-12-19

I do hereby certify that the plot of survey as shown herein was performed by me
on the 12th day of April, 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.



6.583 Acres
(0.014 Ac. R/W)

6.108 Ac.
out of
Parcel M36-016-007-00

0.475 A.
out of
Parcel M36-016-007-01

Louis J. & Sandra E. Klopfenstein
Deed Vol OR 643
Pages 88-91
Tract 1 of Deed
Parcel M36-016-007-01

INGRESS-EGRESS DETAIL

0.182 Acres Encompassed

Leg	Brng	Dist
A	S. 01°-18'-48" W.	30.00'
B	N. 87°-42'-36" W.	138.84'
C	N. 87°-31'-05" W.	126.16'
D	N. 01°-18'-48" E.	30.00'
E	S. 87°-31'-05" E.	123.85'
F	S. 87°-42'-36" E.	141.15'

NOTES

(1) The record measurements were held for the traverse along
the meanderings of the course of Muddy Creek. The traverse does
not however represent the true centerline of said creek, but is the
actual representation of the random survey points along the course
of Muddy Creek as surveyed by B.R. Gebhart in May, 1963.

(2) The centerline of the gravel lane (as referenced to as "Bush's
lane" in prior surveys) was determined from the existing
monumentation found in the field as shown on this survey plat.

PREVIOUS DEED REFERENCES

Louis J. & Sandra E. Klopfenstein
Deed Vol OR 643, Pages 88-91

BASIS OF BEARINGS

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

SCALE

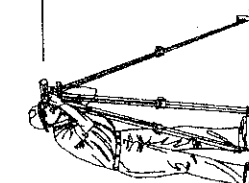


CENTER ROAD

TITLE

KLOPFENSTEIN SURVEY

H & S Civil Engineers and Land Surveyors
913 Fieldstone Court Wapakoneta, Ohio 45895
Voice: (419) 738-4758 Fax: (419) 739-7631
E-Mail: hscivil@bright.net



No. Revision/Issue Date

Project Name

SURVEY
FOR
LOU & SANDRA
KLOPFENSTEIN

Project Location

PART OF THE
SOUTHEAST QUARTER OF
SECTION 16
WASHINGTON TOWNSHIP
AUGLAIZE COUNTY

Project

KLOPFENSTEIN

Date

04/12/19

Scale

SHOWN

Sheet

1

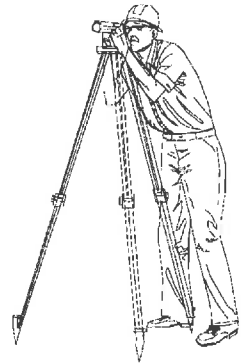
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WAS-16-01

H & S Civil Engineers and Land Surveyors

913 Fieldstone Court
Wapakoneta, Ohio 45895
Phone (419) 738-4758
e-mail: hscivil@bright.net

Ted K. Schnell P.E., P.S.



Surveyor's Description for 6.583 Acre Parcel

The following described parcel of land is situated in the Southeast Quarter of Section 16, Washington Township, Town-6-South, Range-5-East, Auglaize County, Ohio, and is being more particularly described as follows:

Commencing for reference at an Auglaize County Monument Box (found) situated at the Northeast Corner of the Southeast Quarter of said Section 16, Washington Township, also being the intersection of Burr Oak Road, Township Road #116 and Bay Road, Township Road #101;

Thence with a bearing of S. 01°-18'-48" W. along the East line of the Southeast Quarter of said Section 16, Washington Township, and the centerline of Bay Road, Township Road #101, for a distance of 526.28 feet to a Mag Nail (set) over a Railroad Spike (found) and the PLACE OF BEGINNING;

Thence continuing with a bearing of S. 01°-18'-48" W. along the East line of the Southeast Quarter of said Section 16, Washington Township, and the centerline of Bay Road, Township Road #101, for a distance of 30.00 feet to a Mag Nail (set) over a Railroad Spike (found);

Thence with a bearing of N. 87°-42'-36" W. being parallel to and 15 feet south of the centerline of an existing gravel lane, for a distance of 688.84 feet to a point in the center of Muddy Creek open ditch, and passing thru an Iron Pin (set) for reference at a distance of 20.00 feet;

Thence with a bearing of S. 03°-04'-12" E. and along the confines of said Muddy Creek open ditch for a distance of 87.80 feet to a point;

Thence with a bearing of S. 37°-10'-48" W. and along the confines of said Muddy Creek open ditch for a distance of 130.80 feet to a point;

Thence with a bearing of S. 53°-58'-48" W. and along the confines of said Muddy Creek open ditch for a distance of 231.35 feet to a point;

Thence with a bearing of S. 58°-13'-48" W. and along the confines of said Muddy Creek open ditch for a distance of 273.10 feet to a point;

Thence with a bearing of S. 49°-15'-48" W. and along the confines of said Muddy Creek open ditch for a distance of 218.23 feet to a point;

Thence with a bearing of N. 01°-18'-48" E. and parallel with the East line of the Southeast Quarter of said Section 16, Washington Township, for a distance of 672.23 feet to an Iron Pin (set), and passing thru an Iron Pin (set) for reference at the top of the Northerly ditch bank of Muddy Creek open ditch at a distance of 100.50 feet;

Thence with a bearing of S. 87°-31'-05" E. for a distance of 642.58 feet to a point in the center of Muddy Creek open ditch;

Thence with a bearing of S. 87°-42'-36" E. being parallel to and 15 feet south of the centerline of an existing gravel lane, for a distance of 691.15 feet to a Mag Nail (set) over a Railroad Spike (found) on the East line of the Southeast Quarter of said Section 16, Washington Township, and the centerline of Bay Road, Township Road #101, and also passing thru an Iron Pin (set) for reference at a distance of 671.15 feet, said Mag Nail (set) being the original PLACE OF BEGINNING.

The above described parcel of land contains in all 6.583 Acres of land, and is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

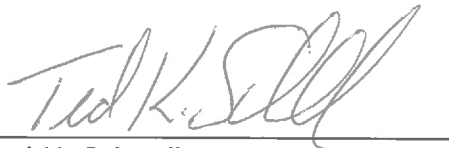
The basis of bearings used for this description were determined from the Auglaize County Global Positioning Survey and coordinate basis of the Auglaize County Engineer's Map Office, whereas the East line of the Southeast Quarter of said Section 16, Washington Township, bears S. 01°-18'-48" W.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, in April of 2019. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office, refer to the Large Township Surveys being recorded as Survey WAS-16-01.

Grantor's Prior Deed References: Deed Volume OR 643, Pages 88 to 91, Auglaize County Recorder's Office.

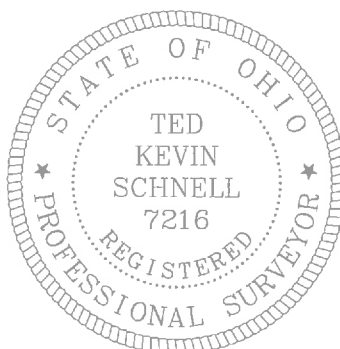
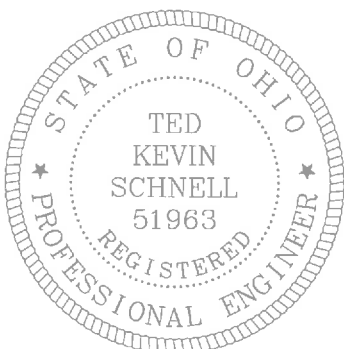
Permanent Parcel Identification References: #M36-016-007-00 and M36-016-007-01.
There is 6.108 Acres being parceled from #M36-016-007-00.
There is 0.475 Acres being parceled from #m36-016-007-01.

Prepared By:



Ted K. Schnell
Professional Engineer
Professional Surveyor

4-16-2019



H & S Civil Engineers and Land Surveyors

913 Fieldstone Court

Wapakoneta, Ohio 45895

Phone (419) 738-4758

e-mail: hscivil@bright.net

Ted K. Schnell P.E., P.S.



Surveyor's Description for Ingress-Egress Easement 0.182 Acre Parcel

The following described parcel of land is situated in the Southeast Quarter of Section 16, Washington Township, Town-6-South, Range-5-East, Auglaize County, Ohio, and is for the sole purpose and exclusive right to be used as an Ingress-Egress easement to cross an existing bridge over Muddy Creek open ditch with vehicles, farm machinery, tractors, and wagons, and is being more particularly described as follows:

Commencing for reference at an Auglaize County Monument Box (found) situated at the Northeast Corner of the Southeast Quarter of said Section 16, Washington Township, also being the intersection of Burr Oak Road, Township Road #116 and Bay Road, Township Road #101;

Thence with a bearing of S. 01°-18'-48" W. along the East line of the Southeast Quarter of said Section 16, Washington Township, and the centerline of Bay Road, Township Road #101, for a distance of 526.28 feet to a Mag Nail (set) over a Railroad Spike (found);

Thence with a bearing of N. 87°-42'-36" W. being parallel to and 15 feet south of the centerline of an existing gravel lane, for a distance of 550.00 feet to a point, and passing thru an Iron Pin (set) for reference at 20.00 feet, said point being the PLACE OF BEGINNING;

Thence with a bearing of S. 01°-18'-48" W. and parallel with the East line of the Southeast Quarter of said Section 16, Washington Township, and the centerline of Bay Road, Township Road #101, for a distance of 30.00 feet to a point;

Thence with a bearing of N. 87°-42'-36" W. for a distance of 138.84 feet to a point in the centerline of Muddy Creek open ditch;

Thence with a bearing of N. 87°-31'-05" W. for a distance of 126.16 feet to a point;

Thence with a bearing of N. 01°-18'-48" E. and parallel with the East line of the Southeast Quarter of said Section 16, Washington Township, and the centerline of Bay Road, Township Road #101, for a distance of 30.00 feet to a point;

Thence with a bearing of S. 87°-31'-05" E. for a distance of 123.85 feet to a point in the centerline of Muddy Creek open ditch;

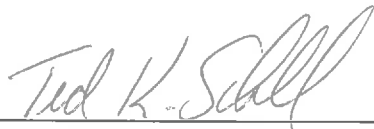
Thence with a bearing of S. 87°-42'-36" E. being parallel to and 15 feet south of the centerline of an existing gravel lane, for a distance of 141.15 feet to a point, said point being the PLACE OF BEGINNING;

The above described Ingress-Egress easement contains in all 0.182 Acres of land, and is subject to any or all other legal easements, reservations, or restrictions of record upon said premises.

The basis of bearings used for this description were determined from the Auglaize County Global Positioning Survey and coordinate basis of the Auglaize County Engineer's Map Office, whereas the East line of the Southeast Quarter of said Section 16, Washington Township, bears S. 01°-18'-48" W.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, in April of 2019. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office, refer to the Large Township Surveys being recorded as Survey WAS-16-01.

Prepared By:



Ted K. Schnell
Professional Engineer
Professional Surveyor

4-16-2019

