

SITE

LEGEND

- △ 2" Mag Nail (set)
- ▲ Railroad Spike (found)
- Monument Box (found)
- Iron Pin or Pipe (found)
- Iron Pin (set)
- ⊗ Steel Post (found)
- Point (calculated)
- Conc base (obliterated post)

SURVEY REF'S

Survey in Section 17, Wayne Two. Samuel Craig, surveyor Auglaize County April 20 & 21, 1897 Survey Book 3, page 88

Survey in Section 17, Wayne Two. Samuel Craig, surveyor Auglaize County May 13th, 1901 Survey Book 3, page 145

Survey for D. Wilcox James D. Rex PS #5646 March 18, 1977 Survey Book E, page 84

Survey for Citizens Building & Loan Richard D. Morrissey, PS #6470 April 20, 1985 Survey Book G, page 502 & 643

Survey for Paul Cummings James Frederick, PS #6622 November 17, 1988 Survey Book J, page 78

Survey for Waynesfield Lions Club James M. Kent, PS #6792 January 31, 1994 Survey Book J, page 597

Survey for Virginia Burk James M. Kent, PS #6792 November 14, 1997 Survey Book L, page 707

Survey for Waynesfield Board of Education James M. Kent, PS #6792 December 12, 2005 Survey WAY-17-7

Survey for Waynesfield Board of Education James M. Kent, PS #6792 July 14, 2006 Survey WAY-17-8

Survey for Pepple John W. Jauert PS #6920 October, 2012 Survey Book R, page 231

SURVEYOR'S CERTIFICATION

I do hereby Attest that this Survey and Plot as recorded is a true and accurate representation of the measurements taken under my direct supervision during the interval from August 5th to November 12th, 2020

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

11/20/2020 date

NOTES

(1) Proration was used to determine the North-South property lines across the North half of Section 17. The prior surveys of Samuel Craig (Book 3, page 88) and (Book 3, page 145) were used in the determination of these calculated pro-rated distances and were then adjusted from original calls in chains and rods to feet.

(2) Basis of Bearings used for this Survey Have been based upon the Auglaize County Engineer's Global Positioning System, whereas the East Line of the Northeast Quarter of Section 17, Wayne Township, and the centerline of Mayer Road bears S. 00°-59'-28" W.

SCALE

0 100 200 300 400

PEPPE SURVEY

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

913 Fieldstone Court Wapakoneta, Ohio 45895
Mobile: (419) 230-7896 Office: (419) 738-4758

PLAT OF PEPPE FARM SURVEY

Being 28.495 Acres being a part of the South Half of the Northeast Quarter of Section 17, Wayne Township, Town-5-South, Range-8-East, Auglaize County, Ohio
Split out of Parcel N41-017-005-01

PARCEL SPLIT B

Being 34.968 Acres being a part of the South Half of the Northeast Quarter of Section 17, Wayne Township, Town-5-South, Range-8-East, Auglaize County, Ohio
Split out of Parcel N41-017-005-01

PARCEL SPLIT C

Being 14.860 Acres being a part of the North Half of the Southwest Quarter of Section 17, Wayne Township, Town-5-South, Range-8-East, Auglaize County, Ohio
Split out of Parcel N41-017-017-00

PARCEL SPLIT D

Being 13.995 Acres being a part of the North Half of the Southwest Quarter of Section 17, Wayne Township, Town-5-South, Range-8-East, Auglaize County, Ohio
Split out of Parcel N41-017-017-00

TRAVERSE TABLE

	Bearing	Distance
(1)	N. 17°-44'-18" E.	47.28'
(2)	N. 07°-23'-32" E.	82.14'
(3)	N. 02°-51'-21" W.	179.70'
(4)	N. 15°-31'-05" W.	48.20'
(5)	N. 33°-03'-29" W.	180.50'
(6)	N. 11°-33'-59" E.	52.44'
(7)	N. 17°-44'-18" E.	35.46'

NOTES

(1) Proration was used to determine the North-South property lines across the North half of Section 17. The prior surveys of Samuel Craig (Book 3, page 88) and (Book 3, page 145) were used in the determination of these calculated pro-rated distances and were then adjusted from original calls in chains and rods to feet.

(2) Basis of Bearings used for this Survey Have been based upon the Auglaize County Engineer's Global Positioning System, whereas the East Line of the Northeast Quarter of Section 17, Wayne Township, and the centerline of Mayer Road bears S. 00°-59'-28" W.

SCALE

0 100 200 300 400

WAY-17-9

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



SURVEYOR'S DESCRIPTION
Parcel Split A - 28.495 Acres

The following described parcel of land is a part of the South half of the Northeast Quarter of Section 17, Wayne Township, Town-5-South, Range-8-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Southeast corner of the Northeast Quarter of said Section 17, Wayne Township, Town-5-South, Range-8-East;

Thence with a bearing of N. 00°-59'-28" E. along the East line of the Northeast Quarter of said Section 17, Wayne Township, and the legal centerline of Moyer Road (Township Road #271), for a distance of 712.80 feet to a 2" Mag Nail (set) and the PLACE OF BEGINNING;

Thence with a bearing of N. 89°-37'-05" W. for a distance of 2,139.45 feet to a point, and passing thru an Iron Pin (set) for reference at a distance of 20.00 feet;

Thence with a bearing of N. 00°-49'-24" E. along the West line of permanent parcel #N41-017-005-01 as referenced by deed OR 623, page 1564, for a distance of 605.27 feet to an Iron Pin (set) located at the Northwest corner of said permanent parcel #N41-017-005-01;

Thence with a bearing of S. 89°-38'-16" E. along the North line of the South half of the Northeast Quarter of said Section 17, Wayne Township, and also being along the North line of permanent parcel #N41-017-005-01 as referenced by deed volume OR 623, page 1564, for a distance of 2,141.23 feet to a 2" Mag Nail (set), and passing thru an Iron Pin (set) for reference at a distance of 2,121.23 feet;

Thence with a bearing of S. 00°-59'-28" W. along the East line of the Northeast Quarter of said Section 17, Wayne Township, and the legal centerline of Moyer Road (Township Road #271), for a distance of 327.81 feet to a Railroad Spike (found);

Thence with a bearing of N. 89°-00'-32" W. along the North line of permanent parcel #N41-017-005-00 as referenced by deed volume OR 100, page 319, for a distance of 335.00 feet to an Iron Pipe (found), and passing thru an Iron Pipe (found) at a distance of 30.00 feet;

Thence with a bearing of S. 00°-59'-28" W. along the West line of permanent parcel #N41-017-005-00 as referenced by deed volume OR 100, page 319, and also parallel with the East line of the Northeast Quarter of said Section 17, Wayne Township, and the legal centerline of Moyer Road (Township Road #271), for a distance of 164.00 feet to an Iron Pipe (found);

(continued)

Thence with a bearing of S. 89°-00'-32" E. along the South line of permanent parcel #N41-017-005-00 as referenced by deed volume OR 100, page 319, for a distance of 335.00 feet to a Railroad Spike (found), and passing thru an Iron Pipe (found) at a distance of 305.00 feet;

Thence with a bearing of S. 00°-59'-28" W. along the East line of the Northeast Quarter of said Section 17, Wayne Township, and the legal centerline of Moyer Road (Township Road #271), for a distance of 114.20 feet to a 2" Mag Nail (set) and the original PLACE OF BEGINNING.

Containing in all, 28.495 Acres of land. The above described parcel of land contains approximately 0.203 Acre previously dedicated for highway purposes, and is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

Prior Deed References: deed volume: OR 623, Page 1564.

This parcel is being split out of permanent parcel #N41-017-005-01.

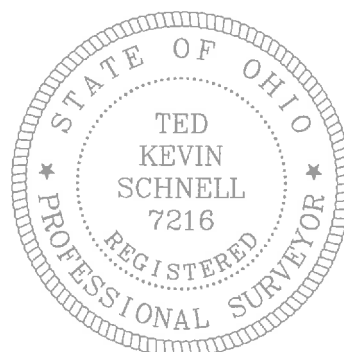
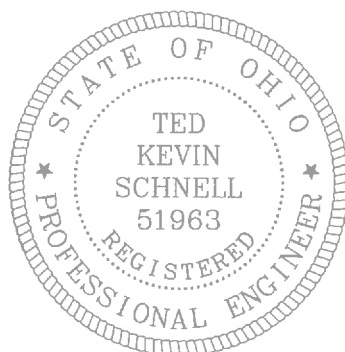
The basis of bearings used for this description were determined from the Auglaize County Engineer's Global Positioning Survey whereas the East line of the Northeast Quarter of said Section 17, Wayne Township, and the legal centerline of Moyer Road (Township Road #271), bears N. 00°-59'-28" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, from August 5th to November 12th, 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office located at Survey WAY-17-9.

Prepared By:

Ted K. Schnell

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



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



SURVEYOR'S DESCRIPTION

Parcel Split B - 34.968 Acres

The following described parcel of land is a part of the South half of the Northeast Quarter of Section 17, Wayne Township, Town-5-South, Range-8-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Southeast corner of the Northeast Quarter of said Section 17, Wayne Township, Town-5-South, Range-8-East, and the PLACE OF BEGINNING;

Thence with a bearing of N. 89°-35'-38" W. along the South line of permanent parcel #N41-017-005-01 as referenced by deed OR 623, page 1564, for a distance of 2,137.35 feet to a point located at the Southwest corner of said permanent parcel #N41-017-005-01, and passing thru an 8" steel post (found) for reference at a distance of 24.40 feet;

Thence with a bearing of N. 00°-49'-24" E. along the West line of permanent parcel #N41-017-005-01 as referenced by deed OR 623, page 1564, for a distance of 711.88 feet to a point;

Thence with a bearing of S. 89°-37'-05" E. for a distance of 2,139.45 feet to a 2" Mag Nail (set), and passing thru an Iron Pin (set) for reference at a distance of 2,119.45 feet;

Thence with a bearing of S. 00°-59'-28" W. along the East line of the Northeast Quarter of said Section 17, Wayne Township, and the legal centerline of Moyer Road (Township Road #271), for a distance of 712.80 feet to a Monument Box (found) and the original PLACE OF BEGINNING.

Containing in all, 34.968 Acres of land. The above described parcel of land contains approximately 0.327 Acre previously dedicated for highway purposes, and is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

Prior Deed References: deed volume: OR 623, Page 1564.

This parcel is being split out of permanent parcel #N41-017-005-01.

The basis of bearings used for this description were determined from the Auglaize County Engineer's Global Positioning Survey whereas the East line of the Northeast Quarter of said Section 17, Wayne Township, and the legal centerline of Moyer Road (Township Road #271), bears N. 00°-59'-28" E.

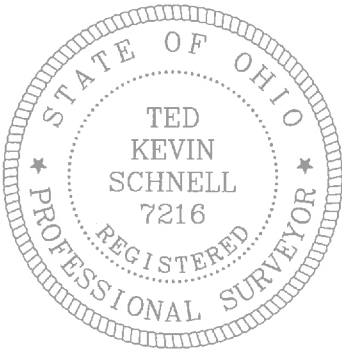
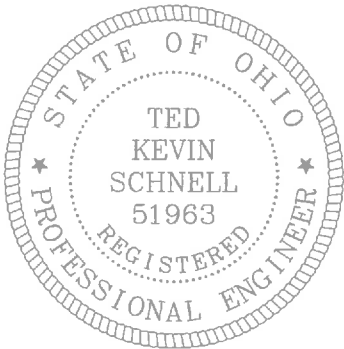
(continued)

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, from August 5th to November 12th, 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office located at Survey WAY-17-9.

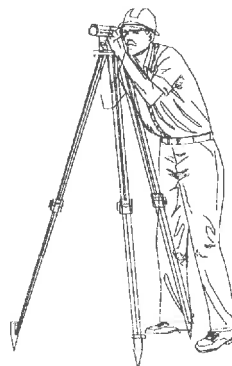
Prepared By:

Ted K. Schnell

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



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



SURVEYOR'S DESCRIPTION
Parcel Split C – 14.860 Acres

The following described parcel of land is a part of the North half of the Southwest Quarter of Section 17, Wayne Township, Town-5-South, Range-8-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Southeast corner of the Southwest Quarter of said Section 17, Wayne Township, Town-5-South, Range-8-East;

Thence with a bearing of N. 00°-52'-04" E. along the East line of the Southwest Quarter of said Section 17, Wayne Township, for a distance of 1,323.30 feet to a concrete base (found) from an obliterated wood corner post as referenced to in Survey Book G, page 502, and Survey Book J, page 597, Auglaize County Engineer's Map Office, said concrete base (found) being located at the Southeast corner of the North half of the Southwest Quarter of said Section 17, Wayne Township;

Thence continuing with a bearing of N. 00°-52'-04" E. along the East line of the Southwest Quarter of said Section 17, Wayne Township, and also being along the East line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 661.88 feet to a point and the PLACE OF BEGINNING;

Thence with a bearing of N. 89°-29'-36" W. for a distance of 986.60 feet to an Iron Pin (set);

Thence with a bearing of N. 17°-44'-18" E. along the West line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 47.28 feet to an Iron Pin (found);

Thence with a bearing of N. 07°-23'-32" E. along the West line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 82.14 feet to an Iron Pin (found);

Thence with a bearing of N. 02°-51'-21" W. along the West line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 179.70 feet to an Iron Pin (found);

Thence with a bearing of N. 01°-50'-46" W. along the West line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 356.46 feet to a point, and passing thru an Iron Pin (found) for reference at a distance of 355.54 feet;

(continued)

Thence with a bearing of S. 89°-28'-58" E. along the North line of the North half of the Southwest Quarter of said Section 17, Wayne Township, and also being along the North line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 992.09 feet to a point, said point being located at the Northeast corner of the North half of the Southwest Quarter of said Section 17, Wayne Township, and was once referenced to as an Iron Pipe (now obliterated) in Survey Book E, page 84, and Survey Book G, page 502, Auglaize County Engineer's Map Office;

Thence with a bearing of S. 00°-52'-04" W. along the East line of the Southwest Quarter of said Section 17, Wayne Township, and also being along the East line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 662.08 feet to a point and the original PLACE OF BEGINNING.

Containing in all, 14.860 Acres of land. The above described parcel of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

Prior Deed References: deed volume: OR 623, Page 1564.

This parcel is being split out of permanent parcel #N41-017-017-00.

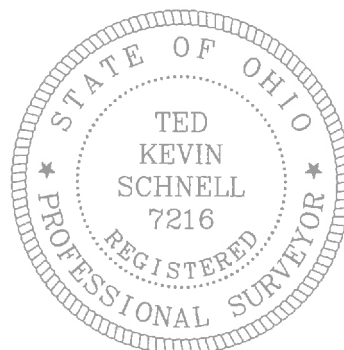
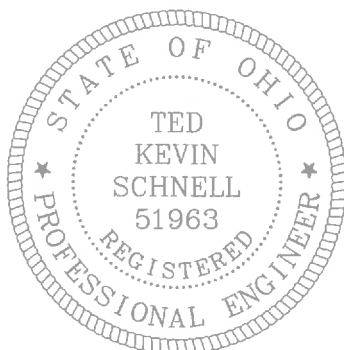
The reference bearings used for this description was determined from the results of the survey on the ground whereas the North line of the Southwest Quarter of said Section 17, Wayne Township, bears S. 89°-28'-58" E., and the East line of the Southwest Quarter of said Section 17, Wayne Township bears N. 00°-52'-04" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, from August 5th to November 12th, 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office located at Survey WAY-17-9.

Prepared By:

Ted K. Schnell

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



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



SURVEYOR'S DESCRIPTION
Parcel Split D – 13.995 Acres

The following described parcel of land is a part of the North half of the Southwest Quarter of Section 17, Wayne Township, Town-5-South, Range-8-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Southeast corner of the Southwest Quarter of said Section 17, Wayne Township, Town-5-South, Range-8-East;

Thence with a bearing of N. 00°-52'-04" E. along the East line of the Southwest Quarter of said Section 17, Wayne Township, for a distance of 1,323.30 feet to a concrete base (found) from an obliterated wood corner post as referenced to in Survey Book G, page 502, and Survey Book J, page 597, Auglaize County Engineer's Map Office, said concrete base (found) being located at the Southeast corner of the North half of the Southwest Quarter of said Section 17, Wayne Township, and the PLACE OF BEGINNING;

Thence with a bearing of N. 89°-30'-13" W. along the South line of the North half of the Southwest Quarter of said Section 17, Wayne Township, and also being along the South line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 892.44 feet to a 4" diameter steel post (found);

Thence with a bearing of N. 00°-53'-25" E. along the West line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 379.96 feet to a 4" diameter steel post cut-off at ground level (found);

Thence with a bearing of N. 15°-31'-05" W. along the West line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 48.20 feet to an Iron Pin (found);

Thence with a bearing of N. 33°-03'-29" W. along the West line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 180.50 feet to an Iron Pin (found);

Thence with a bearing of N. 11°-33'-59" E. along the West line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 52.44 feet to an Iron Pin (found);

Thence with a bearing of N. 17°-44'-18" E. along the West line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 35.46 feet to an Iron Pin (set);

(continued)

Thence with a bearing of S. 89°-29'-36" E. for a distance of 986.60 feet to a point;

Thence with a bearing of S. 00°-52'-04" W. along the East line of the Southwest Quarter of said Section 17, Wayne Township, and also being along the East line of permanent parcel #N41-017-017-00 as referenced by deed OR 623, page 1564, for a distance of 661.88 feet to the aforementioned concrete base of an obliterated fence post and the original PLACE OF BEGINNING.

Containing in all, 13.995 Acres of land. The above described parcel of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

Prior Deed References: deed volume: OR 623, Page 1564.

This parcel is being split out of permanent parcel #N41-017-017-00.

The reference bearings used for this description was determined from the results of the survey on the ground whereas the North line of the Southwest Quarter of said Section 17, Wayne Township, bears S. 89°-28'-58" E., and the East line of the Southwest Quarter of said Section 17, Wayne Township bears N. 00°-52'-04" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, from August 5th to November 12th, 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office located at Survey WAY-17-9.

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