

Phipps Survey

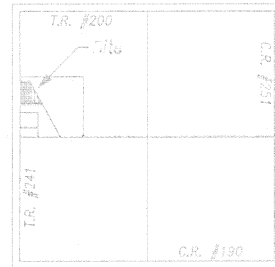
Situated in the Northwest Quarter of Section 1, Union Township,
Town-5-South, Range-7-East, Auglaize County, Ohio



Scale



Section 1



Union Township
Auglaize County, Ohio

This Survey Plat and Legal Descriptions are Recorded in Survey Book _____
Page _____ in the Auglaize County Engineer's Tax Map Office.

There exists a "transposed" type error on the bearing of the North Line of this property on the present deed, Deed Volume OR 3, Page 283. The Deed calls a bearing of N. 89°-53' E. where in fact the bearing should be N. 89°-35' E.

N. 89°-35' E.
196.72'

Iron Pin found at 23 feet

Tract "B"
2.823
Acres

S. 35°-12' E.
457.80'

457.34'
N. 89°-35' E.

Iron Pin set at 23 feet

Tract "A"
7.386
Acres

286.26'
S. 82°-58'-30" W.

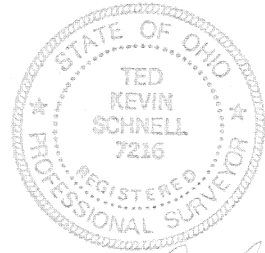
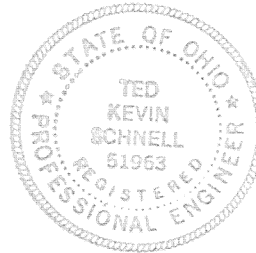
N. 02°-41' W.
187.51'

559.27'
S. 89°-38'-45" W.

South Line of the Northwest Quarter of Section 1
Union Township

Legend

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



Attest:

Ted K. Schnell

Ted K. Schnell
Professional Engineer
Professional Surveyor

Notes

Previous Survey References

See Book C, Page 3 (Survey by Steinke)
See Book D, Page 372 (Survey by Reinhart)

Previous Deed References

See Deed Volume OR 3, Page 283
Auglaize County Recorder's Office

Ted K. Schnell Professional Engineer Professional Surveyor				
REVISIONS			Survey on the Phipps Property	
NO.	DATE	BY	2.823 and 7.386 Acre Parcels	
1				
2				
3			DRAWN BY Kevin	SCALE Shown
4			CHK'D Greg	DATE 2/14/94
5			TRACED	APPRO
				DRAWING NO. 1 OF 1

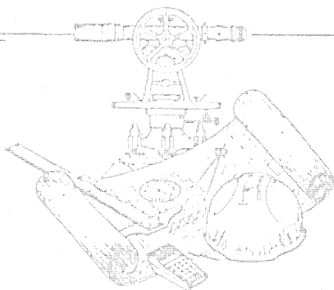
K-50

Civil Engineering
Land Surveying

R.R. No. 3
11873 Glyncrood Road
Wapakoneta, Ohio 45895
phone - (419) 738-4758

Ted Kevin Schnell

Registered Professional Engineer
Registered Professional Surveyor



client PHIPPS
county AUGLAIZE township UNION
section 1 T- 5 -S, R- 7 -E
drawn by KEVIN date 2/12/95
checked by _____ sheet _____ of _____

SURVEYOR'S DESCRIPTION FOR TRACT "A"
7.386 ACRE PARCEL

THE FOLLOWING DESCRIBED TRACT OF LAND IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 1, UNION TOWNSHIP, TOWN-5-SOUTH, RANGE-7-EAST, AUGLAIZE COUNTY, OHIO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN AUGLAIZE COUNTY MONUMENT BOX LOCATED AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, UNION TOWNSHIP, TOWN-5-SOUTH, RANGE-7-EAST, AUGLAIZE COUNTY, OHIO;

THENCE WITH A BEARING OF N. 00°-30' W. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, AND THE CENTERLINE OF GRAHAM ROAD, TOWNSHIP ROAD #241, FOR A DISTANCE OF 154.00 FEET TO A RAILROAD SPIKE AND THE PLACE OF BEGINNING;

THENCE CONTINUING WITH A BEARING OF N. 00°-30' W. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, AND THE CENTERLINE OF GRAHAM ROAD, FOR A DISTANCE OF 412.72 FEET TO A P.K. NAIL/SHINER;

THENCE WITH A BEARING OF N. 89°-35' E. FOR A DISTANCE OF 457.34 FEET TO AN IRON PIN;

THENCE WITH A BEARING OF S. 35°-12' E. FOR A DISTANCE OF 691.27 FEET TO AN IRON PIN;

THENCE WITH A BEARING OF S. 89°-38'-45" W. FOR A DISTANCE OF 559.27 FEET TO AN IRON PIN;

THENCE WITH A BEARING OF N. 02°-41' W. FOR A DISTANCE OF 187.51 FEET TO AN IRON PIN;

THENCE WITH A BEARING OF S. 82°-58'-30" W. FOR A DISTANCE OF 286.26 FEET TO A RAILROAD SPIKE AND THE PLACE OF BEGINNING.

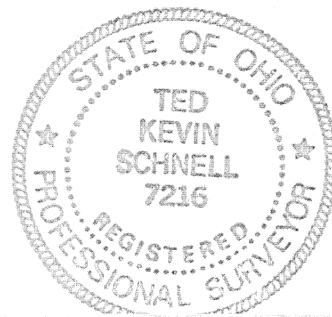
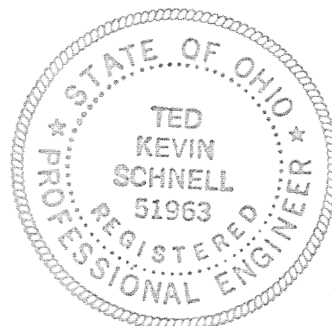
CONTAINING IN ALL 7.386 ACRES OF LAND, OF WHICH, 0.22 ACRE BEING PREVIOUSLY DEDICATED FOR HIGHWAY PURPOSES. THE ABOVE DESCRIBED PARCEL OF LAND IS ALSO SUBJECT TO ALL OTHER LEGAL EASEMENTS, RESERVATIONS, OR RESTRICTIONS, IF ANY, UPON SAID PREMISES. PREVIOUS DEED REFERENCES: DEED VOLUME OR #3, PAGE 283, AUGLAIZE COUNTY RECORDER'S OFFICE.

PREPARED BY:

Ted K. Schnell

TED K. SCHNELL
PROFESSIONAL ENGINEER
PROFESSIONAL SURVEYOR

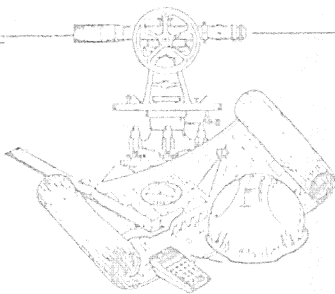
K-81



Civil Engineering
Land Surveying

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Wapakoneta, Ohio 45895
phone - (419) 738-4758

Ted Kevin Schnell
Registered Professional Engineer
Registered Professional Surveyor



client Phipps
county Auglaize township Union
section 1 T- S -S, R- 7 -E
drawn by Kain date 2/12/95
checked by _____ sheet _____ of _____

SURVEYOR'S DESCRIPTION FOR TRACT "B"
2.823 ACRE PARCEL

THE FOLLOWING DESCRIBED TRACT OF LAND IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 1, UNION TOWNSHIP, TOWN-5-SOUTH, RANGE-7-EAST, AUGLAIZE COUNTY, OHIO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE WITH A BEARING OF N. 00°-30' W. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, AND THE CENTERLINE OF GRAHAM ROAD, TOWNSHIP ROAD #241, FOR A DISTANCE OF 566.72 FEET TO A P.K. NAIL/SHINER AND THE PLACE OF BEGINNING;

THENCE CONTINUING WITH A BEARING OF N. 00°-30' W. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, AND THE CENTERLINE OF GRAHAM ROAD, FOR A DISTANCE OF 376.00 FEET TO A RAILROAD SPIKE;

THENCE WITH A BEARING OF N. 89°-35' E. FOR A DISTANCE OF 196.72 FEET TO AN IRON PIN;

THENCE WITH A BEARING OF S. 35°-12' E. FOR A DISTANCE OF 457.80 FEET TO AN IRON PIN;

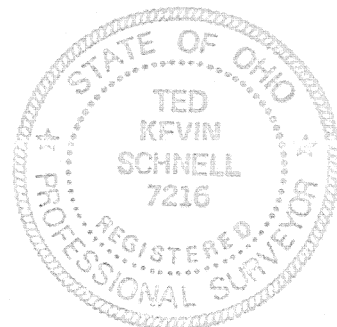
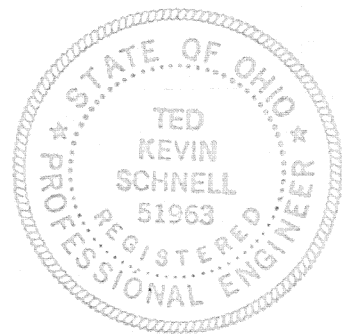
THENCE WITH A BEARING OF S. 89°-35' W. FOR A DISTANCE OF 457.34 FEET TO A P.K. NAIL/SHINER AND THE PLACE OF BEGINNING.

CONTAINING IN ALL 2.823 ACRES OF LAND, OF WHICH, 0.20 ACRE BEING PREVIOUSLY DEDICATED FOR HIGHWAY PURPOSES. THE ABOVE DESCRIBED PARCEL OF LAND IS ALSO SUBJECT TO ALL OTHER LEGAL EASEMENTS, RESERVATIONS, OR RESTRICTIONS, IF ANY, UPON SAID PREMISES. PREVIOUS DEED REFERENCES: DEED VOLUME OR #3, PAGE 283, AUGLAIZE COUNTY RECORDER'S OFFICE.

PREPARED BY:

Ted K. Schnell

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PROFESSIONAL ENGINEER
PROFESSIONAL SURVEYOR



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