

David Whitaker to W.H. Wildman Co.

2.251 Acres in the Northeast Quarter of Section 5,
Goshen Township, Auglaize County,
State of Ohio



Northeast Corner,
Northeast Quarter,
Section 5, Goshen Twp.

North Line of the Northeast Quarter

S. R. # 33

PI
Sta 632+34.88

Iron Pin
at 30.68'

Deed Vol OR351
Page 177

N. 05°-35' W.
378.78'

Arc
164.75'

PT
Sta 634+25

Steel Post
at 51.65'

Chord Brng = S. 79°-32'-30" E.
Chord Dist = 164.61'

ACREAGE DIVISION

2.077 Acres from OR351/177
0.174 Acres from OR255/307

2.251 Acres TOTAL
(0.156 Acres R/W)

CURVE DATA

Centerline of S.R. 33
Deflection (Δ) = 19°-12'
Radius (R) = 1145.92'
Length (L) = 384.00'

TRAVERSE DATA

- (A) S. 18°-44'-42" E. - 70.00'
- (B) S. 70°-59'-40" W. - 103.74'
- (C) S. 75°-25'-37" E. - 54.90'
- (D) N. 70°-59'-40" E. - 110.00'

LEGEND

- Iron Pin (set)
- Iron Pin (found)
- △ P.K. Nail/Shiner (set)
- ▲ Steel End Post (found)
- ⊙ Corner Stone (found)
- ODOT R/W Monument (found)

SCALE

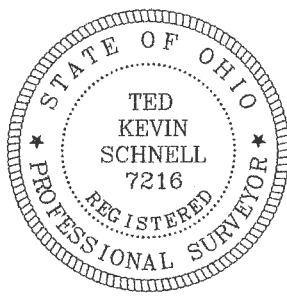
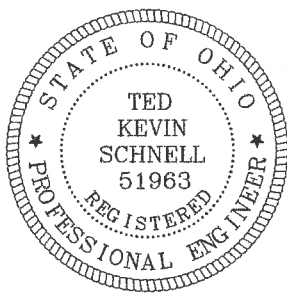


This Survey Plat and Description is Recorded in Survey Book M,
Page 63, Auglaize County Engineer's Tax Map Office.

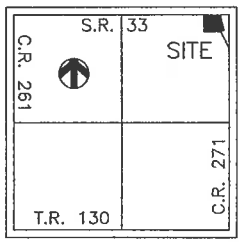
ATTEST

Ted K. Schnell

Ted K. Schnell
Professional Engineer
Professional Surveyor



LOCATION



Section 5
Goshen Township

Deed Vol OR 255
Page 307

Deed Vol OR351
Page 177

East Line of the Northeast Quarter
McBeth Road

School Street

H & S Civil Engineers and Land Surveyors

913 Fieldstone Court Wapakoneta, Ohio 45895

Whitaker to W.H. Wildman Co.
client

5
section

Goshen
township

Auglaize
county

Ohio
state

05/26/00
date



H & S Civil Engineers and Land Surveyors

913 Fieldstone Court
Wapakoneta, Ohio 45895
Phone (419) 738-4758
Fax (419) 739-7631
E-Mail hscivil@bright.net

Ted K. Schnell P.E., P.S.
Gregory B. Huber P.E.



SURVEYOR'S DESCRIPTION FOR 2.251 ACRE PARCEL

Located in the Northeast Quarter of Section 5, Goshen Township, Auglaize County

The following described parcel of land is situated in the Northeast Quarter of Section 5, Goshen Township, Town-6-South, Range-8-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Corner Stone (found) at the Northeast Corner of said Section 5, Goshen Township;

Thence with a bearing of S. 05°-35'-00" E. along the East line of the Northeast Quarter of said Section 5, Goshen Township, for a distance of 237.00 feet to a point in the centerline of State Route 33;

Thence with a bearing of N. 75°-25'-37" W. along the centerline of said State Route 33, for a distance of 232.00 feet to a point at the Northeast Corner of a parcel as described in Deed Volume OR 312, Page 352;

169.70'

Thence with a bearing of S. 18°-44'-42" E. along the East side of a parcel as described in Deed Volume OR 312, Page 352, for a distance of 262.38 feet to a steel post at the Southeast Corner of said parcel as described in Deed Volume OR 312, Page 352, and the PLACE OF BEGINNING;

Thence continuing with a bearing of S. 18°-44'-42" E. for a distance of 70.00 feet to an iron pin (set);

Thence with a bearing of S. 70°-59'-40" W. for a distance of 103.74 feet to an iron pin (set);

Thence with a bearing of S. 84°-25'-00" W. for a distance of 318.40 feet to an iron pin (set);

Thence with a bearing of N. 05°-35'-00" W. for a distance of 378.78 feet to a P.K. Nail (set), and passing thru an iron pin (set) for reference at 348.10 feet;

Thence along the centerline of State Route 33 with a curve to the right for an arc length of 164.75 feet to a point at the P.T. of said curve, the arc containing a chord bearing S. 79°-32'-30" E. and distance 164.61 feet, said curve to the right having the following data: Delta (Δ) = 19°-12', Radius (R) = 1,145.92', and Length (L) = 384.00';

Thence continuing along the centerline of State Route 33 with a bearing of S. 75°-25'-37" E. for a distance of 54.90 feet to a point;

Thence with a bearing of S. 24°-51'-50" E. along the West side of a parcel as described in Deed Volume OR 312, Page 352, for a distance of 262.38 feet to a steel post, and passing thru a steel post for reference at 51.65 feet;

Thence with a bearing of N. 70°-59'-40" E. along the South line of a parcel as described in Deed Volume OR 312, Page 352 for a distance of 110.00 feet to a steel post and the PLACE OF BEGINNING.

Containing in all 2.251 Acres of land. Approximately 2.077 Acres of land is previously referenced by Deed Volume OR351, Page 177, and approximately 0.174 Acres of land is previously referenced by Deed Volume OR255, Page 307. The above described parcel of land is subject to 0.156 Acres previously dedicated for highway purposes, and is also subject to all other legal easements, reservations, or restrictions, if any, upon said premises.

Prepared by:

Ted K. Schnell
Professional Engineer
Professional Surveyor



202000000254 Pages: 3
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
01/17/2020 10:48 AM Recording Fees: \$46.00
AFFIDAVIT OR 701 / p3506 - p3508

AFFIDAVIT

STATE OF OHIO
AUGLAIZE COUNTY, ss

Now comes Ted K. Schnell, being first duly sworn, says that he is a Registered Professional Engineer (License No. 51963) and Registered Professional Surveyor (License No. 7216) in the State of Ohio, and is hereby creating this Affidavit to identify and correct a single numerical typographical error in a legal description for a 2.251 Acre parcel prepared by him on May 26, 2000.

The permanent parcel number for the subject parcel is D12-005-002-00 and is referenced by Deed Volume OR 408, Page 436, recorded on September 1, 2000. Subject property is located in the Northeast Quarter of Section 5, Goshen Township, Town-6-South, Range-8-East, Auglaize County, Ohio, and having an address of 25956 U.S. Route 33, Wapakoneta, Ohio, 45895. A Plat of the Survey is recorded with the Auglaize County Engineer's Map Office under Survey Book M, Page 63.

Said single numerical typographical error shall require a revision to the legal description as follows:

REVISION

In the original legal description of said described 2.251 Acre parcel as prepared on May 26, 2000, the 5th paragraph describing the final leg of the initial traverse to the PLACE OF BEGINNING contains a typographical error in the final tie distance only (same being the length of the easterly line of the adjacent 0.55 Acre parcel as described by Deed Volume OR 312, Page 352). Said typographical error does not affect the physical land description or land area of the confines of the 2.251 Acre parcel. The 5th paragraph currently states:

*Thence with a bearing of S. 18°-44'-42" E. along the East side of a parcel as described in Deed Volume OR 312, Page 352, for a distance of **262.38** feet to a steel post at the Southeast Corner of said parcel as described in Deed Volume OR 312, Page 352, and the PLACE OF BEGINNING;*

Whereas, the 5th paragraph should actually state:

*Thence with a bearing of S. 18°-44'-42" E. along the East side of a parcel as described in Deed Volume OR 312, Page 352, for a distance of **169.70** feet to a steel post at the Southeast Corner of said parcel as described in Deed Volume OR 312, Page 352, and the PLACE OF BEGINNING;*

Also, let it be hereby recognized that the actual Survey Plat that was filed with the Auglaize County Map Office on May 26, 2000 (Recorded in Survey Book M, Page 63), as well as the location of all ground monumentation and measurements at the site is correct and is free of this typographical error.

SUMMARY

As a result of applying the above described revision to the legal description of the subject 2.251 Acre parcel, the correct and true legal description of said property should read as follows in its' entirety:

The following described parcel of land is situated in the Northeast Quarter of Section 5, Goshen Township, Town-6-South, Range-8-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Corner Stone (found) at the Northeast Corner of said Section 5, Goshen Township;

Thence with a bearing of S. 05°-35'-00" E. along the East line of the Northeast Quarter of said Section 5, Goshen Township, for a distance of 237.00 feet to a point in the centerline of State Route 33;

Thence with a bearing of N. 75°-25'-37" W. along the centerline of said State Route 33, for a distance of 232.00 feet to a point at the Northeast Corner of a parcel as described in Deed Volume OR 312, Page 352;

Thence with a bearing of S. 18°-44'-42" E. along the East side of a parcel as described in Deed Volume OR 312, Page 352, for a distance of 169.70 feet to a steel post at the Southeast Corner of said parcel as described in Deed Volume OR 312, Page 352, and the PLACE OF BEGINNING;

Thence continuing with a bearing of S. 18°-44'-42" E. for a distance of 70.00 feet to an iron pin (set);

Thence with a bearing of S. 70°-59'-40" W. for a distance of 103.74 feet to an iron pin (set);

Thence with a bearing of S. 84°-25'-00" W. for a distance of 318.40 feet to an iron pin (set);

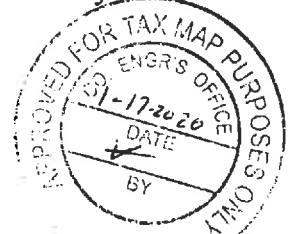
Thence with a bearing of N. 05°-35'-00" W. for a distance of 378.78 feet to a P.K. Nail (set), and passing thru an iron pin (set) for reference at 348.10 feet;

Thence along the centerline of State Route 33 with a curve to the right for an arc length of 164.75 feet to a point at the P.T. of said curve, the arc containing a chord bearing S. 79°-32'-30" E. and distance 164.61 feet, said curve to the right having the following data: Delta (Δ) = 19°-12', Radius (R) = 1,145.92', and Length (L) = 384.00';

Thence continuing along the centerline of State Route 33 with a bearing of S. 75°-25'-37" E. for a distance of 54.90 feet to a point;

Thence with a bearing of S. 24°-51'-50" E. along the West side of a parcel as described in Deed Volume OR 312, Page 352, for a distance of 262.38 feet to a steel post, and passing thru a steel post for reference at 51.65 feet;

Thence with a bearing of N. 70°-59'-40" E. along the South line of a parcel as described in Deed Volume OR 312, Page 352 for a distance of 110.00 feet to a steel post and the PLACE OF BEGINNING.



Containing in all 2.251 Acres of land in all. Approximately 2.077 Acres of land is previously referenced by Deed Volume OR 351, Page 177, and approximately 0.174 Acres of land is previously referenced by Deed Volume OR 255, Page 307. The above described parcel of land is subject to 0.156 Acres previously dedicated for highway purposes, and is also subject to all other legal easements, reservations, or restrictions, if any, upon said premises.

CONCLUSION

This Affidavit has been prepared in compliance with Ohio Revised Code, Section 5301.252, and in particular, to identify a single numerical typographical error in the legal description of a 2.251 Acre parcel of land having the Auditor's permanent parcel number D12-005-002-00, being referenced by Deed Volume OR 408, Page 436, recorded on September 1, 2000. Subject property is located in the Northeast Quarter of Section 5, Goshen Township, Town-6-South, Range-8-East, Auglaize County, Ohio, having an address of 25956 U.S. Route 33, Wapakoneta, Ohio, 45895. A Survey Plat was also recorded with the Auglaize County Engineer's Map Office (Survey Book M, Page 63) on May 26, 2000 being correct and free of this typographical error.

This Affidavit is also hereby being prepared by Ted K. Schnell, Registered Professional Surveyor #7216, to show and reconcile conflicts and ambiguities in descriptions of land in recorded instruments as stated in paragraph B(5) of Section 5301.252. Under Section 5301.252 (C), the County Recorder shall receive and cause such Affidavit to be recorded such as deeds and transfers of title to land are recorded.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Timothy Flare
Witness

Bruce Wuehlman
Witness

Ted K. Schnell
Ted K. Schnell
Professional Engineer No. 51963
Professional Surveyor No. 7216
913 Fieldstone Court
Wapakoneta, Ohio 45895

THE STATE OF OHIO AUGLAIZE COUNTY, ss:

BE IT REMEMBERED, that on this 16th day of January, 2020, before me, the subscriber, a Notary Public in and for said County and State, personally came the above named Ted K. Schnell, the maker of the foregoing Affidavit, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal, on the day and year last aforesaid.

Mary Lou Hume
Notary Public



Mary Lou Hume
Notary Public, State of Ohio
Expires October 3, 2020

PREPARED BY: TED K. SCHNELL
P.E. 51963 PS 7216

TED SCHNELL
913 FIELDSTONE CT
WAPAKONETA, OH 45895

202000000254