



WITH A TAPERED TOP  
FOUND APPROX. 14"  
ABOVE GRADE W/ A  
SLIGHT LEAN NORTHERLY

**PLAT OF A SURVEY**  
IN THE S.E. 1/4 OF SECTION 5  
T 6 S - R 6 E  
CITY OF WAPAKONETA  
(FORMERLY IN PUSHETA TWP.)  
AUGLAIZE COUNTY, OHIO

OWNER/CLIENT:  
**BRIAN SCHNIPPEL**  
O.R.582, P.555; O.R.580, P.2266  
AND O.R.409, P.931

TAX PARCEL:  
I4500502000

FOUND  
N 89°34'22" W  
0.21'  
OF CORNER

DALE E. CARLSON  
O.R.VOL.216, P.858  
DEED VOL.245, P.832

N 89°34'22" W  
50.23'  
S 89°34'22" E  
158.25'

TRACT B AREA  
(QUIT CLAIM AREA)  
0.240 ACRES  
10,456 SQ.FT.

INTERSECTION  
OF THE N. LINE  
OF THE S.E. 1/4  
OF SECTION 5  
WITH THE C. OF  
C.R. 25-A

CENTERLINE  
C.R. 25-A  
(VARYING WIDTH R/W)

POINT OF  
BEGINNING  
TRACT B

**LEGEND**

- 5/8" IRON REBAR FOUND (WITH AN ILLEGIBLE YELLOW CAP)
- 6" DIA. CONCRETE MONUMENT FOUND
- 3/4" (o.d.) IRON PIPE FOUND
- △ RAILROAD SPIKE FOUND
- ⊗ COTTON GIN SPINDLE FOUND
- 1" IRON BAR IN A MONUMENT BOX FOUND
- CST NAIL SET TO BE SET
- Ⓢ CLEAN OUT
- Ⓢ EX. WELL
- (B.G.) BELOW GRADE (A.G.) ABOVE GRADE

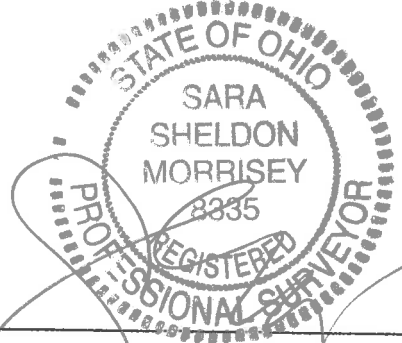
ALL MONUMENTS FOUND IN GOOD CONDITION  
UNLESS OTHERWISE NOTED.

THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED  
FEBRUARY 27, 2016.

REFERENCES INCLUDE DEEDS NOTED, TAX MAPS,  
OFFICE RECORDS, R/W PLANS  
"AUG 25-(4.22-5.56)" DATED 1950 (LOCATION PLAN &  
SHEETS 12,13,14) AND THE FOLLOWING SURVEY RECORDS:  
S-193; PUS-5-3; 79-840 AND G-273

EASEMENTS, OTHER THAN THOSE WHICH MAY  
BE NOTED HEREON, HAVE NOT BEEN EXAMINED AS A PART  
OF THIS SURVEY. OTHER EASEMENTS MAY EXIST WHICH  
AFFECT THE PROPERTY.

POINT OF  
BEGINNING  
TRACT A



Date: 4-26-2016

SARA S. MORRISEY, P.S.  
Ohio Registered Professional Surveyor # 8335

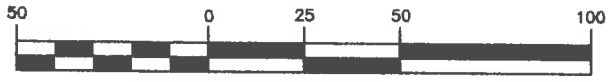
TRACT A  
1.158 ACRES

(OF WHICH 0.349 ACRES  
ARE IN THE ROAD R/W)

JAMES F. & LOIS HARROD  
O.R.448, P.629

CENTERLINE  
SHORT RD.  
(T.R.132)

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

THIS PLAT IS RECORDED IN SURVEY BOOK "S", PAGE 370  
OF THE AUGLAIZE COUNTY ENGINEER'S OFFICE.

S.E. CORNER OF THE  
NORTH 1/2 OF THE  
S.E. 1/4 OF SECTION 5



**SURVEYING, LLC**  
22855 SOUTH KEMP ROAD  
LIMA, OHIO 45806  
TELE: 419-228-4421

4/21/16	DATE	JOB NO.
DRAWN	SSM	23677
CHECKED	SSM	
APPROVED	SSM	SCALE 1" = 50'

# Sheldon Surveying, LLC

22855 South Kemp Road ▪ Lima, Ohio ▪ 45806

Telephone: 419-228-4421

## DESCRIPTION JOB # 23677- TRACT A

1.158 ACRES

Being a parcel of land situated in the Southeast Quarter of Section 5, Township 6 South, Range 6 East, City of Wapakoneta (formerly part of Pusheta Township), Auglaize County, Ohio, acquired by Brian Schnippel in instrument recorded in O.R. 582, Page 555; O.R. 580, Page 2266 and O.R. 409, Page 931, of the Auglaize County, Ohio, deed records and being more particularly described as follows:

Commencing for reference at a 1-inch iron bar in a monument box found on the centerline of Short Road marking the southeast corner of the North  $\frac{1}{2}$  of the Southeast Quarter of said Section 5 -

Thence North  $89^{\circ}01'13''$  West (Bearing Base - taken from the established Auglaize County GPS bearing for that section of Short Road) on and along the south line of the north  $\frac{1}{2}$  of the Southeast Quarter of said Section 5 and the centerline of said Short Road for a distance of 2310.23 feet to a railroad spike found marking the intersection of the centerline of said Short road with the centerline of County Road 25-A (varying width R/W) -

Thence North  $05^{\circ}08'44''$  West on and along the centerline of said County Road 25-A for a distance of 824.23 feet to the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described by this instrument -

Thence South  $84^{\circ}51'13''$  West on and along the north line of Harrod Lands (O.R.448, P.629) for a distance of 168.26 feet to a 5/8-inch iron rebar found (illegible yellow cap) on the easterly right of way of the B & O Railroad, passing at 50.00 feet a 5/8-inch iron rebar found (illegible yellow cap) on the westerly right of way of said County Road 25-A-

Thence North  $03^{\circ}08'07''$  West on and along said B & O Railroad right of way for a distance of 317.42 feet to a point (witnessed by a 3/4-inch (o.d.) iron pipe found North  $89^{\circ}34'22''$  West at a distance of 0.21 feet) marking the southwest corner of Watercutter Lands (D.V.245, P.559) -

Thence South  $89^{\circ}34'22''$  East on and along the south line of said Watercutter for a distance of 158.25 feet to a CST nail to be set in the centerline of said County Road 25-A, passing at 108.02 feet a 3/4-inch (o.d.) iron pipe found marking the westerly right of way of said County Road 25-A -

Thence on and along the centerline of County Road 25-A for the following 2 courses:

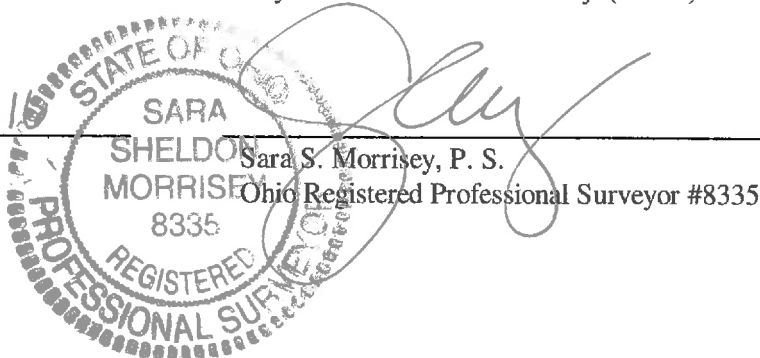
1. South  $05^{\circ}02'00''$  East for a distance of 193.72 feet to a CST nail to be set -
2. South  $05^{\circ}08'44''$  East for a distance of 108.13 feet to the **place of beginning**.

**Containing in all 1.158 acres of land** subject, however, to all legal easements and rights of way.

The foregoing description is based on a current field survey completed February 27, 2016, by or under the supervision of Ohio Registered Professional Surveyor Sara Sheldon Morrissey (#8335) for and on behalf of Sheldon Surveying, LLC.

Date:

4-26-2016



# Sheldon Surveying, LLC

22855 South Kemp Road • Lima, Ohio • 45806

Telephone: 419-228-4421

## DESCRIPTION JOB # 23677- TRACT B - Quit Claim Area 0.240 ACRES

Being a portion of road right of way area (omitted from a tract of land originally sold to Long in D.Vol.219, P.56 and which is currently in the name of Carlson in D.Vol.245, P.832 & O.R.216, P.858) and situated in the Southeast Quarter of Section 5, Township 6 South, Range 6 East, City of Wapakoneta (formerly part of Pusheta Township), Auglaize County, Ohio, acquired by Brian Schnippel in instrument recorded in O.R. 582, Page 555; O.R. 580, Page 2266 and O.R. 409, Page 931, of the Auglaize County, Ohio, deed records and being more particularly described as follows:

Commencing for reference at a 1-inch iron bar in a monument box found on the centerline of Short Road marking the southeast corner of the North  $\frac{1}{2}$  of the Southeast Quarter of said Section 5 -

Thence North  $89^{\circ}01'13''$  West (Bearing Base - taken from the established Auglaize County GPS bearing for that section of Short Road) on and along the south line of the north  $\frac{1}{2}$  of the Southeast Quarter of said Section 5 and the centerline of said Short Road for a distance of 2310.23 feet to a railroad spike found marking the intersection of the centerline of said Short road with the centerline of County Road 25-A (varying width R/W) -

Thence North  $05^{\circ}08'44''$  West on and along the centerline of said County Road 25-A for a distance of 932.36 -

Thence continuing on and along said centerline North  $05^{\circ}02'00''$  West for a distance of 193.72 feet to a CST nail to be set marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described by this instrument -

Thence North  $89^{\circ}34'22''$  West for a distance of 50.23 feet to a  $\frac{3}{4}$ -inch (o.d.) iron pipe found marking the westerly right of way of said County Road 25-A -

Thence North  $05^{\circ}02'00''$  West on and along said westerly right of way for a distance of 209.55 feet to a 6-inch diameter concrete monument found -

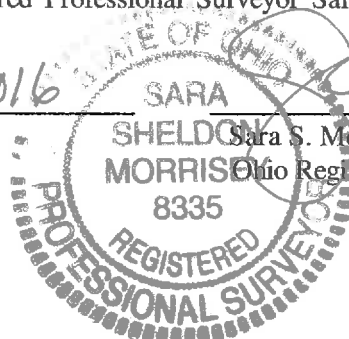
Thence South  $88^{\circ}35'44''$  East for a distance of 50.32 feet to a cotton gin spindle found marking the intersection of the north line of the Southeast Quarter of said Section 5 and the centerline of said County Road 25-A -

Thence South  $05^{\circ}02'00''$  East on and along said centerline of County Road 25-A for a distance of 208.68 feet to the **place of beginning**.

**Containing in all 0.240 acres of land** subject, however, to all legal easements and rights of way.

The foregoing description is based on a current field survey completed February 27, 2016, by or under the supervision of Ohio Registered Professional Surveyor Sara Sheldon Morrissey (#8335) for and on behalf of Sheldon Surveying, LLC.

Date: 4-26-2016



Sara S. Morrissey, P.S.  
Ohio Registered Professional Surveyor #8335