

FLEDDERJOHANN SURVEY

Being a part of the East half of the Southeast Quarter of Section 25,
St. Marys Township, Town-6-South, Range-4-East, Auglaize County,
and is a split out of Permanent Parcel #K30-025-002-00
Containing 0.376 Acre (0.029 Ac R/W)



PRIOR DEED
Wayne L. & Kimberly A.
Fledderjohann (trustees)
Deed Vol OR 600, Page 1949

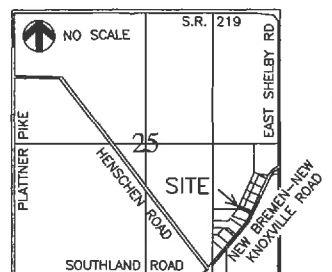
LEGEND

- 5/8" Iron Pin (fd)
- ⊙ 3/4" Iron Pipe (fd)
- ▲ R.R. Spike (fd)
- △ Mag Nail (set)
over P.K. Nail (fd)
- ☒ Conc Mon (fd)
- 1/2" Iron Pin (fd)
- 1/2" Iron Pin in
4" pvc filled with
concrete (fd)

SCALE



LOCATION



Section 25
St. Marys Twp

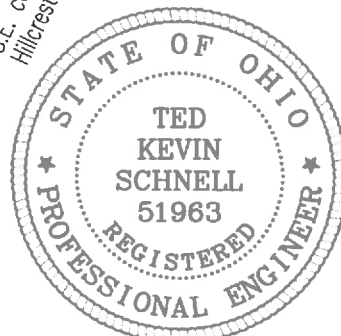
LINE DATA

L-1	S. 25°-08'-00" W.	50.24'
L-2	N. 64°-50'-11" W.	226.19'
L-3	N. 89°-30'-08" W.	81.33'
L-4	N. 25°-13'-44" E.	84.51'
L-5	S. 64°-46'-23" E.	299.98'

I do hereby Attest that this Survey and Plat as
recorded is a true and accurate representation
of the measurements taken under my direct
supervision on the 10th day of May, 2022.

Ted K. Schnell

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



This Survey Plat and Description is Recorded in Survey
Book U, Page 723, Auglaize County Map Office

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

913 Fieldstone Court Wapakoneta, Ohio 45895

WAYNE FLEDDERJOHANN
client

25
section

ST MARYS
township

AUGLAIZE
county

OHIO
state

MAY 15, 2022
date



NOTES

1) The bearings used for
this Survey were assumed from
the original Hillcrest Subdivision Plat as
recorded on 12/28/1965 in Plat Book B,
Page 115, Auglaize County Recorder's
Office, whereas the centerline of New
Bremen-New Knoxville Road was
assumed to bear S. 25°-08'-00" W.

2) Reference is made to Hillcrest
Subdivision No. 2 as recorded on
12/07/1977 in Plat Cabinet A, Slide
60, Auglaize County Recorder's Office.

3) This parcel split is intended to be
an "Add-on" to an adjoining property
and is not intended to be a separate
building site.

Ted K. Schnell PE, PS
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Wapakoneta, Ohio 45895
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Surveyor's Description of 0.376 Acre Parcel

The following described parcel of land is situated in the East half of the Southeast Quarter of Section 25, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is a split out of permanent parcel #K30-025-002-00, being more particularly described as follows:

Commencing at a Mag Nail (set) over a P.K. Nail (found) situated at the Southeast corner of the original Hillcrest Subdivision as recorded in Plat Book B, Page 115, Auglaize County Recorder's Office, and being the PLACE OF BEGINNING;

Thence with an assumed bearing of S. 25°-08'-00" W. along the legal centerline of New Bremen-New Knoxville Road (County Road #65A) for a distance of 50.24 feet to a Mag Nail (set) over a P.K. Nail (found);

Thence with a bearing of N. 64°-50'-11" W. along the Northerly line of permanent parcel #K30-025-001-07 as reference by Deed Volume OR 653, Page 1705, currently owned by Shawn C. and Jennifer K. Egbert, for a distance of 226.19 feet to a 1/2" iron pin inside a 4" pvc pipe filled with concrete (found), and passing thru a 1/2" iron pin (found) for reference at a distance of 30.10 feet;

Thence with a bearing of N. 89°-30'-08" W. along the Northerly line of said permanent parcel #K30-025-001-07, for a distance of 81.33 feet to a 5/8" iron pin (found);

Thence with a bearing of N. 25°-13'-44" E. for a distance of 84.51 feet to a concrete monument (found) situated at the Southwest corner of the Hillcrest Subdivision No. 2 as recorded in Plat Cabinet A, Slide 60, Auglaize County Recorder's Office;

Thence with a bearing of S. 64°-46'-23" E. along the Southerly line of Lot 4-A of said Hillcrest Subdivision No. 2, and the Southerly line of Lot 4 of said original Hillcrest Subdivision, same being the Southerly line of permanent parcel #K30-252-001-00 as reference by Deed Volume OR 444, Page 1516, currently owned by William & Vicky Slone, for a distance of 299.98 feet to a Mag Nail (set) over a P.K. Nail (found) situated at the Southeast corner of said original Hillcrest Subdivision, and being the original PLACE OF BEGINNING.

continued

U-724

The above described parcel of land contains in all 0.376 Acre of land, of which, 0.029 Acre being previously dedicated for highway purposes. The above described tract of land is also subject to any or all legal easements, reservations, or restrictions of record upon said premises.

The basis of bearings used for this description were assumed such that the legal centerline of New Bremen-New Knoxville Road (County Road #65A) bears S. 25°-08'-00" W. consistent with the Plat of the original Hillcrest Subdivision as recorded in Plat Book B, Page 115, Auglaize County Recorder's Office.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on May 10, 2022. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey Book U, PAGE 723.

This 0.376 Acre parcel is intended to be used solely as an "add-on" parcel to an adjacent property only, and is not intended to be used as a separate building site.

This parcel is being split out of permanent parcel #K30-025-002-00.

Previous Deed reference: Official Records (OR) Book 600, Page 1949, Wayne L. and Kimberly A. Fledderjohann (trustees).

Prepared By:

Ted K. Schnell

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

