

INGRESS-EGRESS
EASEMENT



Being situated in the Northwest Quarter of Section 28, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, and also situated in the City of Wapakoneta, Ohio, and being a strip of land, 10 feet in width, along the entire Southwest side of Permanent Parcel B07-090-014-00 containing 0.060 Acre of land

GRANTOR
BWG Properties, II, LLC
Deed Vol OR 638, Pg 2195
B07-090-014-00

GRANTEE
Steven L. & Roberta J. Hengstler
Deed Vol OR 690, Pg 827
B07-090-014-01

LOCATION



Section 28
Duchouquet Twp

This Survey Plat and Description is Recorded
in Book U, Page 785, Auglaize
Map Office.

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 2nd day of August, 2022.

Ted K. Schnell

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



NOTE:
Center of 10" concrete
end post was found at
S. 48°-00'-00" W. and
1.60' from R.R. Spike
(found) at actual
corner

PLACE OF
BEGINNING

NOTE

The bearings used for this Survey
were determined from prior surveys
of record, whereas the centerline of
North Dixie Highway (25-A) was assumed
to bear N. 48°-00'-00" E. from P.I. Station
20+00 to P.C. Station 26+03.83 per ODOT R/W
plans AUG-25 (6.60-6.95) and AUG-67 (0.69).

LEGEND

- ⊙ R.R. Spike (fd)
- R.R. Spike (set)
- ▲ P.K. Nail (fd)
- Point (prior survey)
- Concrete Post (fd)

SCALE



South line, NW Quarter
Sec 28, Duchouquet Twp

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

913 Fieldstone Court Wapakoneta, Ohio 45895

STEVE & ROBERTA HENGSTLER

client

28

section

DUCHOUQUET

township

AUGLAIZE

county

OHIO

state

AUG 18, 2022

date



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



Surveyor's Description of a Perpetual Ingress-Egress Easement

The following described parcel of land is intended to identify a perpetual Ingress-Egress easement, forever, for the sole purpose of granting vehicular access through Permanent Parcel #B07-090-014-00, currently owned by BWG Properties, II, LLC, the grantor, having deed reference Volume OR 638, Page 2195, to the sole benefit of Permanent Parcel #B07-090-014-01, currently owned by Steven L. and Roberta J. Hengstler, the grantees, having a deed reference Volume OR 690, Page 827.

Said perpetual Ingress-Egress easement being situated in the Northwest Quarter of Section 28, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, and in the City of Wapakoneta, Ohio, containing a uniform strip of land, 10 (ten) feet in width along the entire Southwest side of said Permanent Parcel #B07-090-014-00, and being further described as follows:

Commencing for reference at a Point being situated at the intersection of the South line of the Northwest Quarter of said Section 28, Duchouquet Township, with the centerline of North Dixie Highway, formerly known as County Road 25-A;

Thence with an assumed bearing of N. 48°-25'-00" E. along the centerline of said North Dixie Highway, for a distance of 497.59 feet to a Point being situated at P.I. Station 20+00 of the former ODOT right-of-way plans as referenced as Aug-25 (6.60-6.95) and Aug-67 (0.69);

Thence continuing along the centerline of said North Dixie Highway with a bearing of N. 48°-00'-00" E. for a distance of 504.29 feet to a Point;

Thence with a bearing of N. 36°-41'-20" W. for a distance of 40.17 feet to a Railroad Spike (found) at the Southeast corner of said Permanent Parcel #B07-090-014-00 and the PLACE OF BEGINNING;

Thence continuing with a bearing of N. 36°-41'-20" W. along the Westerly side of said Permanent Parcel #B07-090-014-00, for a distance of 258.25 feet to a Railroad Spike (found);

Thence with a bearing of N. 33°-32'-40" E. along the Westerly side of said Permanent Parcel #B07-090-014-00, for a distance of 10.63 feet to a Railroad Spike (set);

continued

Thence with a bearing of S. 36°-41'-20" E. and parallel with the Westerly side of said Permanent Parcel #B07-090-014-00, for a distance of 260.91 feet to a Railroad Spike (set);

Thence with a bearing of S. 48°-00'-00" W. for a distance of 10.04 feet to a Railroad Spike (found) and being the original PLACE OF BEGINNING.

The above described perpetual Ingress-Egress easement contains an area of 0.060 Acre. The above described tract of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

The basis of bearings used for this description were determined from prior surveys of record, whereas the centerline of said North Dixie Highway was assumed to bear N. 48°-00'-00" E. from P.I. Station 20+00 to P.C. Station 26+03.83 of said referenced ODOT right-of-way plans.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on August 2nd of 2022. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey Book U, PAGE 785.

Prepared By:



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

