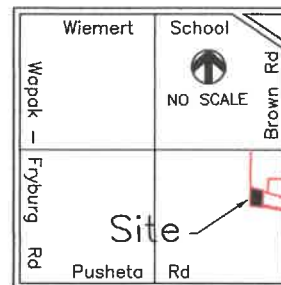


SCHUBERT PARCEL SPLIT SURVEY

Being a 5.010 Acre Parcel Split situated in the Southeast Quarter of
Section 11, Pusheta Township, Town-6-South, Range-6-East,
Auglaize County, Ohio, and is being split out of
Permanent Parcel #I25-011-006-00



LOCATION PLAN



Section 11
Pusheta Township
Auglaize County, Ohio

LEGEND

- Iron Pin (found)
- △ P.K. Nail/Shiner (found)
- Monument Box (found)

SURVEY REFERENCES

Ted K. Schnell P.E., P.S.
Survey for Hoge Lumber Co.
Survey Book K, Page 644,
December, 1997

Ted K. Schnell P.E., P.S.
Survey for Rich Hines (splits)
10.839 Ac. wooded lot
5.125 Ac. wooded lot
5.258 Ac. wooded lot
9.731 Ac. bare ground lot
Survey Book K, Page 673
February, 1998

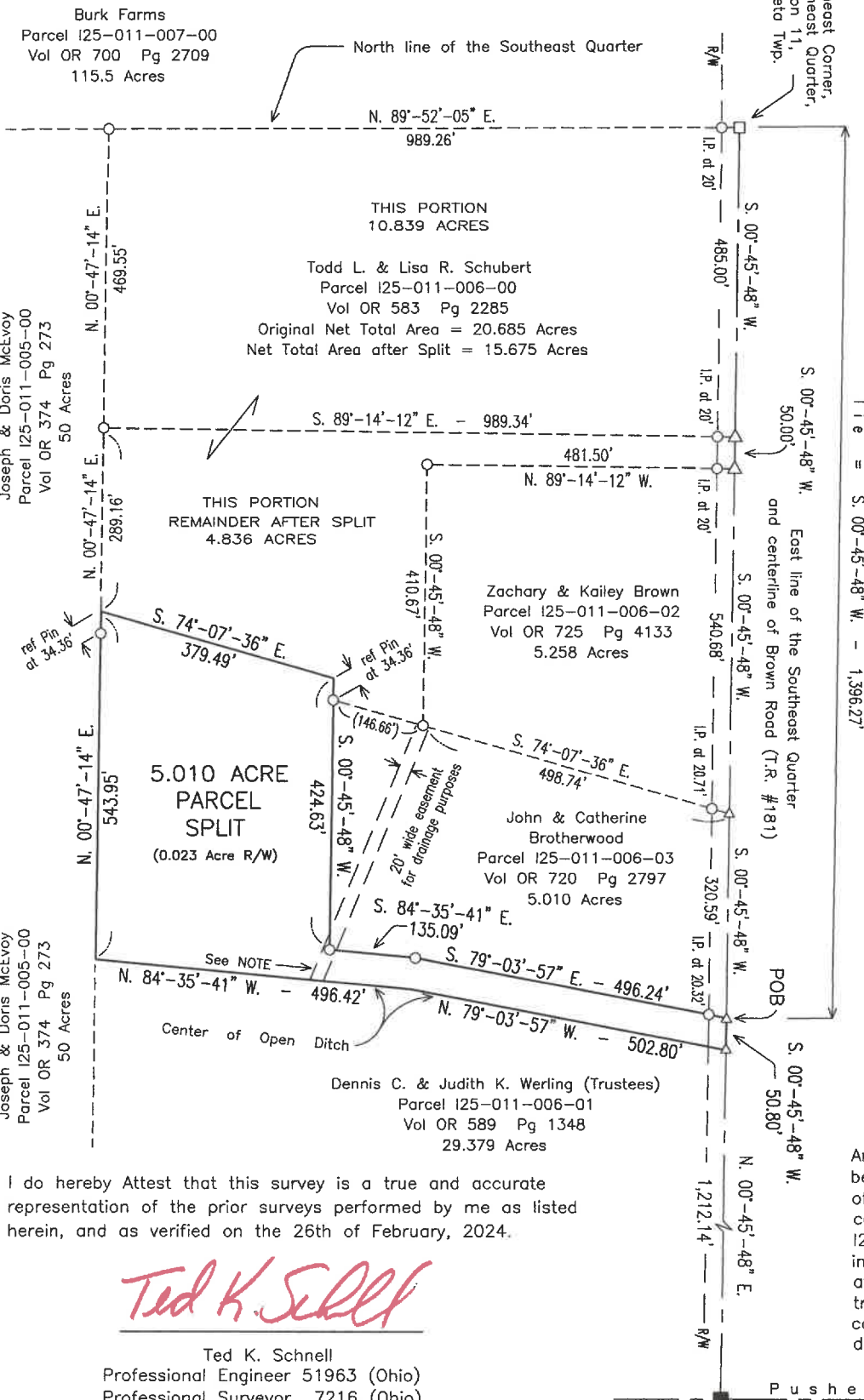
Ted K. Schnell P.E., P.S.
20 foot Drainage Easement
Survey Book V, Page 149
October, 1998

Ted K. Schnell P.E., P.S.
Survey for Rich Hines (5.010 Ac. Split)
Survey Book K, Page 426
April, 1999

Ted K. Schnell P.E., P.S.
Hines to McNary (9.846 Ac. Split)
Survey Book O, Page 689
November 4, 2004

NOTE

An easement for drainage purposes exists being 20 feet in total width, the centerline of which commences at the Southwest corner of a 5.258 Acre tract (Parcel No. I25-011-006-02) thence Southwesterly in in direction and through a point situated at the Southwest corner of a 5.01 Acre tract (Parcel No. I25-011-006-03) and continuing to the centerline of the open ditch. See Survey Book V, Page 149.



I do hereby Attest that this survey is a true and accurate representation of the prior surveys performed by me as listed herein, and as verified on the 26th of February, 2024.

Ted K. Schnell

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



BASIS OF BEARINGS

The Basis of Bearings used for this survey were determined from prior surveys of record whereas the East line of the Southeast Quarter of Section 11, Pusheta Township, and the centerline of Brown Road (T.R. #181) was assumed to bear S. 00°-45'-48" W. consistent with the Auglaize County Engineer's Global Positioning Survey.

Southeast Corner,
Southeast Quarter,
Section 11,
Pusheta Twp.

SCALE

0 100 200 400

This Survey Plat and Description is Recorded in Survey
Book V, Page 182, Auglaize County Map Office

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

913 Fieldstone Court Wapakoneta, Ohio 45895

TODD SCHUBERT
client

11
section

PUSHETA
township

AUGLAIZE
county

OHIO
state

FEB 26, 2024
date



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



SURVEYOR'S DESCRIPTION 5.01 ACRE PARCEL SPLIT

The following described 5.010 Acre parcel of land is situated in the Southeast Quarter of Section 11, Pusheta Township, Town-6-South, Range-6-East, Auglaize County, State of Ohio, and is being split from Permanent Parcel No. I25-011-006-00, being more particularly described as follows:

Commencing for reference at a Monument Box (found) located at the Northeast Corner of the Southeast Quarter of said Section 11, Pusheta Township;

Thence with a bearing of S. $00^{\circ}-45'-48''$ W. along the East Line of the Southeast Quarter of said Section 11, Pusheta Township, and the centerline of Brown Road, (Township Road #181), for a distance of 1,396.27 feet to a P.K. Nail/Shiner (found) and the PLACE OF BEGINNING;

Thence continuing with a bearing of S. $00^{\circ}-45'-48''$ W. along the East Line of the Southeast Quarter of said Section 11, Pusheta Township, and the centerline of Brown Road, (Township Road #181), for a distance of 50.80 feet to a P.K. Nail/Shiner (found);

Thence with a bearing of N. $79^{\circ}-03'-57''$ W. along the centerline of an open ditch, for a distance of 502.80 feet to a Point;

Thence with a bearing of N. $84^{\circ}-35'-41''$ W. along the centerline of an open ditch, for a distance of 496.42 feet to a Point;

Thence with a bearing of N. $00^{\circ}-47'-14''$ E. for a distance of 543.95 feet to a Point, and passing thru an Iron Pin (found) for reference at a distance of 509.59 feet;

Thence with a bearing of S. $74^{\circ}-07'-36''$ E. for a distance of 379.49 feet to a Point;

Thence with a bearing of S. $00^{\circ}-45'-48''$ W. for a distance of 424.63 feet to an Iron Pin (found), and passing thru an Iron Pin (found) for reference at a distance of 34.36 feet;

continued

Thence with a bearing of S. 84°-35'-41" E. for a distance of 135.09 feet to an Iron Pin (found);

Thence with a bearing of S. 79°-03'-57" E. for a distance of 496.24 feet to a P.K. Nail/Shiner (found), and passing thru an Iron Pin (found) for reference at a distance of 475.92 feet, said P.K. Nail/Shiner (found) being the original PLACE OF BEGINNING.

Containing in all 5.010 Acres of land, of which, 0.023 Acre being previously dedicated for highway purposes. The above described tract of land is subject to all other legal easements, reservations, or restrictions, if any, upon said premises.

The Basis of Bearings used for this survey were determined from prior surveys of record whereas the East Line of the Southeast Quarter of said Section 11, Pusheta Township, and the centerline of Brown Road, (Township Road #181) bears S. 00°-45'-48" W. consistent with the Auglaize County Engineer's Global Positioning Survey.

This legal description was prepared from prior surveys performed by Ted K. Schnell, Professional Land Surveyor #7216, (see Survey Book K, Page 673, dated February, 1998, Survey Book K, Page 426, dated April, 1999, and Survey Book O, Page 689, dated November 4, 2004, Auglaize County Engineer's Map Office), and verified from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on February 26th, 2024, (see Survey Book V, Page 182, Auglaize County Engineer's Map Office),

This 5.010 Acre parcel was split from Permanent Parcel No. I25-011-006-00

Prior Deed References:

Todd L. and Lisa R. Schubert

Deed Volume O.R. 583, Page 2285

Prepared By:

Ted K. Schnell

02-27-2024

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

