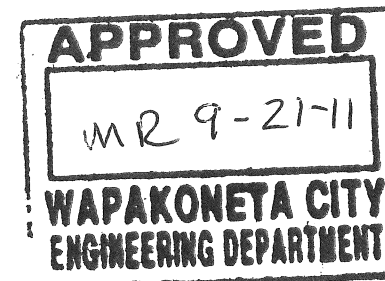


# SANDERS to STAUFFER

Subdivision of Lot 486 of Woodland Hills Subdivision Number 4 to the City of Wapakoneta, Ohio.  
"Add-On" parcel



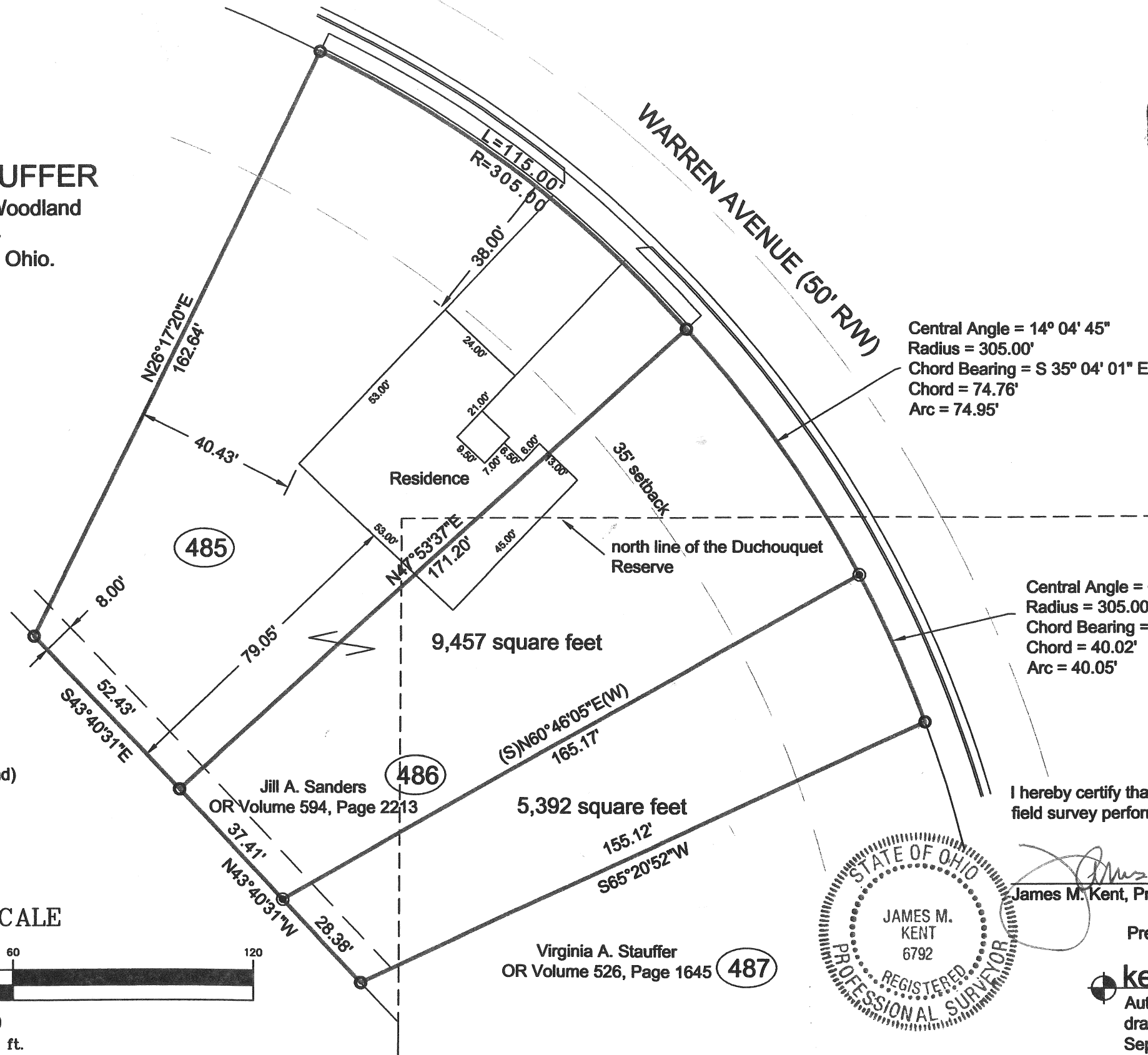
## LEGEND

- 5/8" re-rod w/cap (found)
- 5/8" re-rod w/cap (set)

## GRAPHIC SCALE



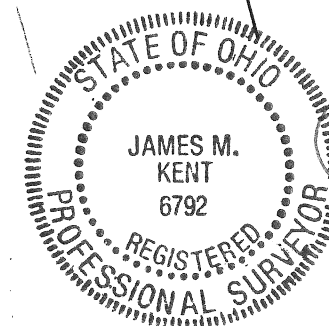
( IN FEET )  
1 inch = 30 ft.



Central Angle = 14° 04' 45"  
Radius = 305.00'  
Chord Bearing = S 35° 04' 01" E  
Chord = 74.76'  
Arc = 74.95'

Central Angle = 07° 31' 26"  
Radius = 305.00'  
Chord Bearing = S 24° 15' 55" E  
Chord = 40.02'  
Arc = 40.05'

I hereby certify that this plat is representative of a field survey performed under my direct supervision.



*James M. Kent*  
James M. Kent, Professional Surveyor No. 6792

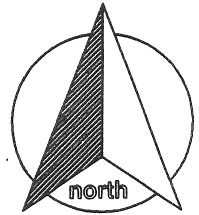
Prepared for Jill Sanders  
by

**kent surveying, inc.**

AutoCAD ~ Nester  
drawing #5209-1  
September 14, 2011

**R-37**

Sanders to Stauffer



SURVEYOR'S DESCRIPTION

scale:

Being the southerly portion of Lot 486 of Woodland Hills Subdivision No. 4 to the City of Wapakoneta, Auglaize County, Ohio and more particularly described as follows:

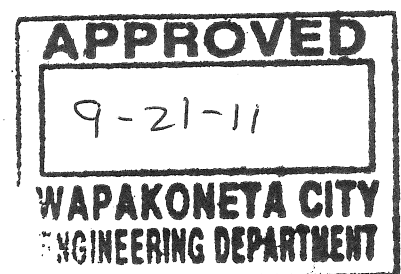
Commencing for reference at a 5/8" re-rod w/cap (found) at the northwesterly corner of Lot 486; thence, S 43° 40' 31" E along the westerly line of said Lot 486 for a distance of 37.41 feet to a 5/8" re-rod w/cap (set), said re-rod being the POINT OF BEGINNING for the parcel herein described;


thence, N 60° 46' 05" E for a distance of 165.17 feet to a 5/8" re-rod w/cap (set) on the easterly line of Lot 486 and the westerly right-of-way line of Warren Avenue;

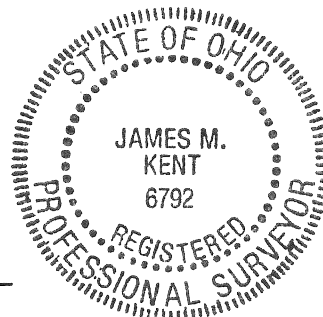
thence, along the aforesaid east line and west right-of-way line on a curve heading in a southeasterly direction, and being concave to the southwest; said curve having a central angle which measures 07° 31' 26", a radius which measures 305.00 feet, a chord which bears S 24° 15' 55" E and a chord which measures 40.02 feet, for a total arc length of 40.05 feet to a 5/8" re-rod w/cap (found) at the southeasterly corner of Lot 486;

thence, S 65° 20' 52" W along the southerly line of Lot 486 for a distance of 155.12 feet to a 5/8" re-rod w/cap (found) at the southwesterly corner of Lot 486;

thence, N 43° 40' 31" W along the westerly line of Lot 486 for a distance of 28.38 feet to the POINT OF BEGINNING, containing therein 5,392 square feet or 0.123 acres. Subject to all easements and right-of-way of record at the time of the recording of this instrument. The above described parcel is an "add-on" lot, and is not a "stand-alone" building lot. Prepared by James M. Kent, PS 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing #5209-1 dated September 14, 2011. Basis of bearings is per the record plat of Woodland Hills Subdivision No. 4.



  
James M. Kent, PS 6792

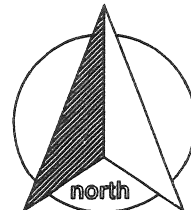


R-38

CLIENT JILL SANDERS DATE 9-14-2011  
COUNTY AUGLAIZE TOWNSHIP —  
SECTION — T- — S; R- — E DRAWN BY JMK  
SHEET 1 OF 2 DWG. # 5209-1

 **kent surveying, inc.**  
P.O. Box 96 - 1750 Bellefontaine Street  
Wapakoneta, OH 45895  
419-738-5677 fax 419-738-7894

Sanders Remainder



SURVEYOR'S DESCRIPTION

scale:

Being the northerly portion of Lot 486 of Woodland Hills Subdivision No. 4 to the City of Wapakoneta, Auglaize County, Ohio and more particularly described as follows:

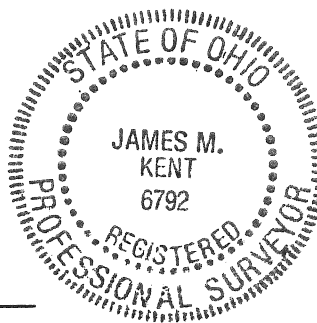
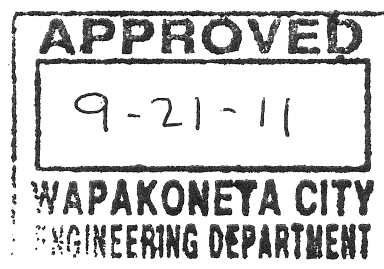
Commencing for reference at a 5/8" re-rod w/cap (found) at the southwesterly corner of Lot 486; thence, N 43° 40' 31" W along the westerly line of said Lot 486 for a distance of 28.38 feet to a 5/8" re-rod w/cap (set), said re-rod being the POINT OF BEGINNING for the parcel herein described;

thence, continuing along the aforesaid westerly N 43° 40' 31" W for a distance of 37.41 feet to a 5/8" re-rod w/cap (found) at the northwesterly corner of Lot 486;

thence, N 47° 53' 37" E along the northerly line of Lot 486 for a distance of 171.20 feet a 5/8" re-rod w/cap (found) on the easterly line of Lot 486 and the westerly right-of-way line of Warren Avenue;

thence, along the aforesaid east line and west right-of-way line on a curve heading in a southeasterly direction, and being concave to the southwest; said curve having a central angle which measures 14° 04' 45", a radius which measures 305.00 feet, a chord which bears S 35° 04' 01" E and a chord which measures 74.76 feet, for a total arc length of 74.95 feet to a 5/8" re-rod w/cap (set);

thence, S 60° 46' 05" W for a distance of 165.17 feet to the POINT OF BEGINNING, containing therein 9,457 square feet or 0.217 acres. Subject to all easements and right-of-way of record at the time of the recording of this instrument. The above described parcel is a "remainder" lot, and is not a "stand-alone" building lot. Prepared by James M. Kent, PS 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing #5209-1 dated September 14, 2011. Basis of bearings is per the record plat of Woodland Hills Subdivision No. 4.



  
James M. Kent, PS 6792

R-39

CLIENT JILL SANDERS DATE 9-14-2011  
COUNTY AUGLAIZE TOWNSHIP -  
SECTION - T- - S; R- - E DRAWN BY JMK  
SHEET 2 OF 2 DWG. # 5209-1

 **kent surveying, inc.**  
P.O. Box 96 • 1750 Bellefontaine Street  
Wapakoneta, OH 45895  
419-738-5677 fax 419-738-7894