

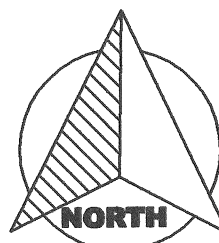
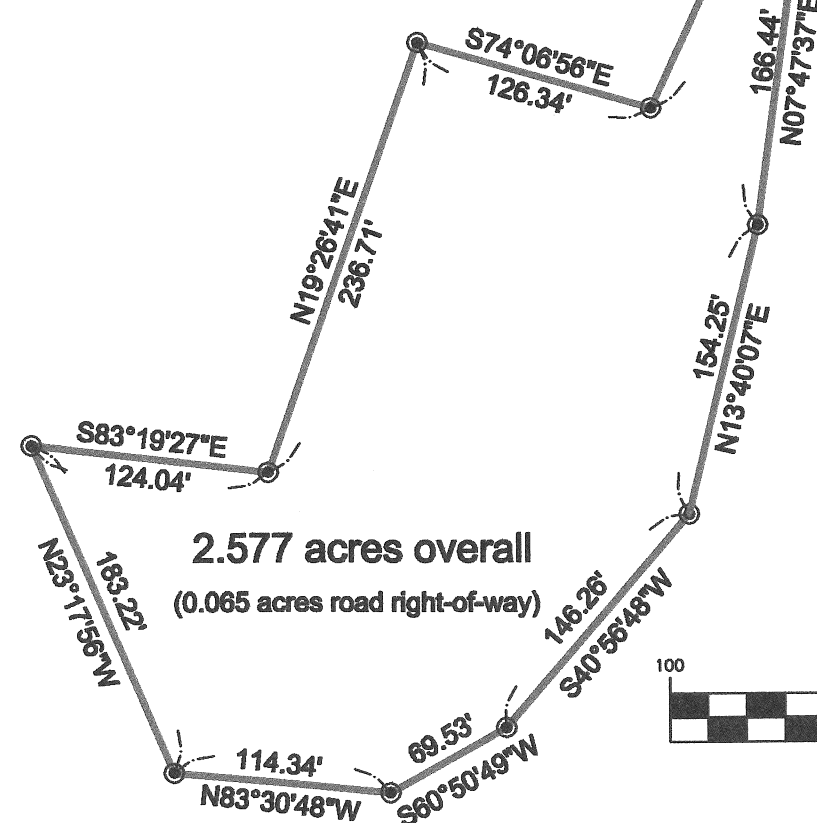
VICINITY MAP - SECTION 3

Lynn A.
MCKERCHER
OR Vol. 154, Page 592

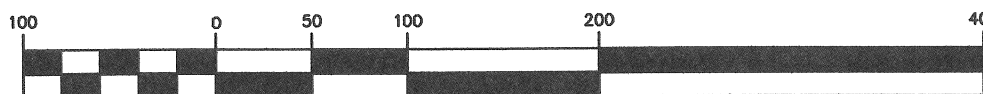
Charlyne
KANTNER et al.
OR Vol. 556, Page 2653

Basis of bearings per "Kantner Survey" dwg. #3633
9/21/2000, depicting the south right-of-way line of
the former T&OC RR as S 67°50' 10" E.

NOTE: This tract was granted a variance in the 3:1
depth ratio requirement by the Auglaize County Regional
Planning Commission on April 19, 2013.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Legend

- ◌ mag-nail (set)
- 5/8" re-rod w/cap (found)
- ⊙ 5/8" re-rod w/cap (set)
- Monument Box (found)

Dean Kantner Survey

Part of the N.E. 1/4 of Section 3,
Town-6-South, Range-6-East,
Pusheta Township,
Auglaize County, Ohio
as evidenced by OR Volume 556, Page 2653.

N 6022.643
E 6929.310

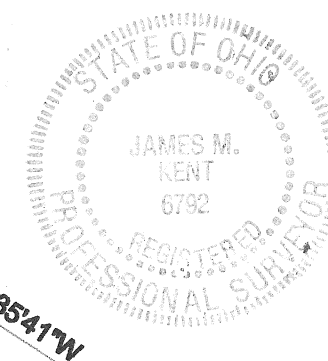
N 5988.383
E 6906.715

N 5947.684
E 6997.560

Fred & Diane
SCHLOSSER
OR Vol. 268, Page 877

I hereby certify that this plat is
an accurate representation of
a field survey, performed under
my direct supervision.

[Signature]
JAMES M. KENT, PS 6792



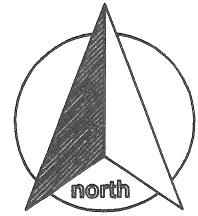
kent surveying, inc.

acad-Dean Kantner-2 Dwg #5429
February 27, 2013
Revised April 22, 2013

SE Corner,
NE 1/4, Sec. 3

R-340

Wapak-Freyburg Road

**SURVEYOR'S DESCRIPTION**

scale:

Being a tract of land situate in the northeast quarter of Section 3, Town-6-South, Range-6-East, Pusheta Township, Auglaize County, Ohio as evidenced by Official Record Volume 556, page 2653 and more particularly described as follows:

Commencing for reference at a monument box (found) at the southeast corner of the northeast quarter of Section 3, and the legal centerline of Wapak-Freyburg Road; thence, N 01° 11' 19" E along the aforesaid legal centerline and east line of the northeast quarter of Section 3 for a distance of 489.84 feet to a monument box (found) at the intersection of the aforesaid lines with the legal centerline of Wapak-Fisher Road; thence, N 56° 35' 41" W along the legal centerline of Wapak-Fisher Road for a distance of 727.43 feet to a mag-nail (set), said nail being the **POINT OF BEGINNING** for the tract herein described;

thence, S 33° 24' 19" W (passing through the south right-of-way line of Wapak-Fisher Road at a distance of 25.00 feet) for a total distance of 41.04 feet to a 5/8" re-rod w/cap (set);

thence, N 67° 50' 10" W for a distance of 296.26 feet to a 5/8" re-rod w/cap (set);

thence, S 24° 41' 52" W for a distance of 289.10 feet to a 5/8" re-rod w/cap (set);

thence, S 07° 47' 37" W for a distance of 166.44 feet to a 5/8" re-rod w/cap (set);

thence, S 13° 40' 07" W for a distance of 154.25 feet to a 5/8" re-rod w/cap (set);

thence, S 40° 56' 48" W for a distance of 146.26 feet to a 5/8" re-rod w/cap (set);

thence, S 60° 50' 49" W for a distance of 69.53 feet to a 5/8" re-rod w/cap (set);

thence, N 83° 30' 48" W for a distance of 114.34 feet to a 5/8" re-rod w/cap (set);

thence, N 23° 17' 56" W for a distance of 183.22 feet to a 5/8" re-rod w/cap (set);

thence, S 83° 19' 27" E for a distance of 124.04 feet to a 5/8" re-rod w/cap (set);

thence, N 19° 26' 41" E for a distance of 236.71 feet to a 5/8" re-rod w/cap (set);

thence, S 74° 06' 56" E for a distance of 126.34 feet to a 5/8" re-rod w/cap (set);

thence, N 24° 53' 11" E for a distance of 464.87 feet to a 5/8" re-rod

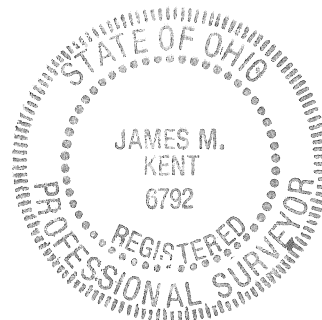
w/cap (set);

thence, S 67° 50' 10" E (passing through a 5/8" re-rod w/cap found on the south right-of-way line of Wapak-Fisher Road at a distance of 150.93 feet) for a total distance of 279.17 feet to a mag-nail (set) at the legal centerline of Wapak-Fisher Road;

thence S 56° 35' 41" E along the aforesaid legal centerline for a distance of 50.00 feet the **POINT OF BEGINNING**, containing therein **2.577 acres**, of which 0.065 acres is road right-of-way.

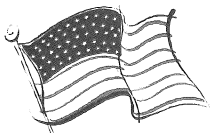
Subject to all easements and right-of-way of record at the time of the recording of this instrument. Prepared by James M. Kent, Professional Surveyor No. 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing #5429 dated February 27, 2013 and revised on April 22, 2013. Basis of bearings is per "Kantner Survey" drawing #3633, 9/21/2000, depicting the south right-of-way line of the former T&OC RR as S 67° 50' 10" E. The above described tract was granted a variance in the 3:1 depth ratio as required. The variance was granted by the Auglaize County Regional Planning Commission on April 19, 2013.


James M. Kent, PS 6792



CLIENT DEAN KANTNER DATE 4-24-13
COUNTY AUGLAIZE TOWNSHIP PUSHETA
SECTION 3 T- 6-S; R- 6-E DRAWN BY JMK
SHEET 1 OF 1 DWG. # 5429

 **kent surveying, inc.**
P.O. Box 96 - 1750 Bellefontaine Street
Wapakoneta, OH 45895
419-738-5677 fax 419-738-7894
R-341



AUGLAIZE COUNTY REGIONAL PLANNING COMMISSION

April 19, 2013
Dean Kantner
13503 Wapak Freyburg Road
Wapakoneta, OH 45895

Dear Mr. Kantner:

The Auglaize County Regional Planning Commission approved your subdivision variance request, at its regular meeting held, Monday April 15, 2013. The variance was to divide an approximately 2.5 acres parcel around an existing house, not meeting the 3:1 depth to frontage ratio, but serviced by a fifty foot wide strip for ingress and egress. The parcel is located in the section 3, Pusheta Township.

Sincerely

Kurt L. Rodeheffer

Kurt Rodeheffer
Secretary/Treasurer ACRPC

R-342