

# Subdivision of Lot #396 Grandview Estates 6A

Part of the Northeast Quarter of Section 25, Moulton Township  
Town-5-South, Range-5-East, Auglaize County

City of Wapakoneta, Ohio

## LEGEND

- Iron Pin (set)
- Iron Pin (found)
- △ P.K. Nail (found)

GRANDVIEW ESTATES 6A  
SUBDIVISION PLAT  
Plat Cabinet A  
Slide 107

N. 89°-22'-44" E. 158.00' INDIAN HILL DRIVE (50')

397

Andrew & Lisa Block  
Vol OR 622 Pg 142  
G44-828-010-00

## NOTE

All interior lot lines have a  
3 foot wide easement on  
both sides of the  
property lines as per  
Recorded Plat.

396

Andrew & Lisa Block  
Vol OR 622 Pg 142  
G44-828-009-00

NOTE  
All lots contiguous to  
Stonebrook Lake are subject  
to a 20 foot easement for  
Pond Maintenance purposes  
measured perpendicular from  
the edge of the water as per  
Recorded Plat.

S. 01°-12'-36" E. 269.77'

STONEBROOK LAKE

395

Kelli W. Price  
Vol OR 457 Pg 1764  
G44-828-008-00 (Moulton)  
B07-828-009-00 (Duchouquet)

East Part  
0.20481 Acre

N. 09°-20'-33" E.

West Part  
0.52234 Acre

STONEBROOK LAKE

S. 00°-21'-59" E. 115.00'

S. 88°-00'-08" E. 60.00'

Southwest Corner  
Lot 396

S. 88°-00'-08" E. 101.79'

N. 88°-00'-08" W. 58.21'

Southeast Corner  
Lot 396

N. 88°-00'-08" W. 121.88'

PREPARED BY:

*Ted K. Schnell*

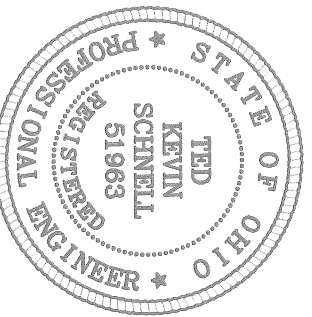
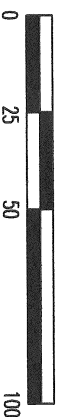
Ted K. Schnell  
Professional Engineer #51963  
Professional Surveyor #7216

## CURVE DATA

(A) Arc Length = 30.39'  
Chord Distance = 29.92'  
Chord Bearing = N. 66°-18'-40" W.

(B) Arc Length = 16.63'  
Chord Distance = 16.55'  
Chord Bearing = N. 86°-44'-32" E.

## SCALE



H & S Civil Engineers and Land Surveyors

913 Fieldstone Court Wapakoneta, Ohio 45895

JOHN PRICE & ANDREW BLOCK

client

396

lot

GRANDVIEW 6A WAPAKONETA

subdivision

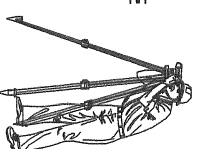
city

OHIO

state

06/17/13

date

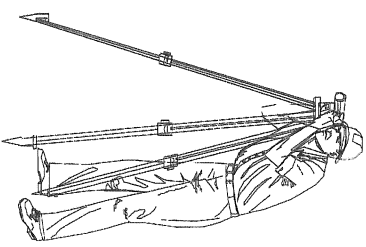


This Survey is Recorded in Survey Book R,

Page 387, Auglaize County Engineer's Tax Map Office

H & S Civil Engineers and Land Surveyors  
913 Fieldstone Court  
Wapakoneta, Ohio 45895  
Phone (419) 738-4758  
Fax (419) 739-7631  
e-mail: hscivil@bright.net

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



Surveyor's Description of 0.20481 Acre Parcel  
(East Part of Lot #396, Grandview Estates 6A)

The following described parcel of land is a part of the Northeast Quarter of Section 25, Moulton Township, Town-5-South, Range-5-East, Auglaize County, and the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio, and is more particularly described as follows:

Commencing at an Iron Pin (found) located at the Northeast corner of Lot #396 of the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio, and the PLACE OF BEGINNING;

Thence with a bearing of S. 00°-37'-16" E. along the Easterly line of said Lot #396 of the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio, for a distance of 240.31 feet to a Point in Stoneybrook Lake, (said Point being the Southeast corner of said Lot #396 of the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio), and passing thru an Iron Pin (found) for reference at a distance of 100.00 feet;

Thence with a bearing of N. 88°-00'-08" W. along the Southerly line of said Lot #396 of the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio, for a distance of 58.21 feet to a Point in Stoneybrook Lake,

Thence with a bearing of N. 09°-20'-33" E. for a distance of 240.52 feet to an Iron Pin (set), and passing thru an Iron Pin (set) for reference at a distance of 129.96 feet;

Thence along a curve to the left along the 50 foot radius of Indian Hill Drive right-of-way line for an Arc length of 16.63 feet, having a chord bearing of N. 86°-44'-32" E. and a chord distance of 16.55 feet to an Iron Pin (found) and the original PLACE OF BEGINNING.

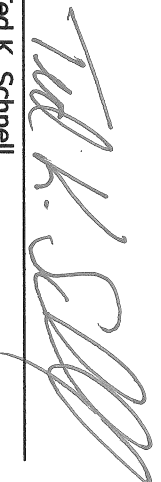
Containing in all 0.20481 Acres of land. The above described tract of land is subject to any or all legal easements, reservations, or restrictions of record for the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio, as per the subdivision plat as recorded in Plat Cabinet A, Slide 107, of the Auglaize County Recorder's Office.

R-388

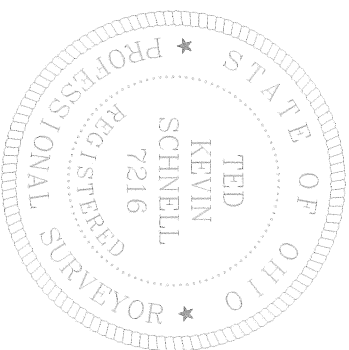
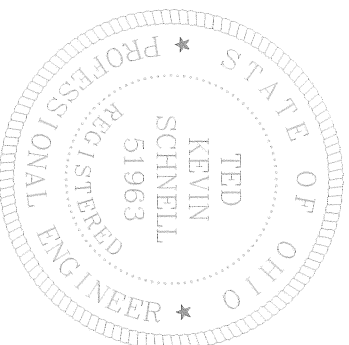
The basis of bearings used for this description were determined from the original Subdivision Plat of the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio.

Previous Deed References: Deed Volume OR 622, Page 142, Auglaize County Recorder's Office.

Prepared By:

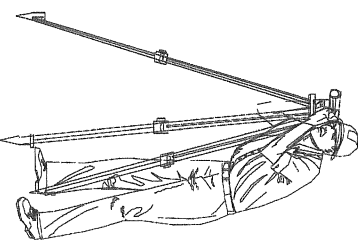


Ted K. Schnell  
Professional Engineer  
Professional Surveyor



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Phone (419) 738-4758  
Fax (419) 739-7631  
e-mail: hscivil@bright.net

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



**Surveyor's Description of 0.52234 Acre Parcel  
(West Part of Lot #396, Grandview Estates 6A)**

The following described parcel of land is a part of the Northeast Quarter of Section 25, Moulton Township, Town-5-South, Range-5-East, Auglaize County, and the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio, and is more particularly described as follows:

Commencing at an Iron Pin (found) located at the Northwest corner of Lot #396 of the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio, and the PLACE OF BEGINNING;

Thence with a bearing of S. 41°-06'-01" W. along the Westerly line of said Lot #396 of the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio, for a distance of 173.58 feet to an Iron Pin (found);

Thence with a bearing of S. 00°-21'-59" E. along the Westerly line of said Lot #396 of the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio, for a distance of 115.00 feet to a Point in Stoneybrook Lake, (said Point being the Southwest corner of said Lot #396 of the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio);

Thence with a bearing of S. 88°-00'-08" E. along the Southerly line of said Lot #396 of the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio, for a distance of 101.79 feet to a Point in Stoneybrook Lake;

Thence with a bearing of N. 09°-20'-33" E. for a distance of 240.52 feet to an Iron Pin (set), and passing thru an Iron Pin (set) for reference at a distance of 129.96 feet;

Thence along a curve to the right along the 50 foot radius of Indian Hill Drive right-of-way line for an Arc length of 30.39 feet, having a chord bearing of N. 66°-18'-40" W. and a chord distance of 29.92 feet to an Iron Pin (found) and the original PLACE OF BEGINNING.

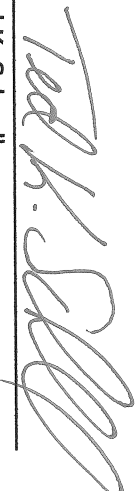
Containing in all 0.52234 Acres of land. The above described tract of land is subject to any or all legal easements, reservations, or restrictions of record for the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio, as per the subdivision plat as recorded in Plat Cabinet A, Slide 107, of the Auglaize County Recorder's Office.

RP-3510

The basis of bearings used for this description were determined from the original Subdivision Plat of the Grandview Estates 6A Subdivision to the City of Wapakoneta, Ohio.

Previous Deed References: Deed Volume OR 622, Page 142, Auglaize County Recorder's Office.

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