

VACATION PLAT

VACATION PLAT OF WAVERLY STREET (50' R/W), BEING A PART OF JOHN SCHLENKER'S FIRST SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 52. SITUATED IN THE NW 1/4 OF SECTION 30, T-5-S, R-6-E, DUCHOUQUET TOWNSHIP, CITY OF WAPAKONETA, AUGLAIZE COUNTY, OHIO.

Basis of Bearing for this plat assumes the centerline of Ramga Road (TR 131) between the monument box found at the southeast corner of the NE 1/4 of Section 25, Moulton Township and the monument box found marking the intersection of the centerline of Ramga Road (TR 131) and the centerline of Glynwood Road as N 01°-12'-07" E per Auglaize County GPS Survey.

Note: Intent of this survey is for the 0.127 Acre tract to be combined with Parcel 1 and the 0.150 Acre tract to be combined with Parcel 2 upon formal approval of vacation by the City of Wapakoneta.

Auglaize Co. Tax Map
Survey Book R-662

Parcel 1

Parcel 1

Parcel 2

- ① S 75°-04'-31" E ~ 35.34'
- ② S 13°-00'-55" W ~ 23.48'
- ③ N 86°-53'-27" W ~ 5.50'
- ④ S 75°-04'-31" E ~ 16.00'

John Schlenker's First Subdivision
(Plat Book B, Page 52)

Parcel 1

B07-828-050-00
Diane R. Schlenker
Volume 235, Page 39 & 143
OR Volume 90, Pages 812
OR Volume 642, Pages 2052

Parcel 2

B07-088-025-00
B07-088-026-00
Lori S. Schroer
OR Volume 503, Pages 507

This Plat is recorded in Survey Book R, Page 662
in the Auglaize County Engineer's Office.

Volume 234, Page 394
Additional Easement



Survey References

Book R, Page 618; Eric R. Pfenning, PS; 5/22/2014

Book R, Page 630; Eric R. Pfenning, PS; 6/3/2014

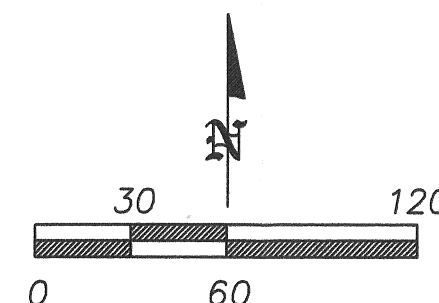
PB B, Page 52; John Schlenker's First Subdivision; 8/9/1956

Eric R. Pfenning
ERIC R. PFENNING P.S. #8129

THIS SURVEY REPRESENTS AN ACTUAL
FIELD SURVEY PERFORMED UNDER MY
SUPERVISION ON JUNE 26, 2014.

LEGEND

- A - SET 5/8 INCH IRON PIN CAPPED
- B - SET MAG NAIL
- C - MONUMENT BOX FOUND
- D - RAILROAD SPIKE FOUND
- E - MAG NAIL FOUND
- F - 5/8 INCH IRON PIN FOUND
- G - SURVEY POINT
- H - 2 INCH IRON PIPE FOUND



ANGLE RIGHT, LTD

1105 POPPY DRIVE
WAPAKONETA, OHIO 45895
(419) 738-6264

CLIENT: Philip & Diane Schlenker

OWNER: Diane R. Schlenker

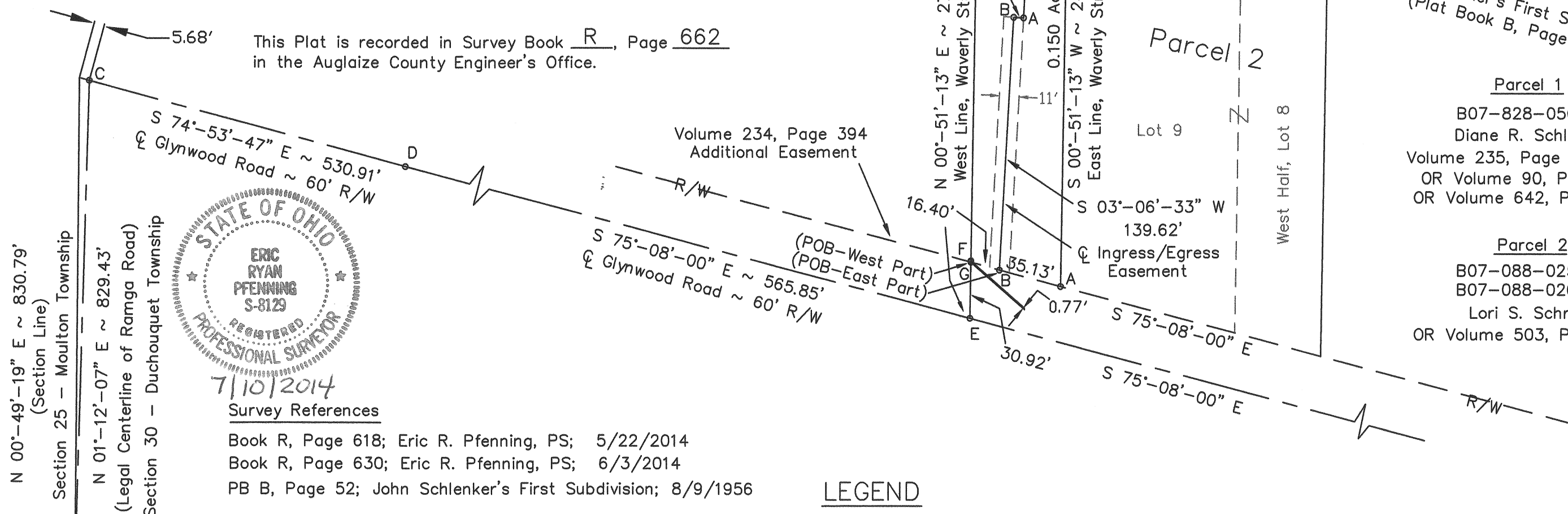
DATE: JUNE 26, 2014

TWP: DUCHOUQUET COUNTY: AUGLAIZE

PART OF THE NW 1/4,
SECTION 30, T-5-S, R-6-E

SHEET 1 OF 4

SCALE: 1" = 60'



**WAVERLY STREET (WEST PART)
LEGAL DESCRIPTION**

Being the west part of Waverly Street in John Schlenker's First Subdivision recorded in Plat Book B, Page 52 as vacated in City of Wapakoneta Ordinance 2014-22. Situated in the NW ¼ of Section 30, T-5-S, R-6-E, Duchouquet Township, City of Wapakoneta, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing at a monument box found marking the intersection of the centerline of Ramga Road (TR 131) and the centerline of Glynwood Road, said monument box lying S 74°-53'-47" E a distance of 5.68 feet from the West line of said NW ¼ of Section 30;

Thence along the centerline of Glynwood Road, S 74°-53'-47" E a distance of 530.91 feet to a railroad spike found;

Thence along the centerline of Glynwood Road, S 75°-08'-00" E a distance of 565.85 feet to a mag nail found;

Thence N 00°-51'-13" E a distance of 30.92 feet to a point marking the intersection of the north right-of way line of Glynwood Road and the west line of Waverly Street, said point being reference by a 5/8 inch iron pin found N 00°-51'-13" E at a distance of 0.77 feet from said point, being the POINT OF BEGINNING for the tract of land herein described;

thence continuing along said west line of Waverly Street, N 00°-51'-13" E a distance of 240.95 feet to a 5/8 inch iron pin found marking the northwest corner of said Waverly Street, passing a 5/8 inch iron pin found at a distance of 0.77 feet;

thence along the north line of said Waverly Street, S 75°-04'-31" E a distance of 35.34 feet to a set 5/8 inch iron pin capped on the east edge of an existing driveway;

thence S 13°-00'-55" W a distance of 23.48 feet to a set 5/8 inch iron pin capped on said east edge of an existing driveway;

thence S 02°-43'-50" W a distance of 74.11 feet to a set 5/8 inch iron pin capped on said east edge of an existing driveway;

thence N 86°-53'-27" W a distance of 5.50 feet to a set mag nail on the approximate centerline of said existing driveway;

thence along said approximate centerline of the existing driveway, S 03°-06'-33" W a distance of 139.62 feet to a set mag nail marking said north right-of-way line of Glynwood Road, this course being the centerline of an 11 feet wide easement for ingress/egress as shown on accompanying plat;

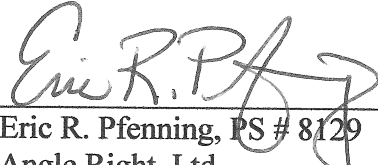
thence along said north right-of-way line of Glynwood Road, N 75°-08'-00" W a distance of 16.40 feet to the POINT OF BEGINNING.

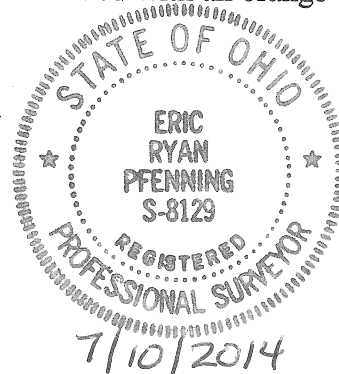
The above described parcel contains 0.127 acres of land, subject to all legal highways and easements of record at the time of recording of this instrument. Also, being subject to said 11 feet wide ingress/egress easement described herein and a 10 feet wide easement as described in Volume 234, Page 394 of the Auglaize County Record of Deeds.

Basis of bearing for this legal description assumes the centerline of Ramga Road (TR 131) between the monument box found at the southeast corner of the NE ¼ of Section 25, Moulton Township and said monument box found marking the intersection of the centerline of Ramga Road (TR 131) and the centerline of Glynwood Road as N 01°-12'-07" E per Auglaize County GPS survey.

This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS # 8129 on June 26, 2014. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".

This legal description is recorded in
Survey Book R, Page 663 in the
Auglaize County Engineer's Office


Eric R. Pfenning, PS # 8129
Angle Right, Ltd.
1105 Poppy Drive
Wapakoneta, Ohio 45895



**WAVERLY STREET (EAST PART)
LEGAL DESCRIPTION**

Being the east part of Waverly Street in John Schlenker's First Subdivision recorded in Plat Book B, Page 52 as vacated in City of Wapakoneta Ordinance 2014-22. Situated in the NW ¼ of Section 30, T-5-S, R-6-E, Duchouquet Township, City of Wapakoneta, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing at a monument box found marking the intersection of the centerline of Ramga Road (TR 131) and the centerline of Glynwood Road, said monument box lying S 74°-53'-47" E a distance of 5.68 feet from the West line of said NW ¼ of Section 30;

Thence along the centerline of Glynwood Road, S 74°-53'-47" E a distance of 530.91 feet to a railroad spike found;

Thence along the centerline of Glynwood Road, S 75°-08'-00" E a distance of 565.85 feet to a mag nail found;

Thence N 00°-51'-13" E a distance of 30.92 feet to a point marking the intersection of the north right-of way line of Glynwood Road and the west line of Waverly Street, said point being reference by a 5/8 inch iron pin found N 00°-51'-13" E at a distance of 0.77 feet from said point;

Thence along said north right-of-way line of Glynwood Road, S 75°-08'-00" E a distance of 16.40 feet to a set mag nail being the POINT OF BEGINNING for the tract of land herein described;

thence along the approximate centerline of an existing driveway, N 03°-06'-33" E a distance of 139.62 feet to a set mag nail, this course being the centerline of an 11 feet wide easement for ingress/egress as shown on accompanying plat;

thence S 86°-53'-27" E a distance of 5.50 feet to a set 5/8 inch iron pin capped on the east edge of said existing driveway;

thence N 02°-43'-50" E a distance of 74.11 feet to a set 5/8 inch iron pin capped on said east edge of an existing driveway;

thence N 13°-00'-55" E a distance of 23.48 feet to a set 5/8 inch iron pin capped on said east edge of an existing driveway to the north line of Waverly Street;

thence along said north line of Waverly Street, S 75°-04'-31" E a distance of 16.21 feet to a set 5/8 inch iron pin capped marking the northeast corner of said Waverly Street also being the northwest corner of Lot 9 of said John Schlenker's First Subdivision, passing a 2 inch iron pipe found at a distance of 16.00 feet;

thence along the east line of Waverly Street, S 00°-51'-13" W a distance of 240.89 feet to a set 5/8 inch iron pin capped marking the intersection of said east line of Waverly Street and said north right-of-way line of Glynwood Road, also being the southwest corner of said Lot 9 of John Schlenker's First Subdivision;

thence along said north right-of-way line of Glynwood Road, N 75°-08'-00" W a distance of 35.13 feet to the POINT OF BEGINNING.

The above described parcel contains 0.150 acres of land, subject to all legal highways and easements of record at the time of recording of this instrument. Also, being subject to said 11 feet wide ingress/egress easement described herein and a 10 foot wide easement as described in Volume 234, Page 394 of the Auglaize County Record of Deeds.

Philip & Diane Schlenker
June 26, 2014


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**WAVERLY STREET (EAST PART)
LEGAL DESCRIPTION - CONTINUED**

Basis of bearing for this legal description assumes the centerline of Ramga Road (TR 131) between the monument box found at the southeast corner of the NE ¼ of Section 25, Moulton Township and said monument box found marking the intersection of the centerline of Ramga Road (TR 131) and the centerline of Glynwood Road as N 01°-12'-07" E per Auglaize County GPS survey.

This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS # 8129 on June 26, 2014. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".

This legal description is recorded in
Survey Book R, Page 665 in the
Auglaize County Engineer's Office


Eric R. Pfenning, PS #8129
Angle Right, Ltd.
1105 Poppy Drive
Wapakoneta, Ohio 45895

