

BOUNDARY SURVEY OF PART OF LOT 8 AND LOT 9 OF JOHN SCHLENKER'S FIRST SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 52 (PARCELS #B07-088-025-00 & #B07-088-026-00) AS DESCRIBED IN OR VOLUME 503, PAGE 507 OF THE AUGLAIZE COUNTY OFFICIAL RECORD OF DEEDS AND PART OF VACATED WAVERLY STREET AS RECORDED IN CITY OF WAPAKONETA ORDINANCE #2014-22. 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 0.045 Acre tract (Parcel 1) to be combined with Parcel A.

Auglaize Co. Tax Map  
Survey Book R-725

Parcel A

This Plat is recorded in Survey Book R, Page 725  
in the Auglaize County Engineer's Office.

Volume 234, Page 394  
Additional Easement



8/4/2014

Survey References

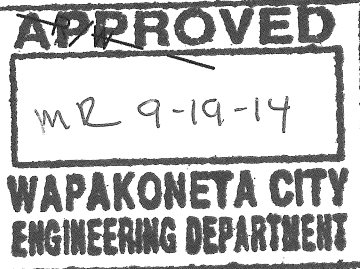
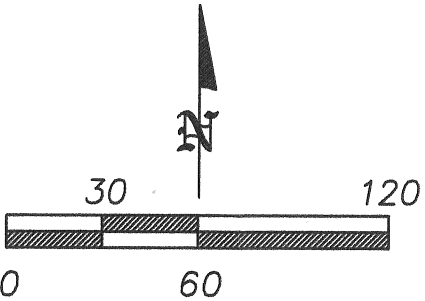
Book R, Page 618; Eric R. Pfenning, PS; 5/22/2014  
Book R, Page 630; Eric R. Pfenning, PS; 6/3/2014  
Book R, Page 662; Eric R. Pfenning, PS; 6/26/2014  
PB B, Page 52; John Schlenker's First Subdivision; 8/9/1956

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

THIS SURVEY REPRESENTS AN ACTUAL  
FIELD SURVEY PERFORMED UNDER MY  
SUPERVISION ON AUGUST 4, 2014.

LEGEND

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



**ANGLE RIGHT, LTD**

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

CLIENT: Philip & Diane Schlenker	
OWNER: Lori S. Schroer	
DATE: AUGUST 4, 2014	
TWP: DUCHOUQUET	COUNTY: AUGLAIZE
PART OF THE NW 1/4, SECTION 30, T-5-S, R-6-E	
SHEET 1 OF 2	SCALE: 1" = 60'

- ① S 75°-04'-31" E ~ 35.34'
- ② S 75°-04'-31" E ~ 16.00'
- ③ N 13°-00'-55" E ~ 23.48'

Parcel A

S 75°-04'-31" E ~ 0.21'  
149.65'

Parcel 1 - 0.045 Acre  
N 83°-10'-03" W  
166.74'

Parcel B

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

Parcel A

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

Parcel B

B07-088-025-00  
B07-088-026-00  
Lori S. Schroer  
OR Volume 503, Pages 507  
East Part, Vacated Waverly Street

N 00°-49'-19" E ~ 830.79'  
(Section Line)  
Section 25 - Moulton Township  
N 01°-12'-07" E ~ 829.43'  
(Legal Centerline of Ramga Road)  
Section 30 - Duchouquet Township

C SE Corner  
NE 1/4, Section 25  
Moulton Township

**PARCEL 1  
LEGAL DESCRIPTION**

Being part of Lot 8 and Lot 9 of John Schlenker's First Subdivision recorded in Plat Book B, Page 52 (Parcels #B07-088-025-00 & #B07-088-026-00) as described in OR Volume 503, Page 507 of the Auglaize County Official Record of Deeds and part of vacated Waverly Street as recorded 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 271.87 feet to a 5/8 inch iron pin found marking the northwest corner of vacated Waverly Street, passing a point at 30.92 feet marking the intersection of the north right-of way line of Glynwood Road and the west line of vacated 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 the north line of said vacated Waverly Street also being the north line of said John Schlenker's First Subdivision, S 75°-04'-31" E a distance of 35.34 feet to a 5/8 inch iron pin capped found on the east edge of an existing driveway, being the POINT OF BEGINNING for the tract of land herein described;

thence continuing along said north line of vacated Waverly Street and the north line of John Schlenker's First Subdivision, S 75°-04'-31" E a distance of 165.86 feet to a 5/8 inch iron pin found marking the northeast corner of the west half of Lot 8, passing a 2 inch iron pipe found at a distance of 16.00 feet and passing a 5/8 inch iron pin capped found at a distance of 16.21 feet marking the northeast corner of said vacated Waverly Street also being the northwest corner of Lot 9;

thence N 83°-10'-03" W a distance of 166.74 feet to a 5/8 inch iron pin capped found on said east edge of an existing driveway;


thence along said east edge of an existing driveway, N 13°-00'-55" E a distance of 23.48 feet to the POINT OF BEGINNING.

The above described parcel contains 0.045 acres of land, subject to all legal highways and easements of record at the time of recording of this instrument.

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 August 4, 2014.

This legal description is recorded in  
Survey Book R, Page 726 in the  
Auglaize County Engineer's Office

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

