SITUATED IN THE NW 1/4 OF SECTION 9, T 6 S, R 6 E CITY OF WAPAKONETA, PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO PARCEL 14500900400 PRATT PROPERTIES II, LLC O.R. 705-3073 14.685 ACRES 13.620 AC. REMAINING PRATT WAPAKONETA CAMPUS CONDOMINIUM Ex. 25' ELECTRIC ESMT. O.R. 730-2277 P.C. D, SLIDES 379-387 S89°01'24'E I.P.S. 223.00' NEW DIVISION LINE PARCEL 14500900200 UNIT B PRATT PAPER (OH), LLC O.R. 683-2010 59.992 ACRES DIVISION LINE TRACT I 1.065 ACRES NO0°58'36" 8/8 SEC. Ex. R/W N89°01'24"W 223.00 CITY OF WAPAKONETA LEON PRATT DRIVE R/W DEDICATION P.C. D, SLIDE 362 PUSHETA TWP. P.O.R = LEON PRATT DRIVE Ex. 35' WATERLINE ESMT. O.R. 730-2280 100' R/W CITY OF WAPAKONETA PUSHETA TWP. Ex. R/W / PARCEL 12500900200 G.A. WINTZER AND SON COMPANY O.R. 724-4158 64.065 ACRES ENGINEERING DEPARTMENT OF LEGEND THE BEARINGS ARE BASED ON WESLEY NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ●^{1.P.S.} 5/8" X 30" REBAR W/CAP SET D. ODOT VRS CORS NETWORK **GOUBEAUX** O^{1,P,F,} IRON PIN FOUND SCALE: 1"=100' EX. CORPORATION LIMITS 100 200 DATE: 01-14-2025 DRAWN BY: THIS SURVEY AND THE ACCOMPANYING LEGAL Choice DESCRIPTIONS REPRESENT AN ACTUAL BOUNDARY SURVEY COMPLETED UNDER MY DIRECT **RMF** JOB NUMBER: SUPERVISION IN NOVEMBER, 2024. Engineering *AUGWAP2214* SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 SHEET NUMBER 14/2025 WESLEY D. GOUBEAUX, P.S. #8254 OF

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SITUATED IN THE NW 1/4 OF SECTION 9, T 6 S, R 6 E, CITY OF WAPAKONETA, PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO

TRACT I

BEING A PART OF PARCEL I4500900400, A 14.685-ACRE TRACT OF LAND OWNED BY PRATT PROPERTIES II, LLC AS CONVEYED IN OFFICIAL RECORD 705, PAGE 3073 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 9, TOWN 6 SOUTH, RANGE 6 EAST, CITY OF WAPAKONETA, PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF UNIT B OF THE PRATT WAPAKONETA CAMPUS CONDOMINIUM AS SHOWN ON PLAT CABINET D, SLIDES 379-387 AND BEING AT THE NORTHEAST CORNER OF THE RIGHT-OF-WAY OF LEON PRATT DRIVE AS SHOWN ON THE LEON PRATT DRIVE R/W DEDICATION AS SHOWN ON PLAT CABINET D, SLIDE 362;

THENCE, NORTH 00°58'36" EAST, 208.00 FEET, ALONG THE EAST LINE OF SAID UNIT B TO AN IRON PIN WITH CAP SET ON A NEW DIVISION LINE;

THENCE, SOUTH 89°01'24" EAST, 223.00 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 00°58'36" WEST, 208.00 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET ON THE NORTH LINE OF A 64.065-ACRE TRACT OF LAND OWNED BY G.A. WINTZER AND SON COMPANY AS CONVEYED IN OFFICIAL RECORD 724-4158;

THENCE, NORTH 89°01'24" WEST, 223.00 FEET, ALONG A THE NORTH LINE OF SAID 64.065-ACRE WINTZER AND SON COMPANY TRACT TO THE PLACE OF BEGINNING.

CONTAINING 1.065 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK.

THE ABOVE DESCRIPTION WAS PREPARED BY WESLEY D. GOUBEAUX, OHIO PROFESSIONAL SURVEYOR NUMBER 8254, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED JANUARY 14, 2025.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-WDG PS 8254."



SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554

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DATE:
01-14-2025

DRAWN BY:
RMF

JOB NUMBER:
AUGWAP2214

SHEET NUMBER
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