

COMMERCE DRIVE (70' RW)

SHEET ONE OF ONE

WEST CENTRAL OHIO INDUSTRIAL PARK

CITY OF WAPAKONETA  
TRACT ONE  
Official Record Volume 602, Page 1  
1.310 Acres

# Dedicator's Plat of Survey for PROGRESS DRIVE to the City of Wapakoneta, Auglaize County, Ohio.

Part of the SW 1/4 of Section 4, Town-6-South, Range-6-East,  
Pusheta Township, City of Wapakoneta, Auglaize County, Ohio

## SURVEYOR'S DESCRIPTION

### TRACT ONE:

Being a part of the east portion of Parcel 5, Tract One of the West Central Ohio Industrial Park in the City of Wapakoneta, Auglaize County, Ohio and more particularly described as follows:

Commencing for reference at a 5/8" re-rod (found) at the southeast corner of, Tract One of the West Central Ohio Industrial Park; thence, along the south line of said Tract One and the south end of Nuss Drive, N 88° 52' 53" W for a distance of 35.00 feet to a 5/8" re-rod w/cap (set), said re-rod being the POINT OF BEGINNING for the tract herein described;

thence, continuing along the aforesaid south line, N 88° 52' 53" W for a distance of 85.00 feet to a 5/8" re-rod w/cap (set);

thence, N 00° 55' 13" E for a distance of 675.53 feet to a 5/8" re-rod w/cap (set) on the south right-of-way line of Commerce Drive;

thence, S 88° 53' 43" E for a distance of 45.13 feet to a 5/8" re-rod w/cap (set) on a point of curve;

thence, along a curve to the right, having a central angle of 88° 48' 56", a radius which measures 40.00 feet, a chord which bears S 43° 59' 15" E and a chord which measures 56.48 feet, for a total arc length of 62.70 feet to a 5/8" re-rod w/cap (set) on the west right-of-way line of Nuss Drive;

thence, S 00° 55' 13" W along the aforesaid west right-of-way line for a distance of 635.80 feet to the POINT OF BEGINNING, containing therein 1.310 acres. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Basis of bearings is per the record plat of West Central Ohio Industrial Park. Prepared by James M. Kent, Professional Surveyor No. 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing #5230 dated January 31, 2011.

### TRACT TWO:

Being a part of the southwest quarter of Section 4, Town-6-South, Range-6-East, Pusheta Township, City of Wapakoneta, Auglaize County, Ohio and more particularly described as follows:

Commencing for reference at a monument box (found) at the southwest corner of the northwest quarter of the southwest quarter of Section 4 and the centerline of Short Road; thence, S 88° 59' 27" E along the south line of the northwest quarter of the southwest quarter and the legal centerline of Short Road for a distance of 1200.56 feet to a mag-nail (set), said nail being the POINT OF BEGINNING for the tract herein described;

thence, N 00° 56' 32" E (passing through a 5/8" re-rod w/cap set on the north right-of-way line of Short Road at a distance of 20.00 feet) for a total distance of 1331.49 feet to a 5/8" re-rod w/cap (set) on the south line of Parcel 5, Tract One of the West Central Ohio Industrial Park;

thence, S 88° 52' 53" E along the aforesaid south line for a distance of 120.00 feet to a 5/8" re-rod (found) at the southeast corner of Parcel 5, Tract One of the West Central Ohio Industrial Park;

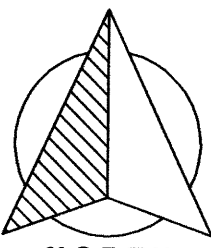
thence, S 00° 56' 32" W (passing through a 5/8" re-rod w/cap set on the north right-of-way line of Short Road at a distance of 1311.26 feet) for a total distance of 1331.26 feet to a railroad spike (found) at the southeast corner of the northwest quarter of the southwest quarter of Section 4 and the legal centerline of Short Road;

thence, N 88° 59' 27" W along the south line of the northwest quarter of the southwest quarter and the legal centerline of Short Road for a distance of 1200.56 feet to the POINT OF BEGINNING, containing therein 3.668 acres, of which 0.055 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. Basis of bearings is per the record plat of West Central Ohio Industrial Park. Prepared by James M. Kent, Professional Surveyor No. 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing #5230 dated January 31, 2011.

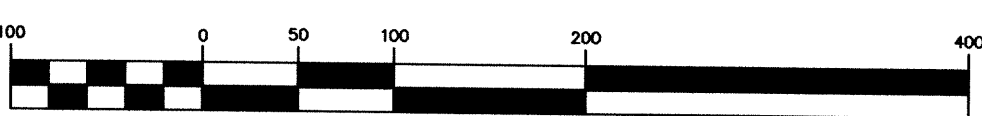
CITY OF WAPAKONETA  
TRACT TWO  
Official Record Volume 601, Page 1877  
3.668 Acres  
(0.055 acres Short Road right-of-way)

## LEGEND

- △ RR Spike (found)
- 5/8" Re-Rod (found)
- ⬮ Mag-Nail (set)
- ⊙ 5/8" Re-Rod w/cap (set)



GRAPHIC SCALE



SW Corner,  
NW 1/4, SW 1/4,  
Section 4

S88°59'27"E  
1200.56'

Short Road (40' RW)

N88°59'27"W

Central Angle = 88° 48' 56"  
Radius = 40.00'  
Chord Bearing = S 43° 59' 15" E  
Chord = 56.48'  
Arc = 62.70'

S88°53'43"E  
45.13'

N00°55'13"E  
675.53'

S00°55'13"W  
635.80'

120.00'  
S88°52'53"E

N00°56'32"E  
1331.49'

S00°56'32"W  
1331.26'

Progress Drive

Charles J. Harard & Marilyn Schnipfel (TR)  
Official Record Volume 534, Page 785

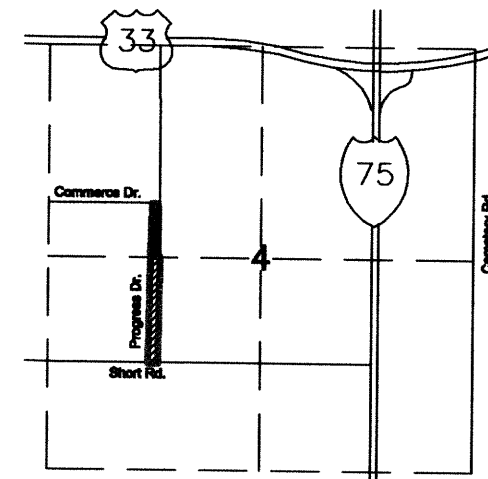
Nancy Freymuth  
Official Record Volume 571, Page 380

Emerson Wagner Realty Co.  
Official Record Volume 414, Page 38

35.00' formerly known  
and dedicated as  
Nuss Drive

SE Corner, Tract One,  
Parcel 5 of West Central Ohio Industrial Park

50' wide easement for  
railroad spur(s) and utilities



VICINITY MAP - SECTION 4

## PLANNING COMMISSION

Approval by the City of Wapakoneta Planning

Commission on this 30 day of January, 2012.

By: Ronny Kemper  
Chairperson

By: Mary A. Ruck  
Secretary

## CITY COUNCIL

Acceptance by the Wapakoneta City

Council for this plat and physical

improvements on the subject tract on

this 2<sup>nd</sup> day of January, 2012.

By: Stacie Allen  
Council President

By: Carlene S. Koch  
Council Clerk

## AUDITOR

This plat was filed for transfer this 7 day  
of FEBRUARY, 2012.

fee \$

Janet Schuler  
Janet Schuler, County Auditor

## RECORDER

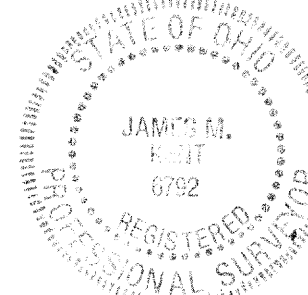
Number 1373

Filed for record this 6<sup>th</sup> day of January,

2012 @ 1:22 m. and recorded in Cabinet D

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Christina L. Lambert  
Christina L. Lambert, County Recorder



I hereby certify that this plat is representative of  
a field survey performed under my direct  
supervision

James M. Kent, Professional Surveyor No. 6792

**kent surveying, inc.**  
AutoCAD ~ City of Wapakoneta  
December 15, 2011  
Drawing #5230-DP

201200001373  
FILED FOR RECORD IN  
AUGLAIZE COUNTY, OHIO  
CHRISTINA LAMBERT, RECORDER  
03-06-2012 AT 01:22 PM  
PLAT #5230