

Stonegate Court

A PLANNED UNIT DEVELOPMENT ~ PHASE FIVE

Being a part of O.L. 545 of Woodland Hills Subdivision Number Four
to the City of Wapakoneta, Auglaize County, Ohio.
1.089 Acres – Zoned R-4

Being part of parcel #B07-833-039-00 as described in OR Volume 268, Page 660 of the Auglaize County Official Record of Deeds. 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 for reference at a monument box over a stone found marking the northeast corner of said NW ¼ of Section 30, Duchouquet Township, also being the northeast corner of Out Lot 545 of Woodland Hills Subdivision Number Four to the City of Wapakoneta;

Thence along the north line of said NW ¼ of Section 30, also being the north line of said Out Lot 545 of Woodland Hills Subdivision Number Four, S 89°-38'-52" W (basis of bearings) a distance of 184.84 feet to a set 5/8 inch iron pin capped being the POINT OF BEGINNING for the tract of land herein described;

thence S 02°-48'-47" W a distance of 128.36 feet to a set 5/8 inch iron pin capped;

thence S 13°-36'-53" W a distance of 110.92 feet to 5/8 inch iron pin found;

thence N 64°-40'-14" W a distance of 81.44 feet to 5/8 inch iron pin found;

thence S 49°-06'-25" W a distance of 53.80 feet to 5/8 inch iron pin found;

thence S 71°-49'-26" W a distance of 69.77 feet to 5/8 inch iron pin found marking the east right-of-way line of Stonegate Court;

thence along said east right-of-way line of Stonegate Court, N 00°-36'-53" E a distance of 56.43 feet to set 5/8 inch iron pin capped;

thence continuing along said east right-of-way line of Stonegate Court on a non-tangent curve to the left with a radius of 50.00 feet, chord bearing of N 19°-59'-52" W, chord length of 35.20 feet an arc length of 35.98 feet to a 5/8 inch iron pin found;

thence N 49°-22'-29" E a distance of 6.52 feet to 5/8 inch iron pin found;

thence N 00°-36'-53" E a distance of 163.07 feet to 5/8 inch iron pin found;

thence N 89°-38'-52" E a distance of 217.72 feet to the POINT OF BEGINNING.

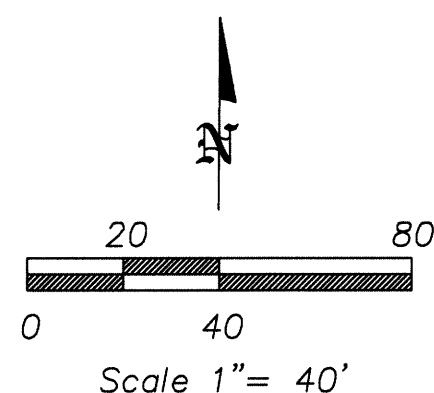
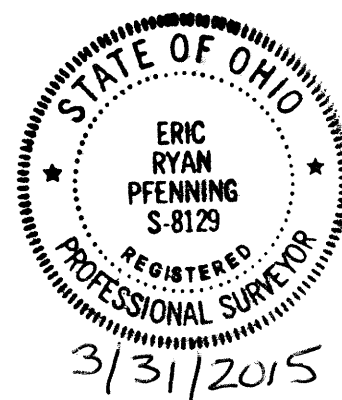
The above described parcel contains 1.089 acres of land, subject to all legal highways and easements of record at the time of recording of this instrument. Basis of bearings for this legal description assumes the north line of the NW ¼ of Section 30, Duchouquet Township as N 89°-38'-52" E as established by prior survey.

This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS # 8129 on March 16, 2015. All set 5/8 inch iron pin are marked with an orange plastic cap stamped "Angle Right S-8129".

Eric R. Pfenning

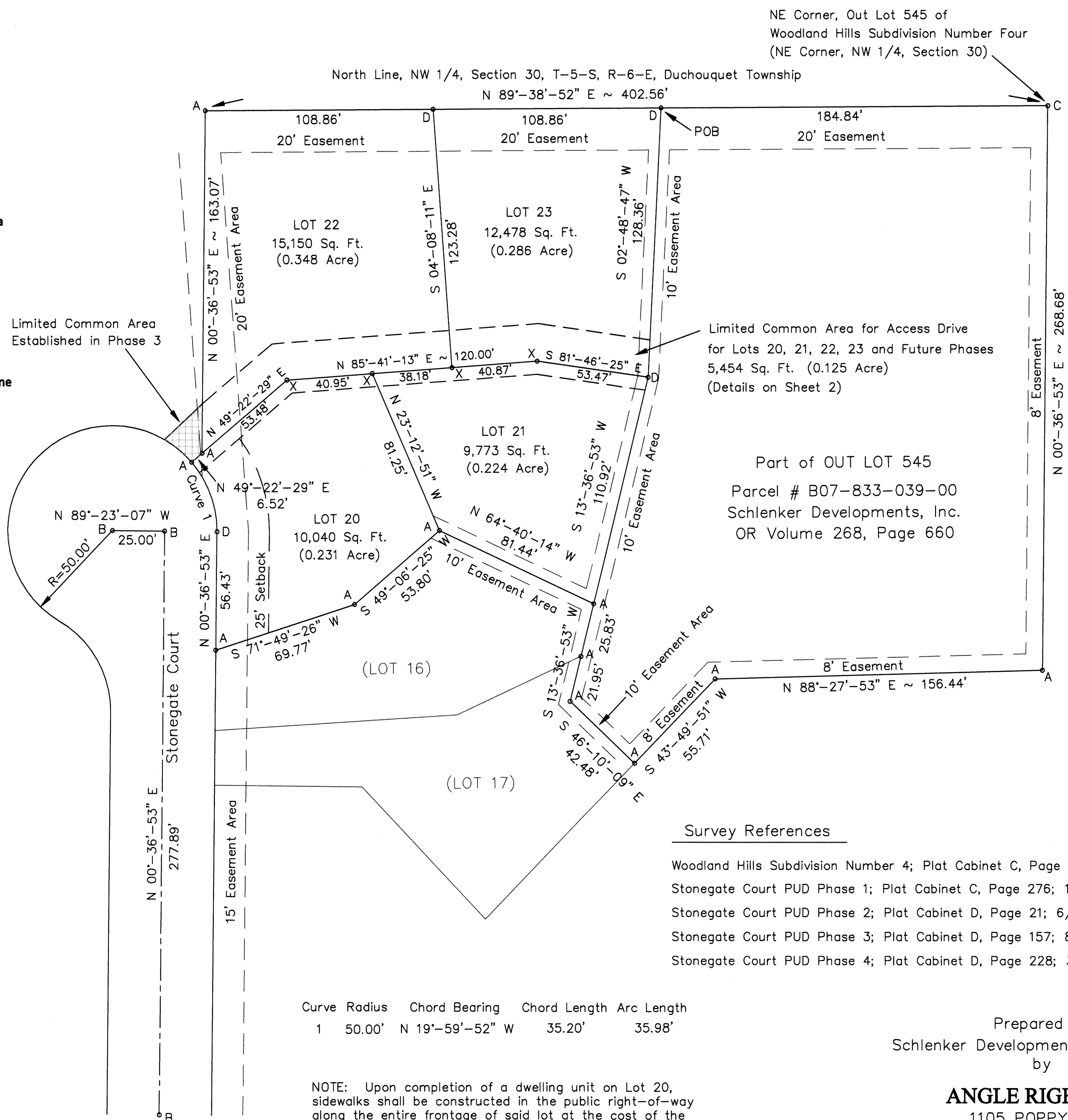
Eric R. Pfenning, Professional Surveyor #8129

THIS SURVEY REPRESENTS AN ACTUAL FIELD SURVEY
PERFORMED UNDER MY SUPERVISION ON MARCH 16, 2015.



LEGEND

- A – 5/8 Inch Iron Pin Found
- B – Cotton Gin Spindle Found
- C – Monument Box Over Stone Found
- D – Set 5/8 Inch Iron Pin Capped
- X – Set Mag Nail



Curve	Radius	Chord Bearing	Chord Length	Arc Length
1	50.00'	N 19°-59'-52" W	35.20'	35.98'

NOTE: Upon completion of a dwelling unit on Lot 20, sidewalks shall be constructed in the public right-of-way along the entire frontage of said lot at the cost of the lot owner and in compliance with the construction standards of the City of Wapakoneta.

Survey References

Woodland Hills Subdivision Number 4; Plat Cabinet C, Page 126; 10/31/1996
Stonegate Court PUD Phase 1; Plat Cabinet C, Page 276; 12/4/2002
Stonegate Court PUD Phase 2; Plat Cabinet D, Page 21; 6/7/2005
Stonegate Court PUD Phase 3; Plat Cabinet D, Page 157; 8/3/2007
Stonegate Court PUD Phase 4; Plat Cabinet D, Page 228; 3/29/2010

Prepared for
Schlenker Developments, Incorporated
by

ANGLE RIGHT, LTD

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

DATE: March 23, 2015

Stonegate Court

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to the City of Wapakoneta, Auglaize County, Ohio.
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DEDICATION:

IN WITNESS WHEREOF, Schlenker Developments Inc., the Dedicator, an Ohio corporation, by Philip Schlenker, its Secretary duly authorized, hereby dedicates this plat as depicted.

In witness thereof on this 14th day of April, 2015

WITNESS: SCHLENKER DEVELOPMENTS INCORPORATED

David P. Schlenker

John A. Schlenker

by Philip Schlenker
Philip Schlenker, Secretary

ACKNOWLEDGEMENT:

STATE OF OHIO
COUNTY OF AUGLAIZE

BE IT REMEMBERED, that on this 14th day of April, 2015, before me, a Notary Public in and for the said state, personally came SCHLENKER DEVELOPMENTS, INC., the owner of the land depicted, by Philip Schlenker, its Secretary, who acknowledged the signing thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year afforesaid.

Kara Lynn Myers
Notary Public



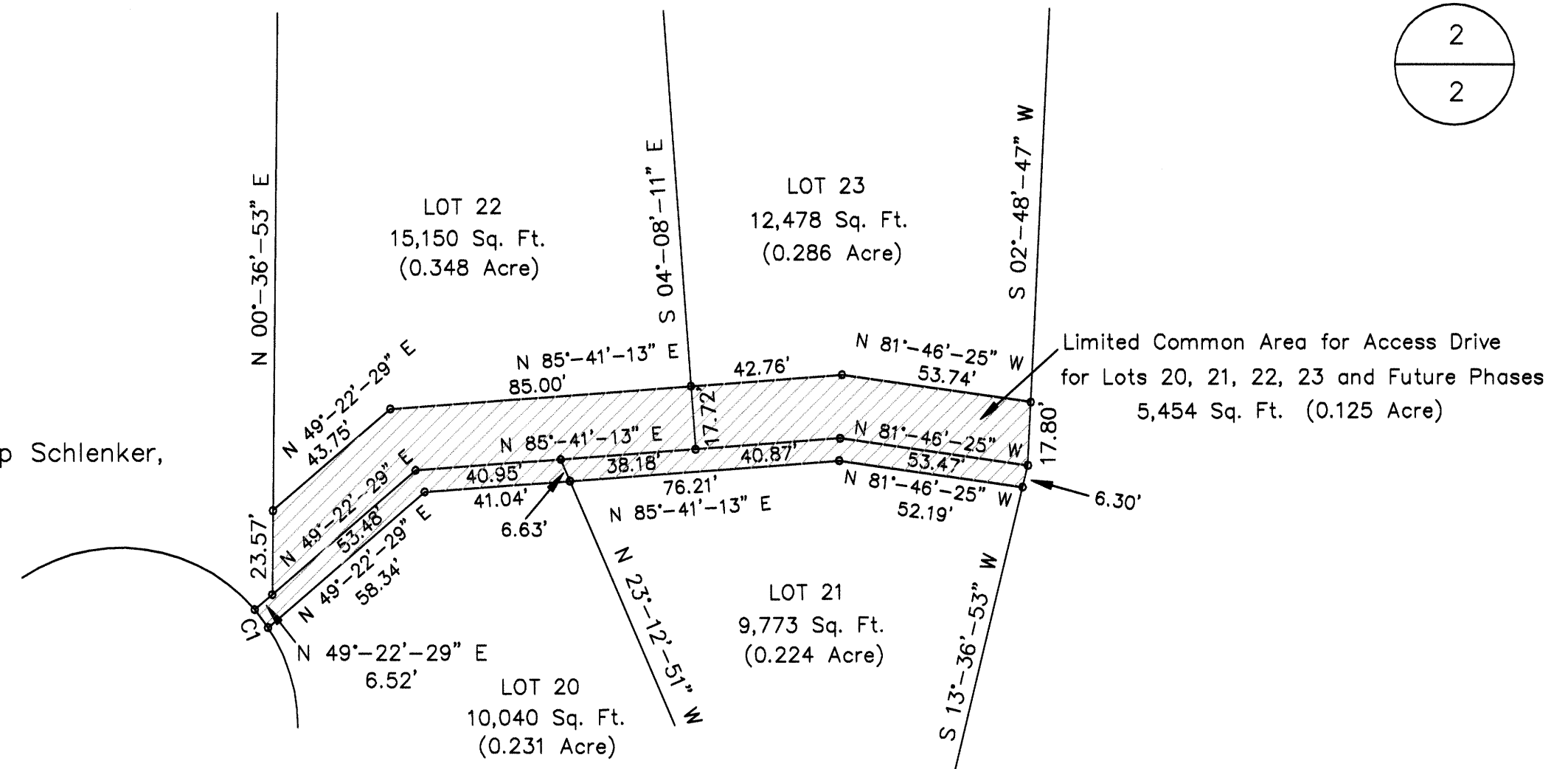
KARA LYNN MYERS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
June 01, 2016

APPROVAL:

The Wapakoneta City Planning Commission has reviewed the proposed Stonegate Court Planned Unit Development, and has found that it meets or exceeds all provisions for a Planned Unit Development as specified by City Code on this 13 day of April, 2015

by Klemmy Kemper
Chairperson, Wapakoneta City Planning Commission

Robert L. Baer
Secretary, Wapakoneta City Planning Commission



Curve Radius Chord Bearing Chord Length Arc Length
C1 50.00' N 37°-00'-17" W 6.29' 6.29'

Lot	Total Area	Portion of Limited Common Area	Net Area Exclusive of Limited Common Area
20	10,040 Sq. Ft. (0.231 Acre)	628 Sq. Ft. (0.014 Acre)	9,412 Sq. Ft. (0.216 Acre)
21	9,773 Sq. Ft. (0.224 Acre)	819 Sq. Ft. (0.019 Acre)	8,954 Sq. Ft. (0.205 Acre)
22	15,150 Sq. Ft. (0.348 Acre)	2,316 Sq. Ft. (0.053 Acre)	12,834 Sq. Ft. (0.295 Acre)
23	12,478 Sq. Ft. (0.286 Acre)	1,691 Sq. Ft. (0.039 Acre)	10,787 Sq. Ft. (0.248 Acre)

AUDITOR'S CERTIFICATE:

This plat was filed for transfer this 16 day of July, 2015

Fee: _____

Janet Schuler
Janet Schuler, Auglaize County Auditor

RECEIVED

JUL 16 2015

JANET SCHULER
Auglaize County Auditor

RECORDER'S CERTIFICATE:

Number: 3572

Filed for record in the Auglaize County Recorder's Office on this 16th day of July, 2015 at 9:03am and recorded in Plat Cabinet D, Page(s) 289-290

Chris Lambert
Chris Lambert, Auglaize County Recorder

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Schlenker Developments, Incorporated
by

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