

ELFIE PROPERTIES, LLC Replat of Lots 13, 14, 15, and 16 of Rolling Acres Estates

Part of Northwest Quarter,
Section 30, T-5-S, R-6-E,
formerly part of Duchouquet Township,
now part of the City of Wapakoneta,
Auglaize County, Ohio
Replat Area=3.807 Acres

DEDICATION

I, the undersigned owner of the land shown, have caused the area encompassed by this plat to be surveyed, platted and to be known as REPLAT OF LOTS 13, 14, 15, & 16 OF ROLLING ACRES ESTATES, and do hereby certify that said plat is a true representation of the same. We also dedicate the street right-of-ways and the utility easements (with certain reservations solely to the City of Wapakoneta) as shown on the above plat to the public for their use forever.

ELFIE PROPERTIES, LLC

David P. Schlenker
Witness

David P. Schlenker
By: David P. Schlenker
Managing Member

DESCRIPTION

Being a replat of Lots 13, 14, 15, and 16 of Rolling Acres Estates, as same was platted (see Plat Cabinet D, Pages 354-356) in the northwest quarter of Section 30, Township-5-South, Range-6-East, formerly part of Duchouquet Township, now part of the City of Wapakoneta, Auglaize County, Ohio, the boundary of the replat area being described by metes and bounds as follows:

Commencing at a monument box (over a found stone) at the southeast corner of the northeast quarter of Section 25, Township-5-South, Range-6-East;

thence northerly with the record centerline of Ramga Road at N 01°12'07"E, 6.78 feet to a cotton gin spindle (found) at the southwest corner of a 10.623-acre tract described as "Tract One" of the deed recorded at Official Records Volume 646, Page 588 of the Auglaize County Recorder's Office;

thence easterly with the north line of lands granted to Timothy D. Meyer and Tyra L. Meyer (O.R. Volume 649, Page 938) at S 89°39'17"E, 625.00 feet to an iron pipe (set) at the southwest corner of Lot 16 of Rolling Acres Estates, which point is the POINT OF BEGINNING;

thence northerly with the west line of said Lot 16 at N 01°12'07"E, 205.54 feet to an iron pipe (set) at the northwest corner of said Lot 16, which point is in the south line of Crimson Court;

thence northerly through the dedicated right-of-way of Crimson Court at N 04°24'56"W, 53.08 feet to an iron pipe (set) at the southwest corner of Lot 13 of Rolling Acres Estates, which point is in the north line of Crimson Court;

thence northerly with the west line of said Lot 13 at N 01°12'07"E, 170.61 feet to an iron pipe (set) at the northwest corner of said Lot 13, which point is in the south line of lands granted to Lawrence Curtis and Rebecca Curtis (O.R. Volume 511, Page 1739);

thence east-southeasterly with the south line of said Curtis lands, then with the south line of lands granted to David M. Helminger and Sharon Helminger (O.R. Volume 642, Page 495) at S 75°08'00"E, 293.69 feet to a capped 5/8-inch diameter iron rod (found) at the southeast corner of said Helminger lands;

thence northerly with the east line of said Helminger lands at N 00°59'09"E, 41.79 feet to a concrete monument (found) at the southwest corner of lands granted to Ronnie L. Groves and Vickie L. Groves (O.R. Volume 657, Page 1429);

thence east-southeasterly with the south line of said Groves lands at S 75°02'22"E, 149.45 feet to a concrete monument (found) at the southeast corner of said Groves lands, which point is also in the west line of lands granted to John Downey and Carla Downey (O.R. Volume 462, Page 2478);

thence southerly with the west line of said Downey lands, then with the west line of lands platted as Bovee Estates, Phase 1 (Plat Cabinet D, Pages 324-325) at S 00°59'39"W, 359.46 feet to a one-inch diameter iron pipe (found) at the northeast corner of lands granted to Timothy D. Meyer and Tyra L. Meyer (O.R. Volume 649, Page 938);

thence westerly with the north line of said Meyer lands at N 89°39'17"W, 426.54 feet to the POINT OF BEGINNING.

The area herein described contains a gross area of 3.807 acres, subject to rights-of-way and easements as recorded at the plat of Rolling Acres Estates.

NOTES

1. A FIVE (5) FOOT EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES SHALL BE AVAILABLE FOR THE EXCLUSIVE USE OF THE CITY OF WAPAKONETA FOR UTILITY PURPOSES.
2. ALL EASEMENTS ALONG THE PERIMETER OF THE SUBDIVISION ARE EIGHT (8) FEET WIDE UNLESS OTHERWISE INDICATED. ALL EASEMENTS ALONG STREET RIGHT-OF-WAY ARE EITHER TEN (10) FEET OR FIFTEEN (15) IN WIDTH.
3. ALL PROPERTY CORNERS, POINTS OF CURVE, POINTS OF TANGENCY AND INTERSECTIONS AS SHOWN HEREON SHALL BE PLACED WITHIN 30 DAYS AFTER COMPLETION OF STREET CONSTRUCTION.
4. THE LENGTH OF CRIMSON COURT IS 782.76 FEET.
5. THE DEVELOPMENT AREAS ARE TO BE ZONED R-1.
6. IT WILL BE NECESSARY TO ESTABLISH AN EASEMENT TO ACCOMMODATE THE SANITARY SEWER WHICH CROSSES THE SOUTHWEST CORNER OF THE SCHULER PROPERTY. DIMENSIONS WILL BE 31' x 70' x 74.38'.
7. THE DEED RESTRICTIONS AND PROTECTIVE COVENANTS FOR THIS REPLAT SHALL BE THE SAME AS THOSE RECORDED IN THE ORIGINAL PLAT OF "ROLLING ACRES ESTATES" (SEE PLAT CABINET D, PAGES 354-356).

LEGEND

- 3/4" dia. by 30" long iron pipe with orange plastic "K&K/LIMA" plug (see Note #3)
- ✕ magnetic spike (to be set upon completion of street construction)
- 5/8" dia. iron rod (found)
- ⊙ 1" dia. iron pipe (found)
- concrete monument (found)
- ✕ cotton gin spindle (found)

OWNERSHIP INFORMATION

ELFIE PROPERTIES, L.L.C. CLAIMS TITLE BY AN INSTRUMENT RECORDED AT OFFICIAL RECORDS VOLUME 646, PAGE 588. THE REPLAT AREA IS PART OF "TRACT 1" OF THE DESCRIPTION, WHICH IS CALLED FOR AS 10.623 ACRES.

ACKNOWLEDGEMENT

STATE OF OHIO, S.S.

COUNTY OF AUGLAIZE

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David P. Schlenker, Managing Member of ELFIE PROPERTIES, LLC, an Ohio Limited Liability Company, and acknowledged the signing of the foregoing instrument to be his free act and deed.

IN TESTIMONY WHEREOF, I have affixed my hand and seal on this day of October 2018.

Kara Lynn Myers
KARA LYNN MYERS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
June 01, 2021

PLANNING COMMISSION APPROVAL

The Planning Commission of the City of Wapakoneta hereby certifies that the above plat was approved by said Commission on the 11th day of October 2018.

By: *Paul Est* 10-19-18
Chairman Date

By: *Mayhew* 10-18-18
Secretary Date

CERTIFICATE OF ACCEPTANCE

I hereby certify that the above plat was approved and the street right-of-way and easements dedicated thereon were accepted by Council of the City of Wapakoneta, Ohio.

By: *Frank J. Meyer* 10/23/18
Director of Public Service and Safety Date

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 24 day of October 2018.

Fee: Janet Schuler
Janet Schuler
Janet Schuler,
Auglaize County Auditor

RECORDER'S CERTIFICATE

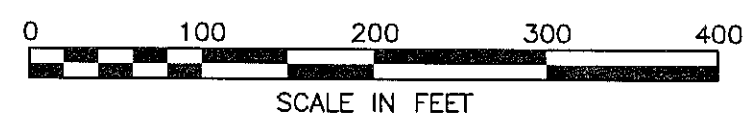
Number: 5610

Filed for record in the Auglaize County Recorder's Office on this 24 day of October 2018, at 3:59 p.m., and recorded in Plat Cabinet D, Page 354.

Emily K. Schlenker
Chris Lamb, Emily K. Schlenker
Auglaize County Recorder

CURVE DATA					
CURVE	ARC	RADIUS	CHORD BEARING/DISTANCE	CENTRAL ANGLE	
9	7.33'	7.00'	N 75°11'56"E 7.00'	60°00'00"	
10	53.23'	57.00'	N 71°57'16"E 51.32'	53°30'40"	
11	84.39'	57.00'	S 38°52'34"E 76.89'	84°49'36"	
12	82.97'	57.00'	S 45°16'10"W 75.79'	83°23'52"	
13	77.86'	57.00'	N 53°55'58"W 71.95'	78°15'50"	
14	7.33'	7.00'	N 44°48'04"W 7.00'	60°00'00"	

North



The hereon description and drawing are based on surveying work performed by Kohli & Kallher Associates, Inc., under the supervision of Michael G. Buettner (Registered Surveyor No. 6881) through October 15, 2018.

Michael G. Buettner
OK-MGB OCT. 15, 2018
Michael G. Buettner, R.S. No. 6881



October 15, 2018
Plat Prepared By:
KOHLI & KALLHER ASSOCIATES, INC.
2244 Baton Rouge Avenue
Lima, Ohio 45805
419-227-1135

Plat Prepared For:
ELFIE PROPERTIES, LLC
404 Hamilton Street
Wapakoneta, Ohio 45895
419-738-8111