

PRATT WAPAKONETA CAMPUS CONDOMINIUM

SEC. 8 & 9, T 6 S, R 6 E, CITY OF WAPAKONETA,
PUSHETA TWP., AUGLAIZE CO., OHIO

TRANSFERRED AND NUMBERED THIS 17 DAY OF June, 2020

Janet Schenker-HR
AUGLAIZE COUNTY AUDITOR

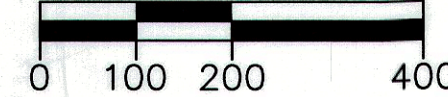
FILED THIS 17 DAY OF June, 2020 AT 1:26 O'CLOCK P.M.

RECORDED THIS 17 DAY OF June, 2020

PLAT CABINET D, SLIDES 379-387

Emily K. Schlenker
AUGLAIZE COUNTY RECORDER

THE BEARINGS ARE BASED ON
NAD 83 CORRS 2011 ADJUSTMENT,
GEOID 12A, OHIO NORTH ZONE,
ODOT VRS CORRS NETWORK
SCALE: 1"=200'



PID 12500900100
JOHN P. KNUVE
OR 659/957
79.390 ACRES-DEED

202000003246 Pages: 9
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
06/17/2020 01:26 PM Recording Fees: \$388.80
PLAT CABINET PLAT D / p379 - p387

PID 12500900100
JOHN P. KNUVE
OR 659/957
79.390 ACRES-DEED

PID 12500800800
PID 12500900200
VITA HOLDINGS, LLC
OR 661/94
216.724 ACRES-DEED

PID 12500800800
PID 12500900200
VITA HOLDINGS, LLC
OR 661/94
216.724 ACRES-DEED

ENABLING DECLARATION ESTABLISHING A PLAN FOR
CONDOMINIUM OWNERSHIP AND THE BYLAWS OF PRATT
WAPAKONETA CAMPUS CONDOMINIUM RECORDED IN
OR VOL. 704, PAGE 1724.

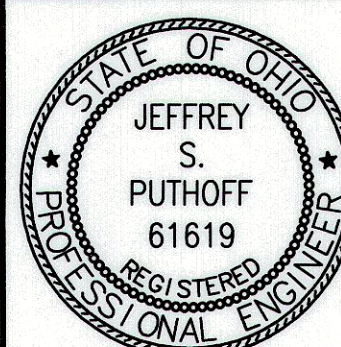
OWNER: PRATT PAPER (OH), LLC. OR VOL. 683, PAGE 2010

CERTIFICATION

I HEREBY CERTIFY THAT THE DRAWINGS, SHEET NUMBERS 1 THRU 9, WHICH SHALL BE FILED AS A PLAT AND IN THE DECLARATION OF PRATT WAPAKONETA CAMPUS CONDOMINIUM, ACCURATELY SHOWS EACH BUILDING AS CONSTRUCTED.

Jeffrey S. Puthoff
JEFFREY S. PUTHOFF, P.E. #61619

03/25/2020
DATE

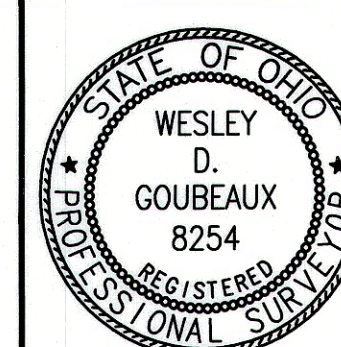


CERTIFICATION

I HEREBY CERTIFY THAT THE DRAWINGS, SHEET NUMBERS 1 THRU 9, WHICH SHALL BE FILED AS A PLAT AND IN THE DECLARATION OF PRATT WAPAKONETA CAMPUS CONDOMINIUM, ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

03/25/2020
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
03-24-2020
DRAWN BY:
WDG
JOB NUMBER:
AUGWAP2007
SHEET NUMBER
1 OF 9

EXHIBIT D

CURVE #1
 R=673.69'
 L=229.34'
 Δ=18°44'23"
 CH=219.36'
 BRG=S79°39'13"E

VITA HOLDINGS, LLC
 OR 661/94

1608.61'
 S89°01'24"E 1594.88'

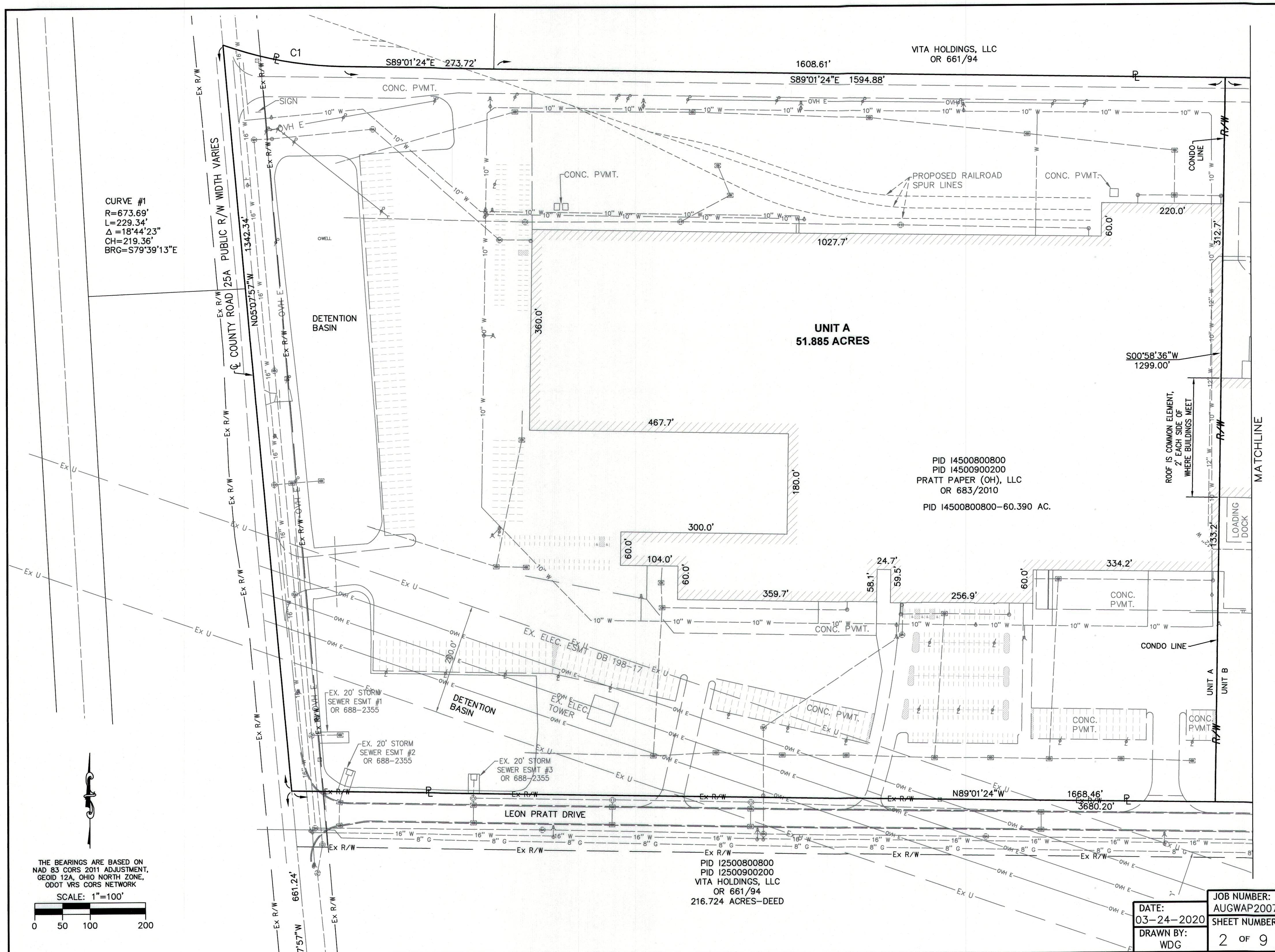
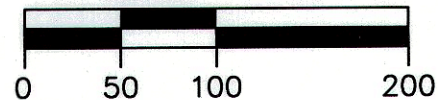
UNIT A
 51.885 ACRES

PID I4500800800
 PID I4500900200
 PRATT PAPER (OH), LLC
 OR 683/2010
 PID I4500800800-60.390 AC.

PID I2500800800
 PID I2500900200
 VITA HOLDINGS, LLC
 OR 661/94
 216.724 ACRES-DEED

THE BEARINGS ARE BASED ON
 NAD 83 CORS 2011 ADJUSTMENT,
 GEOID 12A, OHIO NORTH ZONE,
 ODOT VRS CORS NETWORK

SCALE: 1"=100'



JOB NUMBER:	AUGWAP2007
DATE:	03-24-2020
DRAWN BY:	WDG
SHEET NUMBER:	2 OF 9

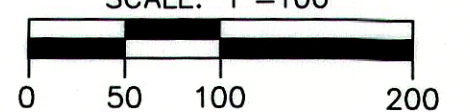
PID 12500900100
JOHN P. KNUEVE
OR 659/957
79.390 ACRES-DEED

PID 12500900100
JOHN P. KNUEVE
OR 659/957
79.390 ACRES-DEED

PID 12500800800
PID 12500900200
VITA HOLDINGS, LLC
OR 661/94
216.724 ACRES-DEED

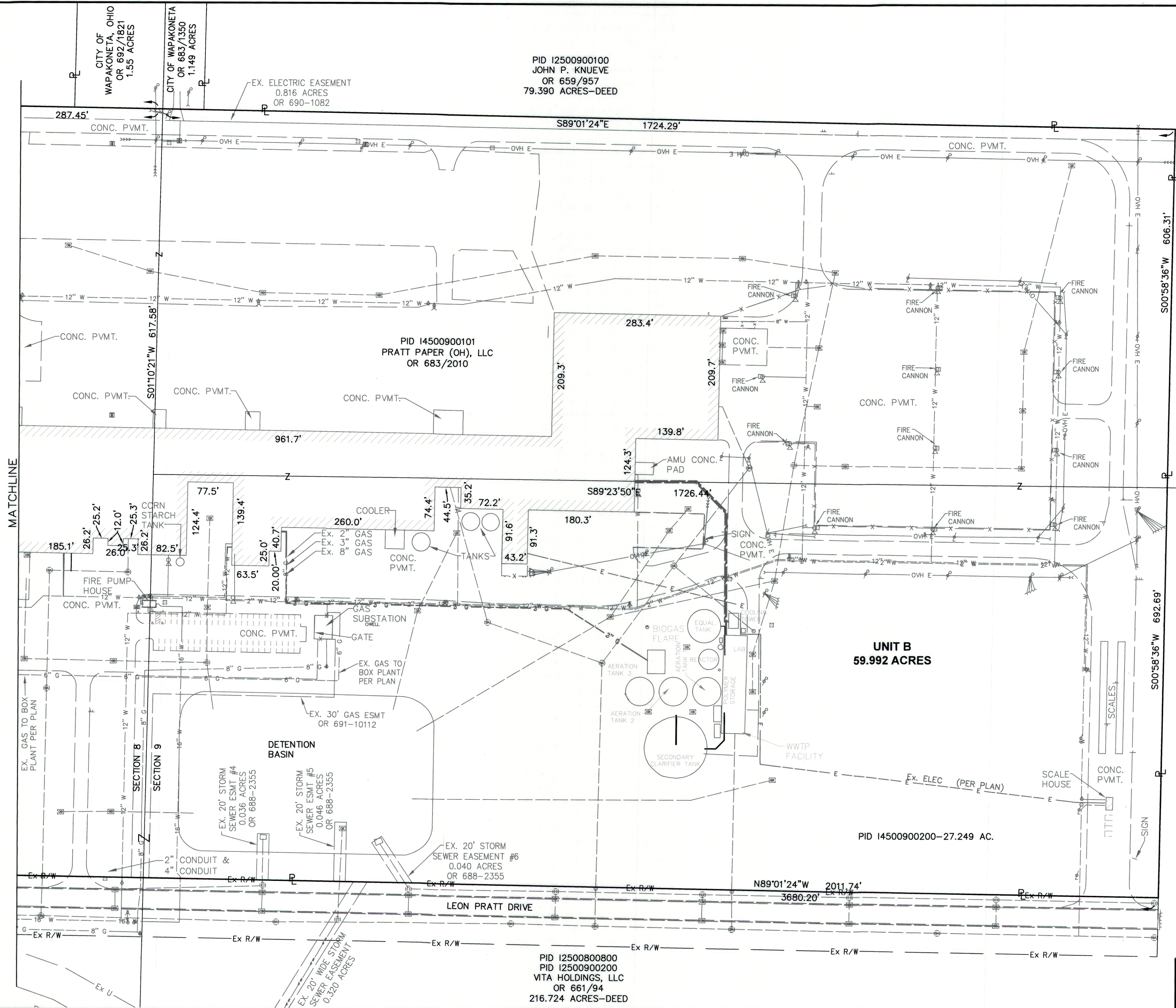
PID 12500800800
PID 12500900200
VITA HOLDINGS, LLC
OR 661/94
216.724 ACRES-DEED

THE BEARINGS ARE BASED ON
NAD 83 CORN 2011 ADJUSTMENT,
GEOD 12A, OHIO NORTH ZONE,
ODOT VRS CORN NETWORK
SCALE: 1"=100'



DATE: 03-24-2020	JOB NUMBER: AUGWAP2007
DRAWN BY: WDG	SHEET NUMBER 3 of 9

MATCHLINE



LEGAL DESCRIPTION
UNIT A - 51.885 ACRES

BEING PART OF PARCEL 14500800800, A 60.390-ACRE TRACT OF LAND OWNED BY PRATT PAPER (OH), LLC AS CONVEYED IN OFFICIAL RECORD 683, PAGE 2010 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHEAST QUARTER OF SECTION 8, TOWN 6 SOUTH, RANGE 6 EAST, CITY OF WAPAKONETA, PUSHETA TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A MONUMENT BOX FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 AND BEING ON THE CENTERLINE OF SHORT ROAD;

THENCE, SOUTH 00°-41'-48" WEST, 1333.23 FEET, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 TO A CONCRETE POST FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8 AND BEING THE WEST LINE OF A 3.981-ACRE TRACT OF LAND OWNED BY THE CITY OF WAPAKONETA, OHIO AS CONVEYED IN OFFICIAL RECORD 683, PAGE 1350;

THENCE, SOUTH 01°-10'-21" WEST, 715.22 FEET, ALONG THE WEST LINE OF SAID 3.981-ACRE CITY OF WAPAKONETA TRACT AND THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8 TO AN IRON PIN WITH CAP FOUND AT THE NORTHEAST CORNER OF SAID 60.390-ACRE PRATT PAPER (OH) TRACT;

THENCE, NORTH 89°-01'-24" WEST, 287.45 FEET, ALONG THE NORTH LINE OF SAID 60.390-ACRE PRATT PAPER (OH) TRACT TO AN IRON PIN WITH CAP SET AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE TRACT HEREIN CONVEYED;

THENCE, ON A NEW DIVISION LINE, SOUTH 00°-58'-36" WEST, 1299.00 FEET, TO AN IRON PIN WITH CAP SET ON THE SOUTH LINE OF SAID 60.390-ACRE PRATT PAPER (OH) TRACT AND BEING THE NORTH RIGHT-OF-WAY LINE OF LEON PRATT DRIVE;

THENCE, NORTH 89°-01'-24" WEST, 1668.46 FEET, ALONG THE NORTH RIGHT-OF-WAY OF LEON PRATT DRIVE TO A MAG NAIL FOUND ON THE CENTERLINE OF COUNTY ROAD 25A, PASSING FOR REFERENCE AN IRON PIN WITH CAP FOUND AT 1611.17 FEET;

THENCE, NORTH 05°-07'-57" WEST, 1342.34 FEET, ALONG THE CENTERLINE OF COUNTY ROAD 25A TO A MAG NAIL FOUND AT THE SOUTHWEST CORNER OF A 2.338-ACRE TRACT OF LAND OWNED BY THE CITY OF WAPAKONETA, OHIO AS CONVEYED IN OFFICIAL RECORD 571, PAGE 1708;

THENCE, ON A CURVE TO THE LEFT WITH A RADIUS OF 673.69 FEET, AN ARC DISTANCE OF 220.34 FEET, A DELTA ANGLE OF 18°-44'-23", AND A CHORD BEARING SOUTH 79°-39'-13" EAST, 219.36 FEET, ALONG THE SOUTH LINE OF SAID 2.338-ACRE CITY OF WAPAKONETA TRACT TO AN IRON PIN WITH CAP FOUND, PASSING FOR REFERENCE AN IRON PIN WITH CAP FOUND AT 70.48 FEET;

THENCE, SOUTH 89°-01'-24" EAST, 1594.88 FEET, ALONG THE SOUTH LINE OF SAID 2.338-ACRE CITY OF WAPAKONETA TRACT AND ITS EXTENSION TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 51.885 ACRES MORE OR LESS WITH 1.877 ACRES MORE OR LESS BEING WITHIN EXISTING ROAD RIGHT-OF-WAY 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. GOUBEUX, OHIO PROFESSIONAL SURVEYOR NUMBER 8254, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED MARCH 25, 2020.

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

LEGAL DESCRIPTION
UNIT B - 59.992 ACRES

BEING PART OF PARCELS 14500800800 (60.390 ACRES), 14500900200 (27.249 ACRES), AND 14500900101 (24.238 ACRES), TRACTS OF LAND OWNED BY PRATT PAPER (OH), LLC AS CONVEYED IN OFFICIAL RECORD 683, PAGE 2010 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHEAST QUARTER OF SECTION 8 AND 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:

COMMENCING FOR REFERENCE AT A MONUMENT BOX FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 AND BEING ON THE CENTERLINE OF SHORT ROAD;

THENCE, SOUTH 00°-41'-48" WEST, 1333.23 FEET, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 TO A CONCRETE POST FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8 AND BEING THE WEST LINE OF A 3.981-ACRE TRACT OF LAND OWNED BY THE CITY OF WAPAKONETA, OHIO AS CONVEYED IN OFFICIAL RECORD 683, PAGE 1350;

THENCE, SOUTH 01°-10'-21" WEST, 715.22 FEET, ALONG THE WEST LINE OF SAID 3.981-ACRE CITY OF WAPAKONETA TRACT AND THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8 TO AN IRON PIN WITH CAP FOUND AT THE NORTHWEST CORNER OF SAID 24.238-ACRE PRATT PAPER (OH) TRACT AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE TRACT HEREIN CONVEYED;

THENCE, SOUTH 89°-01'-24" EAST, 1724.29 FEET, ALONG THE NORTH LINE OF SAID 24.238-ACRE PRATT PAPER (OH) TRACT TO AN IRON PIN WITH CAP FOUND;

THENCE, SOUTH 00°-58'-36" WEST, 1299.00 FEET, ALONG THE EAST LINE OF SAID 24.238-ACRE PRATT PAPER (OH) TRACT AND ITS EXTENSION TO AN IRON PIN WITH CAP FOUND AT THE SOUTHEAST CORNER OF SAID 27.249-ACRE PRATT PAPER (OH) TRACT AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF LEON PRATT DRIVE;

THENCE, NORTH 89°-01'-24" WEST, 2011.74 FEET, NORTH RIGHT-OF-WAY LINE OF LEON PRATT DRIVE TO AN IRON PIN WITH CAP SET;

THENCE, ON A NEW DIVISION LINE, NORTH 00°-58'-36" EAST, 1299.00 FEET, TO AN IRON PIN WITH CAP SET ON THE NORTH LINE OF SAID 87.639-ACRE PRATT PAPER (OH) TRACT;

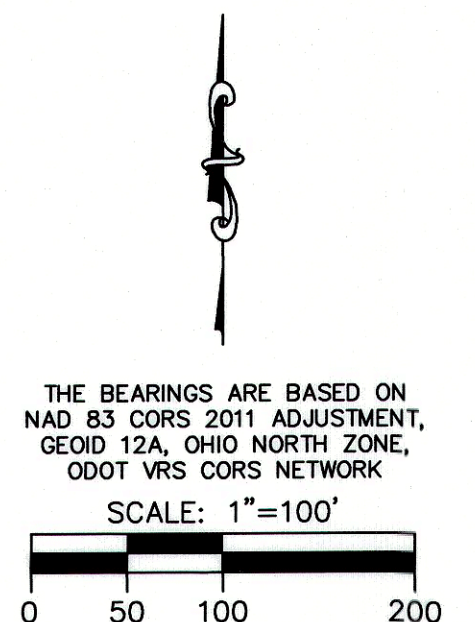
THENCE, SOUTH 89°-01'-24" EAST, 287.45 FEET, ALONG THE NORTH LINE OF SAID 87.639-ACRE PRATT PAPER (OH) TRACT TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 59.992 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD. WITH 8.505 ACRES BEING WITHIN SECTION 8 AND 51.487 ACRES BEING WITHIN SECTION 9.

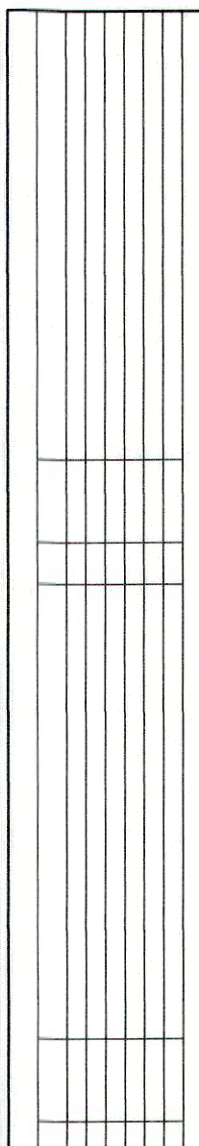
THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK.

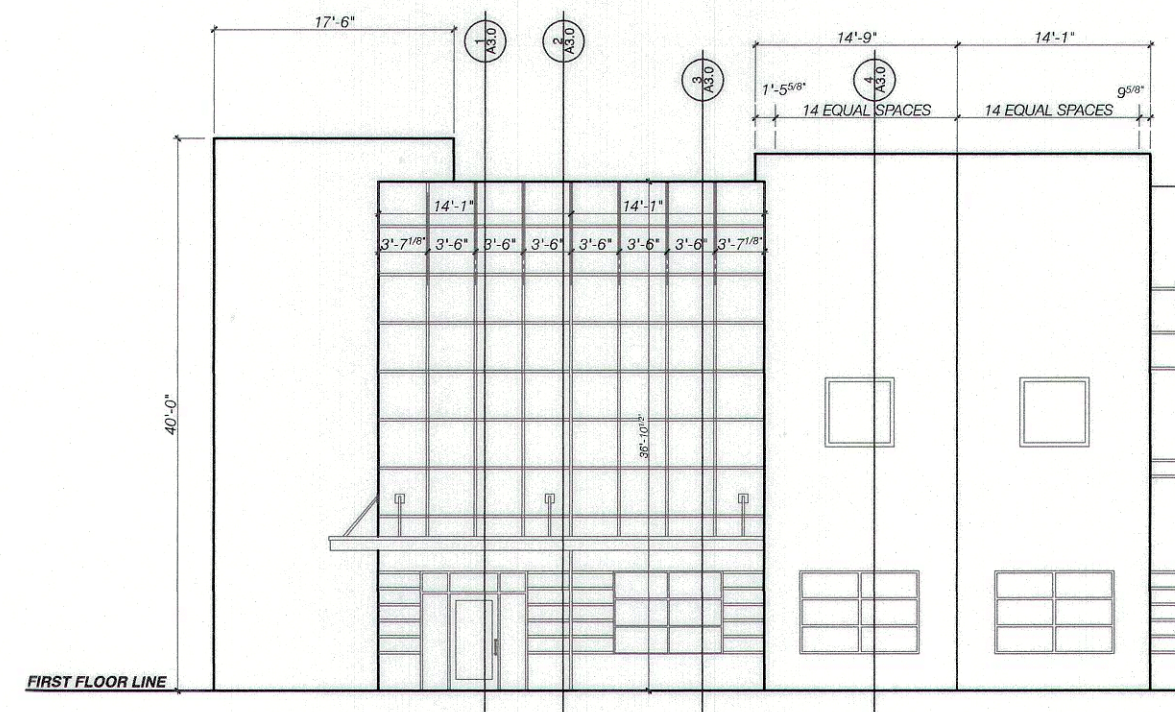
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ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-WDG PS 8254."

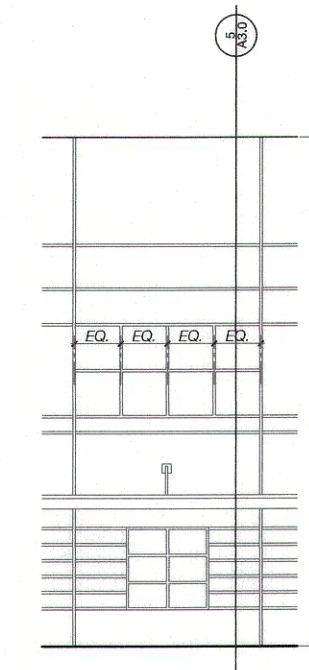


DATE:	JOB NUMBER:
03-24-2020	AUGWAP2007
DRAWN BY:	SHEET NUMBER
WDG	4 OF 9

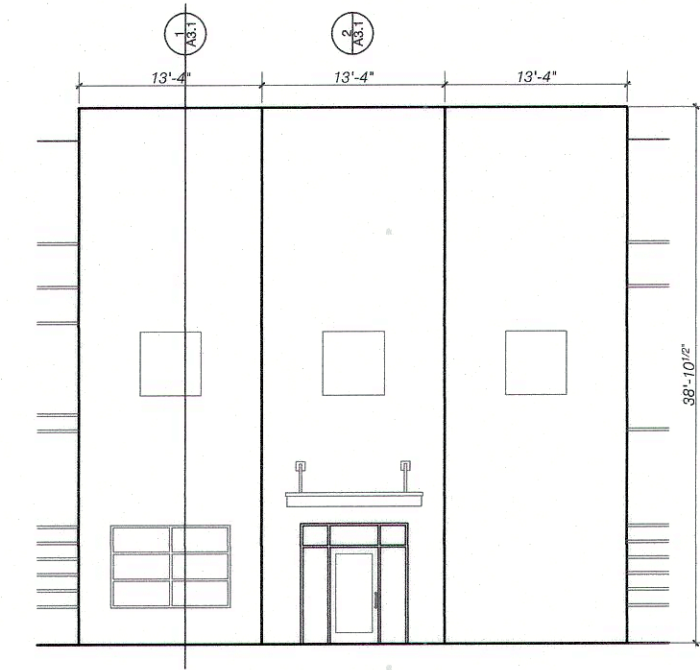




PANEL ELEVATION A

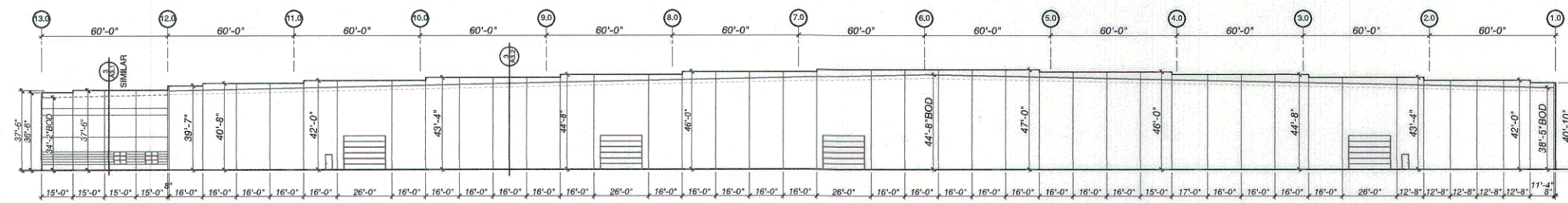


PANEL ELEVATION B



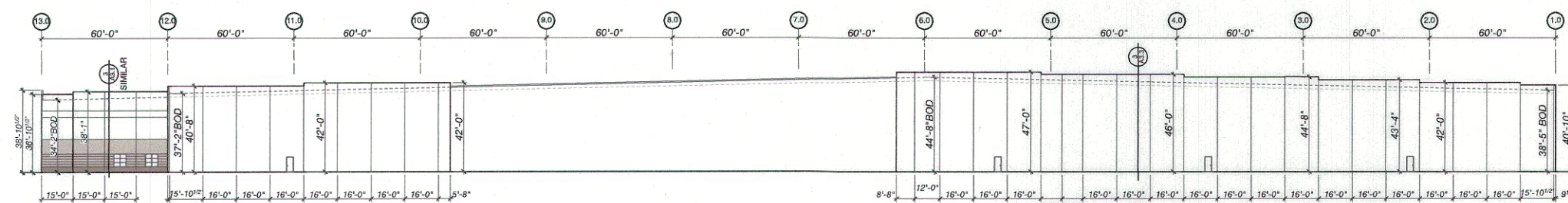
PANEL ELEVATION C
PANEL ELEVATION DETAILS

0' 4' 8' 16'



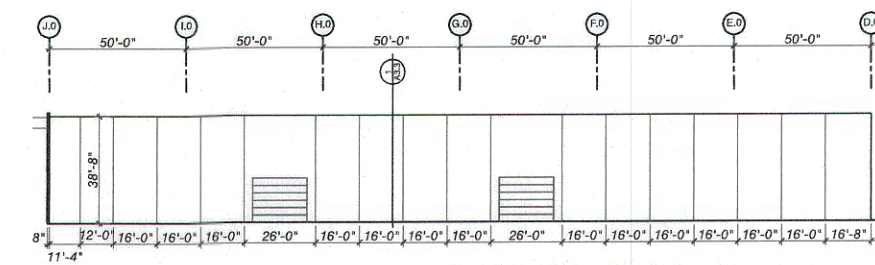
SECTION AT ROLL ROOM TILT-UP CONCRETE WALL

0' 20' 40' 80'



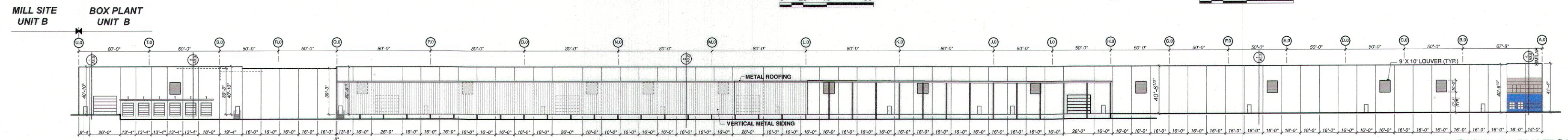
EAST ELEVATION

0' 20' 40' 80'



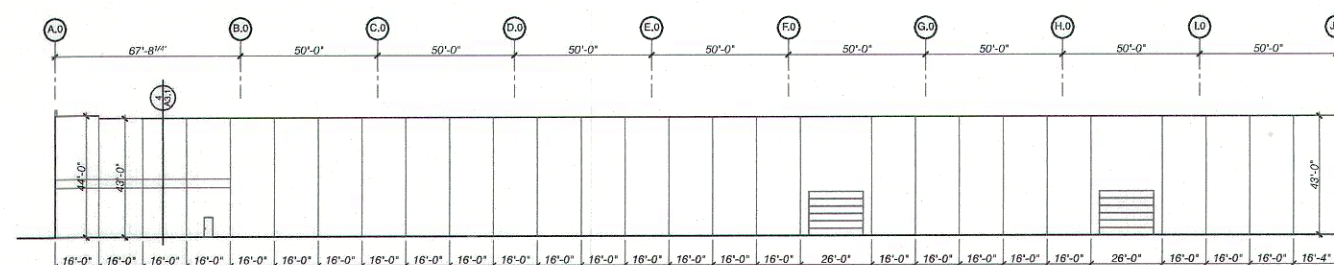
OBSCURED NORTH ELEVATION

0' 20' 40' 80'



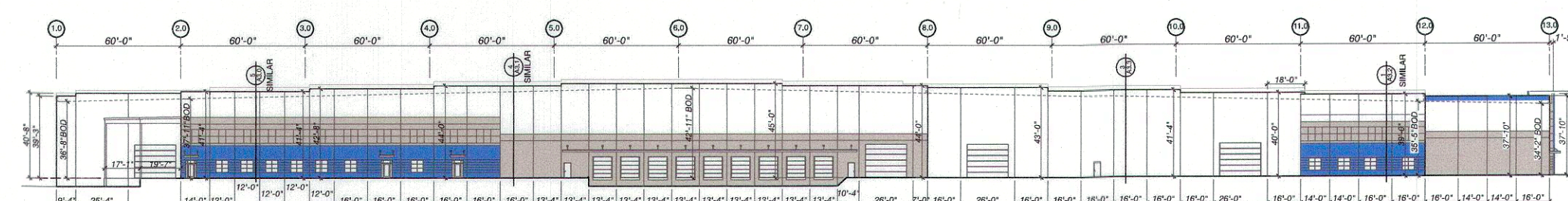
NORTH ELEVATION

0' 20' 40' 80'



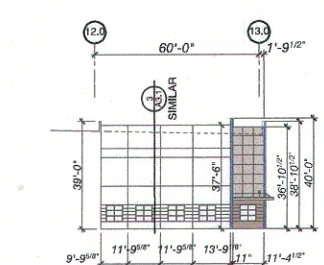
OBSCURED SOUTH ELEVATION

0' 20' 40' 80'



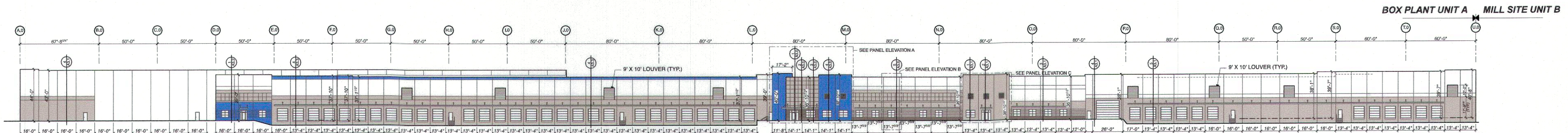
WEST ELEVATION

0' 20' 40' 80'



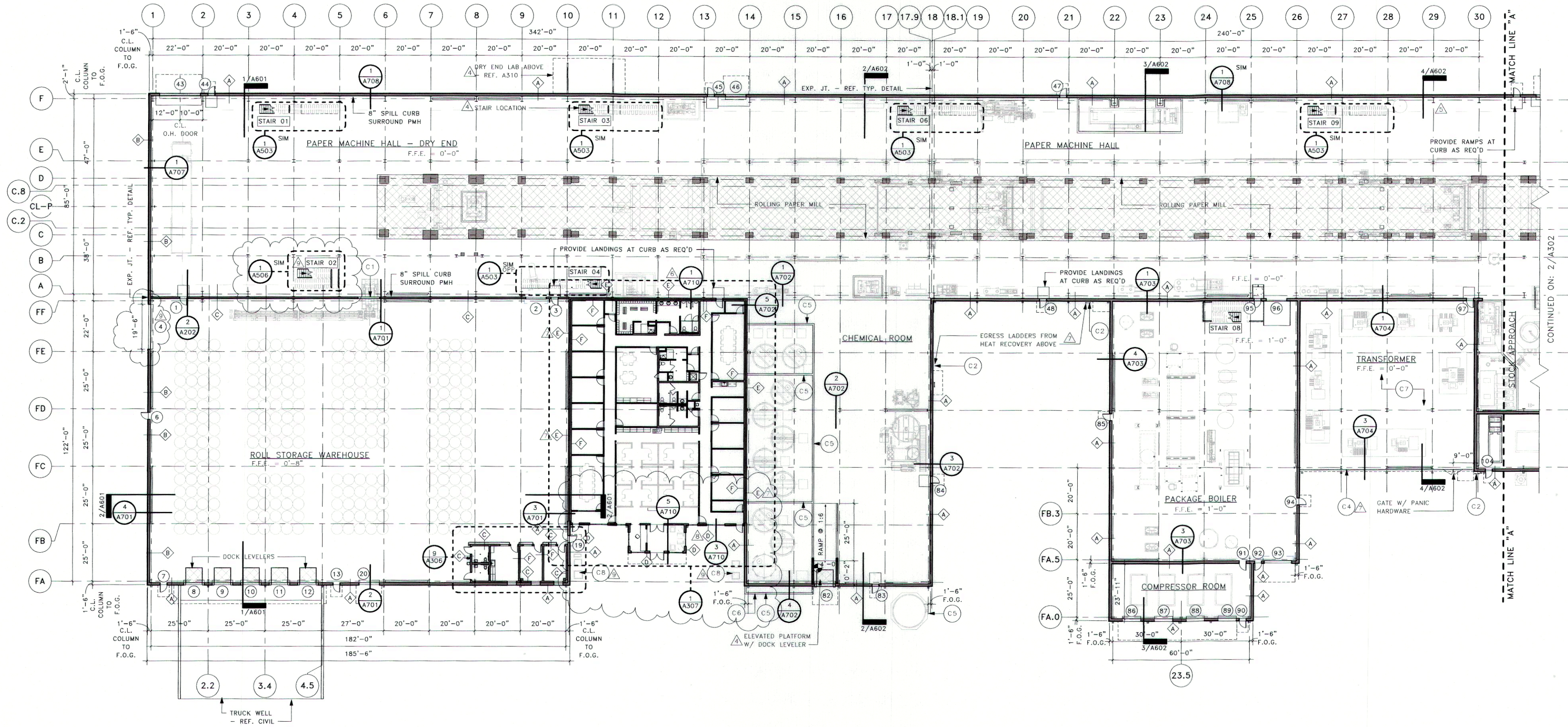
OBSCURED WEST ELEVATION

0' 20' 40' 80'



SOUTH ELEVATION

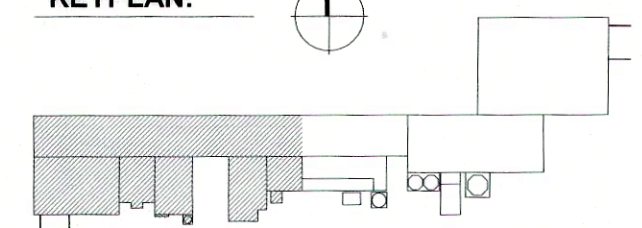
0' 20' 40' 80'



ENLARGED GROUND FLOOR PLAN @ WEST END MILL SITE - UNIT B

SCALE: 1" = 20'-0"

KEYPLAN:



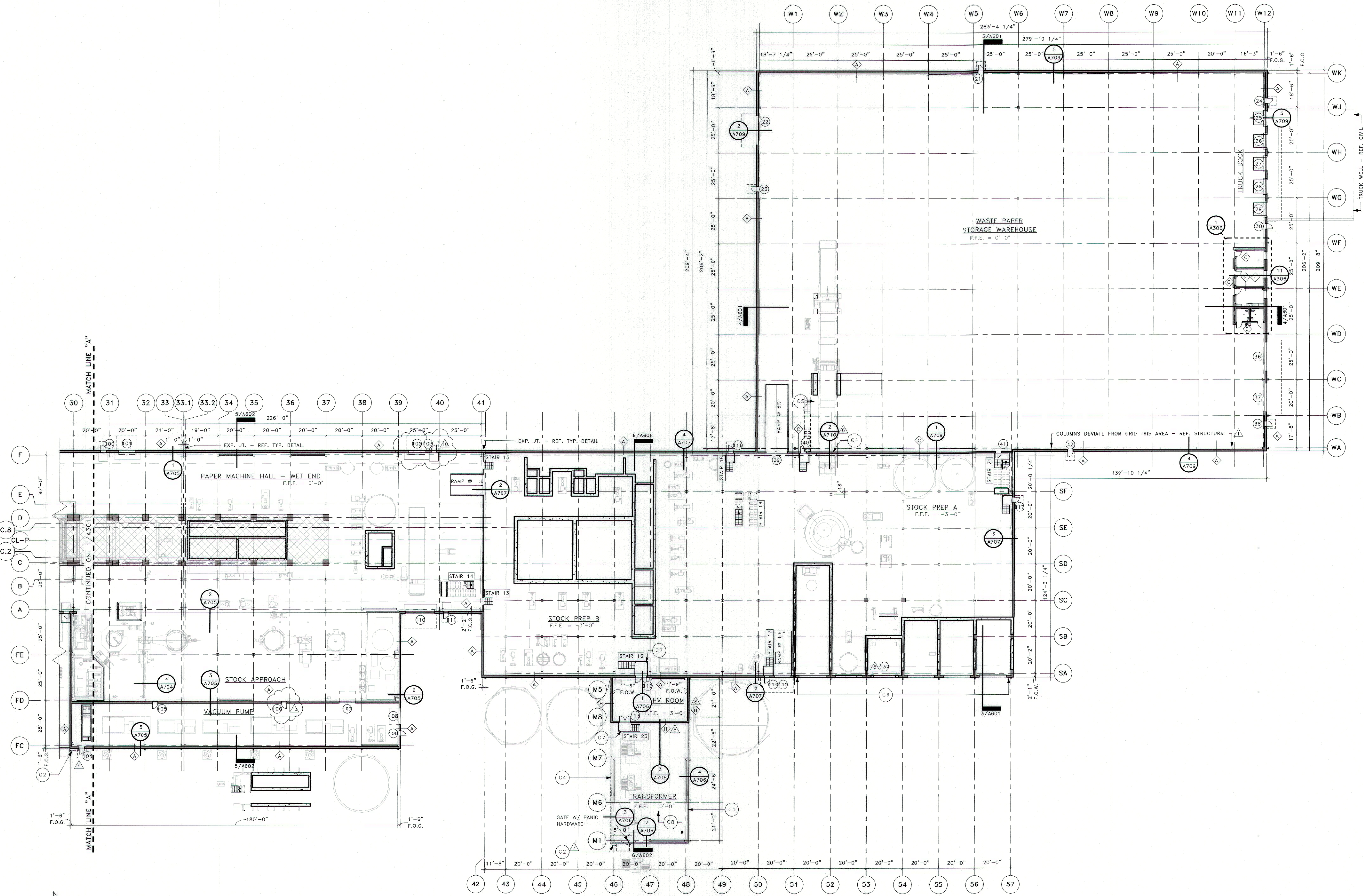
Sheet Name

ENLARGED GROUND
FLOOR PLAN - WEST
END, MILL SITE

Job number
Date
Designed by
Checked by
Drawn by

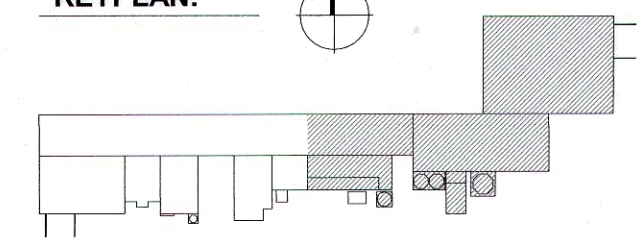
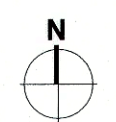
Pg 7 of 9

Scale As indicated



ENLARGED GROUND FLOOR PLAN @ EAST END OF MILL SITE - UNIT B
SCALE: 1" = 20'-0"

KEYPLAN:



ENLARGED GROUND
FLOOR PLAN - EAST
END, MILL SITE

Job number _____
Date _____
Designed by _____
Checked by _____
Drawn by _____

Scale _____ As indicated

