

Madison Place Condominiums Dedication of Public Right-of-Way

Survey of Parcel #B07-198-001-00 and being a part of the Expandable Area of Madison Place Condominiums No. 1, Phase 1 (P.C. C, Pg. 195) and Madison Place Condominiums No. 1, Phase VI (P.C. C, Pg. 384) and being located in the E 1/2 of the SE 1/4 of Section 19, Town 5 South, Range 6 East, Duchouquet Township, City of Wapakoneta, Auglaize County, Ohio.
(Prior Deed Referenced in O.R. 487, Pg. 172)

County Auditor's Certificate

Filed for transfer on this 30th day of July, 2021.

Janet Schuler -HR
Auditor, Auglaize County, Ohio

City of Wapakoneta Planning Commission

Reviewed, approved and accepted by the City of Wapakoneta Planning Commission on this 28th day of June, 2021.

By: Paul Esent
Chairman

By: Maya A. Dub
Secretary

Acceptance of Public Right-of-Way

I hereby Certify that the public right-of-way shown hereon was reviewed, approved and accepted by the City of Wapakoneta Planning Commission and that the same shall be recorded as public right-of-way.

By: Tom Stinebaugh 7-9-21
Tom Stinebaugh, Mayor Date

By: Floyd T. Gregg 7/9/2021
Floyd T. Gregg, Director of Public Service and Safety Date

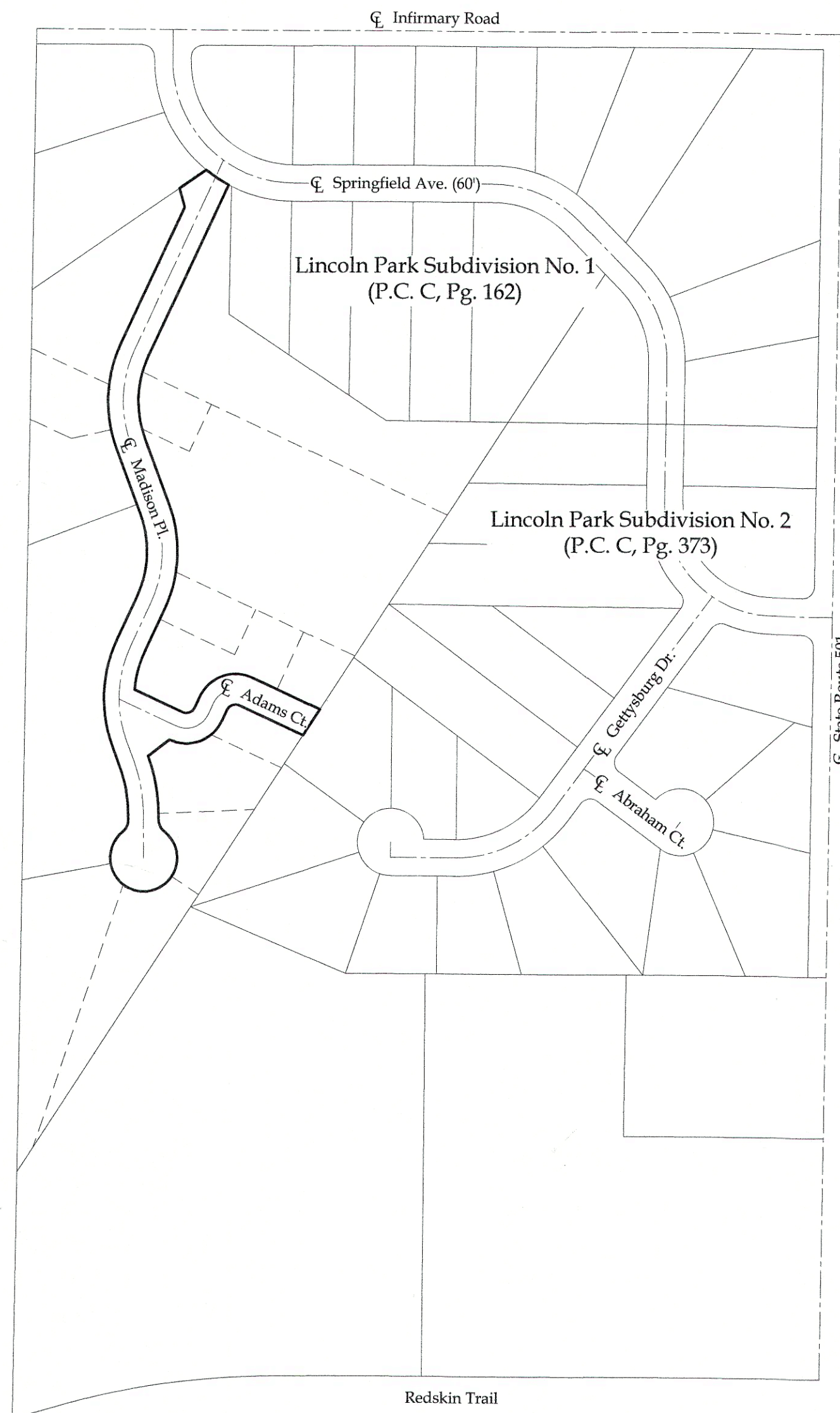
County Recorders Certificate

Filed for record under file # 4881 on this 30th day of July, 2021, at a time in the County Recorder's Office for a fee of 172⁸⁰ and recorded in
Plat Book E, Page 2-5, and Deed Volume —, Page —.

Emily K. Schlenker
Recorder, Allen County, Ohio
20210004881 Pages: 4
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
07/30/2021 11:56 AM Recording Fees: \$172.80
PLAT CABINET PLAT E / p2 - p5

This plat and the accompanying legal description represent an actual boundary survey completed under my direct supervision on April 22, 2021.

Kyle J. Binkley, P.S. #8587



Restrictions

All restrictions from the original platting remain in full force and effect.

Note: All distances called for on this plat are measured distances unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD 83 (2011).

Owner's Acknowledgement

We the undersigned, being all the owners of the land herein being dedicated, do hereby voluntarily consent to the execution of said plat.

Jane Kuhlman
1304 E. Hoevisker Rd.
Sidney, OH 45365

Notary Public

State of Ohio
ss:
Auglaize County

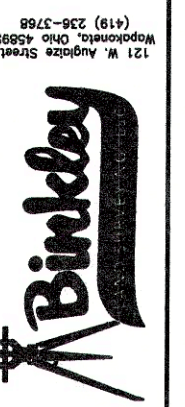
Be it remembered that on this 9th day of July, 2021 personally came the said

Jane Kuhlman
Jane Kuhlman

to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

Notary Public in and for Auglaize County, Ohio

My commission expires: 05/30/2022



Prepared By:

Dedication of Public
Right-of-Way

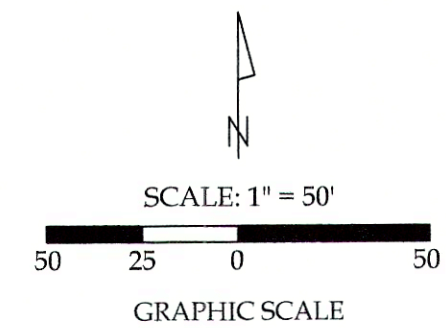
City of Wapakoneta
701 Parlette Court
Wapakoneta, OH 45895

Surveyed By: T.J.S./T.E.W.
Checked By: K.J.B.
Date: 04/22/2021
Drawn By: K.J.B.

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(Prior Deed Referenced in O.R. 487, Pg. 172)



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Dedication of Public Right-of-Way

City of Wapakoneta
701 Parlette Court
Wapakoneta, OH 45895

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Date: 04/22/2021
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Madison Place
Condominium No. 1, Phase II
(P.C. C, Pg. 215)

Note: See Line Data and Curve Data on Sheet 4.

Lincoln Park Subdivision No. 1
(P.C. C, Pg. 162)

Lot #38

Madison Place
Condominium No. 1, Phase I
(P.C. C, Pg. 195)

Legend

- A = Existing #5 Rebar encased in Concrete
- B = Existing #5 Rebar
- C = Existing Mag Nail
- D = Set Mag Spike
- E = Set #5 Rebar

Madison Place
Condominium No. 1, Phase II
(P.C. C, Pg. 215)

Madison Place
Condominium No. 1, Phase I
(P.C. C, Pg. 195)

Madison Place
Condominium No. 1, Phase V
(P.C. C, Pg. 336)

Madison Place
Condominium No. 1, Phase VI
(P.C. C, Pg. 384)

Madison Place
Condominium No. 1,
Phase IV
(P.C. C, Pg. 302)

Madison Place
Condominium No. 1,
Phase VIII
(P.C. D, Pg. 63)

Madison Place
Condominium No. 1,
Phase VI
(P.C. C, Pg. 384)

Madison Place
Condominium No. 1,
Phase VII
(P.C. C, Pg. 396)

Madison Place
Condominium No. 1, Phase IX
(P.C. D, Pg. 88)

Madison Place
Condominium No. 1, Phase XI
(P.C. D, Pg. 181)

Madison Place
Condominium No. 1, Phase XII
(P.C. D, Pg. 201)

Madison Place
Condominium No. 1, Phase X
(P.C. D, Pg. 111)

Lot #24
Lynn & Sally Werling
O.R. 691, Pg. 1482

Lincoln Park Subdivision No. 2
(P.C. C, Pg. 373)

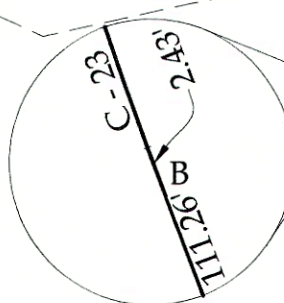
Lot #23

Lot #22

Lot #40

Lot #1

Lot #39
Lynnette A. Benny
O.R. 697, Pg. 2215



Madison Place Condominiums
Dedication of Public Right-of-Way

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(Prior Deed Referenced in O.R. 487, Pg. 172)

Dedication of Public Right-of-Way
LEGAL DESCRIPTION

Being a part of Parcel #B07-198-001-00 and being a part of the Expandable Area of Madison Place Condominiums No. 1, Phase 1 (P.C. C, Pg. 195) and Madison Place Condominiums No. 1, Phase VI (P.C. C, Pg. 384) and being located in the E 1/2 of the SE 1/4 of Section 19, Town 5 South, Range 6 East, Duchouquet Township, City of Wapakoneta, Auglaize County, Ohio (Prior Deed Referenced in O.R. 487, Pg. 172), more particularly described as follows:

Beginning at an existing #5 Rebar encased in Concrete at the SE corner of Lot #39 of Lincoln Park Subdivision No. 1 (P.C. C, Pg. 162); thence the following courses:

- 1. Southeasterly with the S right-of-way line of Springfield Avenue and being a curve to the left, having a radius of 230.00', an arc length of 44.43', a chord bearing of S 56°-43'-28" E and a chord distance of 44.36' to a set #5 Rebar;
- 2. S 24°-54'-18" W, 309.65' to a point;
- 3. Southwesterly with a curve to the left, having a radius of 175.00', an arc length of 138.63', a chord bearing of S 02°-07'-09" W and a chord distance of 135.03' to a point;
- 4. S 20°-34'-25" E, 113.69' to a point;
- 5. Southwesterly with a curve to the right, having a radius of 225.00', an arc length of 178.23', a chord bearing of S 02°-07'-09" W and a chord distance of 173.61' to a point;
- 6. S 24°-48'-43" W, 78.57' to a point;
- 7. Southwesterly with a curve to the left, having a radius of 175.00', an arc length of 62.09', a chord bearing of S 14°-38'-51" W and a chord distance of 61.77' to a point;
- 8. S 65°-11'-17" E, 86.94' to a point;
- 9. Northeasterly with a curve to the left, having a radius of 15.00', an arc length of 23.55', a chord bearing of N 69°-50'-30" E and a chord distance of 21.20' to a point;
- 10. N 24°-47'-04" E, 20.00' to a point;
- 11. Northeasterly with a curve to the right, having a radius of 65.00', an arc length of 102.11', a chord bearing of N 69°-48'-40" E and a chord distance of 91.93' to a point;
- 12. S 65°-11'-00" E, 123.57' to a #5 Rebar set on the W line of Lot #24 of Lincoln Park Subdivision No. 2 (P.C. C, Pg. 373);
- 13. S 33°-08'-12" W with the W line of said Lot #24, 50.52' to a set #5 Rebar;
- 14. N 65°-11'-00" W, 116.26' to a point;

- 15. Southwesterly with a curve to the left, having a radius of 15.00', an arc length of 23.56', a chord bearing of S 69°-48'-40" W and a chord distance of 21.22' to a point;
- 16. S 24°-47'-04" W, 20.00' to a point;
- 17. Southwesterly with a curve to the right, having a radius of 65.00', an arc length of 102.12', a chord bearing of S 69°-48'-36" W and a chord distance of 91.93' to a point;
- 18. S 52°-15'-17" W, 43.88' to a point;
- 19. Southeasterly with a curve to the right, having a radius of 275.00', an arc length of 96.15', a chord bearing of S 10°-33'-26" E and a chord distance of 95.66' to a point;
- 20. S 00°-32'-31" E, 10.17' to a point;
- 21. Southeasterly with a curve to the left, having a radius of 25.00', an arc length of 22.39', a chord bearing of S 26°-12'-03" E and a chord distance of 21.65' to a point of reverse curvature;
- 22. Southwesterly with a curve to the right, having a radius of 55.00', an arc length of 135.65', a chord bearing of S 18°-47'-57" W and a chord distance of 103.79' to the midpoint of a curve;
- 23. Northwesterly continuing with said curve to the right, having a radius of 55.00', an arc length of 135.65', a chord bearing of N 19°-52'-59" W and a chord distance of 103.79' to a point of reverse curvature;
- 24. Northeasterly with a curve to the left, having a radius of 25.00', an arc length of 22.39', a chord bearing of N 25°-07'-01" E and a chord distance of 21.65' to a point;
- 25. N 00°-32'-31" W, 10.17' to a point;
- 26. Northwesterly with a curve to the left having a radius of 225.00', an arc length of 78.67', a chord bearing of N 10°-33'-26" W and a chord distance of 78.26' to a point;
- 27. N 20°-34'-25" W, 35.85' to a point;
- 28. Northeasterly with a curve to the right, having a radius of 225.00', an arc length of 178.23', a chord bearing of N 02°-07'-09" E and a chord distance of 173.61' to a point;
- 29. N 24°-48'-43" E, 78.57' to a point;
- 30. Northeasterly with a curve to the left, having a radius of 175.00', an arc length of 138.63', a chord bearing of N 02°-07'-09" E and a chord distance of 135.03' to a point;

- 31. N 20°-34'-25" W, 113.69' to a point;
- 32. Northeasterly with a curve to the right, having a radius of 225.00', an arc length of 178.23', a chord bearing of N 02°-07'-09" E and a chord distance of 173.61' to a point;
- 33. N 24°-54'-18" E, 245.79' to a set #5 Rebar;
- 34. N 15°-38'-01" W, 32.27' to a #5 Rebar set on the S line of Lot #39 of said Lincoln Park Subdivision No. 1;
- 35. N 55°-27'-41" E with said S line, 53.27' to the POINT OF BEGINNING.

The above described parcel contains 1.939 acres, more or less, and is intended for the dedication of public right-of-way.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on April 22, 2021. All markers called for above are in place.



Prepared By:

Dedication of Public
Right-of-Way

City of Wapakoneta
701 Parlette Court
Wapakoneta, OH 45895

Surveyed By: T.J.S./T.E.W.
Checked By: K.J.B.

Date: 04/22/2021
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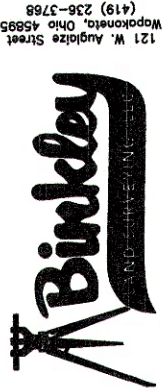
(Prior Deed Referenced in O.R. 487, Pg. 172)

Line Data

- L - 1 = S 24°-48'-43" W ~ 78.57'
- L - 2 = S 20°-34'-25" E ~ 35.85'
- L - 3 = S 00°-32'-31" E ~ 72.62'
- L - 4 = N 24°-47'-04" E ~ 20.00'
- L - 5 = S 24°-48'-43" W ~ 78.57'
- L - 6 = N 24°-47'-04" E ~ 20.00'
- L - 7 = S 33°-08'-12" W ~ 50.52'
- L - 8 = S 24°-47'-04" W ~ 20.00'
- L - 9 = S 52°-15'-17" W ~ 43.88'
- L - 10 = S 00°-32'-31" E ~ 10.17'
- L - 11 = N 00°-32'-31" W ~ 10.17'
- L - 12 = N 20°-34'-25" W ~ 35.85'
- L - 13 = N 24°-48'-43" E ~ 78.57'
- L - 14 = N 15°-38'-01" W ~ 32.27'
- L - 15 = N 55°-27'-41" E ~ 53.27'

Curve Data

Curve	Radius	Arc Length	Chord Distance	Chord Bearing
C - 1	230.00'	44.43'	44.36'	S 56°-43'-28" E
C - 2	200.00'	158.43'	154.32'	S 02°-07'-09" W
C - 3	200.00'	158.43'	154.32'	S 02°-07'-09" W
C - 4	200.00'	158.43'	154.32'	S 02°-07'-09" W
C - 5	250.00'	87.41'	86.96'	S 10°-33'-26" E
C - 6	40.00'	62.84'	56.57'	N 69°-48'-57" E
C - 7	40.00'	62.84'	56.57'	N 69°-48'-40" E
C - 8	175.00'	138.63'	135.03'	S 02°-07'-09" W
C - 9	225.00'	178.23'	173.61'	S 02°-07'-09" W
C - 10	175.00'	62.09'	61.77'	S 14°-38'-51" W
C - 11	15.00'	23.55'	21.20'	S 69°-50'-30" W
C - 12	65.00'	102.11'	91.93'	N 69°-48'-40" E
C - 13	15.00'	23.56'	21.22'	S 69°-48'-40" W
C - 14	65.00'	102.12'	91.93'	S 69°-48'-36" W
C - 15	275.00'	96.15'	95.66'	S 10°-33'-26" E
C - 16	25.00'	22.39'	21.65'	S 26°-12'-03" E
C - 17	55.00'	135.65'	103.79'	S 18°-47'-57" W
C - 18	55.00'	135.65'	103.79'	N 19°-52'-59" W
C - 19	25.00'	22.39'	21.65'	N 25°-07'-01" E
C - 20	225.00'	78.67'	78.26'	N 10°-33'-26" W
C - 21	225.00'	178.23'	173.61'	N 02°-07'-09" E
C - 22	175.00'	138.63'	135.03'	N 02°-07'-09" E
C - 23	225.00'	178.23'	173.61'	N 02°-07'-09" E



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