

Stonegate Court

A PLANNED UNIT DEVELOPMENT ~ PHASE SIX

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

OWNER OF RECORD:
Schlenker Developments, Inc.
Parcel #B07-833-039-00
(OR Volume 268, Page 660)

DESCRIPTION

Stonegate Court Phase Six

Part of Outlot 545 of Woodland Hills Subdivision Number Four (Plat Cabinet C, Pages 126-128), as same is platted in the northwest quarter of Section 30, Township-5-South, Range-6-East, formerly part of Duchouquet Township, now within the corporate limits of the City of Wapakoneta, Auglaize County, Ohio, described by metes and bounds as follows:

Commencing at a monument box over a found stone at the northeast corner of said Outlot 545, which point is also the northeast corner of said northwest quarter of Section 30;

thence westerly with the north line of said Outlot 545, part of which line is also the north line of Stonegate Court Phase Five (Plat Cabinet D, Pages 289-290) and the north line of Stonegate Court Phase Three (Plat Cabinet D, Pages 157-158), at S 89°38'52"W, 714.01 feet to a 5/8-inch iron pin (found) at the northwest corner of said Stonegate Court Phase Three, which point is also the POINT OF BEGINNING.

thence southerly with the west boundary of said Stonegate Court Phase Three at S 00°01'36"E, 108.69 feet to a drill hole (set in concrete driveway);

thence easterly through a jog in the west boundary of said Stonegate Court Phase Three at N 87°56'40"E, 21.90 feet to a drill hole (set in concrete driveway);

thence south-southeasterly with the west boundary of said Stonegate Court Phase Three at S 19°27'08"E, 105.36 feet to a 5/8-inch iron pin (found) at an angle point in said boundary;

thence south-southeasterly with the west boundary of said Stonegate Court Phase Three at S 28°37'40"E, 75.29 feet to a 5/8-inch iron pin (found) at the southwest corner of said Stonegate Court Phase Three;

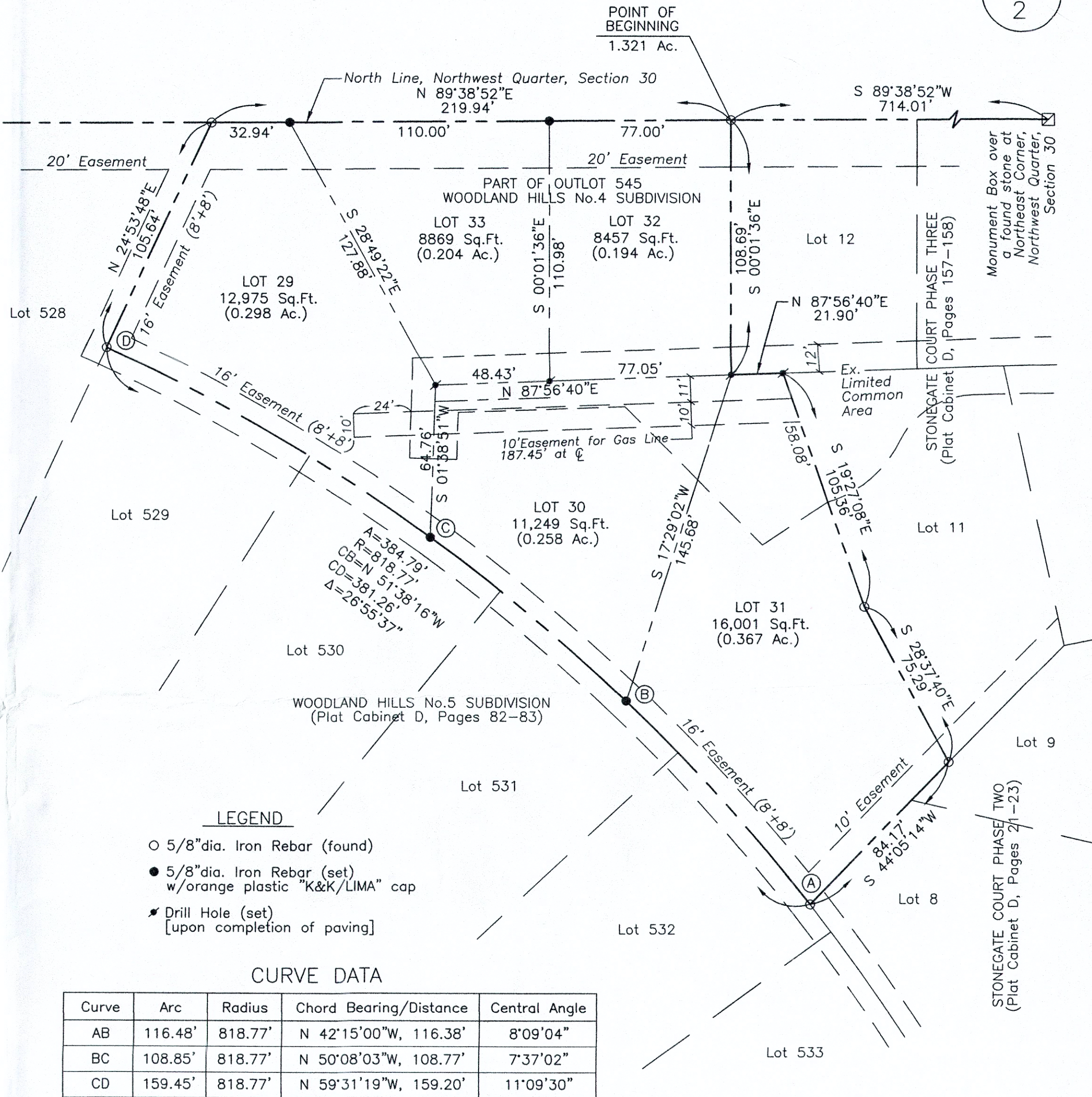
thence southwesterly with the northwest line of Stonegate Court Phase Two (Plat Cabinet D, Pages 21-23) at S 44°05'14"W, 84.17 feet to a 5/8-inch iron pin (found) at the westernmost corner of said Stonegate Court Phase Two;

thence generally northwesterly with a curve concave southwesterly (not tangent to previous course), which curve is the northeast line of Woodland Hills Subdivision Number Five (Plat Cabinet D, Pages 82-83) an arc distance of 384.79 feet through a radius of 818.77 feet (chord bears N 51°38'16"W, 381.26 feet through a central angle of 26°55'37") to a 5/8-inch iron pin (found) at the northernmost corner of Lot 529 of said Woodland Hills Subdivision Number Five;

thence northeasterly with the east line of Lot 528 of said Woodland Hills Subdivision Number Five (not tangent to previous course) at N 24°53'48"E, 105.64 feet to a 5/8-inch iron pin (found) at the northeast corner of said Lot 528, which point is also the northeast corner of said subdivision;

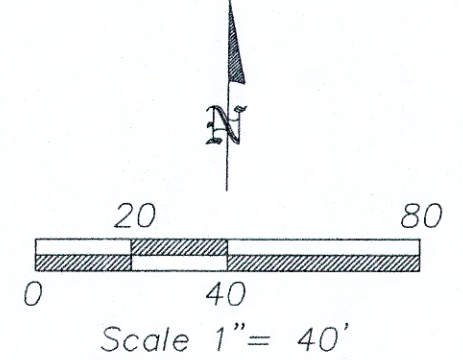
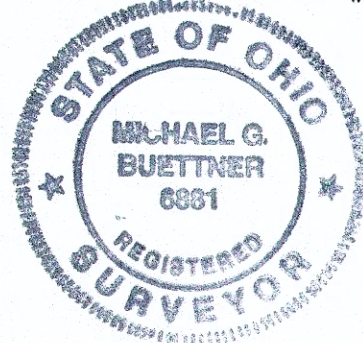
thence easterly with the north line of said Outlot 545 at N 89°38'52"E, 219.94 feet to the POINT OF BEGINNING.

The tract herein described contains an area of 1.321 acres, subject to any easements of record at the time of the recording of this instrument.



This plat and the accompanying description are based on field and office work performed under my supervision by Kohli & Kaliher Associates, Inc., of Lima, Ohio. Bearings are based on an assumed bearing of N 89°38'52"E for the north line of the northwest quarter of said Section 30.

Michael G. Buettner
Michael G. Buettner, P.S. #6881
March 19, 2021
Date



Prepared for
Schlenker Developments, Incorporated
by
KOHLI & KALIHAR ASSOCIATES, INC.
2244 BATON ROUGE AVENUE
LIMA, OHIO 45805
(419) 227-1135
DATE: March 18, 2021

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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 E. Schlenker, its President duly authorized, hereby dedicates this plat as depicted.

In witness thereof on this 20th day of April, 2021

WITNESS:

SCHLENKER DEVELOPMENTS INCORPORATED

Philip E. Schlenker

Philip E. Schlenker

by

Philip E. Schlenker
Philip E. Schlenker, President

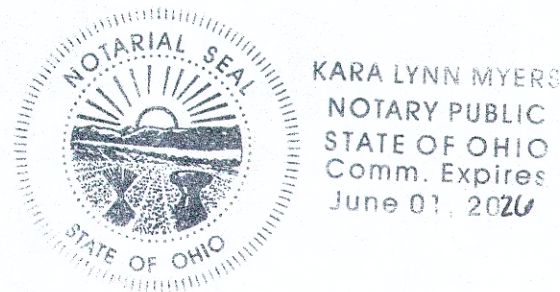
ACKNOWLEDGEMENT:

STATE OF OHIO
COUNTY OF AUGLAIZE

BE IT REMEMBERED, that on this 20 day of April, 2021, before me, a Notary
Public in and for the said state, personally came SCHLENKER DEVELOPMENTS, INC., the owner of the land depicted,
by Philip E. Schlenker, its President, 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



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 4th day of June, 2020

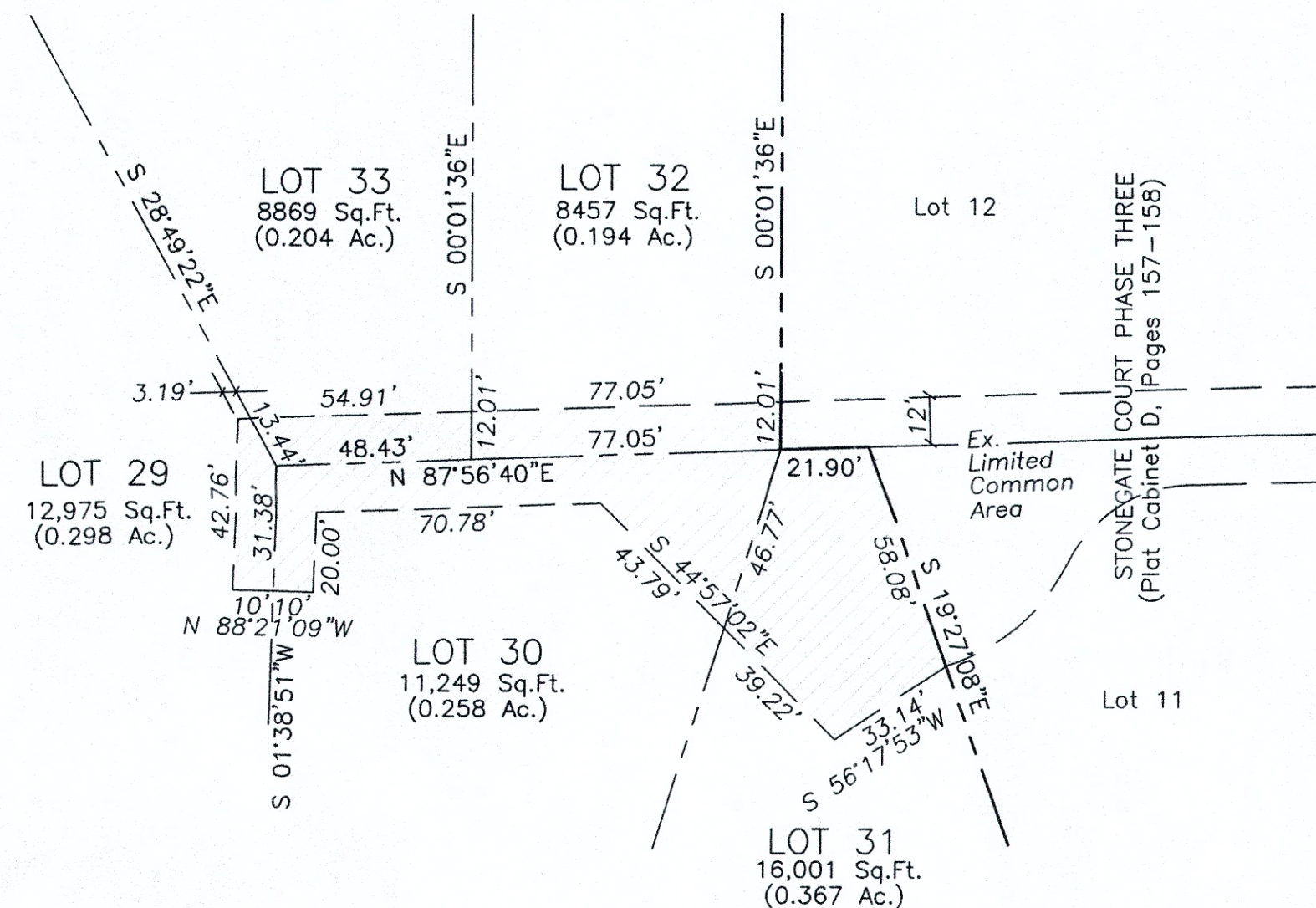
by Paul Esent
Chairperson, Wapakoneta City Planning Commission

Mary Runk
Secretary, Wapakoneta City Planning Commission

PORTION OF LIMITED COMMON AREA FOR EACH LOT		
Lot	Sq.Ft.	Acres
29	390	0.009
30	2342	0.054
31	2543	0.058
32	925	0.021
33	620	0.014
Total	6820	0.156

NET AREA OF LOT EXCLUSIVE OF LIMITED COMMON AREA		
Lot	Sq.Ft.	Acres
29	12,585	0.289
30	8907	0.204
31	13,458	0.309
32	7532	0.173
33	8249	0.189

LIMITED COMMON AREA FOR ACCESS DRIVE FOR LOTS 29, 30, 31, 32, AND 33



AUDITOR'S CERTIFICATE:

This plat was filed for transfer this 5th day of January, 2021
Fee: 1

Janet Schuler-HRC
Janet Schuler, Auglaize County Auditor

RECORDER'S CERTIFICATE:

Number: 75

Filed for record in the Auglaize County Recorder's Office on this 5th day
of January, 2022 at 10:41 am, and recorded in
Plat Cabinet E, Page(s) 15-16

Emily K. Schlenker
Emily Schlenker, Auglaize County Recorder

202200000075 Pages: 2
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
01/05/2022 10:41 AM Recording Fees: \$86.40
PLAT CABINET PLAT E / p15 - p16

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