Stonegate Court

A PLANNED UNIT DEVELOPMENT ~ PHASE SEVEN

Being a part of O.L. 545 of Woodland Hills Subdivision Number Four to the City of Wapakoneta, Auglaize County, Ohio.

1.261 Acres — Zoned R—4

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

DESCRIPTION Stonegate Court Phase Seven

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:

BEGINNING 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 southerly with the east line of said Outlot 545 at S 00°36'53"W, 268.68 feet to a 5/8-inch iron pin (found) at the southeast corner of said Outlot 545;

thence westerly with the south line of said Outlot 545 at S 88°27'53"W, 156.44 feet to a 5/8-inch iron pin (found) at an angle point in said south line;

thence southwesterly with the south line of said Outlot 545 at S 43°49'51"W, 55.71 feet to a 5/8-inch iron pin (found) at the easternmost corner of Lot 17 of Stonegate Court Phase Four (Plat Cabinet D, Page 228);

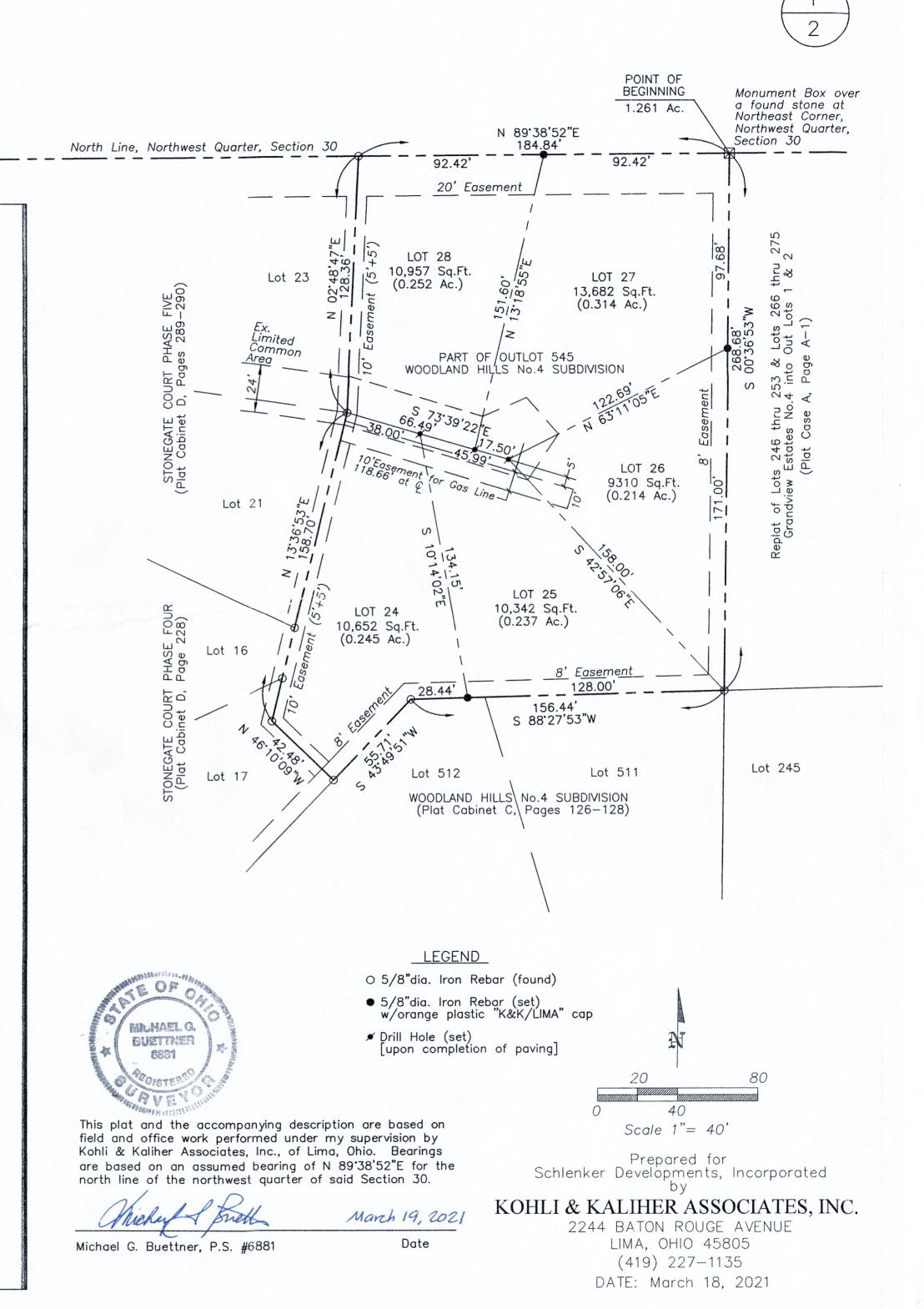
thence northwesterly with the east boundary of said Stonegate Court Phase Four at N 46°10'09"W, 42.48 feet to a 5/8-inch iron pin (found) at an angle point in said boundary;

thence north-northeasterly with the east boundary of said Stonegate Court Phase Four, then with the east boundary of Stonegate Court Phase Five (Plat Cabinet D, Pages 289-290), at N 13°36'53"E, 158.70 feet to a 5/8-inch iron pin (found) at an angle point in said Phase Five boundary;

thence northerly with the east boundary of said Stonegate Court Phase Five at N 02°48'47"E, 128.36 feet to a 5/8-inch iron pin (found) at the northeast corner of said Stonegate Court Phase Five;

thence easterly with the north line of said Outlot 545, which line is also the north line of said northwest quarter of Section 30, at N 89°38'52"E, 184.84 feet to the POINT OF BEGINNING.

The tract herein described contains an area of 1.261 acres, subject to any easements of record at the time of the recording of this instrument.



p\Schlenker\Stonegate\Stonegate Phase7TEMP dwg Model 3/19/2021 8:56:38 AM

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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 20^{++} day of April, 2021

WITNESS

SCHLENKER DEVELOPMENTS INCORPORATED

Dulin Ellen

ACKNOWLEDGEMENT:

STATE OF OHIO COUNTY OF AUGLAIZE

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

Notary Public Jun Myer



KARA LYNN MYERS NOTARY PUBLIC STATE OF OHIO Comm. Expires June 01, 20**26**

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 $4^{\frac{11}{12}}$ day of $\frac{1}{12}$ day of $\frac{1}{12}$, 2020

by Paul Esut

Chairperson, Wapakoneta City Planning Commission

Secretary, Wapakoneta City Planning Commission

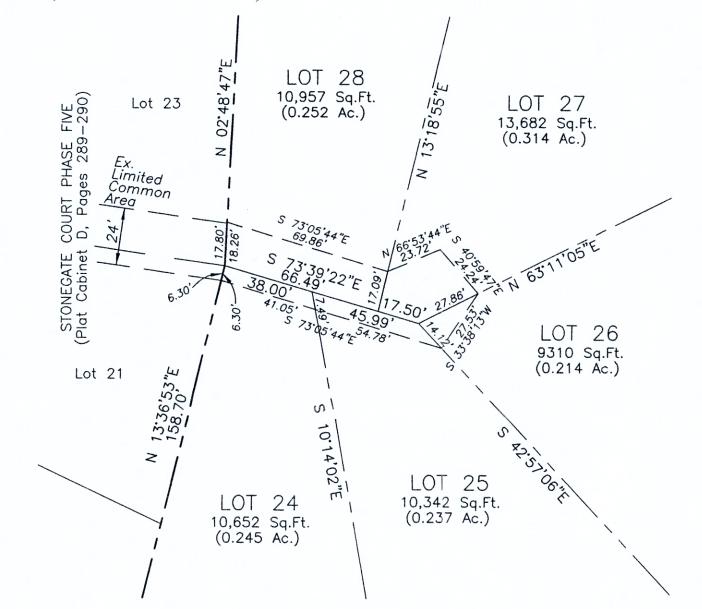
LIMITED COMMON AREA FOR ACCESS DRIVE FOR LOTS 24, 25, 26, 27, AND 28 (WIDTH = 24 FEET)

PORTION OF LIMITED COMMON AREA FOR EACH LOT

| FOR EACH LOT | | | | | | | |
|--------------|--------|-------|--|--|--|--|--|
| Lot | Sq.Ft. | Acres | | | | | |
| 24 | 256 | 0.006 | | | | | |
| 25 | 349 | 0.008 | | | | | |
| 26 | 189 | 0.004 | | | | | |
| 27 | 772 | 0.018 | | | | | |
| 28 | 1186 | 0.027 | | | | | |
| Total | 2752 | 0.063 | | | | | |
| | | | | | | | |

NET AREA OF LOT EXCLUSIVE OF LIMITED COMMON AREA

| LIMITED COMMON AREA | | | | | | |
|---------------------|--------|-------|--|--|--|--|
| Lot | Sq.Ft. | Acres | | | | |
| 24 | 10,396 | 0.239 | | | | |
| 25 | 9993 | 0.229 | | | | |
| 26 | 9121 | 0.209 | | | | |
| 27 | 12,910 | 0.296 | | | | |
| 28 | 9771 | 0.224 | | | | |
| | | | | | | |



AUDITOR'S CERTIFICATE:

| This | plat | was | filed | for | transfer | this | 5th | day | of _ | Sanua | ry | 2021. |
|------|------|-----|-------|-----|----------|------|-----|-----|------|-------|----|-------|
| Fee. | | / | | | | | | | | | (| 2022 |

Janet Schuler - HR

Janet Schuler, Auglaize County Auditor

RECORDER'S CERTIFICATE:

Number: 76

| Plat Cabinet <u>F</u> , Page | | | |
|------------------------------|------------------------|--------------------|---------|
| of January | , 2022 at | Am, and recorded | in |
| Filed for record in the Au | uglaize County Recorde | r's Office on this | 5th day |
| | | | |

Enile K Schlenker

Emily Schlenker, Auglaize County Recorder

20220000076 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 / p17 - p18

Prepared for Schlenker Developments, Incorporated by

KOHLI & KALIHER ASSOCIATES, INC.

2244 BATON ROUGE AVENUE LIMA, OHIO 45805 (419) 227-1135 DATE: March 18, 2021