

Madison Place Estates

Part of the E 1/2 of the SE 1/4 of Section 19, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio

Legal Description

Being Parcel #B07-198-001-00 and being a part of the Additional Expandable Area as shown in Madison Place Condominiums No. 1, Phase I (P.C. C, Pg. 195) & Madison Place Condominiums No. 1, Phase XII (P.C. D, Pg. 201) 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. 716, Pg. 72), more particularly described as follows:

Beginning at a #5 Rebar set at the SE corner of Madison Place Condominium No. 1, Phase VI (P.C. C, Pg. 384); thence the following courses:

1. S 20°-34'-25" E with the W right-of-way line of Madison Place, 16.99' to a point;
2. Southwesterly with said W right-of-way line and being a curve to the right, 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;
3. S 24°-48'-43" W with said W right-of-way line, 78.57' to a point;
4. Southwesterly with said W right-of-way line and being a curve to the left, 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;
5. S 20°-34'-25" E with said W right-of-way line, 35.85' to a point;
6. Southeasterly with said W right-of-way line and being a curve to the right, having a radius of 225.00', an arc length of 78.67', a chord bearing of S 10°-33'-26" E and a chord distance of 78.26' to a point;
7. S 00°-32'-31" E with said W right-of-way line, 10.17' to a point;
8. Southwesterly with said W right-of-way line and being a curve to the right, having a radius of 25.00', an arc length of 22.39', a chord bearing of S 25°-07'-01" W and a chord distance of 21.65' to a point of reverse curvature;
9. Southwesterly with said W right-of-way line and being a curve to the left, having a radius of 55.00', an arc length of 58.53', a chord bearing of S 20°-17'-15" W and a chord distance of 55.81' to a set #5 Rebar;
10. S 79°-49'-26" W, 148.36' to a #5 Rebar set on the W line of the E 1/2 of the SE 1/4 of Section 19;
11. N 00°-41'-12" E with said fractional section line, 547.18' to a set #5 Rebar;
12. N 69°-25'-35" E, 191.61' to the POINT OF BEGINNING.

The above described parcel contains 2.087 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on 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.

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).

Legend

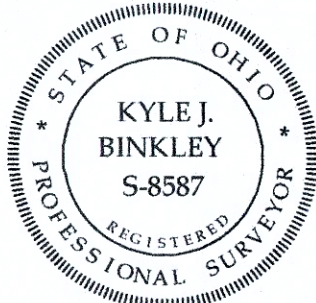
- A = Exsiting Mag Spike
B = Existing #5 Rebar
C = Set #5 Rebar

Line Data

L - 1 = S 20°-34'-25" E ~ 16.99'	L - 5 = S 24°-48'-43" W ~ 78.57'
L - 2 = S 24°-48'-43" W ~ 78.57'	L - 6 = S 20°-34'-25" E ~ 35.85'
L - 3 = S 20°-34'-25" E ~ 35.85'	L - 7 = S 00°-32'-31" E ~ 72.62'
L - 4 = S 00°-32'-31" E ~ 10.17'	L - 8 = S 65°-11'-17" E ~ 103.50'

Curve Data

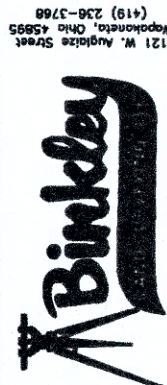
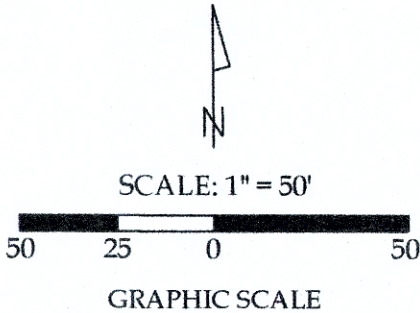
Curve	Radius	Arc Length	Chord Distance	Chord Bearing
C - 1	175.00'	138.63'	135.03'	S 02°-07'-09" W
C - 2	175.00'	99.35'	98.02'	S 04°-18'-41" E
C - 3	175.00'	39.25'	39.20'	S 18°-22'-56" W
C - 4	225.00'	178.23'	173.61'	S 02°-07'-09" W
C - 5	225.00'	62.61'	62.41'	S 16°-50'-25" W
C - 6	225.00'	84.59'	84.09'	S 01°-54'-05" E
C - 7	225.00'	31.03'	31.01'	S 16°-37'-21" E
C - 8	225.00'	78.67'	78.26'	S 10°-33'-26" E
C - 9	225.00'	15.87'	15.87'	S 18°-33'-09" E
C - 10	225.00'	62.79'	62.59'	S 08°-32'-10" E
C - 11	25.00'	22.39'	21.65'	S 25°-07'-01" W
C - 12	25.00'	6.09'	6.08'	S 06°-26'-49" W
C - 13	25.00'	16.30'	16.01'	S 32°-06'-22" W
C - 14	55.00'	58.53'	55.81'	S 20°-17'-15" W
C - 15	200.00'	158.43'	154.32'	S 02°-07'-09" W
C - 16	200.00'	158.43'	154.32'	S 02°-07'-09" W
C - 17	200.00'	88.67'	87.95'	S 12°-06'-38" W
C - 18	200.00'	69.75'	69.40'	S 10°-34'-58" E
C - 19	250.00'	87.40'	86.96'	S 10°-33'-26" E
C - 20	40.00'	62.83'	56.57'	N 69°-48'-57" E



This plat and the accompanying legal description represent an actual boundary survey completed under my direct supervision on July 22, 2022.

Kyle J. Binkley, P.S. #8587

202200005046 Pages: 2
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
09/06/2022 12:16 PM Recording Fees: \$86.40
PLAT CABINET PLAT E / p36 - p37



Prepared By:

Madison Place Estates

R. E. Becker Builders, Inc.
13999 Cemetery Road
Wapakoneta, OH 45895

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

Date: 07/22/2022
Drawn By: K.J.B.

Madison Place Estates

Part of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 19, Town 5 South, Range 6 East,
Duchouquet Township, Auglaize County, Ohio

RECEIVED

SEP 09 2022

JANET SCHULER
Auglaize County Auditor County Auditor's Certificate

Filed for transfer on this 9 day of September, 2022.

Janet Schuler
Auditor, Auglaize County, Ohio

City of Wapakoneta Planning Commission

Reviewed, approved and accepted by the City of Wapakoneta Planning
Commission on this 29 day of August, 2021.

By: Paul Esant
Chairman

By: Jeremy Bishop
Secretary

County Recorders Certificate

Filed for record under file # 5046 on this 6 day of September
2022, at a time in the County Recorder's Office for a fee of 86.40 and
recorded in Plat Cabinet E, Page 36-37, and Deed Volume 1, Page 1.

Emily K. Schlenker
Recorder, Auglaize County, Ohio

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.

Madison Place Estates LLC
Kamille A. Becker member

Notary Public

State of Ohio
ss:
Auglaize County

Be it remembered that on this 6th day of September,
2022 personally came the said

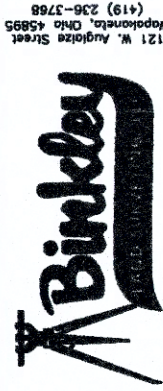
Madison Place Estates LLC
Kamille A. Becker

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

Barbara A. Dunnigan
Notary Public in and for Auglaize County, Ohio

My commission expires: Feb 4th, 2023

BARBARA A. DUNNIGAN
Notary Public, State of Ohio
My Commission Expires Feb. 4, 2023



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Madison Place Estates

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