

ELFIE PROPERTIES, LLC
PLAT OF

Rolling Acres Estates

Part of Northeast Quarter,
Section 25, T-5-S, R-5-E,
formerly part of Moulton Township,
now part of the City of Wapakoneta,
Auglaize County, Ohio
Total=20.279 Acres

Plus Part of Northwest Quarter,
Section 30, T-5-S, R-6-E,
formerly part of Duchouquet Township,
now part of the City of Wapakoneta,
Auglaize County, Ohio
Total=20.279 Acres

NOTES

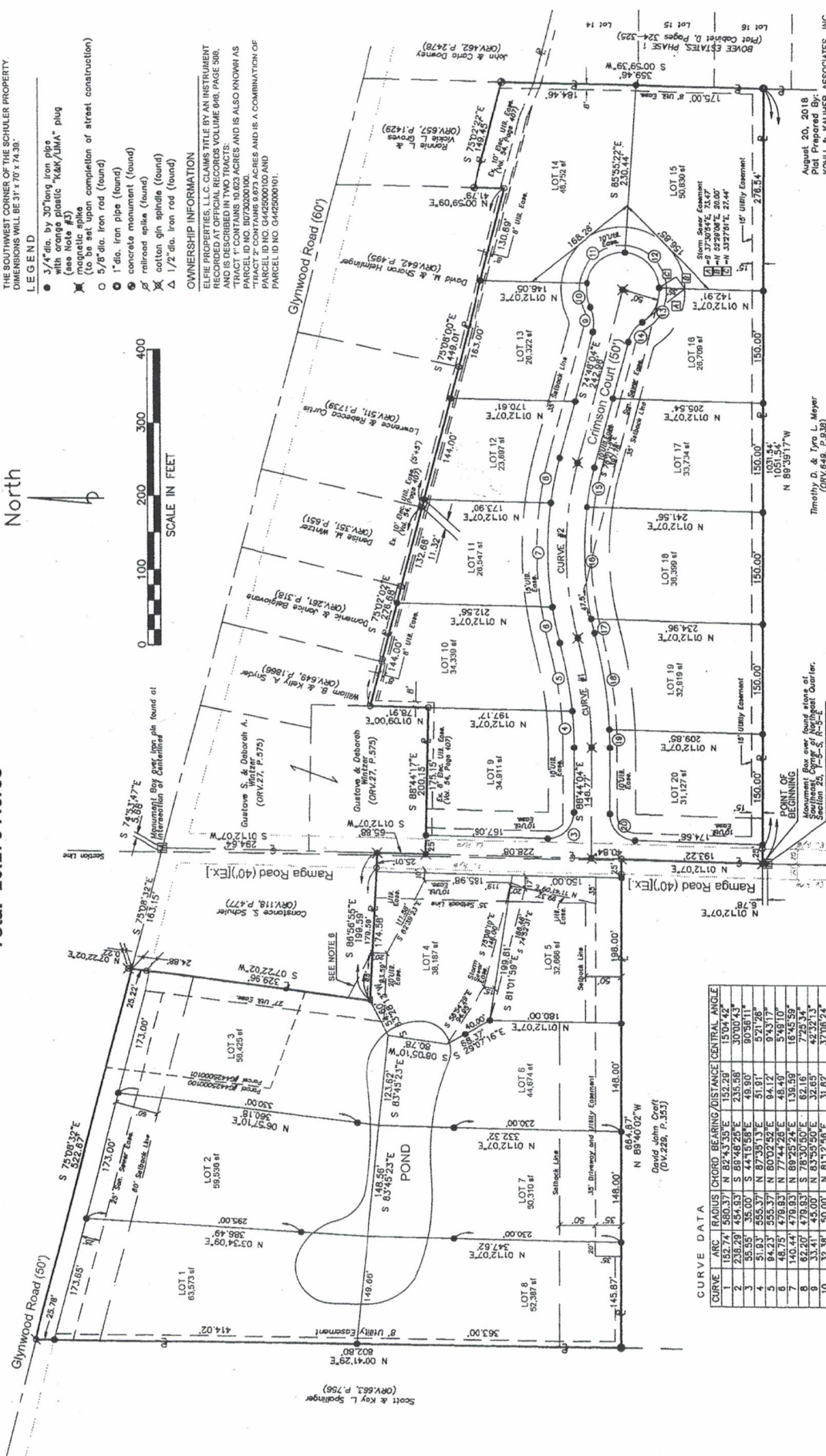
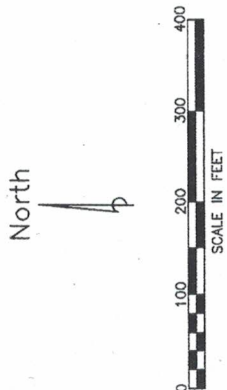
1. A FIVE (5) FOOT EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES SHALL BE AVAILABLE FOR THE ACCOMMODATION OF THE CITY OF WAPAKONETA FOR UTILITY PURPOSES.
2. ALL EASEMENTS ALONG THE PERIMETER OF THE SUBDIVISION ARE EIGHT (8) FEET WIDE UNLESS OTHERWISE SPECIFIED. ALL EASEMENTS ALONG STREET RIGHT-OF-WAY ARE EITHER TEN (10) FEET OR FIFTEEN (15) FEET WIDE.
3. ALL PROPERTY CORNERS, POINTS OF CURVE, POINTS OF TANGENCY AND INTERSECTIONS AS SHOWN HEREON SHALL BE PLACED WITHIN 30 DAYS AFTER COMPLETION OF SIX (6) MONTHS OF CONSTRUCTION.
4. THE DEVELOPMENT AREAS ARE TO BE ZONED R-1.
5. IT WILL BE NECESSARY TO ESTABLISH AN EASEMENT TO ACCOMMODATE THE SANITARY SEWER WHICH CROSSES THE SOUTHWEST CORNER OF THE SCHULER PROPERTY. DIMENSIONS WILL BE 31' x 70' x 14.38'.

LEGEND

- 3/4" dia. by 30' long iron pipe with orange plastic "kak/JMA" plug (see Note #3)
- ⊗ magnetic spike (to be placed on completion of street construction)
- 5/8" dia. iron rod (found)
- ⊙ 1" dia. iron pipe (found)
- ⊕ concrete monument (found)
- ⊘ railroad spike (found)
- ⊙ cotton gin spindle (found)
- ⊙ 1/2" dia. iron rod (found)

OWNERSHIP INFORMATION

ELFIE PROPERTIES, LLC CLAIMS TITLE BY AN INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF AUGLAIZE COUNTY, OHIO AND IS DESCRIBED IN TWO TRACTS: TRACT 1 CONTAINS 10.623 ACRES AND IS ALSO KNOWN AS PARCEL ID NO. 00730200100. TRACT 2 CONTAINS 9.656 ACRES AND IS A COMBINATION OF PARCEL ID NO. 03425000100 AND PARCEL ID NO. 04425000100.



CURVE DATA

CURVE	ARC	RADIUS	CHORD	BEARING	DISTANCE	CENTRAL ANGLE
1	152.74	950.37	N 82°43'59"E	322.48	150°04'43"	
2	25.85	35.00	S 44°15'58"E	48.00	90°56'11"	
3	51.83	35.00	N 87°35'13"E	51.81	91°26'	
4	84.23	35.00	N 80°02'52"E	84.12	94°31'26"	
5	140.44	476.93	N 77°44'26"E	48.49	54°8'10"	
6	82.20	476.93	N 69°25'24"E	136.59	16°45'59"	
7	151.77	476.93	N 78°27'25"W	54.92	20°18'39"	
8	133.47	426.83	N 78°27'25"W	133.47	21°34'20"	
9	133.47	426.83	N 81°30'13"W	133.20	12°37'56"	
10	25.84	35.00	S 89°02'34"W	25.84	2°26'44"	
11	54.41	35.00	S 45°44'02"W	49.08	89°03'49"	

This drawing is based on surveying work performed by Kohl & Kolher Associates, Inc., under the supervision of Michael G. Buetner (Registered Surveyor No. 6881) through August 20, 2018.

Timothy D. & Erin L. Meyer
(ORV.648, P.0430)
August 20, 2018

Plot Prepared For:
ELFIE PROPERTIES, LLC
104 Hamilton Street
Wapakoneta, Ohio 45885
419-227-1135

Plot Prepared By:
MICHAEL G. BUETNER
(R.S. No. 6881)
SALE OF OHIO
REGISTERED SURVEYOR