

FINAL PLAT FOR
WASHINGTON PLACE SUBDIVISION
 PHASE IV, B
 7.132 ACRES

PART OF THE NORTHWEST 1/4, SECTION 19,
 TOWN 2 SOUTH, RANGE 3 EAST, RIDGE
 TOWNSHIP, VAN WERT COUNTY, CITY OF
 VAN WERT, STATE OF OHIO



ACCESS
 Engineering Solutions
 www.accessengllc.com | 419-586-1430

PROJECT NO.: 220811.05
 DRAWN BY: BMM
 DATE: 3-01-2021
 CHECKED BY: CWM

PROPERTY IS ZONED R-1(B)
 SINGLE FAMILY DWELLINGS

BUILDING SETBACK LINE
 FRONT AND REAR BUILDING SETBACK LINES ARE 35'
 FROM THE PROPERTY LINE. MINIMUM SIDE YARD SETBACK
 IS 7', SUM OF SIDE YARDS 20'.

UTILITY EASEMENT
 UTILITY EASEMENT AS SHOWN ON PLAT.

CURVE	LENGTH	RADIUS	CHORD	DELTA
C3	47.31	30.00	S45°12'38"E ~ 42.56	90°21'33"
C4	46.94	30.00	N44°47'22"E ~ 42.29	89°38'27"
C5	13.60	30.00	N12°57'32"E ~ 13.49	25°58'49"
C6	11.63	30.00	N37°03'14"E ~ 11.56	22°12'34"
C7	86.83	60.00	S06°41'57"W ~ 79.45	82°55'07"
C8	57.96	60.00	S62°25'54"E ~ 55.73	55°20'37"
C9	57.87	60.00	N62°15'54"E ~ 55.65	55°15'48"
C10	86.78	60.00	N06°47'38"W ~ 79.40	82°51'15"
C11	20.60	30.00	S28°32'50"E ~ 20.20	39°20'50"
C12	4.63	30.00	S04°27'08"E ~ 4.63	8°50'33"
C13	25.23	30.00	S24°03'49"W ~ 24.49	48°11'23"
C14	289.42	60.00	N89°58'08"E ~ 80.00	276°22'46"
C15	25.23	30.00	N24°07'33"E ~ 24.49	48°11'23"

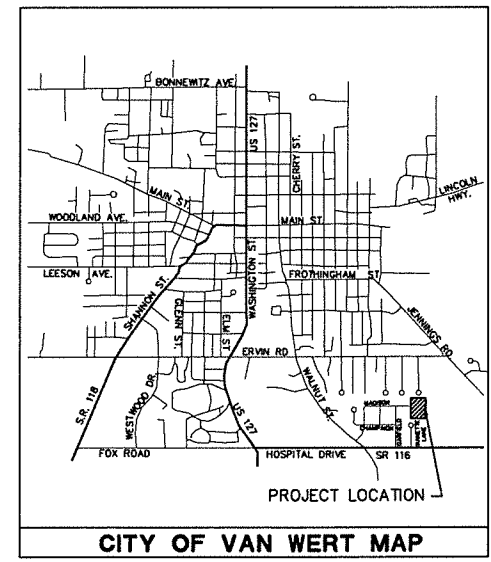
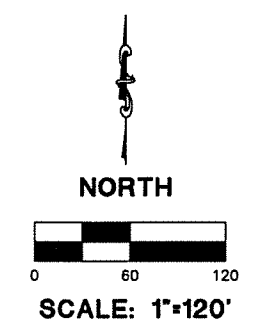
REFERENCES AND BASIS OF BEARINGS
 WASHINGTON PLACE SUBDIVISION PHASE II, PLAT BOOK
 9, PG. 6; BY JAMES F. STAYTON REGISTERED
 SURVEYOR #6739.
 WASHINGTON PLACE SUBDIVISION PHASE III A & III B,
 PLAT BOOK 9, PAGE 30; BY JAMES F. STAYTON
 REGISTERED SURVEYOR #6739.
 WASHINGTON PLACE SUBDIVISION PHASE IV A,
 PLAT BOOK 10, PAGE 6; BY CRAIG W. MESCHER
 REGISTERED SURVEYOR #8237.

PLAT OF SURVEY OF 20.512 ACRES AND 9.488 ACRES
 IN MAY OF 1996; BY DON N. FRIEMOTH REGISTERED
 SURVEYOR #4981.

SURVEYOR/ENGINEER:
 CRAIG W. MESCHER, P.E., P.S.
 ACCESS ENGINEERING SOLUTIONS, LLC
 1200 IRMSCHER BOULEVARD, SUITE B
 CELINA, OHIO 45822
 (419) 586-1430
 S-8237

OWNER/DEVELOPER
 INVESTACORR, INC.
 6781 HELLWARTH ROAD
 CELINA, OHIO 45822
 PH. (419) 586-9367

- LEGEND**
- 5/8" IRON PIN SET
 - ⊗ 5/8" IRON PIN FOUND
 - P.K. NAIL SET
 - ⊗ P.K. NAIL FOUND



WASHINGTON PLACE IV, B
SUBDIVISION PHASE IV, B
 CITY OF VAN WERT
 VAN WERT COUNTY, OHIO

REV NO	REV DATE	REVISION COMMENTS

Mar. 16, 2021 12:38:55 PM P:\220811.05\Final Plat Drawings (Revised).dwg

DESCRIPTION FOR WASHINGTON PLACE SUBDIVISION PHASE IV, B
7.132 ACRES

Situated in the Northwest Quarter of Section Nineteen (19), Township Two (2) South, Range Three (3) East, Ridge Township, Van Wert County, Ohio, being part of SD464 & 462 in the City of Van Wert described in Official Records 192 Page 160 and Official Records 395 Page 402, in the office of the Van Wert County Recorder, and being more particularly described as follows:

Commencing at an Iron Pin found at the Northeast corner of Lot #4271 of Washington Place Subdivision Phase IV A, Plat Book 10, Pg. 6 for TRUE POINT OF BEGINNING;

Thence North 89°36'35" East along the North Line of the South Half of the Northwest Quarter of said Section 19, a distance of five hundred eighteen and eighty-eight hundredths (518.88') feet to an Iron Pin set;

Thence South 00°01'52" East along the West Line of a tract as recorded in Official Records Volume 192 Page 160, a distance of seven hundred six and twenty-three hundredths (706.23') feet to an Iron Pin set;

The next six (6) calls follow along the North line of a tract as recorded in Official Records Volume 395 Page 399;

Thence South 89°36'35" West a distance of one hundred ninety-five and eight hundredths (195.08') feet to a point;

Thence North 77°21'49" West a distance of one hundred fifty-nine and fourteen hundredths (159.14') feet to a point;

Thence North 15°49'10" West a distance of one hundred seventy-two and twenty-eight hundredths (172.28') feet to a point;

Thence North 05°25'23" East a distance of one hundred fifteen and thirty-seven hundredths (115.37') feet to a point;

Thence North 30°20'19" West a distance of thirty-four and five hundredths (34.05') feet to a point;

Thence South 89°36'35" West a distance of ninety and zero hundredths (90.00') feet to a point;

Thence North 00°23'25" West along the East Line of a tract as recorded in Official Records Volume 353 Page 0168, a distance of one hundred fifty and zero hundredths (150.00') feet to an Iron Pin found;

Thence North 21°30'49" West a distance of sixty-four and thirty-two hundredths (64.32') feet to an Iron Pin found;

Thence North 00°23'25" West along the East Line of said Lot #4271, a distance of one hundred fifty and zero hundredths (150.00') feet to the TRUE POINT OF BEGINNING, containing 7.132 acres more or less;

Subject to all highways and any other easements or restrictions of record.

DEDICATION

Situated in Section 19, Township 2 South, Range 3 East, Van Wert County, Ohio, containing 7.132 acres and being the same tract as conveyed to Investacorr, Inc. and described in the deed recorded in Official Records 395, Page 0402.

The undersigned Investacorr, Inc. hereby certifies that the attached plat correctly represents their Washington Place Subdivision Phase IV, B, a subdivision of Lots 4262-4295, inclusive, do hereby accept this plat of same and dedicated to public (private) use as such all or parts of the roads, boulevards, cul-de-sacs, parks planting strips, and the like, shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of subsequent owners or assigns taking title from, under, or through the undersigned.

Easements shown on this plat are for construction, operation, maintenance, repair, replacement, or removal of water, gas sewer, electric, telephone, or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purposes, and are to be maintained as such indefinitely.

In witness thereof this _____ day of _____, 20____.

Owner;

Witness;

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.

Owner;

State of Ohio
County of _____ S.S.

Before me a notary public in and for said County and State who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

In testimony whereof I have set my hand and affixed my official seal this _____ day of _____, 202____.

Notary Public

My Commission expires: _____

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WASHINGTON PLACE
SUBDIVISION
PHASE IV, B
7.132 ACRES

PART OF THE NORTHWEST 1/4, SECTION 19,
TOWN 2 SOUTH, RANGE 3 EAST, RIDGE
TOWNSHIP, VAN WERT COUNTY, CITY OF
VAN WERT, STATE OF OHIO

APPROVALS

SAFETY SERVICE DIRECTOR

Approved this 22nd day of March, 2021.

Jay C. Fleming
Safety Service Director

CITY PLANNING COMMISSION

Approved this 9th day of March, 2021. (Approval of this plat for recording does not constitute an acceptance of the dedication of any public street, road of highway dedicated on such plat. (Section 711.04 and 711.041 Ohio Revised Code.)

Kenneth J. Mauhead
President City Planning Commission
Jay C. Fleming
City Planning Commission Chairman

RECORDER

Transferred this _____ day of _____, 202____.

County Auditor

Filed for Record this _____ day of _____, 202____, at _____ m.
Recorded this _____ day of _____, 202____, in Plat Book
Volume _____, Page _____.

Fee: _____ County Recorder

I hereby certify that this plat is true and accurate to the best of my knowledge by Craig W. Mescher Registered Surveyor No. 8237, File of 2021.

Craig W. Mescher
Craig W. Mescher
Professional Surveyor #8237



These lots are subject to additional declarations, covenants and restrictions recorded in Official Records Volume _____ Page _____ in the Van Wert County Recorder's Office.



PROJECT NO: 220811.05
DATE: 3-01-2021
DRAWN BY: BMM
CHECKED BY: CWM

WASHINGTON PLACE
SUBDIVISION PHASE IV, B

CITY OF VAN WERT
VAN WERT COUNTY, OHIO

PLAT	REV NO	REV DATE	REVISION COMMENTS
2	1		
	2		