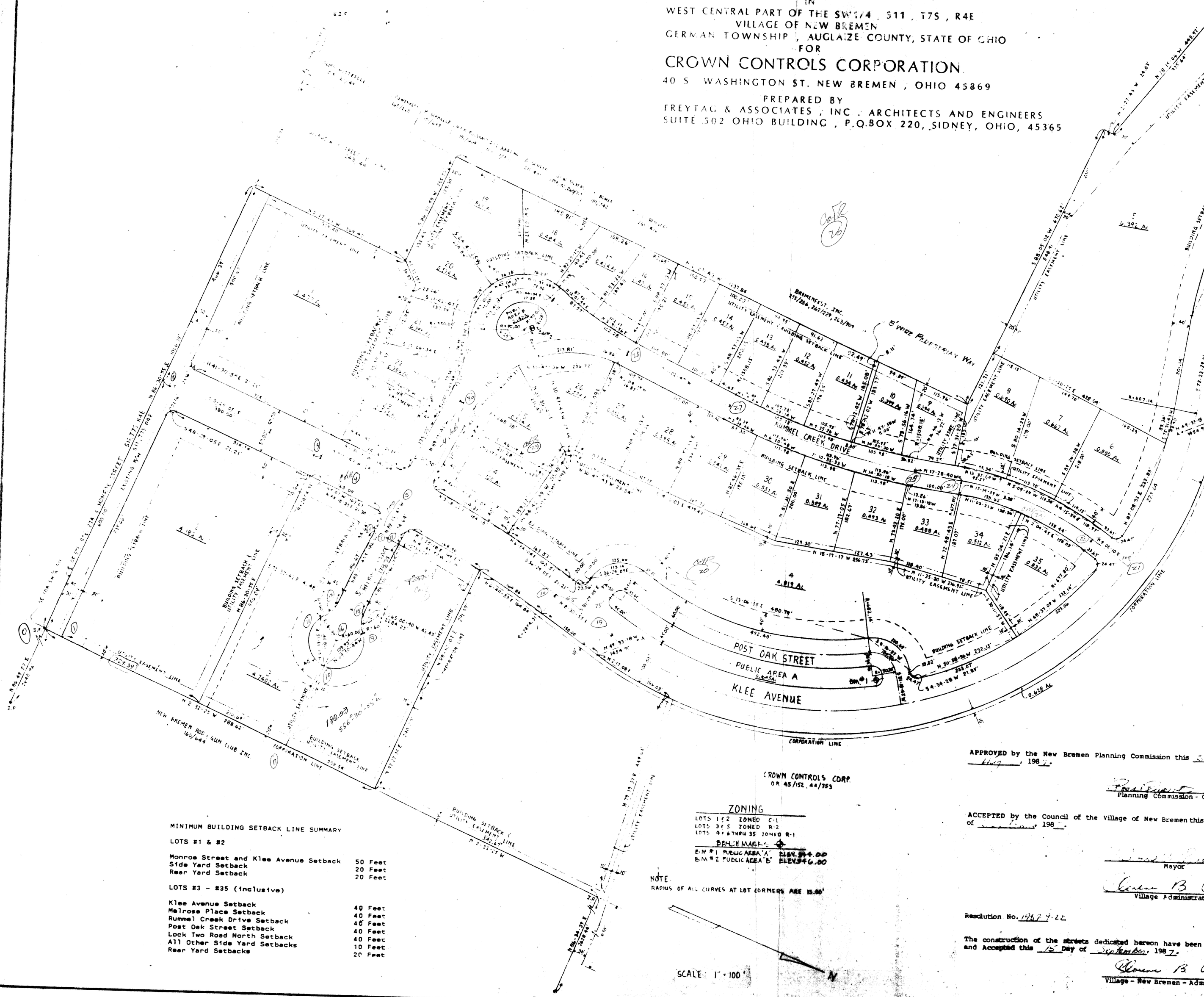
# PIONEER SUBDIVISION
## PHASE I

IN
WEST CENTRAL PART OF THE SW1/4 , S11 , T7S , R4E
VILLAGE OF NEW BREMEN
GERMAN TOWNSHIP , AUGLAIZE COUNTY, STATE OF OHIO
FOR

## CROWN CONTROLS CORPORATION

40 S WASHINGTON ST. NEW BREMEN , OHIO 45869

PREPARED BY
FREYTAG & ASSOCIATES , INC . ARCHITECTS AND ENGINEERS
SUITE 502 OHIO BUILDING , P.O.BOX 220, SIDNEY, OHIO, 45365




MINIMUM BUILDING SETBACK LINE SUMMARY

LOTS #1 & #2

| | |
|---|---|
| Monroe Street and Klee Avenue Setback | 50 Feet |
| Side Yard Setback | 20 Feet |
| Rear Yard Setback | 20 Feet |

LOTS #3 - #35 (inclusive)

| | |
|---|---|
| Klee Avenue Setback | 40 Feet |
| Melrose Place Setback | 40 Feet |
| Rummel Creek Drive Setback | 40 Feet |
| Post Oak Street Setback | 40 Feet |
| Lock Two Road North Setback | 40 Feet |
| All Other Side Yard Setbacks | 10 Feet |
| Rear Yard Setbacks | 20 Feet |

CROWN CONTROLS CORP.
OR 45/152, 44/793

ZONING
LOTS 1 & 2 ZONED C-1
LOTS 3 & 5 ZONED R-2
LOTS 4 & 6 THRU 35 ZONED R-1

BENCH MARKS
B.M. #1 PUBLIC AREA 'A' ELEV. 994.00
B.M. #2 PUBLIC AREA 'B' ELEV. 946.00

NOTE:
RADIUS OF ALL CURVES AT LOT CORNERS ARE 15.00'

SCALE: 1" = 100'

APPROVED by the New Bremen Planning Commission this 5th Day of July, 1987.

Planning Commission - Chairman

ACCEPTED by the Council of the Village of New Bremen this ___ Day of _____, 198__.

Mayor

Village Administrator

Resolution No. 1987-22

The construction of the streets dedicated hereon have been Approved and Accepted this 15 Day of September, 1987.

Village - New Bremen - Administrator

THIS PLAT IS BEING RECORDED [illegible] RECORDS AND TO DESIGNATE [illegible]

GEORGE P. FERNANDEZ
REGISTERED SURVEYOR [illegible]

NOTE:
IRON PINS SET AT ALL LOT CORNERS AND AT ALL POINTS OF CURVATURE AND ON THE CENTERLINE OF ALL ROADWAYS AT THE INTERSECTION OF ALL CENTERLINES, AND POINTS OF CURVAT[illegible]

CERTIFICATION

I, George P. Fernandez, hereby certify that this plat is a [illegible] and correct exposition of a subdivision and survey laid out by me [illegible] Freytag & Associates, Inc., Architects and Engineers, [illegible] Crown Controls Corporation in the West Central Part of the SW[illegible] S11, T7S, R4E, and being 54.557 Acres, one of the lots [illegible] surveyed by George W. and Freda M. Nelson to Crown [illegible] Corporation by Deed Recorded in O.R. 45, Page 152, and by [illegible] and Peter E. Tilly to Crown Controls Corporation by Deed Recorded in O.R. 44, Page 793 and Surveyors Affidavit Recorded in O.R. [illegible] Page [illegible] of the Deed Records of Auglaize County, Ohio.

This is and certified as being true and correct to the best of my knowledge this 29 Day of August, 1987.

George P. Fernandez
Registered Surveyor [illegible]

DEDICATION

We the undersigned, being the President and Secretary of Crown Controls Corporation, Owner of the hereon platted land, hereby assent to and adopt the subdivision and survey as the [illegible] shown hereon and further acknowledge that the plat was made at the request of Crown Controls Corporation. Klee Avenue, Rummel Creek Drive, Post Oak Street, and Melrose Place are hereby dedicated to public use forever, to be used as roadways and for the installation, operation, maintenance, repair and/or removal of all proper authorized utilities. The Pedestrian Way is dedicated for the use of pedestrians only as access to Bremenfest Park.

Public Areas "A" and "B" are hereby dedicated to be used as landscape areas.

Easements shown on this plat are to be used for installation, operation, maintenance, repair, replacement and removal of all properly authorized utilities and for the appropriate privilege of removing any and all trees or other obstructions to the free use of said utilities.

Signed this ___ Day of ___ 1987.

Witness

Witness

The State of Ohio, Auglaize County, ss.

Before me, a notary public in and for said county, personally came James [illegible] Dicke II, President and Jane M. Dicke, Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the Free Act and Deed of each of them for the purposes therein expressed.

In testimony whereof, I have hereunto set my hand and affixed my Seal [illegible] Ohio, this ___ Day of ___, 1987.

CARL E. KIRK Notary Public
State of Ohio
My Commission Expires January 24, 1990

COVENANTS

The covenants running with the hereon Platted Subdivision are set forth on Sheet 2 of 2.

TRANSFERRED and number this 16 Day of [illegible]

Auglaize County Auditor

FILED this ___ Day of ___ 198__ at ___ M.
RECORDED this ___ Day of ___ 198__ in Plat Book ___
Page No. ___

Auglaize County Recorder

PIONEER SUBDIVISION PHASE I SHEET 1 of 2
FOR SHEET 2 of 2 SEE BOOK A PAGE [illegible]

GER-11-11