

7S
TOWN

4E
RANGE

15 SE 1/4
SECTION

GERMAN
TOWNSHIP

AUGLAIZE
COUNTY

OHIO
STATE

NEW BREMEM
VILLAGE

Hometown Investments
Limited Partnership
O.R. 77, Pg. 477

S.B.A. Realty Company
0.853 Ac. Total
0.314 Ac. in R/W

New Bremen Zoning District:
C-2 General Commercial
Setbacks:
Front - 15'
Side - 5'
Rear - 10'

S.B.A. Realty Company
O.R. 81, Pg. 240
4.148 Ac. Remaining
0.326 Ac. in R/W

Amsterdam Center Partnership
O.R. 193, Pg. 666, 669

Approvals

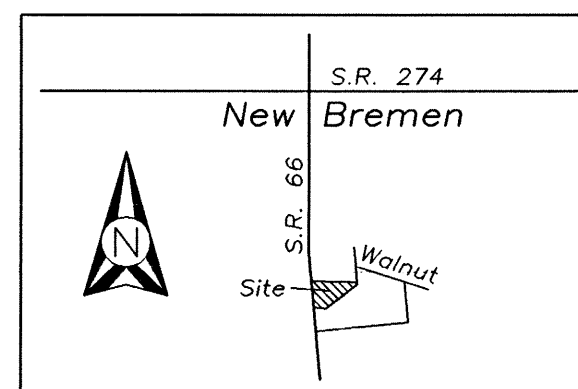
Approved by the New Bremen Planning Commission
this ____ day of ____ 20 ____.

Planning Commission Chairman

Accepted by the Council of the Village of New Bremen
this ____ day of ____ 20 ____.

Mayor

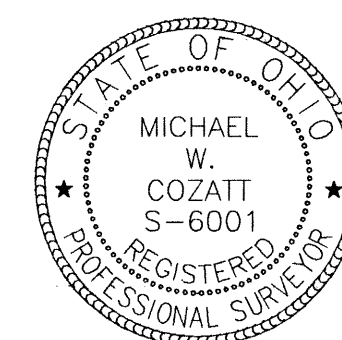
Village Administrator



Vicinity Map

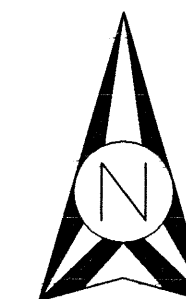
S.E. Corner
S.E. Quarter
Section 15
Iron Pin Found in
Monument Box

C/L Amsterdam Road



Michael W. Cozatt
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OH 45373
JOB NO. 12604 (937)-339-2921
File Name: C:\Surveys\2004\04126 Freytag.dwg
Drawn by: RES ~ Checked by: MWC



0 20 40 80
Graphic Scale in Feet
1"=40'

Bearings used herein are
based on a Plat as Survey
performed by Freytag &
& Assoc., Inc., M.R. Holt,
P.S. #7108 in Nov. 1988.

LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- 5/8" CAPPED IRON PIN SET (COZATT, S6001)
- MAG NAIL FOUND
- MAG NAIL SET
- R.R. SPIKE FOUND
- GIN SPINDLE FOUND
- GIN SPINDLE SET

Tract split survey of 0.853
Ac. out of an existing 5.001
Ac. parcel in the village of
New Bremen, Ohio.

GER-15-32

COZATT ENGINEERING COMPANY

CIVIL ENGINEER — LAND SURVEYOR

MICHAEL W. COZATT
PROFESSIONAL ENGINEER 36325
PROFESSIONAL SURVEYOR 6001

476 SWAILES ROAD
TROY, OHIO 45373
(937) 339-2921 • (937) 448-2736

SUBDIVISIONS
MUNICIPAL ENGINEERING
LAND SURVEYS

April 30, 2004

DESCRIPTION

**0.853 Acre Tract
Split from a 5.001 Acre Tract
S.B.A. Realty Company**

Being a 0.853 acre part of a 5.001 acre tract as recorded in Official Record Book 81, Page 240 of Auglaize County Recorder's Records in the Southeast quarter of Section 15, Town 7S, Range 4E, German Township, Auglaize County, Ohio, and being further bounded and described as follows:

Commencing at the Southeast corner of the Southeast quarter of section 15 at an iron pin found inside a monument box thence, North 00 deg-40'-25" East along the East line of section 15 for 1498.56 ft. to a point in the South line of aforesaid 5.001 acre tract; thence, South 84 deg-44'-30" West for 562.87 ft. with the South line of said tract to a point in the centerline of South Washington Street (State Route 66); thence, North 05 deg-05'-30" West for 162.33 ft. along the centerline of South Washington Street to a gin spindle set marking the true point of beginning;

thence, North 05 deg-15'-30" West for 182.70 ft. along the centerline of South Washington Street to a gin spindle set;

thence, South 89 deg-01'-22" East for 314.56 ft. to a point, witness an iron pin found North 84 deg-41' East at 0.25 ft., passing the East right-of-way line of South Washington Street at 71.62 ft., witness an iron pin found North 77 deg-01' East at 0.12 ft.;

thence, South 05 deg-15'-12" East for 21.60 ft. to a mag nail set;

thence, South 55 deg-53'-51" West for 263.11 ft. to a capped iron pin set in the East right-of-way line of South Washington Street;

thence, South 84 deg-44'-30" West for 82.23 ft. to the gin spindle marking the point of beginning.

GER-15-32A

The described tract contains a total of 0.853 acres, including 0.314 acres in the right-of-way of South Washington Street, and subject to all legal easements, rights-of-way, and restrictions of record.

Document prepared according to a field survey performed by Michael W. Cozatt, Professional Surveyor #6001, 476 Swailes Road, Troy, Ohio 45373, on April 30, 2004. Bearings used within are based on a plat of survey performed by Freytag and Associates, Inc., Michael R. Holt, Professional Surveyor #7108 in November of 1988 for Crown Controls Corporation.

Dell Precision360: 04126.doc



Michael W. Cozatt

GER-15-32B