

THIRD ST.

D. & L. ELSON
OR 339/461

LOT 26

S 89°-22'-08" E
146.12'

ARGUS GROUP
OR 486/2551

LOT 27
(0.339 AC.)
TOTAL=0.508 AC.

ARGUS GROUP
OR 122/087

N 1/2 LOT 28
(0.169 AC.)

146.09'
N 89°-22'-29" W

S 1/2 LOT 28

IP W/ CAP SET,
2.0' EAST OF CORNER

FIRST ST.
N 89°-26'-09" W

1090.97'

S 01°-21'-03" W, 151.49'
LAKEWOOD DRIVE 50' R/W

464.45'

30.00'

25.00'

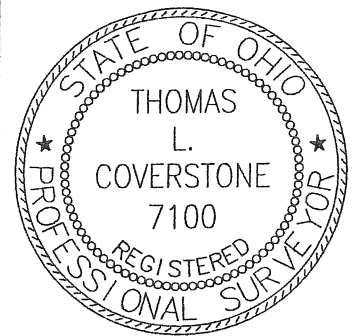


BASIS OF BEARINGS ASSUMED

SCALE: 1"=50'
0 25 50

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- MONUMENT BOX W/IP FOUND



Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

07/10/06
DATE

Signature by Donald W. Harrod member of the Village of Minster Planning Commission denotes approval of this plat.

Signed: _____ Date: _____

Signature by a representative of the County Engineer's Dept. denotes that this plat meets tax map plat requirements.

Signed: _____ Date: _____

It is the purpose of this plat to establish one building lot in compliance with Village of Minster requirements.



440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

CLIENT Baumer Construction

VILLAGE Minster LOT No. Lakeshore 27 & N 1/2 28

DRAWN BY seb SCALE 1"=50' DRWG. No. AugMin0606

CHECKED BY TLC DATE 07-10-2006

SHEET 1 OF 1 P-371 (T S; R E)

**LEGAL DESCRIPTION
ALL OF LOT 27 AND THE NORTH ONE HALF OF LOT 28
LAKESHORE SUBDIVISION**

BEING THE WHOLE OF LOT NUMBER 27 AND THE NORTH ONE HALF OF LOT 28 OF LAKESHORE SUBDIVISION IN THE VILLAGE OF MINSTER, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin in a monument box found at the intersection of First Street and Lakewood Drive;

thence, North $89^{\circ}-26'-09''$ West, 25.00 feet, along the centerline of First Street, to the intersection of same with the southerly projection of the west right of way line of Lakewood Drive;

thence, North $01^{\circ}-21'-03''$ East, 494.45 feet, along the west right of way line of Lakewood Drive, to an iron pin set at the principal place of beginning;

thence, North $89^{\circ}-22'-29''$ West, 146.09 feet, along the line splitting lot number 28 in half, to a point in the west line of lot number 28, passing for reference at 144.09 feet an iron pin set;

thence, North $01^{\circ}-20'-23''$ East, 151.50 feet, along the west line of lot number 28 and lot number 27, to an iron pin set in the northwest corner of lot number 27;

thence, South $89^{\circ}-22'-08''$ East, 146.12 feet, along the north line of lot number 27, to an iron pin set in the northeast corner of lot number 27 and the west right of way line of Lakewood Drive;

thence, South $01^{\circ}-21'-03''$ West, 151.49 feet, along the west right of way line of Lakewood Drive, to the principal place of beginning.

Containing 0.508 acres more or less and being subject to all legal highways and easements of record.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor number 7100, based on a survey performed under his direction dated July 10, 2006 with the bearings used for same being based on an assumed meridian to denote angles only.

Deed reference: