

REPLAT OF LOT 1
IN ROSEBUD ACRES 1ST ADDITION

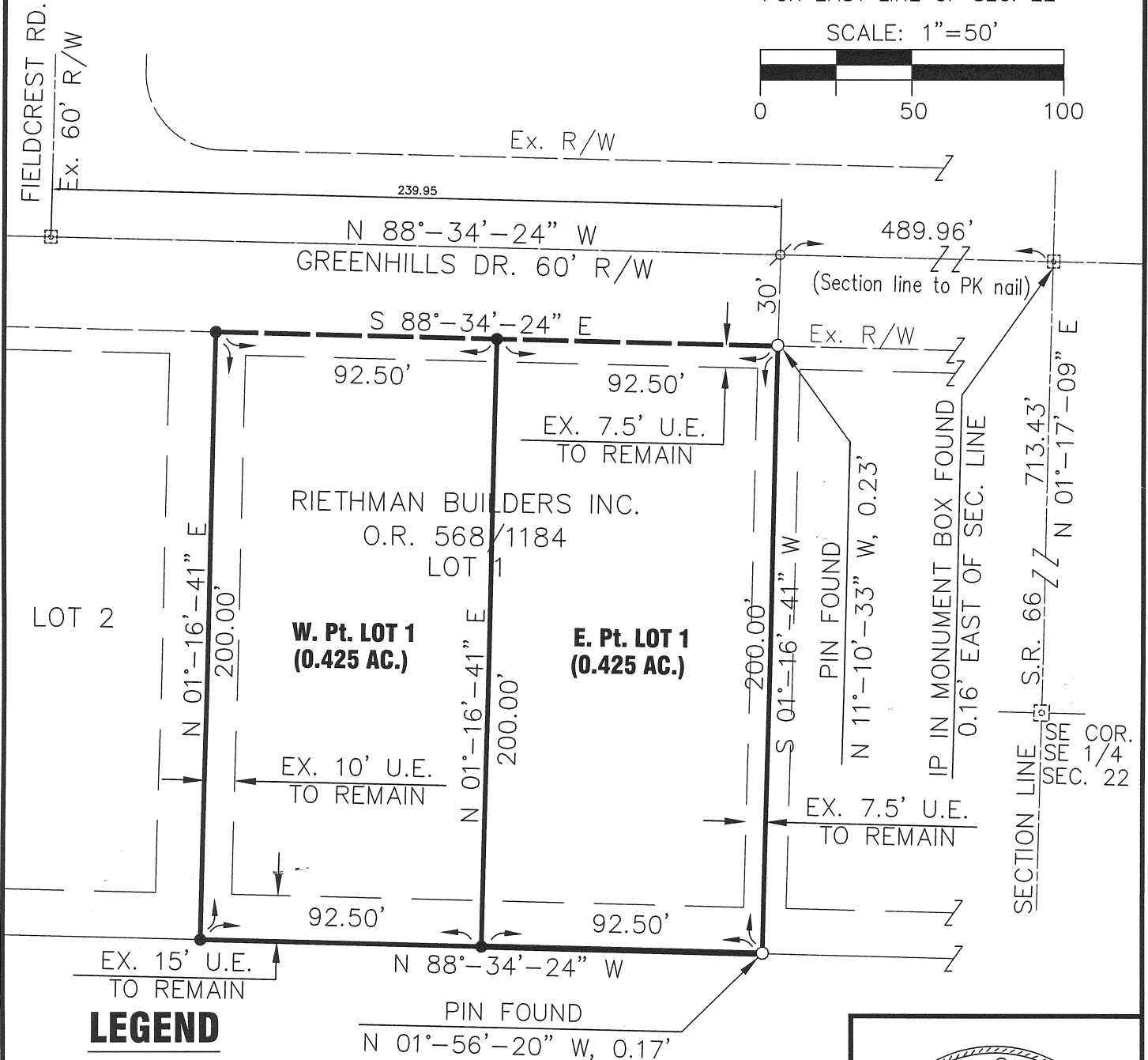
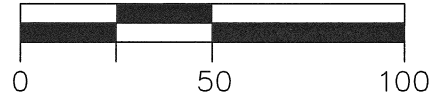
PLAT CABINET C, PAGE 131

VILLAGE OF MINSTER, JACKSON TWP., AUGLAIZE CO., OHIO



BEARINGS BASED ON N 01°-17'-09" E
FOR EAST LINE OF SEC. 22

SCALE: 1"=50'

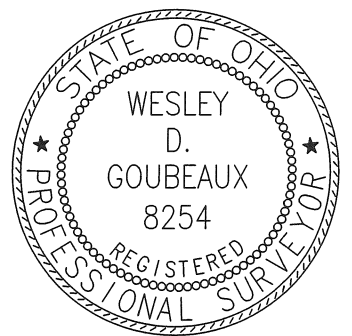


LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND
- ⊞ MONUMENT BOX W/IP FOUND

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

2/05/2009
DATE



Signature by President Linda Kitzmiller of the Village of Minster Planning Commission denotes approval of this plat.

Signed: _____ Date: _____

Signature by Dennis Kitzmiller, Mayor of the Village of Minster denotes approval of this plat.

Signed: _____ Date: _____

Signature by President Rick Schwartz of the Village of Minster Council denotes approval of this plat.

Signed: _____ Date: _____

CHOICE
ONE
ENGINEERING

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

CLIENT Riethman Builders, Inc.

VILLAGE Minster LOT No. Rosebud Acres 1st Add. Lot 1

DRAWN BY bjs SCALE 1"=50' DRWG. No. AugMin0809

CHECKED BY TLC DATE 10-17-2008

SHEET 1 OF 1 (T 9 S; R 4 E)

Q217

EXHIBIT A

LEGAL DESCRIPTION

E. Pt. LOT 1 Tract

BEING A PART OF LOT 1 IN ROSEBUD ACRES 1ST ADDITION AS DESCRIBED IN PLAT CABINET C, PAGE 131, OF THE AUGLAIZE COUNTY RECORDS SITUATE IN THE VILLAGE OF MINSTER, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at the northeast corner of Lot 1 in Rosebud Acres 1st Addition Subdivision as described in Plat Cabinet C, Page 131, witness an iron pin found North 11°-10'-33" West, 0.23 feet from said corner;

thence South 01°-16'-41" West, 200.00 feet, along the east line of said Lot 1 to the southeast corner of said Lot 1, witness an iron pin found North 01°-56'-20" West, 0.17 feet from said corner;

thence, North 88°-34'-24" West, 92.50 feet, along the south line of said Lot 1 to an iron pin with cap set;

thence, North 01°-16'-41" East, 200.00 feet, along a new division line to an iron pin with cap set on the north line of said Lot 1 and being the existing south right-of-way line of Greenhills Drive;

thence, South 88°-34'-24" East, 92.50 feet, along the north line of said Lot 1 and the existing south right-of-way line of Greenhills Drive to the place of beginning.

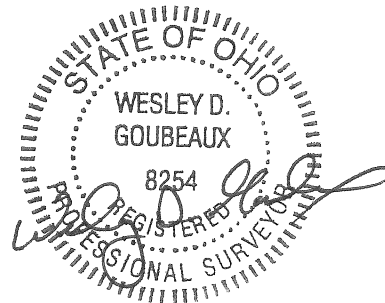
Containing 0.425 acres more or less and all being subject to any legal highways and easements of record.

The bearings of North 01°-17'-09" East along the East line of Section 22 as shown on Rosebud Acres, 1st Addition in Plat Cabinet C, Page 131.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, and dated October 17, 2008.

Plat Reference: Plat Cabinet C, Page 131

Deed Reference: Official Record 568, Page 1184



AUGMIN0809LGLEast

Q218

EXHIBIT A

LEGAL DESCRIPTION

W. Pt. LOT 1 Tract

BEING A PART OF LOT 1 IN ROSEBUD ACRES 1ST ADDITION AS DESCRIBED IN PLAT CABINET C, PAGE 131, OF THE AUGLAIZE COUNTY RECORDS SITUATE IN THE VILLAGE OF MINSTER, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin with cap set at the northwest corner of Lot 1 in Rosebud Acres 1st Addition Subdivision as described in Plat Cabinet C, Page 131;

thence, South 88°-34'-24" East, 92.50 feet, along the north property line of said Lot 1 and the existing south right-of-way line of Greenhills Drive to an iron pin with cap set;

thence, South 01°-16'-41" West, 200.00 feet, along a new division line to an iron pin with cap set on the south line of said Lot 1;

thence, North 88°-34'-24" West, 92.50 feet, along the south line of Lot 1 in Rosebud Acres 1st Addition Subdivision to an iron pin with cap set at the southwest corner of said Lot 1;

thence, North 01°-16'-41" East, 200.00 feet, along the west line of said Lot 1 to the place of beginning.

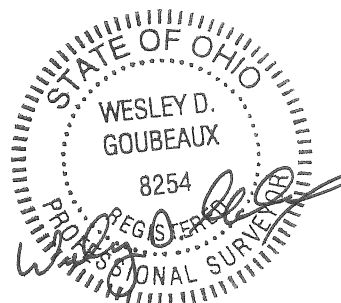
Containing 0.425 acres more or less and all being subject to any legal highways and easements of record.

The bearings of North 01°-17'-09" East along the East line of Section 22 as shown on Rosebud Acres, 1st Addition in Plat Cabinet C, Page 131.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, and dated October 17, 2008.

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Q219