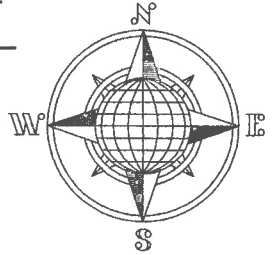


# BORNHORST-LARGER SURVEY

BEING A LOT SPLIT OF 0.784 ACRES LOCATED IN THE  
S.W. 1/4 OF SECTION 34, T-7-S, R-4-E, VILLAGE OF  
MINSTER, JACKSON TOWNSHIP, AUGLAIZE COUNTY, OHIO.



Minster-Egypt Pike

Mon. Box Found  
N.W. Corner,  
N.E. Quarter,  
S.W. Quarter,  
Section 34,  
Jackson Twp.

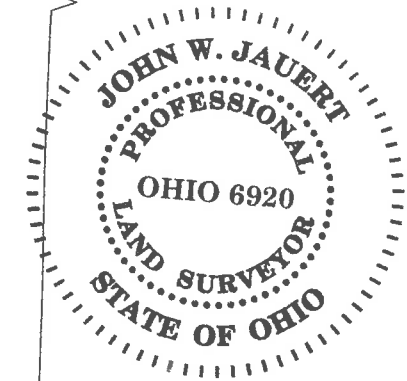
This plat and the accompanying  
legal description represents an  
actual boundary survey completed  
by John W. Jauert, P.S. No. 6920  
in December, 2017.

Industrial Park Drive

60' R/W

Ohio Street

E15-341-002-14  
Larger Property Group LLC  
Deed: Vol. OR 596, Page 2593  
2.264 Acre  
"Q"-220



S.01°55'40"W.  
1,333.99'

Center of the  
S.W. Quarter  
of Section 34,  
Jackson Twp.

1,079.17'  
S.89°04'30"E.

This 0.784 Acre to be an  
"ADD ON" to Larger property to West  
**0.784 ACRE**

N.01°55'55"E.  
413.61'

N.89°04'32"W.  
86.27'

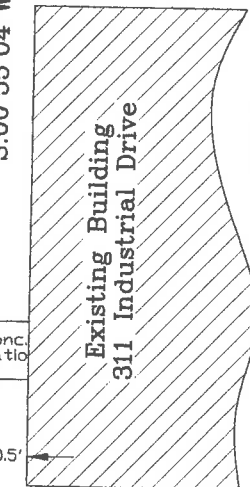
N.01°55'55"E.  
50.01'

S.89°01'52"E.  
78.95'

413.48'  
S.00°55'04"W.

Conc.  
Patio

20.5'



E15-341-002-07  
A. & G. Bornhorst  
Deed: Vol. OR 257, Page 978  
3.417 Acre  
"L"-655 & 656

413.33'  
S.01°55'55"W.

167.40'

Signature by Donald W. Harrod, Village of  
Minster Administrator denoted approval  
of this Plat.

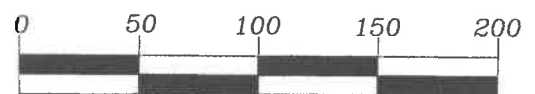
Signed Donald W. Jauert Date: 12/22/17

273.73'  
N.89°04'32"W.

E15-341-002-00  
Village of Minster  
Deed: Vol. OR 16, Page 221  
7.82 Acre

## LEGEND

- 5/8" Dia. Iron Pin Set
- 5/8" Dia. Iron Pin Found
- Monument Box Found



GRAPHIC SCALE

Basis of Bearing is the West line of  
the N.E. Quarter of the S.W. Quarter  
of Section 34, Jackson Township as  
S.01°55'40"W. from the Ohio State  
Plane-North Coordinate System  
NAD83 (2011).

This Plat is Recorded in Survey  
Book "T", Page 145 in the Auglaize  
County Engineer's Office.

Leaving 2.633± Acre left out  
of the original 3.417 Acre tract.

ATTEST:

John W. Jauert  
Professional Surveyor No. 6920

**Jauert**  
surveying

11584 Monroe Road  
Wapakoneta, Ohio  
45895  
(419) 657-6999

CLIENT: Bornhorst-Larger Survey		
COUNTY: Auglaize	TOWNSHIP: Jackson	SEC. 34
DRAWN BY: J.W.J.	SCALE: 1"=80'	DWG.# 17-41670
CHECKED BY:	DATE: December 2017	
SHEET 1 OF 2		(T-7-S; R-4-E)

T-145

- John Jauert
- 11584 Monroe Road
- Wapakoneta, Ohio 45895



- Phone: (419) 657-6999
- FAX: (419) 657-2745
- E-Mail: jjsurvey@ohiolink.net

## BORNHORST-LARGER SURVEY – 0.784 “ADD ON” TO LARGER PROPERTY GROUP LLC

The following described tract of land is part of the Southwest Quarter of Section 34, Town 7 South, Range 4 East, in the Village of Minster, Jackson Township, Auglaize County, Ohio, being Parcel Number E15-341-002-07 and is more particularly described as follows:

Commencing at a Monument Box (found) at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 34, Jackson Township and in the centerline of County Road 26 (Minster-Egypt Pike);

Thence S.01°55'40"W. a distance of 1,333.99 feet to an iron pin (found) at the center of the Southwest Quarter of Section 34, Jackson Township;

Thence S.89°04'30"E. a distance of 1,079.17 feet to a point;

Thence N.01°55'55"E. a distance of 50.01 feet to a 5/8-inch dia. iron pin with cap (set) which is the PLACE OF BEGINNING for the tract of land herein described;

Thence continuing N.01°55'55"E. a distance of 413.61 feet to an iron pin (found);

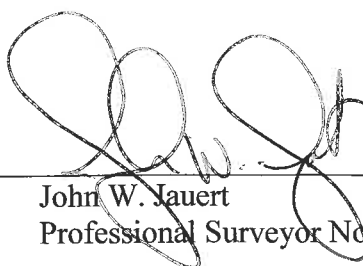
Thence S.89°01'52"E. along the South Right-of-Way line of Industrial Park Drive, a distance of 78.95 feet to a 5/8-inch dia. iron pin with cap (set);

Thence S.00°55'04"W. a distance of 413.48 feet to a 5/8-inch dia. iron pin with cap (set);

Thence N.89°04'32"W. a distance of 86.27 feet to the iron pin (set) which was the true PLACE OF BEGINNING.

Containing in all 0.784 Acre. The above-described tract of land is subject to all legal easements, restrictions and reservations, if any, of record or in use on said premises. Previous deed reference: Volume OR 257, page 978. The above description and plat are recorded in Survey Book "T", Page 145, in the Auglaize County Engineer's Office. Basis of bearing is the West line of the Northeast Quarter of the Southwest Quarter of Section 34, Jackson Township as S.01°55'40"W. from the Ohio State Plane-North Coordinate System NAD83 (2011). This plat and description is based on a field survey by Jauert Surveying, under the direction of John W. Jauert P.S. No. 6920 in December 2017.

ATTEST: \_\_\_\_\_

  
John W. Jauert  
Professional Surveyor No. 6920

