

VILLAGE OF MINSTER
PLANNING COMMISSION
THIS PLAT WAS INSPECTED BY US THIS

29 DAY OF Dec 2021

CHAIRPERSON

This plat is recorded in Survey Book **U**, Page **584**
in the Auglaize County Engineer's Office.

SURVEYOR'S NOTES

1. Field work completed on 12.14.2021
2. Lines of occupation are as shown hereon.
3. Additional pertinent documents include:
Survey G-49 (Michael L. Weadock #6199)
Survey O-165 (Steven E. Bowersox #7059)
Survey Q-157 (James M. Kent #6792)
Survey JAC-26-7 (James F. Stayton #6739)

SYMBOL LEGEND

- ★ Fnd. Iron Pin
- ▼ Fnd. RW Mont.
- ☆ Set 5/8" Iron Pin w/Cap

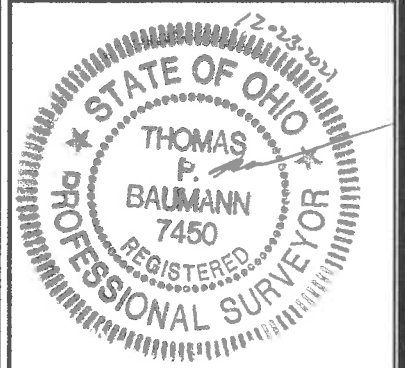
BAUMANN
LAND SURVEY
INCORPORATED

BAUMANN LAND SURVEY, INC.
P.O. BOX 14834, CINCINNATI, OHIO 45250
513.860.3999
WWW.BAUMANNLSI.COM

OHIO CERTIFICATION

I hereby state that this plat shown hereon is the
correct representation of a field survey supervised by
me and meets the current "Ohio minimum standards for
property surveys."

Thomas P. Baumann, PS Date
Ohio Surveyor #: S-7450

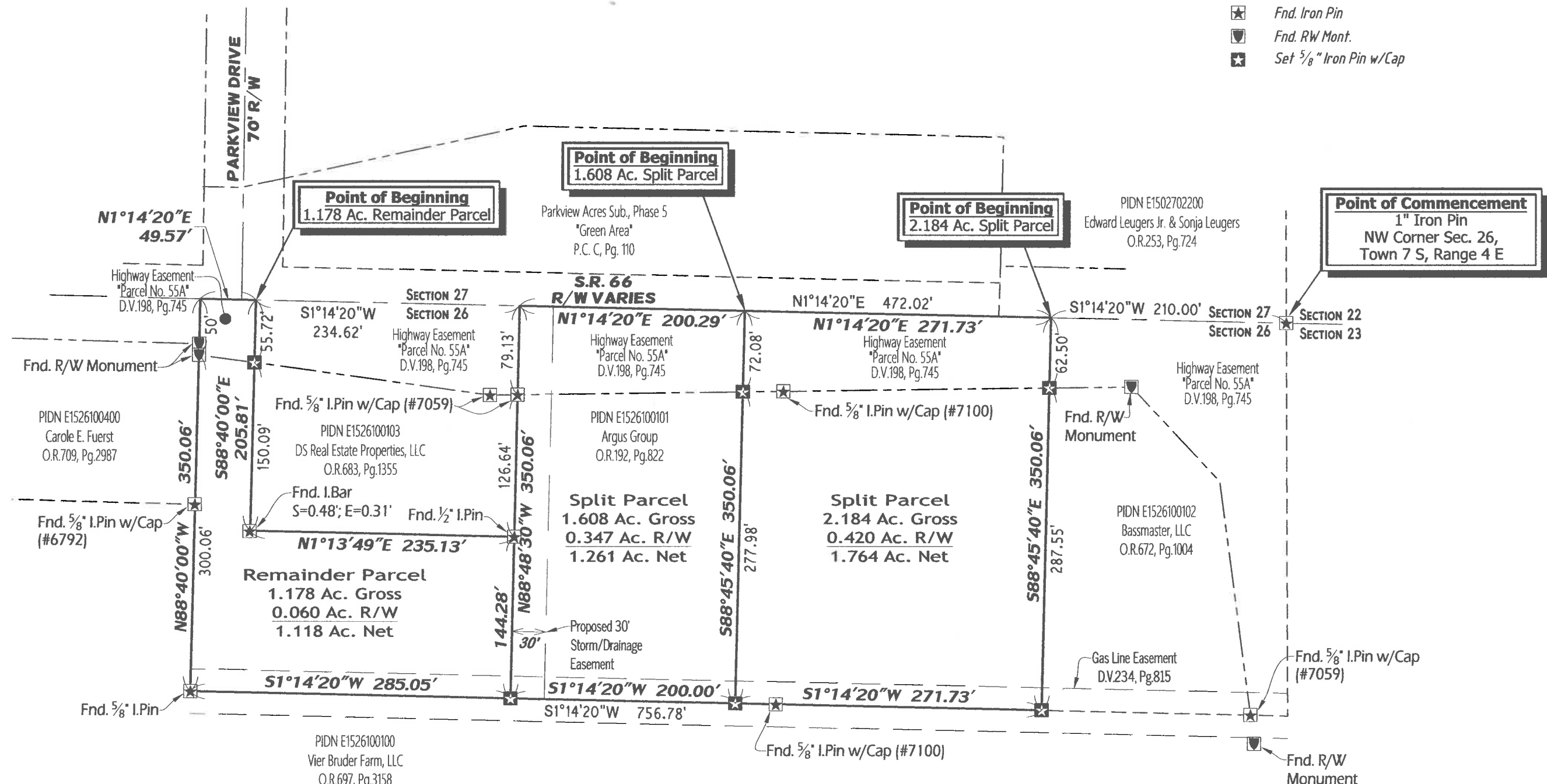


~LOT SPLIT PLAT~
THE LANDS OF ARGUS GROUP
O.R.192, Pg.822
NW QTR. SECTION 26,
TOWN 7 SOUTH, RANGE 4 EAST
OF THE FIRST PRINCIPAL MERIDIAN
JACKSON TOWNSHIP, VILLAGE OF MINSTER
AUGLAIZE COUNTY, OHIO
PREPARED FOR
COMPTONADDY COMMERCIAL REAL ESTATE LLC

DRAWING: 14337 PROJECT: 22665
DATE: 12.15.2021
REVISION: 14341-12.23.2021

Bearings based on Ohio North Zone
State Plane Coordinate System
NAD83 (2011)

SCALE 1"=100' 100





December 23, 2021

Legal Description -2.184 Ac. Split Parcel

Part of the lands of Argus Group O.R.192, Pg.822
NW Quarter of Section 26, Township 7 South, Range 4 East
of the First Principal Meridian
Jackson Township, Village of Minster, Auglaize County, Ohio

Baumann Land Survey, Inc.
P.O. Box 14834
Cincinnati, OH 45250
(513) 860-3999
www.BaumannLSI.com

Situate in the northwest quarter of Section 26, Township 7 South, Range 4 East of the First Principal Meridian, Jackson Township, Village of Minster, Auglaize County, Ohio and being part of a parcel conveyed to Argus Group in O.R. 192, Pg.822 and being more particularly described as follows:

Commencing from a 1" iron pin found at the northwest corner of the northwest quarter of said Section 26 in the centerline of State Route 66;

Thence, along the west line of said Section 26, South $1^{\circ}14'20''$ West a distance of 210.00 feet to the southwest corner of a parcel conveyed to Bassmaster, LLC in O.R. 672, Pg. 1004 and the northwest corner of said Argus Group parcel and the Point of Beginning;

Thence, from the Point of Beginning, leaving the west line of said Section 26 and along the south line of said Bassmaster, LLC parcel and the north line of said Argus Group parcel, South $88^{\circ}45'40''$ East, passing a 5/8" iron pin with cap set in the east right of way line of S.R. 66 at a distance of 62.50 feet, a total distance of 350.06 feet to a 5/8" iron pin with cap set at the southeast corner of said Bassmaster, LLC parcel and at the northeast corner of said Argus Group parcel in a westerly line of a parcel conveyed to Vier Bruder Farm LLC in O.R. 697, Pg. 3158;

Thence, along a westerly line of said Vier Bruder Farm, LLC parcel and the east line of said Argus Group parcel, South $1^{\circ}14'20''$ West a distance of 271.73 feet to a 5/8" iron pin with cap set in a westerly line of said Vier Bruder Farm, LLC parcel and the east line of said Argus Group parcel;

Thence, leaving a westerly line of said Vier Bruder Farm LLC parcel, and along a new division line through the said Argus Group parcel, North $88^{\circ}45'40''$ West, passing a 5/8" iron pin with cap set in the east right of way line of S.R. 66 at a distance of 277.98 feet, a total distance of 350.06 feet to a point in an easterly line of said Argus Group parcel and in the west line of said Section 26;

Thence, along an easterly line of said Argus Group parcel and along the west line of said Section 26, North $1^{\circ}14'20''$ East a distance of 271.73 feet to the Point of Beginning;

Containing 2.184 acres gross more or less, with 0.420 acres more or less in the right of way of S.R.66 leaving 1.764 acres net area more or less;

Subject to all existing easements and right-of-ways of record.

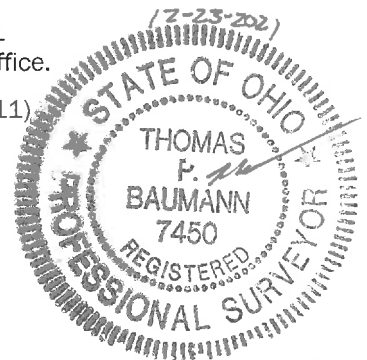
Based on a survey prepared by Baumann Land Survey, Inc. in December 2021 and recorded in Survey Book U, Page 584 in the Auglaize County Engineer's Office.

Bearings based on the Ohio North State Plane Coordinate System NAD83 (2011)

Prior Deed Reference: Part of O.R. 192 Pg. 822

Pt. Parcel Number E1526100101

Prepared by: Baumann Land Survey, Inc.,
Thomas P. Baumann, PS, Ohio Surveyor #: S-7450



Page 1 of 1

H:\PROJECTS\22600-22699\22665\Descriptions\2021-1223\20211223-2_184AC Split Parcel.docx

U-585



December 23, 2021

Baumann Land Survey, Inc.
P.O. Box 14834
Cincinnati, OH 45250
(513) 860-3999
www.BaumannLSI.com

Legal Description – 1.608 Ac. Split Parcel

Part of the lands of Argus Group O.R.192, Pg.822
NW Quarter of Section 26, Township 7 South, Range 4 East
of the First Principal Meridian
Jackson Township, Village of Minster, Auglaize County, Ohio

Situate in the northwest quarter of Section 26, Township 7 South, Range 4 East of the First Principal Meridian, Jackson Township, Village of Minster, Auglaize County, Ohio and being part of a parcel conveyed to Argus Group in O.R. 192, Pg.822 and being more particularly described as follows:

Commencing from a 1" iron pin found at the northwest corner of the northwest quarter of said Section 26 in the centerline of State Route 66;

Thence, along the west line of said Section 26, South 1° 14' 20" West a distance of 481.73 feet to a point in the westerly line of said Argus Group parcel and the Point of Beginning;

Thence, from the Point of Beginning, leaving the west line of said Section 26 and along a new division line through the said Argus Group parcel, South 88° 45' 40" East, passing a 5/8" iron pin with cap set in the east right of way line of S.R. 66 at a distance of 72.08 feet, a total distance of 350.06 feet to a 5/8" iron pin with cap set in the east line of said Argus Group parcel and in a westerly line of a parcel conveyed to Vier Bruder Farm, LLC in O.R.697, Pg. 3158;

Thence, along the east line of said Argus Group parcel and a westerly line of said Vier Bruder Farm, LLC parcel, South 1° 14' 20" West a distance of 200.00 feet to a 5/8" iron pin with cap set in the in the east line of said Argus Group parcel and in a westerly line of said Vier Bruder Farm, LLC parcel;

Thence, along a new division line through the said Argus Group parcel and along the north line of a parcel conveyed to DS Real Estate Properties, LLC in O.R. 683, Pg.1355, North 88° 48' 30" West, passing a 1/2" iron pin found at a westerly corner of said Argus Group parcel and at the northeast corner of said DS Real Estate Properties, LLC parcel at a distance of 144.28 feet, and passing a 5/8" iron pin with cap found in the east right of way line of S.R.66 at a distance of 270.92 feet, a total distance of 350.06 feet to a westerly corner of said Argus Group parcel and the northwest corner of said DS Real Estate Properties, LLC parcel in the west line of Section 26;

Thence, along the west line of Section 26 and a westerly line of said Argus Group parcel, North 1° 14' 20" East a distance of 200.29 feet to the Point of Beginning;

Containing 1.608 acres gross more or less, with 0.347 acres more or less in the right of way of S.R.66 leaving 1.261 acres net area more or less;

Subject to all existing easements and right-of-ways of record.

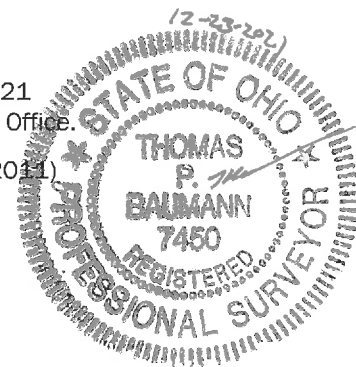
Based on a survey prepared by Baumann Land Survey, Inc. in December 2021 and recorded in Survey Book U, Page 584 in the Auglaize County Engineer's Office.

Bearings based on the Ohio North State Plane Coordinate System NAD83 (2011)

Prior Deed Reference: Part of O.R. 192 Pg. 822

Pt. Parcel Number E1526100101

Prepared by: Baumann Land Survey, Inc. ,
Thomas P. Baumann, PS, Ohio Surveyor #: S-7450





December 23, 2021

Legal Description - 1.178 Ac. Remainder Parcel

Part of the lands of Argus Group O.R.192, Pg.822

*NW Quarter of Section 26, Township 7 South, Range 4 East
of the First Principal Meridian*

Jackson Township, Village of Minster, Auglaize County, Ohio

Baumann Land Survey, Inc.

P.O. Box 14834

Cincinnati, OH 45250

(513) 860-3999

www.BaumannLSI.com

Situate in the northwest quarter of Section 26, Township 7 South, Range 4 East of the First Principal Meridian, Jackson Township, Village of Minster, Auglaize County, Ohio and being part of a parcel conveyed to Argus Group in O.R. 192, Pg.822 and being more particularly described as follows:

Commencing from a 1" iron pin found at the northwest corner of the northwest quarter of said Section 26 in the centerline of State Route 66;

Thence, along the west line of said Section 26, South 1° 14' 20" West a distance of 916.64 feet to a westerly corner of said Argus Group parcel and the southwest corner of a parcel conveyed to DS Real Estate Properties, LLC in O.R.683, Pg.1355 and the Point of Beginning;

Thence, leaving the west line of said Section 26 and along the south line of said DS Real Estate Properties, LLC parcel, South 88° 40' 00" East, passing a 5/8" iron pin with cap set in the east right of way line of S.R. 66 at a distance of 55.72 feet, a total distance of 205.81 feet to a westerly corner of said Argus Group parcel and the southeast corner of said DS Real Estate Properties, LLC parcel, said corner witnessed by an iron bar found south 0.48 feet and east 0.31 feet;

Thence, along a westerly line of said Argus Group parcel and the east line of said DS Real Estate Properties, LLC parcel, North 1° 13' 49" East a distance of 235.13 feet to a found 1/2" iron pin;

Thence, along a new division line through the said Argus Group parcel, South 88° 48' 30" East a distance of 144.28 feet to a 5/8" iron pin with cap set in the east line of said Argus Group lands and in a westerly line of a parcel conveyed to Vier Bruder Farm, LLC in O.R. 697 Pg. 3158;

Thence, along the east line of said Argus Group parcel and a westerly line of said Vier Bruder Farm, LLC, South 1° 14' 20" West a distance of 285.05 feet to a 5/8" iron pin found at the southeast corner of said Argus Group parcel and at a westerly corner of said Vier Bruder Farm, LLC parcel;

Thence, along the south line of said Argus Group parcel and a northerly line off said Vier Bruder Farm, LLC parcel and the north line of a parcel conveyed to Carole E. Fuerst in O.R.709, Pg. 2987, North 88° 40' 00" West passing a right of way monument found at a distance of 300.06 feet in the east right of way of S.R. 66, a total distance of 350.06 feet to a point at the southwest corner of said Argus Group parcel and the northwest corner of said Fuerst parcel in the west line of said Section 26;

Thence, along a westerly line of said Argus Group parcel and the west line of said Section 26, North 1° 14' 20" East a distance of 49.57 feet to the Point of Beginning;

Containing 1.178 acres gross more or less, with 0.060 acres more or less in the right of way of S.R.66 leaving 1.118 acres net area more or less;

Subject to all existing easements and right-of-ways of record.

Based on a survey prepared by Baumann Land Survey, Inc. in December 2021 and recorded in Survey Book U, Page 584 in the Auglaize County Engineer's Office.

Bearings based on the Ohio North State Plane Coordinate System NAD83 (2011)

Prior Deed Reference: Part of O.R. 192 Pg. 822; Pt Parcel Number E1526100104

Prepared by: Baumann Land Survey, Inc. ,
Thomas P. Baumann, PS, Ohio Surveyor #: S-7450

