

VICINITY MAP

NO SCALE



PLAT AUTHORIZATION

GEORGE W. BROWN (CO-TRUSTEE) & MARY BROWN (CO-TRUSTEE) THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE VILLAGE OF MINSTER, OHIO ENCOMPASSED BY THIS PLAT TO BE SURVEYED, REPLATTED AND KNOWN AS LOT 46 & PT. LOT 47 BLOCK G VILLAGE OF MINSTER.

OWNER

OWNER

PUBLIC NOTARY

STATE OF OHIO
COUNTY OFTHE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF 2019.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

MINSTER PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS DAY
OF 2023.CHAIRPERSON-PLANNING COMMISSION
DONALD HARRODTRANSFERRED AND NUMBERED THIS DAY OF 2023
AUGLAIZE COUNTY AUDITORFILED THIS DAY OF 2023, AT O'CLOCK,
RECORD THIS DAY OF 2023
PLAT CABINET SLIDE

AUGLAIZE COUNTY RECORDER

"A": THOMAS E. TRAVIS
& TINA M. TRAVIS
PT. LOT 47 & PT. LOT 48 BLOCK G
O.R. 715 PG. 3429

TRACT 1
PAR. #E1500404400: 0.032 ACRES
PAR. #E1500404500: 0.208 ACRES
0.240 ACRES TOTAL

"B": JOSEPH K. CAVANAUGH
& MICHELE L. CAVANAUGH
LOTS 44 & 45 BLOCK G
O.R. 569 PG. 1356

SURVEY OF LOT 46 & SOUTH PART LOT 47, BLOCK G, IN THE VILLAGE OF MINSTER

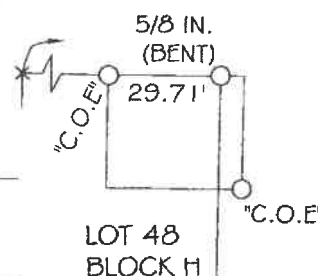
REPLAT OF LOT 46 & PT. LOT 47 IN BLOCK "G" VILLAGE OF MINSTER

(STALLOSTOWN) PLAT BOOK 1 PG. 71

S.E. 1/4, SEC. 27, T7S, R4E

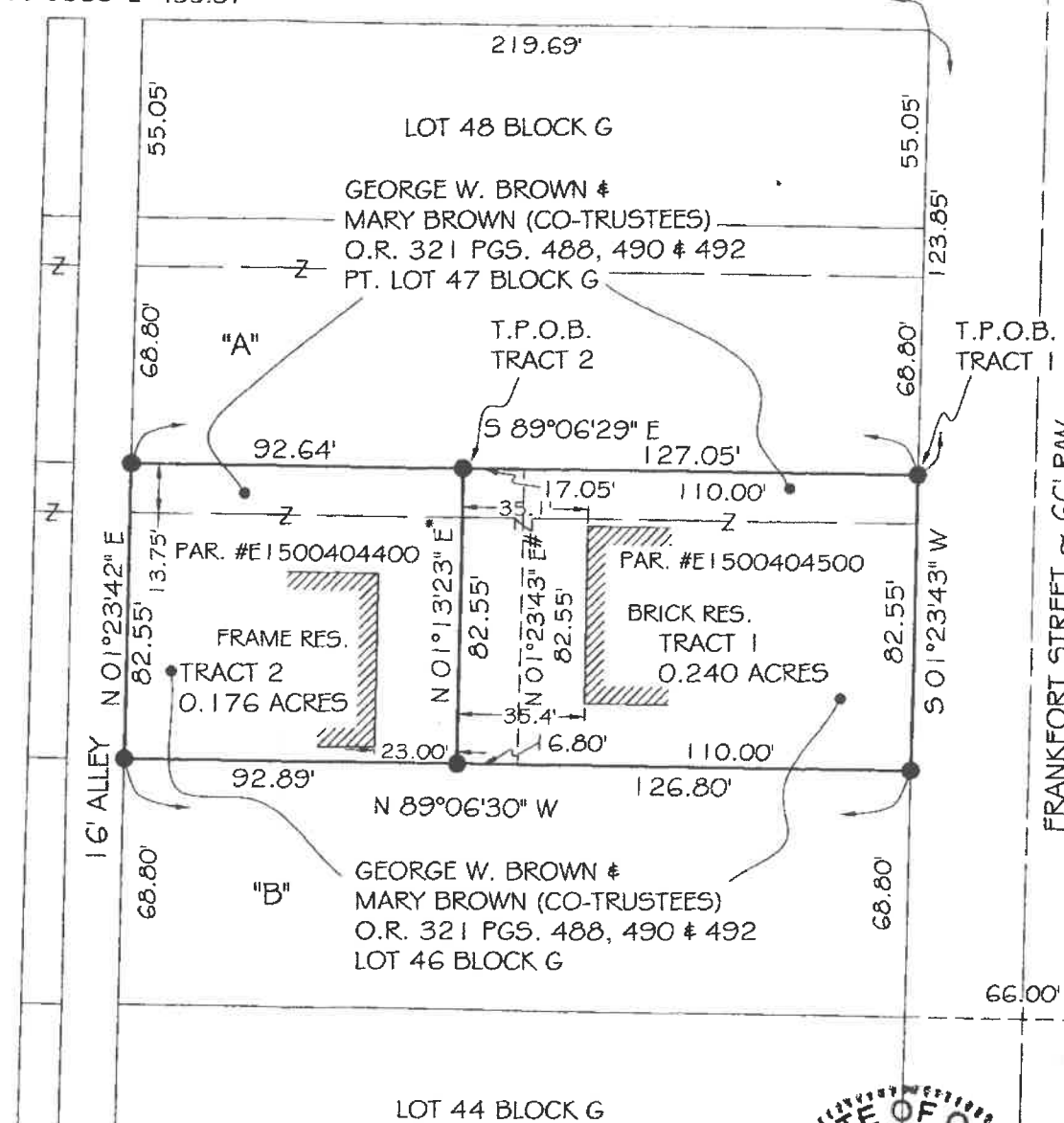
JACKSON TWP., AUGLAIZE CO., OHIO

FIFTH STREET ~ 50' RW

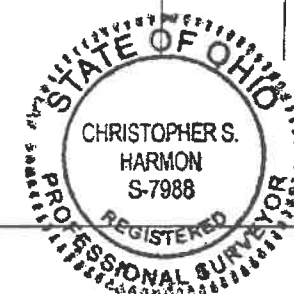


S 89°06'30" E 455.37'

MIAMI & ERIE CANAL



LOT 44 BLOCK G



Christopher S. Harmon
CHRISTOPHER S. HARMON P.S. #7988

SURVEY NOTE:

I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN JUNE, 2023 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

0' 50' 100'

SCALE 1" = 50'

BASIS OF BEARING: BEARINGS ARE OHIO STATE PLANE
NORTH ZONE, 3401, NAD 83, GRID. DISTANCES SHOWN
ARE GROUND.

LEGEND

- IRON PIN W/PINK "LOCK TWO" CAP (SET)
- IRON PIN (FOUND)
- × CUT CROSS IN CONCRETE
- * NEW DIVISION LINE
- # DEED LINE TO BE VACATED BY THIS SURVEY

SURVEY REFERENCES

AUGLAIZE COUNTY TAX MAP OFFICE RECORDS
BK E PG. 386
BK T PG. 629
SUR JAC 27-3
SUR JAC 27-5
SUR JAC 27-6
AUGLAIZE COUNT RECORDER'S RECORDS
PLAT CAB. A PG. 341
PLAT BOOK 1, PG 71

FILED IN SURVEY BOOK "V", PAGE 15 IN THE
AUGLAIZE COUNTY TAX MAP OFFICE.

LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332

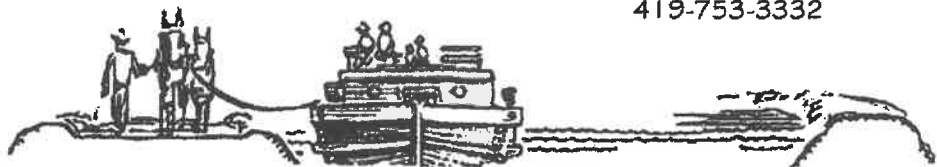


#23039

Lock Two Surveying, LLP.

5166 Lock Two Rd.
New Bremen, Oh 45869
419-753-3332

Cell: Jenny Santignon 419-733-9606
Chris Harmon P.S. 419-733-9607



**SURVEY OF LOT 46 & PART LOT 47, BLOCK G
ALL OF PARCEL #E1500404500 & PT. PARCEL #E1500404400
TRACT 1
0.240 ACRES**

SITUATE IN BLOCK G OF THE VILLAGE OF MINSTER (STALLOSTOWN) AS RECORDED IN PLAT BOOK 1 PAGE 71, IN THE SOUTHEAST QUARTER OF SECTION 27, T7S, R4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF LOT 46 & THE SOUTH PART OF LOT 47 OWNED BY GEORGE W. BROWN & MARY BROWN (CO-TRUSTEES) AS RECORDED IN OFFICIAL RECORD 321 PAGES 488, 490 & 492 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a cut cross in concrete found at the northwest corner of Lot 48 Block H of the Village of Minster (Stallstown) as recorded in Plat Book 1 Page 71 and being in the south line of Fifth Street;

Thence, with the north lines of said Block H and Block G of said Village of Minster (Stallstown) and the south line of Fifth Street, South 89°06'30" East, 455.37 feet to the northeast corner of Lot 48 Block G of said Village of Minster (Stallstown) and the west line of Frankfort Street;

Thence, with the east line of said Block G and the west line of Frankfort Street, South 01°23'43" West, 123.85 feet to an iron pin set at the northeast corner of Part Lot 47 Block G and the southeast corner of Part Lot 47 Block G owned by Thomas E. Travis & Tina M. Travis as recorded in Official Record 715 Page 3429, said iron pin also marking the **True Point of Beginning** of the tract herein described;

Thence, continuing with the east line of Part Lot 47 Block G and Lot 46 Block G and the west line of Frankfort Street, South 01°23'43" West, 82.55 feet to an iron pin set at the northeast corner of Lot 45 Block G of said Village of Minster (Stallstown) passing for reference at 13.75 feet the north line of said Lot 46;


Thence, with the north line of said Lot 45 Block G, North 89°06'30" West, 126.80 feet to an iron pin set, passing for reference at 110.00 feet the east line of Parcel #E1500404400;

Thence, with a new division line, North 01°13'23" East, 82.55 feet to an iron pin set in the south line of said Travis Part Lot 47 Block G, passing for reference at 68.80 feet the north line of the aforesaid Lot 46 Block G;

Thence, with the south line of said Travis Part Lot 47 Block G, South 89°06'29" East, 127.05 feet to the **True Point of Beginning**, passing for reference at 17.05 feet the east line of Parcel #E1500404400, containing 0.240 acres more or less of which 0.032 acres lie within Parcel #E150040440 and 0.208 acres lie within Parcel #E1500404500 and being subject to all legal rights of way, easements, agreements and restrictions of record.

Basis of bearings is based on the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011ADJ). The Official Records and Deed Volumes are all recorded in Auglaize County Recorder's Office. Pins noted as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in June, 2023 and filed in Survey Book "V", Page 15 in the Auglaize County Tax Map Office.


Christopher S. Harmon P.S. #7988



7/17/23
Date

Lock Two Surveying, LLP.

5166 Lock Two Rd.
New Bremen, Oh 45869
419-753-3332

Cell: Jenny Saintignon 419-733-9606
Chris Harmon P.S. 419-733-9607



**SURVEY OF LOT 46 & SOUTH PART LOT 47, BLOCK G
PT. PARCEL #E1500404400
TRACT 2
0.176 ACRES**

SITUATE IN BLOCK G OF THE VILLAGE OF MINSTER (STALLOSTOWN) AS RECORDED IN PLAT BOOK 1 PAGE 71, IN THE SOUTHEAST QUARTER OF SECTION 27, T7S, R4E, JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING PART OF LOT 46 & THE SOUTH PART OF LOT 47 OWNED BY GEORGE W. BROWN & MARY BROWN (CO-TRUSTEES) AS RECORDED IN OFFICIAL RECORD 321 PAGES 488, 490 & 492 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a cut cross in concrete found at the northwest corner of Lot 48 Block H of the Village of Minster (Stallostown) as recorded in Plat Book 1 Page 71 and being in the south line of Fifth Street;

Thence, with the north lines of said Block H and Block G of said Village of Minster (Stallostown) and the south line of Fifth Street, South $89^{\circ}06'30''$ East, 455.37 feet to the northeast corner of Lot 48 Block G of said Village of Minster (Stallostown) and the west line of Frankfort Street;

Thence, with the east line of said Block G and the west line of Frankfort Street, South $01^{\circ}23'43''$ West, 123.85 feet to an iron pin set at the northeast corner of Part Lot 47 Block G and the southeast corner of Part Lot 47 Block G owned by Thomas E. Travis & Tina M. Travis as recorded in Official Record 715 Page 3429;

Thence, with the south line of said Part Lot 47 Block G Travis tract, North $89^{\circ}06'29''$ West, 127.05 feet to an iron pin set, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with a new division line, South $01^{\circ}13'23''$ West, 82.55 feet to an iron pin set in the north line of Lot 45 Block G of said Village of Minster (Stallostown) owned by Joseph K. Cavanaugh & Michele L. Cavanaugh as recorded in Official Record 569 Page 1356, passing for reference at 13.75 feet the north line of said Lot 46;

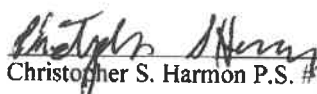
Thence, with the north line of said Lot 45 Block G, North $89^{\circ}06'30''$ West, 92.89 feet to an iron pin set in the east line of a 16 foot alley;

Thence, with the west line of said Lot 46 Block G and the east line of a 16.00 foot alley, North $01^{\circ}23'42''$ East, 82.55 feet to an iron pin set in the south line of the aforesaid Part Lot 47 Block G Travis tract, passing for reference at 68.80 feet the north line of said Lot 46 Block G;

Thence, with the south line of said Part Lot 47 Block G Travis tract, South $89^{\circ}06'29''$ East, 92.64 feet to the **True Point of Beginning**, containing 0.176 acres more or less and being subject to all legal rights of way, easements, agreements and restrictions of record.

Basis of bearings is based on the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011ADJ). The Official Records and Deed Volumes are all recorded in Auglaize County Recorder's Office. Pins noted as set are $5/8''$ x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

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Christopher S. Harmon P.S. #7988



7/17/23
Date