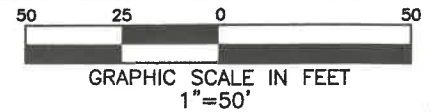


POST PRINTING ENCROACHMENT PLAT  
NE 1/4, SECTION 34, TOWN 7, RANGE 4  
JACKSON TWP., VILLAGE OF MINSTER, AUGLAIZE CO., OHIO

(L1) S 89°06'45" E, 172.36'

(L2) S 01°19'14" W, 206.67'

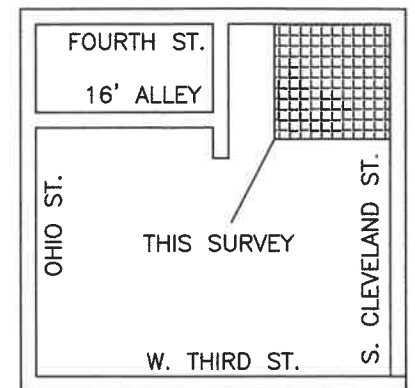
(L3) N 89°06'45" W, 172.15'



NOTES:

- 1.) EXISTING BUILDING ENCROACHES INTO THE R/W ALONG BOTH FOURTH ST. AND CLEVELAND ST.
- 2.) ALL UTILITIES ARE SHOWN AS MARKED BY OUPS. A COMMUNICATIONS PULL BOX WAS FOUND, BUT NO COMMUNICATIONS LINES WERE MARKED.
- 3.) CLOTHESLINE POLE ENCROACHES ONTO PROPERTY ALONG WEST PROPERTY LINE.
- 4.) THERE IS AN EXISTING 10' GAS EASEMENT THAT RUNS ALONG THE ENTIRE SOUTH LINE OF THE TRACT.
- 5.) OWNER SUPPLIED INFORMATION: CURRENT DEED.

VICINITY MAP (NOT TO SCALE)



REFERENCES

N-190  
L-646  
E-390

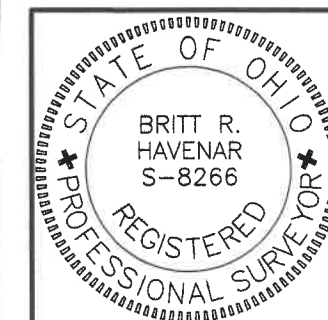
BASIS OF BEARINGS:

BEARINGS ARE BASED ON STATE PLANE COORDINATES, NAD83, OHIO NORTH ZONE

LEGEND

- ⊗ GAS VALVE
- ⊗ WATER VALVE
- ⊙ 5/8" IRON PIN IN CONCRETE
- ⊕ ELECTRIC PULL BOX
- ⊗ COMMUNICATION PULL BOX
- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND W/ CAP
- ⊗ CLOTHESLINE POLE
- ⊗ MAG NAIL SET
- ▨ STRUCTURE
- ▨ CONCRETE
- ▨ GRAVEL

SURVEY FOR POST PRINTING COMPANY.  
VILLAGE OF MINSTER. SEPTEMBER 20, 2025.

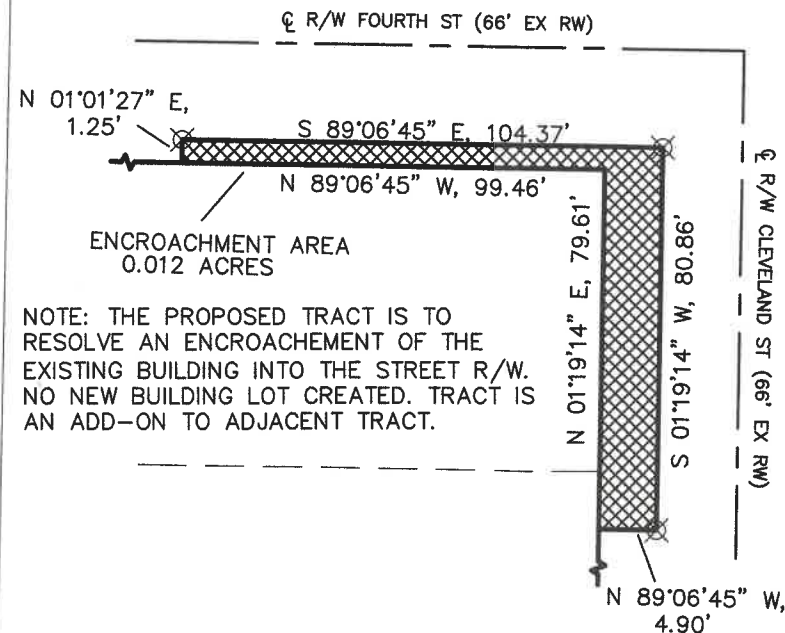


BRITT R. HAVENAR, P.E., P.S.  
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266  
HAVENAR ENGINEERING & SURVEYING, INC.  
AMY L. HAVENAR, P.E.  
BRITT R. HAVENAR, P.E., P.S.  
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(937) 492-7408  
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℄ R/W FOURTH ST (66' EX RW)

℄ R/W OHIO ST (66' EX RW)

DETAIL "A" (NOT TO SCALE)



NOTE: THE PROPOSED TRACT IS TO RESOLVE AN ENCROACHMENT OF THE EXISTING BUILDING INTO THE STREET R/W. NO NEW BUILDING LOT CREATED. TRACT IS AN ADD-ON TO ADJACENT TRACT.

JAMES & PATRICIA WINNER (TRUSTEES)  
O.R. 460-1131  
BLOCK I WPT  
LOTS 35 & 36

JAMES & PATRICIA WINNER (TRUSTEES)  
O.R. 460-1131  
BLOCK I  
WPT LOT 34

S 78°24'44" E,  
2.29' FROM CORNER

PRECISION STRIP INC  
O.R. 412-26  
BLOCK I LOT 33

S 76°56'52" E,  
2.55' FROM CORNER

APPROVED

*[Signature]* 10/16/2025  
VILLAGE OF MINSTER DATE

DETAIL "A"

℄ R/W CLEVELAND ST (66' EX RW)



# HAVENAR

Engineering & Surveying

Amy L. Havenar, P.E.  
Britt R. Havenar, P.E., P.S.

## Legal Description for 0.012 Acres

Situate in the Northeast Quarter of Section Thirty Four (34), Town Seven (7), Range Four (4), Township of Jackson, Village of Minster, County of Auglaize, State of Ohio, and being part of the Village of Minster right-of-way along Fourth Street and Cleveland Street in said Village as shown in Plat Book 1a, Page 50 of the Recorder's Office of Auglaize County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a point, said point being the True Point of Beginning of the tract herein described, said point being on the northeast corner of Lot 36 (E1500203800) in Block I as recorded in Plat Book 1a, Page 50, owned by Post Printing Company, in Volume 136, Page 525, said point also being on the west right-of-way line of Cleveland Street (66' R/W) and being on the south right-of-way line of Fourth Street (66' R/W);

Thence North 89 degrees 06 minutes 45 seconds West, a distance of 99.46 feet to a point, said point being on the south right-of-way line of Fourth Street (66' R/W);

Thence North 01 degrees 01 minutes 27 seconds East, a distance of 1.25 feet to a mag nail set;

Thence South 89 degrees 06 minutes 45 seconds East, a distance of 104.37 feet to a mag nail set;

Thence South 01 degrees 19 minutes 14 seconds West, a distance of 80.86 feet to a mag nail set;

Thence North 89 degrees 06 minutes 45 seconds West, a distance of 4.90 feet to a point, said point being on the west right-of-way line of Cleveland Street (66' R/W);

Thence North 01 degrees 19 minutes 14 seconds East, along said west right-of-way line, a distance of 79.61 feet to a point, said point being the True Point of Beginning of the above-described tract, containing 0.012 acres more or less, subject to all easements of record.

Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone.

Description prepared by:

Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266

