

HERITAGE MANOR GROUP HOMES PLAT

SE 1/4 SEC. 22, T 7 S, R 4 E, VILLAGE OF MINSTER, JACKSON TWP., AUGLAIZE CO., OHIO

VILLAGE OF MINSTER PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 24th DAY OF July, 2007.

Ronald R. Huberman
CHAIRPERSON

VILLAGE OF MINSTER ADMINISTRATOR

THIS PLAT WAS REVIEWED AND ACCEPTED BY ME THIS 24th DAY OF July, 2007.

Donald J. Harrod
DON HARROD - VILLAGE ADMINISTRATOR

AUGLAIZE COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 3rd DAY OF August, 2007.

Wesley D. Goubeaux
AUGLAIZE COUNTY ENGINEER

PLAT AUTHORIZATION AND DEDICATION

Jon H. Woehrmyer and Judith M. Woehrmyer, 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, platted, and known as Heritage Manor Group Homes Plat. Furthermore, Jon H. Woehrmyer and Judith M. Woehrmyer, dedicate the streets and easements as shown on this plat to the public use forever.

Jon H. Woehrmyer
Jon H. Woehrmyer
Judith M. Woehrmyer
Judith M. Woehrmyer

RECEIVED
AUG 03 2007
JANET SCHULER
Auglaize Co. Auditor

State of Ohio
County of Auglaize

The foregoing instrument was acknowledged before me this 15 day of June, 2007, by Jon H. Woehrmyer and Judith M. Woehrmyer.

Deborah M. Homan
DEBORAH M. HOMAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCTOBER 16, 2008

DESCRIPTION

BEING A TRACT OF LAND OWNED BY JON H. WOEHRYMYER AND JUDITH M. WOEHRYMYER AS DESCRIBED IN OFFICIAL RECORD VOLUME 185, PAGE 118 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWN 7 SOUTH, RANGE 4 EAST, VILLAGE OF MINSTER, JACKSON TOWNSHIP, AUGLAIZE COUNTY, OHIO, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an monument box with an iron pin found at the northeast corner of the southeast quarter of Section 22;

thence, North 89°-08'-15" West, 578.71 feet, along the north line of said quarter section to an iron pin found and also being the principal place of beginning for the tract herein conveyed;

thence, South 00°-54'-34" West, 299.56 feet, along the west property line of a tract of land owned by CFHC, LTD. as described in Official Record Volume 442, Page 1579 to an iron pin with cap set at the southwest corner of same;

thence, South 89°-08'-15" East, 267.66 feet, along the south property line of said CFHC tract to an iron pin with cap set;

thence, South 00°-54'-34" West, 60.00 feet, to an iron pin with cap set on the north property line of a tract of land owned by Scott S. Kuenning and Linda M. Kuenning as described in Official Record Volume 53, Page 955;

thence, South 89°-08'-15" East, 267.66 feet, along the south property line of said Kuenning tract to an iron pin found at the northwest property corner of same;

thence, South 00°-54'-34" West, 399.95 feet, along the west property line of said Kuenning tract to an iron pin with cap set at the northwest property corner of a tract of land owned by Scott S. Kuenning and Linda M. Kuenning as described in Official Record Volume 431, Page 203;

thence, South 09°-19'-53" East, 238.06 feet, along the west property line of said Kuenning tract as described in Official Record Volume 431, Page 203 to an iron pin with cap set at the northeast corner of Rosebud Acres, Second Addition as shown in Plat Cabinet C, Slide 226-227;

thence, North 88°-43'-19" West, 735.65 feet, along the north line of said Rosebud Acres to an iron pin found at the northwest corner of same and also being on the east right-of-way line of the Miami-Erie Canal;

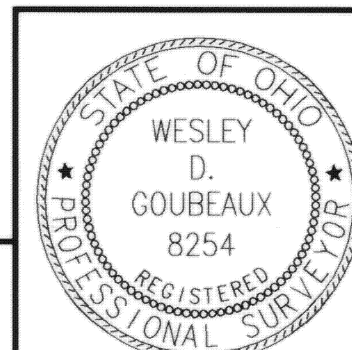
thence, North 25°-00'-42" East, 335.60 feet, along the east right-of-way line of the Miami-Erie Canal to an iron pin with cap set;

thence, North 15°-29'-22" East, 705.10 feet, along the east right-of-way line of the Miami-Erie Canal to an iron pin with cap set on the north line of said quarter section;

thence, South 89°-08'-15" East, 378.76 feet, along the north line of said quarter section to the principal place of beginning.

Containing 12.237 acres more or less and all being subject to any legal highways and easements of record.

The above description was prepared by Wesley David Goubeaux, Ohio Professional Surveyor Number 8254, based on a survey performed under his direction and dated June 5, 2007. The bearings are assumed and used to denote angles only.



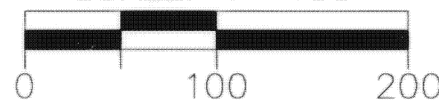
CHOICE ONE
ENGINEERING

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DATE:
06-05-2007
DRAWN BY:
AJB
JOB NUMBER:
AUGMIN0702PLAT
SHEET NUMBER
1 OF 1

ALL BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY

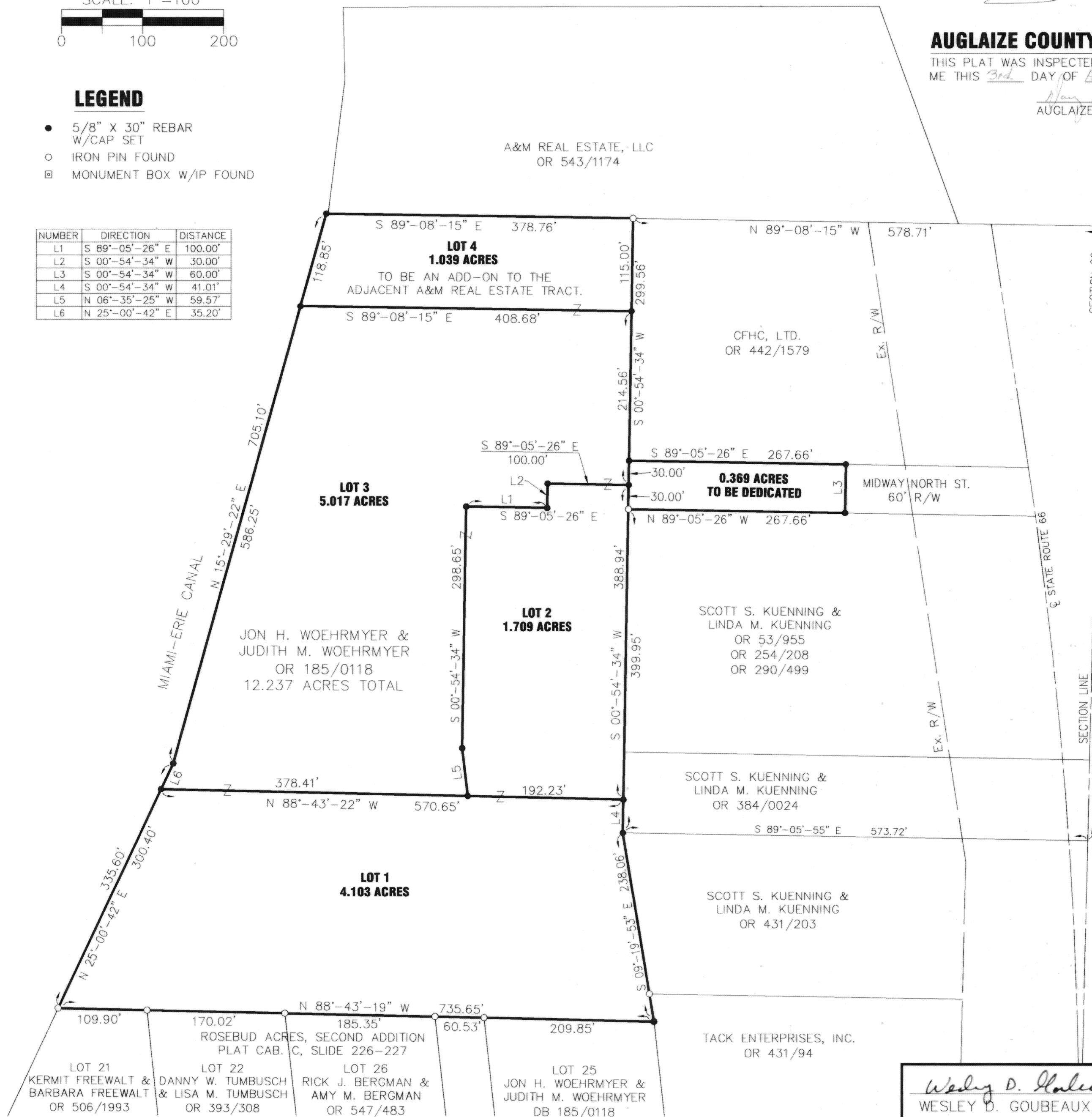
SCALE: 1"=100'



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- MONUMENT BOX W/IP FOUND

NUMBER	DIRECTION	DISTANCE
L1	S 89°-05'-26" E	100.00'
L2	S 00°-54'-34" W	30.00'
L3	S 00°-54'-34" W	60.00'
L4	S 00°-54'-34" W	41.01'
L5	N 06°-35'-25" W	59.57'
L6	N 25°-00'-42" E	35.20'



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

06-05-2007
DATE