

LEGAL DESCRIPTION

SITUATE IN SECTION 10, TOWN 7 SOUTH, RANGE 4 EAST, GERMAN TOWNSHIP, VILLAGE OF NEW BREMEN, AUGLAIZE COUNTY OHIO BEING ALL OF LOT 31, LOT 32, AND LOT 33 IN THE ORIGINAL PLAT OF NEW NEW BREMEN AS RECORDED IN DEED BOOK "B", PAGE 283 (MERCER COUNTY 1833) AND OWNED BY JSD ASSOCIATES, LTD AS RECORDED IN OFFICIAL RECORD 552, PAGE 1394, OFFICIAL RECORD 554, PAGE 689 AND OFFICIAL RECORD 557, PAGE 2420 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 31, SAID CORNER OF LOT 31 MARKING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE SOUTH LINE OF LOT 31, NORTH 89°27'04" WEST, 300.82 FEET TO THE SOUTHWEST CORNER OF LOT 31, WITNESS AT NORTH 88°47'07" WEST, 3.00 FEET A MAG NAIL SET IN THE WEST RIGHT OF WAY LINE OF MAIN STREET AND THE NORTH RIGHT OF WAY LINE OF MONROE STREET;

THENCE, WITH THE EAST RIGHT OF WAY LINE OF FRANKLIN STREET AND THE WEST LINE OF SAID LOT 31, LOT 32, AND LOT 33, NORTH 00°16'14" EAST, 200.88 FEET TO THE SOUTHWEST CORNER OF LOT 34, PASSING FOR REFERENCE AT 3.50 FEET A MAG NAIL SET IN THE EAST RIGHT OF WAY LINE OF FRANKLIN STREET AND THE NORTH RIGHT OF WAY LINE OF MONROE STREET;

THENCE, WITH THE SOUTH LINE OF THAT PART LOT 34 OWNED BY JSD ASSOCIATES LTD AS RECORDED IN OFFICIAL RECORD 552, PAGE 1395 AND THAT PART LOT 34 OWNED BY W. GRUEBMEYER AS RECORDED IN DEED VOLUME 227, PAGE 76, SOUTH 89°22'58" EAST 300.93 FEET, PASSING FOR REFERENCE AT 1.00 FOOT AN IRON PIN SET, ALSO PASSING FOR REFERENCE AT 297.93 FEET AN IRON PIN SET IN THE WEST RIGHT OF WAY LINE OF MAIN STREET;

THENCE, WITH THE EAST LINE OF SAID LOT 31, LOT 32, AND LOT 33, SOUTH 00°18'06" WEST, 200.52 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.386 ACRES OF WHICH 0.012 ACRES LIES WITHIN THE RIGHT OF WAY OF STATE ROUTE 274 MONROE STREET AND 0.014 ACRES LIES WITHIN THE RIGHT OF WAY OF MAIN STREET AND BEING SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD.

BEARINGS LISTED ABOVE ARE BASED UPON THE CENTERLINE OF STATE ROUTE 274 MONROE STREET AND BEING NORTH 89°27'04" EAST AS PER SURVEY BOOK "P", PAGE 165 FILED IN THE AUGLAIZE COUNTY TAX MAP OFFICE. THE RECORD REFERENCED ARE ALL RECORDED IN THE AUGLAIZE COUNTY RECORDERS OFFICE. PINS NOTED AS SET ARE 5/8x30" REBAR WITH ORANGE PLASTIC CAPS STAMPED "LOCK TWO 7988"

THE ABOVE DESCRIPTION WAS PREPARED BY LOCK TWO SURVEYING, LLP FROM A SURVEY PERFORMED BY CHRISTOPHER S HARMON PROFESSIONAL SURVEYOR #7988 IN SEPTEMBER 2007 AND RECORDED IN PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_ OF THE AUGLAIZE COUNTY RECORDERS OFFICE.

DEDICATION

WE THE UNDERSIGNED, BEING THE VICE PRESIDENT AND SECRETARY OF JSD ASSOCIATES LTD, JAMES F. DICKE II AND BRADLEY L. SMITH VICE PRESIDENT AND TREASURER AND THE MANAGER OF JSD ASSOCIATES LTD., OWNER OF THE HEREON PLATTED LAND DO HEREBY ASSENT AND ADOPT THE SUBDIVISION AND SURVEY OF THE LAND SHOWN HEREON, AND FURTHER ACKNOWLEDGE THAT THE PLAT WAS MADE AT THE REQUEST OF JSD ASSOCIATES LTD.

SIGNED THIS 26<sup>th</sup> DAY OF September 2007

James F. Dicke II  
JAMES F. DICKE II VICE PRESIDENT/SECRETARY

Bradley L. Smith  
BRADLEY L. SMITH VICE PRESIDENT/TREASURER

Debra H. Yushman  
WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF AUGLAIZE, STATE OF OHIO PERSONALLY APPEARED THE ABOVE SIGNED OWNERS AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THERE OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE AFFIXED MY HAND AND SEAL THIS 26<sup>th</sup> DAY OF September, 2007.

Melanie M. (Ojala) Taylor  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF OHIO

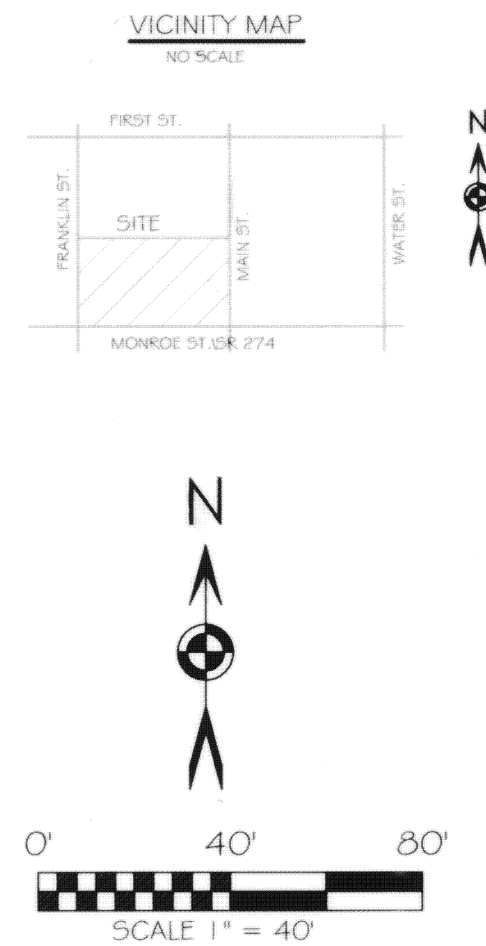
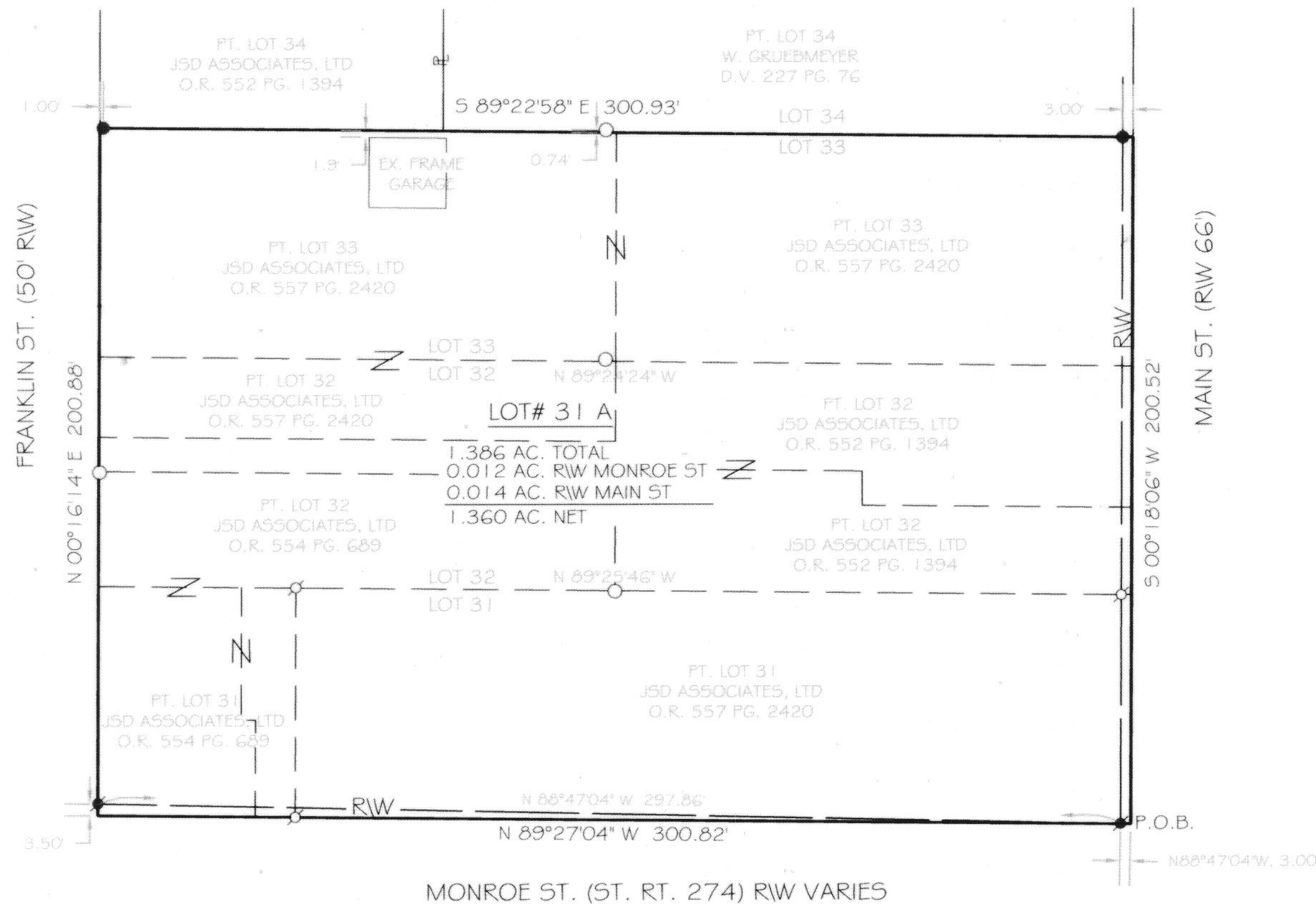
MY COMMISSION EXPIRES: 10.27.09



TAYLOR  
MELANIE M. (OJALA), Notary Public  
In and for the State of Ohio  
My Commission Expires 10.27.09

JSD SUBDIVISION

BEING A REPLAT OF LOTS 31, 32, AND 33  
VILLAGE OF NEW BREMEN, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OH  
SECTION 10, TOWN 7 SOUTH, RANGE 4 EAST



BASIS OF BEARING: BEARING IS BASED UPON THE CENTERLINE OF MONROE STREET\SR 274 AND BEING N 89°27'04" W AS PER SURVEY BOOK "P", PAGE 165 FILED IN THE AUGLAIZE COUNTY TAX MAP OFFICE.

NOTE: NO COVENANTS OR RESTRICTIONS APPLY OTHER THEN THOSE BY NEW BREMEN ZONING.  
INTERIOR LOT LINES SHOWN TO BE VACATED BY THIS PLAT.

LEGEND

- 5/8x30" IRON PIN (SET) W/ ORANGE PLASTIC ORANGE CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- 5/8" IRON PIN (FOUND) W/ "HOLT" CAP
- σ MAG NAIL (FOUND)

NEW BREMEN ZONING

C-1 CENTRAL COMMERCIAL DISTRICT  
SET BACKS: FRONT N/A SIDE N/A REAR 10'

APPROVED BY THE NEW BREMEN PLANNING COMMISSION THIS 20 DAY OF JUNE, 2007.

William R. Wente  
PLANNING COMMISSION CHAIRMAN

APPROVED BY THE COUNCIL OF THE VILLAGE OF NEW BREMEN THIS 26 DAY OF JUNE, 2007.

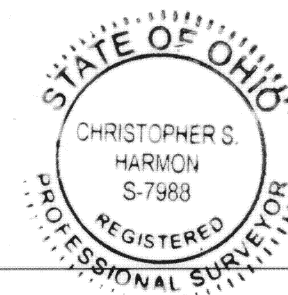
Jeffrey S. Cope  
MAYOR  
Wayne J. Goe  
VILLAGE ADMINISTRATOR

TRANSFERRED AND NUMBERED THIS 15 DAY OF January 2008

Janet Schuler gk  
AUGLAIZE COUNTY AUDITOR

FILED THIS 15 DAY OF January 2008  
AT 3:24 O'CLOCK P.M.  
RECORDED THIS 15 DAY OF January 2008  
IN PLAT CABINET 2, SLIDE 178  
#261

Don Billings  
AUGLAIZE COUNTY RECORDER



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

9/26/07  
DATE

SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN SEPTEMBER, 2007 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

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

#07009.08