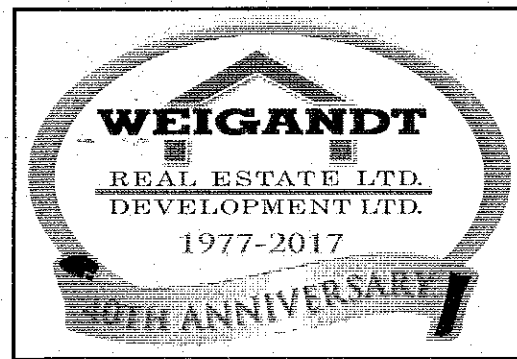


# STONEGATE SUBDIVISION PLAT 1

NORTHWEST QUARTER OF SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST,  
VILLAGE OF MINSTER, JACKSON TOWNSHIP, AUGLAIZE COUNTY, OHIO



COVENANTS AND RESTRICTIONS  
THE COVENANTS AND RESTRICTIONS FOR STONEGATE SUBDIVISION PLAT 1 ARE  
RECORDED IN INSTRUMENT 3900 IN THE AUGLAIZE COUNTY  
RECORDER'S OFFICE.

MINSTER PLANNING COMMISSION  
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 28th DAY OF  
July, 2018.  
*Donna Kitzmiller*  
CHAIRPERSON

PLAT AUTHORIZATION AND DEDICATION  
TODD REALTY, LTD., THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAS  
CAUSED THE AREA LOCATED IN THE VILLAGE OF MINSTER, OHIO ENCOMPASSED BY  
THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS STONEGATE SUBDIVISION  
PLAT 1. FURTHERMORE, TODD REALTY, LTD. DEDICATES THE STREETS AND  
EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.  
*Todd Weigandt*  
TODD WEIGANDT, SOLE MEMBER

STATE OF OHIO  
COUNTY OF AUGLAIZE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY  
OF July, 2018 BY TODD WEIGANDT, SOLE MEMBER FOR TODD  
REALTY, LTD.

*Stephanie Homan*  
NOTARY PUBLIC

TODD REALTY LTD  
E1402600802  
OR 689, PG 2271

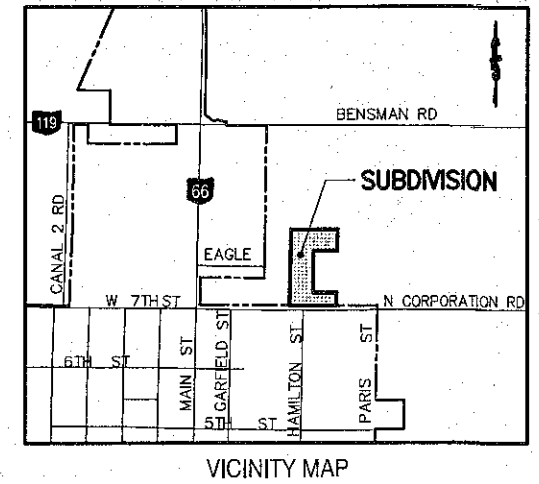


STEPHANIE HOMAN  
Notary Public, State of Ohio  
Recorded in Mercer County  
My Commission Expires March 19, 2019

AUDITOR  
TRANSFERRED AND NUMBERED THIS 3rd DAY OF August, 2018.

*Janet Schuber*  
AUGLAIZE COUNTY AUDITOR

RECORDER  
FILED THIS 3 DAY OF August, 2018, AT 8:18 O'CLOCK AM.  
RECORDED THIS 3 DAY OF August, 2018.  
PLAT CABINET D, SLIDE 353  
*Christina Lambert*  
AUGLAIZE COUNTY RECORDER



20180003879  
Filed for Record in  
AUGLAIZE COUNTY, OHIO  
CHRISTINA LAMBERT, RECORDER  
08-03-2018 At 08:42 am.  
PLAT 43.20

RINO REAL ESTATE  
HOLDINGS LLC

MICHAEL AND SUSAN RIPPLOH  
444 E 7TH ST  
E1402600801  
OR 575, PG 349

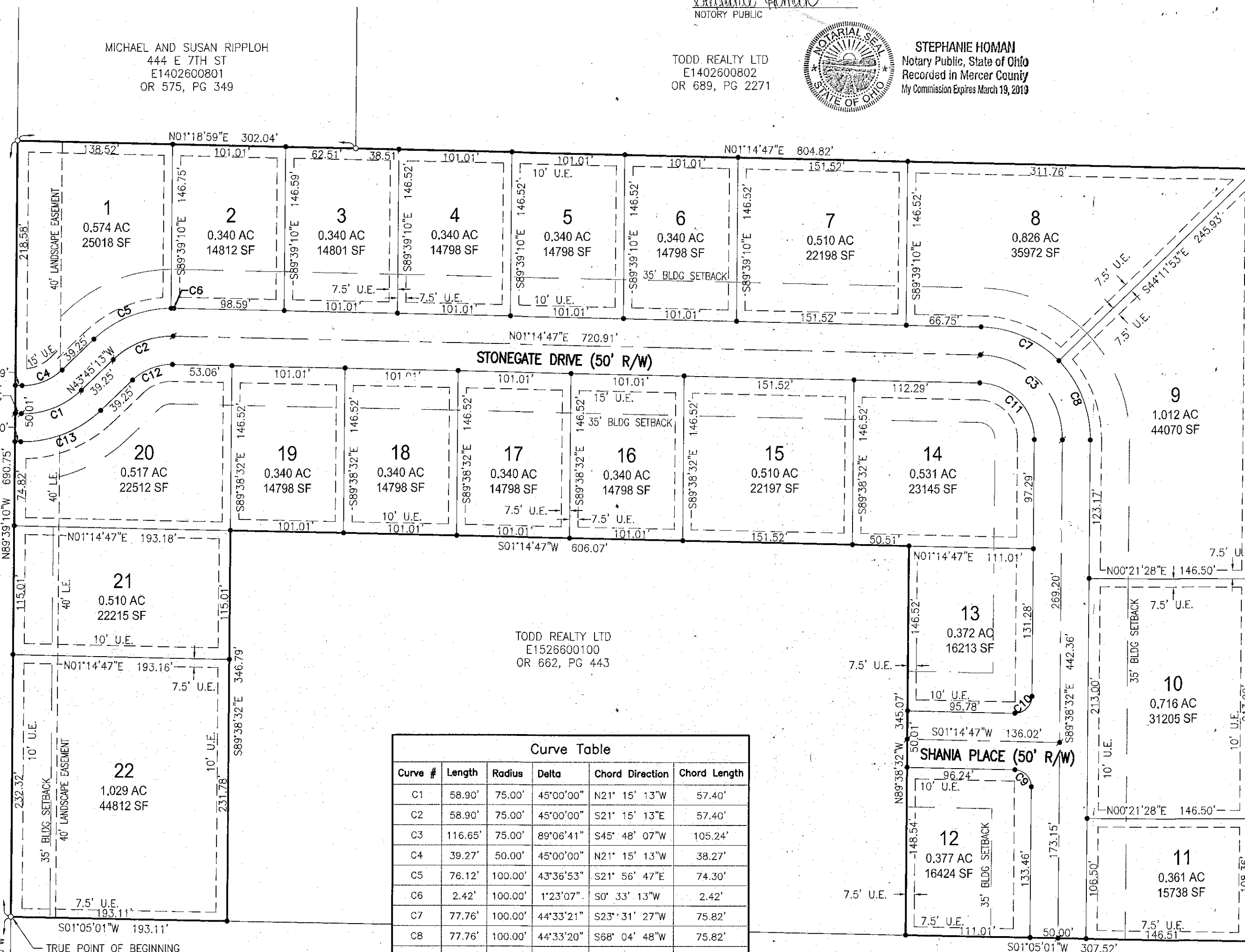
RINO REAL ESTATE  
HOLDINGS LLC

HAMILTON ST

ARGUS GROUP

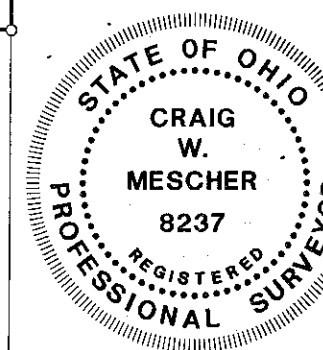
ARGUS GROUP

WEBSTER ST



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	58.90'	75.00'	45°00'00"	N21° 15' 13"W	57.40'
C2	58.90'	75.00'	45°00'00"	S21° 15' 13"E	57.40'
C3	116.65'	75.00'	89°06'41"	S45° 48' 07"W	105.24'
C4	39.27'	50.00'	45°00'00"	N21° 15' 13"W	38.27'
C5	76.12'	100.00'	43°36'53"	S21° 56' 47"E	74.30'
C6	2.42'	100.00'	1°23'07"	S0° 33' 13"W	2.42'
C7	77.76'	100.00'	44°33'21"	S23° 31' 27"W	75.82'
C8	77.76'	100.00'	44°33'20"	S68° 04' 48"W	75.82'
C9	23.33'	15.00'	89°06'41"	S45° 48' 07"W	21.05'
C10	23.79'	15.00'	90°53'19"	N44° 11' 53"W	21.38'
C11	77.76'	50.00'	89°06'41"	S45° 48' 07"W	70.16'
C12	39.27'	50.00'	45°00'00"	S21° 15' 13"E	38.27'
C13	78.54'	100.00'	45°00'00"	N21° 15' 13"W	76.54'

MICHAEL P AND  
VIRGINIA M BENSMAN  
E1402601300  
OR 648, PG 1006



I hereby certify that this plat is true and accurate to  
the best of my knowledge by Craig W. Mescher  
Registered Surveyor No. 8237, September of 2017.  
Monumentation to be set after construction of utilities  
and streets.

*Craig W. Mescher*  
Craig W. Mescher  
Professional Surveyor #8237  
1200 Irmischer Blvd., Celina, Ohio 45822

## GENERAL INFORMATION

NUMBER OF LOTS: 22  
TOTAL AREA OF PLAT: 12.688 ACRES  
LOT ACREAGE: 10.903 ACRES  
STREET RIGHT OF WAY: 1.785 ACRES  
ZONING: R-1  
EASEMENTS AND BUILDING SETBACK LINES ARE  
AS SHOWN ON THE PLAT.  
FRONT SETBACK: 35'  
SIDE SETBACK: 7.5'  
REAR SETBACK: 35'  
SIDE LOT EASEMENTS ARE 7.5' EACH (15' TOTAL  
WIDTH) UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:  
BEARINGS FROM THE BENSMAN SURVEY  
(JAC-26-6) BY ALLEN J BERTKE P.S. #8629  
ON FEBRUARY 10, 2016.

**ACCESS**  
Engineering Solutions  
1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822  
www.accesseng.com | 419-586-1430