SCALE: 1"= 60' WEIGANDT REAL ESTATE LTD. DEVELOPMENT LTD. 1977-2017

RINO REAL ESTATE HOLDINGS LLC

RINO REAL ESTATE

HOLDINGS LLC

HAMILTON ST

ARGUS GROUP

ARGUS GROUP

WEBSTER ST

N01'14'47"E

5.60

10,

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

10' U.E.

0.340 AC

14798 SF

N01°14'47"E 720.91

STONEGATE DRIVE (50' R/W)

15' U.E.

\$\frac{4}{25}\$ BLDG SETBACK

16

0.340 AC

14798 SF

Chord Direction Chord Length

57.40

57.40'

105.24

38.27

74.30'

--7.5' <u>U</u>.E.

606.07

TODD REALTY LTD

OR 662, PG 443

Curve Table

45 00'00'

89'06'41'

43°36'53"

45'00'00" N21° 15' 13"W

45'00'00" N21' 15' 13"W

S21" 15' 13"E

S45° 48' 07"W

S21° 56' 47"E

101.01

0.340 AC

14798 SF

S01°14'47"W

0.340 AC

14798 SF

THE COVENANTS AND RESTRICTIONS FOR STONEGATE SUBDIVISION PLAT 1 ARE RECORDED IN INSTRUMENT 3910 IN THE AUGLAIZE COUNTY RECORDER'S OFFICE

MINSTER PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 285 DAY OF

0.340 AC

14801 SF

101.01

19

0.340 AC

14798 SF

7.5' U.E

0.340 AC

14798 SF

MICHAEL AND SUSAN RIPPLOH

444 E 7TH ST

E1402600801

OR 575, PG 349

0.574 AC

25018 SF

0,517 AC

22512 SF

0.510 AC

22215 SF

-N01°14'47"E 193.16'---

1.029 AC

44812 SF

193.11

- TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT

SE COR NW 1/4 SEC 26

N01*18'59"E 302.04'

0.340 AC

14812 SF

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 KNOW AS STONEGATE SUBDIVISION FURTHERMORE, TODD REALTY, LTD. DEDICATES THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

FOOD WEIGANDT, SOLE MEMBE

STATE OF OHIO COUNTY OF AUGLAIZE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 200^{-1} DAY , 2018 BY TODD WEIGANDT, SOLE MEMBER FOR TODD REALTY, LTD.

Stichanie Homan

TODD. REALTY LTD E1402600802 OR 689, PG 2271

0.340 AC

14798 SF

3<u>5' BL</u>DG SETBACK

N01*14'47"E 804.82'

151.52

15

0.510 AC

22197 SF

0.510 AC

22198 SF

112.29

0,531 AC

23145 SF

NO1°14'47"E 111.01'

13

0.372 AC

S01°14'47"W 136.02'

_9<u>6.24'</u> __

0.377 AC

16424 SF

7.5' U.E.

MICHAEL P AND

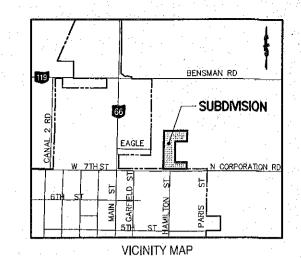
VIRGINIA M BENSMAN

'SHANIA PLACE (50' R∕W'

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

0,826 AC

35972 SF



201800003879 Filed for Record in AUGLAIZE COUNTY, OHIO CHRISTINA LAMBERT, RECORDER 08-03-2018 At 08:42 am. PLAT 43.20

LEGAL DESCRIPTION

BEING A PART OF A 17.501 ACRE TRACT OF LAND OWNED BY TODD REALTY, LTD. AS DESCRIBED IN INSTRUMENT 201600001086 (PARCEL ID E1526600100) OF THE AUGLAIZE COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP IN THE VILLAGE OF MINSTER, AUGLAIZE COUNTY, OHIO, AND BOUNDED

Commencing for reference at a monument box found at the southeast corner of the northwest

thence, North 89 39 10" West, 620.55 feet, along the south line of said quarter section and the north right-of-way line of Seventh Street to an iron pin with cap found and being the

thence, North 89'39'10" West, 690.75 feet, along the south line of said quarter section and the north right—of—way line of Seventh Street to an iron pin found at the southeast corner of a 1.272 acre tract of land owned by Michael J. and Susan M. Ripploh as described in Official

thence, North 01°18'59" East, 302.04 feet, along the east line of said 1.272 acre Rippoloh tract to an iron pin found at the southeasterly corner of a 14.455 acre of land owned by Michael J. and Susan M. Ripplon as described in Official Record 577, Page 714;

thence, North 01°14'47" East, 804.82 feet, along the east line of said 14.455 acre Ripploh tract to an iron pin found on the southerly line of a tract of land owned by Dorothy A. Bensman Trustee as described in Official Record 592, Page 1736, witness a wood post found north of said corner 1.14 feet:

thence, South 89'38'32" East, 687.23 feet, along the southerly line of said Dorothy A. Bensman tract to an iron pin with cap found at the northeasterly corner of said 17.501 acre Todd Realty, Ltd. tract of land;

thence, South 01°05'01" West, 307.52 feet, along the east line of said 17.501 acre Todd Realty, Ltd. tract to an iron pin set;

thence, North 89'38'32" West, 345.07 feet, to an iron pin set;

thence, South 01'14'47" West, 606.07 feet, to an iron pin set;

thence, South 89 38 32" East, 346.79 feet, to an iron pin set on the east line of said 17.501 acre Todd Realty, Ltd. tract;

thence, South 01'05'01" West, 193.11 feet, along the easterly line of said 17.501 acre Todd Realty, Ltd. tract to the TRUE POINT OF BEGINNING;

Containing 12.688 acres more or less and being subject to any legal highways and easements of record. The bearings are assumed and used to denote angles only

DOROTHY A (TRUSTEE) E1402600600 OR 592, PG 1736

PARCEL OWNER/DEVELOPER:

TODD REALTY, LTD. 90 NORTH MAIN STREET MINSTER, OHIO 45865

CELINA, OHIO 45822

419-586-1430

ENGINEER: BRIAN M. MAY, P.E. ACCESS ENGINEERING SOLUTIONS 1200 IRMSCHER BOULEVARD, SUITE B CELINA, OHIO 45822

SURVEYOR: CRAIG W. MESCHER, P.S., P.E. ACCESS ENGINEERING SOLUTIONS 1200 IRMSCHER BOULEVARD, SUITE B

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

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.

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.

Professional Surveyor #8237

1200 Irmscher Blvd., Celina, Ohio 45822

1200 JRMSCHER BLVD., SUITE B, CELINA, OH 45822 www.accessenglic.com 419-586-1430

ATE OF ON CRAIG W. PROTESSIONAL MESCHER GISTERE.

S01°05'01"W 307.52'

1.012 AC

44070 SF

LN00°21 28"E ↓ 146.50'—

7.5' U.E.

0.716 AC

31205 SF

-N00°21′28"E 146.50′-

0.361 AC

15738 SF

LEGEND • 5/8" IRON BAR SET O IRON PIN FOUND ₱ P.K./MAG SET. Ø P.K./MAG FOUND E MONUMENT BOX FOUND

100.00' 44'33'20" 23.33' 15.00' 89'06'41" C10 23.79 15.00' 90'53'19" 77.76' 39.27 50.00' 45'00'00"

Curve # Length

C4

58.90'

58.90'

116.65

39.27

76.12

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 S68° 04' 48"W 75.82 S45' 48' 07"W 21.05 21.38 50.00' 89'06'41" S45' 48' 07"W S21° 15' 13"E

Radius

75.00'

75.00

75.00'

50.00'

100.00'

100.00' 45'00'00" N21' 15' 13"W

70.16 38.27 76.541

E1402601300 OR 648, PG 1006