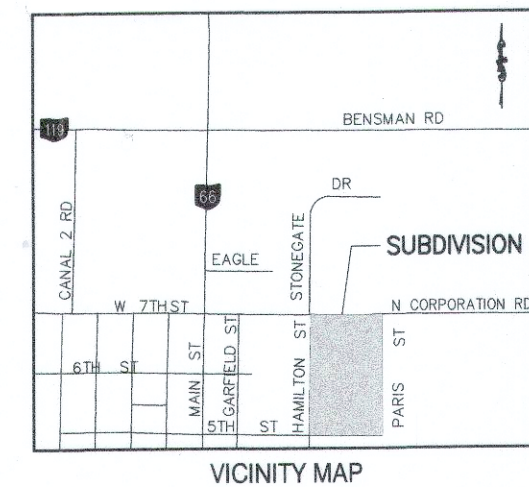


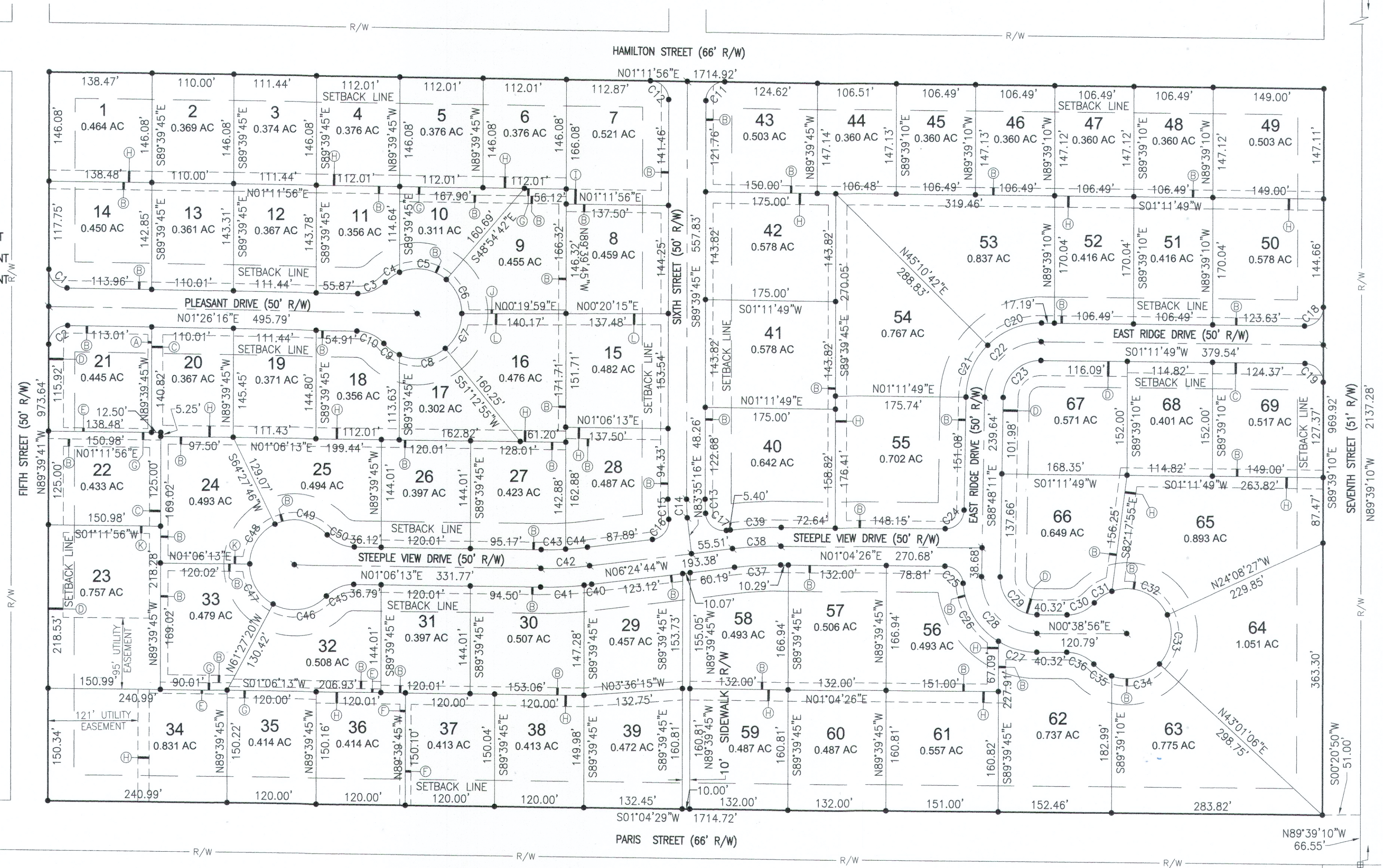
- LEGEND**
- 5/8" IRON BAR SET
 - MAG NAIL SET
 - IRON PIN FOUND
 - MONUMENT BOX FOUND



STEEPLE VIEW SUBDIVISION

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

- EASEMENT LEGEND**
- (A) 5' UTILITY EASEMENT
 - (B) 10' UTILITY EASEMENT
 - (C) 15' UTILITY EASEMENT
 - (D) 20' UTILITY EASEMENT
 - (F) 5' SANITARY EASEMENT
 - (G) 7.5' SANITARY EASEMENT
 - (H) 10' SANITARY EASEMENT
 - (I) 15' SANITARY EASEMENT
 - (J) 20' SANITARY EASEMENT
 - (K) 5' WATER LINE EASEMENT
 - (L) 10' WATER LINE EASEMENT
 - (M) 15' WATER LINE EASEMENT



STEEPLE VIEW SUBDIVISION

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

LEGAL DESCRIPTION

BEING PART OF A 38.252 ACRE TRACT OF LAND OWNED BY ARGUS HOLDINGS, AS DESCRIBED IN OFFICIAL RECORD 699, PAGE 4090 AND BAUMER CONSTRUCTION, INC., AS DESCRIBED IN OFFICIAL RECORD 677, PAGE 1155 OF THE AUGLAIZE COUNTY DEED RECORDS.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP IN THE VILLAGE OF MINSTER, AUGLAIZE COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A MONUMENT BOX FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26;

THENCE, NORTH 89°39'10" WEST, 66.55 FEET, ALONG THE NORTH LINE OF SAID QUARTER SECTION AND THE NORTH RIGHT-OF-WAY LINE OF SEVENTH STREET TO A POINT;

THENCE, SOUTH 00°20'50" WEST, 51.00 FEET, TO AN IRON PIN SET AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SEVENTH STREET AND THE WEST RIGHT-OF-WAY LINE OF PARIS STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 01°04'29" WEST, 1714.72 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF PARIS STREET TO AN IRON PIN SET AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PARIS STREET AND THE NORTH RIGHT-OF-WAY LINE OF FIFTH STREET;

THENCE, NORTH 89°39'41" WEST, 973.64 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF FIFTH STREET TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FIFTH STREET AND THE EAST RIGHT-OF-WAY LINE OF HAMILTON STREET;

THENCE, NORTH 01°11'56" EAST, 1714.92 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF HAMILTON STREET TO AN IRON PIN SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HAMILTON STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SEVENTH STREET;

THENCE, SOUTH 89°39'10" EAST, 969.92 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SEVENTH STREET TO THE TRUE POINT OF BEGINNING;

CONTAINING 38.252 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.

NOTE:
THIS PLAT IS A REPLAT OF LOTS 73 THRU LOTS 96,
BLOCK G, BLOCK H, BLOCK I AND BLOCK K IN THE
ORIGINAL PLAT OF MINSTER, OHIO AS RECORDED IN PLAT
BOOK 1, PAGE 71.

GENERAL INFORMATION

NUMBER OF LOTS: 69

TOTAL AREA OF PLAT: 38.252 ACRES
LOT ACREAGE: 34.140 ACRES
STREET RIGHT OF WAY: 4.040 ACRES
10' SIDEWALK RIGHT OF WAY: 0.072 ACRES

ZONING: R-1

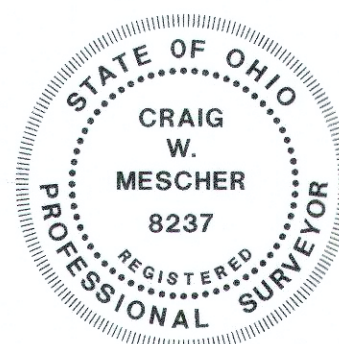
EASEMENTS AND BUILDING SETBACK LINES ARE
AS SHOWN ON THE PLAT.

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.

PARCEL DEVELOPER:
BEN BAUMER
BAUMER CONSTRUCTION
285 S. OHIO STREET
MINSTER, OHIO 45865

ENGINEER/SURVEYOR:
CRAIG W. MESCHER, P.S., P.E.
ACCESS ENGINEERING SOLUTIONS
1200 IRMSCHER BOULEVARD, SUITE B
CELINA, OHIO 45822
419-586-1430



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND
ACCURATE TO THE BEST OF MY KNOWLEDGE BY CRAIG
W. MESCHER REGISTERED SURVEYOR NO. 8237,
FEBRUARY OF 2021. MONUMENTATION TO BE SET AFTER
CONSTRUCTION OF UTILITIES AND STREETS.

CRAIG W. MESCHER
PROFESSIONAL SURVEYOR #8237
1200 IRMSCHER BLVD., CELINA, OHIO 45822

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	38.79'	25.00'	88°54'03"	S45°53'18"W	35.01'
C2	39.75'	25.00'	91°05'57"	N44°06'42"W	35.69'
C3	41.03'	50.00'	47°00'51"	S22°04'09"E	39.89'
C4	23.58'	60.00'	22°30'52"	S34°19'08"E	23.43'
C5	67.18'	60.00'	64°09'00"	S09°00'48"W	63.72'
C6	51.57'	60.00'	49°14'42"	S65°42'38"W	50.00'
C7	53.28'	60.00'	50°52'56"	N64°13'33"W	51.55'
C8	65.47'	60.00'	62°31'17"	N71°31'26"W	62.27'
C9	25.88'	60.00'	24°42'55"	N36°05'40"E	25.68'
C10	41.03'	50.00'	47°00'51"	N24°56'42"E	39.89'
C11	39.65'	25.00'	90°51'41"	N44°13'54"W	35.62'
C12	38.89'	25.00'	89°08'19"	N45°46'06"E	35.09'
C13	18.98'	275.00'	03°57'14"	S88°21'38"W	18.97'
C14	24.89'	300.00'	04°45'11"	N87°57'40"E	24.88'
C15	26.96'	325.00'	04°45'11"	N87°57'40"E	26.95'
C16	38.40'	25.00'	88°00'12"	S50°24'50"E	34.73'
C17	40.49'	25.00'	92°47'46"	S39°59'08"W	36.21'
C18	39.64'	25.00'	90°50'58"	S44°13'40"E	35.62'
C19	38.90'	25.00'	89°09'02"	N45°46'20"E	35.09'
C20	80.32'	100.00'	46°01'07"	S21°48'44"E	78.18'
C21	76.76'	100.00'	43°58'53"	S66°48'44"E	74.89'
C22	117.81'	75.00'	90°00'00"	S43°48'11"E	106.07'
C23	78.54'	50.00'	90°00'00"	N43°48'11"W	70.71'
C24	39.22'	25.00'	89°52'37"	S43°51'53"E	35.32'
C25	37.03'	25.00'	84°52'35"	N43°30'43"E	33.74'
C26	94.58'	100.00'	54°11'34"	N58°51'14"E	91.10'
C27	54.29'	100.00'	31°06'31"	N16°12'11"E	53.63'
C28	118.53'	75.00'	90°32'53"	N45°55'22"E	106.57'
C29	79.02'	50.00'	90°32'53"	N45°55'22"E	71.05'
C30	41.03'	50.00'	47°00'51"	S22°51'29"E	39.89'
C31	28.51'	60.00'	27°13'26"	S32°45'12"E	28.24'
C32	89.01'	60.00'	85°00'01"	S23°21'32"W	81.07'
C33	70.33'	60.00'	67°09'33"	N80°33'41"W	66.37'
C34	69.97'	60.00'	66°49'04"	N13°34'22"W	66.07'
C35	29.14'	60.00'	27°49'37"	N33°44'58"E	28.85'
C36	41.03'	50.00'	47°00'51"	N24°09'21"E	39.89'
C37	62.06'	475.00'	07°29'10"	N02°40'09"W	62.02'
C38	65.33'	500.00'	07°29'10"	N02°40'09"W	65.28'
C39	68.59'	525.00'	07°29'10"	S02°40'09"E	68.55'
C40	10.23'	525.00'	01°07'00"	N05°51'14"W	10.23'
C41	58.64'	525.00'	06°23'58"	N02°05'45"W	58.61'
C42	65.59'	500.00'	07°30'58"	N02°39'16"W	65.54'
C43	32.85'	475.00'	03°57'46"	N00°52'40"W	32.85'
C44	29.46'	475.00'	03°33'12"	N04°38'09"W	29.45'
C45	41.03'	50.00'	47°00'51"	N22°24'12"W	39.89'
C46	77.97'	60.00'	74°27'17"	N08°40'59"W	72.60'
C47	65.51'	60.00'	62°33'34"	N59°49'26"E	62.31'
C48	66.35'	60.00'	63°21'32"	S57°13'01"E	63.02'
C49	77.13'	60.00'	73°39'18"	S11°17'25"W	71.93'
C50	41.03'	50.00'	47°00'51"	S24°36'39"W	39.89'

COVENANTS AND RESTRICTIONS

THE COVENANTS AND RESTRICTIONS FOR STEEPLE VIEW SUBDIVISION ARE
RECORDED IN INSTRUMENT 202100002017 IN THE AUGLAIZE COUNTY
RECORDER'S OFFICE. OR 710 pgs 1610

MINSTER PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 25th DAY OF
MARCH, 2021.

Dennis Kitzmiller
CHAIRPERSON

PLAT AUTHORIZATION AND DEDICATION

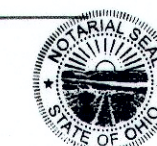
ARGUS HOLDINGS AND BAUMER CONSTRUCTION, INC., THE OWNER OF THE LAND
INCLUDED WITHIN THIS PLAT HAS CAUSED THE AREA LOCATED IN THE VILLAGE OF
MINSTER, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND
KNOW AS STEEPLE VIEW SUBDIVISION. FURTHERMORE, ARGUS HOLDINGS AND
BAUMER CONSTRUCTION, INC., DEDICATES THE STREETS AND EASEMENTS AS
SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

Ben Baumer
BEN BAUMER, PARTNER
Matt Quinter
MATT QUINTER, PARTNER
Kurt Baumer
KURT BAUMER, PARTNER

STATE OF OHIO
COUNTY OF AUGLAIZE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY
OF March, 2021 BY BEN BAUMER, MATT QUINTER AND KURT BAUMER.

Sharon Holthaus
NOTARY PUBLIC



SHARON HOLTHAUS
Notary Public, State of Ohio
My Comm. Expires July 8, 2022

COUNTY ENGINEER

Douglas R. Smith, P.E., P.S. 3/29/2021
AUGLAIZE COUNTY ENGINEER DATE

AUDITOR

TRANSFERRED AND NUMBERED THIS ___ DAY OF MAR 29 2021, 20__.

Janet Schuler
AUGLAIZE COUNTY AUDITOR

RECEIVED

JANET SCHULER
Auglaize County Auditor

RECORDER

FILED THIS 29th DAY OF March, 2021, AT 2:20 O'CLOCK P.M.
RECORDED THIS 29th DAY OF March, 2021.
PLAT CABINET D, SLIDE 394-395 Ind # 202100002016
Emily K. Schuler
AUGLAIZE COUNTY RECORDER