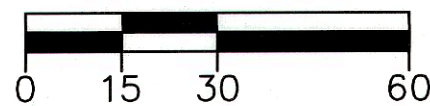


VICINITY MAP

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
OHIO NORTH ZONE,
ODOT VRS CORS NETWORK
SCALE: 1"=30'



PEARL STREET R/W DEDICATION

PART OF OUTLOT 13 SITUATE IN THE SW 1/4 OF SEC. 10, T 7 S, R 4 E,
VILLAGE OF NEW BREMEN, GERMAN TWP., AUGLAIZE CO., OHIO

LEGEND

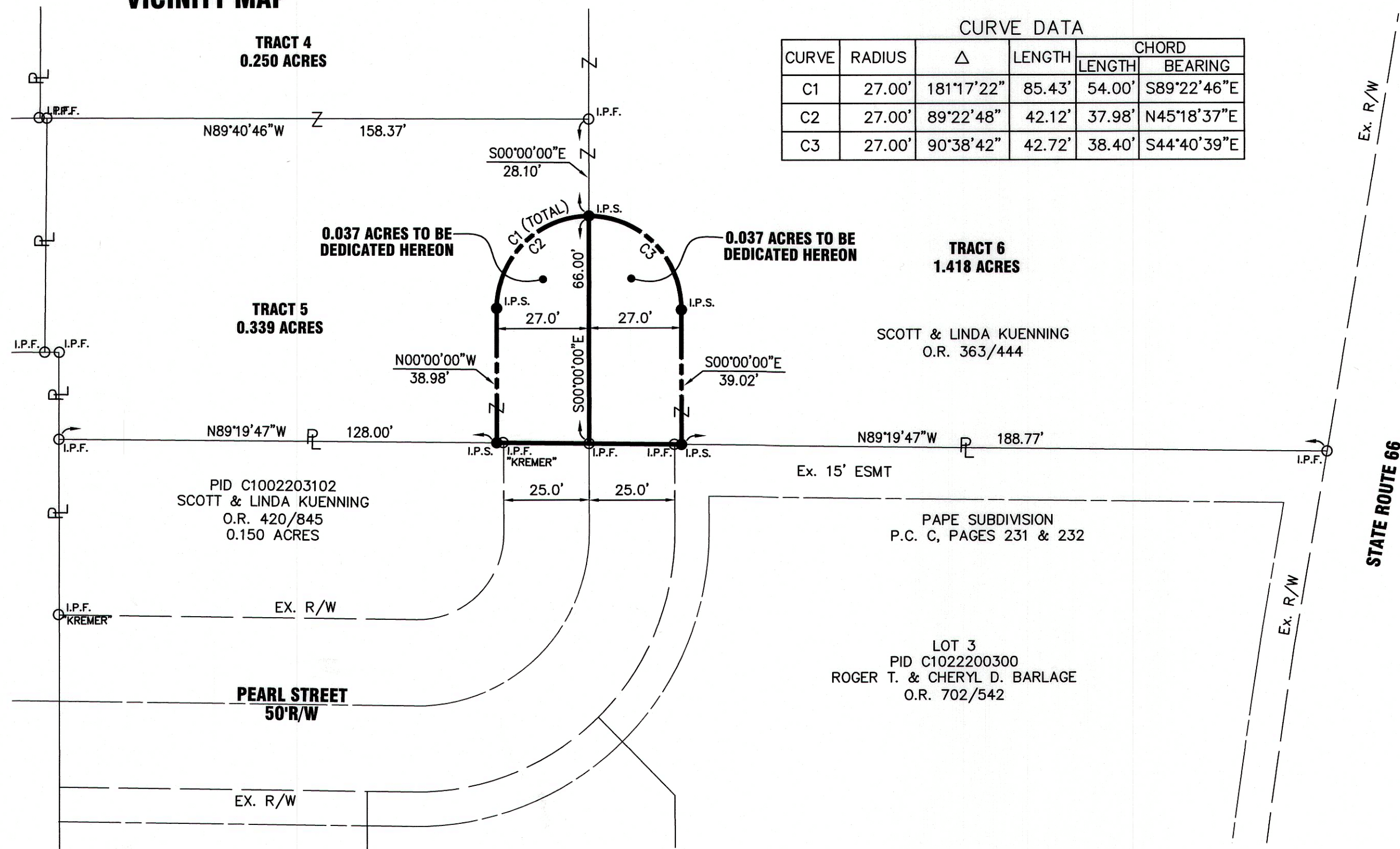
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND

SURVEY REFERENCE

GER-10-006
GER-10-0018
GER-10-0032
GER-10-0038
K0415
K0602
M0218
PAPE SUBDIVISION PC C, 231-232

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	27.00'	181°17'22"	85.43'	54.00'	S89°22'46"E
C2	27.00'	89°22'48"	42.12'	37.98'	N45°18'37"E
C3	27.00'	90°38'42"	42.72'	38.40'	S44°40'39"E



VILLAGE OF NEW BREMEN ADMINISTRATOR

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 30 DAY
OF March, 2021.

Burt J. Ralston
VILLAGE OF NEW BREMEN ADMINISTRATOR

VILLAGE OF NEW BREMEN PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 30 DAY
OF March, 2021.

Burt J. Ralston
CHAIRPERSON

VILLAGE OF NEW BREMEN VILLAGE COUNCIL

THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS 31 DAY
OF March, 2021.

Angie M. Spedman
CLERK

Burt J. Ralston
MAYOR

NOTES:

THE STREET DEDICATION IS TO PROVIDE RIGHT OF WAY ACCESS
FOR TRACT 1 OF THE KUENNING SURVEY. THE PREVIOUS SURVEY
DID NOT PROVIDE SUFFICIENT RIGHT OF WAY ACCEPTED BY THE
VILLAGE.

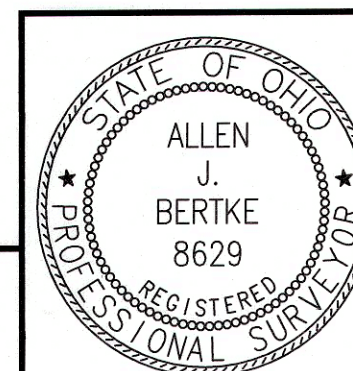
THE PEARL STREET DEDICATION IS DEDICATED TO THE VILLAGE AND
THE OWNER OF TRACT 1 PRIOR TO THE CONSTRUCTION OF ANY
BUILDING SHALL REQUIRE THE COMPLETION OF THE PEARL STREET
EXTENSION AT THE SOLE COST AND EXPENSE OF THE OWNER OF
SAID LOT. ANY STREET EXTENSION SHALL REQUIRE VILLAGE
APPROVAL BEFORE BEGINNING CONSTRUCTION.

THE PEARL STREET DEDICATION OF THE STREET EXTENSION DOES
NOT MEET THE REQUIREMENTS OF A PROPER CUL DE SAC
PURSUANT TO THE SUBDIVISION REGULATIONS. THE VILLAGE WILL
ALLOW THIS EXTENSION ONLY FOR THE PURPOSE TO PROVIDE
ACCEPTABLE RIGHT OF WAY TO SAID LOT. THE DEDICATION AND
ACCEPTANCE OF THIS PLAT DOES NOT CREATE A PRECEDENT AND
SHALL NOT BE RELIED FOR ANY STREET DEDICATION OR
CONSTRUCTION IN THE FUTURE.

THIS SURVEY AND THE ACCOMPANYING LEGAL
DESCRIPTIONS REPRESENT AN ACTUAL
BOUNDARY SURVEY COMPLETED UNDER MY
DIRECT SUPERVISION ON OCTOBER 30, 2017.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

3-25-2021
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
12-08-2020
DRAWN BY:
RMF
JOB NUMBER:
AUGNBR1804
SHEET NUMBER
1 OF 1

TRANSFERRED AND NUMBERED THIS 1 DAY OF April, 2021.

Janet Schuler-DR
AUGLAIZE COUNTY AUDITOR

FILED THIS 1st DAY OF April, 2021, AT 1:25 O'CLOCK P.M.
RECORDED THIS 1st DAY OF April, 2021.
PLAT CABINET D, SLIDE 399.

Emily K. Schlenker
AUGLAIZE COUNTY RECORDER

PLAT AUTHORIZATION AND DEDICATION

SCOTT AND LINDA KUENNING, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT
HAVE CAUSED THE AREA LOCATED IN THE VILLAGE OF NEW BREMEN, OHIO ENCOMPASSED
BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS PEARL STREET R/W DEDICATION.
FURTHERMORE, SCOTT AND LINDA KUENNING, DEDICATE THE STREETS AS SHOWN ON THIS
PLAT TO THE PUBLIC USE FOREVER.

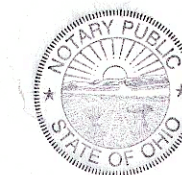
Scott Kuennig
SCOTT KUENNING

Linda Kuennig
LINDA KUENNING

STATE OF OHIO
COUNTY OF Auglaize

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY
OF March, 2021, BY SCOTT AND LINDA KUENNING.

J. E. THIS
NOTARY PUBLIC



JASON E. THIS, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Sec 147 03 R.C.

LEGAL DESCRIPTION

BEING PART OF OUTLOT 13 AND BEING A PART OF PARCEL C1002202601, A 3.500-ACRE TRACT OF
LAND OWNED BY SCOTT AND LINDA KUENNING AS DESCRIBED IN OFFICIAL RECORD 363, PAGE 444 OF
THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 10, TOWN
7 SOUTH, RANGE 4 EAST, VILLAGE OF NEW BREMEN, AUGLAIZE COUNTY, OHIO AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 3 OF
PAPE SUBDIVISION AS SHOWN ON PLAT CABINET C, PAGES 231-232 AND BEING ON THE WEST
RIGHT-OF-WAY LINE OF STATE ROUTE 66;

THENCE, NORTH 89°-19'-47" WEST, 188.77 FEET, ALONG THE NORTH LINE OF SAID LOT 3 OF PAPE
SUBDIVISION TO AN IRON PIN WITH CAP SET AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE
TRACT HEREIN DESCRIBED;

THENCE, NORTH 89°-19'-47" WEST, 54.00 FEET, ALONG THE NORTH LINE OF SAID LOT 3 OF PAPE
SUBDIVISION AND ITS EXTENSION TO AN IRON PIN WITH CAP SET ON THE NORTH LINE OF A
0.150-ACRE TRACT OF LAND OWNED BY SCOTT AND LINDA KUENNING AS DESCRIBED IN OFFICIAL
RECORD 420, PAGE 845;

THENCE, NORTH 00°-00'-00" WEST, 38.98 FEET, TO AN IRON PIN WITH CAP SET;

THENCE, ON A CURVE TO THE RIGHT WITH A RADIUS OF 27.00 FEET, AN ARC DISTANCE
OF 85.43 FEET, A DELTA ANGLE OF 181°-17'-22", AND A CHORD BEARING
SOUTH 89°-22'-46" EAST, 54.00 FEET, TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 00°-00'-00" EAST, 39.02 FEET, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 0.074 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND
EASEMENTS OF RECORD. THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO
NORTH ZONE, ODOT VRS CORS NETWORK.

THE ABOVE DESCRIPTION WAS PREPARED BY ALLEN J. BERTKE, OHIO PROFESSIONAL SURVEYOR
NUMBER 8629, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED
DECEMBER 8, 2021.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-AJB PS 8629."