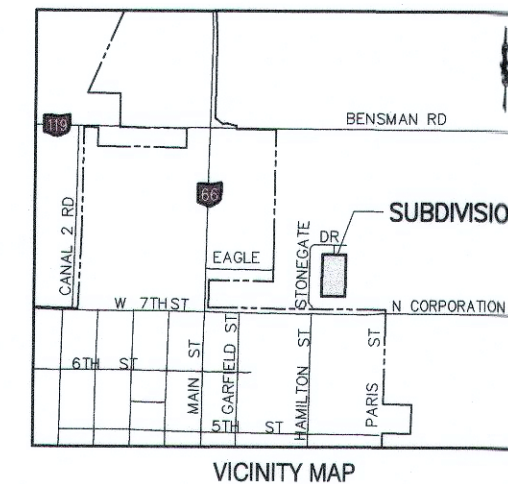


# STONEGATE SUBDIVISION PLAT 2

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

**RECEIVED**  
**OCT 01 2021**  
**JANET SCHULER**  
Auglaize County Auditor



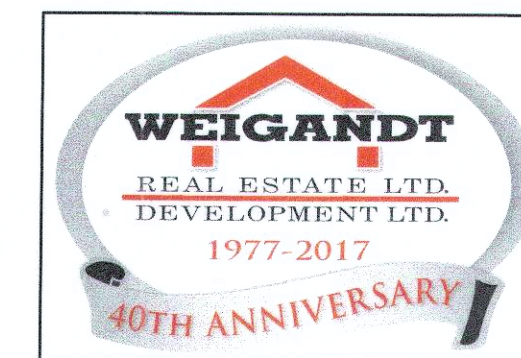
**COVENANTS AND RESTRICTIONS**  
THE COVENANTS AND RESTRICTIONS FOR STONEGATE SUBDIVISION PLAT 2 ARE RECORDED IN INSTRUMENT 201800003900 IN THE AUGLAIZE COUNTY RECORDER'S OFFICE. OR 691 PG 792-804

**MINSTER PLANNING COMMISSION**  
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 24 DAY OF SEPTEMBER, 2021.  
*[Signature]*  
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 2. FURTHERMORE, TODD REALTY, LTD. DEDICATES THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.  
*[Signature]*  
TODD WEIGANDT, SOLE MEMBER

**AUDITOR**  
TRANSFERRED AND NUMBERED THIS 1 DAY OF Oct, 2021.  
*[Signature]*  
AUGLAIZE COUNTY AUDITOR

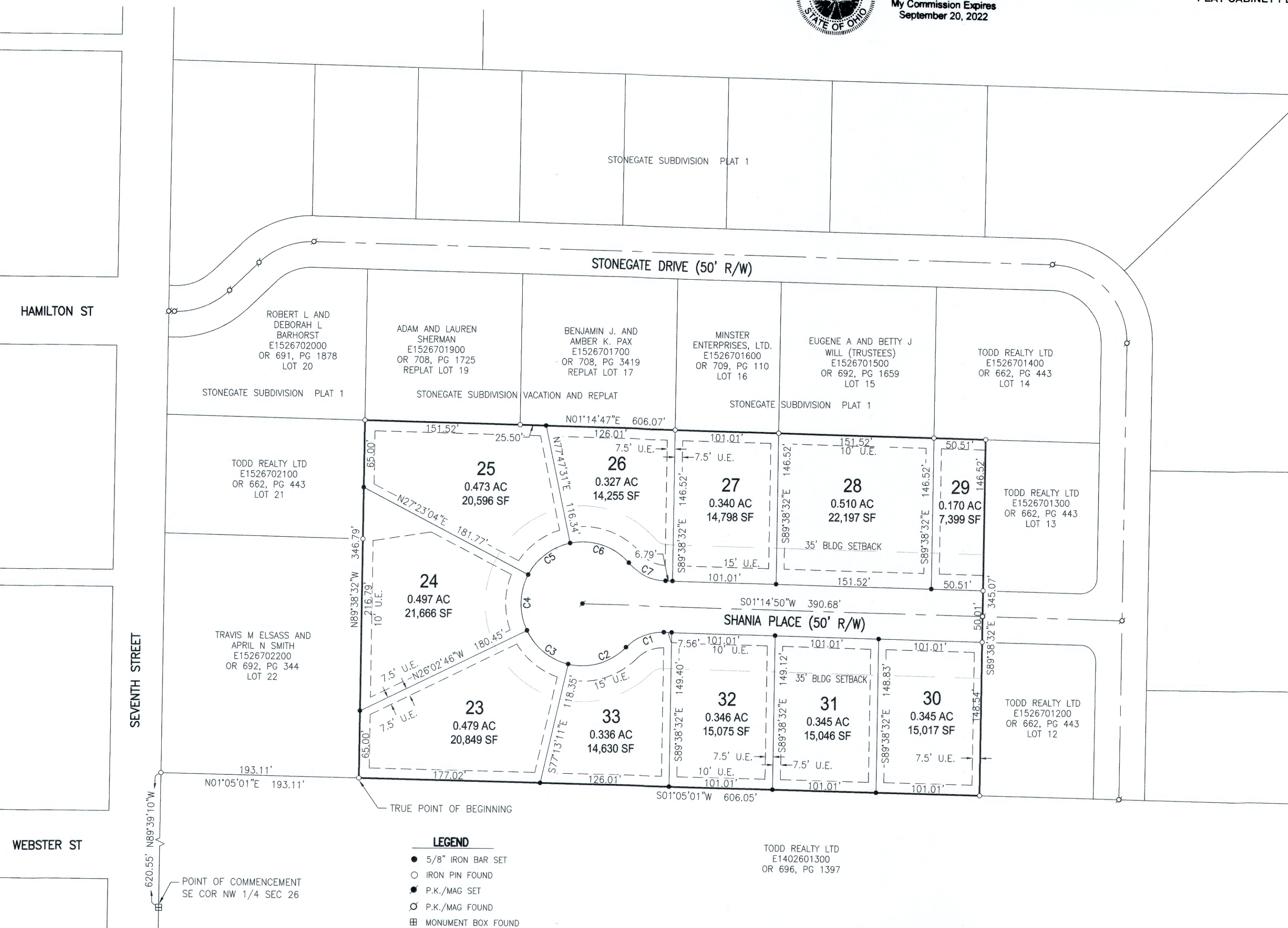
**RECORDER**  
FILED THIS 1st DAY OF October, 2021, AT 9:20 O'CLOCK A.M.  
RECORDED THIS 1st DAY OF October, 2021  
PLAT CABINET E, SLIDE 11.  
*[Signature]*  
AUGLAIZE COUNTY RECORDER



20210006222 Pages: 1  
Filed for Record in AUGLAIZE County, Ohio  
Emily K. Schlenker, Recorder  
10/01/2021 09:20 AM Recording Fees: \$43.20  
PLAT CABINET PLAT E / p11 - p11

STATE OF OHIO  
COUNTY OF AUGLAIZE  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF Sept, 2021 BY TODD WEIGANDT, SOLE MEMBER FOR TODD REALTY, LTD.  
*[Signature]*  
NOTARY PUBLIC  
**Susan A. Davis**  
Notary Public, State of Ohio  
My Commission Expires  
September 20, 2022

| Curve Table |        |        |           |                 |
|-------------|--------|--------|-----------|-----------------|
| Curve #     | Length | Radius | Delta     | Chord Direction |
| C1          | 41.03' | 50.00' | 47°00'51" | S22° 15' 38"E   |
| C2          | 61.31' | 60.00' | 58°32'53" | N16° 29' 37"W   |
| C3          | 53.59' | 60.00' | 51°10'25" | N38° 22' 01"E   |
| C4          | 55.95' | 60.00' | 53°25'50" | S89° 19' 51"E   |
| C5          | 52.79' | 60.00' | 50°24'27" | S37° 24' 43"E   |
| C6          | 63.32' | 60.00' | 60°28'07" | S18° 01' 34"W   |
| C7          | 41.03' | 50.00' | 47°00'51" | N24° 45' 12"E   |

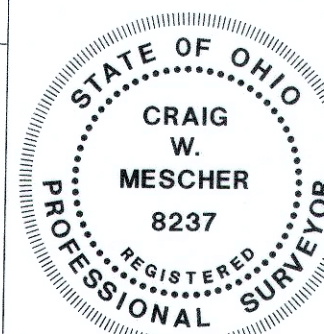


**LEGAL DESCRIPTION**  
BEING A TRACT OF LAND OWNED BY TODD REALTY, LTD. AS DESCRIBED IN OFFICIAL RECORD 662, PAGE 443 (PARCEL ID E1526600100) OF THE AUGLAIZE COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP IN THE VILLAGE OF MINSTER, AUGLAIZE COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:  
  
Commencing for reference at a monument box found at the southeast corner of the northwest quarter of Section 26;  
  
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 found at the southeast corner of Lot 22 of the Stonegate Subdivision Plat 1;  
  
thence, North 01°05'01" East, 193.11 feet, along the east line of Lot 22 to an iron pin found at the northeast corner of Lot 22 and being the TRUE POINT OF BEGINNING;  
  
thence, North 89°38'32" West, 346.79 feet, along the north line of Lots 22 and 21 of the Stonegate Subdivision Plat 1 to an iron pin found at the northwest corner of Lot 21;  
  
thence, North 01°14'47" East, 606.07 feet, along the east line of Replat Lot 19 and Replat Lot 17 of the Stonegate Subdivision Vacation and Replat and the east line of Lots 16, 15 and 14 of the Stonegate Subdivision Plat 1 to an iron pin found at the southwest corner of Lot 13;  
  
thence, South 89°38'32" East, 345.07 feet, along the south line of Lots 13 and 12 of the Stonegate Subdivision Plat 1 to an iron pin found at the southeast corner of Lot 12;  
  
thence, South 01°05'01" West, 606.05 feet, to the TRUE POINT OF BEGINNING;  
  
Containing 4.812 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.

ALL MAINTENANCE ON STORM SEWERS IN THE BACKYARDS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS.

**GENERAL INFORMATION**  
NUMBER OF LOTS: 11  
TOTAL AREA OF PLAT: 4.812 ACRES  
LOT ACREAGE: 4.167 ACRES  
STREET RIGHT OF WAY: 0.645 ACRES  
ZONING: R-1  
LOT #29 IS TO BE AN ADD ON PARCEL TO EXISTING LOT #13  
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 OWNER/DEVELOPER:**  
TODD REALTY, LTD.  
90 NORTH MAIN STREET  
MINSTER, OHIO 45865  
  
**ENGINEER:**  
BRIAN M. MAY, P.E.  
ACCESS ENGINEERING SOLUTIONS  
1200 IRMSCHER BOULEVARD, SUITE B  
CELINA, OHIO 45822  
419-586-1430  
  
**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, December of 2020. Monumentation to be set after construction of utilities and streets.  
*[Signature]*  
Craig W. Mescher  
Professional Surveyor #8237  
1200 Irmscher Blvd., Celina, Ohio 45822



20210006222  
KEITH SCHNELLE  
BOX