



VICINITY MAP

AMSTERDAM CENTER SURVEY

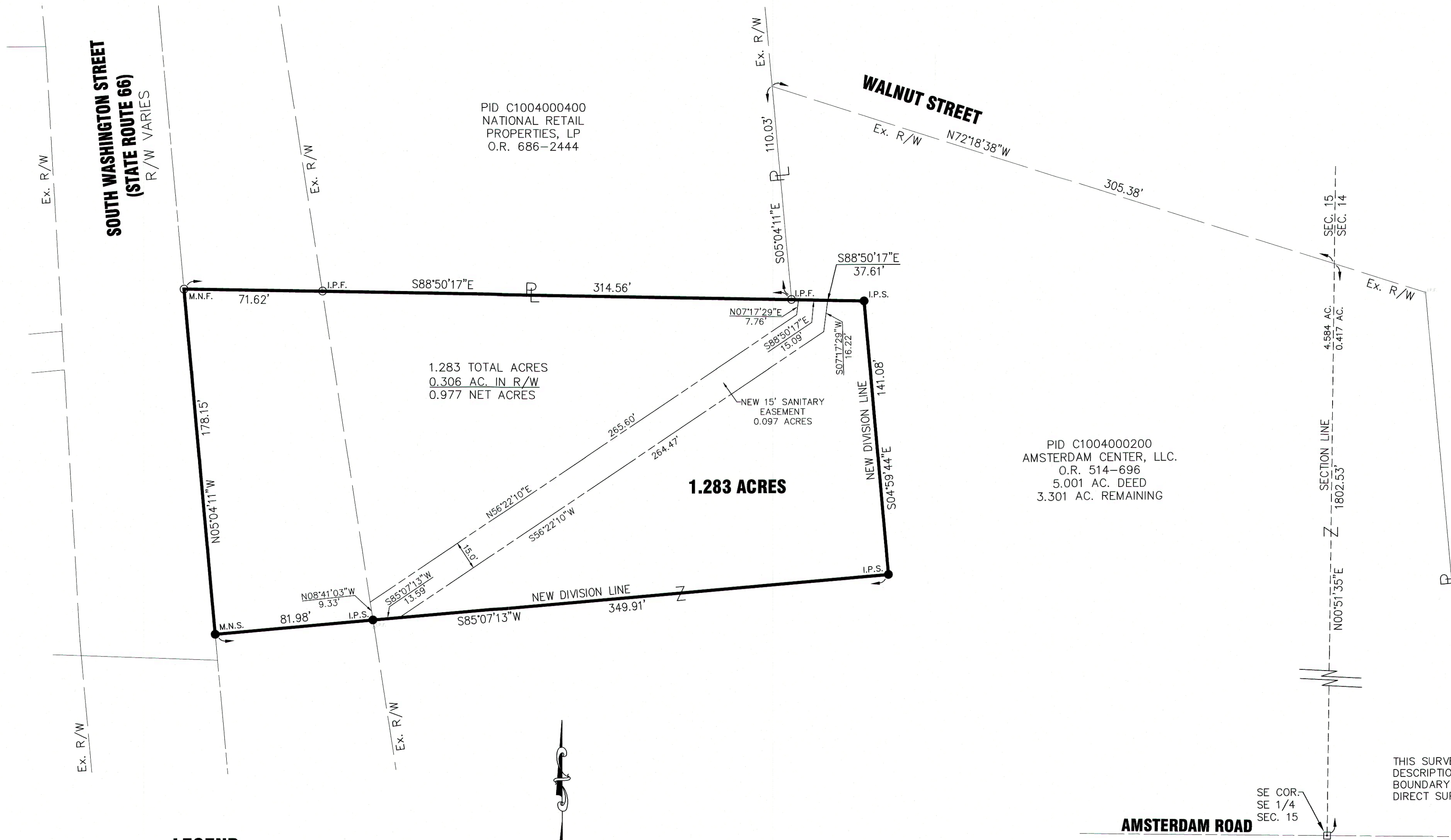
SOUTHEAST 1/4 SECTION 15, T 7 S, R 4 E
GERMAN TWP., VILLAGE OF NEW BREMEN, AUGLAIZE CO., OHIO

TRANSFERRED AND NUMBERED THIS 15 DAY OF June, 2022
Tahet Schuler Kmt
AUGLAIZE COUNTY AUDITOR

FILED THIS 15 DAY OF June, 2022 AT 11:32 O'CLOCK A.M.
RECORDED THIS 15 DAY OF June, 2022
PLAT CABINET E, SLIDE 30-31

Emily K. Schlenker
AUGLAIZE COUNTY RECORDER

202200003539 Pages: 2
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
06/15/2022 11:32 AM Recording Fees: \$86.40
PLAT CABINET PLAT E / p30 - p31



THIS SURVEY AND THE ACCOMPANYING LEGAL
DESCRIPTIONS REPRESENT AN ACTUAL
BOUNDARY SURVEY COMPLETED UNDER MY
DIRECT SUPERVISION ON FEBRUARY 10, 2022.

LEGEND

- I.P.S. 5/8" X 30" REBAR
W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- MONUMENT BOX W/IP FOUND

THE BEARINGS ARE BASED ON
NAD 83 CORRS 2011 ADJUSTMENT,
OHIO NORTH ZONE,
ODOT VRS CORRS NETWORK

SCALE: 1"=40'

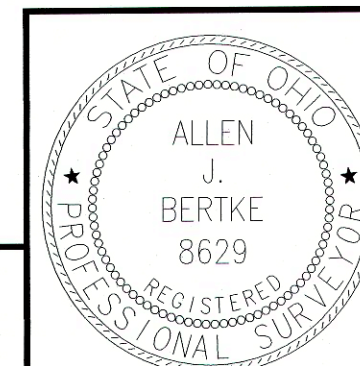
0 20 40 80

NOTE:

TRACT IS NOT PERMITTED TO HAVE DIRECT ACCESS TO SOUTH
WASHINGTON STREET. INGRESS AND EGRESS, PARKING, UTILITIES,
STORM WATER AND ALL OTHER REQUIREMENTS FOR A STAND ALONE
BUILDING WILL BE ADDRESSED IN AGREEMENT FILED IN
OFFICIAL RECORD 718, PAGE 4945

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

5-11-2022
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:
03-30-2022

DRAWN BY:
RMF

JOB NUMBER:
AUGNBR2202

SHEET NUMBER
1 OF 2

AMSTERDAM CENTER SURVEY
SOUTHEAST 1/4 SECTION 15, T 7 S, R 4 E
GERMAN TWP., VILLAGE OF NEW BREMEN, AUGLAIZE CO., OHIO

LEGAL DESCRIPTION

BEING PART OF PARCEL ID C1004000200, A TRACT OF LAND OWNED BY AMSTERDAM CENTER, LLC. AS DESCRIBED IN OFFICIAL RECORD 514, PAGE 696 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWN 7 SOUTH, RANGE 4 EAST, GERMAN TOWNSHIP, VILLAGE OF NEW BREMEN, AUGLAIZE COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN IN A MONUMENT BOX FOUND IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15 AND BEING ON THE CENTERLINE OF AMSTERDAM ROAD;

THENCE, NORTH 00°51'35" EAST, 1802.53 FEET, ALONG THE EAST LINE OF SAID SECTION 15 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WALNUT STREET;

THENCE, NORTH 72°18'38" WEST, 305.38 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WALNUT STREET TO A POINT ON THE EAST LINE OF A TRACT OF LAND OWNED BY NATIONAL RETAIL PROPERTIES, LP AS DESCRIBED IN OFFICIAL RECORD 686, PAGE 2444;

THENCE, SOUTH 05°04'11" EAST, 110.03 FEET, ALONG THE EAST LINE OF SAID NATIONAL RETAIL PROPERTIES TRACT TO AN IRON PIN FOUND AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE TRACT HEREIN CONVEYED;

THENCE, SOUTH 88°50'17" EAST, 37.61 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 04°59'44" EAST, 141.08 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 85°07'13" WEST, 349.91 FEET, ALONG A NEW DIVISION LINE TO A MAG NAIL SET ON THE CENTERLINE OF STATE ROUTE 66, PASSING FOR REFERENCE AN IRON PIN WITH CAP SET AT 267.93 FEET;

THENCE, NORTH 05°04'11" WEST, 178.15 FEET, ALONG THE CENTERLINE OF STATE ROUTE 66 TO A MAG NAIL FOUND AT THE SOUTHWEST CORNER OF SAID NATIONAL RETAIL PROPERTIES TRACT;

THENCE, SOUTH 88°50'17" EAST, 314.56 FEET, ALONG THE SOUTH LINE OF SAID NATIONAL RETAIL PROPERTIES TRACT TO THE PRINCIPAL PLACE OF BEGINNING, PASSING FOR REFERENCE AN IRON PIN FOUND AT 71.62 FEET.

CONTAINING 1.283 ACRES MORE OR LESS WITH 0.306 ACRES MORE OR LESS BEING WITHIN EXISTING ROAD RIGHT-OF-WAY 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 FEBRUARY 11, 2022.

PLAT AUTHORIZATION AND DEDICATION

AMSTERDAM CENTER, LLC., 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 AMSTERDAM CENTER SURVEY. FURTHERMORE, AMSTERDAM CENTER, LLC., DEDICATES THE EASEMENT AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

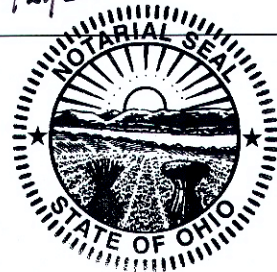
Bradley Smith
AUTHORIZED SIGNATURE

Vice President
TITLE

STATE OF Ohio
COUNTY OF Auglaize

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED, BEFORE ME THIS 13th DAY OF May, 2022 BY Bradley Smith, (MEMBER, MANAGING MEMBER OR OFFICER) OF OF AMSTERDAM CENTER LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY..

Laura M. Anderson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/21/22



LAURA MARIE ANDERSON
Notary Public
State of Ohio
My Commission Expires 10/21/2022

VILLAGE OF NEW BREMEN VILLAGE COUNCIL

THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS 12 DAY OF MAY, 2022.

[Signature]
MAYOR

VILLAGE OF NEW BREMEN ADMINISTRATOR

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 12 DAY OF MAY, 2022.

[Signature]
VILLAGE ADMINISTRATOR

VILLAGE OF NEW BREMEN PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 12 DAY OF MAY, 2022.

[Signature]
CHAIRPERSON

RECEIVED

MAY 24 2022

JANET SCHULER
Auglaize County Auditor
[Signature]



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DATE:
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JOB NUMBER:
AUGNBR2202
SHEET NUMBER
2 OF 2

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

5-11-2022
DATE