

VILLAGE APPROVALS

LOTS 1-21 ZONED R-1 SINGLE FAMILY RESIDENTIAL ARE APPROVED BY THE
NEW BREMEN PLANNING COMMISSION THE
25TH DAY OF AUGUST 2022
Brad R. Rube
PLANNING COMMISSION CHAIRMAN

ACCEPTED BY THE COUNCIL OF THE VILLAGE OF NEW BREMEN

THE 10TH DAY OF OCTOBER 2022

MAYOR
Brad R. Rube

VILLAGE ADMINISTRATOR

DESCRIPTION OF PLUM STREET SUBDIVISION BOUNDARY

BEING IN THE NORTHWEST QUARTER OF SECTION 14, T 7S, R 4E, GERMAN TOWNSHIP AND BEING PART OF THOSE LANDS OWNED BY CROWN EQUIPMENT CORPORATION AS RECORDED IN OFFICIAL RECORD 709 PAGE 1702 AND BEING KNOWN AS TRACTS 3 & 4 OF SURVEY GER 14-19 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF MEADOWBROOKS SUBDIVISION AS RECORDED IN PLAT BOOK B PAGE 79 AND THE EAST RIGHT OF WAY LINE OF PARK STREET.

THENCE, WITH THE SOUTH LINE OF MEADOWBROOKS SUBDIVISION, NORTH 89°59'00" EAST, 624.68 FEET TO A MAG SPIKE SET IN THE CENTERLINE OF EASTMOOR DRIVE;

THENCE, WITH THE CENTERLINE OF EASTMOOR DRIVE, SOUTH 01°05'22" WEST, 418.26 FEET TO A MAG SPIKE SET;

THENCE, WITH A NEW DIVISION LINE AND THE SOUTH RIGHT OF WAY LINE OF PLUM STREET, SOUTH 84°54'28" WEST, 643.12 FEET TO AN IRON PIN SET IN THE EAST LINE OF A 3.848 ACRE TRACT OF LAND OWNED BY CROWN EQUIPMENT CORPORATION AS RECORDED IN OFFICIAL RECORD 709 PAGE 1702.

THENCE, NORTH 00°11'54" EAST, 66.28 FEET TO A MAG SPIKE SET IN THE NORTH RIGHT OF WAY LINE OF PLUM STREET EXTENDED AND THE CENTERLINE OF PARK STREET;

THENCE, WITH THE NORTH RIGHT OF WAY OF PLUM STREET EXTENDED, NORTH 84°54'28" EAST, 16.10 FEET TO A CUT CROSS FOUND;

THENCE, WITH THE EAST RIGHT OF WAY LINE OF PARK STREET, NORTH 01°04'05" EAST, 407.44 FEET TO THE POINT OF BEGINNING, CONTAINING 6.418 ACRES MORE OR LESS.

PART OF PARCEL No. C1002900200
PART OF PARCEL No. C1002900300

TOTAL AREA = 6.418 ACRES
AREA IN LOTS = 4.5103 ACRES
AREA IN EXISTING STREETS RIGHT OF WAY (PLUM STREET & EASTMOOR DRIVE) TO BE DEDICATED = 1.2193 ACRES
AREA OF NEW STREET RIGHT OF WAY TO BE DEDICATED = 0.687 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED, BEING THE VICE-PRESIDENT OF DEVELOPMENT AND THE ASSISTANT TREASURER OF CROWN EQUIPMENT CORPORATION, OWNER OF THE HEREON PLATTED LAND, AND FURTHER ACKNOWLEDGE THAT THE PLAT WAS MADE AT THE REQUEST OF CROWN EQUIPMENT CORPORATION.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES AND THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS FOR THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED THIS 20 DAY OF DECEMBER 2022

Brad R. Rube
WITNESS
Mark Manuel
VICE PRESIDENT FOR DEVELOPMENT

Emily K. Schlenker
WITNESS
Mark Manuel
ASSISTANT TREASURER

STATE OF OHIO, AUGLAIZE COUNTY, S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME **MARK MANUEL** VICE PRESIDENT OF DEVELOPMENT AND **BRADLEY SMITH** ASSISTANT TREASURER, WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSE THEREIN INTENDED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT **NEW BREMEN** OHIO, THIS 20TH DAY OF **DECEMBER**, 2022
LAURA MARIE ANDERSON
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
10-21-27

AUDITOR

TRANSFERRED AND NUMBERED THIS 21 DAY OF **DECEMBER** OF 2022

Timothy Schuler-Ch
AUGLAIZE COUNTY AUDITOR

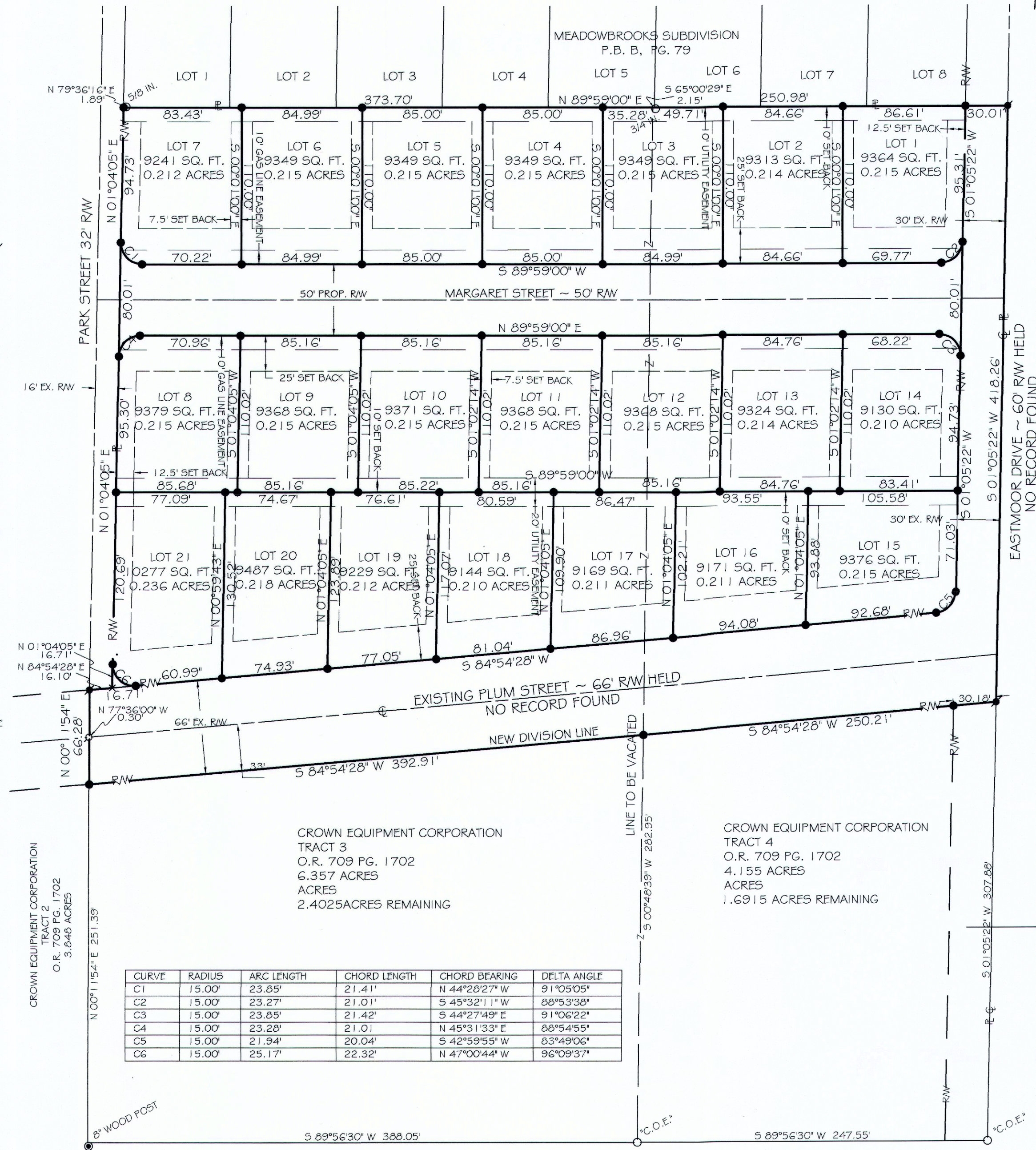
RECORDER

FILED THIS 21ST DAY OF **DECEMBER**, 2022, AT 11:29 O'CLOCK A.M.

RECORDED THIS DAY 21ST OF **DECEMBER**, 2022
PLAT CABINET **E**, SLIDE **38**

Emily K. Schlenker
AUGLAIZE COUNTY RECORDER

20220006734 Pages: 1
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
12/21/2022 11:29 AM Recording Fees: \$43.20
PLAT CABINET PLAT E / p38 - p38

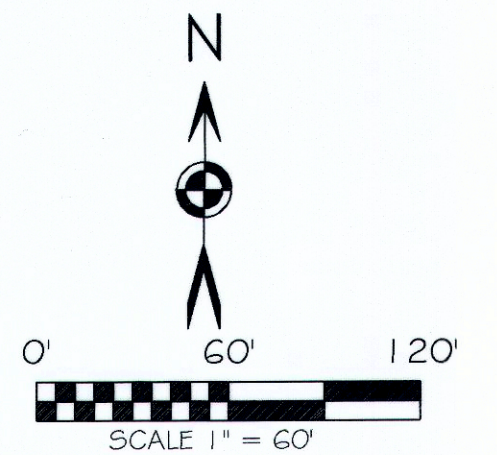


PLUM STREET SUBDIVISION

VILLAGE OF NEW BREMEN

LOTS 1 ~ 21

N.W. 1/4 SEC. 14, T 7S, R 4E
GERMAN TWP., AUGLAIZE CO., OHIO



LEGEND

- × CROSS CUT IN CONC
- MAG SPIKE SET
- IRON PIN SET
- IRON PIN

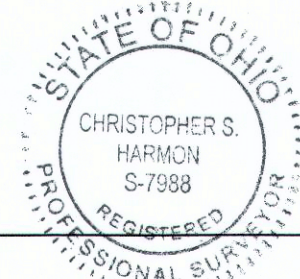
SURVEY REFERENCES

P-378
GER 14-19
MEADOWBROOKS SUBDIVISION PLAT BOOK B PG. 79

BUILDING SETBACKS

R - 1 ZONE
FRONT 25'
REAR 10'
SIDE 7.5'

THERE SHALL BE A UTILITY EASEMENT OF 5 FEET
IN WIDTH ALONG EACH SIDE OF ALL SIDE LOT LINES
AND 10 FEET IN WIDTH ALONG ALL REAR LOT LINES
UNLESS OTHERWISE NOTED HEREON.



Christopher S. Harmon
CHRISTOPHER S. HARMON P.S. #7988

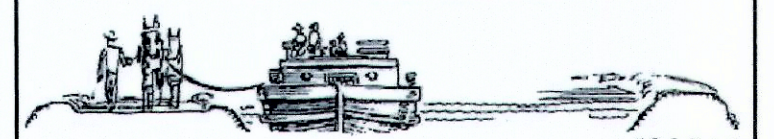
12/19/22
DATE

SURVEYOR'S STATEMENT:
I, CHRISTOPHER S. HARMON, HEREBY STATE THAT THIS PLAT IS A TRUE AND CORRECT
EXPOSITION OF A SUBDIVISION AND SURVEY PREPARED BY ME FOR CROWN EQUIPMENT
CORPORATION BY DEEDS RECORDED IN OFFICIAL RECORD 709 PAGE 1702, BEING TRACTS
3 & 4 OF SURVEY SUR GER 14-19 IN THE RECORDS OF AUGLAIZE COUNTY, OHIO.
SIGNED AS BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

5/8 INCH X 30 INCH REBARS WITH PINK PLASTIC CAPS
STAMPED "LOCK TWO, 7988" ARE SET AT ALL LOT CORNERS.
POINTS OF CURVATURE ON RIGHT OF WAY LINES, STREET
INTERSECTIONS ARE MARKED WITH 3 INCH MAG SPIKES.

LOCK-TWO SURVEYING

5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332



#22046