BUNKER HILL – ELEVENTH ADDITION

15 SECTION | 7-S TOWNSHIP | 4-E RANGE

GERMAN TOWNSHIP | NEW BREMEN VILLAGE | AUGLAIZE COUNTY | OHIO STATE

N

0 100' 200'

SCALE 1"=100'

N.E COR. N.W. 1/4
SECTION 15
IRON PIN FOUND OVER
STONE O.D.O.T. REFS.

VILLAGE OF NEW BREMEN
O.R. 508 PG. 1515
(64.724 AC.)

N86°02'49"E (500.00')

50.00'

(60.00')

(440.00')

EX. 10' UTILITY EASEMENT

N86°02'49"E 611.03'

N86°02'49"E (824.64')

(93.00')

(113.00')

PROP. 10' UTILITY EASEMENT

N03°52'35"W (965.42')

(765.50')

LOT #23

BUNKER HILL NINTH ADDITION REPLAT PLAT CAB. E PAGE 12

KOMMINSK DRIVE 60' RW

EX. 10' UTILITY EASEMENT

EX. 20' UTILITY EASEMENT

OPUS PROPERTY HOLDINGS LLC
OPUS PROPERTY HOLDINGS TIC LLC
O.R. 717 PG. 5490
(14.665 AC.)

N03°57'11"W (775.00')
525.00'

PROP. 10' UTILITY EASEMENT

VILLAGE OF NEW BREMEN
O.R. 718 PG. 997

LOT #26
7.360 ACRES

(1.665 AC.)

(2.010 AC.)

PROP. 75' BUILDING SETBACK LINE

S03°52'35"E 525.00'

PROP. 10' UTILITY EASEMENT

S03°52'35"E 1057.99'

WEST OHIO RAIL AUTHORITY O.R. 130 PG. 698

N03°52'35"W 2658.84'
(ASSUMED BEARING)

N86°02'49"E (440.00')

S86°02'49"W (610.32')
PROP. 10' UTILITY EASEMENT

(235.00')

(375.32')

EX. 20' UTILITY EASEMENT

EX. 10' UTILITY EASEMENT

N03°57'11"W (250.00')

S03°57'11"E (250.00')

S03°52'35"E 157.43'

(200.00')

(292.49')

LOT #24

LOT #25
BUNKER HILL TENTH ADDITION
PLAT CAB. E PAGE 28

LOT #22

EX. 20' UTILITY EASEMENT (VARIES)

(823.89')

(93.00')

(235.00')

(113.00')

(151.09')

20'

38.46'

0.038 AC.
LOT 18

S86°02'49"W (447.38')

STREINE DRIVE EX. 60' RW

N86°02'49"E

ARC = 233.96'

EX. 20' UTILITY EASEMENT

LOT #18
2.049 ACRES
(2.170 ACRES)

ARC = (165.10')

ARC = 231.32'

EX. 10' UTILITY EASEMENT

(343.02')

S55°22'11"E (366.89')

EX. 20' UTILITY EASEMENT

(373.28')

S03°52'35"E (431.00')

BUNKER HILL SIXTH ADDITION
PLAT CAB. C PAGE 270

VILLAGE OF NEW BREMEN
O.R. 386 PG. 377
(19.130 AC.)

CURVE DATA	RADIUS	CENTRAL ANGLE	ARC	CHORD
1	700.00'	38°35'00"	471.38'	S74°39'41"E 462.52'
2	550.00'	17°03'12"	163.70'	N04°39'01"E 163.10'
3	520.00'	07°30'11"	68.10'	S00°07'30"W 68.05'
4	50.00'	95°00'08"	82.91'	S51°07'41"W 73.73'
5	730.00'	12°34'57"	160.31'	N87°39'43"W 159.99'

SOUTHWEST CORNER
NORTHWEST QUARTER
SECTION 15
IRON PIN FOUND

LOT #15

LOT #16

LOT #17

(50.00')

S86°02'49"W 2639.86'

SOUTHEAST CORNER
NORTHWEST QUARTER
SECTION 15
IRON PIN FOUND

SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 4 EAST, VILLAGE OF NEW BREMEN, AUGLAIZE COUNTY, OHIO. CONTAINING 7.360 ACRES AND BEING PART OF THE TRACTS CONVEYED TO THE VILLAGE OF NEW BREMEN AND DESCRIBED IN THE DEEDS RECORDED IN OFFICIAL RECORDS 508, PAGE 1515 AND OFFICIAL RECORDS 718, PAGE 997 AUGLAIZE COUNTY, OHIO.

THE UNDERSIGNED THE VILLAGE OF NEW BREMEN HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR BUNKER HILL ELEVENTH ADDITION, A SUBDIVISION OF LOT 26, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH ALL STREETS AND EASEMENTS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING ANY APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF AUGLAIZE COUNTY, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF THIS 26 DAY OF January, 2023

WITNESS Amy M. Speelman SIGNED _____
ROBERT PARKER, MAYOR
VILLAGE OF NEW BREMEN

STATE OF OHIO, COUNTY OF AUGLAIZE

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE VILLAGE OF NEW BREMEN BY ROBERT PARKER ITS MAYOR, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID VILLAGE AND THEIR VOLUNTARY ACT AND DEED PURSUANT TO VILLAGE COUNCIL.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 26 DAY OF January, 2023

NOTARY PUBLIC STATE OF OHIO
AMY M SPEELMAN
Notary Public
State of Ohio
My Comm. Expires
February 13, 2027

BY Amy M. Speelman

TRANSFERRED THIS 8 DAY OF Feb, 2023
Janet Schuster CA
AUGLAIZE COUNTY AUDITOR

RECORDED THIS 8th DAY OF February, 2023
IN PLAT CABINET E PAGE 39
Emily K. Schlenker DK
AUGLAIZE COUNTY RECORDER

202300000522 Pages: 1
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
02/08/2023 11:34 AM Recording Fees: $43.20
PLAT CABINET PLAT E / p39 - p39

APPROVED BY: Brent Richter DATE 01/25/2023
VILLAGE ADMINISTRATOR, BRENT RICHTER
VILLAGE OF NEW BREMEN

SURVEY REFERENCE

SURVEY OF A 19.130 & 64.724 ACRE TRACT BY BERGMAN, GER-15-19

PLAT OF BUNKER HILL FIFTH ADDITION BY BERGMAN, PLAT CAB. C PAGE 241

PLAT OF BUNKER HILL SIXTH ADDITION BY BERGMAN, PLAT CAB. C PAGE 270

SURVEY OF A 14.665 ACRE TRACT BY BY GOUBEAUX, GER-15-35

PLAT OF BUNKER HILL NINTH ADDITION BY BERGMAN, PLAT CAB. D PAGE 302

REPLAT OF BUNKER HILL NINTH ADDITION BY BERGMAN, PLAT CAB. E PAGE 12

BUNKER HILL TENTH ADDITION BY BERGMAN, PLAT CAB. E PAGE 28

LEGEND

● IRON PIN SET

○ IRON PIN FOUND

( ) CALLED DIMENSION

STATE OF OHIO
LOUIS J. BERGMAN
7177
REGISTERED
PROFESSIONAL SURVEYOR

I HEREBY STATE THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF, NOV. 2022.

Louis J. Bergman
LOUIS J. BERGMAN
REG. SURVEYOR #7177

DATE: 11-22-22

MOTE & ASSOCIATES, INC.
CIVIL ENGINEERS – LAND SURVEYORS
214 WEST 4th STREET
GREENVILLE, OHIO 45331
PHONE: (937) 548-7511
FAX: (937) 548-7484

PLAT BUNKER HILL ELEVENTH ADDITION
VILLAGE OF NEW BREMEN
NEW BREMEN OHIO

REVISIONS: 12-7-22 REVISED TO ONLY LOT 26

DATE: 11-22-22
DRAWN: L.J.B.
CHECKED: J.D.S.
JOB NO. NB15111722
DRAWING NO. 1C2814