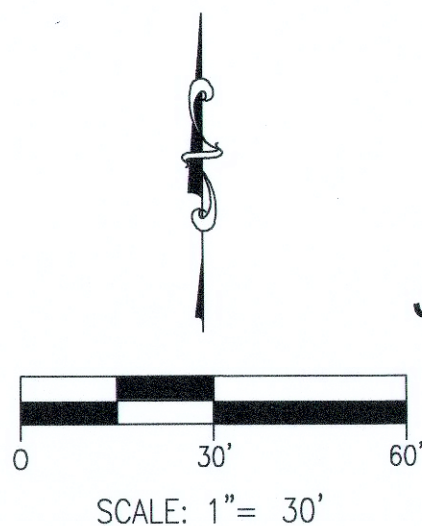


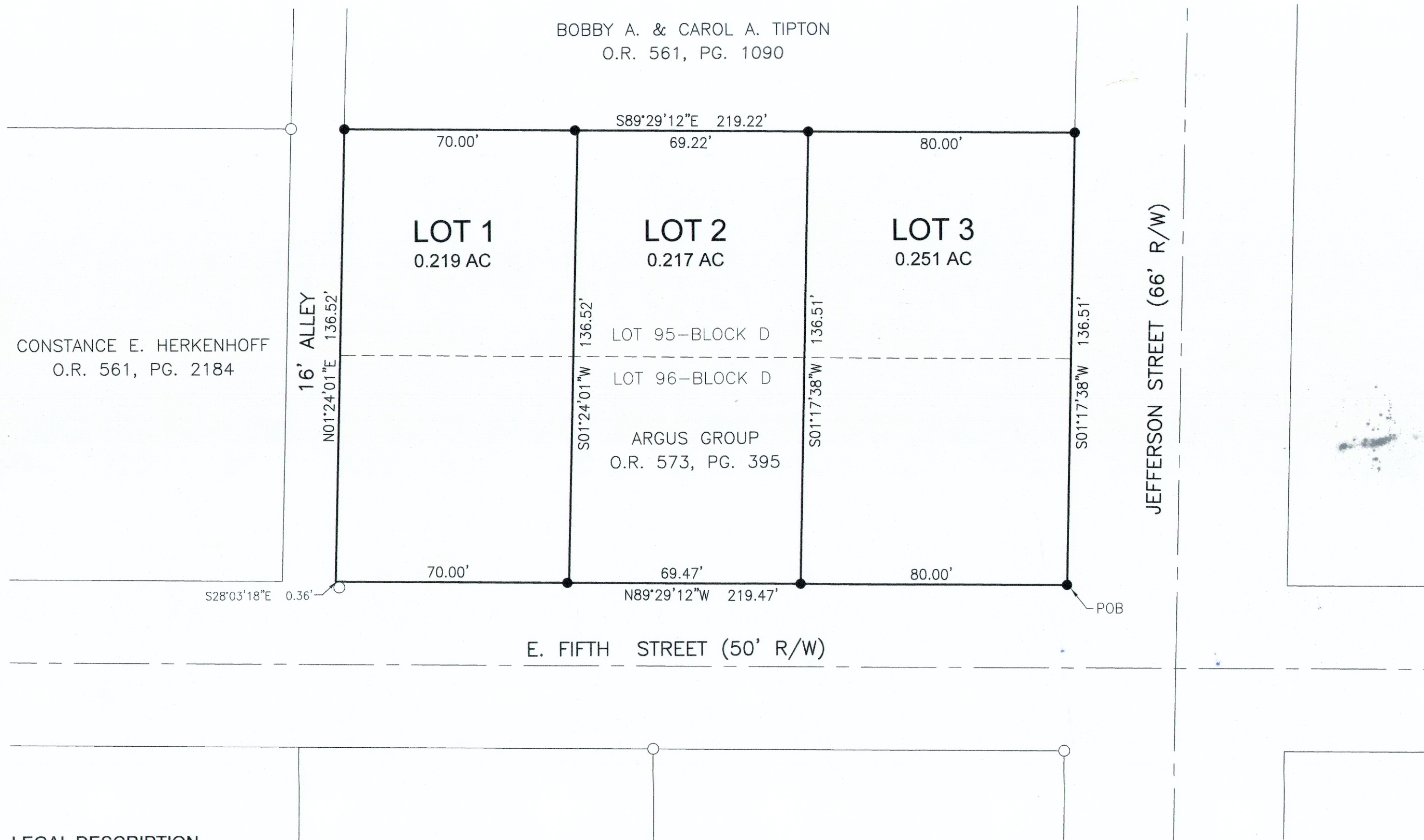
BAUMER FIFTH STREET REPLAT
BEING A REPLAT OF LOTS 95 AND 96 IN BLOCK D,
SW QTR. SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST,
JACKSON TOWNSHIP, VILLAGE OF MINSTER, AUGLAIZE COUNTY, OHIO



LEGEND

- 5/8" IRON BAR SET
- IRON PIN FOUND

BASIS OF BEARINGS:
THE BEARINGS ARE BASED ON THE
CENTERLINE OF E. FIFTH STREET AS
SHOWN ON THE WEIGANDT FIFTH STREET
CONDOMINIUMS NO. 5 PLAT AS
RECORDED IN PLAT CABINET D, PAGE
375-376, S89°29'12"E



LEGAL DESCRIPTION

BEING LOT 95 AND LOT 96, BLOCK D AND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP, VILLAGE OF MINSTER, AUGLAIZE COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN IRON PIN SET AT THE SOUTHEAST CORNER OF LOT 96, BLOCK D AND THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF JEFFERSON STREET AND THE NORTH RIGHT-OF-WAY LINE OF EAST FIFTH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°29'12" WEST ALONG NORTH RIGHT-OF-WAY LINE OF EAST FIFTH STREET, A DISTANCE OF TWO HUNDRED NINETEEN AND FORTY-SEVEN HUNDREDTHS FEET (219.47') TO A POINT AT THE SOUTHWEST CORNER OF LOT 96, BLOCK D AND THE EAST LINE OF A 16' ALLEY, WITNESS AN IRON PIN FOUND AT SOUTH 28°03'18" EAST, 0.36 FEET;

THENCE NORTH 01°24'01" EAST ALONG THE EAST LINE OF A 16' ALLEY, A DISTANCE OF ONE HUNDRED THIRTY-SIX AND FIFTY-TWO HUNDREDTHS FEET (136.52') TO AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 95, BLOCK D;

THENCE SOUTH 89°29'12" EAST ALONG NORTH LINE OF LOT 95, BLOCK D, A DISTANCE OF TWO HUNDRED NINETEEN AND TWENTY-TWO HUNDREDTHS FEET (219.22') TO AN IRON PIN SET AT THE NORTHEAST CORNER OF LOT 95, BLOCK D AND THE WEST RIGHT-OF-WAY OF JEFFERSON STREET;

THENCE SOUTH 01°17'38" WEST ALONG THE WEST RIGHT-OF-WAY OF JEFFERSON STREET, A DISTANCE OF ONE HUNDRED THIRTY-SIX AND FIFTY-ONE HUNDREDTHS FEET (136.51') TO THE TRUE POINT OF BEGINNING, CONTAINING 0.687 ACRES OF LAND MORE OR LESS.

SAID TRACT BEING SUBJECT TO ALL HIGHWAYS AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

PREVIOUS DEED REFERENCE: OFFICIAL RECORDS VOLUME 573, PAGE 395

AUDITOR

TRANSFERRED AND NUMBERED THIS 22 DAY OF August, 2023.

Linda Bice
AUGLAIZE COUNTY AUDITOR

202300003623 Pages: 1
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
08/22/2023 02:05 PM Recording Fees: \$43.20
PLAT CABINET PLAT E / p46 - p46

RECORDER

FILED THIS 22nd DAY OF August, 2023, AT 2:05 O'CLOCK P.M.
RECORDED THIS 22nd DAY OF August, 2023.
PLAT CABINET E, SLIDE 46.

Emily K. Schlenker
AUGLAIZE COUNTY RECORDER

PLAT AUTHORIZATION

ARGUS GROUP, 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, REPLATTED, AND KNOW AS BAUMER FIFTH STREET REPLAT.

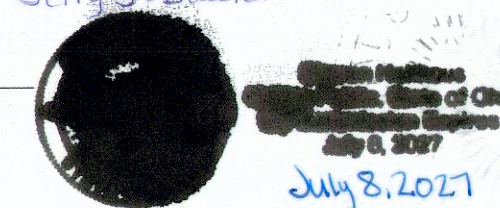
Ben G. Baumer
AUTHORIZED SIGNATURE

Ben G. Baumer
OWNERS
TITLE

STATE OF OHIO
COUNTY OF AUGLAIZE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF August, 2023 BY Ben G. Baumer + Jerry J. Baumer, ARGUS GROUP.

Sharon Hechman
NOTARY PUBLIC



MINSTER PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 20th DAY OF August, 2023.

Dennis K. Miller
CHAIRPERSON

PARCEL OWNER/DEVELOPER:
ARGUS GROUP
285 SOUTH OHIO STREET
PO BOX 3
MINSTER, OHIO 45865
419-628-3364

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.

Craig W. Mescher
CRAIG W. MESCHER 8/15/2023
PROFESSIONAL SURVEYOR #8237
1200 IRMSCHER BLVD., CELINA, OHIO 45822

ACCESS
Engineering Solutions
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