

INDUSTRIAL PARK SOUTH PHASE 3

BEING ALL OF LOT 1 & LOT 2

SOUTHEAST 1/4 OF SEC. 34, T 7 S, R 4 E,
JACKSON TOWNSHIP, VILLAGE OF MINSTER, AUGLAIZE CO., OHIO

TRANSFERRED AND NUMBERED THIS 22 DAY OF March, 2024

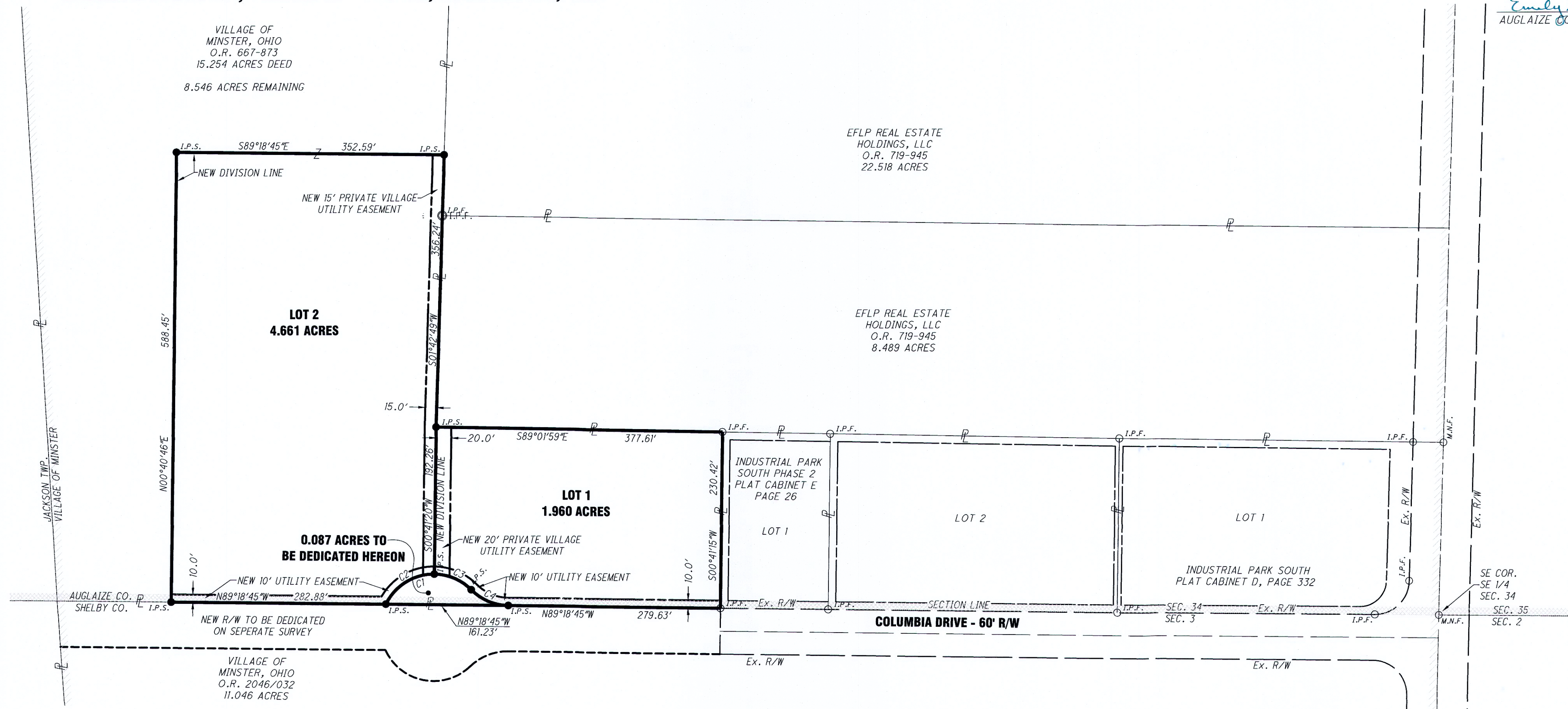
Linda Bice CA
AUGLAIZE COUNTY AUDITOR

FILED THIS 22 DAY OF March, 2024 AT 10:58 O'CLOCK AM.

RECORDED THIS 22 DAY OF March, 2024.

PLAT CABINET E, SLIDE 54-55

Emily K Schlenker
AUGLAIZE COUNTY RECORDER T.W.



CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	70.00'	109°02'18"	133.22'	114.00'	N80°35'01"E
C2	70.00'	64°37'28"	78.95'	74.83'	S58°22'36"W
C3	70.00'	44°24'50"	54.26'	52.91'	N67°06'15"W
C4	70.00'	44°24'55"	54.26'	52.92'	S67°06'17"E

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

SCALE: 1"=100'

0 100 200

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- COUNTY LINE
- CORPORATION LIMITS

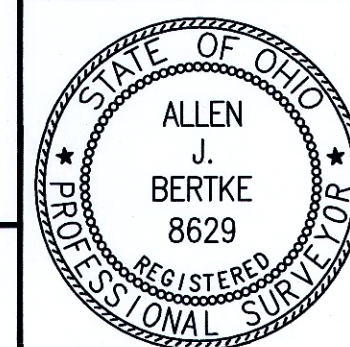
CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN AUGUST, 2023. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

ACREAGE IN LOTS = 6.621 AC.
STREET R/W = 0.087 AC.
TOTAL ACREAGE = 6.708 AC.

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

3-6-2024
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
02-23-2024

DRAWN BY:
RMF

JOB NUMBER:
AUGMIN2309

SHEET NUMBER
2 OF 2

INDUSTRIAL PARK SOUTH PHASE 3
BEING ALL OF LOT 1 & LOT 2
SOUTHEAST 1/4 OF SEC. 34, T 7 S, R 4 E,
JACKSON TOWNSHIP, VILLAGE OF MINSTER, AUGLAIZE CO., OHIO

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED THIS 22 DAY OF March, 2024 AT
10:58 O'CLOCK A.M., AND IS RECORDED IN
PLAT CABINET E, PAGE 54-55.

202400001143 Pages: 2
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
03/22/2024 10:58 AM Recording Fees: \$86.40
PLAT CABINET PLAT E / p54 - p55

Emily K. Schlenker
AUGLAIZE COUNTY RECORDER

AUDITOR'S CERTIFICATE

THIS PLAT WAS FILED FOR TRANSFER ON THIS 22 DAY OF March, 2024

Linda Bice
AUGLAIZE COUNTY AUDITOR

LEGAL DESCRIPTION

BEING A PART OF E1534200400, A 15.254-ACRE TRACT OF LAND OWNED BY THE VILLAGE OF MINSTER AS CONVEYED IN OFFICIAL RECORD 667, PAGE 873 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 34, TOWN 7 SOUTH, RANGE 4 EAST, VILLAGE OF MINSTER, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 1 OF INDUSTRIAL PARK SOUTH PHASE 2 AS RECORDED IN PLAT CABINET E, PAGE 26 AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF COLUMBIA DRIVE AND THE SOUTH LINE OF AUGLAIZE COUNTY;

THENCE, NORTH 89°-18'-45" WEST, 723.74 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF COLUMBIA DRIVE AND THE SOUTH LINE OF AUGLAIZE COUNTY TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 00°-40'-46" EAST, 588.45 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 89°-18'-45" EAST, 352.59 FEET, TO AN IRON PIN WITH CAP SET ON THE WEST LINE OF A 22.518-ACRE TRACT OF LAND OWNED BY EFLP REAL ESTATE HOLDINGS, LLC AS CONVEYED IN OFFICIAL RECORD 719, PAGE 945;

THENCE, SOUTH 01°-42'-49" WEST, 356.24 FEET, ALONG THE WEST LINE OF SAID 22.518-ACRE EFLP REAL ESTATE HOLDINGS, LLC TRACT TO AN IRON PIN WITH CAP SET ON THE SOUTHWEST CORNER OF A 8.489-ACRE TRACT OF LAND OWNED BY EFLP REAL ESTATE HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORD 719, PAGE 945;

THENCE, SOUTH 89°-01'-59" EAST, 377.61 FEET, ALONG THE SOUTH LINE OF SAID 8.489-ACRE TRACT TO AN IRON PIN WITH CAP FOUND ON THE NORTHWEST CORNER OF SAID LOT 1 OF INDUSTRIAL PARK SOUTH PHASE 2;

THENCE, SOUTH 00°-41'-15" WEST, 230.42 FEET, ALONG THE WEST LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING.

CONTAINING 6.708 ACRES MORE OR LESS WITH 0.087 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 23, 2024.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-AJB PS 8629."

VILLAGE OF MINSTER ADMINISTRATOR

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 11 DAY OF March, 2024.

Donald W. Hancock
VILLAGE OF MINSTER ADMINISTRATOR

VILLAGE OF MINSTER VILLAGE COUNCIL

THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS 20 DAY OF March, 2024.

Ann LePore
CLERK

Craig A. Oldiges
MAYOR

VILLAGE OF MINSTER PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 20 DAY OF March, 2024.

Craig A. Oldiges
CHAIRPERSON

PLAT AUTHORIZATION AND DEDICATION

THE VILLAGE OF MINSTER, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE VILLAGE OF MINSTER, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS INDUSTRIAL PARK SOUTH PHASE 3. FURTHERMORE, THE VILLAGE OF MINSTER, DEDICATES THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

Craig A. Oldiges
AUTHORIZED SIGNATURE

Mayor
TITLE

STATE OF OHIO
COUNTY OF Auglaize

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF March, 2024 BY Craig Oldiges, ON BEHALF OF THE VILLAGE OF MINSTER.

Amy Siegel
NOTARY PUBLIC



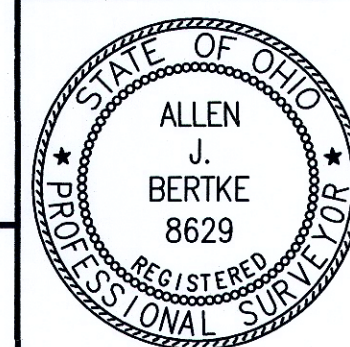
Amy Siegel
Notary Public
State of Ohio
My Commission Expires
September 2, 2025

CERTIFICATION

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

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DATE



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1 OF 2