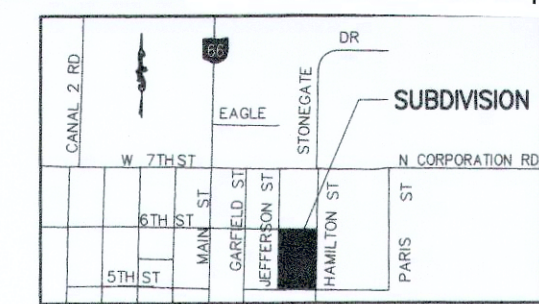
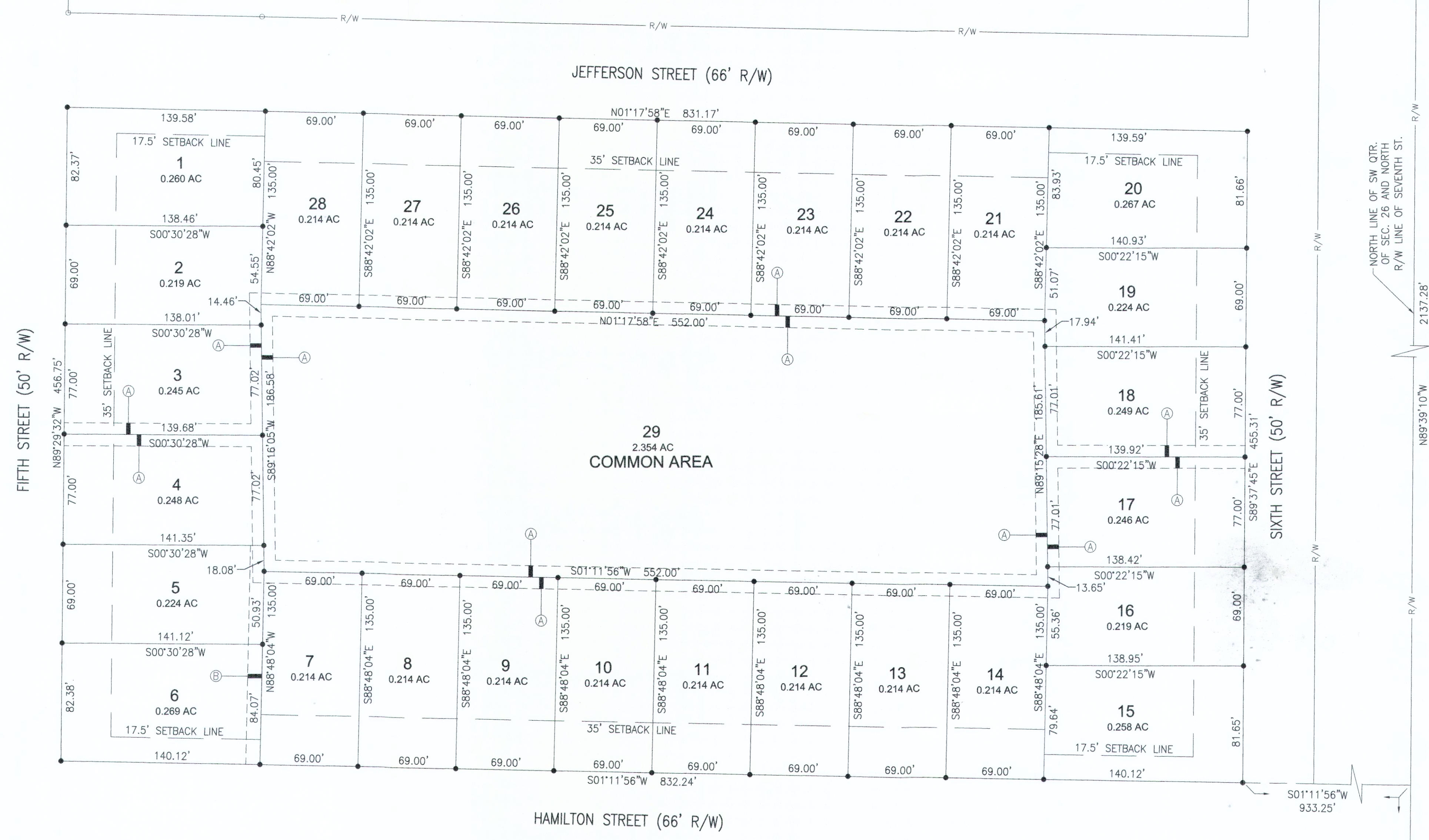


# EAST VILLAGE SUBDIVISION

SOUTHWEST QUARTER OF SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST,  
VILLAGE OF MINSTER, JACKSON TOWNSHIP, AUGLAIZE COUNTY, OHIO



VICINITY MAP



NORTH LINE OF SW QTR.  
OF SEC. 26 AND NORTH  
R/W LINE OF SEVENTH ST.

NE COR.  
SW QTR.  
SEC. 26

Mar 07, 2024 11:41:01 AM P:\224890.04\SUBDIVISION PLAT\East Village Subdivision.dwg

**ACCESS**  
Engineering Solutions  
1200 RIMSCHER BLVD., SUITE B, CELINA, OH 45822  
www.accessengllc.com | 419-586-1430

- LEGEND**
- 5/8" IRON BAR SET
  - IRON PIN FOUND
  - MONUMENT BOX FOUND

- EASEMENT LEGEND**
- Ⓐ 8' SANITARY/ELECTRIC EASEMENT
  - Ⓑ 10' STORM/WATER EASEMENT

**EASEMENT NOTE**

SIDE LOT EASEMENTS ARE 7.5' EACH  
(15' TOTAL WIDTH) UNLESS  
OTHERWISE NOTED.

**BUILDING SETBACK NOTE**

BUILDING SETBACK LINES ARE AS  
SHOWN ON THE PLAT (UNLESS  
OTHERWISE NOTED)

FRONT SETBACK: 35'  
SIDE SETBACK: 7.5'  
REAR SETBACK: 35'



# EAST VILLAGE SUBDIVISION

SOUTHWEST QUARTER OF SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST,  
VILLAGE OF MINSTER, JACKSON TOWNSHIP, AUGLAIZE COUNTY, OHIO

## LEGAL DESCRIPTION

BEING PART OF A 8.706 ACRE TRACT OF LAND OWNED BY ARGUS HOLDINGS, AS DESCRIBED IN OFFICIAL RECORD 705, PAGE 4675 AND OFFICIAL RECORD 726, PAGE 5315 OF THE AUGLAIZE COUNTY DEED RECORDS.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP IN THE VILLAGE OF MINSTER, AUGLAIZE COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A MONUMENT BOX FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26;

THENCE, NORTH 89°39'10" WEST, 1101.72 FEET, ALONG THE NORTH LINE OF SAID QUARTER SECTION AND THE NORTH RIGHT-OF-WAY LINE OF SEVENTH STREET TO A POINT;

THENCE, SOUTH 01°11'56" WEST, 933.25 FEET, TO AN IRON PIN SET AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SIXTH STREET AND THE WEST RIGHT-OF-WAY LINE OF HAMILTON STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 01°11'56" WEST, 832.24 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF HAMILTON STREET TO AN IRON PIN SET AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HAMILTON STREET AND THE NORTH RIGHT-OF-WAY LINE OF FIFTH STREET;

THENCE, NORTH 89°29'32" WEST, 456.75 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF FIFTH STREET TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FIFTH STREET AND THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET;

THENCE, NORTH 01°17'58" EAST, 831.17 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET TO AN IRON PIN SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SIXTH STREET;

THENCE, SOUTH 89°37'45" EAST, 455.31 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SIXTH STREET TO THE TRUE POINT OF BEGINNING;

CONTAINING 8.706 ACRES MORE OR LESS AND BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

NOTE:  
THIS PLAT IS A REPLAT OF LOTS 85 THRU LOTS 96,  
BLOCK E AND BLOCK F IN THE ORIGINAL PLAT OF MINSTER,  
OHIO AS RECORDED IN PLAT BOOK 1, PAGE 71.

## GENERAL INFORMATION

NUMBER OF LOTS: 29

TOTAL AREA OF PLAT: 8.706 ACRES

ZONING: R-1

OWNER: ARGUS HOLDINGS:

O.R. 705, PAGE 4675  
LOTS 85-87 BLOCK E  
LOTS 85-87 BLOCK F

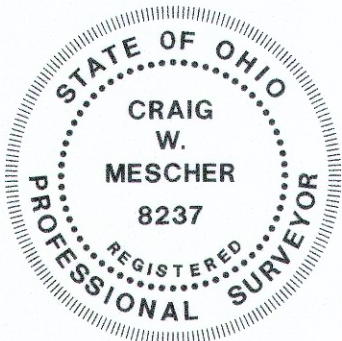
O.R. 726, PAGE 5315  
LOTS 88-96 BLOCK E  
LOTS 88-96 BLOCK F

PARCEL DEVELOPER:  
BEN BAUMER  
BAUMER CONSTRUCTION  
285 S. OHIO STREET  
MINSTER, OHIO 45865

ENGINEER/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 BY CRAIG  
W. MESCHER REGISTERED SURVEYOR NO. 8237,  
JANUARY OF 2024. MONUMENTATION TO BE SET AFTER  
CONSTRUCTION OF UTILITIES AND STREETS.

CRAIG W. MESCHER  
PROFESSIONAL SURVEYOR #8237  
1200 IRMSCHER BLVD., CELINA, OHIO 45822



## BASIS OF BEARINGS

BEARINGS BASED ON THE EAST  
RIGHT-OF-WAY LINE OF HAMILTON  
STREET AS SHOWN ON THE STEEPLE  
VIEW SUBDIVISION AS RECORDED IN  
PLAT CABINET D, PAGE 394

## REFERENCES

BENSMAN SURVEY BY  
ALLEN J. BERTKE P.S.  
#8629 IN FEBRUARY OF  
2016.

STONEGATE SUBDIVISION  
PLAT 1, PLAT CAB. D,  
SLIDE 353

STEEPLE VIEW SUBDIVISION  
PLAT CAB. D, SLIDE 394

## COVENANTS AND RESTRICTIONS

THE COVENANTS AND RESTRICTIONS FOR EAST VILLAGE SUBDIVISION ARE  
RECORDED IN INSTRUMENT OR 727 p5597 IN THE AUGLAIZE COUNTY  
RECORDER'S OFFICE. -5632A

## MINSTER PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 9 DAY OF

April, 2024

Craig A. Olds  
CHAIRPERSON

## PLAT AUTHORIZATION AND DEDICATION

ARGUS GROUP AND ARGUS HOLDINGS, 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, PLATTED, AND KNOW AS  
EAST VILLAGE SUBDIVISION. FURTHERMORE, ARGUS GROUP AND ARGUS HOLDINGS,  
DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE  
FOREVER.

Ben Baumer  
BEN BAUMER, PARTNER

Matt Quinter  
MATT QUINTER, PARTNER

Kurt Baumer  
KURT BAUMER, PARTNER

STATE OF OHIO  
COUNTY OF AUGLAIZE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY  
OF March, 2024 BY BEN BAUMER, MATT QUINTER AND KURT BAUMER.

Sharon Holthaus  
NOTARY PUBLIC

Sharon Holthaus  
July 8, 2027

## COUNTY ENGINEER

AUGLAIZE COUNTY ENGINEER DATE

## AUDITOR

TRANSFERRED AND NUMBERED THIS 13 DAY OF May, 2024

Linda Bice  
AUGLAIZE COUNTY AUDITOR

## RECORDER

FILED THIS 13th DAY OF May, 2024, AT 3:03 O'CLOCK P.M.

RECORDED THIS 13th DAY OF May, 2024.

PLAT CABINET E, SLIDE 58-59

Erin K. Schlenker  
AUGLAIZE COUNTY RECORDER

20240001963

BAUMER CONSTRUCTION