

| Curve Table |         |         |           |                 |              |
|-------------|---------|---------|-----------|-----------------|--------------|
| Curve #     | Length  | Radius  | Delta     | Chord Direction | Chord Length |
| C-1         | 119.05' | 525.50' | 12°58'49" | S83° 56' 51"W   | 118.80'      |
| C-2         | 106.77' | 474.50' | 12°53'33" | S83° 54' 13"W   | 106.55'      |
| C-3         | 27.90'  | 474.50' | 3°22'09"  | S79° 08' 30"W   | 27.90'       |
| C-4         | 28.47'  | 474.50' | 3°26'14"  | S88° 37' 52"W   | 28.46'       |
| C-5         | 26.86'  | 17.00'  | 90°32'37" | S44° 22' 14"E   | 24.16'       |
| C-6         | 26.54'  | 17.00'  | 89°27'23" | S45° 37' 46"W   | 23.93'       |
| C-7         | 26.86'  | 17.00'  | 90°32'37" | S44° 22' 14"E   | 24.16'       |
| C-8         | 26.54'  | 17.00'  | 89°27'23" | S45° 37' 46"W   | 23.93'       |
| C-9         | 79.01'  | 50.00'  | 90°32'37" | S44° 22' 14"E   | 71.05'       |
| C-10        | 118.52' | 75.00'  | 90°32'37" | N44° 22' 14"W   | 106.57'      |
| C-11        | 86.72'  | 100.00' | 49°41'03" | N23° 56' 27"W   | 84.02'       |
| C-12        | 71.31'  | 100.00' | 40°51'34" | N69° 12' 45"W   | 69.81'       |

# STONEGATE SUBDIVISION PLAT 3

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

**COVENANTS AND RESTRICTIONS**  
THE COVENANTS AND RESTRICTIONS FOR STONEGATE SUBDIVISION PLAT 3 ARE RECORDED IN INSTRUMENT 201800003900 IN THE AUGLAIZE COUNTY RECORDER'S OFFICE, O.R. 691 PG. 792-804.

**MINSTER PLANNING COMMISSION**  
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 18 DAY OF June, 2024.  
CHAIRPERSON: *[Signature]*



202400002597 Pages: 1  
Filed for Record in AUGLAIZE County, Ohio  
Emily K. Schlenker, Recorder  
06/24/2024 10:30 AM Recording Fees: \$43.20  
PLAT CABINET PLAT E / p60 - p60

**PLAT AUTHORIZATION AND DEDICATION**  
TODD REALTY, LTD., 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 KNOWN AS STONEGATE SUBDIVISION PLAT 3. FURTHERMORE, TODD REALTY, LTD. DEDICATES THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

*[Signature]*  
TODD WEIGANDT, SOLE MEMBER

STATE OF OHIO  
COUNTY OF AUGLAIZE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF June, 2024 BY TODD WEIGANDT, SOLE MEMBER FOR TODD REALTY, LTD.

*[Signature]*  
SUSAN A. DAVIS  
NOTARY PUBLIC

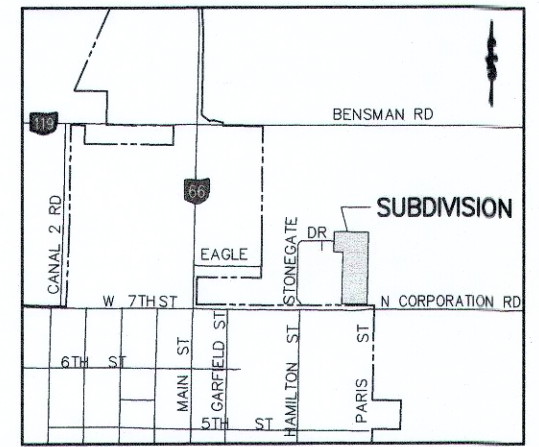


SUSAN A. DAVIS  
Notary Public, State of Ohio  
My Commission Expires  
October 16, 2027

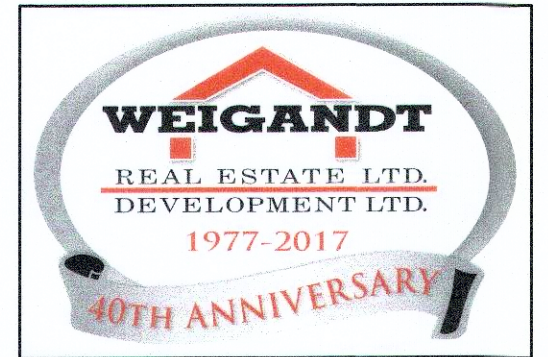
**AUDITOR**  
TRANSFERRED AND NUMBERED THIS 24 DAY OF June, 2024.

*[Signature]*  
AUGLAIZE COUNTY AUDITOR

**RECORDER**  
FILED THIS 24 DAY OF June, 2024 AT 10:30 O'CLOCK A.M.  
RECORDED THIS 24 DAY OF June, 2024  
PLAT CABINET E, SLIDE 60.  
*[Signature]*  
AUGLAIZE COUNTY RECORDER



VICINITY MAP



### LEGAL DESCRIPTION

BEING A PART OF A TRACT OF LAND OWNED BY TODD REALTY, LTD. AS DESCRIBED IN OFFICIAL RECORD 696, PAGE 1397 (PARCEL ID E1526703500) OF THE AUGLAIZE COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST 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 southeast corner of the northwest quarter of Section 26;

thence, North 00°54'05" West, 25.50 feet, along the east line of said quarter section to an iron pin found at the north right-of-way line of Seventh Street and being the TRUE POINT OF BEGINNING;

thence, along the north right-of-way line of Seventh Street, on a curve to the left with a radius of 525.50 feet, an arc distance of 119.05 feet, a delta angle of 12°58'49", and a chord bearing South 83°56'51" West, 118.80 feet to an iron pin found;

thence, South 77°27'26" West, continuing along the north right-of-way line of Seventh Street, 1.30 feet to an iron pin found;

thence, continuing along the north right-of-way line of Seventh Street, on a curve to the right with a radius of 474.50 feet, an arc distance of 106.77 feet, a delta angle of 12°53'33", and a chord bearing South 83°54'13" West, 106.55 feet to an iron pin found;

thence, North 89°39'10" West, continuing along the north right-of-way line of Seventh Street, 82.56 feet to an iron pin set;

thence, North 00°54'05" East, 763.57 feet to an iron pin set;

thence, North 89°38'32" West, 310.61 feet to an iron pin set on the east line of Lot 12 of the Stonegate Subdivision Lot 12 Replat;

thence, North 01°05'01" East, 343.03 feet to an iron pin found at the northeast corner Lot 11 of the Stonegate Subdivision Plat 1;

thence, South 89°38'32" East, 617.03 feet to a point on the west line of a 37.500 acre tract, witness an iron pin found at North 00°02'19" East, 0.65 feet;

thence, South 00°54'05" West, 1081.03 feet to the TRUE POINT OF BEGINNING;

Containing 10.186 acres more or less and being subject to any legal highways and easements of record.

ALL MAINTENANCE ON STORM SEWERS IN THE BACKYARDS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS.

**PARCEL OWNER/DEVELOPER:**  
TODD REALTY, LTD.  
90 NORTH MAIN STREET  
MINSTER, OHIO 45865

**ENGINEER:**  
BRIAN M. MAY, P.E.  
ACCESS ENGINEERING SOLUTIONS  
1200 IRMSCHER BOULEVARD, SUITE B  
CELINA, OHIO 45822  
419-586-1430

**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, February of 2024.  
Monumentation to be set after construction of utilities and streets.

*[Signature]*  
Craig W. Mescher  
Professional Surveyor #8237  
1200 Irmischer Blvd., Celina, Ohio 45822



### GENERAL INFORMATION

NUMBER OF LOTS: 18  
TOTAL AREA OF PLAT: 10.186 ACRES  
LOT ACREAGE: 8.381 ACRES  
STREET RIGHT OF WAY: 1.805 ACRES  
ZONING: R-1  
EASEMENTS AND BUILDING SETBACK LINES ARE AS SHOWN ON THE PLAT.  
FRONT SETBACK: 35'  
SIDE SETBACK: 7.5'  
REAR SETBACK: 35'  
SIDE LOT EASEMENTS ARE 7.5' EACH (15' TOTAL WIDTH) UNLESS OTHERWISE NOTED.

**BASIS OF BEARINGS:**  
BEARINGS FROM THE BENSMAN SURVEY (JAC-26-6) BY ALLEN J. BERTKE P.S. #8629 ON FEBRUARY 10, 2016.



KEITH SCHNELLE  
BOX

202400002597