

# NEW KNOXVILLE INDUSTRIAL PARK, SECTION THREE

SW 1/4 SEC. 20, T 6 S, R 5 E, VILLAGE OF NEW KNOXVILLE,  
WASHINGTON TWP., AUGLAIZE CO., OHIO

TRANSFERRED AND NUMBERED THIS 2 DAY OF Dec, 2024

Linda Bice Up  
AUGLAIZE COUNTY AUDITOR

FILED THIS 12 DAY OF December, 2024, AT 11:12 O'CLOCK A.M.  
RECORDED THIS 12 DAY OF December, 2024.  
PLAT CABINET E, SLIDE 63-64

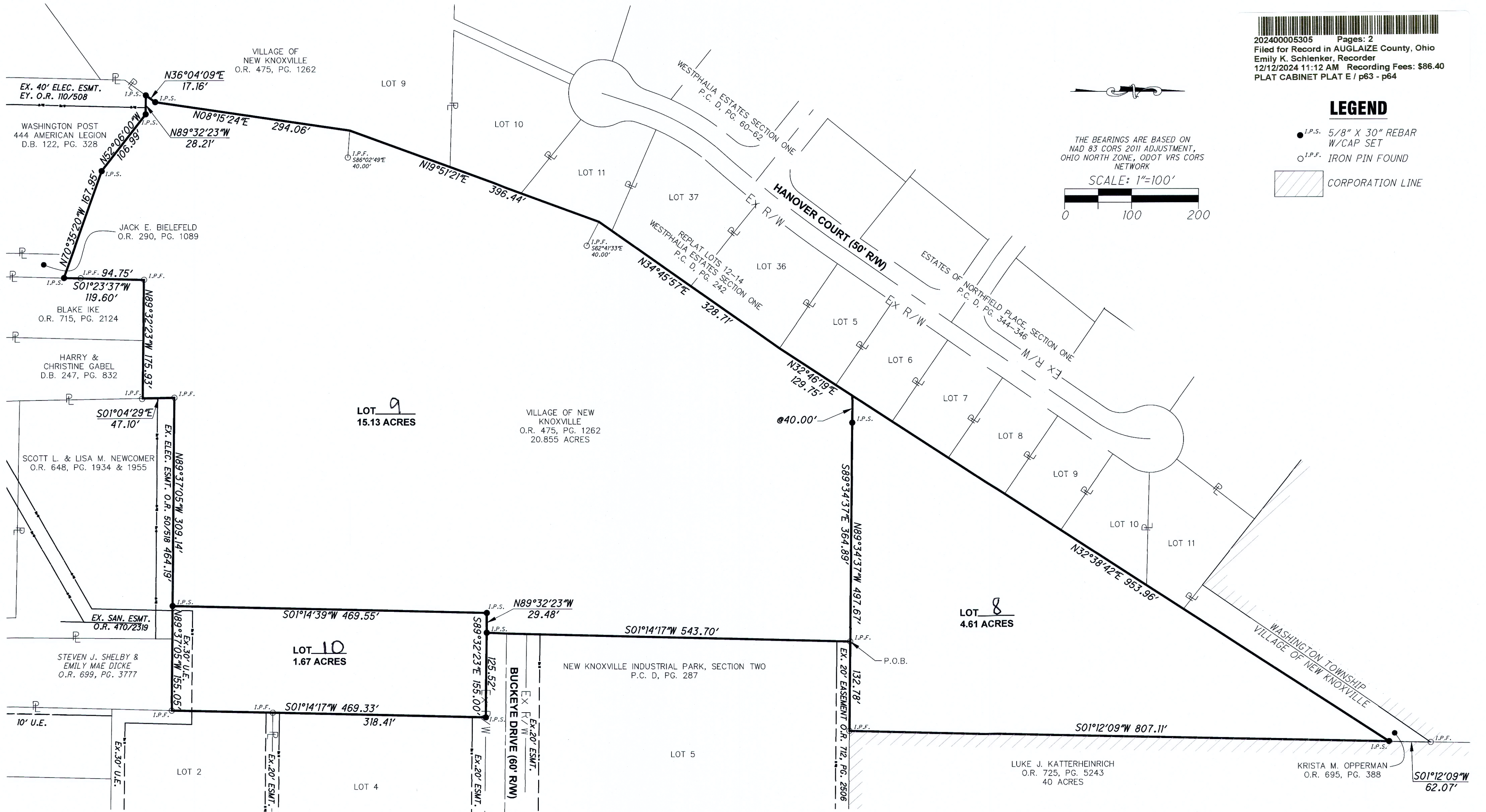
Emily K. Schlenker  
AUGLAIZE COUNTY RECORDER

20240005305 Pages: 2  
Filed for Record in AUGLAIZE County, Ohio  
Emily K. Schlenker, Recorder  
12/12/2024 11:12 AM Recording Fees: \$86.40  
PLAT CABINET PLAT E / p63 - p64

## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- CORPORATION LINE

THE BEARINGS ARE BASED ON  
NAD 83 CORRS 2011 ADJUSTMENT,  
OHIO NORTH ZONE, ODOT VRS CORRS  
NETWORK  
SCALE: 1"=100'



## AUDITOR'S CERTIFICATE

THIS PLAT WAS FILED FOR TRANSFER ON THIS 12 DAY OF December, 2024

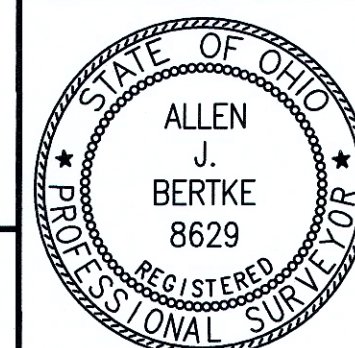
Linda Bice Up  
AUGLAIZE COUNTY AUDITOR

## 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, 2024. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

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

9-24-24  
DATE



ChoiceOne  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 09-04-2024  
DRAWN BY: EEN  
JOB NUMBER: AUGKN2402  
SHEET NUMBER: 1 OF 2



NEW KNOXVILLE INDUSTRIAL PARK, SECTION THREE

SW 1/4 SEC. 20, T 6 S, R 5 E, VILLAGE OF NEW KNOXVILLE,  
WASHINGTON TWP., AUGLAIZE CO., OHIO

BEING A 20.855-ACRE TRACT OF LAND, PART OF OUTLOT 56 AND PART OF OUTLOT 57, OWNED BY THE VILLAGE OF NEW KNOXVILLE AS CONVEYED IN OFFICIAL RECORD 475, PAGE 1262 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 20, TOWN 6 SOUTH, RANGE 5 EAST, WASHINGTON TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 5 OF THE NEW KNOXVILLE INDUSTRIAL PARK, SECTION TWO AS RECORDED IN PLAT CABINET D, PAGE 287;

THENCE, SOUTH 01°14'17" WEST, 543.70 FEET, ALONG THE WEST LINE OF SAID LOT 5 TO AN IRON PIN WITH CAP SET ON THE SOUTH RIGHT-OF-WAY LINE OF BUCKEYE DRIVE;

THENCE, SOUTH 89°32'23" EAST, 125.52 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BUCKEYE DRIVE TO AN IRON PIN WITH CAP SET AT THE NORTHWEST CORNER OF LOT 4 OF SAID NEW KNOXVILLE INDUSTRIAL PARK, SECTION TWO;

THENCE, SOUTH 01°14'17" WEST, 469.33 FEET, ALONG THE WEST LINE OF SAID LOT 4 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY STEVEN J. SHELBY AND EMILY MAE DICKE AS CONVEYED IN OFFICIAL RECORD 699, PAGE 3777, PASSING FOR REFERENCE AN IRON PIN FOUND AT 318.41 FEET;

THENCE, NORTH 89°37'05" WEST, 464.19 FEET, ALONG THE NORTH LINE OF SAID SHELBY AND DICKE TRACT TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND OWNED BY SCOTT L. AND LISA M. NEWCOMER, AS CONVEYED IN OFFICIAL RECORD 648, PAGES 1934 AND 1955, PASSING FOR REFERENCE AN IRON PIN WITH CAP SET AT 155.05 FEET;

THENCE, SOUTH 01°04'29" EAST, 47.10 FEET, ALONG THE WEST LINE OF SAID NEWCOMER TRACT TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY HARRY AND CHRISTINE GABEL, AS CONVEYED IN DEED BOOK 247, PAGE 832;

THENCE, NORTH 89°32'23" WEST, 175.93 FEET, ALONG THE NORTH LINE OF SAID GABEL TRACT TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND OWNED BY BLAKE IKE AS CONVEYED IN OFFICIAL RECORD 715, PAGE 2124;

THENCE, SOUTH 01°23'37" WEST, 119.60 FEET, ALONG THE WEST LINE OF SAID IKE TRACT TO AN IRON PIN WITH CAP SET AT THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY JACK E. BIELEFELD, AS CONVEYED IN OFFICIAL RECORD 290, PAGE 1089, PASSING FOR REFERENCE AN IRON PIN FOUND AT 94.75 FEET;

THENCE, NORTH 70°35'20" WEST, 167.95 FEET, ALONG THE NORTH LINE OF SAID BIELEFELD TRACT TO AN IRON PIN WITH CAP SET ON THE NORTH LINE OF A TRACT OF LAND OWNED BY THE WASHINGTON POST 444 AMERICAN LEGION AS CONVEYED IN DEED BOOK 122, PAGE 328;

THENCE, NORTH 52°06'00" WEST, 106.99 FEET, ALONG THE NORTH LINE OF SAID AMERICAN LEGION TRACT TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 89°32'23" WEST, 28.21 FEET, ALONG THE NORTH LINE OF SAID AMERICAN LEGION TRACT TO AN IRON PIN WITH CAP SET ON THE EAST LINE OF LOT 9 OF WESTPHALIA ESTATES, SECTION ONE AS RECORDED IN PLAT CABINET D, PAGES 60-62;

THENCE, NORTH 36°04'09" EAST, 17.16 FEET, ALONG THE EAST LINE OF SAID LOT 9 TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 08°15'24" EAST, 294.06 FEET, ALONG THE EAST LINE OF SAID LOT 9 TO A POINT, WITNESS AN IRON PIN FOUND SOUTH 86°02'49" EAST, 40.00 FEET FROM SAID CORNER;

THENCE, NORTH 19°51'21" EAST, 396.44 FEET, ALONG THE EAST LINE OF SAID LOT 9 TO A POINT ON THE EAST LINE OF LOT 11 OF THE WESTPHALIA ESTATES SECTION ONE, WITNESS AN IRON PIN FOUND SOUTH 62°41'33" EAST, 40.00 FEET FROM SAID CORNER;

THENCE, NORTH 34°45'57" EAST, 328.71 FEET, ALONG THE EAST LINE OF SAID WESTPHALIA ESTATES SECTION ONE TO A POINT AT THE SOUTHEAST CORNER OF THE ESTATES OF NORTHFIELD PLACE, SECTION ONE AS RECORDED IN PLAT CABINET D, PAGES 344-346;

THENCE, NORTH 32°46'19" EAST, 129.75 FEET, ALONG THE EAST LINE OF SAID NORTHFIELD PLACE, SECTION ONE TO A POINT, WITNESS AN IRON PIN WITH CAP SET SOUTH 89°34'37" EAST, 40.00 FEET FROM SAID CORNER;

THENCE, NORTH 32°38'42" EAST, 953.96 FEET, ALONG THE EAST LINE OF SAID ESTATES OF NORTHFIELD PLACE, SECTION ONE TO AN IRON PIN WITH CAP SET ON THE EASTERLY LINE OF A TRACT OF LAND OWNED BY KRISTA M. OPPERMAN AS CONVEYED IN OFFICIAL RECORD 695, PAGE 388;

THENCE, SOUTH 01°12'09" WEST, 807.11 FEET, ALONG THE WEST LINE OF A TRACT OF LAND OWNED BY LUKE J. KATTERHEINRICH AS CONVEYED IN OFFICIAL RECORD 725, PAGE 5243 TO AN IRON PIN FOUND ON THE NORTH LINE OF SAID LOT 5 OF THE NEW KNOXVILLE INDUSTRIAL PARK, SECTION TWO;

THENCE, NORTH 89°34'37" WEST, 132.78 FEET, ALONG THE NORTH LINE OF SAID LOT 5 TO THE PLACE OF BEGINNING.

CONTAINING 21.41 ACRES MORE OR LESS 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 SEPTEMBER 9, 2024.

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

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

9-24-24  
DATE



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DATE:	09-04-2024
DRAWN BY:	EEN
JOB NUMBER:	AUGNKN2402
SHEET NUMBER	2 OF 2

TRANSFERRED AND NUMBERED THIS 12 DAY OF Dec, 2024

Linda Bice  
AUGLAIZE COUNTY AUDITOR

FILED THIS 12 DAY OF December, 2024 AT 11:12 O'CLOCK A.M.  
RECORDED THIS 12 DAY OF December, 2024.  
PLAT CABINET E, SLIDE 6364

Emily K. Schlenker  
AUGLAIZE COUNTY RECORDER

PLAT AUTHORIZATION AND DEDICATION

THE VILLAGE OF NEW KNOXVILLE, THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE VILLAGE OF NEW KNOXVILLE, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS NEW KNOXVILLE INDUSTRIAL PARK SPLIT.

Keith Leffel  
KEITH LEFFEL, MAYOR  
VILLAGE OF NEW KNOXVILLE

Abigail Homan  
ABIGAIL HOMAN, CLERK  
VILLAGE OF NEW KNOXVILLE

STATE OF OHIO  
COUNTY OF Auglaize

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 2024, BY KEITH LEFFEL, AS MAYOR AND ABIGAIL HOMAN, AS CLERK FOR THE VILLAGE OF NEW KNOXVILLE.

Jan 20th  
NOTARY PUBLIC



JASON E. THIS, Attorney at Law  
Notary Public, State of Ohio  
My Commission Expires 03/03/2025  
Sec 147 03 R.C.

VILLAGE OF NEW KNOXVILLE PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 11th DAY OF December, 2024.

Kent Miller  
CHAIRPERSON

VILLAGE OF NEW KNOXVILLE VILLAGE COUNCIL

THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS 11th DAY OF December, 2024.

Abigail Homan  
CLERK

K Leffel  
MAYOR