CARDINAL SUBDIVISION, PHASE 3

SITUATE IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 14, TOWN 7 SOUTH, RANGE 4 EAST, SOUTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN, VILLAGE OF NEW BREMEN, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO **LOTS 43-72 OF CARDINAL SUBDIVISION**

OWNER'S DEDICATION

WE, THE UNDERSIGNED, BEING THE VICE PRESIDENT-FACILITIES AND ASSISTANT TREASURER/ASSISTANT SECRETARY OF CROWN EQUIPMENT CORPORATION, OWNER OF THE HEREIN PLATTED LAND, DO HEREBY ASSENT AND ADOPT THE SUBDIVISION AND SURVEY OF THE LAND SHOWN HEREON, AND FURTHER ACKNOWLEDGE THAT THE PLAT WAS MADE AT THE REQUEST OF CROWN EQUIPMENT CORPORATION. THE STREETS SHOWN HEREON ARE DEDICATED TO THE PUBLIC USE FOREVER TO BE USED AS ROADWAY AND FOR INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND/OR REMOVAL OF ALL PROPERLY AUTHORIZED UTILITIES.

EASEMENTS SHOWN ON THIS PLAT ARE TO BE USED FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, AND/OR REMOVAL OF ALL PROPERLY AUTHORIZED UTILITIES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS FOR THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS/EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER: CROWN EQUIPMENT CORPORATION

ACKNOWLEDGMENT

STATE OF OHID, COUNTY OF AUGLAIZES.

BE IT REMEMBERED THAT ON THIS BY DAY OF TUNING , 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHUCK MEYER AND KATHY DOSECK, ON BEHALF OF CROWN EQUIPMENT CORPORATION, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DATE ABOVE



DECLARATION, COVENANTS, CONDITIONS AND RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AS OFFICIAL RECORD 73 P. 4051, OF THE AUGLAIZE

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 22.124 ACRES OUT OF NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 14, OWNED BY CROWN EQUIPMENT CORPORATION, BEING ALL OF PARCEL C1014300300, A 2.34 ACRE TRACT AS CONVEYED IN OFFICIAL RECORD 295 PAGE 145 AND BEING ALL OF PARCEL C1014300700, A 19.784 ACRE TRACT AS CONVEYED IN OFFICIAL RECORD 540 PAGE 1088.

ZONING

R-1 SINGLE FAMILY RESIDENTIAL

REFERENCES

CARDINAL SUBDIVISION, PHASE 1-PLAT CABINET D PAGES 108-110 CARDINAL SUBDIVISION, PHASE 2-PLAT CABINET D PAGES 122-124 CROWN CONTROLS SURVEY BY GEORGE P. FERNANDEZ IN DECEMBER OF 1987 (GER-14-1) CROWN SURVEY BY MICHAEL R. HOLT IN APRIL OF 1997 (GER-14-4) CROWN EQUIPMENT SURVEY BY MICHAEL R. HOLT IN NOVEMBER OF 1998 (GER-14-7) DICKE SURVEY BY MICHAEL R. HOLT IN JANUARY OF 2001 (GER-14-17)

NOTES

1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED.

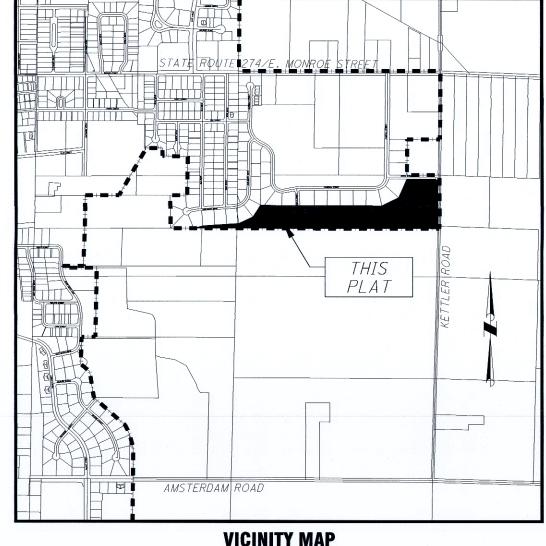
2.) ALL REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.

3.) ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.

4.) ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

5.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

6.) NO DRIVEWAYS SHALL BE PERMITTED ONTO KETTLER ROAD.



LEGAL DESCRIPTION

BEING PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 14, TOWN 7 SOUTH, RANGE 4 EAST, SOUTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN, VILLAGE OF NEW BREMEN, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 16 OF CARDINAL SUBDIVISION PHASE 2, AS RECORDED IN PLAT CABINET D, PAGE 122-124 OF THE AUGLAIZE COUNTY RECORDER'S OFFICE, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PLAT HEREIN DESCRIBED;

THENCE, NORTH 73°59'02" EAST, 122.19 FEET, ALONG THE SOUTH LINE OF SAID CARDINAL SUBDIVISION PHASE 2, TO AN IRON PIN FOUND;

THENCE, NORTH 86°08'31" EAST, 474.85 FEET, ALONG THE SOUTH LINE OF SAID CARDINAL SUBDIVISION PHASE 2, TO AN IRON PIN FOUND;

THENCE, NORTH 64°59'32" EAST, 202.49 FEET, ALONG THE SOUTH LINE OF SAID CARDINAL SUBDIVISION

PHASE 2, TO AN IRON PIN FOUND; THENCE, NORTH 33°00'43" EAST, 186.26 FEET, ALONG THE SOUTH LINE OF SAID CARDINAL SUBDIVISION

PHASE 2, TO AN IRON PIN FOUND; THENCE, SOUTH 88°19'08" EAST, 278.12 FEET, ALONG THE SOUTH LINE OF SAID CARDINAL SUBDIVISION

PHASE 2, TO AN IRON PIN FOUND; THENCE, SOUTH 89°54'03" EAST, 1311.31 FEET, ALONG THE SOUTH LINE OF SAID CARDINAL SUBDIVISION

PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 64°03'05" EAST, 246.87 FEET, ALONG THE SOUTH LINE OF SAID CARDINAL SUBDIVISION

PHASE 2, TO AN IRON PIN SET;
THENCE, NORTH 23°37'35" EAST, 268.93 FEET, ALONG THE EAST LINE OF SAID CARDINAL SUBDIVISION
PHASE 2, TO AN IRON PIN SET ON THE SOUTH LINE OF CARDINAL SUBDIVISION PHASE 1 AS RECORDED IN PLAT CABINET D PAGE 108-110 AND THE SOUTH RIGHT-OF-WAY LINE OF BURKE STREET;

THENCE, SOUTH 89°58'26" EAST, 372.17 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BURKE STREET AND

THE SOUTH LINE OF SAID CARDINAL SUBDIVISION PHASE 1, TO AN IRON PIN FOUND; THENCE. SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 23.73 FEET, A RADIUS OF

15.00 FEET, A DELTA ANGLE OF 90°38'26" AND A CHORD OF 21.33 FEET BEARING SOUTH 44°39'13" EAST, TO

THENCE, SOUTH 89°20'00" EAST, 40.00 FEET, ALONG THE SOUTH LINE OF SAID CARDINAL SUBDIVISION PHASE I, TO A MAG NAIL SET ON THE CENTERLINE OF KETTLER ROAD AND THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14:

THENCE, SOUTH 00°40′00" WEST, 642.06 FEET, ALONG THE CENTERLINE OF KETTLER ROAD AND THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TO A MAG NAIL SET AT THE NORTHEAST CORNER OF A 38.57 ACRE TRACT OF LAND OWNED BY CROWN EQUIPMENT CORPORATION AS CONVEYED IN OFFICIAL RECORD 552 PAGE 1088 AND 1095:

THENCE, NORTH 89°52'44" WEST, 3107.67 FEET, ALONG THE NORTH LINE OF SAID CROWN EQUIPMENT CORPORATION TRACT, TO AN IRON PIN SET AT THE NORTHEAST CORNER OF A 11.946 ACRE TRACT OF LAND OWNED BY CROWN EQUIPMENT CORPORATION AS RECORDED IN OFFICIAL RECORD 552 PAGE 1088 AND 1095; THENCE, SOUTH 89°54'19" WEST, 107.30 FEET, ALONG THE NORTH LINE OF SAID CROWN EQUIPMENT CORPORATION TRACT, TO THE PRINCIPAL PLACE OF BEGINNING, CONTAINING 22.124 ACRES MORE OR LESS.

VILLAGE OF NEW BREMEN PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED THE VILLAGE OF NEW BREMEN PLANNING COMMISSION THIS 24 DAY OF JANUARY , 2025.

COUNCIL OF THE VILLAGE OF NEW BREMEN

THIS PLAT WAS INSPECTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF NEW BREMEN THIS 27 DAY OF JANGARY, 2025.

AUGLAIZE COUNTY AUDITOR

AUGLAIZE COUNTY RECORDER

FILED THIS 4 Th DAY OF February _, 20**25**, AT <u>||:|G</u> O'CLOCK <u>A</u> M.

RECORDED THIS 4th DAY OF Tebruary

IN PLAT CABINET £, SLIDE 65-68

Filed for Record in AUGLAIZE County, Ohio Emily K. Schlenker, Recorder 02/04/2025 11:16 AM Recording Fees: \$172.80 PLAT CABINET PLAT E / p65 - p68

PHASE 3-AREA SUMMARY

29 BUILDING LOTS 17.144 ACRES 1 OPEN SPACE LOTS 1.693 ACRES EXISTING ROAD R/W 0.251 ACRES DEDICATED STREET R/W 3.036 ACRES TOTAL 22.124 ACRES

CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

1-24-25 DATF

OF BERTKE 8629 NAI

PREPARED BY:

Engineering

SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

SHEET NUMBER OF

01-24-2025

JOB NUMBER:

AUGNBR231

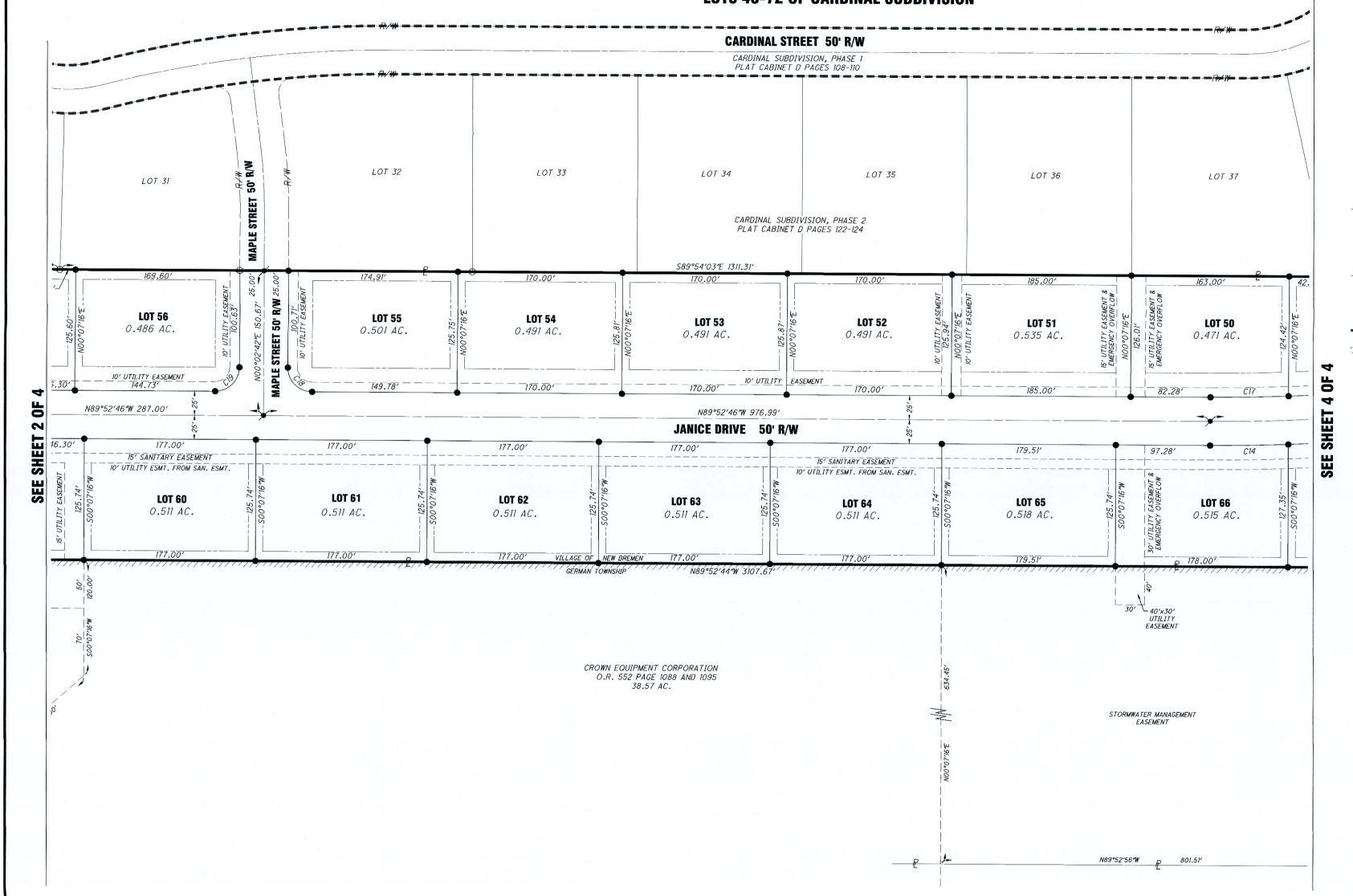
DRAWN BY:

DATE:

CARDINAL SUBDIVISION, PHASE 3 SITUATE IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 14, TOWN 7 SOUTH, RANGE 4 EAST, SOUTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN, VILLAGE OF NEW BREMEN, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO **LOTS 43-72 OF CARDINAL SUBDIVISION** CARDINAL STREET 50' R/W LOT 29 LOT 22 LOT 31 LOT 30 S88°19'08"E 278,12' LOT 21 HARLAMERT DRIVE 50' R/W **LOT 57** 0.561 AC. **LOT 56** 0.486 AC. LOT 20 10' UTILITY EASEMENT LOT 19 **LOT 58** 0.571 AC. LOT 18 N89°52′46″W 287.00′ LOT 17 JANICE DRIVE 50' R/W LOT 16 15' SANITARY EASEMENT **LOT 72** LOT 15 10' UTILITY ESMT. FROM SAN. ESMT. OPEN SPACE N86°08'31"E 474.85' **LOT 60** POB SW COR 0.511 AC. 0.5 0.618 AC. 177.00' GÉRMAN TÓWNSHÍF EX. 30' UTILITY EASEMENT-OR 730 PAGE 1472 50'x180' UTILITY EASEMENT CROWN EQUIPMENT CORPORATION O.R. 552 PAGE 1088 AND 1095 11.946 AC. CROWN EQUIPMENT CORPORATION CROWN EQUIPMENT CORPORATION O.R. 552 PAGE 1088 AND 1095 5.307 AC. O.R. 552 PAGE 1088 AND 1095 38.57 AC. LEGEND STORMWATER MANAGEMENT EASEMENT 5/8" X 30" REBAR W/CAP TO BE SET IRON PIN FOUND MAG NAIL SET MAG NAIL FOUND MONUMENT BOX FOUND UTILITY EASEMENT LINE FRONT=10' REAR=10' SIDE=5' ALL OTHER EASEMENTS ARE AS SHOWN N89°52′44″W 250.00' BUILDING SETBACK LINE CURVE TABLE CURVE TABLE FRONT=25' CURVE RADIUS LENGTH DELTA CH DIST CH BEARING CURVE | RADIUS | LENGTH | DELTA | CH DIST | CH BEARING REAR=10' SIDE=5' MIN (15' TOTAL BETWEEN BUILDINGS) 23.73' 90°38'26" 21.33′ S44°39′13″E 2025.00' 80.74' 02°17'04" 80.73′ S88°58′42″W EXISTING SUBDIVISION LINE 2000.00' 357.07' 10°13'45" 356.60' S85°33′07″W 104.56' 03°02'00" 1975.00′ 104.54′ S81°57′14″W TTTTTTTTT EXISTING CORPORATION LINE 2000.00' | 338.01' 09°41′00″ 337.61' | S85°16'44"W 1975.00' 148.49' 04°18'28" 148.46′ S85°37′28″W CXX CURVE NUMBER 25.00' 39.27' 90°00′00" 35.36′ S45°40′00″W 1975.00' 80.74′ 02°20′32″ 80.74′ S88°56′58″W 2025.00' | 119.83' | 03°23'26" | 119.82' S88°58′17″W 25.00' 39.24' 89°55'27" 35.33' N44°55′02″W 04°12′15″ | 148.55′ | \$85°10′26″W 2025.00' 148.59' C19 25.00' 39.30' 90°04′33″ 35.38' S45°04'58"W 2025.00' 93.11' 02°38′04″ 93.10' S81°45′16″W C20 25.00' 21.03' 48°11′23″ 20.41' S66°01′33″W PREPARED BY: DATE: LINE TABLE THE BEARINGS ARE BASED ON 25.00' 39.27' 01-24-2025 90°00′00″ 35.36' N44°20′00″W C21 50.00' 89.78′ 102°52′46″ 78.20' N86°37'46"W LINE | LENGTH | BEARING NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, 1975.00' 119.36' 03°27′46″ DRAWN BY: 119.34 S88°56′07″W C22 50.00' 59.52' 68°12′06″ 56.07' NO1°05'20"W L1 | 122.19' | N73°59'02"E ALLEN ODOT VRS CORS NETWORK Choice One 1975.00' 148.62' 04°18′41″ 148.58′ S85°02′53″W C23 50.00' 91.89' 105°17′55″ 79.49′ N85°39′40″E L2 | 107.30' | 589°54'19"W SCALE: 1"=80' **BERTKE** JOB NUMBER: 1975.00′ 84.63' 02°27′18″ 84.62' S81°39′53″W C24 25.00' Engineering 21.03' 48°11′23″ 20.41′ S65°47′04″E L3 40.00' S89°20'00"E AUGNBR2310 8629 2025.00' 113.03' 03°11′53″ 113.02' S82°02′11″W SHEET NUMBER SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 C13 | 2025.00' | 148.47' | 04°12'03" | 148.43' | \$85°44'09"W OF 4www.CHOICEONEENGINEERING.com

CARDINAL SUBDIVISION, PHASE 3

SITUATE IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 14, TOWN 7 SOUTH, RANGE 4 EAST, SOUTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN, VILLAGE OF NEW BREMEN, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO LOTS 43-72 OF CARDINAL SUBDIVISION



LEGEND

5/8" X 30" REBAR

W/CAP TO BE SET

○ IRON PIN FOUND

MAG NAIL SET

Ø MAG NAIL FOUND

■ MONUMENT BOX FOUND

UTILITY EASEMENT LINE FRONT=10' REAR=10' SIDE=5'

ALL OTHER EASEMENTS ARE AS SHOWN
BUILDING SETBACK LINE

REAR=10' SIDE=5' MIN (15' TOTAL BETWEEN BUILDINGS)

EXISTING SUBDIVISION LINE

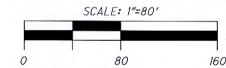
EXISTING CORPORATION LINE

FRONT=25'

CXX CURVE NUMBER



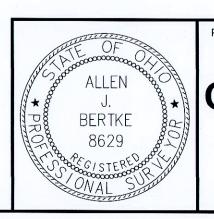
THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK



		CUI	RVE TABLE		
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	15.00'	23.73′	90°38′26″	21.33′	S44°39′13″E
C2	2000.00'	357.07′	10°13′45″	356.60′	S85°33′07″W
C3	2000.00'	338.01′	09°41′00″	337.61′	S85°16′44″W
C4	25.00′	39.27′	90°00′00″	35.36′	S45°40′00″W
C5	2025.00'	119.83′	03°23′26″	119.82'	S88°58′17″W
C6	2025.00'	148.59′	04°12′15″	148.55′	S85°10′26″W
C7	2025.00'	93.11′	02°38′04″	93.10′	S81°45′16″W
C8	25.00′	39.27′	90°00′00″	35.36′	N44°20′00″W
C9	1975.00′	119.36′	03°27′46″	119.34'	S88°56′07″W
C10	1975.00′	148.62′	04°18′41″	148.58′	S85°02′53″W
C11	1975.00′	84.63'	02°27′18″	84.62'	S81°39′53″W
C12	2025.00'	113.03′	03°11′53″	113.02′	S82°02′11″W
C13	2025.00'	148.47′	04°12′03″	148.43′	S85°44′09″W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARIN
C14	2025.00'	80.74'	02°17′04″	80.73′	S88°58′42
C15	1975.00′	104.56′	03°02′00″	104.54'	S81°57′14″V
C16	1975.00′	148.49′	04°18′28″	148.46′	S85°37′28′
C17	1975.00′	80.74'	02°20′32″	80.74'	S88°56′58
C18	25.00'	39.24'	89°55′27″	35.33′	N44°55′02
C19	25.00'	39.30'	90°04′33″	35.38′	S45°04′58
C20	25.00'	21.03'	48°11′23″	20.41'	S66°01′33″
C21	50.00'	89.78′	102°52′46″	78.20′	N86°37′46
C22	50.00′	59.52'	68°12′06″	56.07′	NO1°05′20′
C23	50.00'	91.89′	105°17′55″	79.49'	N85°39′40
C24	25.00'	21.03′	48°11′23″	20.41′	S65°47′04

	LINE T	ABLE
LINE	LENGTH	BEARING
L1	122.19′	N73°59′02″E
L2	107.30′	S89°54′19″W
L3	40.00'	589°20′00″E



Choice One

Engineering

SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 JOB NUMBER:
AUGNBR2310
SHEET NUMBER

DATE:

O1-24-2025 **DRAWN BY:**

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