

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

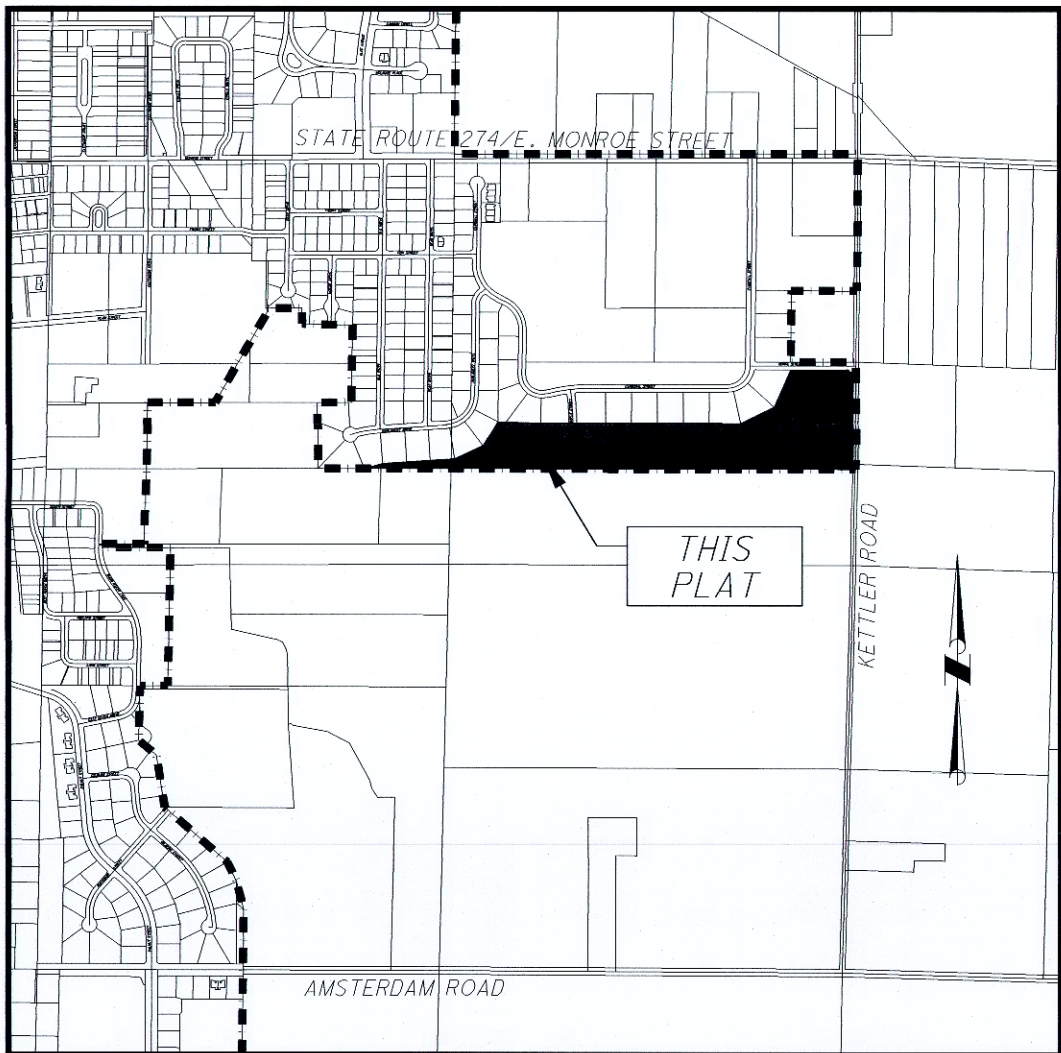
WE, THE UNDERSIGNED, BEING THE VICE PRESIDENT-FACILITIES AND ASSISTANT
TREASURER/ASSISTANT SECRETARY OF CROWN EQUIPMENT CORPORATION, OWNER OF THE HEREIN
PLATTED LAND, DO HEREBY ASSENT AND ADOPT THE SUBDIVISION AND SURVEY OF THE LAND
SHOWN HEREON, AND FURTHER ACKNOWLEDGE THAT THE PLAT WAS MADE AT THE 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

Chuck Meyer
CHUCK MEYER
VICE PRESIDENT-FACILITIES

Kathy Doseck
KATHY DOSECK
ASSISTANT TREASURER/ASSISTANT SECRETARY



VICINITY MAP
N.T.S.

ACKNOWLEDGMENT

STATE OF OHIO, COUNTY OF AUGLAIZE.

BE IT REMEMBERED THAT ON THIS 28th DAY OF January, 2024, 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
ACT AND DEED.

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

Patricia L. Groff
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO



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 731 P 4051, OF THE AUGLAIZE
COUNTY RECORDER'S RECORDS.

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.

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.

Burt A. Little
PLANNING COMMISSION CHAIRMAN

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 January, 2025.

Rick
MAYOR

Burt A. Little
ADMINISTRATOR

AUGLAIZE COUNTY AUDITOR

TRANSFERRED AND NUMBERED THIS 4 DAY OF Feb, 2025.

Linda Bice
AUGLAIZE COUNTY AUDITOR

AUGLAIZE COUNTY RECORDER

FILED THIS 4th DAY OF February, 2025, AT 11:16 O'CLOCK A.M.

RECORDED THIS 4th DAY OF February, 2025

IN PLAT CABINET E, SLIDE 65-68.

Emily K. Schlenker
AUGLAIZE COUNTY RECORDER

202500000510 Pages: 4
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.

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

1-24-25
DATE



PREPARED BY:

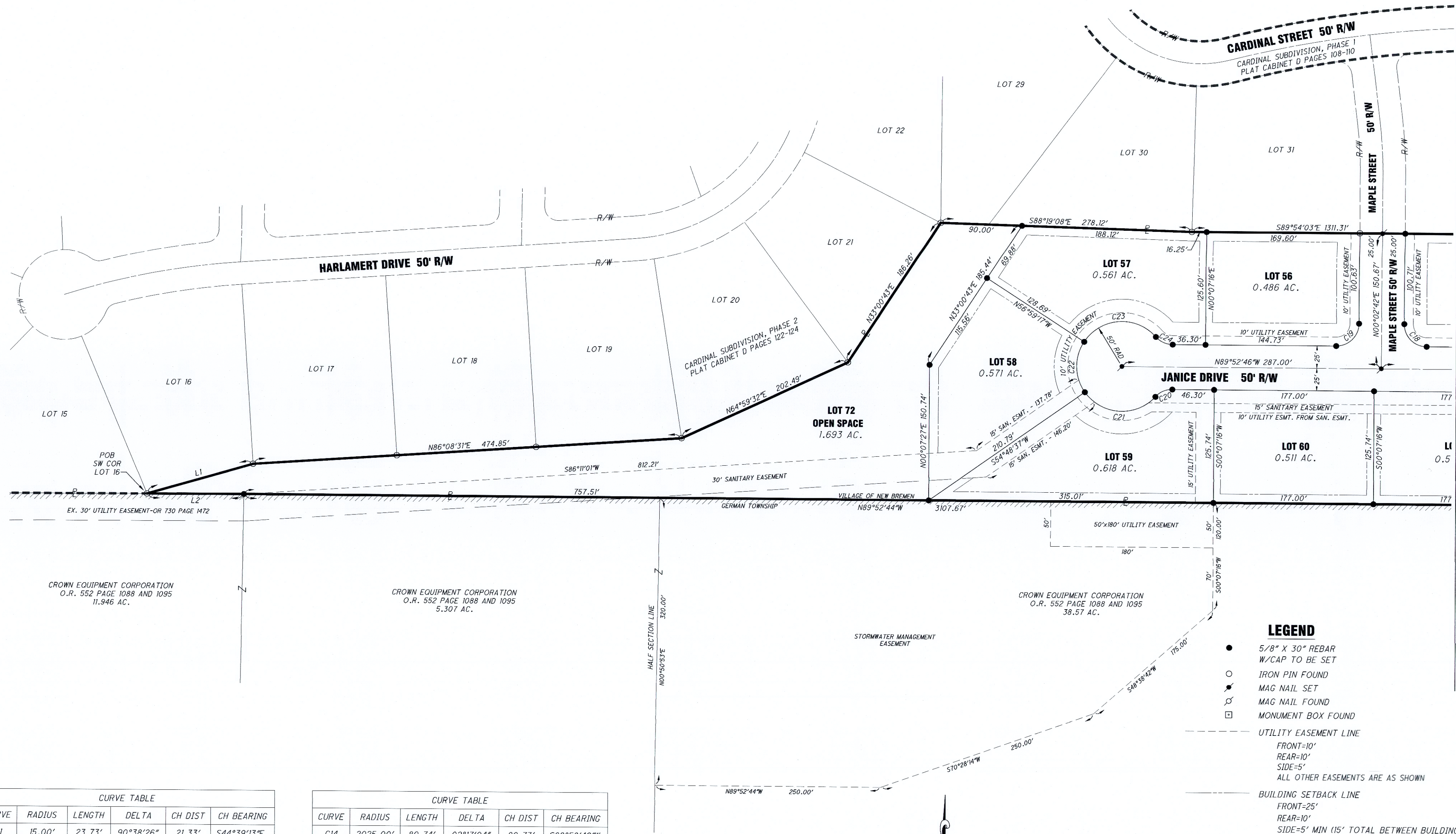
ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
01-24-2025
DRAWN BY:
MPL
JOB NUMBER:
AUGNBR2310
SHEET NUMBER
1 OF 4

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LOTS 43-72 OF CARDINAL SUBDIVISION



SEE SHEET 3 OF 4

LEGEND

- 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
- BUILDING SETBACK LINE
FRONT=25'
REAR=10'
SIDE=5' MIN (15' TOTAL BETWEEN BUILDINGS)
- EXISTING SUBDIVISION LINE
- EXISTING CORPORATION LINE
- CXX CURVE NUMBER

CURVE 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
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LINE TABLE		
LINE	LENGTH	BEARING
L1	122.19'	N73°59'02"E
L2	107.30'	S89°54'19"W
L3	40.00'	S89°20'00"E

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

SCALE: 1"=80'

ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY:

ChoiceOne
Engineering

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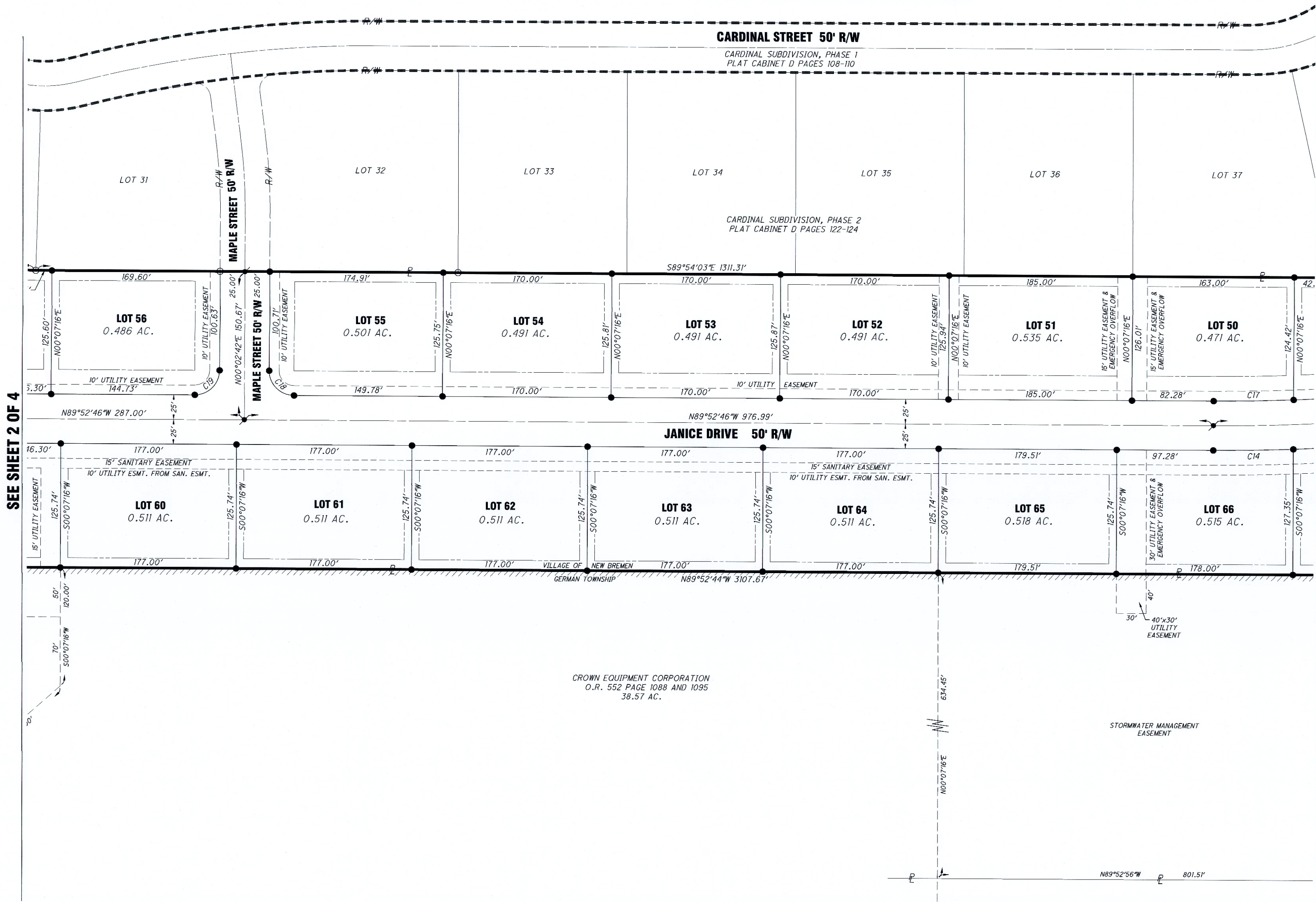
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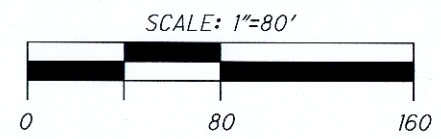
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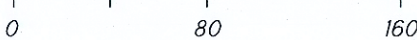
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ChoiceOne Engineering	DRAWN BY: MPL
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www.CHOICEONEENGINEERING.com	SHEET NUMBER 4 OF 4