

ALBERS PLAT
SOUTHEAST 1/4 OF SECTION 22, T 7 S, R 4 E,
VILLAGE OF MINSTER, JACKSON TWP., AUGLAIZE CO., OHIO

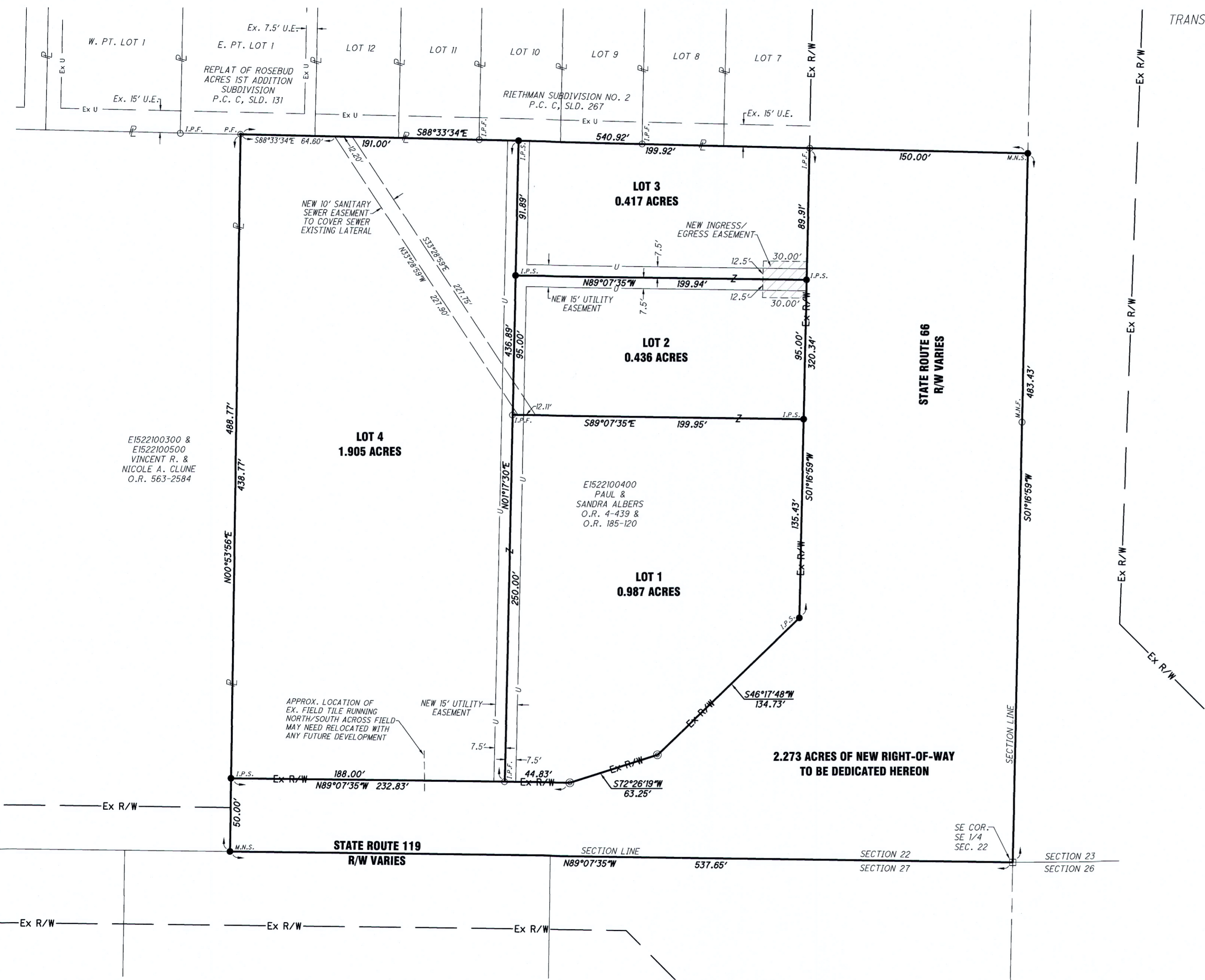
FILED THIS 22 DAY OF May, 2025 AT 12:49 O'CLOCK P.M.
RECORDED THIS 22 DAY OF May, 2025.
PLAT CABINET E, SLIDE 69-70

Emily K Schlenker
AUGLAIZE COUNTY RECORDER

TRANSFERRED AND NUMBERED THIS 22 DAY OF May, 2025

Linda Bai Ca
AUGLAIZE COUNTY AUDITOR

202500002275 Pages: 2
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
05/22/2025 12:49 PM Recording Fees: \$86.40
PLAT CABINET PLAT E / p69 - p70



ACREAGE IN LOTS = 3.745 AC.
STREET R/W = 2.273 AC.
TOTAL ACREAGE = 6.018 AC.

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- P.F. IRON PIPE FOUND
- MONUMENT BOX W/IP FOUND
- NEW INGRESS/EGRESS EASEMENT

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 11-13-2024
DRAWN BY: RMF
JOB NUMBER: AUGMIN2408
SHEET NUMBER: 1 OF 2

ALBERS PLAT
SOUTHEAST 1/4 OF SECTION 22, T 7 S, R 4 E,
VILLAGE OF MINSTER, JACKSON TWP., AUGLAIZE CO., OHIO

FILED THIS 22 DAY OF May, 2025, AT 12:48 O'CLOCK P.M.
RECORDED THIS 22 DAY OF May, 2025.
PLAT CABINET E, SLIDE 69-70

Emily K Schlenker
AUGLAIZE COUNTY RECORDER T.V.

TRANSFERRED AND NUMBERED THIS 22 DAY OF May, 2025.
Kandi Bice ca
AUGLAIZE COUNTY AUDITOR

LEGAL DESCRIPTION

BEING E1522100400, A 6.02-ACRE TRACT OF LAND OWNED BY PAUL AND SANDRA ALBERS AS CONVEYED IN OFFICIAL RECORD 4, PAGE 439 AND OFFICIAL RECORD 185, PAGE 120 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP, VILLAGE OF MINSTER, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT BOX WITH 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22 AND BEING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 119 AND STATE ROUTE 66;

THENCE, NORTH 89°07'35" WEST, 537.65 FEET, ALONG THE SOUTH LINE OF SAID SECTION 22 AND THE CENTERLINE OF STATE ROUTE 119 TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF A TRACT OF LAND OWNED BY VINCENT R. AND NICOLE A. CLUNE AS CONVEYED IN OFFICIAL RECORD 563, PAGE 2584;

THENCE, NORTH 00°53'56" EAST, 488.77 FEET, ALONG THE EAST LINE OF SAID CLUNE TRACT TO AN IRON PIPE FOUND ON THE SOUTH LINE OF REPLAT OF ROSEBUD ACRES 1ST ADDITION SUBDIVISION AS SHOWN ON PLAT CABINET C, SLIDE 131, PASSING FOR REFERENCE AN IRON PIN WITH CAP SET AT 50.00 FEET;

THENCE, SOUTH 88°33'34" EAST, 540.92 FEET, ALONG THE SOUTH LINE OF SAID REPLAT OF ROSEBUD ACRES 1ST ADDITION SUBDIVISION AND BEYOND TO A MAG NAIL SET ON THE EAST LINE OF SAID SECTION 22 AND BEING ON THE CENTERLINE OF STATE ROUTE 66, PASSING FOR REFERENCE AN IRON PIN FOUND AT 390.92 FEET;

THENCE, SOUTH 01°16'59" WEST, 483.43 FEET, ALONG THE EAST LINE OF SAID SECTION 22 TO THE PLACE OF BEGINNING.

CONTAINING 6.018 ACRES MORE OR LESS WITH 2.273 ACRES MORE OR LESS BEING WITHIN EXISTING ROAD RIGHT-OF-WAY 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 WESLEY D. GOUBEAUX, OHIO PROFESSIONAL SURVEYOR NUMBER 8254, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED NOVEMBER 13, 2024.

VILLAGE OF MINSTER ADMINISTRATOR

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 11th DAY OF FEBRUARY, 2025.
Donald J. Jansel
VILLAGE OF MINSTER ADMINISTRATOR

VILLAGE OF MINSTER PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 11th DAY OF FEBRUARY, 2025.
Cathy A. Chiles
CHAIRPERSON

VILLAGE OF MINSTER VILLAGE COUNCIL

THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS 10th DAY OF MAY, 2025.
Taylor West
CLERK
Cathy A. Chiles
MAYOR

PLAT AUTHORIZATION AND DEDICATION

PAUL AND SANDRA ALBERS, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE VILLAGE OF MINSTER, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS ALBERS PLAT. FURTHERMORE, PAUL AND SANDRA ALBERS, DEDICATE THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

Paul T. Albers
PAUL ALBERS

Sandra L. Albers
SANDRA ALBERS

STATE OF OHIO
COUNTY OF Auglaize

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF May, 2025, BY PAUL AND SANDRA ALBERS.

Rachel Ranly
NOTARY PUBLIC

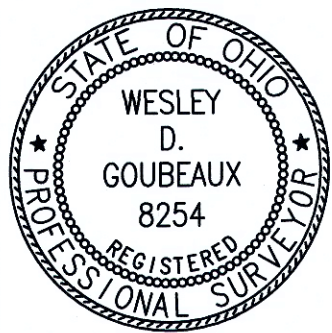


CERTIFICATION

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

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

11-13-2024
DATE



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2 OF 2