

WEIGANDT WALNUT STREET CONDOMINIUM OF LOT 14

BEING A CONDOMINIUM OF LOT 14 OF WALNUT STREET SUBDIVISION  
SITUATE IN THE SW1/4 OF SECTION 14, T 7 S, R 4 E,  
IN THE VILLAGE OF NEW BREMEN, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO

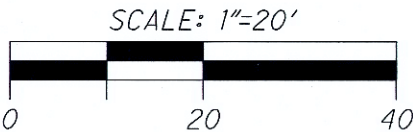
TRANSFERRED AND NUMBERED THIS 21 DAY OF July, 2025  
Linda Bice Corydon  
AUGLAIZE COUNTY AUDITOR  
FILED THIS 21<sup>st</sup> DAY OF July, 2025 AT 12:24 O'CLOCK P.M.  
RECORDED THIS 21<sup>st</sup> DAY OF July, 2025  
PLAT CABINET E, SLIDE 73-74  
Emily K Schlenker  
AUGLAIZE COUNTY RECORDER T.V.

202500003350 Pages: 2  
Filed for Record in AUGLAIZE County, Ohio  
Emily K. Schlenker, Recorder  
07/21/2025 12:24 PM Recording Fees: \$86.40  
PLAT CABINET PLAT E / p73 - p74

VILLAGE OF NEW BREMEN ADMINISTRATOR

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 27 DAY OF May, 2025.  
Burt A. Puthoff  
VILLAGE ADMINISTRATOR

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



LEGEND

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

CONSENT

I THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS CONDOMINIUM PLAT AND ENABLE THE DECLARATIONS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

OWNER: WEIGANDT LAND CO. LTD.

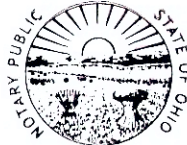
Signature: [Signature] MEMBER  
AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

STATE OF OHIO, Shelby County, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Todd Weigandt, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN SUCH INSTRUMENT IS HIS/HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Shelby, OHIO, THIS 25 DAY OF April, 20 25

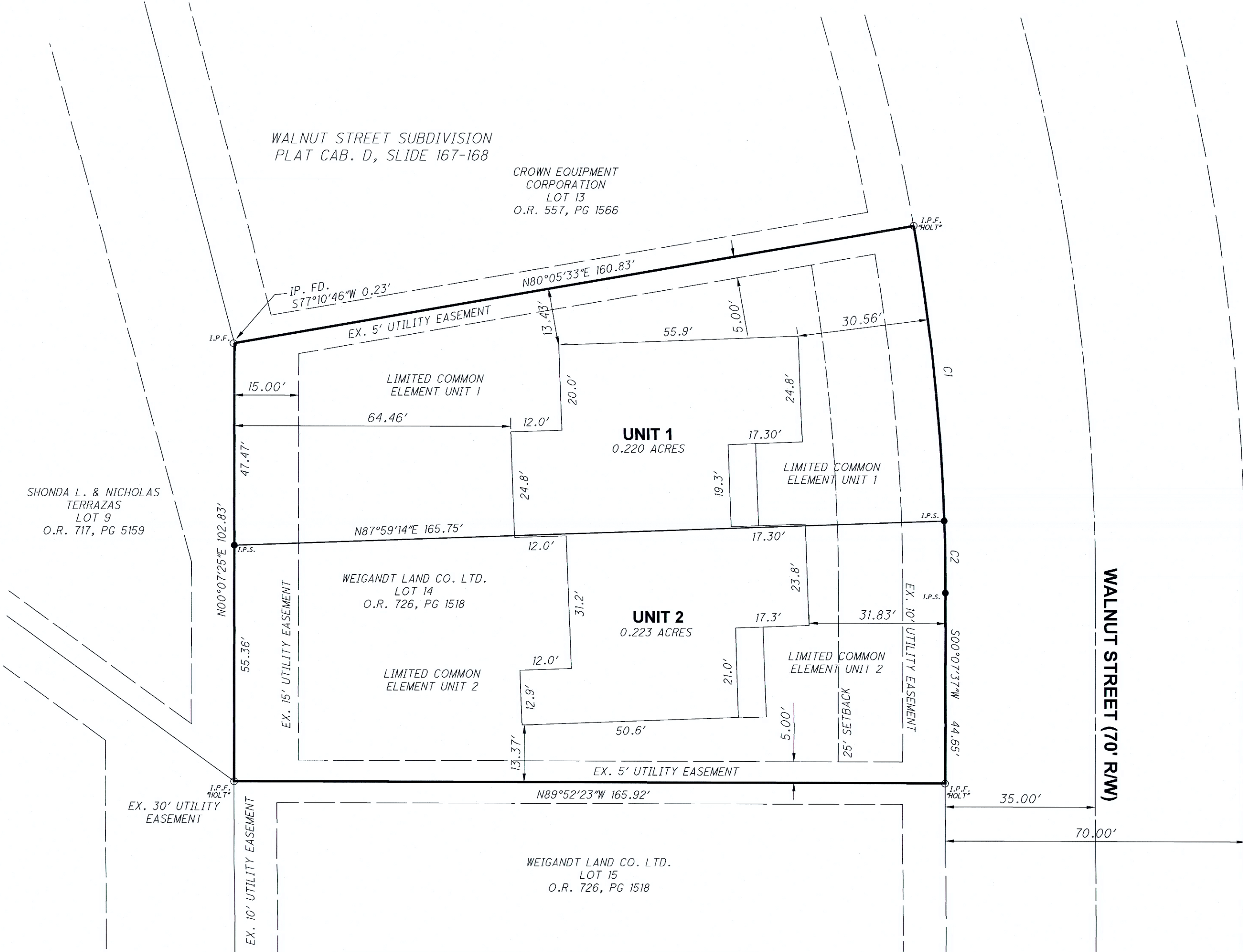
NOTARY PUBLIC Sarah Swaney  
MY COMMISSION EXPIRES: 9-5-27



SARAH A SWANEY  
Notary Public  
State of Ohio  
My Comm. Expires  
September 5, 2027

ENABLING DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP RECORDED IN VOL. 734, PAGE 892.

BYLAWS OF WEIGANDT WALNUT STREET CONDOMINIUM OF LOT 14 ARE RECORDED IN VOL. 734, PAGE 958.

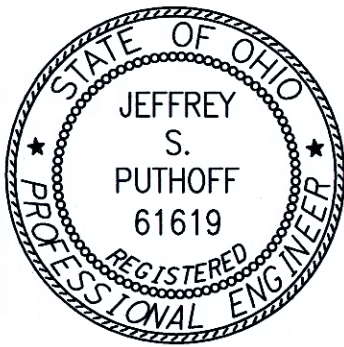


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	495.00'	69.74'	8°04'20"	69.68'	S05°51'58"E
C2	495.00'	16.91'	1°57'24"	16.90'	S00°51'06"E

CERTIFICATION

I HEREBY CERTIFY THAT THE DRAWINGS, SHEET NUMBER 1 OF 5, WHICH SHALL BE FILED AS A PLAT AND IN THE DECLARATION, AND SHEET NUMBERS 2, 3, 4 AND 5 OF 5 WHICH ARE FILED WITH THE DECLARATION OF WEIGANDT WALNUT STREET CONDOMINIUM OF LOT 14, ACCURATELY SHOWS EACH BUILDING AS BUILT OR CONSTRUCTED.

Signature: [Signature] 4/25/25  
JEFFREY S. PUTHOFF, P.E. #61619 DATE



CERTIFICATION

I HEREBY CERTIFY THAT THE DRAWINGS, SHEET NUMBER 1 OF 5, WHICH SHALL BE FILED AS A PLAT AND IN THE DECLARATION, AND SHEET NUMBERS 2, 3, 4 AND 5 OF 5 WHICH ARE FILED WITH THE DECLARATION OF WEIGANDT WALNUT STREET CONDOMINIUM OF LOT 14, ACCURATELY SHOWS EACH BUILDING AS BUILT OR CONSTRUCTED.

Signature: [Signature] 4-25-25  
ALLEN J. BERTKE, P.S. #8629 DATE



PREPARED BY:

ChoiceOne Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:	02-12-2025
DRAWN BY:	EEN
JOB NUMBER:	AUGNBR2412
SHEET NUMBER	1 OF 1



