

MODERN ABORIGINAL ART MUSEUM DEVELOPMENT

BEING A REPLAT OF LOT 1 OF PIONEER SUBDIVISION (P.C. A, PG. 331-332 & 349) AND 2.168 ACRES CONVEYED TO CROWN EQUIPMENT CORP. IN O.R. 561, PG. 271

SITUATE IN THE SOUTHWEST 1/4 OF SECTION 11, TOWN 7 SOUTH, RANGE 4 EAST,

SOUTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN, VILLAGE OF NEW BREMEN, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO

OWNER'S DEDICATION

I, THE UNDERSIGNED, BEING THE ASSISTANT TREASURER/ASSISTANT SECRETARY OF CROWN EQUIPMENT CORPORATION, OWNER OF THE HEREIN PLATTED LAND, DO HEREBY ASSENT AND ADOPT THE DEVELOPMENT 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

Kathy Doseck
KATHY DOSECK
ASSISTANT TREASURER/ASSISTANT SECRETARY

ACKNOWLEDGMENT

STATE OF Ohio, COUNTY OF Auglaize, S.S.

BE IT REMEMBERED THAT ON THIS 5th DAY OF November, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED 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.

Laura M. Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
LAURA MARIE ANDERSON
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
10-21-27

OWNER'S DEDICATION

I, THE UNDERSIGNED, BEING THE ASSISTANT TREASURER/ASSISTANT SECRETARY OF CROWN CONTROLS CORPORATION, OWNER OF THE HEREIN PLATTED LAND, DO HEREBY ASSENT AND ADOPT THE DEVELOPMENT AND SURVEY OF THE LAND SHOWN HEREON, AND FURTHER ACKNOWLEDGE THAT THE PLAT WAS MADE AT THE REQUEST OF CROWN CONTROLS 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.

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OWNER: CROWN CONTROLS CORPORATION

Kathy Doseck
KATHY DOSECK
ASSISTANT TREASURER/ASSISTANT SECRETARY

ACKNOWLEDGMENT

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10-21-27

DESCRIPTION

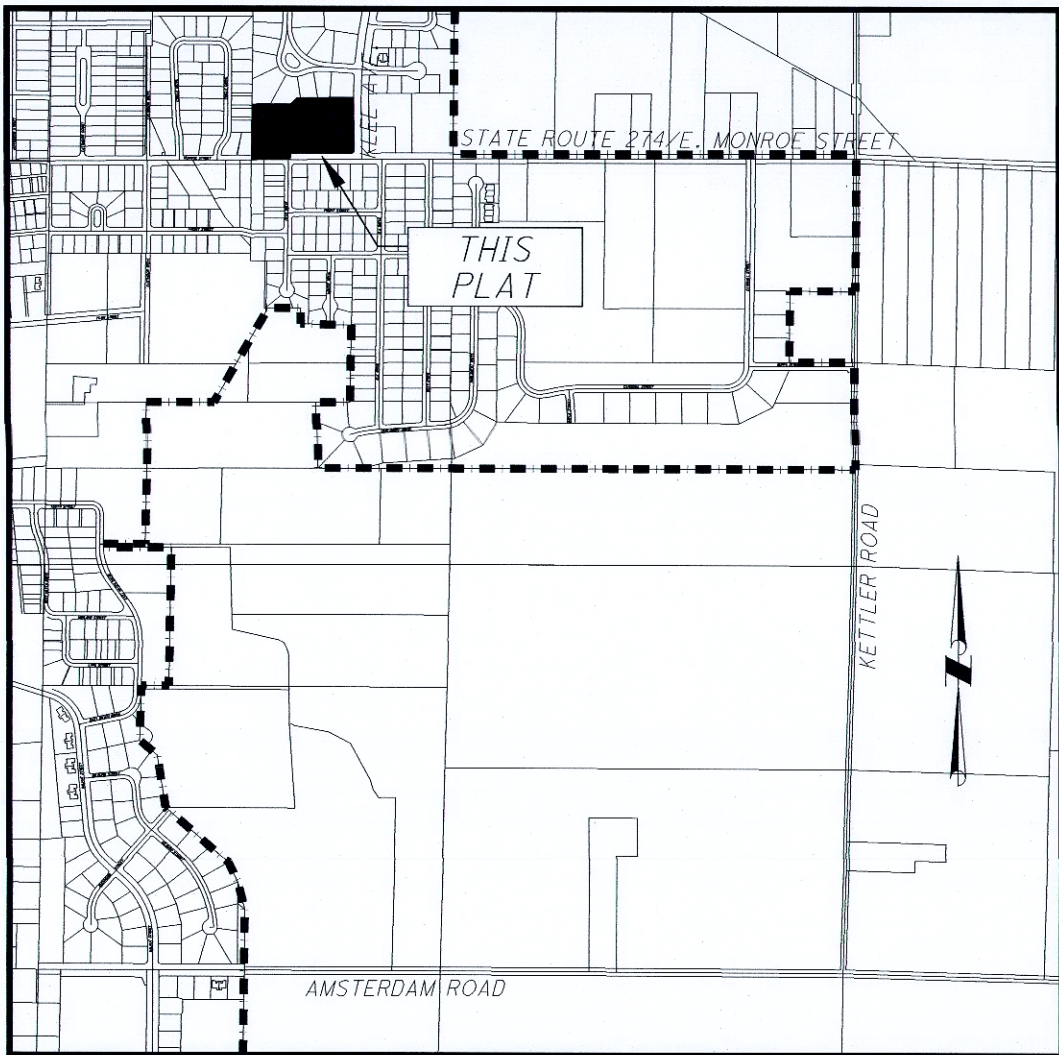
BEING A COMMERCIAL DEVELOPMENT CONTAINING 5.645 ACRES OUT OF SOUTHWEST QUARTER OF SECTION 11, BEING ALL OF PARCEL C1002109500, A 2.168 ACRE TRACT AS CONVEYED TO CROWN EQUIPMENT CORPORATION IN OFFICIAL RECORD 561 PAGE 271 AND BEING ALL OF PARCEL C1003400100, A 3.477 ACRE TRACT AS CONVEYED TO CROWN CONTROLS CORPORATION IN OFFICIAL RECORD 45 PAGE 152.

ZONING

C-1 CENTRAL COMMERCIAL DISTRICT

REFERENCES

PIONEER SUBDIVISION, PHASE I-PLAT CABINET A PAGES 331-332
PIONEER SUBDIVISION, PHASE I-PLAT CABINET A PAGE 349
EASTVIEW SUBDIVISION-PLAT BOOK B PAGE 60
TETON SUBDIVISION-PLAT CABINET A PAGE 47
SCHWIETERMAN & REINKE SURVEY BY CHRISTOPHER HARMON IN SEPTEMBER OF 2012 (GER-II-7)



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 7 SOUTH, RANGE 4 EAST, SOUTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN, VILLAGE OF NEW BREMEN, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO, BEING ALL OF PARCEL C1002109500, A 2.168 ACRE TRACT AS CONVEYED TO CROWN EQUIPMENT CORPORATION IN OFFICIAL RECORD 561 PAGE 271 AND BEING ALL OF LOT 1 OF PIONEER SUBDIVISION (P.C. A, PG. 331-332 & 349) PARCEL C1003400100, A 3.477 ACRE TRACT AS CONVEYED TO CROWN CONTROLS CORPORATION IN OFFICIAL RECORD 45 PAGE 152, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 1 AND THE SOUTHEAST CORNER OF LOT 23 OF PIONEER SUBDIVISION PHASE I, AS RECORDED IN PLAT CABINET A, PAGES 331-332 AND PAGE 349 OF THE AUGLAIZE COUNTY RECORDER'S OFFICE, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PLAT HEREIN DESCRIBED;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2904.31 FEET, AN ARC DISTANCE OF 29.34 FEET, A DELTA ANGLE OF 00°34'44", AND A CHORD BEARING SOUTH 00°05'42" EAST, 29.34 FEET, ALONG THE WESTERLY LINE OF KLEE AVENUE (100' WIDE), TO AN IRON PIN SET;

THENCE, SOUTH 00°23'04" EAST, 325.00 FEET, ALONG THE WESTERLY LINE OF KLEE AVENUE TO AN IRON PIN SET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING SOUTH 44°36'56" WEST, 21.21 FEET TO AN IRON PIN SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF MONROE STREET (STATE ROUTE 274);

THENCE, SOUTH 89°36'56" WEST, 400.68 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MONROE STREET TO AN IRON PIN SET AT THE SOUTHWESTERLY CORNER OF SAID LOT 1;

THENCE, SOUTH 00°38'18" WEST, 40.01 FEET, ALONG THE WESTERLY LINE OF SAID PIONEER SUBDIVISION PHASE I, TO A MAG NAIL SET IN THE CENTERLINE OF MONROE STREET (STATE ROUTE 274);

THENCE, SOUTH 89°36'56" WEST, 255.73 FEET ALONG THE CENTERLINE OF MONROE STREET TO A MAG NAIL SET AT THE SOUTHEASTERLY CORNER OF EASTVIEW SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 60;

THENCE, NORTH 00°38'18" EAST, 369.40 FEET ALONG THE EASTERLY LINE OF SAID EASTVIEW SUBDIVISION TO AN IRON PIN SET AT THE SOUTHWESTERLY CORNER OF LOT 19 OF SAID PIONEER SUBDIVISION PHASE I, WITNESS A $\frac{3}{8}$ " IRON PIN WITH "LOCK-TWO" CAP FOUND BEARING N85°58'E, 2.80 FEET;

THENCE, NORTH 89°36'56" EAST, 255.73 FEET ALONG THE SOUTHERLY LINE OF LOTS 19 & 20 OF SAID PIONEER SUBDIVISION PHASE I TO A $\frac{3}{8}$ " IRON PIN FOUND;

THENCE, NORTH 44°36'56" EAST, 56.57 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 20 OF SAID PIONEER SUBDIVISION PHASE I, WITNESS A $\frac{3}{8}$ " IRON PIN FOUND BEARING N50°22'W, 0.35 FEET;

THENCE, NORTH 89°36'56" EAST, 369.94 FEET ALONG THE SOUTHERLY LINE OF LOTS 20, 21, 22, & 23 OF SAID PIONEER SUBDIVISION PHASE I TO THE PRINCIPAL PLACE OF BEGINNING, CONTAINING 5.646 ACRES MORE OR LESS.

VILLAGE OF NEW BREMEN PLANNING COMMISSION

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

Burt Pitts
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 24 DAY OF November, 2025

[Signature]
MAYOR
[Signature]
ADMINISTRATOR

AUGLAIZE COUNTY AUDITOR

TRANSFERRED AND NUMBERED THIS 3 DAY OF December, 2025

Lori Gawn
AUGLAIZE COUNTY AUDITOR LB

AUGLAIZE COUNTY RECORDER

FILED THIS 3 DAY OF December, 2025 AT 11:18 O'CLOCK A.M.

RECORDED THIS 3 DAY OF December, 2025

IN PLAT CABINET ET, SLIDE 77-78

Emily Schlenker DHS
AUGLAIZE COUNTY RECORDER

202500005708 Pages: 2
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
12/03/2025 11:18 AM Recording Fees: \$86.40
PLAT CABINET PLAT E / p77 - p78

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

11-3-2025
DATE



THIS INSTRUMENT WAS PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
11-03-2025

DRAWN BY:
CJK

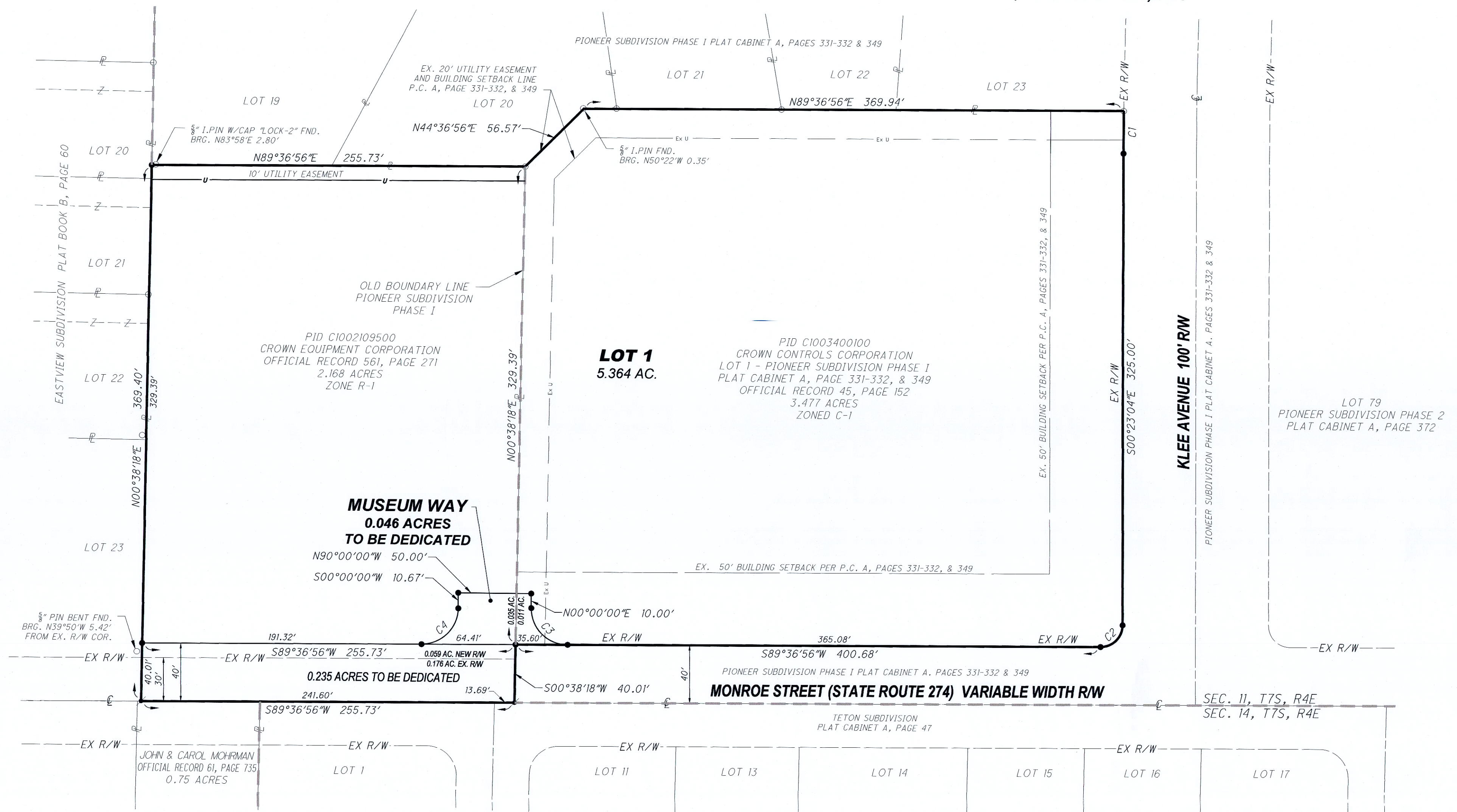
JOB NUMBER:
AUGNBR2503

SHEET NUMBER
1 OF 2

MODERN ABORIGINAL ART MUSEUM DEVELOPMENT

BEING A REPLAT OF LOT 1 OF PIONEER SUBDIVISION (P.C. A, PG. 331-332 & 349) AND 2.168 ACRES CONVEYED TO CROWN EQUIPMENT CORP. IN O.R. 561, PG. 271

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SOUTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN, VILLAGE OF NEW BREMEN, GERMAN TOWNSHIP, AUGLAIZE COUNTY, OHIO



BUILDING SETBACK REQUIREMENTS

C-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT
FRONT-NONE
REAR-10'
SIDE-0' MIN (5' WHEN ABUTTING ANY RESIDENTIAL DISTRICT)

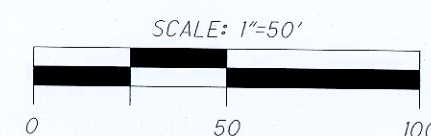
PARCEL AREA SUMMARY

PID C1003400100	
LOT 1 - PIONEER SUBDIVISION PH. 1	
3.477 ACRES	
BUILDABLE LOT	3.466 ACRES
NEW R/W (MUSEUM WAY)	0.011 ACRES
TOTAL	3.477 ACRES
PID C1002109500	
2.168 ACRES	
BUILDABLE LOT	1.898 ACRES
EX. R/W (MONROE STREET)	0.176 ACRES
NEW R/W (MONROE STREET)	0.059 ACRES
NEW R/W (MUSEUM WAY)	0.035 ACRES
TOTAL	2.168 ACRES

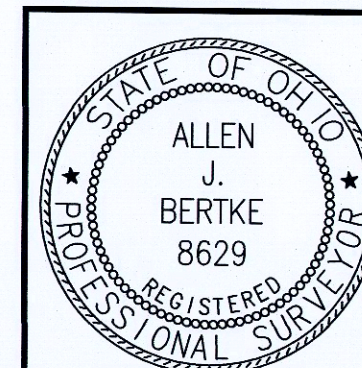
LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- MAG NAIL SET
- MAG NAIL FOUND
- MONUMENT BOX FOUND
- CX CURVE NUMBER
- EXISTING SUBDIVISION LINE
- PROPOSED UTILITY EASEMENT

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	2904.31'	29.34'	00°34'44"	29.34'	S00°05'42"E
C2	15.00'	23.56'	90°00'00"	21.21'	S44°36'56"W
C3	25.00'	39.44'	90°23'04"	35.47'	N45°11'32"W
C4	25.00'	39.10'	89°36'56"	35.24'	S44°48'28"W



THIS INSTRUMENT WAS PREPARED BY:

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2 OF 2