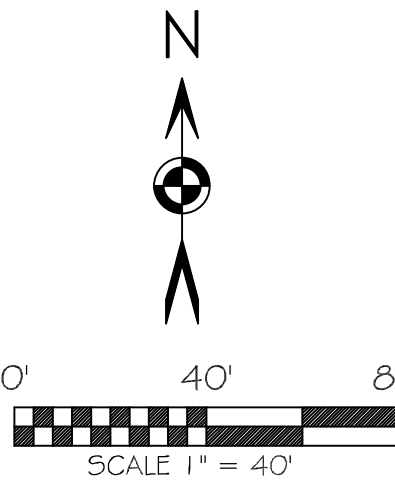


PLUM STREET SUBDIVISION
VILLAGE OF NEW BREMEN
N.W. 1/4 SEC. 14, T 7S, R4E
GERMAN TWP., AUGLAIZE CO., OHIO



BASIS OF BEARING: BEARINGS ARE BASED STATE OF OHIO V.R.S. NAD 83 (2011 ADJ.) OHIO STATE PLANE NORTH ZONE 3402.

LEGEND

- × CROSS CUT IN CONC
- MAG SPIKE SET
- IRON PIN SET
- IRON PIN

OWNER'S DEDICATION

WE, THE UNDERSIGNED, BEING THE VICE-PRESIDENT OF DEVELOPMENT AND THE ASSISTANT TREASURER OF CROWN EQUIPMENT CORPORATION, OWNER OF THE HEREON PLATTED LAND, AND FURTHER ACKNOWLEDGE THAT THE PLAT WAS MADE AT THE REQUEST OF CROWN EQUIPMENT CORPORATION.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES AND THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS FOR THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED THIS ____ DAY OF _____, 20____.

WITNESS _____ VICE PRESIDENT FOR DEVELOPMENT

WITNESS _____ ASSISTANT TREASURER

STATE OF OHIO, AUGLAIZE COUNTY, S.S.

BEFORE, ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ____ VICE PRESIDENT OF DEVELOPMENT AND ASSISTANT TREASURER, WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSE THEREIN INTENDED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT _____ OHIO, THIS ____ DAY OF _____, 20____

SURVEY REFERENCES

P-378
GER 14-19
MEADOWBROOKS SUBDIVISION PLAT BOOK B PG. 79

LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332



#22046

VILLAGE APPROVALS

LOTS 1-21 ZONED R-1 SINGLE FAMILY RESIDENTIAL ARE APPROVED BY THE NEW BREMEN PLANNING COMMISSION THE ____ DAY OF _____, 20____.

PLANNING COMMISSION CHAIRMAN

ACCEPTED BY THE COUNCIL OF THE VILLAGE OF NEW BREMEN

THE ____ DAY OF _____, 20____

MAYOR

VILLAGE ADMINISTRATOR

DESCRIPTION OF PLUM STREET SUBDIVISION BOUNDARY

BEING IN THE NORTHWEST QUARTER OF SECTION 14, T 7S, R 4E, GERMAN TOWNSHIP AND BEING PART OF THOSE LANDS OWNED BY CROWN EQUIPMENT CORPORATION AS RECORDED IN OFFICIAL RECORD 709 PAGE 1702 AND BEING KNOWN AS TRACTS 3 & 4 OF SURVEY GER 14-19 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF MEADOWBROOKS SUBDIVISION AS RECORDED IN PLAT BOOK B PAGE 79 AND THE EAST RIGHT OF WAY LINE OF PARK STREET;

THENCE, WITH THE SOUTH LINE OF MEADOWBROOKS SUBDIVISION, NORTH 89°59'00" EAST, 624.68 FEET TO A MAG SPIKE SET IN THE CENTERLINE OF EASTMOOR DRIVE;

THENCE, WITH THE CENTERLINE OF EASTMOOR DRIVE, SOUTH 01°05'22" WEST, 418.26 FEET TO A MAG SPIKE SET;

THENCE, WITH A NEW DIVISION LINE AND THE SOUTH RIGHT OF WAY LINE OF PLUM STREET, SOUTH 84°54'28" WEST, 643.12 FEET TO AN IRON PIN SET IN THE EAST LINE OF A 3.848 ACRE TRACT OF LAND OWNED BY CROWN EQUIPMENT CORPORATION AS RECORDED IN OFFICIAL RECORD 709 PAGE 1702.

THENCE, NORTH 00°11'54" EAST, 66.28 FEET TO A MAG SPIKE SET IN THE NORTH RIGHT OF WAY LINE OF PLUM STREET EXTENDED AND THE CENTERLINE OF PARK STREET;

THENCE, WITH THE NORTH RIGHT OF WAY OF PLUM STREET EXTENDED, NORTH 84°54'28" EAST, 16.10 FEET TO A CUT CROSS FOUND;

THENCE, WITH THE EAST RIGHT OF WAY LINE OF PARK STREET, NORTH 01°04'05" EAST, 407.44 FEET TO THE POINT OF BEGINNING, CONTAINING 6.418 ACRES MORE OR LESS.

PART OF PARCEL No. C1002900200
PART OF PARCEL No. C1002900300

TOTAL AREA = 6.418 ACRES
AREA IN LOTS = 4.5103 ACRES
AREA IN EXISTING STREETS RIGHT OF WAY (PLUM STREET & EASTMOOR DRIVE) TO BE DEDICATED = 1.2193 ACRES
AREA OF NEW STREET RIGHT OF WAY TO BE DEDICATED = 0.687 ACRES

BUILDING SETBACKS

R - 1 ZONE
FRONT 25'
REAR 10'
SIDE 7.5'

THERE SHALL BE A UTILITY EASEMENT OF 5 FEET IN WIDTH ALONG EACH SIDE OF ALL SIDE LOT LINES AND 10 FEET IN WIDTH ALONG ALL REAR LOT LINES UNLESS OTHERWISE NOTED HEREON.

CROWN EQUIPMENT CORPORATION
TRACT 2
O.R. 709 PG. 1702
3.848 ACRES

CROWN EQUIPMENT CORPORATION
TRACT 3
O.R. 709 PG. 1702
6.357 ACRES
ACRES
2.4025 ACRES REMAINING

CROWN EQUIPMENT CORPORATION
TRACT 4
O.R. 709 PG. 1702
4.155 ACRES
ACRES
1.6915 ACRES REMAINING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.85'	21.41'	N 44°28'27" W	91°05'09"
C2	15.00'	23.27'	21.01'	S 45°32'11" W	88°53'38"
C3	15.00'	23.85'	21.42'	S 44°27'49" E	91°06'22"
C4	15.00'	23.28'	21.01'	N 45°31'33" E	88°54'55"
C5	15.00'	21.94'	20.04'	S 42°59'55" W	83°49'06"
C6	15.00'	25.17'	22.32'	N 47°00'44" W	96°09'37"

CHRISTOPHER S. HARMON P.S. #7958

DATE

SURVEYOR'S STATEMENT:
I, CHRISTOPHER S. HARMON, HEREBY STATE THAT THIS PLAT IS A TRUE AND CORRECT EXPOSITION OF A SUBDIVISION AND SURVEY PREPARED BY ME FOR CROWN EQUIPMENT CORPORATION BY DEEDS RECORDED IN OFFICIAL RECORD 709 PAGE 1702, BEING TRACTS 3 & 4 OF SURVEY SUR GER 14-19 IN THE RECORDS OF AUGLAIZE COUNTY, OHIO. SIGNED AS BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

5/8 INCH X 30 INCH REBARS WITH PINK PLASTIC CAPS
STAMPED LOCK TWO, 7988 ARE SET AT ALL LOT CORNERS.
POINTS OF CURVATURE ON RIGHT OF WAY LINES, STREET
INTERSECTIONS ARE MARKED WITH 3 INCH MAG SPIKES.