

REFERENCES

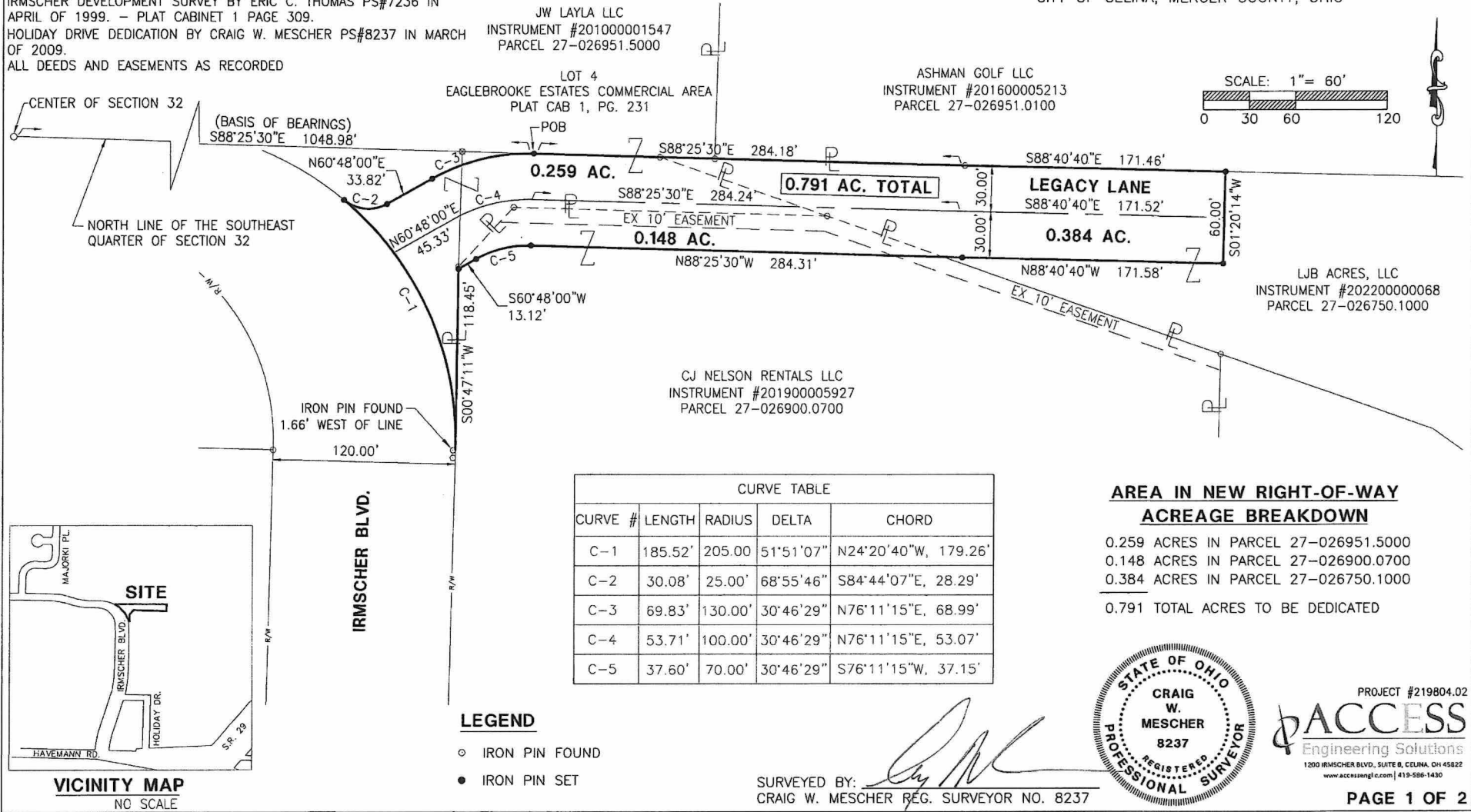
LAKEWOOD VILLAGE SHOPPING CENTER BY CLAYTON J. BACON PS#6179
IN MARCH OF 1991.
IRMSCHER SURVEY BY KENT B. MARBAUGH PS#7421 IN JUNE OF 1992.
EAGLEBROOKE ESTATES COMMERCIAL AREA BY GORDON L. GEESLIN
PS#5372 IN JULY OF 1995. - PLAT CABINET 1 PAGE 231.
IRMSCHER DEVELOPMENT SURVEY BY ERIC C. THOMAS PS#7236 IN
APRIL OF 1999. - PLAT CABINET 1 PAGE 309.
HOLIDAY DRIVE DEDICATION BY CRAIG W. MESCHER PS#8237 IN MARCH
OF 2009.
ALL DEEDS AND EASEMENTS AS RECORDED

BASIS OF BEARINGS

BASIS OF BEARINGS ARE BASED UPON
THE IRMSCHER DEVELOPMENT SURVEY
BY ERIC C. THOMAS, REG. SURVEYOR
#7236, DATED APRIL 15, 1999.

LEGACY LANE DEDICATION PLAT

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 32, TOWN 5 SOUTH, RANGE 3 EAST, JEFFERSON TOWNSHIP,
CITY OF CELINA, MERCER COUNTY, OHIO



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT JW LAYLA LLC, ONE OF THE OWNERS OF THE LAND ON THE ACCOMPANYING PLAT, HAVE CAUSED THE AREA ENCOMPASSED BY THIS PLAT TO BE SURVEYED AND PLATTED. FURTHERMORE, WE DO HEREBY DEDICATE THE ROADWAYS (0.259 ACRES) APPEARING HEREON TO THE USE OF THE PUBLIC FOREVER.

John T. Irmischer 10/24/22
JOHN T. IRMSCHER DATE

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF MERCER:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY OF MERCER, STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS AND ACKNOWLEDGED THE SIGNING OF THE ABOVE TO BE THEIR FREE ACT AND DEED, AND THE DULY AUTHORIZED ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF I HAVE AFFIXED MY HAND AND SEAL
THIS 24th DAY OF October, 2022.

Brian May 4-5-26
NOTARY EXPIRATION DATE



BRIAN MAY
Notary Public, State of Ohio
My Commission Expires:
April 05, 2026

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT LJB ACRES LLC, ONE OF THE OWNERS OF THE LAND ON THE ACCOMPANYING PLAT, HAVE CAUSED THE AREA ENCOMPASSED BY THIS PLAT TO BE SURVEYED AND PLATTED. FURTHERMORE, WE DO HEREBY DEDICATE THE ROADWAYS (0.384 ACRES) APPEARING HEREON TO THE USE OF THE PUBLIC FOREVER.

Keith Braun 10-18-22
KEITH BRAUN DATE

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF MERCER:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY OF MERCER, STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS AND ACKNOWLEDGED THE SIGNING OF THE ABOVE TO BE THEIR FREE ACT AND DEED, AND THE DULY AUTHORIZED ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF I HAVE AFFIXED MY HAND AND SEAL
THIS 18th DAY OF October, 2022.

Brian May 4-5-26
NOTARY EXPIRATION DATE



BRIAN MAY
Notary Public, State of Ohio
My Commission Expires:
April 05, 2026

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT CJ NELSON RENTALS LLC, ONE OF THE OWNERS OF THE LAND ON THE ACCOMPANYING PLAT, HAVE CAUSED THE AREA ENCOMPASSED BY THIS PLAT TO BE SURVEYED AND PLATTED. FURTHERMORE, WE DO HEREBY DEDICATE THE ROADWAYS (0.148 ACRES) APPEARING HEREON TO THE USE OF THE PUBLIC FOREVER.

Jeff Nelson 10/18/2022
JEFF NELSON DATE

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF MERCER:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY OF MERCER, STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS AND ACKNOWLEDGED THE SIGNING OF THE ABOVE TO BE THEIR FREE ACT AND DEED, AND THE DULY AUTHORIZED ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF I HAVE AFFIXED MY HAND AND SEAL
THIS 18th DAY OF October, 2022.

Brian May 4-5-26
NOTARY EXPIRATION DATE



BRIAN MAY
Notary Public, State of Ohio
My Commission Expires:
April 05, 2026

COUNTY AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES ON LAND COMPRISING THIS LEGACY LANE DEDICATION PLAT AND THAT THIS PLAT WAS FILED FOR TRANSFER IN THE OFFICE OF THE MERCER COUNTY AUDITOR THIS ____ DAY OF ____, 2022.

MERCER COUNTY AUDITOR, RANDALL E. GRAPNER

RECORDER'S CERTIFICATE

RECEIVED FOR RECORD THIS ____ DAY OF ____,
2022. RECORDED IN INSTRUMENT # ____
FEE: ____

MERCER COUNTY RECORDER, ANGELA N. KING

CITY ACCEPTANCE

THIS LEGACY LANE DEDICATION PLAT TO THE CITY OF CELINA, OHIO HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF CELINA, OHIO BY ORDINANCE NO. ____, DATED THIS ____ DAY OF ____, 2022.

MAYOR DATE

CLERK DATE

LEGACY LANE DEDICATION PLAT

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWN 5 SOUTH, RANGE 3 EAST, JEFFERSON TOWNSHIP, CITY OF CELINA, MERCER COUNTY, OHIO

LEGAL DESCRIPTION

BEING A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 3 EAST, JEFFERSON TOWNSHIP, CITY OF CELINA, MERCER COUNTY, OHIO, AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND MARKING THE CENTER OF SECTION 32;

THENCE SOUTH 88°25'30" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF ONE THOUSAND FORTY-EIGHT AND NINETY-EIGHT HUNDREDTHS FEET (1048.98') TO A 5/8"x30" IRON PIN SET, MARKING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°25'30" EAST CONTINUING ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF TWO HUNDRED EIGHTY-FOUR AND EIGHTEEN HUNDREDTHS FEET (284.18') TO AN IRON PIN FOUND;

THENCE SOUTH 88°40'40" EAST CONTINUING ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF ONE HUNDRED SEVENTY-ONE AND FORTY-SIX HUNDREDTHS FEET (171.46') TO A 5/8"x30" IRON PIN SET;

THENCE SOUTH 01°20'14" WEST A DISTANCE OF SIXTY AND ZERO HUNDREDTHS FEET (60.00') TO A 5/8"x30" IRON PIN SET;

THENCE NORTH 88°40'40" WEST A DISTANCE OF ONE HUNDRED SEVENTY-ONE AND FIFTY-EIGHT HUNDREDTHS FEET (171.58') TO A 5/8"x30" IRON PIN SET;

THENCE NORTH 88°25'30" WEST A DISTANCE OF TWO HUNDRED EIGHTY-FOUR AND THIRTY-ONE HUNDREDTHS FEET (284.31') TO A 5/8"x30" IRON PIN SET;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 70.00', A LENGTH OF 37.60', A DELTA OF 30°46'29" AND A CHORD OF SOUTH 76°11'15" WEST, 37.15' TO A 5/8"x30" IRON PIN SET;

THENCE SOUTH 60°48'00" WEST A DISTANCE OF THIRTEEN AND TWELVE HUNDREDTHS FEET (13.12') TO A 5/8"x30" IRON PIN SET;

THENCE SOUTH 00°47'11" WEST A DISTANCE OF ONE HUNDRED EIGHTEEN AND FORTY-FIVE HUNDREDTHS FEET (118.45') TO A POINT ON THE THE EAST RIGHT OF WAY OF IRMSCHER BOULEVARD, WITNESS AN IRON PIN FOUND 1.66' WEST OF LINE;

THENCE ALONG THE THE EAST RIGHT OF WAY OF IRMSCHER BOULEVARD ON A CURVE TO THE LEFT WITH A RADIUS OF 205.00', A LENGTH OF 185.52', A DELTA OF 51°51'07" AND A CHORD OF NORTH 24°20'40" WEST, 179.26' TO A 5/8"x30" IRON PIN SET;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 25.00', A LENGTH OF 30.08', A DELTA OF 68°55'46" AND A CHORD OF SOUTH 84°44'07" EAST, 28.29' TO A 5/8"x30" IRON PIN SET;

THENCE NORTH 60°48'00" EAST A DISTANCE OF THIRTY-THREE AND EIGHTY-TWO HUNDREDTHS FEET (33.82') TO A 5/8"x30" IRON PIN SET;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 130.00', A LENGTH OF 69.83', A DELTA OF 30°46'29" AND A CHORD OF NORTH 76°11'15" EAST, 68.99' TO THE TRUE POINT OF BEGINNING, CONTAINING 0.791 ACRES OF LAND MORE OR LESS.

SAID TRACT BEING SUBJECT TO ALL HIGHWAYS AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

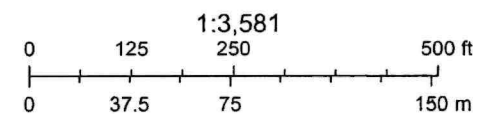
PROJECT #219804.02

ACCESS
Engineering Solutions
1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
www.accessengllc.com | 419-586-1430

Mercer County, Ohio - GIS 2022



August 10, 2022



Randy Grapner, Auditor



Celina Planning Commission

August 25, 2022 Meeting Minutes

Location: 2nd floor of Administration Building
Time: 7:00 PM
Members Present: Mike Overman, Mayor Hazel, Ralph Stelzer
Members Absent: SSD Hitchcock and Tom Hone
Others Present: Vince Barnhart and Garret Lutz (City of Celina), Brice Schmitmeyer, Leslie Gartrell, CJ Nelson and John Irmscher

The Planning Commission meeting is called to order at 7:00pm by Mayor Hazel.

First item on the agenda is a site plan review and street dedication plat from CJ Nelson of Celina, OH. The site plan is proposed apartments going on empty lot off Irmscher Blvd (tax map #27-026900.0700) and street dedication is part of same lot and 1211 Irmscher Blvd.

B. Schmitmeyer of Access Engineering spoke briefly about the intent of apartments filling the need of the community for more “of an upscale type” complex. Mayor Hazel agreed and said the city needs more housing. But the board directed their attention to the street plat first. Brice explained the road and all utilities. Mayor Hazel asked about the road and explained it could or would eventually tie into Staeger Road. Irmschers spoke up they were in agreement to the roadway plans.

Conversation went to site layout of apartments. The plan is for one building with 26 units to be the first phase then followed by others later. Stelzer asked about parking and Schmitmeyer assured parking was met by city code. Mayor Hazel then commented on the artist rendering of another city and how “appealing it is” and the community could really use this housing. With that the Mayor made a motion to accept the proposal seconded by Stelzer. All in favor.

Second item on the agenda was a request by John Martin (Emily Snow) of 356 Bruns Ave requesting a replot of their property with additional land being added to their current parcel. This was tabled due to no one present to discuss this case.

Meeting was adjourned by Mayor Hazel at 7:22 pm.

Minutes Submitted by: Vince Barnhart, Planning Commission Secretary