WHEATLAND ACRES
PHASE VII

BEING A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 36, AND THE EAST 1/2 OF OF THE NORTHEAST 1/4 OF SECTION 35 TOWNSHIP 5 SOUTH, RANGE 2 EAST, JEFFERSON TOWNSHIP, MERCER COUNTY, OHIO, CITY OF CELINA

LEGEND
- 5/8" IRON BAR SET
- IRON PIN FOUND
- P.K./MAG SET
- P.K./MAG FOUND
- MONUMENT BOX FOUND

SCALE: 1"= 80'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C-1	39.25'	25.00'	89°56'43"	S45° 01' 39"W	35.34'
C-2	39.29'	25.00'	90°03'17"	N44° 58' 21"W	35.37'
C-3	23.06'	28.00'	47°11'47"	S66° 24' 06"W	22.42'
C-4	70.82'	50.00'	81°09'01"	S83° 22' 43"W	65.04'
C-5	72.81'	50.00'	83°26'01"	N14° 19' 46"W	66.54'
C-6	95.83'	50.00'	109°48'33"	N82° 17' 31"E	81.82'
C-7	23.06'	28.00'	47°11'47"	S66° 24' 06"E	22.42'
C-8	39.25'	25.00'	89°56'43"	N45° 01' 39"E	35.34'
C-9	39.29'	25.00'	90°03'17"	S44° 58' 21"E	35.37'
C-10	39.25'	25.00'	89°56'43"	N45° 01' 39"E	35.34'
C-11	39.29'	25.00'	90°03'17"	S44° 58' 21"E	35.37'

GENERAL INFORMATION

NUMBER OF LOTS: 14 (LOT 111 TO LOT 124)

LOT ACREAGE: 6.494 ACRES
OUTLOT #3: 1.338 ACRES
STREET RIGHT OF WAY: 1.584 ACRES

TOTAL AREA OF PLAT: 9.416 ACRES

ZONING: R-1

EASEMENTS AND BUILDING SETBACK LINES ARE AS SHOWN ON THE PLAT.
- FRONT SETBACK: 30'
- SIDE SETBACK: 10'
- REAR SETBACK: 30'

SIDE LOT EASEMENTS ARE 5' EACH (10' TOTAL WIDTH) UNLESS OTHERWISE NOTED.

PARCEL 27-000100.0101
SHINN BROS., INC.
INSTRUMENT #201600006056

PARCEL 27-000100.0100
SHINN BROS., INC.
INSTRUMENT #202000002176

PARCEL 27-002600.0100
SHINN BROS., INC.
INSTRUMENT #202000002176

BASIS OF BEARINGS
BASIS OF BEARINGS FROM WHEATLAND ACRES SECTION ONE, BY JAMES GEESLIN REGISTERED SURVEYOR #7764.

OWNER/DEVELOPER:
SHINN BROTHERS, INC.
540 SUMMIT STREET
CELINA, OHIO 45822
PH. 419-586-5000

I hereby certify that this plat is true and accurate to the best of my knowledge by Craig W. Mescher Registered Surveyor No. 8237, July of 2025. Iron pins to be set after construction of streets.

Craig W. Mescher
Professional Surveyor #8237

GARMANN MILLER
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creatego.com

BLOW-UP DETAIL
NO SCALE

1 of 2

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WHEATLAND ACRES
PHASE VII

BEING A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 36, AND THE EAST 1/2 OF OF THE NORTHEAST 1/4 OF SECTION 35 TOWNSHIP 5 SOUTH, RANGE 2 EAST, JEFFERSON TOWNSHIP, MERCER COUNTY, OHIO, CITY OF CELINA

LEGAL DESCRIPTION

Being a tract of land located in the Northwest Quarter of Section 36 and the East Half of the Northeast Quarter of Section 35, Town 5 South, Range 2 East, Jefferson Township, Mercer County, City of Celina, Ohio, being more particularly described as follows:

Commencing at an Iron Pin Found marking the Northwest Corner of Lot #101 of Wheatland Acres Phase VI Subdivision as recorded in Instrument #201800004207 of the Mercer County Recorder's Records, for the TRUE POINT OF BEGINNING;

Thence North 00°03'17" East a distance of four hundred thirty-nine and sixty-three hundredths feet (439.63') to an Iron Pin Set;

Thence South 89°56'10" East a distance of one hundred ninety and zero hundredths feet (190.00') to an Iron Pin Set;

Thence North 00°03'17" East a distance of fifty-five and forty hundredths feet (55.40') to an Iron Pin Set;

Thence South 89°56'43" East a distance of five hundred twenty-five and sixty-nine hundredths feet (525.69') to an Iron Pin Set on the west line of Outlot #1 of Wheatland Acres Subdivision Section III-Phase 1 as recorded in Plat Cabinet 3, Page 94;

The following five (5) calls follow the west line of said Outlot #1 of Wheatland Acres Subdivision Section III-Phase 1;

Thence South 02°53'57" West a distance of fifty-nine and two hundredths feet (59.02') to an Iron Pin Found;

Thence South 27°14'43" East a distance of fifty-one and eighty-two hundredths feet (51.82') to an Iron Pin Found;

Thence South 40°33'41" East a distance of one hundred eighty-six and thirty-one hundredths feet (186.31') to an Iron Pin Found;

Thence South 23°23'31" East a distance of eighty-seven and ninety-five hundredths feet (87.95') to an Iron Pin Found;

Thence South 20°19'34" West a distance of one hundred fifteen and twenty-seven hundredths feet (115.27') to an Iron Pin Found;

The following three (3) calls follow the west line of Outlot #1 of Wheatland Acres Subdivision Section One as recorded in Plat Cabinet 1, Page 259;

Thence South 62°33'34" West a distance of one hundred twenty-two and seventy-three hundredths feet (122.73') to an Iron Pin Found;

Thence South 35°14'32" West a distance of forty-five and thirty-one hundredths feet (45.31') to an Iron Pin Found;

Thence South 14°57'18" West a distance of forty-five and twelve hundredths feet (45.12') to an Iron Pin Found at the Northeast Corner of Lot #109 of Wheatland Acres Phase VI Subdivision;

The following eight (8) calls follow the Subdivision line of said Wheatland Acres Phase VI Subdivision;

Thence North 89°56'43" West a distance of one hundred thirty-six and thirty hundredths feet (136.30') to an Iron Pin Found on the East Right-of-Way line of Shinn Drive;

Thence North 00°03'17" East along the East Right-of-Way line of Shinn Drive, a distance of forty-two and two hundredths feet (42.02') to an Iron Pin Found;

Thence North 78°30'56" West a distance of fifty and thirty-three hundredths feet (50.33') to an Iron Pin Found on the West Right-of-Way line of Shinn Drive;

Thence North 89°56'43" West a distance of one hundred sixty-five and sixty-seven hundredths feet (165.67') to an Iron Pin Found;

Thence North 00°03'17" East a distance of ten and zero hundredths feet (10.00') to an Iron Pin Found;

Thence North 89°56'43" West a distance of one hundred sixty-five and zero hundredths feet (165.00') to an Iron Pin Found on the East Right-of-Way line of Brittany Drive;

Thence North 00°03'17" East along the East Right-of-Way line of Brittany Drive, a distance of fifteen and fifty-three hundredths feet (15.53') to an Iron Pin Found;

Thence North 89°56'43" West a distance of one hundred ninety and zero hundredths feet (190.00') to the TRUE POINT OF BEGINNING, containing 9.416 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Instrument #201600006056 and Instrument #202000002176

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in July of 2026 and is on file with the Mercer County Engineers Office.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS;

That the undersigned owners of the land embraced to this plat do certify that the said plat is a true representation of the same and that we do dedicate the streets appearing hereon to the use of the public forever.

All utility easements and building setback lines shall be strictly adhered to as shown on the plat.

The undersigned owner of the within platted land, does hereby grant unto The East Ohio Gas Company d/b/a Dominion East Ohio, The City of Celina, DP&L, Frontier, Spectrum Cable and all other city approved utility companies and their successors and assigns (hereinafter referred to as Grantee) a non-exclusive permanent ten (10.00) foot wide right-of-way and easement as shown, under over and through the parcels shown hereon to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and underground facilities as deemed necessary or convenient by the Grantee for delivering, distributing, transporting, and transmitting respective utilities for public and private use at such locations as the Grantee may determine upon within and across the easement premises. Said easements rights shall include the right without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said facilities. The right to install, repair, augment and maintain facilities, wires, services and pipelines from outside the above described easement premises and with the right of access, ingress, and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All sublots and all lands shall be restricted to underground utility service.

_____ _____

Shinn Bros., Inc., Owner 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.

In testimony whereof I have affixed my hand and seal this ____ day of _____ , 2026.

_____

My commission expires:

PLANNING COMMISSION CERTIFICATE

We hereby certify that the plat has been found to comply with the standards of the Planning Board, City of Celina, Ohio. Approved this ____ day of _____ , 2026.

_____

Chairman

RECORDER'S CERTIFICATE

Received for record this ____ day of _____ , 2026 ____ o'clock.
Recorded in Instrument # _____

Fee: _____

_____

Mercer County Recorder, Julie Peel

CELINA CITY COUNCIL CERTIFICATE

We hereby certify that the accompanying plat was approved and that the streets dedicated hereon were approved and accepted by the Council of the City of Celina, Ohio at a regular meeting of said Council.

Passed on this ____ day of _____ , 2026.

_____

President, City Council

ACCEPTANCE

This Plat of "Wheatland Acres Phase VII" to the City of Celina, Ohio has been accepted by the Council of the City of Celina, by Ordinance No. _____ dated this _____ day of _____ , 2026. Subject to all building restrictions, conditions and easements, as shown on this plat, and as recorded in the office of the Mercer County Recorder.

_____ _____

Date Mayor, Jeffrey Hazel

_____ _____

Date Clerk

These lots are subject to additional declarations, covenants and restrictions recorded in Official Records Volume _____ Page _____ in the Mercer County Recorder's Office.

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that there are no unpaid taxes on land comprising Wheatland Acres Phase VII Subdivision and that this plat was filed for transfer in the office of the Mercer County Auditor this ____ day of _____ , 2026.

_____

Mercer County Auditor, Jeffrey Lamore

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