

ARGUS GROUP SURVEY

SOUTHWEST 1/4 SECTION 2, T 6 S, R 4 E

CITY OF ST. MARYS, AUGLAIZE CO., OHIO

LEGAL DESCRIPTION

BEING PART OF K3205303500, A 10.44-ACRE TRACT OF LAND OWNED BY ARGUS GROUP AS CONVEYED IN OFFICIAL RECORD 573, PAGE 912 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2, TOWN 6 SOUTH, RANGE 4 EAST, CITY OF ST. MARYS, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WITH CAP SET AT THE SOUTHWEST CORNER OF LOT 3 OF QUINTER SUBDIVISION AS SHOWN PLAT CABINET A, PAGE 177;

THENCE, ON A NEW DIVISION LINE, NORTH 89°-03'-59" WEST, 515.43 FEET, TO A POINT ON THE GRANTOR'S WEST PROPERTY LINE AND BEING THE EAST PROPERTY LINE OF A TRACT OF LAND OWNED BY MELANIE J. BAYTION AS CONVEYED IN OFFICIAL RECORD 150, PAGE 203;

THENCE, NORTH 00°-59'-14" EAST, 180.10 FEET, ALONG THE EAST PROPERTY LINE OF SAID BAYTION TRACT TO THE SOUTHWEST CORNER OF A TRACT OF LAND OWNED BY JOINT TOWNSHIP DISTRICT MEMORIAL HOSPITAL AS CONVEYED IN OFFICIAL RECORD 686, PAGE 2235, WITNESS AN IRON PIN FOUND NORTH 28°-21'-17" WEST, 0.67 FEET FROM SAID CORNER;

THENCE, SOUTH 89°-03'-59" EAST, 515.41 FEET, ALONG THE SOUTH LINE OF SAID JOINT TOWNSHIP DISTRICT MEMORIAL HOSPITAL TRACT TO AN IRON PIN WITH CAP SET ON THE WEST LINE OF SAID LOT 3 AND BEING THE SOUTHEAST CORNER OF LOT 1 OF SAID QUINTER SUBDIVISION;

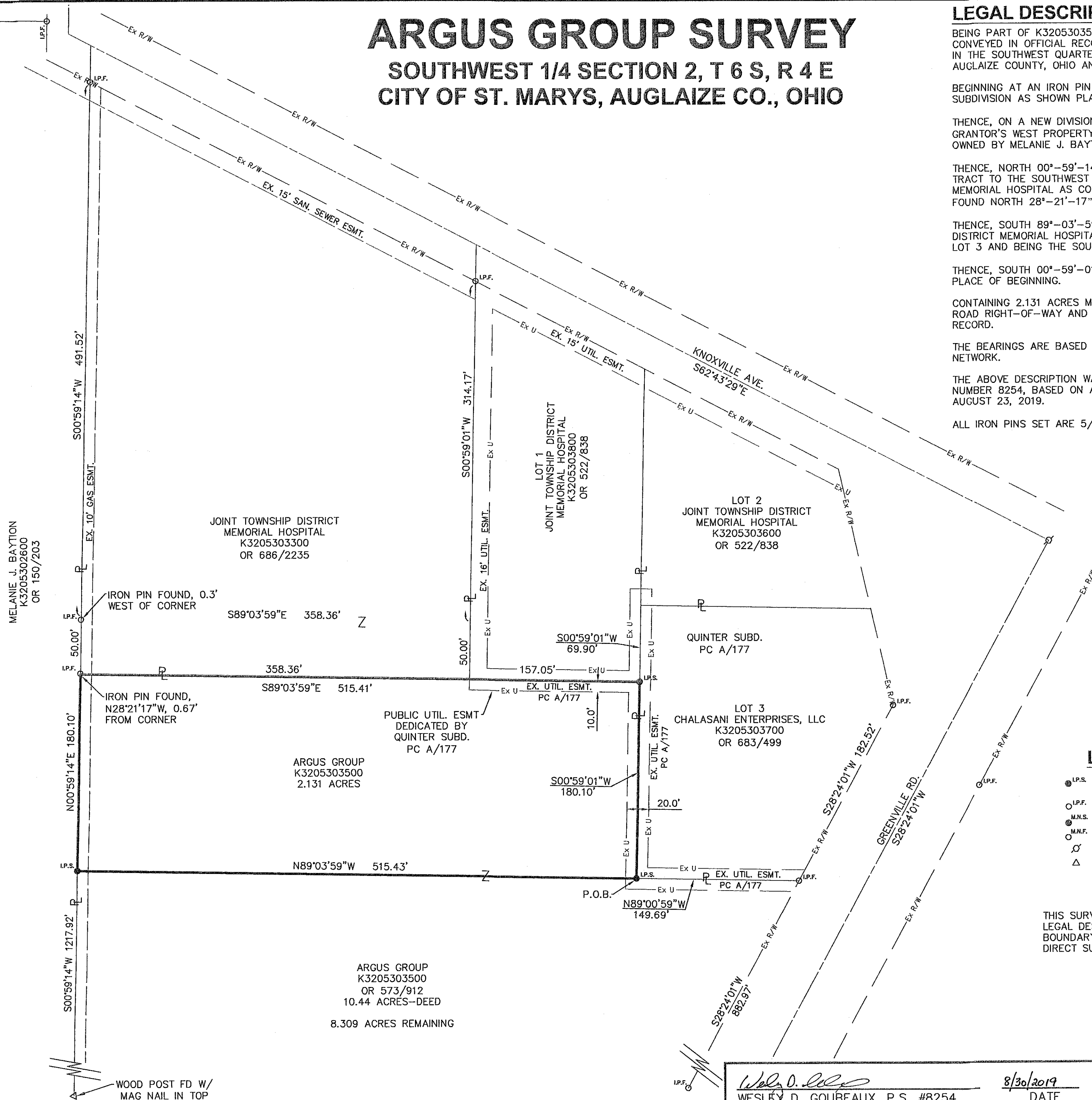
THENCE, SOUTH 00°-59'-01" WEST, 180.10 FEET, ALONG THE WEST LINE OF SAID LOT 3 TO THE PLACE OF BEGINNING.

CONTAINING 2.131 ACRES MORE OR LESS WITH 0.000 ACRES MORE OR LESS BEING WITHIN EXISTING ROAD RIGHT-OF-WAY AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

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

THE ABOVE DESCRIPTION WAS PREPARED BY WESLEY D. GOUBEUX, OHIO PROFESSIONAL SURVEYOR NUMBER 8254, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED AUGUST 23, 2019.

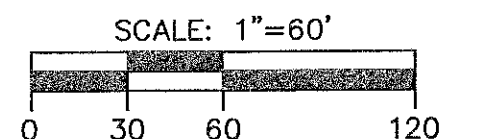
ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-WDG PS 8254."



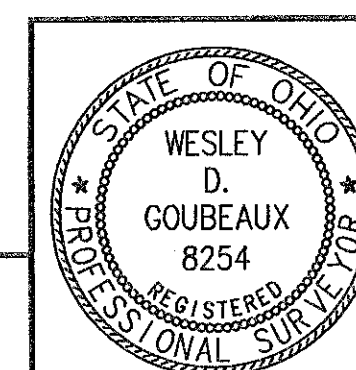
LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⋈ RAILROAD SPIKE FOUND
- △ WOOD POST FOUND

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A, OHIO NORTH ZONE, ODOT VRS CORS NETWORK



THIS SURVEY AND THE ACCOMPANYING LEGAL DESCRIPTIONS REPRESENT AN ACTUAL BOUNDARY SURVEY COMPLETED UNDER MY DIRECT SUPERVISION ON AUGUST 23, 2019.



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DATE:
08-23-2019
DRAWN BY:
WDG
JOB NUMBER:
AUGSMA1907
SHEET NUMBER
1 OF 1

Wesley D. Goubeaux, P.S. #8254

8/30/2019
DATE

STM-2-29