

CURVE DATA				
	RADIUS	CENTRAL ANGLE	ARC	CHORD
①	10.00'	89°58'32"	15.70'	S44°59'16"E 14.14'
②	10.00'	89°42'56"	15.66'	N44°51'28"E 14.11'
③	438.37'	00°18'33"	2.37'	N89°52'08"E 2.37'
④	438.37'	10°55'34"	83.60'	N84°15'09"E 83.47'
⑤	438.37'	09°54'21"	75.79'	N85°04'18"E 75.89'
⑥	438.37'	01°19'46"	10.17'	N79°27'17"E 10.17'
⑦	438.37'	28°25'42"	217.51'	N75°48'37"E 215.28'

3
SECTION

6-S
TOWN

4-E
RANGE

ST. MARYS
CIVIL TOWNSHIP

AUGLAIZE
COUNTY

ST. MARYS
CITY

OHIO
STATE

SPRUCEWOOD THIRD ADDITION

EX. R/W

GORDON GROVE EX. 60' R/W

SOUTHWEST CORNER OF
SPRUCEWOOD THIRD ADDITION
EX. CONCRETE MONUMENT
P.O.B. TRACT #1

S89°58'32"E
(5.00')

S89°58'32"E
75.67'

S89°58'32"E
143.25' (143.07')

EX. R/W

10.00'

S89°58'32"E
5.00'

①

67.58'

③

②

IRON PIN SET
P.O.B. TRACT #2

④

⑤

⑦

EX. R/W

60.00'

SURVEY REFERENCES

- 1) SPRUCEWOOD THIRD ADDITION
PLAT CABINET A PAGE 24
- 2) SURVEY OF A 5.710 ACRE TRACT
BY THOMPSON

CITY OF ST. MARYS
VOL. 239 PG. 850
(0.97 ACRES)

N00°02'33"E
(200.00')

N00°02'33"E
100.00'

PROP. 10' UTILITY EASEMENT ~ 0.023 ACRES

S00°02'33"W
100.00'

TRACT #1
TOTAL AREA = 0.208 ACRES

S00°00'00"E
90.00'

N00°00'00"W 190.16'

N89°58'32"W
90.74'

10.00'

100.00'

FUTURE 50' STREET RIGHT-OF-WAY
PROP. 50' SANITARY SEWER EASEMENT ~ 0.231 ACRES

50'

S00°00'00"E 190.25'

N00°00'00"W
94.27'

S89°59'23"W
93.00'

CARLA A. HUBER
O.R. 168 PG. 796
(5.707 ACRES)

N00°00'00"W
104.14'

PROP. 10' UTILITY EASEMENT ~ 0.024 ACRES

S00°00'00"E
106.00'

(ASSUMED BEARING)
S00°00'00"E
(200.27')

RALPH E. BRUMBAUGH
VOL. 245 PG. 543
(1.266 ACRES)

LEGEND

- IRON PIN SET #5 REBAR ±30"
LONG W/SURVEYOR CAP
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- () CALLED DIMENSION

APPROVED: _____

CITY OF ST. MARYS

DATE: _____

N89°52'28"W (94.55')

N89°52'28"W 90.82'

N89°52'28"W 50.00'

8.32'

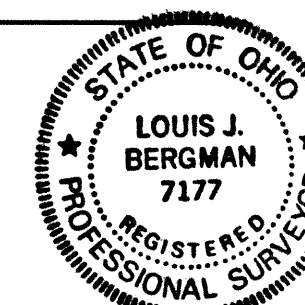
S89°59'23"W 93.00'

S89°59'23"W (221.51')

SURVEYED BY: _____

LOUIS J. BERGMAN
REG. SURVEYOR #7177

DATE: 11-05-01



REVISIONS:	
10-28-01	L.J.B. TRACT #2 CHANGED AREA ADDED SANITARY SEWER EASEMENT.
11-05-01	L.J.B. CHANGED RADIUS AND SEWER EASEMENT

DATE: 10-25-01

DRAWN: T.J.B.

CHECKED: L.J.B.

JOB NO.
SM04100501

DRAWING NO.
1C1998

SURVEY OF TRACT #1 AND TRACT #2
CARL YOUMANS

ST. MARYS

OHIO

MOTE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
214 WEST 4th STREET
GREENVILLE, OHIO 45331
PHONE: (937) 548-7511
FAX: (937) 548-7484

STM-3-22

Description
of a
0.208 Acre Tract (Tract #1)
for
Carl Youmans

Situated in the North Half of Section 3, Township 6 South, Range 4 East, St. Marys Township, City of St. Marys, Auglaize County, Ohio and being part of the 5.707 acre tract as described in Auglaize County Official Records Volume 168, Page 796 and being more particularly described as follows:

Beginning at a concrete monument found at the southwest corner of Sprucewood Third Addition as recorded in Auglaize County Plat Cabinet A, Page 24;

thence South 89° 58' 32" East 75.67 feet along the south right-of-way of Gordon Grove to an iron pin set;

thence with a curve to the right having a radius of 10.00 feet, a central angle of 89° 58' 32", an arc length of 15.70 feet, a chord bearing South 44° 59' 16" East 14.14 feet to an iron pin set;

thence South 00° 00' 00" East 90.00 feet to an iron pin set;

thence North 89° 58' 32" West 90.74 feet to an iron pin set on the east line of a 0.97 acre tract as described in Deed Volume 239, Page 850;

thence North 00° 02' 33" East 100.00 feet to an iron pin set at the northeast corner of said 0.97 acre tract, said pin also being on the south right-of-way of Gordon Grove;

thence South 89° 58' 32" East 5.00 feet along said south right-of-way to the point of beginning containing 0.208 acres, more or less, and being subject to all legal easements of record.

This description was prepared from a survey completed in October 2001 by Louis J. Bergman, Registered Surveyor #7177.

Mote & Associates, Inc.
214 West Fourth Street
Greenville, Ohio 45331

Description
of a
0.213 Acre Tract (Tract #2)
for
Carl Youmans

Situated in the North Half of Section 3, Township 6 South, Range 4 East, St. Marys Township, City of St. Marys, Auglaize County, Ohio and being part of the 5.707 acre tract as described in Auglaize County Official Records Volume 168, Page 796 and being more particularly described as follows:

Commencing at a concrete monument found at the southwest corner of Sprucewood Third Addition as recorded in Auglaize County Plat Cabinet A, Page 24;

thence South 89° 58' 32" East 143.25 feet along the south right-of-way of Gordon Grove to a concrete monument found;

thence along said south right-of-way with a curve to the left having a radius of 438.37 feet, a central angle of 00° 18' 33", an arc distance of 2.37 feet, a chord bearing North 89° 52' 08" East 2.37 feet, to an iron pin set, said pin being the TRUE POINT OF BEGINNING for the tract described herein;

thence continuing along said south right-of-way with a curve to the left having a radius of 438.37 feet, a central angle of 10° 55' 34", an arc distance of 83.60 feet, a chord bearing North 84° 15' 09" East 83.47 feet to an iron pin found at the northwest corner of a 1.266 acre tract as described in Deed Volume 245, Page 543;

thence South 00° 00' 00" East 106.00 feet along the west line of said 1.266 acre tract to an iron pin set;

thence South 89° 59' 23" West 93.00 feet to an iron pin set;

thence North 00° 00' 00" West 87.66 feet to an iron pin set;

thence with a curve to the right having a radius of 10.00 feet, a central angle of 89° 42' 56"; an arc length of 15.66 feet, a chord bearing North 44° 51' 28" East 14.11 feet to the point of beginning containing 0.213 acres, more or less, and being subject to all legal easements of record.

This description was prepared from a survey completed in October 2001 by Louis J. Bergman, Registered Surveyor #7177.

Mote & Associates, Inc.
214 West Fourth Street
Greenville, Ohio 45331

Description
of a
0.023 Acre Utility Easement (Tract #1)
for
Carl Youmans

Situated in the North Half of Section 3, Township 6 South, Range 4 East, St. Marys Township, City of St. Marys, Auglaize County, Ohio and being part of the 5.707 acre tract as described in Auglaize County Official Records Volume 168, Page 796 and being more particularly described as follows:

Beginning at a concrete monument found at the southwest corner of Sprucewood Third Addition as recorded in Auglaize County Plat Cabinet A, Page 24;

thence South 89° 58' 32" East 5.00 feet along the south right-of-way of Gordon Grove to a point;

thence South 00° 02' 33" West 100.00 feet to a point;

thence North 89° 58' 32" West 10.00 feet to an iron pin set on the east line of a 0.97 acre tract as described in Deed Volume 239, Page 850;

thence North 00° 02' 33" East 100.00 feet to an iron pin set at the northeast corner of said 0.97 acre tract, said pin also being on the south right-of-way of Gordon Grove;

thence South 89° 58' 32" East 5.00 feet along said south right-of-way to the point of beginning containing 0.023 acres, more or less, and being subject to all legal easements of record.

This description was prepared from a survey completed in October 2001 by Louis J. Bergman, Registered Surveyor #7177.

Mote & Associates, Inc.
214 West Fourth Street
Greenville, Ohio 45331

Description
of a
0.024 Acre Utility Easement (Tract #2)
for
Carl Youmans

Situated in the North Half of Section 3, Township 6 South, Range 4 East, St. Marys Township, City of St. Marys, Auglaize County, Ohio and being part of the 5.707 acre tract as described in Auglaize County Official Records Volume 168, Page 796 and being more particularly described as follows:

Commencing at a concrete monument found at the southwest corner of Sprucewood Third Addition as recorded in Auglaize County Plat Cabinet A, Page 24;

thence South 89°58' 32" East 143.25 feet along the south right-of-way of Gordon Grove to a concrete monument found;

thence along said south right-of-way with a curve to the left having a radius of 438.37 feet, a central angle of 09° 54' 21", an arc distance of 75.79 feet, a chord bearing North 85° 04' 18" East 75.69 feet to a point, said point being the TRUE POINT OF BEGINNING for the tract described herein;

thence continuing along said south right-of-way with a curve to the left having a radius of 438.37 feet, a central angle of 01° 19' 46", an arc distance of 10.17 feet, a chord bearing North 79° 27' 17" East 10.17 feet to an iron pin found at the northwest corner of a 1.266 acre tract as described in Deed Volume 245, Page 543;

thence South 00° 00' 00" East 106.00 feet along the west line of said 1.266 acre tract to an iron pin set;

thence South 89° 59' 23" West 10.00 feet to a point;

thence North 00° 00' 00" West 104.14 feet to the point of beginning containing 0.024 acres, more or less, and being subject to all legal easements of record.

This description was prepared from a survey completed in October 2001 by Louis J. Bergman, Registered Surveyor #7177.

Mote & Associates, Inc.
214 West Fourth Street
Greenville, Ohio 45331

Description
of a
0.231 Acre Sanitary Sewer Easement
for
Carl Youmans

Situated in the North Half of Section 3, Township 6 South, Range 4 East, St. Marys Township, City of St. Marys, Auglaize County, Ohio and being part of the 5.707 acre tract as described in Auglaize County Official Records Volume 168, Page 796 and being more particularly described as follows:

Commencing at a concrete monument found at the southwest corner of Sprucewood Third Addition as recorded in Auglaize County Plat Cabinet A, Page 24;

thence South $89^{\circ}58'32''$ East 75.67 feet along the south right-of-way of Gordon Grove to an iron pin set, said pin being the TRUE POINT OF BEGINNING for the tract described herein;

thence continuing South $89^{\circ}58'32''$ East 67.58 feet to a concrete monument found;

thence along said south right-of-way with a curve to the left having a radius of 438.37 feet, a central angle of $00^{\circ}18'33''$, an arc distance of 2.37 feet, a chord bearing North $89^{\circ}52'08''$ East 2.37 feet to an iron pin set;

thence with a curve to the left having a radius of 10.00 feet, a central angle of $89^{\circ}42'56''$, an arc distance of 15.66 feet, a chord bearing South $44^{\circ}51'28''$ West 14.11 feet to an iron pin set;

thence South $00^{\circ}00'00''$ East 190.25 feet to a point;

thence North $89^{\circ}52'28''$ West 50.00 feet to a point;

thence North $00^{\circ}00'00''$ West 190.16 feet to an iron pin set;

thence with a curve to the left having a radius of 10.00 feet, a central angle of $89^{\circ}58'32''$, an arc length of 15.70 feet, a chord bearing North $44^{\circ}59'16''$ West 14.14 feet to the point of beginning containing 0.231 acres, more or less, and being subject to all legal easements of record.

This description was prepared from a survey completed in October 2001 by Louis J. Bergman, Registered Surveyor #7177.

Mote & Associates, Inc.
214 West Fourth Street
Greenville, Ohio 45331