

**TRACT 2**  
7.783 ACRES

**TRACT 1**  
7.127 ACRES

**LOT 12**  
DOCNI DEVELOPMENT, INC.  
OR 542-1008

**LOT 11**  
RONALD A. &  
KATHY M. CORBY  
OR 644-2451

**LOT 10**  
TIMOTHY D. &  
STACY M. SMITH  
OR 686-1464

**LOT 9**  
THOMAS C.  
& JENNIFER M.  
CHRISTOPHER  
OR 617-2186

**LOT 8**  
JANET E. SCHMIDT  
OR 669-2058

**LOT 7**  
DOCNI DEVELOPMENT, INC.  
OR 542-1008

**SHANNON RION**  
OR 657-285

**SPRUCEWOOD SECOND ADD.**  
PB B-70

**HILLCREST DRIVE**  
60' R/W

**SUSAN C. WEADOCK**  
OR 235-765

**LOT 53**  
DALE &  
DIANNE ENGEL  
DB 252-69

**LOT 54**  
FREDDIE JR. &  
SHEILA HARDIN  
OR 468-1541

**LOT 55**  
JOHNATHAN  
A. RANKIN  
OR 642-1024

**LOT 56**  
JOHN JR. &  
RITA MILLER,  
TRUSTEES  
OR 388-587

**LOT 57 &  
PT LOT 58**  
KATHY J.  
FARIELLO,  
TRUSTEE  
OR 619-1002

**PT LOT 58**  
HEATHER M.  
COMPTON  
OR 696-595

**LOT 59 &  
PT LOT 58**  
JANET M.  
LAMMERS  
OR 674-2556

**LOT 78**  
BRENDA  
EVERSOLE  
OR 486-2643

**PT Q1 13**  
STYER  
INVESTMENT  
ENTERPRISE, LLC  
OR 675-2051

**CITY OF ST. MARYS**  
DB 239-850

**STATE OF OHIO MIAMI-ERIE CANAL**

**KEEL DRIVE**

**GORDON GROVE**

**MEASUREMENTS:**  
N05°28'17"W 128.75'  
S89°07'35"E 495.09'  
N00°51'31"E 93.03'  
N89°08'29"W 127.20'  
N00°51'31"E 93.00'  
S89°08'29"E 127.20'  
N00°52'48"E 503.22'  
N89°07'33"W 153.64'  
N42°24'52"W 100.16'  
N56°47'34"W 81.62'  
N77°20'46"W 96.17'  
S42°47'46"W 59.40'  
S89°07'25"W 31.51'  
S72°08'53"W 100.00'  
S86°11'03"W 103.08'  
S78°55'19"W 52.94'  
N54°23'55"W 316.15'  
W90°36'06"E 186.95'  
N32°10'26"W 305.00'  
N26°00'42"W 216.84'  
S89°12'05"E 28.94'  
N89°12'05"W 30.09'  
S00°47'55"W 179.03'  
S00°47'55"W 116.71'  
S00°47'55"W 265.00'  
S44°12'05"E 119.97'  
S89°12'05"E 348.24'  
S00°47'55"W 120.00'  
S89°12'05"E 7.00'  
S00°47'55"W 60.00'  
S00°47'55"W 4.99'

**EXISTING UTILITY EASMENT:**  
DV 373, PG 652

**PT OUTLOT 15**  
K3203903107  
JAMES R. HEINRICH &  
JANICE E. HEINRICH  
DB 237-968  
14.910 ACRES

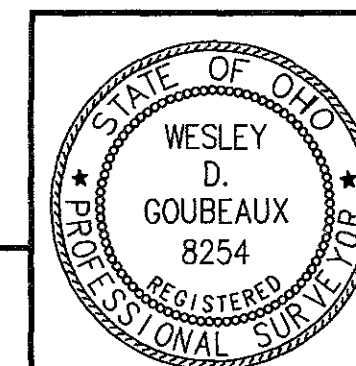
SCALE: 1"=100'

A horizontal scale bar with alternating black and white segments. It is marked with vertical lines at 0, 50, 100, and 200 feet. The segments between 0-50, 50-100, and 100-200 are each composed of two equal parts, one black and one white.

- I.P.S. 5/8" X 30" REBAR  
W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⊗ P.F. IRON PIPE FOUND
- MONUMENT BOX W/IP FOUND
- △ POST FOUND
- ⊙ CONCRETE MONUMENT FOUND

Wesley D. Goubeaux  
WESLEY D. GOUBEAUX, P.S. #8254

10/16/2019  
DATE



SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
PORTLAND, INDIANA 260.766.2500  
[www.CHOICEONEENGINEERING.co](http://www.CHOICEONEENGINEERING.co)

DATE:	09-26-2019
DRAWN BY:	RMF
JOB NUMBER:	AUGSMA1701
SHEET NUMBER	1 OF 2

57M-3-28

TRACT 1

BEING PART OF K3203903107, A 14.910-ACRE TRACT OF LAND OWNED BY JAMES R. HEINRICH AND JANICE E. HEINRICH AS CONVEYED IN DEED BOOK 237, PAGE 968 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 3, 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 SPRUCEWOOD THIRD ADDITION TO THE CITY OF ST. MARYS AS SHOWN ON PLAT CABINET A, PAGE 24 OF THE AUGLAIZE COUNTY RECORDER'S OFFICE AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF GORDON GROVE;

THENCE, NORTH 89°-12'-05" WEST, 380.00 FEET, ALONG THE NORTH PROPERTY LINE OF A TRACT OF LAND OWNED BY THE CITY OF ST. MARYS AS CONVEYED IN DEED BOOK 239, PAGE 850 TO AN IRON PIN WITH CAP SET, PASSING FOR REFERENCE AN IRON PIN FOUND AT 4.99 FEET;

THENCE, NORTH 77°-20'-46" WEST, 96.17 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 56°-47'-34" WEST, 81.62 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 42°-24'-52" WEST, 100.16 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 89°-07'-33" WEST, 153.64 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 00°-52'-48" EAST, 503.22 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 89°-08'-29" EAST, 127.20 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 00°-51'-31" EAST, 93.00 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 89°-08'-29" WEST, 127.20 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 00°-51'-31" EAST, 93.03 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET ON THE SOUTH LINE OF CANAL VIEW ESTATES, PHASE 1 AS SHOWN ON PLAT CABINET D, PAGE 143 OF THE AUGLAIZE COUNTY RECORDER'S OFFICE;

THENCE, SOUTH 89°-07'-35" EAST, 325.48 FEET, ALONG THE SOUTH LINE OF SAID CANAL VIEW ESTATES, PHASE 1 TO AN IRON PIN WITH CAP SET AND BEING THE NORTHWEST PROPERTY CORNER OF A TRACT OF LAND OWNED BY SHANNON RION AS CONVEYED IN OFFICIAL RECORD 657, PAGE 285;

THENCE, SOUTH 00°-47'-55" WEST, 179.03 FEET, ALONG THE WEST LINE OF SAID RION TRACT AND IT'S EXTENSION TO AN IRON PIN WITH CAP SET ON THE SOUTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE;

THENCE, SOUTH 89°-12'-05" EAST, 28.94 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND OWNED BY SUSAN C. WEADOCK AS CONVEYED IN OFFICIAL RECORD 235, PAGE 765;

THENCE, SOUTH 00°-47'-55" WEST, 116.71 FEET, ALONG THE WEST LINE OF SAID WEADOCK TRACT TO AN IRON PIN FOUND ON THE NORTH LINE OF LOT 53 OF SAID SPRUCEWOOD THIRD ADDITION;

THENCE, NORTH 89°-12'-05" WEST, 30.09 FEET, ALONG THE NORTH LINE OF SAID LOT 53 TO A CONCRETE MONUMENT FOUND;

THENCE, SOUTH 00°-47'-55" WEST, 265.00 FEET, ALONG THE WEST LINE OF SAID LOT 53 AND IT'S EXTENSION TO A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 55 OF SAID SPRUCEWOOD THIRD ADDITION;

THENCE, SOUTH 44°-12'-05" EAST, 119.87 FEET, ALONG THE SOUTH LINE OF SAID LOT 55 TO A CONCRETE MONUMENT FOUND;

THENCE, SOUTH 89°-12'-05" EAST, 348.24 FEET, ALONG THE SOUTH LINE OF SAID LOT 55 AND IT'S EXTENSION TO AN IRON PIN WITH CAP SET AT THE NORTHWEST CORNER OF A TRACT OF LAND OWNED BY BRENDA EVERSOLE AS CONVEYED IN OFFICIAL RECORD 486, PAGE 2643;

THENCE, SOUTH 00°-47'-55" WEST, 120.00 FEET, ALONG THE WEST LINE OF SAID EVERSOLE TRACT TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 89°-12'-05" EAST, 7.00 FEET, ALONG THE SOUTH LINE OF SAID EVERSOLE TRACT TO AN IRON PIN WITH CAP SET ON THE WEST LINE OF SAID SPRUCEWOOD THIRD ADDITION AND BEING ON THE WEST RIGHT-OF-WAY LINE OF GORDON GROVE;

THENCE, SOUTH 00°-47'-55" WEST, 60.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF GORDON GROVE TO THE PLACE OF BEGINNING.

CONTAINING 7.127 ACRES MORE OR LESS 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. GOUBEAUX, OHIO PROFESSIONAL SURVEYOR NUMBER 8254, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED SEPTEMBER 26, 2019.

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

# HEINRICH SURVEY

PART OF OUTLOT 15, SECTION 3, T 6 S, R 4 E  
CITY OF ST. MARYS, AUGLAIZE CO., OHIO

TRACT 2

BEING PART OF K3203903107, A 14.910-ACRE TRACT OF LAND OWNED BY JAMES R. HEINRICH AND JANICE E. HEINRICH AS CONVEYED IN DEED BOOK 237, PAGE 968 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 3, TOWN 6 SOUTH, RANGE 4 EAST, CITY OF ST. MARYS, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN WITH CAP SET AT THE SOUTHWEST CORNER OF SPRUCEWOOD THIRD ADDITION TO THE CITY OF ST. MARYS AS SHOWN ON PLAT CABINET A, PAGE 24 OF THE AUGLAIZE COUNTY RECORDER'S OFFICE AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF GORDON GROVE;

THENCE, NORTH 89°-12'-05" WEST, 380.00 FEET, ALONG THE NORTH PROPERTY LINE OF A TRACT OF LAND OWNED BY THE CITY OF ST. MARYS AS CONVEYED IN DEED BOOK 239, PAGE 850 TO AN IRON PIN WITH CAP SET AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE TRACT HEREIN CONVEYED, PASSING FOR REFERENCE AN IRON PIN FOUND AT 4.99 FEET;

THENCE, SOUTH 42°-47'-46" WEST, 59.40 FEET, ALONG A THE WEST LINE OF SAID CITY OF ST. MARYS TRACT TO AN IRON PIN WITH CAP SET ON THE EASTERLY LINE OF THE MIAMI-ERIE CANAL OWNED BY THE STATE OF OHIO;

THENCE, SOUTH 89°-07'-25" WEST, 31.51 FEET, ALONG THE EASTERLY LINE OF SAID MIAMI-ERIE CANAL TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 72°-08'-53" WEST, 100.00 FEET, ALONG THE EASTERLY LINE OF SAID MIAMI-ERIE CANAL TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 86°-11'-03" WEST, 103.08 FEET, ALONG THE EASTERLY LINE OF SAID MIAMI-ERIE CANAL TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 78°-55'-19" WEST, 52.94 FEET, ALONG THE EASTERLY LINE OF SAID MIAMI-ERIE CANAL TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 54°-23'-55" WEST, 316.15 FEET, ALONG THE EASTERLY LINE OF SAID MIAMI-ERIE CANAL TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 06°-36'-06" WEST, 166.36 FEET, ALONG THE EASTERLY LINE OF SAID MIAMI-ERIE CANAL TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 32°-10'-28" WEST, 305.00 FEET, ALONG THE EASTERLY LINE OF SAID MIAMI-ERIE CANAL TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 26°-00'-42" WEST, 216.84 FEET, ALONG THE EASTERLY LINE OF SAID MIAMI-ERIE CANAL TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 05°-28'-17" WEST, 128.75 FEET, ALONG THE EASTERLY LINE OF SAID MIAMI-ERIE CANAL TO A CORNER POST FOUND;

THENCE, SOUTH 89°-07'-35" EAST, 495.09 FEET, TO AN IRON PIN WITH CAP SET ON THE SOUTH LINE OF CANAL VIEW ESTATES, PHASE 1 AS SHOWN ON PLAT CABINET D, PAGE 143 OF THE AUGLAIZE COUNTY RECORDER'S OFFICE;

THENCE, SOUTH 00°-51'-31" WEST, 93.03 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 89°-08'-29" EAST, 127.20 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 00°-51'-31" WEST, 93.00 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 89°-08'-29" WEST, 127.20 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 00°-52'-48" WEST, 503.22 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 89°-07'-33" EAST, 153.64 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 42°-24'-52" EAST, 100.16 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 56°-47'-34" EAST, 81.62 FEET, ALONG A NEW DIVISION LINE TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 77°-20'-46" EAST, 96.17 FEET, ALONG A NEW DIVISION LINE TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 7.783 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

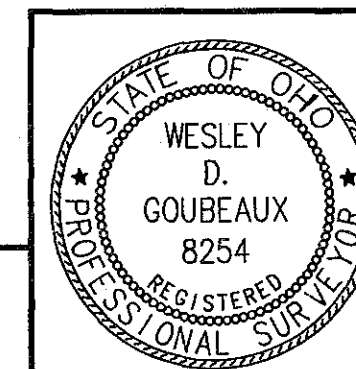
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ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-WDG PS 8254."

10/10/2019  
WESLEY D. GOUBEAUX, P.S. #8254

10/10/2019  
DATE



**ChoiceOne**  
Engineering

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DATE:  
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RMF  
JOB NUMBER:  
AUGSMA1701  
SHEET NUMBER  
2 OF 2

511-3-284