

PROPOSED PARTIAL STREET VACATION TO INDIANA AVE

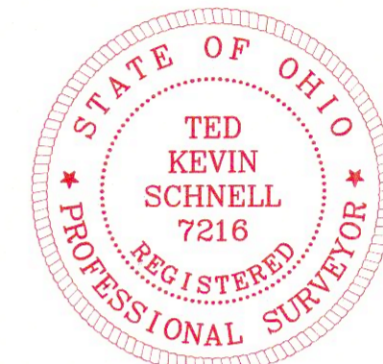
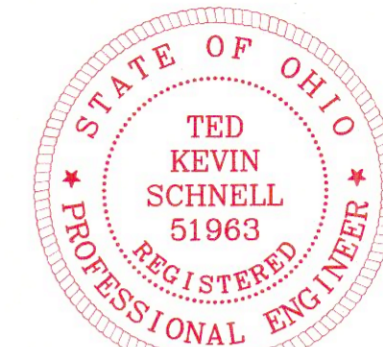
Part of the North Addition to the City of St. Marys,
and being situated in the Southwest Quarter of Section 3, St. Marys Township,
Town-6-South, Range-4-East, Auglaize County, Ohio

SURVEYOR'S CERTIFICATION

I do hereby Attest that this Survey and Plat as Recorded is
a true and accurate representation of the measurements taken
under my direct supervision on the 21st day of February, 2020.

Ted K. Schnell
Ted K. Schnell
Professional Engineer #51963 (Ohio)
Professional Surveyor #7216 (Ohio)

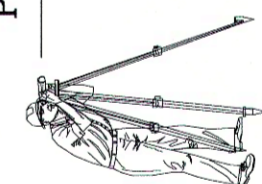
3-2-2020
date



PROPOSED PARTIAL STREET VACATION TO INDIANA AVENUE

Ted K. Schnell P.E. P.S.

913 Fieldstone Court Wapakoneta, Ohio 45895
Voice: (419) 738-4758 Cell: (419) 230-7896
e-mail: kschnell7216@gmail.com



| No. | Revision/Issue | Date |
|-----|----------------|------|
|-----|----------------|------|

Project Name
PROPOSED PARTIAL
STREET VACATION
TO INDIANA AVENUE

Project Location
PART OF THE
NORTH ADDITION
TO THE
CITY OF ST. MARYS, OHIO

| | |
|-------------------------|------------|
| Project SPRAGUE VAC. | Sheet 1 |
| Date FEB 21, 2020 | |
| Scale SHOWN | |

STM-3-29

118

116

SURVEY REF'S

Jim Geeslin Survey
X-H-1106 (City files)

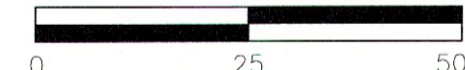
Jim Geeslin Survey
Book N, Page 673
County Map Office

Samual Craig Survey
June, 1889, re-plot
survey of all that part
of the North Addition
laying North of Indiana
Avenue.

Intersection of Indiana Ave.
and Cherry Street per
Geeslin Survey

INDIANA AVE (82.50')
N. 77°-57'-31" W. - 346.17'

SCALE



SPECIAL ATTENTION

According to Case #5278 (Docket 11)
of the Auglaize Common Pleas Court, as
recorded in Book 27, page 107, in April
of 1892, Judgement Journal 14, pages
266 & 320, the North Addition to the City
of St. Marys was altered and re-platted for
all that part of the North Addition laying
North of Indiana Avenue. See Exhibit "A"
of said proceedings. Also see Plat Book 1A,
pages 376-378, Auglaize County Recorder.

Basis of Bearings used for this Survey
assumed the centerline of Indiana Avenue
East of Front St. to bear N. 90°-00'-00" E.

Intersection of Front
Street and North Street
per Geeslin Survey

JEFFERSON STREET (66')
N. 90°-00'-00" E. - 170.51'

PETITIONERS FOR VACATION
Juli A. Sprague & Lynette A. Klopfenstein
AREA PROPOSED FOR VACATION = 5994 sq.ft.
(0.1376 ACRE)

LEGEND

- ▲ P.K. Nail (found)
- △ Mag Nail (set)
- Iron Pin (found)
- Iron Pin (set)
- ⊗ Utility Pole
- ℓ Property Line

PARCEL AREAS

PARCEL #1 0.2084 Ac. (9,077.18 sq.ft.)
PARCEL #2 0.1093 Ac. (4,760.54 sq.ft.)
PARCEL #3 0.1376 Ac. (5,993.67 sq.ft.)

114

115

Emblic, LLC
Parcel K32-002-128-00
Vol OR 583 Pg 360

WATER STREET (45')
N. 00°-31'-35" E. - 478.02'

93

92

Premier Choice Rentals
Parcel K32-002-113-00
Vol OR 696 Pg 390

ADDITIONAL AREA TO BE VACATED
0.0842 ACRES (3,664.52 sq.ft.)
(TO BE MAINTAINED AS A UTILITY EASEMENT)

PARCEL #3
(156.80')

PARCEL #2

PARCEL #1

Juli A. Sprague & Lynette A. Klopfenstein
Parcel K32-002-100-00
Vol OR 631 Pg 855

Juli A. Sprague & Lynette A. Klopfenstein
Parcel K32-002-101-00
Vol OR 631 Pg 855

Rachael Quijano
Parcel K32-002-102-00
Vol OR 697 Pg 5688

Donald Lee Ake
Parcel K32-002-103-00
Vol OR 671 Pg 2322

NOTE

Lots 80 thru 85 of the North Addition
were granted a share of the vacated lands once
known as the "Public Landing" as previously shown on
the original Plat of the North Addition (see Plat Book 1, pg
80, Plat Book 1A, pg 60, and Plat Book 1B, pg 60). Said land
was vacated in proportionate widths such that the property lines of the
adjacent owners were extended from the East side of those lots to the waters
edge of the St. Marys River. See record of City Ordinance #2141 dated March 27,
1967.

Ted K. Schnell PE, PS
913 Fieldstone Court
Wapakoneta, Ohio 45895
Phone (419) 230-7896
e-mail: kschnell7216@gmail.com



Surveyor's Description

(can be used after proposed Indiana Avenue partial street vacation is approved)

The following described parcel of land is a part of the North Addition to the City of St. Marys as referenced by the original Plat of said North Addition as recorded in Plat Book 1, page 80, Plat Book 1A, Page 60, and Plat Book 1B, page 60. Reference is also made to an April, 1892 Common Pleas Court case #5278, specifically Exhibit A of the corresponding judgement journal, whereas a re-plat of all that part of the North Addition laying North of Indiana Avenue is recorded in Plat Book 1A, pages 376-378, Auglaize County Recorder's Office. The basis of the re-plat being referenced to a June, 1889 survey performed by Samuel Craig. All such references being situated in the Southwest Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is more particularly described as follows:

Parcel #1

All of Lot Eighty (80) and Eighty-One (81) of the North Addition to the City of St. Marys, Ohio, save and except 20 feet off of the entire South side of Lot Eighty-One (81), being further described as follows:

Commencing at an Iron Pin (set) at the Northwest corner of Lot 80 of the North Addition to the City of St. Marys, Ohio and the PLACE OF BEGINNING;

Thence with an assumed bearing of N. 90°-00'-00" E. along the former Southerly right-of-way line of Indiana Avenue, being the Northerly line of Lot 80, for a distance of 110.59 feet to an Iron Pin (set);

Thence with a bearing of S. 25°-17'-03" E. along the Easterly line of Lot 80, for a distance of 51.14 feet to a Point situated at the Southeast corner of Lot 80;

Thence continuing with a bearing of S. 25°-17'-03" E. along the Easterly line of Lot 81, for a distance of 16.00 feet to an Iron Pin (set);

Thence with a bearing of S. 64°-38'-48" W. parallel to and 20.00 feet North of the Southerly line of Lot 81, for a distance of 100.00 feet to an Iron Pin (set);

Thence with a bearing of N. 25°-17'-03" W. along the Easterly right-of-way line of Front Street, also being the Westerly line of Lot 81, for a distance of 16.00 feet to a Point situated at the Southwest corner of Lot 80;

Thence continuing with a bearing of N. 25°-17'-03" W. along the Easterly right-of-way line of Front Street, also being the Westerly line of Lot 80, for a distance of 98.50 feet to an Iron Pin (set) and the original PLACE OF BEGINNING.

Containing in all, 0.2084 Acre (9,077.18 square feet) of land. The above described tract of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises. The above description is referenced to Permanent Parcels #K32-002-100-00 being all of Lot 80 containing 0.1717 Acre (7,477.18 square feet), and K32-002-101-00 being 16 feet off of the North side of Lot 81 containing 0.0367 Acre (1,600 square feet).

(continued)

Parcel #2

All that part of the lands previously known as a "Public Landing" as shown on the original Plat of the North Addition to the City of St. Marys as recorded in Plat Book 1, page 80, Plat Book 1A, Page 60, and Plat Book 1B, page 60, that was proportionately distributed to Lot 80 and to the North 16 feet of Lot 81 of said North Addition through a vacation proceedings by the City of St. Marys (City Ordinance #2141, dated March 27, 1967).

Said "Public Landing" was vacated in proportionate widths such that the property lines of the adjacent owners of the North Addition containing Lots 80 to 85 were extended from the East line of said North Addition thence Easterly to the water's edge of the St. Marys River where applicable.

The proportionate lands of vacated property distributed to the combination of Permanent Parcels #K32-002-100-00 (all of Lot 80), and to Permanent Parcel K32-002-101-00 (16 feet off of the North side of Lot 81) is more particularly described as follows:

Commencing for reference at an Iron Pin (set) at the Northwest corner of Lot 80 of the North Addition to the City of St. Marys, Ohio;

Thence with an assumed bearing of S. 90°-00'-00" E. along the former Southerly right-of-way line of Indiana Avenue, also being the Northerly line of said Lot 80, for a distance of 110.59 feet to an Iron Pin (set) at the Northeast corner of said Lot 80, and the PLACE OF BEGINNING;

Thence continuing with a bearing of S. 90°-00'-00" E. along the former Southerly right-of-way line of Indiana Avenue for a distance of 156.80 feet to a point of intersection with the Easterly extension of the property line being 16 feet off of the North side of Lot 81;

Thence with a bearing of S. 64°-38'-48" W. along the Easterly extension of the property line being 16 feet off of the North side of Lot 81, for a distance of 141.78 feet to an Iron Pin (set) on the East line of said North Addition, and passing thru an Iron Pin (set) for reference at a distance of 54.78 feet;

Thence with a bearing of N. 25°-17'-03" W. along the Easterly line of Lot 81, for a distance of 16.00 feet to a Point situated at the Southeast corner of Lot 80;

Thence continuing with a bearing of N. 25°-17'-03" W. along the Easterly line of Lot 80, for a distance of 51.14 feet to an Iron Pin (set) and the PLACE OF BEGINNING.

Containing in all, 0.1093 Acre (4,760.54 square feet) of land. The above described tract of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises including all easements as reserved and stipulated in Ordinance #2141 of the City of St. Marys, dated March 27, 1967. The proportionate lands of vacated property distributed as an extension to Permanent Parcel #K32-002-100-00 contains 0.0634 Acre (2,761.37 square feet), and the proportionate lands of vacated property distributed as an extension to Permanent Parcel K32-002-101-00 contains 0.0459 Acre (1,999.17 square feet).

Parcel #3

All that part of Indiana Avenue that has been vacated by the City of St. Marys that pertains to City Ordinance #_____, dated _____, which has been distributed to Permanent Parcels #K32-002-100-00 (being Lot 80 and it's Easterly extension of the vacated "Public Landing" pertaining to City Ordinance # 2141), and to Permanent Parcel K32-002-101-00 (being 16 feet off of the North side of Lot 81 and it's Easterly extension of the vacated "Public Landing" pertaining to City Ordinance #2141), situated in the Southwest Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is more particularly described as follows:

(continued)

STM-3-24b

Commencing for reference at an Iron Pin (set) at the Northwest corner of Lot 80 of the North Addition to the City of St. Marys, Ohio, and the PLACE OF BEGINNING;

Thence with a bearing of N. 25°-17'-03" W. along the extension of the Easterly right-of-way line of Front Street, and the extension of the Westerly line of said Lot 80, for a distance of 8.85 feet to an Iron Pin (set);

Thence with a bearing of N. 90°-00'-00" E. parallel to and 8.00 feet North of the former Southerly right-of-way line of Indiana Avenue, for a distance of 98.67 feet to an Iron Pin (set);

Thence with a bearing of N. 65°-51'-20" E. for a distance of 61.12 feet to an Iron Pin (set);

Thence with a bearing of N. 90°-00'-00" E. along the former centerline of Indiana Avenue for a distance of 120.00 feet to a Point on the water's edge of the St. Marys River, and passing thru an Iron Pin (set) for reference at a distance of 56.00;

Thence with a bearing of S. 11°-51'-59" E. along the water's edge of the St. Marys River for a distance of 33.72 feet to a Point;

Thence with a bearing of S. 90°-00'-00" W. along the former Southerly right-of-way line of Indiana Avenue for a distance of 167.00 feet to an Iron Pin (set) at the Northeast corner of said Lot 80;

Thence continuing with a bearing of S. 90°-00'-00" W. along the former Southerly right-of-way line of Indiana Avenue, also being the Northerly line of Lot 80, for a distance of 110.59 feet to an Iron Pin (set) and the original PLACE OF BEGINNING.

Containing in all 0.1376 Acre (5,993.67 square feet) of land. The above described tract of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises, including all easements as reserved and stipulated in Ordinance #2141 of the City of St. Marys, dated March 27, 1967.

PARCELS #1, #2, and #3 containing a total of 0.4553 Acre (19,831.39 square feet) of land. Permanent Parcel References: #K32-002-100-00 and K32-002-101-00. Deed References: Deed Volume OR 631, Page 855, Auglaize County Recorder's Office.

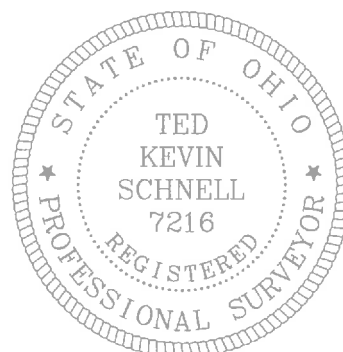
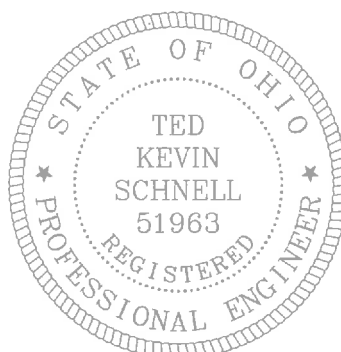
The basis of bearings used for this description was assumed that the bearing for the centerline of Indiana Avenue East of Front Street bears N. 90°-00'-00" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on February 21 of 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office and filed under Large Township Survey: STM - 003 - 29.

Ted K. Schnell

Prepared By:

Ted K. Schnell
Professional Engineer 51963
Professional Surveyor 7216



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Surveyor's Description

(City right-of-way vacation to Juli Sprague and Lynette Klosterman)

The following described parcel of land is a part of the North Addition to the City of St. Marys as referenced by the original Plat of said North Addition as recorded in Plat Book 1, page 80, Plat Book 1A, Page 60, and Plat Book 1B, page 60. Reference is also made to an April, 1892 Common Pleas Court case #5278, specifically Exhibit A of the corresponding judgement journal, whereas a re-plat of all that part of the North Addition laying North of Indiana Avenue is recorded in Plat Book 1A, pages 376-378, Auglaize County Recorder's Office. The basis of the re-plat being referenced to a June, 1889 survey performed by Samuel Craig. All such references being situated in the Southwest Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is more particularly described as follows:

All that part of Indiana Avenue vacated by the City of St. Marys that pertains to City Ordinance #_____, dated _____, to be distributed to Permanent Parcels #K32-002-100-00 (being Lot 80 and it's Easterly extension of the vacated "Public Landing" pertaining to City Ordinance # 2141), and to Permanent Parcel K32-002-101-00 (being 16 feet off of the North side of Lot 81 and it's Easterly extension of the vacated "Public Landing" pertaining to City Ordinance #2141), situated in the Southwest Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at an Iron Pin (set) at the Northwest corner of Lot 80 of the North Addition to the City of St. Marys, Ohio, and the PLACE OF BEGINNING;

Thence with a bearing of N. 25°-17'-03" W. along the extension of the Easterly right-of-way line of Front Street, also being the extension of the Westerly line of said Lot 80, for a distance of 8.85 feet to an Iron Pin (set);

Thence with a bearing of N. 90°-00'-00" E. parallel to and 8.00 feet North of the former Southerly right-of-way line of Indiana Avenue, for a distance of 98.67 feet to an Iron Pin (set);

Thence with a bearing of N. 65°-51'-20" E. for a distance of 61.12 feet to an Iron Pin (set);

Thence with a bearing of N. 90°-00'-00" E. along the former centerline of Indiana Avenue for a distance of 120.00 feet to a Point on the water's edge of the St. Marys River, and passing thru an Iron Pin (set) for reference at a distance of 56.00;

Thence with a bearing of S. 11°-51'-59" E. along the water's edge of the St. Marys River for a distance of 33.72 feet to a Point;

Thence with a bearing of S. 90°-00'-00" W. along the former Southerly right-of-way line of Indiana Avenue for a distance of 167.00 feet to an Iron Pin (set) at the Northeast corner of said Lot 80;

(continued)

STM-3-29d

Thence continuing with a bearing of S. 90°-00'-00" W. along the former Southerly right-of-way line of Indiana Avenue, also being the Northerly line of said Lot 80, for a distance of 110.59 feet to an Iron Pin (set) and the original PLACE OF BEGINNING.

Containing in all 0.1376 Acre (5,993.67 square feet) of land. The above described tract of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises, including all easements as reserved and stipulated in Ordinance #2141 of the City of St. Marys, dated March 27, 1967.

The basis of bearings used for this description was assumed that the bearing for the centerline of Indiana Avenue East of Front Street bears N. 90°-00'-00" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on February 21 of 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office and filed under Large Township Survey: STM – 003 – 29.

Ted K. Schnell

Prepared By:

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Professional Engineer 51963
Professional Surveyor 7216



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Surveyor's Description

(City right-of-way vacation to Premier Choice Rentals)

The following described parcel of land is a part of the North Addition to the City of St. Marys as referenced by the original Plat of said North Addition as recorded in Plat Book 1, page 80, Plat Book 1A, Page 60, and Plat Book 1B, page 60. Reference is also made to an April, 1892 Common Pleas Court case #5278, specifically Exhibit A of the corresponding judgement journal, whereas a re-plat of all that part of the North Addition laying North of Indiana Avenue is recorded in Plat Book 1A, pages 376-378, Auglaize County Recorder's Office. The basis of the re-plat being referenced to a June, 1889 survey performed by Samuel Craig. All such references being situated in the Southwest Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is more particularly described as follows:

All that part of Indiana Avenue vacated by the City of St. Marys that pertains to City Ordinance #_____, dated _____, to be distributed to Permanent Parcel #K32-002-113-00 (being Lot 92 of the North Addition to the City of St. Marys) situated in the Southwest Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing at the Southwest corner of said Lot 92 of the North Addition to the City of St. Marys and the PLACE OF BEGINNING;

Thence with a bearing of N. 90°-00'-00" E. along the existing North right-of-way line of Indiana Avenue, also being the South line of said Lot 92, for a distance of 108.00 feet to a Point on the water's edge of the St. Marys River;

Thence with a bearing of S. 10°-19'-31" E. along the water's edge of the St. Marys River for a distance of 33.54 feet to a Point;

Thence S. 90°-00'-00" W. along the former centerline of Indiana Avenue for a distance of 114.32 feet to a Point, and passing thru an Iron Pin (set) for reference at a distance of 64.00;

Thence with a bearing of N. 00°-31'-35" E. along the extension of the Easterly right-of-way line of Water Street, for a distance of 33.00 feet to a Point and the original PLACE OF BEGINNING.

Containing in all 0.0842 Acre (3,664.52 square feet) of land. The above described tract of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises, including all easements as reserved and stipulated in Ordinance #2141 of the City of St. Marys, dated March 27, 1967.

The basis of bearings used for this description was assumed that the bearing for the centerline of Indiana Avenue East of Front Street bears N. 90°-00'-00" E.

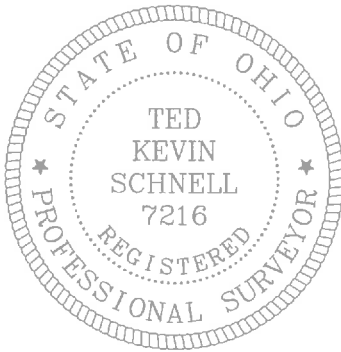
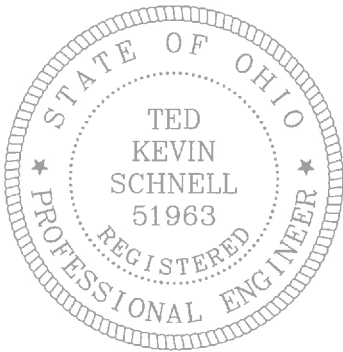
(continued)

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Ted K. Schnell

Prepared By:

Ted K. Schnell
Professional Engineer 51963
Professional Surveyor 7216



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Surveyor's Description

UTILITY EASEMENT FOR OVERHEAD POWER LINES

JULI A. SPRAGUE & LYNETTE A. KLOPFENSTEIN TO THE CITY OF ST. MARYS

(THIS DESCRIPTION CAN BE USED AFTER PARTIAL VACATING OF INDIANA AVENUE IS COMPLETE)

Electric Utility Easement:

The following described parcel of land is a part of the North Addition to the City of St. Marys as referenced by the original Plat of said North Addition as recorded in Plat Book 1, page 80, Plat Book 1A, Page 60, and Plat Book 1B, page 60, and is based upon a previously described permanent easement right as reserved and stipulated in Ordinance #2141 of the City of St. Marys, dated March 27, 1967 as per subject (2) of said Ordinance which states:

"A twenty (20) foot utility strip whose centerline starts on the northerly line of North Street sixty-seven (67) feet east of Lot No. 85, and extends northerly to a point on the southerly line of Indiana Avenue, parallel to the easterly line of said lots."

As a result of the action by the City of St. Marys to partially vacate portions of Indiana Avenue lying East of Front Street that was apportioned to Juli A. Sprague and Lynette A. Klopfenstein that pertains to City Ordinance #_____, dated _____, said twenty (20) foot utility strip upon Permanent Parcels #K32-002-100-00 and #K32-002-101-00 shall be more accurately described as follows:

Commencing for reference at an Iron Pin (found) at the Northwest corner of Lot 80 of the North Addition to the City of St. Marys, Ohio;

Thence with a bearing of S. 25°-17'-03" E. along the Easterly right-of-way line of Front Street, also being the Westerly line of Lots 80 and 81, for a distance of 114.50 feet to an Iron Pin (found) at the Southwest Corner of Permanent Parcel #K32-002-101-00;

Thence with a bearing of N. 64°-38'-48" E. along the Southerly line of Permanent Parcel #K32-002-101-00 for a distance of 100 feet to an Iron Pin (found);

Thence continuing with a bearing of N. 64°-38'-48" E. along the Southerly line of Permanent Parcel #K32-002-101-00 for a distance of 57 feet to a Point and the PLACE OF BEGINNING;

Thence with a bearing of N. 25°-17'-03" W. along the Westerly line of said twenty (20) foot utility strip for a distance of 76.64 feet to a Point;

Thence with a bearing of N. 90°-00'-00" E. along the former centerline of Indiana Avenue for a distance of 22.12 feet to a Point;

Thence with a bearing of S. 25°-17'-03" E. along the Easterly line of said twenty (20) foot utility strip for a distance of 67.17 feet to a Point;

(continued)

SRM-3-29h

Thence with a bearing of S. 64°-38'-48" W. along the Southerly line of Permanent Parcel #K32-002-101-00 for a distance of 20.00 feet to a Point being the original PLACE OF BEGINNING.

Containing in all, 0.0330 Acre of land reserved for Utility Easement for the benefit of the City of St. Marys. The above description is referenced to Permanent Parcel #K32-002-100-00 containing 0.0168 Acre in Utility Easement area, and to Permanent Parcel #K32-002-101-00 containing 0.0089 Acre in Utility Easement area, and 0.0073 Acre in Utility Easement area from the partial vacation of Indiana Avenue lying East of Front Street that was apportioned to Juli A. Sprague and Lynette A. Klopfenstein that pertains to City Ordinance #_____, dated _____.

Deed References:

- (1) Permanent Parcels # K32-002-100-00 and #K32-002-101-00 per Deed Volume OR 631, Page 855, Auglaize County Recorder's Office.
- (2) Partial vacation of Indiana Avenue lying East of Front Street apportionment per Deed Volume _____, Page _____, Auglaize County Recorder's Office.

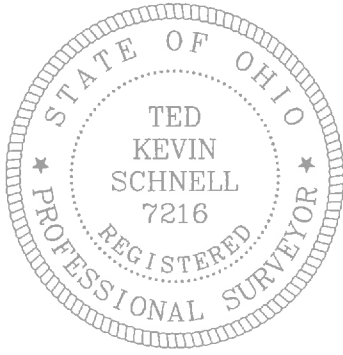
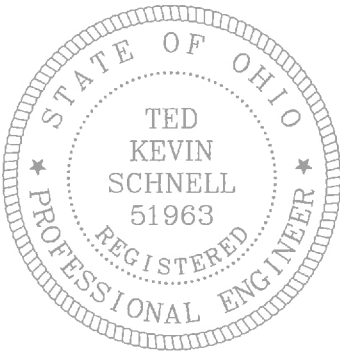
The basis of bearings used for this description was assumed that the bearing for the centerline of Indiana Avenue East of Front Street bears N. 90°-00'-00" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on February 21 of 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office and filed under Large Township Survey: STM – 003 – 29.

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Professional Engineer 51963
Professional Surveyor 7216



Q. of 20' Utility Easement as specified in Ordinance #2141 being 67' East of East Lot lines

NOTE

Lots 80 thru 85 of the North Addition were granted a share of the vacated lands once known as the "Public Landing" as previously shown on the original Plat of the North Addition (see Plat Book 1, pg 80, Plat Book 1A, pg 60, and Plat Book 1B, pg 60). Said land was vacated in proportionate widths such that the property lines of the adjacent owners were extended from the East side of those lots to the waters edge of the St. Marys River. See record of City Ordinance #2141 dated March 27, 1967.