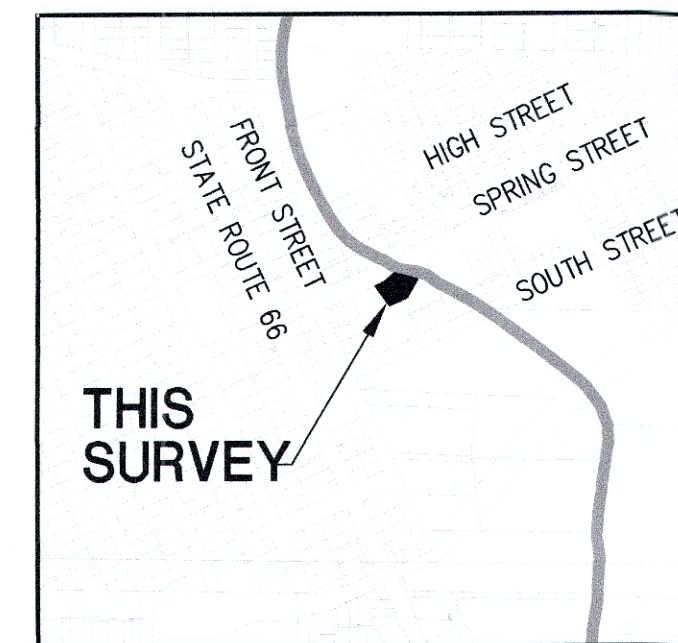
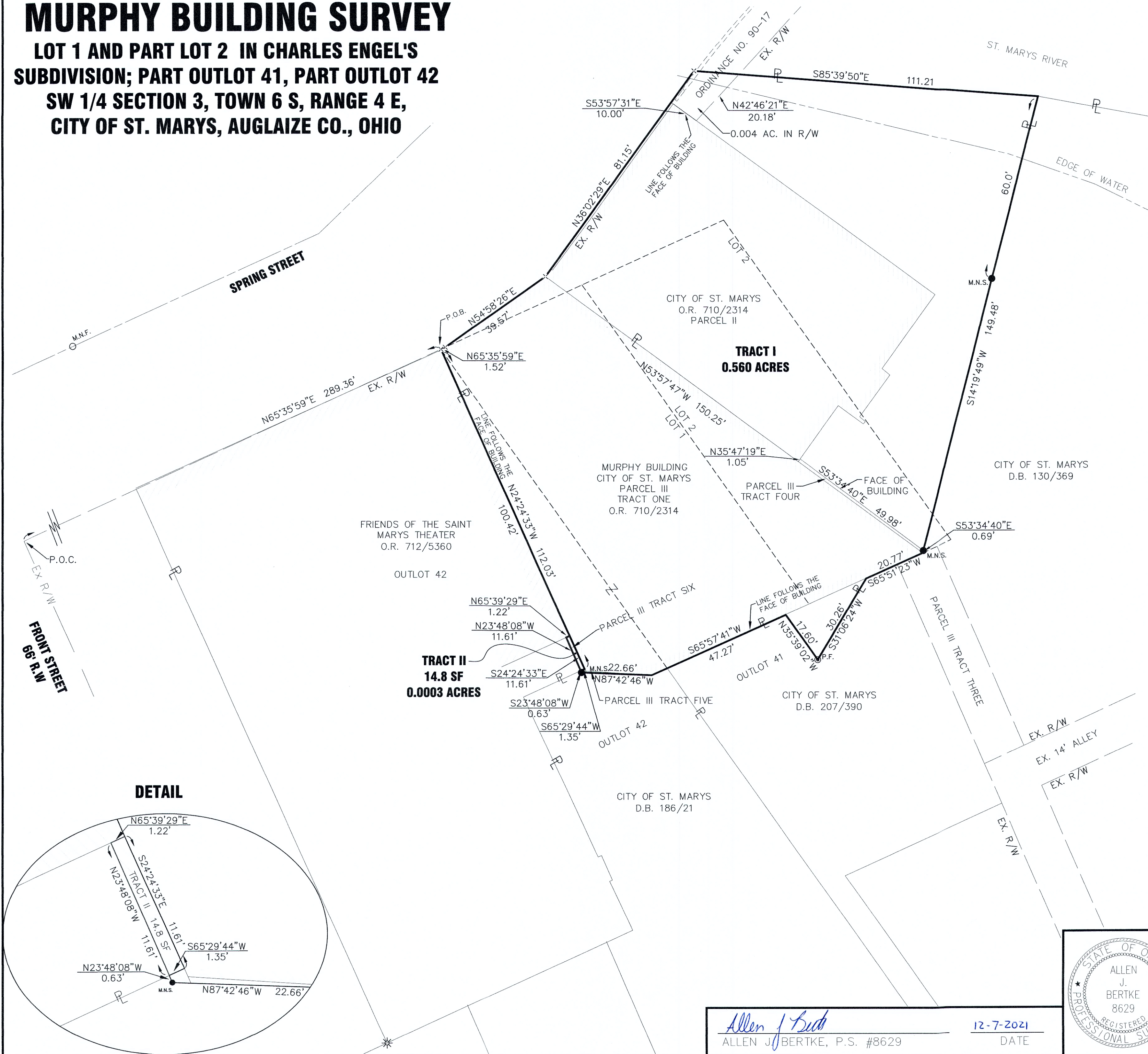


MURPHY BUILDING SURVEY

LOT 1 AND PART LOT 2 IN CHARLES ENGEL'S
SUBDIVISION; PART OUTLOT 41, PART OUTLOT 42
SW 1/4 SECTION 3, TOWN 6 S, RANGE 4 E,
CITY OF ST. MARYS, AUGLAIZE CO., OHIO

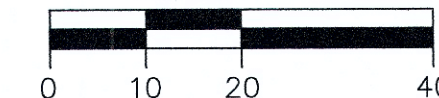


VICINITY MAP
ST. MARYS, OHIO



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

SCALE: 1"=20'

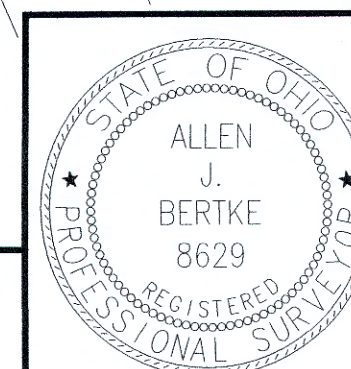


LEGEND

- M.N.S. MAG NAIL SET
- P.F. IRON PIPE FOUND
- x CUT "X" IN CONCRETE
- * GIN SPINDLE FOUND

NOTE: TRACT II IS A NON BUILDABLE TRACT
AND IS TO BE TRANSFERRED TO AN ADJACENT
LAND OWNER.

THIS PLAT OR SURVEY AND THE ACCOMPANYING
LEGAL DESCRIPTIONS REPRESENT AN ACTUAL
BOUNDARY SURVEY COMPLETED UNDER MY
DIRECT SUPERVISION IN OCTOBER, 2021.



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
11-18-2021
DRAWN BY:
AJB
JOB NUMBER:
AUGSMA2105
SHEET NUMBER
1 OF 1

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

12-7-2021
DATE

**LEGAL DESCRIPTION
TRACT I**

BEING A PART OF PARCEL K3204602200, ALSO KNOWN AS PART OUTLOT 42, ALL OF PARCEL K3204602300, ALSO KNOWN AS PART OF LOT 1 OF CHARLES ENGEL'S SUBDIVISION AS SHOWN ON PLAT BOOK 2, PAGE 10, ALL OF PARCEL K3204602400 ALSO KNOWN AS PART LOT 2 OF SAID CHARLES ENGEL'S SUBDIVISION AND PART OUTLOT 41 AND ALL OF PARCEL K3204602500 ALSO KNOWN AS PART LOT 2 OF SAID CHARLES ENGEL'S SUBDIVISION AND PART OUTLOT 41 AND BEING OWNED BY THE CITY OF ST. MARYS AS DESCRIBED IN OFFICIAL RECORD 710, PAGE 2314 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHWEST 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 the intersection of the south right-of-way line of Spring Street and the east right-of-way line of Front Street;

thence, North 65°-35'-59" East, 289.36 feet, along the south right-of-way line of Spring Street to a cut cross set on the northeast corner of a tract of land owned by Friends of the Saint Marys Theater as described in Official Record 712, Page 5360 and being the principal place of beginning of the tract herein described;

thence, North 65°35'59" East, 1.52 feet, along the south right-of-way line of Spring Street to a point;

thence, North 54°-58'-26" East, 39.57 feet, along the south right-of-way line of Spring Street to a cut cross set;

thence, North 36°-02'-29" East, 81.15 feet, along the south right-of-way line of Spring Street to cut cross set;

thence, South 85°-39'-50" East, 111.21 feet, to a point on the west line of a tract of land owned by the City of St. Marys as described in Deed Book 130, Page 369;

thence, South 14°-19'-49" West, 149.48 feet, to a Mag Nail set, passing for reference a Mag nail set at 60.00 feet;

thence, South 53°-34'-40" East, 0.69 feet, to a point;

thence, South 65°-51'-23" West, 20.77 feet, along the face of an existing building to a point on the north line of a tract of land owned by the City of St. Marys as described in Deed Book 207, Page 390;

thence, South 31°-06'-24" West, 30.26 feet, to an iron pipe found on the north line of said City of St. Marys tract;

thence, North 35°-39'-02" West, 17.60 feet, to a point on the face of an existing building and being on the north line of said City of St. Marys tract;

thence, South 65°-57'-41" West, 47.27 feet, along the north line of said City of St. Marys tract to a point on the north line of a tract of land owned by the City of St. Marys as described in Deed Book 186, Page 21;

thence, North 87°-42'-46" West, 22.66 feet, to a Mag nail set;

thence, North 23°-48'-08" West, 0.63 feet, to a point;

thence, North 65°-29'-44" East, 1.35 feet, to a point;

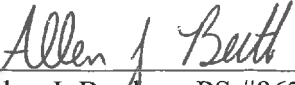
thence, North 24°-24'-33" West, 112.03 feet, along the line between 2 buildings to the principal place of beginning.

Containing 0.560 acres more or less with 0.004 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 Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated October 27, 2021.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."


Allen J. Bertke, PS #8629



12-7-2021
Date

**LEGAL DESCRIPTION
TRACT II**

BEING PART OF PARCEL K3204602200 ALSO KNOWN AS PART OUTLOT 42 OF THE CITY OF SAINT MARYS AND BEING OWNED BY THE CITY OF ST. MARYS AS DESCRIBED IN OFFICIAL RECORD 710, PAGE 2314 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHWEST 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 the intersection of the south right-of-way line of Spring Street and the east right-of-way line of Front Street;

thence, North 65°-35'-59" East, 289.36 feet, along the south right-of-way line of Spring Street to a cut cross set on the northeast corner of a tract of land owned by Friends of the Saint Marys Theater as described in Official Record 712, Page 5360;

thence, South 24°24'33" East, 100.42 feet, along the line between two buildings and the east line of said Friends of Saint Marys Theater tract to the principal place of beginning;

thence, South 24°-24'-33" East, 11.61 feet, along a new division line to a point on the north line of a tract of land owned the City of St. Marys as described in 186, Page 21;

thence, South 65°-29'-44" West, 1.35 feet, along the north line of said City of St. Marys tract to a point on the east line of said Friends of the Saint Marys Theater tract;

thence, North 23°-48'-08" West, 11.61 feet, along the east line of said Friends of the Saint Marys Theater tract to a point;

thence, North 65°-39'-29" East, 1.22 feet, along the face of an existing building to the principal place of beginning of the tract herein described.

Containing 14.8 square feet (0.0003 acres) more or less 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 Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated October 27, 2021.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

Allen J. Bertke
Allen J. Bertke, PS #8629



12 - 7 - 2021
Date