

CITY OF ST. MARY'S  
SW 1/4, SE 3, T6S, R4E  
AUGLAIZE COUNTY, OHIO



### LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP  
STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- ⊕ CANAL MONUMENT (FOUND)
- IRON PIN (FOUND) W/GESLIN CAP FOUND  
UNLESS NOTE OTHERWISE

## SURVEY REFERENCES

STM 3-16 MIAMI & ERIE CANAL SURVEY PLAT 122  
STM 3-17 EXTENSION OF EAST ST. MARYS ADDITION  
STM 3-23 PLAT BK. 2 PG. 68  
P.4

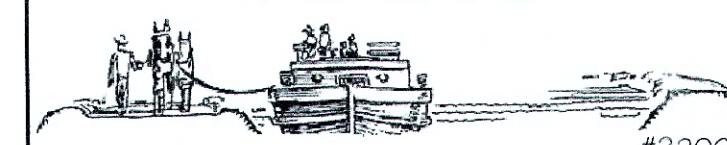
NOTES:

NOTES:  
1) THERE ARE AMBIGUITIES IN THE STARTING POINTS FOR THE BLACK DOG PROPERTIES PARCEL AND THE TRACT TO THE EAST OWNED BY OBRINGER PROPERTIES, LLC. THERE APPEARS TO BE A GAP BETWEEN THE TWO PARCELS. THE EAST LINE OF OF THE BLACK DOG PROPERTIES PARCEL IS INTENDED TO RUN DOWN THE COMMON WALL BETWEEN THE TWO BUILDINGS.

2) THE BLACK DOG PROPERTIES PARCEL HAS TWO TRACTS WITH TRACT 1 REFERENCING CANAL LAND LEASE NO. M#E-63, RECORDED IN LEASE VOL. 10 PG. 775. BOTH TRACTS 1&2 WERE TRANSFERRED BY THE STATE OF OHIO TO MADONNA S. PETTIT BY GOVERNORS DEED A5 RECORDED IN O.R. 670 PG. 880.

FILED IN SURVEY STM- 3-35 IN THE AUGLAIZE COUNTY  
TAX MAP OFFICE.

LOCK-TWO SURVEYING  
5166 LOCK TWO RD. NEW BREMEN, IN 46150  
419-753-3332



#2206

CHRISTOPHER S. HARMON P.S. #7988

SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF,  
ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF  
THE TIME THE FIELD WORK WAS PERFORMED IN SEPTEMBER, 2022 AND DONE WITHOUT THE  
BENEFIT OF A TITLE SEARCH.

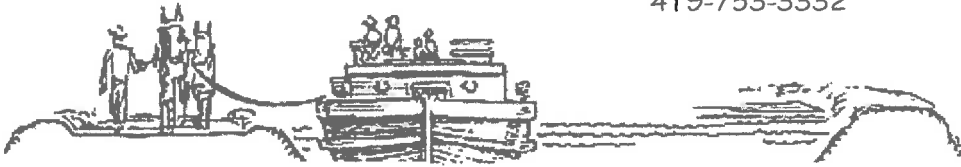
STM-3-35



Lock Two Surveying, LLP.

5166 Lock Two Rd.  
New Bremen, Oh 45869  
419-753-3332

Cell: Jenny Saintignon 419-733-9606  
Chris Harmon P.S. 419-733-9607



**BLACK DOG HOLDINGS LLC RE-TRACEMENT SURVEY  
PARCEL K3201534500  
0.038 ACRES**

SITUATE IN THOSE LANDS PLATTED AS MILL STREET & LOT 1, BLOCK 38 IN THE PLAT BOOK 2 PAGE 68, OF EAST ADDITION OF THE CITY OF ST. MARYS IN THE SOUTH WEST QUARTER OF SECTION 3 TOWN 6 SOUTH , RANGE 4 EAST, CITY OF ST. MARYS AND BEING ST. MARYS TOWNSHIP, AUGLAIZE COUNTY OHIO, AND BEING ALL OF THOSE LANDS OWNED BY BLACK DOG HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORD 716 PAGE 3743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at the southeast corner of Lot 10, Block 33 of the East Addition of the City of St. Marys and the intersection of the west line of Chestnut Street and the north line of Spring Street;

Thence, with the north line of Spring Street, the south line of Block 33 and the south line of Lot 1, Block 38, South  $65^{\circ}25'02''$  West, 182.97 feet to the **True Point of Beginning** of the tract of land herein described, witnessing at South  $24^{\circ}26'02''$  East, 5.00 feet a Mag Nail set;

Thence, continuing with the north line of Spring Street and the south line of said Lot 1, South  $65^{\circ}25'02''$  West, 20.50 feet, witnessing at South  $24^{\circ}26'02''$  East, 5.00 feet a Mag Nail set;

Thence, with the east line of a 0.109 acre tract of land owned by First Financial Bank, N.A. as recorded in Official Record 573 Page 1661, North  $24^{\circ}26'02''$  West, 81.00 feet to an iron pin set;

Thence, with the lands owned by the State of Ohio, North  $65^{\circ}29'02''$  East, 20.50 feet to an iron pin set;

Thence, South  $24^{\circ}26'02''$  East, 81.00 feet to the **True Point of Beginning**, containing 0.038 acres more or less and being subject to all legal rights of way, easements, agreements and restrictions of record.

Basis of bearings is based on the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011ADJ). The Official Records and Deed Volumes are all recorded in Auglaize County Recorder's Office. Pins noted as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in September, 2022 and filed in Survey STM- 3- 35 in the Auglaize County Tax Map Office.

*Christopher S. Harmon*

Christopher S. Harmon P.S. #7988



*9/26/22*

Date

5rm-3-35a