

405 HOLDINGS LLC to THE CITY OF ST. MARYS

Being a 0.344 Acre parcel split from Tract No. 1 of the Weston Subdivision Plat (see Plat Cabinet A, Pages 134-135) being referenced as Permanent Parcel # K32-421-001-00, and being a part of Lots 7 and 8 of the J. & D.A. Barrington Subdivision (see Plat Book 1B, Page 252) of Outlot 61 to the City of St. Marys, and also being situated in the Southeast Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio

PRIOR REFERENCES

405 Holdings, LLC
Parcel K32-421-001-00
Vol OR 721, Pg 3508

SURVEY REFERENCES

Mike Weadock PS #6199
Survey Book G, Page 426, County Map Office, dated June, 1980
Survey H-446, City Engineer's Office, dated June, 1980
Survey STM-3-3 County Map Office, dated November, 1980
Weston Subdivision Plat, Cabinet A, Pages 134-135,
County Recorder, dated 11/21/1980

Right-of-Way Vacation Plat to Weston Street
(Petersimes Vacation)
by Ted K. Schnell PS #7216
Survey STM-3-30, County Map Office,
dated 8-31-2020

Right-of-Way Vacation Plat to Weston Street
(Thomas Vacation)
by Ted K. Schnell PS #7216
Survey STM-3-36, County Map Office,
dated 10-13-2022

Frank Thomas Lot Splits
by Ted K. Schnell PS #7216
Survey STM-3-38, County Map Office,
dated 9-18-2023

LEGEND

- ▲ Mag Nail (found)
- △ Mag Nail (set)
- Iron Pin (found)
- Iron Pin (set)
- ✱ Pinched Pipe (found)
- Stone Monument (found)
- ⊠ Steel Guard Post (found)
- (plat) Plat dimension
- (meas) Measured dimension

SCALE



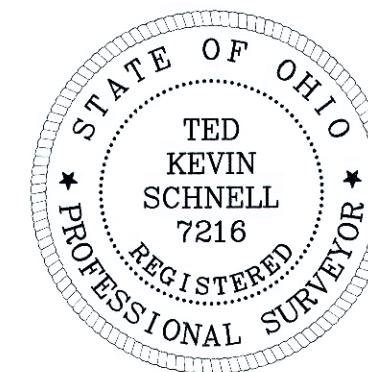
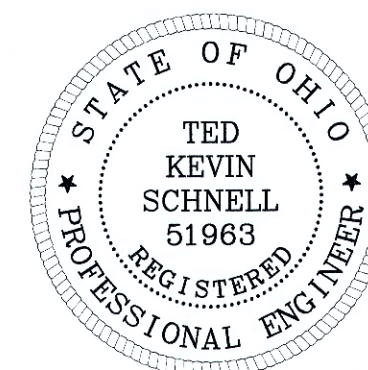
SURVEYOR'S CERTIFICATION

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 2-9-2024, and 2-12-2024

Ted K. Schnell

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

02-19-2024
date



NOTES

- Reference is made to the Plan and Profile sheets for Weston Street (D-154) on file with the City of St. Marys Engineering Department, for all curve data, centerline alignment, and centerline stationing
- Reference is made to an ALTA/NSPS Land Title Survey performed by Kyle J. Binkley PS #8587 dated December 29, 2022, not on file with the County Map Office.
- Buried steel guard post found at the platted location of a Stone Monument as called for in the Weston Subdivision Plat.
- This survey has rotated the bearings as shown in the original Weston Subdivision Plat (dated 11-21-80) by 00°-09'-41" clockwise to be consistent with surveys STM-3-30, STM-3-36, and STM-3-38 on file with the Auglaize County Map Office.

BEARING BASIS

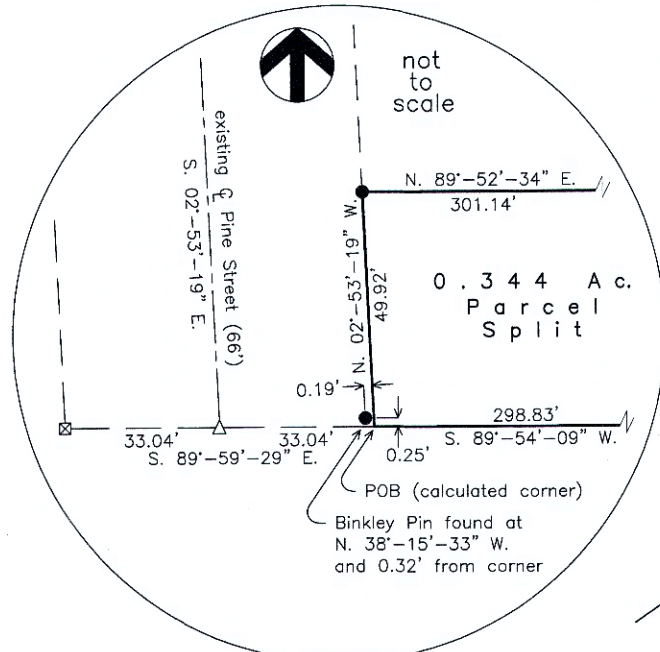
The Basis of Bearings used for this survey were determined from a previous survey performed by Mike Weadock in June of 1980, and as filed with the Auglaize County Map Office as Survey Book G, Page 426, such that the centerline of Vine Street in Blocks 19 and 20 of the East Addition to the City of St. Marys bears N. 25°-21'-10" W.

WESTON STREET CURVE DATA

curve #1	curve #2
Delta (Δ) = 52°-46'-16"	Delta (Δ) = 12°-33'-17"
Radius (R) = 70.55'	Radius (R) = 1,274.99'
Tangent (T) = 35.00'	Tangent (T) = 140.25'
Length (L) = 64.98'	Length (L) = 279.38'

Line Data	
L-1	N. 89°-54'-09" E. 35.22'
L-2	N. 59°-23'-49" E. 59.02'
L-3	N. 22°-42'-35" E. 18.69'

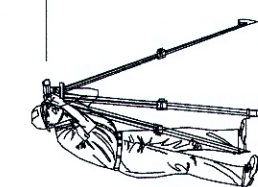
DETAIL - 1



TITLE

405 Holdings LLC to The City of St. Marys

Ted K. Schnell P. E. P. S.
913 Fieldstone Court Wapakoneta, Ohio 45895
Voice: (419) 738-4758
e-mail: kschnell7216@gmail.com



No.	Revision/Issue	Date
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Project Name

PINE STREET
EXTENSION
CITY OF ST. MARYS

Project Location

PART OF TRACT 1
WESTON SUBDIVISION
CITY OF ST. MARYS, OHIO

Project

PINE ST-24

Date

02-19-2024

Scale

SHOWN

Sheet

1

3

Scale

SHOWN

See attached 2 pages of legal descriptions

STM-3-39

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



Surveyor's Description of a 0.344 Acre Parcel
405 Holdings, LLC to The City of St. Marys

The following described parcel of land is a 0.344 Acre parcel split from Tract No. 1 of the Weston Subdivision, (see Plat Cabinet A, Pages 134-135), and being split from Parcel No. K32-421-001-00, and being a part of Lots 7 and 8 of the J. & D.A. Barrington Subdivision of Outlot 61 to the City of St. Marys (see Plat Book 1B, Page 252), and being situated in the Southeast Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio;

Commencing for reference at a Mag Nail (found) situated at the centerline intersection of South Street and Pine Street in the City of St. Marys, Ohio;

Thence with a bearing of S. 25°-10'-32" E. along the centerline of Pine Street for a distance of 351.01 feet to a point, said point being referenced by an Iron Pin (found) at the Northwest corner of Lot 6 of Block 11 of the East Addition to the City of St. Marys (see Plat Book 1B, Page 46), at a bearing of N. 64°-40'-16" E. and a distance of 33.00 feet;

Thence continuing with a bearing of S. 25°-10'-32" E. along the centerline of Pine Street for a distance of 211.69 feet to a Mag Nail (set);

Thence continuing with the centerline of Pine Street with a bearing of S. 02°-53'-19" E. for a distance of 146.02 feet to a Mag Nail (set) on the existing Southerly terminus of Pine Street;

Thence with a bearing of S. 89°-59'-29" E. along the Southerly right-of-way line of said Pine Street for a distance of 33.04 feet to a point, said point being referenced by an Iron Pin (found) at N. 38°-15'-33" W. at a distance of 0.32 feet, said point being the PLACE OF BEGINNING;

Thence with a bearing of N. 02°-53'-19" W. along the Easterly right-of-way line of Pine Street for a distance of 49.92 feet to an Iron Pin (found);

Thence with a bearing of N. 89°-52'-34" E. along the Northerly line of Tract No. 1 of said Weston Subdivision, for a distance of 301.14 feet to a Stone Monument (found) at the Northeast corner of said Tract No. 1, Weston Subdivision;

continued

Thence with a bearing of S. 00°-14'-10" E. along the Easterly line of Tract No. 1 of said Weston Subdivision, for a distance of 50.00 feet to an Iron Pin (set);

Thence with a bearing of S. 89°-54'-09" W. for a distance of 298.83 feet to a point, said point being the original PLACE OF BEGINNING.

Containing in all, 0.344 Acres 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 basis of bearings used for this description were determined from a previous survey performed by Mike Weadock in June of 1980 as filed with the Auglaize County Map Office under Survey Book G, Page 426, and also being filed as Survey H-446, City of St. Marys Engineering Department, whereas the centerline of Vine Street in Blocks 19 and 20 of said East Addition to the City of St. Marys was assumed to bear N. 25°-21'-10" W.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on February 9th and 12th, 2024. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office, and with the City of St. Marys Engineering Department. Survey References are:

Survey #STM-3-39, Auglaize County Engineer's Map Office.

Grantor's Prior Deed References: Deed Volume O.R. 721, Page 3508, Auglaize County Recorder's Office.

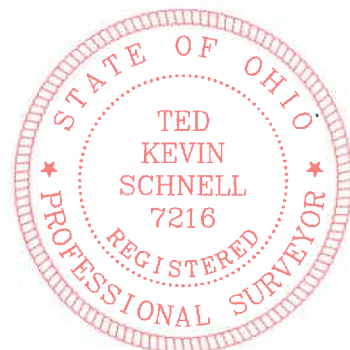
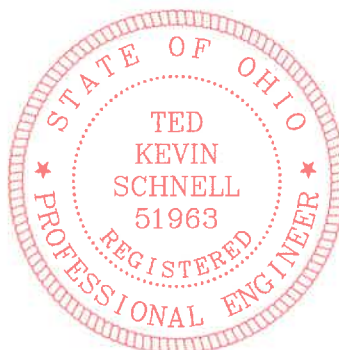
This parcel is a split out of permanent parcel #K32-421-001-00.

Prepared By:

Ted K. Schnell

02-19-2024

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



STM-3-39b