

St. Marys Armory Splits

Split out of Parcel # K32-049-001-00

Deed Volume OR 723, Page 0001 - City of St. Marys, Ohio

Split from parts of Block 40 of the East Addition, all of Outlot 56, and part of Outlot 57, to the City of St. Marys, and situated in the Southeast Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio

NOTE

Refer to sheet #123 (Tube C.14) of the Miami and Erie Canal Plans depicting the canal survey from Station 5964+00 to Station 5998+00 traced from S.A. Buchanan's survey by A.H. Sawyer.

SURVEY REF'S

Mike Weadock (City of St. Marys)
Survey H-459 Weston Subdivision
City records

Auglaize County Engineer
GPS survey of Miami & Erie Canal
(see point files on record at Engineer's Office)

Auglaize County Engineer
GPS survey of City Intersection Points
(see point files on record at Engineer's Office)

Auglaize County Engineer
GPS survey of county-wide Railroad Centerlines
(see point files on record at Engineer's Office)

Choice One Engineering
Baughman Subdivision
Plat Cabinet D, Pages 364-365

St. Marys Armory Survey
Ted K. Schnell PS #7216 (2-17-2021)
Survey STM-3-31 County Map Office

Approximate South line
of the North half of
the Southeast Quarter of
Section 3, St. Marys Twp.

SOUTH STREET (66')
Centerline established from Plat of Baughman Subdivision Plat
N. 65°-31'-30" E. (130.98')
N. 65°-31'-30" E. (721.47')

City of St. Marys
Parcel K32-049-017-00
Vol OR 698 Pg 2052
Lot 1 of Baughman Subdivision
Plat Cabinet D, Pages 364-365

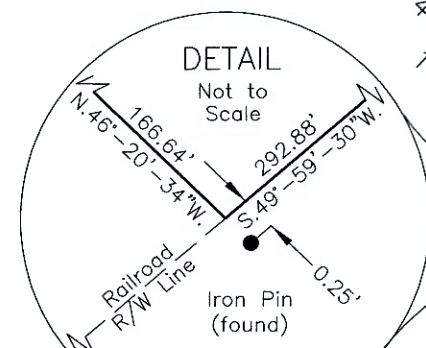
SURVEYOR'S CERTIFICATION

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 the week of June 3, 2024.

Ted K. Schnell

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

06/04/2024
date



CALCULATED CURVE DATA FOR PART OF THE WESTERLY LINE OF STATE PROPERTY

Delta (Δ) = 37°-57'-31"
Radius (R) = 265.15'
Tangent (T) = 91.19'
Length (L) = 175.66'

BEARING BASIS

The Basis of Bearings used for this survey were determined and consistent with the Auglaize County Engineer's Global Positioning Survey such that the centerline of South Street between Chestnut and Pine Streets bears N. 65°-38'-39" E.

SCALE



LEGEND

- ▲ Mag Nail (fnd)
- △ Mag Nail (set)
- Iron Pin (5/8" fnd)
- Iron Pin (5/8" set)
- Iron Bar (2" fnd)
- ⊗ Iron Pipe (1/2" fnd)
- Conc Mon Railroad (fnd)
- ⊙ Canal Monument (fnd)
- ⊠ Calculated Point
- + Scribed cross in concrete

- (A) NW cor
Block 40
East Addition
- (B) NE cor
Block 40
East Addition
- (C) SW cor
Block 40
East Addition

TITLE		
St Marys Armory Parcel Splits from # K32-049-001-00		
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
ST MARYS
ARMORY PARCEL SPLITS
PARCEL #K32-049-001-00

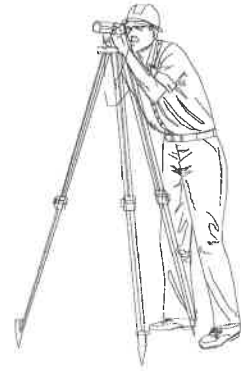
Project Location
PART OF BLOCK 40
OF THE EAST ADDITION
ALL OF OUTLOT 56
PART OF OUTLOT 57
CITY OF ST. MARYS, OHIO

Project
ARMORY SPLIT
Date
06/04/24
Scale
SHOWN

Sheet
1
8
SEE
ATTACHED 7
PAGES OF LEGAL
DESCRIPTIONS

STM-3-40

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



Surveyor's Description
3.803 Acre Parcel Split out of
Permanent Parcel # K32-049-001-00

The following described parcel of land contains a part of Block 40 of the East Addition, all of Outlot 56, and part of Outlot 57 to the City of St. Marys, and is situated in the Southeast Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is a split out of a property formerly known as the State of Ohio Armory, and is referenced by Volume OR 723, Page 0001, City of St. Marys, Ohio, said parcel split being further described as follows:

Commencing for reference at a Mag Nail (found and being located according to City of St. Marys street intersection reference book, page #207) and also being situated at the centerline intersection of Chestnut Street and South Street in said City of St. Marys, Ohio;

Thence with a bearing of S. 24°-06'-13" E. along a line being the extension of said centerline of Chestnut Street for a distance of 33.00 feet to a scribed cross ("x") sawed in a concrete walk (found) located on the Southerly right-of-way line of South Street and the PLACE OF BEGINNING;

Thence with a bearing of N. 65°-38'-39" E. along the Southerly line of South Street, for a distance of 80.00 feet to a Mag Nail (set), and passing through a point for reference being situated at the Northwest corner of Block 40 of the East Addition to the City of St. Marys at a distance of 33.00 feet;

Thence with a bearing of S. 24°-21'-21" E. for a distance of 121.40 feet to an Iron Pin (set);

Thence with a bearing of N. 65°-38'-39" E. and parallel with the Southerly line of South Street, for a distance of 106.00 feet to an Iron Pin (set);

Thence with a bearing of S. 24°-21'-21" E. along the Westerly line of adjacent Permanent Parcel #K32-015-354-00 owned by the United Rubber Workers Local 200 ,Home Association, as referenced by Deed Volume 156, Pages 598 and 599, for a distance of 80.70 feet to an Iron Pin (found);

Thence with a bearing of N. 65°-38'-39" E. along the Southerly line of said adjacent Permanent Parcel #K32-015-354-00 owned by the United Rubber Workers Local 200, Home Association, for a distance of 140.51 feet to an Iron Pin (found);

Thence with a bearing of S. 14°-51'-26" E. along the Line of State Property of the State of Ohio, and being the Westerly line of the Miami and Erie Canal, for a distance of 163.64 feet to an Iron Pin (found);

Thence continuing along the Line of State Property of the State of Ohio, and being the Westerly line of the Miami and Erie Canal, with a curve to the left for an Arc Length of 76.11 feet to an Iron Pin (found), said curve to the left having a Radius of 265.15 feet, a Chord Length of 75.85 feet, and a Chord Bearing of S. 23°-04'-49" E.;

Thence with a bearing of S. 49°-59'-30" W. along the Northerly right-of-way line of the former Lake Erie & Western Railroad, for a distance of 292.88 feet to a Point, said Point being referenced by an Iron Pin (found) at S. 46°-20'-34" E. and 0.25 feet;

Thence with a bearing of N. 46°-20'-34" W. along the Easterly line of adjacent Permanent Parcel #K32-049-017-00 being Lot #1 of the Baughman Subdivision as recorded in Plat Cabinet D, Pages 364-365, and owned by the City of St. Marys as referenced by Deed Volume OR 698, Page 2052, for a distance of 166.64 feet to an Iron Pin (found);

Thence with a bearing of N. 53°-03'-36" W. along the Easterly line of said adjacent Permanent Parcel #K32-049-017-00 owned by the City of St. Marys, for a distance of 414.23 feet to an Iron Pin (found);

Thence with a bearing of N. 65°-31'-30" E. along the Southerly line of South Street, for a distance of 245.54 feet to a scribed cross ("x") sawed in a concrete walk (found) and the original PLACE OF BEGINNING.

Containing in all, 3.803 Acres of land. The above described tract of land is subject to newly created easements as shown on the Survey Plat of this field survey on file with the Auglaize County Engineer's Map Office, and with the City of St. Marys Engineering Department. This Parcel is also subject to any or all other legal easements, reservations, or restrictions of record upon said premises.

The basis of bearings used for this description were determined from the Auglaize County Engineer's global positioning survey and coordinate system whereas the centerline of South Street between Chestnut Street and Pine Street bears N. 65°-38'-39" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, during the week of June 3, 2024. A survey plat of this field survey is on file with the Auglaize County Engineer's Map Office STM-3-40, and with the City of St. Marys Engineering Department.

The plat references for the East Addition to the City of St. Marys include Plat Book 1A, Page 48, Plat Book 1B, Page 48, and Plat Book 2, Page 46, Auglaize County Recorder's Office.

The plat references for Outlot #56 and Outlot #57 to the City of St. Marys include Plat Book 1A, Page 166 and Plat Book 1B, Page 166. The re-numbering of said Outlots is referenced by Plat Book 1A, Page 285 and Plat Book 1B, Page 285, Auglaize County Recorder's Office.

Grantor's Prior Deed References: previous Deed Volume 723, Page 0001, Auglaize County Recorder's Office.

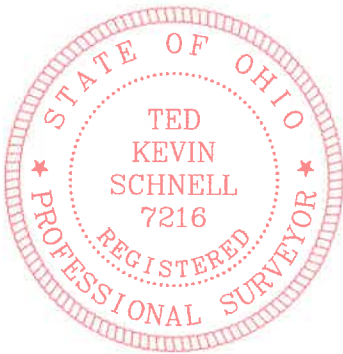
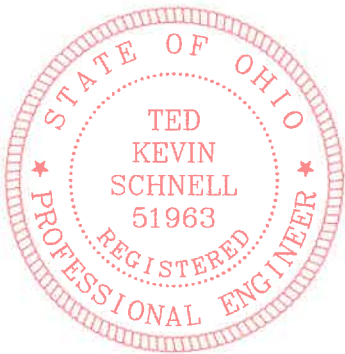
This 3.803 Acre Parcel was split out of Permanent Parcel #K32-049-001-00.

Prepared By:

Ted K. Schnell

6-3-2024

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



Ted K. Schnell PE, PS
913 Fieldstone Court
Wapakoneta, Ohio 45895
Phone (419) 230-7896
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Surveyor's Description
0.295 Acre Parcel Split out of
Permanent Parcel # K32-049-001-00

The following described parcel of land contains a part of Block 40 of the East Addition, and part of Outlot 57 to the City of St. Marys, and is situated in the Southeast Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is a split out of a property formerly known as the State of Ohio Armory, and is referenced by Volume OR 723, Page 0001, City of St. Marys, Ohio, said parcel split being further described as follows:

Commencing for reference at a Mag Nail (found and being located according to City of St. Marys street intersection reference book, page #207) and also being situated at the centerline intersection of Chestnut Street and South Street in said City of St. Marys, Ohio;

Thence with a bearing of S. 24°-06'-13" E. along a line being the extension of said centerline of Chestnut Street for a distance of 33.00 feet to a scribed cross ("x") sawed in a concrete walk (found) located on the Southerly right-of-way line of South Street;

Thence with a bearing of N. 65°-38'-39" E. along the Southerly line of South Street, for a distance of 80.00 feet to a Mag Nail (set), and passing through a point for reference being situated at the Northwest corner of Block 40 of the East Addition to the City of St. Marys at a distance of 33.00 feet, said Mag Nail (set) being the PLACE OF BEGINNING;

Thence continuing with a bearing of N. 65°-38'-39" E. along the Southerly line of South Street, for a distance of 106.00 feet to an Iron Pin (found);

Thence with a bearing of S. 24°-21'-21" E. along the Westerly line of adjacent Permanent Parcel #K32-015-354-00 owned by the United Rubber Workers Local 200 ,Home Association, as referenced by Deed Volume 156, Pages 598 and 599, for a distance of 121.40 feet to an Iron Pin (set);

Thence with a bearing of S. 65°-38'-39" W. and parallel with the South line of South Street for a distance of 106.00 feet to an Iron Pin (set);

Thence with a bearing of N. 24°-21'-21" W. for a distance of 121.40 feet to a Mag Nail (set) and the original PLACE OF BEGINNING.

continued

Containing in all, 0.295 Acres of land. The above described tract of land is subject to a newly created easement as shown on the Survey Plat of this field survey on file with the Auglaize County Engineer's Map Office, and with the City of St. Marys Engineering Department. This Parcel is also subject to any or all other legal easements, reservations, or restrictions of record upon said premises.

The basis of bearings used for this description were determined from the Auglaize County Engineer's global positioning survey and coordinate system whereas the centerline of South Street between Chestnut Street and Pine Street bears N. 65°-38'-39" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, during the week of June 3, 2024. A survey plat of this field survey is on file with the Auglaize County Engineer's Map Office STM-3-40, and with the City of St. Marys Engineering Department.

The plat references for the East Addition to the City of St. Marys include Plat Book 1A, Page 48, Plat Book 1B, Page 48, and Plat Book 2, Page 46, Auglaize County Recorder's Office.

The plat references for Outlot #57 to the City of St. Marys include Plat Book 1A, Page 166 and Plat Book 1B, Page 166. The re-numbering of said Outlots is referenced by Plat Book 1A, Page 285 and Plat Book 1B, Page 285, Auglaize County Recorder's Office.

Grantor's Prior Deed References: previous Deed Volume 723, Page 0001, Auglaize County Recorder's Office.

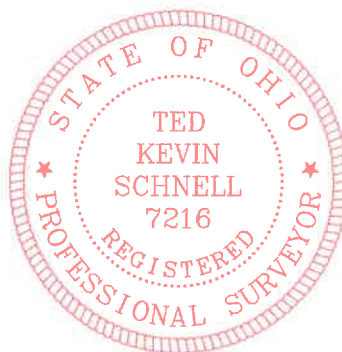
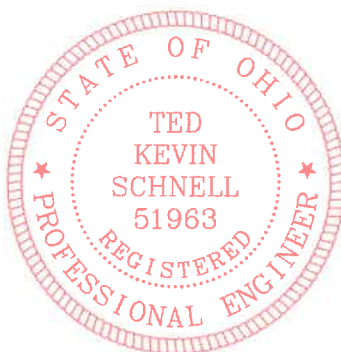
This 0.295 Acre Parcel was split out of Permanent Parcel #K32-049-001-00.

Prepared By:



6-3-2024

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



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Surveyor's Description Ingress-Egress Easement

The following described Ingress-Egress Easement is a part of Block 40 of the East Addition, and part of Outlot 57 to the City of St. Marys, and is situated in the Southeast Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is situated on a property formerly known as the State of Ohio Armory, and is referenced by Volume OR 723, Page 0001, City of St. Marys, Ohio, said Ingress-Egress easement being further described as follows:

Commencing for reference at a Mag Nail (found and being located according to City of St. Marys street intersection reference book, page #207) and also being situated at the centerline intersection of Chestnut Street and South Street in said City of St. Marys, Ohio;

Thence with a bearing of S. 24°-06'-13" E. along a line being the extension of said centerline of Chestnut Street for a distance of 33.00 feet to a scribed cross ("x") sawed in a concrete walk (found) located on the Southerly right-of-way line of South Street;

Thence with a bearing of N. 65°-38'-39" E. along the Southerly line of South Street, for a distance of 54.00 feet to a Point, and passing through a point for reference being situated at the Northwest corner of Block 40 of the East Addition to the City of St. Marys at a distance of 33.00 feet, said Point being the PLACE OF BEGINNING;

Thence continuing with a bearing of N. 65°-38'-39" E. along the Southerly line of South Street, for a distance of 26.00 feet to a Mag Nail (set);

Thence with a bearing of S. 24°-21'-21" E. for a distance of 93.00 feet to a Point;

Thence with a bearing of S. 65°-38'-39" W. and parallel with the South line of South Street for a distance of 26.00 feet to a Point;

Thence with a bearing of N. 24°-21'-21" W. for a distance of 93.00 feet to a Point and the original PLACE OF BEGINNING.

Containing in all, 0.056 Acres of land. The above described Ingress-Egress Easement is a newly created easement as shown on the Survey Plat of this field survey on file with the Auglaize County Engineer's Map Office, and with the City of St. Marys Engineering Department.

continued

The basis of bearings used for this description were determined from the Auglaize County Engineer's global positioning survey and coordinate system whereas the centerline of South Street between Chestnut Street and Pine Street bears N. 65°-38'-39" E.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, during the week of June 3, 2024. A survey plat of this field survey is on file with the Auglaize County Engineer's Map Office STM-3-40, and with the City of St. Marys Engineering Department.

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The plat references for Outlot #57 to the City of St. Marys include Plat Book 1A, Page 166 and Plat Book 1B, Page 166. The re-numbering of said Outlots is referenced by Plat Book 1A, Page 285 and Plat Book 1B, Page 285, Auglaize County Recorder's Office.

Prepared By:

Ted K. Schnell

6-3-2024

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

