

KLOSTERMAN DEVELOPMENT CORPORATION

Part of the East 1/2 of the NE 1/4 of the NW 1/4
of Section 4, T-6-S, R-4-E, St. Marys Township,
City of St. Marys, Auglaize County, Ohio.

Parcel "A"
0.629 ACRES

0.294 AC R/W

INDIANA AVE (SR 29)

OHIO CIRCLE (50')

$\Delta = 43^{\circ}27'09''$
R = 200.00'
T = 79.70'
L = 151.68'

$\Delta = 38^{\circ}32'28''$
R = 185.00'
T = 64.68'
L = 124.44'

5.374 ACRES
(0.374 ACRES RIGHT-OF-WAY)

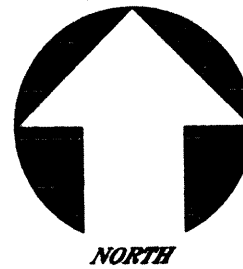
NURSING HOME

St. Marys Land Partnership
OR 308, Pg 172

Parcel "C"
0.663 ACRES

Parcel "B"
2.830 ACRES

American Health Care Centers, Inc.
OR 306, Pg. 625



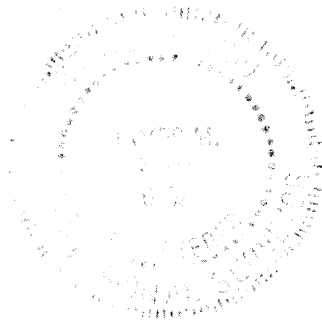
LEGEND

- 10" CONCRETE POST (FOUND)
- 5/8" RE-ROD W/CAP (FOUND)
- ⊙ 5/8" RE-ROD W/CAP (SET)
- RR SPIKE (FOUND)

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



James M. Kent
JAMES M. KENT, PS 6792 OH

DRAWING 2309 OA-10
ACAD STKLOST
NOVEMBER 20, 1998

kent
surveying

PROPOSED FUTURE PHASE - OAKLAND ADDITION

12' EASE.(TYP)

25' SETBACK

PROPOSED STREET

STM-4-3



scale:

LEGAL DESCRIPTION Parcel "A"

Being a part of the East 1/2 of the northeast 1/4 of the NW 1/4 of Section 4, T-6-S, R-4-E, St. Marys Township, City of St. Marys, Auglaize County, Ohio as evidenced by Official Record Volume 306, Page 625 and more particularly described as follows:

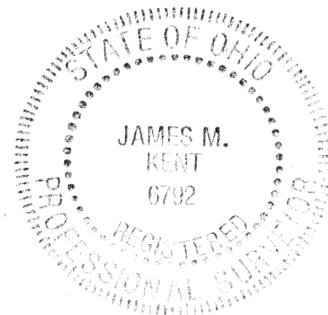
Commencing at the northwest corner of said Section 4; thence, S 88 degrees 53' 04" E, along the northerly line of said Section 4 for a distance of 1886.58 feet to a point at the intersection of the centerline of State Route 29 (Indiana Avenue); thence, S 50 degrees 06' 39" E along the centerline of said State Route 29 (Indiana Avenue) for a distance of 155.53 feet to a railroad spike (found), said spike being the **POINT OF BEGINNING** of the Parcel herein described;

thence, continuing along the aforesaid centerline S 50 degrees 06' 39" E for a distance of 224.59 feet to a point;

thence, S 39 degrees 53' 21" W (passing through a 5/8" re-rod w/cap set on the southerly right-of-way line of State Route 29 at a distance of 60.28 feet) for a total distance of 75.58 feet to a 5/8" re-rod w/cap (set) at a point of curve;

thence, along a tangent curve to the right, being concave to the northwest and having a radius of 200.00 feet, a central angle of 43 degrees 27' 09", a chord which bears S 61 degrees 36' 56" W and a chord which measures 148.07 feet, for a total arc length of 151.68 feet to a 5/8" re-rod w/cap (set);

thence, N 01 degree 20' 53" E for a distance of 272.48 feet to the **POINT OF BEGINNING**, containing therein 0.629 acres, of which 0.294 acres is road right-of-way. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Prepared by James M. Kent, PS 6792 OH with reference hereby made to a plat of survey; Kent Surveying drawing #2309 OA-10 dated November 20, 1998. Part of Parcel # _____.



James M. Kent, P.S. 6792 OH

CLIENT KLOSTERMAN DEV. CORP. DATE 11/20/98
COUNTY AUGLAIZE TOWNSHIP ST. MARYS
SECTION 4 T-6-S; R-4-E
DRAWN BY JMK DRAWING NO. 2309 OA-10
SHEET 1 OF 3

kent
surveying
p.o. box 96 • 419/738-5677
wapakoneta, ohio



scale:

LEGAL DESCRIPTION Parcel "B"

Being a part of the East 1/2 of the northeast 1/4 of the NW 1/4 of Section 4, T-6-S, R-4-E, St. Marys Township, City of St. Marys, Auglaize County, Ohio as evidenced by Official Record Volume 306, Page 625 and more particularly described as follows:

Commencing at the northwest corner of said Section 4; thence, S 88 degrees 53' 04" E, along the northerly line of said Section 4 for a distance of 1886.58 feet to a point at the intersection of the centerline of State Route 29 (Indiana Avenue); thence, S 50 degrees 06' 39" E along the centerline of said State Route 29 (Indiana Avenue) for a distance of 653.70 feet to a railroad spike (found); thence, S 01 degree 07' 04" W (passing through the southerly right-of-way line of State Route 29 at a distance of 64.14 feet) for a total distance of 598.47 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING** of the Parcel herein described;

thence, continuing S 01 degree 07' 04" W for a distance of 302.95 feet to a 10" concrete post (found);

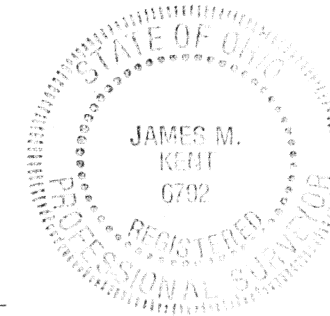
thence, N 88 degrees 58' 24" W for a distance of 393.28 feet to a 5/8" re-rod w/cap (found);

thence, N 01 degree 20' 53" E for a distance of 388.17 feet to a 5/8" re-rod w/cap (set);

thence, S 88 degrees 52' 46" E for a distance of 50.00 feet to a point;

thence, S 01 degree 20' 53" W for a distance of 84.57 feet to a 5/8" re-rod w/cap (set);

thence, S 88 degrees 52' 46" E for a distance of 342.06 feet to the **POINT OF BEGINNING**, containing therein 2.830 acres. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Prepared by James M. Kent, PS 6792 OH with reference hereby made to a plat of survey; Kent Surveying drawing #2309 OA-10 dated November 20, 1998. Part of Parcel # _____.



James M. Kent, P.S. 6792 OH

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COUNTY AUGLAIZE TOWNSHIP ST. MARYS
SECTION 4 T-6-S; R-4-E
DRAWN BY JMK DRAWING NO. 2309 OA-10
SHEET 2 OF 3

kent
surveying
p.o. box 96 • 419/738-5677
wapakoneta, ohio



scale:

LEGAL DESCRIPTION
Parcel "C"

Being a part of the East 1/2 of the northeast 1/4 of the NW 1/4 of Section 4, T-6-S, R-4-E, St. Marys Township, City of St. Marys, Auglaize County, Ohio as evidenced by Official Record Volume 306, Page 625 and more particularly described as follows:

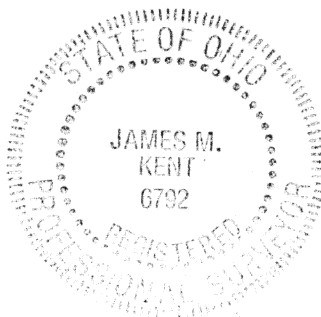
Commencing at the northwest corner of said Section 4; thence, S 88 degrees 53' 04" E, along the northerly line of said Section 4 for a distance of 1886.58 feet to a point at the intersection of the centerline of State Route 29 (Indiana Avenue); thence, S 50 degrees 06' 39" E along the centerline of said State Route 29 (Indiana Avenue) for a distance of 653.70 feet to a railroad spike (found); thence, S 01 degree 07' 04" W (passing through the southerly right-of-way line of State Route 29 at a distance of 64.14 feet) for a total distance of 513.90 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING** of the Parcel herein described;


thence, continuing S 01 degree 07' 04" W for a distance of 84.57 feet to a 5/8" re-rod w/cap (found);

thence, N 88 degrees 52' 46" W for a distance of 342.06 feet to a 5/8" re-rod w/cap (found);

thence, N 01 degree 20' 53" E for a distance of 84.57 feet to a point;

thence, S 88 degrees 52' 46" E for a distance of 341.72 feet to the **POINT OF BEGINNING**, containing therein 0.663 acres. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Prepared by James M. Kent, PS 6792 OH with reference hereby made to a plat of survey; Kent Surveying drawing #2309 OA-10 dated November 20, 1998. Part of Parcel # _____.




James M. Kent, P.S. 6792 OH

CLIENT KLOSTERMAN DEV. CORP. DATE 11/20/98
COUNTY AUGLAIZE TOWNSHIP ST. MARYS
SECTION 4 T-6-S; R-4-E
DRAWN BY JMK DRAWING NO. 2309 OA-10
SHEET 3 OF 3

kent
s u r v e y i n g
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