

OHIO	AUGLAIZE	ST. MARYS	ST. MARYS	NE 4	6S	4E
<u>STATE</u>	<u>COUNTY</u>	<u>TOWNSHIP</u>	<u>CITY</u>	<u>SECTION</u>	<u>TOWN</u>	<u>RANGE</u>



E.M. Phelps Subdivision—Plat Book 1 Page 150
Rolling Hills Estates 3rd Addition—Plat Book C Page 101-102
Rolling Hills Estates 5th Addition—Plat Book C Page 188-190
Rolling Hills Estates 7th Addition—Plat Book C Page 365-366—Basis of Bearings
Jones Survey by Gordon L. Geeslin in April of 1980 H-744
Assembly of God Church Survey by Gordon L. Geeslin in June of 1989 NOB-33-1
Ron Jones Survey by Eric C. Thomas in September of 1997 N-57
Schmidt Survey by James M. Kent in November of 2010 Q-658
Nick Schmidt Survey by James M. Kent in July of 2013 STM-4-37
St. Marys Assembly of God Survey by James W. Geeslin in June of 2014 R-650
State Right of Way Plans 1969
All Deed on Record

Easements

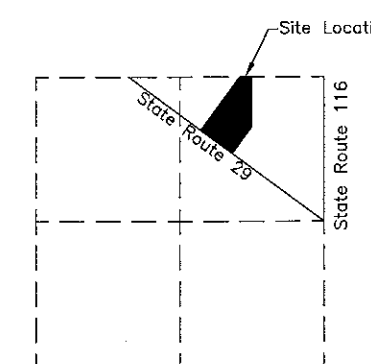
Easements
Western Farm Bureau Electric Easement-Misc Volume 3 Page 132
West Ohio Gas Easement-Misc Volume 6 Page 302
AT&T Easement-Volume 43 Page 293
AT&T Easement-Volume 54 Page 491
Sanitary Sewer Easement-Volume 101 Page 73
Auglaize County Ditch Easement-Volume 215 Page 412
Buckeye Pipeline Easement-Misc Volume 4 Page 62
Sanitary Easement-Volume 677 Page 2617

Notes

There is an existing gas easement covering the entire survey area as recorded in Misc Volume 6 Page 302.

Basis of Bearings

The basis of bearings is the South line of Rolling Hills Estates 7th Addition, bearing being S88°53'08"E.



SECTION 4

LEGEND

- ☒ Mine Spike Found
☐ Iron Pin Found
☒ Iron Pin Set
☒ Mag Nail Set
☒ Mag Nail Found
☒ Con Mon. Found
☐ Existing Subdivision

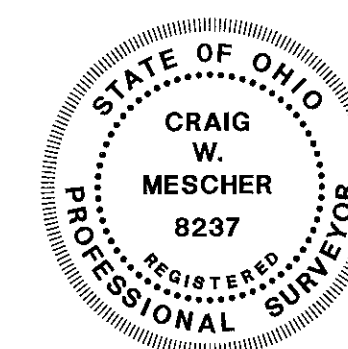
The City of St. Marys Engineering Department has reviewed and approved this survey plat for transfer.

Engineering Department

7-31-17
Date

I hereby certify that this plat is an accurate representation of the field survey performed in November of 2016.

Surveyed By: Craig W. Mescher
 Craig W. Mescher Reg. Surveyor No. 8237
 Date: December 15, 2016
 Revised Date: June 23, 2017



PROJECT # 216890.16

ACCESS
Engineering Solutions

1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
www.accessengllc.com | 419-586-1430

STM-4-38



**Description for
Living Hope Assembly of God
of St. Marys, Ohio, Incorporated
10.938 Acres**

Being part of Lot #1, #2, #3, #4, and #5 of the E.M. Phelps Subdivision as recorded in Plat Book 1 Page 240 and part of a 17.994 Acre tract as recorded in Official Record Volume 90 Page 221, located in the Northeast Quarter of Section 4, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio, and described as follows:

Commencing at an Iron Pin Found marking the Southwest corner of Lot #84 of the Rolling Hills Estates 7th Addition as recorded in Plat Book C Page 365;

Thence South 88°53'08" East (Basis of Bearings) along the South line of the said Rolling Hills Estates 7th Addition and Rolling Hills Estates 5th Addition as recorded in Plat Book C Page 188, a distance of seven hundred thirty-six and twenty-eight hundredths feet (736.28') to an Iron Pin Found, marking the **TRUE POINT OF BEGINNING**;

Thence continuing South 88°53'08" East along the South line of said Rolling Hills Estates 5th Addition, a distance of two hundred sixty-one and sixty hundredths feet (261.60') to a point at the Southeast Corner of Lot #76, passing an Iron Pin Found at 260.60';

Thence South 01°16'13" West along the West line of said Rolling Hills Estates 5th Addition, Rolling Hills 3rd Addition as recorded in Plat Book C Page 101, Official Record 518 Page 1834, Official Record 90 Page 1003, and Official Record 631 Page 812, a distance of eight hundred seventy-four and thirty-five hundredths feet (874.35') to an Iron Pin Found;

Thence North 79°33'01" West along the West line of a tract as recorded in Official Record 405 Page 506, a distance of forty-six and twenty-six hundredths feet (46.26') to an Iron Pin Set;

Thence South 52°18'37" West along the West line of tract as recorded in Official Record 405 Page 506, a distance of one hundred forty-nine and thirty-four hundredths feet (149.34') to an Iron Pin Found;

Thence North 47°48'06" West a distance of six hundred four and fifty-four hundredths feet (604.54') to an Iron Pin Set;

Thence South 42°12'31" West a distance of four hundred ninety-nine and seventy-seven hundredths feet (499.77') to a Mag Nail Set, passing an Iron Pin Set at 364.66';

Thence North 50°06'39" West along the centerline of State Route 29 (Indiana Avenue), a distance of one hundred and eight hundredths feet (100.08') to a Mine Spike Found;

Thence North 42°12'31" East along the East line of a tract as recorded in Official Record 636 Page 155, a distance of one thousand one hundred sixty-three and eighty-five hundredths feet (1163.85') to the **TRUE POINT OF BEGINNING**, containing **10.938 acres** of land more or less, passing an Iron Pin Found at 135.11'.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Official Record 90 Page 221, Parcel #K3206208500 and Parcel #K3206208501

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in December of 2016 and is on file with the Auglaize County Engineers Office.



**Description for
Living Hope Assembly of God
of St. Marys, Ohio, Incorporated
6.943 Acres**

Being part of Lot #1, #2, #3, #4, and #5 of the E.M. Phelps Subdivision as recorded in Plat Book 1 Page 240 and part of a 17.994 Acre tract as recorded in Official Record Volume 90 Page 221, located in the Northeast Quarter of Section 4, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio, and described as follows:

Commencing at an Iron Pin Found marking the Southwest corner of Lot #84 of the Rolling Hills Estates 7th Addition as recorded in Plat Book C Page 365;

Thence South 88°53'08" East (Basis of Bearings) along the South line of the said Rolling Hills Estates 7th Addition and Rolling Hills Estates 5th Addition as recorded in Plat Book C Page 188, a distance of nine hundred ninety-seven and eighty-eight hundredths feet (997.88') to a point at the Southeast Corner of Lot #76, passing an Iron Pin Found at 996.88';

Thence South 01°16'13" West along the West line of the said Rolling Hills Estates 5th Addition, Rolling Hills 3rd Addition as recorded in Plat Book C Page 101, Official Record 518 Page 1834, Official Record 90 Page 1003, and Official Record 631 Page 812, a distance of eight hundred seventy-four and thirty-five hundredths feet (874.35') to an Iron Pin Found;

Thence North 79°33'01" West along the West line of a tract as recorded in Official Record 405 Page 506, a distance of forty-six and twenty-six hundredths feet (46.26') to an Iron Pin Set;

Thence South 52°18'37" West along the West line of tract as recorded in Official Record 405 Page 506, a distance of one hundred forty-nine and thirty-four hundredths feet (149.34') to an Iron Pin Found, for the **TRUE POINT OF BEGINNING**;

Thence South 29°50'17" West along the West line of a tract as recorded in Official Record 405 Page 506, a distance of one hundred ninety-eight and sixty-four hundredths feet (198.64') to an Iron Pin Set;

Thence South 40°22'18" West along the West line of a tract as recorded in Official Record 405 Page 506, a distance of one hundred thirty-five and zero hundredths feet (135.00') to an Iron Pin Found;

Thence North 49°41'18" West along the North line of a tract as recorded in Official Record 560 Page 284, a distance of sixty-six and seventy-six hundredths feet (66.76') to an Iron Pin Found;

Thence South $40^{\circ}11'33''$ West along the West line of a tract as recorded in Official Record 560 Page 284, a distance of one hundred forty-four and ninety-eight hundredths feet (144.98') to a Mag Nail Found, passing an Iron Pin Found at 96.63';

Thence North $49^{\circ}32'22''$ West along the centerline of State Route 29 (Indiana Avenue), a distance of seven and seventy-six hundredths feet (7.76') to a Mag Nail Set;

Thence North $50^{\circ}06'39''$ West along the centerline of State Route 29 (Indiana Avenue), a distance of five hundred eighty-two and fifty-two hundredths feet (582.52') to a Mag Nail Set;

Thence North $42^{\circ}12'31''$ East a distance of four hundred ninety-nine and seventy-seven hundredths feet (499.77') to an Iron Pin Set, passing an Iron Pin Set at 135.11';

Thence South $47^{\circ}48'06''$ East a distance of six hundred four and fifty-four hundredths feet (604.54') to the **TRUE POINT OF BEGINNING**, containing **6.943 acres** of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Official Record 90 Page 221, Parcel #K3206208500 and Parcel #K3206208501

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in December of 2016 and is on file with the Auglaize County Engineers Office.



**Ingress-Egress Easement Description for
Living Hope Assembly of God
of St. Marys, Ohio, Incorporated
0.266 Acres**

Being part of Lot #4 and #5 of the E.M. Phelps Subdivision as recorded in Plat Book 1 Page 240 and part of a 17.994 Acre tract as recorded in Official Record Volume 90 Page 221, located in the Northeast Quarter of Section 4, Town 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio, and described as follows:

Commencing at an Iron Pin Found marking the Southwest corner of Lot #84 of the Rolling Hills Estates 7th Addition as recorded in Plat Book C Page 365;

Thence South 88°53'08" East (Basis of Bearings) along the South line of the said Rolling Hills Estates 7th Addition and Rolling Hills Estates 5th Addition as recorded in Plat Book C Page 188, a distance of seven hundred thirty-six and twenty-eight hundredths feet (736.28') to an Iron Pin Found;

Thence South 42°12'31" West along the East line of a tract as recorded in Official Record 636 Page 155, a distance of one thousand one hundred sixty-three and eighty-five hundredths feet (1163.85') to a Mine Spike Found;

Thence South 50°06'39" East along the centerline of State Route 29 (Indiana Avenue), a distance of one hundred and eight hundredths feet (100.08') to a Mag Nail Set;

Thence North 42°12'31" East a distance of one hundred thirty-five and eleven hundredths feet (135.11') to an Iron Pin Set, being the **TRUE POINT OF BEGINNING**;

Thence continuing North 42°12'31" East a distance of one hundred thirty-one and twenty-seven hundredths feet (131.27') to a point;

Thence South 09°56'01" East a distance of two hundred twenty-nine and eighty-three hundredths feet (229.83') to a point on the North Right of Way line of State Route 29 (Indiana Avenue);

Thence North 43°13'28" West along the North Right of Way line of State Route 29 (Indiana Avenue), a distance of one hundred forty-two and seventy-four hundredths feet (142.74') to an Iron Pin Set;

Thence North 50°06'39" West along the North Right of Way line of State Route 29 (Indiana Avenue), a distance of thirty-nine and twenty-one hundredths feet (39.21') to the **TRUE POINT OF BEGINNING**, containing **0.266 acres** of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Official Record 90 Page 221, Parcel #K3206208500 and Parcel #K3206208501

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in December of 2016 and is on file with the Auglaize County Engineers Office.