

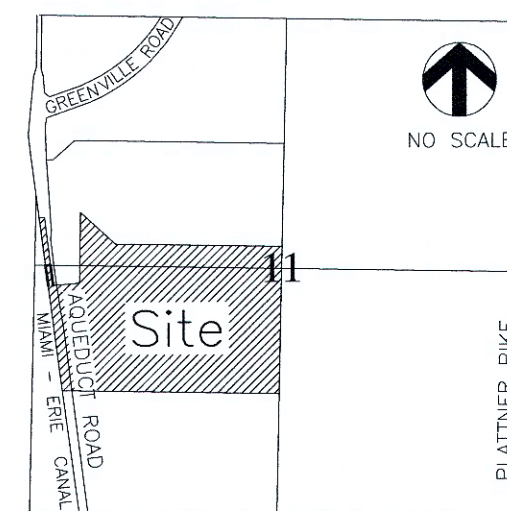
DICKMAN SURVEY 84.164 ACRES REMAINING Parcel K31-011-011-01

Being a part of the South half of the Northwest Quarter
and a part of the North half of the Southwest Quarter of
Section 11, St Marys Township, Town-6-South, Range-4-East,
Auglaize County, Ohio

LEGEND

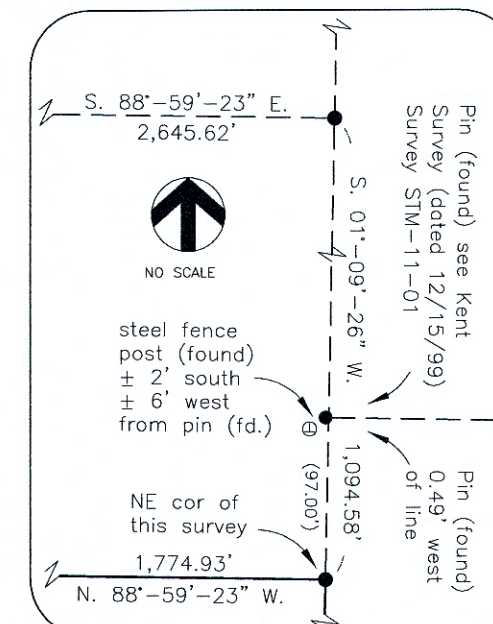
- △ RR Spike (found)
- ▲ Mag Nail (found)
- Iron Pin (set)
- Iron Pin (found)
- ⊗ Gin Spindle (found)
- Monument Box (found)
- Stone (found)
- ▣ Calculated Point
- 6015+00 Canal Baseline Station (typ)

LOCATION

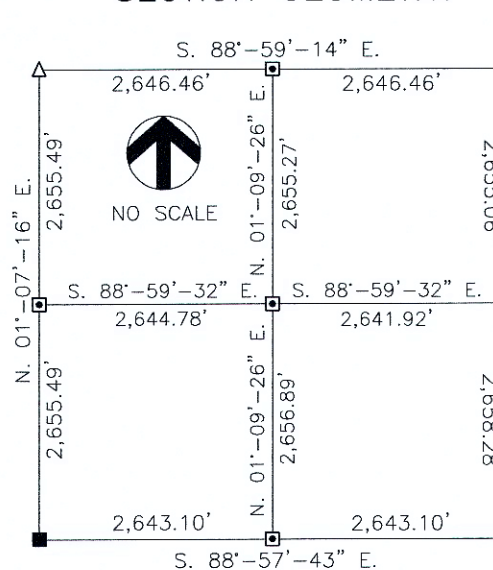


Section 11
St Marys Township

DETAIL-2

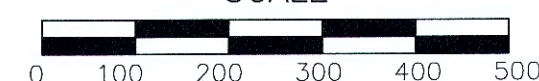


SECTION GEOMETRY



Section 11
St Marys Township

SCALE

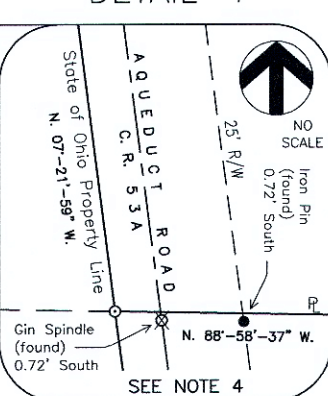


NOTES

- The Basis of Bearings used for this Survey is consistent with the Auglaize County Engineer's Global Positioning Survey and Coordinate System whereas the West line of Southwest Quarter of Section 11, St Marys Township, was assumed to bear S. 01°-07'-16" W.
- For centerline and curve data of Aqueduct Road Bridge #112-53A, see construction and right-of-way plans on file with the Auglaize County Engineer.
- Due to the manner in which the Roy Thompson survey (Survey N-91) established the parcel splits that now contain Parcels K31-011-010-00 and K31-011-011-00, a strip of land remains between the East property line of the State of Ohio (Miami and Erie Canal) and the centerline of Aqueduct Road, which has been included in the acreage of this survey.
- Small discrepancies exist between this survey and the James Geeslin survey (STM-11-3) when comparing section geometry due to the personal interpretation of the exact point of reference to use on the Section Stone found at the Southwest corner of the Southwest Quarter of Section 11.
- This survey is on file with the Auglaize County Engineer's Map Office, filed as: **STM-11-06**

Easement and Right-of-Way for the sole purposes of the transmission of electrical energy (DP&L). See Volume 198, Page 147, dated 8/25/1967, Auglaize County Recorder's Office

DETAIL-1



84.164 ACRES

12.951 Acres situated in the Northwest Quarter of Section 11
71.213 Acres situated in the Southwest Quarter of Section 11

1.121 Acres Right-of-Way

CURRENT DEED REFERENCE

David V. & Marilyn K. Dickman
Thomas L. & Jill E. Dickman
Deed OR 249, Page 470
Parcel # K31-011-011-01

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 October 14, 2022.

Ted K. Schnell

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

10/14/2022
date

SURVEY REFERENCES

Miami & Erie Canal Plans
Sheet 124 (traced by A.H. Sawyer)
Sheet 125 (traced by H.E. Whitlock)

Survey by Kuck & Morrissey, Inc
See survey STM-11-2
Auglaize County Map Office
September 30, 1987

Survey by Roy Thompson Jr.
See survey Book N, Page 91
Auglaize County Map Office
September, 1995

Surveys by James Geeslin
Aug 13, 2001 & July 12, 2006
STM-11-03 & Bk P, Pg 385

Auglaize County Engineer 5/22/2022
Easement Survey STM-11-04
Auglaize County Map Office

Survey by Ted K. Schnell
59.647 Acre Parcel Split Survey STM-11-05
Auglaize County Map Office

DICKMAN SURVEY - REMAINDER OF PARCEL K31-011-011-01

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

Project Name

SURVEY OF REMAINING
LANDS AFTER THE
59.647 ACRE SPLIT TO
THE CITY OF ST. MARYS
THAT WAS PARCELED FROM
K31-011-011-01

Project Location

LOCATED IN THE SOUTH HALF
OF THE NORTHWEST QUARTER
AND THE NORTH HALF OF THE
SOUTHWEST QUARTER OF
SECTION 11, ST. MARYS TWP
T-6-S, R-4-E

Project
DICKMAN

Date
10/14/2022

Scale
SHOWN

Sheet

1
3

SEE 2 PAGES OF
ATTACHED LEGALS

STM-11-06

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



Surveyor's Description of 84.164 Acres

The following described parcel of land is a part of the South half of the Northwest Quarter, and a part of the North half of the Southwest Quarter of Section 11, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is being further described as follows:

Commencing for reference at a Section Stone (found) situated at the Southwest corner of the Southwest Quarter of said Section 11, St. Marys Township, Town-6-South, Range-4-East;

Thence with a bearing of N. 01°-07'-16" E. along the West line of the Southwest Quarter of said Section 11, St. Marys Township, for a distance of 1,327.75 feet to a Point, said Point being situated at the Southwest corner of the North half of the Southwest Quarter of said Section 11, St. Marys Township;

Thence with a bearing of S. 88°-58'-37" E. along the South line of the North half of the Southwest Quarter of said Section 11, St. Marys Township, for a distance of 364.46 feet to an Iron Pin (set) and being the PLACE OF BEGINNING;

Thence with a bearing of N. 07°-21'-59" W. along the East line of the Miami and Erie Canal, State of Ohio property line, for a distance of 602.97 feet to an Iron Pin (set) and being situated 83.50 feet left of Station 6029+99.40 at a left angle of 89°-40'-00" from the forward tangent of the Miami and Erie Canal Transit line;

Thence with a bearing of N. 06°-55'-19" W. along the East line of the Miami and Erie Canal, State of Ohio property line, for a distance of 1,199.65 feet to an Iron Pin (set) and being situated 96.00 feet left of Station 6018+00 at a left angle of 90°-25'-00" from the forward tangent of the Miami and Erie Canal Transit line;

Thence with a bearing of S. 82°-03'-52" W. along the East line of the Miami and Erie Canal, State of Ohio property line, for a distance of 11.00 feet to an Iron Pin (set) and being situated 85.00 feet left of Station 6018+00 at a left angle of 90°-25'-00" from the forward tangent of the Miami and Erie Canal Transit line;

Thence with a bearing of N. 07°-39'-39" W. along the East line of the Miami and Erie Canal, State of Ohio property line, for a distance of 49.68 feet to an Iron Pin (found) and being situated 85.00 feet left and perpendicular to Station 6017+49.91 of the Miami and Erie Canal Transit line;

Thence with a bearing of N. 82°-44'-20" E. for a distance of 17.21 feet to a Mag Nail (found) on the centerline of Aqueduct Road (County Road 53-A), said Mag Nail being situated at the Northwest corner of Permanent Parcel #K31-011-011-00 as referenced by Deed Volume OR 715, Page 2705;

Thence with a bearing of S. 07°-15'-02" E. along the centerline of Aqueduct Road (County Road 53-A) for a distance of 727.90 feet to a Gin Spindle (found), said Gin Spindle being situated at the Southwest corner of Permanent Parcel #K31-011-010-00 as referenced by Deed Volume OR 457, Page 1485;

Thence with a bearing of N. 85°-35'-25" E. for a distance of 282.10 feet to an Iron Pin (found) at the Southeast corner of said Permanent Parcel #K31-011-011-00, and passing thru an Iron Pin (found) on the East right-of-way line of Aqueduct Road (County Road 53-A) at a distance of 25.03 feet;

continued

Thence with a bearing of N. 00°-57'-36" E. along the East line of said Permanent Parcel #K31-011-011-00, for a distance of 749.64 feet to an Iron Pin (found) at the Northeast corner of said Permanent Parcel #K31-011-011-00, and passing thru a point at 186.96 feet situated at the intersection of said East line of said Permanent Parcel #K31-011-011-00 with the North line of the Southwest Quarter of said Section 11, St. Marys Township;

Thence with a bearing of S. 47°-56'-49" E. along the Southerly line of Permanent Parcel #K31-011-011-02 as referenced by Deed Volume OR 719, Page 4111, for a distance of 501.86 feet to an Iron Pin (found);

Thence with a bearing of S. 88°-59'-23" E. along the Southerly line of said Permanent Parcel #K31-011-011-02, for a distance of 1,774.93 feet to an Iron Pin (found), said Iron Pin (found) being situated at the Southeast corner of said Permanent Parcel #K31-011-011-02;

Thence with a bearing of S. 01°-09'-26" W. along the East line of the Northwest Quarter of said Section 11, St. Marys Township, for a distance of 233.06 feet to a point, said point being the Northeast corner of the Southwest Quarter of said Section 11, St. Marys Township;

Thence continuing with a bearing of S. 01°-09'-26" W. along the East line of the Southwest Quarter of said Section 11, St. Marys Township, for a distance of 1,328.44 feet to an Iron Pin (set), said Iron Pin (set) being the Southeast corner of the North half of the Southwest Quarter of said Section 11, St. Marys Township;

Thence with a bearing of N. 88°-58'-37" W. along the South line of the North half of the Southwest Quarter of said Section 11, St. Marys Township, for a distance of 2,279.48 feet to an Iron Pin (set), and passing thru a point on the East right-of-way line of Aqueduct Road (County Road 53-A) at a distance of 2,240.16 feet, and passing thru a point on the centerline of Aqueduct Road (County Road 53-A) at a distance of 2,265.43 feet, said Iron Pin (set) being situated on the East line of the Miami and Erie Canal, State of Ohio property line and being the original PLACE OF BEGINNING.

Containing in all 84.164 Acres of land, of which, 1.121 Acres being previously dedicated for highway purposes. A total of 12.951 Acres of the above described parcel of land is situated in the Northwest Quarter of said Section 11, St. Marys Township, and a total of 71.213 Acres being situated in the Southwest Quarter of said Section 11, St. Marys Township. The above described parcel of land is subject to any legal easements, reservations, or restrictions, if any, upon said premises.

The basis of bearings used for this description are consistent with the Auglaize County Engineer's Global Positioning Survey and Coordinate System whereas the West line of the Northwest Quarter of Section 11, St. Marys Township is assumed to bear S. 01°-07'-16" W.

This legal description was prepared from an actual survey performed by Ted K. Schnell, PS #7216 (Ohio) on October 14, 2022. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey STM-11-06.

The above described 84.164 Acre parcel of land is referenced by Permanent Parcel #K31-011-011-01 as per Deed Volume OR 249, Page 470, with owners being David V. & Marilyn K. Dickman, and Thomas L. & Jill E. Dickman.

Prepared By:

Ted K. Schnell

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

