

Speckman to Dial Boundary Survey

Part of Section 9, St. Marys Township,
Town-6-South, Range-4-East,
City of St. Marys, Auglaize County, Ohio

SPRING STREET

10

9

8

7

6

5

4

Charles E. Williams
OR 218, Pg. 75

Vernon & Amy Yahl
OR 475, Pg. 842

Buddy & Nancy Dials
OR 502, Pg. 2358
OR 491, Pg. 603

CLOVERLAWN ADDITION

AUGUSTUS STREET (40' RW)

(unimproved)

"D"

"A"

S89°13'36"E
206.23'

"C"

"B"

existing 12'
easement in
favor of the
City of St. Marys

existing 8'
easement in
favor of the
City of St. Marys

N89°13'36"W
20.00'

James & Meredith
Speckman
OR 533, Pg. 381

N00°31'14"E
163.14'

0.769 ACRES

Note: This is an "add-on" lot and is not
intended for separate residential construction.

James & Meredith
Speckman
OR 533, Pg. 381

161.92'
S00°31'14"W

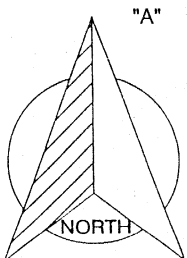
"D"

206.23'

N89°33'55"W

Proposed 15'
easement in
favor of the
City of St. Marys

R. J. Corman Railroad



LEGEND

- "A" ○ 1/2" re-rod w/cap (found)
- "B" ○ 5/8" re-rod w/ Geeslin cap (found)
- "C" ○ 1" diameter iron bar (found)
- "D" ⊙ 5/8" re-rod w/cap (set)

GRAPHIC SCALE



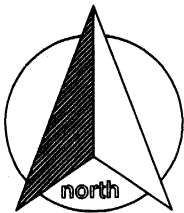
(IN FEET)
1 inch = 40 ft.

I hereby certify that this plat is
representative of a field survey,
performed under my direct
supervision.

JAMES M. KENT, PS 6792

kent surveying, inc.

AutoCAD ~ Speckman
drawing #4701
February 24, 2006



scale:

SURVEYOR'S DESCRIPTION

Being a part of Section 9, St. Marys Township, Town-6-South, Range-4-East, and a part of Outlot 138 to the City of St. Marys, Auglaize County, Ohio as evidenced by OR Volume 533, Page 381, and more particularly described as follows:

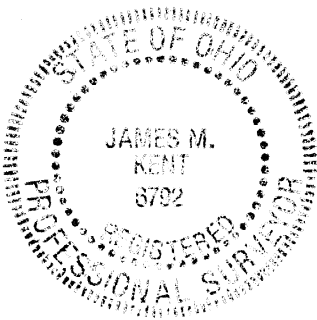
Commencing for reference at a 5/8" re-rod w/cap (found) at the southwest corner of Lot 4 of the Cloverlawn Addition to the City of St. Marys; thence, N 89 degree 13' 36" W along the south line of the aforesaid Addition, for a distance of 20.00 feet to a one inch diameter iron bar (found) at the south termination of the centerline of unimproved Augustus Street, said iron bar being the **POINT OF BEGINNING** for the tract herein described;

thence, S 00 degrees 31' 14" W for a distance of 161.92 feet to a 5/8" re-rod w/cap (set) on the north line of the R. J. Corman Railroad;

thence, N 89 degrees 33' 55"W along the aforesaid north line, for a distance of 206.23 feet to a 5/8" re-rod w/cap (set);

thence, N 00 degrees 31' 14" E for a distance of 163.14 feet to a 5/8" re-rod w/cap (set) at the southwest corner of Lot 8 of the Cloverlawn Addition to the City of St. Marys;

thence, S 89 degrees 13' 36" E along the south line of Cloverlawn Addition, for a distance of 206.23 feet to the **POINT OF BEGINNING**, containing therein **0.769 acres**. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Also subject to an easement for utility purposes, fifteen (15) feet wide, across the entire south side of the subject tract. It is understood by the Grantor, their heirs and assigns, that this tract is an "add-on" tract, and shall not be used as a separate residential building lot. Prepared by James M. Kent, PS 6792 with reference hereby made to a plat of survey; Kent Surveying, Inc. drawing #4701 dated February 24, 2006.



James M. Kent, PS 6792

CLIENT	<u>SPECKMAN</u>	DATE	<u>Feb 24/06</u>
COUNTY	<u>AUGLAIZE</u>	TOWNSHIP	<u>—</u>
SECTION	<u>—</u>	T- <u>—</u> S; R- <u>—</u> E	DRAWN BY <u>JK</u>
SHEET	<u>1</u>	OF	<u>1</u>
			DWG. # <u>4701</u>

kent surveying, inc.
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