

RECEIVED
Approved for
Regional Planning

Shreves to Vining Survey

Part of the southwest 1/4 of Section 34
Town-5-South, Range-4-East,
Noble Township, Auglaize County, Ohio

Marjorie M. Martin
Volume 217, Page 11

City of St. Marys
OR Volume 190, Page 611

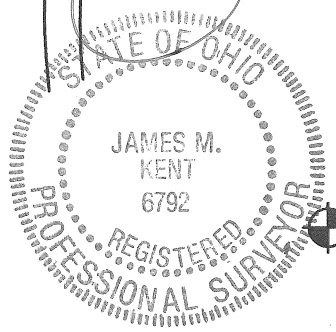


VICINITY MAP ~ SECTION 34

- LEGEND**
- mag-nail (set)
 - 5/8" re-rod (found)
 - ⊙ 5/8" re-rod w/cap (set)
 - ⊙ p-k nail (found)

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

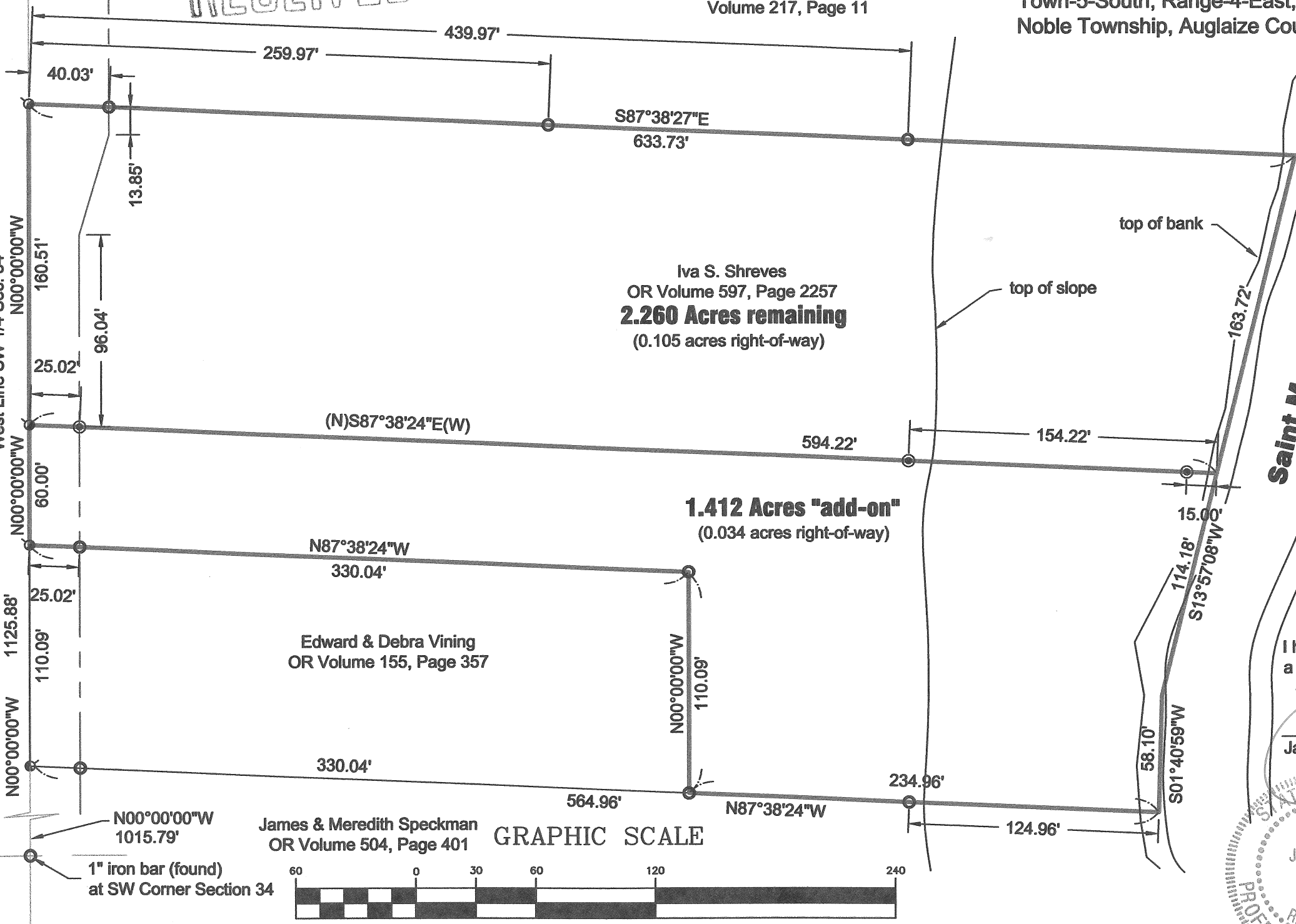
James M. Kent
James M. Kent, Professional Surveyor No. 6792



kent surveying, inc.
AutoCAD ~ Shreves
Drawing #5270
November 4, 2011

Saint Marys River Road

West Line SW 1/4 Sec. 34
N00°00'00"W



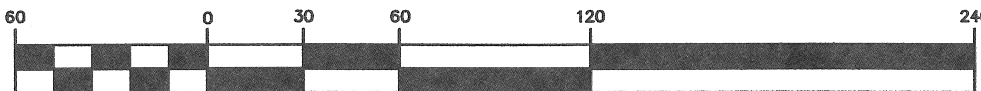
Iva S. Shreves
OR Volume 597, Page 2257
2.260 Acres remaining
(0.105 acres right-of-way)

1.412 Acres "add-on"
(0.034 acres right-of-way)

Edward & Debra Vining
OR Volume 155, Page 357

James & Meredith Speckman
OR Volume 504, Page 401

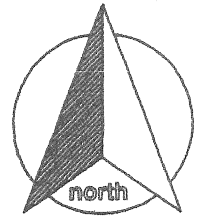
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.
Basis of bearings is per "Doseck Survey"
performed by Clayton Bacon, PS 6179 Bk. L-544

R-45

Shreves to Vining



SURVEYOR'S DESCRIPTION

scale:

Being a part of the southwest quarter of Section 34, Town-5-South, Range-4-East, Noble Township, Auglaize County, Ohio as evidenced by Official Record Volume 597, Page 2257 and more particularly described as follows:

Commencing for reference at a one inch diameter iron bar (found) at the southwest corner of the southwest quarter of Section 34; thence, along the west line of the aforesaid southwest quarter and the centerline of St. Marys River Road, N 00° 00' 00" W for a distance of 1125.88 feet to a pk-nail (found), said nail being the **POINT OF BEGINNING** for the parcel herein described;

thence, continuing along the aforesaid west line and centerline of St. Marys River Road, N 00° 00' 00" W for a distance of 60.00 feet to a mag-nail (set);

thence, S 87° 38' 24" E (passing through a 5/8" re-rod w/cap set on the east right-of-way of St. Marys River Road at a distance of 25.02 feet, and a 5/8" re-rod w/cap set for reference at a distance of 440.00 feet and at 579.22 feet respectively) for a total distance of 594.22 feet the west bank of the St. Marys River;

thence, S 13° 57' 08" W along the aforesaid west bank for a distance of 114.18 feet to a point;

thence, S 01° 40' 59" W along the aforesaid west bank for a distance of 58.10 feet to a point;

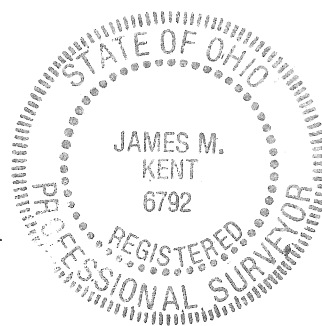
thence, N 87° 38' 24" W (passing through a 5/8" re-rod found at a distance of 124.96 feet) for a total distance of 234.96 feet to a 5/8" re-rod (found);

thence, N 00° 00' 00" W for a distance of **110.04** feet to a 5/8" re-rod (found);


thence, N 87° 38' 24" W (passing through a 5/8" re-rod found on the east right-of-way of St. Marys River Road at a distance of 305.02 feet) for a total distance of 330.04 feet to the **POINT OF BEGINNING**, containing therein **1.412 acres**, of which 0.034 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. The subject parcel is an "add-on" parcel, and does not meet requirements to be used as a separate lot. Prepared by James M. Kent, PS 6792 with reference herein made to a plat of survey; Kent Surveying, Inc., drawing number 5270 dated November 4, 2011. Basis of bearings is per "Doseck Survey" prepared by Clayton Bacon, PS 6179 dated 6/26/1992 and recorded in Plat Book "L", page 554 depicting the west line of the southwest quarter as N 00°00'00"W.

Typo 6th paragraph (11-11-2011)

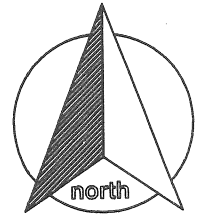

James M. Kent, PS 6792



CLIENT SUSAN SHREVES DATE 11/11/11
COUNTY AUGLAIZE TOWNSHIP NOBLE
SECTION 34 T-5-S; R-1-E DRAWN BY JMK
SHEET 1 OF 2 DWG. # 5270

 **kent surveying, inc.**
P.O. Box 96 - 1750 Bellefontaine Street
Wapakoneta, OH 45895
419-738-5677 fax 419-738-7894

Shreves Remainder



SURVEYOR'S DESCRIPTION

scale:

Being a part of the southwest quarter of Section 34, Town-5-South, Range-4-East, Noble Township, Auglaize County, Ohio as evidenced by Official Record Volume 597, Page 2257 and more particularly described as follows:

Commencing for reference at a one inch diameter iron bar (found) at the southwest corner of the southwest quarter of Section 34; thence, along the west line of the aforesaid southwest quarter and the centerline of St. Marys River Road, N 00° 00' 00" W for a distance of 1185.88 feet to a mag-nail (set), said nail being the **POINT OF BEGINNING** for the parcel herein described;

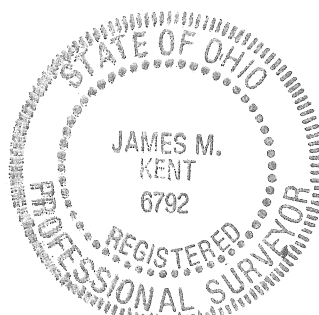
thence, continuing along the aforesaid west line and centerline of St. Marys River Road, N 00° 00' 00" W for a distance of 160.51 feet to pk-nail (found);

thence, S 87° 38' 27" E (passing through a 5/8" re-rod found at 40.02 feet on the east right-of-way line of St. Marys River Road, a 5/8" re-rod found at 245.97 feet and 439.97 feet respectively) for a total distance of 633.73 feet to a point at the left bank of the St. Marys River;

thence, along the aforesaid left bank S 13° 57' 08" W for a distance of 163.72 feet to a point;

thence, N 87° 38' 24" W (passing through a 5/8" re-rod w/cap set for reference at a distance of 15.00 feet and 154.22 feet respectively, and a 5/8" re-rod w/cap set on the east right-of-way line of St. Marys River Road at a distance of 569.20 feet) for a total distance of 594.22 feet to the **POINT OF BEGINNING**, containing therein **2.260 acres**, of which 0.105 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 with reference herein made to a plat of survey; Kent Surveying, Inc., drawing number 5270 dated November 4, 2011. Basis of bearings is per "Doseck Survey" prepared by Clayton Bacon, PS 6179 dated 6/26/1992 and recorded in Plat Book "L", page 554 depicting the west line of the southwest quarter as N 00°00'00"W.

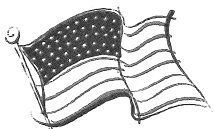

James M. Kent, PS 6792



R-47

CLIENT SHREVES DATE 11/7/2011
COUNTY AUGLAIZE TOWNSHIP NOBLE
SECTION 34 T-5-S; R-4-E DRAWN BY JMK
SHEET 2 OF 2 DWG. # 5270

 **kent surveying, inc.**
P.O. Box 96 - 1750 Bellefontaine Street
Wapakoneta, OH 45895
419-738-5677 fax 419-738-7894



AUGLAIZE COUNTY REGIONAL PLANNING COMMISSION

October 7, 2011
Sue Shreves
8637 SR 703 East
Celina, OH 45822

Dear Ms. Shreves:

The Auglaize County Regional Planning Commission approved your subdivision variance request, at its regular meeting held, Monday September 19, 2011. The variance was to split a parcel in order to sell part of her parcel to an adjacent land owner, but the remainder of her parcel will not meet the 3:1 ratio. The parcel split was approved due to being in an area that has several other parcels that also do not meet the 3:1 ratio. The parcel is located in the section 34, Noble Township.

Sincerely

Kurt L. Rodeheffer

Kurt Rodeheffer
Secretary/Treasurer ACRPC