

Lot Split:
Lot 78, 79 & 80 of West Oaks Lakes No. 4
St. Marys, Ohio
Parcel "A" Description

Being a part of the southeast quarter of Section 32, T-5-S, R-4-E, Noble Township, City of St. Marys, Auglaize County, Ohio and being all of Lot 80 and the south part of Lot 79 of West Oaks Lakes No. 4, and more particularly described as follows:

Commencing for reference at a 5/8" re-rod found at the northwest corner of lot 78 of West Oaks Lakes No. 4; thence, S 01° 19' 27" W along the west line of the aforesaid subdivision for a distance of 205.34 feet to a 5/8" re-rod w/cap (set), said re-rod being the POINT OF BEGINNING for the parcel herein described;

thence, S 88° 18' 02" E for a distance of 124.05 feet to a 5/8" re-rod w/cap set on the west right-of-way line of Cambridge Court;

thence, along the west right-of-way line on a non-tangent curve (concave to the east) said curve having a central angle which measures 07° 41' 23", a radius which measures 50.00 feet, a chord which bears S 05° 10' 54" W and a chord which measures 6.71 feet, for a total arc length of 6.72 feet to a 5/8" re-rod (found);

thence, continuing along the aforesaid west right-of-way line S 01° 19' 27" W for a distance of 98.99 feet to a 5/8" re-rod (found) at the southeast corner of Lot 80;

thence, N 88° 40' 33" W along the south line of Lot 80 for a distance of 123.60 feet to a 5/8" re-rod (found) at the southwest corner of Lot 80;

thence, N 01° 19' 27" E along the west line of the West Oaks Lakes No. 4 for a distance of 106.50 feet to the POINT OF BEGINNING, containing therein 13,085 square feet. Subject to all easements and right-of-way of record at the time of the recording of this instrument.

Parcel "B" Description

Being a part of the southeast quarter of Section 32, T-5-S, R-4-E, Noble Township, City of St. Marys, Auglaize County, Ohio and being all of Lot 78 and part of Lot 79 of West Oaks Lakes No. 4, and more particularly described as follows:

Commencing for reference at a 5/8" re-rod found at the southwest corner of Lot 80 of the aforesaid subdivision; thence, N 01° 19' 27" E along the west line of the aforesaid subdivision for a distance of 106.50 feet to a 5/8" re-rod w/cap (set), said re-rod being the POINT OF BEGINNING for the parcel herein described;

thence, continuing along the aforesaid west line N 01° 19' 27" E for a distance of 205.34 feet to a 5/8" re-rod (found) at the northwest corner of 78;

thence, S 88° 34' 34" E along the north line of the aforesaid Lot for a distance of 73.20 feet to a 5/8" re-rod (found);

thence, continuing along the aforesaid north Lot line S 74° 44' 51" E for a distance of 131.86 feet to a 5/8" re-rod (found) at the northeast corner of Lot 78;

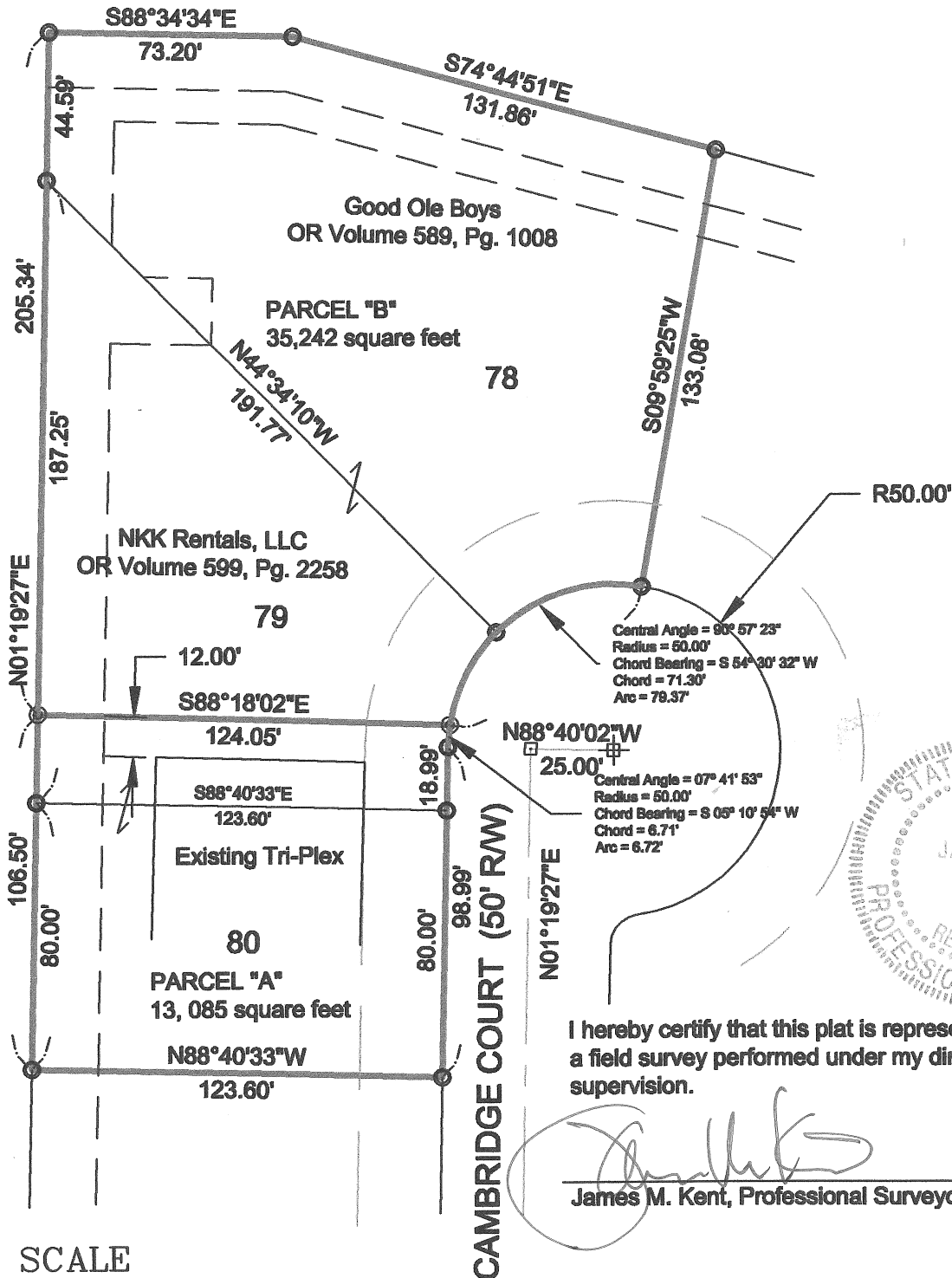
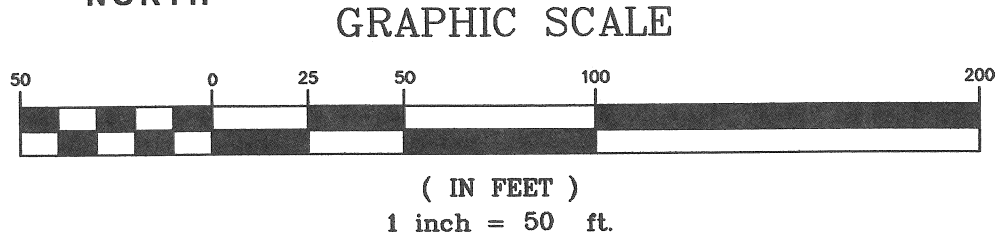
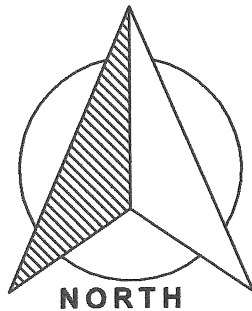
thence, S 09° 59' 25" W along the west line of Lot 78 for a distance of 133.08 feet to a 5/8" re-rod (found) at the southeast corner of Lot 78 and the right-of-way line of Cambridge Court;

thence, along the aforesaid right-of-way line and the southerly line of Lot 78 and 79 on a non-tangent curve (concave to the southeast), said curve having a central angle which measures 90° 57' 23", a radius which measures 50.00 feet, a chord which bears S 54° 30' 32" W, a chord which measures 71.30 feet, for a total arc length of 79.37 feet to a 5/8" re-rod w/cap (set);

thence, N 88° 18' 02" W for a distance of 124.05 feet to the POINT OF BEGINNING, containing therein 35,242 square feet Subject to all easements and right-of-way of record at the time of the recording of this instrument.

LEGEND

- 5/8" re-rod (found)
- ⊙ 5/8" re-rod w/cap (set)
- ▣ monument box (found)



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

James M. Kent, Professional Surveyor No. 6792

kent surveying, inc.

acad - cisco triplex dwg #5419
November 5, 2012

typo, bearing of first course Tract A description

R-257