

SHOPPES AT ST. MARY'S LTD.
LOT 5

PARCEL NO. H4334100500
O.R. 528, PAGE 753

PLAT CABINET D, SLIDE 31

N86°18'09"E 167.07' (M)

N86°32'15"E 167.07' (R)

5/8" IRON PIN
WILSON 8281

5/8" IRON PIN
CHOICEONE 7059

N0°50'55"E 188.77' (M)

S01°05'01"W 188.77' (R)

S01°05'01"W 202.02' (R)

S0°50'55"W 202.01' (M)

SHOPPES AT ST MARYS LTD
PART OF LOT 4 OF SHOPPES AT
ST. MARY'S, SECTION 1
PARCEL NO. H4334100400
O.R. 528, PAGE 753
0.747 ACRES
PLAT CABINET D, SLIDE 31

SHOPPES AT ST. MARY'S LTD.
LOT 5
PARCEL NO. H4334100500
O.R. 528, PAGE 753
PLAT CABINET D, SLIDE 31

R.B. SANDRINI FARMS, L.P
PT. LOT 4 OF SHOPPES
AT ST. MARY'S, SECTION 1
PARCEL NO. H4334100401
O.R. 703, PAGE 2669
PLAT CABINET D, SLIDE 31

P.O.B.

N88°54'59"W 166.54' (R)

5/8" IRON PIN

N89°09'05"W 166.54' (M)

5/8" IRON PIN
WILSON 8281

FORTMAN DRIVE

CENTERLINE

60' R/W

30.0'
30.0'

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION OF A
FIELD SURVEY PERFORMED BY CESO, INC. IN AUGUST, 2020 UNDER MY DIRECTION. I
FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN SET OR FOUND AS INDICATED.

Michael J. Wilson 3/3/2021

MICHAEL JAY WILSON P.S. 8281
michael.wilson@cesoinc.com



SURVEYORS NOTES:

ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN
HEREON ARE ON FILE IN THE AUGLAIZE COUNTY RECORDERS
OFFICE LOCATED IN WAPAKONETA, OHIO.

OCCUPATION IN GENERAL MATCHED THE SURVEY

MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS NOTED
OTHERWISE

BEARINGS ARE BASED UPON OHIO STATE PLANE NORTH ZONE
(NAD 83) AND THE CENTERLINE OF FORTMAN DRIVE N89°09'05"W.

THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR
BOUNDARY SURVEYS AS SET FORTH BY O.A.C. 4733-37.

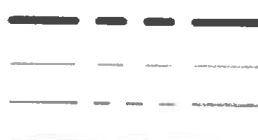
HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO NORTH
(3402) ESTABLISHED FROM UTILIZING THE O.D.O.T. V.R.S.
NETWORK. COORDINATES TAKEN TO GROUND AT LATITUDE
N40°33'20.36622", LONGITUDE W84°23'09.52485", PROJECT HEIGHT
766.215' GROUND SCALE FACTOR 1.00005782057801.

THIS PARCEL IS CONTIGUOUS WITH THE ADJOINING PARCELS ALONG
THEIR COMMON BOUNDARIES WITHOUT STRIP GAPS, GORES, OR
OVERLAPS.



GRAPHIC SCALE (IN FEET)

LEGEND



(R)

(M)

EXISTING PROPERTY BOUNDARY

EXISTING PROPERTY LINE

EXISTING RIGHT-OF-WAY

EXISTING CENTERLINE

FOUND IRON PIN

RECORDED

MEASURED

PLAT OF SURVEY

PT. LOT 4 OF SHOPPES AT ST. MARY'S SEC. 1

FORTMAN DRIVE
CITY OF ST. MARY'S

SOUTHEAST 1/4 OF SECTION 34, TOWN 5 S, RANGE 4 E
AUGLAIZE COUNTY, STATE OF OHIO

SCALE: 1" = 50'

DATE: 2/26/2021

DESIGN:
N/A

DRAWN:
DAS

CHECKED:
STB

CESO
WWW.CESOINC.COM

JOB NO.:
758304

SHEET NO.:

1 OF 1

BOUNDARY DESCRIPTION
Containing 0.747+/- Total Acres

Situated in the southeast ¼ of Section 34, Town 5 South, Range 4 East, in the county of Auglaize, State of Ohio and described as being part of Lot 4 of the Shoppes at St. Mary's, Section 1, a Subdivision in the city of St. Mary's, said plat recorded in Cabinet D, Slide 31 and as parcel number H4334100400 in O. R. 528, Page 753.

Beginning, at a 5/8" iron pin found at the southwest corner of said Lot 4 of the Shoppes at St. Mary's, Section 1 and the Southeast corner of Lot 5 of the Shoppes at St. Mary's, Section 1.

Thence, along the southeasterly lines of said Lot 5 for the following two (2) courses:

- 1. North 00°50'55" East, a distance of 188.770 feet, to a found 5/8" Iron Pin marked ChioceOne 7059;
- 2. North 86°18'09" East, a distance of 167.070 feet, to a found 5/8" Iron Pin marked Wilson 8281 in the west line of Tract A of Lot 4 as recorded in Plat Cabinet D, Slide 258.

Thence, along a line bearing South 00°50'55" West, a distance of 202.012 feet, to a found 5/8" Iron Pin marked Wilson 8281 in the north line of Fortman Drive, a 60' right-of-way as recorded in Plat Cabinet D, Slide 31.

Thence, along the north line of said Fortman Drive, North 89°09'05" West, a distance of 166.544 feet, to the Point of Beginning, containing 0.747 acres, more or less.

With a horizontal datum using U.S. State Plane, NAD83 Ohio North (3402). Established from utilizing the O.D.O.T. V.R.S. network. Coordinates taken to ground at Latitude N40°33'20.36622", Longitude W84°23'09.52485", with a project height of 766.215', and a ground scale factor of 1.00005782057801.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".



CESO, Inc.

Michael Jay Wilson, PS
Registered Surveyor No. 8281

Date

3/3/2021