

St Marys Hospitality, LLC

SE Quarter of Section 4, Town 6 South, Range 4 East
City of St. Marys, Auglaize County, Ohio
4.530 Acres



Existing Retaining wall encroaches

Brandon L. &
Chelsie K. Kinser
SR S-735
0.47 Acres
O.R. 666, P. 1383

Surveyor's Notes:

Owner Information: St Marys Hospitality, LLC

Deed Reference: O.R. 568, Pg. 2428

Sources: Surveys E-161, A-149, N-576, G-130, S-735 and other sources of information for this survey as shown on drawing.

Bearings noted hereon are based on Ohio State Plane Coordinate System (OSPC) - North Zone, NAD 83 as derived from the Ohio Department of Transportation Virtual Reference Stationing System. Distances noted are based on Ground Distances. The Grid to Ground Scale factor used is 1.0000555586.

Lines of occupation agree in general with boundary lines, except as noted hereon

Existing structures to remain.

Legend

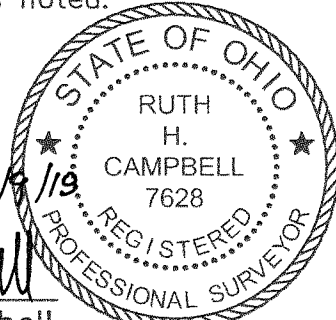
- Found Iron Pipe
- Found Iron Pin
- Found Mag Spike
- Found 5/8" Capped Iron Pin
- Found 5/8" Triangle Bar
- Set 5/8" Capped Iron Pin 30" Long, Stamped "WYCO-7628"

- Existing Fence
- Original Lot Line

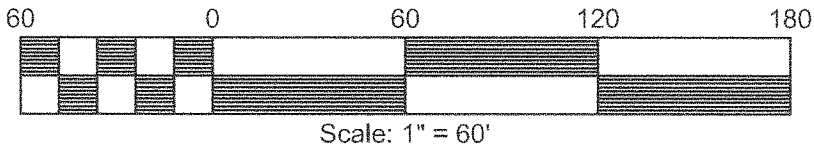
POC - Place of Commencement
TPOB - True Place of Beginning

All monumentation straight and in good condition, except as noted.

St. Marys
Board of Education
13.30 Acres
D.B. 159, P. 350



Ruth H. Campbell
Registered Professional Surveyor
#7628 State of Ohio



DRAWN BY: RHC
DATE: 05/07/2018
DWG. NO.: 2106

WYCO CONSULTING, INC.
10 Stadia Drive
Franklin, Ohio 45005
(937) 743-9926

T-63

St Marys Hospitality, LLC
4.530 Acres

Situate in the southeast Quarter of Section 4, Town 6 South, Range 4 East, City of St. Marys, Auglaize County, Ohio, and being all of Parcels I – VII as deeded to St Marys Hospitality, LLC, as recorded in Official Record 568, Page 2428 of the Auglaize County Deed Records, and being more particularly described as follows;

Commencing at the intersection of the centerline of Celina Road (State Route 703) and the west line of the southeast quarter of said Section 4, thence, S 74°24'29" E a distance of 320.58 feet to the northwest corner of said Parcel VII and the True Point of Beginning for this survey, being a point in the centerline of Celina Road (State Route 703), witness a found 5/8" Iron Pin found S 01°40'36" E, a distance of 33.00 feet;

Thence, with centerline of Celina Road (State Route 703), being the north line Parcels VII, I and IV, S 74°24'29" E, a distance of 376.00 feet, to a found Mag Spike;

Thence, with the east line of Parcel IV and the west line of a 0.47 acre parcel as deeded to Brandon L. & Chelsie K. Kinser as recorded in Official Record 666, Page 1383, S 01° 43' 51" W a distance of 204.53 feet, to a found 5/8 Capped Iron Pin stamped "Kent" lying horizontal, passing a found 5/8" Capped Iron Pin stamped "Kent" at 30.96 feet;

Thence, continuing with the east line of Parcel IV and with the east line Of Parcel VI and the west line of a 13.30 acre parcel as deeded to the St Marys Board of Education, as recorded in Deed Book 159, Page 350, S 01° 43' 51" W a distance of 542.68 feet, to a set Capped Iron Pin, passing a found bent 1/4" iron pin at 147.48 feet;

Thence, with the south line of parcel VI and the north line of a 6.00 acre parcel as deeded to the St. Marys Board of Education as recorded in Deed Book 187, Page 731, N 88° 26' 09" W, a distance of 228.08 feet, to a corner, witness a found 5/8" Triangle Bar at 225.08 feet;

Thence, with the west line of Parcel VI and the east line of a 2.46 acre parcel as deeded to the St. Marys Board of Education, as recorded in Official Record 318, Page 433, N 01°33'51" E, a distance of 222.25 feet to a corner, witness a found 1" Pipe at S 88°26'09" E, a distance of 3.00 feet;

Thence, with the north line of Parcel VI and the south line of a parcel deeded to Steven J. Shelby as recorded in Official Record 624, Page 1982, S 88°26'09" E, a distance of 114.08 feet to a set Capped Iron Pin;

Thence, with a west line of Parcel IV and an east line of said Shelby parcel, N 01°33'51" E, a distance of 167.60 feet, passing a found 1" Iron Pipe at 146.00 feet, to a set Capped Iron Pin;

Thence, with a north line of Parcel IV and a south line of said Shelby parcel, S 88°26'09" E, a distance of 11.00 feet, to a found 5/8" Iron Pin;

Thence, with a west line of Parcel IV and an east line of said Shelby parcel, N 01°33'51" E, a distance of 43.40 feet, to a set Capped Iron Pin;

Thence, with the south line of Parcel III and the north line of said Shelby parcel, N 88°26'09" W, a distance of 125.08 feet to a corner passing a found 5/8" Iron Pin at 123.78 feet;

Thence, with the west line of parcel III and the east line of said 2.46 acre parcel, N 01°33'51" E, a distance of 61.82 feet to a found 3/4" Iron Pipe;

Thence, with the south line of Parcel V and the north line of said 2.46 acre parcel, N 88°18'39" W, a distance of 135.21 feet to a found 1" Iron Pipe;

Thence, with the west line of Parcel V and the east line of a 0.65 acre parcel as deeded to the St. Marys Board of Education, as recorded in Official Record 682, Page 150, N 01°40'36" E, a distance of 109.00 feet to a corner, witness a found bent 1/ 2" Iron Pin 0.91' west;

Thence, with the west line of Parcel VII and the east line of said 0.65 acre parcel, N 01°40'36" E, a distance of 233.99 feet to the Point of Beginning;

Containing 4.530 acres total, with 0.259 acres within the right-of-way of Celina Road (from K3206201100- Parcels I, II, and III – 1.022 acres, from K3206200500 – Parcel IV – 1.332 acres, from K3206205901 – Parcel V – 0.338 acres, from K3206206100 – Parcel VI – 1.166 acres and from K3206205900 – Parcel VII – 0.672 acres) and subject to all legal easements, rights-of-way, and restrictions of record.

Set Capped Iron Pins are 30" long, 5/8" diameter iron rebar with caps reading "WYCO-7628".

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The above description is the result of a survey prepared by WYCO Consulting, Inc., Ruth H. Campbell, Ohio Registered Surveyor No. 7628 dated May 7, 2018, the survey of which is filed in Survey Book *T*, Page 63 of the Auglaize County Engineer's Record of Land Surveys.

Prior Deed Ref: Official Record 568, Page 2428

