



SPECKMAN SURVEY

OF PART OF LOT 17 IN WILLIAM F. MAKELY & SONS SUBDIVISION AND ALSO PART OF OUT LOT 95 IN THE CITY OF ST. MARYS , IN THE N.E. 1/4 OF SEC. 10 , TOWN 6 SOUTH , RANGE 4 EAST, ST. MARYS TOWNSHIP, AUG-LAIZE COUNTY , OHIO .

JANUARY 25 , 2019 SCALE 1" = 100'



SURVEY REFERENCES :

- 1) SURVEY OF PART O.L.'S 95 & 96 BY J. KENT, P.S. 6792, 7/21/03.
- 2) SURVEY OF LOTS 7 & 8 BY G. GEESLIN, P.S. 5372, 8/13/92.
- 3) PRIOR SURVEY FOR LUTHERAN CEMETERY, 12/14/16.
- 4) C. STIMMEL SURVEY, P.S. 4908, 2/10/68.
- 5) R. MORRISEY SURVEY, P.S. 6470, 3/5/87.

*** AN EASEMENT EXISTS OVER TRACT ONE FOR DRIVEWAY PURPOSES FOR THE VANDERHOST PROPERTY TO THE NORTH (O.R. 643 PG. 1524).

LEGEND

- ⊗ = MAG NAIL FOUND .
- = 5/8 INCH IRON BAR FOUND .
- ⊙ = FORMER LOCATION OF CONC. MON. FOUND AND SHOWN ON G. GEESLIN'S 8/13/92 SURVEY OF LOTS 7 & 8.
- = 5/8 INCH IRON BAR SET .

NOTE: FOUND 5/8 BAR AND CAP N. 00°36'47" W. - 9.91' FROM CORNER.

ACREAGE DETAIL

TRACT 1 = 0.190 ACRE
TRACT 2 = 0.250 ACRE

OUT LOT 95

OWNER:

JAMES & MEREDITH SPECKMAN
O.R. 571 PG. 1149
6.564 ACRES

PARCEL# K3204903501

TRACT 1
PARCEL# K320300170

TRACT 2

N. LINE OUT LOT 94

COLDWATER INVESTMENTS , LTD.
O.R. 290 PG. 185

BEARING BASED ON 7/21/03 J. KENT SURVEY

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION, AS DATED HEREIN.

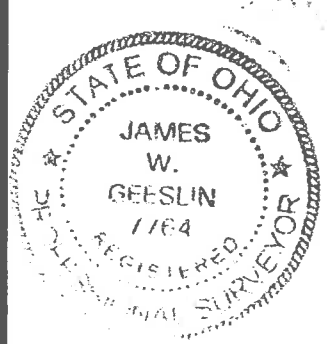
ATTEST: JAMES W. GEESLIN
PROFESSIONAL SURVEYOR 7764

ST. MARYS RIVER
N 04°57'56" E N 12°22'21" E 100.84'
N 04°57'56" E N 12°22'21" E 100.00'
N 23°50'43" W N 36°52'20" W 102.77'
N 23°50'43" W N 36°52'20" W 54.89'

GEESLIN LAND SURVEYING

525 S. SECOND ST.
COLDWATER, OHIO 45828

PHONE: (419)678-7233
geeslinsurveying@gmail.com



PERMANENT PARCEL No.			
Part of:	Sec. ____ T. ____ R. ____	Township	
Grantor:	Area Retained:		Acres
Grantee:	Area Retained:		Acres
Deed References:			
APPROVALS:			
AGENCY:	Board of Health	Township Zoning Officer	Mercer County Engineer
DATE:			

January 25, 2019

SPECKMAN SURVEY DESCRIPTION (TRACT ONE)

Being all of Parcel Number K320300170, a part of Lot 17 in William F. Makely and Sons Subdivision (Plat Book A, page 74) in the City of St. Marys and conveyed to James and Meredith Speckman and recorded at Official Record 571, page 1149, also being in the north-east quarter of Section 10, Township 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio. Being more particularly described as follows:

Beginning at a 5/8 inch iron bar set at the southeast corner of said Lot 17 -

Thence, South 87°52'52" West, along the south line of said Lot 17, a distance of 165.82 feet to a point -

Thence, South 88°07'36" West, continuing along the south line of said Lot 17, a distance of 18.05 feet to a point -

Thence, North 27°44'13" West, along the west line of said Lot 17 and the east line of Main Street, a distance of 49.93 feet to a 5/8 inch iron bar set at the southwest corner of lands conveyed to Mildred Vanderhorst by deed recorded at Official Record 675, page 968 -

Thence, North 87°52'52" East, a distance of 183.87 feet to a 5/8 inch iron bar found at the southeast corner of said Vanderhorst Tract -

Thence, South 27°42'07" East, along the east line of said Lot 17, a distance of 50.00 feet to the place of beginning.

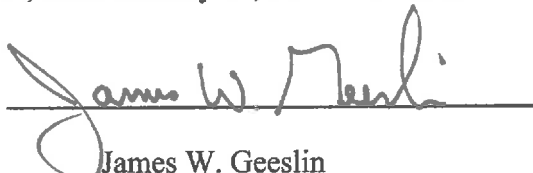
Containing 0.190 acre of land more or less.

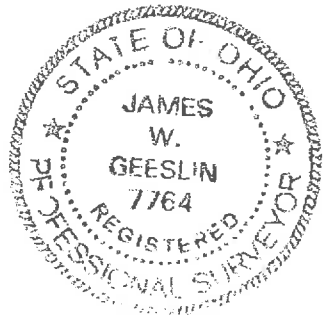
The west line of William F. Makely and Sons Subdivision was assumed to bear North 27°44'13" West in agreement with a survey by James M. Kent, Professional Surveyor 6792, dated July 21, 2003 and is on file in the Auglaize County Engineer's Office.

Subject to all easements and right-of-way of record.

Reference is made to an actual field survey of this area by James W. Geeslin, Professional Surveyor 7764, dated January 25, 2019. On file in the County Engineer's Office.

Attest :


James W. Geeslin
P.S. No. 7764



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PERMANENT PARCEL No. _____			
Part of: _____	Sec. _____	T. _____	R. _____ Township _____
Grantor: _____	Area Retained: _____ Acres		
Grantee: _____	Area Retained: _____ Acres		
Deed References: _____			
APPROVALS:			
AGENCY: _____	Board of Health _____	Township Zoning Officer _____	County Engineer _____
DATE: _____			

January 25, 2019

SPECKMAN SURVEY DESCRIPTION (TRACT TWO)

Being a part of Parcel Number K3204903501, a parcel of land conveyed to James and Meredith Speckman by deed recorded at Official Record 571, page 1149, and being part of Out Lot 95 in the City of St. Marys, in the northeast quarter of Section 10, Township 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio. Being more particularly described as follows :

Beginning at a 5/8 inch iron bar set at the southeast corner of Lot 17 of William F. Makely and Sons Subdivision (Plat Book A, page 74) in the City of St. Marys -

Thence, North 87°52'52" East, along the north line of Out Lot 94, a distance of 246.18 feet to a point on the west bank of the St. Marys River -

Thence, North 36°52'20" West, along the west bank of the St. Marys River, a distance of 54.89 feet to a point -

Thence, South 87°52'52" West, passing through a 5/8 inch iron bar set at 114.56 feet, a total distance of 236.48 feet to a 5/8 inch iron bar found in the east line of said Lot 17 -

Thence, South 27°42'07" East, a distance of 50.00 feet to the place of beginning.

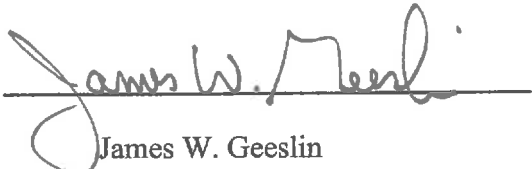
Containing 0.250 acre of land more or less.

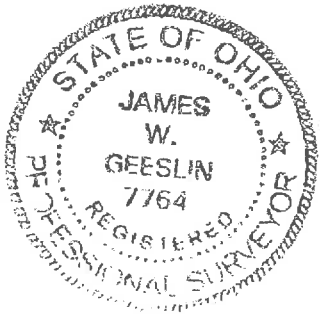
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