SURVEY FOR CAPABILITIES PROPERTIES, LLC NORTHEAST CORNER OF SECTION 3 MCKINLEY STREET (60' R/W) S00°03'17"W 30.00 S89'57'49"W S89*57'49"W 196.92 70.00 TRUE POINT References: OF BEGINNING B.R.W. Tool & Machine Co. Survey by Gordon L. Geeslin PS #5372 in February of **CAPABILITIES** MARK E. BOWERS 1983. OR 570 PAGE PROPERTIES, LLC. Survey N-28 by Gordon L. 2523 OR 711 PAGE PARCEL Geeslin PS #5372 in July of 1522 244.00 #K3204001700 1986. 0.392 ACRES TAMSEN DIANE CHILCOAT, Wright Subdivision by Theodore JENNY LOU LUEDEKE, WILLIAM V. KRUGH, & A. Metzger PS #5514 in RUSTY OWEN KRUGH S00.03'17"W February of 1987. OR 618 PAGE 328 All Deeds on Record. PARCEL #3204001800 S00.03 Surveyors Clause: This plat represents an actual survey performed on August 11, 2021. GLENN & BRENDA HILL OR 629 PAGE 1593 N89*57'49"E 196.92' 70.00' PARCEL #K3207200500 OMNI MANUFACTURING INC. THOMAS & REBECCA OR 10 PAGE 537 KELLERMEYER PARCEL #3205400100 OR 263 PAGE 881 PARCEL #3207200400 R ₹ SUBDIVISION (86) JEFFREY & THERESA SCOTT STREET HAYS OR 157 PAGE 334 CAPABILITIES PROPERTIES, LLC. OR 711 PAGE 1522 PARCEL #K3207200300 2.317 ACRES PARCEL #K3204001801 S00°03'17"W RONALD & BARBARA AREA SURVEYED REED 2.743 ACRES OR 710 PAGE 3174 PARCEL #K3207200200 ANDREW B. FORSHA OR 699 PAGE 5864 **VICINITY MAP** PARCEL #K3207200100 BOARD OF EDUCATION, ST. MARYS OR 37 PAGE 839 0.034 ACE N00'03'1/"E PARCEL #K3205400801 5.05 S00°03'17"W N89'59'34"E 266.92' 6.01 N89°48'02"W 266.92 OMNI MANUFACTURING INC. OR 10 PAGE 537 PARCEL #3205400100 Surveyed By: < TE OF OHOMAN **LEGEND** Craig W. Mescher Reg. Surveyor No. 8237 X RR Spike Found Basis of Bearings: 1"= 60' Scale: SATE OF OH Bearings from Survey N-28 by Gordon L. Iron Pin Found Geeslin P.S.# 5372 in July of 1986. PRO 823. Iron Pin Set 30 120 60 State of: Ohio County: Auglaize Mag Nail Set PROJECT # 221881.05 Township: <u>St. Marys</u> City: <u>St. Marys</u> Mag Nail Found Sec.: NE 1/4 3 Town: 6S Range: 4E Con Mon. Found Engineering Solutions Deed Ref.: O.R. 711 Pg. 1522, O.R. 37 Pg. 839 1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822 www.accessenglic.com | 419-586-1430 Date Surveyed: August 11, 2021 Section Corner



Description for Capabilities Properties, LLC 2.743 Acres

Being all of a 0.392 acres tract as recorded in Official Records Volume 711 Page 1522, also being all of a 2.317 acres tract as recorded in Official Records Volume 711 Page 1522, also being all of a 0.034 acres tract as recorded in Official Records Volume 37 Page 839 situated in the Northeast Quarter of Section 3, Township 6 South, Range 4 East, St. Marys Township, Auglaize County, City of St, Marys, Ohio and being more particularly described as follows;

Commencing for reference at an Iron Pin Found at the Northeast Corner of said Section 3;

Thence South 00°03'17" West (Basis of Bearings) along the East Line of the Northeast Quarter of said Section 3, a distance of thirty and zero hundredths feet (30.00') to an Iron Pin Found;

Thence South 89°57'49" West along the North line of a tract as recorded in Official Records Volume 618 Page 328, a distance of one hundred ninety-six and ninety-two hundredths feet (196.92') to an Iron Pin Found. Said point being the TRUE POINT OF BEGINNING, for the herein described parcel of land;

Thence South 00°03'17" West along the West line of a tract as recorded in Official Records Volume 618 Page 328, a distance of two hundred forty-four and zero hundredths feet (244.00') to an Iron Pin Found;

Thence North 89°57'49" East along the South line of a tract as recorded in Official Record Volume 618 Page 328, a distance of one hundred ninety-six and ninety-two hundredths feet (196.92') to an Iron Pin Found;

Thence South 00°03'17" West along the West line of a tract as recorded in Official Record Volume 10 Page 537, a distance of three hundred eighty-four and twenty-two hundredths feet (384.22') to an Iron Pin Found;

Thence North 89°48'02" West along the North line of a tract as recorded in Official Records Volume 10 Page 537, a distance of two hundred sixty-six and ninety-two hundredths feet (266.92') to an Iron Pin Found;

Thence North 00°03'17" East along the East line of Wright Subdivision as recorded in Plat Cabinet A, Page 319-320 and a tract as recorded in Official Records Volume 570 Page 2523, a distance of six hundred twenty-seven and twelve hundredths feet (627.12') to an Iron Pin Found;

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Thence North 89°57'49" East along the South right-of-way line of McKinley Street, a distance of seventy and zero hundredths feet (70.00'), to the TRUE POINT OF BEGINNING, containing 2.743 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Official Records Volume 711 Page 1522, Parcel #K3204001801, Official Records Volume 37 Page 839, Parcel #K3205400801

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in August of 2021 and is on file with the Auglaize County Engineers Office.

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