



ROWEN PARCEL SPLIT

Being a part of the Northeast Quarter of Section 10, St. Marys Township,
Town-6-South, Range-4-East, Auglaize County, and is a part of Outlot 112
to the City of St. Marys, Ohio

NE Corner
NE 1/4
Sec 10

CURVE DATA

CURVE #1

Delta (Δ) = $11^{\circ}-13'-53''$
Radius (R) = 500.00'
Arc Length (L) = 98.01'
Tangent (T) = 49.16'
Chord Length = 97.86'
Chord Bearing = N. $23^{\circ}-27'-55''$ W.

CURVE #2

Delta (Δ) = $06^{\circ}-48'-36''$
Radius (R) = 500.00'
Arc Length (L) = 59.43'
Tangent (T) = 29.75'
Chord Length = 59.39'
Chord Bearing = N. $14^{\circ}-26'-40''$ W.

LEGEND

- Iron Pin (found)
- Iron Pin (set)
- Canal Monument (found)
- △ Mag Nail (set)
- ▲ Mag Nail (found)
- R.R. Spike (found)
- + Calculated Point

SCALE



I do hereby Attest that this Survey and Plat as recorded is a true and accurate representation of the measurements taken under my direct supervision on the 13th and 17th day of September, 2021.

Ted K. Schnell

Ted K. Schnell
Professional Engineer 51963 (Ohio)
Professional Surveyor 7216 (Ohio)



NOTE: The bearings used for this Survey were assumed such that the centerline of Beech Street (same being the East line of the Northeast Quarter of Section 10, St. Marys Township) bears S. $00^{\circ}-00'-00''$ E. consistent with prior surveys performed by Kent Marbaugh PS #7421 dated 6/21/2004 (Survey Book O, pg 569) and dated 7/8/2009 (Survey Book Q, Page 363).

APPROVAL

This Parcel Split has been reviewed and approved by the
City of St. Marys, Zoning and Engineering Department

City of St. Marys
approved by

9.23.21
date

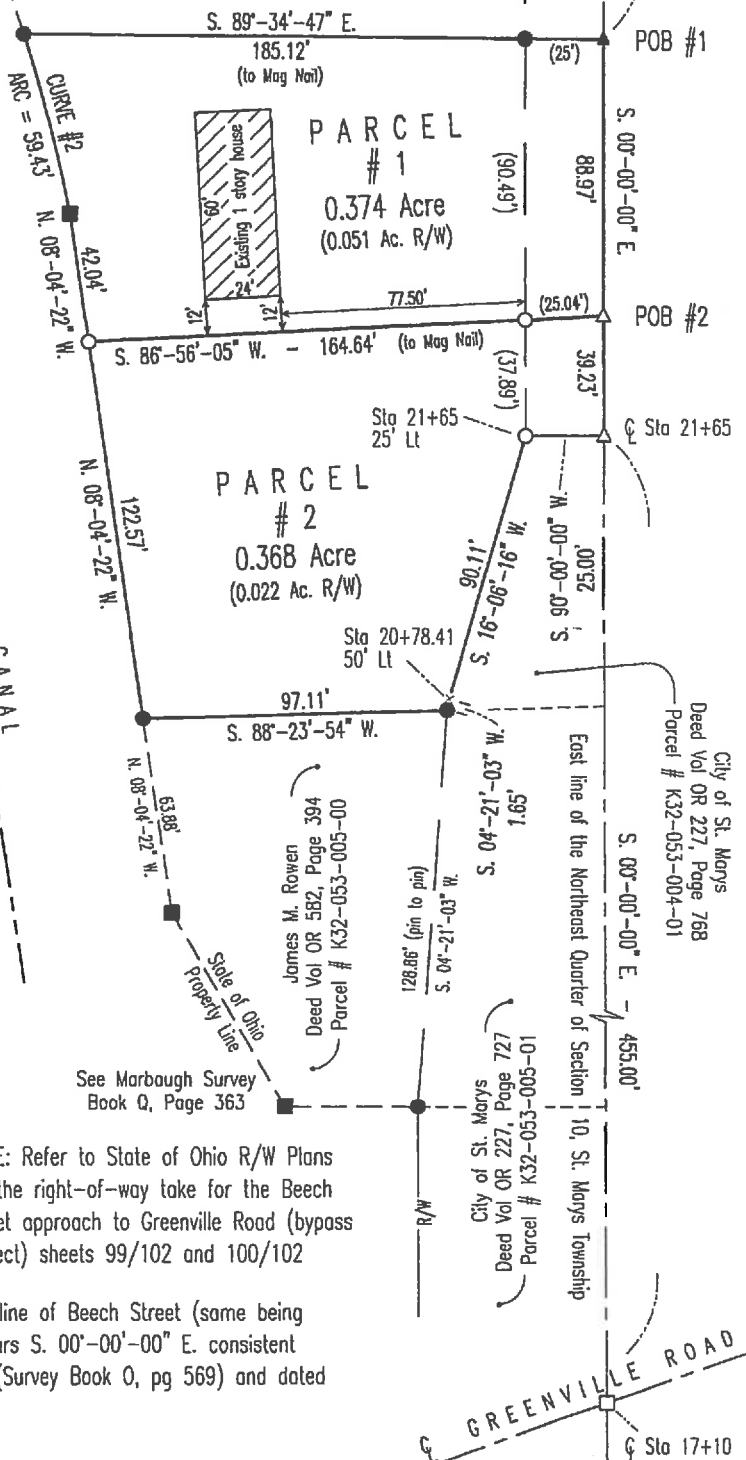
This Survey Plat and Description is Recorded in Survey Book
U, Page 511, Auglaize County Engineer's Map
Office.

PRIOR DEED

James M. & Kelly Ann Rowen
Deed Vol OR 694, Page 363
Parcel #K32-053-004-00

Richard V. & Elaine M. Mallory
Deed Vol OR 523, Page 195
Parcel # K32-053-003-01

See Marbaugh Survey
Book O, Page 569



NOTE: Refer to State of Ohio R/W Plans for the right-of-way take for the Beech Street approach to Greenville Road (bypass project) sheets 99/102 and 100/102

Ted K. Schnell P.E., P.S.

913 Fieldstone Court Wapakoneta, Ohio 45895

JIM ROWEN
client

10
section

ST. MARYS
township

AUGLAIZE
county

OHIO
state

SEPT 17, 2021
date



U-511

Ted K. Schnell PE, PS
913 Fieldstone Court
Wapakoneta, Ohio 45895
Phone (419) 230-7896
e-mail: kschnell7216@gmail.com



Surveyor's Description – TRACT #1

The following described parcel of land is a part of the Northeast Quarter of Section 10, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, and is a part of Outlot 112 in the City of St. Marys, Ohio, and is particularly described as follows:

Commencing for reference at a Railroad Spike (found) situated at the Northeast corner of the Northeast Quarter of said Section 10, St. Marys Township;

Thence with a bearing of S. $00^{\circ}-00'-00''$ E. along the East line of the Northeast Quarter of said Section 10, St. Marys Township, and also being the centerline of Beech Street, for a distance of 432.80 feet to a Mag Nail (found) and the PLACE OF BEGINNING;

Thence continuing with a bearing of S. $00^{\circ}-00'-00''$ E. along the East line of the Northeast Quarter of said Section 10, St. Marys Township, and also being the centerline of Beech Street, for a distance of 88.97 feet to a Mag Nail (set);

Thence with a bearing of S. $86^{\circ}-56'-05''$ W. for a distance of 164.64 feet to an Iron Pin (set), and passing through an Iron Pin (set) for reference on the Westerly right-of-way line of Beech Street at a distance of 25.04 feet;

Thence with a bearing of N. $08^{\circ}-04'-22''$ W. along the Line of State Property of the Miami and Erie Canal for a distance of 42.04 feet to a Canal Monument (found);

Thence continuing along the Line of State Property of the Miami and Erie Canal with a curve to the left for an Arc Length (L) of 59.43 feet to an Iron Pin (found), said curve to the left having the following curve data: Delta (Δ) = $06^{\circ}-48'-36''$, Radius (R) = 500.00 feet, Tangent (T) = 29.75 feet, containing a Chord bearing N. $14^{\circ}-26'-40''$ W. and Chord distance of 59.39 feet;

Thence with a bearing of S. $89^{\circ}-34'-47''$ E. for a distance of 185.12 feet to a Mag Nail (found), and passing thru an Iron Pin (found) for reference on the Westerly right-of-way line of Beech Street at a distance of 160.12 feet, said Mag Nail (found) being the original PLACE OF BEGINNING.

continued

The above described parcel of land contains in all 0.374 Acre, of which, 0.051 Acre previously dedicated in road right-of-way. The above described tract of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

The basis of bearings used for this description were assumed such that the East line of the Northeast Quarter of said Section 10, St. Marys Township, and the centerline of Beech Street, bears S. 00°-00'-00" E. consistent with a prior survey performed by Kent Marbaugh PS #7421 (dated June 21, 2004), as filed in Survey Book O, Page 569, Auglaize County Engineer's Map Office.

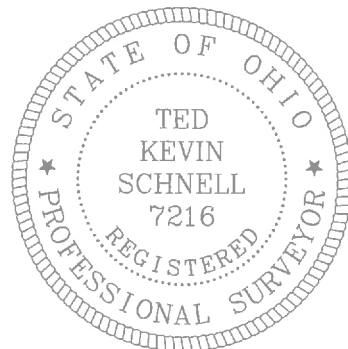
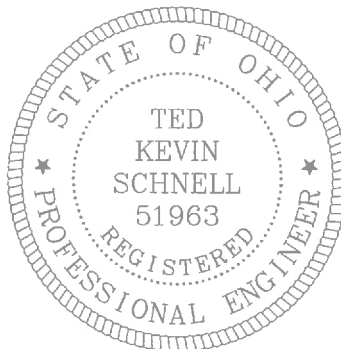
This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on September 13 and 17, 2021. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey Book U, Page 511.

The parcel of land herein described is being split out of Permanent Parcel K32-053-004-00. Immediate prior deed references: Official Records (OR) Book 694, Page 363.

Prepared By:

Ted K. Schnell

Ted K. Schnell
Professional Engineer 51963 (Ohio)
Professional Surveyor 7216 (Ohio)



Ted K. Schnell PE, PS
913 Fieldstone Court
Wapakoneta, Ohio 45895
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e-mail: kschnell7216@gmail.com



Surveyor's Description – TRACT #2

The following described parcel of land is a part of the Northeast Quarter of Section 10, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, and is a part of Outlot 112 in the City of St. Marys, Ohio, and is particularly described as follows:

Commencing for reference at a Railroad Spike (found) situated at the Northeast corner of the Northeast Quarter of said Section 10, St. Marys Township;

Thence with a bearing of S. 00°-00'-00" E. along the East line of the Northeast Quarter of said Section 10, St. Marys Township, and also being the centerline of Beech Street, for a distance of 521.77 feet to a Mag Nail (set) and the PLACE OF BEGINNING;

Thence continuing with a bearing of S. 00°-00'-00" E. along the East line of the Northeast Quarter of said Section 10, St. Marys Township, and also being the centerline of Beech Street, for a distance of 39.23 feet to a Mag Nail (set), said Mag Nail (set) being situated at centerline Station 21+65 of the ODOT right-of-way plans of the Beech Street approach to the Greenville Road (bypass project) on file with the City of St. Marys;

Thence with a bearing of S. 90°-00'-00" W. for a distance of 25.00 feet to an Iron Pin (set), said Iron Pin (set) being situated 25 feet left of centerline Station 21+65 of said ODOT right-of-way plans of the Beech Street approach to the Greenville Road;

Thence with a bearing of S. 16°-06'-16" W. along Westerly right-of-way line of Beech Street as referenced to on said ODOT right-of-way plans of the Beech Street approach to the Greenville Road, for a distance of 90.11 feet to a Point, said Point being situated 50 feet left of centerline Station 20+78.41 of said ODOT right-of-way plans of the Beech Street approach to the Greenville Road;

Thence with a bearing of S. 04°-21'-03" W. along Westerly right-of-way line of Beech Street as referenced to on said ODOT right-of-way plans of the Beech Street approach to the Greenville Road, for a distance of 1.65 feet to an Iron Pin (found);

continued

Thence with a bearing of S. 88°-23'-54" W. for a distance of 97.11 feet to an Iron Pin (found);

Thence with a bearing of N. 08°-04'-22" W. along the Line of State Property of the Miami and Erie Canal for a distance of 122.57 feet to an Iron Pin (set);

Thence with a bearing of N. 86°-56'-05" E. for a distance of 164.64 feet to a Mag Nail (set), and passing thru an Iron Pin (set) for reference on the Westerly right-of-way line of Beech Street at a distance of 139.60 feet, said Mag Nail (set) being the original PLACE OF BEGINNING.

The above described parcel of land contains in all 0.368 Acre, of which, 0.022 Acre previously dedicated in road right-of-way. The above described tract of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

The basis of bearings used for this description were assumed such that the East line of the Northeast Quarter of said Section 10, St. Marys Township, and the centerline of Beech Street, bears S. 00°-00'-00" E. consistent with a prior survey performed by Kent Marbaugh PS #7421 (dated July 8, 2009), as filed in Survey Book Q, Page 363, Auglaize County Engineer's Map Office.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on September 13 and 17, 2021. A plat of this survey is recorded with the Auglaize County Engineer's Map Office. Refer to Survey Book U, Page 511.

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