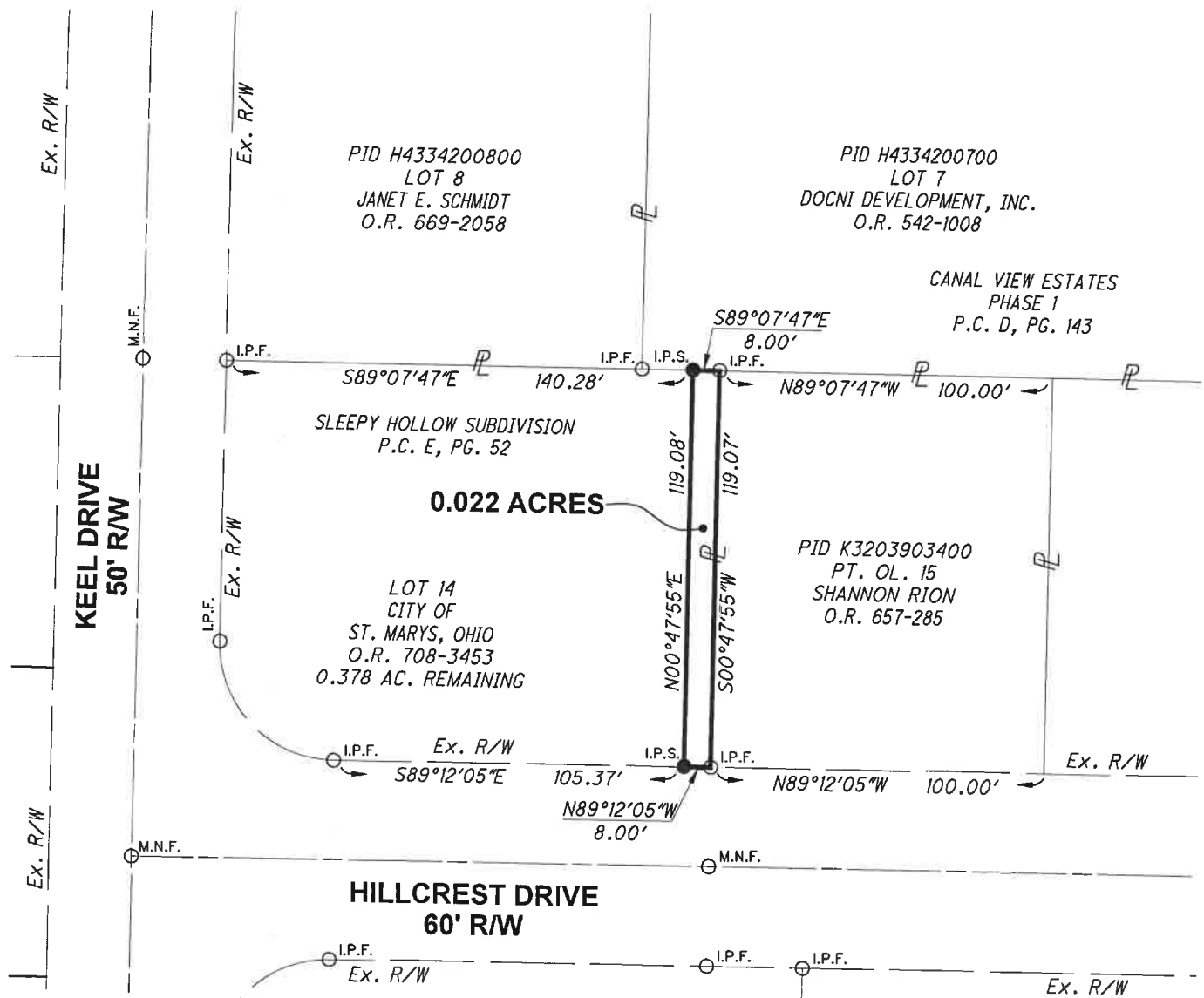


SITUATED IN SLEEPY HOLLOW SUBDIVISION,
NORTHWEST 1/4 OF SECTION 3, T 6 S, R 4 E,
CITY OF ST. MARYS, AUGLAIZE COUNTY, OHIO

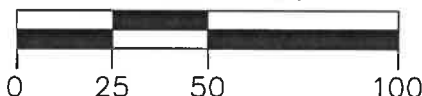


LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
OHIO NORTH ZONE,
ODOT VRS CORS NETWORK

SCALE: 1"=50'



THIS SURVEY AND THE ACCOMPANYING LEGAL
DESCRIPTIONS REPRESENT AN ACTUAL
BOUNDARY SURVEY COMPLETED UNDER MY
DIRECT SUPERVISION ON FEBRUARY 29, 2024.



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

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DATE:
02-29-2024

DRAWN BY:
RMF

JOB NUMBER:
AUGSMA2401

SHEET NUMBER

1 OF 2

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

SITUATED IN SLEEPY HOLLOW SUBDIVISION,
NORTHWEST 1/4 OF SECTION 3, T 6 S, R 4 E,
CITY OF ST. MARYS, AUGLAIZE COUNTY, OHIO

BEING PART OF LOT 14 OF THE SLEEPY HOLLOW SUBDIVISION AS SHOWN ON PLAT CABINET E, PAGE 52 AND BEING OWNED BY THE CITY OF ST. MARYS, OHIO AS CONVEYED IN OFFICIAL RECORD 708, PAGE 3453 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST 1/4 OF SECTION 3, TOWN 6 SOUTH, RANGE 4 EAST, CITY OF ST. MARYS, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 14 AND BEING AT THE NORTHWEST CORNER OF PART OUTLOT 15 OWNED BY SHANNON RION AS CONVEYED IN OFFICIAL RECORD 657, PAGE 285 AND BEING ON THE SOUTH LINE OF LOT 7 OF CANAL VIEW ESTATES, PHASE 1 AS SHOWN ON PLAT CABINET D, PAGE 143;

THENCE, SOUTH 00°47'55" WEST, 119.07 FEET, ALONG THE EAST LINE OF SAID LOT 14 AND THE WEST LINE OF SAID RION TRACT TO AN IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE;

THENCE, NORTH 89°12'05" WEST, 8.00 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE TO AN IRON PIN WITH CAP SET;

THENCE, NORTH 00°47'55" EAST, 119.08 FEET, TO AN IRON PIN WITH CAP SET ON THE NORTH LINE OF SAID LOT 14 AND BEING ON THE SOUTH LINE OF SAID LOT 7;

THENCE, SOUTH 89°07'47" EAST, 8.00 FEET, ALONG THE NORTH LINE OF SAID LOT 14 AND THE SOUTH LINE OF SAID LOT 7 TO THE PLACE OF BEGINNING.

CONTAINING 0.022 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK.

THE ABOVE DESCRIPTION WAS PREPARED BY ALLEN J. BERTKE, OHIO PROFESSIONAL SURVEYOR NUMBER 8629, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED FEBRUARY 29, 2024.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-AJB PS 8629."



Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629



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DATE:	02-29-2024
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SHEET NUMBER	2 OF 2