

SURVEY FOR JAMES SORAH & ROXANN SORAH

References:  
St. Marys Twp. Section 3 Outlots - Plat Book 1B Page 102.  
St. Marys - Subdivision of Section 3 Fractional 15 - Plat Book 1B Page 114.  
St. Marys - Subdivision of East Addition Block 41 - Plat Book 1B Page 23.  
Engel's Subdivision - Plat Book 2 Page 10.  
Grand Opera House Condominium - Cabinet C Page 177.  
Plat of South Street Parking Lot, City of St. Marys - Cabinet E Page 45.  
Survey of Clara Broad Property in April of 1952.  
Survey H-146 - (City Engineering Office)  
Survey N-24  
Survey N-26  
Survey STM-3-5  
Survey STM-3-10  
Survey STM-3-14  
Survey STM-3-31  
Survey STM-3-32  
Survey STM-3-34  
All Deeds on Record.

- LEGEND
- RR Spike Found
  - Iron Pin Found
  - Iron Pin Set
  - Mag Nail Set
  - Mag Nail Found
  - Con Mon. Found
  - Section Corner

- A K3204603300 - 0.022 ACRES
- B K3204603100 - 0.040 ACRES
- C K3204601900 - 0.074 ACRES
- D K3204601800 - 0.148 ACRES
- E K3204601700 - 0.075 ACRES

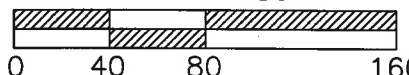
LINE	BEARING AND DISTANCE
L1	N65°45'22"E - 31.63'
L2	N24°27'46"W - 1.01'
L3	N25°06'30"W - 17.29'
L4	N66°09'12"E - 0.98'
L5	N24°01'03"W - 8.65'
L6	S66°09'12"W - 1.15'
L7	N65°35'51"E - 19.96'
L8	N23°48'16"W - 0.53'
L9	N65°29'36"E - 1.35'
L10	S25°06'30"E - 1.32'
L11	S87°42'54"E - 21.12'
L12	N65°57'33"E - 47.27'
L13	S35°39'10"E - 17.60'
L14	N31°06'16"E - 30.26'
L15	N65°51'15"E - 20.77'
L16	N53°34'48"W - 0.69'
L17	N24°27'46"W - 23.99'
L18	N65°27'16"E - 30.46'

Note:  
There is an existing utility easement over and upon Tract 1 as recorded in Official Records Volume 725 Page 2933.


Surveyors Clause:  
This plat represents an actual survey performed on December 16, 2024.

Surveyed By:   
Craig W. Mescher Reg. Surveyor No. 8237

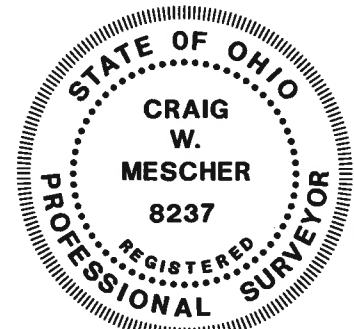
Scale: 1" = 80'



PROJECT # 224808.132

  
Engineering Solutions

1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822  
www.accessengllc.com | 419-586-1430



Basis of Bearings:  
St. Marys Armory Survey (STM-3-31) by Ted K. Schnell PS #7216 in February of 2021.

State of: Ohio County: Auglaize  
Township: St. Marys City: St. Marys  
Sec.: SW 13 Town: 6S Range: 4E  
Deed Ref.: O.R. 714 Page 177  
Date Surveyed: December 16, 2024

**Description for  
James & Roxann Sorah  
0.298 Acres**

Being all of Outlots 46 and 47, also being part of Outlot 45 as recorded in Official Records Volume 714 Page 177, located in the Southwest Quarter of Section 3, Town 6 South, Range 4 East, St. Marys Township, City of St. Marys, Auglaize County, Ohio, and described as follows:

Commencing at an Iron Pin Found marking the Southeast corner of Outlot 52;

Thence North 65°31'30" East (Basis of Bearings) along the North right-of-way line of South Street, a distance of twelve and zero hundredths feet (12.00') to a Mag Nail Found;

Thence North 23°41'36" West along the East line of a 12' Alley as recorded in Plat Book 1B Page 114, a distance of two hundred eighteen and fifty-five hundredths feet (218.55') to a Mag Nail Found, marking the **TRUE POINT OF BEGINNING**;

Thence South 65°27'16" West along the North line of a 12' Alley as recorded in Plat Book 1B Page 114, a distance of eighty-eight and fifty-four hundredths feet (88.54') to a Mag Nail Found;

Thence North 24°27'46" West along the East line of a tract as recorded in Official Records Volume 725 Page 3885, a distance of one hundred nine and twenty-one hundredth feet (109.21') to a point;

Thence North 65°35'51" East along the South right-of-way line of Spring Street, a distance of one hundred nineteen and zero hundredths feet (119.00') to a point;

Thence South 24°27'46" East along the West line of a tract as recorded in Official Records Volume 712 Page 5360, a distance of one hundred eight and ninety-one hundredths feet (108.91') to a point;

Thence South 65°27'16" West a distance of thirty and forty-six hundredths feet (30.46') to the **TRUE POINT OF BEGINNING**, containing **0.298 acres** of land more or less.

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

Previous Deed References: Official Records Volume 714 Page 177, Parcel #K3204601700,  
Parcel #K3204601800, and Parcel #K3204601900

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in December of 2024 and is on file with the Auglaize County Engineers Office.

**Description for  
James & Roxann Sorah  
0.062 Acres**

Being part of Outlot 44 and part of Outlot 45 as recorded in Official Records Volume 714 Page 177, located in the Southwest Quarter of Section 3, Town 6 South, Range 4 East, St. Marys Township, City of St. Marys, Auglaize County, Ohio, and described as follows:

Commencing at an Iron Pin Found marking the Southeast corner of Outlot 52;

Thence North 65°31'30" East (Basis of Bearings) along the North right-of-way line of South Street, a distance of twelve and zero hundredths feet (12.00') to a Mag Nail Found;

Thence North 23°41'36" West along the East line of a 12' Alley as recorded in Plat Book 1B Page 114, a distance of one hundred thirty-one and sixty-five hundredths feet (131.65') to a Mag Nail Found, marking the **TRUE POINT OF BEGINNING**;

Thence continuing North 23°41'36" West along the East line of a 12' Alley as recorded in Plat Book 1B Page 114, a distance of eighty-six and ninety hundredths feet (86.90') to a Mag Nail Found;

Thence North 65°27'16" East a distance of thirty and forty-six hundredth feet (30.46') to a point;

Thence South 24°27'46" East along the West line of a tract as recorded in Official Records Volume 712 Page 5360, a distance of eighty-seven and six hundredths feet (87.06') to a Mag Nail Found;

Thence South 65°45'22" West along the North line of Lot 2 of Plat of South Street Parking Lot, City of St. Marys as recorded in Cabinet E Page 45, a distance of thirty-one and sixty-three hundredths feet (31.63') to the **TRUE POINT OF BEGINNING**, containing **0.062 acres** of land more or less.

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

There is an existing utility easement over and upon 0.062 acres tract as recorded in Official Records Volume 725 Page 2933.

Previous Deed References: Official Records Volume 714 Page 177, Parcel #K3204603300 and Parcel #K3204603100

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in December of 2024 and is on file with the Auglaize County Engineers Office.