

# DAVIS - PLAT OF SURVEY

Being a Retracement Survey of Lot Number 3 and Part of Lot Number 2 of Block Number 3 (Parcel #K32-015-030-00) of the St. Mary's East Addition (Plat Book 1B, Pg. 46). Located in the Southeast Quarter of Section 3, Town 6S, Range 4E, City of Saint Marys, Saint Marys Township, Auglaize County, Ohio

CHESTNUT STREET (66' R/W)

2.79'  
N.W. COR.  
LOT 2

1.11' W

S 1°27'17" W 403.56' meas. (403.92' rec.)

LOT 6

LOT 7

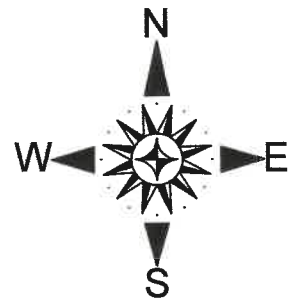
LINE	BEARING	DISTANCE
L1	S 65°52'58" W	76.72'
L2	N 65°52'58" E	76.72'

LOT 10

LOT 11  
BOECKMAN HOLDINGS, LLC.  
O.R. 673, PG. 2590

~SCOTT'S ADDITION, BLOCK 46, P.B. 1, PG. 111~

13.2' WIDE ALLEY R/W

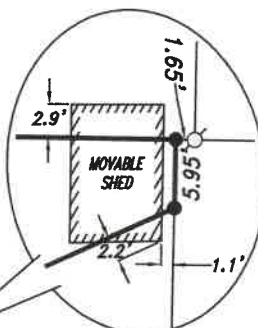


## LEGEND

- --5/8" X 30" REBAR WITH CAP SET
- --IRON PIN FOUND
- ⊗ --MAG NAIL FOUND
- ⊙ --IRON PIPE FOUND
- ⊠ --STONE FOUND

BEARINGS BASED UPON STATE PLANE  
COORDINATES NAD 83, GEOID 12b,  
OHIO NORTH ZONE

SCALE 1"=40'



S 1°23'10" W  
5.95'

P.B. 1, PG. 64~

N 1°27'17" E  
1.69'

N 24°07'02" W  
34.48'

84.08'

34.00'

8.00'

42.00'

134.57'

66.85'

150.93'

S 88°45'50" E

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## ***DAVIS - PLAT OF SURVEY***

### ***PARCEL "A"***

#### ***DEED DESCRIPTION:***

BEING PART OF PARCEL NUMBER K32-015-030-00 AND BEING LOT 3 OF BLOCK 3 OF THE ST. MARYS EAST ADDITION (PLAT BOOK 1, PG. 64). SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWN 6 SOUTH, RANGE 4 EAST, CITY OF SAINT MARYS, SAINT MARYS TOWNSHIP, AUGLAIZE COUNTY, OHIO. BEING BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS:

**Beginning** at an iron pin with cap placed at the Northwest corner of lot two of Block 3 of said St. Marys East Addition, also being on the Eastern right-of-way line of Chestnut Street;

Thence North 24°-07'-02" West a distance of 34.48 feet along the Eastern right-of-way line of said Chestnut Street to an iron pin with cap placed;

Thence North 01°-27'-17" East a distance of 1.69 feet, continuing along said Eastern right-of-way line to an iron pin found;

Thence South 88°-45'-50" East a distance of 84.08 feet along the South line of Lot number 11 of Block 46 of Scott's Addition as shown on Plat Book 1, Pg. 111, to an iron pin with cap placed;

Thence South 65°-52'-58" West a distance of 76.72 feet along the North line of lot number 2 of said St. Marys East Addition, returning to the place of beginning for this premise;

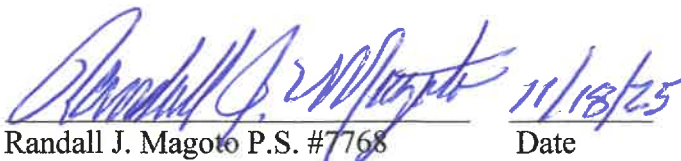
**Containing 0.032 acres more or less**, all being subject to any legal easements, restrictions, and highways of record;

Being part of the premises shown in Official Records Vol. 720, Pg. 546.

Bearings are based upon State Plane Coordinates, NAD 83, Geoid 12b, ODOT VRS, Ohio North Zone.

Survey is filed in Plat Book "V", Pg. 615, in the Auglaize County Tax Map Office.

Randall J. Magoto, Ohio Professional Surveyor number 7768, based upon a field survey completed in September of 2025, prepared the above description.

  
Randall J. Magoto P.S. #7768      Date 11/18/25



## ***DAVIS - PLAT OF SURVEY***

### ***PARCEL "B"***

#### ***DEED DESCRIPTION:***

BEING PART OF PARCEL NUMBER K32-015-030-00 AND BEING PART OF LOT 2 OF BLOCK 3 OF THE ST. MARYS EAST ADDITION (PLAT BOOK 1, PG. 64). SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWN 6 SOUTH, RANGE 4 EAST, CITY OF SAINT MARYS, SAINT MARYS TOWNSHIP, AUGLAIZE COUNTY, OHIO. BEING BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS:

**Beginning** at an iron pin with cap placed at the Northwest corner of lot 2 of Block 3 of said St. Marys East Addition, also being on the Eastern right-of-way line of Chestnut Street;

Thence North  $65^{\circ}-52'-58''$  East a distance of 76.72 feet along the South line of lot number 3 of said St. Marys East Addition to an iron pin with cap placed;

Thence South  $88^{\circ}-45'-50''$  East a distance of 66.85 feet along the South line of Lot number 11 of Block 46 of Scott's Addition as shown on Plat Book 1, Pg. 111, to an iron pin with cap placed;

Thence South  $01^{\circ}-23'-10''$  West a distance of 5.95 feet along the West line of a 16.50 foot wide alley right-of-way to an iron pin with cap placed;

Thence South  $65^{\circ}-52'-58''$  West a distance of 134.57 feet along a line parallel to and 8.00 feet Northwesterly of the South line of said lot number 2, to an iron pin found;

Thence North  $24^{\circ}-07'-02''$  West a distance of 34.00 feet along the East right-of-way line of said Chestnut Street returning to the place of beginning for this premise,

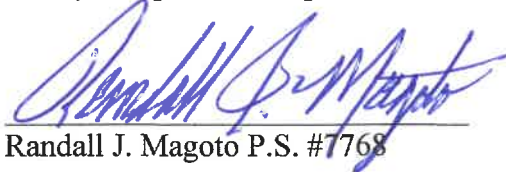
**Containing 0.087 acres more or less**, all being subject to any legal easements, restrictions, and highways of record;

Being part of the premises shown in Official Records Vol. 720, Pg. 546.

Bearings are based upon State Plane Coordinates, NAD 83, Geoid 12b, ODOT VRS, Ohio North Zone.

Survey is filed in Plat Book "V", Pg. 615, in the Auglaize County Tax Map Office.

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