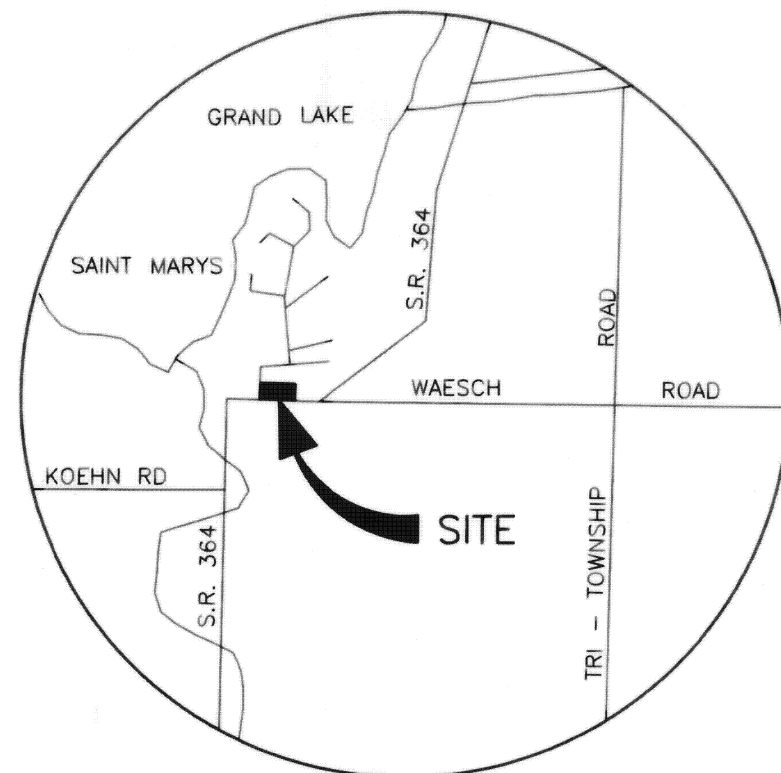


# SUBDIVISION OF WEST PART LOT 157 BLOCK "E" SOUTHMOOR SHORES SUBDIVISION SEC. 17, ST. MARYS TWP., AUGLAIZE COUNTY, OHIO



LOCATION MAP

## LEGEND

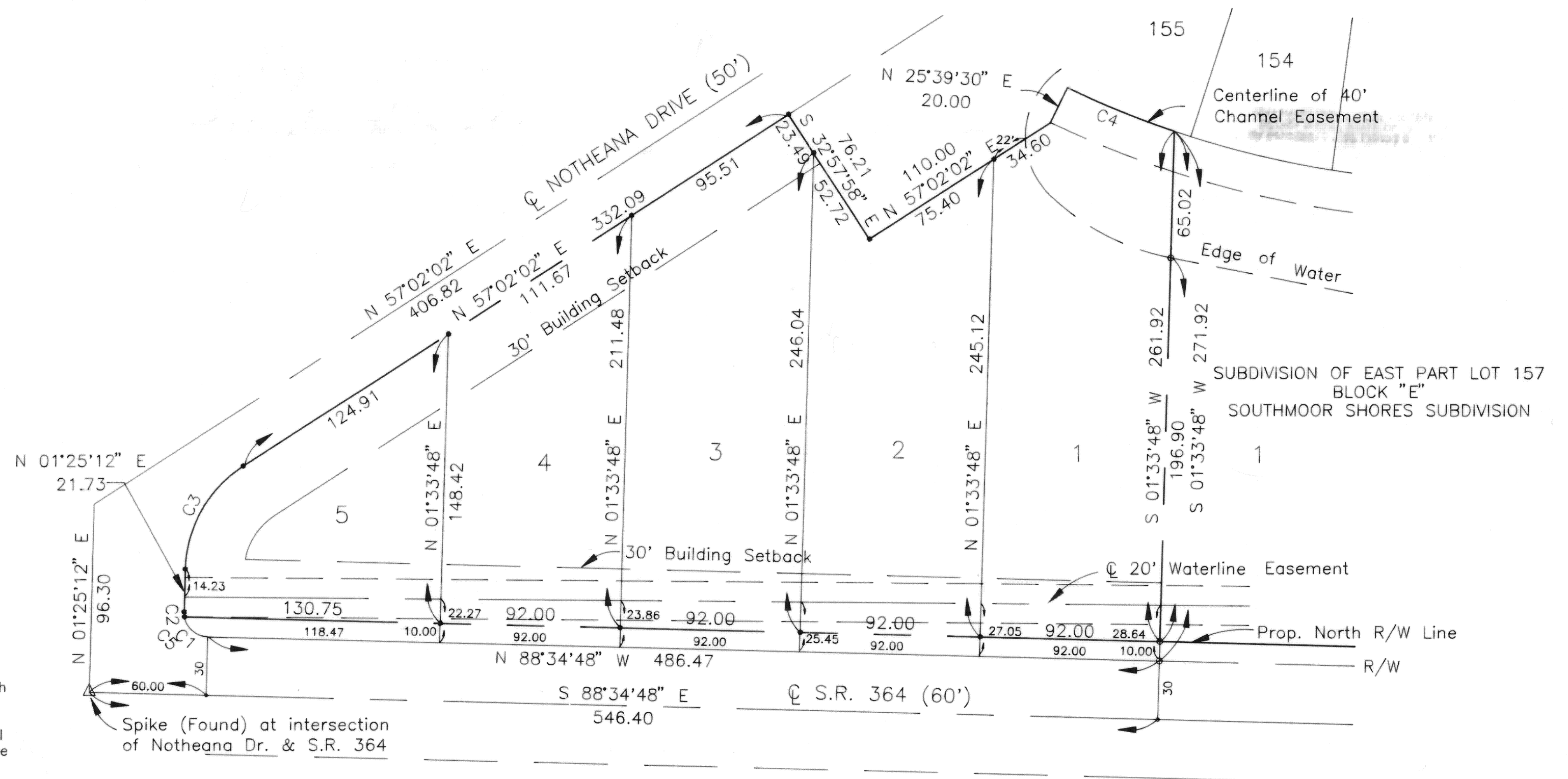
- ° PK Nail (Found)
- ° Iron Pipe (Found)
- △ Spike (Found)
- Iron Pipe (Set)
- PK Nail (Set)

Scale: 1"=50'

## OVERALL DESCRIPTION

Being the west part of Lot 157 of Block "E" of Southmoor Shores Subdivision, Section 17, T-6-S, R-4-E, St. Marys Township, Auglaize County, Ohio as evidenced by a plat filed in Cabinet A, Page 50 of the Auglaize County Recorder's Office and more particularly described as follows:

Commencing at a spike found marking the intersection of the centerline of S.R. 364 and Notheana Drive; thence with the centerline of S.R. 364, S 88°34'48"E, a distance of 546.40 feet to a P.K. nail (found); thence N 01°33'48"E, a distance of 30.00 feet to the south line of Lot 157 and the PLACE OF BEGINNING; thence N 88°34'48"W, along the south line of Lot 157 a distance of 486.47 feet; thence with a curve to the right having a radius of 12.50 feet and a chord which bears N 43°34'48"W and measures 17.68 feet for a total arc distance of 19.63 feet to an iron pipe with cap set; thence N 01°25'12"E, along the west line of Lot 157, a distance of 21.73 feet to an iron pipe with cap set; thence on a curve to the right having a radius of 65.00 feet and a chord which bears N 29°13'37"E, and measures 60.64 feet for a total arc distance of 63.09 feet to an iron pipe with cap set; thence N 57°02'02"E, along a northerly line of Lot 157 and the south right of way line of Notheana Drive 332.09 feet to an iron pipe with cap set, thence S 32°57'58"E, perpendicular to said Notheana Drive and along a northerly line of Lot 157 76.21 feet to an iron pipe set; thence N 57°02'02"E, along a north line of Lot 157 110.00 feet (passing through an iron pipe with cap set at a distance of 75.40 feet); thence N 25°39'30"E, 20 feet to a point on the centerline of a 40 foot channel easement and the south line of Lot 155 in Southmoor Shores Subdivision; thence on a curve to the left along the south line of Lot 155, said curve having a radius of 490.00 feet and a chord which bears S 67°48'10"E, and measures 59.12 feet, for a total arc distance of 59.16 feet to the northwest corner of Lot 1 in the Subdivision of East Part Lot 157 Block "E" Southmoor Shores Subdivision; thence S 01°33'48"W, along the west line of said Lot 1 (passing through an iron pipe with cap found at a distance of 65.02 feet) 271.92 feet to the PLACE OF BEGINNING containing in all 2.346 acres more or less and subject to all legal highways, easements and restrictions of record.



CURVE	ARC LENGTH	RADIUS	BEARING	CHORD
C1	17.12	12.50	N 49°20'53" W	15.81
C2	2.52	12.50	N 04°20'53" W	2.51
C3	63.09	65.00	N 29°13'37" E	60.64
C4	59.16	490.00	S 67°48'10" E	59.12
C5	19.63	12.50	N 43°34'48" W	17.68

Restrictions to be the same as Southmoor Shores Subdivision.

I hereby certify that I am a Surveyor registered professionally to practice in the State of Ohio, and that this plat is, in all respects, correct and was prepared from an actual survey completed under my supervision 6/28/91  
Date

The above tract contains 2.346 acres of land is divided into 5 lots and numbered as shown on the plat.

Building setback lines, easements, lot dimensions and streets are as on the plat.

7/1/91  
Date

*Thendace A. Metzger*  
Registered Surveyor No. 5514



Set Back Release

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## RELEASE OF BUILDING SET BACK

KNOW ALL MEN BY THESE PRESENTS, THAT, **ANTHONY M. SANSALONE** (AKA ANTHONY SANSALONE), **Trustee**, for valuable consideration paid, releases from the operation and effect of the Subdivision Plat Building Set Back Line as shown in **PLAT CABINET C at pages 23 & 24**, Auglaize County Recorder's Office, the following real property, Situate in Section 17 of St. Marys Township, T6S, R4E, Auglaize County, Ohio, to-wit:

Being all of Lots 1, 2, 3, 4 & 5 in the Subdivision of the West Part of Lot 157, Block E, Southmoor Shores Subdivision and all of Lots 1 & 2 in the Subdivision of the East Part of Lot 157, Block E, Southmoor Shores Subdivision; more particularly described as follows:

Beginning at an iron pipe with cap (found) on the south right of way line of Notheana Drive at the northern most corner of Lot 3 in the Subdivision of the West Part of Lot 157, Block E, Southmoor Shores Subdivision;

thence S 32° 57' 58" E along a northerly line of Lot 3 and Lot 2 in said Subdivision 76.21 feet to an iron pipe (found) at the center northerly corner of Lot 2;

thence N 57° 02' 02" E along a north line of lot 2 and lot 1 in said Subdivision, 110.00 feet (passing through an iron pipe with cap (found) at a distance of 75.40 feet);

thence N 25° 39' 30" E, 20 feet to a point on the centerline of a 40 foot channel easement and the northernmost corner of Lot 1;

thence on a curve to the left along the north line of Lot 1, said curve having a radius of 490.00 feet and a chord which bears S 79° 05' 12" E and measures 249.42 feet, for a total arc distance of 252.19 feet to the northeast corner of Lot 2 in the Subdivision of the East Part of Lot 157, Block E, Southmoor Shores Subdivision;

thence S 01° 33' 48" W along the west line of said Lot 2 (passing through an iron pipe with cap (found) at a distance of 73.76 feet) 251.76 feet, to the south line of Lot 2;

thence S 88° 34' 48" W along said south line of Lot 2 a distance of 677.24 feet;

thence with a curve to the right having a radius of 12.50 feet and a chord which bears N 43° 34' 48" W and measures 17.68 feet for a total arc distance of 19.63 feet;

thence N 01° 25' 12" E along the west line of Lot 5, a distance of 21.73 feet;

thence on a curve to the right having a radius of 65.00 feet and a chord which bears N 29° 13' 37" E and measures 60.64 feet for a total arc distance of 63.09 feet;

thence N 57° 02' 02" E along a northerly line of Lot 5 and the south right of way line of Notheana Drive 332.09 feet to the PLACE OF BEGINNING. Containing in all 3.46 acres, more or less.

### ALSO

Being part of the easterly one half of Lot 157 of Block E of Southmoor Shores Subdivision as evidenced by a plat filed in Cabinet A page 50 of the Auglaize County Recorder's Office and more particularly described as follows:

Commencing at a spike found marking the intersection of the centerline of SR 364 and Notheana Drive

THIS CONVEYANCE HAS BEEN EXAMINED	
GRANTOR HAS COMPLIED WITH SECTION 319.202	
OF THE REVISED CODE	
FEE	\$
EXEMPT	
KARYN, COUNTY AUDITOR	

Restrictions to be the same as  
Southmoor Shores Subdivision.

SUBDIVISION OF WEST PART LOT 157  
BLOCK "E", SOUTHMOOR SHORES SUBDIVISION,  
ST. MARYS TOWNSHIP, AUGLAIZE COUNTY, OHIO

OWNER'S DEDICATION

Know all men by these presents:

We the undersigned owners of the within described land, have caused the area encompassed by this plat to be surveyed, platted and to be known as the SUBDIVISION OF WEST PART LOT 157, BLOCK "E", SOUTHMOOR SHORES SUBDIVISION in Section 17, St. Marys Township, Auglaize County, Ohio and do hereby certify that the said plat is a true representation of the same.

John M. Sansalone, Trustee  
Owner

ACKNOWLEDGEMENT

Before me, a Notary Public in the State of Ohio, personally appeared the above signed owners and acknowledged the signing of the foregoing instrument to be their own free act and deed.

In testimony whereof, I have affixed my hand and seal this 17th day  
of July, 1991.

Evangelina Haldar  
Notary Public in the State of Ohio

PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of St. Marys, Auglaize County, Ohio, at  
the meeting of July 16, 1991.

Michael L. Wendok  
Secretary of Planning Commission

CERTIFICATE OF ACCEPTANCE

All improvements have been installed in accordance with the requirements of the regulations of Ordinance No. 1902, and pertinent agreements with the City of St. Marys, Auglaize County, Ohio and with the action of the Planning Commission in approving the preliminary plat.

Michael L. Wendok  
Director of Public Service

7-17-91  
Date

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising the SUBDIVISION OF WEST PART LOT 157, BLOCK "E", SOUTHMOOR SHORES SUBDIVISION, Section 17, St. Marys Township, Auglaize County, Ohio and that this plat was filed for transfer in the Office of the Auglaize County Auditor, this 18 day of July, 1991.

Kayr Schumann  
Auditor

COUNTY RECORDER'S CERTIFICATE

Received for recording in the Office of the Auglaize County Recorder this 18th day of  
July, 1991, at 1:31 o'clock and is recorded in Plat Book C  
Page 23-24 Fee Paid 43.00

Maureen Schumann  
Recorder

91 JUL 18 PM 1:31  
RECEIVED  
MAUREEN SCHUMANN  
AUGLAIZE CO. RECORDER

3921 44322