

SHOPPES AT ST. MARYS, SECTION 1

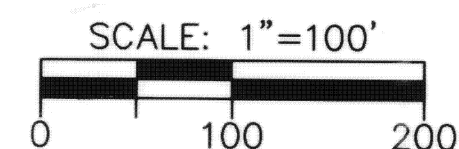
23.045 ACRES SITUATED IN THE SOUTH HALF OF SECTION 34, NOBLE TOWNSHIP, TOWN 5 SOUTH,
RANGE 4 EAST, COUNTY OF AUGLAIZE, CITY OF ST. MARYS, STATE OF OHIO

ACREAGE IN LOTS = 21.126 AC.
STREET R/W = 1.919 AC.
TOTAL ACREAGE = 23.045 AC.

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	650.00'	09°-22'-45"	106.40'	106.28'	N 71°-55'-41" W
C2	300.00'	68°-19'-19"	357.73'	336.91'	N 33°-04'-39" W
C3	250.00'	90°-00'-00"	392.70'	353.55'	N 43°-54'-59" W
C4	616.50'	02°-58'-45"	32.05'	32.05'	N 68°-36'-35" W
C5	271.00'	68°-12'-13"	322.59'	303.88'	N 33°-01'-06" W
C6	280.00'	90°-00'-00"	439.82'	395.98'	N 43°-54'-59" W
C7	220.00'	90°-00'-00"	345.58'	311.13'	N 43°-54'-59" W
C8	325.00'	68°-00'-06"	385.73'	363.48'	S 32°-55'-02" E
C9	683.50'	02°-58'-30"	35.49'	35.49'	S 68°-24'-20" E
C10	280.00'	24°-38'-09"	120.39'	119.47'	N 11°-14'-04" W
C11	280.00'	65°-21'-51"	319.43'	302.39'	N 56°-14'-04" W

THERE SHALL BE A UTILITY
EASEMENT FOR STREET LIGHT WIRE
PURPOSES 5' IN WIDTH ALONG
EACH SIDE OF ALL INTERIOR LOT
LINES UNLESS OTHERWISE SHOWN.

BEARINGS BASED ON A 2003 GEESLIN PLAT FILED
IN NOB-34-3 AT THE AUGLAIZE CO. TAX MAP OFFICE



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- P.K. NAIL SET
- P.K. NAIL FOUND
- CONCRETE MONUMENT SET
- MONUMENT BOX W/IP PLACED
- MONUMENT BOX W/IP FOUND
- GIN SPINDLE SET

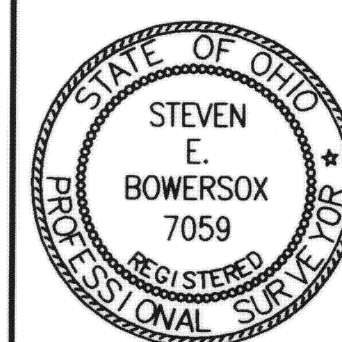
SHEET 1 OF 2

REVISION	DATE
CITY COMMENTS	1-13-2005
ADD EASEMENTS	2-23-2005
DRAINAGE ESMT.	6-13-2005
DRAINAGE LOT	6-27-2005
CITY COMMENTS	7-06-2005

A 5/8"x 30" REBAR WITH CAP TO BE SET AT ALL
LOT CORNERS AFTER CONSTRUCTION OF STREETS
AND UTILITIES.

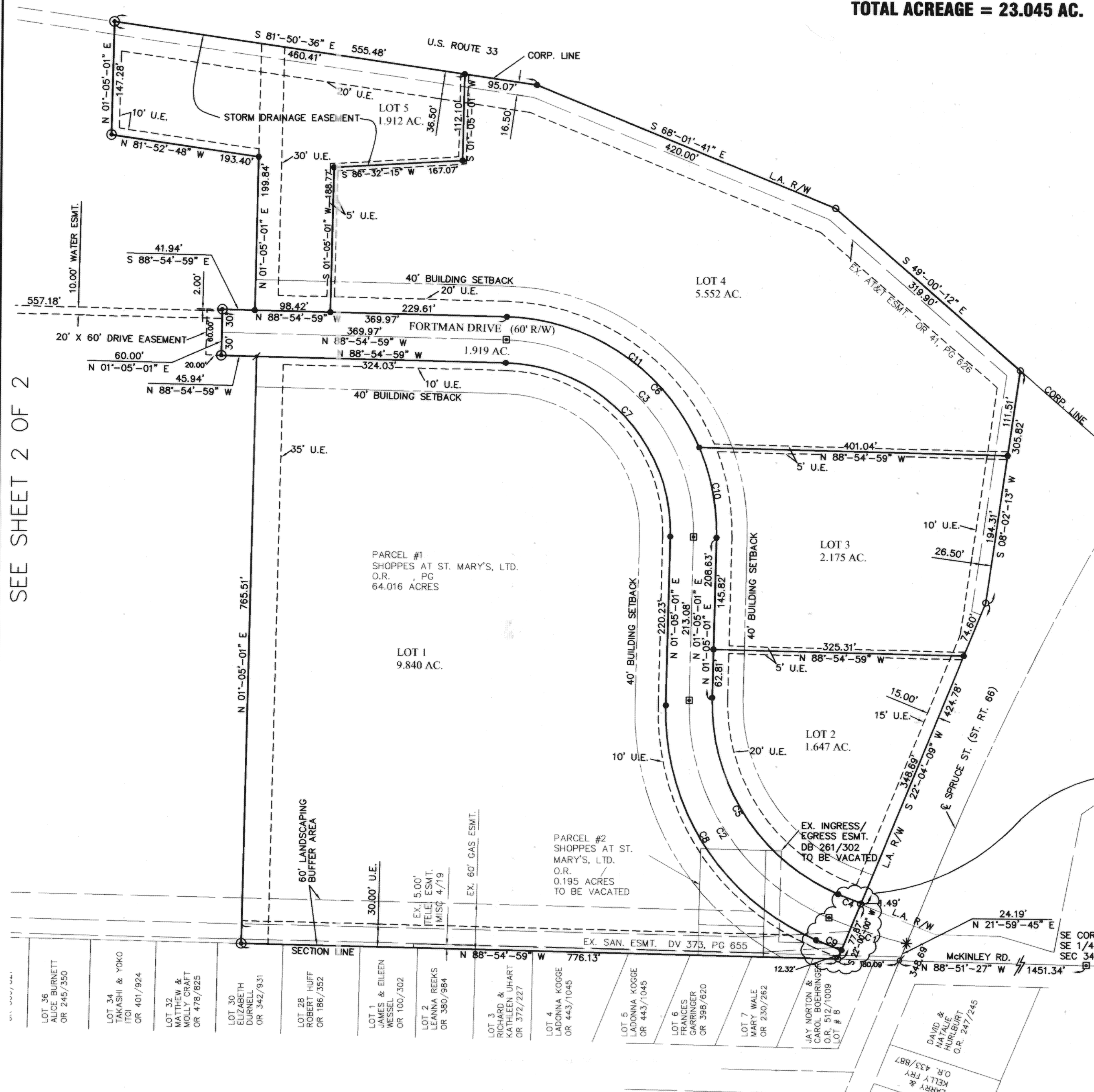
Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

1-06-2005
DATE



CHOICE ONE ENGINEERING
The choice that exceeds ...
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 06-13-2005 drawn by: jmk job number: AUGSMA0408FIN



SEE SHEET 2 OF 2

THE PLANNING COMMISSION FOR THE CITY OF ST. MARYS, OHIO,
DOES HEREBY CERTIFY THAT THE ATTACHED PLAT FOR THE LAND
ENCOMPASSING THE AREA TO BE KNOWN AS SHOPPES AT ST.
MARYS, WAS APPROVED BY SAID PLANNING COMMISSION ON THE
28th DAY OF JUNE, 2005

SECRETARY

THIS PLAT AND ATTACHED SIGNATURE PAGE WAS FILED
THIS 28 OF July, 2005

KARYN SCHUMANN
AUGLAIZE COUNTY AUDITOR

AN ACCEPTABLE BOND, SUFFICIENTLY SECURED, CERTIFIED CHECK OR IRREVOCABLE LETTER OF CREDIT HAS BEEN POSTED WHICH IS AVAILABLE TO THE CITY OF ST. MARY'S, AND IN SUFFICIENT AMOUNT TO ASSURE SUCH COMPLETION OF ALL REQUIRED IMPROVEMENTS AS EVIDENCED BY APPROVED CONSTRUCTION COST ESTIMATES: CERTIFICATION OF ACCEPTANCE BY THE DIRECTOR OF PUBLIC SERVICE AND SAFETY IS REQUIRED TO RELEASE SAID BOND, CERTIFIED CHECK, OR IRREVOCABLE LETTER OF CREDIT.

MICHAEL L. WEADOCK
DIRECTOR OF PUBLIC SERVICE AND SAFETY

THIS PLAT AND THE ATTACHED SIGNATURE PAGE WAS FILED FOR
PERMANENT RECORD IN AUGLAIZE COUNTY RECORDER'S OFFICE
ON THIS 28th OF July, 2005 AT 3:15 AM/PM AND IS
NOW PERMANENTLY RECORDED IN PLAT CABINET D,
SLIDE(S) 31-32.

ANN BILLINGS
AUGLAIZE COUNTY RECORDER

State of Ohio
County of Montgomery

The forgoing instrument was acknowledged before me this 27th day of July, 2007 by Michael F. Oberer, Vice-President, of Shoppes at St. Mary's, Ltd., an Ohio limited liability company, on behalf of the company.



BARBARA GAINES, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 6, 2010

**23.045 ACRES SITUATED IN THE SOUTH HALF OF SECTION 34, NOBLE TOWNSHIP, TOWN 5 SOUTH,
RANGE 4 EAST, COUNTY OF AUGLAIZE, CITY OF ST. MARYS, STATE OF OHIO**

ACREAGE IN LOTS = 21.126 AC.
STREET R/W = 1.919 AC.
TOTAL ACREAGE = 23.045 AC.

Shoppes at St. Mary's, Ltd., an Ohio limited liability company, the owner of the land included within this plat have caused the area located in the City of St. Marys, Ohio, encompassed by this plat, to be surveyed, platted, and known as Shoppes at St. Marys, Section 1. Furthermore, Shoppes at St. Mary's, Ltd., an Ohio limited liability company, dedicates the streets and easements as shown on this plat to the public use forever. Furthermore, Shoppes at St. Mary's, Ltd., an Ohio limited liability company, vacates the lot lines described in Deed Volume 223, Page 282 and easements described in Deed Volume 261, Page 302 as shown on this plat.

By: Oberer Construction Managers, Ltd.
Its: Member

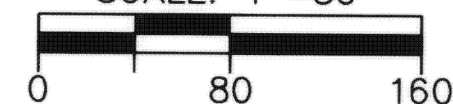
By: Michael F. Oberer
Michael F. Oberer
Its: Vice-President

- 5/8" X 30" REBAR
W/CAP SET
- IRON PIN FOUND
- ⚡ P.K. NAIL SET
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- ⊙ CONCRETE MONUMENT SET
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- * GIN SPINDLE SET

SEE SHEET 1 OF 2

BEARINGS BASED ON A 2003 GEESLIN PLAT FILED
IN NOB-34-3 AT THE AUGLAIZE CO. TAX MAP OFFICE

SCALE: 1"=80'

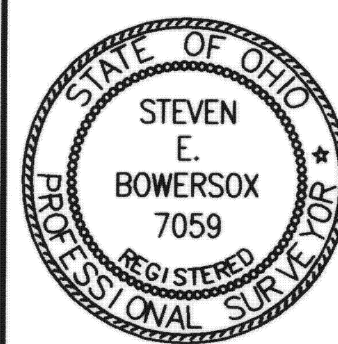


SHEET 2 OF 2

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STEVEN E. BOWERSOX, P.S. #7059 7-06-2005
DATE



**CHOICE
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www.choiceoneengineering.com

date: 06-13-2005	drawn by: imk	job number: AUGSMA0408F
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