

**15.822 ACRES SITUATED IN SECTION 34, T 5 S, R 4 E,
CITY OF ST. MARYS, NOBLE TOWNSHIP, AUGLAIZE COUNTY, OHIO**

TRANSFERRED AND NUMBERED THIS 22 DAY OF May, 2007

FILED THIS 22 DAY OF May, 2007 AT 3:39 O'CLOCK P.M.
RECORDED THIS 22 DAY OF May, 2007
PLAT CABINET D, SLIDE 143-144

The map shows a street layout with Hillcrest Dr running vertically and Fortman Dr running horizontally. A shaded area, labeled 'PROJECT AREA', is located at the intersection. Other streets shown include Amanda Rd, Amstrong St, McKinley St, and a canal. A callout box points to the shaded area with the text 'PROJECT AREA'.

VICINITY MAP

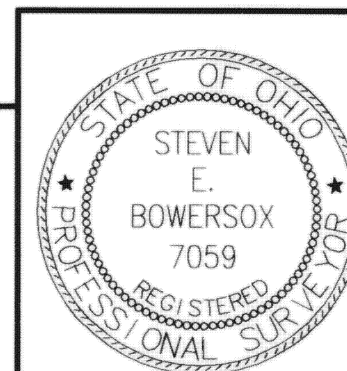
ACREAGE IN LOTS = 13.440 AC.
STREET R/W = 2.382 AC.
TOTAL ACREAGE = 15.822 AC.

OWNER/DEVELOPER

DOCNI DEVELOPMENT, INC.
O.R. BOOK 542, PG. 1008
DEVELOPER'S PROJECT
MANAGER: CARL YOUMANS
695 GORDON GROVE
TEL: (419) 394-4962

SHEET 1 OF 2

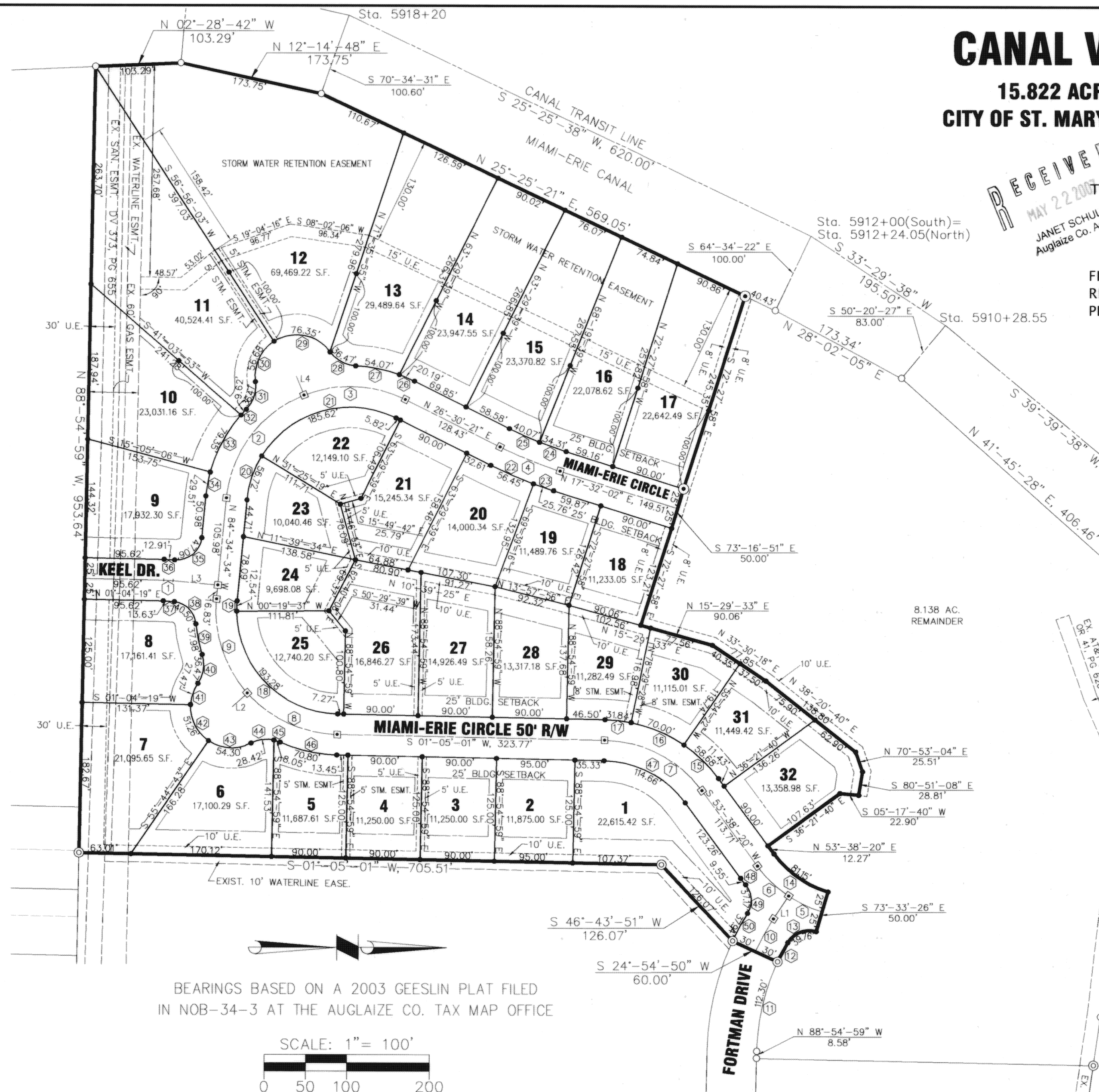
REVISION	DATE
EASEMENTS	10-16-2006
CORRECTIONS	10-25-2006



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440 E. HOEWISHER ROAD
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date: 10-16-2006	drawn by: seb	job number: AUGSMA0601FIN
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BEARINGS BASED ON A 2003 GEESLIN PLAT FILED
IN NOB-34-3 AT THE AUGLAIZE CO. TAX MAP OFFICE

SCALE: 1" = 100'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 50, 100, and 200, representing feet. The total length of the bar is 200 feet.

LEGEND

- 5/8" X 30" REBAR
W/CAP SET
- IRON PIN FOUND
- P.K. NAIL SET
- ⊘ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊙ CONCRETE MONUMENT SET
- ▣ MONUMENT BOX W/IP PLACED
- ◎ CONCRETE MONUMENT FOUND

THERE SHALL BE A UTILITY
EASEMENT FOR STREET LIGHT
WIRE PURPOSES 2.5' IN WIDTH
ALONG EACH SIDE OF ALL
INTERIOR LOT LINES UNLESS
OTHERWISE SHOWN.

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

11/17/2006
DATE

[illegible]

CANAL VIEW ESTATES, PHASE 1

15.822 ACRES SITUATED IN SECTION 34, T 5 S, R 4 E,
CITY OF ST. MARYS, NOBLE TOWNSHIP, AUGLAIZE COUNTY, OHIO

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	150.00'	04°-21'-08"	11.39'	11.39'	N 03°-14'-52" E
2	150.00'	62°-46'-49"	164.36'	156.26'	N 53°-11'-09" W
3	150.00'	48°-18'-06"	126.45'	122.74'	N 02°-21'-18" E
4	500.00'	08°-58'-19"	78.30'	78.22'	N 22°-01'-11" E
5	150.00'	17°-07'-05"	44.81'	45.65'	S 25°-00'-06" W
6	150.00'	20°-04'-41"	52.56'	52.30'	S 43°-35'-59" W
7	150.00'	52°-33'-19"	137.59'	132.82'	S 27°-21'-40" W
8	150.00'	47°-10'-13"	123.49'	120.03'	S 24°-40'-07" W
9	150.00'	47°-10'-13"	123.49'	120.03'	S 71°-50'-20" W
10	300.00'	08°-38'-49"	45.27'	45.23'	N 60°-45'-46" W
11	270.00'	23°-49'-49"	112.30'	111.49'	N 77°-00'-05" W
12	270.00'	05°-35'-55"	26.38'	26.37'	S 62°-17'-12" E
13	30.00'	75°-55'-49"	39.76'	36.91'	S 21°-31'-20" E
14	125.00'	37°-11'-46"	81.15'	79.73'	N 35°-02'-27" E
15	175.00'	19°-12'-42"	58.68'	58.40'	S 44°-01'-59" W
16	175.00'	22°-55'-06"	70.00'	69.53'	S 22°-58'-05" W
17	175.00'	10°-25'-31"	31.84'	31.80'	S 06°-17'-47" W
18	125.00'	88°-35'-28"	193.28'	174.59'	S 45°-22'-45" W
19	125.00'	05°-44'-57"	12.54'	12.54'	N 87°-27'-02" W
20	125.00'	25°-59'-53"	56.72'	56.23'	N 71°-34'-37" W
21	125.00'	85°-05'-02"	185.62'	169.03'	N 16°-02'-10" W
22	525.00'	06°-09'-37"	56.45'	56.42'	N 23°-25'-33" E
23	525.00'	02°-48'-42"	25.76'	25.76'	N 18°-56'-23" E
24	475.00'	04°-08'-19"	34.31'	34.30'	S 19°-36'-11" W
25	475.00'	04°-50'-00"	40.07'	40.06'	S 24°-05'-21" W
26	175.00'	06°-36'-38"	20.19'	20.18'	S 23°-12'-02" W
27	175.00'	17°-42'-07"	54.07'	53.85'	S 11°-02'-40" W
28	40.00'	52°-14'-12"	36.47'	35.22'	S 28°-18'-42" W
29	50.00'	87°-29'-45"	76.35'	69.15'	S 10°-40'-55" W
30	50.00'	64°-57'-21"	56.68'	53.70'	S 65°-32'-38" E
31	40.00'	52°-14'-12"	36.47'	35.22'	S 71°-54'-13" E
32	175.00'	03°-09'-00"	9.62'	9.62'	S 47°-21'-37" E
33	175.00'	25°-58'-47"	79.35'	78.67'	S 61°-55'-31" E
34	175.00'	09°-39'-39"	29.51'	29.47'	S 79°-44'-44" E
35	30.00'	89°-52'-26"	47.06'	42.38'	S 39°-38'-21" E
36	175.00'	04°-13'-33"	12.91'	12.90'	S 03°-11'-05" W
37	125.00'	06°-14'-53"	13.63'	13.62'	N 04°-11'-45" E
38	30.00'	77°-21'-30"	40.50'	37.50'	N 45°-59'-57" E
39	175.00'	12°-26'-07"	37.98'	37.91'	N 78°-27'-39" E
40	40.00'	52°-14'-12"	36.47'	35.22'	S 81°-38'-19" E
41	50.00'	31°-29'-01"	27.47'	27.13'	S 71°-15'-44" E
42	50.00'	58°-44'-29"	51.26'	49.05'	N 63°-37'-32" E
43	50.00'	62°-13'-37"	54.30'	51.67'	N 03°-08'-29" E
44	40.00'	40°-42'-26"	28.42'	27.83'	N 07°-37'-07" W
45	40.00'	11°-31'-46"	8.05'	8.04'	N 18°-29'-59" E
46	175.00'	23°-10'-51"	70.80'	70.32'	N 12°-40'-27" E
47	125.00'	52°-33'-19"	114.66'	110.68'	N 27°-21'-40" E
48	175.00'	03°-07'-39"	9.55'	9.55'	N 52°-04'-30" E
49	30.00'	70°-59'-23"	37.17'	34.84'	N 86°-00'-23" E
50	330.00'	06°-35'-15"	37.94'	37.92'	S 61°-47'-33" E

ST. MARYS PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION FOR THE CITY OF ST. MARY'S, OHIO, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT FOR THE LAND ENCOMPASSING THE AREA TO BE KNOWN AS CANAL VIEW ESTATES, PHASE 1, WAS APPROVED BY SAID PLANNING COMMISSION ON THIS 17 DAY OF OCTOBER, 2006.

Thomas J. Hitchcock
SECRETARY

AUDITOR'S CERTIFICATE

THIS PLAT AND ATTACHED COVENANT OF RESTRICTIONS WAS FILED THIS 22 OF MAY, 2007.

Janet Schuler JR
KARYN SCHUMANN Janet Schuler
AUGLAIZE COUNTY AUDITOR

5-22-07
DATE

LEGAL DESCRIPTION

BEING SITUATE IN SECTION 34, TOWN 5 SOUTH, RANGE 4 EAST, CITY OF ST. MARYS, NOBLE TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a concrete monument found in the southwest corner of right of way of Fortman Drive as shown on the plat for the Shoppes at St. Marys, Section 2 recorded in plat cabinet D, slides 80-81;

thence, South 46°-43'-51" West, 126.07 feet, along the westerly line of the Shoppes At St. Marys, Section 2, to a concrete monument found;

thence, South 01°-05'-01" West, 705.51 feet, along the west line of the Shoppes At St. Marys, Section 2, to a concrete monument found;

thence, North 88°-54'-59" West, 953.64 feet, to an iron pin found in the easterly line of the Miami-Erie Canal;

thence, North 02°-28'-42" West, 103.29 feet, along the easterly line of the Canal, to an iron pin found;

thence, North 12°-14'-48" East, 173.75 feet, along the easterly line of the Canal, to an iron pin found;

thence, North 25°-25'-21" East, 569.05 feet, along the easterly line of the Canal, to a concrete monument set;

thence, South 72°-27'-58" East, 245.35 feet, to a concrete monument set;

thence, South 73°-16'-51" East, 50.00 feet, to an iron pin set;

thence, South 72°-27'-58" East, 123.21 feet, to an iron pin set;

thence, North 15°-29'-33" East, 90.06 feet, to an iron pin set;

thence, North 33°-30'-18" East, 77.85 feet, to an iron pin set;

thence, North 38°-20'-40" East, 138.80 feet, to an iron pin set;

thence, North 70°-53'-04" East, 25.51 feet, to an iron pin set;

thence, South 80°-51'-08" East, 28.81 feet, to an iron pin set;

thence, South 05°-17'-40" West, 22.90 feet, to an iron pin set;

thence, South 36°-21'-40" East, 107.63 feet, to an iron pin set;

thence, North 53°-38'-20" East, 12.27 feet, to an iron pin set;

thence, Northerly, 81.15 feet, along the arc of a curve to the left having a radius of 125.00 feet, an internal angle of 37°-11'-46" and a chord 79.73 feet in length bearing North 35°-02'-27" East, to an iron pin set;

thence, South 73°-33'-26" East, 50.00 feet, to an iron pin set;

thence, Southeasterly, 39.76 feet, along the arc of a curve to the left having a radius of 30.00 feet, an internal angle of 75°-55'-49" and a chord 36.91 feet in length bearing South 21°-31'-20" East, to an iron pin set;

thence, Southeasterly, 26.38 feet, along the arc of a curve to the left having a radius of 270.00 feet, an internal angle of 05°-35'-55" and a chord 26.37 feet in length bearing South 62°-17'-12" East, to a concrete monument found;

thence, South 24°-54'-50" West, 60.00 feet, along the Westerly end of Fortman Drive, to the principal place of beginning.

Containing 15.822 acres more or less and being subject to all legal highways and easements of record.

RECORDER'S CERTIFICATE

THIS PLAT AND ATTACHED COVENANT OF RESTRICTIONS WAS FILED FOR PERMANENT RECORD IN AUGLAIZE COUNTY RECORDER'S OFFICE ON THIS 22 OF MAY, 2007 AT 3:39 AM/PM AND IS NOW PERMANENTLY RECORDED IN PLAT CABINET 8, SLIDE(S) 143-144.

Ann Billings
ANN BILLINGS
AUGLAIZE COUNTY RECORDER

5/22/07
DATE

DEDICATION

DOCNI DEVELOPMENT, INC., THE OWNER OF THE LAND PLATTED HEREON, DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE PROPOSED STREETS AND EASEMENTS SHOWN HEREON.

OWNER: DOCNI DEVELOPMENT, INC.

BY: Zohair A. Abdelbaki, Pres. 5-17-07
ZOHEIR A. ABDELBAKI
PRESIDENT
DATE

ACKNOWLEDGMENT

STATE OF OHIO, AUGLAIZE COUNTY, SS.
BE IT REMEMBERED THAT ON THIS 17TH DAY OF MAY, 2007 BEFORE ME, A NOTARY PUBLIC IN AUGLAIZE COUNTY, CAME PERSONALLY THE OWNER OF THE LAND PLATTED HEREON, AND DOES HEREBY ACKNOWLEDGE HIS SIGNING TO BE A VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN STATED.
IN TESTIMONY WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY NOTARY SEAL THIS 17TH DAY OF MAY, 2007. MY COMMISSION EXPIRES July 26, 2010.



CARL W. YOUNMANS
Notary Public, State of Ohio
My Commission Expires July 26, 2010
Recorded in Auglaize County

Carl W. Youmans
NOTARY PUBLIC

CERTIFICATE OF ACCEPTANCE

I DO HEREBY CERTIFY THAT THE PUBLIC IMPROVEMENTS ARE CONSTRUCTED FOR THE CANAL VIEW ESTATES TO THE CITY OF ST. MARY'S, OHIO, AND DO HEREBY CERTIFY AND ACCEPT THE SAID IMPROVEMENTS ON BEHALF OF THE PUBLIC.

Thomas J. Hitchcock
THOMAS J. HITCHCOCK
DIRECTOR OF PUBLIC SERVICE AND SAFETY

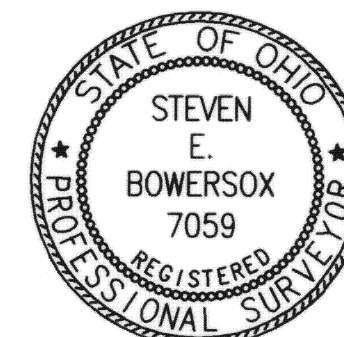
5-17-07
DATE

SHEET 2 OF 2

REVISION DATE
SIGNATURES 10-16-2006

CHOICE
ONE ENGINEERING
the choice that exceeds ...
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
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date: 10-16-2006 drawn by: seb job number: AUGSMA0601COV



Steven E. Bowersox 11/17/2006
STEVEN E. BOWERSOX, P.S. #7059