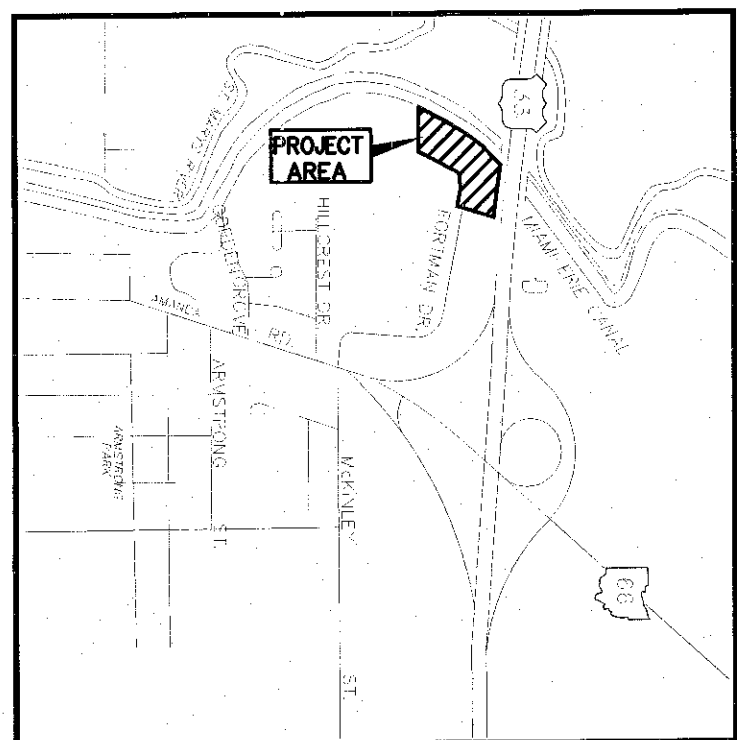


CANAL VIEW ESTATES, PHASE 2

SW 1/4 SEC. 34, T 5 S, R 4 E, CITY OF ST. MARYS
NOBLE TOWNSHIP, AUGLAIZE CO., OHIO

THE BEARINGS ARE BASED ON
CANAL VIEW ESTATES, PHASE 1 AS SHOWN
ON PLAT CABINET D, SLIDES 143-144

SCALE: 1"=100'
0 50 100 200



VICINITY MAP

RECEIVED

TRANSFERRED AND NUMBERED THIS 18 DAY OF NOV 18 2019, 2019

JANET SCHULER
AUGLAIZE COUNTY AUDITOR

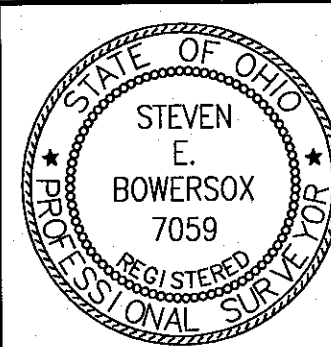
FILED THIS 18 DAY OF November, 2019 AT 2:52 O'CLOCK P.M.
RECORDED THIS 18 DAY OF November, 2019.
PLAT CABINET D, SLIDE 369-370

Emily K. Schlenker
AUGLAIZE COUNTY RECORDER

OWNER: DOCNI DEVELOPMENT, INC.
O.R. BOOK 542, PG. 1008
DEVELOPER PROJECT MANAGER: CARL YOUNANS
695 GORDON GROVE
(419) 305-2716

ACREAGE IN LOTS = 7.077 AC.
STREET R/W = 1.061 AC.
TOTAL ACREAGE = 8.138 AC.

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.



ChoiceOne
Engineering

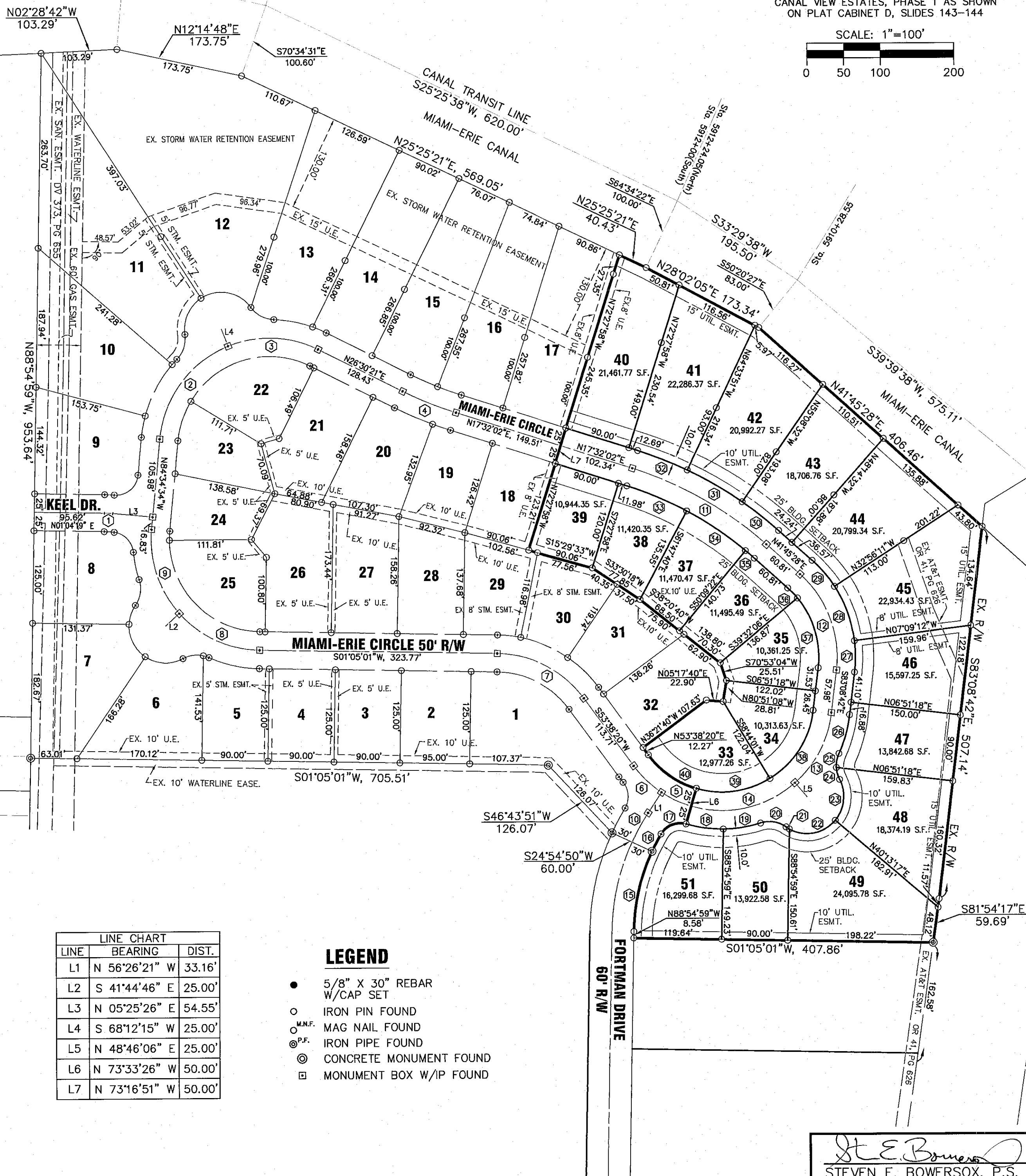
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
10-31-2019
DRAWN BY:
WDG
JOB NUMBER:
AUGSMA1904
SHEET NUMBER
1 OF 2

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

11/08/2019
DATE



LINE	BEARING	DIST.
L1	N 56°26'21" W	33.16'
L2	S 41°44'46" E	25.00'
L3	N 05°25'26" E	54.55'
L4	S 68°12'15" W	25.00'
L5	N 48°46'06" E	25.00'
L6	N 73°33'26" W	50.00'
L7	N 73°16'51" W	50.00'

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- MONUMENT BOX W/IP FOUND

CANAL VIEW ESTATES, PHASE 2

SW 1/4 SEC. 34, T 5 S, R 4 E, CITY OF ST. MARYS
NOBLE TOWNSHIP, AUGLAIZE CO., OHIO

BEING H4303401100, A 8.138-ACRE TRACT OF LAND OWNED BY DOCNI DEVELOPMENT, INC. AS CONVEYED IN OFFICIAL RECORD 542, PAGE 1008 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 34, TOWN 5 SOUTH, RANGE 4 EAST, CITY OF ST. MARYS, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 17 OF CANAL VIEW ESTATES, PHASE 1 AS SHOWN ON PLAT CABINET D, SLIDES 143-144 OF THE AUGLAIZE COUNTY PLAT RECORDS AND BEING ON THE STATE OF OHIO PROPERTY LINE;

THENCE, NORTH 25°-25'-21" EAST, 40.43 FEET, ALONG THE STATE OF OHIO PROPERTY LINE TO AN IRON PIN FOUND;

THENCE, NORTH 28°-02'-05" EAST, 173.34 FEET, ALONG THE STATE OF OHIO PROPERTY LINE, TO AN IRON PIN FOUND;

THENCE, NORTH 41°-45'-28" EAST, 406.46 FEET, ALONG THE STATE OF OHIO PROPERTY LINE, TO AN IRON PIN FOUND ON THE EXISTING SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF U.S. ROUTE 33;

THENCE, SOUTH 83°-08'-42" EAST, 507.14 FEET, ALONG THE SAID RIGHT-OF-WAY LINE TO AN IRON PIN FOUND;

THENCE, SOUTH 81°-54'-17" EAST, 59.69 FEET, ALONG THE SAID RIGHT-OF-WAY LINE TO A CONCRETE MONUMENT FOUND;

THENCE, SOUTH 01°-05'-01" WEST, 407.86 FEET, TO AN IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FORTMAN DRIVE;

THENCE, NORTH 88°-54'-59" WEST, 8.58 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF FORTMAN DRIVE TO AN IRON PIN FOUND;

THENCE, IN A NORTHWESTERLY DIRECTION, 112.30 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET; A DELTA ANGLE OF 23°-49'-49"; AND A CHORD BEARING NORTH 77°-00'-05" WEST, 111.49 FEET, TO A CONCRETE MONUMENT FOUND;

THENCE, IN A NORTHWESTERLY DIRECTION, 26.38 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET; A DELTA ANGLE OF 05°-35'-55"; AND A CHORD BEARING NORTH 62°-17'-12" WEST, 26.37 FEET, TO AN IRON PIN FOUND;

THENCE, IN A NORTHWESTERLY DIRECTION, 39.76 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; A DELTA ANGLE OF 75°-55'-49"; AND A CHORD BEARING NORTH 21°-31'-20" WEST, 36.91 FEET, TO AN IRON PIN FOUND ON THE RIGHT-OF-WAY LINE OF MIAMI-ERIE CIRCLE;

THENCE, NORTH 73°-33'-26" WEST, 50.00 FEET, TO AN IRON PIN FOUND ON THE RIGHT-OF-WAY LINE OF MIAMI-ERIE CIRCLE;

THENCE, IN A SOUTHWESTERLY DIRECTION, 81.15 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; A DELTA ANGLE OF 37°-11'-46"; AND A CHORD BEARING SOUTH 35°-02'-27" WEST, 79.73 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 53°-38'-20" WEST, 12.27 FEET, ALONG THE RIGHT-OF-WAY LINE OF MIAMI-ERIE CIRCLE TO AN IRON PIN FOUND;

THENCE, NORTH 36°-21'-40" WEST, 107.63 FEET, TO AN IRON PIN FOUND;

THENCE, NORTH 05°-17'-40" EAST, 22.90 FEET, TO AN IRON PIN FOUND;

THENCE, NORTH 80°-51'-08" WEST, 28.81 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 70°-53'-04" WEST, 25.51 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 38°-20'-40" WEST, 138.80 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 33°-30'-18" WEST, 77.85 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 15°-29'-33" WEST, 90.06 FEET, TO AN IRON PIN FOUND;

THENCE, NORTH 72°-27'-58" WEST, 123.21 FEET, TO AN IRON PIN FOUND ON THE RIGHT-OF-WAY LINE OF MIAMI-ERIE CIRCLE;

THENCE, NORTH 73°-16'-51" WEST, 50.00 FEET, TO AN IRON PIN FOUND ON THE RIGHT-OF-WAY LINE OF MIAMI-ERIE CIRCLE;

THENCE, NORTH 72°-27'-58" WEST, 245.35 FEET, TO THE PLACE OF BEGINNING.

CONTAINING 8.138 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

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	500.00'	24°-13'-26"	211.39'	209.82'	N 29°-38'-45" E
12	150.00'	55°-05'-50"	144.24'	138.75'	N 69°-18'-23" E
13	150.00'	41°-54'-48"	109.73'	107.30'	S 62°-11'-18" E
14	150.00'	57°-40'-28"	150.99'	144.70'	S 12°-23'-40" E
15	270.00'	23°-49'-49"	112.30'	111.49'	N 77°-00'-05" W
16	270.00'	05°-35'-55"	26.38'	26.37'	S 62°-17'-12" E
17	30.00'	75°-55'-49"	39.76'	36.91'	S 21°-31'-20" E
18	175.00'	16°-47'-27"	51.28'	51.10'	N 08°-02'-51" E
19	175.00'	16°-53'-39"	51.60'	51.41'	N 08°-47'-43" W
20	40.00'	52°-14'-12"	36.47'	35.22'	N 08°-52'-34" E
21	50.00'	05°-57'-18"	5.20'	5.19'	N 32°-01'-00" E
22	50.00'	78°-49'-04"	68.78'	63.49'	N 10°-22'-11" W
23	50.00'	67°-40'-44"	59.06'	55.69'	N 83°-37'-05" W
24	40.00'	24°-18'-10"	16.97'	16.84'	S 74°-41'-38" W
25	40.00'	27°-56'-02"	19.50'	19.31'	N 79°-11'-16" W
26	175.00'	17°-55'-27"	54.75'	54.52'	N 74°-10'-59" W
27	175.00'	14°-00'-30"	42.79'	42.68'	S 89°-51'-03" W
28	175.00'	25°-46'-59"	78.75'	78.09'	S 69°-57'-19" W
29	175.00'	15°-18'-21"	46.75'	46.61'	S 49°-24'-39" W
30	525.00'	06°-54'-00"	63.23'	63.19'	S 38°-18'-28" W
31	525.00'	09°-25'-18"	86.33'	86.23'	S 30°-08'-48" W
32	525.00'	07°-54'-07"	72.41'	72.35'	S 21°-29'-06" W
33	475.00'	10°-40'-18"	88.47'	88.34'	N 22°-52'-11" E
34	475.00'	11°-38'-19"	96.49'	96.32'	N 34°-01'-29" E
35	475.00'	01°-54'-50"	15.87'	15.87'	N 40°-48'-03" E
36	125.00'	08°-42'-26"	19.00'	18.98'	N 46°-06'-41" E
37	125.00'	46°-23'-24"	101.21'	98.47'	N 73°-39'-36" E
38	125.00'	51°-52'-43"	113.18'	109.35'	S 57°-12'-20" E
39	125.00'	47°-42'-33"	104.09'	101.10'	S 07°-24'-42" E
40	125.00'	37°-11'-46"	81.15'	79.73'	S 35°-02'-27" W

THE DECLARATION OF CONVENANTS, CONDITIONS, AND RESTRICTIONS FOR CANAL VIEW ESTATES, PHASE 2 ARE RECORDED IN INSTRUMENT 5758 IN THE AUGLAIZE COUNTY RECORDER'S OFFICE.

RECEIVED
TRANSFERRED AND NUMBERED THIS NOV 18 2019 DAY OF NOVEMBER, 2019.
JANET SCHULER
AUGLAIZE COUNTY AUDITOR
FILED THIS 18 DAY OF November, 2019 AT 2:52 O'CLOCK P.M.
RECORDED THIS 18 DAY OF November, 2019.
PLAT CABINET D, SLIDE 369-370

Emily K. Schlenker
AUGLAIZE COUNTY RECORDER

ST. MARYS PLANNING COMMISSION APPROVAL

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 CANAL VIEW ESTATES, PHASE 2, WAS APPROVED BY SAID PLANNING COMMISSION ON THE DAY OF NOVEMBER 12, 2019.

Gregory J. Noxhoven
SECRETARY

CERTIFICATE OF ACCEPTANCE

I DO HEREBY CERTIFY THAT THE PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED FOR CANAL VIEW ESTATES, PHASE 2 TO THE CITY OF ST. MARYS, OHIO, AND DO HEREBY CERTIFY AND ACCEPT THE PROPOSED IMPROVEMENTS ON BEHALF OF THE PUBLIC.

Gregory J. Noxhoven
DIRECTOR OF PUBLIC SERVICE AND SAFETY

11-18-19
DATE

PLAT AUTHORIZATION AND DEDICATION

DOCNI DEVELOPMENT, INC., 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 CANAL VIEW ESTATES, PHASE 2. FURTHERMORE, DOCNI DEVELOPMENT, INC., DEDICATES THE STREET AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

Z. Abdelbaki
AUTHORIZED SIGNATURE

President
TITLE

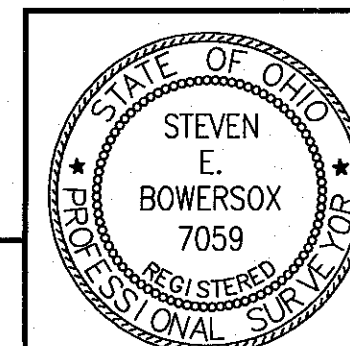
STATE OF OHIO
COUNTY OF Auglaize

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF NOV, 2019, BY Zohre A. Abdelbaki ON BEHALF OF DOCNI DEVELOPMENT, INC..

Linda G. Youmans
NOTARY PUBLIC



Linda G. Youmans
Notary Public • State of Ohio
My Commission Expires:
April 14, 2023
Recorded in Auglaize County



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:
10-31-2019
DRAWN BY:
WDG
JOB NUMBER:
AUGSMA1904
SHEET NUMBER
2 OF 2

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

11/08/2019
DATE