

PLAT OF SOUTH STREET PARKING LOT, CITY OF ST. MARYS

References:
St. Marys Twp. Section 3 Outlots - Plat Book 1B
Page 102.
St. Marys - Subdivision of Section 3 Fractional 15 -
Plat Book 1B Page 114.
St. Marys - Subdivision of East Addition Block 41 -
Plat Book 1B Page 23.
Engel's Subdivision - Plat Book 2 Page 10.
Grand Opera House Condominium - Cabinet C Page
177.
Survey of Clara Broad Property in April of 1952.
Survey H-146 - (City Engineering Office)
Survey N-24
Survey N-28
Survey STM-3-5
Survey STM-3-10
Survey STM-3-14
Survey STM-3-31
Survey STM-3-32
Survey STM-3-34
All Deeds on Record.

LEGEND

- RR Spike Found
- Iron Pin Found
- Iron Pin Set
- Mag Nail Set
- Mag Nail Found
- Con Mon. Found
- Section Corner

- A K3204603600 - 0.088 ACRES
- B K3204603600 - 0.054 ACRES
- C K3204603600 - 0.108 ACRES
- D 15' VAC. ALLEY - 0.037 ACRES
- E K3204603500 - 0.121 ACRES
- F K3204603400 - 0.186 ACRES
- G K3204603400 - 0.016 ACRES
- H K3204603500 - 0.028 ACRES
- I K3204603600 - 0.009 ACRES
- J 15' VAC. ALLEY - 0.018 ACRES
- K K3204603600 - 0.012 ACRES
- L K3204602500 - 1.34 SQ FT

LINE	BEARING AND DISTANCE
L1	N65°45'22"E - 31.63'
L2	N24°27'46"W - 1.01'
L3	N25°06'30"W - 17.29'
L4	N66°09'12"E - 0.98'
L5	N24°01'03"W - 8.65'
L6	S66°09'12"W - 1.15'
L7	N65°35'51"E - 19.96'
L8	N23°48'16"W - 0.53'
L9	N65°29'36"E - 1.35'
L10	S25°06'30"E - 1.32'
L11	S87°42'54"E - 21.12'
L12	N65°57'33"E - 47.27'
L13	S35°39'10"E - 17.60'
L14	N31°06'16"E - 30.26'
L15	N65°51'15"E - 20.77'
L16	N53°34'48"W - 0.69'
L17	N24°27'46"W - 23.99'

PLAT AUTHORIZATION AND DEDICATION

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 SOUTH STREET PARKING LOT, CITY OF ST. MARYS, OHIO, AND DO HEREBY CERTIFY THAT THE SAID PLAT IS A TRUE REPRESENTATION OF THE SAME.

CITY OF ST. MARYS, OWNER DATE

STATE OF OHIO
COUNTY OF AUGLAIZE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF JULY, 2023 BY THE CITY OF ST. MARYS, OWNER

ANDREA CIAMPAGLIO
NOTARY PUBLIC



RECEIVED

AUG 03 2023

LINDA BICE
Auglaize County Auditor

ST. MARYS PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 18th DAY OF JULY, 2023.

CHAIRPERSON

AUDITOR

TRANSFERRED AND NUMBERED THIS 3 DAY OF August, 2023

Linda Bice
AUGLAIZE COUNTY AUDITOR

202300003294 Pages: 1
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
08/03/2023 11:15 AM Recording Fees: \$43.20
PLAT CABINET PLAT E / p45 - p45

RECORDER

FILED THIS 3 DAY OF August, 2023, AT 11:15 O'CLOCK A.M.
RECORDED THIS 3 DAY OF August, 2023
PLAT CABINET E, SLIDE 45

Emily K. Schlenker
AUGLAIZE COUNTY RECORDER

LEGAL DESCRIPTION

Being part of Outlot 43 and Outlot 44 as recorded in Deed Volume 245 Page 915, also being part of Outlot 43, as recorded in Deed Volume 186, Page 21, also being part of Outlot 42 and Outlot 43 as recorded in Deed Volume 223 Page 376, also being part of Outlot 41 as recorded in Deed Volume 207 Page 390, Official Records Volume 710 Page 2314 and Deed Volume 130 Page 369, also being Lot 3 thru Lot 7 of Engel's Subdivision as recorded in Plat Book 2 Page 10, also being a vacated 15' alley as recorded in Official Records Volume Page located in the Southwest Quarter of Section 3, Town 6 South, Range 4 East, St. Marys Township, City of St. Marys, Auglaize County, Ohio, and described as follows:

Commencing at an Iron Pin Found marking the Southeast corner of Outlot 52;

Thence North 65°31'30" East (Basis of Bearings), along the North right of way line of South Street, a distance of twelve and zero hundredths feet (12.00') to a Mag Nail Set, marking the TRUE POINT OF BEGINNING;

Thence North 23°41'36" West along the East line of a 12' Alley as recorded in Plat Book 1B Page 114, a distance of one hundred thirty-one and sixty-five hundredths feet (131.65') to a Mag Nail Found;

Thence North 65°45'22" East along the South line of a tract as recorded in Official Records Volume 714 Page 177, a distance of thirty-one and sixty-three hundredths feet (31.63') to a point;

Thence North 24°27'46" West along the East line of a tract as recorded in Official Records Volume 714 Page 177, a distance of one and one hundredth feet (1.01') to a point;

Thence North 65°35'51" East along the South line of a tract as recorded in Official Records Volume 712 Page 5360, a distance of eighty-six and eighty-two hundredths feet (86.82') to a point;

Thence North 25°06'30" West along the East line of a tract as recorded in Official Records Volume 712 Page 5360, a distance of seventeen and twenty-nine hundredths feet (17.29') to a point;

Thence North 66°09'12" East along the East line of a tract as recorded in Official Records Volume 712 Page 5360, a distance of zero and ninety-eight hundredths feet (0.98') to a point;

Thence North 24°01'03" West along the East line of a tract as recorded in Official Records Volume 712 Page 5360, a distance of eight and sixty-five hundredths feet (8.65') to a point;

Thence South 66°09'12" West along the East line of a tract as recorded in Official Records Volume 712 Page 5360, a distance of one and fifteen hundredths feet (1.15') to a point;

Thence North 25°06'30" West along the East line of a tract as recorded in Official Records Volume 712 Page 5360, a distance of fifty-six and forty-seven hundredths feet (56.47') to a point;

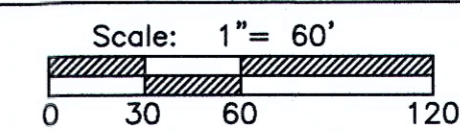
Thence North 65°35'51" East along the East line of a tract as recorded in Official Records Volume 712 Page 5360, a distance of nineteen and ninety-six hundredths feet (19.96') to a point;

Thence North 23°48'16" West along the West line of a tract as recorded in Official Records Volume 710 Page 2314, a distance of zero and fifty-three hundredths feet (0.53') to a point;

Thence North 65°29'36" East along the West line of a tract as recorded in Official Records Volume 710 Page 2314, a distance of one and thirty-five hundredths feet (1.35') to a point;

Surveyors Clause:
This plat represents an actual survey performed on January 5, 2023.

Surveyed By: Craig W. Mescher Reg. Surveyor No. 8237



PROJECT # 232008.01
ACCESS Engineering Solutions
1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
www.accesseng.com | 419-586-1430

Thence South 25°06'30" East a distance of one and thirty-two hundredths feet (1.32') to a point;

Thence South 87°42'54" East along the South line of a tract as recorded in Official Records Volume 710 Page 2314, a distance of twenty-one and twelve hundredths feet (21.12') to a point;

Thence North 65°57'33" East along the South line of a tract as recorded in Official Records Volume 710 Page 2314, a distance of forty-seven and twenty-seven hundredths feet (47.27') to a point;

Thence South 35°39'10" East along the South line of a tract as recorded in Official Records Volume 710 Page 2314, a distance of seventeen and sixty hundredths feet (17.60') to an Iron Pipe Found;

Thence North 31°06'16" East along the South line of a tract as recorded in Official Records Volume 710 Page 2314, a distance of thirty and twenty-six hundredths feet (30.26') to a point;

Thence North 65°51'15" East along the South line of a tract as recorded in Official Records Volume 710 Page 2314, a distance of twenty and seventy-seven hundredths feet (20.77') to a point;

Thence North 53°34'48" West along the South line of a tract as recorded in Official Records Volume 710 Page 2314, a distance of zero and sixty-nine hundredths feet (0.69') to an Iron Pin Found;

Thence North 14°19'41" East along the South line of a tract as recorded in Official Records Volume 710 Page 2314, a distance of one hundred twenty-five and eighteen hundredths feet (125.18') to a point along the west edge of the St. Marys River, passing an Iron Pin Found at 89.47';

Thence South 70°17'27" East along the West edge of the St. Marys River, a distance of sixty and sixty-six hundredths feet (60.66') to a point;

Thence South 65°59'46" East along the West edge of the St. Marys River, a distance of one hundred eleven and ninety-four hundredths feet (111.94') to a point;

Thence South 61°52'03" East along the West edge of the St. Marys River, a distance of sixty-seven and fifty-two hundredths feet (67.52') to a point;

Thence South 50°03'55" East along the West edge of the St. Marys River, a distance of one hundred thirty-five and fifty-seven hundredths feet (135.57') to a point along the North right-of-way line of South Street;

Thence South 65°31'30" West along the North right-of-way line of South Street, a distance of five hundred fifty-one and thirty-one hundredths feet (551.31') to the TRUE POINT OF BEGINNING, containing 2.329 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed References:
Deed Volume 245 Page 915, Parcels #K3204603400 and #K3204603500
Deed Volume 186 Page 21, Parcels #K3204603600 and #K3204603900
Deed Volume 223 Page 376, Parcel #K3204603600
Official Records Volume 710 Page 2314, Parcel #3204604000
Deed Volume 207 Page 390, Parcel #K3204603800
Deed Volume 130 Page 369, Parcels #K3204604100, #K3204604200, #K3204604300, #K3204603900

Basis of Bearings:

St. Marys Armory Survey (STM-3-31) by Ted K. Schnell PS #7216 in February of 2021.

State of: Ohio County: Auglaize

Township: St. Marys City: St. Marys

Sec.: SW 3 Town: 6S Range: 4E

Deed Ref.: Instrument #202100002801

Date Surveyed: January 10, 2023