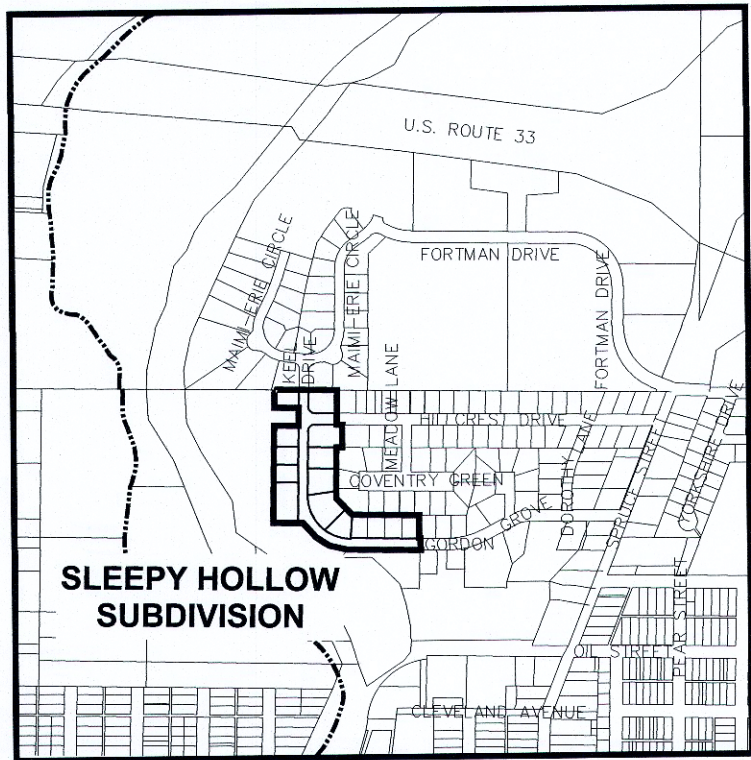


SLEEPY HOLLOW SUBDIVISION

PART OF OUTLOT 15, NW 1/4 SECTION 3,
TOWN 6 SOUTH, RANGE 4 EAST,
CITY OF ST. MARYS, AUGLAIZE COUNTY, OHIO
NOW BEING LOTS 1-15



VICINITY MAP

AREA SUMMARY

(14) BUILDING LOTS	4.644 ACRES
(1) OPEN SPACE LOT	0.612 ACRES
(1) DEDICATED RIGHT-OF-WAY	1.871 ACRES
TOTAL ACRES	7.127 ACRES

OWNER AND DEVELOPER

CITY OF ST. MARYS, OHIO
101 EAST SPRING STREET
ST. MARYS, OHIO 45885
419-394-3303

DEED
OR 708 PAGE 3453
7.127 ACRES

COVENANTS, CONDITIONS, AND RESTRICTIONS

THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SLEEPY HOLLOW SUBDIVISION ARE RECORDED IN OFFICIAL RECORD 726, PAGE 3591, IN THE AUGLAIZE COUNTY RECORDER'S OFFICE.

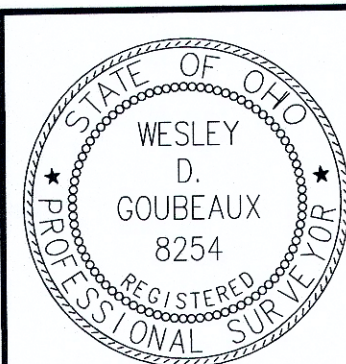
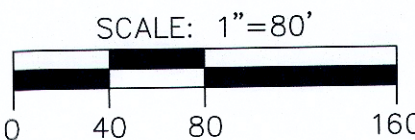
EASEMENTS

THERE SHALL BE A 10' UTILITY/DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES, BEING 5' ON EACH SIDE OF THE LOT LINE. ALL OTHER EASEMENTS ARE SHOWN ON THIS PLAT.

LEGEND

- 5/8" X 30" REBAR
W/CAP SET
- IRON PIN FOUND
- MAG SPIKE SET
- MAG NAIL FOUND
- IRON PIN FOUND IN CONCRETE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SUBDIVISION LINE

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
GEOID 12A, OHIO NORTH ZONE, ODOT
VRS CORS NETWORK



PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:

07-07-2023

DRAWN BY:

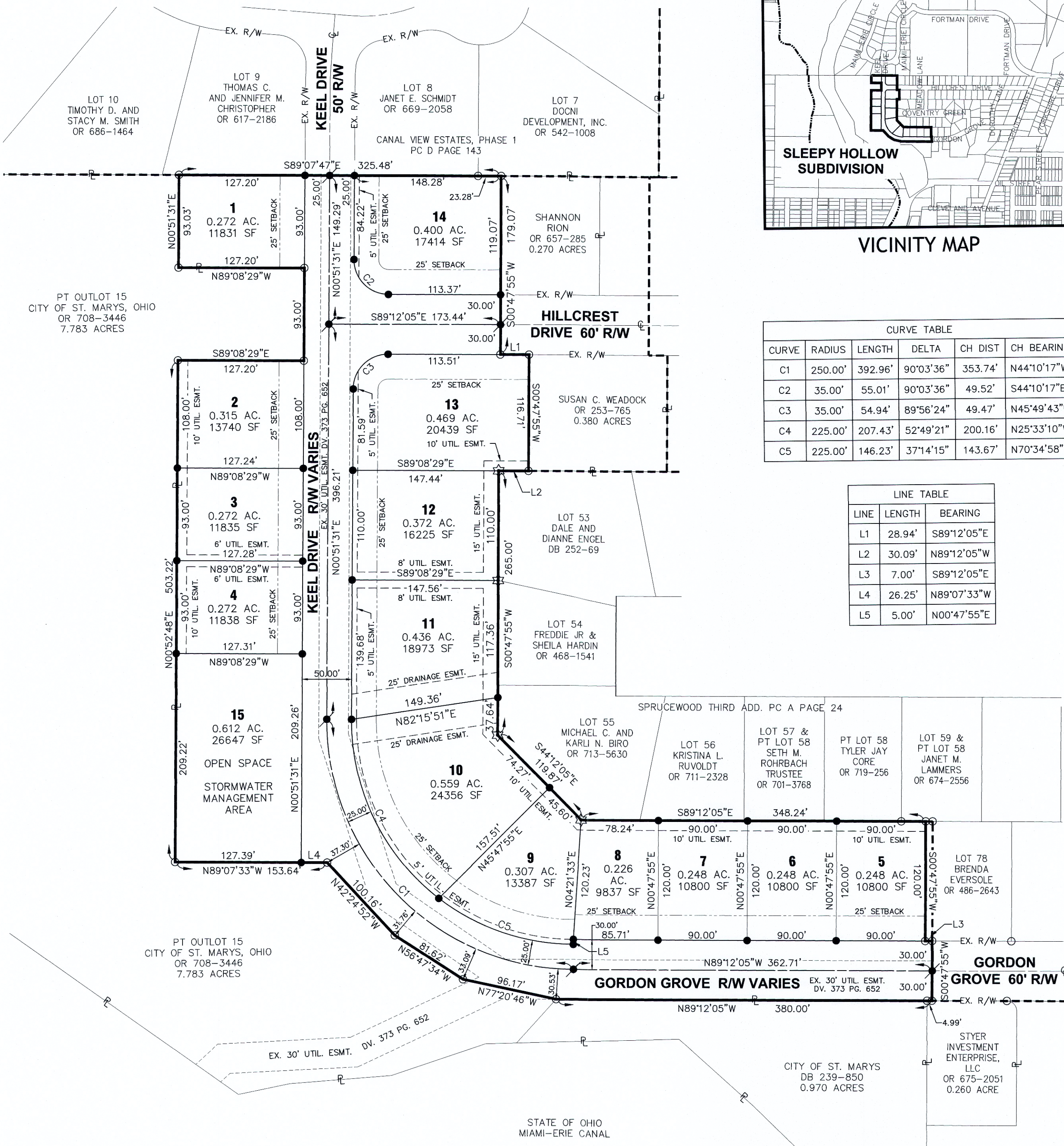
MPL

JOB NUMBER:

AUGSMA2301

SHEET NUMBER

1 OF 2



DESCRIPTION

BEING ALL OF PARCEL K320390107 AND PART OF OUTLOT 15, BEING A 7.127-ACRE TRACT OF LAND OWNED BY THE CITY OF ST. MARYS, OHIO AS CONVEYED IN OFFICIAL RECORD 708, PAGE 3453 OF THE AUGLAIZE COUNTY DEED RECORDS, SITUATE IN NW 1/4 SECTION 3, TOWN 6 SOUTH, RANGE 4 EAST, CITY OF ST. MARYS, AUGLAIZE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WITH CAP FOUND AT THE SOUTHWEST CORNER OF SPRUCEWOOD THIRD ADDITION TO THE CITY OF ST. MARYS AS SHOWN ON PLAT CABINET A, PAGE 24 OF THE AUGLAIZE COUNTY RECORDER'S OFFICE AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF GORDON GROVE;

THENCE, NORTH 89°-12'-05" WEST, 380.00 FEET, ALONG THE NORTH PROPERTY LINE OF A TRACT OF LAND OWNED BY STYER INVESTMENT ENTERPRISE, LLC AS CONVEYED IN OFFICIAL RECORD 675, PAGE 2051 AND THE CITY OF ST. MARYS AS CONVEYED IN DEED BOOK 239, PAGE 850 TO AN IRON PIN FOUND ON THE EAST PROPERTY LINE OF A TRACT OF LAND OWNED BY THE CITY OF ST. MARYS, OHIO AS CONVEYED IN OFFICIAL RECORD 708, PAGE 3446, PASSING FOR REFERENCE AN IRON PIN FOUND AT 4.99 FEET;

THENCE, NORTH 77°-20'-46" WEST, 96.17 FEET, ALONG THE EAST PROPERTY LINE OF SAID CITY OF ST. MARYS, OHIO TRACT TO AN IRON PIN FOUND;

THENCE, NORTH 56°-47'-34" WEST, 81.62 FEET, ALONG THE EAST PROPERTY LINE OF SAID CITY OF ST. MARYS, OHIO TRACT TO AN IRON PIN FOUND;

THENCE, NORTH 42°-24'-52" WEST, 100.16 FEET, ALONG THE EAST PROPERTY LINE OF SAID CITY OF ST. MARYS, OHIO TRACT TO AN IRON PIN FOUND;

THENCE, NORTH 89°-07'-33" WEST, 153.64 FEET, ALONG THE EAST PROPERTY LINE OF SAID CITY OF ST. MARYS, OHIO TRACT TO AN IRON PIN FOUND;

THENCE, NORTH 00°-52'-48" EAST, 503.22 FEET, ALONG THE EAST PROPERTY LINE OF SAID CITY OF ST. MARYS, OHIO TRACT TO AN IRON PIN FOUND;

THENCE, SOUTH 89°-08'-29" EAST, 127.20 FEET, ALONG THE EAST PROPERTY LINE OF SAID CITY OF ST. MARYS, OHIO TRACT TO AN IRON PIN FOUND;

THENCE, NORTH 00°-51'-31" EAST, 93.00 FEET, ALONG THE EAST PROPERTY LINE OF SAID CITY OF ST. MARYS, OHIO TRACT TO AN IRON PIN FOUND;

THENCE, NORTH 89°-08'-29" WEST, 127.20 FEET, ALONG THE EAST PROPERTY LINE OF SAID CITY OF ST. MARYS, OHIO TRACT TO AN IRON PIN FOUND;

THENCE, NORTH 00°-51'-31" EAST, 93.03 FEET, ALONG THE EAST PROPERTY LINE OF SAID CITY OF ST. MARYS, OHIO TRACT TO AN IRON PIN FOUND ON THE SOUTH LINE OF CANAL VIEW ESTATES, PHASE 1 AS SHOWN ON PLAT CABINET D, PAGE 143 OF THE AUGLAIZE COUNTY RECORDER'S OFFICE;

THENCE, SOUTH 89°-07'-47" EAST, 325.48 FEET, ALONG THE SOUTH LINE OF SAID CANAL VIEW ESTATES, PHASE 1 TO AN IRON PIN FOUND AND BEING THE NORTHWEST PROPERTY CORNER OF A TRACT OF LAND OWNED BY SHANNON RION AS CONVEYED IN OFFICIAL RECORD 657, PAGE 285;

THENCE, SOUTH 00°-47'-55" WEST, 179.07 FEET, ALONG THE WEST LINE OF SAID RION TRACT AND IT'S EXTENSION TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE;

THENCE, SOUTH 89°-12'-05" EAST, 28.94 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND OWNED BY SUSAN C. WEADOCK AS CONVEYED IN OFFICIAL RECORD 253, PAGE 765;

THENCE, SOUTH 00°-47'-55" WEST, 116.71 FEET, ALONG THE WEST LINE OF SAID WEADOCK TRACT TO AN IRON PIN FOUND ON THE NORTH LINE OF LOT 53 OF SAID SPRUCEWOOD THIRD ADDITION;

THENCE, NORTH 89°-12'-05" WEST, 30.09 FEET, ALONG THE NORTH LINE OF SAID LOT 53 TO A CONCRETE MONUMENT FOUND;

THENCE, SOUTH 00°-47'-55" WEST, 265.00 FEET, ALONG THE WEST LINE OF SAID LOT 53 AND IT'S EXTENSION TO A CONCRETE MONUMENT FOUND ON THE WEST PROPERTY LINE OF LOT 55 OF SAID SPRUCEWOOD THIRD ADDITION;

THENCE, SOUTH 44°-12'-05" EAST, 119.87 FEET, ALONG THE SOUTH LINE OF SAID LOT 55 TO A CONCRETE MONUMENT FOUND;

THENCE, SOUTH 89°-12'-05" EAST, 348.24 FEET, ALONG THE SOUTH LINE OF SAID LOT 55 AND IT'S EXTENSION TO AN IRON PIN WITH CAP FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND OWNED BY BRENDA EVERSOLE AS CONVEYED IN OFFICIAL RECORD 486, PAGE 2643;

THENCE, SOUTH 00°-47'-55" WEST, 120.00 FEET, ALONG THE WEST LINE OF SAID EVERSOLE TRACT TO AN IRON PIN FOUND;

THENCE, SOUTH 89°-12'-05" EAST, 7.00 FEET, ALONG THE SOUTH LINE OF SAID EVERSOLE TRACT TO AN IRON PIN FOUND ON THE WEST LINE OF SAID SPRUCEWOOD THIRD ADDITION AND BEING ON THE WEST RIGHT-OF-WAY LINE OF GORDON GROVE;

THENCE, SOUTH 00°-47'-55" WEST, 60.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF GORDON GROVE TO THE PLACE OF BEGINNING.

CONTAINING 7.127 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK.

SLEEPY HOLLOW SUBDIVISION

PART OF OUTLOT 15, NW 1/4 SECTION 3,
TOWN 6 SOUTH, RANGE 4 EAST,
CITY OF ST. MARYS, AUGLAIZE COUNTY, OHIO
NOW BEING LOTS 1-15

PLAT AUTHORIZATION AND DEDICATION

THE CITY OF ST. MARYS, OHIO, 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 SLEEPY HOLLOW SUBDIVISION. FURTHERMORE, THE CITY OF ST. MARYS, OHIO, DEDICATES THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.


AUTHORIZED SIGNATURE

DIRECTOR OF PUBLIC SERVICE & SAFETY
TITLE

STATE OF OHIO
COUNTY OF AUGLAIZE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF February, 2024, BY Andrea Ciampaglio, ON BEHALF OF THE CITY OF ST. MARYS, OHIO.

Andrea Ciampaglio
NOTARY PUBLIC



ANDREA CIAMPAGLIO
Notary Public, State of Ohio
My Comm. Expires June 3, 2027

AUDITOR'S CERTIFICATE

THIS PLAT WAS FILED FOR TRANSFER ON THIS 1 DAY OF Feb, 2024

RECEIVED

FEB 01 2024


LINDA BICE
Auglaize County Auditor

Linda Bice - CA
AUGLAIZE COUNTY AUDITOR

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED THIS 1st DAY OF February, 2024 AT 2:21 O'CLOCK P.M., AND IS RECORDED IN PLAT CABINET E, PAGE 52-53.

Emily K. Schlenker AB
AUGLAIZE COUNTY RECORDER


202400000401 Pages: 2
Filed for Record in AUGLAIZE County, Ohio
Emily K. Schlenker, Recorder
02/01/2024 02:21 PM Recording Fees: \$86.40
PLAT CABINET PLAT E / p52 - p53

CERTIFICATE OF ACCEPTANCE

I DO HEREBY CERTIFY THAT THE PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED FOR SLEEPY HOLLOW SUBDIVISION TO THE CITY OF ST. MARYS, OHIO, AND DO HEREBY CERTIFY AND ACCEPT THE PROPOSED IMPROVEMENTS ON BEHALF OF THE PUBLIC.


GREGORY J. FOXHOVEN
DIRECTOR OF PUBLIC SERVICE AND SAFETY

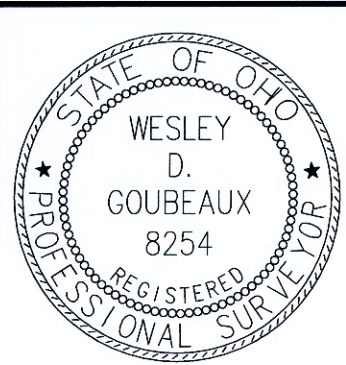
2-1-24
DATE

SURVEYORS CERTIFICATION

I hereby certify that this subdivision plat is a true and complete survey made under my supervision on July 5, 2023 and that all monuments are set as shown.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

7/7/2023
DATE



PREPARED BY:

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Engineering

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LOVELAND, OHIO 513.239.8554

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2 OF 2