

0.822 ACRE TRACT

Situated in the Village of Carey, County of Wyandot, State of Ohio; also being a part of Lot 47 and Lot 48 of the Original Plat of the Village of Carey, Ohio; also being a portion of those lands as conveyed to The Village of Carey, Ohio as described in Official Record 118 Page 597 Parcel One, Parcel Three and Parcel Four; being more particularly described as follows:

BEGINNING at a MAG nail set at the intersection of the westerly right-of-way line of Patterson Street (66' right-of-way) and the southerly right-of-way line of North Street (66' right-of-way), said point being the northeasterly corner of said Lot 48, said point bearing South 13° 32' 25" West for a distance of 66.28' from a 5/8" iron pin found at the intersection of the northerly right-of-way line of North Street and the westerly right-of-way line of Paterson Street, said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence:

Along the westerly right-of-way line of Patterson Street, also being along a portion of the easterly line of said Lot 48, **South 13° 43' 26" West for a distance of 179.66'** to an iron pin set, said point being the northeasterly corner of a 0.160 acre tract as conveyed to The Trustees of the Dorcas Public Library as described in Official Record 182 Page 991; thence,

Along a northerly line of said 0.160 acre tract, also being along a line through said lot 48 and then a line through said Lot 47, **North 76° 20' 35" West for a distance of 177.11'** to a 5/8" iron pin found; thence,

Along a westerly line of said 0.160 acre tract, also being along a line through said Lot 47, **South 27° 39' 50" West for a distance of 18.94'** to an iron pin set; thence,

Along the northerly line of a tract of land as conveyed to The Trustees of the Dorcas Public Library (no recorded deed found, formerly part of those lands conveyed to the Village of Carey, Ohio as described in Official Record 118 Page 597), also being along a portion of the southerly line of said Lot 47, also being along a portion of the northerly line of Lot 44 and then along the northerly line of Lot 45, **North 76° 20' 34" West for a distance of 67.38'** to an iron pin set; thence,

Along a portion of the easterly line of a tract of land as conveyed to The Village of Carey, Ohio as described in Deed Book 191 Page 557, also being along the westerly line of said Lot 47, **North 41° 13' 36" East for a distance of 223.40'** to a 1/2" iron pin found; thence,

Along the southerly right-of-way line of North Street, also being along the northerly line of said Lot 47 and then along the northerly line of said Lot 48, **South 76° 20' 50" East for a distance of 145.89'** to the point of beginning, containing 0.822 acres of land, more or less, of which 0.390 acres is situated within Parcel 10-7980-0000-00, of which 0.272 acres is situated within Parcel 10-7990-0000-00, and of which 0.160 acres is located within Parcel 10-7985-0000-00, as determined by Michael L. Keller, Professional Surveyor, Ohio License Number 7978, based on an actual survey performed by The Kleingers Group in July, 2022.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio North Zone (NAD83-2011) with the westerly right-of-way line of Patterson Street being South 13° 43' 26" West as determined by a GPS survey utilizing CORS Station "TIFF".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "THE KLEINGERS GROUP".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.



 8/18/2022
Michael L. Keller Date
Professional Surveyor, Ohio License No. 7978

Name: Lot : 1

North: 469861.9585' East: 1726777.6531'

Segment #1 : Line

Course: S13° 43' 26"W Length: 179.66'
North: 469687.4277' East: 1726735.0300'

Segment #2 : Line

Course: N76° 20' 35"W Length: 177.11'
North: 469729.2448' East: 1726562.9275'

Segment #3 : Line

Course: S27° 39' 50"W Length: 18.94'
North: 469712.4699' East: 1726554.1339'

Segment #4 : Line

Course: N76° 20' 34"W Length: 67.38'
North: 469728.3792' East: 1726488.6590'

Segment #5 : Line

Course: N41° 13' 36"E Length: 223.40'
North: 469896.4002' East: 1726635.8885'

Segment #6 : Line

Course: S76° 20' 50"E Length: 145.89'
North: 469861.9647' East: 1726777.6562'

Perimeter: 812.37' Area: 0.8220acres
Error Closure: 0.0069 Course: N26° 37' 03"E
Error North: 0.00620 East: 0.00311

Precision 1: 117736.23



Michael L. Keller 9/6/22
Date

Michael L. Keller
Professional Surveyor, Ohio License No. 7978