

Legal Description for 0.210 Acres
Part of Lot 4 Sheriden Subdivision
Section 20, Township 1 South, Range 13 East
Village of Carey, Wyandot County, Ohio
April 17, 2019

Situated in Lot 4, Sheriden Subdivision, Cabinet A, Slides 768 & 769, Section 20, Township 1 South, Range 13 East, Village of Carey, Wyandot County, Ohio and being part of the land conveyed to Vaughn Property Services, LLC recorded in Official Record 248, Page 2306 (all references to deeds, official records, microfiche numbers, instrument records and plats refer to the Wyandot County Recorder's office, Wyandot County, Ohio) and being more particularly described as follows;

Beginning at a 1/2" pin found at the southwest corner of said Lot 4 and being on the eastern right-of-way line of Sheriden Drive (60' R/W), thence along said right-of-way line the following two (2) courses;

- 1) North 15°50'45" West, 7.89 feet to a set 5/8" iron pin with a cap stamped "FARNSWORTH GROUP";
- 2) with a curve to the left, with an arc length of 37.14 feet, a radius of 580.00 feet, with a chord bearing and distance of North 17°40'48" West, 37.13 feet a set 5/8" iron pin with a cap stamped "FARNSWORTH GROUP";

thence through said Lot 4, along a new division line North 74°09'15" East, 204.19 feet to a 5/8" iron pin with a cap stamped "FARNSWORTH GROUP", set on the east lot line of said Lot 4, also being the west line of a 2.534 acres tract of land conveyed to Casey's Marketing Company as recorded in Official Record 254, Page 2649;

thence along said common line South 15°50'45" East, 45.00 feet to an iron pin, with a cap stamped "VBK PS 7457", found at the southeast corner of said Lot 4 and being the northeast corner of a 1.228 acre tract of land conveyed Casey's Marketing Company as recorded in Official Record 254, Page 46;

thence along the south line of said Lot 4, also being the north line of said Casey's Marketing Company tract, South 74°09'15" West, 203.00 feet to the **Point of Beginning**, containing 0.210 acres (9150 sq. ft), subject however to all covenants, conditions, restriction and easements contained in any instrument of record pertaining to the above described tract of land.

Part of Parcel No. 10-2526-0502-01

Bearings are based upon the Ohio State Plane Coordinate System, North Zone 3401, NAD 83, grid coordinates.

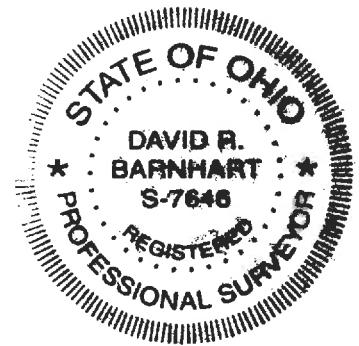
This description was prepared by Farnsworth Group, Inc., 82 Remick Blvd., Suite B, Springboro, OH, under the direct supervision of David R. Barnhart, P.S. #7646.

David R. Barnhart 4/17/2019
Date
David R. Barnhart
Ohio Professional Survey No. 7646

REFERENCE SURVEY VOL. C

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Closure Report

Lot Split from PID 10-2526-0502-01

Vaughn Property Services LLC

November 21, 2018

Bearing	Distance	Northing	Easting
Starting Coordinate: S 74°09'15" W	203.00	466471.675	1720671.806
N 15°50'45" W	7.89	466416.246	1720476.520
		466423.837	1720474.366
Radius: 580.00, Length: 37.14, Delta: 3°40'08", Tangent: 18.576			
Chord BRG: N 17°40'49" W, Chord: 37.13		466459.216	1720463.088
N 74°09'15" E	204.19	466514.970	1720659.519
S 15°50'45" E	45.00	466471.680	1720671.806
Ending Coordinate:			

Closure Error Distance> 0.00480 Error Bearing> S 00°18'13" E

Closure Precision> 1 in 103606.4 Total Distance> 497.220

Area: 9151 sq. ft., 0.2101 acres

This Close Report was prepared by Farnsworth Group, Inc., 82 Remick Blvd., Suite B, Springboro, OH, under the direct supervision of David R. Barnhart, P.S. #7646.

David R. Barnhart

David R. Barnhart
Ohio Professional Survey No. 7646

4/16/2019

Date



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