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3480 N. Main St., Findlay, Ohio 45840

20-0444

LEGAL DESCRIPTION

Flag City Title

0.227 Acre

Situated in the Village of Carey, County of Wyandot, State of Ohio and being the west 50 feet of Lot 31 (unplatted) as described in prior deeds and being a part of the SW1/4 of Section 16, T1S, R13E, a tract of land bounded and described as follows:

Commencing at a 3/4" iron pin in a monument box found marking the intersection of the centerline of Patterson Street (66' R/W) with the centerline of Findlay Street (State Route 199/103) (80' R/W);

thence along the centerline of said Findlay Street S80°00'00"E a distance of 593.81 feet to a mag nail set, referenced by an iron pin set S01°28'17"W a distance of 40.46 feet;

thence S09°57'10"W a distance of 40.00 feet to a drill hole set, referenced by an iron pin set S80°00'00"E a distance of 6.00 feet, and being the Principal Point of Beginning of the tract of land to be herein described;

thence from the above described Principal Point of Beginning and along the southerly right of way line of said Findlay Street S80°00'00"E a distance of 50.00 feet to a 1" iron pipe found, passing over an iron pin set at 6.00 feet used as a reference;

thence S09°57'10"W a distance of 198.00 feet to a 1" iron pipe found on the northerly line of the Dame Brothers Addition plat as recorded in Plat Cabinet A, Slide 244 of the Wyandot County Plat Records;

thence along the northerly line of said Dame Brothers Addition plat N80°00'00"W a distance of 50.00 feet to an iron pin set;

thence N09°57'10"E a distance of 198.00 feet to the Principal Point of Beginning and containing 0.227 acre of land, more or less, subject however to all prior easements of record.

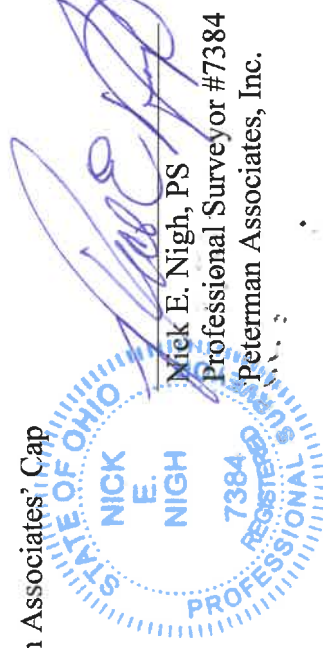
Wyandot County Official Record: Brett A. and Kimberly J. Smith, OR Book 235, Page 37

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Nick E. Nigh, PS # 7384 on September 16, 2020.

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

Date: September 17, 2020



REFERENCE SURVEY VOL. C
PAGE 1779 IN THE TAX MAP OFFICE

"2020"

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 80 00'00"	50.000		1000.0000	1000.0000	
	SW 09 57'10"	198.000		991.3176	1049.2404	
	NW 80 00'00"	50.000		796.2974	1015.0188	
	NE 09 57'10"	198.000		804.9793	965.7784	
CLOSURE:	NE 00 00'00"	0.000		1000.0000	1000.0000	
		ERROR:		0.0000	0.0000	

PERIMETER 496.0000
AREA (sq ft) 9899.9983
AREA (acres) .2273

Nick E. High
9-17-2020

STATE OF OHIO
NICK E. HIGH
7384
REGISTERED PROFESSIONAL SURVEYOR

REFERENCE SURVEY VOL. C
PAGE 1779 IN THE TAX MAP OFFICE
"2020"