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3480 N. Main St., Findlay, Ohio 45840

Job # 17-0207

LEGAL DESCRIPTION

Walter Real Estate

5.652 Acres

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of the SW1/4 of Section 16, T1S, R13E, a tract of land bounded and described as follows:

Beginning at an iron pin set marking the northeast corner of Lot Number 124 as Platted in the Original Plat of the Village of Carey;

thence along the south right of way line of South Street (R/W Varies) S76°26'04"E a distance of 340.46 feet to a 1/4" drill hole set, referenced by an iron pin set S00°38'55"W a distance of 5.00 feet;

thence S00°38'55"W a distance of 446.83 feet to an iron pin set on the north line of the Adam J. Frederick's 1st Addition plat as platted in Cabinet A, Slide 208 in the Wyandot County Recorder's Office, passing an iron pin set at 5.00 feet;

thence along the north line of said Adam J. Frederick's 1st Addition, also being the south line of the SW1/4 of said Section 16, N88°04'19"W a distance of 574.50 feet to a railroad spike found, referenced by an iron pin set S88°04'19"E a distance of 5.00 feet;

thence N00°41'55"E a distance of 363.72 feet to an iron pin set on the south line of Lot 121 as platted in the Original Plat of the Village of Carey;

thence along the south line of said Lot 121, Lot Numbers 122, 123 and 124 as platted in the Original Plat of the Village of Carey S76°06'05"E a distance of 202.19 feet to an iron pin set marking the southeast corner of said Lot Number 124;

thence along the east line of said Lot Number 124 N13°53'55"E a distance of 198.00 feet to the Point of Beginning, and containing 5.652 acres of land, more or less, subject however to all prior easements of record.

Wyandot County Deed Records: Board of Education of Carey School, Volume 113, Page 157
Volume 113, Page 159, Volume 110, Page 549, Volume 109, Page 640, Volume 41, Page 614

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

I.P. set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: November 6, 2017

Survey and Legal Description By:

Nick E. Nigh, P.S.
Professional Surveyor #7384
Peterman Associates, Inc.
Findlay, Ohio

"2017"

REFERENCE SURVEY VOL. D
PAGE 584 IN THE TAX MAP OFFICE

(5.652 Ac.)

COORDINATE FILE : 12S0347.CRD

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 76 26'04"	340.460		1000.0000	1000.0000	
	SW 00 38'55"	446.830		920.1425	1330.9619	
	NW 88 04'19"	574.500		473.3411	1325.9037	
	NE 00 41'55"	363.720		492.6699	751.7289	
	SE 76 06'05"	202.190		856.3629	756.1637	
	NE 13 53'55"	198.000		807.7960	952.4340	
				999.9990	999.9945	
CLOSURE:						
	NE 79 41'43"	.006		1000.0000	1000.0000	
		ERROR:		-.0010	-.0055	

1 PART IN 380256

PERIMETER 2125.7056 AREA (sq ft) 246192.3050 AREA (acres) 5.6518



REFERENCE SURVEY VOL. D
PAGE 584 IN THE TAX MAP OFFICE
5.652 Ac.



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Job # 17-0207-2
LEGAL DESCRIPTION
Walter Real Estate

0.320 Acre

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of the SW1/4 of Section 16, T1S, R13E, a tract of land bounded and described as follows:

Beginning at a 5/8" iron pin found marking the intersection of the east right of way line of Patterson Street with the south line of the SW1/4 of said Section 16;

thence along the east right of way line of Patterson Street (R/W Varies) N01°05'08"E a distance of 70.50 feet to a 5/8" iron pin found with Peterman Associates cap marking the southwest corner of a 0.215 acre tract of land as described in OR 220, Page 2637 of the Wyandot County Official Records;

thence along the south line of said 0.215 acre tract S88°56'33"E a distance of 197.60 feet to a 5/8" iron pin found with Peterman Associates cap marking the southeast corner of said 0.215 acre tract;

thence S00°41'55"W a distance of 70.50 feet to a railroad spike found on the south line of the SW1/4 of said Section 16, referenced by an iron pin set S88°04'19"E a distance of 5.00 feet;

thence along said south line N88°56'33"W a distance of 198.08 feet to the Point of Beginning, and containing 0.320 acre of land, more or less, subject however to all prior easements of record.

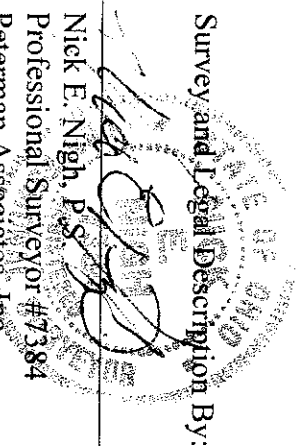
Wyandot County Deed Records: Board of Education of Carey School, Volume 120, Page 557, Volume 109, Page 640

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

I.P. set =5/8" x 30" Rebar with Peterman Associates' Cap.

Date: November 6, 2017

Survey and Legal Description By:



Nick E. Nigh, P.S.
Professional Surveyor #73384
Peterman Associates, Inc.
Findlay, Ohio

"2017"

584 D
(0.320 Ac)

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NE 01 05'08"	70.500		1000.0000	1000.0000	
	SE 88 56'33"	197.600		1070.4873	1001.3357	
	SW 00 41'55"	70.500		1066.8404	1198.9020	
	NW 88 56'33"	198.080		996.3456	1198.0424	
CLOSURE:				1000.0013	999.9961	
	SE 71 33'54"	.004		1000.0000	1000.0000	
		ERROR:		.0013	-.0039	
1 PART IN 130548						

PERIMETER 536.6841 AREA (sq ft) 13947.3219 AREA (acres) .3202

Handwritten: 11-07-2017

Handwritten signature: [Signature]

Stamp: [Circular official stamp]

SB4 D
G.320 AC
2017



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Job # 17-0207-1

LEGAL DESCRIPTION
Walter Real Estate

1.485 Acres

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of the SW1/4 of Section 16, T1S, R13E, a tract of land bounded and described as follows:

Beginning at a 1/4" drill hole set on the south right of way line of South Street described as lying S76°26'04"E a distance of 340.46 feet from an iron pin set marking the northeast corner of Lot Number 124 as Platted in the Original Plat of the Village of Carey, said 1/4" drill hole set referenced by an iron pin set S00°38'55"W a distance of 5.00 feet;

thence along the south right of way line of South Street (R/W Varies) S76°26'04"E a distance of 153.86 feet to a mag nail set marking the intersection of said South Street right of way with the west right of way line of a 20.00 foot alley, referenced by an iron pin set S00°38'55"W a distance of 5.00 feet;

thence along the west right of way line of said 20.00 foot alley S00°38'55"W a distance of 415.79 feet to a mag nail set marking the northwest corner of Lot Number 11 as platted in the Adam J. Frederick's 1st Addition in Cabinet A, Slide 208 in the Wyandot County Recorder's Office, referenced by an iron pin set N88°04'19"W a distance of 5.00 feet;

thence along the north line of said Lot 11 and the north line of Lot Number 10 and Lot Number 9 in said Adam J. Frederick's 1st Addition, also being the south line of the SW1/4 of said Section 16 N88°04'19"W a distance of 150.00 feet to an iron pin set;

thence parallel with the west line of said 20.00 foot alley N00°38'55"E a distance of 446.83 feet to the Point of Beginning, passing an iron pin set S00°38'55"W a distance of 5.00 feet and containing 1.485 acres of land, more or less, subject however to all prior easements of record.

Wyandot County Deed Records: Board of Education of Carey School, Volume 78, Page 584

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

I.P. set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: November 6, 2017

Survey and Legal Description By:



Nick E. Nigh, P.S.
Professional Surveyor #7384
Peterman Associates, Inc.
Findlay, Ohio

"2017"

REFERENCE SURVEY VOL. D
PAGE 584 IN THE TAX MAP OFFICE

(1.485 Ac)

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 76 26'04"	153.860		1000.0000	1000.0000	
	SW 00 38'55"	415.790		963.9109	1149.5676	
	NW 88 04'19"	150.000		548.1475	1144.8608	
	NE 00 38'55"	446.830		553.1942	994.9457	

CLOSURE:

NW 41 33'09"

.006

ERROR:

1000.0000

1000.0000

.0039

1 PART IN 198393

PERIMETER
1166.4859

AREA (sq ft)
64680.6385

AREA (acres)
1.4849



REFERENCE SURVEY VOL. D
PAGE 584 IN THE TIA MAP OFFICE

1.485 AC

2017