

2504.4795  
BOUNDARY SURVEY  
WYANDOT COUNTY, OHIO

LEGEND

- FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" x 30" SET IRON ROD, CAPPED-EXACTA SURVEYORS 8423"
- ①-FD AXLE AS NOTED
- ②-FD/SET DRILL HOLE AS NOTED
- ③-FD/SET MAG NAIL AS NOTED
- ④-FD/SET RR SPIKE AS NOTED
- ⑤-FD T-BAR/POST AS NOTED
- FOUND MONUMENT AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC-ACRES
- B/E-BASEMENT ENTRY
- CLF-CHAIN-LINK FENCE
- CONC-CONCRETE
- C/L-CENTERLINE
- D/H-DRILL HOLE
- D/W-DRIVEWAY
- EP-EDGE OF PAVEMENT
- GAR-GARAGE
- INSTR-INSTRUMENT
- O.L-ORIGINAL LOT
- O.R-OFFICIAL RECORD
- P.N-PARCEL NUMBER
- P.O.B-POINT OF BEGINNING
- P.O.L-POINT ON LINE
- RES-RESIDENCE
- R/W-RIGHT OF WAY
- PG-PAGE
- S.F-SQUARE FEET
- S.B.L-SET BACK LINE
- S/L-SUBLOT
- T.P.O.B-TRUE POINT OF BEGINNING
- VF-VINYL FENCE
- WF-WOOD FENCE

NOTE:

NO OTHER PLATS WERE USED FOR THIS SURVEY, ONLY WHAT IS LISTED HEREON.

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND COMFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT RUFFING, P.S. 8423  
STATE OF OHIO

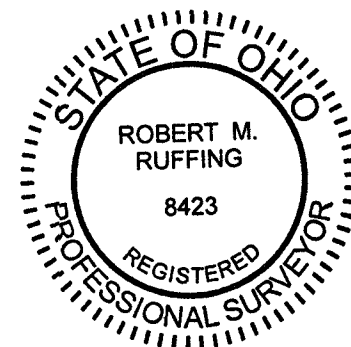
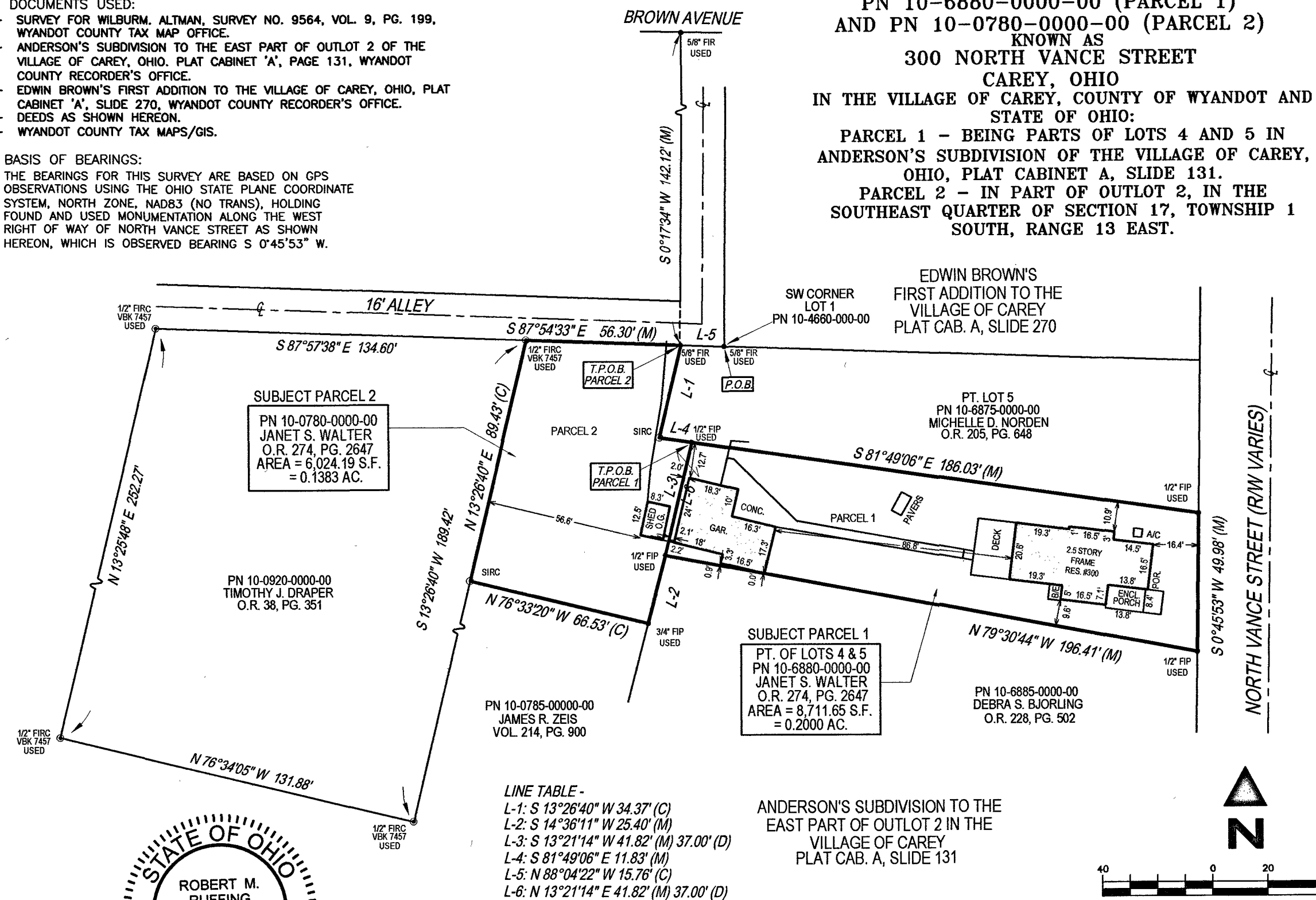
DATE 5-8-2025  
REV 5-12-2025  
REV 5-13-2025

DOCUMENTS USED:

- SURVEY FOR WILBURM, ALTMAN, SURVEY NO. 9564, VOL. 9, PG. 199, WYANDOT COUNTY TAX MAP OFFICE.
- ANDERSON'S SUBDIVISION TO THE EAST PART OF OUTLOT 2 OF THE VILLAGE OF CAREY, OHIO, PLAT CABINET 'A', PAGE 131, WYANDOT COUNTY RECORDER'S OFFICE.
- EDWIN BROWN'S FIRST ADDITION TO THE VILLAGE OF CAREY, OHIO, PLAT CABINET 'A', SLIDE 270, WYANDOT COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- WYANDOT COUNTY TAX MAPS/GIS.

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTATION ALONG THE WEST RIGHT OF WAY OF NORTH VANCE STREET AS SHOWN HEREON, WHICH IS OBSERVED BEARING S 0°45'53" W.



SURVEY OF  
PN 10-6880-0000-00 (PARCEL 1)  
AND PN 10-0780-0000-00 (PARCEL 2)  
KNOWN AS  
300 NORTH VANCE STREET  
CAREY, OHIO  
IN THE VILLAGE OF CAREY, COUNTY OF WYANDOT AND  
STATE OF OHIO:  
PARCEL 1 - BEING PARTS OF LOTS 4 AND 5 IN  
ANDERSON'S SUBDIVISION OF THE VILLAGE OF CAREY,  
OHIO, PLAT CABINET A, SLIDE 131.  
PARCEL 2 - IN PART OF OUTLOT 2, IN THE  
SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1  
SOUTH, RANGE 13 EAST.

EDWIN BROWN'S  
FIRST ADDITION TO THE  
VILLAGE OF CAREY  
PLAT CAB. A, SLIDE 270

PT. LOT 5  
PN 10-6875-0000-00  
MICHELLE D. NORDEN  
O.R. 205, PG. 648

PT. OF LOTS 4 & 5  
PN 10-6880-0000-00  
JANET S. WALTER  
O.R. 274, PG. 2647  
AREA = 8,711.65 S.F.  
= 0.2000 AC.

PN 10-6885-0000-00  
DEBRA S. BJORLING  
O.R. 228, PG. 502

ANDERSON'S SUBDIVISION TO THE  
EAST PART OF OUTLOT 2 IN THE  
VILLAGE OF CAREY  
PLAT CAB. A, SLIDE 131

EXACTA LAND SURVEYORS

1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113  
PHONE: (216) 751-9000 WWW.EXACTALAND.COM  
DATE 5-8-2025 JOB NO. 2504.4795

SURVEY NUMBER: 25-24  
VOLUME: C PAGE: 1939  
DATE FILED: 5-15-2025  
PARCEL #: 10-0780-0000-00  
10-6880-0000-00

ALL REGIONAL PLANNING  
REQUIREMENTS HAVE BEEN  
APPROVED FOR THIS SURVEY  
APPLICATION # N/A Retracament