

LEGAL DESCRIPTION for
Parcel Number 10-0780-0000-00 (Parcel 2)
at 300 North Vance Street
Carey, Ohio

Situated in the Village of Carey, County of Wyandot and State of Ohio, in part of Outlot 2 in the Southeast Quarter of Section 17, Township 1 South, Range 13 East, conveyed to Janet S. Walter (O.R. 274, Page 2647, Wyandot County Recorder's Office), bounded and described as follows:

Beginning at a found and used 5/8" iron rod at the southwest corner of Lot 1 in Edwin Brown's Addition to the Village of Carey (Plat Cabinet 'A', Slide 270) at the southeast corner of a 16' wide alley;

Thence along the south line of said alley, N 88°04'22" W, 15.76 feet to a found and used 5/8" iron rod at the northwest corner of a parcel conveyed to Michelle D. Norden (O.R. 205, Page 648), and being the True-Point-of-Beginning at the northeast corner of the parcel herein described in the following 7 courses:

Course 1: Thence along the west line of said Norden parcel, S 13°26'40" W, 34.37 feet to a set 5/8" x 30" iron rod, capped ("EXACTA SURVEYORS 8423") at an interior corner, also being the southwest corner of said Norden parcel;

Course 2: Thence along the south line of said Norden parcel, S 81°49'06" E, 11.83 feet to a found and used 1/2" iron pipe at an interior corner, also being the northwest corner of a second parcel, Parcel 1, conveyed to Janet S. Walter (O.R. 274, Page 2647);

Course 3: Thence along the west line of said Parcel 1, S 13°21'14" W, 41.82 feet to a found and used 1/2" iron pipe at an angle point, also being the northwest corner of a parcel conveyed to Debra S. Bjorling (O.R. 228, Page 502);

Course 4: Thence along the west line of said Bjorling parcel, S 14°36'11" W, 25.40 feet to a found and used 3/4" iron pipe at the southeast corner, also being the northeast corner of a parcel conveyed to James R. Zeis (Volume 214, Page 900);

Course 5: Thence along the north line of said Zeis parcel, N 76°33'20" W, 66.53 feet to a set 5/8" x 30" iron rod, capped ("EXACTA SURVEYORS 8423") at the southwest corner, also being the northwest corner of said Zeis parcel and along the east line of a parcel conveyed to Timothy J. Draper (O.R. 38, Page 351);

Course 6: Thence along the east line of said Draper parcel, N 13°26'40" E, 89.43 feet to a found and used 1/2" iron rod, capped ("VBK 7457") at the northwest corner along the south right of way line of said 16' alley;

REFERENCE SURVEY VOL. C

PAGE

1939

IN THE TAX MAP OFFICE

2025 (Parcel 2)

Course 7: Thence along said south right of way line, S 87°54'33" E, 56.30 feet to the True Point of Beginning at the northeast corner, containing a total of 6024.19 square feet, or 0.1383 acres, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The intent of this survey is to retrace and describe this parcel as required by the Wyandot County Engineer before the next conveyance.

The basis of bearings for this survey are from 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 line of North Vance Avenue as shown on the survey, which is observed bearing S 0°45'53" W.

This legal description is based on an actual field survey performed in April 2025 under the supervision of Robert M Ruffing, P.S. 8423.

Prepared by Robert M. Ruffing, P.S. 8423 for Exacta Land Surveying LLC, in May 2025.

Robert M. Ruffing 5-13-25



Closure Report Parcel 2

Job 25044795
Drawing 2504.4795_5-12-25_STAMPED.dwg
Date 20250513

Point of Beginning:

Point: 116 Desc: 5/8_ FIR Easting: 1724687.1620 Northing: 470734.3890

Course 1:

Calc: S 13°26'40.0" W 34.3738
Labelled: S 13°26'40" W 34.37

Point 1312

Desc: CALCD Easting: 1724679.1700 Northing: 470700.96

Course 2:

Calc: S 81°49'05.7" E 11.8274
Labelled: S 81°49'6" E 11.83

Point 128

Desc: 1/2_ FIP BENT UNDER GRAVEL Easting: 1724690.8770 Northing: 470699.27

Course 3:

Calc: S 13°21'13.6" W 41.8248
Labelled: S 13°21'14" W 41.82

Point 119

Desc: 1/2_ FIP Easting: 1724681.2170 Northing: 470658.58

Course 4:

Calc: S 14°36'10.6" W 25.4047
Labelled: S 14°36'11" W 25.40

Point 121

Desc: 3/4_ FIP Easting: 1724674.8120 Northing: 470634.00

Course 5:

Calc: N 76°33'20.0" W 66.5288
Labelled: N 76°33'20" W 66.53

Point 1311

Desc: CALCD Easting: 1724610.1064 Northing: 470649.46

Course 6:

Calc: N 13°26'40.0" E 89.4296
Labelled: N 13°26'40" E 89.43

REFERENCE SURVEY VOL. C
PAGE 1939 IN THE TAX MAP OFFICE

2025 (Parcel 2)

Point 127

Desc: 1/2_ FIRC VBK PS-7457 Easting: 1724630.8990 Northing: 470736.44

Course 7:

Calc: S 87°54'33.2" E 56.3005

Labelled: S 87°54'33" E 56.30

Point 116

Desc: 5/8_ FIR Easting: 1724687.1620 Northing: 470734.3890

Closure error distance: 0.0138

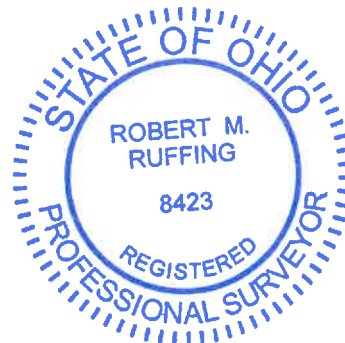
Closure error bearing: S 17°9'22" W

Distance of Boundary perimeter: 325.680

Precision Ratio: 1/23600

Calculated Acreage = 0.138 Ac.

6024 Sq. Ft.



Robert M. Ruffing 5-13-25