

LEGAL DESCRIPTION for
Parcel Number 10-6880-0000-00 (Parcel 1)
at 300 North Vance Street
Carey, Ohio

Situated in the Village of Carey, County of Wyandot and State of Ohio, being parts of Lots 4 and 5 in Anderson's Subdivision of the Village of Carey (Plat Cabinet 'A', Slide 131, Wyandot County Recorder's Office), 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 First 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 northeast corner of a second parcel, Parcel 2, conveyed to Janet S. Walter (O.R. 274, Page 2647), also being the northwest corner of a parcel conveyed to Michelle D. Norden (O.R. 205, Page 648);

Thence along the west line of said Norden parcel and east line of said Parcel 2, S 13°26'40" W, 34.37 feet to a set 5/8" x 30" iron rod, capped ("EXACTA SURVEYORS 8423") at the southwest corner of said Norden parcel;

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 of said Parcel 2, and being the True-Point-of-Beginning at the northwest corner of the parcel herein described in the following 4 courses;

Course 1: Thence continuing along the south line of said Norden parcel, S 81°49'06" E, 186.03 feet to a found and used 1/2" iron pipe at the northeast corner along the west right of way line of North Vance Street (R/W varies), also being the southeast corner of said Norden parcel;

Course 2: Thence along said west right of way, S 0°45'53" W, 49.98 feet to a found and used 1/2" iron pipe at the southeast corner, also being the northeast corner of a parcel conveyed to Debra S. Bjorling (O.R. 228, Page 502);

Course 3: Thence along the north line of said Bjorling parcel, N 79°30'44" W, 196.41 feet to a found and used 1/2" iron pipe at the southwest corner, also being the northwest corner of said Bjorling parcel and along the east line of said Parcel 2;

Course 4: Thence along said east line, N 13°21'14" E, 41.82 feet to the True-Point-of-Beginning at the northwest corner, containing a total of 8711.65 square feet, or 0.2000 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 1

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

Point of Beginning:

Point: 128 Desc: 1/2_ FIP BENT UNDER GRAVEL Easting: 1724690.8770 Northing:
470699.2740

Course 1:

Calc: S 81°49'05.7" E 186.0254
Labelled: S 81°49'6" E 186.03

Point 103

Desc: 1/2_ FIP Easting: 1724875.0090 Northing: 470672.80

Course 2:

Calc: S 0°45'53.0" W 49.9755
Labelled: S 0°45'53" W 49.98

Point 102

Desc: 1/2_ FIP Easting: 1724874.3420 Northing: 470622.83

Course 3:

Calc: N 79°30'44.0" W 196.4062
Labelled: N 79°30'44" W 196.41

Point 119

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

Course 4:

Calc: N 13°21'13.6" E 41.8248
Labelled: N 13°21'14" E 41.82

Point 128

Desc: 1/2_ FIP BENT UNDER GRAVEL Easting: 1724690.8770 Northing: 470699.2740

Closure error distance: 0.0089

Closure error bearing: N 1°47'33" E

Distance of Boundary perimeter: 474.240

Precision Ratio: 1/53285

Calculated Acreage = 0.200 Ac.
8712 Sq. Ft.

REFERENCE SURVEY VOL. C
PAGE 1939 IN THE TAX MAP OFFICE
2025 (Parcel 1)



Robert M. Ruffing 5-13-25