

Legal Description for 2.534 Acres
Section 20, Township 1 South, Range 13 East
Village of Carey, Wyandot County, Ohio
May 11, 2018

Situated in Section 20, Township 1 South, Range 13 East, the Village of Carey, Wyandot County, Ohio and being part of the remainder of a 53.337 acre tract of land conveyed to John P. Heck and David W. Heck recorded in Deed Volume 213, Page 367 (all references to deeds, official records, microfiche numbers, instrument records and plats refer to the Wyandot county recorder's office, Wyandot county, Ohio) and being more particularly described as follows;

Commencing from a 3/4" iron pin found at the southwest corner of Lot 6 of Heck Subdivision, recorded in Cabinet 4, Slide 499, thence along the west side of said Lot 6 North 00°15'40" East, 22.14 feet to a 1/2" pin found at the southeast corner of a 37.973 acre tract of land conveyed to S & S Development, Ltd. as recorded in Official Record 232, Page 2426, 2429;

thence along the south line of said 37.973 acre tract South 72°52'13" West, 939.34 feet to a set 5/8" iron pin with a cap stamped "FARNSWORTH GROUP" and being the **Point of Beginning** for the following described tract of land:

thence through said Heck tract South 17°07'47" East, 366.71 feet to a 5/8" iron pin with a cap stamped "FARNSWORTH GROUP" set on the north right-of-way line State Route 103/US Route 23, also being S. Vance Street;

thence along said north right-of-way line the following two (2) courses;

- 1) South 74°56'25" West, 37.45 feet to a found 5/8" iron pin with a cap stamped "VBK PS 7457";
- 2)
- 3) South 74°01'21" West, 270.69 feet to a 5/8" iron pin found at the east line of a 1.228 acre tract of land conveyed to TDA Building & Equipment, LLC as recorded in Official Record 215, Page 1170;

thence along said east line North 15°50'45" West, 198.94 feet to a found iron pin, with a cap stamped "VBK PS 7457", found at the northeast corner of said 1.228 acre tract and being a southerly corner of a 15.776 acre tract conveyed to Vaughn Property Services, LLC as recorded in Official Record Book 248, Page 2306;

thence along the southern lines of said Vaughn Property Services, LLC tract North 15°50'45" West, 161.06 feet to a found 5/8" iron pin;

thence continuing along said Vaughn Property Services, LLC tract and along the southern line of the remainder of a 37.973 acre tract conveyed to S & S Development, Ltd. as recorded in Official Record Book 232, Page 2426, 2429, North 72°52'13" East, 300.00 feet to the **Point of Beginning**, containing 2.534 acres, subject however to all covenants, conditions, restriction and easements contained in any instrument of record pertaining to the above described tract of land.

Bearings are based upon the Ohio State Plane Coordinate System, North Zone 3401, NAD 83, grid coordinates.

This description was prepared by Farnsworth Group, Inc., 82 Remick Blvd., Suite B, Springboro, OH, under the direct supervision of David R. Barnhart, P.S. #7646.

David R. Barnhart 5/11/18
David R. Barnhart
Ohio Professional Survey No. 7646



Lot Split from PID 10-2526

John P. Heck and David W. Heck

Closure Report

April 04, 2018

Starting Coordinates: Northing 466702.44, Easting 1719076.15

Bearing Distance Description

S 17°07'47" E 366.71

S 74°56'25" W 37.45

S 74°01'21" W 270.69

N 15°50'45" W 198.94

N 15°50'45" W 161.06

N 72°52'13" E 300.00

Ending Coordinates: Northing 466702.43, Easting 1719076.16

Area: 110388.09 S.F., 2.5342 Acres

Total Perimeter Distance> 1334.85

Closure Error Distance> 0.0070 Error Bearing> S 67°45'16" E

Closure Precision> 1 in 190777.1

This Close Report was prepared by Farnsworth Group, Inc., 82 Remick Blvd., Suite B, Springboro, OH, under the direct supervision of David R. Barnhart, P.S. #7646.

David R. Barnhart 4/24/18

David R. Barnhart

Date

Ohio Professional Survey No. 7646



REFERENCE SURVEY VOL. C
PAGE 1689 IN THE TAX MAP OFFICE

"2018"