

ALTA/ASCM LAND TITLE SURVEY

CURRENT OWNER:
VAUGHN EQUITY SERVICES, LLC.
O.R. 77 - PG. 881
O.R. 77 - PG. 889
O.R. 223 - PG. 152

REFERENCE ADDRESS:
581 ARROWHEAD DRIVE
CAREY, OHIO 43316

BUILDING SETBACKS:
THE VILLAGE OF CAREY
REQUIRES THE FOLLOWING SETBACKS
FOR "M-1 (RESTRICTED INDUSTRIAL)" ZONING:
FRONT - 60' FROM CL TRAVELED ROADWAY PRIVATE
FRONT - 50' FROM DEDICATED ROADWAY PUBLIC
SIDE - 30'
REAR - 40'

FLOOD ZONE INFO:
ZONE - "C" (AREAS OF MINIMAL FLOODING)
FEDERAL INSURANCE ADMINISTRATION
COMMUNITY PANEL NUMBER - 390787 0025 C
DATED: 09-18-87

TITLE COMMITMENT INFORMATION:

COMMITMENT FOR TITLE INSURANCE WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
THE EFFECTIVE DATE BEING SEPTEMBER 21, 2015 AT 7:30 A.M.

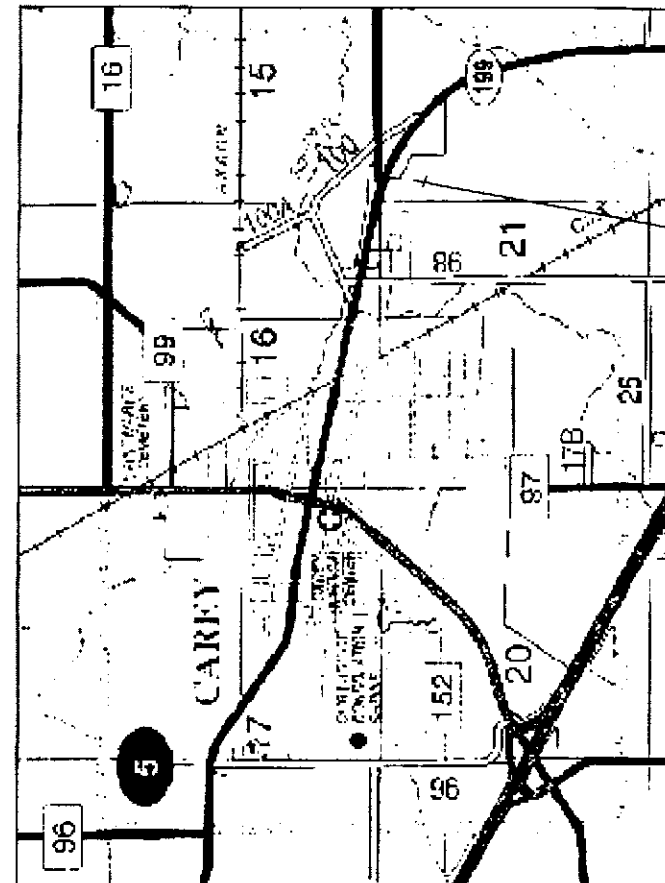
SURVEY NOTES:

- 1) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON OHIO UTILITY PROTECTION SERVICE MARKINGS (TICKET NUMBER A 530701077), OR CONSTRUCTION PLANS AS PROVIDED. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED.
- 2) NONE OF THE EASEMENTS PROVIDED IN THE TITLE COMMITMENT ENCUMBER OR ARE CONTIGUOUS TO THE SUBJECT PARCEL SHOWN HEREON.
- 3) THE 15 FOOT WIDE STRIP SHOWN ACROSS THE NORTH LINE OF LOTS 14 & 15 IS A SCALED DIMENSION FROM WEAVER'S SUBDIVISION #2. THIS STRIP IS ILLUSTRATED BUT NOT DETAILED IN THE LEAST AS TO ITS PURPOSE ON THIS SUBDIVISION PLAT.
- 4) ALL OF THE UTILITIES SHOWN WITHIN THE SUBJECT PARCEL EXIST WITHOUT ANY RECORDED EASEMENTS IN PLACE.
- 5) NEITHER OF THE OPTIONS FOR FRONT SETBACKS, ILLUSTRATED HEREON, CAN BE MET PER THE EXISTING CONDITIONS OR PENDING THE PROPOSED DEDICATION OF ARROWHEAD DRIVE. IT APPEARS THAT A VARIANCE MAY BE REQUIRED TO SATISFY THE FRONT SETBACK NEEDS.

SR 103/199 (FINDLAY STREET)
R/W

1" = 50' SCALE
0 50 100 150
FEET
(ASSUMED)

VICINITY MAP



SITE LOCATION

BOUNDARY LEGEND

SET FOUND	DESCRIPTION
●	MONUMENT
⊙	RAILROAD SPIKE
○	NAIL
⊖	IRON PIPE
⊕	DRILL HOLE
⊗	5/8" IRON ROD WITH PERSONALIZED CAP
⊘	IRON ROD
▲	STONE
■	MONUMENT BOX
□	DIAMETER
▣	HOUSE
▤	GARAGE
▥	BARN
▦	SHED
■	POST

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- CABINET A, SLIDES 392-393 IN THE WYANDOT COUNTY RECORDER'S OFFICE
- CABINET A, SLIDES 444-445 IN THE WYANDOT COUNTY RECORDER'S OFFICE.
- CABINET A, SLIDE 754 IN THE WYANDOT COUNTY RECORDER'S OFFICE.
- CABINET A, SLIDE 756 IN THE WYANDOT COUNTY RECORDER'S OFFICE.

LEGAL DESCRIPTION

BEING A PARCEL OF LAND SITUATED IN PART OF THE NORTHWEST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 21, T-1-S, R-13-E, AND IN LOTS 14, 15 & 16 IN WEAVER'S SECOND SUBDIVISION AND IN PART OF LOT 7 OF WEAVER'S FIRST SUBDIVISION, IN THE VILLAGE OF CAREY, WYANDOT COUNTY, OHIO AND FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF SAID SECTION 21;

THENCE S 00° 10' 35" E ALONG THE EAST LINE OF SECTION 21 A DISTANCE OF 181.69 FEET TO A SET IRON ROD, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE CONTINUING S 00° 10' 35" E ALONG SAID LINE A DISTANCE OF 49.95 FEET TO A FOUND CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF A PARCEL OF LAND CURRENTLY OWNED BY J.S. & T.J. BECKLEY;
THENCE ON AN ASSUMED BEARING OF S 69° 22' 52" E ALONG SAID BECKLEY PARCEL AND A PARCEL OWNED BY C.K. WALTER A DISTANCE OF 225.05 FEET TO A SET IRON ROD, PASSING A FOUND CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID PARCEL OF LAND CURRENTLY OWNED BY C.K. WALTER A DISTANCE OF 176.59 FEET;
THENCE S 00° 22' 20" E A DISTANCE OF 472.42 FEET TO A SET IRON ROD;
THENCE S 89° 37' 40" W A DISTANCE OF 472.00 FEET TO A SET IRON ROD;
THENCE N 00° 22' 20" W A DISTANCE OF 604.00 FEET TO A SET IRON ROD;
THENCE N 89° 37' 40" E A DISTANCE OF 262.06 FEET TO THE POINT OF BEGINNING
CONTAINING IN ALL 6.109 ACRES OF LAND, MORE OR LESS. THE ABOVE DESCRIBED PROPERTY BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEARINGS ARE ASSUMED AND ARE FOR ANGULAR MEASUREMENT ONLY.

THIS LEGAL DESCRIPTION IS BASED UPON A SURVEY PERFORMED BY VICTOR B. KOEHLER, P.S. #7457, IN DECEMBER, 2015.
PRIOR DEED REFERENCE: OFFICIAL RECORD 77, PAGE 881, OFFICIAL RECORD 77, PAGE 889 AND OFFICIAL RECORD 223, PAGE 152.

PARCEL NUMBER	LOCATION	ACREAGE
10-3116-0000-00	PT. 22.511 AC. TRACT, NW 1/4, SEC. 22	2.490 AC.
10-1065-0000-00	W. PT. LOT 7, WEAVER'S 1ST, SEC. 21	9 SQ. FT.
10-1070-0000-00	E. PT. LOT 7, WEAVER'S 1ST, SEC. 21	0.120 AC.
10-1250-0100-00	N. PT. LOT 14, WEAVER'S 2ND	0.130 AC.
10-1250-0000-00	S. PT. LOT 14, WEAVER'S 2ND	0.068 AC.
10-1125-0000-00	S. PT. LOT 15 & PT. VAC. ST., WEAVER'S 2ND	0.660 AC.
10-1135-0000-00	PT. VAC. ST. (ADJ. TO LOT 17), WEAVER'S 2ND	0.040 AC.
10-3156-0000-00	PT. 2.166 AC. TRACT, SEC. 21	1.635 AC.
10-1125-0100-00	N. PT. LOT 15, WEAVER'S 2ND	0.264 AC.
10-1130-0000-00	LOT 16 & PT. VAC. ST., WEAVER'S 2ND	0.702 AC.
TOTAL		6.109 ACRES

SURVEY NUMBER: 16-07

VOLUME: D PAGE: 561

DATE FILED: 3-1-16

PARCEL #: 10-3116-0000-00, 10-1065-0000-00, 10-1070-0000-00, 10-1250-0100-00, 10-1250-0000-00, 10-1125-0000-00, 10-3156-0000-00, 10-1125-0100-00, 10-1130-0000-00

VAUGHN EQUITY SERVICES, LLC.
OR 77, PG 881
OR 77, PG 889
OR 223, PG 152

TOPO LEGEND

EXISTING	DESCRIPTION
C/L	CENTER LINE
R/W	RIGHT-OF-WAY LINE
P/L	PROPERTY LINE
E/G	EDGE OF GRAVEL
E/P	EDGE OF PAVEMENT
X	FENCE LINE
O	DRAINAGE TILE CLEAN OUT
CB	MANHOLE
W	CATCH BASIN, YARD BASIN
W	VALVE (TYPE SPECIFIED)
W	METER (TYPE SPECIFIED)
DS	DOWNSPOUT
O	WELL (TYPE SPECIFIED)
ST	STORM SEWER (W/ SIZE & TYPE)
8" SAN	SANITARY SEWER (W/ SIZE & TYPE)
6" W	WATERLINE (W/ SIZE & TYPE)
6" MP GAS	PETROLEUM LINE (W/ SIZE & TYPE)
HP	FIRE HYDRANT
HP	HEAT PUMP

EXISTING	DESCRIPTION
UG-E	UNDERGROUND, OVERHEAD ELECTRIC
OH-E	UNDERGROUND, OVERHEAD TELEVISION
UG-TV	UNDERGROUND, OVERHEAD TELEPHONE
OH-TEL	MAIL BOX
MB	ELECTRIC TRANSFORMER
⊗	POWER POLE (W/ GUY WIRE)
⊗	TELEPHONE POLE
⊗	LIGHT POLE
⊗	RAILROAD CROSSING SIGN
⊗	SIGN
⊗	BRACE POLE
⊗	PIPELINE MARKER POST
⊗	RISER BOX (TYPE SPECIFIED)
⊗	TREE OR STUMP (W/ SIZE)
⊗	"X" TO BE REMOVED
⊗	EVERGREENS (W/ SIZE)
⊗	BUSH OR BRUSH ROW

CERTIFICATION

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF OHIO CERTIFIES TO VAUGHN EQUITY SERVICES, LLC., FIRST AMERICAN TITLE, DICKINSON WRIGHT PLLC AND HANON SYSTEMS USA, INC. AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, WITH NO TABLE A ITEMS PROVIDED. THE FIELD WORK WAS COMPLETED ON 01-27-2016.

THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION # 1/4

VICTOR B. KOEHLER, P.S. NO. 7457

02-29-2016

2 WORKING DAYS
BEFORE YOU FREE
CALL TOLL FREE
800-362-2764



DRAWN BY	CHECKED BY	REVISION
MSW	VBK	VBK
11-13-15	12-14-15	01-27-16
15124-S		02-19-16

ALTA SURVEY FOR: FIRST AMERICAN TITLE & VAUGHN EQUITY SERVICES, LLC

LOCATED IN THE VILLAGE OF CAREY AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, T-1-S, R-13-E, AND THE NORTHEAST QUARTER OF SECTION 21, T-1-S, R-13-E, WYANDOT COUNTY, OHIO.

KOEHLER SURVEYING, INC.

P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419)-294-5388
ksi@woh.rr.com