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WILLIAMS COUNTY ENGINEER'S OFFICE

LEGAL DESCRIPTION

Situate in the northwest quarter of Section 8, Town 7 North, Range 4 East, Brady Township, Village of West Unity, Williams County, Ohio part of Outlot 20, now known as Outlot 6 in the northwest quarter of Section 8, Brady Township, as recorded in Plat Book 1, page 40, part of Outlot 28, now known as Outlot 6 in the Assessor's Plat of West Unity 1880, as recorded in Plat Book 2, page 80 heretofore conveyed to M. Kee Mansfield by deed, recorded in Deed Book 264, page 981 (Doc. No. 201000004001) and being more particularly described as follows, to-wit:

Commencing at an existing 1 inch pipe in the westerly right-of-way of South High Street, being 20.00 feet as measured perpendicular to centerline, at the common corner of the grantor and Wesley M. Barnard (D.B. 341, pg. 1016), said point lying North 00°53′27" East 557.25 feet from the southeast corner of Lot 26 in Pricket's 1st Addition to West Unity (Plat Book 1, page 10) and being the intersection of the westerly right-of-way of South High Street and the northerly right-of-way of Lynn

Thence with the common line of the grantor and Barnard North 87°43'00" West 122.00 feet to a set iron pin at the POINT OF BEGINNING;

Thence partitioning the grantor's tract the following three (3) courses:
1. South 00°51'38" West 97.20 feet to a set iron pin,

South 46°38'12" West 201.28 feet to a set iron pin, & 3. North 43°21′48" West 236.00 feet to a set iron pin in the southerly right-of-way of South Defiance Street, being 30.00 feet as measured perpendicular to centerline, said point lying North 46°38'12" East 352.00 from the northeast corner of a 12 foot alley;

Thence with said southerly right-of-way North 43°21′48″ East 259.00 feet to a set iron pin at the common corner of the grantor and Saneholtz-McKarns, Inc. (D.B. 329, page 2165);

Thence leaving said right-of-way with the common line of the grantor and Saneholtz-McKarns, Inc. South 88°47′13″ East 47.26 feet to a set iron pin at the common corner of the grantor and aforementioned Barnard;

Thence leaving the common line of the grantor and Saneholtz-McKarns, Inc. with the common line of the grantor and Barnard the following two (2) courses: 1. South 00°51′38″ West 110.00 feet to and existing Mag nail in a storm inlet

structure, & 2. South 87°43'00" East 76.00 feet to the point of beginning containing 1.349 acres, more or less, and subject to all legal rights-of-way and easements of

MISCELLANEOUS NOTES

- 1. North and bearing system based upon the record bearing of the south line of Defiance Street as described in the deed of the subject property recorded
- in Deed Book 264, page 981 of the Williams County Recorder's office. 2. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon was obtained from title report order number 15832.0001, effective October 12, 2021 and prepared by Newton Harmon & Rohrs, LTD.
- 3. All data sources, documents and records shown hereon are on file in the office of the Williams County Recorder's Office in Bryan, OH, unless otherwise noted.
- 4. Survey prepared from fieldwork performed in December 2021 and May 2022. All monumentation shown hereon is in good condition unless otherwise
- 5. Survey performed to the State of Ohio minimum standards for boundary
- surveys located in Chapter 4733-37 of the Ohio Administrative Code. Remainder site has direct access to Defiance Street (US-127), Lynn Street,



SURVEYOR'S CERTIFICATE

I hereby certify that, at the request of the owner, I have surveyed and platted the parcel of land shown hereon in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Monuments were found or set as shown hereon. Dimensions are expressed in US Survey Feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge and belief. Field survey completed on 12/16/2021. This plat is not valid unless stamped and signed.

BMW Brent M. Webster, P.S.

Professional Surveyor #8482 in the State of Ohio

CLOSURE REPORTS

tlot Closure Report					
rthing	Easting	Bearing	Distance		

705047.649 1439090.476 S 00°51'38" W 97.200 704950.460 1439089.016 S 46°38'12" W 201.280 704812.256 1438942.682

N 43°21'48" W 236.000 704983.832 1438780.640 N 46°38′12" E 259.000 705161.667 1438968.936 S 88°47'13" E 47.260

705160.666 1439016.186 S 00°51'38" W 110.000 705050.679 1439014.534 S 87°43'00" E 76.000

Closure Error Distance> 0.00328 Error Bearing> S 49°16'38" E Closure Precision> 1 in 312881.4 Total Distance> 1026.740 Polyline Area: 58756.489 sq ft, 1.349 acres

Remainder Closure Report

705047.651 1439090.473

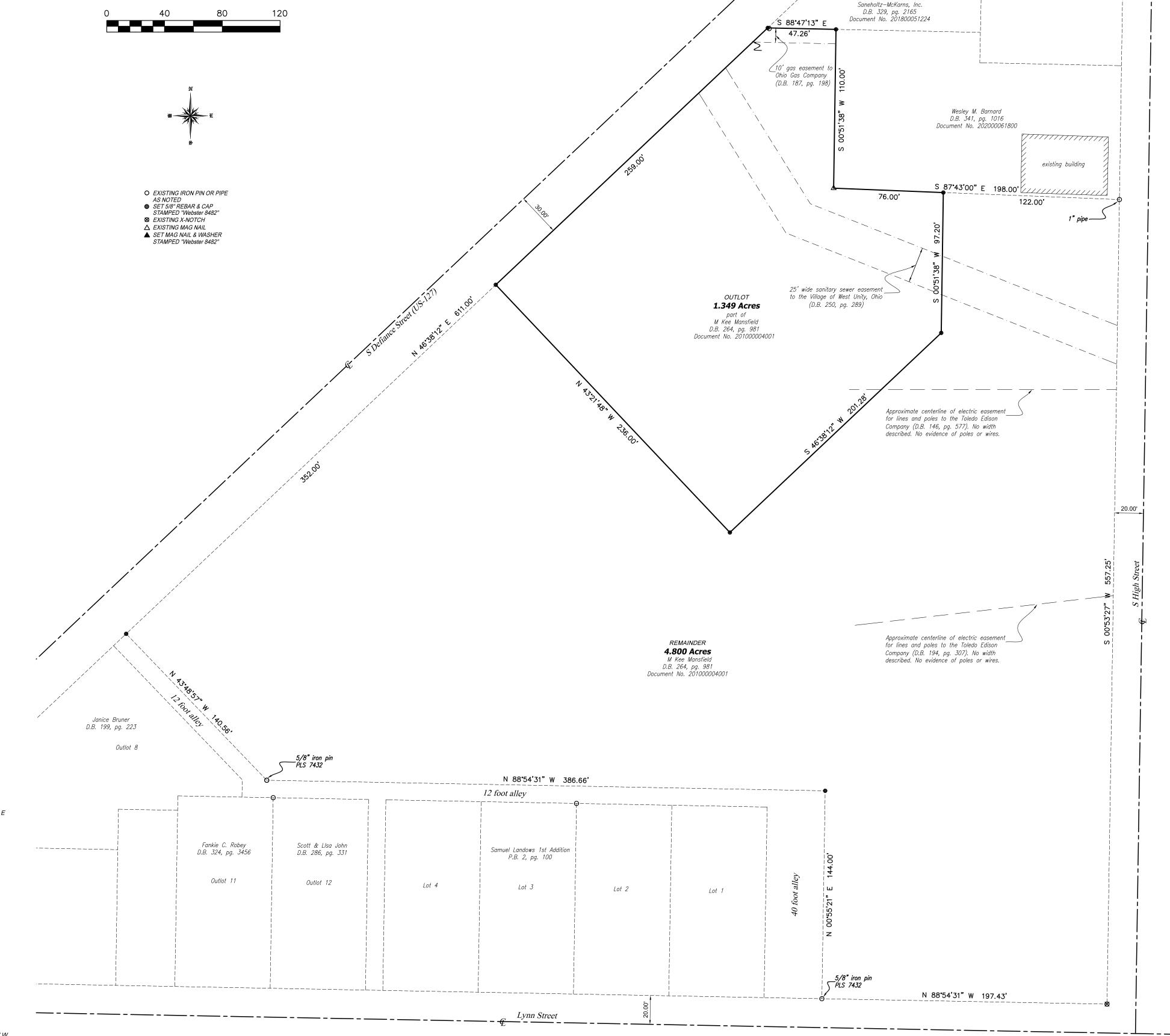
Ü	0	
704485.624	1439203.792	
	N 88°54'31" W 197	7.430
704489.384	1439006.398	
	N 00°55'21" E 144	.000
704633.366	1439008.716	
	N 88°54'31" W 386	<i>3.660</i>
704640.730	1438622.126	
	N 43°48'57" W 140	<i>0.560</i>
704742 154	1438524 811	

704742.154 1438524.811 N 46°38'12" E 352.000 704983.845 1438780.720 S 43°21'48" E 236.000 704812.270 1438942.763

N 46°38'12" E 201.280 704950.473 1439089.096 N 00°51'38" E 97.200 705047.662 1439090.556

S 87°43'00" E 122.000 705042.802 1439212.459 S 00°53'27" W 557.250 704485.619 1439203.795

Closure Error Distance> 0.00579 Error Bearing> N 33°44'11" W Closure Precision> 1 in 420324.7 Total Distance> 2434.380 Polyline Area: 209106.932 sq ft, 4.800 acres



SURVEYING AND 4 STE



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