

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 02 2023

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 02 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

SURVEY TO BE RECORDED
WITH THIS DOCUMENT

Exemption paragraph, conveyance fee ED
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP
Deputy Aud. Date

5-2-2023

SURVIVORSHIP DEED

DENNIS R. STRAWN and BETTY K. STRAWN, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **DENNIS R. STRAWN and BETTY K. STRAWN, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 7343 St. Rt. 197, Celina, Ohio 45822, the following described Real Estate:

TRACT 1

Being part of a 7.16 acres tract, also being all of 0.14 acres tract, also being a 0.044 acres tract of State Parcel 54-111B as recorded in Instrument #201800005307, in the Northeast Quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at an Iron Pin Found marking the East Quarter Post of Section 20;

Thence North 01°20'44" East along the East line of the Northeast Quarter of Section 20 and the approximate centerline of Karafit Road, a distance of one thousand four hundred eighty-one and forty-three hundredths feet (1481.43') to a Mag Nail Set, marking the **TRUE POINT OF BEGINNING**;

Thence North 88°39'16" West a distance of one hundred and zero hundredths feet (100.00') to a point, passing an Iron Pin Set at 95.00';

Thence North 01°20'44" East a distance of thirty-six and ten hundredths feet (36.10') to a point;

Thence North 89°12'08" West a distance of five hundred sixty-two and thirty-five hundredths feet (562.35') to a point;

Thence North 13°14'16" West along the West line of a tract as recorded in Instrument #201800005307, a distance of thirty and eleven hundredths feet (30.11') to a point;

MINOR SUBDIVISION

SURVIVORSHIP DEED (DENNIS R. STRAWN & BETTY K. STRAWN)

2

Thence South 01°20'44" West along the East line of tract 54-111B of Grand Lake St. Marys Survey, a distance of forty-three and eighty-six hundredths feet (43.86') to a point;

Thence North 15°14'00" West along the shoreline of Grand Lake St. Marys Survey, a distance of one hundred twenty and twenty hundredths feet (120.20') to a point;

Thence South 88°18'46" East along the North line of tract 54-111B of Grand Lake St. Marys Survey, a distance of thirty-four and thirty hundredths feet (34.30') to an Iron Pin Found;

Thence South 01°20'44" West along the West line of Lakes Drive, a distance of twenty and zero hundredths feet (20.00') to an Iron Pin Found;

Thence South 88°39'16" East along the South right-of-way line of Lakes Drive as recorded in Plat Book 7 Page 1, a distance of six hundred sixty-nine and ninety hundredths feet (669.90') to a Mag Nail Set, passing an Iron Pin Set at 649.90';

Thence South 01°20'44" West along the East line of the Northeast Quarter of Section 20 and the approximate centerline of Karafit Road, a distance of one hundred eleven and zero hundredths feet (111.00') to the **TRUE POINT OF BEGINNING**, containing **1.313 acres** of land more or less.

Said tract to be subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in January of 2023 and is on file with the Mercer County Engineers Office.

Parent Tax Numbers: 09-022500.0100, 09-024800.0000, 09-024600.0000

Parent Map Number: 09-20-231-002, 09-20-231-003, 09-20-231-004

Permanent Tax Number: 09-024600.0000

Permanent Map Number: 09-20-231-004

Last Transfer: Instrument No. 201800005307, Recorder's Office of Mercer County, Ohio.

SURVIVORSHIP DEED (DENNIS R. STRAWN & BETTY K. STRAWN)

3

TRACT 2

Being part of a 7.16 acres tract as recorded in Instrument #201800005307, also being ~~part~~ of Lot 27 of Grand Haven Subdivision as recorded in Plat Book 7 Page 17, in the Northeast Quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at an Iron Pin Found marking the East Quarter Post of Section 20;

Thence North 01°20'44" East along the East line of the Northeast Quarter of Section 20 and the approximate centerline of Karafit Road, a distance of eight hundred forty-eight and seventy-five hundredths feet (848.75') to a Mag Nail Set, marking the **TRUE POINT OF BEGINNING**;

Thence North 89°17'16" West along the North line of a tract as recorded in Instrument #201800005666, a distance of two hundred eight and ninety-three hundredths feet (208.93') to an Iron Pin Set, passing an Iron Pin Set at 20.00';

Thence North 36°32'16" West along the West line of a tract as recorded in Instrument #201800005307, a distance of twenty-three and sixty hundredths feet (23.60') to a point;

Thence South 01°19'52" West along the East line of Lot 27 of Grand Haven Subdivision as recorded in Plat Book 7 Page 17, a distance of twenty-four and ninety-seven hundredths feet (24.97') to a point;

Thence North 89°21'29" West along the South line of Lot 27 of Grand Haven Subdivision as recorded in Plat Book 7 Page 17, a distance of fifty-eight and ten hundredths feet (58.10') to a point;

Thence North 01°19'52" East along the West line of Lot 27 of Grand Haven Subdivision as recorded in Plat Book 7 Page 17, a distance of one hundred twenty-two and fifty hundredths feet (122.50') to a point;

Thence North 89°21'29" West along the North line of Lot 28 of Grand Haven Subdivision as recorded in Plat Book 7 Page 17, a distance of seventeen and five hundredths feet (17.05') to a point;

Thence North 36°32'16" West along the West line of a tract as recorded in Instrument #201800005307, a distance of one hundred twelve and twenty-seven hundredths feet (112.27') to a point;

SURVIVORSHIP DEED (DENNIS R. STRAWN & BETTY K. STRAWN)

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Thence North 37°04'16" West along the West line of a tract as recorded in Instrument #201800005307, a distance of two hundred fourteen and forty hundredths feet (214.40') to an Iron Pin Set;

Thence North 34°59'16" West along the West line of a tract as recorded in Instrument #201800005307, a distance of one hundred sixty-four and fifteen hundredths feet (164.15') to an Iron Pin Set;

Thence North 27°16'16" West along the West line of a tract as recorded in Instrument #201800005307, a distance of eighty-eight and ninety hundredths feet (88.90') to an Iron Pin Set;

Thence North 13°14'16" West along the West line of a tract as recorded in Instrument #201800005307, a distance of eighty-six and thirty-eight hundredths feet (86.38') to a point;

Thence South 89°12'08" East a distance of five hundred sixty-two and thirty-five hundredths feet (562.35') to a point;

Thence South 01°20'44" West a distance of thirty-six and ten hundredths feet (36.10') to a point;

Thence South 88°39'16" East a distance of one hundred and zero hundredths feet (100.00') to a Mag Nail Set, passing an Iron Pin Set at 5.00';

Thence South 01°20'44" West along the East line of the Northeast Quarter of Section 20 and the approximate centerline of Karafit Road, a distance of six hundred thirty-two and sixty-eight hundredths feet (632.68') to the **TRUE POINT OF BEGINNING**, containing **7.088 acres** of land more or less.

Said tract to be subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in January of 2023 and is on file with the Mercer County Engineers Office.

Parent Tax Numbers: 09-024600.0000, 09-030700.0000, 09-033100.0000

Parent Map Number: 09-20-231-004, 09-20-277-020, 09-20-283-001

Permanent Tax Number: 09-033100.0000

Permanent Map Number: 09-20-283-001


Approved by the Mercer
County Regional Planning
Commission; no plat
required under
R.C. 711.133

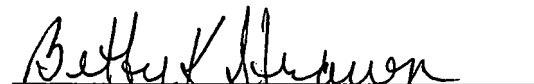
SURVIVORSHIP DEED (DENNIS R. STRAWN & BETTY K. STRAWN)

5

Last Transfer: Instrument No. 201800005307, Recorder's Office of Mercer County, Ohio.

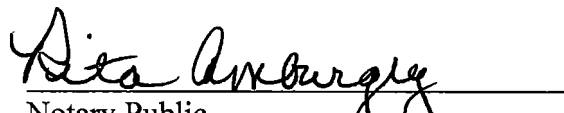
IN WITNESS WHEREOF, the said **DENNIS R. STRAWN** and **BETTY K. STRAWN**, husband and wife, have hereunto set their hands this 1st day of May, 2023.


Dennis R. Strawn


Betty K. Strawn

STATE OF OHIO, COUNTY OF AUGLAIZE, SS:

The foregoing instrument was acknowledged before me this 1st day of May, 2023, by **DENNIS R. STRAWN** and **BETTY K. STRAWN**, husband and wife. No oath or affirmation was administered to the signer(s).


Notary Public



RITA AMBURGEY
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
JUNE 27, 2025

Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885
realestate\strawn.dennis & betty.deed

SURVEY FOR DENNIS R. & BETTY K. STRAWN

References:
Lawrence and Jennings Survey
Davis Addition - Plat Book 5 Page 28
Lake's Subdivision - Plat Book 7
Page 1
Grand Haven Subdivision - Plat Book
7 Page 17
Ottie Lakes Survey by B.R. Gebhart PS
#3909 in August of 1956.
Honious Survey by Gordon L. Geeslin
PS #5372 in May of 1979.
Osborne Survey by Jerry R. Garrison
PS #6859 in January of 1989.
All Deeds on Record.

PAID

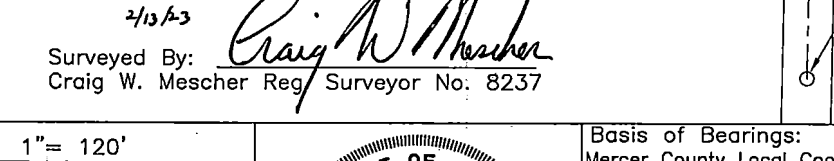
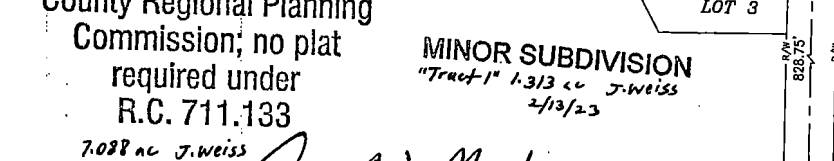
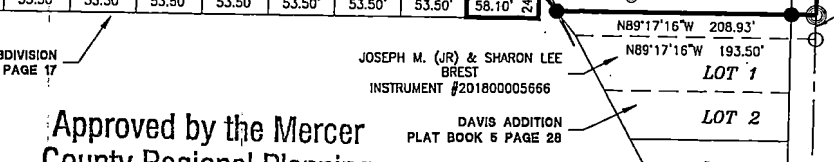
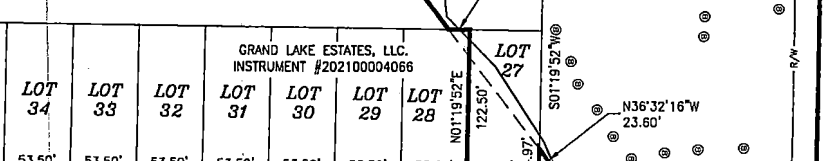
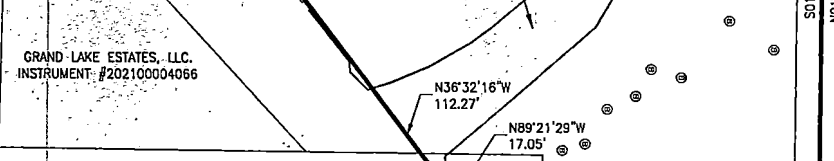
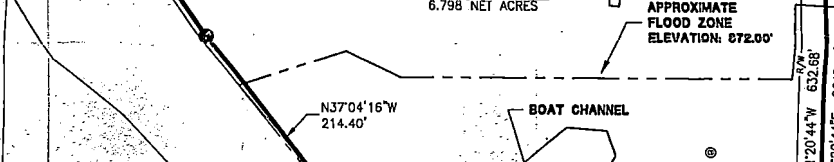
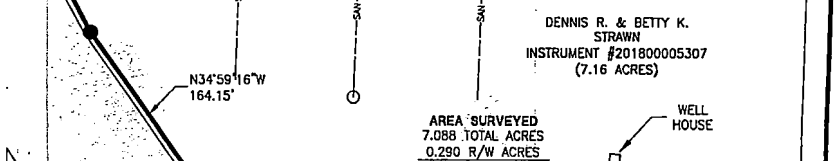
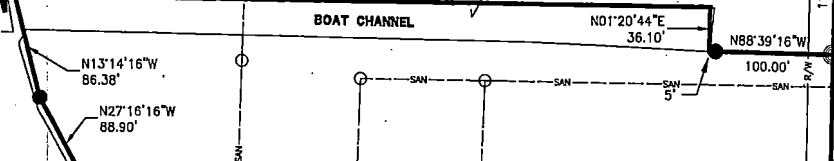
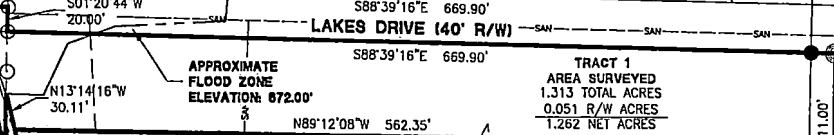
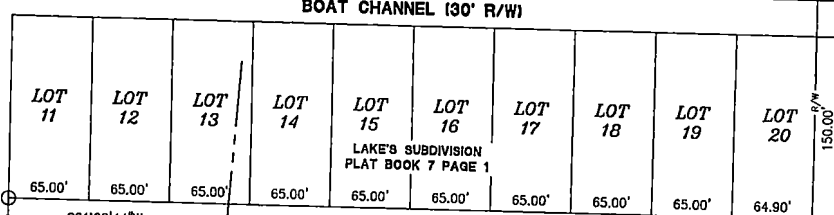
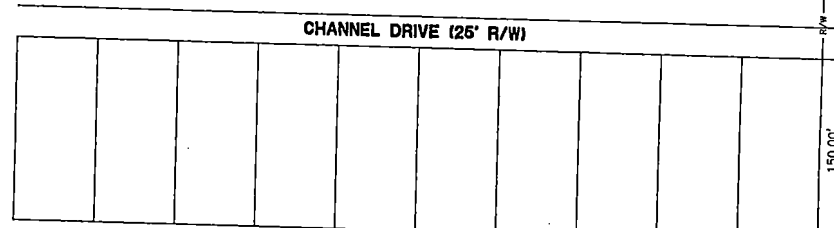
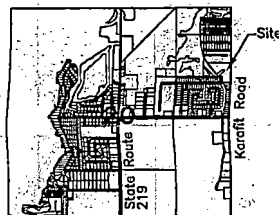
FEB 10 2023

MERCER CO. HEALTH DISTRICT

PAID

FEB 10 2023

MERCER COUNTY COMMISSIONERS
CELINA, OHIO

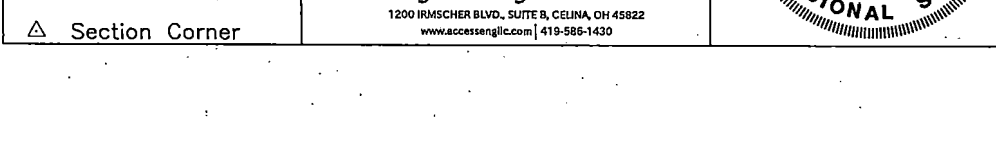
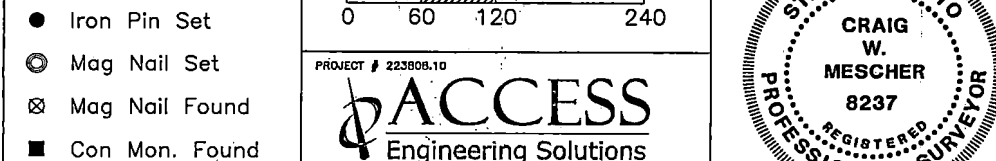
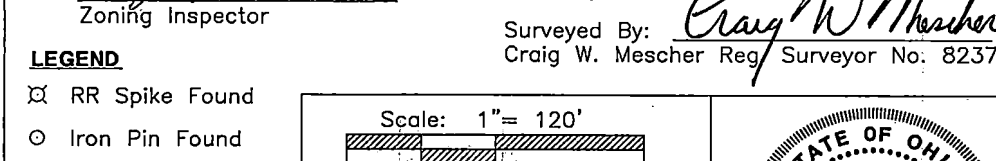
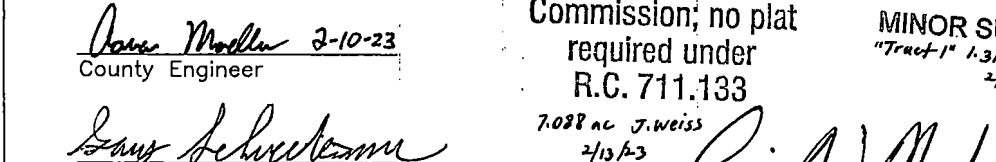
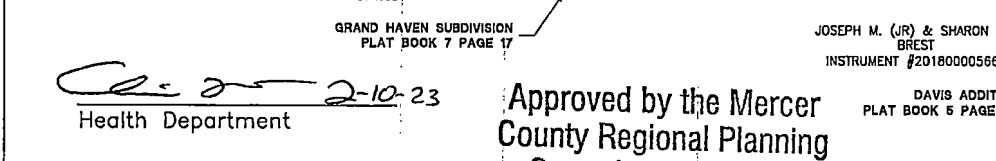
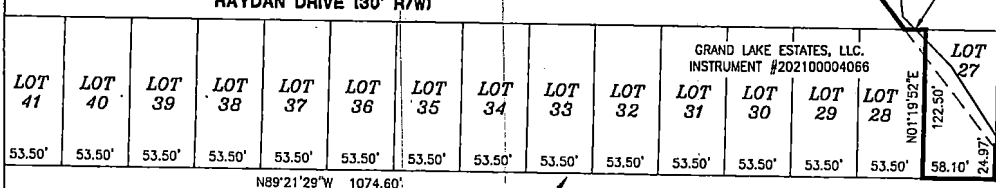


NORTHEAST CORNER
OF SECTION 20

EXISTING
SANITARY
SEWER

KARAFF ROAD (40' R/W)
EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20

EAST QUARTER POST
OF SECTION 20



Approved by the Mercer
County Regional Planning
Commission, no plat
required under
R.C. 711.133

MINOR SUBDIVISION
"Tract 1" 1.313 ac J. Weiss
2/13/23

7.088 ac J. Weiss
2/13/23
Surveyed By: *Craig W. Mescher*
Craig W. Mescher Reg Surveyor No. 8237

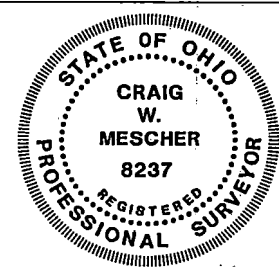
C. J. ... 2-10-23
Health Department
Dan Maden 2-10-23
County Engineer
Gary Schuchman
Zoning Inspector

- LEGEND**
- RR Spike Found
 - Iron Pin Found
 - Iron Pin Set
 - Mag Nail Set
 - Mag Nail Found
 - Con Mon. Found
 - Section Corner

Scale: 1" = 120'

PROJECT # 223808.10

ACCESS
Engineering Solutions
1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
www.accessengllc.com | 419-586-1430



Basis of Bearings:
Mercer County Local Coordinate Datum.

State of: Ohio County: Mercer
Township: Franklin
Sec.: NE 1/4 20 Town: 6S Range: 3E
Deed Ref.: Instrument #201800005307
Date Surveyed: January 25, 2023