

KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388

LEGAL DESCRIPTION OF A 0.273 ACRE PARCEL
FOR ANN JOHNSON

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-1-S, R-13-E, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the southwest corner of said Section 17;

thence on an assumed bearing of S 86° 39' 43" E along the south line of said Section 17 a distance of 1342.32 feet to a found iron rod;

thence N 02° 56' 03" E along the west line of the east half of the southwest quarter of said Section 17 a distance of 1210.17 feet to a found iron rod marking a parcel of land now or formerly owned by Continental Structural Plastics, Inc.;

thence N 57° 49' 08" E along the east line of said Continental Structural Plastics Inc. parcel a distance of 825.43 feet to a point on the southerly right-of-way line of Findlay Street, passing 2 found iron rods a distance of 616.37 feet and 816.43 feet respectively;

thence S 50° 55' 52" E along the southerly right-of-way line of said Findlay Street a distance of 310.90 feet to a point marking the northeast corner of a parcel of land now or formerly owned by R. Mapes, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod S 40° 17' 43" W a distance of 0.45 feet;

thence continuing S 50° 55' 52" E along the southerly right-of-way line of said Findlay Street a distance of 60.00 feet to a found iron rod marking the northwest corner of a parcel of land now or formerly owned by H. Healey, Trustee;

thence S 40° 17' 43" W along a westerly line of said Healey parcel a 198.03 feet to a found iron rod;

thence N 50° 55' 25" W along a northerly line of said Healey parcel a distance of 60.00 feet to a set iron rod marking the southeast corner of said Mapes parcel;

thence N 40 ° 17' 43" E along the east line of said Mapes parcel a distance of 198.03 feet to the **POINT OF BEGINNING**.

Containing in all 0.273 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.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in August 2016.

Prior Deed References – OR 25, Page 485.

16172-S

A handwritten signature in dark ink, appearing to read "Victor B. Koehler", is written in a cursive style.

PT: 1 N: 0.0000 E: 0.0000
S50°55'52"E DIST: 60.00
PT: 2 N: -37.8153 E: 46.5833
S40°17'43"W DIST: 198.03
PT: 3 N: -188.8570 E: -81.4880
N50°55'25"W DIST: 60.00
PT: 4 N: -151.0357 E: -128.0664
N40°17'43"E DIST: 198.03
PT: 5 N: 0.0061 E: 0.0050

CLOSING BEARING/DISTANCE: S39°04'21"W DIST: 0.0079

MISCLOSURE: N: 0.0061 E: 0.0050

AREA: 0.273 ACRES



REFERENCE SURVEY VOL. 13
PAGE 163 IN THE TAX MAP OFFICE

"2016"