

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 0.237 ACRE PARCEL  
FOR NICOLE SLUSS**

Being a parcel of land situated in part of the Northwest Quarter of Section 22, T-1-S, R-12-E, being known as Lands in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner said Section 22;

thence on an assumed bearing of N 89° 35' 30" E along the centerline of State Highway 103 and the north line of said Section 22 a distance of 1212.93 feet to a point marking the northeast corner of a parcel of land now or formerly owned by N. Sluss and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found concrete monument situated S 00° 10' 18" E a distance of 40.27 feet;

thence continuing N 89° 35' 30" E along said line a distance of 107.23 feet to a set MAG nail, referenced by a set iron rod situated S 26° 53' 30" W a distance of 45.01 feet;

thence S 26° 53' 30" W on a line a distance of 142.23 feet to a set iron rod, passing aforementioned set iron rod a distance of 45.01 feet;

thence S 47° 55' 18" W on a line a distance of 58.31 feet to a found concrete monument marking the southeast corner of said N. Sluss parcel;

thence N 00° 08' 04" E along the east line of said N. Sluss parcel a distance of 165.16 feet to the **POINT OF BEGINNING**.

Containing in all 0.237 acre of land, more or less, of which 0.089 acre, more or less, is currently contained within highway right-of-ways. 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 February 2017.

"2017"

REFERENCE SURVEY VOL. B  
PAGE 171 IN THE TAX MAP OFFICE

Prior Deed References – DV 211, Page 357

16182-S



PT: 1 N: 0.0000 E: 0.0000  
N89°35'30"E DIST: 107.23  
PT: 2 N: 0.7642 E: 107.2273  
S26°53'30"W DIST: 142.23  
PT: 3 N: -126.0855 E: 42.8959  
S47°55'18"W DIST: 58.31  
PT: 4 N: -165.1617 E: -0.3835  
N0°08'04"E DIST: 165.16  
PT: 5 N: -0.0022 E: 0.0041

CLOSING BEARING/DISTANCE: N61°49'53"W DIST: 0.0046

MISCLOSURE: N: -0.0022 E: 0.0041

AREA: 0.237 ACRES

