

**KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388**

**LEGAL DESCRIPTION OF A 0.125 ACRE PARCEL
FOR EARL & ALMA SCHMITZ**

Being a parcel of land situated in part of Lot #148 and part of vacated Cleveland Avenue in Straw's 4th Addition, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Beginning at a set iron rod marking the southwest corner of Lot #148 of Straw's 4th Addition to the Village of Carey and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 03° 57' 34" E along the west line of said Lot #148 a distance of 24.75 feet to a set iron rod;

thence S 85° 52' 12" E on a line a distance of 219.75 feet to a set iron rod;

thence S 03° 57' 34" W on a line a distance of 24.75 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by A. Schmitz;

thence N 85° 52' 12" W along the north line of said A. Schmitz parcel a distance of 219.75 feet to the **POINT OF BEGINNING**.

Containing in all 0.125 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

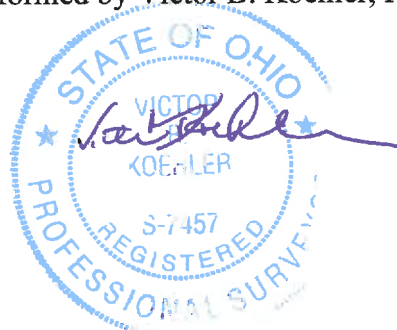
Bearings are assumed and are for angular measurement only.

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 July 2023.

Prior Deed References - OR 117, Page 931

23072-S Adjoiner only tract.



REFERENCE SURVEY VOL. B
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"2023"

PT: 1 N: 0.0000 E: 0.0000
N3°57'34"E DIST: 24.75
PT: 2 N: 24.6909 E: 1.7090
S85°52'12"E DIST: 219.75
PT: 3 N: 8.8646 E: 220.8884
S3°57'34"W DIST: 24.75
PT: 4 N: -15.8263 E: 219.1794
N85°52'12"W DIST: 219.75
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.125 ACRES



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