

VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388

---

**LEGAL DESCRIPTION OF A 0.197 ACRE PARCEL  
FOR EARL SCHMITZ**

Being a parcel of land situated in part of Wonder & Messmore's Subdivision, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found concrete monument on the westerly right-of-way line of West Street and marking the southeasterly corner of Lot 9 of said Subdivision;

thence on an assumed bearing of N 44° 54' 40" E along said right-of-way line a distance of 92.92 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a found concrete monument a distance of 17.85 feet;

thence N 45° 04' 47" W a distance of 114.22 feet to a set iron rod;

thence N 44° 54' 40" E a distance of 75.06 feet to a found concrete monument;

thence S 45° 04' 59" E a distance of 114.22 feet to a found concrete monument on the westerly right-of-way line of West Street;

thence S 44° 54' 40" W along said right-of-way line a distance of 75.07 feet to the **POINT OF BEGINNING**.

Containing in all 0.197 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October, 1998.

Prior Deed Reference -- Volume 210, Page 717.

98146-S (277)

Parcel #2

shmitz\_e2

200  
(PARCEL 2)  
C  
(0.197 AC.)

VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388

---

**LEGAL DESCRIPTION OF A 0.197 ACRE PARCEL  
FOR EARL SCHMITZ**

Being a parcel of land situated in part of Wonder & Messmore's Subdivision, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found concrete monument on the westerly right-of-way line of West Street and marking the southeasterly corner of Lot 9 of said Subdivision;

thence on an assumed bearing of N 44° 54' 40" E along said right-of-way line a distance of 17.85 feet to a found concrete monument and being the **POINT OF BEGINNING**;

thence N 45° 04' 47" W a distance of 114.22 feet to a set iron rod;

thence N 44° 54' 40" E a distance of 75.07 feet to a set iron rod;

thence S 45° 04' 47" E a distance of 114.22 feet to a set iron rod on the westerly right-of-way line of West Street;

thence S 44° 54' 40" W along said right-of-way line a distance of 75.07 feet to the **POINT OF BEGINNING**.

Containing in all 0.197 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October, 1998.

Prior Deed Reference – Volume 210, Page 717.

98146-S (277)

Parcel #1

shmitz\_e

200 C  
(PARCEL 1) (0.197 AC.)