

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

**LEGAL DESCRIPTION OF A 0.273 ACRE PARCEL
FOR DELORES VAUGHN ESTATE**

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 616.37 feet to a found iron rod marking the southwest corner of a parcel of land now or formerly owed by D. Stombaugh, Etux.; thence S 50° 55' 25" E along the south line of said Stombaugh parcel a distance of 118.73 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel; thence N 40° 10' 37" E along the east line of said Stombaugh parcel, passing at 8.99 feet a found iron pipe, a total distance of 198.00 feet to the southerly right-of-way of Findlay Street, referenced by a found iron pipe situated N 40° 10' 37" E a distance of 0.45 feet; thence S 50° 55' 52" E along said right-of-way a distance of 60.00 feet to a point marking the northwest corner of a parcel of land now or formerly owned by L. Downing, Etux. referenced by a found iron pipe situated N 21° 48' 29" W a distance of 0.86 feet; thence S 40° 10' 37" W along the west line of said Downing parcel a distance of 198.01 feet to a found iron rod marking the southwest corner of said Downing parcel; thence N 50 ° 55' 25" W a distance of 60.00 feet to the **POINT OF BEGINNING**.

"2016"

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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.

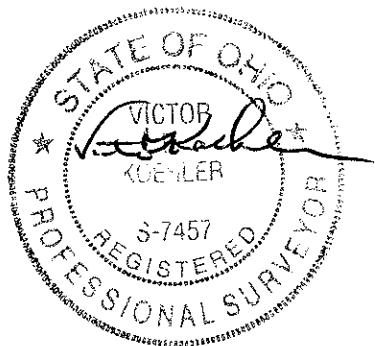
Bearings are assumed and are for angular measurement only.

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 159, Page 928, OR 240, Page 1661.

16124-S



PT: 1 N: 0.0000 E: 0.0000
N40°10'37"E DIST: 198.00
PT: 2 N: 151.2830 E: 127.7398
S50°55'52"E DIST: 60.00
PT: 3 N: 113.4678 E: 174.3231
S40°10'37"W DIST: 198.01
PT: 4 N: -37.8229 E: 46.5769
N50°55'25"W DIST: 60.00
PT: 5 N: -0.0015 E: -0.0015

CLOSING BEARING/DISTANCE: N44°12'32"E DIST: 0.0022

MISCLOSURE: N: -0.0015 E: -0.0015

AREA: 0.273 ACRES



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