

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.206 ACRE PARCEL
FOR JOANN FLETCHER**

Being a parcel of land situated in part of the Northwest Quarter of Section 21, T-1-S, R-13-E, and being Lands in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the southwest corner of Lot 1 of A. J. Frederick's Addition to the Village of Carey and the north right-of-way line of Frederick Street and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 87° 00' 09" W along the north right-of-way line of said Frederick Street a distance of 70.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by B. Brooks;

thence N 03° 06' 17" W along said Brooks parcel and a parcel of land now or formerly owned by Jamie Fletcher a distance of 128.00 feet to a point on the south line of a parcel of land now or formerly owned by B. Adkins, Etux. passing a found iron rod for reference a distance of 65.74 feet;

thence N 87° 00' 09" E along the south line of said Adkins parcel a distance of 70.00 feet to a point on the west line of said Lot 1 of A. J. Frederick's Addition, referenced by a found iron rod situated S 03° 06' 17" E a distance of 0.25 feet;

thence S 03° 06' 17" E along the west line of said Lot 1 a distance of 128.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 0.25 feet.

Containing in all 0.206 acre 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in March 2018.

Prior Deed References – OR 141, Page 551

18019-S

"2018"

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PT: 1 N: 0.0000 E: 0.0000
S87°00'09"W DIST: 70.00
PT: 2 N: -3.6604 E: -69.9042
N3°06'17"W DIST: 128.00
PT: 3 N: 124.1516 E: -76.8368
N87°00'09"E DIST: 70.00
PT: 4 N: 127.8121 E: -6.9326
S3°06'17"E DIST: 128.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N90°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.206 ACRES



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