

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

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**LEGAL DESCRIPTION OF A 2.563 ACRE PARCEL  
FOR THE HECK BROS.**

Being a parcel of land situated in part of the Northwest Quarter of Section 20, T-1-S, R-13-E, and being Lands in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Beginning at a found iron rod marking the southwest corner of Lot 6 of Heck Subdivision in the Village of Carey and the north line of a parcel of land now or formerly owned by Harvester Acres, LTD.;

thence N 01° 08' 20" E along the west line of said Lot 6 of Heck Subdivision in the Village of Carey a distance of 22.14 feet to a found iron rod marking a corner of parcel of land now or formerly owned by S & S Developers, LTD.;

thence S 73° 45' 48" W along the southerly line of said S & S Developers, LTD. parcel a distance of 639.34 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by GBOB, LLC. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 16° 14' 12" E along the west line of said GBOB, LLC. parcel a distance of 377.55 feet to a found iron rod marking a corner of said GBOB, LLC. parcel and the northerly line of a parcel of land now or formerly owned by the Village of Carey;

thence S 75° 50' 48" W along the northerly line of said Village of Carey parcel a distance of 300.14 feet to a found iron rod;

thence N 16° 15' 46" W on a line a distance of 366.64 feet to a found iron rod marking the southerly line of said S & S Developers, LTD parcel;

thence N 73° 45' 48" E along the southerly line of said S & S Developers parcel a distance of 300.11 feet to the **POINT OF BEGINNING**.

Containing in all 2.563 acres of land. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

(714 Acre 2.563 A)

REFERENCE SURVEY VOL. 1697   
PAGE 1697 IN THE TAX MAP OFFICE  
"2018"

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, 2018.

18114-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
S16°14'12"E DIST: 377.55  
PT: 2 N: -362.4914 E: 105.5651  
S75°50'48"W DIST: 300.14  
PT: 3 N: -435.8809 E: -185.4641  
N16°15'46"W DIST: 366.64  
PT: 4 N: -83.9112 E: -288.1391  
N73°45'48"E DIST: 300.11  
PT: 5 N: 0.0013 E: 0.0010

CLOSING BEARING/DISTANCE: S37°29'35"W DIST: 0.0016

MISCHLOSURE: N: 0.0013 E: 0.0010

AREA: 2.563 ACRES



REFERENCE SURVEY VOL. C  
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" 2018 "

KOEHLER SURVEYING, INC.  
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(419) 294-5388

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**LEGAL DESCRIPTION OF A 2.135 ACRE PARCEL  
FOR THE HECK BROS.**

Being a parcel of land situated in part of the Northwest Quarter of Section 20, T-1-S, R-13-E, and being Lands in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Beginning at a found iron rod marking the southwest corner of Lot 6 of Heck Subdivision in the Village of Carey and the north line of a parcel of land now or formerly owned by Harvester Acres, LTD. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 88° 20' 19" W along the north line of said Harvester Acres, LTD. parcel a distance of 12.81 feet to a found iron rod marking a corner of said Harvester Acres, LTD. parcel;

thence S 02° 03' 22" W along the west line of said Harvester Acres, LTD. parcel a distance of 323.88 feet to a found iron rod marking the northerly line of a parcel of land now or formerly owned by the Village of Carey;

thence continuing along the northerly line of said Village of Carey parcel an arc distance of 221.87 feet on a curve to the right having a radius of 2804.79 feet, a chord of 221.78 feet and a chord bearing of S 64° 29' 02" W to a found iron rod marking the east line of a parcel of land now or formerly owned by GBOB, LLC.;

thence N 16° 14' 12" W along the east line of said GBOB, LLC parcel a distance of 360.47 feet to a found iron rod marking a corner of said GBOB, LLC parcel and a parcel of land now or formerly owned by S & S Developers, LTD.;

thence N 73° 45' 48" E along the south line of said S & S Developers, LTD. parcel a distance of 339.34 feet to a found iron rod marking the west line of said Lot 6 of Heck Subdivision;

thence S 01° 08' 20" W along the west line of said Lot 6 of Heck Subdivision a distance of 22.14 feet to the **POINT OF BEGINNING**.

(TRACT 1)(2.135A)

REFERENCE SURVEY VOL. C  
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"2018"

Containing in all 2.135 acres of land. 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, 2018.

18114-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N88°20'19"W DIST: 12.81  
PT: 2 N: 0.3714 E: -12.8046  
S2°03'22"W DIST: 323.88  
PT: 3 N: -323.3001 E: -24.4248  
S64°29'02"W DIST: 221.78  
PT: 4 N: -418.8351 E: -224.5734  
N16°14'12"W DIST: 360.47  
PT: 5 N: -72.7425 E: -325.3628  
N73°45'48"E DIST: 339.34  
PT: 6 N: 22.1389 E: 0.4426  
S1°08'20"W DIST: 22.14  
PT: 7 N: 0.0033 E: 0.0026

CLOSING BEARING/DISTANCE: S38°14'25"W DIST: 0.0041

MISCLOSURE: N: 0.0033 E: 0.0026

AREA: 2.135 ACRES



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