

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

**LEGAL DESCRIPTION OF A 0.022 ACRE PARCEL
FOR RAY & NANCY FUNK**

Being a parcel of land situated in part of a vacated 12' alley in Beckwith's Subdivision in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of Lot #9 of said Beckwith's Subdivision and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 21' 30" E along the west line of said Lot #9 and the east line of said vacated alley a distance of 79.00 feet to a set iron rod marking the southwest corner of said Lot #9;

thence S 89° 38' 30" W on a line a distance of 12.00 feet to a set iron rod marking the west line of said vacated alley;

thence N 00° 21' 30" W along the west line of said vacated alley a distance of 81.37 feet to a set iron rod;

thence S 79° 10' 50" E on a line a distance of 12.23 feet to the **POINT OF BEGINNING**.

Containing in all 0.022 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 2019.

Prior Deed References – DV 194, Page 789

19103-S Tract 1

REFERENCE SURVEY VOL. C

PAGE 1734 IN THE TAX MAP OFFICE

"2019"

(TRACT 1) (0.022 A)

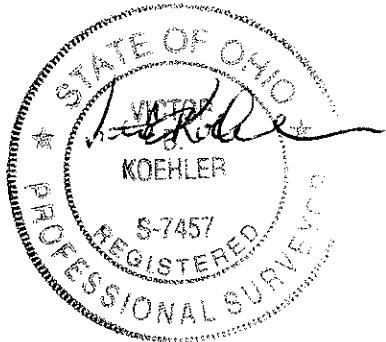


PT: 1 N: 0.00000 E: 0.00000
S0°21'30"E DIST: 79.00
PT: 2 N: -78.99846 E: 0.49407
S89°38'30"W DIST: 12.00
PT: 3 N: -79.07350 E: -11.50569
N0°21'30"W DIST: 81.37
PT: 4 N: 2.29490 E: -12.01459
S79°10'50"E DIST: 12.23
PT: 5 N: -0.00085 E: -0.00199

CLOSING BEARING/DISTANCE: N67°00'48"E DIST: 0.0021

MISCELLAEOUS: N: -0.0009 E: 0.0020

AREA: 0.022 ACRES



REFERENCE SURVEY VOL. C

PAGE 1734 IN THE TAX MAP OFFICE

"2019"

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**LEGAL DESCRIPTION OF A 0.006 ACRE PARCEL
FOR RAY & NANCY FUNK**

Being a parcel of land situated in part of Lot #10 of Beckwith's Subdivision, Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the west right-of-way of Beckwith Drive and the northeast corner of Lot #9 of Beckwith's Subdivision and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 77° 28' 23" W along the north line of said Lot #9 of Beckwith's Subdivision a distance of 134.14 feet to a set iron rod marking the northwest corner of said Lot #9;

thence S 79° 10' 50" E on a line a distance of 134.23 feet to a set iron rod marking the west right-of-way line of said Beckwith Drive;

thence along the west right-of-way of said Beckwith Drive on a curve to the left a distance of 4.00 feet having a chord of 4.00 feet and a chord bearing of S 12° 58' 19" W to the **POINT OF BEGINNING**.

Containing in all 0.006 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, 2019.

19103-S Tract 2

REFERENCE SURVEY VOL. C

PAGE 1734 IN THE TAX MAP OFFICE

"2019"

"TRACT 2"
(0.006 A)

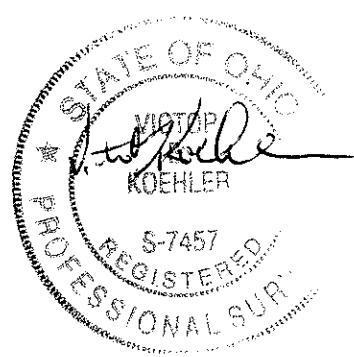


PT: 1 N: 0.00000 E: 0.00000
N77°28'23"W DIST: 134.14
PT: 2 N: 29.09479 E: -130.94668
S79°10'50"E DIST: 134.23
PT: 3 N: 3.89785 E: 0.89720
S12°58'19"W DIST: 4.00
PT: 4 N: -0.00007 E: -0.00070

CLOSING BEARING/DISTANCE: N84°35'30"E DIST: 0.0007

MISCLOSURE: N: -0.00007 E: -0.00070

AREA: 0.006 ACRES



REFERENCE SURVEY VOL. C
PAGE 1734 IN THE TAX MAP OFFICE

"2019"