

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 1.137 ACRE PARCEL  
FOR CHAD WALTER**

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 marking the east line of the west half of the southwest quarter of said Section 17;

thence N 02° 56' 03" E along said east line of the west half of the southwest quarter of said Section 17 a distance of 1516.41 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by C. Walter and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 1214.17 feet;

thence N 02° 56' 03" E along said east line of the west half of the southwest quarter of said Section 17 a distance of 73.35 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by The Village of Carey;

thence N 57° 49' 08" E along said The Village of Carey parcel a distance of 794.53 feet to a found MAG nail marking the centerline of Findlay Street, passing a found iron rod a distance of 762.85 feet;

thence S 50° 56' 28" E along the centerline of said Findlay Street a distance of 63.37 feet to a found MAG nail, referenced by a found iron rod situated S 57° 49' 08" W a distance of 40.68 feet marking the northwest line of a parcel of land now or formerly owned by D. & C. Stombaugh;

thence S 57° 49' 08" W along said D. & C. Stombaugh parcel and said C. Walter parcel a distance of 857.11 feet to the **POINT OF BEGINNING**, passing the aforementioned found iron rod a distance of 40.68 feet.

REFERENCE SURVEY VOL. C

PAGE 1749 IN THE TAX MAP OFFICE

"2019"

Containing in all 1.137 acres of land, more or less, of which 0.044 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

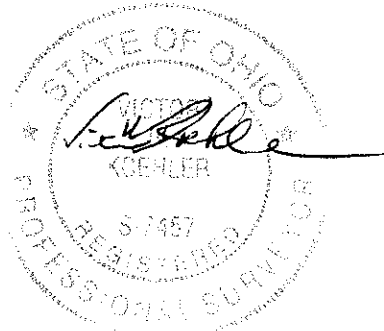
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December 2019.

Prior Deed References – OR 168, Page 964

19204-S

Adjoiner Only Parcel



PT: 1 N: 0.0000 E: 0.0000  
N2°56'03"E DIST: 73.35  
PT: 2 N: 73.2538 E: 3.7547  
N57°49'08"E DIST: 794.53  
PT: 3 N: 496.4184 E: 676.2201  
S50°56'28"E DIST: 63.37  
PT: 4 N: 456.4877 E: 725.4268  
S57°49'08"W DIST: 857.11  
PT: 5 N: -0.0067 E: -0.0044

CLOSING BEARING/DISTANCE: N32°56'17"E DIST: 0.0080

MISCLOSURE: N: -0.0067 E: -0.0044

AREA: 1.137 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1749 IN THE TAX MAP OFFICE  
"2019"