

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.017 ACRE PARCEL
FOR RON METZGER**

Being a parcel of land situated in part of Lot #1 of the Original Plat of Whartensburgh, now the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at the southwest corner of said Lot #1, referenced by a found iron pipe situated N 85° 18' 32" E a distance of 0.18 feet;

thence on an assumed bearing of N 00° 58' 08" E along the west line of said Lot #1 a distance of 56.00 feet to a point marking the north line of a parcel of land now or formerly owned by R. & J. Walter, referenced by a found iron pipe situated S 72° 36' 10" E a distance of 0.13 feet;

thence S 89° 46' 29" E along the north line of said R. & J. Walter parcel a distance of 14.32 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel:

thence N 00° 49' 00" E on a line a distance of 14.18 feet to a set iron rod;

thence S 89° 46' 29" E on a line a distance of 51.75 feet to a set iron rod marking the east line of said Lot #1;

thence S 00° 49' 00" W along the east line of said Lot #1 a distance of 14.18 feet to point on the north line of said R. & J. Walter parcel, referenced by a found iron pipe situated S 49° 25' 45" E a distance of 0.06 feet;

thence N 89° 46' 29" W along the north line of said R. & J. Walter parcel a distance of 51.75 feet to the **POINT OF BEGINNING**.

Containing in all 0.017 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 January 2021.

Prior Deed References – OR 245, Page 2031

20175-S Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
N0°49'00"E DIST: 14.18
PT: 2 N: 14.1786 E: 0.2021
S89°46'29"E DIST: 51.75
PT: 3 N: 13.9751 E: 51.9517
S0°49'00"W DIST: 14.18
PT: 4 N: -0.2035 E: 51.7496
N89°46'29"W DIST: 51.75
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCHLURE: N: 0.0000 E: 0.0000

AREA: 0.017 ACRES



REFERENCE SURVEY VOL. C

PAGE 1788 IN THE TAX MAP OFFICE

"2021"