

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 0.112 ACRE PARCEL  
FOR LEVI & BETH DOWNING**

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

thence N 02° 56' 03" E along the west line of the east half of the southwest quarter of said Section 17 a distance of 1516.41 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by C. Walter;

thence N 57° 49' 08" E along said C. Walter parcel a distance of 616.37 feet to a found iron rod marking a corner of said C. Walter parcel;

thence S 50° 55' 25" E along said C. Walter parcel a distance of 178.73 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by L. Downing, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 50° 55' 25" E along said L. Downing, Etux. parcel a distance of 61.45 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by M. Strahm, Etux.;

thence S 03° 02' 00" W along said M. Strahm parcel a distance of 72.34 feet to set iron rod, passing a found iron rod a distance of 22.58 feet;

thence N 50° 55' 25" W on a line a distance of 105.14 feet to a set iron rod;

thence N 40° 10' 37" E on a line a distance of 58.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.112 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 August 2021.

Prior Deed References – OR 230, Page 1719

21106-S      Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000  
S50°55'25"E DIST: 61.45  
PT: 2 N: -38.7354 E: 47.7040  
S3°02'00"W DIST: 72.34  
PT: 3 N: -110.9740 E: 43.8760  
N50°55'25"W DIST: 105.14  
PT: 4 N: -44.6984 E: -37.7448  
N40°10'37"E DIST: 58.50  
PT: 5 N: -0.0011 E: -0.0035

CLOSING BEARING/DISTANCE: N72°12'00"E DIST: 0.0037

MISCLOSURE: N: -0.0011 E: -0.0035

AREA: 0.112 ACRES



REFERENCE SURVEY VOL. C

PAGE 1815 IN THE TAX MAP OFFICE

"2021"