

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

**LEGAL DESCRIPTION OF 0.071 ACRE PARCEL
FOR DEBBIE O'FLAHERTY**

Being a parcel of land situated in part of Lot #2 of Pahl's Addition, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northeast corner of said Lot #2 of Pahl's Addition and the west right-of-way line of N. Vance Street and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 07' 02" W along the east line of said Lot #2 and the west right-of-way line of said Vance Street a distance of 18.00 feet to a set iron rod;

thence N 89° 45' 06" W on a line a distance of 172.00 feet to a set iron rod marking the west line of said Lot #2;

thence N 00° 07' 02" E along the west line of said Lot #2 a distance of 18.00 feet to a set iron rod marking the northwest corner of said Lot #2 and a corner of a parcel of land now or formerly owned by C. Brown & J. Jacoby;

thence S 89° 45' 06" E along the north line of said Lot #2 and along said C. Brown & J. Jacoby parcel a distance of 172.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.071 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 2022.

Prior Deed References – OR 269, Page 539

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PT: 1 N: 0.0000 E: 0.0000
S0°07'02"W DIST: 18.00
PT: 2 N: -18.0000 E: -0.0368
N89°45'06"W DIST: 172.00
PT: 3 N: -17.2545 E: -172.0352
N0°07'02"E DIST: 18.00
PT: 4 N: 0.7455 E: -171.9984
S89°45'06"E DIST: 172.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLUSION: N: 0.0000 E: 0.0000

AREA: 0.071 ACRES



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