

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 0.346 ACRE PARCEL
FOR MARY L. LEAR

Being a parcel of land situated in part of Lot 31 and Lot 35 in the West half of the Southwest Quarter of Section 16, T-1-S, R-13-E, in Lands in the Village of Carey, Wyandot County, Ohio and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of Findlay Street and Patterson Street;

thence on an assumed bearing of S 80° 00' 00" E along the centerline of said Findlay Street a distance of 736.95 feet to a found MAG nail, referenced by a found iron rod situated S 03° 26' 26" E a distance of 41.10 feet;

thence S 03° 26' 26" E on a line a distance of 41.10 feet to a found iron rod marking the southerly right-of-way line of said Findlay Street and the northwest corner of a parcel of land now or formerly owned by W. E. Shonkwiler and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 03° 26' 26" E along the west line of said W. E. Shonkwiler parcel a distance of 203.69 feet to a set iron rod;

thence N 80° 00' 00" W on a line a distance of 99.93 feet to a point marking the southeast corner of a parcel of land now or formerly owned by D. W. & K. S. Lohr, referenced by a found iron rod situated N 10° 02' 50" E a distance of 1.06 feet;

thence N 10° 02' 50" E along the east line of said D.W. & K. S. Lohr parcel a distance of 198.11 feet to a point on the southerly right-of-way line of said Patterson Street, referenced by a found iron pipe situated N 39° 26' 18" W a distance of 0.19 feet, passing the aforementioned found iron rod a distance 1.06 feet;

thence S 80° 00' 00" E along said right-of-way line of said Findlay Street a distance of 52.43 feet to the **POINT OF BEGINNING**.

Containing in all 0.346 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 December 2023.

Prior Deed References – DV 190, Page 784

23194-S



PT: 1 N: 0.0000 E: 0.0000
S3°26'26"E DIST: 203.69
PT: 2 N: -203.3229 E: 12.2240
N80°00'00"W DIST: 99.93
PT: 3 N: -185.9702 E: -86.1878
N10°02'50"E DIST: 198.11
PT: 4 N: 9.1016 E: -51.6256
S80°00'00"E DIST: 52.43
PT: 5 N: -0.0027 E: 0.0079

CLOSING BEARING/DISTANCE: N70°53'11"W DIST: 0.0084

MISCLOSURE: N: -0.0027 E: 0.0079

AREA: 0.346 ACRES



REFERENCE SURVEY VOL. C
PAGE 1889 IN THE TAX MAP OFFICE

"2023"