

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

**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.

REFERENCE SURVEY VOL. C

PAGE 1889 IN THE TAX MAP OFFICE

"2023"

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. 1889 IN THE TAX MAP OFFICE

“2023”