

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.347 ACRE PARCEL
FOR VALANA CLEMONS**

Being a parcel of land situated in part of the Northeast 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 stone marking the northeast corner of said Section 17 and the centerline of North Vance Street (S.H. 199/U.S. Route 23);

thence on an assumed bearing of S 00° 34' 01" W along the east line of said Section 17 and the centerline of said North Vance Street (S.H. 199/U.S. Route 23) a distance of 1432.25 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by S. Sherman, Sr., and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 89° 17' 59" W a distance of 20.00 feet;

thence continuing S 00° 34' 01" W along the east line of said Section 17 and the centerline of said North Vance Street (S.H. 199/U.S. Route 23) a distance of 75.50 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Teresa M. Fox, Trustee;

thence N 89° 43' 55" W along said Teresa M. Fox, Trustee parcel a distance of 198.00 feet to a set iron rod, passing a found iron rod a distance of 20.00 feet;

thence N 00° 34' 01" E on a line a distance of 76.99 feet to a found iron rod marking a corner of said S. Sherman, Sr. parcel;

thence S 89° 17' 59" E along said S. Sherman, Sr. parcel a distance of 198.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 178.00 feet;

Containing in all 0.347 acres of land, more or less, of which 0.035 acres, more or less, is currently contained within highway right-of-ways. 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 April 2024.

Prior Deed References – OR 131, Page 680

24070-S



PT: 1 N: 0.0000 E: 0.0000
S0°34'01"W DIST: 75.50
PT: 2 N: -75.4963 E: -0.7471
N89°43'55"W DIST: 198.00
PT: 3 N: -74.5700 E: -198.7449
N0°34'01"E DIST: 76.99
PT: 4 N: 2.4163 E: -197.9831
S89°17'59"E DIST: 198.00
PT: 5 N: -0.0037 E: 0.0021

CLOSING BEARING/DISTANCE: N30°02'29"W DIST: 0.0042

MISCLOSURE: N: -0.0037 E: 0.0021

AREA: 0.347 ACRES



REFERENCE SURVEY VOL. C
PAGE 1903 IN THE TAX MAP OFFICE

"2024"