

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

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**LEGAL DESCRIPTION OF A 6.337 ACRE PARCEL  
FOR ED WENTLING**

Being a parcel of land situated in part of the Southwest Quarter of Section 20, T-1-S, R-13-E, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerline of U.S. Route 23/State Highway 103/Vance Street and the north-south half section line of said Section 20;

thence on an assumed bearing of S 01° 28' 21" W along the north-south half section line of said Section 20 a distance of 640.42 feet to a point on the northerly line of a parcel now or formerly owned by C. Wentling Trustee, former railroad right-of-way line, passing found irons rod for reference a distance of 87.05 feet and 639.66 feet respectively;

thence S 35° 29' 42" W along said Wentling, Trustee parcel a distance of 1535.52 feet to a point on the limited access right-of-way line of U.S. Route 23, referenced by a found iron rod situated S 24° 41' 13" E a distance of 0.25 feet;

thence N 59° 45' 23" W along said right-of-way line of U.S. Route 23 a distance of 160.80 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 59° 45' 23" W along said right-of-way line of U.S. Route 23 a distance of 376.33 feet to a point, said point being a corner of a parcel of land now or formerly owned by Wyandot County Sportsman Club, Inc., referenced by a found iron rod situated S 01° 11' 18" W a distance of 0.08 feet;

thence N 01° 11' 18" E along said Wyandot County Sportsman Club, Inc. a distance of 776.16 feet to a point marking a corner of a parcel of land now or formerly owned by R. & R. Takhar, LLC., referenced by a found iron rod, situated N 73° 49' 23" E a distance of 5.00 feet;

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thence N 73° 49' 23" E along said Takhar LLC., parcel a distance of 262.23 feet to a point on the west line of a parcel of land now or formerly owned by McDonald's Real Estate Co., referenced by a found iron rod situated N 73° 49' 23" E a distance of 0.44 feet, passing the aforementioned iron rod a distance of 5.00 feet;

thence S 16° 10' 10" E along said McDonald's Real Estate Co. parcel a distance of 199.01 feet found iron rod marking a corner of said parcel;

thence S 01° 14' 03" W along said McDonald's Real Estate Co. parcel a distance of 808.29 feet to a found iron rod marking a corner of said parcel;

thence S 59° 43' 19" E along said McDonald's Real Estate Co. parcel a distance of 22.88 feet found iron rod marking a corner of said parcel;

thence S 01° 14' 03" W on a line a distance of 27.83 feet to the **POINT OF BEGINNING**.

Containing in all 6.337 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 October 2017.

Prior Deed References – OR 229, Page 226

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PT: 1 N: 0.0000 E: 0.0000  
N59°45'23"W DIST: 376.33  
PT: 2 N: 189.5490 E: -325.1084  
N1°11'18"E DIST: 776.16  
PT: 3 N: 965.5421 E: -309.0117  
N73°49'23"E DIST: 262.23  
PT: 4 N: 1038.6006 E: -57.1645  
S16°10'10"E DIST: 199.01  
PT: 5 N: 847.4630 E: -1.7444  
S1°14'03"W DIST: 808.29  
PT: 6 N: 39.3605 E: -19.1538  
S59°43'19"E DIST: 22.88  
PT: 7 N: 27.8244 E: 0.6051  
S1°14'03"W DIST: 27.83  
PT: 8 N: 0.0009 E: 0.0057

CLOSING BEARING/DISTANCE: S81°04'54"W DIST: 0.0058

MISclosure: N: 0.0009 E: 0.0057

AREA: 6.337 ACRES



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