

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

**LEGAL DESCRIPTION OF A 0.684 ACRE PARCEL
FOR ALBUS ESTATE**

Being a parcel of land situated in part of the Southwest 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 iron rod in concrete marking the southeast corner of Lot 3 of Myers Old Orchard Subdivision and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 09' 32" W along the east line of said Lot 3 of Myers Old Orchard Subdivision a distance of 128.20 feet to a point marking the southerly right-of-way line of Orchard Court, passing a found iron rod in concrete a distance of 124.81 feet;

thence along the southerly right-of-way line of said Orchard Court on a curve to the right a distance of 183.06 feet, having a chord of 179.14 feet and a chord bearing of N 77° 27' 58" E to a point marking the north-south half section line of said Section 17, referenced by a found concrete monument situated S 80° 12' 02" E a distance of 1.12 feet;

thence S 00° 08' 14" E along said north-south half section line of said Section 17 a distance of 189.86 feet to a point marking north line of an alley, referenced by a found iron pipe situated S 00° 08' 14" E a distance of 0.60 feet;

thence N 82° 34' 46" W along the north line of said alley a distance of 176.44 feet to the **POINT OF BEGINNING**.

Containing in all 0.684 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in November 2022.

Prior Deed References – OR 211, Page 1928

22174-S



PT: 1 N: 0.0000 E: 0.0000
N0°09'32"W DIST: 128.20
PT: 2 N: 128.1995 E: -0.3555
>=41°13'40"R=254.4100T=95.6971L=183.0639CH=179.1400Da=22°31'16"E=17.4031M=16.2889N77°27'58"E
DIST: 179.14
PT: 4 N: 167.0759 E: 174.5152
S0°08'14"E DIST: 189.86
PT: 5 N: -22.7835 E: 174.9699
N82°34'46"W DIST: 176.44
PT: 6 N: 0.0039 E: 0.0076

CLOSING BEARING/DISTANCE: S62°33'12"W DIST: 0.0086

MISCLOSURE: N: 0.0039 E: 0.0076

AREA: 0.684 ACRES



REFERENCE SURVEY VOL. D
PAGE 680 IN THE TAX MAP OFFICE

"2022"