

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.024 ACRE PARCEL
FOR JOHN HALL**

Being a parcel of land situated in part of Lot #26 in the Southwest Quarter of Section 16, T-1-S, R-13-E, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the southeast corner of said Lot #26 and being on the northerly right-of-way line of Findlay Street, referenced by a found iron pipe situated N 73° 41' 16" E a distance of 0.26 feet;

thence on an assumed bearing of N 76° 46' 14" W along the south line of said Lot #26 and the northerly right-of-way line of said Findlay Street a distance of 69.15 feet to a point marking the southeast corner of a parcel of land now or formerly owned by J. Hall, Etux. and the southwest corner of a parcel of land now or formerly owned by C. Asher, referenced by a set iron rod situated N 09° 04' 10" E a distance of 2.00 feet;

thence N 09° 04' 10" E along the east line of said J. Hall, Etux. parcel and the west line of said C. Asher parcel a distance of 50.00 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned set iron rod a distance of 2.00 feet;

thence continuing N 09° 04' 10" E along said J. Hall, Etux. and said C. Asher parcel a distance of 148.70 feet to a set iron rod marking the northeast corner of said J. Hall, Etux. parcel and the northwest corner of said C. Asher parcel;

thence S 76° 46' 40" E along the north line of said C. Asher parcel a distance of 14.25 feet to a set iron rod;

thence S 14° 34' 02" W on a line a distance of 148.35 feet to the **POINT OF BEGINNING**.

Containing in all 0.024 acre 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.

REFERENCE SURVEY VOL. D

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"2023"

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 193, Page 536

23160-S



PT: 1 N: 0.0000 E: 0.0000
N9°04'10"E DIST: 148.70
PT: 2 N: 146.8410 E: 23.4398
S76°46'40"E DIST: 14.25
PT: 3 N: 143.5816 E: 37.3120
S14°34'02"W DIST: 148.35
PT: 4 N: 0.0005 E: -0.0003

CLOSING BEARING/DISTANCE: S30°18'00"E DIST: 0.0006

MISCLOSURE: N: 0.0005 E: -0.0003

AREA: 0.024 ACRES



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