

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.187 ACRE PARCEL
FOR DOUG RALL**

Being a parcel of land situated in parts of Lots 13 and 14 in Carey & Dows addition, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a point being the southwest corner of said Lot 13 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 19° 17' 07" W a distance of 0.56 feet;

thence on an assumed bearing of N 00° 00' 35" W along the west line of said Lot 13 a distance of 154.10 feet to a point being the northwest corner of said Lot 13, referenced by a found iron rod situated N 09° 01' 07" W a distance of 0.34 feet;

thence S 76° 46' 14" E along the north line of said Lots 13 and 14 a distance of 54.15 feet to a point marking the northwest corner of a parcel of land now or formerly owned by J. Fleece, Etux., referenced by a found iron pipe situated N 04° 18' 21" W a distance of 0.29 feet;

thence S 04° 18' 21" E along said J. Fleece parcel a distance of 68.75 feet to a found iron pipe;

thence S 09° 28' 18" W along said J. Fleece parcel a distance of 84.63 feet to a point marking the north right-of-way line of Findlay Street, passing a set iron rod a distance of 83.63 feet;

thence N 76° 46' 14" W along the north right-of-way line of said Findlay Street a distance of 45.12 feet to the **POINT OF BEGINNING**.

Containing in all 0.187 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.

REFERENCE SURVEY VOL. C
PAGE 1943 IN THE TAX MAP OFFICE

'2025'

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in June 2025.

Prior Deed References – DV 204, Page 142; OR 232, Page 2582

25087-S



PT: 1 N: 0.0000 E: 0.0000
N0°00'35"W DIST: 154.10
PT: 2 N: 154.1000 E: -0.0261
S76°46'14"E DIST: 54.15
PT: 3 N: 141.7077 E: 52.6868
S4°18'21"E DIST: 68.75
PT: 4 N: 73.1518 E: 57.8486
S9°28'18"W DIST: 84.63
PT: 5 N: -10.3245 E: 43.9219
N76°46'14"W DIST: 45.12
PT: 6 N: 0.0013 E: -0.0007

CLOSING BEARING/DISTANCE: S29°42'07"E DIST: 0.0015

MISCLOSURE: N: 0.0013 E: -0.0007

AREA: 0.187 ACRES



REFERENCE SURVEY VOL: 1943 C
PAGE 1 IN THE ~~EXAMINER'S~~ OFFICE
2025