

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.273 ACRE PARCEL
FOR JOSEPH RUFFING 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 pipe marking the southwest corner of said Section 17;

thence on an assumed bearing of S 86° 39' 43" E along the south line of said Section 17 a distance of 1342.32 feet to a found iron rod;

thence N 02° 56' 03" E along the west line of the east half of the southwest quarter of said Section 17 a distance of 1210.17 feet to a found iron rod marking a parcel of land now or formerly owned by Continental Structural Plastics, Inc.;

thence N 57° 49' 08" E along the east line of said Continental Structural Plastics Inc. parcel a distance of 825.43 feet to a point marking the southwesterly right-of-way line of Findlay Street, passing a found iron rod for reference a distance of 816.43 feet;

thence S 50° 55' 52" E along the southwesterly right-of-way line of said Findlay Street a distance of 190.90 feet to a found iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 50° 55' 52" E along the southwesterly right-of-way of said Findlay Street a distance of 60.00 feet to a set iron rod marking the northwest corner of a parcel of land now or formerly owned by R. Mapes, Etux.;

thence S 40° 17' 43" W along the northwesterly line of said R. Mapes, Etux. parcel a distance of 198.04 feet to a set iron rod marking the northeasterly line of a parcel of land now or formerly owned by M. Strahm, Etux.;

thence N 50° 55' 25" W along the northeasterly line of said M. Strahm, Etux. parcel a distance of 60.00 feet to a found iron rod marking the southeast corner of a parcel of land now or formerly owned by L. Downing, Etux.;

thence N 40° 17' 43" E along the southeasterly line of said L. Downing, Etux. parcel a distance of 198.03 feet to the **POINT OF BEGINNING**.

Containing in all 0.273 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 July 2019.

Prior Deed References – DV 145, Page 588 & DV 213, Page 303.

19107-S

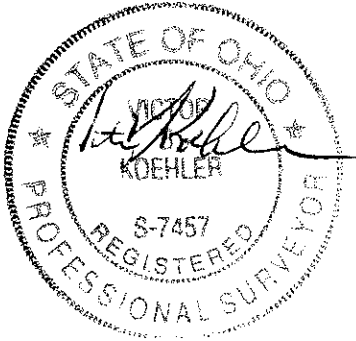


PT: 1 N: 0.0000 E: 0.0000
S50°55'52"E DIST: 60.00
PT: 2 N: -37.8153 E: 46.5833
S40°17'43"W DIST: 198.04
PT: 3 N: -188.8647 E: -81.4945
N50°55'25"W DIST: 60.00
PT: 4 N: -151.0433 E: -128.0728
N40°17'43"E DIST: 198.03
PT: 5 N: -0.0015 E: -0.0015

CLOSING BEARING/DISTANCE: N44°45'24"E DIST: 0.0022

MISCLOSURE: N: -0.0015 E: -0.0015

AREA: 0.273 ACRES



REFERENCE SURVEY VOL. B
PAGE 217 IN THE TAX MAP OFFICE
"2019"