

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

---

**LEGAL DESCRIPTION OF A 0.433 ACRE PARCEL  
FOR JAMES NYE, ET UX**

Being a parcel of land situated in part of Lot 8 of Mc D. M. Carey's Addition and lands in 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 on the south right-of-way line of North Street marking the Northeast Corner of said Lot 8 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S  $88^{\circ} 17' 00''$  E along said right-of-way line a distance of 80.00 feet to a point marking the northwest corner of a parcel of land currently owned by B. Myers, referenced by a found iron rod situated N  $12^{\circ} 25' 23''$  W a distance of 0.12 feet;

thence S  $04^{\circ} 27' 27''$  E along the west line of said Myers parcel a distance of 190.46 feet to a point on the north right-of-way line of an alley marking the southwest corner of said parcel, referenced by a found iron rod situated N  $02^{\circ} 51' 47''$  E a distance of 0.59 feet;

thence N  $88^{\circ} 17' 00''$  W along said right-of-way line a distance of 80.00 feet to a point marking the southeast corner of said Lot 8, referenced by a found iron rod in concrete situated S  $01^{\circ} 36' 14''$  W a distance of 0.56 feet;

thence N  $86^{\circ} 40' 56''$  W along said right-of-way line and the south line of said Lot 8 a distance of 71.52 feet to a point on the east right-of-way line of Lake Street marking the southwest corner of said Lot 8, referenced by a found iron pipe situated S  $74^{\circ} 18' 12''$  W a distance of 1.06 feet;

thence N  $04^{\circ} 29' 31''$  W along the east right-of-way line of Lake Street and the west line of said Lot 8 a distance of 48.50 feet to a set iron rod;

thence N  $87^{\circ} 18' 02''$  E a distance of 70.92 feet to a set iron rod on the east line of said Lot 8;

thence N  $04^{\circ} 27' 27''$  W along the east line of said Lot 8 a distance of 134.46 feet to the **POINT OF BEGINNING**.

Containing in all 0.433 acres of land, more or less, 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, 2008.

Prior Deed Reference – Volume 187, Page 746; Volume 194, Page 117;  
Volume 194, Page 118.

08075-S

**Tract 2**

*Victor B. Koehler*