

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

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**LEGAL DESCRIPTION OF A 0.398 ACRE PARCEL  
FOR D. & J. WENZINGER**

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 marking the intersection of the centerline of Findlay Street and the north-south half section line of Said Section 17;

thence on an assumed bearing of N 78° 50' 03" W along said centerline of Findlay Street a distance of 285.12 feet to a found nail, referenced by a found iron rod situated S 03° 02' 00" W a distance of 44.92 feet;

thence S 03° 02' 00" W on a line a distance of 40.40 feet to a point on the south right-of-way line of said Findlay Street, referenced by the aforementioned found iron rod situated S 03° 02' 00" W a distance of 4.52 feet;

thence S 78° 50' 03" E along said right-of-way line of Findlay Street a distance of 66.67 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by D. & J. Wenzinger;

thence S 03° 02' 00" W along said Wenzinger parcel a distance of 212.46 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 03° 02' 00" W along said Wenzinger parcel a distance of 288.65 feet to a found iron rod marking the north line of a parcel now or formerly owned by L. Blair (Bishop);

thence N 87° 00' 24" W along said L. Blair (Bishop) parcel a distance of 120.24 feet to a set iron rod;

thence N 25° 38' 30" E on a line a distance of 312.77 feet to the **POINT OF BEGINNING**.

Containing in all 0.398 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

"2017"

(TRACT 2)  
(0.398A)

REFERENCE QUADRY VOL. 1670  
PAGE 1670 17 FEB 1984 11:00 AM

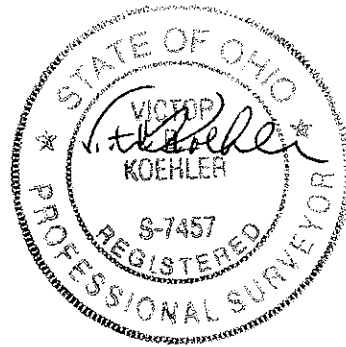
Bearings are assumed and are for angular measurement only.

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 October 2017.

Prior Deed References – OR 227, Page 1900

17132-S    Tract 2



PT: 1 N: 10000.0000 E: 10000.0000  
S3°02'00"W DIST: 288.65  
PT: 2 N: 9711.7544 E: 9984.7255  
N87°00'24"W DIST: 120.24  
PT: 3 N: 9718.0333 E: 9864.6496  
N25°38'30"E DIST: 312.77  
PT: 4 N: 10000.0011 E: 9999.9981  
S58°48'14"E DIST: 0.00

CLOSING BEARING/DISTANCE: S58°48'14"E DIST: 0.0022'

MISCLOSURE: N: 0.0011 E: -0.0019

AREA: 0.398 ACRES



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**LEGAL DESCRIPTION OF A 1.000 ACRE PARCEL**  
**FOR CHAD WALTER**

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 marking the intersection of the centerline of Findlay Street and the north-south half section line of Said Section 17;

thence on an assumed bearing of N 78° 50' 03" W along said centerline of Findlay Street a distance of 285.12 feet to a found nail, referenced by a found iron rod situated S 03° 02' 00" W a distance of 44.92 feet;

thence S 03° 02' 00" W on a line a distance of 40.40 feet to a point on the south right-of-way line of said Findlay Street, and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by the aforementioned found iron rod situated S 03° 02' 00" W a distance of 4.52 feet;

thence S 78° 50' 03" E along said right-of-way line of Findlay Street a distance of 66.67 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by D. & J. Wenzinger;

thence S 03° 02' 00" W along said Wenzinger parcel a distance of 212.46 feet to a set iron rod;

thence S 25° 38' 30" W on a line a distance of 312.77 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by L. Blair (Bishop);

thence N 87° 00' 24" W along said L. Blair (Bishop) parcel a distance of 48.10 feet to a set iron rod;

thence N 03° 05' 51" E on a line a distance of 269.99 feet to a set iron rod marking the south line of a parcel of land now or formerly owned by M. Strahm, ETUX;

thence S 86° 22' 44" E along said Strahm parcel a distance of 102.04 feet to a found iron rod marking a corner of said Strahm parcel;

"2017" (TRACT 1)  
(1.000 A)

REFERENCE SURVEY VOL. C  
PAGE 1670 IN THE TAX MAP OFFICE

thence N 03° 02' 00" E along said Strahm parcel a distance of 241.72 feet to the **POINT OF BEGINNING.**

Containing in all 1.000 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.

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 October 2017.

Prior Deed References – OR 227, Page 1900

17148-S      Tract 1



PT: 1 N: 10000.0000 E: 10000.0000  
S78°50'03"E DIST: 66.67  
PT: 2 N: 9987.0894 E: 10065.4080  
S3°02'00"W DIST: 212.46  
PT: 3 N: 9774.9271 E: 10054.1653  
S25°38'30"W DIST: 312.77  
PT: 4 N: 9492.9593 E: 9918.8167  
N87°00'24"W DIST: 48.10  
PT: 5 N: 9495.4710 E: 9870.7823  
N3°05'51"E DIST: 269.99  
PT: 6 N: 9765.0666 E: 9885.3713  
S86°22'44"E DIST: 102.04  
PT: 7 N: 9758.6219 E: 9987.2076  
N3°02'00"E DIST: 241.72  
PT: 8 N: 10000.0033 E: 9999.9987  
S22°11'22"E DIST: 0.00

CLOSING BEARING/DISTANCE: S22°11'22"E DIST: 0.0035'

MISCLOSURE: N: 0.0033 E: -0.0013

AREA: 1.000 ACRES

