

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

**LEGAL DESCRIPTION OF A 0.449 ACRE PARCEL
FOR TIM DRAPER**

Being a parcel of land situated in part of the Southeast 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 the northwest corner of Lot #78 of the Original Plat of the Village of Carey and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 74° 18' 07" E a distance of 0.15 feet;

thence on an assumed bearing of N 74° 18' 07" W along the north line of a parcel of land now or formerly owned by Draper Rentals, LLC a distance of 80.00 feet to a set iron rod;

thence N 15° 44' 46" E on a line a distance of 236.68 feet to a set iron rod marking the south line of a 16.00 foot alley;

thence S 85° 34' 00" E along the south line of said 16.00 foot alley a distance of 81.59 feet to a point, being the northwest corner of a parcel of land now or formerly owned by T. Draper;

thence S 15° 44' 46" W along said T. Draper parcel a distance of 252.62 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 0.38 feet;

Containing in all 0.449 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 2022.

Prior Deed References – OR 243, Page 1712

22024-S



REFERENCE SURVEY VOL. C
PAGE 1848 IN THE TAX MAP OFFICE "2022"

PT: 1 N: 0.0000 E: 0.0000
N74°18'07"W DIST: 80.00
PT: 2 N: 21.6454 E: -77.0161
N15°44'46"E DIST: 236.68
PT: 3 N: 249.4437 E: -12.7870
S85°34'00"E DIST: 81.59
PT: 4 N: 243.1369 E: 68.5589
S15°44'46"W DIST: 252.62
PT: 5 N: -0.0032 E: 0.0041

CLOSING BEARING/DISTANCE: N51°34'52"W DIST: 0.0052

MISCLOSURE: N: -0.0032 E: 0.0041

AREA: 0.449 ACRES



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