

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

**LEGAL DESCRIPTION OF A 0.426 ACRE PARCEL
FOR R. DONELSON ESTATE**

Being a parcel of land situated in part of Lot 25 (as shown on Survey Vol. 3, Page 334) in the Southwest Quarter of Section 16, T-1-S, R-13-E, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at the southwest corner of Lot 13 of Carey and Dow's Addition to the Village of Carey and situated on the northerly right-of-way line of Findlay Street 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 76° 46' 14" W along the northerly right-of-way line of said Findlay Street a distance of 71.16 feet to a point marking the southeast corner of a parcel of land now or formerly owned by C. Asher (southeast corner of Lot 26 as shown on Survey Vol. 3, Page 334), referenced by a found iron pipe situated N 73° 41' 16" E a distance of 0.26 feet;

thence N 04° 41' 38" E along said C. Asher parcel and a parcel of land now or formerly owned by T. Tharp (east line of Lot 26 as shown on Survey Vol. 3, Page 334) a distance of 323.74 feet to a point on or near the centerline of Spring Run Ditch and the south line of a parcel of land now or formerly owned by A. & K Rentals, LLC., passing a set iron rod a distance of 305.74 feet;

thence S 85° 19' 10" E on or near the centerline of said Spring Run Ditch and the south line of said A. & K Rentals LLC. parcel a distance of 42.87 feet to the west line of Carey and Dow's Addition to the Village of Carey, referenced by a set iron rod situated S 00° 00' 35" E a distance of 15.00 feet;

thence S 00° 00' 35" E along the west line of said Carey & Dow's Addition to the Village of Carey a distance of 335.44 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 15.00 feet.

Containing in all 0.426 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 December 2022.

Prior Deed References – DV 134, Page 319, OR 272, Page 640

22175-S



PT: 1 N: 0.0000 E: 0.0000
N76°46'14"W DIST: 71.16
PT: 2 N: 16.2850 E: -69.2715
N4°41'38"E DIST: 323.74
PT: 3 N: 338.9393 E: -42.7792
S85°19'10"E DIST: 42.87
PT: 4 N: 335.4411 E: -0.0521
S0°00'35"E DIST: 335.44
PT: 5 N: 0.0011 E: 0.0048

CLOSING BEARING/DISTANCE: S77°29'02"W DIST: 0.0049

MISCLOSURE: N: 0.0011 E: 0.0048

AREA: 0.426 ACRES



REFERENCE SURVEY VOL. C
PAGE 1865 IN THE TAX MAP OFFICE
"2022"