

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 4.909 ACRE PARCEL
FOR THE VILLAGE OF CAREY**

Being a parcel of land situated in part of the Northwest Quarter of Section 20, T-1-S, R-13-E, and being Lands in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod in a monument box marking the west quarter post of said Section 20;

thence S 89° 04' 24" E along the east-west half section line of said Section 20 a distance of 946.25 feet to a point marking the Limited Access Right-of-Way line of U.S. Route 23/State Route 15, said point referenced by a found pipe bearing S 47° 06' 32" E a distance of 0.67 feet and being the **POINT OF BEGINNING**;

thence N 30° 28' 55" W along an easterly line of the Limited Access Right of Way line of said US Route 23/State Route 15 a distance of 99.37 feet to a set iron rod marking the southerly line of a parcel now or formerly owned by JJI Properties Company, LLC;

thence N 75° 54' 06" E along the southerly line of said JJI Properties Company, LLC parcel a distance of 183.52 feet to a found railroad spike marking a corner of a parcel now or formerly owned by TDA Building & Equipment, LLC;

thence S 47° 07' 46" E along a southwesterly line of said TDA Building & Equipment, LLC a distance of 9.12 feet to a found railroad spike marking a corner of said TDA Building & Equipment, LLC and marking the centerline of Vance Street/State Highway 103;

thence along the centerline of said Vance Street/State Highway 103 on a spiral curve to the right a distance of 198.26 feet, having a chord of 198.22 feet and a chord bearing of N 73° 31' 35" E, to a point marking a corner of said TDA Building & Equipment, LLC. parcel;

thence N 14° 57' 16" W along the easterly line of said TDA Building & Equipment, LLC, a distance of 66.49 feet to a found iron rod marking the northerly Right-of-Way line of said Vance Street/State Highway 103;

thence continuing N 74° 53' 54" E along the northerly line of said Vance Street/State Highway 103 a distance of 270.73 feet to a found iron rod;

thence continuing N 75° 50' 48" E along the northerly line of said Vance Street/State Highway 103 a distance of 395.58 feet to a found iron rod;

thence continuing along the northerly line of said Vance Street/State Highway 103 an arc distance of 464.74 feet on a curve to the left having a radius of 2804.79 feet, a chord of 464.21 feet and a chord bearing of N 66° 57' 53" E, to a found iron rod marking the west line of a parcel of land now or formerly owned by Harvester Acres, LTD.;

thence S 02° 03' 22" W along the west line of said Harvester Acres LTD. parcel a distance of 68.93 feet to a found MAG nail marking the southerly line of said Harvester Acres, LTD. parcel and the centerline of said Vance Street/State Highway 103;

thence along the southerly line of said Harvester Acres LTD. parcel and the southerly line of a parcel owned by J. Frederick, Trustee, also being the centerline of said Vance Street/State Highway 103 an arc distance of 426.93 feet on a curve to the left having a radius of 2864.79 feet, a chord of 426.53 feet and a chord bearing of N 58° 38' 05" E, to a found railroad spike, marking the southeasterly corner of said J. Frederick, Trustee parcel;

thence S 01° 28' 21" W a distance of 87.18 feet to a point marking the northeasterly corner of a parcel of land now or formerly owned by Earhart Brothers Leasing, LLC and being the southerly Right-of-Way line of said Vance Street/State Highway 103, passing a found iron rod for reference at a distance of 87.05 feet;

thence along the northerly line of said Earhart Brothers Leasing, LLC parcel and a parcel owned by The Hutton Co. Ohio, LLC and a parcel owned by E. and S. Wentling and a parcel owned by R. Reinhart, Etux, all of the aforementioned lines being the southerly Right-of-Way of said Vance Street/State Highway 103 an arc distance of 835.90 feet on a curve to the right having a radius of 2934.79 feet, a chord of 833.08 feet and a chord bearing of S 63° 33' 07" W, to a point referenced by a found iron rod bearing S 51° 25' 30" W a distance of 0.44 feet;

thence S 73° 48' 11" W along the northerly lines of said R. Reinhart Etux. parcel and a parcel owned by McDonald's Real Estate Co. and a parcel owned by R & R. Takhar LLC. and a parcel owned by Wyandot County Sportsman Club, all of the aforementioned lines being the southerly Right-of-Way line of said Vance Street/State Highway 103, a distance of 1033.97 feet to the **POINT OF BEGINNING.**

Containing in all 4.909 acres of land. All of said acreage being contained within Vance Street/State Highway 103. 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 January, 2016.

16007-S

