

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

**LEGAL DESCRIPTION OF A 0.122 ACRE PARCEL
FOR IRVIN & JANICE WOODS**

Being a parcel of land situated in part of Lots #20 & #21 of Alvin Dow's 1st. Addition to the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the southwest corner of Lot #24 and the southeast corner of Lot #25 of said Alvin Dow's 1st. Addition and the northerly right-of-way line of Dow Street;

thence on an assumed bearing of S 76° 44' 05" E along the northerly right-of-way line of said Dow Street a distance of 244.00 feet to a point marking the corner of a parcel of land now or formerly owned by J. & B. Greathouse, Jr. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 28° 23' 18" E a distance of 0.21 feet;

thence N 13° 15' 55" E along said Greathouse, Jr. parcel a distance of 116.00 feet to a point marking the southwest corner of a parcel of land now or formerly owned by J. Kimmel, referenced by a found iron pipe situated S 44° 27' 34" W a distance of 0.64 feet;

thence S 76° 44' 05" E along said Kimmel parcel and a parcel of land now or formerly owned by K. Allison a distance of 46.00 feet to a set iron rod marking the northwest corner of a parcel of land now or formerly owned by E. Stephan, et al.;

thence S 13° 15' 55" W along the westerly line of said Stephan, et al parcel a distance of 116.00 feet to a found iron rod marking the southwest corner of said Stephan, et al parcel and the northerly right-of-way line of said Dow Street;

thence N 76° 44' 05" W along the northerly right-of-way line of said Dow Street a distance of 46.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.122 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.

REFERENCE SURVEY VOL *D*
PAGE *6021* IN THE TAX MAP OFFICE
"2019"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in January 2019.

Prior Deed References – DV 160, Page 253

18191-S



PT: 1 N: 0.0000 E: 0.0000
N13°15'55"E DIST: 116.00
PT: 2 N: 112.9049 E: 26.6174
S76°44'05"E DIST: 46.00
PT: 3 N: 102.3497 E: 71.3900
S13°15'55"W DIST: 116.00
PT: 4 N: -10.5552 E: 44.7726
N76°44'05"W DIST: 46.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.122 ACRES



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