

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 0.454 ACRE PARCEL  
FOR LEVI & BETH DOWNING**

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 pipe marking the southwest corner of said Section 17;

thence on an assumed bearing of S 86° 39' 43" E along the south line of said Section 17 a distance of 1342.32 feet to a found iron rod marking the west line of the east half of the southwest quarter of said Section 17;

thence N 02° 56' 03" E along the west line of the east half of the southwest quarter of said Section 17 a distance of 1516.41 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by C. Walter;

thence N 57° 49' 08" E along said C. Walter parcel a distance of 616.37 feet to a found iron rod marking a corner of said C. Walter parcel;

thence S 50° 55' 25" E along said C. Walter parcel a distance of 178.73 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by L. Downing, Etux. and a corner of a parcel of land now or formerly owned by S. Watkins and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 40° 10' 37" E along said L. Downing, Etux. parcel and said S. Watkins parcel a distance of 198.01 feet to a point marking the south right-of-way line of Findlay Street, referenced by a found pipe situated N 21° 48' 29" W a distance of 0.86 feet;

thence S 50° 55' 52" E along the south right-of-way line of said Findlay Street and the north line of said L. Downing, Etux. parcel a distance of 75.54 feet to found iron rod marking the northeast corner of said L. Downing, Etux. parcel and a parcel of land now or formerly owned by D. Crawford, Etux.;

thence S 40° 17' 43" W along the east line of said L. Downing, Etux. parcel and the west line of said D. Crawford, Etux. parcel a distance of 198.03 feet to a found iron rod marking the north line of a parcel of land now or formerly owned by M. Strahm, Etux.;

thence N 50° 55' 25" E along the south line of said L. Downing, Etux. parcel and the north line of M. Strahm, Etux. parcel a distance of 13.68 feet to a found iron rod marking a corner of said M. Strahm, Etux. parcel and a corner of said L. Downing, Etux. parcel;

thence S 03° 02' 00" W along the east line of said L. Downing, Etux. parcel and the west line of said M. Strahm, Etux. parcel a distance of 72.34 feet to a found iron rod marking a corner of said L. Downing, Etux. parcel and said C. Walter parcel;

thence N 50° 55' 25" W along the south line of said L. Downing, Etux. parcel and the north line of said C. Walter parcel a distance of 105.14 feet to a found iron rod marking a corner of said L. Downing, Etux. parcel and said C. Walter parcel;

thence N 40° 10' 37" E along said L. Downing, Etux parcel and said C. Walter parcel a distance of 58.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.454 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 March 2025.

Prior Deed References – OR 230, Page 2316; OR 270, Page 2461

25008-S      Combination Tract



PT: 1 N: 0.0000 E: 0.0000  
N40°10'37"E DIST: 198.01  
PT: 2 N: 151.2907 E: 127.7462  
S50°55'52"E DIST: 75.54  
PT: 3 N: 103.6813 E: 186.3946  
S40°17'43"W DIST: 198.03  
PT: 4 N: -47.3605 E: 58.3233  
N50°55'25"W DIST: 13.68  
PT: 5 N: -38.7372 E: 47.7034  
S3°02'00"W DIST: 72.34  
PT: 6 N: -110.9759 E: 43.8754  
N50°55'25"W DIST: 105.14  
PT: 7 N: -44.7003 E: -37.7454  
N40°10'37"E DIST: 58.50  
PT: 8 N: -0.0030 E: -0.0041

CLOSING BEARING/DISTANCE: N54°04'28"E DIST: 0.0051

MISCLOSURE: N: -0.0030 E: -0.0041

AREA: 0.454 ACRES



REFERENCE SURVEY VOL. 1936 C  
PAGE 1936 IN THE TAX MAP OFFICE  
2025