

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 1.042 ACRE PARCEL
FOR ED KUENZLI

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument marking the center of said Section 15;

thence on an assumed bearing of S 88° 51' 54" W along the east-west half section line of said Section 15 and the centerline of County Highway 61 a distance of 802.00 feet to a set MAG nail marking the southeast corner of a parcel of land now or formerly owned by E. Balduf, referenced by a set iron rod situated N 00° 20' 42" W a distance of 20.00 feet;

thence N 00° 20' 42" W along the east line of said Balduf parcel a distance of 263.00 feet to a set iron rod marking the northeast corner of said Balduf parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 188.00 feet and the aforementioned set iron rod a distance of 20.00 feet;

thence S 84° 24' 26" W along the north line of said Balduf parcel a distance of 148.98 feet to a set iron rod;

thence N 75° 28' 54" W along the north line of said Balduf parcel a distance of 13.36 feet to a set iron rod;

thence S 58° 51' 54" W along the north line of said Balduf parcel a distance of 27.94 feet to a set iron rod;

thence S 67° 44' 33" W along the north line of said Balduf parcel a distance of 98.37 feet to a set iron rod;

thence N 01° 08' 06" W on a line a distance of 138.40 feet to a set iron rod;

thence N 51° 20' 52" E on a line a distance of 108.12 feet to a set iron rod;

thence N 81° 41' 31" E on a line a distance of 195.49 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by J. McClain;

thence S 00° 20' 42" E along the west line of said McClain parcel a distance of 171.28 feet to the **POINT OF BEGINNING**.

Containing in all 1.042 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 February 2017.

Prior Deed References – DV 136, Page 448, DV 182, Page 248

16136-S Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
S84°24'26"W DIST: 148.98
PT: 2 N: -14.5192 E: -148.2708
N75°28'54"W DIST: 13.36
PT: 3 N: -11.1700 E: -161.2042
S58°51'54"W DIST: 27.94
PT: 4 N: -25.6165 E: -185.1195
S67°44'33"W DIST: 98.37
PT: 5 N: -62.8761 E: -276.1600
N1°08'06"W DIST: 138.40
PT: 6 N: 75.4967 E: -278.9015
N51°20'52"E DIST: 108.12
PT: 7 N: 143.0276 E: -194.4650
N81°41'31"E DIST: 195.49
PT: 8 N: 171.2750 E: -1.0266
S0°20'42"E DIST: 171.28
PT: 9 N: -0.0019 E: 0.0048

CLOSING BEARING/DISTANCE: N67°53'05"W DIST: 0.0052

MISCLOSURE: N: -0.0019 E: 0.0048

AREA: 1.042 ACRES

