

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 3.061 ACRE PARCEL
FOR LEOTA PLANK**

Being a parcel of land situated in part of the Northwest Quarter of Section 4, T-4-S,
R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 4;

thence on an assumed bearing of S 00° 00' 00" E along the west line of said Section 4 and
the centerline of County Highway 215 a distance of 497.30 feet to a set MAG nail and
being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a
set iron rod situated S 89° 38' 43" E a distance of 20.00 feet;

thence S 89° 38' 43" E on a line a distance of 885.00 feet to a set iron rod, passing the
aforementioned set iron rod a distance of 20.00 feet;

thence N 09° 14' 19" E on a line a distance of 188.00 feet to a set iron rod;

thence S 89° 38' 43" E on a line a distance of 280.00 feet to a set iron rod;

thence S 00° 00' 00" E on a line a distance of 335.47 feet to a set iron rod;

thence N 89° 38' 43" W on a line a distance of 250.10 feet to a set iron rod;

thence N 28° 37' 19" W on a line a distance of 125.42 feet to a set iron rod;

thence N 89° 38' 43" W on a line a distance of 885.00 feet to a set MAG nail marking the
west line of said Section 4 and the centerline of County Highway 215, passing a set iron
rod a distance of 865.00 feet;

thence N 00° 00' 00" W along the west line of said Section 4 and the centerline of
County Highway 215 a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.061 acres of land, more or less, of which 0.018 acre, more or less, is
currently contained within highway right-of-ways. 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 September 2017.

Prior Deed References – DV 180, Page 418, OR 239, Page 734

17137-S



PT: 1 N: 10000.0000 E: 10000.0000
S89°38'43"E DIST: 885.00
PT: 2 N: 9994.5209 E: 10884.9830
N9°14'19"E DIST: 188.00
PT: 3 N: 10180.0823 E: 10915.1658
S89°38'43"E DIST: 280.00
PT: 4 N: 10178.3488 E: 11195.1604
S0°00'00"W DIST: 335.47
PT: 5 N: 9842.8788 E: 11195.1604
N89°38'43"W DIST: 250.10
PT: 6 N: 9844.4271 E: 10945.0652
N28°37'19"W DIST: 125.42
PT: 7 N: 9954.5208 E: 10884.9855
N89°38'43"W DIST: 885.00
PT: 8 N: 9959.9998 E: 10000.0024
N0°00'00"E DIST: 40.00
PT: 9 N: 9999.9998 E: 10000.0024
N86°01'38"W DIST: 0.00

CLOSING BEARING/DISTANCE: N86°01'38"W DIST, 0.0024'

MISCLOSURE: S: 0.0002 E: 0.0024

AREA: 3.061 ACRES



REFERENCE SURVEY VOL. B
184 IN THE TAX MAP OFFICE