

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 0.408 ACRE PARCEL
FOR JORDAN RALL**

Being a parcel of land situated in part of the Northwest Quarter of Section 24, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 24;

thence on an assumed bearing of S 00° 00' 16" W along the west line of said Section 24 and the centerline Township Highway 108 a distance of 38.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by J. Rall, Etal, and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 89° 01' 18" E a distance of 30.00 feet;

thence N 89° 01' 18" E along said Rall parcel a distance of 296.00 feet to a found iron rod marking a corner of said Rall parcel, passing the aforementioned found iron rod a distance of 30.00 feet;

thence S 01° 01' 17" E on a line a distance of 60.00 feet to a set iron rod;

thence S 89° 01' 18" W on a line a distance of 297.07 feet to a set MAG nail marking the west line of said Section 24 and the centerline of Township Highway 108, passing a set iron rod a distance of 267.07 feet;

thence N 00° 00' 16" E along the west line of said Section 24 and the centerline of said Township Highway 108 a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.408 acre of land, more or less, of which 0.041 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 December 2017.

Prior Deed References – OR 244, Page 1550

17162-S

Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
N89°01'18"E DIST: 296.00
PT: 2 N: 5.0540 E: 295.9569
S1°01'17"E DIST: 60.00
PT: 3 N: -54.9365 E: 297.0264
S89°01'18"W DIST: 297.07
PT: 4 N: -60.0087 E: -0.0003
N0°00'16"E DIST: 60.00
PT: 5 N: -0.0087 E: 0.0043

CLOSING BEARING/DISTANCE: N26°28'01"W DIST: 0.0098

MISCLOSURE: N: -0.0087 E: 0.0043

AREA: 0.408 ACRES



REFERENCE SURVEY VOL. B
PAGE 191 IN THE TAX MAP OFFICE

"2017"