

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 2.522 ACRE PARCEL  
FOR WADE PIECHA/LEO SMALLEY**

Being a parcel of land situated in part of the Northeast Quarter of Section 7, T-2-S,  
R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 7 and the  
centerline County Highway 96;

thence on an assumed bearing of S 00° 32' 42" W along the east line of said Section 7  
and the centerline of said County Highway 96 a distance of 1418.18 feet to a set MAG  
nail and being the **POINT OF BEGINNING** of the hereinafter described parcel,  
referenced by a set iron rod situated N 88° 51' 25" W a distance of 30.00 feet;

thence continuing S 00° 32' 42" W along the east line of said Section 7 and the centerline  
of said County Highway 96 a distance of 361.80 feet to a set MAG nail, referenced by a  
set iron rod situated S 89° 27' 46" W a distance of 30.01 feet;

thence S 89° 27' 46" W on a line a distance of 300.05 feet to a set iron rod, passing the  
aforementioned set iron rod a distance of 30.01 feet;

thence N 00° 32' 42" E on a line a distance of 370.60 feet to a set iron rod;

thence S 88° 51' 25" E on a line a distance of 300.02 feet to the **POINT OF  
BEGINNING**, passing a set iron rod a distance of 270.02 feet.

Containing in all 2.522 acres of land, more or less, of which 0.250 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 July 2018.

Prior Deed References – OR 216, Page 1144

18072-S



PT: 1 N: 0.0000 E: 0.0000  
S0°32'42"W DIST: 361.80  
PT: 2 N: -361.7836 E: -3.4414  
S89°27'46"W DIST: 300.05  
PT: 3 N: -364.5969 E: -303.4782  
N0°32'42"E DIST: 370.60  
PT: 4 N: 5.9863 E: -299.9531  
S88°51'25"E DIST: 300.02  
PT: 5 N: 0.0013 E: 0.0072

CLOSING BEARING/DISTANCE: S80°04'25"W DIST: 0.0073

MISCLOSURE: N: 0.0013 E: 0.0072

AREA: 2.522 ACRES



REFERENCE SURVEY VOL. 13  
PAGE 198 IN THE TAX MAP OFFICE  
"2018"