

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388**

**LEGAL DESCRIPTION OF A 2.168 ACRE PARCEL
FOR MIKE MOSMAN**

Being a parcel of land situated in part of the Southeast Quarter of Section 5, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 5 and the centerline of Township Highway 43;

thence on an assumed bearing of N 89° 35' 34" E along the south line of said Section 5 and the centerline of said Township Highway 43 a distance of 1607.00 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 00° 24' 26" W a distance of 20.00 feet;

thence N 00° 24' 26" W on a line a distance of 297.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 89° 35' 34" E on a line a distance of 318.00 feet to a set iron rod;

thence S 00° 24' 26" E on a line a distance of 297.00 feet to a set MAG nail marking the south line of said Section 5 and the centerline of Township Highway 43, passing a set iron rod a distance of 277.00 feet;

thence S 89° 35' 34" W along the south line of said Section 5 and the centerline of Township Highway 43 a distance of 318.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.168 acres of land, more or less, of which 0.146 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 2019.

REFERENCE SURVEY VOL. B
PAGE 219 IN THE TAX MAP OFFICE

"2019"

Prior Deed References – OR 138, Page 971, OR 137, Page 973

19104-S



PT: 1 N: 0.0000 E: 0.0000
N0°24'26"W DIST: 297.00
PT: 2 N: 296.9925 E: -2.1109
N89°35'34"E DIST: 318.00
PT: 3 N: 299.2526 E: 315.8811
S0°24'26"E DIST: 297.00
PT: 4 N: 2.2601 E: 317.9920
S89°35'34"W DIST: 318.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.168 ACRES



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