

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

**LEGAL DESCRIPTION OF A 0.503 ACRE PARCEL
FOR JOHN POOL**

Being a parcel of land situated in part of the Southeast Quarter of Section 15, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 15 and the intersection of the centerlines of Township Highway 103 and Township Highway 63;

thence on an assumed bearing of N 01° 00' 00" W along the north-south half section line of said Section 15 and the centerline of said Township Highway 103 a distance of 661.16 feet to a found iron rod marking the southwest corner of a parcel of land now or formerly owned by The Pool Irrevocable Heritage Trust;

thence N 87° 35' 50" E along the south line of said The Pool Irrevocable Heritage Trust parcel a distance of 320.00 feet to a set iron rod marking the southeast corner of said The Pool Irrevocable Heritage Trust parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 01° 00' 00" W along the east line of said The Pool Irrevocable Heritage Trust parcel a distance of 365.00 feet to a set iron rod marking the northeast corner of said The Pool Irrevocable Heritage Trust parcel;

thence N 87° 35' 50" E on a line a distance of 60.00 feet to a set iron rod;

thence S 01° 00' 00" E on a line a distance of 365.00 feet to set iron rod;

thence S 87° 35' 50" W along the easterly extension of said The Pool Irrevocable Heritage Trust parcel (OR 248, Page 1239) and survey volume 6, page 235 a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.503 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 May 2020.

Prior Deed References – OR 238, Page 735

20065-S



PT: 1 N: 0.0000 E: 0.0000
N1°00'00"W DIST: 365.00
PT: 2 N: 364.9444 E: -6.3701
N87°35'50"E DIST: 60.00
PT: 3 N: 367.4599 E: 53.5771
S1°00'00"E DIST: 365.00
PT: 4 N: 2.5154 E: 59.9472
S87°35'50"W DIST: 60.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.503 ACRES



REFERENCE SURVEY VOL. B
PAGE 228 IN THE TAX MAP OFFICE
"2020"