

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

**LEGAL DESCRIPTION OF A 5.307 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 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 26' 25" W a distance of 22.00 feet;

thence on an assumed bearing of N 00° 26' 25" W along the north-south half section line of said Section 5 a distance of 357.53 feet to a set iron rod, passing the aforementioned set iron rod a distance of 22.00 feet;

thence S 89° 23' 13" E on a line a distance of 657.42 feet to a set iron rod;

thence S 00° 26' 25" E on a line a distance of 345.82 feet to a set MAG nail marking the south line of said Section 5 and the centerline of said Township Highway 43, passing a set iron rod a distance of 325.82 feet;

thence S 89° 35' 34" W along the south line of said Section 5 and the centerline of said Township Highway 43 a distance of 657.31 feet to the **POINT OF BEGINNING**.

Containing in all 5.307 acres of land, more or less, of which 0.302 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.

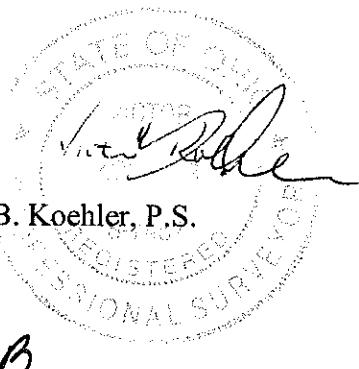
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in August 2020.

Prior Deed References – DV 149, Page 232 & 234

20091-S

REFERENCE SURVEY VOL. B
PAGE 232 IN THE TAX MAP OFFICE
"2020"



PT: 1 N: 0.0000 E: 0.0000
N0°26'25"W DIST: 357.53
PT: 2 N: 357.5194 E: -2.7473
S89°23'13"E DIST: 657.42
PT: 3 N: 350.4853 E: 654.6350
S0°26'25"E DIST: 345.82
PT: 4 N: 4.6755 E: 657.2924
S89°35'34"W DIST: 657.31
PT: 5 N: 0.0038 E: -0.0010

CLOSING BEARING/DISTANCE: S14°56'26"E DIST: 0.0039

MISCLOSURE: N: 0.0038 E: -0.0010

AREA: 5.307 ACRES



REFERENCE SURVEY VOL. B
PAGE 232 IN THE TAX MAP OFFICE
"2020"