

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

**LEGAL DESCRIPTION OF A 2.479 ACRE PARCEL
FOR JIM LEHNHART**

Being a parcel of land situated in part of the Southeast Quarter of Section 8, 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 8 and the centerline of County Highway 44;

thence on an assumed bearing of N 89° 54' 56" E along the south line of said Section 8 and the centerline of said County Highway 44 a distance of 875.00 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° 05' 04" W a distance of 20.00 feet;

thence N 00° 05' 04" W on a line a distance of 300.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 89° 54' 56" E on a line a distance of 360.00 feet to a set iron rod;

thence S 00° 05' 04" E on a line a distance of 300.00 feet to a set MAG nail marking the south line of said Section 8 and the centerline of said County Highway 44, passing a set iron rod a distance of 280.00 feet;

thence S 89° 54' 56" W along the south line of said Section 8 and the centerline of said County Highway 44 a distance of 360.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.479 acres of land, more or less, of which 0.165 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 September 2020.

REFERENCE SURVEY VOL. B

PAGE 233

IN THE TAX MAP OFFICE

"2020"

Prior Deed References – OR 139, Page 524

20122-S



PT: 1 N: 0.0000 E: 0.0000
N0°05'04"W DIST: 300.00
PT: 2 N: 299.9997 E: -0.4421
N89°54'56"E DIST: 360.00
PT: 3 N: 300.5303 E: 359.5575
S0°05'04"E DIST: 300.00
PT: 4 N: 0.5306 E: 359.9996
S89°54'56"W DIST: 360.00
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: 2.479 ACRES



REFERENCE SURVEY VOL. B

PAGE 233 IN THE TAX MAP OFFICE

"2020"