

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

**LEGAL DESCRIPTION OF A 6.080 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 east quarter post of said Section 5 and the centerline of Township Highway 136;

thence on an assumed bearing of S 00° 20' 58" E along the east line of said Section 5 and the centerline of said Township Highway 136 a distance of 1324.57 feet to a set MAG nail marking the south line of the north half of the southeast quarter of said Section 5 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 37' 26" W a distance of 20.00 feet;

thence continuing S 00° 20' 58" E along the east line of said Section 5 and the centerline of said Township Highway 136 a distance of 515.00 feet to a set MAG nail, referenced by a set iron rod situated N 83° 16' 23" W a distance of 20.15 feet;

thence N 83° 16' 23" W on a line a distance of 561.30 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.15 feet;

thence N 01° 11' 44" E on a line a distance of 445.76 feet to a set iron rod marking the south line of the north half of the southeast quarter of said Section 5;

thence N 89° 37' 26" E along the south line of the north half of the southeast quarter of said Section 5 a distance of 545.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 525.00 feet.

Containing in all 6.080 acres of land, more or less, of which 0.236 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 March 2021.

Prior Deed References – OR 256, Page 1794

20217-S



PT: 1 N: 0.0000 E: 0.0000
 S $0^{\circ}20'58"E$ DIST: 515.00
 PT: 2 N: -514.9904 E: 3.1409
 N $83^{\circ}16'23"W$ DIST: 561.30
 PT: 3 N: -449.2410 E: -554.2949
 N $1^{\circ}11'44"E$ DIST: 445.76
 PT: 4 N: -3.5780 E: -544.9942
 N $89^{\circ}37'26"E$ DIST: 545.00
 PT: 5 N: -0.0005 E: -0.0059

CLOSING BEARING/DISTANCE: N85°30'00"E DIST: 0.0059

MISCLUSION: N: -0.0005 E: -0.0059

AREA: 6.080 ACRES



REFERENCE SURVEY VOL. 3

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