

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

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**LEGAL DESCRIPTION OF A 2.695 ACRE PARCEL  
FOR HARVEY STANSBERY**

Being a parcel of land situated in part of the Northwest Quarter of Section 18, T-4-S, R-13-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerline of State Highway 67 and the west line of said Section 18, referenced by a found iron rod situated on an assumed bearing of S 00° 26' 44" W a distance of 36.83 feet;

thence along the centerline of said State Highway 67 on a curve to the left a distance of 454.85 feet, having a chord of 453.11 feet and a chord bearing of S 71° 29' 47" E to a set MAG nail, referenced by a set iron rod situated N 09° 49' 00" E a distance of 30.00 feet;

thence S 80° 11' 00" E along the centerline of said State Route 67 a distance of 28.00 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 07° 19' 25" E a distance of 30.03 feet;

thence N 07° 19' 25" E on a line a distance of 336.55 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.03 feet;

thence S 83° 31' 42" E on a line a distance of 324.00 feet to a set iron rod;

thence S 02° 33' 53" W on a line a distance of 358.00 feet to a set MAG nail marking the centerline of said State Highway 67, passing a set iron rod a distance of 327.76 feet;

thence N 80° 11' 00" W along the centerline of said State Highway 67 a distance of 354.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.695 acres of land, more or less, of which 0.243 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.

REFERENCE SURVEY VOL. B  
PAGE 243 IN THE TAX MAP OFFICE  
"2021"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in May 2021.

Prior Deed References – OR 249, Page 2464

20215-S1



PT: 1 N: 0.0000 E: 0.0000  
N7°19'25"E DIST: 336.55  
PT: 2 N: 333.8044 E: 42.9012  
S83°31'42"E DIST: 324.00  
PT: 3 N: 297.2858 E: 364.8365  
S2°33'53"W DIST: 358.00  
PT: 4 N: -60.3556 E: 348.8168  
N80°11'00"W DIST: 354.00  
PT: 5 N: 0.0000 E: -0.0001

CLOSING BEARING/DISTANCE: S77°28'23"E DIST: 0.0001

MISCLOSURE: N: 0.0000 E: -0.0001

AREA: 2.695 ACRES



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