

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

**LEGAL DESCRIPTION OF A 2.407 ACRE PARCEL
FOR HARVEY STANSBERY**

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

Commencing at a found stone marking the intersection of the centerlines of County Highway 142A and County Highway 142;

thence on an assumed bearing of S 42° 57' 47" W along the centerline of said County Highway 142 a distance of 3158.74 feet to a found railroad spike marking intersection of the north-south half section line of said Section 18 and the centerline of said County Highway 142;

thence S 43° 03' 54" W along the centerline of said County Highway 142 a distance of 100.01 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 55° 51' 13" W a distance of 30.37 feet;

thence continuing S 43° 03' 54" W along the centerline of said County Highway 142 a distance of 341.83 feet to a set MAG nail, referenced by a set iron rod situated N 35° 33' 10" W a distance of 40.00 feet;

thence N 35° 33' 10" W on a line a distance of 377.85 feet to a set iron rod, passing the aforementioned set iron rod a distance of 40.00 feet;

thence N 35° 39' 01" E on a line a distance of 206.68 feet to a set iron rod;

thence S 55° 51' 13" E on a line a distance of 401.95 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 371.58 feet.

Containing in all 2.407 acres of land, more or less, of which 0.232 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.

REFERENCE SURVEY VOL. B
PAGE 244 IN THE TAX MAP OFFICE
"2021"

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 2021.

Prior Deed References – OR 261, Page 1724; OR 36, Page 261

20215-S2



PT: 1 N: 0.0000 E: 0.0000
S43°03'54"W DIST: 341.83
PT: 2 N: -249.7340 E: -233.4110
N35°33'10"W DIST: 377.85
PT: 3 N: 57.6773 E: -453.1128
N35°39'01"E DIST: 206.67
PT: 4 N: 225.6152 E: -332.6581
S55°51'13"E DIST: 401.95
PT: 5 N: -0.0030 E: -0.0018

CLOSING BEARING/DISTANCE: N30°16'16"E DIST: 0.0035

MISCLOSURE: N: -0.0030 E: -0.0018

AREA: 2.407 ACRES



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