

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 10.797 ACRE PARCEL
FOR GUNNAR JOHNSON**

Being a parcel of land situated in part of the Southwest Quarter of Section 22, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at the center of said Section 22 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 06' 22" W a distance of 5.00 feet;

thence on an assumed bearing of S 00° 08' 35" E along the north-south half section line of said Section 22 a distance of 290.00 feet to a set iron rod;

thence S 84° 07' 49" W on a line a distance of 759.09 feet to a set iron rod;

thence N 89° 06' 22" W on a line a distance of 573.02 feet to a set iron rod marking the centerline of Township Highway 30, passing a set iron rod a distance of 553.02 feet;

thence N 00° 14' 51" W along the centerline of said Township Highway 30 a distance of 379.43 feet to a found stone marking the east-west half section line of said Section 22, reference by a set iron rod situated S 89° 06' 22" E a distance of 30.01 feet;

thence S 89° 06' 22" E along the east-west half section line of said Section 22 a distance of 1329.14 feet to the **POINT OF BEGINNING**, passing the aforementioned set iron rod a distance of 30.01 feet and a set iron rod a distance of 1324.14 feet.

Containing in all 10.797 acres of land, more or less, of which 0.261 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 May 2021.

Prior Deed References – OR 250, Page 922

21085-S



PT: 1 N: 0.0000 E: 0.0000
S0°08'35"E DIST: 290.00
PT: 2 N: -289.9991 E: 0.7241
S84°07'49"W DIST: 759.09
PT: 3 N: -367.6289 E: -754.3860
N89°06'22"W DIST: 573.02
PT: 4 N: -358.6894 E: -1327.3363
N0°14'51"W DIST: 379.43
PT: 5 N: 20.7371 E: -1328.9753
S89°06'22"E DIST: 1329.14
PT: 6 N: 0.0016 E: 0.0029

CLOSING BEARING/DISTANCE: S61°09'17"W DIST: 0.0034

MISCLOSURE: N: 0.0016 E: 0.0029

AREA: 10.797 ACRES



REFERENCE SURVEY VOL. B
PAGE 245 IN THE TAX MAP OFFICE

"2020"