

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 2.667 ACRE PARCEL
FOR J. P. LININGER/REDA LININGER**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of Section 33, Sycamore Township, the north line of said Section 4, Eden Township and the intersection of the centerlines of Township Highway 136 and County Highway 39;

thence on an assumed bearing of N 89° 20' 00" E along the north line of said Section 4 and the centerline of said County Highway 39 a distance of 3643.09 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 40' 00" E a distance of 20.00 feet;

thence continuing N 89° 20' 00" E along the north line of said Section 4 and the centerline of said County Highway 39 a distance of 320.00 feet to a set MAG nail;

thence S 00° 40' 00" E on a line a distance of 363.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 89° 20' 00" W on a line a distance of 320.00 feet to a set iron rod;

thence N 00° 40' 00" W on a line a distance of 363.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 343.00 feet.

Containing in all 2.667 acres of land, more or less, of which 0.147 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 August 2022.

Prior Deed References – OR 256, Page 1744

22067-S



PT: 1 N: 0.0000 E: 0.0000
N89°20'00"E DIST: 320.00
PT: 2 N: 3.7233 E: 319.9783
S0°40'00"E DIST: 363.00
PT: 3 N: -359.2521 E: 324.2019
S89°20'00"W DIST: 320.00
PT: 4 N: -362.9754 E: 4.2236
N0°40'00"W DIST: 363.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.667 ACRES



REFERENCE SURVEY VOL. B

PAGE 271 IN THE TAX MAP OFFICE

"2022"