

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 2.326 ACRE PARCEL
FOR FRANKLIN ULRICH ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 20, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 20 and the intersection of the centerlines of County Highway 63 and Township Highway 97;

thence on an assumed bearing of S 89° 45' 54" W along the north line of said Section 20 and the centerline of said County Highway 63 a distance of 465.60 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 14' 06" E on a line a distance of 307.00 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence S 89° 45' 54" W on a line a distance of 330.00 feet to a set iron rod;

thence N 00° 14' 06" W on a line a distance of 307.00 feet to a set MAG nail marking the north line of said Section 20 and the centerline of said County Highway 63, passing a set iron rod a distance of 282.00 feet;

thence N 89° 45' 54" E along the north line of said Section 20 and the centerline of said County Highway 63 a distance of 330.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.326 acres of land, more or less, of which 0.189 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 February 2023.

Prior Deed References – OR 276, Page 852

22195-S



REFERENCE SURVEY VOL. B

PAGE 281 IN THE TAX MAP OFFICE

"2023"

N0°00'00"E DIST: 0.00
PT: 1 N: 0.0000 E: 0.0000
S0°14'06"E DIST: 307.00
PT: 2 N: -306.9974 E: 1.2592
S89°45'54"W DIST: 330.00
PT: 3 N: -308.3509 E: -328.7381
N0°14'06"W DIST: 307.00
PT: 4 N: -1.3535 E: -329.9972
N89°45'54"E DIST: 330.00
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: 2.326 ACRES



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"2023"