

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 2.335 ACRE PARCEL
FOR LINK COLE**

Being a parcel of land situated in part of the Northeast Quarter of Section 24, T-2-S, R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 24 and the intersection of the centerlines of County Highway 128 and County Highway 47;

thence on an assumed bearing of S 00° 05' 27" W along the east line of said Section 24 and the centerline of said County Highway 128 a distance of 663.27 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 89° 26' 45" W a distance of 20.00 feet;

thence continuing S 00° 05' 27" W along the east line of said Section 24 and the centerline of said County Highway 128 a distance of 314.00 feet to a set MAG nail;

thence N 89° 17' 45" W on a line a distance of 312.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 17° 30' 34" W on a line a distance of 127.59 feet to a set iron rod;

thence N 15° 19' 45" E on a line a distance of 192.43 feet to a set iron rod;

thence N 89° 26' 45" E on a line a distance of 300.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 280.00 feet.

Containing in all 2.335 acres of land, more or less, of which 0.144 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 September 2023.

Prior Deed References – OR 250, Page 730

23119-S



PT: 1 N: 0.0000 E: 0.0000
S0°05'27"W DIST: 314.00
PT: 2 N: -313.9996 E: -0.4978
N89°17'45"W DIST: 312.00
PT: 3 N: -310.1652 E: -312.4742
N17°30'34"W DIST: 127.59
PT: 4 N: -188.4868 E: -350.8613
N15°19'45"E DIST: 192.43
PT: 5 N: -2.9029 E: -299.9898
N89°26'45"E DIST: 300.00
PT: 6 N: -0.0013 E: -0.0038

CLOSING BEARING/DISTANCE: N70°54'39"E DIST: 0.0040

MISCLOSURE: N: -0.0013 E: -0.0038

AREA: 2.335 ACRES



REFERENCE SURVEY VOL. 3
PAGE 281 IN THE TAX MAP OFFICE
"2023"