

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388**

**LEGAL DESCRIPTION OF A 0.629 ACRE PARCEL
FOR CLINTON JAQUETH**

Being a parcel of land situated in part of the Northeast Quarter of Section 18, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 18 and the centerline of Township Highway 58;

thence on an assumed bearing of S 89° 36' 15" E along the north line of said Section 18 and the centerline of said Township Highway 58 a distance of 1315.52 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. & L. Dunn, and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 00° 06' 22" W a distance of 20.00 feet;

thence continuing S 89° 36' 15" E along the north line of said Section 18 and the centerline of said Township Highway 58 a distance of 50.00 feet to a set MAG nail;

thence S 00° 06' 22" W on a line a distance of 548.41 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 89° 36' 15" W on a line a distance of 50.00 feet to a set iron rod marking the east line of a parcel of land now or formerly owned by S. & C. Jaqueth, Trustees (OR 239, Page 1275, OR 239, Page 1281);

thence N 00° 06' 22" E along the east line of said S & C Jaqueth, Trustees (OR 269, Page 1275, OR 239, Page 1281) parcel and the east line of said R. & L. Dunn parcel a distance of 548.41 feet to the **POINT OF BEGINNING**, passing found iron rods at distances of 200.00 feet and 528.41 feet respectively.

Containing in all 0.629 acres of land, more or less, of which 0.023 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 2024.

Prior Deed References – OR 277, Page 1922

24039-S Adjoinder only tract.



PT: 1 N: 0.0000 E: 0.0000
S89°36'15"E DIST: 50.00
PT: 2 N: -0.3454 E: 49.9988
S0°06'22"W DIST: 548.41
PT: 3 N: -548.7545 E: 48.9832
N89°36'15"W DIST: 50.00
PT: 4 N: -548.4091 E: -1.0156
N0°06'22"E DIST: 548.41
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N90°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.629 ACRES



REFERENCE SURVEY VOL. B
PAGE 295 IN THE TAX MAP OFFICE
2024