

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 2.682 ACRE PARCEL  
FOR EDNA ARMSTRONG**

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 in a monument box marking the East Quarter Post of said  
Section 4;

thence on an assumed bearing of N 00° 24' 56" W along the centerline of State Highway  
231 a distance of 908.48 feet to a set MAG nail and being the **POINT OF  
BEGINNING**;

thence N 86° 27' 13" W a distance of 287.92 feet to a set iron rod, passing a set iron rod  
for reference a distance of 30.07 feet;

thence N 00° 24' 56" W a distance of 399.61 feet to a set iron rod on the south line of a  
parcel of land currently owned by M. Beach, et al;

thence S 89° 19' 03" E along said line a distance of 287.28 feet to a set MAG nail on the  
centerline of State Highway 231 marking the southeast corner of said Beach parcel,  
passing a set iron rod for reference a distance of 257.27 feet;

thence S 00° 24' 56" E along said centerline a distance of 414.00 feet to the **POINT OF  
BEGINNING**.

Containing in all 2.682 acres of land, more or less, of which 0.285 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, 2012.

Prior Deed Reference – OR Volume 3, Page 821.

REFERENCE SURVEY VOL. C  
PAGE 1352 IN THE TAX MAP OFFICE

