

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

**LEGAL DESCRIPTION OF A 1.363 ACRE PARCEL
FOR SAM KOEHLER**

Being a parcel of land situated in part of the Northwest Quarter of Section 23, T-2-S, R-12-E, Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said Section 23;

thence on an assumed bearing of N 89° 03' 10" E along the centerline of Sandusky Street a distance of 667.03 feet to a found MAG nail marking the northeast corner of a parcel of land currently owned by S. Koehler, et ux, and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 00° 02' 15" W a distance of 20.00 feet;

thence continuing N 89° 03' 10" E along said centerline a distance of 247.49 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by S. Deisler;

thence S 00° 02' 15" W along said Deisler parcel (extended) a distance of 240.00 feet to a set iron rod, passing a set iron rod for reference a distance of 20.00 feet;

thence S 89° 03' 10" W a distance of 247.49 feet to a found iron rod marking the southeast corner of the aforementioned Koehler parcel;

thence N 00° 02' 15" E along said Koehler parcel a distance of 240.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 220.00 feet.

Containing in all 1.363 acres of land, more or less, of which 0.114 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 January, 2013.

Prior Deed Reference – OR Volume 213, Page 2053.

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