

**KOEHLER SURVEYING, INC.  
P.O. BOX 28  
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**LEGAL DESCRIPTION OF A 1.684 ACRE PARCEL  
FOR CHARLES FREY**

Being a parcel of land situated in part of the Southwest Quarter of Section 31, T-2-S,  
R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the South Quarter Post of said Section 31 and being the  
**POINT OF BEGINNING**, reference by a found iron pipe situated N 01° 28' 27" W a  
distance of 24.84 feet;

thence on an assumed bearing of S 89° 59' 01" W along the centerline of County  
Highway 53 a distance of 266.70 feet to a set MAG nail;

thence N 00° 23' 44" E a distance of 275.00 feet to a set iron rod, passing a set iron rod  
for reference a distance of 30.00 feet;

thence N 89° 59' 01" E a distance of 266.70 feet to a set iron rod on the north-south half  
section line;

thence S 00° 23' 44" W along said half section line a distance of 275.00 feet to the  
**POINT OF BEGINNING.**

Containing in all 1.684 acres of land, more or less, of which 0.184 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 June, 2014.

Prior Deed Reference – Volume 172, Page 195; OR Volume 210, Page 594.

14078-S

REFERENCE SURVEY VOL. C  
PAGE 1514 IN THE TAX MAP OFFICE

