

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 8.592 ACRE PARCEL  
FOR DAVE KEAR**

Being a parcel of land situated in part of the Southeast Quarter of Section 23, T-2-S,  
R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said  
Section 23 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 41' 35" E along the north-south half section line a  
distance of 453.57 feet to a point on or near the centerline of the Little Tymochtee Creek,  
passing a set iron rod for reference a distance of 436.57 feet;

thence N 51° 25' 37" E on or near said centerline a distance of 82.94 feet to a point,  
referenced by a set iron rod situated S 71° 42' 37" E a distance of 16.00 feet;

thence N 32° 39' 56" E on or near said centerline a distance of 127.84 feet to a point,  
referenced by a set iron rod situated S 66° 06' 11" E a distance of 23.13 feet;

thence N 74° 48' 37" E on or near said centerline a distance of 26.26 feet to a point,  
referenced by a set iron rod situated S 14° 28' 58" W a distance of 16.79 feet;

thence N 42° 10' 18" E on or near said centerline a distance of 131.74 feet to a point,  
referenced by a set iron rod situated S 36° 00' 00" E a distance of 15.00 feet;

thence N 58° 28' 39" E on or near said centerline a distance of 168.86 feet to a point,  
referenced by a set iron rod situated S 35° 43' 08" E a distance of 41.20 feet;

thence N 26° 59' 39" E on or near said centerline a distance of 37.74 feet to a point on or  
near the centerline of an open ditch, referenced by a set iron rod situated S 05° 53' 30" E  
a distance of 67.44 feet;

thence S 18° 01' 41" E on or near the centerline of said open ditch a distance of 843.59 feet to a point on the northerly line of a parcel of land currently owned by the Wyandot County Commissioners, being the north right-of-way line of Township Highway 49;

thence N 88° 55' 09" W along said line a distance of 276.00 feet to a found iron rod marking a corner of said Wyandot County Commissioner parcel, passing a set iron rod for reference a distance of 14.00 feet;

thence S 01° 04' 51" W along said Wyandot County Commissioners parcel a distance of 49.82 feet to a set MAG nail on the centerline of Township Highway 49, passing a found iron rod for reference a distance of 19.98 feet;

thence N 88° 55' 32" W along said centerline a distance of 398.45 feet to the **POINT OF BEGINNING**.

Containing in all 8.592 acres of land, more or less, of which 0.274 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 July, 2014.

Prior Deed Reference – Volume 148, Page 228; Volume 152, Page 631.

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