

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

**LEGAL DESCRIPTION OF A 4.606 ACRE PARCEL
FOR GEORGE BOWEN**

Being a parcel of land situated in part of the Northwest Quarter of Section 14, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 14;

thence on an assumed bearing of N 88° 59' 08" E along the north line of said Section 14
and the Centerline of Township Highway 58 a distance of 1328.45 feet to a found iron
rod marking the east line of the west half of the northwest quarter of said Section 14 and
the west line of a parcel of land now or formerly owned by M. & C. Bowen;

thence S 00° 01' 41" E along said east line of the west half of the northwest quarter of
said Section 14 and the west line of said Bowen parcel a distance of 1327.58 feet to a
found iron rod on the north line of the south half of the northwest quarter of said Section
14 and marking the southwest corner of said Bowen parcel;

thence N 88° 58' 20" E along said north line of the south half of the northwest quarter of
said Section 14 and the south line of said Bowen parcel a distance of 300.00 feet to a set
iron rod marking the southeast corner of said Bowen parcel and being the **POINT OF
BEGINNING** of the hereinafter described parcel;

thence N 00° 01' 41" W along the east line of said Bowen parcel a distance of 690.00 feet
to a set iron rod marking the northeast corner of said Bowen parcel;

thence N 88° 59' 08" E on a line a distance of 259.91 feet to a set iron rod;

thence S 05° 09' 42" E on a line a distance of 691.63 feet to a set iron rod on the north
line of the south half of the northwest quarter of said Section 14 and being the north line
of a parcel of land now or formerly owned by J. & B. Rhoden, Trustees;

thence S 88° 58' 20" W along said north line of the south half of the northwest quarter of
said Section 14 and the north line of said Rhoden parcel a distance of 321.81 feet to the
POINT OF BEGINNING.

Containing in all 4.606 acres of land, more or less. 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 October 2016.

Prior Deed References – OR 236, Page 1247 and OR 237, Page 2075

16146-S



PT: 1 N: 0.0000 E: 0.0000
N0°01'41"W DIST: 690.00
PT: 2 N: 689.9999 E: -0.3379
N88°59'08"E DIST: 259.91
PT: 3 N: 694.6015 E: 259.5314
S5°09'42"E DIST: 691.63
PT: 4 N: 5.7762 E: 321.7548
S88°58'20"W DIST: 321.81
PT: 5 N: 0.0038 E: -0.0035

CLOSING BEARING/DISTANCE: S42°08'00"E DIST: 0.0052

MISCLOSURE: N: 0.0038 E: -0.0035

AREA: 4.606 ACRES



REFERENCE SURVEY VOL. C
PAGE 1635 IN THE TAX MAP OFFICE

2016