

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

**LEGAL DESCRIPTION OF A 28.794 ACRE PARCEL
FOR KEVIN PARSELL**

Being a parcel of land situated in part of the Southwest Quarter of Section 11, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 11 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 37' 59" E along the west line of said Section 11 a distance of 510.02 feet to a set iron rod;

thence N 89° 44' 26" E along a line a distance of 2678.43 feet to a set MAG nail marking the centerline of Township Highway 87, passing a set iron rod a distance of 2638.43 feet;

thence S 00° 30' 48" W along the centerline of said Township Highway 87 a distance of 510.00 feet to a found monument marking the south quarter post of said Section 11 and the intersection of centerlines of said Township Highway 87 and Township Highway 58;

thence S 89° 44' 26" W along the south line of said Section 11 and the centerline of Township Highway 58 a distance of 770.39 feet to a found MAG nail marking the east line of a parcel of land now or formerly owned by K. & L. Parsell, referenced by a found iron pipe situated N 00° 15' 34" W a distance of 20.00 feet;

thence N 00° 15' 34" W along the east line of said Parsell parcel a distance of 336.48 feet to a set iron rod marking the north line of said Parsell parcel, passing the aforementioned iron pipe a distance of 20.00 feet;

thence S 89° 44' 26" W along the north line of said Parsell parcel a distance of 332.45 feet to a found iron pipe marking the west line of said Parsell parcel;

thence S 00° 15' 34" E along the west line of said Parsell parcel a distance of 336.48 feet to a found MAG nail marking south line of said Section 11 and the centerline of said Township Highway 58, passing a set iron rod a distance of 316.48 feet;

thence S 89° 44' 26" W along the south line of said Section 11 and the centerline of said Township Highway 58 a distance of 1576.65 feet to the **POINT OF BEGINNING**.

1647
"2617"

Containing in all 28.794 acres of land, more or less, of which 1.303 acres, 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 2017.

Prior Deed References – DV 199, Page 522, DV 209, Pages 61 & 194

16179-S



PT: 1 N: 0.0000 E: 0.0000
N0°37'59"E DIST: 510.02
PT: 2 N: 509.9889 E: 5.6350
N89°44'26"E DIST: 2678.43
PT: 3 N: 522.1172 E: 2684.0376
S0°30'48"W DIST: 510.00
PT: 4 N: 12.1377 E: 2679.4684
S89°44'26"W DIST: 770.39
PT: 5 N: 8.6492 E: 1909.0863
N0°15'34"W DIST: 336.48
PT: 6 N: 345.1258 E: 1907.5626
S89°44'26"W DIST: 332.45
PT: 7 N: 343.6204 E: 1575.1161
S0°15'34"E DIST: 336.48
PT: 8 N: 7.1438 E: 1576.6397
S89°44'26"W DIST: 1576.65
PT: 9 N: 0.0045 E: 0.0058

CLOSING BEARING/DISTANCE: S52°11'06"W DIST: 0.0074

MISCLOSURE: N: 0.0045 E: 0.0058

AREA: 28.794 ACRES



REFERENCE SURVEY VOL. C
PAGE 1647 IN THE BK OF SURVEYS

"2017"