

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

**LEGAL DESCRIPTION OF A 1.665 ACRE PARCEL
FOR MATT THIEL/TINA THIEL KROCK**

Being a parcel of land situated in part of the Northeast Quarter of Section 7, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 7;

thence on an assumed bearing of N 88° 46' 52" W along the north line of said Section 7
and the centerline of State Highway 53 a distance of 299.55 feet to a set MAG nail and
being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a
set iron rod situated S 01° 13' 08" W a distance of 30.00 feet;

thence S 01° 13' 08" W on a line a distance of 302.25 feet to a set iron rod, passing the
aforementioned set iron rod a distance of 30.00 feet;

thence N 88° 46' 52" W on a line a distance of 240.00 feet to a set iron rod;

thence N 01° 13' 08" E on a line a distance of 302.25 feet to a set MAG nail marking the
north line of said Section 7 and the centerline of State Highway 53, passing a set iron rod
for reference a distance of 272.25 feet;

thence S 88° 46' 25" E along the north line of said Section 7 and the centerline of State
Highway 53 a distance of 240.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.665 acres of land, more or less, of which 0.165 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.

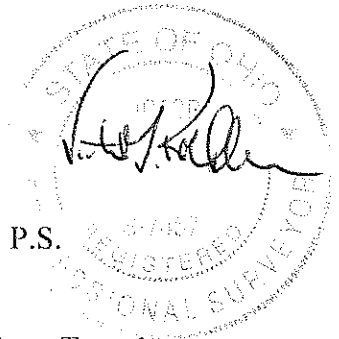
This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in June 2017.

Prior Deed References – OR 115, Page 197, OR 201, Page 1967 17048-S Tract 1

REFERENCE SURVEY VOL. C
PAGE 1657 IN THE TAX MAP OFFICE

(1.665A)

2017 TRACT 1



PT: 1 N: 0.0000 E: 0.0000
S1°13'08"W DIST: 302.25
PT: 2 N: -302.1816 E: -6.4295
N88°46'52"W DIST: 240.00
PT: 3 N: -297.0763 E: -246.3752
N1°13'08"E DIST: 302.25
PT: 4 N: 5.1053 E: -239.9457
S88°46'52"E DIST: 240.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.665 ACRES



KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 3.345 ACRE PARCEL
FOR MATT THIEL**

Being a parcel of land situated in part of the Northeast Quarter of Section 7, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 7 and being
the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 02' 22" E along the east line of said Section 7 and
the centerline of said County Highway 58 a distance of 328.48 feet to a found MAG nail
marking a corner of a parcel of land now or formerly owned by MET Farms LLC,
referenced by a found iron rod situated N 88° 46' 52" W a distance of 20.00 feet;

thence N 88° 46' 52" W along said MET Farms LLC parcel a distance of 664.55 feet to a
found iron rod marking a corner of said MET Farms LLC parcel, passing the
aforementioned found iron rod a distance of 20.00 feet;

thence N 00° 02' 22" W along said MET Farms LLC parcel a distance of 328.48 feet to a
found MAG nail marking the north line of said Section 7 and the centerline of State
Highway 53, passing a found iron rod for reference a distance of 298.47 feet;

thence S 88° 46' 52" E along the north line of said Section 7 and the centerline of State
Highway 53 a distance of 125.00 feet to a set MAG nail, referenced by a set iron rod
situated S 01° 13' 08" W a distance of 30.00 feet;

thence S 01° 13' 08" W on a line a distance of 302.25 feet to a set iron rod, passing the
aforementioned set iron rod a distance of 30.00 feet;

thence S 88° 46' 52" E on a line a distance of 240.00 feet to a set iron rod;

thence N 01° 13' 08" E on a line a distance of 302.25 feet to a set MAG nail marking the
north line of said Section 7 and the centerline of State Highway 53, passing a set iron rod
a distance of 272.25 feet;

thence S 88° 46' 52" E along the north line of said Section 7 and the centerline of State
Highway 53 a distance of 299.55 feet to the **POINT OF BEGINNING**.

Containing in all 3.345 acres of land, more or less, of which 0.429 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 2017.

Prior Deed References – OR 115, Page 197, OR 201, Page 1967

17048-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S0°02'22"E DIST: 328.48
PT: 2 N: -328.4799 E: 0.2261
N88°46'52"W DIST: 664.55
PT: 3 N: -314.3436 E: -664.1735
N0°02'22"W DIST: 328.48
PT: 4 N: 14.1363 E: -664.3996
S88°46'52"E DIST: 125.00
PT: 5 N: 11.4773 E: -539.4279
S1°13'08"W DIST: 302.25
PT: 6 N: -290.7043 E: -545.8574
S88°46'52"E DIST: 240.00
PT: 7 N: -295.8096 E: -305.9117
N1°13'08"E DIST: 302.25
PT: 8 N: 6.3720 E: -299.4822
S88°46'52"E DIST: 299.55
PT: 9 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 3.345 ACRES

