

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 1.974 ACRE PARCEL
FOR LOUIS AND JANE THIEL LIVING TRUST**

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 found stone marking the southwest corner of said Section 31 and the west line of said Section 31;

thence on an assumed bearing of N 00° 01' 32" W along the west line of said Section 31 a distance of 892.61 feet to a set MAG nail referenced by a set iron rod situated N 89° 58' 28" E a distance of 37.58 feet;

thence N 89° 58' 28" E on a line a distance of 37.58 feet to a set iron rod marking the east line of a parcel of land now or formerly owned by the State of Ohio and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 53' 30" E along said State of Ohio parcel a distance of 154.36 feet to a found iron rod;

thence N 02° 46' 31" E along said State of Ohio parcel a distance of 110.80 feet to a set iron rod;

thence N 89° 58' 28" E on a line a distance of 319.54 feet to a set iron rod;

thence S 00° 01' 32" E on a line a distance of 265.00 feet to a set iron rod;

thence S 89° 58' 28" W on a line a distance of 327.42 feet to the **POINT OF BEGINNING**.

Containing in all 1.974 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 September 2017.

Prior Deed References – OR 97, Page 301

17086-S



PT: 1 N: 10000.0000 E: 10000.0000
N0°53'30"E DIST: 154.36
PT: 2 N: 10154.3413 E: 10002.4021
N2°46'31"E DIST: 110.80
PT: 3 N: 10265.0114 E: 10007.7669
N89°58'28"E DIST: 319.54
PT: 4 N: 10265.1539 E: 10327.3069
S0°01'32"E DIST: 265.00
PT: 5 N: 10000.1539 E: 10327.4251
S89°58'28"W DIST: 327.42
PT: 6 N: 10000.0079 E: 10000.0051

CLOSING BEARING/DISTANCE: S33°08'18"W DIST, 0.0094'

MISCLOSURE: N: 0.0079 E: 0.0050

AREA: 1.9744 ACRES



REFERENCE SURVEY VOL. 2
PAGES 1666 TO THE TAX MAP OFFICE