

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

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**LEGAL DESCRIPTION OF A 1.729 ACRE PARCEL  
FOR MIKE DORNBIRER**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 15;

thence on an assumed bearing of N 85° 50' 50" E along the north line of said Section 15 and the centerline of said County Highway 44 a distance of 363.12 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by M. Dornbirer, ETUX. and being the **POINT OF BEGINNING** of the hereinafter described parcel referenced by a found iron rod situated S 00° 00' 03" E a distance of 20.05 feet;

thence continuing N 85° 50' 50" E along the north line of said Section 15 and the centerline of County Highway 44 a distance of 87.34 feet to a set MAG nail referenced by a set iron rod situated S 00° 06' 17" E a distance of 20.05 feet;

thence S 00° 06' 17" E on a line a distance of 260.13 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.05 feet;

thence N 89° 53' 43" E on a line a distance of 117.88 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by MA-BE FARMS, LTD.;

thence S 00° 06' 17" E along said MA-BE FARMS, LTD. parcel a distance of 256.67 feet to a found iron rod;

thence S 89° 42' 57" W along said MA-BE FARMS, LTD. parcel a distance of 205.93 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by C. & E. May;

thence N 00° 00' 03" W along said May parcel a distance of 511.28 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 491.23 feet.

Containing in all 1.729 acres of land, more or less, of which 0.040 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 October 2017.

Prior Deed References – OR 225, Page 854

17092-S



PT: 1 N: 0.0000 E: 0.0000  
N85°50'50"E DIST: 87.34  
PT: 2 N: 6.3248 E: 87.1107  
S0°06'17"E DIST: 260.13  
PT: 3 N: -253.8047 E: 87.5861  
N89°53'43"E DIST: 117.88  
PT: 4 N: -253.5893 E: 205.4659  
S0°06'17"E DIST: 256.67  
PT: 5 N: -510.2589 E: 205.9351  
S89°42'57"W DIST: 205.93  
PT: 6 N: -511.2802 E: 0.0076  
N0°00'03"W DIST: 511.28  
PT: 7 N: -0.0002 E: 0.0002

CLOSING BEARING/DISTANCE: N42°01'34"W DIST: 0.0003

MISCLOSURE: N: -0.0002 E: 0.0002

AREA: 1.729 ACRES

