

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 5.161 ACRE PARCEL
FOR ERIC BOWMAN**

Being a parcel of land situated in part of the Northeast Quarter of Section 34, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 34 and the intersection of the centerlines of State Highway 103 and County Highway 87 and Township Highway 24 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 51' 13" E along the north line of said Section 34 and the centerline of said Township Highway 24 a distance of 335.01 feet to a set MAG nail, referenced by a set iron rod situated S 00° 32' 16" W a distance of 20.00 feet;

thence S 00° 32' 16" W on a line a distance of 672.29 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by E. & A. Bowman, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 89° 27' 44" W along said Bowman parcel a distance of 335.00 feet to a found MAG nail marking the north-south half section line of said Section 34 and the centerline of County Highway 87, passing a found iron rod for reference a distance of 315.00 feet;

thence N 00° 32' 16" E along the north-south half section line of said Section 34 and the centerline of County Highway 87 a distance of 670.00 feet to the **POINT OF BEGINNING**.

Containing in all 5.161 acres of land, more or less, of which 0.452 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 January 2018.

Prior Deed References – OR 190, Page 2500, OR 239, Page 994

17196-S



PT: 1 N: 0.0000 E: 0.0000
S89°51'13"E DIST: 335.01
PT: 2 N: -0.8559 E: 335.0089
S0°32'16"W DIST: 672.29
PT: 3 N: -673.1163 E: 328.6989
N89°27'44"W DIST: 335.00
PT: 4 N: -669.9721 E: -6.2864
N0°32'16"E DIST: 670.00
PT: 5 N: -0.0016 E: 0.0022

CLOSING BEARING/DISTANCE: N53°59'16"W DIST: 0.0027

MISCLOSURE: N: -0.0016 E: 0.0022

AREA: 5.161 ACRES



REFERENCE SURVEY VOL. C
PAGE 1681 IN THE TAX MAP OFFICE