

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.778 ACRE PARCEL
FOR MAX COVER ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 3, T-4-S, R-15-E, in the Village of Wyandot, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the southwest corner of Lot #10 of Brook's Addition to the Village of Wyandot and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 34' 08" E along the south line of said Lot #10 and Lot #11 of Brook's Addition and the extension of said line, a distance of 139.54 feet to a found iron rod marking the north-south half section line of said Section 3;

thence S 00° 37' 03" E along the north-south half section line of said Section 3 a distance of 291.18 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by D. Bennet, Etux.;

thence S 89° 07' 14" W along said D. Bennett parcel a distance of 91.63 feet to a set iron rod marking a corner of said D. Bennett parcel, passing a found iron rod a distance of 89.63 feet;

thence N 10° 12' 29" W on a line a distance of 287.74 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by W. Welsh;

thence N 00° 25' 53" W along said W. Welsh parcel a distance of 8.33 feet to the **POINT OF BEGINNING**.

Containing in all 0.778 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 June 2018.

REFERENCE SURVEY VOL. C
PAGE 1691 IN THE TAX MAP OFFICE
"2018"

Prior Deed References – DV 186, Page 620, Page 744, Page 748

18048-S



PT: 1 N: 0.0000 E: 0.0000
N89°34'08"E DIST: 139.54
PT: 2 N: 1.0499 E: 139.5360
S0°37'03"E DIST: 291.18
PT: 3 N: -290.1132 E: 142.6742
S89°07'14"W DIST: 91.63
PT: 4 N: -291.5195 E: 51.0549
N10°12'29"W DIST: 287.74
PT: 5 N: -8.3343 E: 0.0608
N0°25'53"W DIST: 8.33
PT: 6 N: -0.0045 E: -0.0019

CLOSING BEARING/DISTANCE: N23°21'33"E DIST: 0.00

MISCLOSURE: N: -0.0045 E: -0.0019

AREA: 0.778 ACRES



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