

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 5.595 ACRE PARCEL  
FOR JIMMY OWEN**

Being a parcel of land situated in part of the Southeast Quarter of Section 2, T-4-S, R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 2 and the centerline of Township Highway 71 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 88° 01' 57" W along the south line of said Section 2 a distance of 40.01 feet to a set MAG nail, referenced by a set iron rod situated N 00° 54' 43" W a distance of 30.01 feet;

thence N 00° 54' 43" W on a line a distance of 465.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.01 feet;

thence N 29° 05' 38" W on a line a distance of 585.95 feet to a set iron rod;

thence N 52° 23' 22" W on a line a distance of 459.73 feet to a set iron rod;

thence S 88° 37' 08" E on a line a distance of 676.95 feet to a set iron rod marking the east line of said Section 2;

thence S 00° 54' 43" E along the east line of said Section 2 a distance of 1240.00 feet to the **POINT OF BEGINNING**.

Containing in all 5.595 acres of land, more or less, of which 0.028 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 July 2019.

REFERENCE SURVEY VOL. C  
PAGE 1733 IN THE TAX MAP OFFICE

"2019"

Prior Deed References – OR 222, Page 2564

19064-S



PT: 1 N: 0.0000 E: 0.0000  
S88°01'57"W DIST: 40.01  
PT: 2 N: -1.3736 E: -39.9864  
N0°54'43"W DIST: 465.00  
PT: 3 N: 463.5675 E: -47.3872  
N29°05'38"W DIST: 585.95  
PT: 4 N: 975.5847 E: -332.3008  
N52°23'22"W DIST: 459.73  
PT: 5 N: 1256.1538 E: -696.4885  
S88°37'08"E DIST: 676.95  
PT: 6 N: 1239.8376 E: -19.7351  
S0°54'43"E DIST: 1240.00  
PT: 7 N: -0.0054 E: 0.0004

CLOSING BEARING/DISTANCE: N4°15'17"W DIST: 0.0054

MISCLOSURE: N: -0.0054 E: 0.0004

AREA: 5.595 ACRES



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