

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

**LEGAL DESCRIPTION OF A 1.874 ACRE PARCEL
FOR DWIGHT MCCLEARY**

Being a parcel of land situated in part of the Northeast Quarter of Section 33, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a MAG nail marking the intersection of centerlines of State Highway 67 and State Highway 294 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 41° 30' 49" W a distance of 42.20 feet;

thence on assumed bearing of N 86° 49' 21" W along the centerline of said State Highway 294 a distance of 292.02 feet to a set MAG nail, referenced by a set iron rod situated N 03° 47' 44" E a distance of 30.00 feet;

thence N 03° 47' 44" E on a line a distance of 277.01 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.00 feet;

thence S 86° 49' 21" E on a line a distance of 304.93 feet to a set MAG nail marking the centerline of said State Highway 67, passing a set iron rod a distance of 274.55 feet;

thence along the centerline of said State Highway 67 on a curve to the left a distance of 173.12 feet, having a chord of 172.95 feet and a chord bearing of S 08° 04' 39" W to set MAG nail, referenced by a set iron rod situated N 86° 12' 16" W a distance of 30.00 feet;

thence S 03° 47' 44" W along the centerline of said State Highway 67 a distance of 104.68 feet to the **POINT OF BEGINNING**.

Containing in all 1.874 acres of land, more or less, of which 0.372 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.

Tract 1
(1.874A)

REFERENCE SURVEY VOL. C
PAGE 1740 IN THE TAX MAP OFFICE 209

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in September, 2019.

19086-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N86°49'21"W DIST: 292.02
PT: 2 N: 16.1865 E: -291.5711
N3°47'44"E DIST: 277.01
PT: 3 N: 292.5889 E: -273.2340
S86°49'21"E DIST: 304.93
PT: 4 N: 275.6868 E: 31.2272
DELTA = 8°33'50" R = 1158.21 L = 173.12 CHD BRG = S 8°04'39"W CHD = 172.95
PT: 5 N: 104.4527 E: 6.9256
S3°47'44"W DIST: 104.68
PT: 6 N: 0.0023 E: -0.0038

CLOSING BEARING/DISTANCE: S59°20'45"E DIST: 0.0045

MISCLOSURE: N: 0.0023 E: -0.0038

AREA: 1.874 ACRES



REFERENCE SURVEY VOL. C
PAGE 1740 IN THE TAX MAP OFFICE

"2019"

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**LEGAL DESCRIPTION OF A 1.733 ACRE PARCEL
FOR DWIGHT MCCLEARY**

Being a parcel of land situated in part of the Northeast Quarter of Section 33, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerlines of State Highway 67 and State Highway 294;

thence on an assumed bearing of S 86° 06' 55" E along the centerline of said State Highway 294 a distance of 339.40 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 04° 07' 32" E a distance of 30.00 feet;

thence N 04° 07' 32" E on a line a distance of 230.00 feet to a set iron rod, passing the aforementioned iron rod a distance of 30.00 feet;

thence S 86° 06' 55" E on a line a distance of 318.56 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by L. Jones;

thence S 00° 42' 24" E along said L. Jones parcel a distance of 230.74 feet to a found nail marking the centerline of said State Highway 294, passing a found iron rod a distance of 200.64 feet;

thence N 86° 06' 55" W along the centerline of said State Highway 294 a distance of 338.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.733 acres of land, more or less, of which 0.232 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 September 2019.

Tract 2
(1.733 A)

REFERENCE SURVEY VOL. C
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Prior Deed References – OR 253, Page 294

19086-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N4°07'32"E DIST: 230.00
PT: 2 N: 229.4040 E: 16.5467
S86°06'55"E DIST: 318.56
PT: 3 N: 207.8218 E: 334.3748
S0°42'24"E DIST: 230.74
PT: 4 N: -22.9006 E: 337.2206
N86°06'55"W DIST: 338.00
PT: 5 N: -0.0014 E: -0.0028

CLOSING BEARING/DISTANCE: N63°45'15"E DIST: 0.0031

MISCLOSURE: N: -0.0014 E: -0.0028

AREA: 1.733 ACRES



REFERENCE SURVEY VOL. C
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"2019"