

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

**LEGAL DESCRIPTION OF A 1.260 ACRE PARCEL
FOR NATHAN FREY**

Being a parcel of land situated in part of the Northwest Quarter of Section 11, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 11 and the centerline of Township Highway 104;

thence on an assumed bearing of S 89° 04' 59" E along the east-west half section line of said Section 11 a distance of 1907.32 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 22° 47' 58" W on a line a distance of 1113.21 feet to a set iron rod;

thence N 67° 12' 02" E on a line a distance of 32.38 feet to a set iron rod marking the Limited Access Right-of-Way line of U.S. Route 23;

thence S 29° 27' 53" E along said Limited Access Right-of-Way line of U. S. Route 23 a distance of 151.80 feet to a set iron rod;

thence S 22° 47' 58" E along said Limited Access Right-of-Way line of U. S. Route 23 a distance of 982.44 feet to a set iron rod;

thence S 09° 07' 52" W along said Limited Access Right-of-Way line of U. S. Route 23 a distance of 1.81 feet to a set iron rod marking the east-west half section line of said Section 11;

thence N 89° 04' 59" W along said east-west half section line of said Section 11 a distance of 53.57 feet to the **POINT OF BEGINNING**.

Containing in all 1.260 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 March 2020.

Prior Deed References – OR 104, Page 595; OR 197, Page 955

20016-S Adjoiner only tract.



PT: 1 N: 10000.0000 E: 10000.0000
N22°47'58"W DIST: 1113.21
PT: 2 N: 11026.2315 E: 9568.6237
N67°12'02"E DIST: 32.38
PT: 3 N: 11038.7789 E: 9598.4738
S29°27'53"E DIST: 151.80
PT: 4 N: 10906.6129 E: 9673.1423
S22°47'58"E DIST: 982.44
PT: 5 N: 10000.9340 E: 10053.8443
S9°07'52"W DIST: 1.81
PT: 6 N: 9999.1469 E: 10053.5571
N89°04'59"W DIST: 53.57
PT: 7 N: 10000.0042 E: 9999.9940

CLOSING BEARING/DISTANCE: S55°00'31"E DIST: 0.0074

MISCLOSURE: N: 0.0042 E: -0.0060

AREA: 1.260 ACRES



REFERENCE SURVEY VOL. C
PAGE 1762 IN THE TAX MAP OFFICE