

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

**LEGAL DESCRIPTION OF A 1.402 ACRE PARCEL
FOR JAMES ALLSUP**

Being a parcel of land situated in part of the Northwest Quarter of Section 28, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northwest corner of said Section 28 and the centerline of the County Highway 64;

thence on an assumed bearing of N 88° 20' 54" E along the north line of said Section 28 and the centerline of said County Highway 64 a distance of 1633.09 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 01° 33' 43" E a distance of 25.00 feet;

thence continuing N 88° 20' 54" E along the north line of said Section 28 and the centerline of said County Highway 64 a distance of 32.00 feet to the northwest corner of a parcel of land now or formerly owned by J. & A. Allsup, referenced by a found iron rod situated S 01° 33' 43" E a distance of 23.61 feet;

thence S 01° 33' 43" E along said J. & A. Allsup parcel a distance of 198.63 feet to a found iron rod marking a corner of said J. & A. Allsup parcel, passing the aforementioned found iron rod a distance of 23.61 feet;

thence N 88° 26' 17" E along said J. & A. Allsup parcel a distance of 156.88 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by K. & D. Allsup;

thence S 01° 40' 05" E along said K. & D. Allsup parcel a distance of 217.54 feet to a found iron rod;

thence S 06° 17' 57" W along said K. & D. Allsup parcel a distance of 74.30 feet to a set iron rod;

thence S 88° 20' 54" W on a line a distance of 179.12 feet to a set iron rod;

(TRACT 1)

(1.402 A)

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thence N 01° 33' 43" W on a line a distance of 490.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 465.00 feet.

Containing in all 1.402 acres of land, more or less, of which 0.018 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 April 2020.

Prior Deed References – OR 222, Page 1076

20041-S Tract 1 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
N88°20'54"E DIST: 32.00
PT: 2 N: 0.9223 E: 31.9867
S1°33'43"E DIST: 198.63
PT: 3 N: -197.6339 E: 37.4009
N88°26'17"E DIST: 156.88
PT: 4 N: -193.3577 E: 194.2226
S1°40'05"E DIST: 217.54
PT: 5 N: -410.8055 E: 200.5550
S6°17'57"W DIST: 74.30
PT: 6 N: -484.6569 E: 192.4028
S88°20'54"W DIST: 179.12
PT: 7 N: -489.8197 E: 13.3572
N1°33'43"W DIST: 490.00
PT: 8 N: -0.0018 E: 0.0009

CLOSING BEARING/DISTANCE: N28°03'57"W DIST: 0.0020

MISCLOSURE: N: -0.0018 E: 0.0009

AREA: 1.402 ACRES



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**LEGAL DESCRIPTION OF A 1.185 ACRE PARCEL
FOR JAMES ALLSUP**

Being a parcel of land situated in part of the Northwest Quarter of Section 28, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northwest corner of said Section 28 and the centerline of the County Highway 64;

thence on an assumed bearing of N 88° 20' 54" E along the north line of said Section 28 and the centerline of said County Highway 64 a distance of 1665.09 feet to the northwest corner of a parcel of land now or formerly owned by J. & A. Allsup, referenced by a found iron rod situated S 01° 33' 43" E a distance of 23.61 feet;

thence S 01° 33' 43" E along said J. & A. Allsup parcel a distance of 198.63 feet to a found iron rod marking a corner of said J. & A. Allsup parcel, passing the aforementioned found iron rod a distance of 23.61 feet;

thence N 88° 26' 17" E along said J. & A. Allsup parcel a distance of 156.88 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by K. & D. Allsup and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 88° 26' 17" E along said J. & A. Allsup parcel a distance of 203.12 feet to a found iron rod marking a corner of said J. & A. Allsup parcel;

thence S 08° 52' 15" W on a line a distance of 295.78 feet to a set iron rod;

thence S 88° 20' 54" W on a line a distance of 159.32 feet to a set iron rod marking the east line of a parcel of land now or formerly owned by J. & D. Leslie, Trustees;

thence N 06° 17' 57" E along said J. & D. Leslie, Trustees parcel a distance of 74.30 feet to a found iron rod;

thence N 01° 40' 05" W along said J. & D. Leslie, Trustees parcel a distance of 217.54 feet to the **POINT OF BEGINNING**.

(TRACT 2)
(1.185A)

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Containing in all 1.185 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 April 2020.

Prior Deed References – OR 224, Page 1614

20041-S Tract 2 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
N88°26'17"E DIST: 203.12
PT: 2 N: 5.5366 E: 203.0445
S8°52'15"W DIST: 295.78
PT: 3 N: -286.7054 E: 157.4331
S88°20'54"W DIST: 159.32
PT: 4 N: -291.2975 E: -1.8208
N6°17'57"E DIST: 74.30
PT: 5 N: -217.4461 E: 6.3314
N1°40'05"W DIST: 217.54
PT: 6 N: 0.0017 E: -0.0009

CLOSING BEARING/DISTANCE: S28°37'05"E DIST: 0.0019

MISCLOSURE: N: 0.0017 E: -0.0009

AREA: 1.185 ACRES



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