

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

LEGAL DESCRIPTION OF A 2.094 ACRE PARCEL
FOR SCOTT MOUSER

Being a parcel of land situated in part of the Northeast Quarter of Section 36, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the east line of said Section 36 and the intersection of the centerlines of State Route 294 and County Highway 128, referenced by a set iron rod situated N 36° 35' 51" W a distance of 33.52 feet;

thence on an assumed bearing of S 79° 52' 58" W along the centerline of said State Route 294 a distance of 783.00 feet to a set MAG nail, referenced by a set iron rod situated N 12° 46' 54" W a distance of 30.03 feet;

thence S 74° 33' 14" W along said State Route 294 a distance of 987.58 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 00° 00' 00" E a distance of 31.12 feet;

thence continuing S 74° 33' 14" W along said State Route 294 a distance of 41.50 feet to a set MAG nail, referenced by a set iron rod situated N 00° 00' 00" E a distance of 31.12 feet;

thence N 00° 00' 00" E on a line a distance of 652.05 feet to a set iron rod, passing the aforementioned set iron rod a distance of 31.12 feet;

thence N 90° 00' 00" W on a line a distance of 175.00 feet to set iron rod;

thence N 00° 00' 00" E on a line a distance of 304.00 feet to a set iron rod;

thence S 90° 00' 00" E on a line a distance of 215.00 feet to a set iron rod;

thence S 00° 00' 00" W on a line a distance of 945.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 913.88 feet.

Containing in all 2.094 acres of land, more or less, of which 0.029 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 – DV 212, Page 179

20023-S



PT: 1 N: 0.0000 E: 0.0000
S74°33'14"W DIST: 41.50
PT: 2 N: -11.0528 E: -40.0011
N0°00'00"E DIST: 652.05
PT: 3 N: 640.9972 E: -40.0011
N90°00'00"W DIST: 175.00
PT: 4 N: 640.9972 E: -215.0011
N0°00'00"E DIST: 304.00
PT: 5 N: 944.9972 E: -215.0011
S90°00'00"E DIST: 215.00
PT: 6 N: 944.9972 E: -0.0011
S0°00'00"W DIST: 945.00
PT: 7 N: -0.0028 E: -0.0011

CLOSING BEARING/DISTANCE: N21°12'47"E DIST: 0.0030

MISCLOSURE: N: -0.0028 E: -0.0011

AREA: 2.094 ACRES



REFERENCE SURVEY VOL. C
PAGE 1767 IN THE TAX MAP OFFICE

"2020"