

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

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**LEGAL DESCRIPTION OF A 0.288 ACRE PARCEL  
FOR MATT ARNOLD**

Being a parcel of land situated in part of the Southeast Quarter of Section 22, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 22 and the centerline of County Highway 64;

thence on an assumed bearing of N 90° 00' 00" W along the south line of said Section 22 and the centerline of said County Highway 64 a distance of 354.28 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. Ohler & M. Conley and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 00° 00' 00" E a distance of 25.00 feet;

thence continuing N 90° 00' 00" W along the south line of said Section 22 and the centerline of County Highway 64 a distance of 75.15 feet to a set MAG nail, referenced by a set iron rod situated N 02° 15' 04" E a distance of 25.02 feet;

thence N 02° 15' 04" E on a line a distance of 175.14 feet to a set iron rod marking a south line of said R. Ohler & M. Conley parcel, passing the aforementioned set iron rod a distance of 25.02 feet;

thence S 90° 00' 00" E along said R. Ohler & M. Conley parcel a distance of 68.27 feet to a found iron rod marking a corner of said R. Ohler & M. Conley parcel;

thence S 00° 00' 00" W along said R. Ohler & M. Conley parcel a distance of 175.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 150.00 feet.

Containing in all 0.288 acres of land, more or less, of which 0.043 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 2020.

Prior Deed References – OR 234, Page 13

20082-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N90°00'00"W DIST: 75.15  
PT: 2 N: 0.0000 E: -75.1500  
N2°15'04"E DIST: 175.14  
PT: 3 N: 175.0048 E: -68.2706  
S90°00'00"E DIST: 68.27  
PT: 4 N: 175.0048 E: -0.0006  
S0°00'00"W DIST: 175.00  
PT: 5 N: 0.0048 E: -0.0006

CLOSING BEARING/DISTANCE: S7°33'24"E DIST: 0.0049

MISCLOSURE: N: 0.0048 E: -0.0006

AREA: 0.288 ACRES



REFERENCE SURVEY VOL C  
PAGE 1775 IN THE TAX MAP OFFICE  
"2020"

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Commencing at a found stone marking the southeast corner of said Section 22 and the centerline of County Highway 64;

thence on an assumed bearing of N 90° 00' 00" W along the south line of said Section 22 and the centerline of said County Highway 64 a distance of 354.28 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. Ohler & M. Conley, referenced by a found iron rod situated N 00° 00' 00" E a distance of 25.00 feet;

thence N 00° 00' 00" E along said R. Ohler & M. Conley parcel a distance of 175.00 feet to found iron rod marking a corner of said R. Ohler & M. Conley parcel, passing the aforementioned found iron rod a distance of 25.00 feet;

thence N 90° 00' 00" W along said R. Ohler and M. Conley parcel a distance of 68.27 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 90° 00' 00" W along said R. Ohler & M. Conley parcel a distance of 54.39 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by M. Arnold, Etux.;

thence N 02° 15' 04" E along said M. Arnold, Etux. parcel a distance of 230.92 feet to a found iron rod marking a corner of said M. Arnold, Etux. parcel;

thence S 90° 00' 00" E along said M. Arnold, Etux. parcel a distance of 54.39 feet to a set iron rod;

thence S 02° 15' 04" W on a line a distance of 230.92 feet to the **POINT OF BEGINNING**.

Containing in all 0.288 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 July 2020.

Prior Deed References – OR 195, Page 646

20082-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
N90°00'00"W DIST: 54.39  
PT: 2 N: 0.0000 E: -54.3900  
N2°15'04"E DIST: 230.92  
PT: 3 N: 230.7418 E: -45.3196  
S90°00'00"E DIST: 54.39  
PT: 4 N: 230.7418 E: 9.0704  
S2°15'04"W DIST: 230.92  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N90°00'00"W DIST: 0.0000

MISCLOSURE:N: 0.0000 E: 0.0000

AREA: 0.288 ACRES



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