

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

**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.

REFERENCE SURVEY VOL. C
PAGE 1775 IN THE TAX MAP OFFICE
Tract 1 (0.288A) "2020"

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

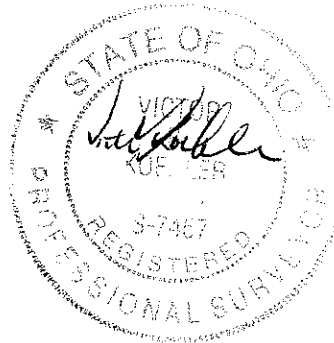


PT: 1 N: 0.0000 E: 0.0000
N90°00'00"W DIST: 75.15
PT: 2 N: 0.0000 E: -75.1500
N2°15'04"E DIST: 175.14
PT: 3 N: 175.0048 E: -68.2706
S90°00'00"E DIST: 68.27
PT: 4 N: 175.0048 E: -0.0006
S0°00'00"W DIST: 175.00
PT: 5 N: 0.0048 E: -0.0006

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

MISCLOSURE: N: 0.0048 E: -0.0006

AREA: 0.288 ACRES



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"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.

REFERENCE SURVEY VOL. C

PAGE 1775 IN THE TAX MAP OFFICE

Tract 2 (0.288A) "2020"

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



REFERENCE SURVEY VOL. 6
PAGE 1775 IN THE TAX MAP OFFICE
"2020"