

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

**LEGAL DESCRIPTION OF A 0.364 ACRE PARCEL
FOR JON MYERS**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, T-2-S, R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the north quarter post of said Section 12 and the centerline of County Highway 43;

thence on an assumed bearing of N 88° 37' 40" E along the north line of said Section 12 and the centerline of said County Highway 43 a distance of 786.55 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 00° 00' 57" E a distance of 20.01 feet;

thence continuing N 88° 37' 40" E along the north line of said Section 12 and the centerline of County Highway 43 a distance of 40.01 feet to a found railroad spike marking a corner of a parcel of land now or formerly owned by A. & A. Wines;

thence S 00° 00' 57" E along said A. & A. Wines parcel a distance of 396.11 feet to a set iron rod, passing a set iron rod a distance of 20.01 feet;

thence S 88° 37' 40" W on a line a distance of 40.01 feet to a set iron rod;

thence N 00° 00' 57" W on a line a distance of 396.11 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 376.10 feet.

Containing in all 0.364 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 June 2021.

(786.55 ft)
(0.364 A)

REFERENCE SURVEY VOL. _____
PAGE 1804 IN THE TAX MAP OFFICE
"2021"

Prior Deed References – DV 177, Page 189; OR 67, Page 719; OR 208, Page 1965

21083-S Tract 2 Adjoinder only tract.



PT: 1 N: 0.0000 E: 0.0000
N88°37'40"E DIST: 40.01
PT: 2 N: 0.9581 E: 39.9985
S0°00'57"E DIST: 396.11
PT: 3 N: -395.1518 E: 40.1080
S88°37'40"W DIST: 40.01
PT: 4 N: -396.1100 E: 0.1095
N0°00'57"W DIST: 396.11
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.364 ACRES



REFERENCE SURVEY VOL. 1804

PAGE 1804 IN THE TAX MAP OFFICE

"2021"

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**LEGAL DESCRIPTION OF A 0.927 ACRE PARCEL
FOR JON MYERS**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, T-2-S, R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the north quarter post of said Section 12 and the centerline of County Highway 43;

thence on an assumed bearing of N 88° 37' 40" E along the north line of said Section 12 and the centerline of said County Highway 43 a distance of 679.86 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by K. & J. Myers, and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 01° 22' 20" E a distance of 20.00 feet;

thence continuing N 88° 37' 40" E along the north line of said Section 12 and the centerline of County Highway 43 a distance of 106.69 feet to a set MAG nail;

thence S 00° 00' 57" E on a line a distance of 396.11 feet to a set iron rod, passing a set iron rod a distance of 20.01 feet;

thence S 88° 37' 40" W on a line a distance of 97.31 feet to a found iron rod marking a corner of said K. & J. Myers parcel;

thence N 01° 22' 20" W along said K. & J. Myers parcel a distance of 396.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 376.00 feet.

Containing in all 0.927 acres of land, more or less, of which 0.049 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 June 2021.

(TRACT 1)
(0.927A)

REFERENCE SURVEY VOL. 1804 C
PAGE 1804 IN THE TAX MAP OFFICE
"2021"

Prior Deed References – DV 177, Page 189; OR 67, Page 719; OR 208, Page 1965

21083-S Tract 1 Adjoinder only tract.



PT: 1 N: 0.0000 E: 0.0000
N88°37'40"E DIST: 106.69
PT: 2 N: 2.5550 E: 106.6594
S0°00'57"E DIST: 396.11
PT: 3 N: -393.5550 E: 106.7689
S88°37'40"W DIST: 97.31
PT: 4 N: -395.8854 E: 9.4868
N1°22'20"W DIST: 396.00
PT: 5 N: 0.0011 E: 0.0036

CLOSING BEARING/DISTANCE: S73°10'15"W DIST: 0.0037

MISCHLOSURE: N: 0.0011 E: 0.0036

AREA: 0.927 ACRES



REFERENCE SURVEY VOL. C

PAGE 1804 IN THE TAX MAP OFFICE

"2021"