

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

**LEGAL DESCRIPTION OF A 30.095 ACRE PARCEL
FOR MARGARET ANN KIN**

Being a parcel of land situated in part of the Northeast Quarter of Section 30, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 30 and the intersection of the centerlines of County Highway 64 and Township Highway 96 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 46' 29" E along the east line of said Section 30 and the centerline of said Township Highway 96 a distance of 996.85 feet to a set MAG nail;

thence S 89° 20' 43" W on a line a distance of 1317.06 feet to a set iron rod marking the east line of the northwest quarter of the northeast quarter of said Section 30, passing a set iron rod a distance of 20.00 feet;

thence N 00° 43' 58" W along said east line of the northwest quarter of the northeast quarter of said Section 30 a distance of 994.41 feet to a set MAG nail marking the north line of said Section 30 and the centerline of said County Highway 64, passing a set iron rod a distance of 969.41 feet;

thence N 89° 14' 22" E along said north line of said Section 30 and the centerline of said County Highway 64 a distance of 1316.33 feet to the **POINT OF BEGINNING**.

Containing in all 30.095 acres of land, more or less, of which 1.202 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 October 2021.

Prior Deed References – OR 239, Page 152; OR 262, Page 694 21081-S

REFERENCE SURVEY VOL. C
PAGE 1824 IN THE TAX MAP OFFICE

(TRACT 1)
(30.095A)



PT: 1 N: 0.0000 E: 0.0000
S0°46'29"E DIST: 996.85
PT: 2 N: -996.7589 E: 13.4785
S89°20'43"W DIST: 1317.06
PT: 3 N: -1011.8087 E: -1303.4956
N0°43'58"W DIST: 994.41
PT: 4 N: -17.4800 E: -1316.2131
N89°14'22"E DIST: 1316.33
PT: 5 N: -0.0073 E: 0.0009

CLOSING BEARING/DISTANCE: N7°13'33"W DIST: 0.0073

MISCLOSURE: N: -0.0073 E: 0.0009

AREA: 30.095 ACRES



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**LEGAL DESCRIPTION OF A 10.000 ACRE PARCEL
FOR MARGARET ANN KIN**

Being a parcel of land situated in part of the Northeast Quarter of Section 30, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 30 and the intersection of the centerlines of County Highway 64 and Township Highway 96;

thence on an assumed bearing of S 00° 46' 29" E along the east line of said Section 30 and the centerline of said Township Highway 96 a distance of 996.85 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 89° 20' 43" W a distance of 20.00 feet;

thence continuing S 00° 46' 29" E along the east line of said Section 30 and the centerline of said Township Highway 96 a distance of 330.71 feet to a set MAG nail marking the north line of the southeast quarter of the northeast quarter of said Section 30;

thence S 89° 20' 43" W along the north line of the southeast quarter of the northeast quarter of said Section 30 a distance of 1317.30 feet to a set iron rod marking the east line of the northwest quarter of the northeast quarter of said Section 30, passing a set iron rod a distance of 20.00 feet;

thence N 00° 43' 58" W along said east line of the northwest quarter of the northeast quarter of said Section 30 a distance of 330.71 feet to a set iron rod;

thence N 89° 20' 43" E on a line a distance of 1317.06 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1297.06 feet.

Containing in all 10.000 acres of land, more or less, of which 0.152 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.

(TRACT 2)
(10.00 A)

REFERENCE SURVEY VOL. C
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This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in October 2021.

Prior Deed References – OR 239, Page 152; OR 262, Page 694

21081-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S0°46'29"E DIST: 330.71
PT: 2 N: -330.6798 E: 4.4715
S89°20'43"W DIST: 1317.30
PT: 3 N: -345.7323 E: -1312.7425
N0°43'58"W DIST: 330.71
PT: 4 N: -15.0494 E: -1316.9719
N89°20'43"E DIST: 1317.06
PT: 5 N: 0.0004 E: 0.0021

CLOSING BEARING/DISTANCE: S78°05'13"W DIST: 0.0021

MISCLOSURE: N: 0.0004 E: 0.0021

AREA: 10.000 ACRES



REFERENCE SURVEY VOL. C
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