

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 1.671 ACRE PARCEL
FOR KEIM MCILVAINE**

Being a parcel of land situated in part of the Southwest Quarter of Section 3, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the east-west half section line of said Section 3 and the centerline of Township Highway 103 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 88° 04' 28" W a distance of 22.51 feet;

thence on an assumed bearing of S 00° 30' 32" E along the centerline of said Township Highway 103 a distance of 260.00 feet to a set MAG nail;

thence S 88° 04' 28" W on a line a distance of 280.00 feet to a set iron rod, passing a set iron rod a distance of 22.51 feet;

thence N 00° 30' 32" W on a line a distance of 260.00 feet to a set iron rod marking the east-west half section line of said Section 3;

thence N 88° 04' 28" E along the east-west half section line of said Section 3 a distance of 280.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 257.49 feet.

Containing in all 1.671 acres of land, more or less, of which 0.134 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 2023.

Prior Deed References – DV 200, Page 80

23056-S

REFERENCE SURVEY VOL. C
PAGE 1874 IN THE TAX MAP OFFICE
"2023"



PT: 1 N: 0.0000 E: 0.0000
S0°30'32"E DIST: 260.00
PT: 2 N: -259.9897 E: 2.3092
S88°04'28"W DIST: 280.00
PT: 3 N: -269.3980 E: -277.5327
N0°30'32"W DIST: 260.00
PT: 4 N: -9.4083 E: -279.8419
N88°04'28"E DIST: 280.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.671 ACRES



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