

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

**LEGAL DESCRIPTION OF A 0.346 ACRE PARCEL
FOR JOE SEBENOLER**

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the northeast corner of said Section 17 and the centerlines of County Highway 58, referenced by a found iron rod situated S 48° 05' 59" W a distance of 37.45 feet;

thence on an assumed bearing of S 89° 58' 46" W along the north line of said Section 17 and the centerline of said County Highway 58 a distance of 28.11 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by J. Watkins, Etux. and S. Watkins L.E. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 33' 03" E along said J. Watkins, Etux. and S. Watkins L.E. parcel a distance of 350.00 feet to a found iron rod, passing a found iron rod a distance of 25.00 feet;

thence N 89° 58' 48" W on a line a distance of 76.00 feet to a set iron rod;

thence N 30° 34' 27" E on a line a distance of 69.64 feet to a set iron rod;

thence N 00° 33' 03" W on a line a distance of 290.00 feet to a set MAG nail marking the north line of said Section 17 and the centerline of said County Highway 58, passing a set iron rod a distance of 270.00 feet;

thence N 89° 58' 46" E along the north line of said Section 17 and the centerline of said County Highway 58 a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.346 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 October 2023.

Prior Deed References – OR 260, Page 1852

23039-S Tract 1 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S0°33'03"E DIST: 350.00
PT: 2 N: -349.9838 E: 3.3648
N89°58'48"W DIST: 76.00
PT: 3 N: -349.9573 E: -72.6352
N30°34'27"E DIST: 69.64
PT: 4 N: -289.9992 E: -37.2126
N0°33'03"W DIST: 290.00
PT: 5 N: -0.0126 E: -40.0006
N89°58'46"E DIST: 40.00
PT: 6 N: 0.0017 E: -0.0006

CLOSING BEARING/DISTANCE: S18°13'55"E DIST: 0.0018

MISCLOSURE: N: 0.0017 E: -0.0006

AREA: 0.346 ACRES



REFERENCE SURVEY VOL. C
PAGE 1885 IN THE TAX MAP OFFICE

"2023" Tract 1

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Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the northeast corner of said Section 17 and the centerline of County Highway 58, referenced by a found iron rod situated S 48° 05' 59" W a distance of 37.45 feet;

thence on an assumed bearing of S 89° 58' 46" W along the north line of said Section 17 and the centerline of said County Highway 58 a distance of 28.11 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by J. Watkins, Etux. and S. Watkins L.E.;

thence S 00° 33' 03" E along said J. Watkins, Etux. and S. Watkins L.E. parcel a distance of 350.00 feet to a found iron rod, passing a found iron rod a distance of 25.00 feet;

thence N 89° 58' 48" W on a line a distance of 76.00 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 33' 03" E on a line a distance of 55.10 feet to a set iron rod;

thence N 89° 58' 48" W on a line a distance of 273.77 feet to a set iron rod marking a line of said J. Watkins, Etux. and S. Watkins, L.E. parcel;

thence N 00° 31' 13" W along said J. Watkins, Etux. and S. Watkins L.E. parcel a distance of 55.10 feet to found iron rod marking a corner of a parcel of land now or formerly owned by L. Taylor;

thence S 89° 58' 48" E along said L. Taylor parcel and extended a distance of 273.74 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 174.95 feet.

Containing in all 0.346 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.

REFERENCE SURVEY VOL. C

PAGE 1885 IN THE TAX MAP OFFICE

"2023" Tract 2

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 2023.

Prior Deed References – OR 260, Page 1852

23039-S Tract 2 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S0°33'03"E DIST: 55.10
PT: 2 N: -55.0975 E: 0.5297
N89°58'48"W DIST: 273.77
PT: 3 N: -55.0019 E: -273.2403
N0°31'13"W DIST: 55.10
PT: 4 N: 0.0958 E: -273.7406
S89°58'48"E DIST: 273.74
PT: 5 N: 0.0003 E: -0.0006

CLOSING BEARING/DISTANCE: S65°11'15"E DIST: 0.0007

MISCLOSURE: N: 0.0003 E: -0.0006

AREA: 0.346 ACRES



REFERENCE SURVEY VOL. C

PAGE 1885 IN THE TAX MAP OFFICE

"2023" Tract 2