

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

**LEGAL DESCRIPTION OF A 3.071 ACRE PARCEL
FOR JIM SCHILLING**

Being a parcel of land situated in part of the Northeast Quarter of Section 36, T-2-S, R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 36 and the centerline of County Highway 128;

thence on an assumed bearing of S 00° 25' 27" E along the east line of said Section 36 and the centerline of said County Highway 128 a distance of 496.00 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° 34' 33" W a distance of 20.00 feet;

thence continuing S 00° 25' 27" E along the east line of said Section 36 and the centerline of said County Highway 128 a distance of 490.00 feet to a set MAG nail;

thence S 89° 34' 33" W on a line a distance of 75.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 21° 43' 51" W on a line a distance of 214.37 feet to a set iron rod;

thence N 88° 16' 57" W on a line a distance of 233.00 feet to set iron rod;

thence N 00° 28' 44" W on a line a distance of 281.58 feet to a set iron rod;

thence N 89° 34' 33" E on a line a distance of 386.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 366.00 feet

Containing in all 3.071 acres of land, more or less, of which 0.225 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.

1911 *C*
PAOT *IN THE TAX MAP OFFICE*
(2024)

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in June 2024.

Prior Deed References – OR 283, Page 2964 & 2975

24037-S



PT: 1 N: 0.0000 E: 0.0000
S0°25'27"E DIST: 490.00
PT: 2 N: -489.9866 E: 3.6275
S89°34'33"W DIST: 75.00
PT: 3 N: -490.5418 E: -71.3705
N21°43'51"W DIST: 214.37
PT: 4 N: -291.4063 E: -150.7402
N88°16'57"W DIST: 233.00
PT: 5 N: -284.4230 E: -383.6356
N0°28'44"W DIST: 281.58
PT: 6 N: -2.8528 E: -385.9890
N89°34'33"E DIST: 386.00
PT: 7 N: 0.0048 E: 0.0004

CLOSING BEARING/DISTANCE: S4°34'51"W DIST: 0.0048

MISCLOSURE: N: 0.0048 E: 0.0004

AREA: 3.071 ACRES

REFERENCE SURVEY VOL. C
PAGE 1911 IN THE TAX MAP OFFICE
(2024)

