

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

**LEGAL DESCRIPTION OF A 25.689 ACRE PARCEL
FOR LISA JONES**

Being a parcel of land situated in part of the Northeast Quarter of Section 33, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of State Highway 67 and the north line of said Section 33 and being the **POINT OF BEGINNING** of the hereinafter described parcel, said point of beginning being referenced by a set iron rod bearing N 89° 18' 42" E a distance of 41.91 feet;

thence on an assumed bearing of N 89° 18' 42" E along the north line of said Section 33 a distance of 438.80 feet to a set iron rod marking the northeast corner of said Section 33, passing aforementioned set iron rod a distance of 41.91 feet;

thence S 00° 32' 24" E on the east line of said Section 33 a distance of 1330.37 feet to a set iron rod;

thence S 89° 24' 17" W on a line a distance of 1228.31 feet to a found MAG nail marking the centerline of said State Highway 67, passing a found iron rod for reference a distance of 1191.10 feet;

thence N 35° 40' 12" E along the centerline of said State Highway 67 a distance of 66.22 feet to a found MAG nail marking a point of curvature of the centerline of said State Highway 67, referenced by aforementioned found iron rod bearing S 01° 30' 22" W a distance of 53.42 feet;

thence continuing along the centerline of said State Highway 67 on a curve to the left having a radius of 1895.33 feet, a chord of 273.09 feet, a chord bearing of N 31° 32' 19" E, an arc distance of 273.33 feet to a set MAG nail marking a point of tangency of the centerline of said State Highway 67, referenced by a set iron rod bearing N 62° 35' 34" W a distance of 30.00 feet;

thence N 27° 24' 26" E continuing along the centerline of said State Highway 67 a distance of 878.93 feet to a set MAG nail marking a point of curvature of the centerline of said State Highway 67, referenced by a set iron rod bearing N 62° 35' 34" W a distance of 30.00 feet;

thence continuing along the centerline of said State Highway 67 on a curve to the right having a radius of 1228.10 feet, a chord of 331.47 feet, a chord bearing of N 35° 09' 47" E, an arc distance of 332.48 feet to the **POINT OF BEGINNING**.

Containing in all 25.689 acres of land, more or less, of which 1.069 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 2018.

Prior Deed References – OR 251, Page 2182

18126-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°18'42"E DIST: 438.80
PT: 2 N: 5.2715 E: 438.7683
S0°32'24"E DIST: 1330.37
PT: 3 N: -1325.0394 E: 451.3066
S89°24'17"W DIST: 1228.31
PT: 4 N: -1337.8008 E: -776.9371
N35°40'12"E DIST: 66.22
PT: 5 N: -1284.0044 E: -738.3232
N31°32'19"E DIST: 273.09
PT: 6 N: -1051.2531 E: -595.4772
N27°24'26"E DIST: 878.93
PT: 7 N: -270.9765 E: -190.8954
N35°09'47"E DIST: 331.47
PT: 8 N: 0.0056 E: -0.0001

CLOSING BEARING/DISTANCE: S0°48'55"E DIST: 0.0056

MISCLOSURE: N: 0.0056 E: -0.0001

AREA: 25.689 ACRES



REFERENCE SURVEY VOL. D
PAGE 609 IN THE TAX MAP OFFICE
"2018"

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

**LEGAL DESCRIPTION OF A 13.739 ACRE PARCEL
FOR LISA JONES**

Being a parcel of land situated in part of the Northeast Quarter of Section 33, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of State Highway 67 and the north line of said Section 33 and being the **POINT OF BEGINNING** of the hereinafter described parcel, said point of beginning being referenced by a set iron rod bearing S 89° 18' 42" W a distance of 40.99 feet;

thence along the centerline of said State Highway 67 on a curve to the left having a radius of 1228.10 feet, a chord of 331.47 feet, a chord bearing of S 35° 09' 47" W, an arc distance of 332.48 feet to a set MAG nail marking the end of said curve, referenced by a set iron rod bearing N 62° 35' 34" W a distance of 30.00 feet;

thence S 27° 24' 26" W continuing along the centerline of said State Highway 67 a distance of 878.93 feet to a set MAG nail marking the end of a curve, referenced by a set iron rod bearing N 62° 35' 34" W a distance of 30.00 feet;

thence continuing along the centerline of said State Highway 67 on a curve to the right having a radius of 1895.33 feet, a chord of 97.33 feet, a chord bearing of S 28° 52' 43" W, an arc distance of 97.34 feet to a found MAG nail marking a northerly line of a parcel of land now or formerly owned by D. McCleary;

thence S 89° 51' 49" W along a northerly line of said D. McCleary parcel a distance of 221.94 feet to a found iron rod marking an easterly line of said D. McCleary parcel, passing a found iron rod for reference a distance of 34.91 feet;

thence N 00° 45' 10" W along an easterly line of said D. McCleary parcel a distance of 1126.54 feet to a found iron rod marking the north line of said Section 33 and the south line of a parcel of land now or formerly owned by A. & B. Gottfried, Trustees;

thence N 89° 18' 42" E along the north line of said Section 33 and the south line of said A. & B. Gottfried, Trustees parcel a distance of 879.29 feet to the **POINT OF BEGINNING**, passing aforementioned set iron rod a distance of 838.30 feet.

Tract 1
(13.739 A.)

REFERENCE SURVEY VOL. D
PAGE 609 IN THE TAX MAP OFFICE
"2018"

Containing in all 13.739 acres of land, more or less, of which 0.900 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 2018.

Prior Deed References – OR 251, Page 2182

18126-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S35°09'47"W DIST: 331.47
PT: 2 N: -270.9822 E: -190.8953
S27°24'26"W DIST: 878.93
PT: 3 N: -1051.2588 E: -595.4771
S28°52'43"W DIST: 97.33
PT: 4 N: -1136.4853 E: -642.4831
S89°51'49"W DIST: 221.94
PT: 5 N: -1137.0136 E: -864.4225
N0°45'10"W DIST: 1126.54
PT: 6 N: -10.5708 E: -879.2231
N89°18'42"E DIST: 879.29
PT: 7 N: -0.0076 E: 0.0035

CLOSING BEARING/DISTANCE: N24°38'49"W DIST: 0.0083

MISCLOSURE: N: -0.0076 E: 0.0035

AREA: 13.739 ACRES



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