

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

**LEGAL DESCRIPTION OF A 50.376 ACRE PARCEL
FOR MARY JANE BENDER**

Being a parcel of land situated in part of the Southwest Quarter of Section 20, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 20 and the centerline of County Highway 134;

thence on an assumed bearing of S 00° 32' 49" E along the west line of said Section 20 and the centerline of said County Highway 134 a distance of 951.68 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 55' 06" E on a line a distance of 2069.71 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 00° 24' 55" W on a line a distance of 564.48 feet to a set iron rod;

thence N 89° 58' 43" E on a line a distance of 587.00 feet to a set iron rod marking the north-south half section line of said Section 20;

thence S 00° 24' 55" E along the north-south half section line of said Section 20 a distance of 1265.42 feet to set iron rod marking the northeast corner of a parcel of land now or formerly owned by J. Gagnon, Etux.;

thence S 89° 55' 06" W along the north line of said J. Gagnon, Etux. parcel and the north line of a parcel of land now or formerly owned by D. Walton, Etux. a distance of 2655.09 feet to a found MAG nail marking the west line of said Section 20 and the centerline of County Highway 134, passing a set iron rod a distance of 2635.09 feet;

thence N 00° 32' 49" W along the west line of said Section 20 and the centerline of said County Highway 134 a distance of 701.57 feet to the **POINT OF BEGINNING**.

Containing in all 50.376 acres of land, more or less, of which 0.322 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 December 2023.

Prior Deed References – DV 200, Page 776, OR 116, Page 934 and 937.

23035-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°55'06"E DIST: 2069.71
PT: 2 N: 2.9501 E: 2069.7079
N0°24'55"W DIST: 564.48
PT: 3 N: 567.4152 E: 2065.6166
N89°58'43"E DIST: 587.00
PT: 4 N: 567.6344 E: 2652.6166
S0°24'55"E DIST: 1265.42
PT: 5 N: -697.7524 E: 2661.7882
S89°55'06"W DIST: 2655.09
PT: 6 N: -701.5368 E: 6.7009
N0°32'49"W DIST: 701.57
PT: 7 N: 0.0012 E: 0.0038

CLOSING BEARING/DISTANCE: S72°31'22"W DIST: 0.0040

MISCLOSURE: N: 0.0012 E: 0.0038

AREA: 50.376 ACRES



REFERENCE SURVEY VOL. P
PAGE 693 IN THE TAX MAP OFFICE

"2024" Tract 2

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

**LEGAL DESCRIPTION OF A 50.376 ACRE PARCEL
FOR MARY JANE BENDER**

Being a parcel of land situated in part of the Southwest Quarter of Section 20, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 20 and the centerline of County Highway 134 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 58' 43" E along the east-west half section line of said Section 20 a distance of 2658.91 feet to the center of said Section 20, referenced by a found iron rod situated S 00° 24' 55" E a distance of 15.00 feet;

thence S 00° 24' 55" E along the north-south half section line of said Section 20 a distance of 385.00 feet to a set iron rod, passing the aforementioned found iron rod a distance of 15.00 feet;

thence S 89° 58' 43" W on a line a distance of 587.00 feet to a set iron rod;

thence S 00° 24' 55" E on a line a distance of 564.48 feet to a set iron rod;

thence S 89° 55' 06" W on a line a distance of 2069.71 feet to set MAG nail marking the west line of said Section 20 and the centerline of said County Highway 134, passing a set iron rod a distance of 2049.71 feet;

thence N 00° 32' 49" W along the west line of said Section 20 and the centerline of said County Highway 134 a distance of 951.68 feet to the **POINT OF BEGINNING**.

Containing in all 50.376 acres of land, more or less, of which 0.437 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 December 2023.

Prior Deed References – DV 200, Page 776, OR 116, Page 934; OR 116, Page 937.

23035-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N89°58'43"E DIST: 2658.91
PT: 2 N: 0.9926 E: 2658.9098
S0°24'55"E DIST: 385.00
PT: 3 N: -383.9973 E: 2661.7003
S89°58'43"W DIST: 587.00
PT: 4 N: -384.2164 E: 2074.7003
S0°24'55"E DIST: 564.48
PT: 5 N: -948.6816 E: 2078.7916
S89°55'06"W DIST: 2069.71
PT: 6 N: -951.6317 E: 9.0837
N0°32'49"W DIST: 951.68
PT: 7 N: 0.0050 E: -0.0009

CLOSING BEARING/DISTANCE: S10°06'36"E DIST: 0.0050

MISCLOSURE: N: 0.0050 E: -0.0009

AREA: 50.376 ACRES



REFERENCE SURVEY VOL. D

PAGE 693 IN THE TAX MAP OFFICE

"2024" Tract 1