

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

---

**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL**  
**FOR JEFFERY J. KIN**

Being a parcel of land situated in part of the Southeast Quarter of Section 19, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the east quarter post of said Section 19 and the centerline of Township Highway 96 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 18' 56" W along the east line of said Section 19 and the centerline of said Township Highway 96 a distance of 40.00 feet to a set MAG nail;

thence S 89° 49' 19" W on a line a distance of 845.60 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 05' 29" W on a line a distance of 330.00 feet to a set iron rod;

thence S 86° 36' 34" W on a line a distance of 481.76 feet to set iron rod marking the east line of the west half of the southeast quarter of said Section 19;

thence N 00° 05' 29" E along the east line of the west half of the southeast quarter of said Section 19 a distance of 397.00 feet to a set iron rod marking the east-west half section line of said Section 19;

thence N 89° 49' 19" E along the east-west half section line of said Section 19 a distance of 1326.63 feet to the **POINT OF BEGINNING**.

Containing in all 5.010 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 April 2025

Prior Deed References – OR 239, Page 149; OR 262, Page 694; OR 278, Page 299

24205-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S0°18'56"W DIST: 40.00  
PT: 2 N: -39.9994 E: -0.2203  
S89°49'19"W DIST: 845.60  
PT: 3 N: -42.6272 E: -845.8162  
S0°05'29"W DIST: 330.00  
PT: 4 N: -372.6268 E: -846.3426  
S86°36'34"W DIST: 481.76  
PT: 5 N: -401.1190 E: -1327.2593  
N0°05'29"E DIST: 397.00  
PT: 6 N: -4.1195 E: -1326.6261  
N89°49'19"E DIST: 1326.63  
PT: 7 N: 0.0032 E: -0.0025

CLOSING BEARING/DISTANCE: S37°29'17"E DIST: 0.0041

MISCLOSURE: N: 0.0032 E: -0.0025

AREA: 5.010 ACRES

REFERENCE SURVEY VOL. D  
PAGE 707 IN THE TAX MAP OFFICE  
(Tract 1) 2025

