

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

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**LEGAL DESCRIPTION OF A 2.385 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 found stone marking the southeast corner of said Section 19 and the centerline of Township Highway 96;

thence on an assumed bearing of S 89° 48' 44" W along the south line of said Section 19 and the centerline of said County Highway 64 a distance of 462.33 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 18' 56" E a distance of 25.00 feet;

thence continuing S 89° 48' 44" W along the south line of said Section 19 and the centerline of said County Highway 64 a distance of 199.00 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by M. & P. Perkins;

thence N 00° 18' 56" E along said M. & P. Perkins parcel a distance of 153.00 feet to a set iron rod marking a corner of said M. P. Perkins parcel, passing a set iron rod a distance of 25.00 feet;

thence S 89° 48' 44" W along said M. & P. Perkins parcel a distance of 175.00 feet to a set iron rod marking a corner of said M. & P. Perkins parcel;

thence S 00° 18' 56" W along said M. & P. Perkins parcel a distance of 153.00 feet to a set MAG nail marking the south line of said Section 19, the centerline of said County Highway 64 and a corner of said M. & P. Perkins parcel, passing a set iron rod a distance of 128.00 feet;

thence S 89° 48' 44" W along the south line of said Section 19 and the centerline of County Highway 64 a distance of 24.00 feet to a set MAG nail;

thence N 00° 18' 56" E on a line a distance of 328.36 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence N 89° 48' 44" E on a line a distance of 398.00 feet to a set iron rod;

thence S 00° 18' 56" W on a line a distance of 328.36 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 303.36 feet.

Containing in all 2.385 acres of land, more or less, of which 0.128 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 2      Adjoiner only



PT: 1 N: 0.0000 E: 0.0000  
S89°48'44"W DIST: 199.00  
PT: 2 N: -0.6522 E: -198.9989  
N0°18'56"E DIST: 153.00  
PT: 3 N: 152.3455 E: -198.1563  
S89°48'44"W DIST: 175.00  
PT: 4 N: 151.7720 E: -373.1554  
S0°18'56"W DIST: 153.00  
PT: 5 N: -1.2257 E: -373.9980  
S89°48'44"W DIST: 24.00  
PT: 6 N: -1.3044 E: -397.9979  
N0°18'56"E DIST: 328.36  
PT: 7 N: 327.0506 E: -396.1894  
N89°48'44"E DIST: 398.00  
PT: 8 N: 328.3550 E: 1.8084  
S0°18'56"W DIST: 328.36  
PT: 9 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.385 ACRES

REFERENCE SURVEY VOL. D

PAGE 707 IN THE TAX MAP OFFICE

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