

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 10.246 ACRE PARCEL
FOR MARVIN FREY**

Being a parcel of land situated in part of the Southwest Quarter of Section 18, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Beginning at a set iron rod marking the southwest corner of said Section 18 and the intersection of the centerlines of County Highway 95 and County Highway 63 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 08' 01" W along the west line of said Section 18 and the centerline of said County Highway 95 a distance of 3.30 feet to a set iron rod;

thence N 00° 05' 22" W along the west line of said Section 18 and the centerline of said County Highway 95 a distance of 330.13 feet to a set MAG nail;

thence S 89° 26' 13" E on a line a distance of 1579.72 feet to a point marking the west line of a parcel of land now or formerly owned by S. Young, Etux., passing set iron rods at distances of 25.00 and 1544.72 feet respectively;

thence S 56° 11' 30" W along the west line of said S. Young, Etux. parcel a distance of 460.52 feet to a point marking a corner of said S. Young, Etux. parcel, referenced by a found iron rod situated S 23° 38' 46" W a distance of 50.57 feet;

thence S 42° 45' 40" W along the west line of said S. Young, Etux. parcel, passing a found MAG nail a distance of 96.47 feet, a total distance of 99.11 feet to a point marking the south line of said Section 18 and the centerline of County Highway 63, referenced by a found iron rod situated N 60° 38' 35" E a distance of 53.94 feet;

thence N 89° 26' 13" W along the south line of said Section 18 and the centerline of said County Highway 63 a distance of 1129.24 feet to the **POINT OF BEGINNING**.

Containing in all 10.246 acres of land, more or less, of which 0.832 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 March 2025.

Prior Deed References – OR 210, Page 594

24212-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
N0°08'01"W DIST: 3.30
PT: 2 N: 3.3000 E: -0.0077
N0°05'22"W DIST: 330.13
PT: 3 N: 333.4296 E: -0.5231
S89°26'13"E DIST: 1579.72
PT: 4 N: 317.9057 E: 1579.1207
S56°11'30"W DIST: 460.52
PT: 5 N: 61.6647 E: 1196.4730
S42°45'40"W DIST: 99.11
PT: 6 N: -11.1009 E: 1129.1829
N89°26'13"W DIST: 1129.24
PT: 7 N: -0.0039 E: -0.0026

CLOSING BEARING/DISTANCE: N33°41'59"E DIST: 0.0046

MISCLOSURE: N: -0.0039 E: -0.0026

AREA: 10.246 ACRES



REFERENCE SURVEY VOL. D
PAGE 705 IN THE TAX MAP OFFICE
2025 Tract 3