

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 51.228 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:

Commencing 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;

thence on an assumed bearing of N 00° 08' 01" W along the west line of said Section 18 and the centerline of 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 County Highway 95 a distance of 330.13 feet to a set MAG nail, and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 26' 13" E a distance of 25.00 feet;

thence continuing N 00° 05' 22" W along the west line of said Section 18 and the centerline of County Highway 95 a distance of 120.56 feet to a set MAG nail marking the southwest corner of a parcel of land now or formerly owned by The S. L. Fink & Z. M. Swinehart Trust;

thence S 89° 26' 13" E along said The S. L. Fink & Z. M. Swinehart Trust parcel a distance of 317.00 feet to a set iron rod marking the southeast corner of said The S. L. Fink & Z. M. Swinehart Trust parcel, passing a set iron rod a distance of 25.00 feet;

thence N 00° 05' 22" W along the east line of said The S. L. Fink & Z. M. Swinehart Trust parcel a distance of 161.00 feet to a set iron rod marking the northeast corner of said The S. L. Fink & Z. M. Swinehart Trust parcel;

thence N 89° 26' 13" W along the north line of said The S. L. Fink & Z. M. Swinehart Trust parcel a distance of 317.00 feet to a set MAG nail marking the west line of said Section 18 and the centerline of said County Highway 95, passing a set iron rod a distance of 292.00 feet;

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 775.41 feet to a set MAG nail marking the southwest

corner of a parcel of land now or formerly owned by S. Young, Etux. (OR 278, Page 1831);

thence S 89° 13' 37" E along the south line of said S. Young, Etux. parcel a distance of 2306.85 feet to a set iron rod;

thence S 00° 29' 22" W on a line a distance of 787.29 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by S. Young, Etux. (OR 178, Page 771);

thence N 89° 15' 38" W along said S. Young, Etux. parcel a distance of 352.05 feet to a point on or near the centerline of an open ditch, passing a found iron rod a distance of 307.05 feet;

thence S 61° 39' 06 W along said S. Young, Etux. parcel on or near the centerline of an open ditch a distance of 9.03 feet to a point, referenced by a found iron rod situated S 68° 09' 37" E a distance of 40.00 feet;

thence S 82° 11' 11" W on or near the centerline of an open ditch a distance of 60.45 feet to a point, referenced by a set iron rod situated N 19° 43' 59" W a distance of 5.00 feet;

thence S 35° 01' 15" W on or near the centerline of an open ditch a distance of 136.43 feet to a point marking a corner of said S. Young, Etux. parcel, referenced by a found iron rod situated S 20° 24' 45" E a distance of 10.89 feet;

thence S 63° 21' 46" W along said S. Young, Etux. parcel a distance of 88.01 feet to a point marking a corner of said S. Young, Etux. parcel, referenced by a found iron rod situated S 14° 34' 43" E a distance of 14.86 feet;

thence S 56° 11' 30" W along said S. Young, Etux. parcel a distance of 170.65 feet to a point;

thence N 89° 26' 13" W on a line a distance of 1579.72 feet to the **POINT OF BEGINNING**, passing set iron rods at distances of 35.00 feet and 1554.72 feet, respectively.

Containing in all 51.228 acres of land, more or less, of which 0.514 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 4



PT: 1 N: 0.0000 E: 0.0000  
N0°05'22"W DIST: 120.56  
PT: 2 N: 120.5599 E: -0.1882  
S89°26'13"E DIST: 317.00  
PT: 3 N: 117.4447 E: 316.7965  
N0°05'22"W DIST: 161.00  
PT: 4 N: 278.4445 E: 316.5452  
N89°26'13"W DIST: 317.00  
PT: 5 N: 281.5597 E: -0.4395  
N0°05'22"W DIST: 775.41  
PT: 6 N: 1056.9687 E: -1.6500  
S89°13'37"E DIST: 2306.85  
PT: 7 N: 1025.8448 E: 2304.9900  
S0°29'22"W DIST: 787.29  
PT: 8 N: 238.5835 E: 2298.2647  
N89°15'38"W DIST: 352.05  
PT: 9 N: 243.1269 E: 1946.2440  
S61°39'06"W DIST: 9.03  
PT: 10 N: 238.8391 E: 1938.2969  
S82°11'11"W DIST: 60.45  
PT: 11 N: 230.6209 E: 1878.4082  
S35°01'15"W DIST: 136.43  
PT: 12 N: 118.8925 E: 1800.1145  
S63°21'46"W DIST: 88.01  
PT: 13 N: 79.4341 E: 1721.4456  
S56°11'30"W DIST: 170.65  
PT: 14 N: -15.5184 E: 1579.6519  
N89°26'13"W DIST: 1579.72  
PT: 15 N: 0.0055 E: 0.0082

CLOSING BEARING/DISTANCE: S56°04'46"W DIST: 0.0099

MISCLOSURE: N: 0.0055 E: 0.0082

AREA: 51.228 ACRES



REFERENCE SURVEY VOL D  
PAGE 705 IN THE TAX MAP OFFICE  
2025 Tract 4