

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

**LEGAL DESCRIPTION OF A 7.693 ACRE PARCEL
FOR JAMES MOLL**

Being a parcel of land situated in part of the Southwest Quarter of Section 33, T-2-S, R-14-E, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 33 and the intersection of the centerlines of Evergreen Lane, Berry Street and Raybestos Drive and being the **POINT OF BEGINNING** of the hereafter described parcel;

thence S 88° 15' 00" E along the east-west half section line of said Section 33 and the centerline of said Raybestos Drive a distance of 1328.32 feet to a found railroad spike marking the Northwest corner of a parcel of land now or formerly owned by J. Moll, Etux.;

thence S 03° 15' 00" W along the west line of said James Moll, Etux. parcel, passing a found iron rod a distance of 25.01 feet, a total distance of 296.54 feet to a point marking the north line of a parcel now or formerly owned by N.Y. Central Lines, LLC, referenced by a found iron rod situated S 17° 38' 31" W a distance of 0.45 feet;

thence N 83° 44' 40" W along the north line of said N.Y. Central Lines, LLC parcel a distance of 566.31 feet to a set iron rod;

thence continuing along the north line of said N.Y. Central Lines, LLC parcel on a curve to the left a distance of 396.25 feet, having a chord of 396.18 feet and a chord bearing of N 85° 42' 52" W to a set iron rod;

thence N 87° 41' 03" W along the north line of said N. Y. Central Lines, LLC parcel a distance of 360.18 feet to a point marking the easterly line of a 19.80 foot wide road, referenced by a found iron rod situated N 81° 09' 17" W a distance of 1.30 feet;

thence N 01° 44' 24" E along the east line of said road, extended, a distance of 230.87 feet to the **POINT OF BEGINNING**.

Containing in all 7.693 acres of land, more or less, of which 0.762 acres, 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.

24218-S



PT: 1 N: 0.0000 E: 0.0000
S88°15'00"E DIST: 1328.32
PT: 2 N: -40.5649 E: 1327.7005
S3°15'00"W DIST: 296.54
PT: 3 N: -336.6280 E: 1310.8888
N83°44'40"W DIST: 566.31
PT: 4 N: -274.9210 E: 747.9507
DELTA = 3°56'23", R = 5762.58, L = 396.25, CHD = 396.18, CHD BRG = N85°42'52"W
PT: 6 N: -245.3155 E: 352.8784
N87°41'03"W DIST: 360.18
PT: 7 N: -230.7614 E: -7.0074
N1°44'24"E DIST: 230.87
PT: 8 N: 0.0021 E: 0.0028

CLOSING BEARING/DISTANCE: S52°07'17"W DIST: 0.0035

MISCLOSURE: N: 0.0021 E: 0.0028

AREA: 7.693 ACRES

REFERENCE SURVEY VOL. C

PAGE 1934 IN THE TAX MAP OFFICE

2025

