

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

**LEGAL DESCRIPTION OF A 1.719 ACRE PARCEL
FOR DONNA AMOS, ETAL**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of said Section 4;

thence on an assumed bearing of S 89° 38' 15" W along the east-west half section line of said Section 4 a distance of 778.77 feet to a found MAG nail marking the centerline of County Highway 35, referenced by a found iron rod situated N 05° 03' 38" E a distance of 43.49 feet;

thence N 38° 33' 33" W along the centerline of said County Highway 35 a distance of 162.37 feet to a found nail referenced by a set iron rod situated N 02° 40' 04" W a distance of 48.14 feet;

thence N 41° 12' 57" W along the centerline of said County Highway 35 a distance of 37.65 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 48° 47' 03" E a distance of 30.00 feet;

thence N 41° 12' 57" W along the centerline of said County Highway 35 a distance of 11.82 feet to a found MAG nail, referenced by a set iron rod situated N 70° 16' 54" E a distance of 32.24 feet;

thence N 46° 00' 09" W along the centerline of said County Highway 35 a distance of 79.87 feet to a found MAG nail, referenced by a set iron rod situated N 42° 36' 20" E a distance of 30.01 feet;

thence N 48° 47' 10" W along the centerline of said County Highway 35 a distance of 80.00 feet to a found MAG nail, referenced by a set iron rod situated S 69° 10' 19" E a distance of 86.12 feet;

thence N 51° 47' 17" W along the centerline of said County Highway 35 a distance of 79.97 feet to a found MAG nail, referenced by a set iron rod situated N 10° 47' 08" W a distance of 45.70 feet;

thence N 51° 48' 46" W along the centerline of said County Highway 35 a distance of 40.76 feet to a set MAG nail, referenced by a set iron rod situated N 50° 00' 50" E a distance of 30.65 feet;

thence N 50° 00' 50" E on a line a distance of 249.76 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.65 feet;

thence S 51° 54' 03" E on a line a distance of 237.52 feet to a found iron rod;

thence S 05° 03' 38" W on a line a distance of 161.49 feet to a set iron rod;

thence S 89° 38' 15" W on a line a distance of 93.26 feet to a set iron rod;

thence S 48° 47' 03" W on a line a distance of 67.12 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 37.12 feet.

Containing in all 1.719 acres of land, more or less, of which 0.201 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 May 2018.

Prior Deed References -- OR 177, Page 679

18032-S2



PT: 1 N: 10000.0000 E: 10000.0000
N41°12'57"W DIST: 11.82
PT: 2 N: 10008.8914 E: 9992.2118
N46°00'09"W DIST: 79.87
PT: 3 N: 10064.3712 E: 9934.7557
N48°47'10"W DIST: 80.00
PT: 4 N: 10117.0810 E: 9874.5753
N51°47'17"W DIST: 79.97
PT: 5 N: 10166.5482 E: 9811.7407
N51°48'46"W DIST: 40.76
PT: 6 N: 10191.7474 E: 9779.7035
N50°00'50"E DIST: 249.76
PT: 7 N: 10352.2436 E: 9971.0697
S51°54'03"E DIST: 237.52
PT: 8 N: 10205.6880 E: 10157.9846
S5°03'38"W DIST: 161.49
PT: 9 N: 10044.8275 E: 10143.7398
S89°38'15"W DIST: 93.26
PT: 10 N: 10044.2375 E: 10050.4817
S48°47'03"W DIST: 67.12
PT: 11 N: 10000.0123 E: 9999.9918

CLOSING BEARING/DISTANCE: S33°42'46"E DIST: 0.0147

MISCLOSURE: N: 0.0123 E: -0.0082

AREA: 1.7192 ACRES



REFERENCE SURVEY VOL. 3
PAGE 196 IN THE TAX MAP OFFICE

"2018"