

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 6.026 ACRE PARCEL  
FOR CLAYTON BASH**

Being a parcel of land situated in part of the Northwest Quarter of Section 16, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the centerlines of County Highway 215 and County Highway 85, referenced by a found monument box situated N 89° 23' 55" W a distance of 4.04 feet;

thence on an assumed bearing of S 89° 23' 55" E along the centerline of said County Highway 85 a distance of 397.04 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° 36' 05" E a distance of 30.00 feet;

thence N 00° 36' 05" E on a line a distance of 525.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.00 feet;

thence S 89° 23' 55" E on a line a distance of 500.00 feet to a set iron rod;

thence S 00° 36' 05" W on a line a distance of 525.00 feet to a set MAG nail marking the centerline of said County Highway 85, passing a set iron rod a distance of 495.00 feet;

thence N 89° 23' 55" W along the centerline of said County Highway 85 a distance of 500.00 feet to the **POINT OF BEGINNING**.

Containing in all 6.026 acres of land, more or less, of which 0.344 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 August 2019.

REFERENCE SURVEY VOL. B  
PAGE 221 IN THE TAX MAP OFFICE  
"2019"

Prior Deed References – DV 158, Page 644, DV 159, Page 529

19116-S



PT: 1 N: 0.0000 E: 0.0000  
N0°36'05"E DIST: 525.00  
PT: 2 N: 524.9711 E: 5.5104  
S89°23'55"E DIST: 500.00  
PT: 3 N: 519.7231 E: 505.4829  
S0°36'05"W DIST: 525.00  
PT: 4 N: -5.2480 E: 499.9725  
N89°23'55"W DIST: 500.00  
PT: 5 N: 0.0000 E: 0.0000

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

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 6.026 ACRES



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