

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

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**LEGAL DESCRIPTION OF A 3.048 ACRE PARCEL  
FOR HAL CASE**

Being a parcel of land situated in part of the Northeast Quarter of Section 6, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 6;

thence on an assumed bearing of S 89° 45' 40" E along the north line of said Section 6 and the centerline of County Highway 39 a distance of 40.00 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 00° 17' 46" W a distance of 20.00 feet;

thence continuing S 89° 45' 40" E along said north line of Section 6 and the centerline of County Highway 39 a distance of 24.31 feet to a found iron rod marking the south quarter post of Section 31, T-1-S, R-15-E;

thence S 89° 53' 00" E along said north line of Section 6 and the centerline of County Highway 39 a distance of 425.69 feet to a set MAG nail, referenced by a set iron rod situated S 00° 17' 46" W a distance of 20.00 feet;

thence S 00° 17' 46" W on a line a distance of 493.94 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 48° 19' 40" W on a line a distance of 599.69 feet to a set iron rod;

thence N 00° 17' 46" E on a line a distance of 96.19 feet to the **POINT OF BEGINNING**, passing an aforementioned set iron rod a distance of 76.19 feet.

Containing in all 3.048 acres of land, more or less, of which 0.207 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 October 2018.

Prior Deed References – OR 222, Page 1947

18109-S



PT: 1 N: 0.0000 E: 0.0000  
S89°45'40"E DIST: 24.31  
PT: 2 N: -0.1014 E: 24.3098  
S89°53'00"E DIST: 425.69  
PT: 3 N: -0.9682 E: 449.9989  
S0°17'46"W DIST: 493.94  
PT: 4 N: -494.9016 E: 447.4462  
N48°19'40"W DIST: 599.69  
PT: 5 N: -96.1867 E: -0.4986  
N0°17'46"E DIST: 96.19  
PT: 6 N: 0.0020 E: -0.0015

CLOSING BEARING/DISTANCE: S36°40'28"E DIST: 0.0025

MISCLOSURE: N: 0.0020 E: -0.0015

AREA: 3.048 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1706 IN THE TAX MAP OFFICE  
"2018"