

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

---

**LEGAL DESCRIPTION OF A 4.688 ACRE PARCEL  
FOR THE LUCILLE BALLIET ESTATE**

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

Commencing at a found monument box marking the southeast corner of said Section 6 and the intersection of the centerlines of County Highway 134 and County Highway 43;

thence on an assumed bearing of S 90° 00' 00" W along the south line of said Section 6 and the centerline of said County Highway 43 a distance of 1878.65 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by D. & K. Smith and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 00° 00' 56" W a distance of 20.00 feet;

thence continuing S 90° 00' 00" W along the south line of said Section 6 and the centerline of said County Highway 43 a distance of 500.77 feet to a set MAG nail, referenced by a set iron rod situated N 00° 00' 56" W a distance of 20.00 feet;

thence N 00° 00' 56" W on a line a distance of 240.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 90° 00' 00" E on a line a distance of 233.00 feet to a set iron rod;

thence N 00° 00' 56" W on a line a distance of 316.92 feet to a set iron rod;

thence S 88° 39' 01" E on a line a distance of 267.85 feet to a found iron rod marking a corner of said D. & K. Smith parcel;

thence S 00° 00' 56" E along said D. & K. Smith parcel a distance of 550.61 feet to the **POINT OF BEGINNING**, passing the aforementioned found iron rod a distance of 530.61 feet.

Containing in all 4.688 acres of land, more or less, of which 0.230 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 – DV 185, Page 720

18121-S



PT: 1 N: 0.0000 E: 0.0000  
N90°00'00"W DIST: 500.77  
PT: 2 N: 0.0000 E: -500.7700  
N0°00'56"W DIST: 240.00  
PT: 3 N: 240.0000 E: -500.8352  
S90°00'00"E DIST: 233.00  
PT: 4 N: 240.0000 E: -267.8352  
N0°00'56"W DIST: 316.92  
PT: 5 N: 556.9200 E: -267.9212  
S88°39'01"E DIST: 267.85  
PT: 6 N: 550.6108 E: -0.1455  
S0°00'56"E DIST: 550.61  
PT: 7 N: 0.0008 E: 0.0040

CLOSING BEARING/DISTANCE: S78°24'02"W DIST: 0.0041

MISCLOSURE: N: 0.0008 E: 0.0040

AREA: 4.688 ACRES



REFERENCE SURVEY VOL C  
PAGE 1707 IN THE TAX MAP OFFICE

"2018"