

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

**LEGAL DESCRIPTION OF A 9.957 ACRE PARCEL
FOR DON JONES**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the west line of said Section 33 and the intersection of the centerlines of State Highway 294 and Township Highway 97 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 34° 07' 38" E a distance of 35.57 feet;

thence on an assumed bearing of N 00° 04' 51" W along the west line of said Section 33 and the centerline of said Township Highway 97 a distance of 695.07 feet to a set MAG nail, referenced by a set iron rod situated S 87° 49' 14" E a distance of 20.02 feet;

thence S 87° 49' 14" E on a line a distance of 627.29 feet to a set iron rod marking a west line of a parcel of land now or formerly owned by J. Miller II, Etux., passing the aforementioned set iron rod a distance of 20.02 feet;

thence S 00° 04' 27" E along said J. Miller II, Etux. parcel a distance of 688.92 feet to a found MAG nail marking the centerline of said State Highway 294, passing a found iron rod for reference a distance of 658.91 feet;

thence N 88° 22' 56" W along the centerline of said State Highway 294 a distance of 627.00 feet to the **POINT OF BEGINNING**.

Containing in all 9.957 acres of land, more or less, of which 0.737 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 November 2018.

Tract 2
(9.957A)

REFERENCE SURVEY VOL. C
PAGE 1709 IN THE TAX MAP OFFICE
"2018"

Prior Deed References – OR 236, Page 327

18173-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N0°04'51"W DIST: 695.07
PT: 2 N: 695.0693 E: -0.9806
S87°49'14"E DIST: 627.29
PT: 3 N: 671.2139 E: 625.8556
S0°04'27"E DIST: 688.92
PT: 4 N: -17.7055 E: 626.7474
N88°22'56"W DIST: 627.00
PT: 5 N: -0.0042 E: -0.0027

CLOSING BEARING/DISTANCE: N32°40'08"E DIST: 0.0050

MISCLOSURE: N: -0.0042 E: -0.0027

AREA: 9.957 ACRES



REFERENCE SURVEY VOL C
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P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 8.000 ACRE PARCEL
FOR DON JONES**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the west line of said Section 33 and the intersection of the centerlines of State Highway 294 and Township Highway 97, referenced by a found iron rod situated N 34° 07' 38" E a distance of 35.57 feet;

thence on an assumed bearing of N 00° 04' 51" W along the west line of said Section 33 and the centerline of said Township Highway 97 a distance of 695.07 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 87° 49' 14" E a distance of 20.02 feet;

thence continuing N 00° 04' 51" W along the west line of said Section 33 and the centerline of said County Highway 97 a distance of 555.93 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by M. Boyce, Etux., referenced by a found iron rod situated S 87° 49' 14" E a distance of 31.79 feet;

thence S 87° 49' 14" E along said M. Boyce, Etux. parcel a distance of 627.36 feet to a point marking a west line of a parcel of land now or formerly owned by J. Miller II, Etux., passing the aforementioned found iron rod a distance of 31.79 feet and a found iron rod a distance of 622.36 feet;

thence S 00° 04' 27" E along said J. Miller II, Etux. parcel a distance of 555.93 feet to a set iron rod;

thence N 87° 49' 14" W on a line a distance of 627.29 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 607.27 feet.

Containing in all 8.000 acres of land, more or less, of which 0.255 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.

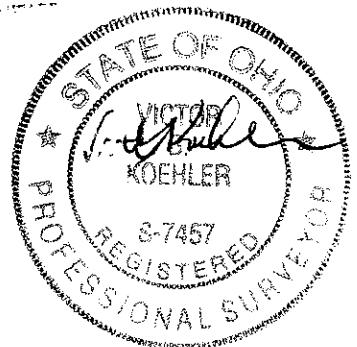
Tract 1
(8.000A)
REFERENCE SURVEY VOL.
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18018"

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 November 2018.

Prior Deed References – OR 236, Page 327

18173-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N0°04'51"W DIST: 555.93
PT: 2 N: 555.9294 E: -0.7843
S87°49'14"E DIST: 627.36
PT: 3 N: 532.0714 E: 626.1219
S0°04'27"E DIST: 555.93
PT: 4 N: -23.8582 E: 626.8415
N87°49'14"W DIST: 627.29
PT: 5 N: -0.0027 E: 0.0053

CLOSING BEARING/DISTANCE: N62°25'14"W DIST: 0.0059

MISCLOSURE: N: -0.0027 E: 0.0053

AREA: 8.000 ACRES



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2018