

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 0.141 ACRE PARCEL  
FOR JOHN & SARA HOUPP**

Being a parcel of land situated in part of the Northwest Quarter of Section 9, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found PK nail over a stone (SV. 5, PG. 396) marking the north line of said Section 9 and the intersection of the centerlines of State Route 53 and County Highway 97;

thence on an assumed bearing of N 90° 00' 00" E along the north line of said Section 9 and the centerline of said State Route 53 a distance of 2263.84 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° 20' 28" W a distance of 22.50 feet;

thence continuing N 90° 00' 00" E along the north line of said Section 9 and the centerline of said State Route 53 a distance of 35.00 feet to a found railroad spike marking the northwest corner of a parcel of land now or formerly owned by M. L. Stone & A.B. Stone, referenced by a found iron pipe situated S 00° 20' 28" W a distance of 30.34 feet;

thence S 00° 20' 28" W along the west line of said M. L. Stone & A. B. Stone parcel a distance of 174.98 feet to a set iron rod marking the southeast corner of a 0.40 acre parcel (20-2065-0100), passing the aforementioned found iron pipe a distance of 30.34 feet;

thence S 89° 59' 08" W on the south line of said parcel a distance of 35.00 feet to a set iron rod;

thence N 00° 20' 28" E on a line a distance of 174.98 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 152.48 feet.

Containing in all 0.141 acres of land, more or less, of which 0.018 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.

REFERENCE SURVEY VOL.

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IN THE TAX MAP OFFICE

2020 "

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 2020.

Prior Deed References – OR 134, Page 985, OR 153, Page 283

20118-S



PT: 1 N: 0.0000 E: 0.0000  
S90°00'00"E DIST: 35.00  
PT: 2 N: 0.0000 E: 35.0000  
S0°20'28"W DIST: 174.98  
PT: 3 N: -174.9769 E: 33.9583  
S89°59'08"W DIST: 35.00  
PT: 4 N: -174.9857 E: -1.0417  
N0°20'28"E DIST: 174.98  
PT: 5 N: -0.0088 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'26"W DIST: 0.0088

MISCLOSURE: N: -0.0088 E: 0.0000

AREA: 0.141 ACRES



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