

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 0.239 ACRE PARCEL  
FOR MARY KOEHLER**

Being a parcel of land situated in part of the Northwest Quarter of Section 19, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a stone marking the west quarter post of said Section 19 and the centerline of County Highway 128;

thence on an assumed bearing of N 00° 00' 00" E along the west line of said Section 19 and the centerline of said County Highway 128 a distance of 802.54 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 90° 00' 00" E a distance of 20.00 feet;

thence continuing N 00° 00' 00" E along the west line of said Section 19 and the centerline of said County Highway 128 a distance of 30.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by M. A. Koehler & M. F. Koehler, Trustees (OR 230, Page 1672), referenced by a found iron rod situated S 90° 00' 00" E a distance of 20.00 feet;

thence S 90° 00' 00" E along said M. A. Koehler & M. F. Koehler, Trustees parcel (OR 230, Page 1672) a distance of 346.70 feet to a found iron rod marking a corner of said M. A. Koehler & M. F. Koehler, Trustees parcel (OR 230, Page 1672), passing the aforementioned found iron rod a distance of 20.00 feet;

thence S 00° 00' 00" W on a line a distance of 30.00 feet to a set iron rod;

thence N 90° 00' 00" W on a line a distance of 346.70 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 326.70 feet.

Containing in all 0.239 acres of land, more or less, of which 0.014 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 December 2020.

Prior Deed References – OR 226, Page 559

20191-S      Adjoiner only



PT: 1 N: 0.0000 E: 0.0000  
N0°00'00"E DIST: 30.00  
PT: 2 N: 30.0000 E: 0.0000  
S90°00'00"E DIST: 346.70  
PT: 3 N: 30.0000 E: 346.7000  
S0°00'00"W DIST: 30.00  
PT: 4 N: 0.0000 E: 346.7000  
N90°00'00"W DIST: 346.70  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.239 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1783 IN THE TAX MAP OFFICE

"2020"