

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

**LEGAL DESCRIPTION OF A 3.790 ACRE PARCEL
FOR ROBERT STUCKEY**

Being a parcel of land situated in part of the Southwest Quarter of Section 24, T-2-S, R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 24 and the centerline of Township Highway 51;

thence on an assumed bearing of N 00° 38' 13" W along the west line of said Section 24 and the east line of Section 23, T-2-S, R-14-E, Crane Township a distance of 357.15 feet to a found iron rod marking the northwest corner of a parcel of land now or formerly owned by R.L. & D. L. Stuckey and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 15.07 feet;

thence continuing N 00° 38' 13" W along said west line of said Section 24 and the east line of said Section 23 a distance of 142.85 feet to a set iron rod;

thence N 88° 59' 42" E on a line a distance of 905.10 feet to a set iron rod;

thence S 00° 58' 06" E on a line a distance of 300.02 feet to a found iron rod marking the northeast corner of a parcel of land now or formerly owned by P. L. Kerr, Trustee;

thence S 89° 00' 04" W along the north line of said P. L. Kerr, Trustee parcel a distance of 227.01 feet to set iron rod marking the east line of said R. L. & D. L. Stuckey parcel;

thence N 00° 59' 47" W along the east line of said R. L. & D. L. Stuckey parcel a distance of 157.01 feet to a found iron rod marking the northeast corner of said R. L. & D. L. Stuckey parcel;

thence S 89° 00' 25" W along the north line of said R. L. & D. L. Stuckey parcel a distance of 678.83 feet to the **POINT OF BEGINNING**.

Containing in all 3.790 acres of land, more or less. 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. C
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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 June 2024.

Prior Deed References – OR 228, Page 410

23184-S Adjoiner only tract



PT: 1 N: 0.000000 E: 0.000000
N0°38'13"W DIST: 142.85
PT: 2 N: 142.841173 E: -1.587999
N88°59'42"E DIST: 905.10
PT: 3 N: 158.716319 E: 903.372768
S0°58'06"E DIST: 300.02
PT: 4 N: -141.260835 E: 908.443046
S89°00'04"W DIST: 227.01
PT: 5 N: -145.218304 E: 681.467544
N0°59'47"W DIST: 157.01
PT: 6 N: 11.767955 E: 678.737236
S89°00'25"W DIST: 678.83
PT: 7 N: 0.003002 E: 0.009194

CLOSING BEARING/DISTANCE: S71°54'56"W DIST: 0.0097

MISCLOSURE: N: 0.003002 E: 0.009194

AREA: 3.790 ACRES



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