

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

**LEGAL DESCRIPTION OF A 4.572 ACRE PARCEL
FOR NEIL BAIR**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 31 and the centerline of State Highway 294;

thence on an assumed bearing of S 89° 33' 54" W along the east-west half section line of said Section 31 and the centerline of said State Highway 294 a distance of 1373.88 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. Summit, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 00° 24' 46" W a distance of 30.00 feet;

thence continuing S 89° 33' 54" W along the east-west half section line of said Section 31 and the centerline of said State Highway 294 a distance of 75.00 feet to a set MAG nail;

thence N 00° 24' 46" W on a line a distance of 2655.51 feet to a set iron rod marking the north line of said Section 31, passing a set iron rod a distance of 30.00 feet;

thence N 89° 30' 53" E along the north line of said Section 31 a distance of 75.00 feet to a found iron rod marking the northwest corner of a parcel of land now or formerly owned by N. & J. Bair, Co-Trustees;

thence S 00° 24' 46" E along the west line of said N. & J. Bair, Co-Trustees parcel a distance of 2655.57 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 2625.57 feet.

Containing in all 4.572 acres of land, more or less, of which 0.052 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 June 2024.

Prior Deed References – OR 98, Page 107

24035-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S89°33'54"W DIST: 75.00
PT: 2 N: -0.5694 E: -74.9978
N0°24'46"W DIST: 2655.51
PT: 3 N: 2654.8717 E: -94.1288
N89°30'53"E DIST: 75.00
PT: 4 N: 2655.5069 E: -19.1315
S0°24'46"E DIST: 2655.57
PT: 5 N: 0.0058 E: -0.0001

CLOSING BEARING/DISTANCE: S0°56'56"E DIST: 0.0058

MISCLOSURE: N: 0.0058 E: -0.0001

AREA: 4.572 ACRES



REFERENCE SURVEY VOL. C

PAGE 1913 IN THE TAX MAP OFFICE

2024