

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

---

**LEGAL DESCRIPTION OF A 17.809 ACRE PARCEL  
FOR JENNIFER POWELL**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 31 and the centerline of County Highway 182;

thence on an assumed bearing of N 00° 01' 15" E along the north-south half section line of said Section 31 a distance of 35.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by the State of Ohio and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 89° 47' 20" W along the north line of said State of Ohio parcel a distance of 573.44 feet to a set iron rod;

thence N 29° 36' 52" W on a line a distance of 100.96 feet to set iron rod;

thence N 00° 01' 15" E on a line a distance of 430.00 feet to a set iron rod;

thence S 89° 47' 20" W on a line a distance of 264.00 feet to set iron rod marking an east line of a parcel of land now or formerly owned by M. Sheets or P. Sheets, Trustees;

thence N 30° 25' 46" E along the east line of said M. Sheets or P. Sheets, Trustees parcel a distance of 227.17 feet to a found iron rod marking a corner of said M. Sheets or P. Sheets, Trustees parcel;

thence N 89° 47' 20" E along a south line of said M. Sheets or P. Sheets, Trustees parcel a distance of 266.41 feet to a found iron rod marking a corner of said M. Sheets or P. Sheets, Trustees parcel;

thence N 00° 01' 15" E along an east line of said M. Sheets or P. Sheets, Trustees parcel a distance of 578.86 feet to a found iron rod marking the south line of a parcel of land now or formerly owned by John Hancock Mutual Life Insurance Company;

REFERENCE SURVEY VOL.        C  
PAGE 1925 IN THE TAX MAP OFFICE  
Tract 2

thence N 89° 47' 24" E along the south line of said John Hancock Mutual Life Insurance Company parcel a distance of 505.97 feet to a found iron rod marking the north-south half section line of said Section 31;

thence S 00° 01' 15" W along the north-south half section line of said Section 31 a distance of 1292.26 feet to the **POINT OF BEGINNING**.

Containing in all 17.809 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.

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 2024.

Prior Deed References – OR 276, Page 833

24175-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
S89°47'20"W DIST: 573.44  
PT: 2 N: -2.1129 E: -573.4361  
N29°36'52"W DIST: 100.96  
PT: 3 N: 85.6588 E: -623.3266  
N0°01'15"E DIST: 430.00  
PT: 4 N: 515.6587 E: -623.1703  
S89°47'20"W DIST: 264.00  
PT: 5 N: 514.6860 E: -887.1685  
N30°25'46"E DIST: 227.17  
PT: 6 N: 710.5641 E: -772.1121  
N89°47'20"E DIST: 266.41  
PT: 7 N: 711.5457 E: -505.7039  
N0°01'15"E DIST: 578.86  
PT: 8 N: 1290.4057 E: -505.4934  
N89°47'24"E DIST: 505.97  
PT: 9 N: 1292.2602 E: 0.4732  
S0°01'15"W DIST: 1292.26  
PT: 10 N: 0.0002 E: 0.0033

CLOSING BEARING/DISTANCE: S85°39'59"W DIST: 0.0033

MISCLOSURE: N: 0.0002 E: 0.0033

AREA: 17.809 ACRES

REFERENCE SURVEY VOL. C  
PAGE 1925 IN THE TAX MAP OFFICE  
*Tract 2*



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

---

**LEGAL DESCRIPTION OF A 5.001 ACRE PARCEL  
FOR JENNIFER POWELL**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 31 and the centerline of County Highway 182;

thence on an assumed bearing of N 00° 01' 15" E along the north-south half section line of said Section 31 a distance of 35.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by the State of Ohio;

thence S 89° 47' 20" W along the north line of said State of Ohio parcel a distance of 573.44 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 89° 47' 20" W along the north line of said State of Ohio parcel a distance of 618.64 feet to a point marking a corner of a parcel of land now or formerly owned by M. Sheets or P. Sheets, Trustees, referenced by a found iron rod situated N 30° 25' 46" E a distance of 19.32 feet;

thence N 30° 25' 46" E along said M. Sheets or P. Sheets, Trustees parcel a distance of 602.00 feet to a set iron rod, passing a found iron rod a distance of 19.32 feet;

thence N 89° 47' 20" E on a line a distance of 264.00 feet to set iron rod;

thence S 00° 01' 15" W on a line a distance of 430.00 feet to a set iron rod;

thence S 29° 36' 52" E on a line a distance of 100.96 feet to the **POINT OF BEGINNING**.

Containing in all 5.001 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.

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 2024.

Prior Deed References – OR 276, Page 833

24175-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S89°47'20"W DIST: 618.64  
PT: 2 N: -2.2794 E: -618.6358  
N30°25'46"E DIST: 602.00  
PT: 3 N: 516.7972 E: -313.7367  
N89°47'20"E DIST: 264.00  
PT: 4 N: 517.7699 E: -49.7385  
S0°01'15"W DIST: 430.00  
PT: 5 N: 87.7699 E: -49.8948  
S29°36'52"E DIST: 100.96  
PT: 6 N: -0.0017 E: -0.0043

CLOSING BEARING/DISTANCE: N68°36'33"E DIST: 0.0046

MISCLOSURE: N: -0.0017 E: -0.0043

AREA: 5.001 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1925 IN THE TAX MAP OFFICE  
Tract 1