

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

**LEGAL DESCRIPTION OF A 14.679 ACRE PARCEL
FOR JIM WAGNER**

Being a parcel of land situated in part of the Southeast Quarter of Section 2, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 2 and the centerline of County Highway 42;

thence on an assumed bearing of N 88° 53' 23" W along the south line of said Section 2 and the centerline of said County Highway 42 a distance of 1300.60 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 07' 28" E a distance of 20.00 feet;

thence continuing N 88° 53' 23" W along the south line of said Section 2 and the centerline of said County Highway 42 a distance of 40.01 feet to a set MAG nail marking the east line of the west half of the southeast quarter of said Section 2, referenced by a set iron rod situated N 00° 07' 28" E a distance of 20.00 feet;

thence N 00° 07' 28" E along the east line of the west half of the southeast quarter of said Section 2 a distance of 1878.28 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence S 88° 53' 23" E on a line a distance of 662.00 feet to a set iron rod;

thence S 00° 07' 28" W on a line a distance of 742.26 feet to a set iron rod;

thence N 88° 53' 23" W on a line a distance of 332.76 feet to a set iron rod;

thence S 15° 44' 42" W on a line a distance of 353.03 feet to a set iron rod;

thence S 37° 09' 41" W on a line a distance of 62.09 feet to a set iron rod;

thence S 59° 37' 30" W on a line a distance of 95.93 feet to a set iron rod;

thence S 39° 45' 17" W on a line a distance of 54.72 feet to a set iron rod;

thence S 21° 41' 26" W on a line a distance of 55.34 feet to a set iron rod;
thence S 10° 29' 25" W on a line a distance of 56.35 feet to a set iron rod;
thence S 02° 44' 12" W on a line a distance of 190.67 feet to a set iron rod;
thence S 00° 07' 28" W on a line a distance of 353.29 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 333.29 feet.

Containing in all 14.679 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.

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 2020.

Prior Deed References – DV 203, Page 481

20100-S



PT: 1 N: 0.0000 E: 0.0000
N88°53'23"W DIST: 40.01
PT: 2 N: 0.7753 E: -40.0025
N0°07'28"E DIST: 1878.28
PT: 3 N: 1879.0508 E: -35.9229
S88°53'23"E DIST: 662.00
PT: 4 N: 1866.2234 E: 625.9528
S0°07'28"W DIST: 742.26
PT: 5 N: 1123.9652 E: 624.3406
N88°53'23"W DIST: 332.76
PT: 6 N: 1130.4130 E: 291.6431
S15°44'42"W DIST: 353.03
PT: 7 N: 790.6290 E: 195.8461
S37°09'41"W DIST: 62.09
PT: 8 N: 741.1472 E: 158.3399
S59°37'30"W DIST: 95.93
PT: 9 N: 692.6395 E: 75.5778
S39°45'17"W DIST: 54.72
PT: 10 N: 650.5714 E: 40.5842
S21°41'26"W DIST: 55.34
PT: 11 N: 599.1498 E: 20.1309
S10°29'25"W DIST: 56.35
PT: 12 N: 543.7416 E: 9.8713
S2°44'12"W DIST: 190.67
PT: 13 N: 353.2891 E: 0.7677
S0°07'28"W DIST: 353.29
PT: 14 N: -0.0001 E: 0.0003

CLOSING BEARING/DISTANCE: N76°36'50"W DIST: 0.0003

MISCLOSURE: N: -0.0001 E: 0.0003

AREA: 14.679 ACRES



REFERENCE SURVEY VOL. D
PAGE 644 IN THE TAX MAP OFFICE
2020