

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

**LEGAL DESCRIPTION OF A 9.065 ACRE PARCEL
FOR JEFF MYERS ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 33, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 33 and the
intersection of the centerlines of Township Highway 103 and Township Highway 70;

thence on an assumed bearing of S 89° 14' 38" W along the south line of said Section 33
a distance of 694.00 feet to a set iron rod and being the **POINT OF BEGINNING** of the
hereinafter described parcel;

thence continuing S 89° 14' 38" W along the south line of said Section 33 a distance of
1016.95 feet to a found iron rod marking a corner of a parcel of land now or formerly
owned by M. McCleary.;

thence N 01° 40' 09" E along said M. McCleary parcel a distance of 391.59 feet to a set
iron rod marking the southwest corner of a parcel of land now or formerly owned by C.
Kinley, Etux., passing a wood post a distance of 5.66 feet;

thence N 89° 38' 30" E along said C. Kinley, Etux. parcel a distance of 1019.85 feet to a
set iron rod;

thence S 02° 08' 32" W on a line a distance of 384.65 feet to the **POINT OF
BEGINNING.**

Containing in all 9.065 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 October 2020.

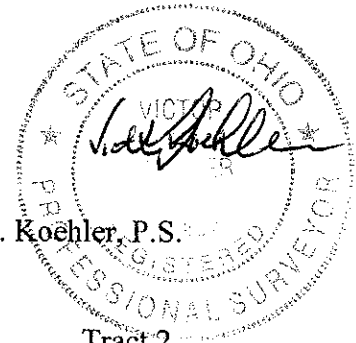
Prior Deed References – OR 264, Page 1100

20133-S

Tract 2

(TRACT 2)
(9.065 A)

REFERENCE SURVEY VOL. D
PAGE 649 IN THE TAX MAP OFFICE



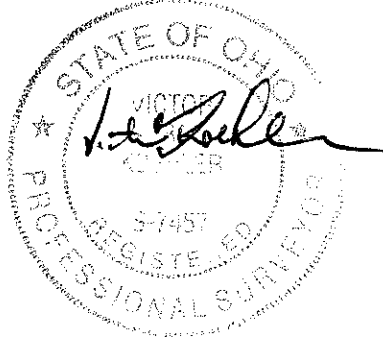
"2020"

PT: 1 N: 0.0000 E: 0.0000
S89°14'38"W DIST: 1016.95
PT: 2 N: -13.4199 E: -1016.8614
N1°40'09"E DIST: 391.59
PT: 3 N: 378.0039 E: -1005.4551
N89°38'30"E DIST: 1019.85
PT: 4 N: 384.3821 E: 14.3750
S2°08'32"W DIST: 384.65
PT: 5 N: 0.0009 E: -0.0033

CLOSING BEARING/DISTANCE: S74°02'23"E DIST: 0.0034

MISCLOSURE: N: 0.0009 E: -0.0033

AREA: 9.065 ACRES



REFERENCE SURVEY VOL. D
PAGE 649 IN THE TAX MAP OFFICE

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

**LEGAL DESCRIPTION OF A 6.005 ACRE PARCEL
FOR JEFF MYERS ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 33, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 33 and the intersection of the centerlines of Township Highway 103 and Township Highway 70 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 14' 38" W along the south line of said Section 33 a distance of 694.00 feet to a set iron rod;

thence N 02° 08' 32" E on a line a distance of 384.65 feet to a set iron rod marking the south line of a parcel of land now or formerly owned by C. Kinley, Etux.;

thence N 89° 38' 30" E along said C. Kinley, Etux. parcel a distance of 676.00 feet to a point marking the east line of said Section 33 and the centerline of said Township Highway 103, passing a found iron pipe a distance of 653.35 feet and a found railroad spike a distance of 673.20 feet;

thence S 00° 32' 24" E along the east line of said Section 33 and the centerline of said Township Highway 103 a distance of 379.47 feet to the **POINT OF BEGINNING**.

Containing in all 6.005 acres of land, more or less, of which 0.255 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 October 2020.

Prior Deed References – OR 264, Page 1100

20133-S Tract 1

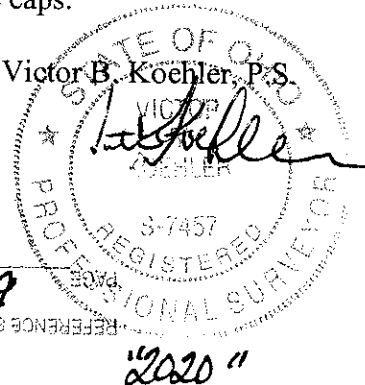
Tract 1
(6.005 A)

IN THE TAX MAP OFFICE

D

649

REFERENCE SURVEY VOL.



PT: 1 N: 0.0000 E: 0.0000
S89°14'38"W DIST: 694.00
PT: 2 N: -9.1582 E: -693.9396
N2°08'32"E DIST: 384.65
PT: 3 N: 375.2230 E: -679.5613
N89°38'30"E DIST: 676.00
PT: 4 N: 379.4507 E: -3.5745
S0°32'24"E DIST: 379.47
PT: 5 N: -0.0024 E: 0.0018

CLOSING BEARING/DISTANCE: N37°12'15"W DIST: 0.0030

MISCLOSURE: N: -0.0024 E: 0.0018

AREA: 6.005 ACRES



REFERENCE SURVEY VOL. D

PAGE 649

IN THE TAX MAP OFFICE

2020