

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 0.069 ACRE PARCEL  
FOR MARVIN FREY**

Being a parcel of land situated in part of the Southwest Quarter of Section 18, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southwest corner of said Section 18 and the intersection of centerlines of County Highway 95 and County Highway 63;

thence on an assumed bearing of S 89° 26' 13" E along the south line of said Section 18 and the centerline of said County Highway 63 a distance of 1129.24 feet to a point marking a corner of a parcel of land now or formerly owned by S. Young, Etux. and the centerline of an open ditch, referenced by a found iron rod situated N 60° 38' 35" E a distance of 53.94 feet;

thence N 42° 45' 40" E along said S. Young, Etux. parcel and on or near the centerline of said open ditch passing a found MAG nail a distance of 2.64 feet, a total distance of 99.11 feet to a point, referenced by a found iron rod situated S 23° 38' 46" W a distance of 50.57 feet;

thence N 56° 11' 30" E along said S. Young, Etux., parcel and on or near the centerline of an open ditch a distance of 631.17 feet to a point, referenced by a found iron rod situated S 14° 34' 43" E a distance of 14.86 feet;

thence N 63° 21' 46" E along said S. Young, Etux. parcel and on or near the centerline of an open ditch a distance of 88.01 feet to a point and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 20° 24' 45" E a distance of 10.89 feet;

thence N 35° 01' 15" E on or near the centerline of said open ditch a distance of 136.43 feet to point on or near the centerline of an open ditch, referenced by a set iron rod situated N 19° 43' 59" W a distance of 5.00 feet;

thence N 82° 11' 11" E on or near the centerline of said open ditch a distance of 60.45 feet to a point marking a corner of said S. Young, Etux. parcel, referenced by a found iron rod situated S 68° 09' 37" E a distance of 40.00 feet;

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thence S 49° 02' 30" W along said S. Young, Etux. parcel a distance of 182.98 feet to the **POINT OF BEGINNING.**

Containing in all 0.069 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 March 2025.

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24212-S      Tract 1 Adjoiner only



PT: 1 N: 0.0000 E: 0.0000  
N35°01'15"E DIST: 136.43  
PT: 2 N: 111.7285 E: 78.2937  
N82°11'11"E DIST: 60.45  
PT: 3 N: 119.9467 E: 138.1824  
S49°02'30"W DIST: 182.98  
PT: 4 N: 0.0015 E: -0.0016

CLOSING BEARING/DISTANCE: S47°35'01"E DIST: 0.0022

MISCLOSURE: N: 0.0015 E: -0.0016

AREA: 0.069 ACRES



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