

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

**LEGAL DESCRIPTION OF A 10.246 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 found stone marking the south quarter post of said Section 18;

thence on an assumed bearing of N 00° 29' 22" E along the north-south half section line of said Section 18 and the east line of a parcel of land now or formerly owned by C. Young a distance of 292.52 feet to a point marking a corner of said C. Young parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 58° 28' 57" W along said C. Young parcel a distance of 422.53 feet to a found iron rod marking a corner of said C. Young parcel, passing a found iron rod a distance of 1.58 feet;

thence S 70° 14' 09" W along said C. Young parcel a distance of 95.25 feet to a found iron rod marking the east line of a parcel of land now or formerly owned by S. Young, Etux. (OR 178, Page 771);

thence N 02° 28' 56" E along said S. Young, Etux. parcel a distance of 117.86 feet to a found iron rod marking a corner of said S. Young, Etux. parcel;

thence N 89° 15' 38" W along said S. Young, Etux. parcel a distance of 19.90 feet to set iron rod;

thence N 00° 29' 22" E on a line a distance of 787.29 feet to a set iron rod marking the south line of a parcel of land now or formerly owned by S. Young, Etux. (OR 278, Page 1831);

thence S 89° 13' 37" E along the south line of said S. Young Etux. parcel a distance of 467.24 feet to a found stone marking the north-south half section line of said Section 18;

hence S 00° 29' 22" W along the north-south half section line of said Section 18 a distance of 1087.68 feet to the **POINT OF BEGINNING**.

REFERENCE SURVEY VOL. D
PAGE 705 IN THE TAX MAP OFFICE

2025 Tract 2

Containing in all 10.246 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.

Prior Deed References – OR 210, Page 594

24212-S Tract 2 Adjoinder Only



PT: 1 N: 0.0000 E: 0.0000
N58°28'57"W DIST: 422.53
PT: 2 N: 220.8813 E: -360.1986
S70°14'09"W DIST: 95.25
PT: 3 N: 188.6726 E: -449.8377
N2°28'56"E DIST: 117.86
PT: 4 N: 306.4220 E: -444.7332
N89°15'38"W DIST: 19.90
PT: 5 N: 306.6788 E: -464.6316
N0°29'22"E DIST: 787.29
PT: 6 N: 1093.9401 E: -457.9063
S89°13'37"E DIST: 467.24
PT: 7 N: 1087.6361 E: 9.2912
S0°29'22"W DIST: 1087.68
PT: 8 N: -0.0042 E: -0.0001

CLOSING BEARING/DISTANCE: N1°27'27"E DIST: 0.0042

MISCLOSURE: N: -0.0042 E: -0.0001

AREA: 10.246 ACRES

REFERENCE SURVEY VOL. D
PAGE 705 IN THE TAX MAP OFFICE

2025 Tract 2

