

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

**LEGAL DESCRIPTION OF A 1.672 ACRE PARCEL
FOR THAD NIEDERKOHR**

Being a parcel of land situated in part of the Southwest Quarter of Section 26, T-1-S,
R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 26;

thence on an assumed bearing of N 89° 41' 52" W along the south line of said Section 26
a distance of 421.08 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° 02' 30" E a
distance of 20.00 feet;

thence continuing N 89° 41' 52" W along the south line of said Section 26 a distance of
235.00 feet to a set MAG nail marking the east line of the west half of the east half of the
southwest quarter of said section;

thence N 00° 02' 30" E along said line a distance of 310.00 feet to a set iron rod, passing
a set iron rod a distance of 20.00 feet;

thence S 89° 41' 52" E a distance of 235.00 feet to a set iron rod;

thence S 00° 02' 30" W a distance of 310.00 feet to the **POINT OF BEGINNING**,
passing a set iron rod a distance of 290.00 feet;

Containing in all 1.672 acres of land, more or less, of which 0.108 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 August 2016.

Prior Deed References – OR 180, Page 679

16113-S



PT: 1 N: 0.0000 E: 0.0000
N89°41'52"W DIST: 235.00
PT: 2 N: 1.2396 E: -234.9967
N0°02'30"E DIST: 310.00
PT: 3 N: 311.2395 E: -234.7713
S89°41'52"E DIST: 235.00
PT: 4 N: 309.9999 E: 0.2254
S0°02'30"W DIST: 310.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.672 ACRES



REFERENCE SURVEY VOL. B
PAGE 158 IN THE TAX MAP OFFICE

2016