

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 5.000 ACRE PARCEL
FOR KEVIN WARD**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-2-S,
R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 17;

thence on an assumed bearing of N 00° 06' 19" W along the north-south half section line
of said Section 17 and the centerline of said Township Highway 78 a distance of 577.41
feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by
P. Brodman, Trustee, referenced by a found iron rod situated S 89° 53' 00" W a distance
of 20.00 feet;

thence S 89° 53' 00" W along the north line of said P. Brodman, Trustee parcel and a
parcel of land now or formerly owned by N. Kotterman parcel a distance of 1133.43 feet
to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described
parcel, passing the aforementioned found iron rod a distance of 20.00 feet and a found
iron rod a distance of 1076.30 feet;

thence continuing S 89° 53' 00" W along said N. Kotterman parcel a distance of 308.72
feet to a found iron rod marking a corner of a 10.001 acre parcel of land now or formerly
owned by K. Ward;

thence N 00° 03' 00" E along said K. Ward parcel a distance of 705.81 feet to a found
iron rod marking the south line of a parcel of land now or formerly owned by P.
Brodman, Trustee;

thence N 89° 59' 59" E along said P. Brodman, Trustee parcel a distance of 308.72 feet
to a set iron rod;

thence S 00° 03' 00" W on a line a distance of 705.19 feet to the **POINT OF
BEGINNING.**

Containing in all 5.000 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 July 2018.

Prior Deed References – OR 196, Page 647

18100-S Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
S89°53'00"W DIST: 308.72
PT: 2 N: -0.6286 E: -308.7194
N0°03'00"E DIST: 705.81
PT: 3 N: 705.1811 E: -308.1034
N89°59'59"E DIST: 308.72
PT: 4 N: 705.1826 E: 0.6166
S0°03'00"W DIST: 705.19
PT: 5 N: -0.0071 E: 0.0012

CLOSING BEARING/DISTANCE: N9°24'47"W DIST: 0.0072

MISCLOSURE: N: -0.0071 E: 0.0012

AREA: 5.000 ACRES



REFERENCE SURVEY VOL. B
PAGE 199 IN THE TAX MAP OFFICE
"2018"