

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

Being a parcel of land situated in part of the Northeast Quarter of Section 25, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of said Section 25 and the centerline of County Highway 110;

thence on an assumed bearing of N 00° 00' 00" W along the east line of said Section 25 and the centerline of said County Highway 110 a distance of 527.05 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 90° 00' 00" W on a line a distance of 746.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 00° 00' 00" W on a line a distance of 291.96 feet to a set iron rod;

thence N 90° 00' 00" E on a line a distance of 746.00 feet to set MAG nail marking the east line of said Section 25 and the centerline of said County Highway 110, passing a set iron rod a distance of 716.00 feet;

thence S 00° 00' 00" E along the east line of said Section 25 and the centerline of said County Highway 110 a distance of 291.96 feet to the **POINT OF BEGINNING**.

Containing in all 5.000 acres of land, more or less, of which 0.201 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 February, 2022.

Prior Deed References – OR 227, Page 915, OR 240, Page 2255

REFERENCE SURVEY VOL. B
PAGE 264 IN THE TAX MAP OFFICE
"2022"



PT: 1 N: 0.0000 E: 0.0000
S90°00'00"E DIST: 746.00
PT: 2 N: 0.0000 E: -746.0000
N0°00'00"W DIST: 291.96
PT: 3 N: 291.9600 E: -746.0000
N90°00'00"E DIST: 746.00
PT: 4 N: 291.9600 E: 0.0000
S0°00'00"E DIST: 291.96
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 5.000 ACRES



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PAGE 264 IN THE TAX MAP OFFICE
"2022"