

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 2.697 ACRE PARCEL  
FOR THE MOTTER FAMILY**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 15 and the centerline of Township Highway 44;

thence on an assumed bearing of N 89° 35' 30" W along the north line of said Section 15 and the centerline of said Township Highway 44 a distance of 175.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by WINB, LLC and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 50' 14" W along said WINB, LLC parcel a distance of 250.00 feet to a set iron rod marking a corner of said WINB, LLC parcel, passing a found iron rod a distance of 20.00 feet;

thence N 89° 35' 30" W on a line a distance of 470.02 feet to a set iron rod;

thence N 00° 50' 14" E on a line a distance of 250.00 feet to a set MAG nail marking the north line of said Section 15 and the centerline of said Township Highway 44, passing a set iron rod a distance of 230.00 feet;

thence S 89° 35' 30" E along the north line of said Section 15 and the centerline of said Township Highway 44 a distance of 470.02 feet to the **POINT OF BEGINNING**.

Containing in all 2.697 acres of land, more or less, of which 0.216 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 April 2022.

Prior Deed References – OR 271, Page 494

22063-S



PT: 1 N: 0.0000 E: 0.0000  
S0°50'14"W DIST: 250.00  
PT: 2 N: -249.9733 E: -3.6529  
N89°35'30"W DIST: 470.02  
PT: 3 N: -246.6236 E: -473.6610  
N0°50'14"E DIST: 250.00  
PT: 4 N: 3.3497 E: -470.0081  
S89°35'30"E DIST: 470.02  
PT: 5 N: 0.0000 E: 0.0000

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

MISCHLURE: N: 0.0000 E: 0.0000

AREA: 2.697 ACRES



REFERENCE SURVEY VOL. B  
PAGE 266 IN THE TAX MAP OFFICE

( 2022)