

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

**LEGAL DESCRIPTION OF A 1.968 ACRE PARCEL
FOR JESSE WENTZ**

Being a parcel of land situated in part of the Southwest Quarter of Section 24, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 24 and the centerline of County Highway 91;

thence on an assumed bearing of S 00° 00' 00" E along the west line of said Section 24 and the centerline of said County Highway 91 a distance of 1086.85 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 89° 04' 30" E on a line a distance of 658.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 00' 00" E on a line a distance of 235.83 feet to a set iron rod;

thence N 89° 04' 30" W on a line a distance of 311.12 feet to a found iron pipe marking a corner of a parcel of land now or formerly owned by J. Wentz;

thence N 02° 16' 29" E along said J. Wentz parcel a distance of 198.00 feet to a found iron pipe marking a corner of said J. Wentz parcel;

thence N 89° 04' 30" W along said J. Wentz parcel a distance of 354.74 feet to a point marking the west line of said Section 24 and the centerline of said County Highway 91, passing a found iron pipe a distance of 336.06 feet and a found nail a distance of 354.56 feet;

thence N 00° 00' 00" W along the west line of said Section 24 and the centerline of said County Highway 91 a distance of 37.86 feet to the **POINT OF BEGINNING**.

Containing in all 1.968 acres of land, more or less, of which 0.017 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 2024.

Prior Deed References – OR 94, Page 457, OR 117, Page 823

23186-S



PT: 1 N: 0.0000 E: 0.0000
S89°04'30"E DIST: 658.00
PT: 2 N: -10.6225 E: 657.9143
S0°00'00"E DIST: 235.83
PT: 3 N: -246.4525 E: 657.9143
N89°04'30"W DIST: 311.12
PT: 4 N: -241.4299 E: 346.8348
N2°16'29"E DIST: 198.00
PT: 5 N: -43.5859 E: 354.6936
N89°04'30"W DIST: 354.74
PT: 6 N: -37.8591 E: -0.0002
N0°00'00"W DIST: 37.86
PT: 7 N: 0.0009 E: -0.0002

CLOSING BEARING/DISTANCE: S10°47'27"E DIST: 0.0009

MISCLOSURE: N: 0.0009 E: -0.0002

AREA: 1.968 ACRES



REFERENCE SURVEY VOL. B
PAGE 290 IN THE TAX MAP OFFICE
"2024"