

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

**LEGAL DESCRIPTION OF A 6.717 ACRE PARCEL
FOR TED REINHART**

Being a parcel of land situated in part of the Northeast Quarter of Section 25, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the center of said Section 25 and the centerline of Township Highway 95, referenced by a found iron rod situated S 89° 26' 04" E a distance of 20.00 feet;

thence on an assumed bearing of N 00° 05' 04" W along the north-south half section line of said Section 25 and the centerline of said Township Highway 95 a distance of 724.58 feet to a found MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 89° 39' 12" E a distance of 20.00 feet;

thence continuing N 00° 05' 04" W along the north-south half section line of said Section 25 and the centerline of said Township Highway 95 a distance of 40.00 feet to a set MAG nail referenced by a set iron rod situated S 89° 39' 12" E a distance of 30.00 feet;

thence S 89° 39' 12" E on a line a distance of 1107.69 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.00 feet;

thence N 00° 30' 28" E on a line a distance of 552.36 feet to point on the centerline of Spring Run, passing a set iron rod a distance of 536.41 feet;

thence S 89° 46' 31" E along the centerline of said Spring Run a distance of 217.06 feet to a point, referenced by a found iron rod situated S 37° 23' 00" E a distance of 24.66 feet;

thence N 28° 46' 27" E along the centerline of said Spring Run a distance of 315.48 feet to a point, referenced by a found iron rod situated S 65° 29' 13" E a distance of 13.09 feet;

thence S 65° 29' 13" E on a line a distance of 13.09 feet to the aforementioned found iron rod;

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thence S 00° 30' 28" W on a line a distance of 864.90 feet to a found iron rod;

thence N 89° 39' 12" W on a line a distance of 1485.69 feet to the **POINT OF BEGINNING.**

Containing in all 6.717 acres of land, more or less, of which 0.028 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 2020.

Prior Deed References – OR 225, Page 657

20007-S



PT: 1 N: 0.0000 E: 0.0000
N0°05'04"W DIST: 40.00
PT: 2 N: 40.0000 E: -0.0590
S89°39'12"E DIST: 1107.69
PT: 3 N: 33.2979 E: 1107.6108
N0°30'28"E DIST: 552.36
PT: 4 N: 585.6363 E: 1112.5059
S89°46'31"E DIST: 217.06
PT: 5 N: 584.7849 E: 1329.5643
N28°46'27"E DIST: 315.48
PT: 6 N: 861.3106 E: 1481.4233
S65°29'13"E DIST: 13.09
PT: 7 N: 855.8796 E: 1493.3334
S0°30'28"W DIST: 864.90
PT: 8 N: -8.9864 E: 1485.6684
N89°39'12"W DIST: 1485.69
PT: 9 N: 0.0026 E: 0.0056

CLOSING BEARING/DISTANCE: S64°51'24"W DIST: 0.0062

MISCLOSURE: N: 0.0026 E: 0.0056

AREA: 6.717 ACRES



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