

**KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388**

**LEGAL DESCRIPTION OF A 5.004 ACRE PARCEL
FOR RYAN WRIGHT**

Being a parcel of land situated in part of the Southwest Quarter of Section 33, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerlines of Township Highway 79 and County Highway 53 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 55° 29' 27" W a distance of 36.19 feet;

thence on an assumed bearing of N 89° 02' 05" W along the centerline of said County Highway 53 a distance of 672.00 feet to a set MAG nail, referenced by a set iron rod situated N 37° 08' 41" E a distance of 24.78 feet;

thence N 02° 08' 49" W on or near the centerline of an open ditch a distance of 137.54 feet to a set iron rod;

thence N 67° 55' 32" E on a line a distance of 356.18 feet to a point on or near the centerline of a small creek, referenced by a set iron rod situated S 38° 36' 19" E a distance of 27.99 feet;

thence N 87° 03' 54" E on or near the centerline of said small creek a distance of 44.16 feet to a point, referenced by a set iron rod situated S 47° 49' 20" W a distance of 35.95 feet;

thence N 50° 20' 58" E on or near the centerline of said small creek a distance of 59.96 feet to point, referenced by a set iron rod situated N 38° 32' 46" E a distance of 38.20 feet;

thence N 10° 42' 17" E on or near the centerline of said small creek a distance of 35.82 feet to a point, referenced by a set iron rod situated S 72° 45' 48" E a distance of 17.96 feet;

thence N 49° 32' 17" W on or near the centerline of said small creek a distance of 24.00 feet to a point, referenced by a set iron rod situated S 59° 27' 20" E a distance of 41.12 feet;

thence N 26° 25' 02" E on or near the centerline of said small creek a distance of 126.00 feet to a point, referenced by a set iron rod situated S 23° 16' 19" E a distance of 34.14 feet;

thence S 71° 32' 15" E on or near the centerline of said small creek a distance of 55.80 feet to a point, referenced by a set iron rod situated S 70° 51' 18" W a distance of 41.75 feet;

thence N 74° 20' 43" E on or near the centerline of said small creek a distance of 170.07 feet to a set MAG nail marking the centerline of said Township Highway 79, referenced by a set iron rod situated S 38° 41' 27" W a distance of 48.51 feet;

thence S 00° 29' 30" W along the centerline of said Township Highway 79 a distance of 515.00 feet to the **POINT OF BEGINNING**.

Containing in all 5.004 acres of land, more or less, of which 0.647 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 March 2021.

Prior Deed References – OR 47, Page 464 and 716

21003-S



PT: 1 N: 0.0000 E: 0.0000
N89°02'05"W DIST: 672.00
PT: 2 N: 11.3208 E: -671.9046
N2°08'49"W DIST: 137.54
PT: 3 N: 148.7643 E: -677.0572
N67°55'32"E DIST: 356.18
PT: 4 N: 282.6206 E: -346.9865
N87°03'54"E DIST: 44.16
PT: 5 N: 284.8818 E: -302.8844
N50°20'58"E DIST: 59.96
PT: 6 N: 323.1425 E: -256.7182
N10°42'17"E DIST: 35.82
PT: 7 N: 358.3391 E: -250.0647
N49°32'17"W DIST: 24.00
PT: 8 N: 373.9137 E: -268.3248
N26°25'02"E DIST: 126.00
PT: 9 N: 486.7566 E: -212.2669
S71°32'15"E DIST: 55.80
PT: 10 N: 469.0856 E: -159.3388
N74°20'43"E DIST: 170.07
PT: 11 N: 514.9772 E: 4.4225
S0°29'30"W DIST: 515.00
PT: 12 N: -0.0038 E: 0.0032

CLOSING BEARING/DISTANCE: N39°57'41"W DIST: 0.0050

MISCLOSURE: N: -0.0038 E: 0.0032

AREA: 5.004 ACRES



REFERENCE SURVEY VOL. C
PAGE 1795 IN THE TAX MAP OFFICE
"2021"