

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

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**LEGAL DESCRIPTION OF A 1.674 ACRE PARCEL**  
**FOR LARRY PASSET**

Being a parcel of land situated in part of the Southwest Quarter of Section 23, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 23 and the intersection of the centerlines of State Highway 293 and Township Highway 49;

thence on an assumed bearing of S 89° 25' 15" E along south line of said Section 23 and the centerline of said Township Highway 49 a distance of 624.49 feet to a set MAG and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 34' 45" E on a line a distance of 344.00 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence S 89° 25' 15" E on a line a distance of 212.00 feet to a set iron rod;

thence S 00° 34' 45" W on a line a distance of 344.00 feet to a set MAG nail marking the south line of said Section 23 and the centerline of said Township Highway 49, passing a set iron rod a distance of 319.00 feet;

thence N 89° 25' 15" W along the south line of said Section 23 and the centerline of said Township Highway 49 a distance of 212.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.674 acres of land, more or less, of which 0.122 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 June 2021.

Prior Deed References – DV 189, Page 43; OR 204, Page 758; OR 221, Page 1544; OR 265, Page 2093;

(TRACT 1)  
(1.674 A)

REFERENCE SURVEY VOL. 1  
PAGE 1803 IN THE TAX MAP OFFICE  
"2021"

20216-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N0°34'45"E DIST: 344.00  
PT: 2 N: 343.9824 E: 3.4772  
S89°25'15"E DIST: 212.00  
PT: 3 N: 341.8395 E: 215.4664  
S0°34'45"W DIST: 344.00  
PT: 4 N: -2.1429 E: 211.9892  
N89°25'15"W DIST: 212.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.674 ACRES



REFERENCE SURVEY VOL. 1803  
PAGE 1803 IN THE TAX MAP OFFICE

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**LEGAL DESCRIPTION OF A 2.537 ACRE PARCEL  
FOR LARRY PASSET**

Being a parcel of land situated in part of the Southeast Quarter of Section 23, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the southeast corner of said Section 23 and the intersection of the centerlines of Township Highway 49 and County Highway 91 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 01' 13" W along south line of said Section 23 and the centerline of said Township Highway 49 a distance of 376.00 feet to a set MAG nail;

thence N 00° 00' 00" E on a line a distance of 294.00 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence S 89° 01' 13" E on a line a distance of 376.00 feet to a set MAG nail marking the east line of said Section 23 and the centerline of said County Highway 91, passing a set rod a distance of 356.00 feet;

thence S 00° 00' 00" W along the east line of said Section 23 and the centerline of said County Highway 91 a distance of 294.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.537 acres of land, more or less, of which 0.339 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 June 2021.

Prior Deed References – DV 178, Page 429; DV 179, Page 873; DV 208, Page 900; OR 221, Page 1544; OR 265, Page 2093

20216-S Tract 2

TRACT 2  
(2.537A) REFERENCE SURVEY VOL. C  
PAGE 1803 IN THE TAX MAP OFFICE

"2021"



PT: 1 N: 0.0000 E: 0.0000  
N89°01'13"W DIST: 376.00  
PT: 2 N: 6.4291 E: -375.9450  
N0°00'00"E DIST: 294.00  
PT: 3 N: 300.4291 E: -375.9450  
S89°01'13"E DIST: 376.00  
PT: 4 N: 294.0000 E: 0.0000  
S0°00'00"W DIST: 294.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.537 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1803 IN THE TAX MAP OFFICE

"2021"