

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

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**LEGAL DESCRIPTION OF A 0.424 ACRE PARCEL  
FOR KIP BINAU**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 2, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the center of said Section 2;

thence on an assumed bearing of N 89° 46' 23" W along the east-west half section line of said Section 2 a distance of 236.42 feet to a found MAG nail marking the centerline of State Highway 199, passing a found iron rod a distance of 186.22 feet;

thence N 04° 29' 58" W along the centerline of said State Highway 199 a distance of 405.96 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Tee Pee Family Campground LLC, referenced by a found iron rod situated S 78° 35' 43" E a distance of 66.64 feet;

thence S 78° 35' 43" E along said Tee Pee Family Campground LLC parcel a distance of 297.18 feet to a found iron rod marking a corner of said Tee Pee Family Campground LLC, passing the aforementioned found iron rod a distance of 66.64 feet;

thence N 03° 50' 07" E along said Tee Pee Family Campground LLC parcel a distance of 147.47 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by G. Binau and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 20° 45' 41" W on a line a distance of 174.31 feet to set iron rod;

thence N 04° 17' 35" W on a line a distance of 175.00 feet to set iron rod marking a south line of said G. Binau parcel;

thence N 87° 39' 15" E along said G. Binau parcel a distance of 74.00 feet to a found iron rod marking a corner of said G. Binau parcel;

thence S 02° 39' 22" E along said G. Binau parcel a distance of 209.90 feet to a found iron rod;

thence S 03° 50' 07" W along said G. Binau parcel a distance of 131.14 feet to the  
**POINT OF BEGINNING.**

Containing in all 0.424 acres of land, more or less. 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 August 2021.

Prior Deed References – OR 250, Page 2247

21174-S      Adjoinder only tract



PT: 1 N: 0.0000 E: 0.0000  
N20°45'41"W DIST: 174.31  
PT: 2 N: 162.9911 E: -61.7889  
N4°17'35"W DIST: 175.00  
PT: 3 N: 337.5001 E: -74.8890  
N87°39'15"E DIST: 74.00  
PT: 4 N: 340.5290 E: -0.9510  
S2°39'22"E DIST: 209.90  
PT: 5 N: 130.8545 E: 8.7760  
S3°50'07"W DIST: 131.14  
PT: 6 N: 0.0082 E: 0.0043

CLOSING BEARING/DISTANCE: S27°36'34"W DIST: 0.0093

MISCLOSURE: N: 0.0082 E: 0.0043

AREA: 0.424 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1818 IN THE TAX MAP OFFICE  
"2021"