

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 11.124 ACRE PARCEL
FOR C. BOWMAN, TRUSTEE**

Being a parcel of land situated in part of the Northwest Quarter of Section 10, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 10 and the centerline of Township Highway 42;

thence on an assumed bearing of S 89° 49' 58" E along the north line of said Section 10 and the centerline of said Township Highway 42 a distance of 1336.60 feet to a found MAG nail marking the west line of the east half of the northwest quarter of said Section 10;

thence S 00° 15' 36" W along said west line of the east half of the northwest quarter of said Section 10 a distance of 1802.57 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 30.00 feet;

thence S 87° 33' 59" E on a line a distance of 408.92 feet to a set iron rod;

thence S 50° 55' 27" E on a line a distance of 80.42 feet to a set iron rod;

thence S 27° 23' 47" E on a line a distance of 119.61 feet to set iron rod;

thence S 87° 28' 30" E on a line a distance of 91.41 feet to a set iron rod;

thence S 00° 17' 13" W on a line a distance of 651.25 feet to a set iron rod marking the east-west half section line of said Section 10;

thence S 89° 43' 20" W along the east-west half section line of said Section 10 a distance of 617.87 feet to a set iron rod marking the west line of the east half of the northwest quarter of said Section 10;

thence N 00° 15' 36" E along the west line of the east half of the northwest quarter of said Section 10 a distance of 832.53 feet to the **POINT OF BEGINNING**.

Containing in all 11.124 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 November 2021.

Prior Deed References – OR 261, Page 99

21171-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S87°33'59"E DIST: 408.92
PT: 2 N: -17.3635 E: 408.5512
S50°55'27"E DIST: 80.42
PT: 3 N: -68.0561 E: 470.9822
S27°23'47"E DIST: 119.61
PT: 4 N: -174.2511 E: 526.0200
S87°28'30"E DIST: 91.41
PT: 5 N: -178.2782 E: 617.3413
S0°17'13"W DIST: 651.25
PT: 6 N: -829.5201 E: 614.0798
S89°43'20"W DIST: 617.87
PT: 7 N: -832.5156 E: -3.7830
N0°15'36"E DIST: 832.53
PT: 8 N: 0.0058 E: -0.0051

CLOSING BEARING/DISTANCE: S41°04'29"E DIST: 0.0078

MISCLOSURE: N: 0.0058 E: -0.0051

AREA: 11.124 ACRES



REFERENCE SURVEY VOL. C
PAGE 1830 IN THE TAX MAP OFFICE
"2021"