

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 6.854 ACRE PARCEL
FOR TYLER RICE**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 17 and the centerline of County Highway 96;

thence on an assumed bearing of N 00° 04' 20" E along the west line of said Section 17 and the centerline of said County Highway 96 a distance of 1105.72 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by K. Derr and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 33' 56" E a distance of 30.00 feet;

thence continuing N 00° 04' 20" E along the west line of said Section 17 and the centerline of said County Highway 96 a distance of 110.13 feet to a found MAG nail marking the current occupied line parcel of land now or formerly known as Baughman Cemetery;

thence N 89° 54' 13" E along said Baughman Cemetery parcel as occupied a distance of 226.00 feet to a found iron rod marking a corner of said Baughman Cemetery as occupied, passing a found iron rod at a distance of 30.00 feet;

thence N 00° 03' 20" E along said Baughman Cemetery parcel as occupied a distance of 209.00 feet to a found iron pipe post marking a corner of said Baughman Cemetery parcel as occupied;

thence N 88° 34' 30" W along said Baughman Cemetery parcel as occupied a distance of 226.00 feet to a found MAG nail marking the west line of said Section 17 and the centerline of said County Highway 96, passing a found iron rod a distance of 196.00 feet;

thence N 00° 04' 20" E along the west line of said Section 17 and the centerline of said County Highway 96 a distance of 69.07 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. Schank, Etux. and on or near the centerline of Baughman Run, referenced by a found iron rod situated N 53° 13' 37" E a distance of 37.49 feet;

thence S 86° 05' 32" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 79.00 feet to a point, referenced by a found iron rod situated N 60° 18' 07" W a distance of 56.17 feet;

thence N 56° 21' 58" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 144.00 feet to a point, referenced by a found iron rod situated N 20° 16' 43" W a distance of 28.30 feet;

thence N 28° 27' 12" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 26.00 feet to a point, referenced by a found iron rod situated N 80° 34' 11" W a distance of 22.50 feet;

thence N 62° 37' 24" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 95.00 feet to a point, referenced by a found iron rod situated N 50° 11' 27" W a distance of 32.00 feet;

thence N 27° 11' 31" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 103.00 feet to a point, referenced by a found iron rod situated N 32° 56' 29" E a distance of 23.50 feet;

thence N 87° 52' 45" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 27.00 feet to a point, referenced by a found iron rod situated N 37° 11' 00" W a distance of 23.50 feet;

thence N 39° 37' 52" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 57.00 feet to a point, referenced by a found iron rod situated N 76° 32' 23" E a distance of 36.00 feet;

thence S 80° 24' 24" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 28.00 feet to a point, referenced by a found iron rod situated N 29° 34' 20" E a distance of 15.00 feet;

thence N 60° 06' 07" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 44.00 feet to a point, referenced by a found iron rod situated S 73° 52' 39" W a distance of 32.00 feet;

thence S 89° 33' 56" E on a line a distance of 147.45 feet to a set iron rod, passing a found iron rod a distance of 31.45 feet;

thence S 00° 04' 20" W on a line a distance of 692.47 feet to a set iron rod marking the north line of said K. Derr parcel;

thence N 89° 33' 56" W along said K. Derr parcel a distance of 618.71 feet to the **POINT OF BEGINNING**, passing two found iron rods at distances of 116.00 feet and 588.71 feet, respectively.

Containing in all 6.854 acres of land, more or less, of which 0.123 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 December 2022.

Prior Deed References – DV 197, Page 823

22051-S2



PT: 1 N: 0.0000 E: 0.0000
N0°04'20"E DIST: 110.1300
PT: 2 N: 110.1299 E: 0.1388
N89°54'13"E DIST: 226.0000
PT: 3 N: 110.5101 E: 226.1385
N0°03'20"E DIST: 209.0000
PT: 4 N: 319.5100 E: 226.3412
N88°34'30"W DIST: 226.0000
PT: 5 N: 325.1303 E: 0.4110
N0°04'20"E DIST: 69.0700
PT: 6 N: 394.2002 E: 0.4981
S86°05'32"E DIST: 79.0000
PT: 7 N: 388.8163 E: 79.3144
N56°21'58"E DIST: 144.0000
PT: 8 N: 468.5756 E: 199.2079
N28°27'12"E DIST: 26.0000
PT: 9 N: 491.4350 E: 211.5955
N62°37'24"E DIST: 95.0000
PT: 10 N: 535.1196 E: 295.9557
N27°11'31"E DIST: 103.0000
PT: 11 N: 626.7361 E: 343.0239
N87°52'45"E DIST: 27.0000
PT: 12 N: 627.7353 E: 370.0054
N39°37'52"E DIST: 57.0000
PT: 13 N: 671.6348 E: 406.3624
S80°24'24"E DIST: 28.0000
PT: 14 N: 666.9685 E: 433.9709
N60°06'07"E DIST: 44.0000
PT: 15 N: 688.9007 E: 472.1151
S89°33'56"E DIST: 147.4500
PT: 16 N: 687.7826 E: 619.5608
S0°04'20"W DIST: 692.4700
PT: 17 N: -4.6868 E: 618.6880
N89°33'56"W DIST: 618.7100
PT: 18 N: 0.0045 E: -0.0043

CLOSING BEARING/DISTANCE: S43°24'59"E DIST: 0.0062

MISCLOSURE: N: 0.0045 E: -0.0043

AREA: 6.854 ACRES

REFERENCE SURVEY VOL. C

PAGE 1868 IN THE TAX MAP OFFICE

"2023"

