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**LEGAL DESCRIPTION OF A 1.921 ACRE PARCEL
FOR ANNETTE LUDWIG**

Being a parcel of land situated in part of the Northeast Quarter of Section 25, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 25;

thence on an assumed bearing of N 00° 13' 10" E along the north-south half section line of said Section 25 a distance of 380.39 feet to a set MAG nail marking the centerline of State Highway 67 and a corner of a parcel of land now or formerly owned by D. Walton and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 00° 13' 10" E along the north-south half section line of said Section 25 and the east line of said D. Walton parcel a distance of 564.81 feet to a point marking a corner of a parcel of land now or formerly owned by D. & L. Chester, referenced by a found iron rod situated N 59° 56' 26" W a distance of 0.15, passing a set iron rod a distance of 130.00 feet;

thence S 59° 56' 26" E along said D. & L. Chester parcel and a parcel of land now or formerly owned by G. Shumaker a distance of 341.57 feet to a found MAG nail marking the centerline of said State Highway 67, passing a found iron rod a distance of 311.34 feet;

thence S 37° 06' 09" W along the centerline of said State Highway 67 a distance of 493.65 feet to the **POINT OF BEGINNING**.

Containing in all 1.921 acres of land, more or less, of which 0.501 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 2024.

Prior Deed References – OR 2, Page 534; OR 283, Page 683

23132-S



PT: 1 N: 0.0000 E: 0.0000
N0°13'10"E DIST: 564.81
PT: 2 N: 564.8059 E: 2.1632
S59°56'26"E DIST: 341.57
PT: 3 N: 393.7140 E: 297.7942
S37°06'09"W DIST: 493.65
PT: 4 N: -0.0003 E: 0.0034

CLOSING BEARING/DISTANCE: N85°30'31"W DIST: 0.0034

MISCLOSURE: N: -0.0003 E: 0.0034

AREA: 1.921 ACRES



REFERENCE SURVEY VOL. C
PAGE 1898 IN THE TAX MAP OFFICE
"2024"