

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 23.910 ACRE PARCEL  
FOR LARRY PASSET**

Being a parcel of land situated in part of the Northwest Quarter of Section 26, 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 26 and the centerline Township Highway 49;

thence on an assumed bearing of S 89° 25' 15" E along the north line of said Section 26 and the centerline of said Township Highway 49 a distance of 1326.25 feet to a set MAG nail marking the east line of the west half of the northwest quarter of said Section 26 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 20' 30" W a distance of 25.00 feet;

thence continuing S 89° 25' 15" E along the north line of said Section 26 and the centerline of said Township Highway 49 a distance of 355.62 feet to a set MAG nail;

thence S 00° 20' 30" W on a line a distance of 2260.07 feet to a point on or near the centerline of Potato Run, passing set iron rods at distances of 25.00 feet and 2165.13 feet respectively;

thence S 62° 37' 20" E on or near the centerline of said Potato Run a distance of 272.52 feet to a point, referenced by a set iron rod situated S 39° 38' 30" W a distance of 38.50 feet;

thence S 36° 39' 19" E on or near the centerline of said Potato Run a distance of 325.23 feet to a point on the east-west half section line of said Section 26;

thence N 89° 13' 07" W along the east-west half section line of said Section 26 a distance of 794.10 feet to set iron rod marking the east line of the west half of the northwest quarter of said Section 26, passing a set iron rod a distance of 33.19 feet;

thence N 00° 20' 30" E along the east line of the west half of the northwest quarter of said Section 26 a distance of 2639.07 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 2614.07 feet.

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Containing in all 23.910 acres of land, more or less, of which 0.204 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 208, Page 900; OR 221, Page 1544; OR 265, Page 2093

21128-S



PT: 1 N: 0.0000 E: 0.0000  
S89°25'15"E DIST: 355.62  
PT: 2 N: -3.5947 E: 355.6018  
S0°20'30"W DIST: 2260.07  
PT: 3 N: -2263.6245 E: 342.1246  
S62°37'20"E DIST: 272.52  
PT: 4 N: -2388.9443 E: 584.1207  
S36°39'19"E DIST: 325.23  
PT: 5 N: -2649.8574 E: 778.2827  
N89°13'07"W DIST: 794.10  
PT: 6 N: -2639.0280 E: -15.7434  
N0°20'30"E DIST: 2639.07  
PT: 7 N: -0.0049 E: -0.0062

CLOSING BEARING/DISTANCE: N51°38'52"E DIST: 0.0079

MISCLOSURE: N: -0.0049 E: -0.0062

AREA: 23.910 ACRES



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