

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

---

**LEGAL DESCRIPTION OF A 10.004 ACRE PARCEL**  
**FOR JAMES D. LEHNHART**

Being a parcel of land situated in part of the Northeast Quarter of Section 7, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of said Section 7 and the centerline of County Highway 134;

thence on an assumed bearing of N 04° 30' 50" W along the east line of said Section 7 and the centerline of said County Highway 134 a distance of 419.57 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 87° 07' 13" W on a line a distance of 1101.70 feet to a set iron rod, passing a set iron rod a distance of 20.01 feet;

thence S 04° 30' 50" E on a line a distance of 455.31 feet to a set iron rod marking the east-west half section line of said Section 7;

thence S 85° 15' 42" W along the east-west half section line of said Section 7 a distance of 705.76 feet to a set iron rod;

thence N 11° 31' 28" W on a line a distance of 406.79 feet to found iron rod marking a corner of a parcel of land now or formerly owned by Jocelyn Lehnhart;

thence N 88° 30' 40" E along said Jocelyn Lehnhart parcel a distance of 218.00 feet to a found iron rod marking a corner of said Jocelyn Lehnhart parcel;

thence N 01° 29' 20" W along said Jocelyn Lehnhart parcel a distance of 180.00 feet to a found iron rod marking a corner of said Jocelyn Lehnhart parcel;

thence S 88° 30' 40" W along said Jocelyn Lehnhart parcel a distance of 218.00 feet to a found iron rod marking a corner of said Jocelyn Lehnhart parcel;

thence N 01° 29' 20" W on a line a distance of 11.04 feet to a set iron rod;

thence N 85° 18' 41" E on a line a distance of 644.89 feet to a set iron rod;

thence S 34° 40' 40" E on a line a distance of 112.35 feet to a set iron rod;

thence N 87° 07' 13" E on a line a distance of 1145.70 feet to a set MAG nail marking the east line of said Section 7 and the centerline of said County Highway 134, passing a set iron rod a distance of 1125.69 feet;

thence S 04° 30' 50" E along the east line of said Section 7 and the centerline of said County Highway 134 a distance of 40.02 feet to the **POINT OF BEGINNING**.

Containing in all 10.004 acres of land, more or less, of which 0.018 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 September 2023.

Prior Deed References – OR 202, Page 972

23098-S



PT: 1 N: 0.0000 E: 0.0000  
S87°07'13"W DIST: 1101.70  
PT: 2 N: -55.3488 E: -1100.3088  
S4°30'50"E DIST: 455.31  
PT: 3 N: -509.2466 E: -1064.4755  
S85°15'42"W DIST: 705.76  
PT: 4 N: -567.5461 E: -1767.8235  
N11°31'28"W DIST: 406.79  
PT: 5 N: -168.9572 E: -1849.0944  
N88°30'40"E DIST: 218.00  
PT: 6 N: -163.2928 E: -1631.1680  
N1°29'20"W DIST: 180.00  
PT: 7 N: 16.6464 E: -1635.8450  
S88°30'40"W DIST: 218.00  
PT: 8 N: 10.9821 E: -1853.7714  
N1°29'20"W DIST: 11.04  
PT: 9 N: 22.0183 E: -1854.0582  
N85°18'41"E DIST: 644.89  
PT: 10 N: 74.7319 E: -1211.3263  
S34°40'40"E DIST: 112.35  
PT: 11 N: -17.6608 E: -1147.4035  
N87°07'13"E DIST: 1145.70  
PT: 12 N: 39.8986 E: -3.1503  
S4°30'50"E DIST: 40.02  
PT: 13 N: 0.0027 E: -0.0007

CLOSING BEARING/DISTANCE: S14°54'06"E DIST: 0.0028

MISCLOSURE: N: 0.0027 E: -0.0007

AREA: 10.004 ACRES

REFERENCE SURVEY VOL P  
PAGE 689 IN THE TAX MAP OFFICE

"2023"

