

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 86.793 ACRE PARCEL
FOR CARTER-HULL LLC**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 21, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 21 and the centerline of Township Highway 65 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 90° 00' 00" W along the south line of said Section 21 and the centerline of said Township Highway 65 a distance of 138.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Kelley Farms, Inc.;

thence N 00° 20' 22" E along said Kelley Farms, Inc. parcel a distance of 2648.22 feet to a found iron rod marking the east-west half section line of said Section 21, passing a found iron rod a distance of 20.00 feet;

thence S 89° 55' 39" E along said east-west half section line of said Section 21 a distance of 1421.28 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by Carter-Hull, LTD Partnership.;

thence S 00° 00' 50" W along said Carter-Hull, LTD Partnership parcel a distance of 2643.69 feet to a set MAG nail marking the south line of said Section 21 and the centerline of said Township Highway 65, passing a set iron rod a distance of 2623.69 feet;

thence S 89° 52' 53" W along the south line of said Section 21 and the centerline of said Township Highway 65 a distance of 1298.33 feet to the **POINT OF BEGINNING**.

Containing in all 86.793 acres of land, more or less, of which 0.659 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 February 2024.

Prior Deed References – OR 238, Page 2439

24004-S



PT: 1 N: 0.0000 E: 0.0000
S90°00'00"E DIST: 138.00
PT: 2 N: 0.0000 E: -138.0000
N0°20'22"E DIST: 2648.22
PT: 3 N: 2648.1735 E: -122.3109
S89°55'39"E DIST: 1421.28
PT: 4 N: 2646.3751 E: 1298.9679
S0°00'50"W DIST: 2643.69
PT: 5 N: 2.6852 E: 1298.3271
S89°52'53"W DIST: 1298.33
PT: 6 N: -0.0026 E: -0.0001

CLOSING BEARING/DISTANCE: N2°40'23"E DIST: 0.0026

MISCLOSURE: N: -0.0026 E: -0.0001

AREA: 86.793 ACRES



REFERENCE SURVEY VOL. D
PAGE 694 IN THE TAX MAP OFFICE
"2024"