

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

**LEGAL DESCRIPTION OF A 133.177 ACRE PARCEL
FOR DAVE SUBER**

Being a parcel of land situated in part of the Southeast Quarter of Section 35, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 35 and the centerline of County Highway 53 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 01' 22" E along the north-south half section line of said Section 35 and the centerline of Township Highway 87 a distance of 1851.53 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by M. & C. Hough;

thence S 89° 38' 41" E along said M. & C. Hough parcel a distance of 631.38 feet to a found iron rod marking a corner of said M. & C. Hough parcel, passing a found iron rod a distance of 21.46 feet;

thence S 01° 20' 26" E along said M. & C. Hough parcel a distance of 352.53 feet to a found iron rod marking a corner of said M. & C. Hough parcel;

thence S 89° 56' 20" E along said M. & C. Hough parcel a distance of 350.00 feet to found iron rod marking a corner of said M. & C. Hough parcel;

thence N 01° 20' 26" W along said M. & C. Hough parcel a distance of 575.87 feet to a found iron rod marking a corner of said M. & C. Hough parcel;

thence N 89° 18' 06" W along said M. & C. Hough parcel a distance of 348.94 feet to a set iron rod marking a corner of said M. & C. Hough parcel;

thence S 01° 20' 26" E along said M. & C. Hough parcel a distance of 187.21 feet to a found iron rod marking a corner of said M. & C. Hough parcel;

thence N 89° 38' 41" W along said M. & C. Hough parcel a distance of 631.60 feet to a set MAG nail marking the north-south half section line of said Section 35 and the centerline of Township Highway 87, passing a found iron rod a distance of 610.11 feet;

REFERENCE SURVEY VOL. D

PAGE 696 IN THE TAX MAP OFFICE

2024

thence N 00° 01' 22" E along the north-south half section line of said Section 35 and the centerline of said Township Highway 87 a distance of 250.79 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by Board of Commissioners of Wyandot County;

thence S 89° 56' 21" E along said Board of Commissioners of Wyandot County parcel a distance of 21.55 feet to a found iron rod marking a corner of said Board of Commissioners of Wyandot County parcel;

thence N 43° 28' 10" E along said Board of Commissioners of Wyandot County parcel a distance of 130.97 feet to a set iron rod marking a corner of said Board of Commissioners of Wyandot County parcel;

thence N 00° 03' 39" E along said Board of Commissioners of Wyandot County parcel a distance of 101.63 feet to a found iron rod marking the south line of U. S. Route 30;

thence S 84° 38' 36" E along the south line of said U. S. Route 30 a distance of 2620.19 feet to a point marking the east line of said Section 35, referenced by a found iron rod situated S 84° 38' 36" E a distance of 0.26 feet;

thence S 00° 12' 37" E along the east line of said Section 35 a distance of 2089.20 feet to a found stone marking the southeast corner of said Section 35 and the centerline of said County Highway 53, passing a found iron rod a distance of 2069.20 feet;

thence N 89° 53' 28" W along the south line of said Section 35 and the centerline of said County Highway 53 a distance of 2729.03 feet to the **POINT OF BEGINNING**.

Containing in all 133.177 acres of land, more or less, of which 2.208 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 May 2024.

Prior Deed References – DV 189, Page 299

24025-S



PT: 1 N: 0.000000 E: 0.000000
N0°01'22"E DIST: 1851.53
PT: 2 N: 1851.529854 E: 0.736071
S89°38'41"E DIST: 631.38
PT: 3 N: 1847.614839 E: 632.103932
S1°20'26"E DIST: 352.53
PT: 4 N: 1495.181326 E: 640.351363
S89°56'21"E DIST: 350.00
PT: 5 N: 1494.809716 E: 990.351165
N1°20'26"W DIST: 575.87
PT: 6 N: 2070.522101 E: 976.878702
N89°18'06"W DIST: 348.94
PT: 7 N: 2074.774952 E: 627.964619
S1°20'26"E DIST: 187.21
PT: 8 N: 1887.616191 E: 632.344392
N89°38'41"W DIST: 631.60
PT: 9 N: 1891.532570 E: 0.756535
N0°01'22"E DIST: 250.79
PT: 10 N: 2142.322550 E: 0.856236
S89°56'21"E DIST: 21.55
PT: 11 N: 2142.299670 E: 22.406224
N43°28'10"E DIST: 130.97
PT: 12 N: 2237.350016 E: 112.509345
N0°03'39"E DIST: 101.63
PT: 13 N: 2338.979959 E: 112.617250
S84°38'36"E DIST: 2620.19
PT: 14 N: 2094.371247 E: 2721.364500
S0°12'37"E DIST: 2089.20
PT: 15 N: 5.185317 E: 2729.031929
S89°53'28"W DIST: 2729.03
PT: 16 N: -0.001118 E: 0.006858

CLOSING BEARING/DISTANCE: N80°44'18"W DIST: 0.0069

MISCLOSURE: N: -0.001118 E: 0.006858

AREA: 133.177 ACRES



REFERENCE SURVEY VOL. D
PAGE 696 IN THE TAX MAP OFFICE
2024