

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

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**LEGAL DESCRIPTION OF A 2.030 ACRE PARCEL  
FOR BETTY WISNER**

Being a parcel of land situated in part of the Southwest Quarter of Section 22, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 22 and the intersection of the centerlines of Township Highway 23 and Township Highway 87;

thence on an assumed bearing of S 00° 28' 03" W along the north-south half section line of said Section 22 and the centerline of said Township Highway 87 a distance of 529.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 82° 37' 05" W a distance of 20.19 feet;

thence continuing S 00° 28' 03" W along the north-south half section line of said Section 22 and the centerline of said Township Highway 87 a distance of 382.00 feet to a set MAG nail;

thence N 86° 29' 51" W on a line a distance of 304.00 feet to a set iron rod, passing a set iron rod a distance of 20.03 feet;

thence N 01° 50' 41" E on a line a distance of 222.00 feet to a set iron rod;

thence N 88° 35' 47" E on a line a distance of 125.00 feet to a set iron rod;

thence N 44° 31' 08" E on a line a distance of 50.00 feet to a set iron rod;

thence N 07° 33' 50" E on a line a distance of 87.00 feet to a set iron rod;

thence N 82° 37' 05" E on a line a distance of 129.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 108.81 feet.

Containing in all 2.030 acres of land, more or less, of which 0.175 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 August 2025.

Prior Deed References – OR 235, Page 1342; OR 236, Page 2321

25077-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S0°28'03"W DIST: 382.00  
PT: 2 N: -381.9873 E: -3.1169  
N86°29'51"W DIST: 304.00  
PT: 3 N: -363.4153 E: -306.5490  
N1°50'41"E DIST: 222.00  
PT: 4 N: -141.5303 E: -299.4026  
N88°35'47"E DIST: 125.00  
PT: 5 N: -138.4684 E: -174.4402  
N44°31'08"E DIST: 50.00  
PT: 6 N: -102.8175 E: -139.3829  
N7°33'50"E DIST: 87.00  
PT: 7 N: -16.5745 E: -127.9310  
N82°37'05"E DIST: 129.00  
PT: 8 N: -0.0002 E: -0.0002

CLOSING BEARING/DISTANCE: N45°08'45"E DIST: 0.0002

MISCLOSURE: N: -0.0002 E: -0.0002

AREA: 2.030 ACRES



REFERENCE SURVEY VOL. D  
PAGE 710 IN THE TAX MAP OFFICE  
2025 Tract 1