

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

**LEGAL DESCRIPTION OF A 5.975 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 1283.74 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 43' 22" W a distance of 20.00 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 40.00 feet to a found MAG nail marking the north line of the south half of the southwest quarter of said Section 22;

thence N 89° 43' 22" W along the north line of the south half of the southwest quarter of said Section 22 a distance of 1315.94 feet to a point marking the east line of the west half of the southwest quarter of said Section 22, referenced by a found iron rod situated N 08° 00' 21" W a distance of 1.17 feet;

thence N 00° 27' 32" E along the east line of the west half of the southwest quarter of said Section 22 a distance of 452.00 feet to a set iron rod;

thence S 89° 43' 22" E on a line a distance of 512.00 feet to a set iron rod;

thence S 02° 41' 22" W on a line a distance of 412.36 feet to a set iron rod;

thence S 89° 43' 22" E on a line a distance of 820.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 800.00 feet.

REFERENCE SURVEY VOL. P
PAGE 710 IN THE TAX MAP OFFICE

2025 Tract 2

Containing in all 5.975 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 August 2025.

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

25077-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S0°28'03"W DIST: 40.00
PT: 2 N: -39.9987 E: -0.3264
N89°43'22"W DIST: 1315.94
PT: 3 N: -33.6316 E: -1316.2510
N0°27'32"E DIST: 452.00
PT: 4 N: 418.3539 E: -1312.6309
S89°43'22"E DIST: 512.00
PT: 5 N: 415.8766 E: -800.6369
S2°41'22"W DIST: 412.36
PT: 6 N: 3.9708 E: -819.9858
S89°43'22"E DIST: 820.00
PT: 7 N: 0.0033 E: 0.0046

CLOSING BEARING/DISTANCE: S54°03'38"W DIST: 0.0057

MISCLOSURE: N: 0.0033 E: 0.0046

AREA: 5.975 ACRES

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

2025 Tract 2

