

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 50.471 ACRE PARCEL  
FOR NANCY GRUBBS**

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 11, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 11 and the intersection of the centerlines of Township Highway 42 and County Highway 91;

thence on an assumed bearing of S 00° 00' 00" E along the east line of said Section 11 and the centerline of said County Highway 91 a distance of 694.75 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by New York Central Lines LLC and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 34° 50' 42" W a distance of 35.00 feet;

thence continuing S 00° 00' 00" E along the east line of said Section 11 and the centerline of said County Highway 91 a distance of 1429.02 feet to a set MAG nail;

thence N 89° 48' 30" W on a line a distance of 418.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 00' 00" E on a line a distance of 573.00 feet to a set iron rod;

thence S 89° 48' 30" E on a line a distance of 418.00 feet to a set MAG nail marking the east line of said Section 11 and the centerline of said County Highway 91, passing a set iron rod a distance of 398.00 feet;

thence S 00° 00' 00" E along the east line of said Section 11 and the centerline of said County Highway 91 a distance of 944.43 feet to a set MAG nail marking the centerline of an open ditch;

thence N 63° 34' 56" W on or near the centerline of said open ditch, passing a set iron rod a distance of 22.33 feet a total distance of 488.64 feet to a point, referenced by a set iron rod situated N 00° 00' 00" E a distance of 10.00 feet;

thence N 75° 06' 30" W on or near the centerline of said open ditch a distance of 143.12 feet to a point, referenced by a set iron rod situated N 00° 00' 00" E a distance of 8.00 feet;

thence S 46° 43'59" W on or near the centerline of said open ditch a distance of 131.60 feet to a point, referenced by a set iron rod situated N 00° 00' 00" E a distance of 12.00 feet;

thence N 81° 21' 02" W on or near the centerline of said open ditch a distance of 193.00 feet to a point, referenced by a set iron rod situated N 81° 21' 02" W a distance of 50.00 feet;

thence S 65° 32' 41" W on or near the centerline of said open ditch a distance of 54.31 feet to a point, referenced by a set iron rod situated N 00° 00' 00" E a distance of 30.00 feet;

thence N 61° 50' 12" W on or near the centerline of said open ditch a distance of 197.33 feet to a set iron rod;

thence S 50° 01' 01" W on or near the centerline of said open ditch a distance of 129.96 feet to a point, referenced by a set iron rod situated N 00° 00' 00" E a distance of 12.00 feet;

thence N 74° 18' 11" W on or near the centerline of said open ditch a distance of 123.46 feet to a point marking the east line of the west half of the southeast quarter of said Section 11 and the east line of a parcel of land now or formerly owned by N. Derr;

thence N 00° 03' 23" E along the east line of the west half of the southeast quarter of said Section 11 and the east line of said N. Derr parcel, passing a set iron rod a distance of 18.00 feet, a total distance of 498.51 feet to a found iron rod marking a corner of said N. Derr parcel;

thence S 89° 54' 37" W along said N. Derr parcel a distance of 251.96 feet to a found iron rod marking the southerly line of said by New York Central Lines LLC parcel;

thence N 34° 51' 07" E along the southerly line of said New York Central Lines LLC parcel a distance of 348.24 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by Kalmbach Feeds Inc.;

thence N 89° 54' 37" E along said Kalmbach Feeds Inc. parcel a distance of 53.23 feet to a set iron rod marking a corner of said Kalmbach Feeds Inc. parcel;

thence N 00° 03' 22" E along said Kalmbach Feeds Inc. parcel a distance of 76.49 feet to a set iron rod marking the southerly line of said New York Central Lines LLC. parcel;

thence N 34° 50' 42" E along the southerly line of said New York Central Lines LLC parcel a distance of 2281.50 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 2246.50 feet.

Containing in all 50.471 acres of land, more or less, of which 1.081 acres, 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 April 2025.

Prior Deed References – OR 88, Page 496

25019-S      Tract 4



PT: 1 N: 0.0000 E: 0.0000  
S0°00'00"E DIST: 1429.02  
PT: 2 N: -1429.0200 E: 0.0000  
N89°48'30"W DIST: 418.00  
PT: 3 N: -1427.6217 E: -417.9977  
S0°00'00"E DIST: 573.00  
PT: 4 N: -2000.6217 E: -417.9977  
S89°48'30"E DIST: 418.00  
PT: 5 N: -2002.0200 E: 0.0000  
S0°00'00"E DIST: 944.43  
PT: 6 N: -2946.4500 E: 0.0000  
N63°34'56"W DIST: 488.64  
PT: 7 N: -2729.0477 E: -437.6132  
N75°06'30"W DIST: 143.12  
PT: 8 N: -2692.2669 E: -575.9263  
S46°43'59"W DIST: 131.60  
PT: 9 N: -2782.4654 E: -671.7532  
N81°21'02"W DIST: 193.00  
PT: 10 N: -2753.4404 E: -862.5582  
S65°32'41"W DIST: 54.31  
PT: 11 N: -2775.9238 E: -911.9958  
N61°50'12"W DIST: 197.33  
PT: 12 N: -2682.7867 E: -1085.9630  
S50°01'01"W DIST: 129.96  
PT: 13 N: -2766.2939 E: -1185.5429  
N74°18'11"W DIST: 123.46  
PT: 14 N: -2732.8919 E: -1304.3986  
N0°03'23"E DIST: 498.51  
PT: 15 N: -2234.3821 E: -1303.9079  
S89°54'37"W DIST: 251.96  
PT: 16 N: -2234.7767 E: -1555.8676  
N34°51'07"E DIST: 348.24  
PT: 17 N: -1949.0000 E: -1356.8632  
N89°54'37"E DIST: 53.23  
PT: 18 N: -1948.9166 E: -1303.6332  
N0°03'22"E DIST: 76.49  
PT: 19 N: -1872.4267 E: -1303.5583  
N34°50'42"E DIST: 2281.50  
PT: 20 N: 0.0020 E: -0.0043

CLOSING BEARING/DISTANCE: S64°59'21"E DIST: 0.0048

MISCLOSURE: N: 0.0020 E: -0.0043

AREA: 50.471 ACRES



REFERENCE SURVEY VOL. P  
PAGE 706 IN THE TAX MAP OFFICE  
(Tract 4) 2025