

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 14.859 ACRE PARCEL
FOR NANCY GRUBBS**

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

Commencing at a found MAG nail marking the southeast corner of said Section 11 and the intersection of the centerlines of Township Highway 44 and County Highway 91;

thence on an assumed bearing of N 00° 00' 00" W along the east line of said Section 11 and the centerline of said County Highway 91 a distance of 1320.81 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 89° 53' 36" W along the north line of the south half of the southeast quarter of said Section 11 a distance of 1304.93 feet to a set iron rod marking the east line of the west half of the southeast quarter of said Section 11, passing a set iron rod a distance of 20.00 feet;

thence N 00° 03' 23" E along the east line of the west half of the southeast quarter of said Section 11 a distance of 537.22 feet to a point situated on or near the centerline of an open ditch, referenced by a set iron rod situated N 00° 03' 23" E a distance of 18.00 feet;

thence S 74° 18' 11" E on or near the centerline of said open ditch a distance of 123.46 feet to a point, referenced by a set iron rod situated N 00° 00' 00" E a distance of 12.00 feet;

thence N 50° 01' 01" E on or near the centerline of said open ditch a distance of 129.96 feet to a set iron rod;

thence S 61° 50' 12" E on or near the centerline of said open ditch a distance of 197.33 feet to a point, referenced by a set iron rod situated N 00° 00' 00" E a distance of 30.00 feet;

thence N 65° 32' 41" E 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 81° 21' 02" W a distance of 50.00 feet;

thence S 81° 21' 02" E 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 00° 00' 00" E a distance of 12.00 feet;

thence N 46° 43' 59" E 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 8.00 feet;

thence S 75° 06' 30" E 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 10.00 feet;

thence S 63° 34' 56" E on or near the centerline of said open ditch a distance of 488.64 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 466.31 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 321.23 feet to the **POINT OF BEGINNING**.

Containing in all 14.859 acres of land, more or less, of which 0.150 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 April 2025.

Prior Deed References – OR 88, Page 496

25019-S

Tract 2



PT: 1 N: 0.0000 E: 0.0000
S89°53'36"W DIST: 1304.93
PT: 2 N: -2.4294 E: -1304.9277
N0°03'23"E DIST: 537.22
PT: 3 N: 534.7904 E: -1304.3990
S74°18'11"E DIST: 123.46
PT: 4 N: 501.3884 E: -1185.5433
N50°01'01"E DIST: 129.96
PT: 5 N: 584.8956 E: -1085.9635
S61°50'12"E DIST: 197.33
PT: 6 N: 491.7585 E: -911.9962
N65°32'41"E DIST: 54.31
PT: 7 N: 514.2419 E: -862.5587
S81°21'02"E DIST: 193.00
PT: 8 N: 485.2169 E: -671.7537
N46°43'59"E DIST: 131.60
PT: 9 N: 575.4153 E: -575.9267
S75°06'30"E DIST: 143.12
PT: 10 N: 538.6346 E: -437.6136
S63°34'56"E DIST: 488.64
PT: 11 N: 321.2323 E: -0.0005
S0°00'00"E DIST: 321.23
PT: 12 N: 0.0023 E: -0.0005

CLOSING BEARING/DISTANCE: S11°30'09"E DIST: 0.0023

MISCLOSURE: N: 0.0023 E: -0.0005

AREA: 14.859 ACRES



REFERENCE SURVEY VOL. D
PAGE 700 IN THE TAX MAP OFFICE
(Tract 2) 2025