

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.385 ACRE PARCEL
FOR BEN PORTER**

Being a parcel of land situated in part of the Northwest Quarter of Section 32, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the west line of said Section 32 and the centerlines of County Highway 130 and State Highway 294, referenced by a found iron rod situated N 33° 41' 24" E a distance of 36.06 feet;

thence on an assumed bearing of N 90° 00' 00" E along the centerline of said State Highway 294 a distance of 2725.61 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Ben Porter, Etux.;

thence N 00° 08' 19" E along said Ben Porter, Etux. parcel a distance of 326.20 feet to a found iron rod marking a corner of said Ben Porter, Etux. parcel, passing a found iron rod a distance of 30.00 feet;

thence N 88° 21' 13" W along said Ben Porter, Etux. parcel a distance of 126.69 feet to a found iron rod marking a corner of said Ben Porter, Etux. parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 88° 21' 13" W on a line a distance of 48.00 feet to a set iron rod;

thence N 00° 46' 18" E on a line a distance of 346.00 feet to set iron rod marking a south line of said Ben Porter, Etux. parcel;

thence S 89° 04' 45" E along said Ben Porter, Etux. parcel a distance of 48.76 feet to a found iron rod marking a corner of said Ben Porter, Etux. parcel;

thence S 00° 53' 55" W along said Ben Porter, Etux. parcel a distance of 346.61 feet to the **POINT OF BEGINNING**.

Containing in all 0.385 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

REFERENCE SURVEY VOL. C
PAGE 1940 IN THE TAX MAP OFFICE

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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 2025.

Prior Deed References – OR 226, Page 1076

25039-S Tract 2 Adjoinder only tract



PT: 1 N: 0.0000 E: 0.0000
N88°21'13"W DIST: 48.00
PT: 2 N: 1.3791 E: -47.9802
N0°46'18"E DIST: 346.00
PT: 3 N: 347.3477 E: -43.3204
S89°04'45"E DIST: 48.76
PT: 4 N: 346.5641 E: 5.4333
S0°53'55"W DIST: 346.61
PT: 5 N: -0.0033 E: -0.0026

CLOSING BEARING/DISTANCE: N37°59'53"E DIST: 0.0042

MISCLOSURE: N: -0.0033 E: -0.0026

AREA: 0.385 ACRES



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