

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 10.000 ACRE PARCEL  
FOR RYAN DERR**

Being a parcel of land situated in part of the Southwest Quarter of Section 13, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Beginning at a found stone marking the south quarter post of said Section 13 and the centerline of County Highway 47 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S  $89^{\circ} 44' 18''$  W along the south line of said Section 13 and the centerline of County Highway 47 a distance of 329.25 feet to a set MAG nail;

thence N  $01^{\circ} 28' 10''$  W on a line a distance of 1323.67 feet to a set iron rod marking the south line of a parcel of land now or formerly owned by Binau Farms LLC, passing a set iron rod a distance of 20.00 feet;

thence N  $89^{\circ} 52' 08''$  E along said Binau Farms LLC parcel a distance of 329.27 feet to a set iron rod marking the north-south half section line of said Section 13;

thence S  $01^{\circ} 28' 10''$  E along the north-south half section line of said Section 13 a distance of 1322.92 feet to the **POINT OF BEGINNING**.

Containing in all 10.000 acres of land, more or less, of which 0.151 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 February 2025.

Prior Deed References - OR 253, Page 2070

25005-S

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PT: 1 N: 0.0000 E: 0.0000  
S89°44'18"W DIST: 329.25  
PT: 2 N: -1.5037 E: -329.2466  
N1°28'10"W DIST: 1323.67  
PT: 3 N: 1321.7310 E: -363.1905  
N89°52'08"E DIST: 329.27  
PT: 4 N: 1322.4845 E: -33.9214  
S1°28'10"E DIST: 1322.92  
PT: 5 N: -0.0004 E: 0.0033

CLOSING BEARING/DISTANCE: N82°36'15"W DIST: 0.0034

MISCLOSURE: N: -0.0004 E: 0.0033

AREA: 10.000 ACRES



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