

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

**LEGAL DESCRIPTION OF A 0.703 ACRE PARCEL
FOR MIKE ROSZMAN**

Being a parcel of land situated in part of the Southwest Quarter of Section 12, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west line of said Section 12 and the centerline of Township Highway 22;

thence on an assumed bearing of S 59° 00' 39" E along the centerline of said Township Highway 22 a distance of 789.62 feet to a found railroad spike, referenced by a found iron rod situated N 36° 34' 54" E a distance of 30.06 feet;

thence S 57° 11' 06" E along the centerline of said Township Highway 22 a distance of 796.81 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 05° 46' 20" E a distance of 32.00 feet;

thence continuing S 57° 11' 06" E along the centerline of said Township Highway 22 a distance of 34.93 feet to a point marking a corner of a parcel of land now or formerly owned by M. Roszman, Etux. referenced by a set iron rod situated S 63° 43' 19" W a distance of 29.15 feet;

thence S 24° 38' 13" E along said M. Roszman Etux. parcel a distance of 352.80 feet to a set iron rod, marking the north line of a parcel of land now or formerly owned by W. & J. Coppler, Trustees, passing a found railroad spike a distance of 1.14 feet;

thence S 72° 04' 10" W along said W. & J. Coppler, Trustees parcel a distance of 144.62 feet to a set iron rod;

thence N 05° 46' 20" W on a line a distance of 386.09 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 354.09 feet.

Containing in all 0.703 acres of land, more or less, of which 0.032 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 October 2025.

Prior Deed References – OR 289, Page 814

25119-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S57°11'06"E DIST: 34.93
PT: 2 N: -18.9296 E: 29.3560
S24°38'13"E DIST: 352.80
PT: 3 N: -339.6133 E: 176.4267
S72°04'10"W DIST: 144.62
PT: 4 N: -384.1366 E: 38.8309
N5°46'20"W DIST: 386.09
PT: 5 N: -0.0042 E: 0.0003

CLOSING BEARING/DISTANCE: N3°25'12"W DIST: 0.0042

MISCLOSURE: N: -0.0042 E: 0.0003

AREA: 0.703 ACRES



REFERENCE SURVEY VOL. C
PAGE 1957 IN THE TAX MAP OFFICE
2025