

**KOEHLER SURVEYING, INC.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388**

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**LEGAL DESCRIPTION OF A 2.350 ACRE PARCEL  
FOR RANDY THIEL**

Being a parcel of land situated in part of the Southeast Quarter of Section 13, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 13 and the centerline of County Highway 62;

thence on an assumed bearing of S 89° 30' 09" E along the south line of said Section 13 and the centerline County Highway 62 a distance of 40.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. & D. Thiel and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 14' 14" E along said R. & D. Thiel parcel a distance of 745.63 feet to a set iron rod, passing a found iron rod a distance of 20.00 feet;

thence N 89° 45' 46" W on a line a distance of 6.00 feet to a set iron rod;

thence N 00° 14' 14" E on a line a distance of 83.00 feet to a set iron rod;

thence S 89° 45' 46" E on a line a distance of 6.00 feet to a set iron rod;

thence N 00° 14' 14" E on a line a distance of 266.02 feet to a set iron rod;

thence S 89° 26' 01" E on a line a distance of 203.41 feet to a set iron rod;

thence S 00° 14' 14" W on a line a distance of 341.85 feet to a found iron rod marking a north line of a parcel of land now or formerly owned by Scenic River Farms, LLC, passing a found iron rod a distance of 123.00 feet;

thence N 89° 45' 46" W along said Scenic River Farms, LLC parcel a distance of 109.23 feet to a set iron rod;

thence S 00° 14' 14" W on a line a distance of 40.00 feet to a set iron rod;

thence N 89° 45' 46" W on a line a distance of 54.18 feet to a set iron rod;

thence S 00° 14' 14" W on a line a distance of 711.81 feet to a set MAG nail marking the south line of said Section 13 and the centerline of said County Highway 62, passing a set iron rod a distance of 691.81 feet;

thence N 89° 30' 09" W along the south line of said Section 13 and the centerline of said County Highway 62 a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.350 acres of land, more or less, of which 0.018 acres of land is currently contained within highway right-of-way. 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 September 2025.

Prior Deed References – OR 166, Page 977; OR 284, Page 1200

25031-S      Combo Tract



PT: 1 N: 0.0000 E: 0.0000  
N0°14'14"E DIST: 745.63  
PT: 2 N: 745.6236 E: 3.0871  
N89°45'46"W DIST: 6.00  
PT: 3 N: 745.6485 E: -2.9128  
N0°14'14"E DIST: 83.00  
PT: 4 N: 828.6477 E: -2.5692  
S89°45'46"E DIST: 6.00  
PT: 5 N: 828.6229 E: 3.4308  
N0°14'14"E DIST: 266.02  
PT: 6 N: 1094.6406 E: 4.5322  
S89°26'01"E DIST: 203.41  
PT: 7 N: 1092.6299 E: 207.9322  
S0°14'14"W DIST: 341.85  
PT: 8 N: 750.7828 E: 206.5169  
N89°45'46"W DIST: 109.23  
PT: 9 N: 751.2350 E: 97.2878  
S0°14'14"W DIST: 40.00  
PT: 10 N: 711.2354 E: 97.1222  
N89°45'46"W DIST: 54.18  
PT: 11 N: 711.4597 E: 42.9427  
S0°14'14"W DIST: 711.81  
PT: 12 N: -0.3442 E: 39.9956  
N89°30'09"W DIST: 40.00  
PT: 13 N: 0.0031 E: -0.0029

CLOSING BEARING/DISTANCE: S43°08'51"E DIST: 0.0043

MISCLOSURE: N: 0.0031 E: -0.0029

AREA: 2.350 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1959 IN THE TAX MAP OFFICE

2029 Combo