

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

**LEGAL DESCRIPTION OF A 1.192 ACRE PARCEL
FOR MARK KAISER**

Being a parcel of land situated in part of the Southeast Quarter of Section 4, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 4 and the intersection of the centerlines of County Highway 56 and State Highway 231;

thence on an assumed bearing of S 88° 46' 13" W along the south line of said Section 4 and the centerline of said County Highway 56 a distance of 1918.04 feet to a point marking the southeast corner of a parcel of land now or formerly owned by M. Kaiser (DV 168, Page 674);

thence N 01° 12' 24" W along said M. Kaiser parcel (DV 168, Page 674), passing a set iron rod a distance of 20.00 feet, a total distance of 200.00 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 88° 46' 13" W along the north line of said M. Kaiser parcel (DV 168, Page 674) a distance of 175.00 feet to a set iron rod marking a corner of said M. Kaiser parcel (DV 168, Page 674) and the east line of a parcel of land now or formerly owned by M. Kaiser (OR 122, Page 629);

thence N 01° 12' 24" W along the east line of said M. Kaiser parcel (OR 122, Page 629) a distance of 50.00 feet to a found iron rod marking a corner of said M. Kaiser parcel (OR 122, Page 629);

thence S 88° 46' 13" W along said M. Kaiser parcel (OR 122, Page 629) a distance of 175.00 feet to a found iron rod marking a corner of said M. Kaiser parcel (OR 122, Page 629);

thence N 01° 12' 24" W on a line a distance of 123.37 feet to a set iron rod

thence N 88° 46' 13" E on a line a distance of 350.00 feet to a set iron rod;

thence S 01° 12' 24" E on a line a distance of 173.37 feet to the **POINT OF BEGINNING**.

Containing in all 1.192 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.

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 250, Page 2483

25032-S Tract 1 Adjoinder only



PT: 1 N: 0.0000 E: 0.0000
S88°46'13"W DIST: 175.00
PT: 2 N: -3.7557 E: -174.9597
N1°12'24"W DIST: 50.00
PT: 3 N: 46.2332 E: -176.0126
S88°46'13"W DIST: 175.00
PT: 4 N: 42.4775 E: -350.9723
N1°12'24"W DIST: 123.37
PT: 5 N: 165.8202 E: -353.5703
N88°46'13"E DIST: 350.00
PT: 6 N: 173.3316 E: -3.6510
S1°12'24"E DIST: 173.37
PT: 7 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.192 ACRES



REFERENCE SURVEY VOL. B
PAGE 303 IN THE TAX MAP OFFICE
2025 (Tract 1)