

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 2.003 ACRE PARCEL
FOR DEREK WENTLING**

Being a parcel of land situated in part of the Northwest Quarter of Section 13, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the north-south half section line of said Section 13 and the centerlines of Township Highway 95 and Township Highway 21, referenced by a found iron rod situated S 32° 09' 14" W a distance of 37.39 feet;

thence on an assumed bearing of S 85° 30' 49" W along the centerline of said Township Highway 21 a distance of 228.98 feet to a found nail, referenced by a found iron rod situated N 00° 10' 32" W a distance of 30.12 feet;

thence S 84° 47' 20" W along the centerline of said Township Highway 21 a distance of 246.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 01° 20' 34" W on a line a distance of 265.86 feet to a set iron rod, passing a set iron rod a distance of 30.20 feet;

thence N 89° 26' 28" W on a line a distance of 351.72 feet to a set iron rod;

thence N 01° 20' 34" E on a line a distance of 230.27 feet to a set MAG nail marking the centerline of said Township Highway 21, passing a set iron rod a distance of 200.07 feet;

thence N 84° 47' 20" E along the centerline of said Township Highway 21 a distance of 354.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.003 acres of land, more or less, of which 0.244 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 April 2025.

Prior Deed References – OR 275, Page 1368

25015-S



PT: 1 N: 0.0000 E: 0.0000
S1°20'34"W DIST: 265.86
PT: 2 N: -265.7870 E: -6.2301
N89°26'28"W DIST: 351.72
PT: 3 N: -262.3562 E: -357.9334
N1°20'34"E DIST: 230.27
PT: 4 N: -32.1494 E: -352.5373
N84°47'20"E DIST: 354.00
PT: 5 N: 0.0029 E: -0.0004

CLOSING BEARING/DISTANCE: S8°28'56"E DIST: 0.0029

MISCLOSURE: N: 0.0029 E: -0.0004

AREA: 2.003 ACRES



REFERENCE SURVEY VOL B
PAGE 302 IN THE TAX MAP OFFICE
2025