

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

**LEGAL DESCRIPTION OF A 6.854 ACRE PARCEL
FOR AMY SINGER**

Being a parcel of land situated in part of the Southeast Quarter of Section 13, T-2-S, R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 13 and the intersection of the centerlines of County Highway 47 and County Highway 128;

thence on an assumed bearing of S 89° 30' 25" W along the south line of said Section 13 and the centerline of said County Highway 47 a distance of 1240.40 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 29' 35" W a distance of 20.00 feet;

thence continuing S 89° 30' 25" W along the south line of said Section 13 and the centerline of said County Highway 47 a distance of 940.23 feet to a set MAG nail;

thence N 41° 00' 44" E on a line, passing a set iron rod a distance of 26.71 feet, a total distance of 146.92 feet to a point on or near the centerline of Cranberry Run, referenced by a set iron rod situated N 41° 00' 44" E a distance of 20.00 feet;

thence N 05° 02' 27" E on or near the centerline of said Cranberry Run a distance of 253.41 feet to a point marking the intersection of said Cranberry Run and an open ditch, referenced by a set iron rod situated S 65° 28' 20" E a distance of 17.09 feet;

thence N 85° 57' 41" E on or near the centerline of an open ditch a distance of 108.25 feet to a set iron rod;

thence S 65° 31' 03" E on or near the centerline of an open ditch a distance of 71.66 feet to a set iron rod;

thence N 74° 23' 28" E on or near the centerline of an open ditch a distance of 99.36 feet to a set iron rod;

thence S 76° 01' 43" E on or near the centerline of an open ditch a distance of 84.20 feet to a set iron rod;

thence N 62° 46' 59" E on or near the centerline of an open ditch a distance of 124.63 feet to a set iron rod;

thence S 66° 11' 54" E on or near the centerline of an open ditch, extended, a distance of 164.85 feet to a set iron rod;

thence S 83° 54' 03" E on a line a distance of 207.78 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by Althouse Limited;

thence S 00° 29' 35" E along said Althouse Limited parcel a distance of 307.94 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 287.94 feet.

Containing in all 6.854 acres of land, more or less, of which 0.428 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 287, Page 2368

25010-S



PT: 1 N: 0.0000 E: 0.0000
S89°30'25"W DIST: 940.23
PT: 2 N: -8.0910 E: -940.1952
N41°00'44"E DIST: 146.92
PT: 3 N: 102.7704 E: -843.7834
N5°02'27"E DIST: 253.41
PT: 4 N: 355.2003 E: -821.5173
N85°57'41"E DIST: 108.25
PT: 5 N: 362.8242 E: -713.5361
S65°31'03"E DIST: 71.66
PT: 6 N: 333.1272 E: -648.3192
N74°23'28"E DIST: 99.36
PT: 7 N: 359.8619 E: -552.6235
S76°01'43"E DIST: 84.20
PT: 8 N: 339.5329 E: -470.9145
N62°46'59"E DIST: 124.63
PT: 9 N: 396.5338 E: -360.0834
S66°11'54"E DIST: 164.85
PT: 10 N: 330.0049 E: -209.2542
S83°54'03"E DIST: 207.78
PT: 11 N: 307.9284 E: -2.6503
S0°29'35"E DIST: 307.94
PT: 12 N: -0.0002 E: -0.0004

CLOSING BEARING/DISTANCE: N61°55'39"E DIST: 0.0004

MISCLOSURE: N: -0.0002 E: -0.0004

AREA: 6.854 ACRES



REFERENCE SURVEY VOL. B
PAGE 301 IN THE TAX MAP OFFICE

2025