

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 1.594 ACRE PARCEL
FOR TIM FREY**

Being a parcel of land situated in part of the Northeast Quarter of Section 25, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 25 and the intersection of the centerlines of County Highway 95 and Township Highway 49;

thence on an assumed bearing of S 00° 13' 02" E along the east line of said Section 25 and the centerline of County Highway 95 a distance of 479.63 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 89° 46' 18" W a distance of 20.00 feet;

thence continuing S 00° 13' 02" E along the east line of said Section 25 and the centerline of said County Highway 95 a distance of 205.00 feet to a set MAG nail;

thence S 89° 46' 18" W on a line a distance of 338.73 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 00° 13' 02" W on a line a distance of 205.00 feet to a set iron rod;

thence N 89° 46' 18" E on a line a distance of 338.73 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 318.73 feet.

Containing in all 1.594 acres of land, more or less, of which 0.094 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.

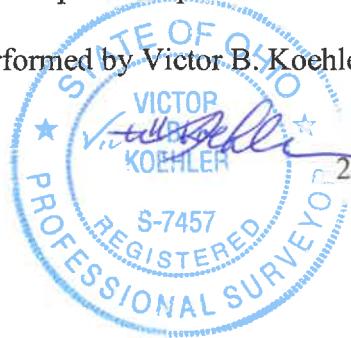
Bearings are assumed and are for angular measurement only.

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 February 2025.

Prior Deed References – OR 278, Page 2891

REFERENCE SURVEY VOL. B
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24159-S

PT: 1 N: 0.0000 E: 0.0000
S0°13'02"E DIST: 205.00
PT: 2 N: -204.9985 E: 0.7772
S89°46'18"W DIST: 338.73
PT: 3 N: -206.3484 E: -337.9501
N0°13'02"W DIST: 205.00
PT: 4 N: -1.3499 E: -338.7273
N89°46'18"E DIST: 338.73
PT: 5 N: 0.0000 E: 0.0000

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

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.594 ACRES



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