

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

**LEGAL DESCRIPTION OF A 3.499 ACRE PARCEL
FOR WAGNER VALLEY LLC**

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

Commencing at a set MAG nail marking the east quarter post of Section 25 and the centerline of County Highway 95 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 41' 43" W a distance of 20.00 feet;

thence on an assumed bearing of S 00° 05' 43" E along the east line of said Section 25 and the centerline of said County Highway 95 a distance of 15.06 feet to a set MAG nail;

thence S 89° 46' 18" W on a line a distance of 614.47 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 00° 13' 42" W on a line a distance of 248.00 feet to a set iron rod;

thence N 89° 46' 18" E on a line a distance of 614.50 feet to a set MAG nail marking the east line of said Section 25 and the centerline of said County Highway 95, passing a set iron rod a distance of 594.50 feet;

thence S 00° 13' 42" E along the east line of said Section 25 and the centerline of said County Highway 95 a distance of 232.94 feet to the **POINT OF BEGINNING**.

Containing in all 3.499 acres of land, more or less, of which 0.114 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 2022.

Prior Deed References – OR 106, Page 269; OR 148, Page 996.

22026-S



REFERENCE SURVEY VOL. 8
PAGE 265 IN THE TAX MAP OFFICE

PT: 1 N: 0.0000 E: 0.0000
S0°05'43"E DIST: 15.06
PT: 2 N: -15.0600 E: 0.0250
S89°46'18"W DIST: 614.47
PT: 3 N: -17.5087 E: -614.4401
N0°13'42"W DIST: 248.00
PT: 4 N: 230.4893 E: -615.4284
N89°46'18"E DIST: 614.50
PT: 5 N: 232.9382 E: -0.9333
S0°13'42"E DIST: 232.94
PT: 6 N: 0.0000 E: -0.0050

CLOSING BEARING/DISTANCE: S89°45'38"E DIST: 0.0050

MISCLUSION: N: 0.0000 E: -0.0050

AREA: 3.499 ACRES



REFERENCE SURVEY VOL. B
PAGE 265 IN THE TAX MAP OFFICE