

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

LEGAL DESCRIPTION OF A 3.500 ACRE PARCEL
FOR RYLEY MARTIN

Being a parcel of land situated in part of the Southeast Quarter of Section 19, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of the centerlines of County Highway 115 and Township Highway 65;

thence on an assumed bearing of S 89° 28' 18" W along the south line of section 19 and the centerline of said Township Highway 65 a distance of 789.38 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod N 00° 31' 42" W a distance of 20.00 feet;

thence continuing S 89° 28' 18" W along the south line of section 19 and the centerline of said Township Highway 65 a distance of 350.00 feet to a to a set MAG nail;

thence N 00° 31' 42" W on a line a distance of 435.60 feet to a set iron rod passing a set iron rod a distance of 20.00 feet;

thence N 89° 28' 18" E on a line a distance of 350.00 feet to a set iron rod;

thence S 00° 31' 42" E on a line a distance of 435.60 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 415.60 feet.

Containing in all 3.500 acres of land, more or less, of which 0.161 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 July 2022.

Prior Deed References – OR 187, Page 725, OR 220, Page 2431

REFERENCE SURVEY VOL. B
PAGE 267 IN THE TAX MAP OFFICE
"2022"

22074-S



PT: 1 N: 0.0000 E: 0.0000
S89°28'18"W DIST: 350.00
PT: 2 N: -3.2274 E: -349.9851
N0°31'42"W DIST: 435.60
PT: 3 N: 432.3541 E: -354.0018
N89°28'18"E DIST: 350.00
PT: 4 N: 435.5815 E: -4.0167
S0°31'42"E DIST: 435.60
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: 3.500 ACRES



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PAGE 267 IN THE TAX MAP OFFICE

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