

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 5.292 ACRE PARCEL
FOR TAYLOR KIN**

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

Commencing at a found stone marking the east quarter post of said Section 12 and the centerline of County Highway 95;

thence on an assumed bearing of N 00° 17' 55" W along the east line of said Section 12 and the centerline of said County Highway 95 a distance of 322.92 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 27' 33" W on a line a distance of 325.03 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 17' 55" E on a line a distance of 322.73 feet to a set iron rod marking the east - west 1/2 section line of said section 12;

thence N 89° 25' 37" W along said line a distance of 600.00 feet to set iron rod;

thence N 00° 17' 55" W on a line a distance of 362.40 feet to a set iron rod marking the south line of a parcel of land now or formerly owned by Ann E. Suber, Trustee;

thence S 89° 27' 33" E along the south line of said Ann E. Suber, Trustee parcel a distance of 925.01 feet to the east line of said Section 12 and the centerline of County Highway 95, passing a found iron rod a distance of 905.01 feet;

thence S 00° 17' 55" E along the east line of said Section 12 and the centerline of said County Highway 95 a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 5.292 acres of land, more or less, of which 0.018 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 2024.

Prior Deed References – OR 279, Page 165

24010-S



PT: 1 N: 0.000000 E: 0.000000
N89°27'33"W DIST: 325.03
PT: 2 N: 3.068017 E: -325.015520
S0°17'55"E DIST: 322.73
PT: 3 N: -319.657600 E: -323.333540
N89°25'37"W DIST: 600.00
PT: 4 N: -313.656676 E: -923.303530
N0°17'55"W DIST: 362.40
PT: 5 N: 48.738402 E: -925.192259
S89°27'33"E DIST: 925.01
PT: 6 N: 40.007064 E: -0.223468
S0°17'55"E DIST: 40.00
PT: 7 N: 0.007608 E: -0.014999

CLOSING BEARING/DISTANCE: S63°06'21"E DIST: 0.0168

MISCLOSURE: N: 0.007608 E: -0.014999

AREA: 5.292 ACRES



REFERENCE SURVEY VOL. B
PAGE 293 IN THE TAX MAP OFFICE

"2024"