

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 2.193 ACRE PARCEL
FOR SHANE COPPLER

Being a parcel of land situated in part of the Northwest Quarter of Section 13, T-1-S,
R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the West Line of the East
Half of the Northwest Quarter of said Section 13 and the centerline of Township
Highway 21 and being the **POINT OF BEGINNING**, referenced by a set iron rod
situated

N 00° 04' 28" E a distance of 31.08 feet;

thence along said centerline an arc distance of 120.22 feet along a curve to the left having
a radius of 176.20 feet, a chord of 117.90 feet and an assumed chord bearing of
S 54° 07' 29" W to a set MAG nail, referenced by a set iron rod situated
N 55° 25' 13" W a distance of 30.00 feet;

thence along said centerline an arc distance of 316.26 feet along a curve to the right
having a radius of 3008.09 feet, a chord of 316.12 feet and a chord bearing of
S 37° 35' 28" W to a set MAG nail;

thence N 00° 04' 28" E a distance of 502.10 feet to a set iron rod, passing a set iron rod
for reference a distance of 46.49 feet;

thence N 86° 58' 01" E a distance of 288.38 feet to a set iron rod on the West Line of the
East Half of the Northwest Quarter of said Section 13;

thence S 00° 04' 28" W along said line a distance of 197.79 feet to the **POINT OF
BEGINNING**, passing a set iron rod a distance of 166.71 feet.

Containing in all 2.193 acres of land, more or less, of which 0.298 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.

REFERENCE SURVEY VOL. C
PAGE 1291 IN THE TAX MAP OFFICE

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, 2011.

Prior Deed Reference – OR Volume 115, Page 677; Volume 173, Page 77

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