

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 7.025 ACRE PARCEL
FOR TED REINHART**

Being a parcel of land situated in part of the Northeast Quarter of Section 25, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the center of said Section 25 and the centerline of Township Highway 95, referenced by a found iron rod situated S 89° 26' 04" E a distance of 20.00 feet;

thence on an assumed bearing of N 00° 05' 04" W along the north-south half section line of said Section 25 and the centerline of said Township Highway 95 a distance of 724.58 feet to a found MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 89° 39' 12" E a distance of 20.00 feet;

thence continuing N 00° 05' 04" W along the north-south half section line of said Section 25 and the centerline of said Township Highway 95 a distance of 40.00 feet to a found MAG nail, referenced by a found iron rod situated S 89° 39' 12" E a distance of 30.00 feet;

thence S 89° 39' 12" E on a line a distance of 1130.00 feet to a set iron rod, passing the aforementioned found iron rod a distance of 30.00 feet;

thence N 00° 30' 28" E on a line a distance of 552.41 feet to point on the centerline of Spring Run, passing a set iron rod a distance of 536.41 feet;

thence S 89° 46' 31" E along the centerline of said Spring Run a distance of 194.75 feet to a point, referenced by a found iron rod situated S 37° 23' 00" E a distance of 24.66 feet;

thence N 28° 46' 27" E along the centerline of said Spring Run a distance of 315.48 feet to a point, referenced by a found iron rod situated S 65° 29' 13" E a distance of 13.09 feet;

thence S 65° 29' 13" E on a line a distance of 45.93 feet to a set iron rod, passing the aforementioned found iron rod a distance of 13.09 feet;

thence S 00° 30' 28" W on a line a distance of 851.46 feet to a set iron rod;

thence N 89° 39' 12" W on a line a distance of 1515.69 feet to the **POINT OF BEGINNING**, passing two found iron rods at distances of 30.00 feet and 1495.69 feet respectively.

Containing in all 7.025 acres of land, more or less, of which 0.028 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 2020.

Prior Deed References – OR 225, Page 657

20007-S



PT: 1 N: 0.0000 E: 0.0000
N0°05'04"W DIST: 40.00
PT: 2 N: 40.0000 E: -0.0590
S89°39'12"E DIST: 1130.00
PT: 3 N: 33.1630 E: 1129.9204
N0°30'28"E DIST: 552.41
PT: 4 N: 585.5513 E: 1134.8160
S89°46'31"E DIST: 194.75
PT: 5 N: 584.7874 E: 1329.5645
N28°46'27"E DIST: 315.48
PT: 6 N: 861.3132 E: 1481.4235
S65°29'13"E DIST: 45.93
PT: 7 N: 842.2568 E: 1523.2136
S0°30'28"W DIST: 851.46
PT: 8 N: -9.1698 E: 1515.6678
N89°39'12"W DIST: 1515.69
PT: 9 N: 0.0008 E: 0.0055

CLOSING BEARING/DISTANCE: S81°41'45"W DIST: 0.0056

MISCLOSURE: N: 0.0008 E: 0.0055

AREA: 7.025 ACRES



REFERENCE SURVEY VOL. C
PAGE 1768 IN THE TAX MAP OFFICE

"2020"