

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

LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL
FOR G. A. DERR, TRUSTEE

Being a parcel of land situated in part of the Northwest Quarter of Section 12, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 12 and the centerline of County Highway 42;

thence on an assumed bearing of S 89° 56' 27" W along the north line of said Section 12 and the centerline of said County Highway 42 a distance of 1478.78 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by L.L. Fruth, Trustee referenced by a found iron rod situated S 00° 16' 24" W a distance of 20.00 feet;

thence S 00° 16' 24" W along said L. L. Fruth, Trustee, parcel a distance of 175.00 feet to a set iron rod marking a corner of said L. L. Fruth, Trustee, parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned found iron rod a distance of 20.00 feet;

thence N 89° 56' 27" E along said L. L. Fruth, Trustee parcel a distance of 150.00 feet to a set iron rod marking a corner of said L. L. Fruth, Trustee parcel and the east line of the west half of the northwest quarter of said Section 12;

thence S 00° 16' 24" W along the east line of the west half of the northwest quarter of said Section 12 a distance of 580.81 feet to a set iron rod;

thence S 89° 56' 27" W on a line a distance of 150.00 feet to set iron rod;

thence N 00° 16' 24" E on a line a distance of 580.81 feet to the **POINT OF BEGINNING**.

Containing in all 2.000 acres of land, more or less. 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.

REFERENCE SURVEY VOL. C

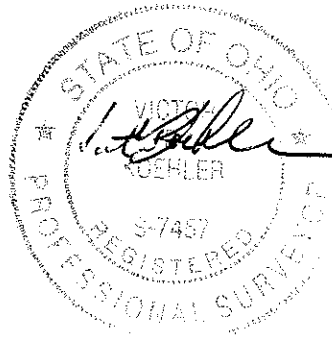
PAGE 1791 IN THE TAX MAP OFFICE

"2021"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in January 2021.

Prior Deed References – OR 256, Page 1489; OR 256, Page 1499

20142-S Adjoiner only tract.

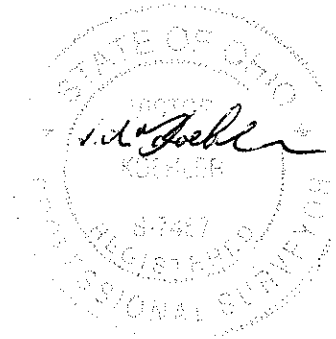


PT: 1 N: 0.0000 E: 0.0000
N89°56'27"E DIST: 150.00
PT: 2 N: 0.1549 E: 149.9999
S0°16'24"W DIST: 580.81
PT: 3 N: -580.6485 E: 147.2291
S89°56'27"W DIST: 150.00
PT: 4 N: -580.8034 E: -2.7708
N0°16'24"E DIST: 580.81
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N90°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.000 ACRES



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