

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

**LEGAL DESCRIPTION OF A 3.932 ACRE PARCEL
FOR JIL HOEPF**

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

Commencing at a found iron rod marking the south quarter post of said Section 12 and the centerline of Township Highway 95;

thence on an assumed bearing of N 00° 34' 58" E along the north-south half section line of said Section 12 and the centerline of said Township Highway 95 a distance of 1308.41 feet to a point, referenced by a found iron rod situated S 88° 35' 34" E a distance of 20.00 feet;

thence S 88° 35' 34" E on a line a distance of 1282.06 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by D. Lortz, Etal. and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned found iron rod a distance of 20.00 feet;

thence continuing S 88° 35' 34" E along said D. Lortz, Etal. parcel a distance of 21.40 feet to a set iron rod marking the east line of the west half of the southeast quarter of said Section 12;

thence N 00° 24' 06" E along said D. Lortz, Etal. parcel a distance of 683.29 feet to a set iron rod;

thence S 86° 02' 00" E on a line a distance of 349.39 feet to set iron rod;

thence N 05° 05' 54" E on a line a distance of 381.44 feet to a set iron rod;

thence N 86° 51' 56" E on a line a distance of 245.51 feet to a set iron rod;

thence S 00° 24' 06" W on a line a distance of 452.59 feet to a set iron rod;

thence N 86° 02' 00" W on a line a distance of 586.13 feet to a set iron rod;

thence S 00° 24' 06" W on a line a distance of 681.43 feet to a set iron rod;

thence N 88° 35' 34" W on a line a distance of 21.44 feet to a set iron rod;

thence S 00° 27' 44" W on a line a distance of 388.68 feet to a set MAG nail marking the centerline of State Highway 568, passing a set iron rod a distance of 345.73 feet;

thence N 43° 50' 46" W along the centerline of said State Highway 568 a distance of 57.26 feet to a found MAG nail marking a corner of said D. Lortz, Etal. parcel, referenced by a found iron rod situated N 00° 27' 44" E a distance of 42.95 feet;

thence N 00° 27' 44" E along said D. Lortz, Etal. parcel a distance of 388.37 feet to the **POINT OF BEGINNING**, passing the aforementioned found iron rod a distance of 42.95 feet.

Containing in all 3.932 acres of land, more or less, of which 0.039 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 May 2021.

Prior Deed References – OR 261, Page 1731

20223-S



PT: 1 N: 0.0000 E: 0.0000
S88°35'34"E DIST: 21.40
PT: 2 N: -0.5255 E: 21.3935
N0°24'06"E DIST: 683.29
PT: 3 N: 682.7477 E: 26.1836
S86°02'00"E DIST: 349.39
PT: 4 N: 658.5782 E: 374.7367
N5°05'54"E DIST: 381.44
PT: 5 N: 1038.5091 E: 408.6335
N86°51'56"E DIST: 245.51
PT: 6 N: 1051.9334 E: 653.7762
S0°24'06"W DIST: 452.59
PT: 7 N: 599.3545 E: 650.6034
N86°02'00"W DIST: 586.13
PT: 8 N: 639.9007 E: 65.8775
S0°24'06"W DIST: 681.43
PT: 9 N: -41.5126 E: 61.1004
N88°35'34"W DIST: 21.44
PT: 10 N: -40.9860 E: 39.6669
S0°27'44"W DIST: 388.68
PT: 11 N: -429.6534 E: 36.5313
N43°50'46"W DIST: 57.26
PT: 12 N: -388.3573 E: -3.1341
N0°27'44"E DIST: 388.37
PT: 13 N: 0.0001 E: -0.0010

CLOSING BEARING/DISTANCE: S86°54'19"E DIST: 0.0010

MISCLOSURE: N: 0.0001 E: -0.0010

AREA: 3.932 ACRES



REFERENCE SURVEY VOL. C

PAGE 1800 IN THE TAX MAP OFFICE

"2021"