

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

**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL
FOR TYLER RICE**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 17 and the centerline of County Highway 96;

thence on an assumed bearing of N 00° 04' 20" E along the west line of said Section 17 and the centerline of said County Highway 96 a distance of 1105.72 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by K. Derr and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 33' 56" E a distance of 30.00 feet;

thence continuing N 00° 04' 20" E along the west line of said Section 17 and the centerline of said County Highway 96 a distance of 110.13 feet to a set MAG nail marking the current occupied line parcel of land now or formerly known as Baughman Cemetery;

thence N 89° 54' 13" E along said Baughman Cemetery parcel as occupied a distance of 226.00 feet to a set iron rod marking a corner of said Baughman Cemetery as occupied, passing a set iron rod at a distance of 30.00 feet;

thence N 00° 03' 20" E along said Baughman Cemetery parcel as occupied a distance of 209.00 feet to a found iron pipe post marking a corner of said Baughman Cemetery parcel as occupied;

thence N 88° 34' 30" W along said Baughman Cemetery parcel as occupied a distance of 226.00 feet to a set MAG nail marking the west line of said Section 17 and the centerline of said County Highway 96, passing a set iron rod a distance of 196.00 feet;

thence N 00° 04' 20" E along the west line of said Section 17 and the centerline of said County Highway 96 a distance of 69.07 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. Schank, Etux. and on or near the centerline of Baughman Run, referenced by a found iron rod situated N 53° 13' 37" E a distance of 37.49 feet;

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thence S 86° 05' 32" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 79.00 feet to a point, referenced by a found iron rod situated N 60° 18' 07" W a distance of 56.17 feet;

thence N 56° 21' 58" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 144.00 feet to a point, referenced by a found iron rod situated N 20° 16' 43" W a distance of 28.30 feet;

thence N 28° 27' 12" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 26.00 feet to a point, referenced by a found iron rod situated N 80° 34' 11" W a distance of 22.50 feet;

thence N 62° 37' 24" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 95.00 feet to a point, referenced by a found iron rod situated N 50° 11' 27" W a distance of 32.00 feet;

thence N 27° 11' 31" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 103.00 feet to a point, referenced by a found iron rod situated N 32° 56' 29" E a distance of 23.50 feet;

thence N 87° 52' 45" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 27.00 feet to a point, referenced by a found iron rod situated N 37° 11' 00" W a distance of 23.50 feet;

thence N 39° 37' 52" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 57.00 feet to a point, referenced by a found iron rod situated N 76° 32' 23" E a distance of 36.00 feet;

thence S 80° 24' 24" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 28.00 feet to a point, referenced by a found iron rod situated N 29° 34' 20" E a distance of 15.00 feet;

thence N 60° 06' 07" E along said R. Schank, Etux. parcel and on or near the centerline of said Baughman Run a distance of 44.00 feet to a point, referenced by a found iron rod situated S 73° 52' 39" W a distance of 32.00 feet;

thence S 89° 33' 56" E on a line a distance of 31.45 feet to a set iron rod;

thence S 00° 04' 20" W on a line a distance of 692.47 feet to a set iron rod marking the north line of said K. Derr parcel;

thence N 89° 33' 56" W along said K. Derr parcel a distance of 502.71 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 472.71 feet.

Containing in all 5.010 acres of land, more or less, of which 0.123 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 September 2022.

Prior Deed References – DV 197, Page 823

22051-S



PT: 1 N: 0.0000 E: 0.0000
N0°04'20"E DIST: 110.13
PT: 2 N: 110.1299 E: 0.1388
N89°54'13"E DIST: 226.00
PT: 3 N: 110.5101 E: 226.1385
N0°03'20"E DIST: 209.00
PT: 4 N: 319.5100 E: 226.3412
N88°34'30"W DIST: 226.00
PT: 5 N: 325.1303 E: 0.4110
N0°04'20"E DIST: 69.07
PT: 6 N: 394.2002 E: 0.4981
S86°05'32"E DIST: 79.00
PT: 7 N: 388.8163 E: 79.3144
N56°21'58"E DIST: 144.00
PT: 8 N: 468.5756 E: 199.2079
N28°27'12"E DIST: 26.00
PT: 9 N: 491.4350 E: 211.5955
N62°37'24"E DIST: 95.00
PT: 10 N: 535.1196 E: 295.9557
N27°11'31"E DIST: 103.00
PT: 11 N: 626.7361 E: 343.0239
N87°52'45"E DIST: 27.00
PT: 12 N: 627.7353 E: 370.0054
N39°37'52"E DIST: 57.00
PT: 13 N: 671.6348 E: 406.3624
S80°24'24"E DIST: 28.00
PT: 14 N: 666.9685 E: 433.9709
N60°06'07"E DIST: 44.00
PT: 15 N: 688.9007 E: 472.1151
S89°33'56"E DIST: 31.45
PT: 16 N: 688.6622 E: 503.5642
S0°04'20"W DIST: 692.47
PT: 17 N: -3.8073 E: 502.6913
N89°33'56"W DIST: 502.71
PT: 18 N: 0.0045 E: -0.0043

CLOSING BEARING/DISTANCE: S43°24'59"E DIST: 0.0062

MISCLOSURE: N: 0.0045 E: -0.0043

AREA: 5.010 ACRES



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