

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

**LEGAL DESCRIPTION OF A 3.221 ACRE PARCEL
FOR 4 DERR FARM LLC**

Being a parcel of land situated in part of the Northeast Quarter of Section 11, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 11 and the centerline of County Highway 42;

thence on an assumed bearing of N 88° 53' 23" W along the north line of said Section 11 and the centerline of said County Highway 42 a distance of 1340.61 feet to point marking the east line of the west half of the Northeast Quarter of said Section 11, referenced by a found iron pipe situated S 73° 32' 22" W a distance of 0.57 feet;

thence S 00° 01' 12" W along the east line of the west half of the Northeast Quarter of said Section 11 a distance of 865.53 feet to a found MAG nail marking the centerline of State Highway 199, passing a found iron rod for reference a distance of 781.42 feet;

thence S 45° 41' 50" E along the centerline of said State Highway 199 a distance of 283.51 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 44° 00' 00" E a distance of 52.04 feet;

thence N 44° 00' 00" E on a line a distance of 260.00 feet to a set iron rod, passing aforementioned set iron rod a distance of 52.04 feet;

thence N 66° 54' 03" E on a line a distance of 214.84 feet to a set iron rod;

thence N 90° 00' 00" E on a line a distance of 64.00 feet to a set iron rod;

thence S 00° 11' 44" E on a line a distance of 368.13 feet to a set iron rod;

thence S 58° 11' 13" W on a line a distance of 248.90 feet to a set MAG nail marking a spiral curve in the centerline of said State Highway 199, passing a set iron rod for reference a distance of 207.87 feet;

thence along a spiral curve to the left in the centerline of said State Highway 199 a distance of 173.78 feet to a found MAG nail marking the ST of said centerline, the chord of said spiral curve bearing N 45° 18' 51" W a chord distance of 173.78 feet and being referenced by a found iron rod situated S 44° 18' 10" W a distance of 45.00 feet;

thence continuing N 45° 41' 50" W along the centerline of said State Highway 199 a distance of 151.50 feet to a set MAG nail and being the **POINT OF BEGINNING**.

Containing in all 3.221 acres of land, more or less, of which 0.318 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 July 2023.

Prior Deed References – OR 276, Page 668

23010-S



PT: 1 N: 0.0000 E: 0.0000
N44°00'00"E DIST: 260.00
PT: 2 N: 187.0283 E: 180.6112
N66°54'03"E DIST: 214.84
PT: 3 N: 271.3152 E: 378.2269
S90°00'00"E DIST: 64.00
PT: 4 N: 271.3152 E: 442.2269
S0°11'44"E DIST: 368.13
PT: 5 N: -96.8127 E: 443.4833
S58°11'13"W DIST: 248.90
PT: 6 N: -228.0202 E: 231.9749
SPIRAL LS = 173.78 CHD = 173.78 CHD BRG = N45°18'51"W
PT: 7 N: -105.8148 E: 108.4220
N45°41'50"W DIST: 151.50
PT: 8 N: 0.0004 E: -0.0004

CLOSING BEARING/DISTANCE: S42°58'21"E DIST: 0.0005

MISCLOSURE: N: 0.0004 E: -0.0004

AREA: 3.221 ACRES



REFERENCE SURVEY VOL. C
PAGE 1875 IN THE TAX MAP OFFICE
"2023"