

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 12.543 ACRE PARCEL
FOR BENDER/WEAVER**

Being a parcel of land situated in part of the Southwest Quarter of Section 20, T-2-S,
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 20 and the
centerline of County Highway 134 and being the **POINT OF BEGINNING** of the
hereinafter described parcel;

thence on an assumed bearing of N 89° 58' 43" E along the east-west half section line of
said Section 20 a distance of 800.00 feet to a set iron rod;

thence S 65° 12' 00" W on a line a distance of 167.01 feet to a set iron rod;

thence S 00° 32' 49" E on a line a distance of 765.00 feet to a set iron rod;

thence S 89° 55' 06" W on a line a distance of 647.72 feet to a set MAG nail marking the
west line of said Section 20 and the centerline of said County Highway 134, passing a set
iron rod a distance of 627.72 feet;

thence N 00° 32' 49" W along the west line of said Section 20 and the centerline of said
County Highway 134 a distance of 835.68 feet to the **POINT OF BEGINNING**.

Containing in all 12.543 acres of land, more or less, of which 0.384 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 February 2024.

Prior Deed References – DV 200, Page 776, OR 116, Page 934 and 937

23035-S2

REFERENCE SURVEY VOL. C
PAGE 1895 IN THE TAX MAP OFFICE

"2024"



PT: 1 N: 0.0000 E: 0.0000
N89°58'43"E DIST: 800.00
PT: 2 N: 0.2986 E: 799.9999
S65°12'00"W DIST: 167.01
PT: 3 N: -69.7540 E: 648.3920
S0°32'49"E DIST: 765.00
PT: 4 N: -834.7192 E: 655.6946
S89°55'06"W DIST: 647.72
PT: 5 N: -835.6424 E: 7.9753
N0°32'49"W DIST: 835.68
PT: 6 N: -0.0005 E: -0.0020

CLOSING BEARING/DISTANCE: N76°09'32"E DIST: 0.0021

MISCLOSURE:N: -0.0005 E: -0.0020

AREA: 12.543 ACRES

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