

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

**LEGAL DESCRIPTION OF A 11.013 ACRE PARCEL
FOR RYAN WENTLING**

Being a parcel of land situated in part of the Southeast Quarter of Section 33, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 33 and the centerline of County Highway 4 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 03° 05' 08" W along the north-south half section line of said Section 33 a distance of 1319.01 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by R. Wentling, Etux., passing a found iron rod a distance of 968.99 feet;

thence N 33° 54' 03" E on a line a distance of 136.88 feet to a set iron rod;

thence N 79° 31' 01" E on a line a distance of 312.48 feet to a set iron rod;

thence S 81° 28' 51" E on a line a distance of 186.27 feet to a set iron rod;

thence S 01° 15' 59" E on a line a distance of 43.13 feet to set iron rod marking the north line of a parcel of land now or formerly owned by M. Roszman, Etux.;

thence S 89° 56' 37" W along the north line of said M. Roszman, Etux. parcel a distance of 249.64 feet to a set iron rod marking a corner of said M. Roszman, Etux. parcel;

thence S 03° 05' 08" E along the west line of said M. Roszman, Etux. parcel a distance of 1418.59 feet to a set MAG nail marking the south line of said Section 33 and the centerline of said County Highway 4, passing a set iron rod a distance of 1398.56 feet;

thence S 89° 59' 16" W along the south line of said Section 33 and the centerline of said County Highway 4 a distance of 324.50 feet to the **POINT OF BEGINNING**.

Containing in all 11.013 acres of land, more or less, of which 0.149 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 November 2024.

Prior Deed References – OR 134, Page 903, OR 243, Page 1722

24172-S



PT: 1 N: 0.0000 E: 0.0000
N3°05'08"W DIST: 1319.01
PT: 2 N: 1317.0978 E: -70.9985
N33°54'03"E DIST: 136.88
PT: 3 N: 1430.7088 E: 5.3474
N79°31'01"E DIST: 312.48
PT: 4 N: 1487.5629 E: 312.6117
S81°28'51"E DIST: 186.27
PT: 5 N: 1459.9688 E: 496.8264
S1°15'59"E DIST: 43.13
PT: 6 N: 1416.8493 E: 497.7796
S89°56'37"W DIST: 249.64
PT: 7 N: 1416.6036 E: 248.1398
S3°05'08"E DIST: 1418.59
PT: 8 N: 0.0702 E: 324.4983
S89°59'16"W DIST: 324.50
PT: 9 N: 0.0010 E: -0.0017

CLOSING BEARING/DISTANCE: S60°01'08"E DIST: 0.0019

MISCLOSURE: N: 0.0010 E: -0.0017

AREA: 11.013 ACRES



REFERENCE SURVEY VOL. D
PAGE 702 IN THE TAX MAP OFFICE
2024