

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 43.073 ACRE PARCEL
FOR NANCY GRUBBS**

Being a parcel of land situated in part of the Northeast Quarter of Section 11, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 11 and the intersection of the centerlines of Township Highway 42 and County Highway 91 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 00' 00" E along the east line of said Section 11 and the centerline of said County Highway 91 a distance of 579.24 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by New York Central Lines LLC;

thence S 34° 50' 42" W along said New York Central Lines LLC parcel a distance of 2281.30 feet to a set iron rod marking the east line of the west half of the northeast quarter of said Section 11, passing a set iron rod a distance of 35.00 feet;

thence N 00° 03' 22" E along the east line of the west half of the northeast quarter of said Section 11 a distance of 2442.27 feet to a set MAG nail marking the north line of said Section 11 and the centerline of said Township Highway 42, passing a set iron rod a distance of 2422.27 feet;

thence N 89° 35' 35" E along the north line of said Section 11 and the centerline of said Township Highway 42 a distance of 557.75 feet to a found railroad spike marking a corner of a parcel of land now or formerly owned by M. & N. Wheeler;

thence S 00° 24' 25" E along said M. & N. Wheeler parcel a distance of 300.00 feet to a found iron rod marking a corner of said M. & N. Wheeler parcel, passing a found iron rod a distance of 20.00 feet;

thence N 89° 35' 35" E along said M. & N. Wheeler parcel a distance of 300.00 feet to a found iron rod marking a corner of said M. & N. Wheeler parcel;

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thence N 00° 24' 25" W along said M & N Wheeler parcel a distance of 300.00 feet to a found railroad spike marking the north line of said Section 11 and the centerline of said Township Highway 42, passing a found iron rod a distance of 280.00 feet;

thence N 89° 35' 35" E along the north line of said Section 11 and the centerline of said Township Highway 42 a distance of 443.33 feet to the **POINT OF BEGINNING**.

Containing in all 43.073 acres of land, more or less, of which 0.948 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 April 2025.

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PT: 1 N: 0.0000 E: 0.0000
S0°00'00"E DIST: 579.24
PT: 2 N: -579.2400 E: 0.0000
S34°50'42"W DIST: 2281.30
PT: 3 N: -2451.5045 E: -1303.4397
N0°03'22"E DIST: 2442.27
PT: 4 N: -9.2357 E: -1301.0480
N89°35'35"E DIST: 557.75
PT: 5 N: -5.2743 E: -743.3120
S0°24'25"E DIST: 300.00
PT: 6 N: -305.2668 E: -741.1813
N89°35'35"E DIST: 300.00
PT: 7 N: -303.1360 E: -441.1889
N0°24'25"W DIST: 300.00
PT: 8 N: -3.1436 E: -443.3196
N89°35'35"E DIST: 443.33
PT: 9 N: 0.0051 E: -0.0008

CLOSING BEARING/DISTANCE: S8°37'47"E DIST: 0.0052

MISCLOSURE: N: 0.0051 E: -0.0008

AREA: 43.073 ACRES

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