

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

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**LEGAL DESCRIPTION OF A 5.498 ACRE PARCEL**  
**FOR NANCY GRUBBS**

Being a parcel of land situated in part of the Northeast and Southeast Quarters 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;

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 2123.77 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 89° 48' 30" W a distance of 20.00 feet;

thence continuing S 00° 00' 00" E along the east line of said Section 11 and the centerline of said County Highway 91 a distance of 573.00 feet to a set MAG nail;

thence N 89° 48' 30" W on a line a distance of 418.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 00° 00' 00" W on a line a distance of 573.00 feet to a set iron rod;

thence S 89° 48' 30" E on a line a distance of 418.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 398.00 feet.

Containing in all 5.498 acres of land, more or less, of which 0.263 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.

REFERENCE SURVEY VOL. D

PAGE 706 IN THE TAX MAP OFFICE

(Tract 1) 2025

Prior Deed References – OR 88, Page 496    25019-S    Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S0°00'00"E DIST: 573.00  
PT: 2 N: -573.0000 E: 0.0000  
N89°48'30"W DIST: 418.00  
PT: 3 N: -571.6017 E: -417.9977  
N0°00'00"W DIST: 573.00  
PT: 4 N: 1.3983 E: -417.9977  
S89°48'30"E DIST: 418.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 5.498 ACRES



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