

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 1.131 ACRE PARCEL
FOR BEN PORTER**

Being a parcel of land situated in part of the Northeast Quarter of Section 32, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the west line of said Section 32 and the centerlines of County Highway 130 and State Highway 294, referenced by a found iron rod situated N 33° 41' 24" E a distance of 36.06 feet;

thence on an assumed bearing of N 90° 00' 00" E along the centerline of said State Highway 294 a distance of 2765.61 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Ben Porter, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 08' 19" E along said Ben Porter, Etux. parcel a distance of 535.68 feet to a found iron rod marking a corner of said Ben Porter, Etux. parcel, passing a found iron rod a distance of 30.00 feet;

thence S 89° 38' 34" E along said Ben Porter, Etux. parcel a distance of 126.57 feet to a found iron rod marking a corner of said Ben Porter, Etux. parcel;

thence N 01° 35' 15" E along said Ben Porter, Etux. parcel a distance of 277.20 feet to found iron rod marking a corner of said Ben Porter, Etux. parcel;

thence N 87° 51' 15" W along said Ben Porter, Etux. parcel a distance of 176.25 feet to a found iron rod marking a corner of said Ben Porter, Etux. parcel;

thence N 01° 09' 09" E along said Ben Porter, Etux. parcel a distance of 77.83 feet to a set iron rod;

thence S 87° 41' 01" E on a line a distance of 182.75 feet to a set iron rod;

thence S 00° 17' 12" W on a line a distance of 568.00 feet to a set iron rod;

thence N 88° 21' 13" W on a line a distance of 136.00 feet to a set iron rod;

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thence S 00° 57' 11" E on a line a distance of 324.97 feet to a set MAG nail marking the centerline of said State Highway 294, passing a set iron rod a distance of 294.97 feet;

thence S 90° 00' 00" W along the centerline of said State Highway 294 a distance of 10.20 feet to the **POINT OF BEGINNING**.

Containing in all 1.131 acres of land, more or less, of which 0.007 acres, 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 May 2025.

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25039-S Tract 3 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
N0°08'19"E DIST: 535.68
PT: 2 N: 535.6784 E: 1.2959
S89°38'34"E DIST: 126.57
PT: 3 N: 534.8893 E: 127.8635
N1°35'15"E DIST: 277.20
PT: 4 N: 811.9829 E: 135.5429
N87°51'15"W DIST: 176.25
PT: 5 N: 818.5823 E: -40.5835
N1°09'09"E DIST: 77.83
PT: 6 N: 896.3965 E: -39.0181
S87°41'01"E DIST: 182.75
PT: 7 N: 889.0102 E: 143.5826
S0°17'12"W DIST: 568.00
PT: 8 N: 321.0173 E: 140.7407
N88°21'13"W DIST: 136.00
PT: 9 N: 324.9247 E: 4.7969
S0°57'11"E DIST: 324.97
PT: 10 N: -0.0003 E: 10.2022
N90°00'00"W DIST: 10.20
PT: 11 N: -0.0003 E: 0.0022

CLOSING BEARING/DISTANCE: N81°34'58"W DIST: 0.0022

MISCLOSURE: N: -0.0003 E: 0.0022

AREA: 1.131 ACRES



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