

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

**LEGAL DESCRIPTION OF A 0.478 ACRE PARCEL
FOR BEN PORTER**

Being a parcel of land situated in part of the Northwest and Northeast Quarters 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 2725.61 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Eden Hectares, LLC;

thence N 00° 08' 19" E along said Eden Hectares, LLC parcel a distance of 326.20 feet to a found iron rod marking a corner of said Eden Hectares, LLC parcel, passing a found iron rod a distance of 30.00 feet;

thence N 88° 21' 13" W along said Eden Hectares, LLC parcel a distance of 126.69 feet to a found iron rod marking a corner of said Eden Hectares, LLC parcel;

thence N 00° 53' 55" E along said Eden Hectares, LLC parcel a distance of 346.61 feet to a found iron rod marking a corner of said Eden Hectares, LLC parcel;

thence N 89° 04' 45" W along said Eden Hectares, LLC parcel a distance of 48.76 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 89° 04' 45" W along said Eden Hectares, LLC parcel a distance of 43.95 feet to a found iron rod marking a corner of said Eden Hectares, LLC parcel;

thence N 00° 32' 36" W along said Eden Hectares, LLC parcel a distance of 269.97 feet to a found iron rod marking a corner of said Eden Hectares, LLC parcel;

thence N 89° 48' 54" E along said Eden Hectares, LLC parcel a distance of 217.71 feet to a found iron rod marking a corner of said Eden Hectares, LLC parcel;

thence S 01° 09' 09" W along said Eden Hectares, LLC parcel a distance of 52.16 feet to a set iron rod;

thence N 87° 41' 01" W on a line a distance of 167.25 feet to a set iron rod;

thence S 00° 46' 18" W on a line a distance of 226.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.478 acres of land, more or less. 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.

Prior Deed References – OR 270, Page 2058

25039-S Tract 1 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
N89°04'45"W DIST: 43.95
PT: 2 N: 0.7063 E: -43.9443
N0°32'36"W DIST: 269.97
PT: 3 N: 270.6642 E: -46.5044
N89°48'54"E DIST: 217.71
PT: 4 N: 271.3671 E: 171.2045
S1°09'09"W DIST: 52.16
PT: 5 N: 219.2177 E: 170.1553
N87°41'01"W DIST: 167.25
PT: 6 N: 225.9775 E: 3.0420
S0°46'18"W DIST: 226.00
PT: 7 N: -0.0020 E: -0.0017

CLOSING BEARING/DISTANCE: N40°38'39"E DIST: 0.0026

MISCLOSURE: N: -0.0020 E: -0.0017

AREA: 0.478 ACRES



REFERENCE SURVEY VOL. C

PAGE 1940 IN THE TAX MAP OFFICE

2025-Tract 1