

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 1.000 ACRE PARCEL
FOR SCOTT RIEDLINGER**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the east line of the west half of the southwest quarter and the south line of the north half of the southwest quarter of said Section 15 and the centerline of County Highway 47;

thence on an assumed bearing of N 89° 50' 55" E along the south line of the north half of the southwest quarter of said Section 15 and the centerline of said County Highway 47 a distance of 200.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 07' 22" W a distance of 20.00 feet;

thence continuing N 89° 50' 55" E along the south line of the north half of the southwest quarter of said Section 15 and the centerline of County Highway 47 a distance of 100.00 feet to a set MAG nail;

thence S 00° 07' 22" W on a line a distance of 435.60 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 89° 50' 55" W on a line a distance of 100.00 feet to a set iron rod marking the southeast corner of a parcel of land now or formerly owned by Scott & Susan Riedlinger;

thence N 00° 07' 22" E along the east line of said Scott & Susan Riedlinger parcel a distance of 435.60 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 415.60 feet;

Containing in all 1.000 acre of land, more or less, of which 0.046 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 February 2025.

Prior Deed References – OR 67, Page 482; OR 279, Page 950

24209-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S0°07'22"W DIST: 435.60
PT: 2 N: -435.5990 E: -0.9334
S89°50'55"W DIST: 100.00
PT: 3 N: -435.8632 E: -100.9331
N0°07'22"E DIST: 435.60
PT: 4 N: -0.2642 E: -99.9997
N89°50'55"E DIST: 100.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCHLOSURE: N: 0.0000 E: 0.0000

AREA: 1.000 ACRES



REFERENCE SURVEY VOL. C
PAGE 1933 IN THE TAX MAP OFFICE
2025