

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.740 ACRE PARCEL
FOR RANDY THIEL**

Being a parcel of land situated in part of the Southeast Quarter of Section 13, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 13 and the centerline of County Highway 62;

thence on an assumed bearing of S 89° 30' 09" E along the south line of said Section 13 and the centerline County Highway 62 a distance of 40.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. & D. Thiel and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 14' 14" E along said R. & D. Thiel parcel a distance of 751.63 feet to a found iron rod marking a corner of said R. & D. Thiel parcel, passing a found iron rod a distance of 20.00 feet and a set iron rod a distance of 745.63 feet;

thence S 89° 45' 46" E along said R. & D. Thiel parcel a distance of 94.18 feet to a set iron rod;

thence S 00° 14' 14" W on a line a distance of 40.00 feet to a set iron rod;

thence N 89° 45' 46" W on a line a distance of 54.18 feet to a set iron rod;

thence S 00° 14' 14" W on a line a distance of 711.81 feet to a set MAG nail marking the south line of said Section 13 and the centerline of said County Highway 62, passing a set iron rod a distance of 691.81 feet;

thence N 89° 30' 09" W along the south line of said Section 13 and the centerline of said County Highway 62 a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.740 acres of land, more or less, of which 0.018 acres of land is currently contained within highway right-of-way. 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 September 2025.

Prior Deed References – OR 284, Page 1200

25031-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N0°14'14"E DIST: 751.63
PT: 2 N: 751.6236 E: 3.1120
S89°45'46"E DIST: 94.18
PT: 3 N: 751.2336 E: 97.2912
S0°14'14"W DIST: 40.00
PT: 4 N: 711.2340 E: 97.1256
N89°45'46"W DIST: 54.18
PT: 5 N: 711.4583 E: 42.9460
S0°14'14"W DIST: 711.81
PT: 6 N: -0.3456 E: 39.9989
N89°30'09"W DIST: 40.00
PT: 7 N: 0.0017 E: 0.0004

CLOSING BEARING/DISTANCE: S13°49'31"W DIST: 0.0018

MISCLOSURE: N: 0.0017 E: 0.0004

AREA: 0.740 ACRES



REFERENCE SURVEY VOL. C
PAGE 1959 IN THE TAX MAP OFFICE
2025 Tract 2