

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

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**LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL  
FOR MARK KAISER**

Being a parcel of land situated in part of the Southeast Quarter of Section 4, T-3-S,  
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 4 and the  
intersection of the centerlines of County Highway 56 and State Highway 231;

thence on an assumed bearing of S 88° 46' 13" W along the south line of said Section 4  
and the centerline of said County Highway 56 a distance of 1918.04 feet to a point  
marking a corner of a parcel of land now or formerly owned by Kaiser Farms LLC and  
being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a  
set iron rod situated N 01° 12' 24" W a distance of 20.00 feet;

thence continuing S 88° 46' 13" W along the south line of said Section 4 and the  
centerline of said County Highway 56 a distance of 350.00 feet to a found MAG nail  
marking a corner of said Kaiser Farms LLC parcel;

thence N 01° 12' 24" W along said Kaiser Farms LLC parcel a distance of 373.37 feet to  
a set iron rod marking a corner of said Kaiser Farms LLC parcel, passing found iron rods  
a distance of 20.00 feet and 250.00 feet respectively;

thence N 88° 46' 13" E along said Kaiser Farms LLC parcel a distance of 350.00 feet to a  
set iron rod marking a corner of said Kaiser Farms LLC parcel;

thence S 01° 12' 24" E along said Kaiser Farms LLC parcel a distance of 373.37 feet to  
the **POINT OF BEGINNING**, passing set iron rods a distance of 173.37 feet and 353.37  
feet respectively.

Containing in all 3.000 acres of land, more or less, of which 0.161 acres are 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.

REFERENCE SURVEY VOL. B

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This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in April 2025.

Prior Deed References – DV 168, Page 674; OR 122. Page 629; OR 250, Page 2483

25032-S      Combination Tract



PT: 1 N: 0.0000 E: 0.0000  
S88°46'13"W DIST: 350.00  
PT: 2 N: -7.5114 E: -349.9194  
N1°12'24"W DIST: 373.37  
PT: 3 N: 365.7758 E: -357.7821  
N88°46'13"E DIST: 350.00  
PT: 4 N: 373.2872 E: -7.8627  
S1°12'24"E DIST: 373.37  
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: 3.000 ACRES



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